

Jlā  
65 wilkie



Jlā  
65 wilkie



# A PLACE CALLED “HOME”

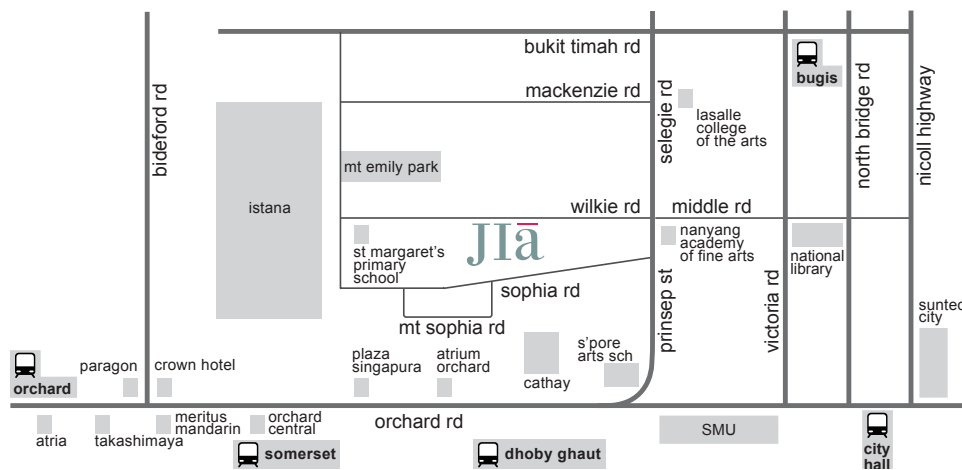
Jiā [家] is the Mandarin word for home. A place that gives you comfort, warmth and serenity.

At JIA, you'll be pleasantly surprised at how easy it is to get away from the hustle-bustle of city living. This exclusive 7 storey development comprises only 22 units – 19 apartments and 3 penthouses.



JIA – 22 units only

# A CONVENIENT ADDRESS



JIA is situated at 65 Wilkie Road amidst low rise buildings. It is nestled in the quiet and prestigious enclave of Mount Emily. Within the vicinity is the Mount Emily Park and the Istana. All buildings here have a 7 storey height control and this keeps the neighborhood exclusive and private.

Various conveniences are just a stroll away – neighborhood stores, supermarket and MRT stations. Singapore Management University (SMU), Suntec and the Integrated Resort are also close by. All these conveniences make JIA an ideal location for those who want to be accessible, yet away from the city.

# FUNCTIONAL SPACES

At JIA, the emphasis is on bright open-plan living spaces. The two and three bedrooms apartments are sized from 1,200 to 1,600 square feet and every unit looks out into open spaces of calm surrounding. The use of wide windows and balconies allow maximum natural light and ventilation into the apartment.

Full height sliding doors that open to an equally long balcony, allow maximum use of space. Adjustable screens at the balcony and a private lift lobby ensure your privacy is maintained. And the seamless interaction between the interior and exterior ensures you are in constant touch with everything around you. JIA is the perfect setting for a home.







All units have adjustable perforated screens at the balcony. This ensures privacy without compromising on ventilation

# IT'S ALL IN THE DETAILS

JIA satisfies the tastes and styles of families who appreciate and understand the things that truly make living a joy – comfortable and convenient living spaces.

JIA provides you with a fully fitted kitchen, air-conditioning, wardrobes, washing machine and dryer in the yard. There is also security and intercom services to the guardhouse.

On the sky deck are the recreational facilities – a gym and pool with a stunning view of the city horizon.

---



Private lift lobby that opens directly into the balcony of the two bedroom apartment



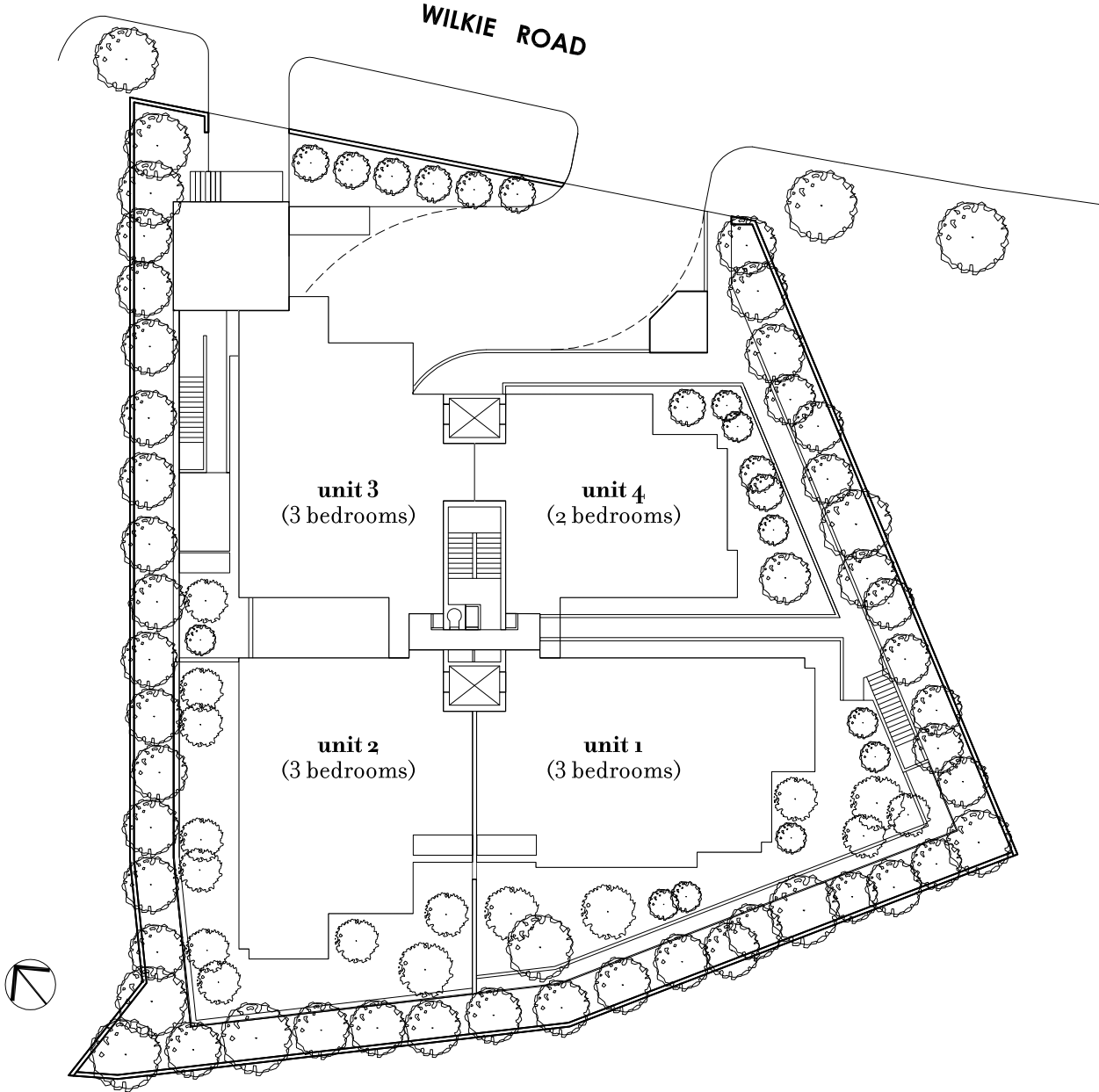


Master bedroom – luxury of space and natural light

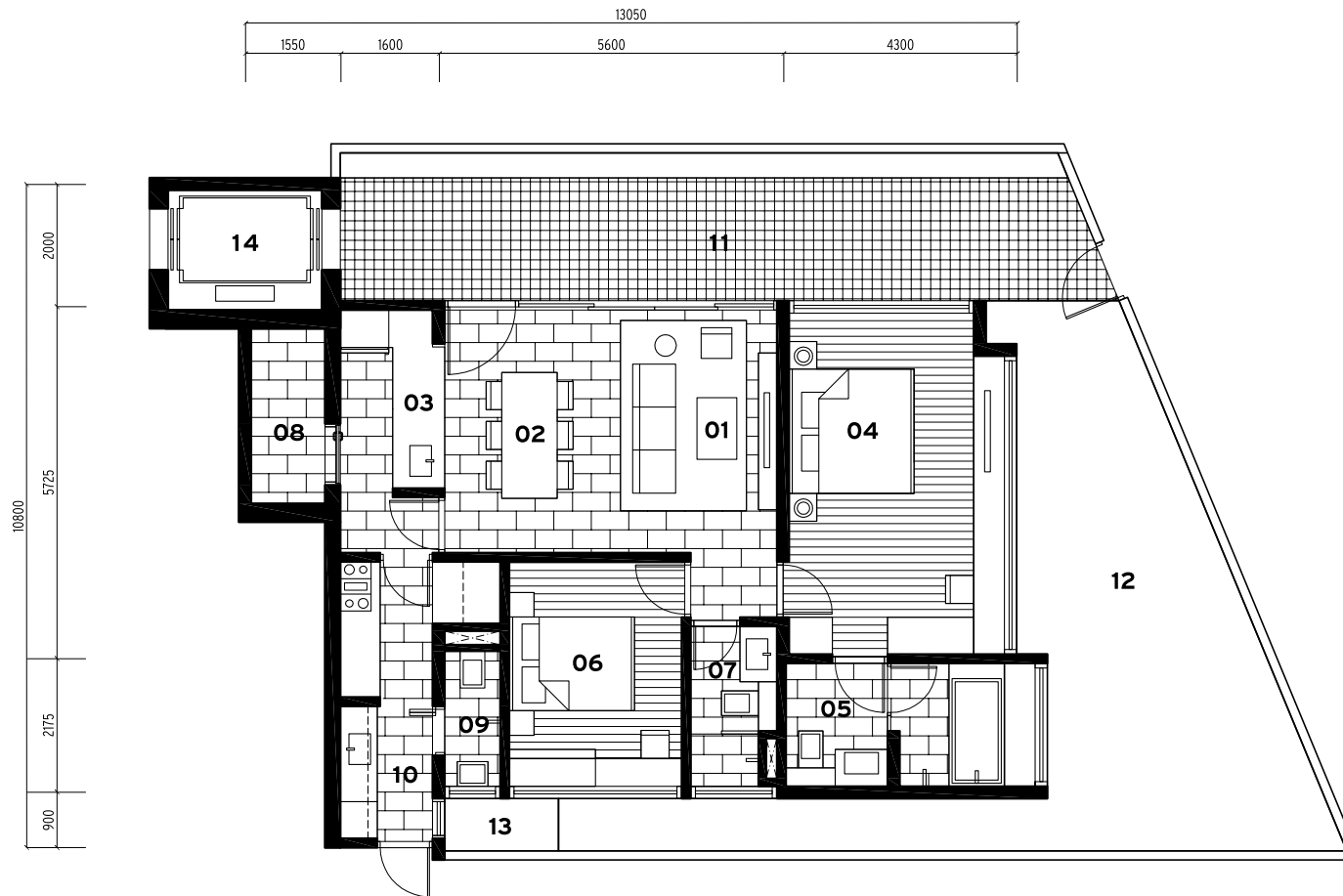


A private rooftop pool

# SITE PLAN







- 01. living
- 02. dining
- 03. kitchen
- 04. master bedroom
- 05. master bathroom

- 06. bedroom
- 07. bathroom
- 08. household shelter
- 09. toilet
- 10. yard

- 11. terrace
- 12. PES (garden)
- 13. AC ledge
- 14. lift

# type 2A-G

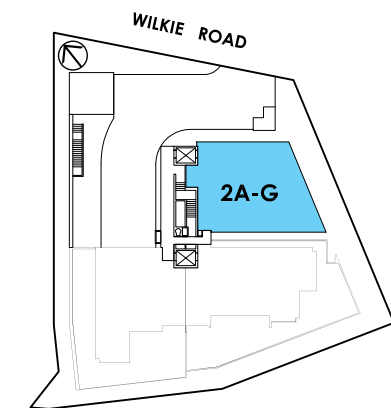
#01-04  
level 1

2 bedrooms with garden

area: 1,798 sf / 167 sm

built in: 1,023 sf / 95 sm

PES: 775 sf / 72 sm



# type 3B-G

#01-02

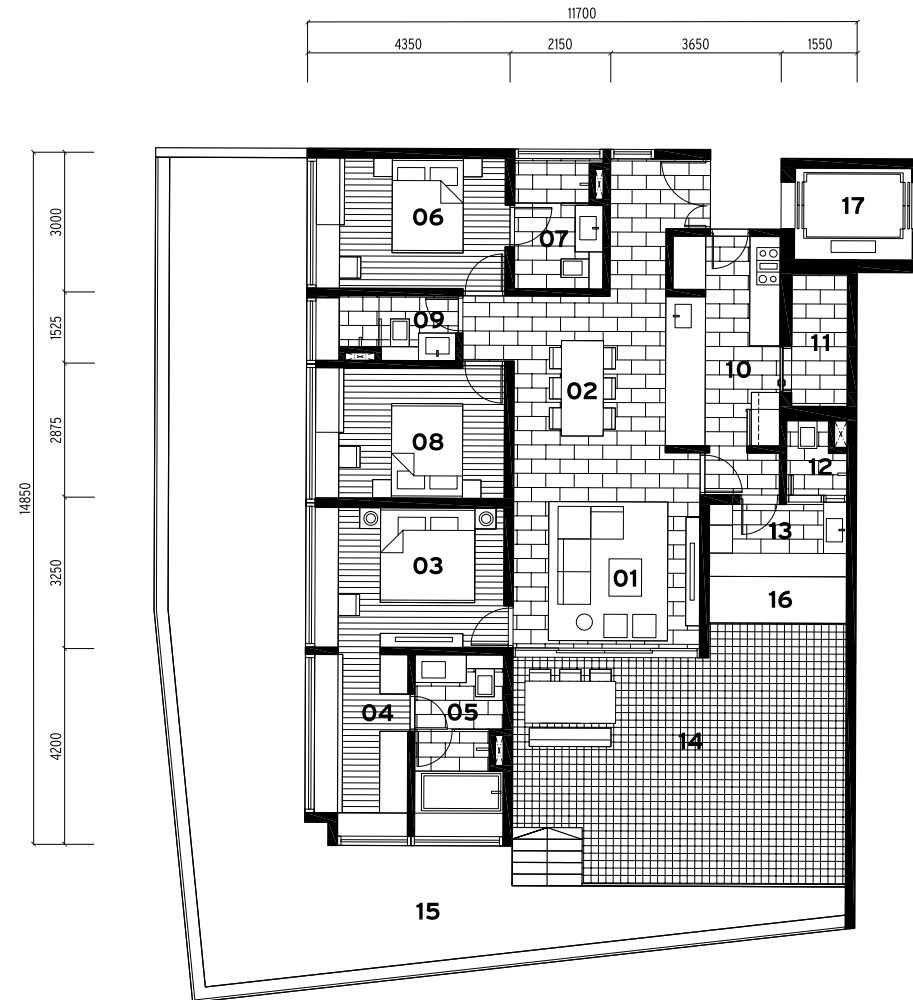
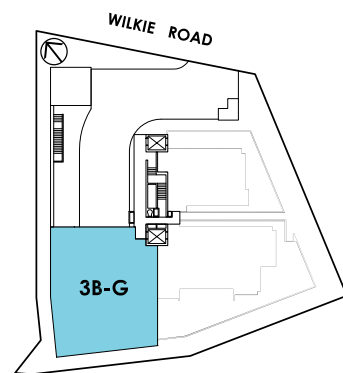
level 1

3 bedrooms with garden

area: 2,680 sf / 249 sm

built in: 1,399 sf / 130 sm

PES: 1,281 sf / 119 sm



- |                      |                       |                  |
|----------------------|-----------------------|------------------|
| 01. living           | 07. bathroom 1        | 13. yard         |
| 02. dining           | 08. bedroom 2         | 14. terrace      |
| 03. master bedroom   | 09. bathroom 2        | 15. PES (garden) |
| 04. walk-in wardrobe | 10. kitchen           | 16. AC ledge     |
| 05. master bathroom  | 11. household shelter | 17. lift         |
| 06. bedroom 1        | 12. toilet            |                  |



# type 3C-G

#01-01

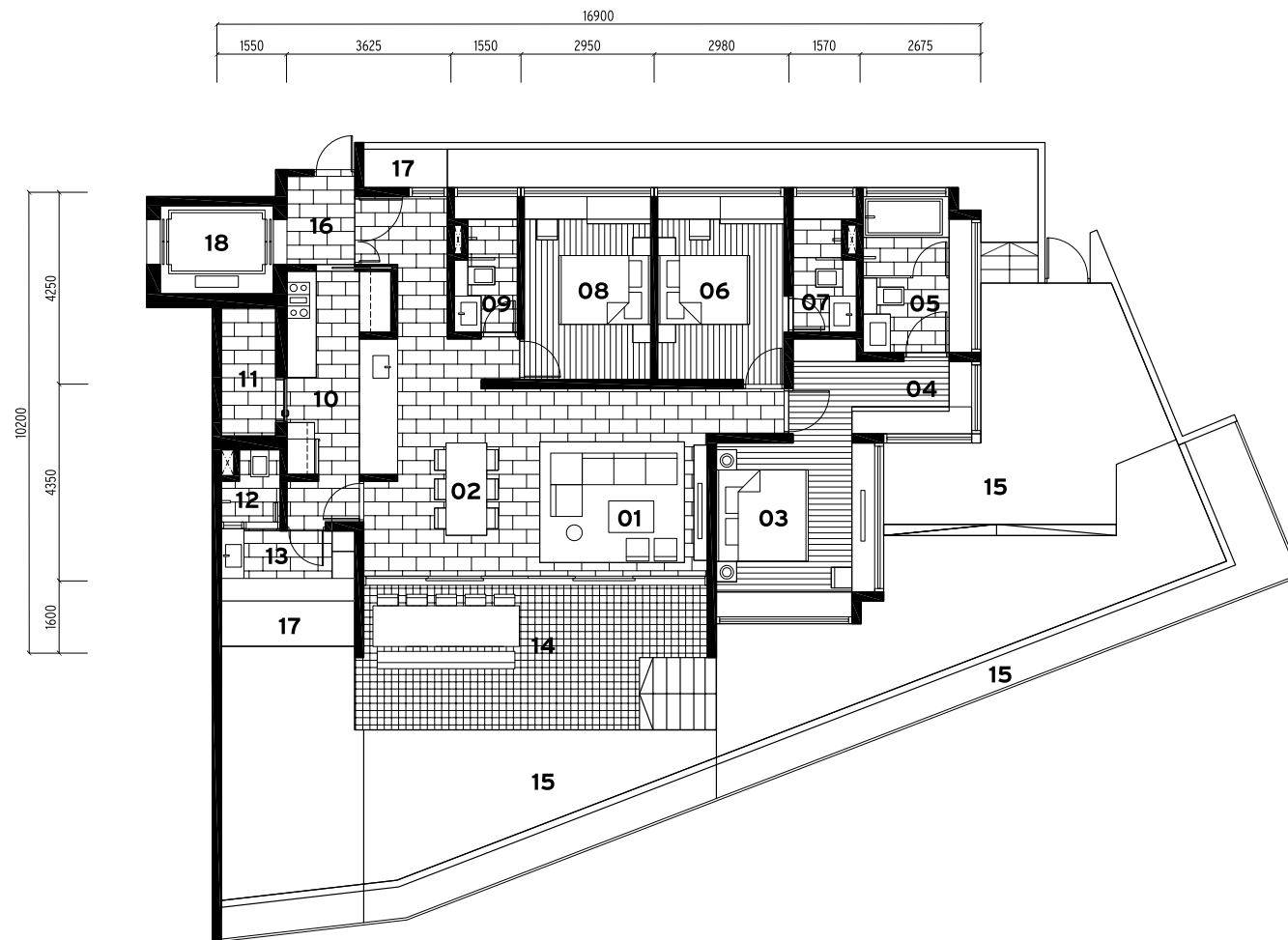
level 1

3 bedrooms with garden

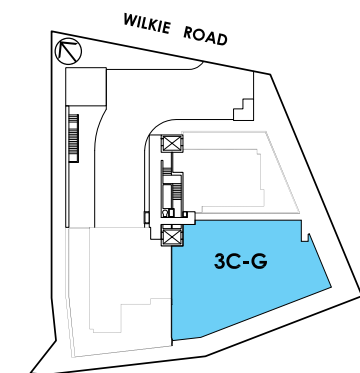
area: 3,218 sf / 299 sm

built in: 1,539 sf / 143 sm

PES: 1,679 sf / 156 sm



- |                      |                       |                        |
|----------------------|-----------------------|------------------------|
| 01. living           | 07. bathroom 1        | 13. yard               |
| 02. dining           | 08. bedroom 2         | 14. terrace            |
| 03. master bedroom   | 09. bathroom 2        | 15. PES (garden)       |
| 04. walk-in wardrobe | 10. kitchen           | 16. private lift lobby |
| 05. master bathroom  | 11. household shelter | 17. AC ledge           |
| 06. bedroom 1        | 12. toilet            | 18. lift               |

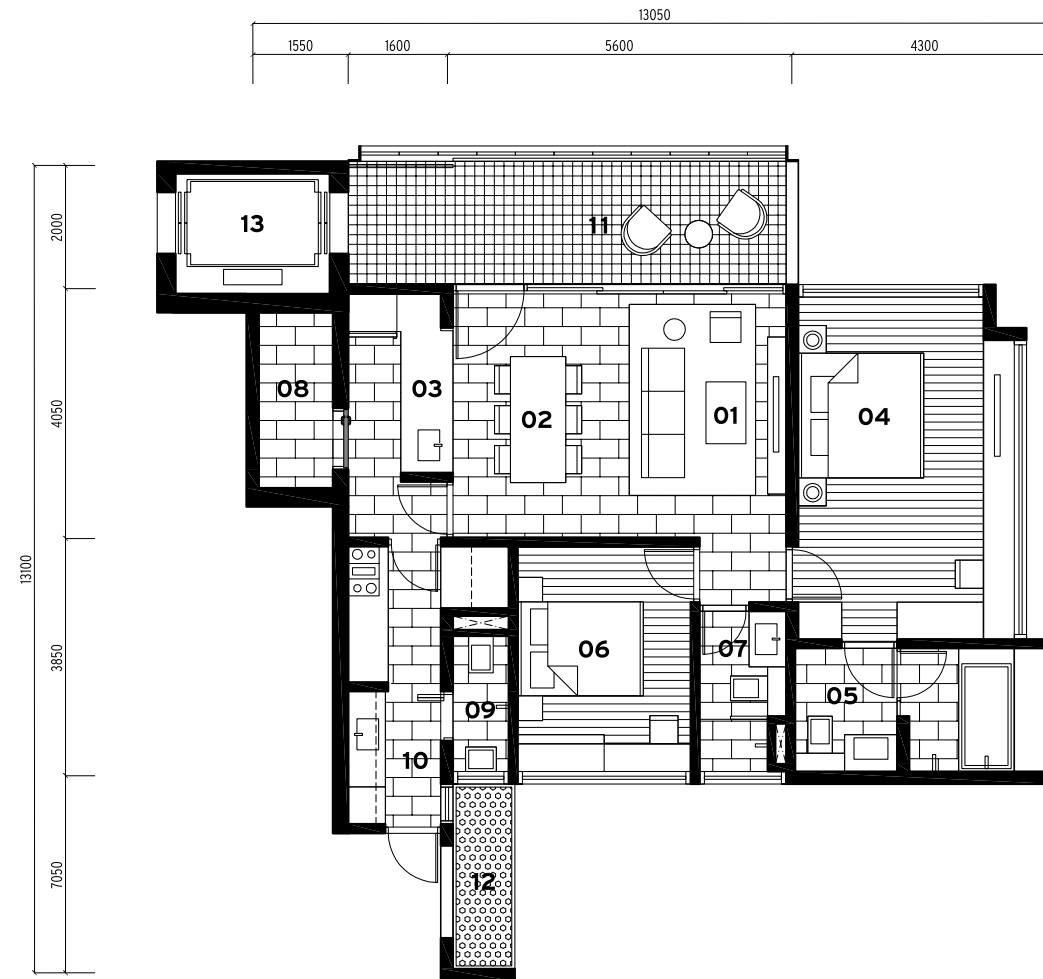
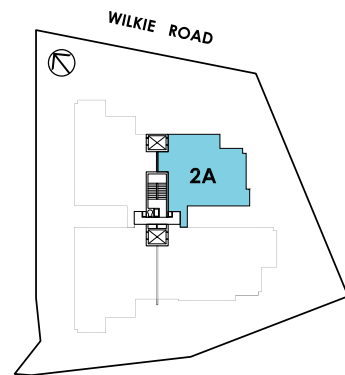


# type 2A

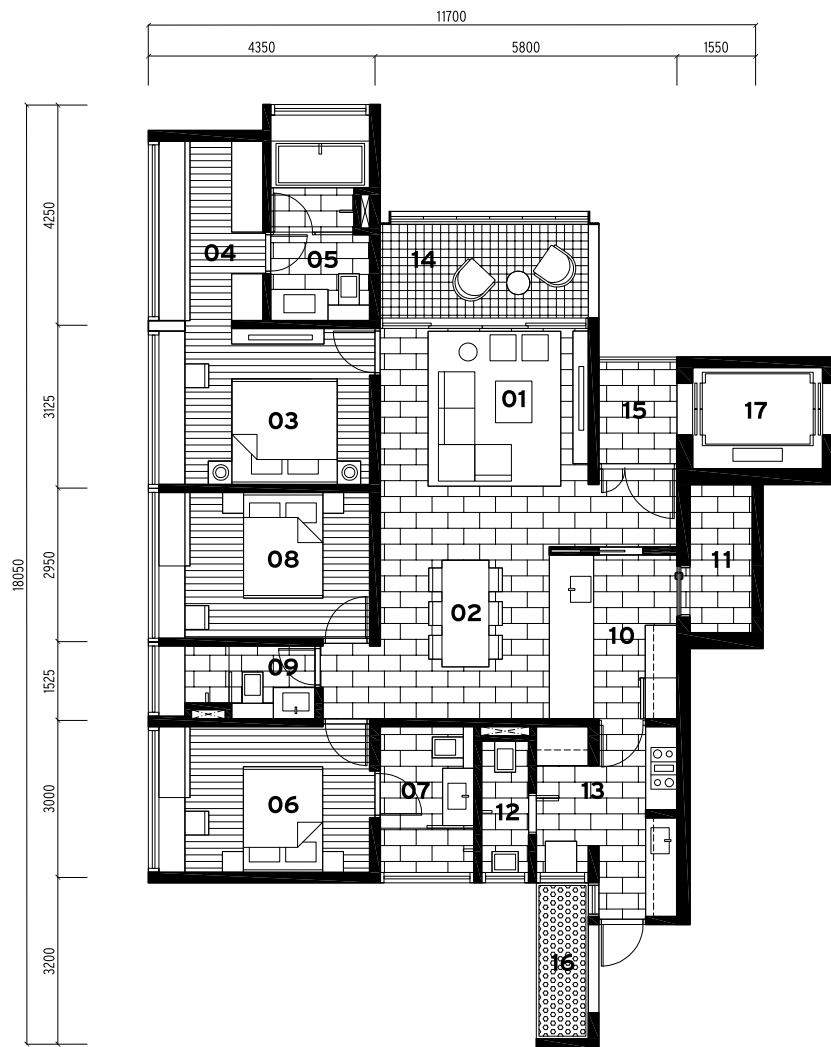
#02-04, #03-04, #04-04, #05-04  
level 2-5

2 bedrooms

area: 1,206 sf / 112 sm



- |                     |                       |              |
|---------------------|-----------------------|--------------|
| 01. living          | 06. bedroom           | 11. balcony  |
| 02. dining          | 07. bathroom          | 12. AC ledge |
| 03. kitchen         | 08. household shelter | 13. lift     |
| 04. master bedroom  | 09. toilet            |              |
| 05. master bathroom | 10. yard              |              |



- |                      |                       |                        |
|----------------------|-----------------------|------------------------|
| 01. living           | 07. bathroom 1        | 13. yard               |
| 02. dining           | 08. bedroom 2         | 14. balcony            |
| 03. master bedroom   | 09. bathroom 2        | 15. private lift lobby |
| 04. walk-in wardrobe | 10. kitchen           | 16. AC ledge           |
| 05. master bathroom  | 11. household shelter | 17. lift               |
| 06. bedroom 1        | 12. toilet            |                        |

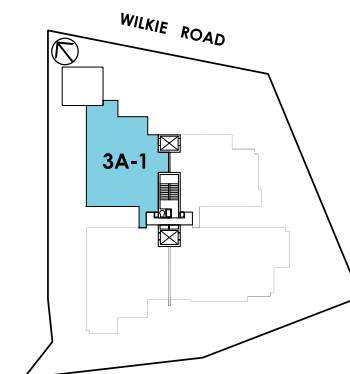
# type 3A-1

#02-03

level 2

3 bedrooms

area: 1,507 sf / 140 sm

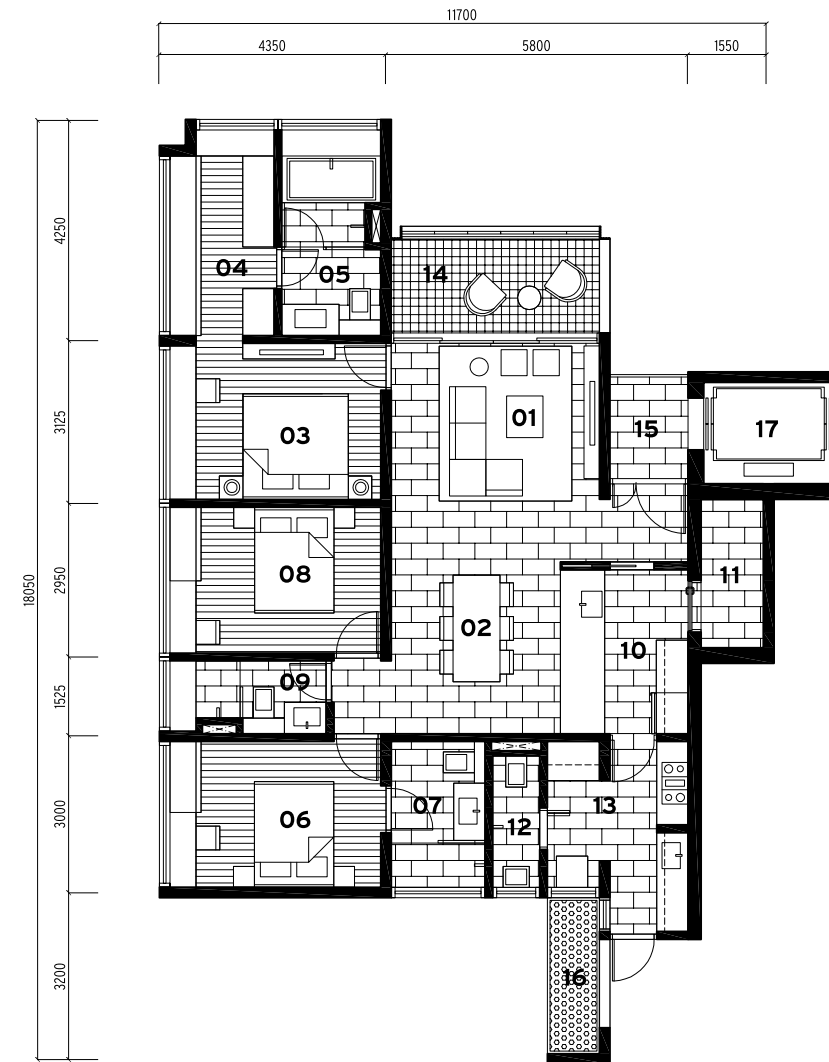
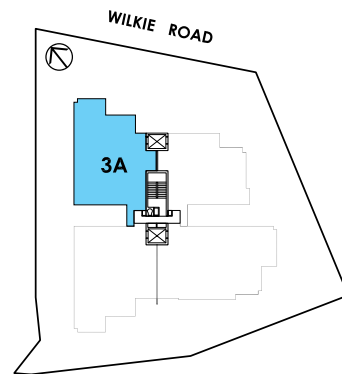


# type 3A

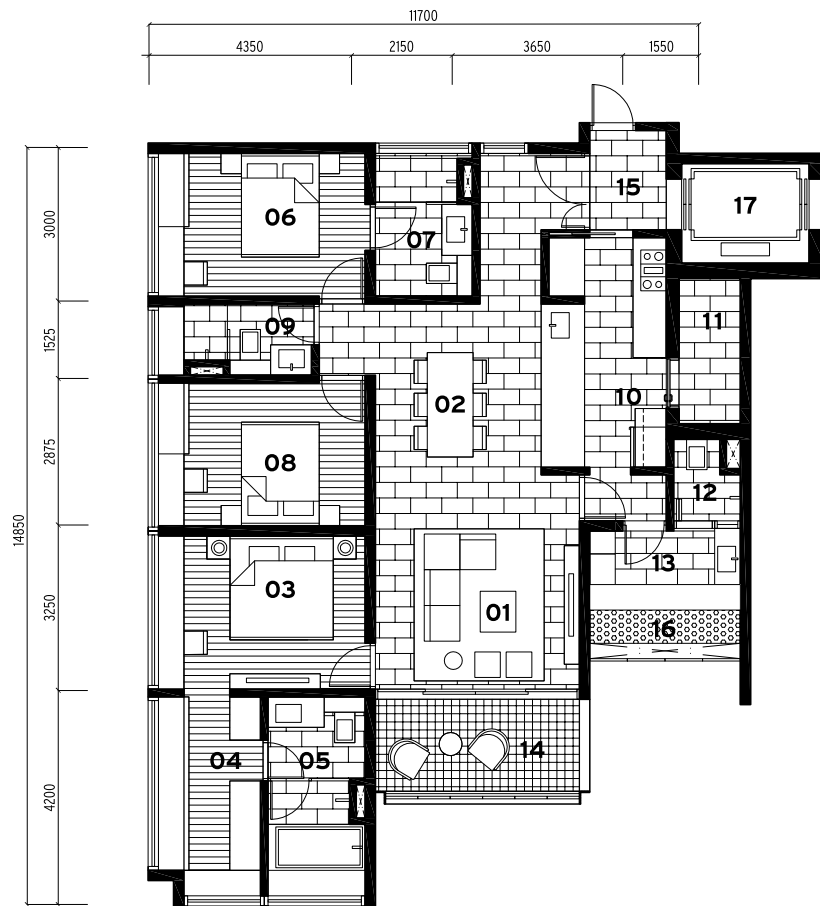
#03-03, #04-03, #05-03  
level 3-5

3 bedrooms

area: 1,518 sf / 141 sm



- |                      |                       |                        |
|----------------------|-----------------------|------------------------|
| 01. living           | 07. bathroom 1        | 13. yard               |
| 02. dining           | 08. bedroom 2         | 14. balcony            |
| 03. master bedroom   | 09. bathroom 2        | 15. private lift lobby |
| 04. walk-in wardrobe | 10. kitchen           | 16. AC ledge           |
| 05. master bathroom  | 11. household shelter | 17. lift               |
| 06. bedroom 1        | 12. toilet            |                        |



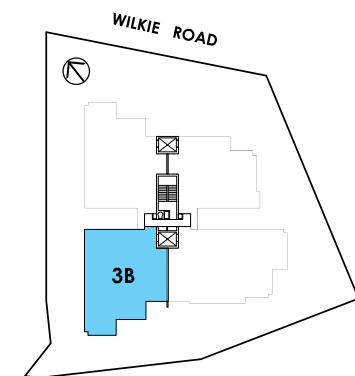
- |                      |                       |                        |
|----------------------|-----------------------|------------------------|
| 01. living           | 07. bathroom 1        | 13. yard               |
| 02. dining           | 08. bedroom 2         | 14. balcony            |
| 03. master bedroom   | 09. bathroom 2        | 15. private lift lobby |
| 04. walk-in wardrobe | 10. kitchen           | 16. AC ledge           |
| 05. master bathroom  | 11. household shelter | 17. lift               |
| 06. bedroom 1        | 12. toilet            |                        |

## type 3B

# 02-02, #03-02, #04-02, #05-02  
level 2-5

3 bedrooms

area: 1,528 sf / 142 sm

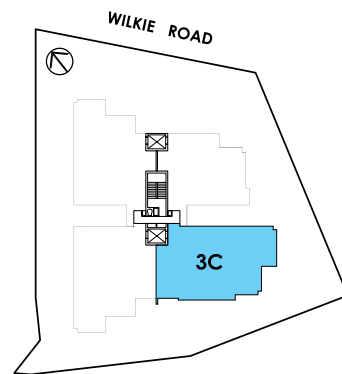
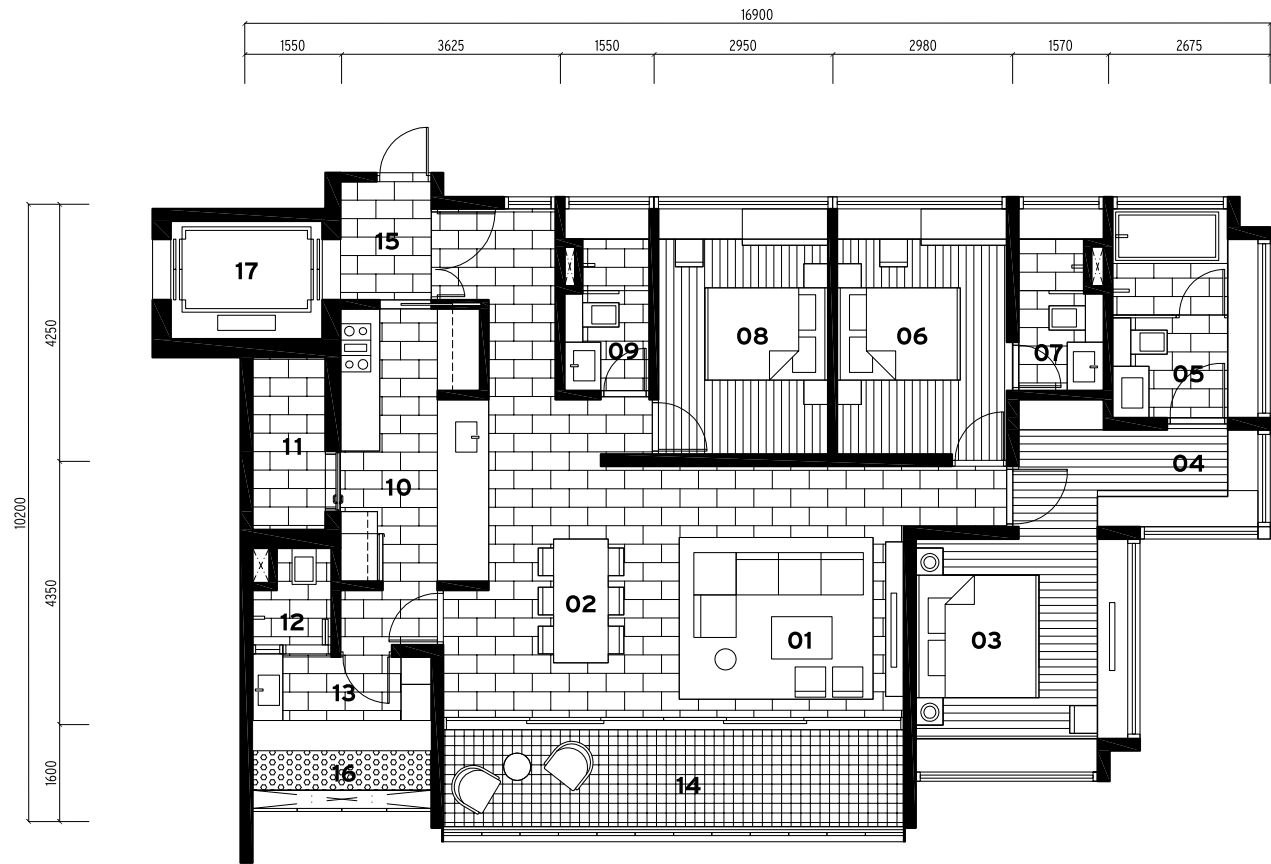


# type 3C

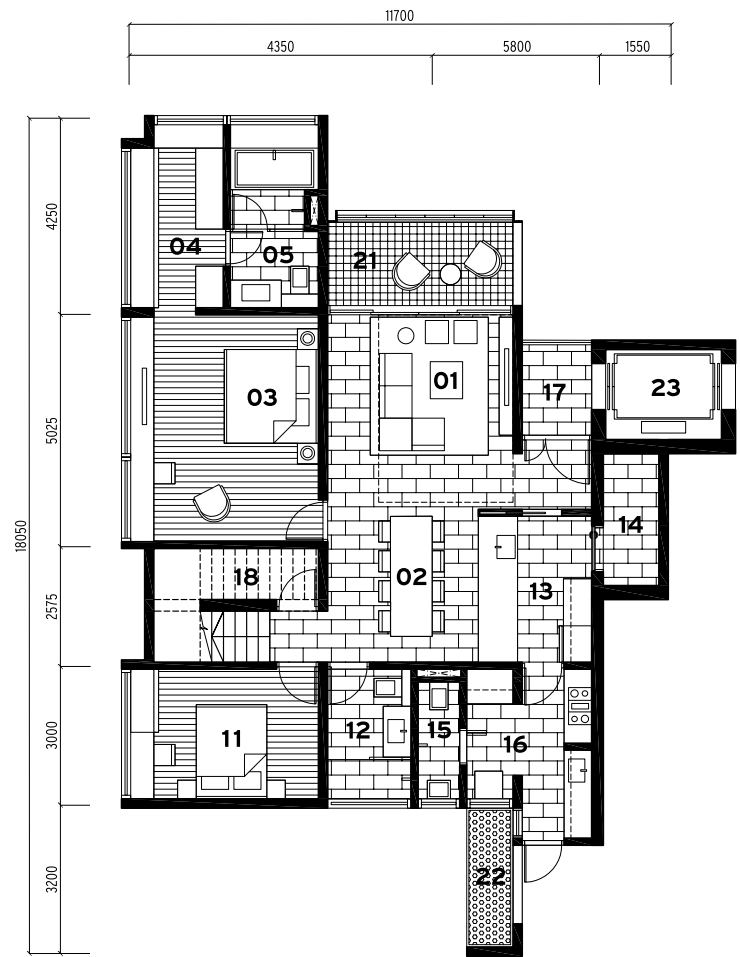
#02-01, #03-01, #04-01, #05-01  
level 2-5

3 bedrooms

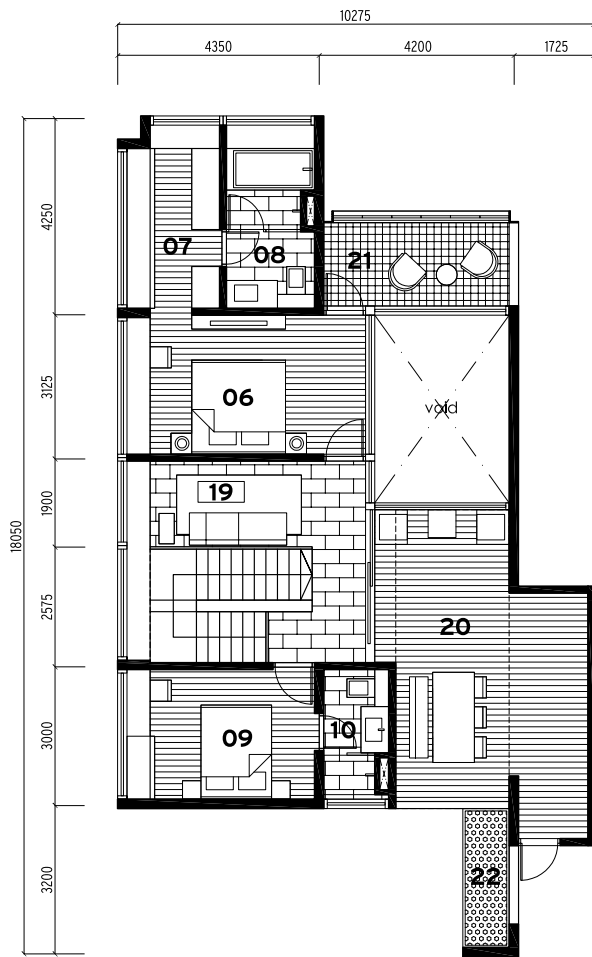
area: 1,658 sf / 154 sm



- |                      |                       |                        |
|----------------------|-----------------------|------------------------|
| 01. living           | 07. bathroom 1        | 13. yard               |
| 02. dining           | 08. bedroom 2         | 14. balcony            |
| 03. master bedroom   | 09. bathroom 2        | 15. private lift lobby |
| 04. walk-in wardrobe | 10. kitchen           | 16. AC ledge           |
| 05. master bathroom  | 11. household shelter | 17. lift               |
| 06. bedroom 1        | 12. toilet            |                        |



lower level



upper level

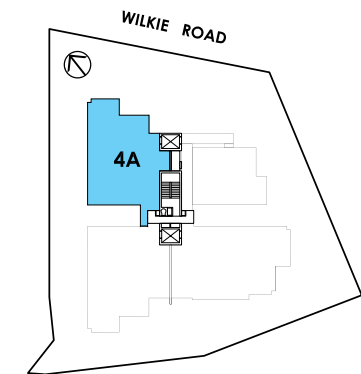
- |                             |                                       |                        |                 |
|-----------------------------|---------------------------------------|------------------------|-----------------|
| 01. living                  | 07. junior master<br>walk-in wardrobe | 12. bathroom 2         | 18. store       |
| 02. dining                  | 08. junior master bathroom            | 13. kitchen            | 19. family hall |
| 03. master bedroom          | 09. bedroom 1                         | 14. household shelter  | 20. sky patio   |
| 04. master walk-in wardrobe | 10. bathroom 1                        | 15. toilet             | 21. balcony     |
| 05. master bathroom         | 11. bedroom 2                         | 16. yard               | 22. AC ledge    |
| 06. junior master bedroom   |                                       | 17. private lift lobby | 23. lift        |

# type 4<sub>A</sub>

#06-03  
level 6-7

duplex penthouse

area: 2,873 sf / 267 sm



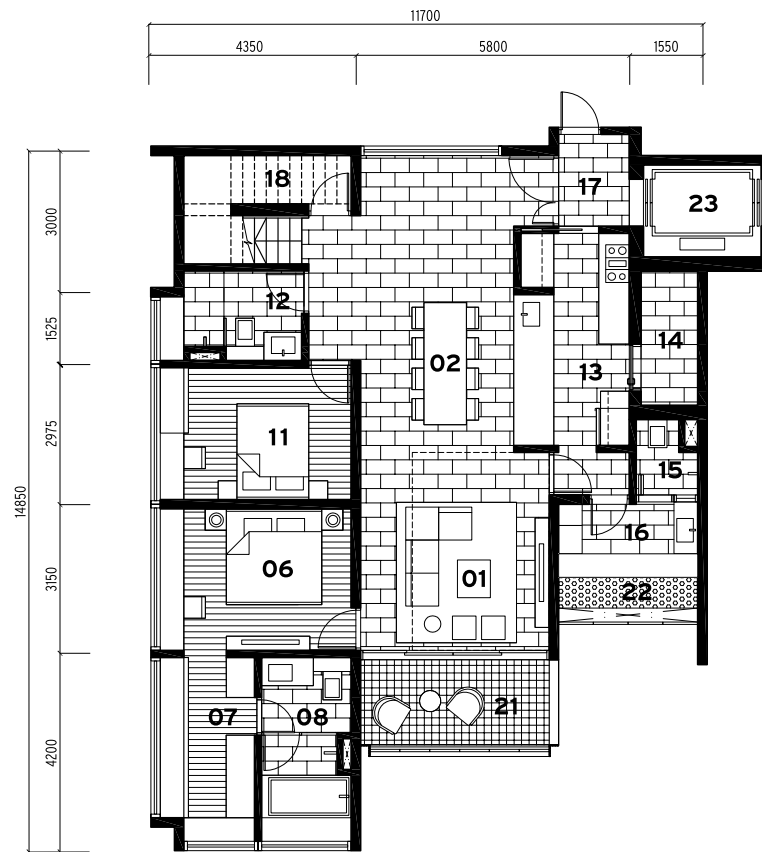
# type 4B

#06-02

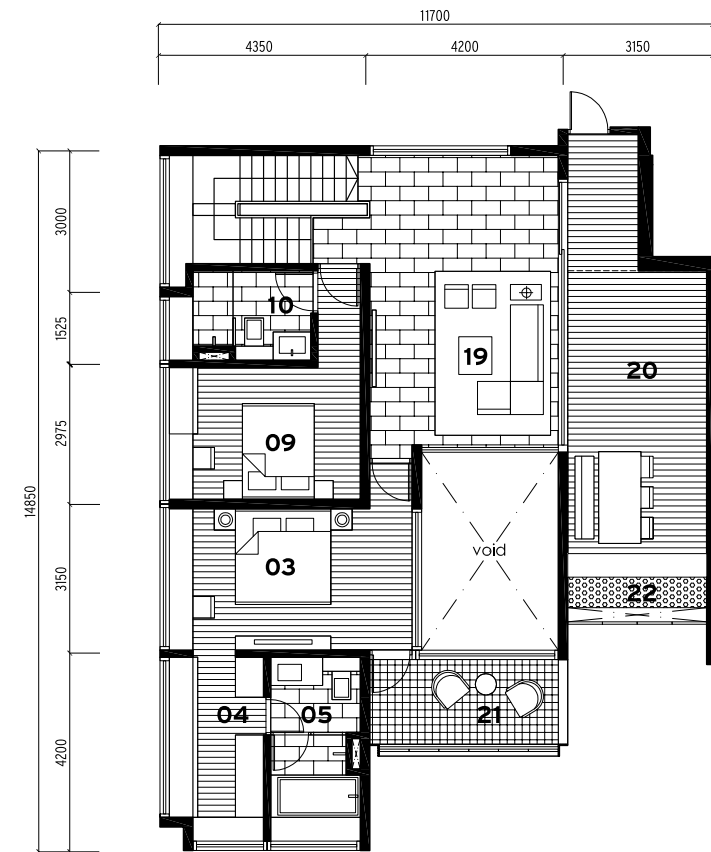
level 6-7

duplex penthouse

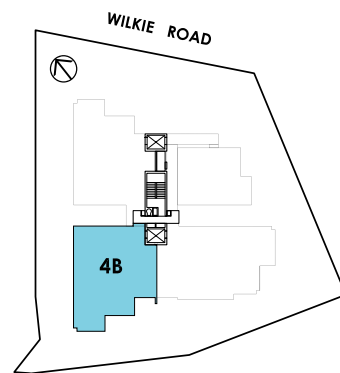
area: 3,056 sf / 284 sm



lower level



upper level



- 01. living
- 02. dining
- 03. master bedroom
- 04. master walk-in wardrobe
- 05. master bathroom
- 06. junior master bedroom

- 07. junior master walk-in wardrobe
- 08. junior master bathroom
- 09. bedroom 1
- 10. bathroom 1
- 11. bedroom 2

- 12. bathroom 2
- 13. kitchen
- 14. household shelter
- 15. toilet
- 16. yard
- 17. private lift lobby

- 18. store
- 19. family hall
- 20. sky patio
- 21. balcony
- 22. AC ledge
- 23. lift



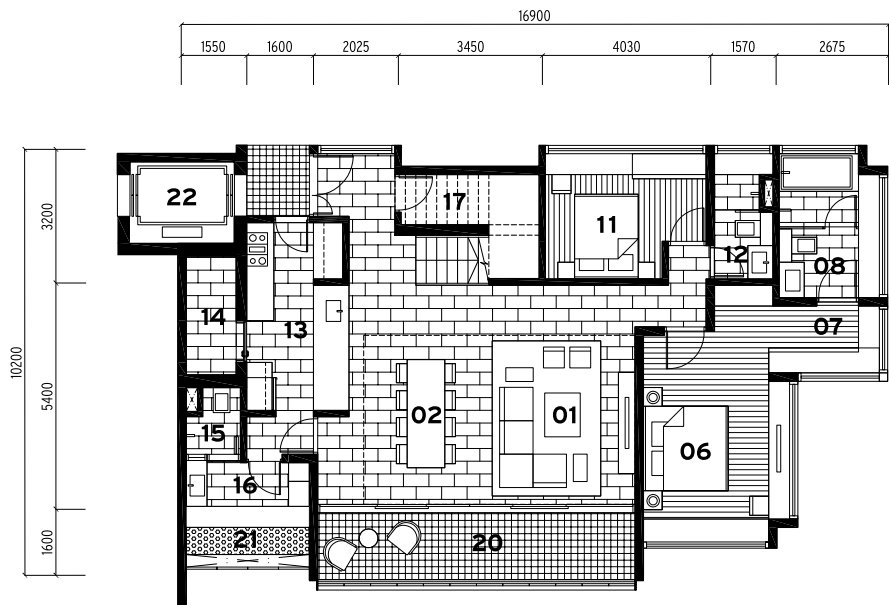
# type 4C

#06-01

level 6-7

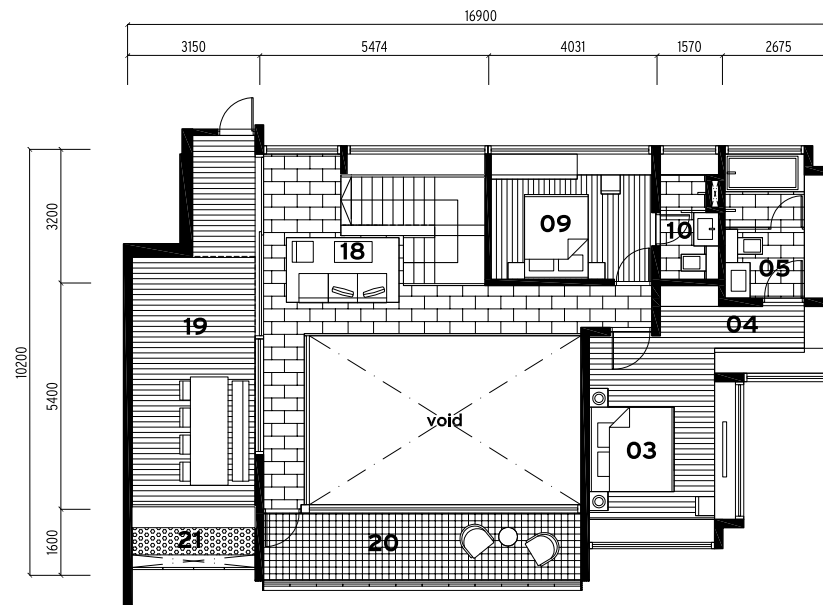
duplex penthouse

area: 3,261 sf / 303 sm



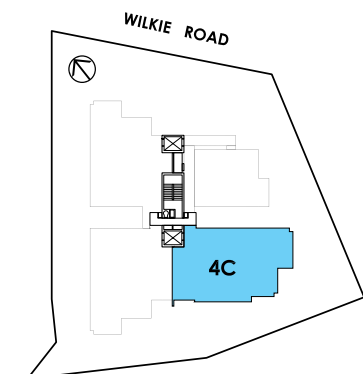
lower level

- 01. living
- 02. dining
- 03. master bedroom
- 04. master walk-in wardrobe
- 05. master bathroom
- 06. junior master bedroom
- 07. junior master walk-in wardrobe
- 08. junior master bathroom
- 09. bedroom 1
- 10. bathroom 1
- 11. bedroom 2



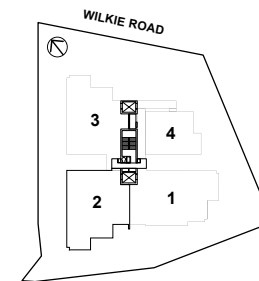
upper level

- 12. bathroom 2
- 13. kitchen
- 14. household shelter
- 15. toilet
- 16. yard
- 17. store
- 18. family hall
- 19. sky patio



# BLOCK PLAN

7	#06-01 (type 4C) duplex penthouse 3,261 sf/ 303 sm	#06-02 (type 4B) duplex penthouse 3,056 sf/ 284 sm	#06-03 (type 4A) duplex penthouse 2,873 sf/ 267 sm	swimming pool
6				M & E
5	#05-01 (type 3C) 3 bedrooms 1,658 sf/ 154 sm	#05-02 (type 3B) 3 bedrooms 1,528 sf/ 142 sm	#05-03 (type 3A) 3 bedrooms 1,518 sf/ 141 sm	#05-04 (type 2A) 2 bedrooms 1,206 sf/ 112 sm
4	#04-01 (type 3C) 3 bedrooms 1,658 sf/ 154 sm	#04-02 (type 3B) 3 bedrooms 1,528 sf/ 142 sm	#04-03 (type 3A) 3 bedrooms 1,518 sf/ 141 sm	#04-04 (type 2A) 2 bedrooms 1,206 sf/ 112 sm
3	#03-01 (type 3C) 3 bedrooms 1,658 sf/ 154 sm	#03-02 (type 3B) 3 bedrooms 1,528 sf/ 142 sm	#03-03 (type 3A) 3 bedrooms 1,518 sf/ 141 sm	#03-04 (type 2A) 2 bedrooms 1,206 sf/ 112 sm
2	#02-01 (type 3C) 3 bedrooms 1,658 sf/ 154 sm	#02-02 (type 3B) 3 bedrooms 1,528 sf/ 142 sm	#02-03 (type 3A1) 3 bedrooms 1,507 sf/ 140 sm	#02-04 (type 2A) 2 bedrooms 1,206 sf/ 112 sm
1	#01-01 (type 3C-G) 3 bedrooms with garden 3,218 sf/ 299 sm	#01-02 (type 3B-G) 3 bedrooms with garden 2,680 sf/ 249 sm		#01-04 (type 2A-G) 2 bedrooms with garden 1,798 sf/ 167 sm
	basement car park			
level	unit 1	unit 2	unit 3	unit 4



NOTE:

- The above diagram is not drawn to scale.
- Areas includes AC ledge, bay window, PES (garden) & void (duplex penthouse) where applicable.

# SPECIFICATIONS

## FOUNDATION

- Reinforced concrete raft foundation

## SUPERSTRUCTURE

- Reinforced concrete (Grade 35) complying with SS26. Steel reinforcement bar complying with SS2

## WALLS

- External wall – Brickwall
- Internal wall – Brickwall

## ROOF

- Flat roof – Reinforced concrete flat roof with water proofing & insulation

## CEILING

Residential units

- Living/Dining/Family Hall and Bedrooms – Ceiling board with paint/  
skim coat with paint
- Household Shelter/Balcony/Terrace – Skim coat with paint
- Kitchen/Yard/Toilet & Bathrooms – Moisture resistant board with paint

## FINISHES WALL

Internal walls to exposed area only

- Living/Dining/Family Hall – Plaster and paint
- Household Shelter – Skim coat and paint
- Kitchen/Yard – Plaster and paint
- Master bedroom/Junior Master Bedroom/Bedrooms – Plaster and paint
- Master bathroom/Junior Master Bathroom/Bathrooms – Homogenous tiles

External wall

- Plaster and paint

## FLOOR

Residential units

- Living/Dining/Master Bathroom/  
Junior Master Bathroom/Bathrooms – Selected marble flooring
- Private lift lobby – Selected marble flooring
- Kitchen/Yard/Household Shelter/Toilet – Homogenous tiles
- Master Bedroom/Junior Master Bedroom/  
Bedrooms/Family Hall/Staircase – Timber strip flooring
- Sky patio – Reconstitute timber
- Balcony/Terrace – Homogenous tiles

Common areas

- Common lift lobby/Common corridor – Homogenous tiles
- Swimming pool deck – Reconstitute timber
- Fire staircase/Staircase – Cement screed finish with metal nosing

## WINDOWS

- Aluminium framed fixed glass and sliding windows in powder coated finish to living/dining and bedrooms where applicable
- Aluminium framed top hung window and/or fixed glass panel windows to bathrooms

## DOORS

- Solid timber door to main entrance
- Timber flush door to bedrooms and bathrooms
- Aluminium framed clear glass sliding door in powder coated finish to living/dining where applicable
- Quality locksets and ironmongery to all doors

## SANITARY FITTINGS

Master Bathroom/Junior Master Bathroom

- 1 long bath complete with bath mixer
- 1 shower screen with door complete with mixer and handset c/w sliding rod
- 1 water closet
- 1 washbasin with mixer and cabinet below
- 1 tower rail
- 1 toilet roll holder

Bathroom 1/Bathroom 2

- 1 washbasin with mixer and cabinet below
- 1 water closet
- 1 shower set complete with mixer and handset c/w sliding rod
- 1 tower rail
- 1 toilet roll holder

Toilet (Type 2A-G, 2A, 3A, 3A1, 4A)

- 1 basin with mixer
- 1 water closet
- 1 hand shower
- 1 toilet roll holder

Toilet (Type 3B-G, 3C-G, 3B, 3C, 4B, 4C)

- 1 water closet
- 1 hand shower
- 1 toilet roll holder

Yard area

- 1 lab sink with tab
- 1 bib tap for washing machine

# SPECIFICATIONS

## ELECTRICAL INSTALLATION

- All wiring for lighting and power points shall be concealed conduit except in areas with false ceiling where wiring above false ceiling shall be in exposed conduit

- Refer electrical schedule for details

## TV/TELEPHONE

- Refer electrical schedule for details

## LIGHTNING PROTECTION

- All apartments are provided with lightning protection system which has been designed in compliance with Singapore Standard Code of Practice CP 33:1996

## PAINTING

- Internal wall – Paint
- External wall – Paint

## WATERPROOFING

- Waterproofing provided for reinforced concrete flat roofs, balcony, terraces, PES, sky patios, bathrooms, kitchen & yards, pool decking & swimming pools

## DRIVEWAY AND CAR PARK

- Reinforced concrete with floor hardener

## RECREATION FACILITIES

- Swimming pool
- Gymnasium
- Pool deck

## ADDITIONAL ITEMS

- Kitchen cabinets
  - Custom made kitchen cabinet with sink, tap mixer drawer and wall units with adjustable shelf
- Kitchen appliances
  - Hob, hood, refrigerator and oven
- Wardrobes
  - Built-in wardrobe for all bedrooms
- Electric water heater
  - Electric water heater provided for all bathrooms. Kitchen and toilet with shared heater
- Air-conditioners
  - Air conditioning system provided for living/ dining & bedrooms
- Audio intercom provided
- Shaver points to master bathroom/junior master bathroom
- Dryer & washing machine provided
- Town gas supply to kitchen

## ELECTRICAL SCHEDULE

Unit type	Type 2A-G	Type 3B-G	Type 3C-G	Type 2A	Type 3A / 3A1	Type 3B	Type 3C	Type 4A	Type 4B	Type 4C
Lighting Point	19	27	27	15	22	22	22	38	38	38
Power Point	33	44	44	30	40	40	40	55	55	55
Fridge Point	1	1	1	1	1	1	1	1	1	1
Dryer Point	1	1	1	1	1	1	1	1	1	1
Washing Machine Point	1	1	1	1	1	1	1	1	1	1
Exhaust Point	1	1	1	1	1	1	1	1	1	1
Cooker Hob Point	1	1	1	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	1	1	1
Heater Point	3	4	4	3	4	4	4	5	5	5
Air-con Point	2	2	2	2	2	2	2	3	3	3
Fan Point	4	5	5	4	5	5	5	8	8	8
Tel Point	4	5	5	4	5	5	5	7	7	7
TV Point	4	5	5	4	5	5	5	7	7	7
Shaver Point	1	1	1	1	1	1	1	2	2	2
Audio Intercom	1	1	1	1	1	1	1	2	2	2

# DISCLAIMER

## 1. Marble & Granite

Marble and granite are natural stone materials containing veins and tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. Natural fissure lines, fossils and pigmentation can appear on the surfaces of polished marble and granite being a result of the formation process. While such materials can be pre-selected before installation, this non-conformity in the marble or granite hence 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. Cablevision

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) or any other relevant party 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.

## 3. 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 shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

## 4. Timber

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

## 5. Wardrobes, Kitchen Cabinets, Fan Coil Units & Electrical Points

Layout/Location of wardrobes, kitchen cabinet, fan coil units and electrical points are subject to the Architect's sole discretion and final design.

## 6. Air-conditioning

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.

## 7. Fittings, Equipment, Finishes, Installations & Appliances

The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to the Architect's selection, market availability and the sole discretion of the Vendor.

## 8. Internet Access

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with an internet service provider and/or such relevant entities/authorities for internet service to the Unit and to make all necessary payments to such internet service provider and/or such relevant entities/authorities.

## 9. Fees for Television & Other Services

The Purchaser will be responsible for the connection, subscription and other fees for television and other services for the Unit, whether chosen by the Purchaser or appointed by the Vendor or the Management Corporation when constituted.

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 subject to change as may be required and cannot form part of an offer or contract. All plans are subject to any amendments approved or may be approved by relevant authorities. All art renderings and illustrations contained in this brochure are artist's impressions only and photographs are only deco suggestions and none can be regarded as representation of fact. Floor areas are approximate measurements and subject to final survey.



a



b



c



d

- a Wisma Selangor Dredging
- b 2otrees
- c Park Seven
- d Hotel Maya Kuala Lumpur

# SELANGOR DREDGING BERHAD

Incorporated in 1962, Selangor Dredging Berhad (SDB) was principally involved in tin mining. In the 80's, SDB began to diversify into property related activities. It is now positioned as a quality lifestyle company.

Listed on the main board of Kuala Lumpur Stock Exchange (KLSE), SDB owns Wisma Selangor Dredging – a prestigious business address and Hotel Maya Kuala Lumpur – an award winning boutique urban resort. Both are within a short walking distance to Kuala Lumpur City Center (KLCC).

Its property development activities in Malaysia are undertaken by SDB Properties Sdn Bhd, a brand name that is synonymous with niche luxury developments with innovative designs.

- Park Seven  
a 20 storey condominium at Persiaran KLCC

- 20trees  
a gated and guarded development with twenty different environments at Melawati
- Damansara 21  
a gated and guarded concept of twenty-one exclusive bungalows at Damansara Heights

SDB has consistently been recognised as setting new benchmarks in the industry. This has been recognized by numerous professional bodies such as Malaysian Interior Design Award (MIDA), Pertubuhan Arkitek Malaysia (PAM) and Singapore Institute of Architects (SIA).

SDB Asia Pte Ltd was set-up to introduce the SDB brand in Singapore. JIA at Wilkie Road is SDB's first development in Singapore and will be followed closely by a high-rise apartment at Gilstead Road. SDB Asia is also committed to the Group's brand promise of "Driving Excellence, Building Lifelong Relationships."

**sdb** asia pte ltd  
(200618870N)  
a selangor dredging berhad company

singapore office

**t** 65 6238 2288 **f** 65 6238 1188 **w** [sdb.com.sg](http://sdb.com.sg)

25, teo hong road, singapore 088333

malaysia – main office

**t** 603 2711 2288 **f** 603 2711 2219 **w** [sdb.com.my](http://sdb.com.my)

grd. south, wisma selangor dredging, 142a jln ampang, 50450 kuala lumpur, malaysia

developer: sdb asia pte ltd • tenure of land: freehold • lot no: 00293m ts 19 at 65 wilkie road • developer's license no: c0310 • building plan no: A0363-00216-2007-BP01 dated 14 april 2008 • expected t.o.p date: 30 april 2012 • expected date of legal completion: 30 april 2015





