

MCL Land
A member of the Hongkong Land Group

HALLMARK

RESIDENCES

Developer: MCL Land (Prime) Pte Ltd • Company Registration No.: 200706015H • Tenure: Estate in Fee Simple • Lot No.: 570N, 571X, 611N, 612X, 613L TS26 at Ewe Boon Road • Developer's Licence No.: C0850 • BP No.: A0781-00019-2007-BP01 dated 27/7/2011, A0781-00019-2007-BP02 dated 28/9/2012 • Expected TOP Date: 30/6/2015 • Expected Date of Legal Completion: 30/6/2016





Distinctively distinguished

Soaring from an already elevated level, Hallmark Residences rises to a truly commanding presence.

Sheathed in a facade design both timeless and elegant, it strikes the clouds and carves a new definition point in the cityscape.

Beyond a home, it is your stamp upon the sky.



Artist's Impression

The glitz and the glamour at your doorstep

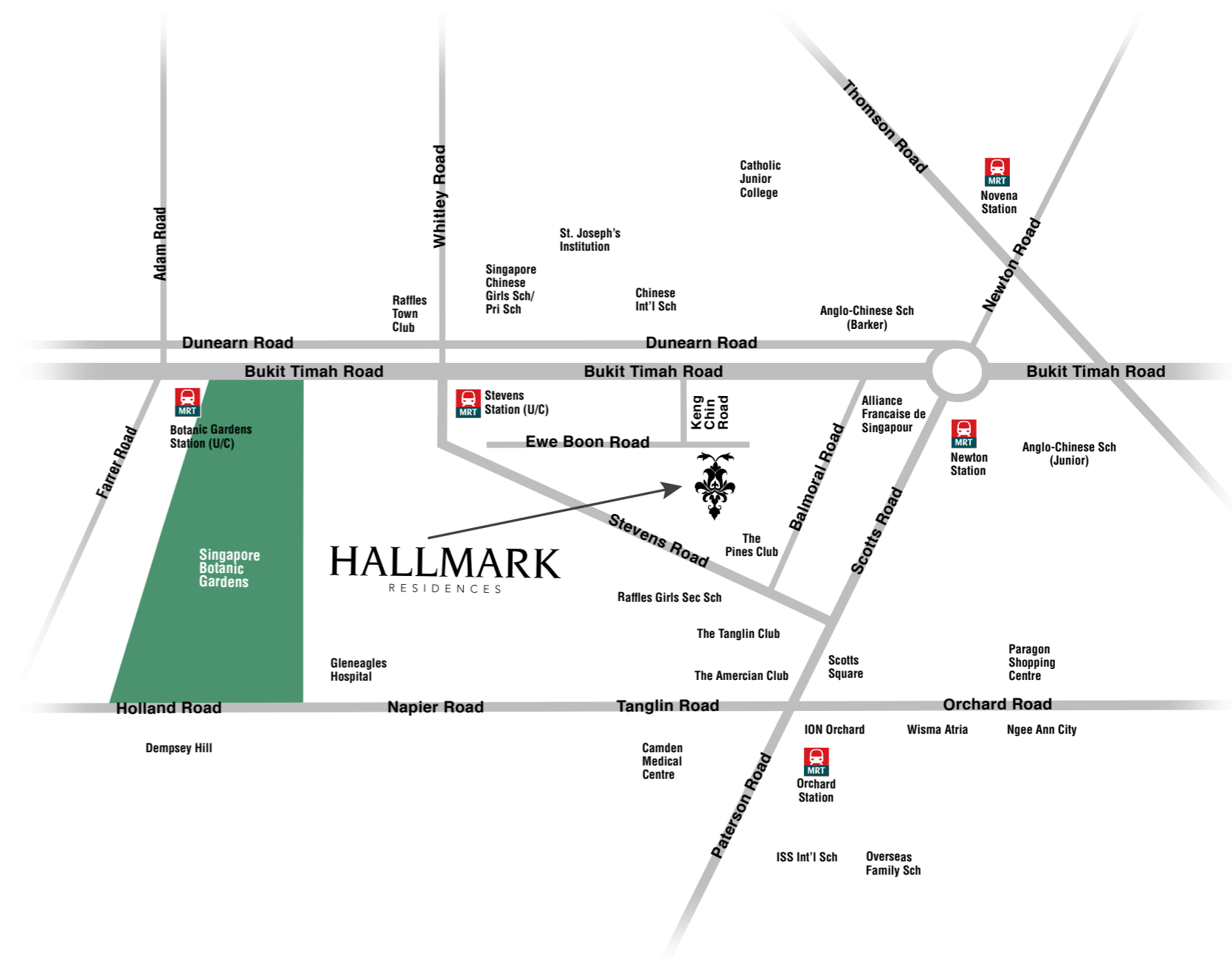
A choice location comes with a cosmopolitan neighbourhood.

Orchard Road is simply waiting at your doorstep, all the excitement and entertainment of the city in hand.

With Singapore's premier shopping destination and its attractions within grasp, every day starts, and ends on a pleasantly high note.



Artist's Impression



Unit Distribution Chart



Legend

1. Grand Arrival
2. Hallmark Concierge
3. Water Wall
4. Infinity Pool
5. Pool Deck
6. Splash Pool
7. Verdure Wall
8. Floating Islands
9. Evergreen Grove
10. Cosy Garden
11. Palms Plaza
12. The Hallmark Club
13. Poolside Plaza
14. Alfresco Bar & Grill
15. Sculpture Pond
16. Hot & Cold Plunge
17. Entertainment Deck

17 Ewe Boon Road

	1	2	3
11	PH 3,681 sq ft		PH1 3,660 sq ft
10	A 969 sq ft	Aa 990 sq ft	D1 1,862 sq ft
9	A 969 sq ft	Aa 990 sq ft	D1 1,862 sq ft
8	A 969 sq ft	Aa 990 sq ft	D1 1,862 sq ft
7	A 969 sq ft	Aa 990 sq ft	D1 1,862 sq ft
6	A 969 sq ft	Aa 990 sq ft	D1 1,862 sq ft
5	A 969 sq ft	Aa 990 sq ft	D1 1,862 sq ft
4	A 969 sq ft	Aa 990 sq ft	D1 1,862 sq ft
3	A 969 sq ft	Aa 990 sq ft	D1 1,862 sq ft
2	A 969 sq ft	Aa 990 sq ft	D 1,851 sq ft
1	A(p) 1,141 sq ft		D(p) 2,013 sq ft

21 Ewe Boon Road

	5	6	7	8
11	PH2a 2,960 sq ft	PH3a 2,788 sq ft	PH3 2,885 sq ft	PH2 2,960 sq ft
10	C1a 1,572 sq ft	C 1,432 sq ft	Ca 1,485 sq ft	C1 1,518 sq ft
9	C1a 1,572 sq ft	C 1,432 sq ft	Ca 1,485 sq ft	C1 1,518 sq ft
8	C1a 1,572 sq ft	C 1,432 sq ft	Ca 1,485 sq ft	C1 1,518 sq ft
7	C1a 1,572 sq ft	C 1,432 sq ft	Ca 1,485 sq ft	C1 1,518 sq ft
6	C1a 1,572 sq ft	C 1,432 sq ft	Ca 1,485 sq ft	C1 1,518 sq ft
5	C1a 1,572 sq ft	C 1,432 sq ft	Ca 1,485 sq ft	C1 1,518 sq ft
4	C1a 1,572 sq ft	C 1,432 sq ft	Ca 1,485 sq ft	C1 1,518 sq ft
3	C1a 1,572 sq ft	C 1,432 sq ft	Ca 1,485 sq ft	C1 1,518 sq ft
2	C1a 1,572 sq ft	C 1,432 sq ft	Ca 1,485 sq ft	C1 1,518 sq ft
1	C1a(p) 1,765 sq ft	C(p) 1,679 sq ft	B(p) 1,335 sq ft	B1(p) 1,421 sq ft

Legend

- 2-Bedroom
- 2-Bedroom + Study
- 3-Bedroom
- 4-Bedroom
- Penthouse

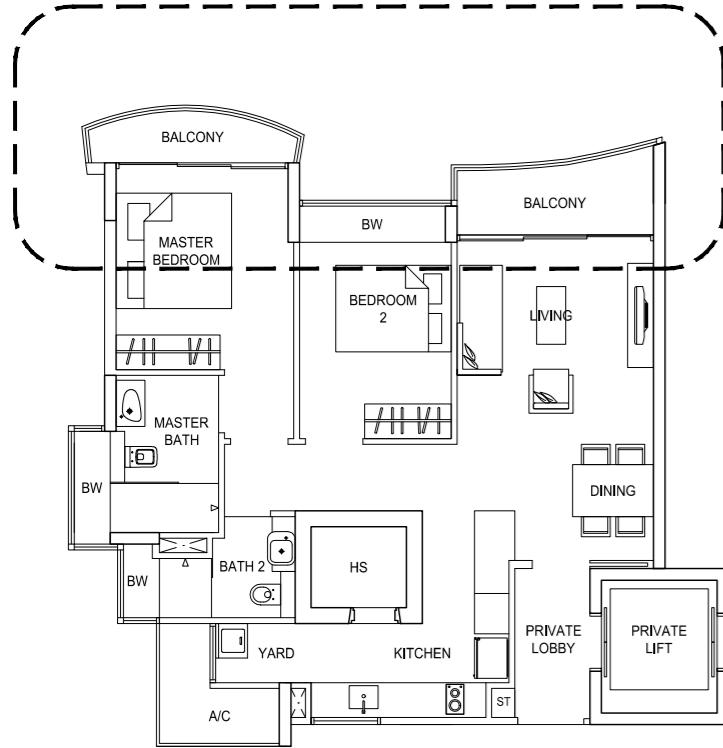
Artist's Impression



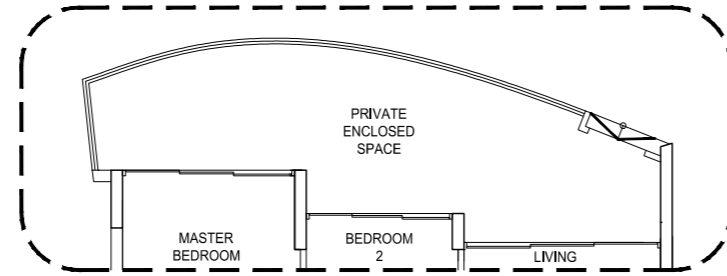
2-BEDROOM



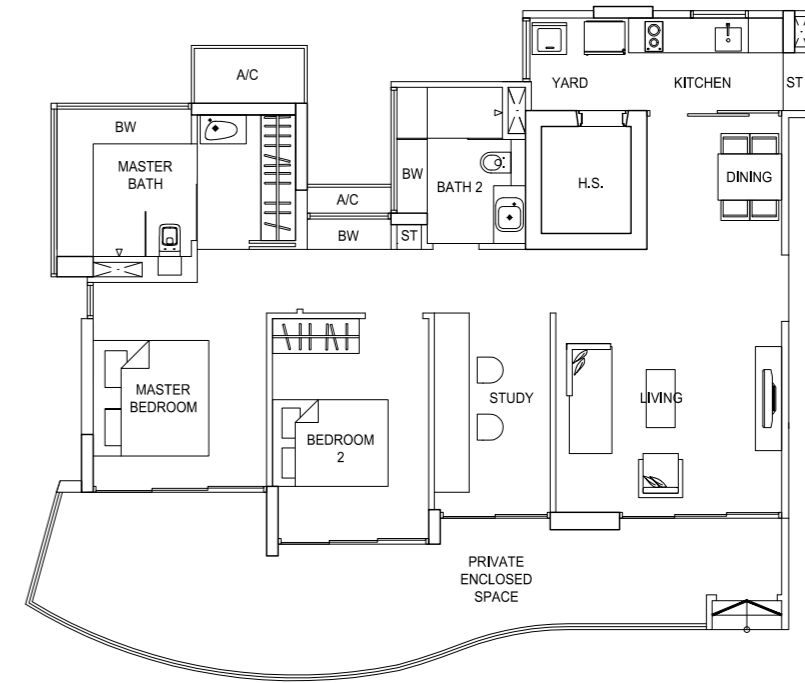
2-BEDROOM + STUDY



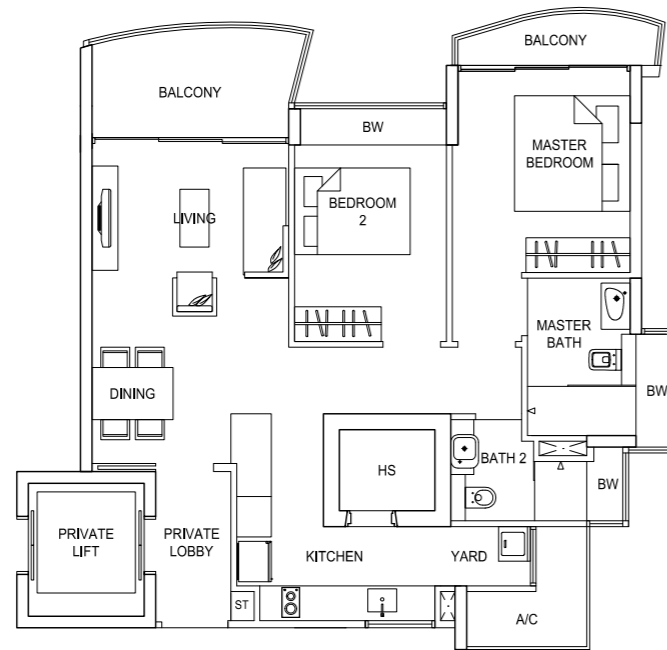
TYPE A
90 sq m / 969 sq ft
#02-01 - #10-01



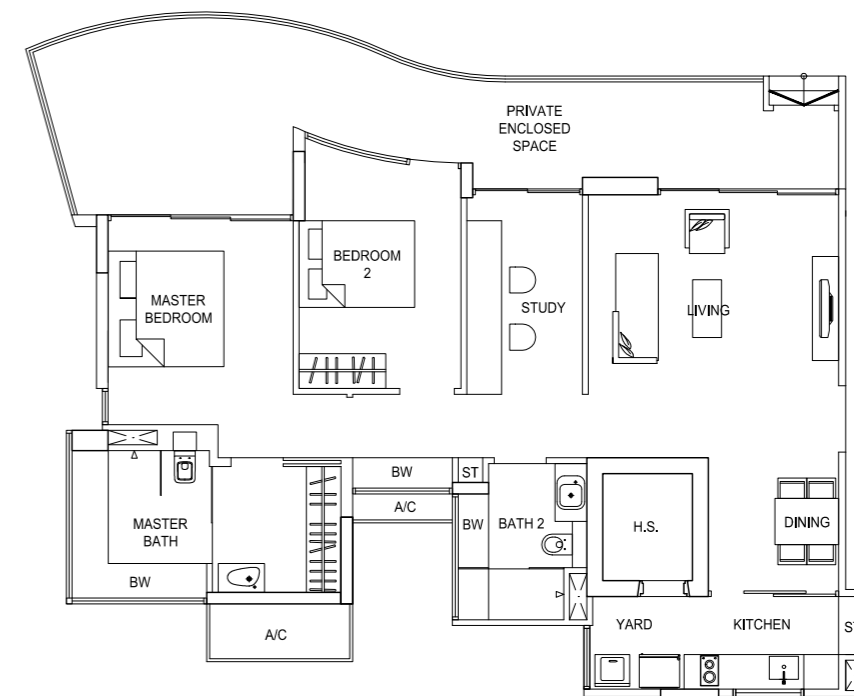
TYPE A(p)
106 sq m / 1,141 sq ft
(including PES of 24 sq m / 258 sq ft)
#01-01



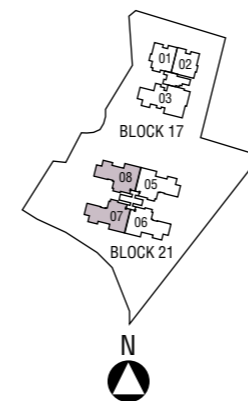
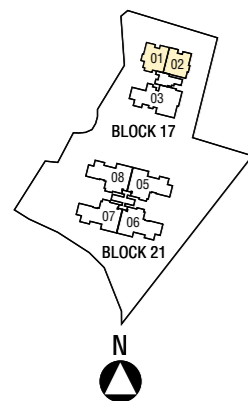
TYPE B(p)
124 sq m / 1,335 sq ft
(including PES of 30 sq m / 323 sq ft)
#01-07

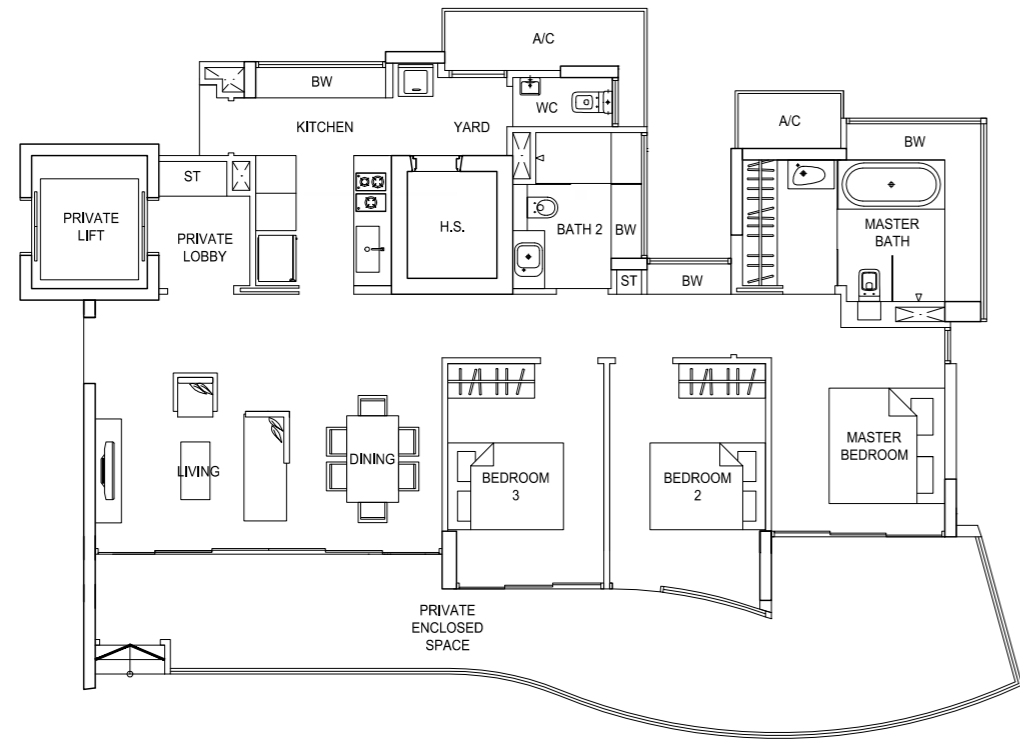


TYPE Aa
92 sq m / 990 sq ft
#02-02 - #10-02



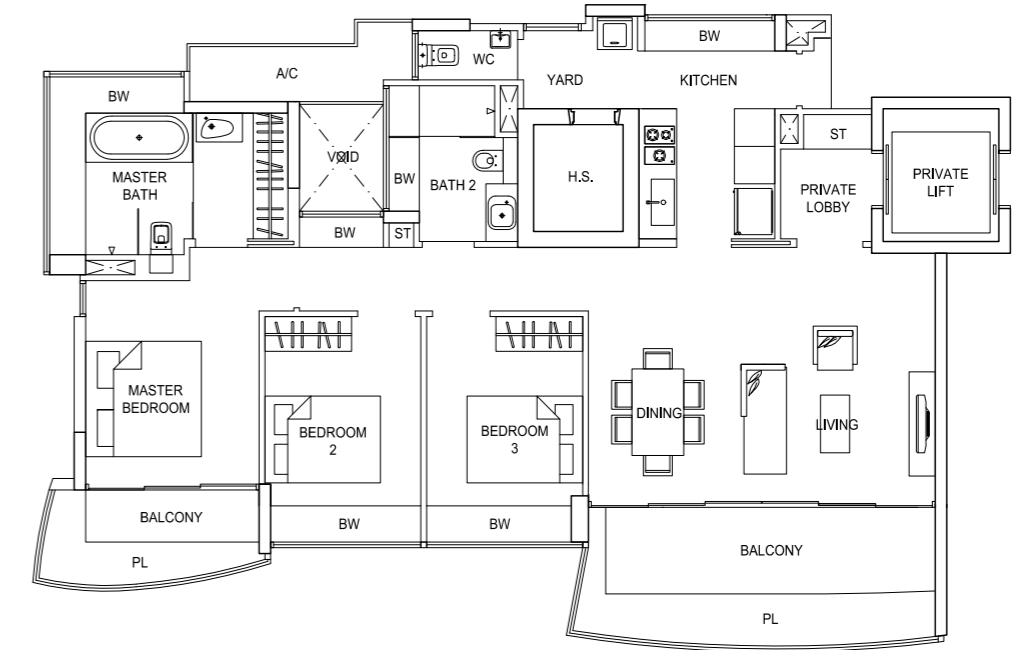
TYPE B1(p)
132 sq m / 1,421 sq ft
(including PES of 32 sq m / 344 sq ft)
#01-08





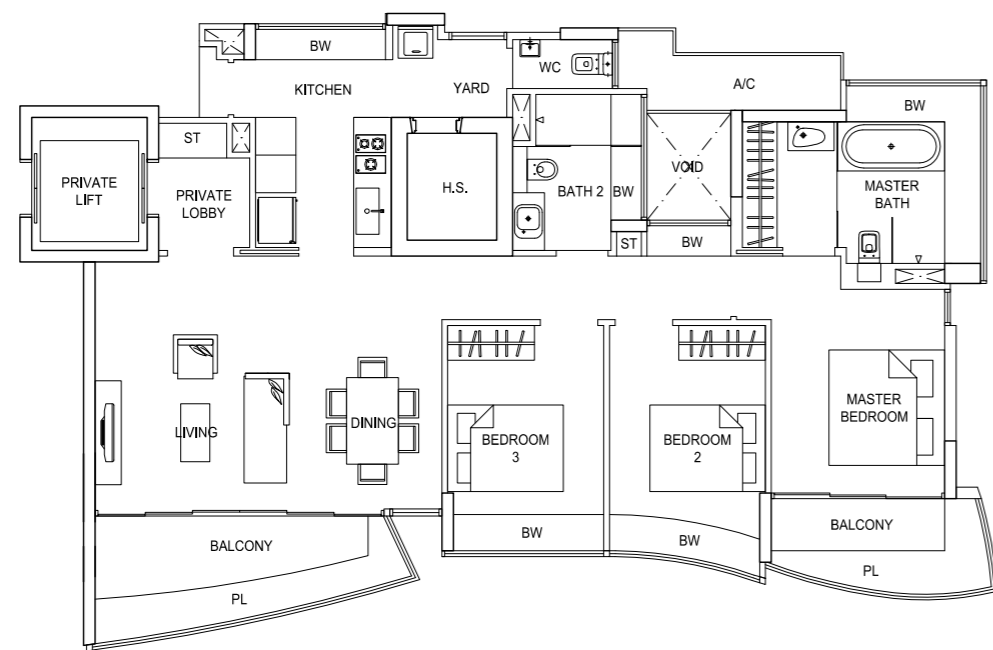
TYPE C(p)
 156 sq m / 1,679 sq ft
 (including PES of 37 sq m / 398 sq ft)

#01-06



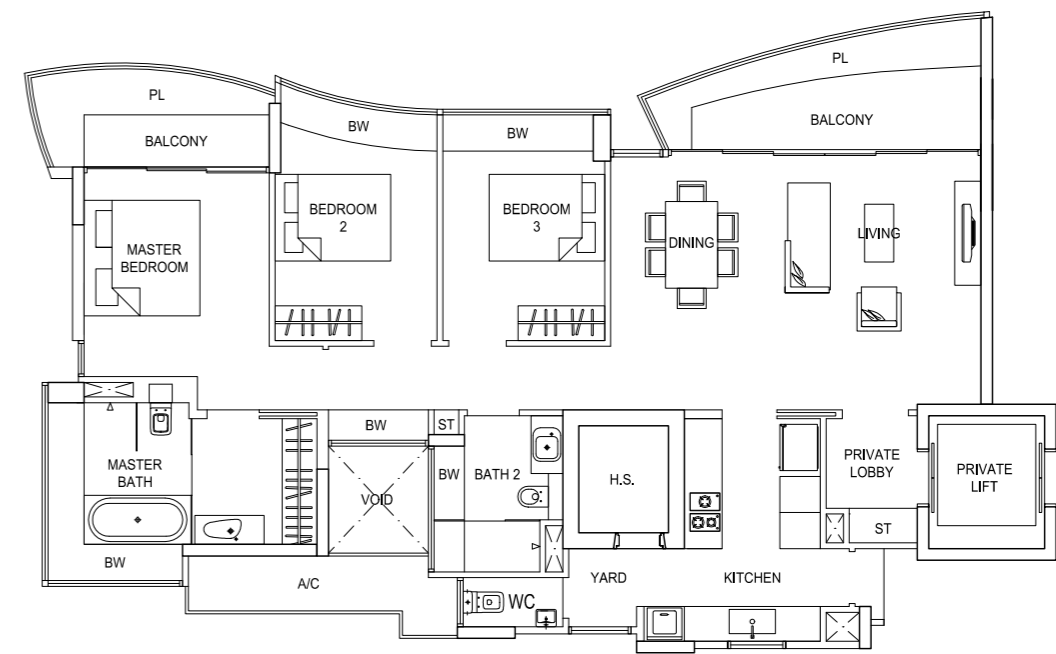
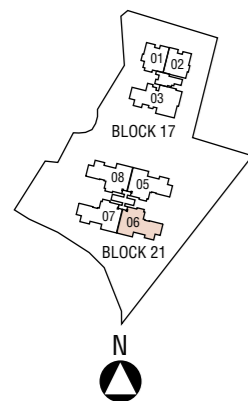
TYPE Ca
 138 sq m / 1,485 sq ft

#02-07 - #10-07



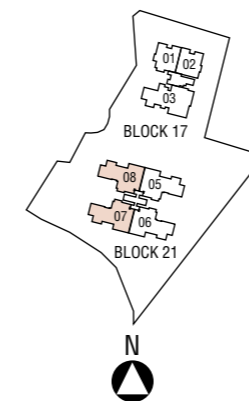
TYPE C
 133 sq m / 1,432 sq ft

#02-06 - #10-06



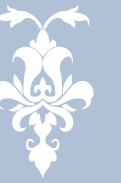
TYPE C1
 141 sq m / 1,518 sq ft

#02-08 - #10-08

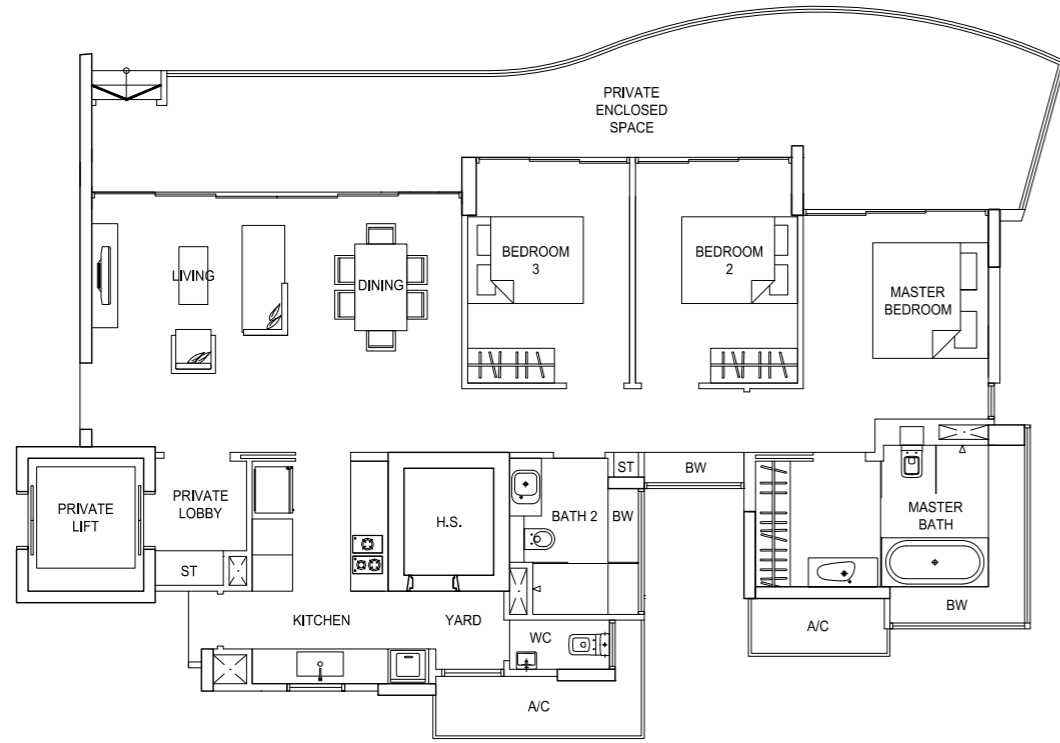




3-BEDROOM

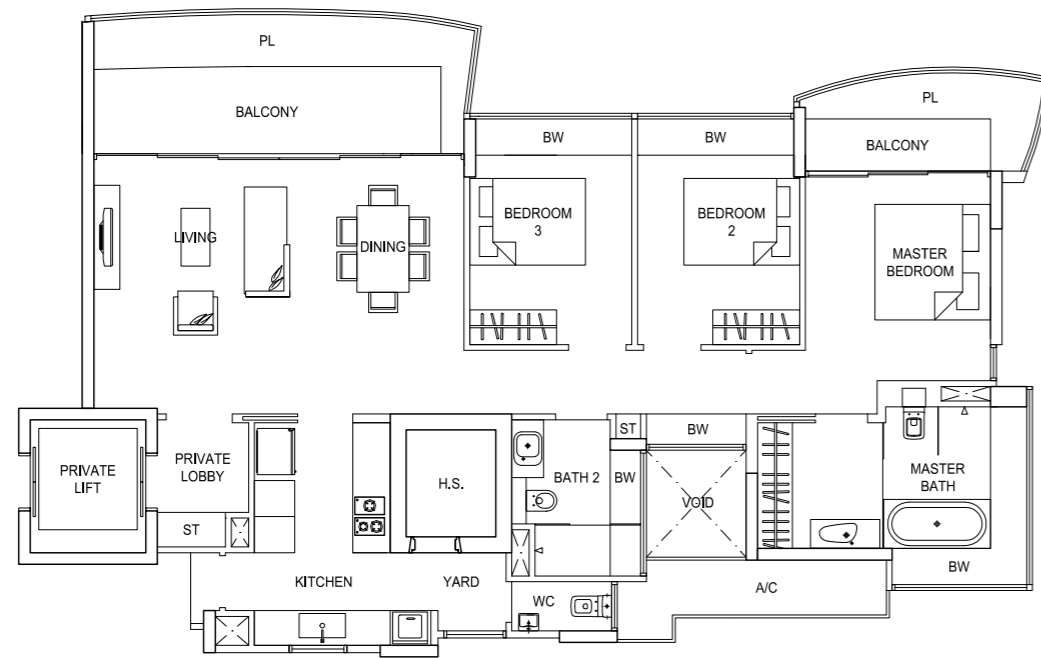


4-BEDROOM



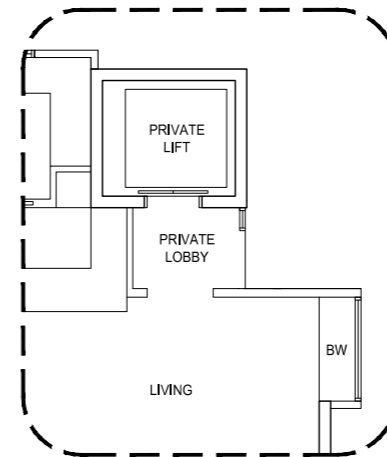
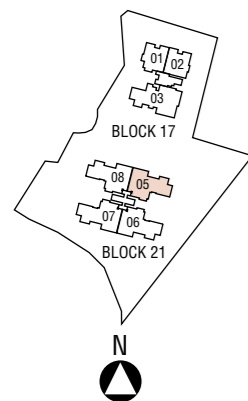
TYPE C1a(p)
 164 sq m / 1,765 sq ft
 (including PES of 40 sq m / 431 sq ft)

#01-05



TYPE C1a
 146 sq m / 1,572 sq ft

#02-05 - #10-05

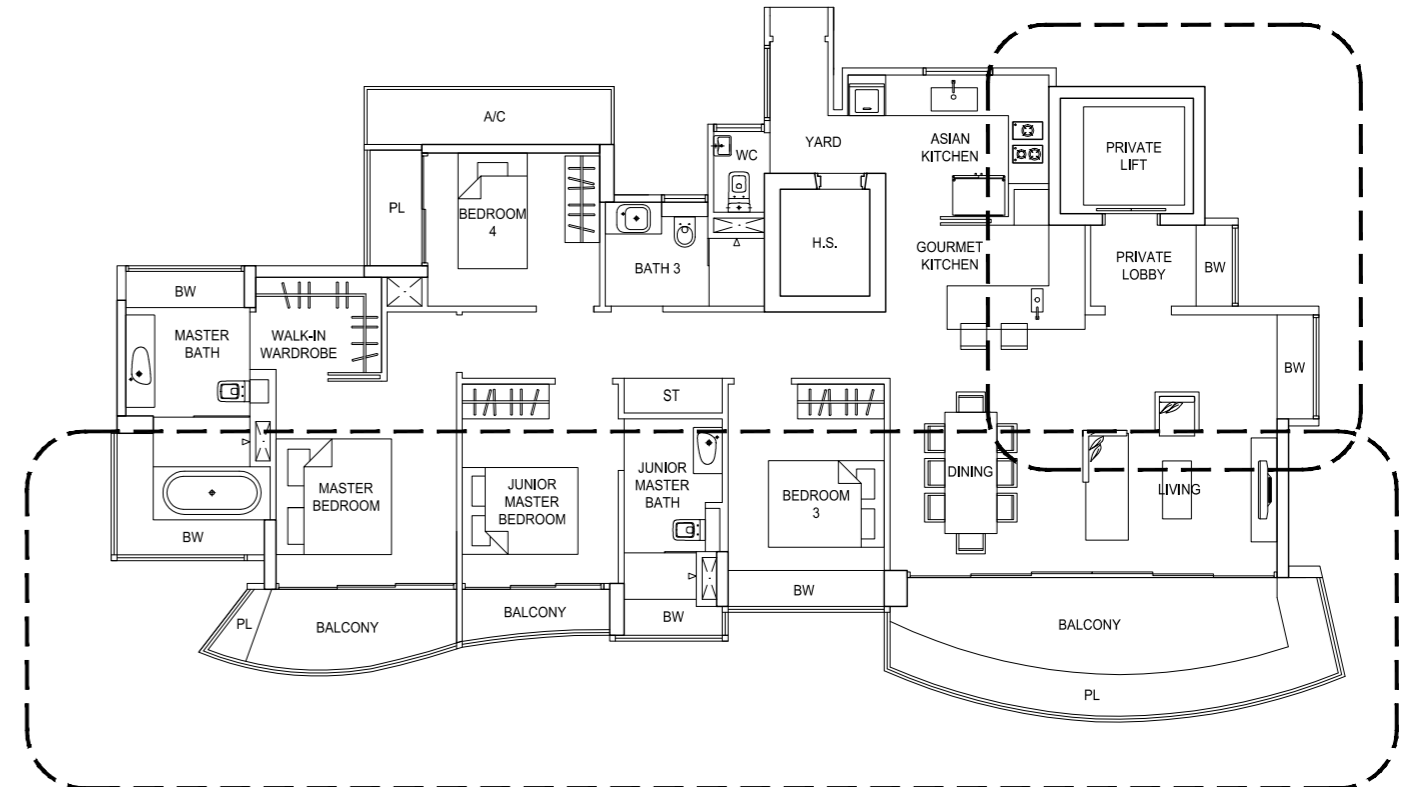
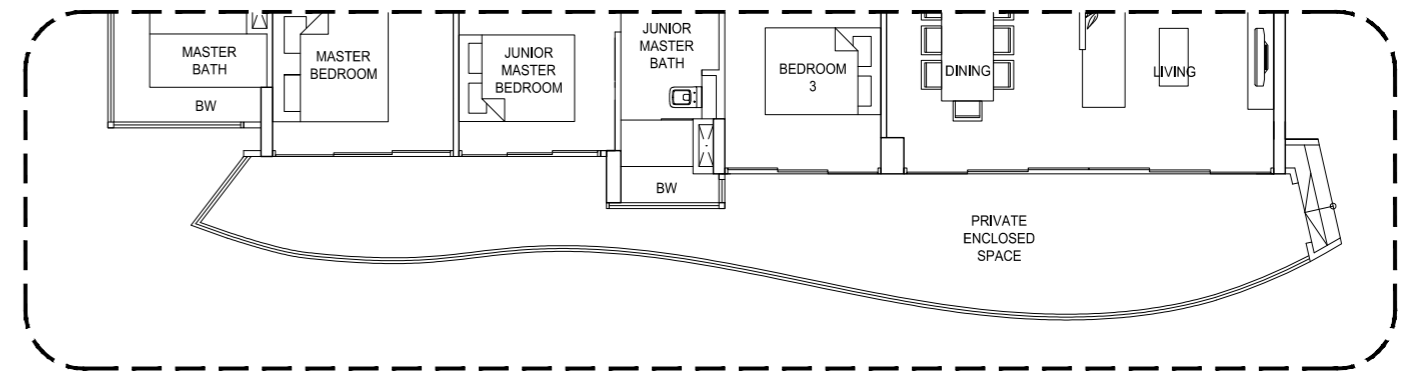


TYPE D
 172 sq m / 1,851 sq ft
 #02-03

TYPE D(p)
 #01-03

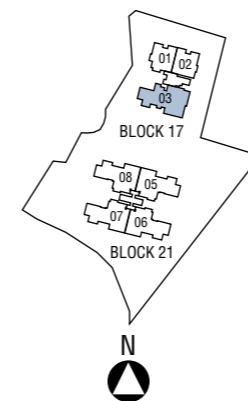
TYPE D(p)
 187 sq m / 2,013 sq ft
 (including PES of 37 sq m / 398 sq ft)

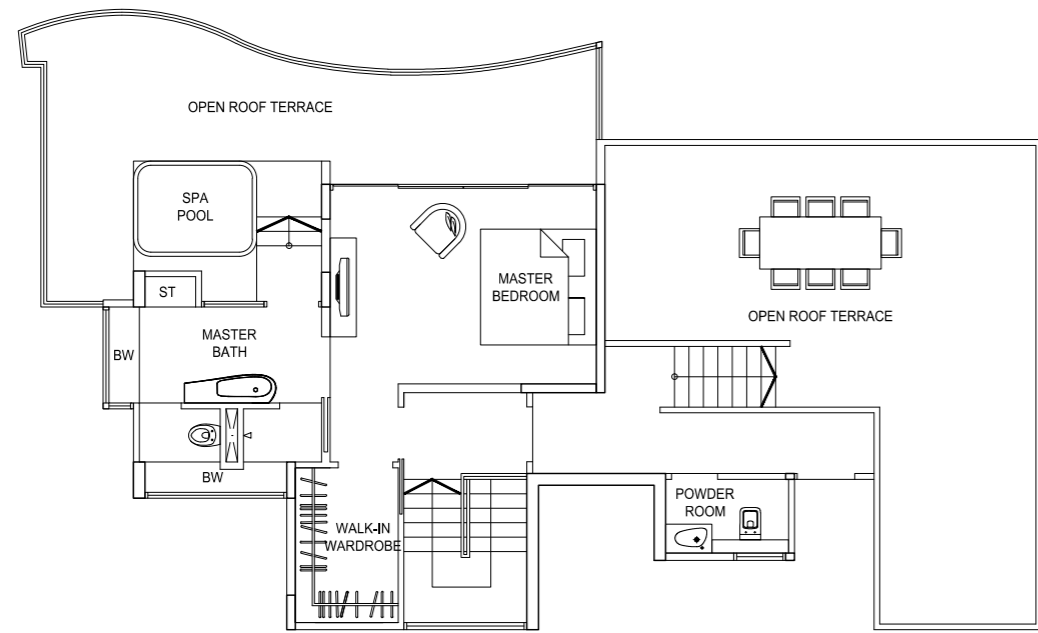
#01-03



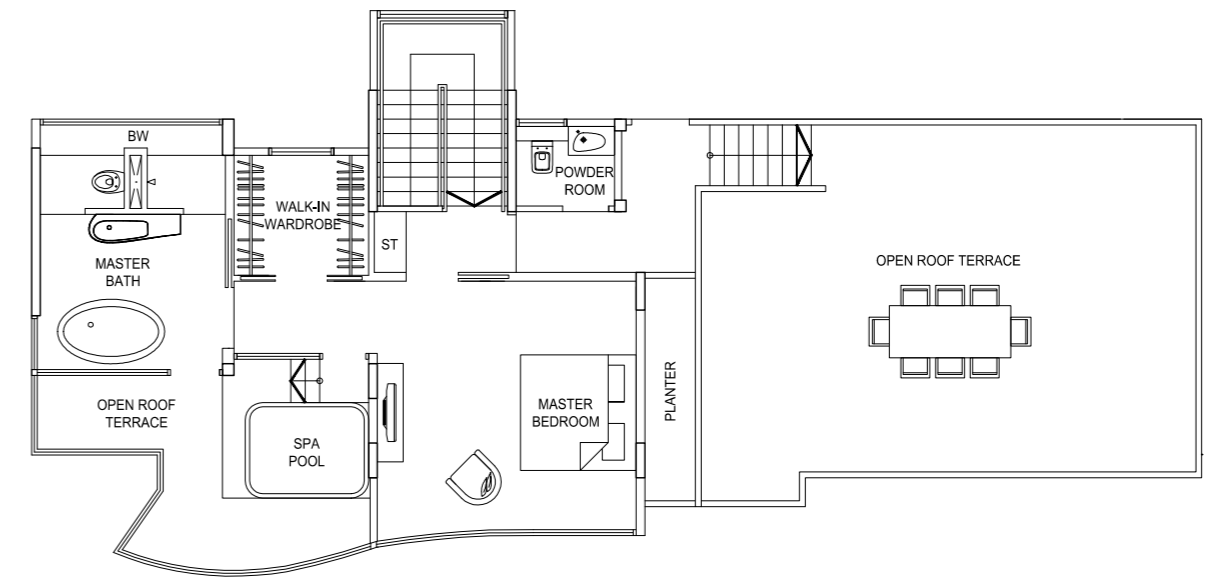
TYPE D1
 173 sq m / 1,862 sq ft

#03-03 - #10-03

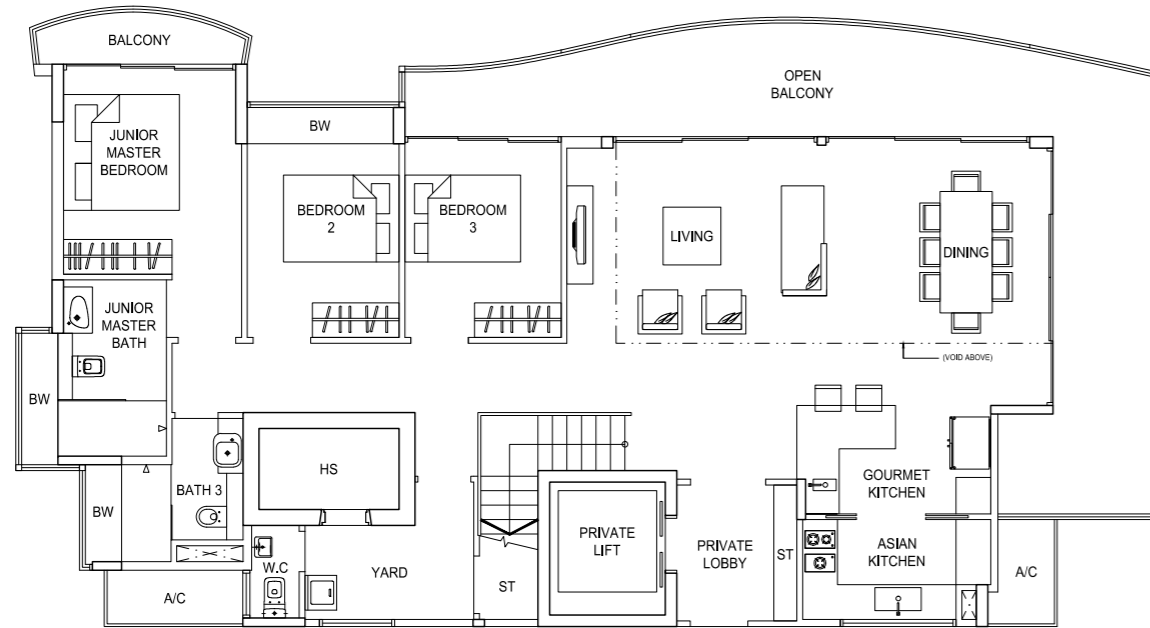




TYPE PH(Upper Level)



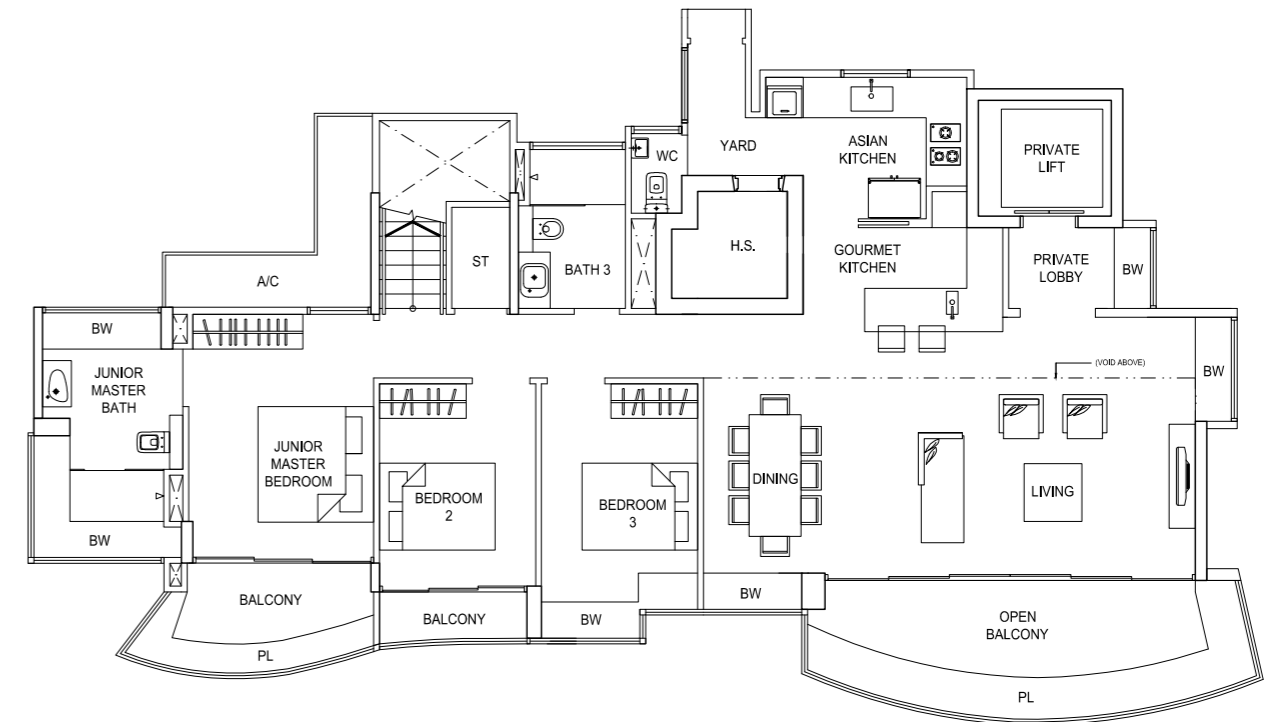
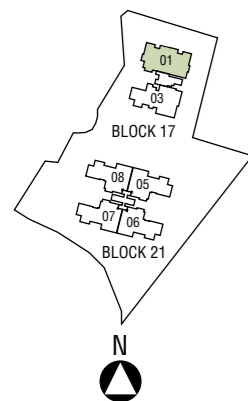
TYPE PH1(Upper Level)



TYPE PH(Lower Level)

342 sq m / 3,681 sq ft
(including OPEN ROOF TERRACE of 75 sq m / 807 sq ft)

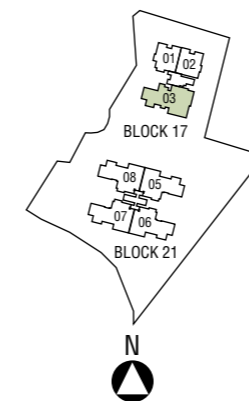
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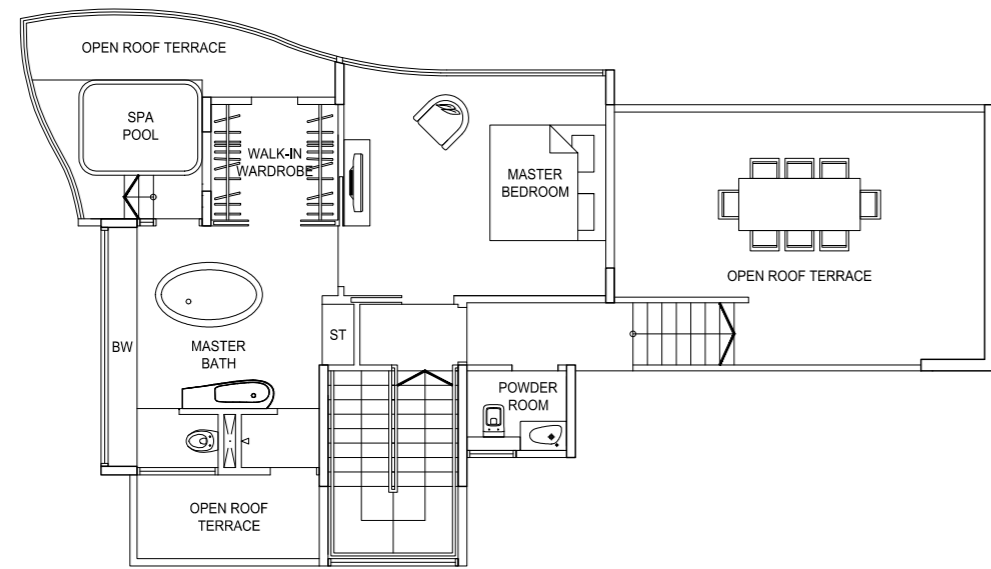


TYPE PH1(Lower Level)

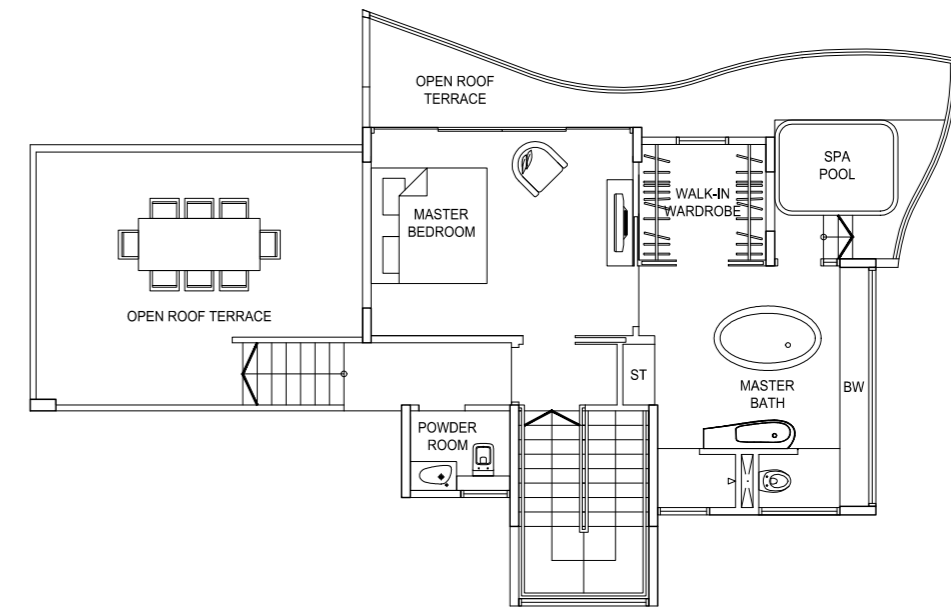
340 sq m / 3,660 sq ft
(including OPEN ROOF TERRACE of 68 sq m / 732 sq ft)

#11-03

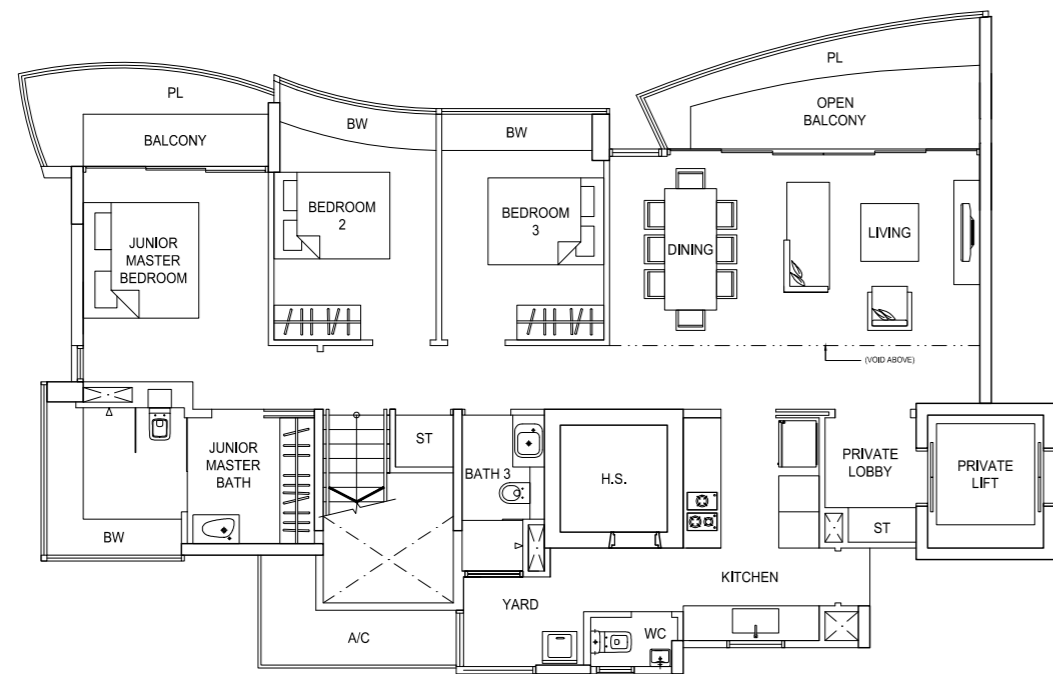




TYPE PH2(Upper Level)

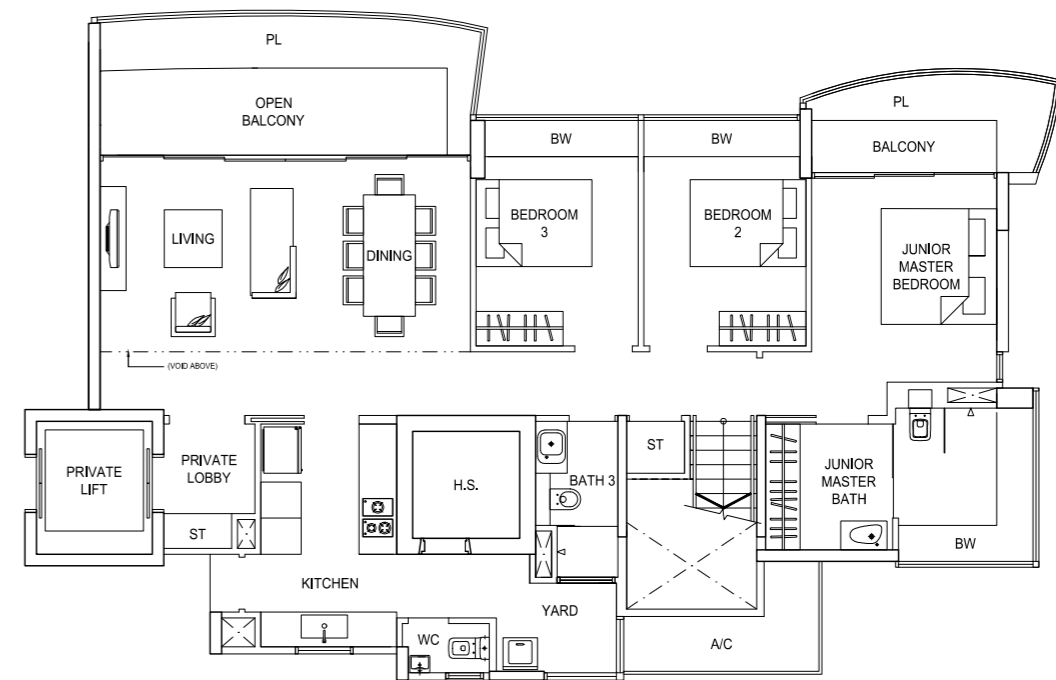
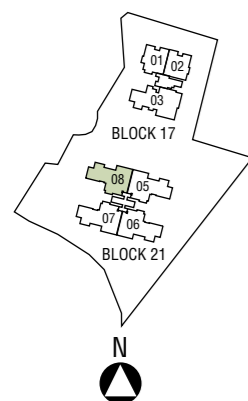


TYPE PH2a(Upper Level)



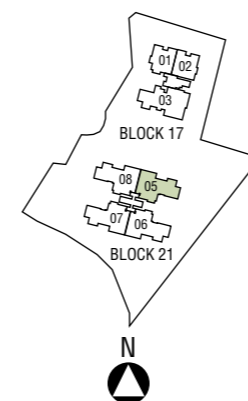
TYPE PH2(Lower Level)
 275 sq m / 2,960 sq ft
 (including OPEN ROOF TERRACE of 45 sq m / 484 sq ft)

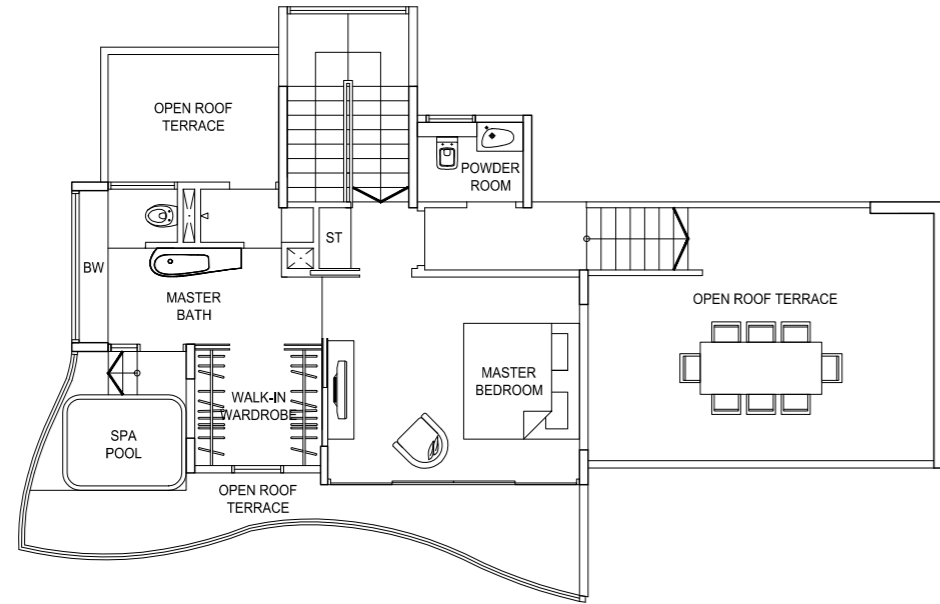
#11-08



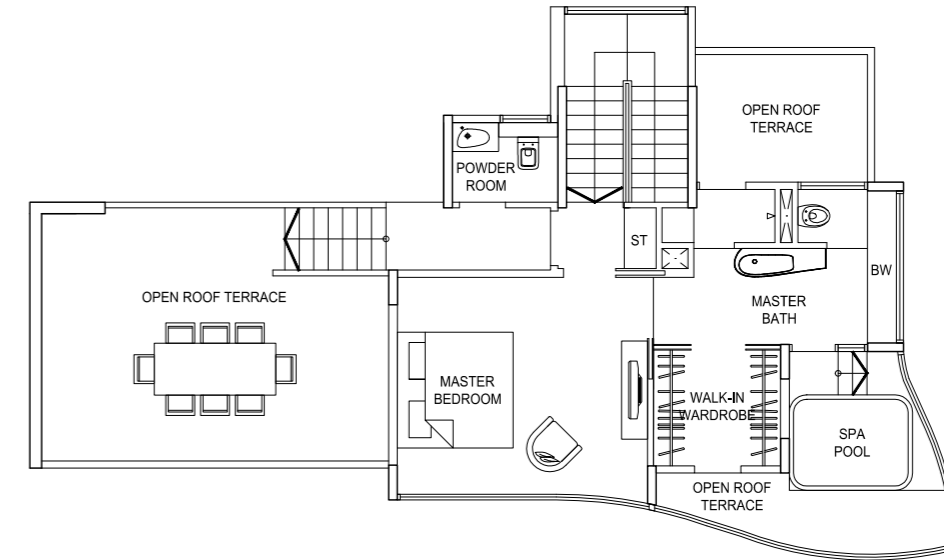
TYPE PH2a(Lower Level)
 275 sq m / 2,960 sq ft
 (including OPEN ROOF TERRACE of 41 sq m / 441 sq ft)

#11-05

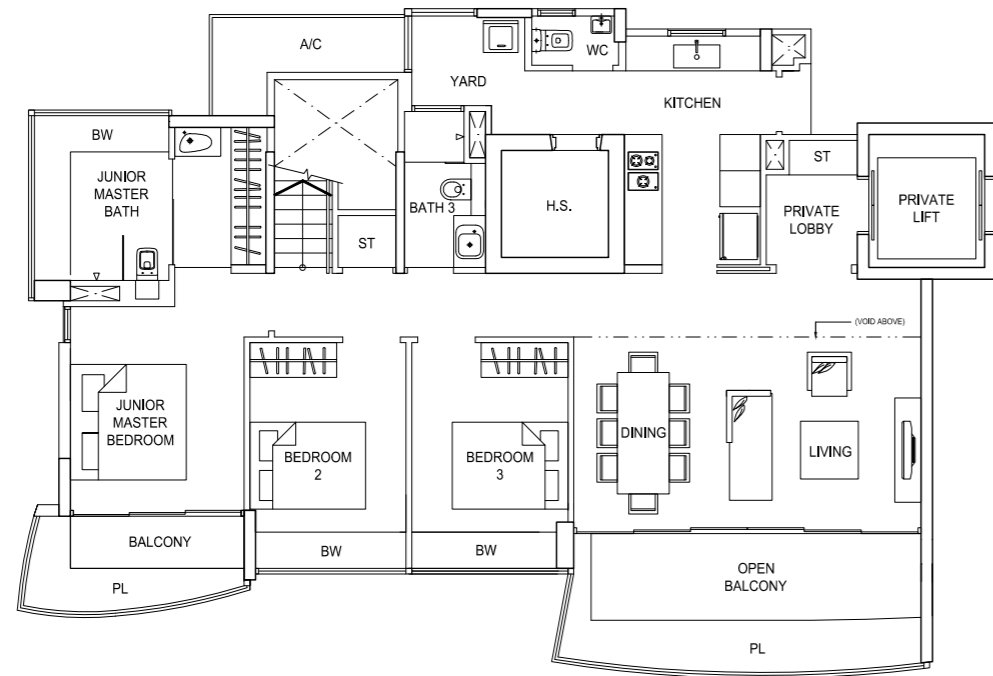




TYPE PH3(Upper Level)

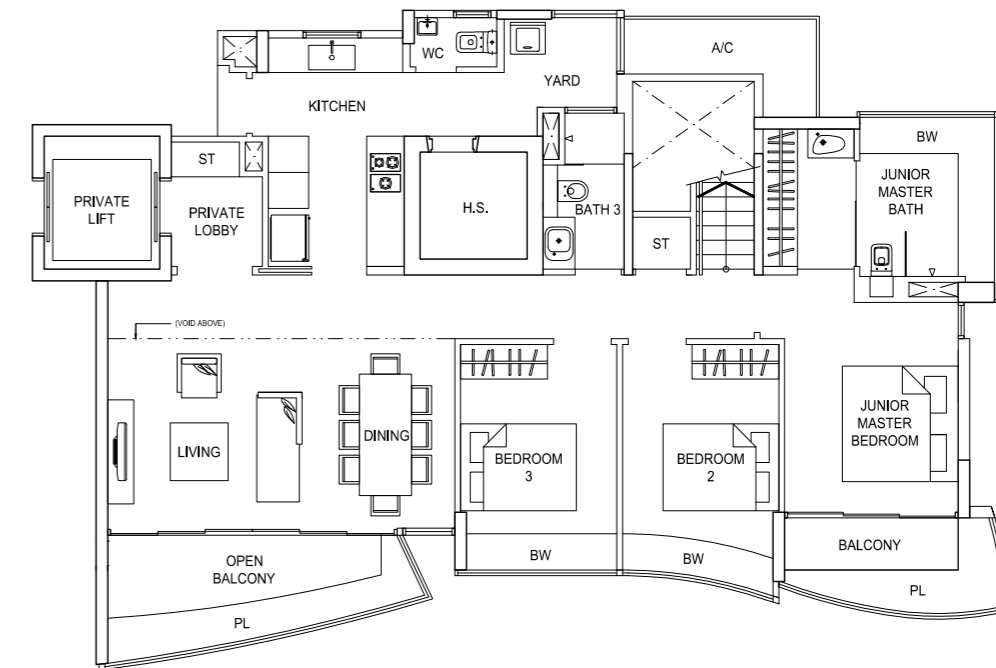
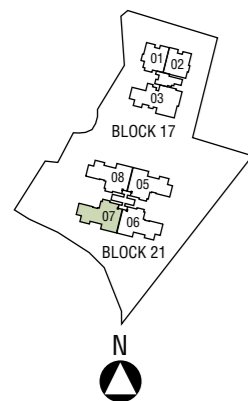


TYPE PH3a(Upper Level)



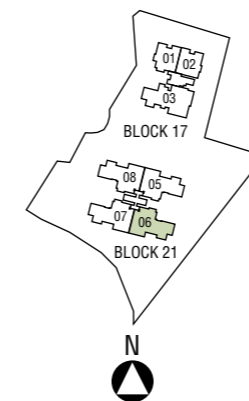
TYPE PH3(Lower Level)
268 sq m / 2,885 sq ft
(including OPEN ROOF TERRACE of 49 sq m / 527 sq ft)

#11-07



TYPE PH3a(Lower Level)
259 sq m / 2,788 sq ft
(including OPEN ROOF TERRACE of 45 sq m / 484 sq ft)

#11-06



Specifications

1. FOUNDATION

Reinforced concrete bored piles and/or reinforced concrete precast piles

2. SUPERSTRUCTURE

Reinforced concrete structure

3. WALLS

- (i) External Walls
- Reinforced concrete and/or concrete panel and/or common clay brick wall
- (ii) Internal Walls
- Reinforced concrete and/or common clay brick walls and/or drywall partition system

4. ROOF

Reinforced concrete flat roof with appropriate waterproofing and insulation system

5. CEILING

- (i) For Units
- a. Living, Dining, Bedrooms, HS, WC, Balcony, Planter and PES
- Cement sand plaster and/or skim coat and/or ceiling box-up to designated area with emulsion paint finish
- b. Private Lift Lobby, Study, Hallway, Kitchens, Yard, Bathrooms and Powder Room
- Moisture resistant and/or fibrous plaster ceiling with emulsion paint finish
- (ii) For Common Areas
- a. All Lift Lobbies
- Fibrous plaster ceiling and/or cement sand plaster and/or skim coat with emulsion paint finish
- b. Carparks
- Skim coat with emulsion paint finish and/or ceiling to designated driveway area
- c. Staircases
- Skim coat and/or cement sand plaster with emulsion paint finish

6. (I) FINISHES - WALL

For Units

- a. Private Lift Lobby, Living, Dining, Study, Kitchens, Bedrooms, Hallway, Yard and HS
- Cement sand plaster and/or skim coat with emulsion paint finish
- b. Master Bathroom, Junior Master Bathroom and Powder Room
- Marble finish and/or mirror
- c. Bath 2 & 3
- Homogeneous and/or Ceramic tiles and/or marble finish and/or mirror
- d. WC
- Homogeneous and/or Ceramic tiles and/or Cement sand plaster with emulsion paint finish
- e. PES, Balcony, Planter and Open Roof Terrace
- Cement sand plaster and/or skim coat with spray textured coating and/or emulsion paint finish

For Common Areas – Internal Wall Finishes

- a. Lift Lobbies (Basement and 1st storey)
- Marble finish and/or glass and/or mirror and/or cement sand plaster and/or skim coat with emulsion paint finish
- b. Service Lift Lobbies
- Homogenous and/or ceramic tiles and/or cement sand plaster and/or skim coat with emulsion paint finish
- c. Staircases
- Cement sand plaster and/or skim coat with emulsion paint finish
- d. Carparks and Ramps
- Cement sand plaster and/or skim coat with spray textured coating and/or emulsion paint finish
- e. All External Walls
- Cement sand plaster and/or skim coat with spray texture coating and/or emulsion paint finish

Notes:

All natural stones, homogeneous tiles, ceramic tiles, cement sand plaster, skim coat and emulsion paint are provided up to false ceiling level and on exposed areas only.

No tiles behind and/or below kitchen cabinets, bathroom cabinets, mirrors, long bath and above false ceiling.

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

(II) FINISHES - FLOOR

For Units

- a. Private Lift Lobby, Living and Dining, Study, Gourmet Kitchen, Hallway
- Marble finish with skirting
- b. All Bathrooms and Powder Room
- Marble finish
- c. Asian Kitchen, Yard, HS, Balcony, Open Roof Terrace, PES and WC
- Homogenous and/or ceramic tiles
- d. Bedrooms and PH upper stairs landing
- Timber flooring with skirting
- e. Internal Staircase
- Timber flooring
- f. Planter
- Cement and sand screed finish

For Common Areas

- a. Lift Lobbies (Basement, 1st storey)
- Marble and/or homogenous and/or ceramic tiles
- b. Service Lift Lobbies
- Homogenous and/or ceramic tiles
- c. Staircases
- Cement sand screed with nosing tiles
- d. Pool Deck Areas
- Stone finish and/or Homogenous tiles and/or pebble wash and/or timber deck
- e. Pools
- Ceramic tiles

7. WINDOWS

Powder-coated aluminium framed windows with tinted glass and safety glass to designated areas as may be required by authorities.

- a. All Bedrooms, Living/ Dining, Private Lift Lobby, Kitchen and Yard
- Casement and/or sliding and/or fixed window with tinted glass panels
- b. Bathrooms, Powder Room and WC
- Top-hung and/or casement and/or fixed window with tinted glass panels

8. DOORS

- a. Main Entrance (Type B(p) and B1(p)) and Rear Door to Service lift lobby
- Approved fire-rated timber door
- b. Private Lift Lobby Entrance
- Timber sliding and/or swing door
- c. Bedrooms
- Hollow-core Timber swing door
- d. Bathrooms
- Hollow-core Timber and/or glass sliding and/or swing door
- e. Walk-in Wardrobe (Master Bedroom at Type D(p), D, D1, PH, PH1, PH2, PH2a, PH3 and PH3a)
- Sliding and/or swing glass door
- f. Door to Wardrobe (Master Bedroom at Type B(p), B1(p), C(p), C, Ca, C1, C1a(p) and C1a, and Junior Master Bedroom at Type PH2, PH2a, PH3 and PH3a)
- Timber sliding and/or swing door and/or frameless glass door
- g. Kitchen (except Type A(p), A and Aa)
- Frameless sliding glass door
- h. Powder Room
- Powder-coated aluminium framed swing door with frosted glass
- i. PES, Planter, Balcony and Open Roof Terrace
- Powder-coated aluminium framed sliding/swing door and/or fixed glass panel with tinted glass where appropriate
- j. WC
- Powder-coated Aluminium framed with acrylic panel bi-fold door
- k. HS
- Approved steel door and powder-coated aluminium framed with aluminium louver bi-fold door
- l. Store
- Hollow-core Timber swing door
- m. Roof Terrace Rear Door
- Powder-coated aluminium door
- n. PES Gate
- Powder-coated aluminium framed swing gate with glass panel
- o. Selected good quality locksets and ironmongery shall be provided to all doors

9. SANITARY FITTINGS

- a. Master Bathroom:
- Penthouses
- 1 stand-alone bathtub c/w bath mixer and hand shower (Type PH1, PH2 and PH2a)
 - 1 shower cubicle c/w mixer, hand shower and rain-shower

- 1 wash basin and mixer tap
- 1 water closet
- 1 mirror
- 1 toilet paper holder
- 1 towel rail and/or robe hooks

For All Other Types

- 1 build-in bathtub c/w shower mixer and hand shower (Type C(p), C, Ca, C1, C1a(p), C1a, D(p), D and D1)
- 1 shower cubicle c/w mixer, hand shower and rain-shower
- 1 wash basin and mixer tap
- 1 water closet
- 1 mirror
- 1 toilet paper holder
- 1 towel rail and/or robe hooks

- b. Junior Master Bathroom
- 1 shower cubicle c/w mixer and hand shower
 - 1 wash basin and mixer tap
 - 1 water closet
 - 1 mirror
 - 1 toilet paper holder
 - 1 towel rail and/or robe hook

- c. Bath 2 & 3
- 1 shower cubicle c/w shower mixer and hand shower
 - 1 wash basin and mixer tap
 - 1 water closet
 - 1 mirror
 - 1 toilet paper holder
 - 1 towel rail and/or robe hook

- d. Powder Room
- 1 wash basin and mixer tap
 - 1 water closet
 - 1 mirror
 - 1 toilet paper holder

- e. Open Roof Terrace
- 1 outdoor spa unit

- f. WC
- 1 water closet
 - 1 wash basin c/w tap
 - 1 two-way bib tap with hand shower
 - 1 toilet paper holder

- g. PES and Open Roof Terrace
- 1 bib tap

10. ELECTRICAL INSTALLATION

Wiring for lighting and power shall be concealed conduit except for spaces within the DB's closet and areas above false ceiling, which shall be exposed conduit / trunking.

All electrical wiring shall be in accordance with current edition of Singapore Code of Practice CP 5:1998.

11. TV/CABLE SERVICES/FM/TELEPHONE POINTS

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

12. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standard SS 555:2010

13. PAINTING

- a. Internal Wall
- Emulsion paint
- b. External Wall
- Spray textured coating and/or selected exterior paint

14. WATERPROOFING

Waterproofing shall be provided to Bathrooms, Powder Room, Kitchens, WC, Yard, PES, Balcony, Open Terrace, Open Roof Terrace, Roof Gardens, Planters, Pools, Decks, Water Features and Reinforced Concrete Flat Roof (where applicable).

15. DRIVEWAY AND CARPARK

- a. Main Drop-off / Surface Driveway / Ramp
- Granite pavers
- b. Basement Car Park/ Driveway/ Ramp/ Service Driveway
- Reinforced concrete slab and/or tarmac

16. RECREATION FACILITIES

- a. Pool
- b. Children's Pool
- c. Spa Pools
- d. Deck
- e. BBQ Pit
- f. Water Features
- g. Club House
- Gymnasium
 - Function Room
 - Changing Rooms

17. ADDITIONAL ITEMS

- a. Kitchen Cabinets
- Solid surface countertop complete with high and/or low level kitchen cabinets with stainless steel sink and mixer
- b. Kitchen Appliances
- Cooker hob, cooker hood, built-in dish washer and built-in oven (all types)
 - Built-in steam oven for Type D(p), D, D1, PH, PH1, PH2, PH2a, PH3 and PH3a
 - Wine chiller for Type PH, PH1, PH2, PH2a, PH3 and PH3a
- c. Wardrobes
- Built-in wardrobes to all bedrooms
 - Walk-in wardrobes to master bedroom of Type D(p), D, D1, PH, PH1, PH2, PH2a, PH3 and PH3a
- d. Railing:
- A/C Ledge
- Metal railing
- PES, Planter, Balcony
- Glass railing
- Open Balcony, Open Roof Terrace
- Glass railing and/or RC parapet with emulsion paint finish
- Internal stairs
- Glass and/or metal railing
- e. Trellis
- Metal trellis with paint finish for designated area at PH open roof terrace and PES
- f. Air-Conditioning
- Ducted air-conditioning system to Living, Dining and Master Bedroom only
 - Wall mounted Fan-coil unit air-conditioning system to Study and other Bedrooms only
- g. Gas
- Town gas supply to cooker hobs except for Types A where electrical cooker hobs are provided
- h. Water Heater
- Hot water supply shall be provided to all Bathrooms, Kitchen and Powder Room
- i. Security
- Carpark Barrier for vehicular entrances
 - Proximity Card Access Control System to private and common lift lobbies
 - Audio Video Intercom between lift lobbies and apartment units

Disclaimer

While every reasonable care has been taken in preparing this brochure and in constructing the models and showflats, neither the Developer nor its agents will be held responsible for any inaccuracies or omissions. Visual representations, models, showflat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artistic impressions of the development and décor and cannot be regarded as representations of fact. All areas and other measurements are approximate measurements and are subject to final survey. The property is subject to final inspection by the relevant authorities to comply with the current codes of practice.

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Corporate Profile



Este Villa



The Estuary



UBER 388



Terrasse

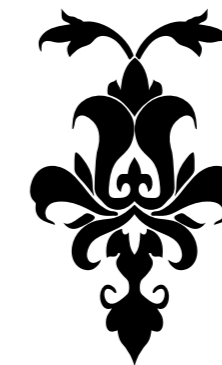


Palms @ Sixth Avenue



Ripple Bay

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