

# **kembangkan** SUITES







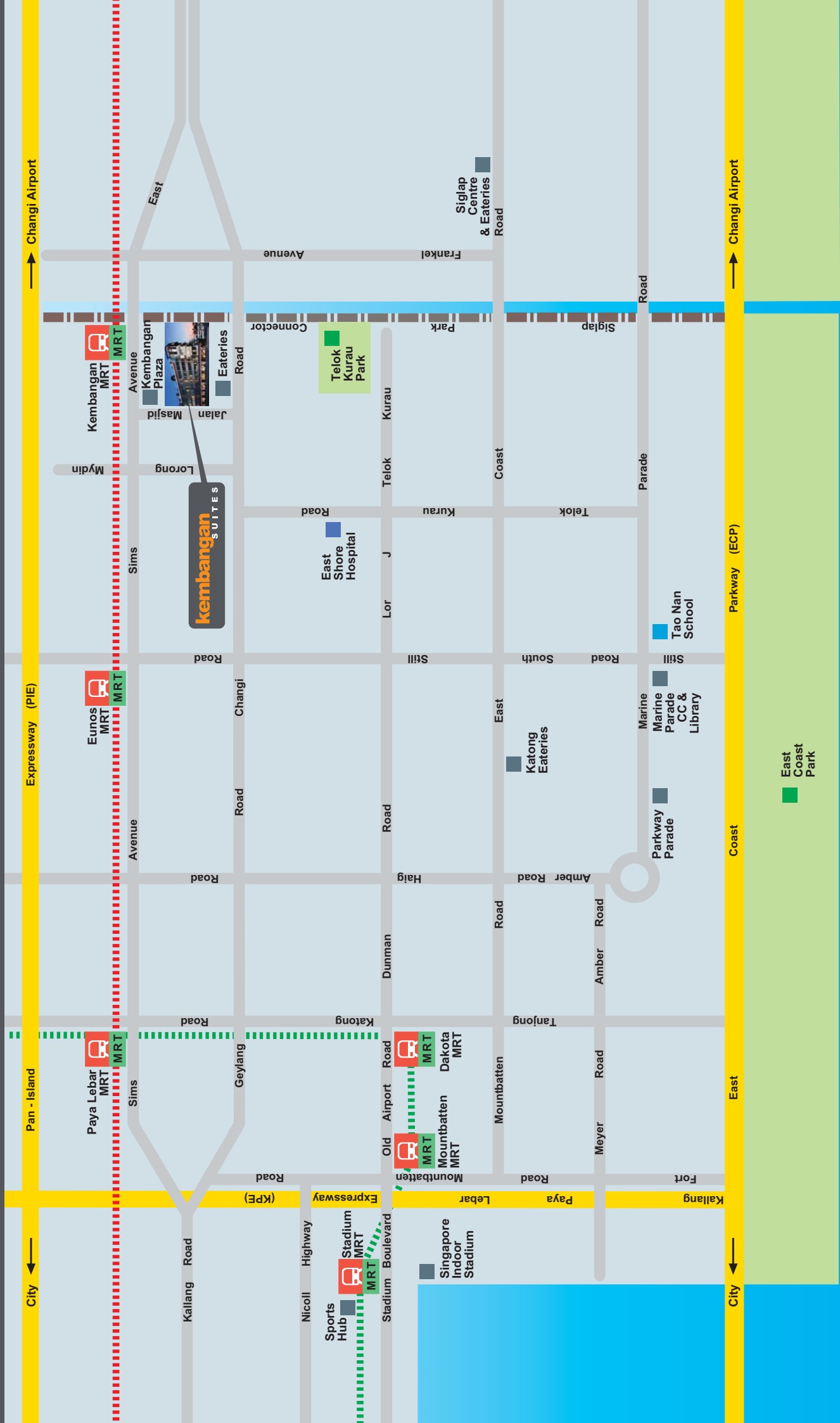
Comprising of 60 exclusive freehold residences and 8 shops,  
a haven away from the bustle of the city,  
perfectly balanced between exclusivity and convenience.





Located opposite of Kembangan MRT station and easy drives via PIE and ECP, relish the ease of getting to the city in minutes. Enjoy a quiet evening at Telok Kurau Park or find leisure at East Coast Park via the easy access of Siglap Park Connector. Fulfill your shopping needs and culinary temptation at Parkway Parade and eateries nearby.

# location map



City ←

Pan - Island

Expressway (PIE)

→ Changi Airport

City ←

East

Coast

Parkway (ECP)

→ Changi Airport



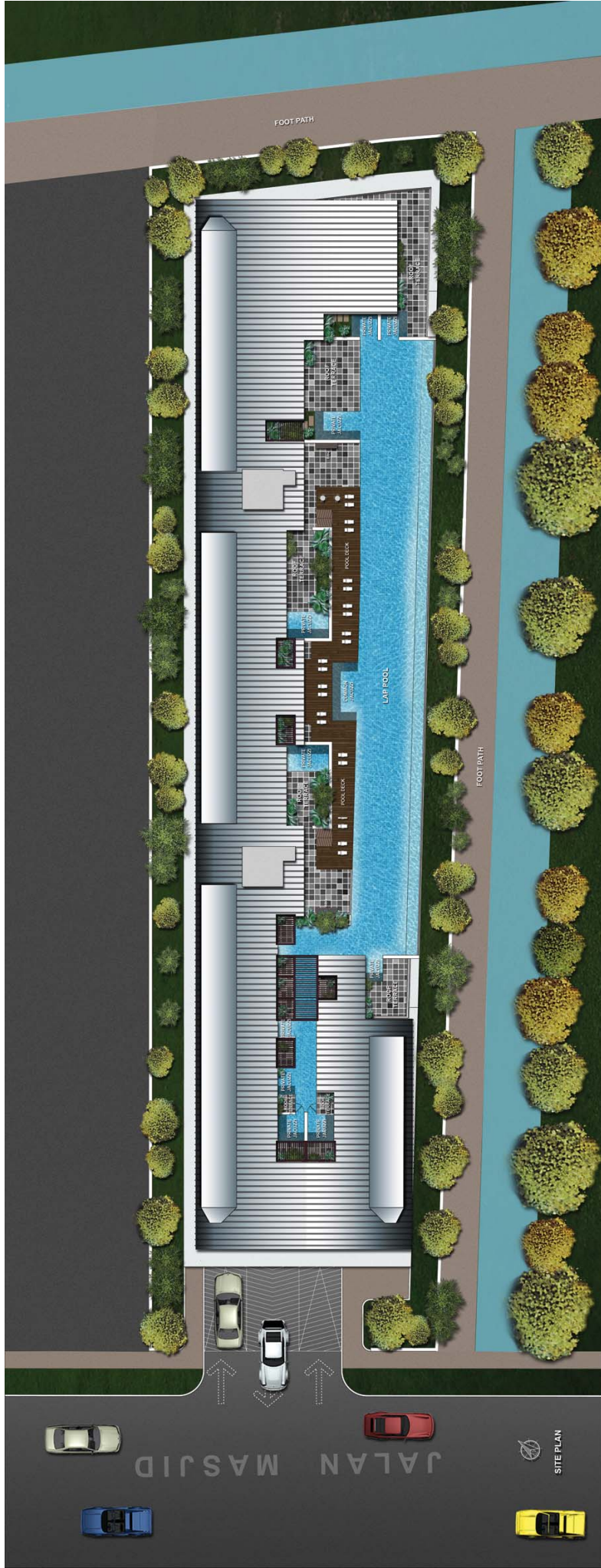
Artist's impression only



Under the stars above all...  
Lounge by the pool. Relax your mind in the jacuzzi. Get rejuvenated with a workout at the gym.  
Entertain family and friends with a bbq feast.  
Unwind in a haven of pleasure.

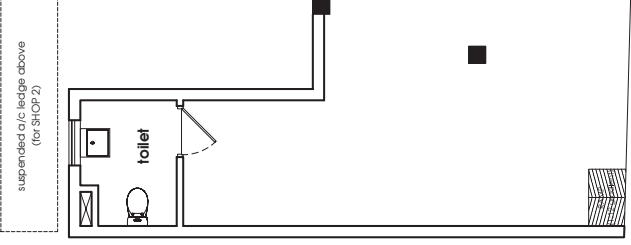
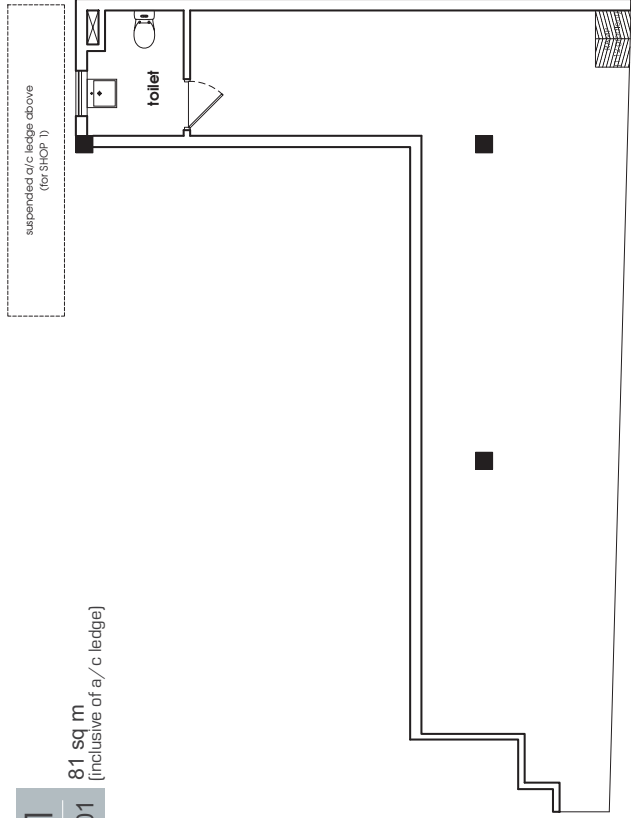


site plan



SH 1  
#01-01

81 sq m  
(inclusive of a/c ledge)



SH 2  
#01-02

70 sq m  
(inclusive of a/c ledge)

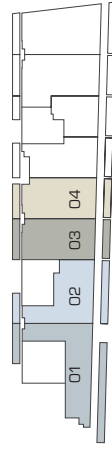
SH 3  
#01-03

64 sq m  
(inclusive of a/c ledge)



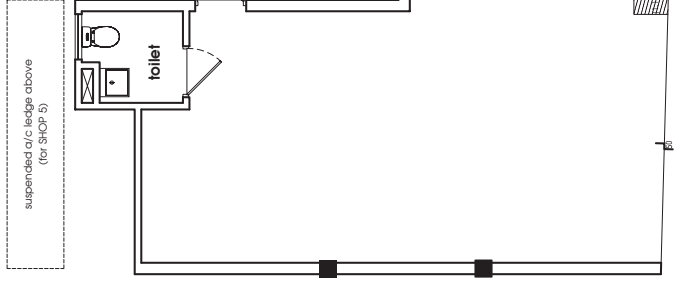
SH 4  
#01-04

66 sq m  
(inclusive of a/c ledge)



SH 5  
#01-05

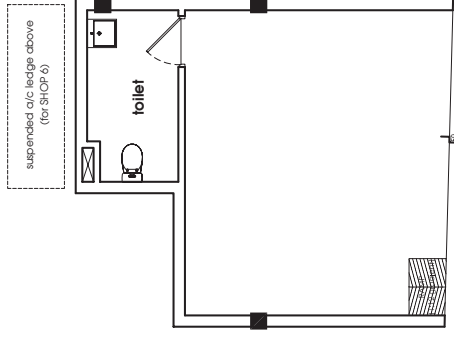
57 sq m  
(inclusive of a/c ledge)



suspended a/c ledge above  
(for SHOP 5)

SH 6  
#01-06

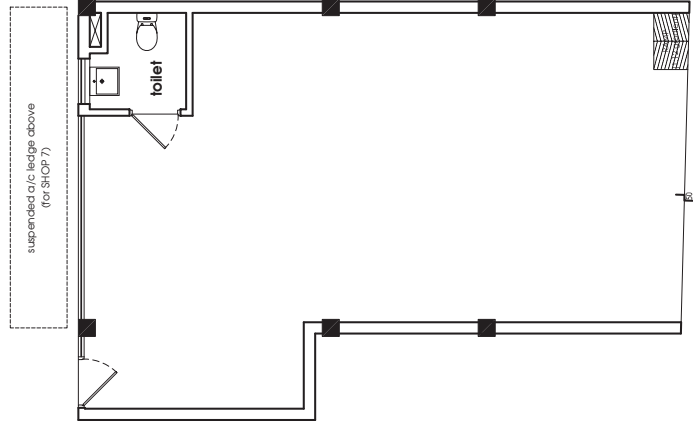
39 sq m  
(inclusive of a/c ledge)



suspended a/c ledge above  
(for SHOP 6)

SH 7  
#01-07

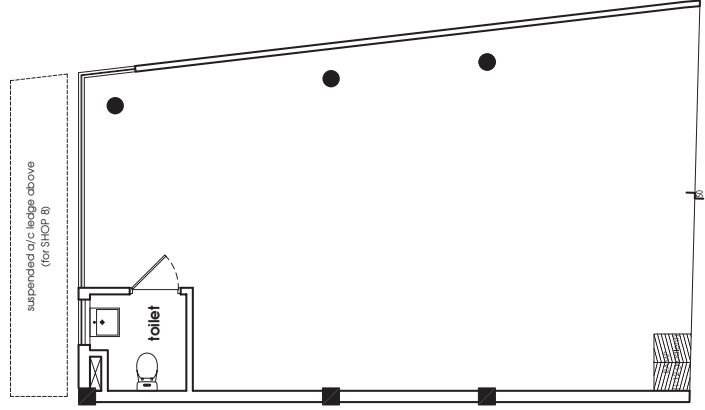
76 sq m  
(inclusive of a/c ledge)



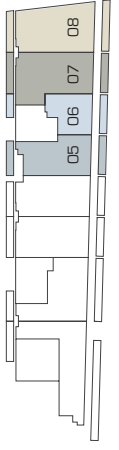
suspended a/c ledge above  
(for SHOP 7)

SH 8  
#01-08

79 sq m  
(inclusive of a/c ledge)



suspended a/c ledge above  
(for SHOP 8)





Artist's impression only



Artist's impression only

The exclusivity of space..... Luxuriously refined in taste



Uncompromised quality.....

provide you with comfort and functionality





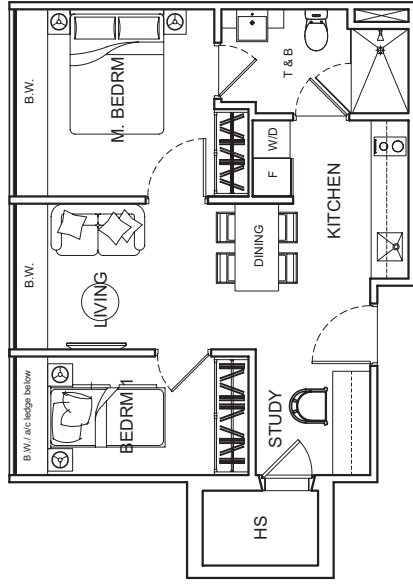
Artist's impression only



Artist's impression only

**type A** (inclusive of bay window, a/c ledge)

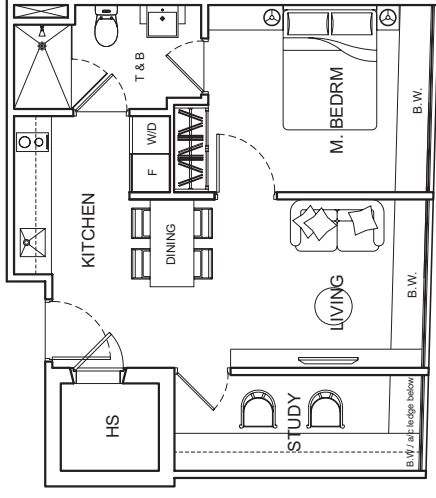
2+1 bdrm  
#02-01  
#03-01  
#04-01  
50 sq m



Standard unit

**type B** (inclusive of bay window, a/c ledge)

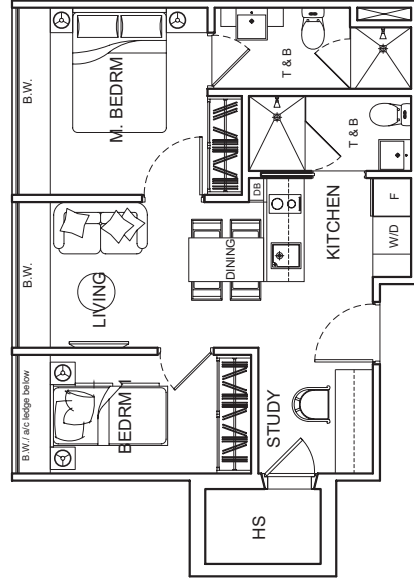
1+1 bdrm  
#02-02  
#03-02  
#04-02  
#05-02  
50 sq m



Standard unit

**type A** (inclusive of bay window, a/c ledge)

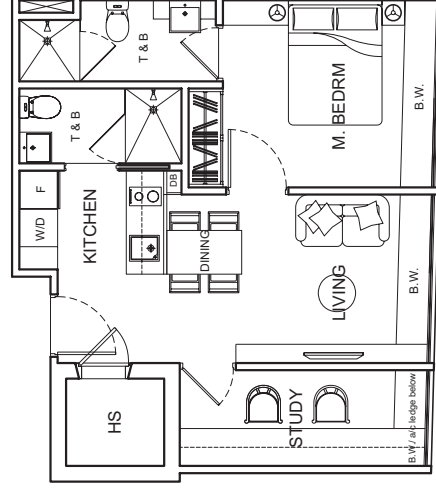
2+1 bdrm  
#02-01  
#03-01  
#04-01  
50 sq m



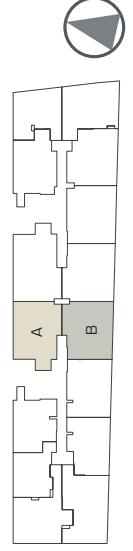
Option 2

**type B** (inclusive of bay window, a/c ledge)

1+1 bdrm  
#02-02  
#03-02  
#04-02  
#05-02  
50 sq m

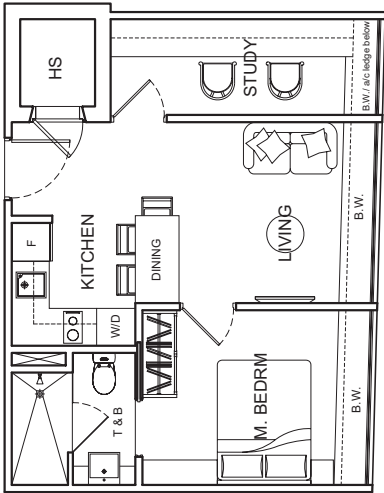


Option 2



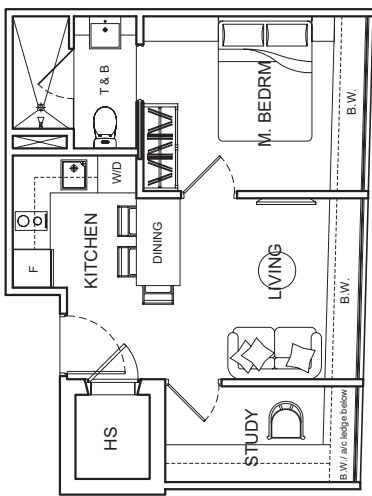
type C (inclusive of bay window, a/c ledge)

1+1 bdr | #02-03  
 #03-03  
 #04-03  
 #05-03  
 46 sq m



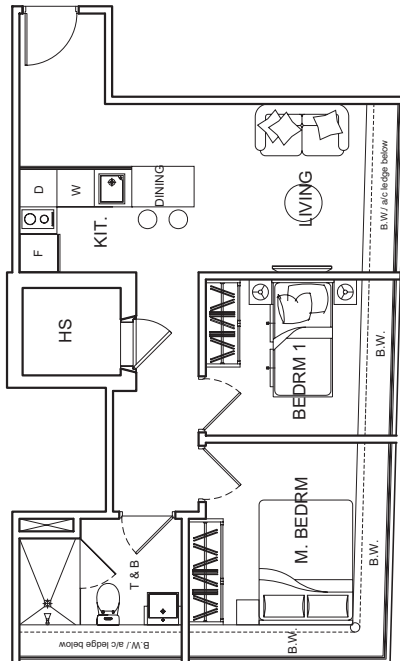
type D (inclusive of bay window, a/c ledge)

1+1 bdr | #02-04  
 #03-04  
 #04-04  
 40 sq m



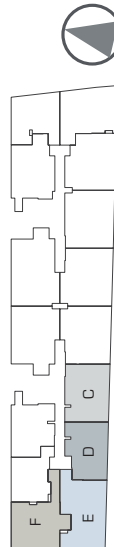
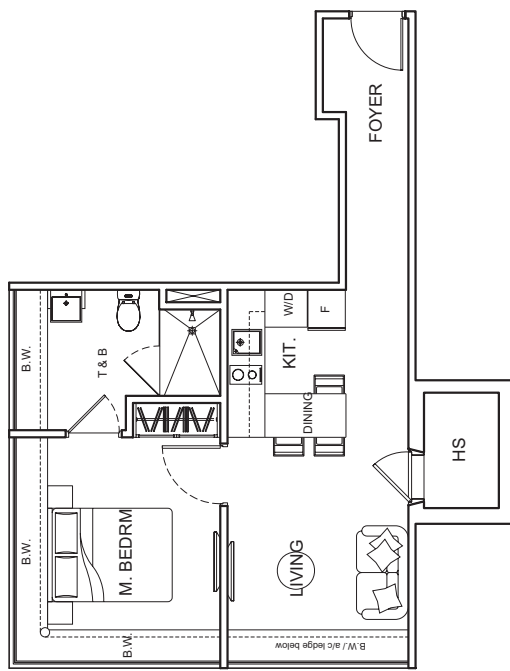
type E (inclusive of bay window, a/c ledge)

2 bdr | #02-05  
 #03-05  
 #04-05  
 54 sq m



type F (inclusive of bay window, a/c ledge)

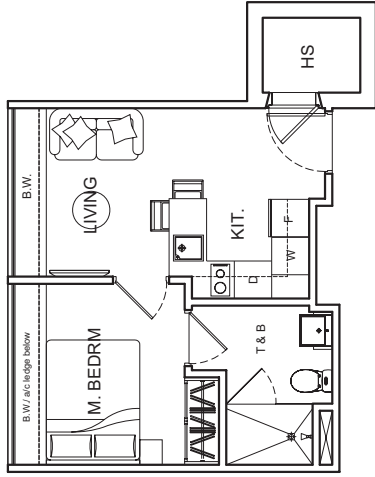
1 bdr | #02-06  
 #03-06  
 #04-06  
 49 sq m





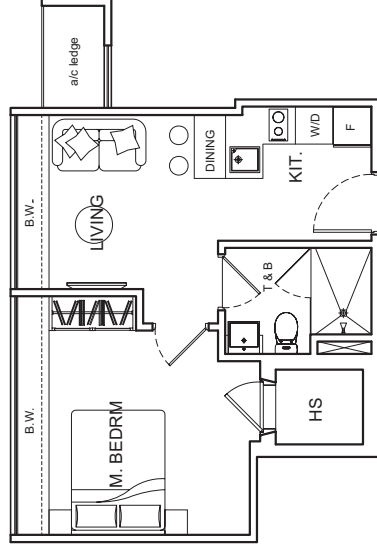
type G [inclusive of bay window, a/c ledge]

1 bdrm | #02-07  
#03-07  
32 sq m | #04-07



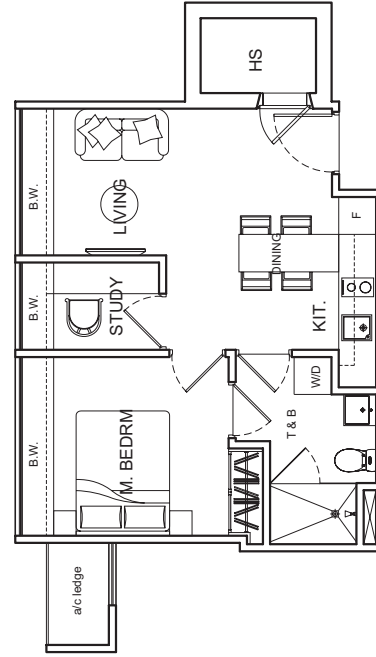
type H [inclusive of bay window, a/c ledge]

1 bdrm | #02-08  
#03-08  
39 sq m | #04-08



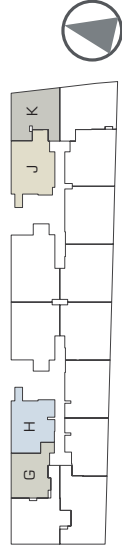
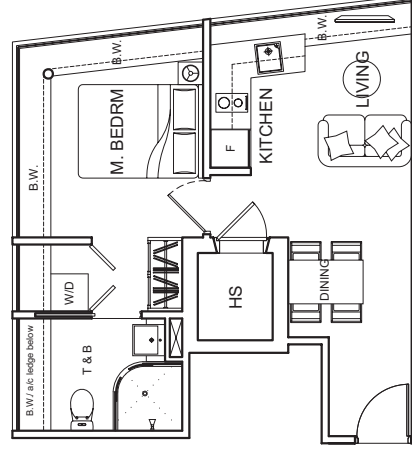
type J [inclusive of bay window, a/c ledge]

1+1 bdrm | #02-09  
#03-09  
46 sq m | #04-09



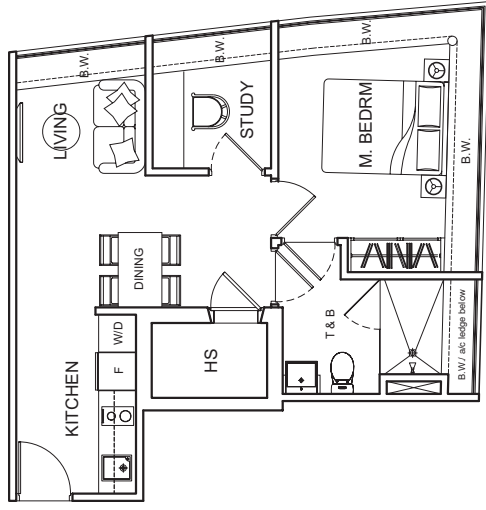
type K [inclusive of bay window, a/c ledge]

1 bdrm | #02-10  
#03-10  
39 sq m | #04-10



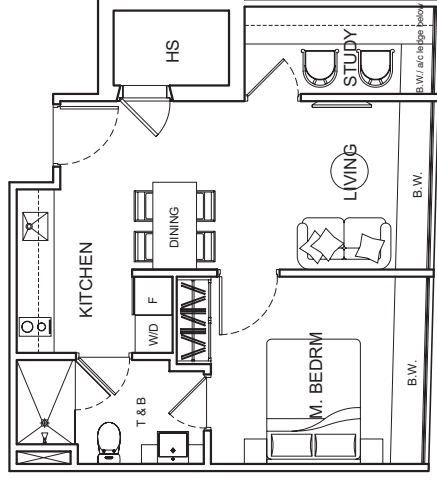
type L [inclusive of bay window, a/c ledge]

1+1 bdr  
#02-11  
#03-11  
#04-11  
49 sq m

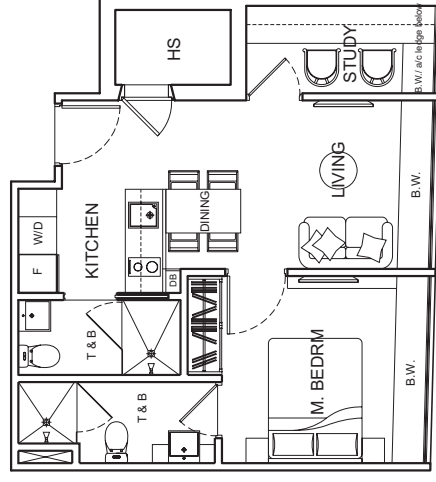


type M [inclusive of bay window, a/c ledge]

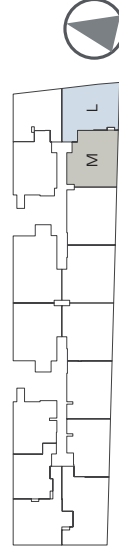
1+1 bdr  
#02-12  
#03-12  
#04-12  
#05-12  
48 sq m



Standard unit

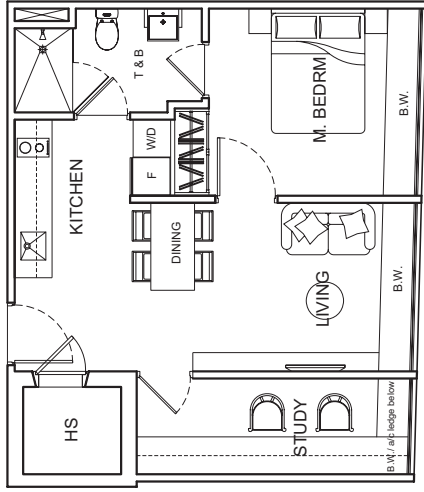


Option 2



type N (inclusive of bay window, a/c ledge)

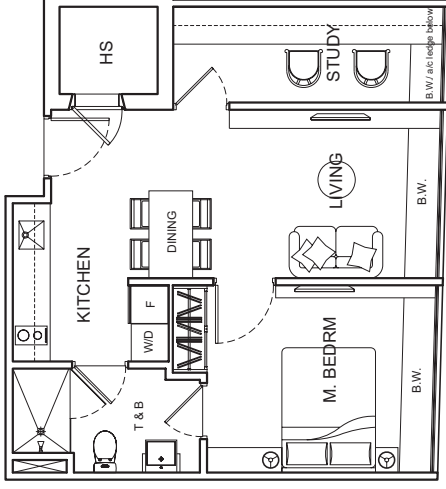
1+1 bdrmm #02-13  
 #03-13  
 50 sq m #04-13  
 #05-13



Standard unit

type P (inclusive of bay window, a/c ledge)

1+1 bdrmm #02-14  
 #03-14  
 52 sq m #04-14  
 #05-14

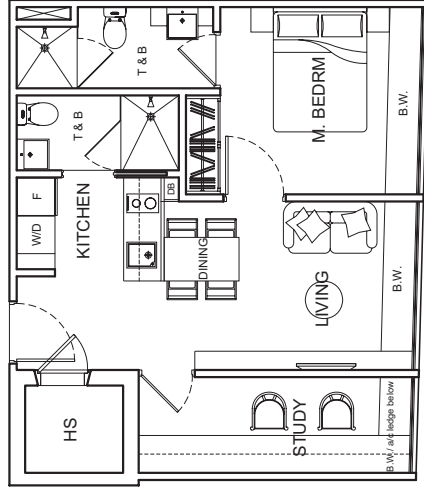


Standard unit

Option 2

type Q (inclusive of bay window, a/c ledge)

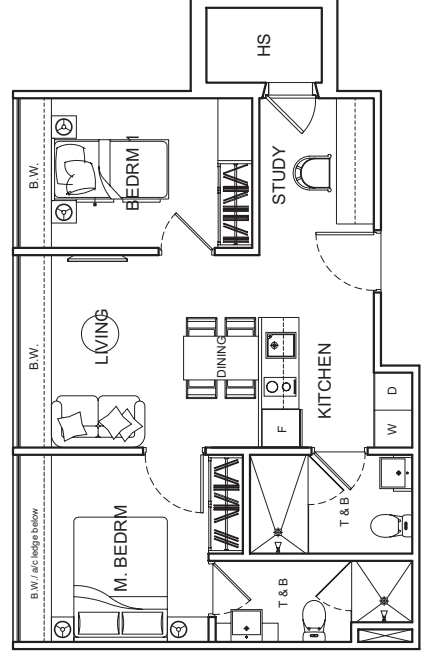
2+1 bdrmm #02-15  
 #03-15  
 58 sq m #04-15



Option 2

Standard unit

Option 2

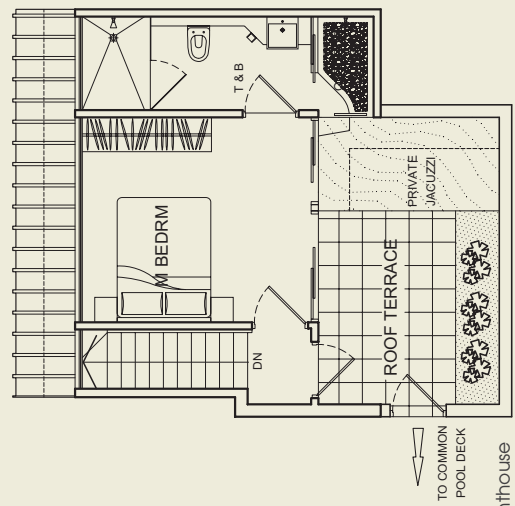


PH A (inclusive of bay window, a/c ledge, Roof terrace & Private Jacuzzi)

2+1 bdrm

90 sq m

#05-01



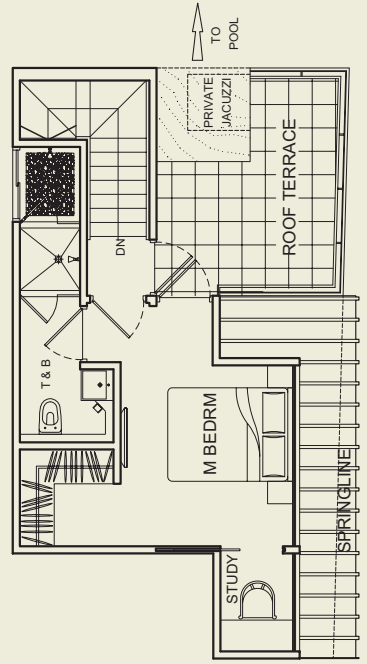
upper penthouse

PH D (inclusive of bay window, a/c ledge, Roof terrace & Private Jacuzzi)

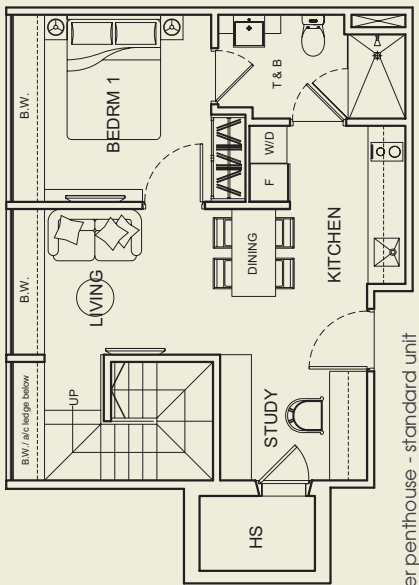
2+1 bdrm

77 sq m

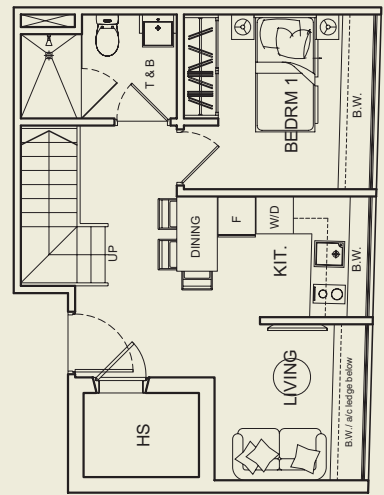
#05-04



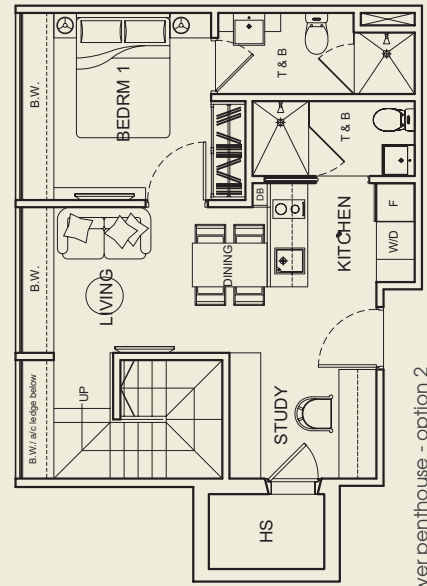
upper penthouse



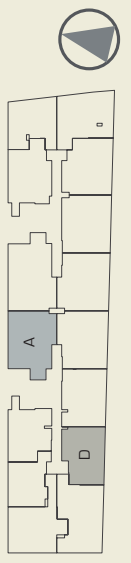
lower penthouse - standard unit



lower penthouse



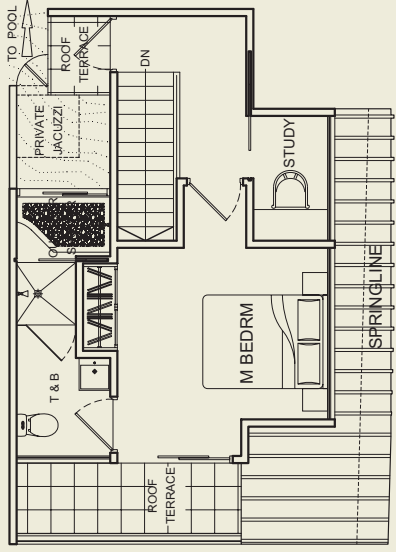
lower penthouse - option 2



PH E (inclusive of bay window, a/c ledge, Roof terrace & Private Jacuzzi)

2+1 bdrm

92 sq m #05-05

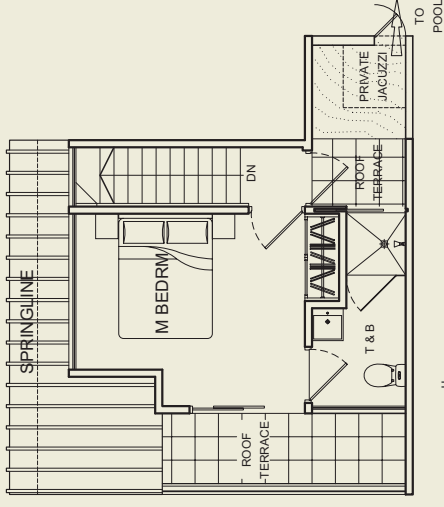


upper penthouse

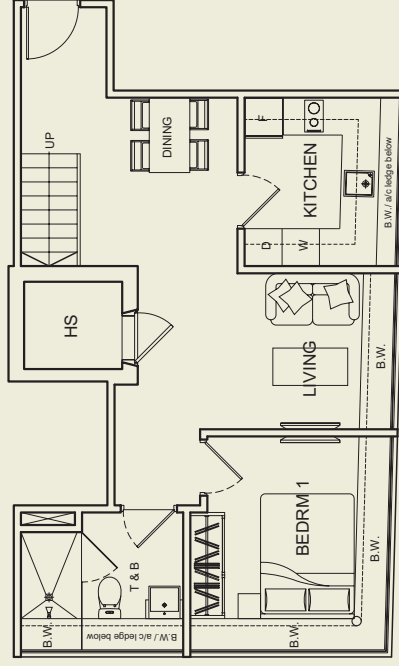
PH F (inclusive of bay window, a/c ledge, Roof terrace & Private Jacuzzi)

2 bdrm

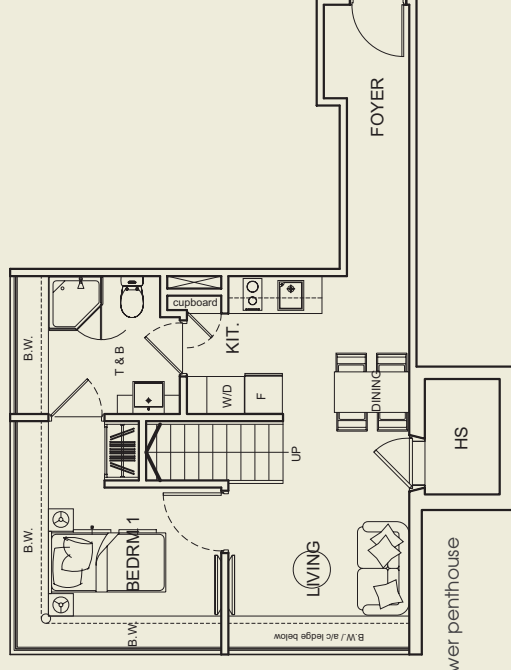
79 sq m #05-06



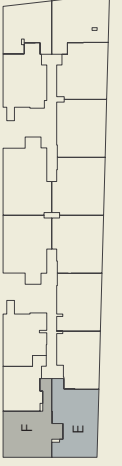
upper penthouse



lower penthouse



lower penthouse

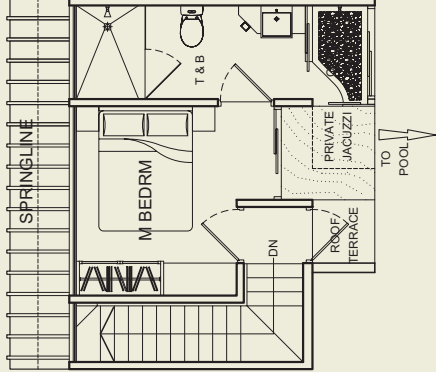


PH G (inclusive of bay window, a/c ledge, Roof terrace & Private Jacuzzi)

1 bdrm

59 sq m

#05-07



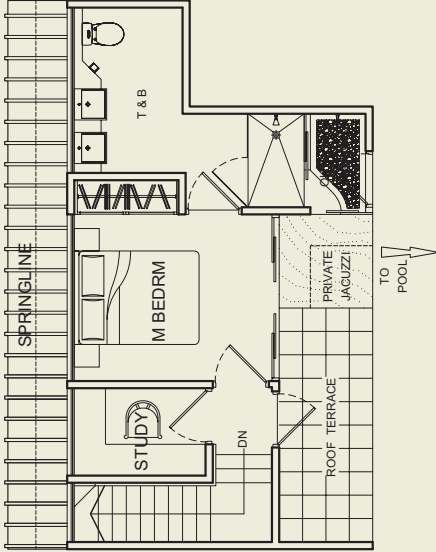
upper penthouse

PH H (inclusive of bay window, a/c ledge, Roof terrace & Private Jacuzzi)

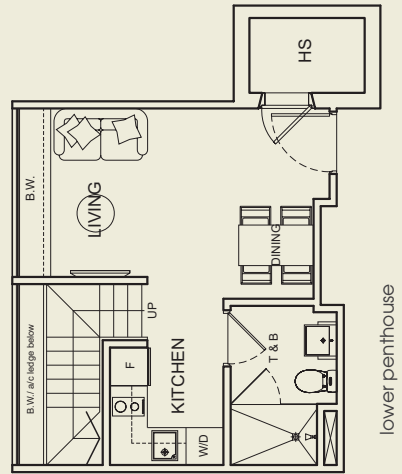
1+1 bdrm

76 sq m

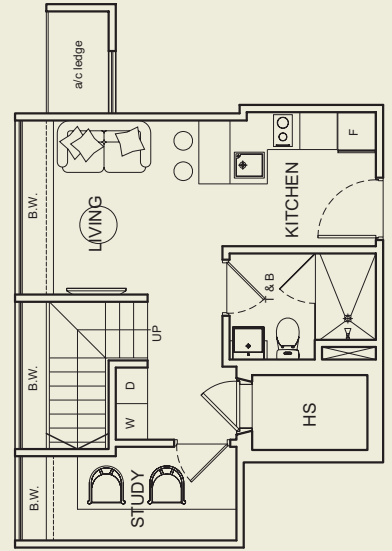
#05-08



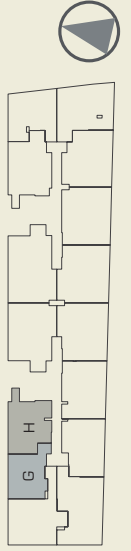
upper penthouse



lower penthouse



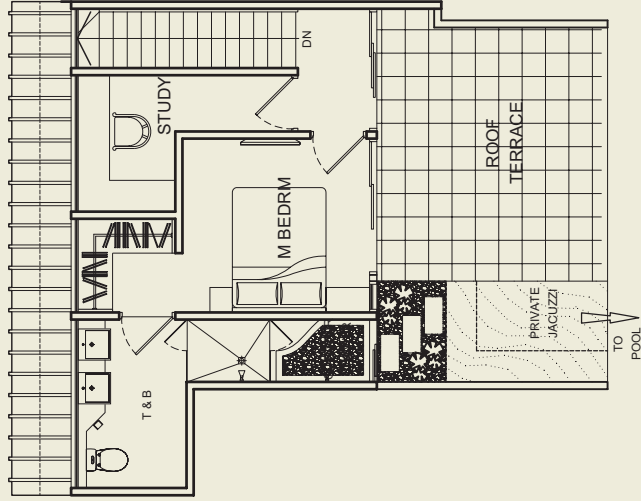
lower penthouse



PH J (inclusive of bay window, a/c ledge, Roof terrace & Private Jacuzzi)

2+1 bdrm

100 sq m #05-09

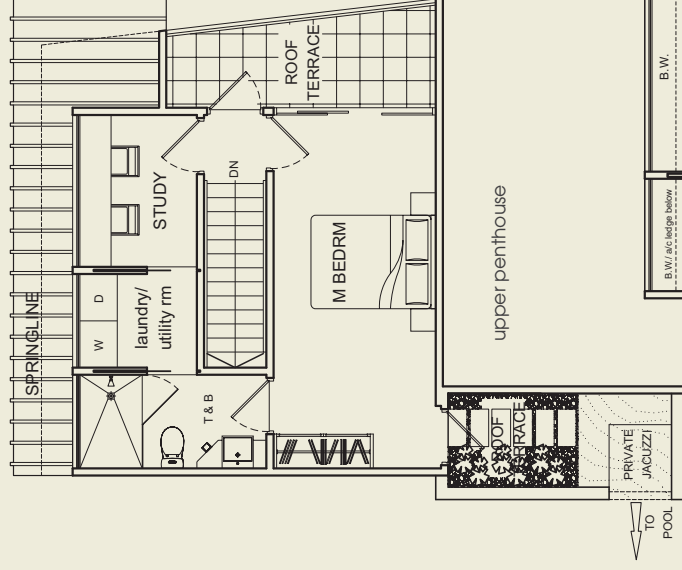


upper penthouse

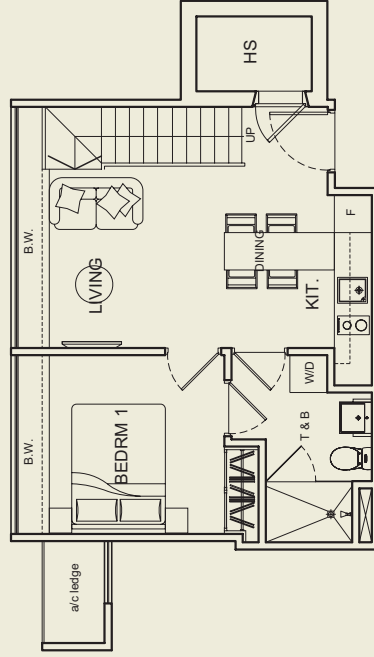
PH K (inclusive of bay window, a/c ledge, Roof terrace & Private Jacuzzi)

2+1 bdrm

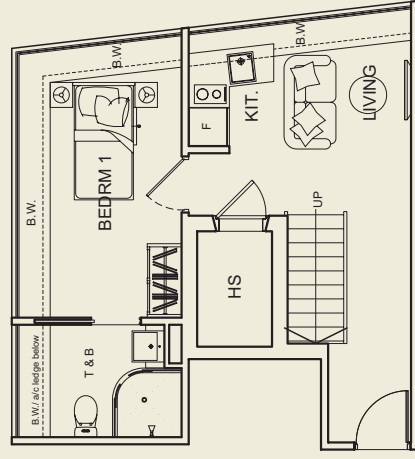
87 sq m #05-10



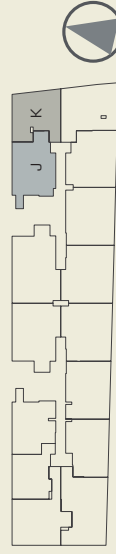
upper penthouse



lower penthouse



lower penthouse

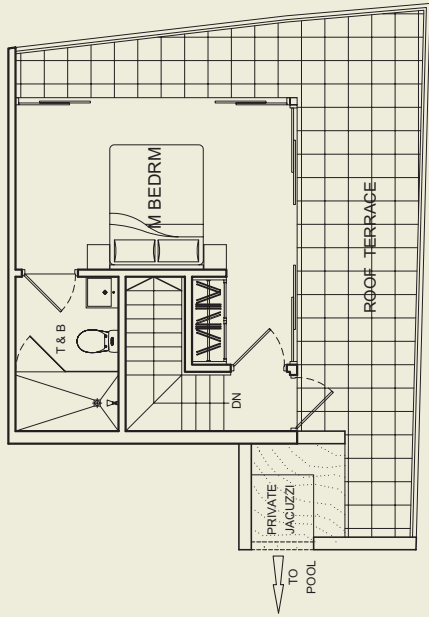


PH L (inclusive of bay window, a/c ledge, Roof terrace & Private Jacuzzi)

2 bdrm

98 sq m

#05-11



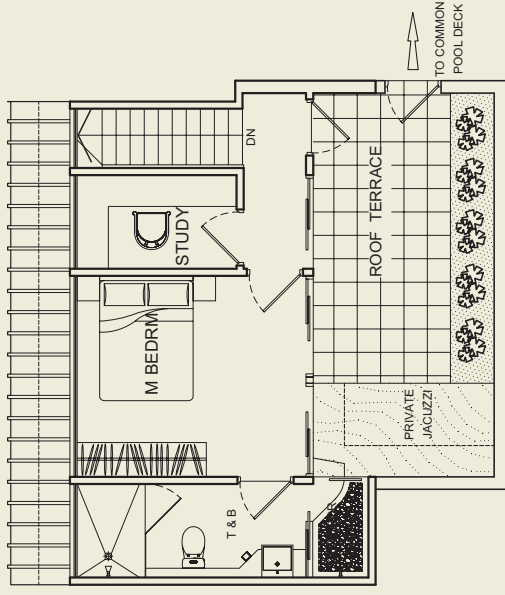
upper penthouse

PH Q (inclusive of bay window, a/c ledge, Roof terrace & Private Jacuzzi)

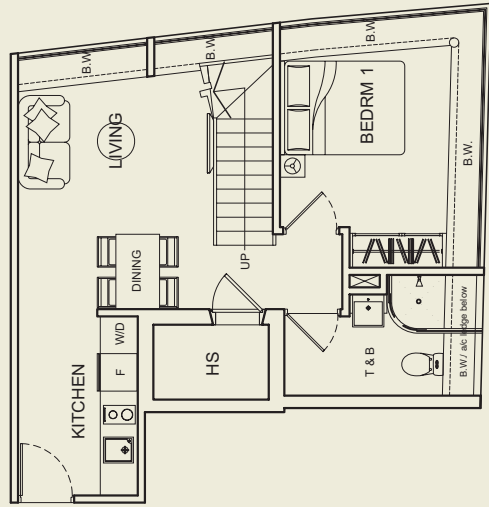
2+1 bdrm

109 sq m

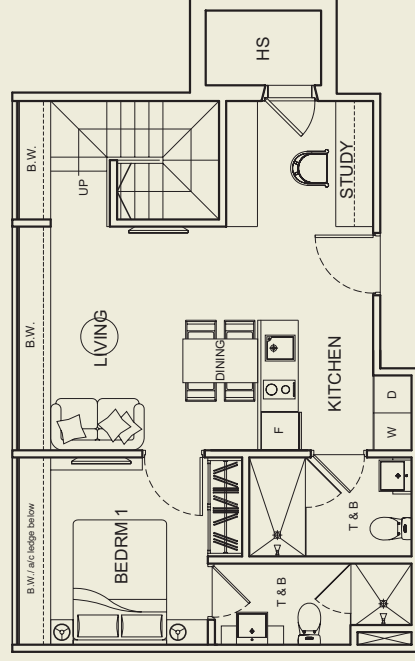
#05-15



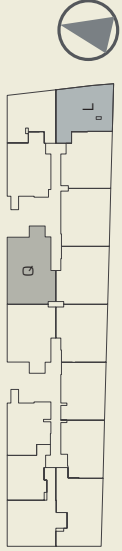
upper penthouse



lower penthouse



lower penthouse





## SPECIFICATIONS FOR SHOPS

**1. FOUNDATION**  
RC Pile to PE's design and BCA's approval

**2. SUPER-STRUCTURE**  
Reinforced Concrete

**3. WALLS**  
RC / Prefab wall and/or Common clay brick in plaster finish with emulsion paint

**4. CEILING**  
Shop  
Toilet  
- Cement and sand plaster and/or Skim coat with emulsion paint.  
- Moisture resistant plaster ceiling boards with emulsion paint.

**5. FLOOR**  
Cement Screed

**6. SANITARY WARES AND FITTINGS**

- a. 1 wash basin
- b. 1 water closet
- c. 1 toilet paper holder

**7. ELECTRICAL INSTALLATION / TELEPHONE / TV / FM**

TYPE	D E S C R I P T I O N							
	Isolator	Water Tap-off Point	Floor Trap	Emergency Light	Telecom Tap-off	Television Tap-off		
SH 1 #01-01	1	1	1	1	1	1		
SH 2 #01-02	1	1	1	1	1	1		
SH 3 #01-03	1	1	1	1	1	1		
SH 4 #01-04	1	1	1	1	1	1		
SH 5 #01-05	1	1	1	1	1	1		
SH 6 #01-06	1	1	1	1	1	1		
SH 7 #01-07	1	1	1	1	1	1		
SH 8 #01-08	1	1	1	1	1	1		

**8. LIGHTNING PROTECTION SYSTEM**

Lightning Protection System shall be provided in accordance with Singapore Standard Code of Practice.

**9. RECREATIONAL FACILITIES**

- a. Swimming Pool with Jacuzzi
- b. Barbecue pit.
- c. Gym

**10. Air-conditioning**

Provide Power Outlet and Air-con ledge for mounting of the units

## SPECIFICATIONS FOR APARTMENTS

**1. FOUNDATION**  
RC Pile to PE's design and BCA's approval

**2. SUPER-STRUCTURE**  
Reinforced Concrete

**3. WALLS**  
External  
Internal  
- R.C. wall / Common clay brick  
- Dry Partitions / Precast Wall Panels / Common clay brick

**4. ROOF**  
Flat roof  
Curve roof  
- Reinforced concrete roof with waterproofing and insulation  
- Profiled metal roof with insulation on steel / RC truss to PE's design

**5. CEILING**  
Living / Dining, Bedrooms, Household Shelter & Yard  
Master Bath, Common toilet & Kitchen  
- Cement and sand plaster and/or Skim coat with emulsion paint.  
- Moisture resistant plaster ceiling boards with emulsion paint.

**6. FINISHES**

**Wall (For Apartments)**

- Living / Dining, Bedrooms, Household Shelter and Yard
- Cement and Sand plaster and/or skim coat with emulsion paint.
- Master Bath, Bath 2, Common toilet & Kitchen
- Homogeneous and/or Ceramic tiles laid up to false ceiling height (exposed areas only).

**Wall (For Common Areas)**

- 1st Storey Lift Lobbies
- Part Ceramic tiles up to false ceiling height (exposed areas only)
- Typical Lift Lobbies
- Part Ceramic tiles / cement and sand plaster with emulsion paint.
- Staircases
- Cement and sand plaster and/or skim coat with emulsion paint.
- External Wall
- Cement and sand plaster and/or skim coat with weatherproof paint.

**Floor (For Apartments)**

- Living & Dining
- Compressed Marble
- Bedroom / Study
- Ceramic Tiles
- Master bath / Common Toilet
- Ceramic Tiles
- Kitchen / Household Shelter / Yard and Balcony
- Ceramic Tiles
- Planter Box and A/C Ledge
- Smooth cement finish

**Floor (Common Areas)**

- 1st Storey Lift Lobbies
- Ceramic Tiles
- Typical Lift Lobbies
- Ceramic Tiles
- Staircases from 1<sup>st</sup> up to 2<sup>nd</sup> storey
- Ceramic Tiles
- Staircases from 2<sup>nd</sup> storey onwards
- Cement and sand screed with nosing tiles
- Pool Area
- Ceramic Tiles / Pebble Wash and/or Cement Screed
- Walkway / Pavement
- Ceramic Tiles / Pebble Wash and/or Cement Screed

# SPECIFICATIONS FOR APARTMENTS

## 7. WINDOWS

Powder coated aluminium framed windows with min. 6 mm thick tinted / clear glass.

## 8. DOORS

- a. Main Entrance - Fire-rated timber / laminated finished door with digital lockset
- b. Bedrooms, Bathrooms - Semi-hollow core timber veneer / laminated finished door
- c. Kitchen (if applicable) - Frameless glass door and/or semi-hollow core timber veneer / laminated finished door
- d. Household Shelter - PSB approved blast door
- e. Roof Garden - Powder coated aluminium framed doors with float clear/ tinted glass
- f. Ironmongery - Lockset and hinges to Architect's selection.

## 9. RAILINGS

Glass panels / Mild Steel in painted Finish

## 10. SANITARY WARES AND FITTINGS

- Master Bath
- a. 1 bath area with shower mixer complete with rainshower system
  - b. 1 basin and mixer tap with shelving below
  - c. 1 water closet
  - d. 1 mirror
  - e. 1 toilet paper holder

Common Bath

- a. 1 shower cubicle complete with shower mixer and shower set
- b. 1 basin and mixer with shelving below
- c. 1 water closet
- d. 1 mirror
- e. 1 toilet paper holder

## 11. ELECTRICAL INSTALLATION / TELEPHONE / TV / FM

UNIT TYPE	Lighting Point	13A S/S/O	2 X 13A S/S/O	TV POINT	Telephone Point	Water Heater	20A DP Connector unit	Isolator		
									D	E
A	7	6	4	5	5	1	2	1		
B	6	3	4	4	4	1	2	1		
C	6	3	4	4	4	1	2	1		
D	6	3	4	4	4	1	2	1		
E	8	5	4	4	4	1	2	1		
F	6	4	2	3	3	1	2	1		
G	5	3	3	3	3	1	2	1		
H	5	4	3	3	3	1	2	1		
J	6	3	4	4	4	1	2	1		
K	7	2	3	3	3	1	2	1		
L	7	4	4	4	4	1	2	1		
M	6	3	4	4	4	1	2	1		
N	6	3	4	4	4	1	2	1		
P	6	5	4	4	4	1	2	1		
Q	7	6	4	4	4	1	2	1		
PH A	8	6	4	5	5	2	2	2		
PH D	11	6	5	5	5	2	2	2		
PH E	11	6	5	5	5	2	2	2		
PH F	10	7	4	4	4	2	2	2		
PH G	9	4	3	3	3	2	2	2		
PH H	11	5	5	5	5	2	2	2		
PH J	11	6	5	5	5	2	2	2		
PH K	12	6	5	5	5	2	2	2		
PH L	10	7	4	4	4	2	2	2		
PH Q	11	7	6	6	6	2	2	2		

## 12. LIGHTNING PROTECTION SYSTEM

Lightning Protection System shall be provided in accordance with Singapore Standard Code of Practice.

## 13. PAINTING

- a. External Walls - Spray textured coating / emulsion paint
- b. Internal Walls - Selected Emulsion paint

## 14. WATERPROOFING

Waterproofing provided to floors of Bathrooms, W.C. , R.C. flat roof, Planter Box and where required.

## 15. DRIVEWAY & CARPARK

Driveway & Carpark – Cement powered float finish

## 16. RECREATIONAL FACILITIES

- a. Swimming Pool with Jacuzzi
- b. Barbecue pit.
- c. Gym

## 17. ADDITIONAL ITEMS

- a. Kitchen Cabinets - High and low kitchen cabinets with solid surface worktop complete with sink and tap.
- b. Kitchen Appliances - Bosch Cooker Hob and Hood.
- c. Bedroom Wardrobes - Provided as indicated in layout.
- d. Air-conditioning - R410 Inverter Multi-split air-conditioning to all Bedrooms and Living / Dining area
- e. Video Intercom System - To all apartment units.
- f. Electric Water Heater - Hot water supply to all bathrooms.
- g. Soil Treatment - Anti-termite soil treatment by specialist subject to approval by the relevant authorities.

### Note:

#### 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. While such materials 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.

#### 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.

#### 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.

#### 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 service 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.

#### Materials, Fittings, Equipment, Finishes, Installations 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.

#### Layout

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

#### Air Conditioning

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, clearing the condensate pipes and charging of gas.

Sole Marketing Agent:

**Huttons**  
realestatelgroup

hotline 9100 9898  
8200 9191

web : [www.huttonsgroup.com](http://www.huttonsgroup.com)

3 bishan place #02-01 opf building s579838  
t 6253 0030 f 6253 0090

Brochure design by:

**A M E L I A H O E**  
[AMELIAHOELM@YAHOO.COM.SG](mailto:AMELIAHOELM@YAHOO.COM.SG)

NAME OF PROJECT

ADDRESS OF PROJECT

DEVELOPER

TENURE OF LAND

LOT / MUKIM NO.

BUILDING PLAN NO.

DEVELOPER'S LICENCE NO.

EXPECTED DATE OF TOP

EXPECTED DATE OF LEGAL COMPLETION

**Kembangan Suites**

**16 Jalan Masjid, Singapore 418941**

**Asimont Properties Pte Ltd**

**Freehold**

**Lot 03067N, 03068X, 03069L, 04946N MK 23 @ 16 Jalan Masjid**

**A1276-00366-2007 - BP01 dated 17 Feb 09**

**C0523**

**30 Jun 2012**

**30 Jun 2014**

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