

JOOOL

S U I T E S

THE JEWEL OF YOUR EYE



**IT'S ALL ABOUT HAVING  
THE PERFECT BALANCE**  
OF WORK, PLAY, STYLE AND COMFORT.

### EVERYTHING COUNTS IN LARGE AMOUNTS

A place that defines the fundamentals of living and the little things that add up to a dream home. A symmetry of architecture and interior design that truly translate the harmony you are looking for in this new urban space.



优越地点，高回报  
增值潜能，高租金

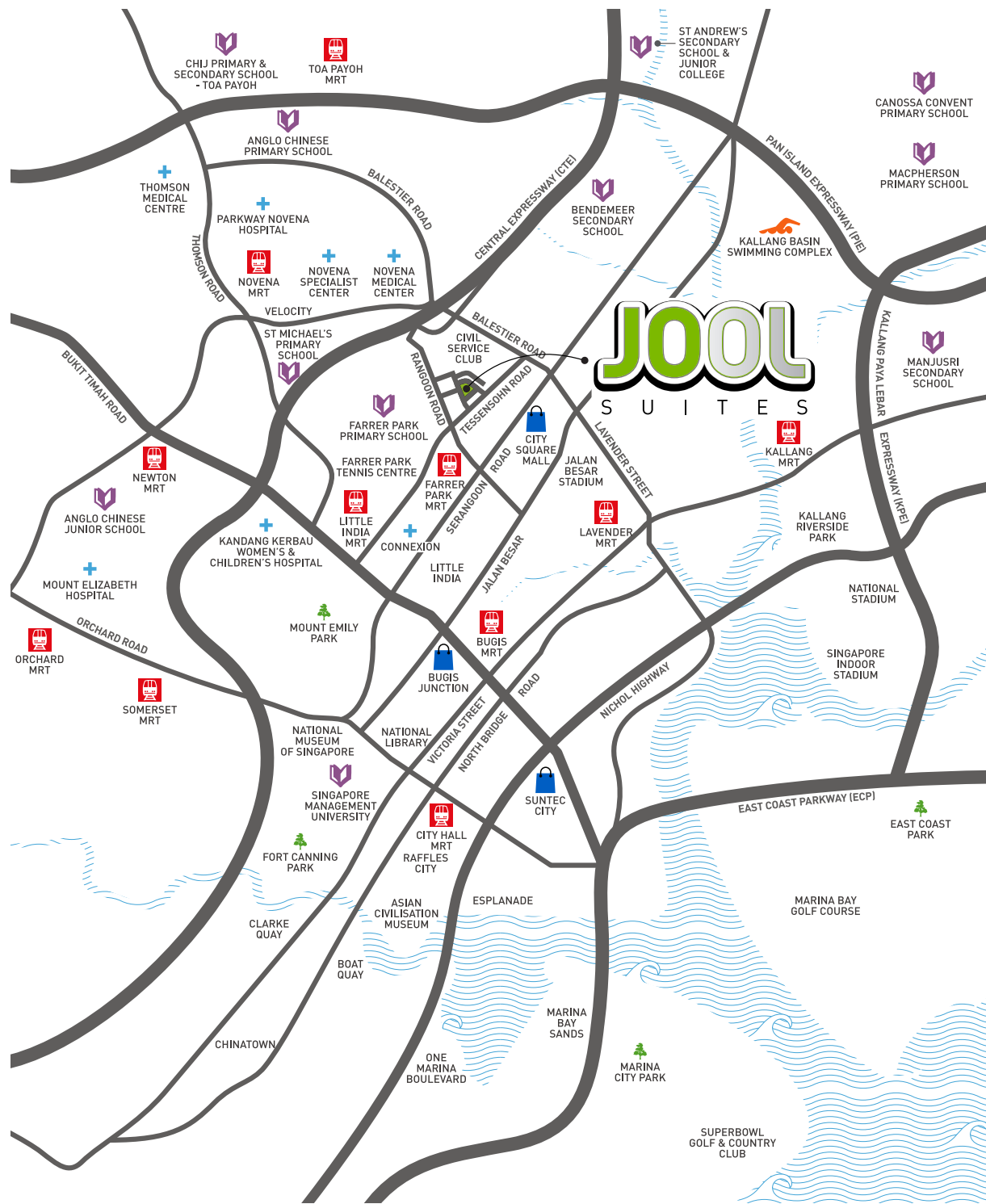
UNVEILING A GEM IN A PLACE WHERE EVERYTHING IS  
AROUND THE CORNER AND NOWHERE IS TOO FAR TO GO.

JOOL IS THE TREASURE WAITING TO BE DISCOVERED.

### EVERYTHING COUNTS IN LARGE AMOUNTS

A place that defines the fundamentals of living and the little things that add up to a dream home. A symmetry of architecture and interior design that truly translate the harmony you are looking for in this new urban space.

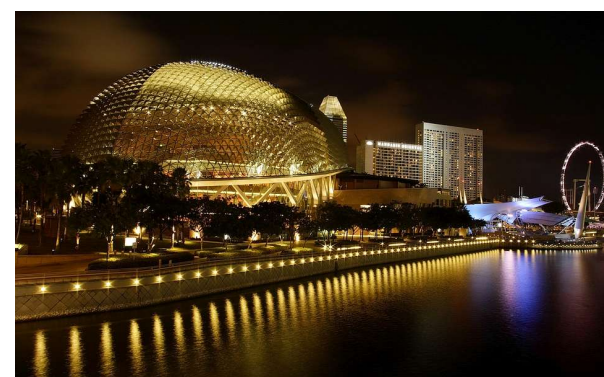
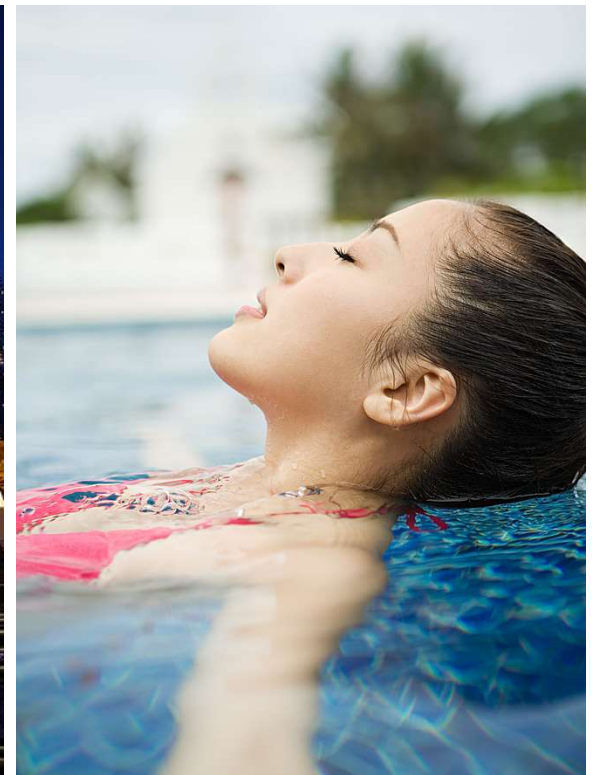




## AT THE HEART OF THE EVERYTHING

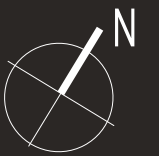
Convenience belying its tranquil surroundings of Jool Suites. Located within 2 minutes walking distance to Farrer Park MRT station, you are at the heart of every shopping, dining and entertainment choice with close proximity to schools and medical centres.

Connexion is located just above Farrer Park MRT Station, The first integrated complex that comprises a new top medical specialist center, a full service hospital, an exquisite hotel, and an ultramodern convention center and a ground floor retail zone.





**SITE PLAN >**  
LAND AREA : 1666.4m<sup>2</sup>



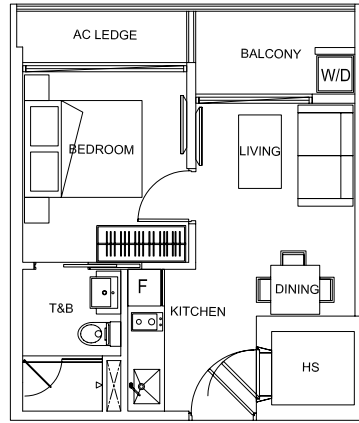


**BOSCH**  
Invented for life

hansgrohe

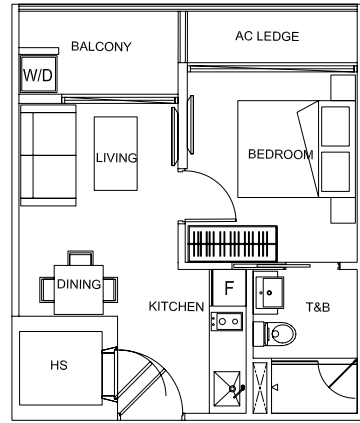


[ TYPE | A | > 1 BEDROOM ]



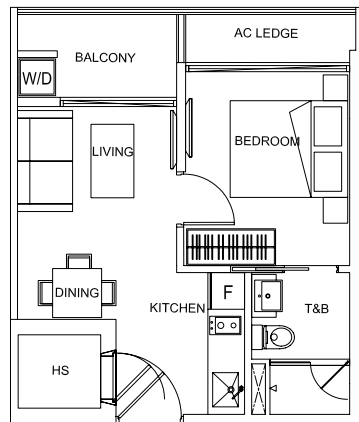
**TYPE | A |**

37 sqm  
#02-08 | #03-08 | #04-08



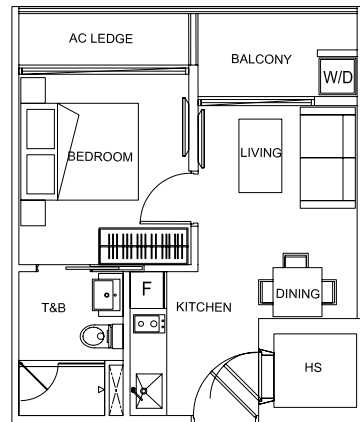
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#02-09 | #03-09 | #04-09  
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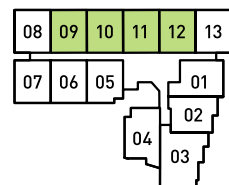
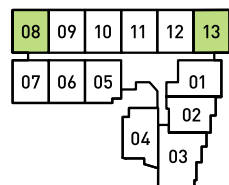
**TYPE | A1 |**

37 sqm  
#02-13 | #03-13 | #04-13

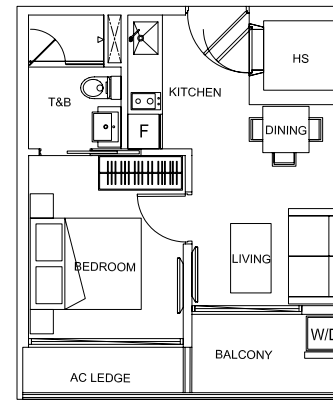


**TYPE | A3 |**

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#02-10 | #03-10 | #04-10  
#02-12 | #03-12 | #04-12

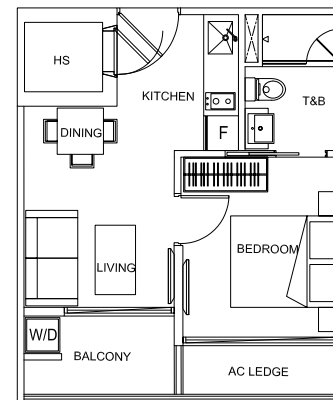


[ TYPE | B | > 1 BEDROOM ]



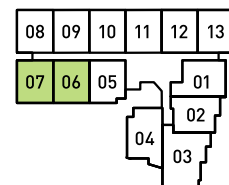
**TYPE | B |**

37 sqm  
#02-07 | #03-07 | #04-07

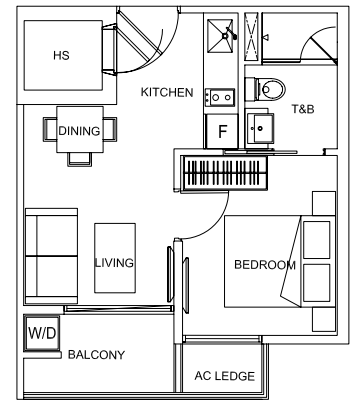


**TYPE | B1 |**

38 sqm  
#02-06 | #03-06 | #04-06

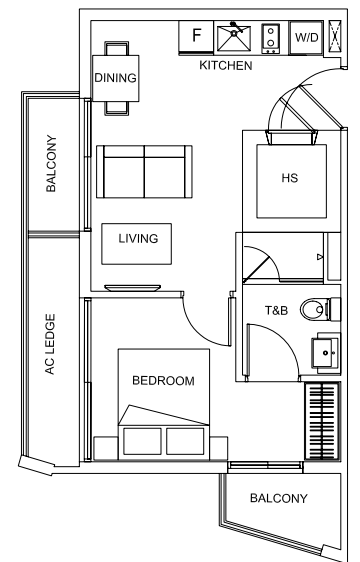


[ TYPE | C & D | > 1 BEDROOM ]



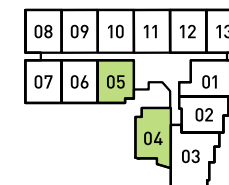
**TYPE | C |**

36 sqm  
#02-05 | #03-05 | #04-05



**TYPE | D |**

45 sqm  
#02-04 | #03-04 | #04-04



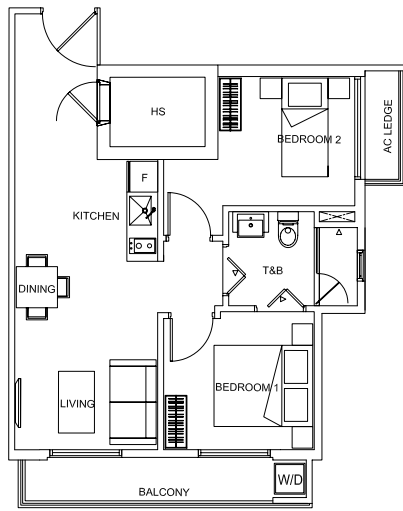


[ TYPE | E | > 2 BEDROOM ]

[ TYPE | F & G | > 1 BEDROOM ]

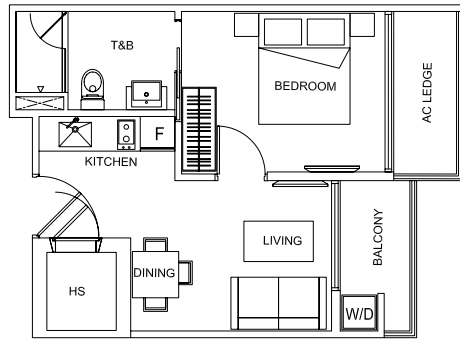
[ TYPE | PH-H | > PENTHOUSE 1 BEDROOM WITH OPEN ROOF TERRACE ]

[ TYPE | PH-J | > PENTHOUSE 1 BEDROOM WITH OPEN ROOF TERRACE ]



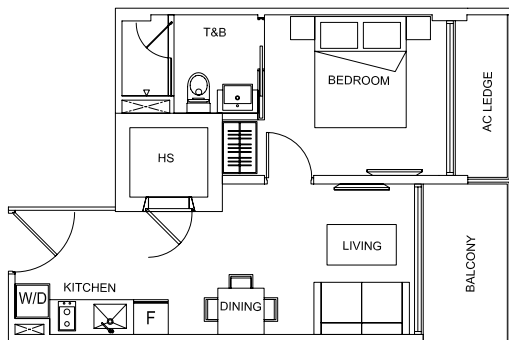
TYPE | E |

58 sqm  
#02-03 | #03-03 | #04-03



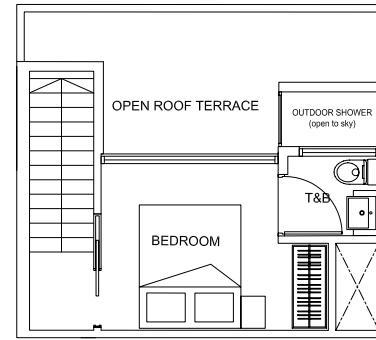
TYPE | F |

40 sqm  
#02-02 | #03-02 | #04-02

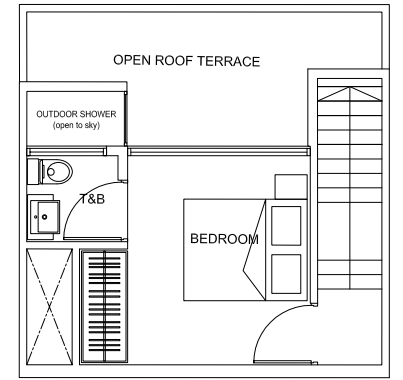


TYPE | G |

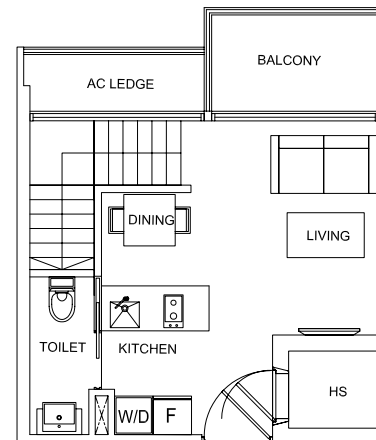
43 sqm  
#02-01 | #03-01 | #04-01



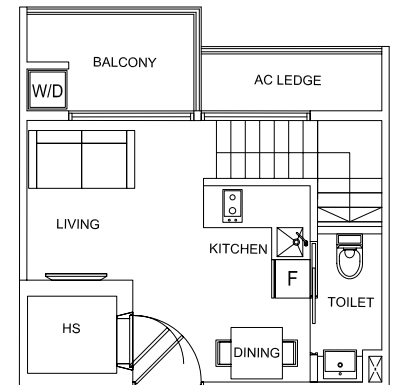
UPPER LEVEL



UPPER LEVEL



LOWER LEVEL



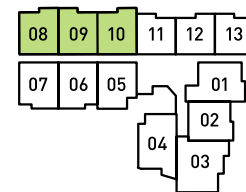
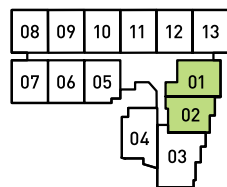
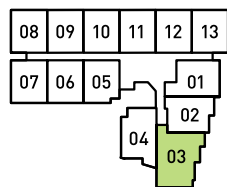
LOWER LEVEL

TYPE | PH-H |

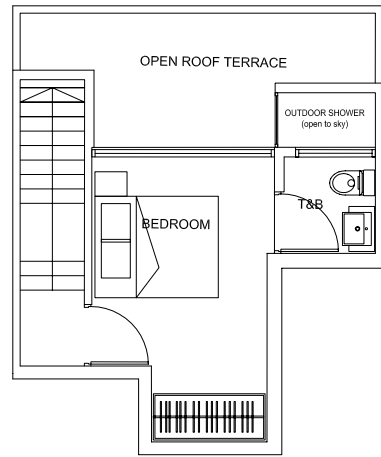
64 sqm  
#05-08 | #05-09 | #05-10

TYPE | PH-J |

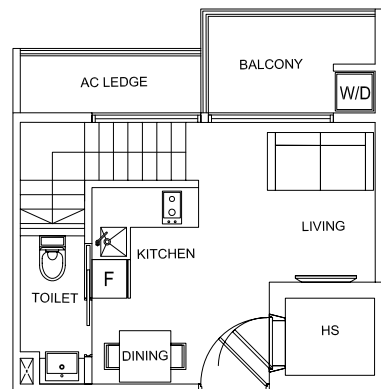
63 sqm  
#05-11



**TYPE | PH-K | >**  
**PENTHOUSE 1 BEDROOM**  
**WITH OPEN ROOF TERRACE**

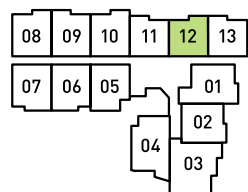


UPPER LEVEL

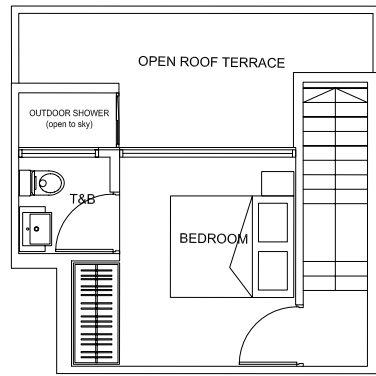


LOWER LEVEL

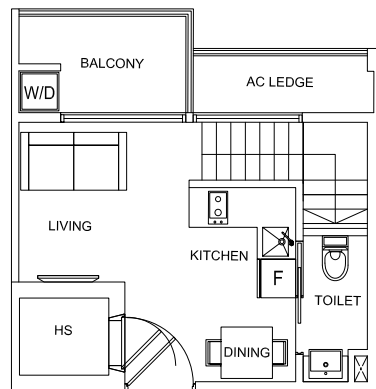
**TYPE | PH-K |**  
 64 sqm  
 #05-12



**TYPE | PH-L | >**  
**PENTHOUSE 1 BEDROOM**  
**WITH OPEN ROOF TERRACE**

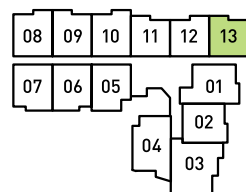


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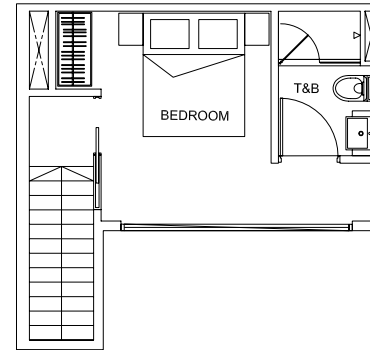


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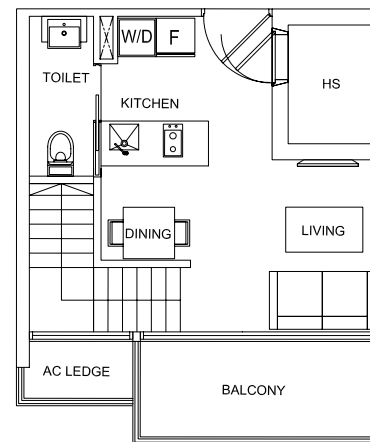
**TYPE | PH-L |**  
 62 sqm  
 #05-13



**TYPE | PH-M | >**  
**PENTHOUSE 1 BEDROOM**

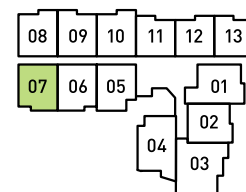


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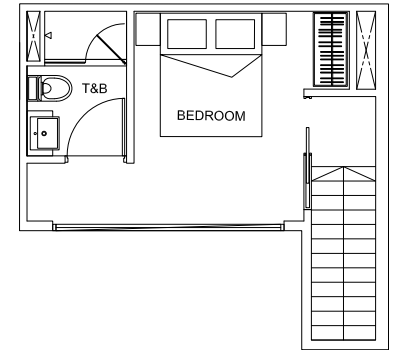


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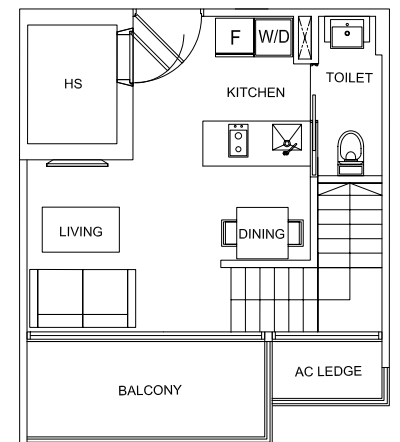
**TYPE | PH-M |**  
 57 sqm  
 #05-07



**TYPE | PH-M1 | >**  
**PENTHOUSE 1 BEDROOM**

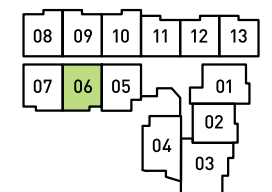


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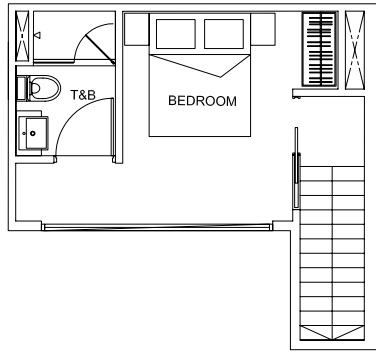


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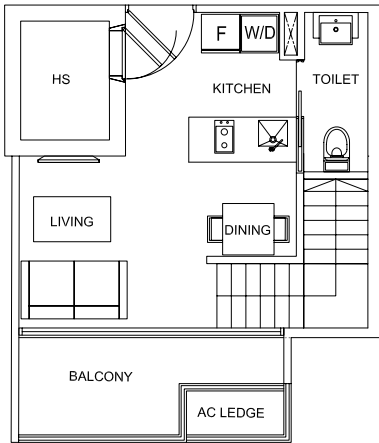
**TYPE | PH-M1 |**  
 58 sqm  
 #05-06



TYPE | PH-N | >  
PENTHOUSE 1 BEDROOM

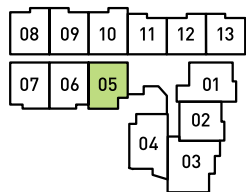


UPPER LEVEL

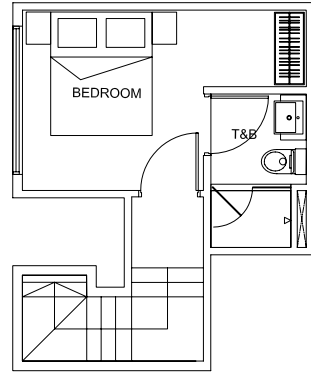


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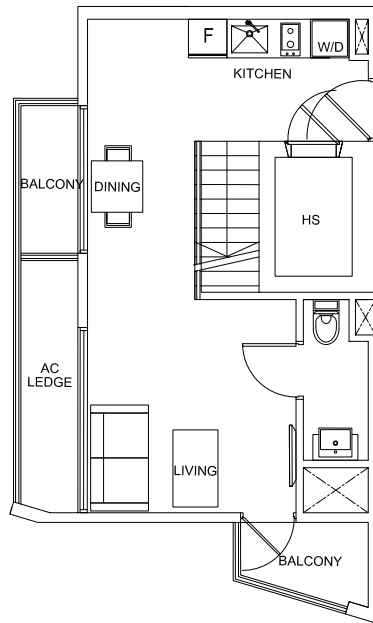
TYPE | PH-N |  
56 sqm  
#05-05



TYPE | PH-O | >  
PENTHOUSE 1 BEDROOM



UPPER LEVEL

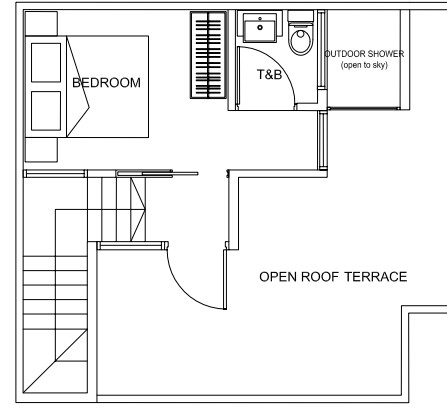


LOWER LEVEL

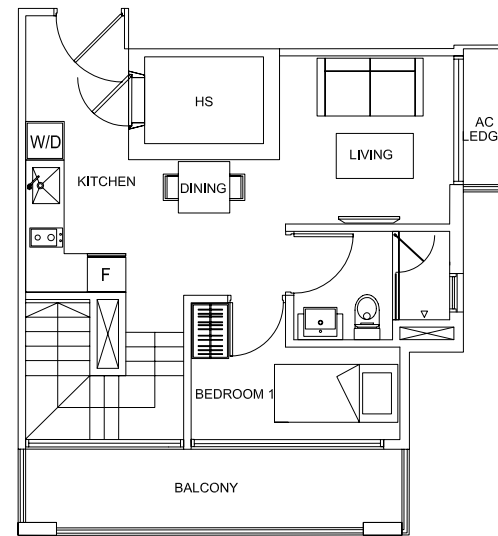
TYPE | PH-O |  
87 sqm  
#05-04



TYPE | PH-P | >  
PENTHOUSE 2 BEDROOM  
WITH OPEN ROOF TERRACE

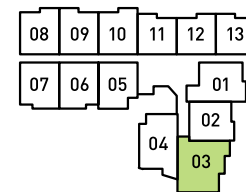


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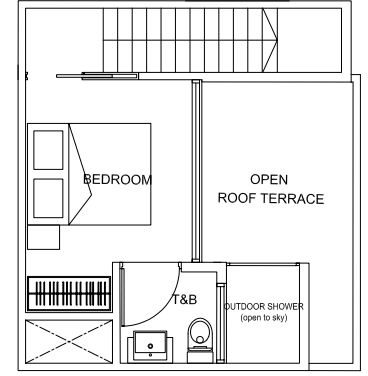


LOWER LEVEL

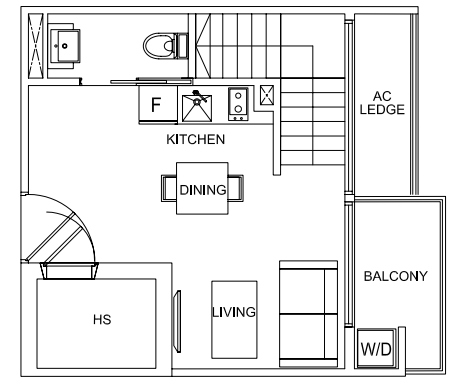
TYPE | PH-P |  
92 sqm  
#05-03



TYPE | PH-Q | >  
PENTHOUSE 1 BEDROOM  
WITH OPEN ROOF TERRACE

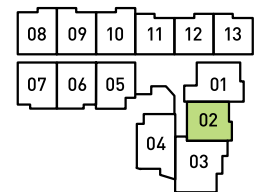


UPPER LEVEL



LOWER LEVEL

TYPE | PH-Q |  
65 sqm  
#05-02



[ SPECIFICATIONS OF THE BUILDING > ]

**17. OTHER ITEMS (FOR APARTMENTS)**

- A) Kitchen Cabinets - High and low kitchen cabinets with solid surface and/or stone work top complete with sink and mixer to Architect's design & selection.
- B) Kitchen Appliances - Electric Cooker Hob and cooker hood, integrated fridge, built-in microwave and washer-cum-dryer to Architect's selection.
- C) Bedroom Wardrobes - Built-in wardrobes to all bedrooms to Architect's design & selection.
- D) Air-conditioning - Multi-split air-conditioning to all Bedrooms and Living/ Dining to M & E Engineer's requirements.
- E) Mechanical Ventilation - Toilets may be mechanically ventilated, where applicable to M&E Engineer's requirements.
- F) Electric Water Heater - Hot water supply to all bathrooms and kitchen except W.C. to M & E Engineer's requirements.
- G) Soil Treatment - Anti-termite soil treatment by specialist's specifications.
- H) Cable vision - Provision of outlet only.

**NOTES**

**(A) MARBLE, LIMESTONE AND GRANITE**

Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. White such material can be pre-selected before installation, this non-conformity in the marble, limestone or granite as well as non-uniformity between pieces 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. Subject to Clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

**(B) TIMBER**

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

**(C) 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.

**(D) CABLE TELEVISION AND/OR INTERNET ACCESS**

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or internet services providers (ISP) 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 and/or internet access.

**(E) WARDROBES, KITCHEN CABINETS, FAN COIL UNITS, ELECTRICAL POINTS, DOOR SWING POSITIONS AND PLASTER CEILING BOARDS**

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

**(F) AIR-CONDITIONING SYSTEM**

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

**(G) INTERNET ACCESS**

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for Internet services to the unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

**(H) DESCRIPTION OF COMMON PROPERTY**

Car park lots, driveway, common lift/stair lobbies, pool, refuse chamber, lifts, staircase, turf area, fencing gates, switch room, pump room, water tanks, external walls and other elements and fixtures/fittings which are not included in the Subsidiary Strata Certificate of Title for each individual housing unit and all common property as defined in the Building Maintenance and Strata Management Act (Cap.30C) and the Land Titles (Strata) Act (Cap.158).

**(I) COMMON AREA**

Sentry Post is provided and Management Room is not provided.

**(J) PURPOSE OF BUILDING PROJECT AND RESTRICTION AS TO USE**

The building project is zoned as "Residential", strictly for residential occupation only. The open roof terrace/PES is not to be enclosed or roofed over.

**(K) ADDITIONAL NOTES**

While every reasonable care has been taken in preparation of this brochure, the developer and its agent cannot be held responsible for the inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representation of fact. All information and specifications, renderings, visual representations, and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities.

**(L) MATERIALS, FITTINGS, EQUIPMENT, FINISHES, INSTALLATION AND APPLIANCES**

Subject to Clause 14.3, the brand, colour and model of all materials, fittings, equipment, finishes, Installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

All information, specifications and statements herein shall not be treated to form part of an offer or contract. Floor plans are subject to amendments as may be required by the relevant authorities.

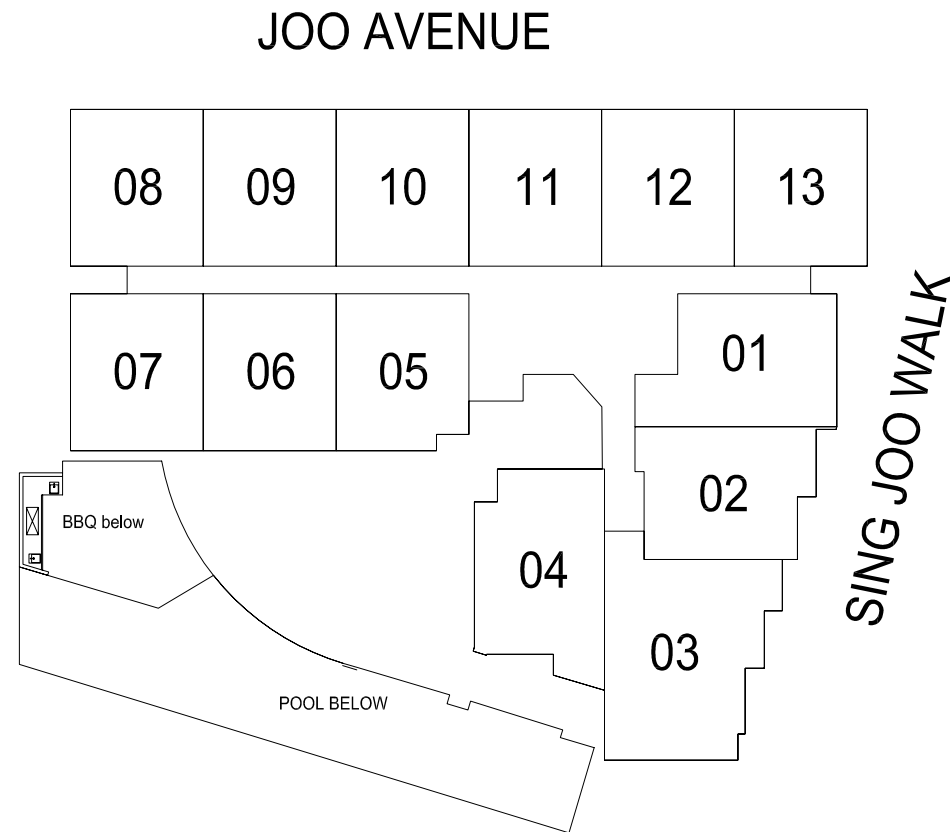
Visual representations, model, showflat displays and illustrations, photographs, art renderings and other graphic representations and references, not limited to landscape and furniture, are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are only approximate measurements and subject to final survey.

The Sales & Purchase Agreement shall form the entire agreement between the developer and purchaser and shall supersede all statements, representations or promise made prior to the signing of the Sales & Purchase Agreement and shall in no way modified by any statements,

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, specifications and plans are believed to be correct but are not to be regarded as statements or representations of fact. All information are specifications are current at the time of print and are subject to change as may be required and cannot form part of the contract. All floor plans are subject to any amendments approved or which may be approved by the relevant authority. Renderings and Illustrations are artist's impressions only and photographs are only decor suggestions and do not necessarily represent as-built standard specifications and none can be regarded as representations of fact. Floor areas are approximate measurements and are subject to final survey. The materials and finishings to be used are subject to change and availability. The model and showflat are subject to changes as may be required or approved by the relevant authorities.

[ PROVISION OF NUMBER OF LIGHTING, POWER, TELEPHONE & TV POINTS > ]

UNIT TYPE	LIGHTING POINT	POWER POINT	TV POINT	TV/FM POINT	TELEPHONE POINT	DATA POINT	WATER HEATER	COOKER	HOOD	INTERCOM POINT	ISOL.	BELL
A	6	7	2	1	3	1	1	1	1	1	1	1
A1	6	7	2	1	3	1	1	1	1	1	1	1
A2	6	7	2	1	3	1	1	1	1	1	1	1
A3	6	7	2	1	3	1	1	1	1	1	1	1
B	6	7	2	1	3	1	1	1	1	1	1	1
B1	6	7	2	1	3	1	1	1	1	1	1	1
C	6	7	2	1	3	1	1	1	1	1	1	1
D	7	7	2	1	3	1	1	1	1	1	1	1
E	9	10	3	1	4	1	1	1	1	1	1	1
F	6	8	2	1	3	1	1	1	1	1	1	1
G	6	8	2	1	3	1	1	1	1	1	1	1
PH H	10	8	2	1	3	1	1	1	1	1	1	1
PH J	10	8	2	1	3	1	1	1	1	1	1	1
PH K	10	8	2	1	3	1	1	1	1	1	1	1
PH L	10	8	2	1	3	1	1	1	1	1	1	1
PH M	9	8	2	1	3	1	1	1	1	1	1	1
PH M1	9	8	2	1	3	1	1	1	1	1	1	1
PH N	9	8	2	1	3	1	1	1	1	1	1	1
PH O	10	8	2	1	3	1	1	1	1	1	1	1
PH P	13	10	3	1	4	1	2	1	1	1	1	1
PH Q	9	8	2	1	3	1	1	1	1	1	1	1
PH R	9	8	2	1	3	1	1	1	1	1	1	1



Attic Storey	Open Roof Terrace	Open Roof Terrace	Open Roof Terrace	Open Roof Terrace	Open Roof Terrace	Open Roof Terrace
5th Storey	PH-H #05-08	PH-H (Mirror) #05-09	PH-H #05-10	PH-J #05-11	PH-K #05-12	PH-L #05-13
4th Storey	A #04-08	A2 #04-09	A3 #04-10	A2 #04-11	A3 #04-12	A1 #04-13
3rd Storey	A #03-08	A2 #03-09	A3 #03-10	A2 #03-11	A3 #03-12	A1 #03-13
2nd Storey	A #02-08	A2 #02-09	A3 #02-10	A2 #02-11	A3 #02-12	A1 #02-13
1st Storey	BBQ/Deck/Pool		Car Parking			
Basement Storey	Car Parking					

Facing Joo Avenue

Attic Storey		Open Roof Terrace	Open Roof Terrace
5th Storey	PH-R #05-01	PH-Q #05-02	PH-P #05-03
4th Storey	G #04-01	F #04-02	E #04-03
3rd Storey	G #03-01	F #03-02	E #03-03
2nd Storey	G #02-01	F #02-02	E #02-03
1st Storey	Car Parking BBQ/Deck/Pool		
Basement Storey	Car Parking		

Facing Sing Joo Walk - Entrance

Attic Storey				
5th Storey	PH-M #05-07	PH-M1 #05-06	PH-N #05-05	PH-O #05-04
4th Storey	B #04-07	B1 #04-06	C #04-05	D #04-04
3rd Storey	B #03-07	B1 #03-06	C #03-05	D #03-04
2nd Storey	B #02-07	B1 #02-06	C #02-05	D #02-04
1st Storey	Car Parking BBQ/Deck/Pool			
Basement Storey	Car Parking			

Facing Pool/BBQ

DEVELOPER >

**SJ CAPITAL PTE LTD**

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DISCOVER THE TREASURE  
IN JOOL SUITES

