


WORLDWIDE



Unveil the beauty of understated elegance







Artist's Impression Only

Luxuriously refined in taste,  
with 20 exclusive freehold units,  
elevate urban living to new heights  
of sophistication.



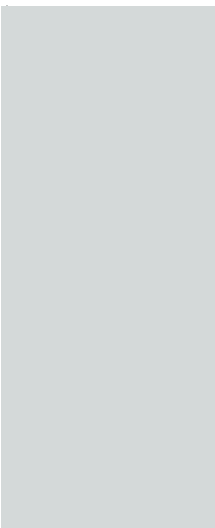
luxury

style

pleasure

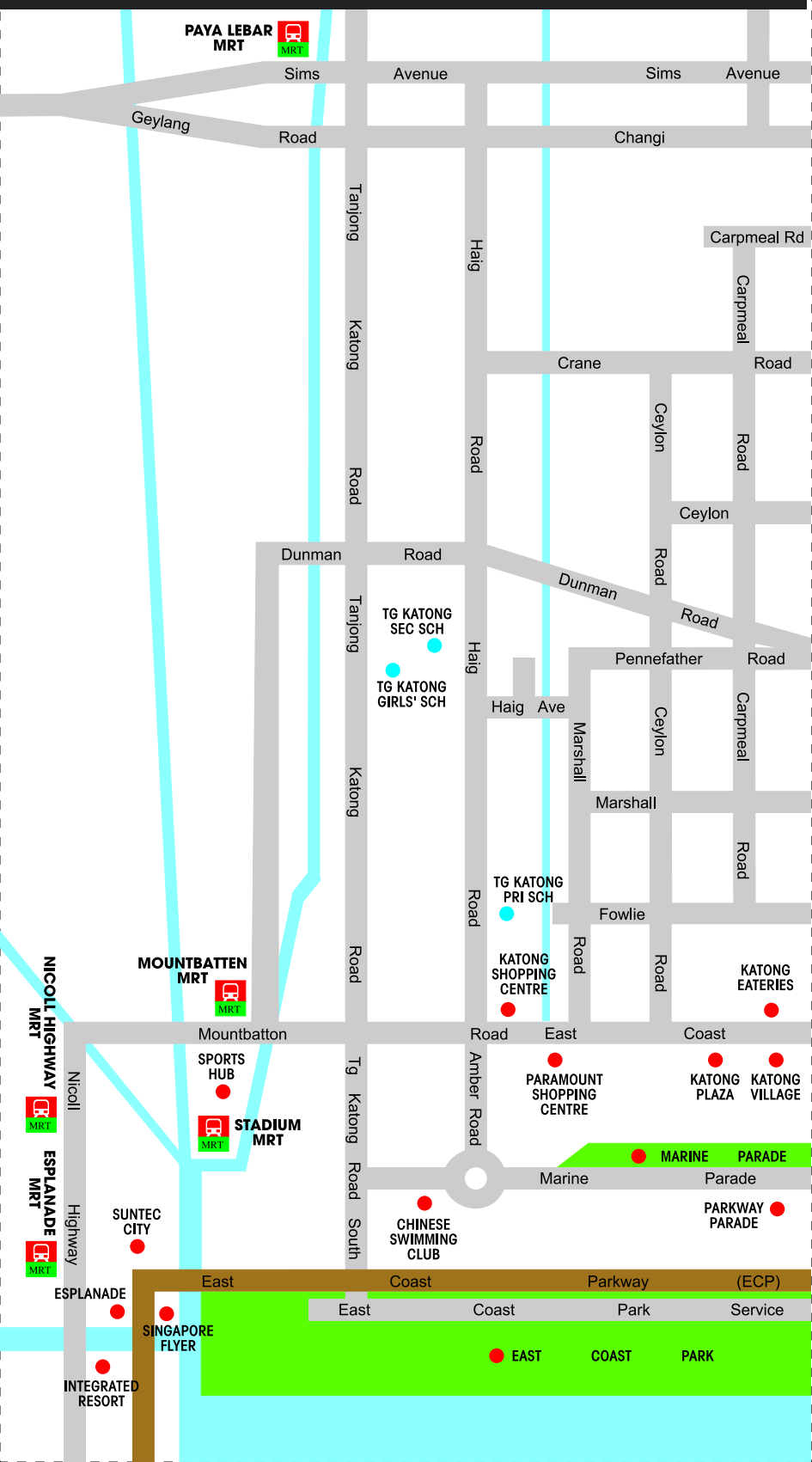


Artist's Impression Only



A wide array of conveniences  
are yours to enjoy,  
just mere minutes away from home.

shop  
eat  
fun







**EUNOS MRT** 

East

Road

Onan



**IVORY**

Road

Lane

Onan

Koon Seng Rd

 **DUNMAN FOOD COURT**

Road

Road

Road

Road

 **KATONG MALL**

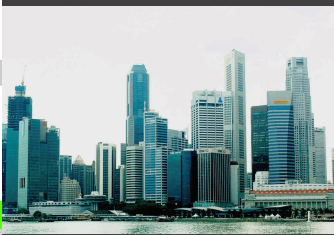
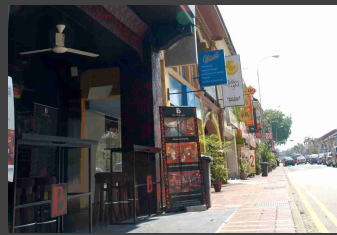
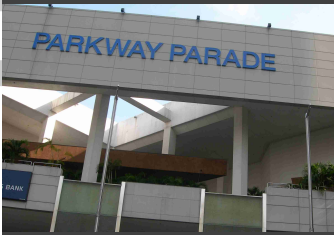
**ROAD PARK**

Road

 **MARINE DRIVE PROMENADE**

To Airport 

Road





refresh

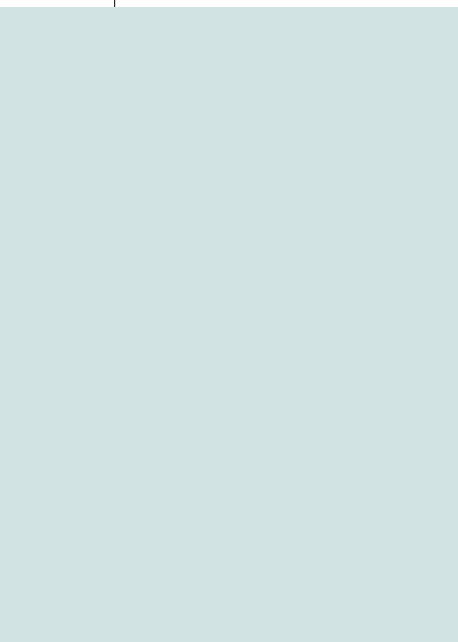
rejuvenate

relax

From the shimmering pool  
to the jacuzzi and gym,  
inviting you to refresh and rejuvenate



Artist's Impression Only



# site plan





Artist's Impression Only





Type C Artist's Impression Only



Versatile.  
Functional.  
Stylish design for every  
individual.



Everyday living  
is redefined by  
quality fittings.





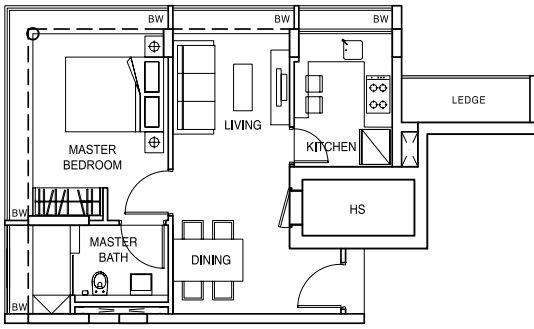
Type C Artist's Impression Only



Type C Artist's Impression Only

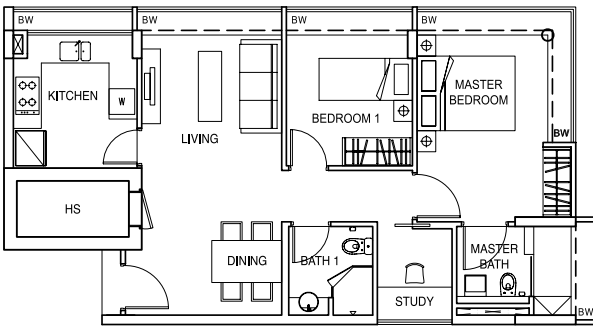
**Type A** 1 bdrm 123 sq ft

#02-01 • #03-01 • #04-01



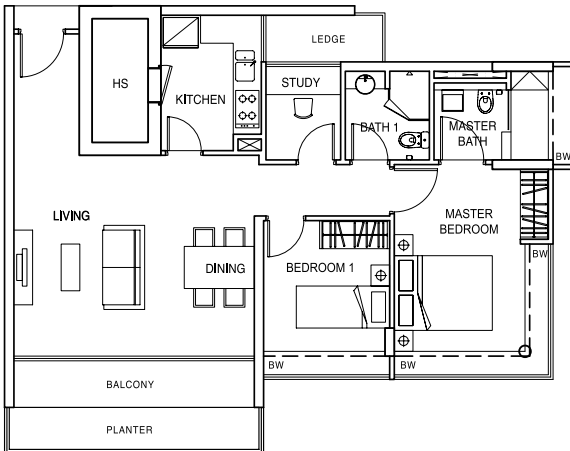
**Type B** 2+1 bdrm 123 sq ft

#02-02 • #03-02 • #04-02



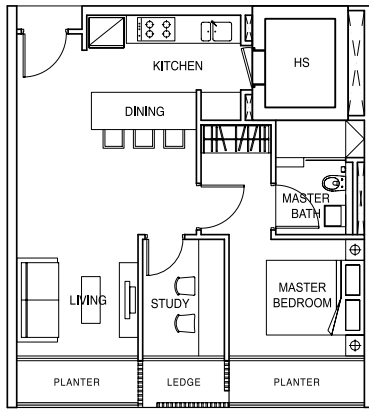
**Type C** 2+1 bdrm 123 sq ft

#02-03 • #03-03 • #04-03



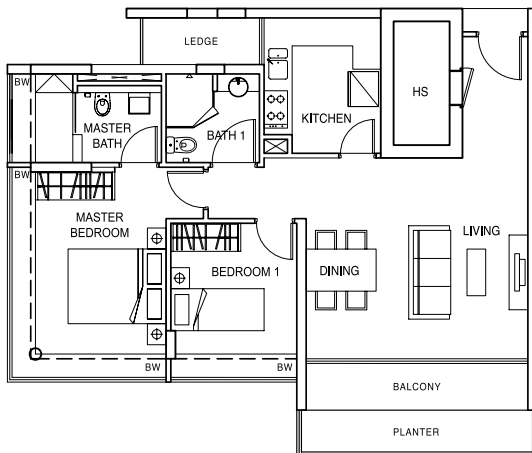
**Type D** 1+1 bdrm 123 sq ft

#02-04 • #03-04 • #04-04

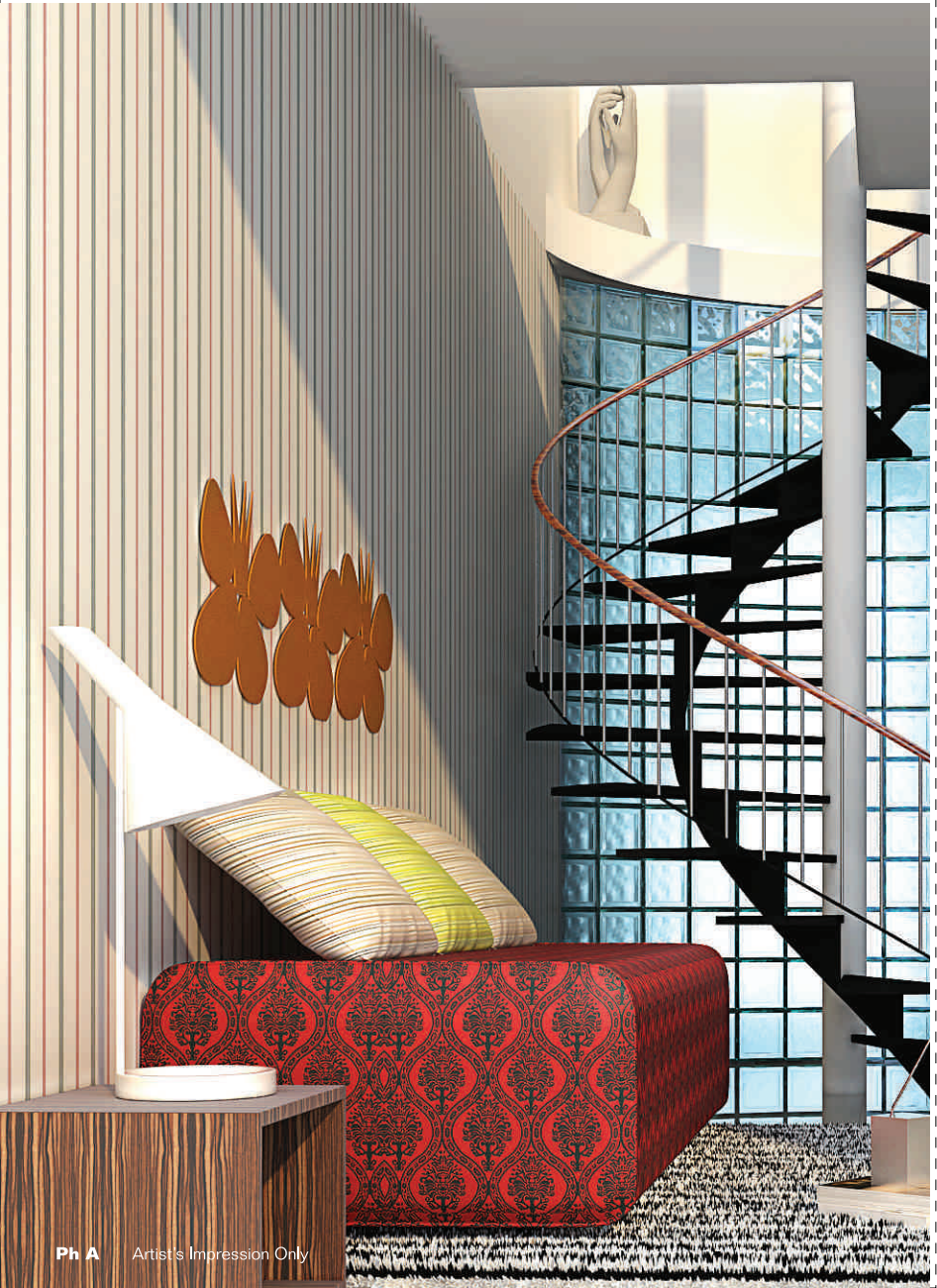
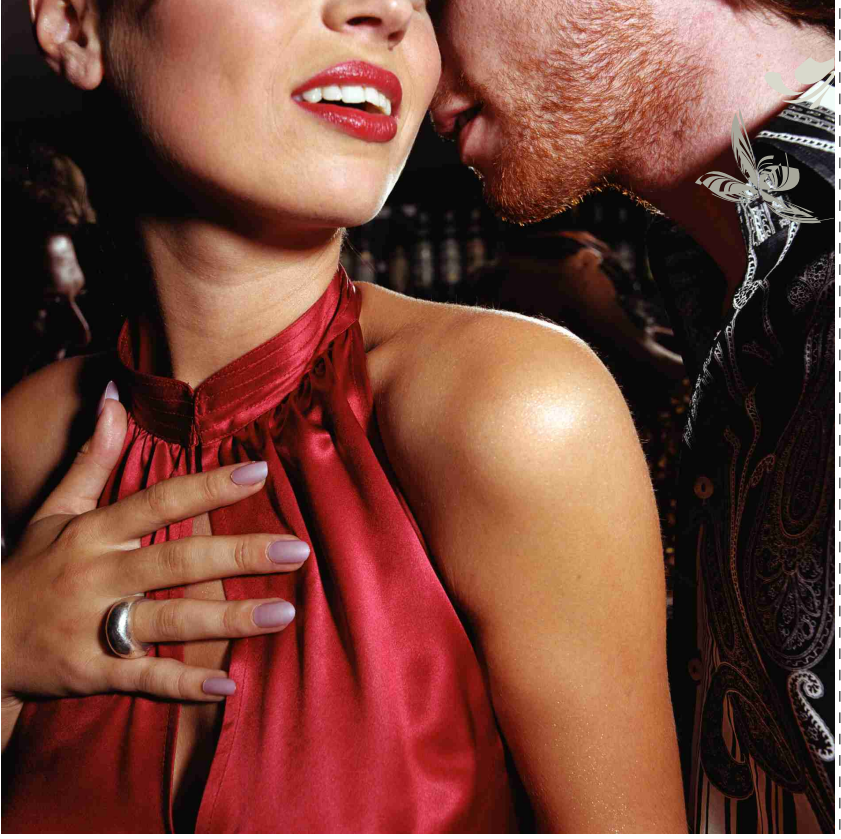


**Type E** 2 bdrm 123 sq ft

#02-05 • #03-05 • #04-05



Penthouse







your  
exclusivity  
space



Ph A Artist's Impression Only



Ph A Artist's Impression Only

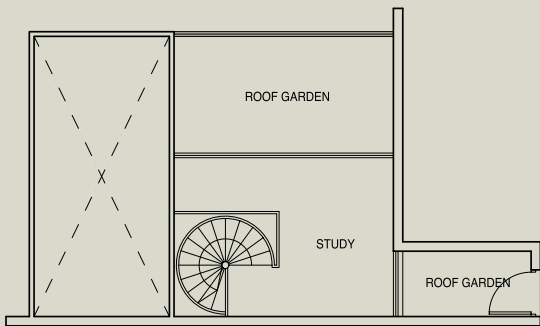
PENTHOUSE

Ph A

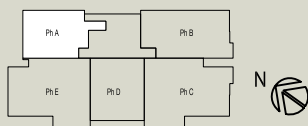
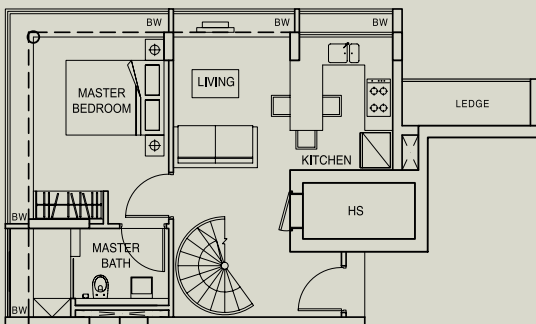
1+1 bdrm

123 sq ft

#05-01



attic

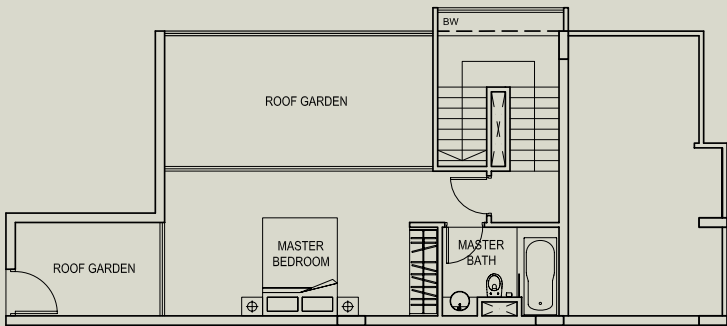




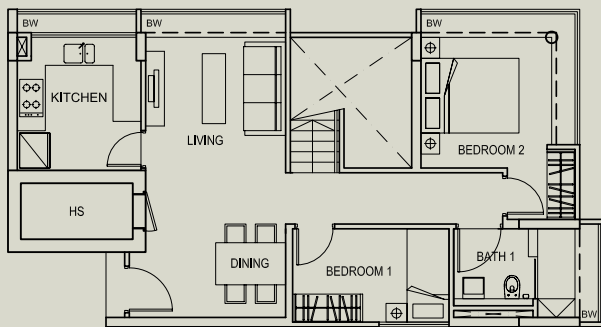
PENTHOUSE

Ph B

3 bdrm  
123 sq ft  
#05-02



attic



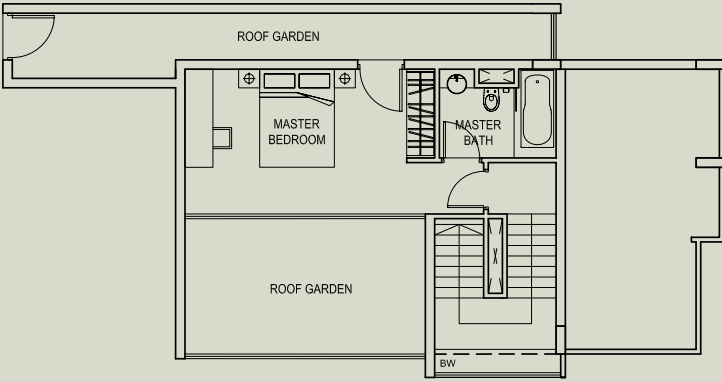
PENTHOUSE

Ph C

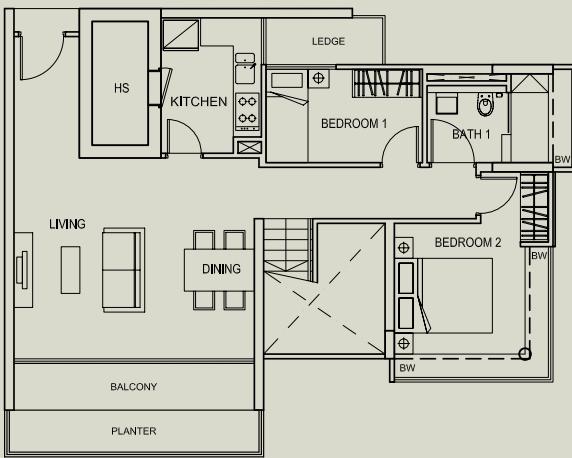
3 bdrm

123 sq ft

#05-03



attic



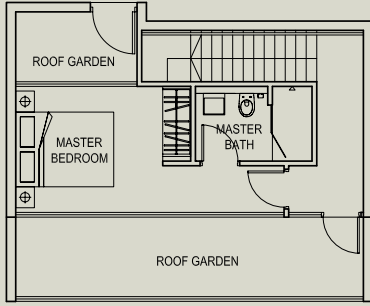
PENTHOUSE

Ph D

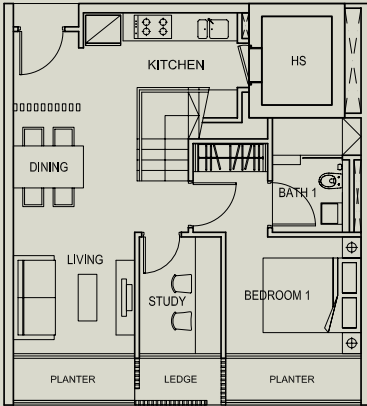
2+1 bdrm

123 sq ft

#05-04



attic



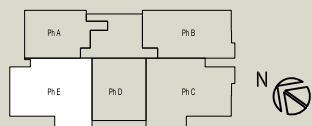
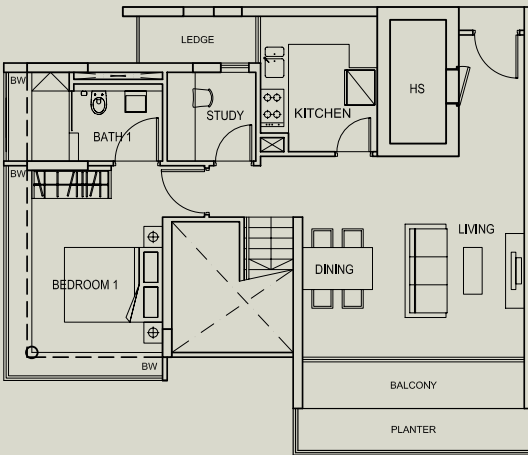
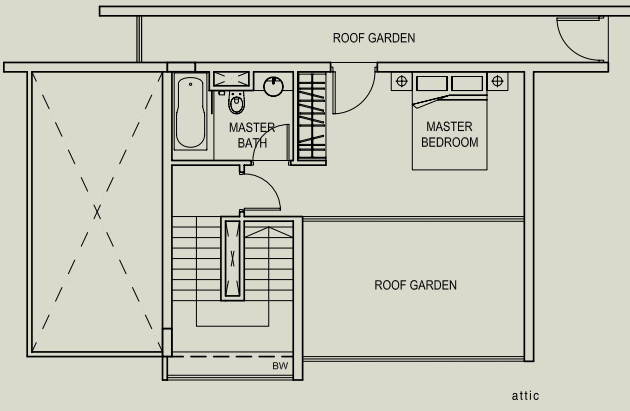
PENTHOUSE

Ph E

2+1 bdrm

123 sq ft

#05-05



# specification

## 1. Foundation

Pile to engineer's design.

## 2. Superstructure

Reinforced concrete using Grade 30 and/or 35 concrete manufactured from Portland Cement complying with SS26 steel reinforcement bar complying with SS22.

## 3. Walls

- a) External Walls : Reinforced concrete and/or common clay brick walls.
- b) Internal Walls : Reinforced concrete and/or precast panels (light weight) and/or dry wall panels and/or common clay brick walls.

## 4. Roof

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

## 5. Ceiling

### For Apartments

- a) Living/ Dining, Bedrooms : Skim coat and/or ceiling board with emulsion paint finish.  
Study, Balcony, Yard
- 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

- a) Lift Lobbies : Skim coat and/or ceiling board with emulsion paint finish.
- b) Carpark : Skim coat with emulsion paint finish.
- c) Staircases : Skim coat with emulsion paint finish.

## 6. Finishes

### Wall

#### For Apartments

- a) Living/Dining, Bedrooms, : Plaster and/or skim coat with emulsion paint finish.  
Study, Household Shelter,  
Staircase
- b) Master Bath, Common : Marbles and/or ceramic tiles and/or homogenous tiles finish  
Bathrooms
- c) Open Terrace, Balcony, : Plaster and/or skim coat with emulsion paint finish.  
Yard

Note: No tiles/stone behind mirrors and above false ceiling.

#### For Common Areas

- a) 1<sup>st</sup> Storey Lift Lobby : Ceramic tiles and/or stones and/or plaster with emulsion paint finish.
- b) Typical Lift Lobbies, : Ceramic tiles and/or homogenous tiles and/or plaster and/or  
Corridors skim coat with emulsion paint finish.
- c) Carpark and Ramps : Plaster and/or skim coat with emulsion paint finish.
- d) Corridors : Plaster and/or skim coat with emulsion paint finish.
- e) Staircases : Plaster and/or skim coat with emulsion paint finish.

### Floor

#### For Apartments

- a) Living/Dining : Marble tiles and/or compressed marble with timber and/or tiles skirting finish.
- b) Open Terrace, Balcony : Ceramic tiles and/or stones tiles finish.
- c) Kitchen : Marbles and/or compressed marble and/or ceramic tiles and/or homogenous tiles finish.
- d) Household Shelter, Yard : Ceramic tiles and/or homogenous tiles finish.
- e) Master Bath, Common : Marbles and/or ceramic tiles and/or homogenous tiles finish.  
Bathrooms
- f) Bedrooms, Study, : Random teak strips flooring with timber skirting finish.  
Staircase (Penthouse Only)
- g) Planter Boxes, A/C Ledges : Cement screed with paint finish.

#### For Common Areas

- a) 1<sup>st</sup> Storey Lift Lobby : Ceramic tiles and/or stones tiles with skirting tiles finish.
- b) Typical Lift Lobbies, : Ceramic tiles and/or homogenous tiles with skirting tiles finish.  
Corridors
- c) Carpark and Ramps : Cement and sand screed finish.
- d) Deck, Gymnasium, : Ceramic tiles and/or stones tiles finish.  
Walkway
- e) Staircases : Cement and sand screed finish with nosing.

## 7. Windows

Powder coated aluminum framed with approximately 6 mm glass.

## 8. Doors

Aluminium with glass/acrylic or decorative timber or decorative timber with glass panel or glass panel.

Steel door for house shelter as per requirement of authority.

Quality imported locks brand 'VBH' or equivalent.

## 9. Sanitary fittings

### a) Master Bathroom

- 1 sunken bath (if any) with shower mixer and rainshower set and shower set.
- 1 basin and mixer tap
- 1 pedestal water closet
- 1 mirror
- 1 toilet paper holder

# specification

## 7. b) Common Bathroom

- 1 shower bath with shower mixer and shower set.
- 1 basin and mixer tap
- 1 pedestal water closet
- 1 mirror
- 1 toilet holder

## 10. Electrical Installation

All electrical wiring to be in concealed conduits and main in surface trunking/pipes. Where there is a false ceiling, the electrical wiring above false ceiling is in exposed conduits.

Mechanical ventilation provided in bathroom (if required).

Refer to Electrical Schedule for details.

## 11. TV/Telephone

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

Unit Type		D e s c r i p t i o n											
		Lighting Point	15A S/S/O	13A Single Socket	13A double Socket	Isolator	Water Heater Switch	TV/SCV Point	Telephone Outlet	Data Outlet	Cooker Point	Hood Point	Bell Point
Residences	Type A	6	1	2	4	2	1	2	3	1	1	1	1
	Type B	8	1	2	3	2	1	2	3	1	1	1	1
	Type C	10	1	2	5	2	1	2	3	1	1	1	1
	Type D	8	1	2	5	2	1	2	3	1	1	1	1
	Type E	8	1	2	4	2	1	2	3	1	1	1	1
Penthouses	Ph A	10	1	3	5	2	1	2	3	1	1	1	1
	Ph B	13	1	3	4	2	1	2	3	1	1	1	1
	Ph C	15	1	3	6	2	1	2	3	1	1	1	1
	Ph D	13	1	3	6	2	1	2	3	1	1	1	1
	Ph E	13	1	3	5	2	1	2	3	1	1	1	1

## 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. Water Proofing

Waterproofing to reinforced concrete flat roof and bathrooms (if any).

## 15. Driveway and Car Park

Concrete floor and/or ceramic and/or stone finish.

## 16. Recreation Facilities

The followings are provided:

- a) Swimming pool
- b) Jacuzzi
- c) BBQ
- d) Gymnasium

## 17. Additional Items

### a) Kitchen Cabinets

High and low kitchen cabinets with solid surface countertop complete with gas hob and cooker hood ("BOSCH" brand or equivalent) .

One stainless steel sink complete with tap.

### b) Wardrobes

Built-in wardrobes to all bedrooms (if any).

### c) Air-Conditioning

Split type air conditioner ("DAIKIN" or equivalent) provided in living, dining, and bedrooms/Study.

### d) Water Heater

Heater of "Ariston" or equivalent.

### e) Railing

Mild steel for common stair railing.

Steel and/or glass for other railings.

### f) Security

Audio intercom to all units.

### g) Lift

1 passenger lifts ("KONE" or equivalent) from first to fifth floor.

### h) Fencing

Brickwall and/or steel railing on brickwall.

Selected area decorated with glass.

**Note:**

- 1) **Stone:** Stone is natural material containing veins with tonality differences. There will be colour and marking 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.
- 2) **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.
- 3) **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.
- 4) **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.
- 5) **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.
- 6) **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.

NAME OF PROJECT	Ivory
ADDRESS OF PROJECT	15 Ceylon Lane, Singapore 423468
DEVELOPER	Hume Development Pte Ltd
TENURE OF LAND	Estate in Free Simple (Freehold)
LEGAL DESCRIPTION	LOT 00467T, 00468A, 99378X & 99379L MK 26
PLANNING APPROVAL NO.	ES20071025R0208
BUILDING PLAN NO.	A1634-00816-2007
DEVELOPER'S LICENCE NO.	C0418
TOP NO LATER THAN	31 Dec 2012
LEGAL COMPLETION NO LATER THAN	31 Dec 2015

Whilst 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 of representation of facts. All information and specifications are current at the time of going to the press and are subjected to change as may be required and cannot form part of an offer or contract. All plans are subjected to any amendments approved or may be approved by the relevant authority. All art renderings and illustrations contained in this brochure are artist's impressions only, and photographs are only d'e'cor suggestions and none can be regarded as representation of fact. Areas are approximate measurements and subject to final survey.

Sole Marketing Agent:



**Hotline:**  
**9320 2208**  
**9320 8348**

Interior consultant:



[www.lourve.com.sg](http://www.lourve.com.sg)

Brochure design by:

**AMELIA HOE**  
[AMELIAHOELM@YAHOO.COM.SG](mailto:AMELIAHOELM@YAHOO.COM.SG)