



La fleur
FREEHOLD



BLOOMED WITH PERFECTION



Artist's Impression



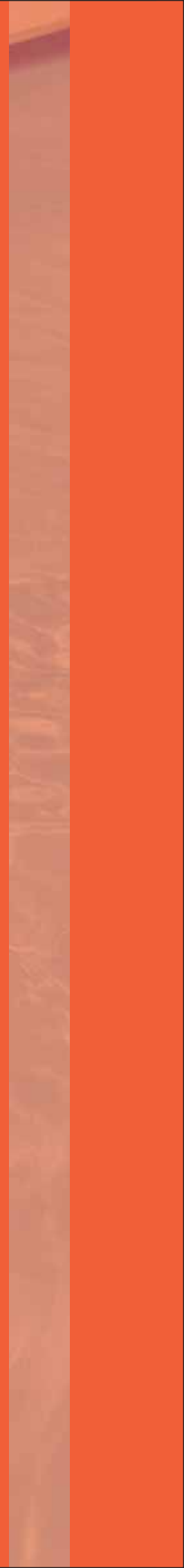
Artist's Impression

It is said that flowers are gifts from above, the epitome of beauty and splendour. Feast your eyes on La Fleur - the latest addition on the vibrant city fringe. Meaning 'flower' in French, the residence boasts sheer charm and elegance.

Alluring in nature, this unique development features just one-bedroom apartments, with all 58 units delicately designed for the discerning urbanite.



FLOURISH IN SERENITY AND VITALITY





Artist's Impression

Treat yourself to a rejuvenating dip in the pool nestled within the lush landscape of the second storey courtyard. The residence also encompasses a state-of-the-art automated mechanized parking system that pampers both you and your prized automobile.



A Swimming Pool

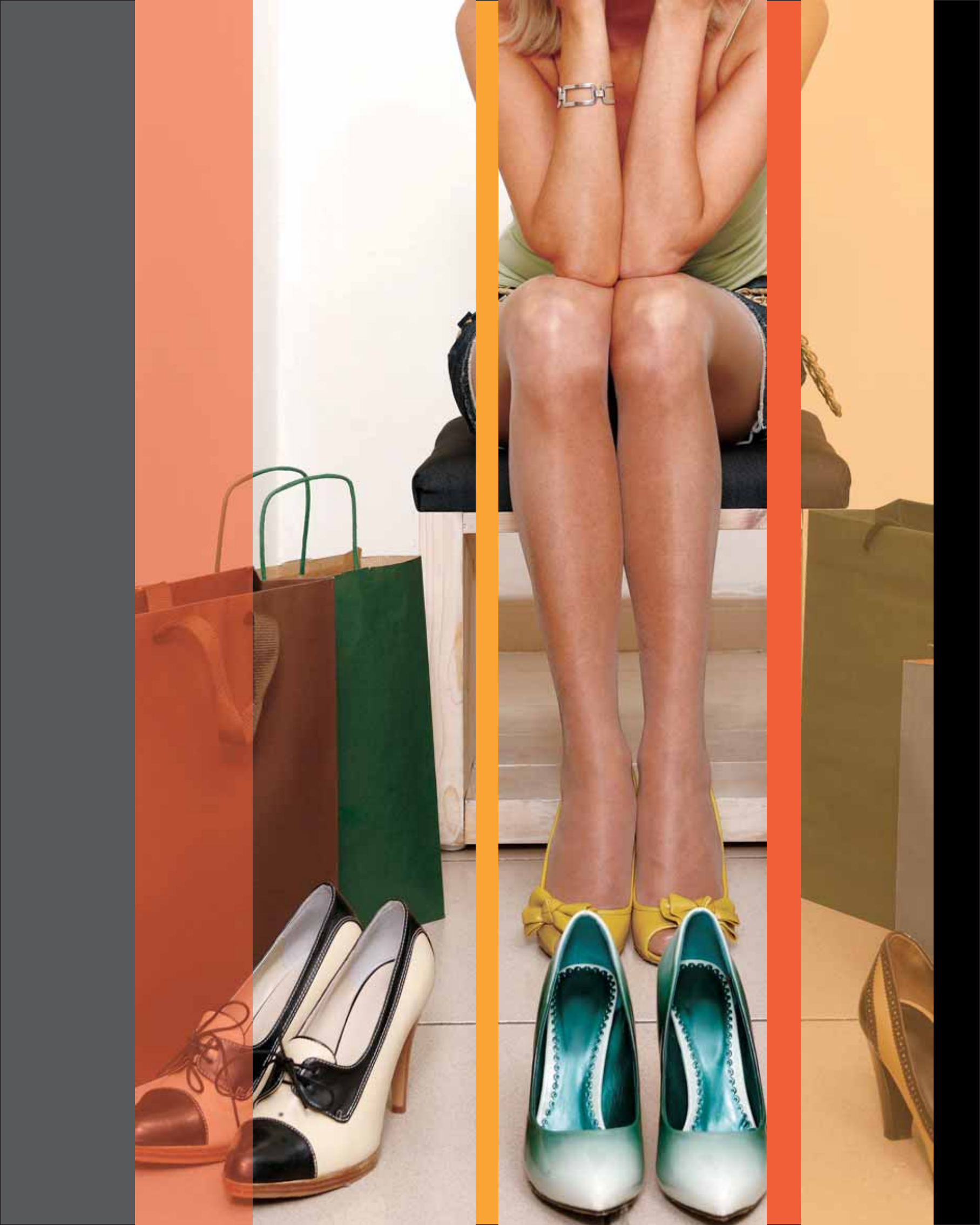
B Pool Deck

LORONG 26 GEYLANG

EGRESS

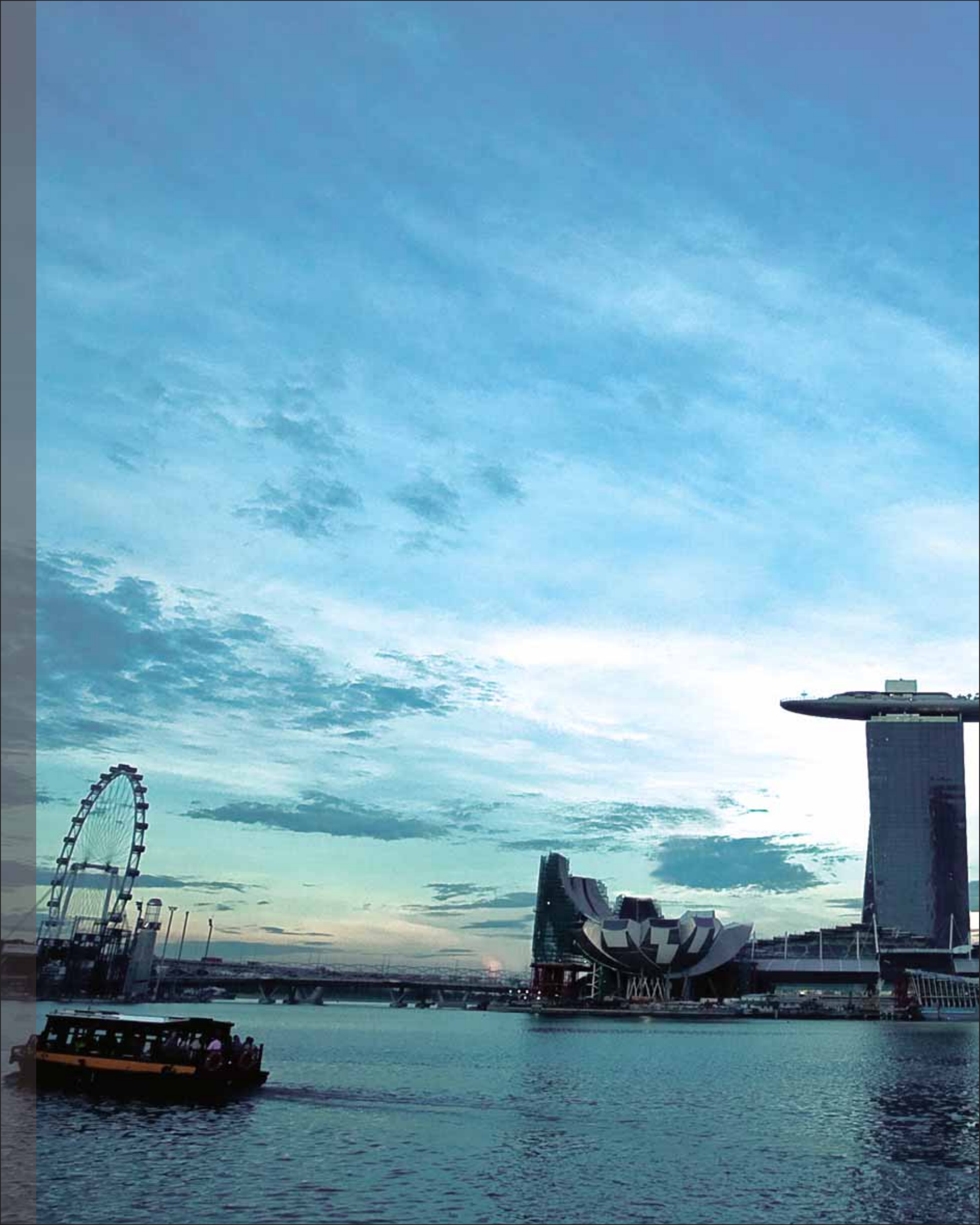
INGRESS







SEE A BRAND NEW WORLD UNFOLD BEFORE YOUR EYES





Your senses will be blossoming with enthusiasm as you indulge in the wide array of dining and shopping amenities within your reach. Live life to the fullest as you revel in the latest sensational entertainment spots the city has to offer. At La Fleur, the nights will forever be young.

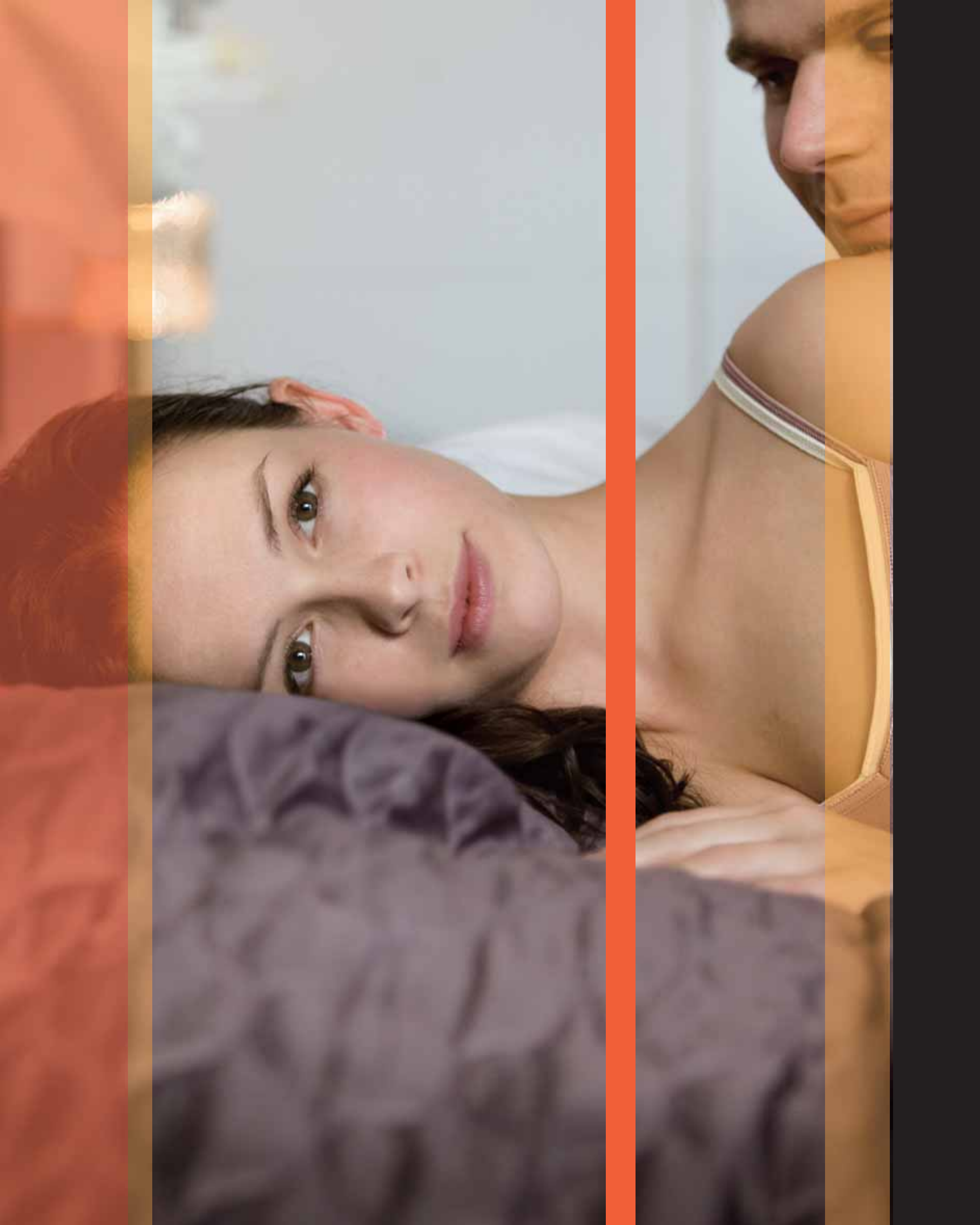


Be at the envy of others as you are effortlessly linked island wide via major expressways and with Dakota MRT just minutes away. Or if you desire a moment of quietude, take a step closer to nature with East Coast Park around the corner.





COMFORT THAT **THRIVES** FROM WITHIN





Artist's Impression



Charming and meticulously-planned layouts add a finishing touch to this flower of all abodes. The well-defined living and dining areas coupled with a kitchen featuring top-notch fittings are great to entertain your friends and loved ones with.



Artist's Impression

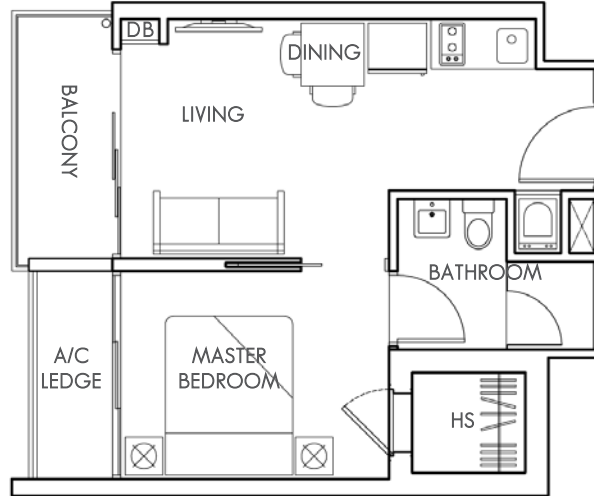


Come home to your personal haven, away from the hustle and bustle, to simply rest and relax in the most intimate area of your home. Take pleasure in the bedroom's spaciousness and enjoy complete contentment as the master bathrooms are fully decked in quality sanitary wares and fittings.

TYPE A

#02-10 to #07-10

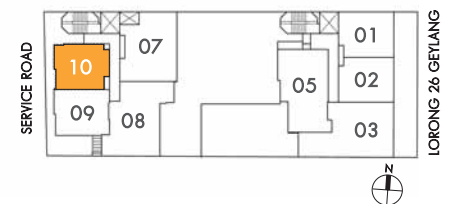
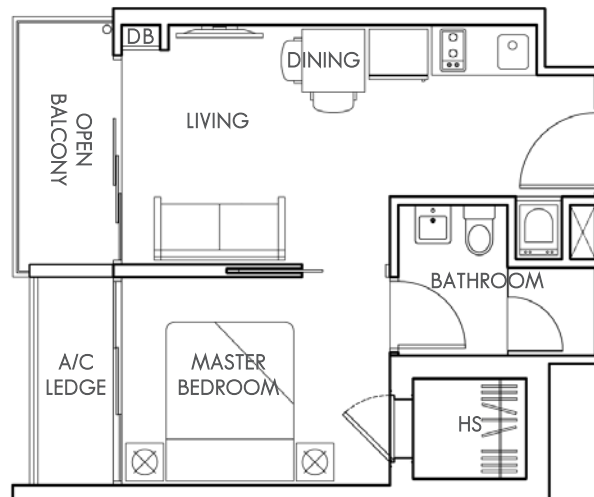
38 sqm (409 sqft)
(inclusive of balcony and a/c ledge)



TYPE AR

#08-10

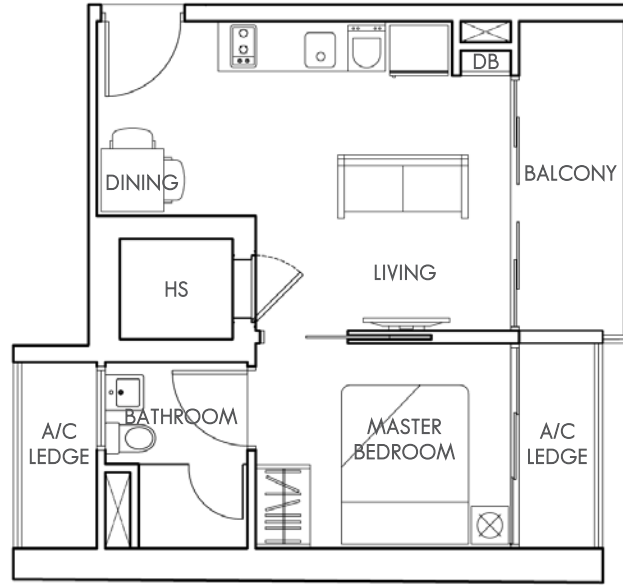
38 sqm (409 sqft)
(inclusive of open balcony and a/c ledge)



TYPE B

#04-08 to #07-08

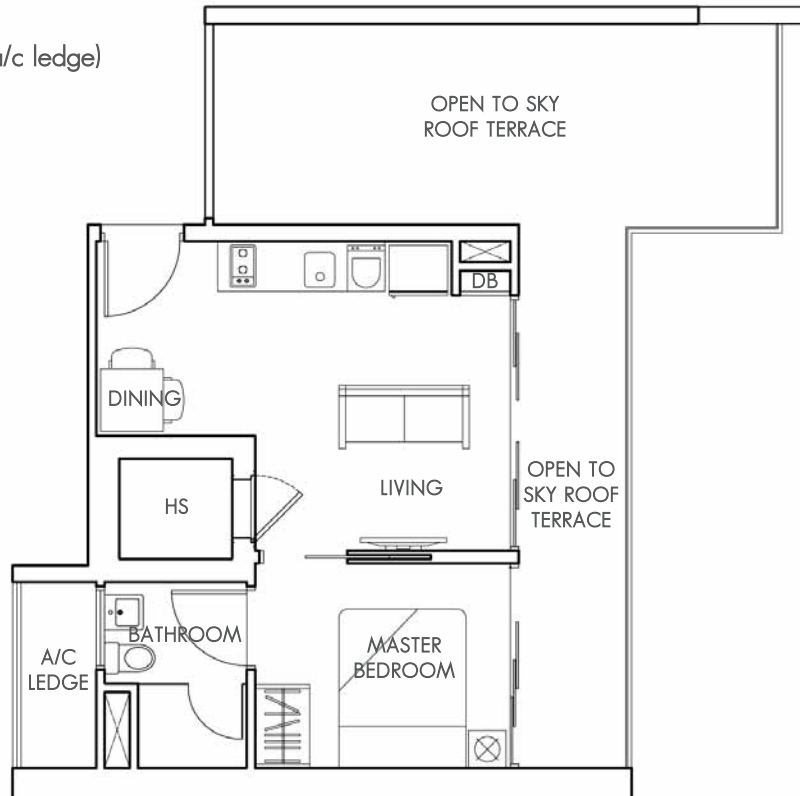
43 sqm (463 sqft)
(inclusive of balcony and a/c ledge)



TYPE BR

#08-08

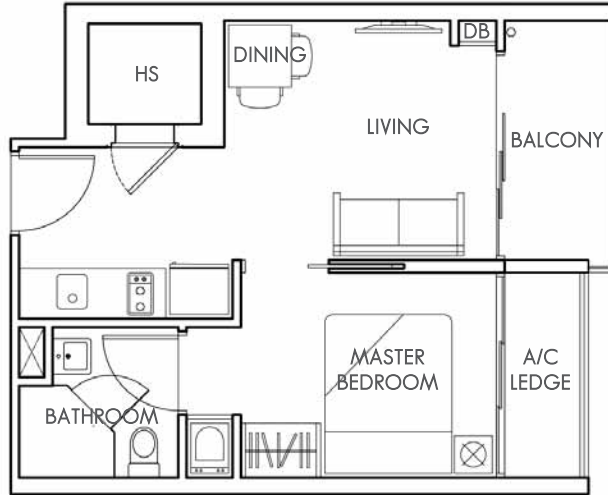
62 sqm (667 sqft)
(inclusive of roof terrace and a/c ledge)



TYPE C1

#03-07 to #07-07

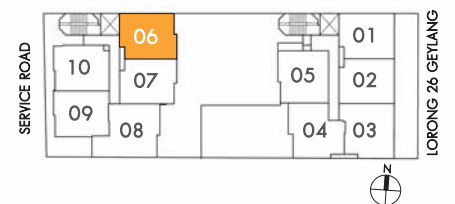
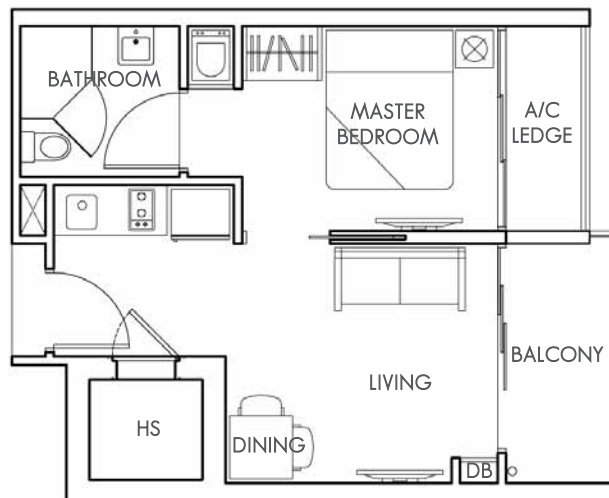
39 sqm (420 sqft)
(inclusive of balcony and a/c ledge)



TYPE C2

#03-06 to #07-06

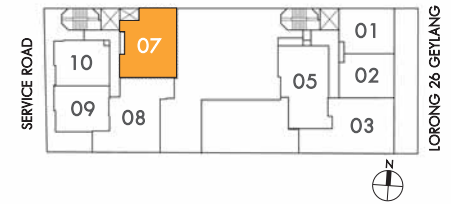
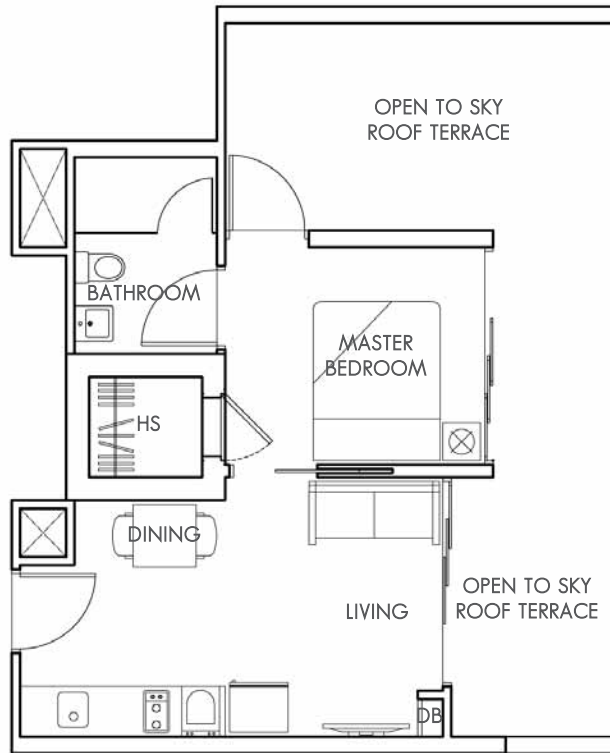
39 sqm (420 sqft)
(inclusive of balcony and a/c ledge)



TYPE C2R

#08-07

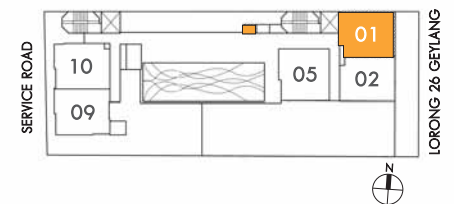
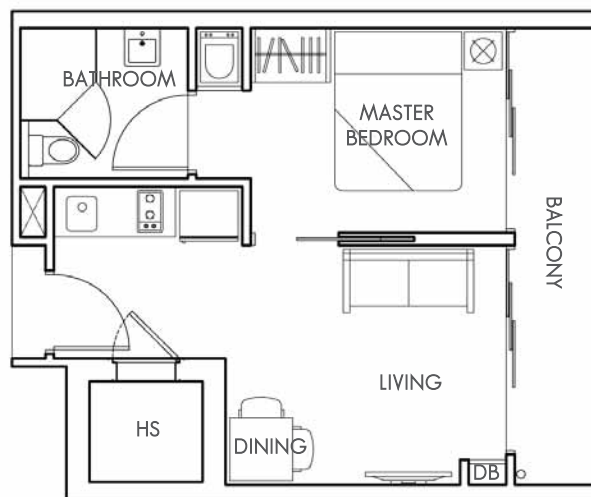
56 sqm (603 sqft)
(inclusive of roof terrace)



TYPE C3-1

#02-01

40 sqm (431 sqft)
(inclusive of balcony and a/c ledge)

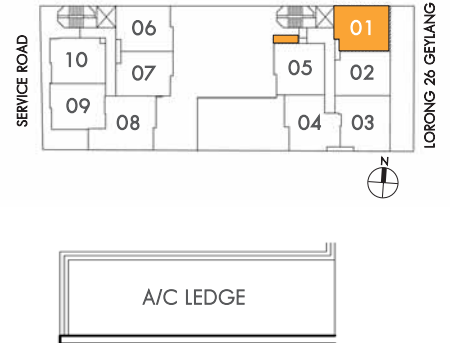
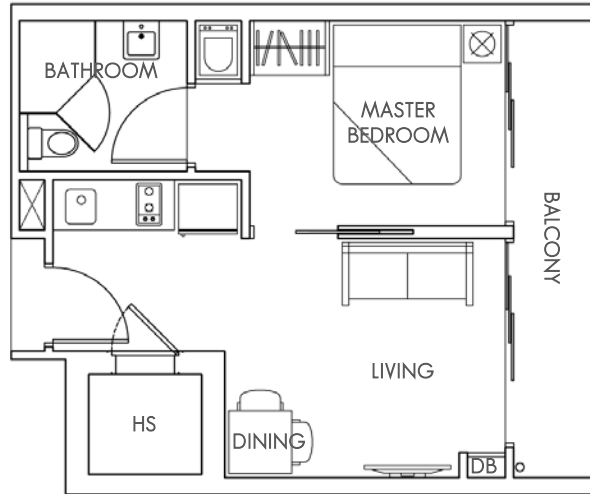


TYPE C3

#03-01 to #07-01

41 sqm (441 sqft)
(inclusive of balcony and a/c ledge)

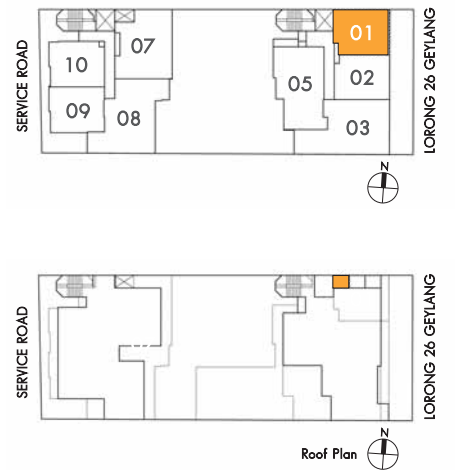
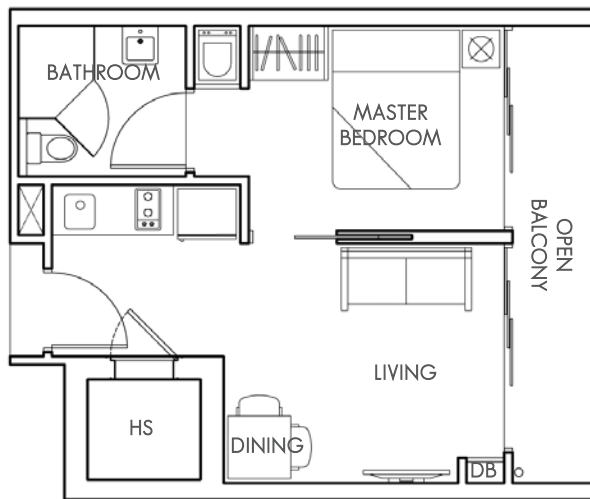
UNIT	A/C LEDGE
#03-01	3rd Storey
#04-01	4th Storey
#05-01	5th Storey
#06-01	7th Storey
#07-01	8th Storey



TYPE C3R

#08-01

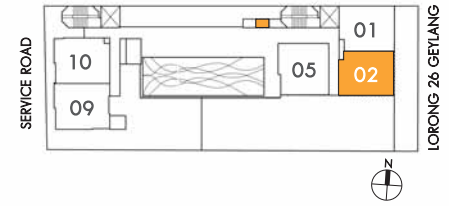
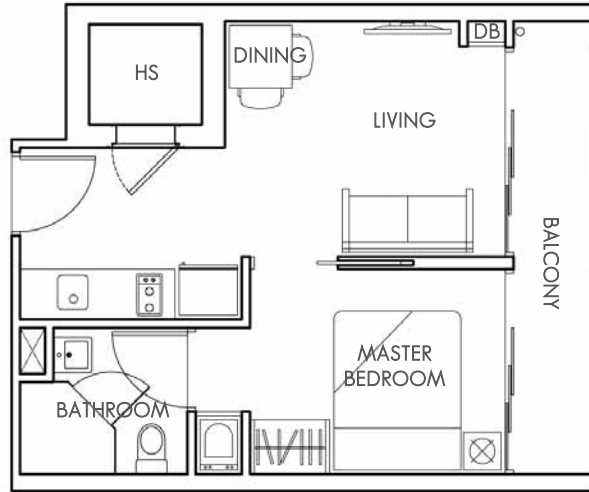
41 sqm (441 sqft)
(inclusive of open balcony and a/c ledge on roof)



TYPE C4-1

#02-02

40 sqm (431 sqft)
(inclusive of balcony and a/c ledge)

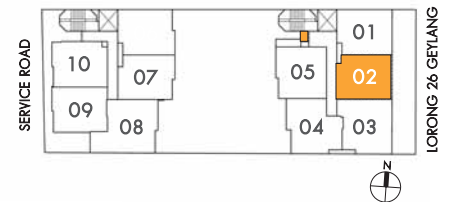


TYPE C4

#03-02 to #07-02

39 sqm (420 sqft)
(inclusive of balcony and a/c ledge)

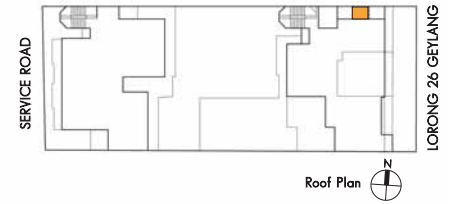
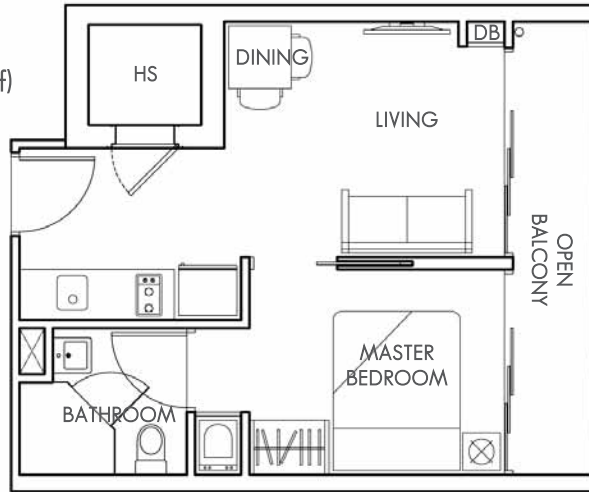
- | UNIT | A/C LEDGE |
|--------|------------|
| #03-02 | 3rd Storey |
| #04-02 | 4th Storey |
| #05-02 | 5th Storey |
| #06-02 | 6th Storey |
| #07-02 | 8th Storey |



TYPE C4R

#08-02

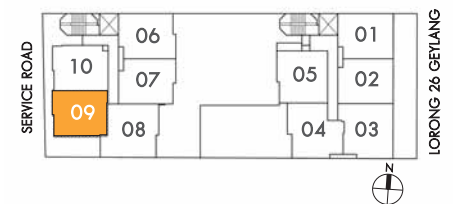
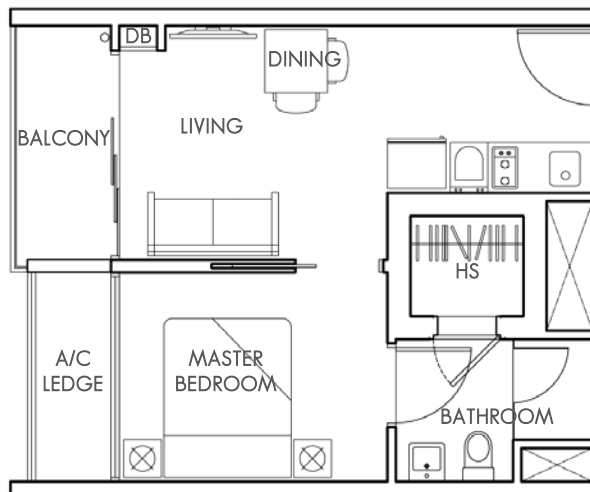
41 sqm (441 sqft)
(inclusive of balcony and a/c ledge on roof)



TYPE D

#02-09 to #07-09

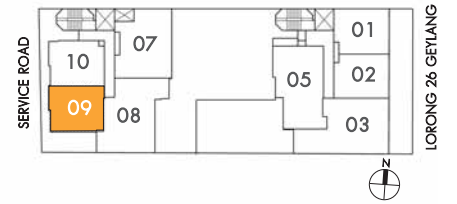
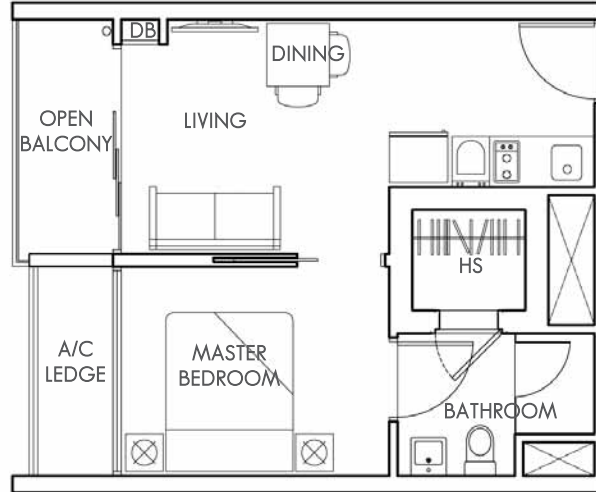
38 sqm (409 sqft)
(inclusive of balcony and a/c ledge)



TYPE DR

#08-09

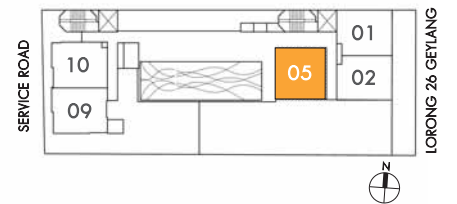
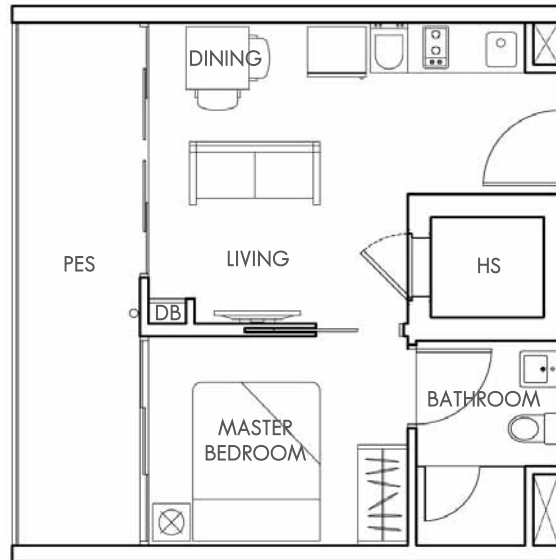
38 sqm (409 sqft)
(inclusive of open balcony and a/c ledge)



TYPE EP

#02-05

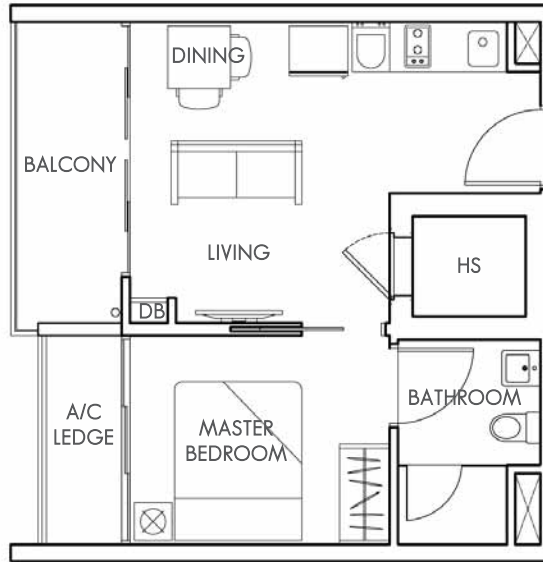
40 sqm (431 sqft)
(inclusive of PES)



TYPE E

#03-05 to #07-05

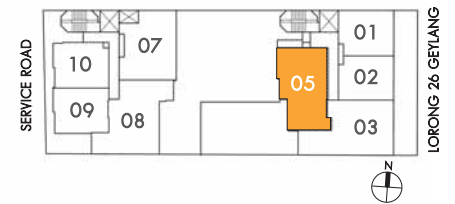
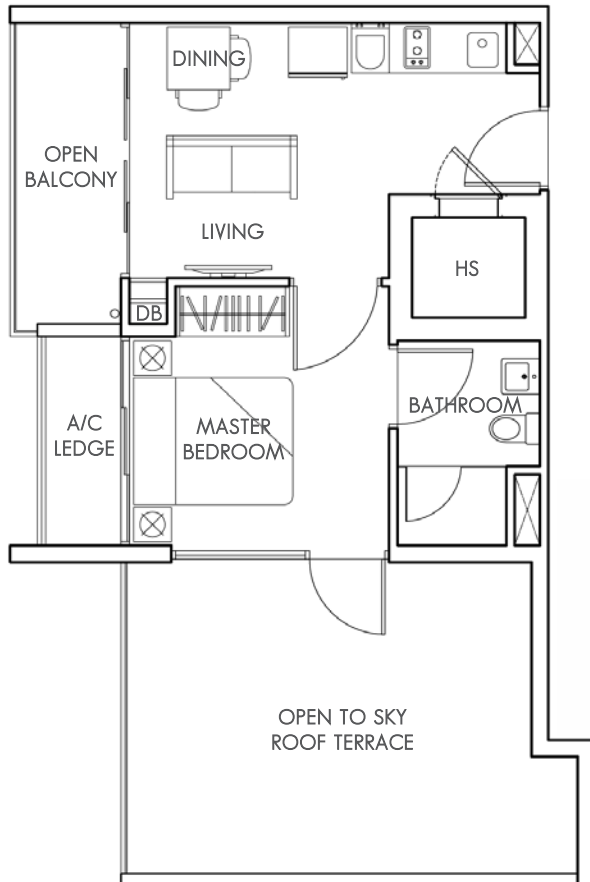
40 sqm (431 sqft)
(inclusive of balcony and a/c ledge)



TYPE ER

#08-05

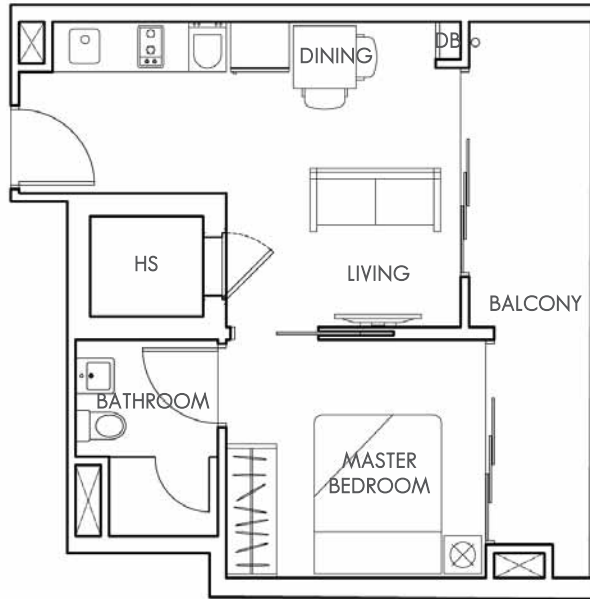
60 sqm (646 sqft)
(inclusive of roof terrace, open balcony, and a/c ledge)



TYPE F1

#05-03

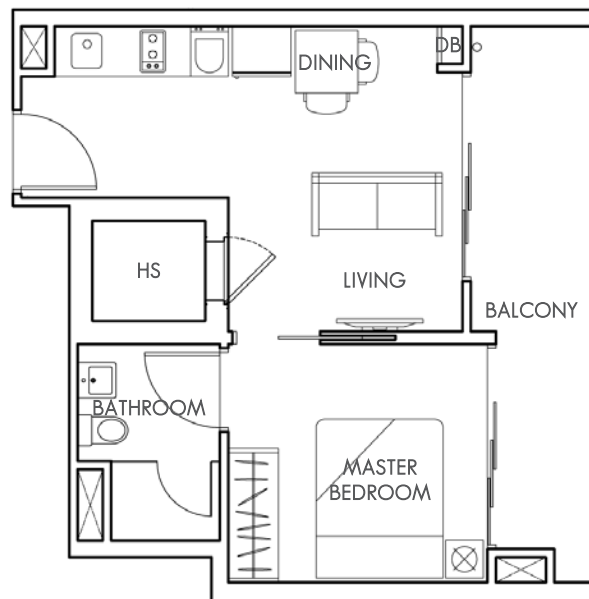
46 sqm (495 sqft)
(inclusive of balcony and a/c ledge on 6th storey)



TYPE F2

#06-03

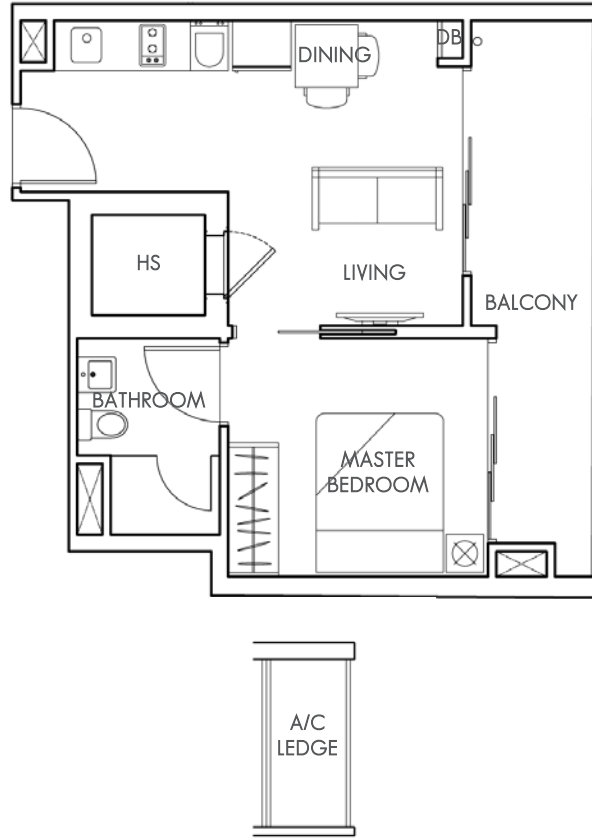
44 sqm (474 sqft)
(inclusive of balcony and a/c ledge on 7th storey)



TYPE F3

#07-03

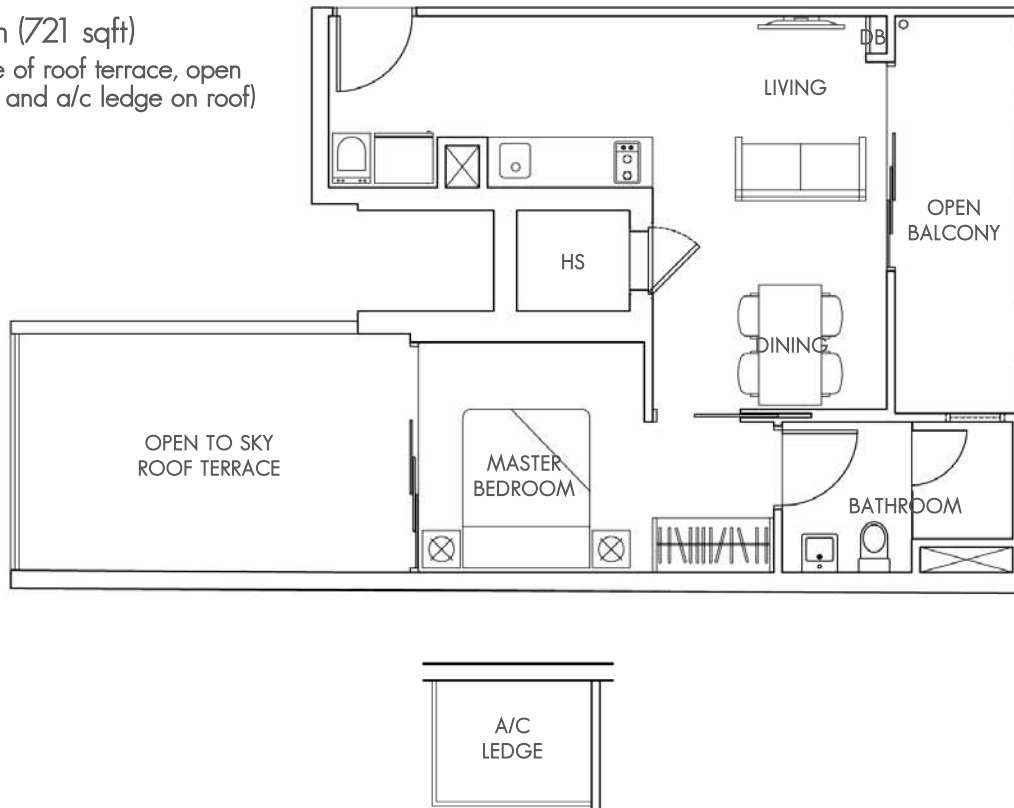
45 sqm (484 sqft)
 (inclusive of balcony and a/c ledge on roof)



TYPE FR

#08-03

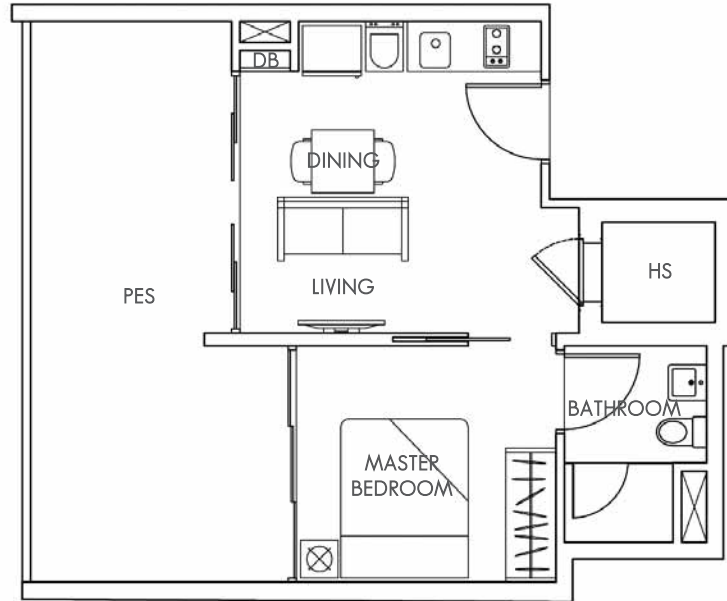
67 sqm (721 sqft)
 (inclusive of roof terrace, open balcony and a/c ledge on roof)



TYPE GP

#05-04

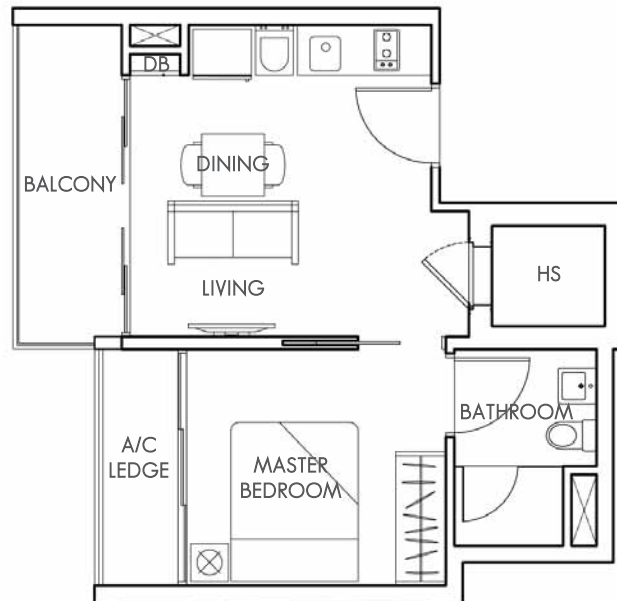
51 sqm (549 sqft)
(inclusive of PES)



TYPE G

#06-04 to #07-04

40 sqm (431 sqft)
(inclusive of balcony and a/c ledge)



SPECIFICATIONS

1. FOUNDATION

Reinforced Concrete Bored Piles.

2. SUBSTRUCTURE & SUPERSTRUCTURE

Reinforced Concrete Column, Beam/Slab System.

3. WALL

External : Common clay bricks and/or reinforced concrete

Internal : Common clay bricks and/or cement blocks and/or reinforced concrete.

4. ROOF

RC Flat Roof : Reinforced concrete with appropriate waterproofing.

5. CEILING

a.) For Apartments

i.) Living/Dining, Master Bedrooms

Skim coat with emulsion paint.

ii.) Master Bathrooms, and Kitchen

Plaster board ceiling with emulsion paint.

iii.) Balcony & HS (where applicable)

Skim coat with emulsion paint.

b.) For Common Areas

i.) Lift Lobby / Corridor

Plasterboard ceiling with emulsion paint and/or skim coat.

ii.) Staircases

Skim coat with emulsion paint.

6. FINISHES

a.) Wall [For Apartments]

i.) Living/Dining, and Master Bedrooms

Cement and sand plaster with emulsion paint.

ii.) Master Bathroom, and Kitchen

Imported ceramic tiles and/or homogeneous tiles laid up to false ceiling height and on exposed surface only.

iii.) Balcony and Roof Terrace (where applicable)

Cement and sand plaster and/or skim coat with emulsion paint.

iv.) HS

Skim coat with emulsion paint

b.) Walls [Common Areas]

i.) Internal Wall

1st Storey Lift Lobby

Imported ceramic tiles and/or homogenous tiles laid up to false ceiling height.

Typical Lift Lobby/Corridor

Cement and sand plaster with emulsion paint.

Staircases

Skim coat with emulsion paint.

ii.) External Wall

Cement and sand plaster with weather shield paint.

c.) Floor [For Apartments]

i.) Living/Dining, Kitchen, and Master Bedroom

Imported ceramic tiles and/or homogeneous tiles.

ii.) Master Bathrooms

Imported ceramic tiles and/or homogeneous tiles.

iii.) HS, Balcony, Roof Terrace / Open Terrace, and PES (where applicable)

Imported ceramic tiles and/or homogeneous tiles.

d.) Floor [Common Areas]

i.) 1st Storey Lift Lobby

Imported ceramic tiles and/or homogeneous tiles.

ii.) Typical Lift Lobby and Corridor

Homogeneous tiles and/or cement and sand screed.

iii.) Typical Staircases

Cement and sand screed with nosing tiles.

7. WINDOWS

Aluminium framed sliding and/or casement with or without fixed glass panel.

Note: -

a.) All aluminium frames shall be powder coated finish.

b.) All glazing shall be approximately 6mm thick tinted glass.

c.) All casement windows are either side hung, top hung or bottom hung or any combination of the mentioned.

d.) All glazing below 1m shall be tempered glass.

8. DOORS

a.) For Apartments

i.) Main Entrance

Approved fire-rated timber door.

ii.) Master Bedrooms and Bathrooms

Decorative celluka door.

iii.) Balcony and Roof Terrace / Open Terrace (where applicable)

Aluminum framed sliding door and/or swing door with or without fixed glass panel.

iv.) HS

Approved blast door.

b.) For common areas

i.) Exit staircase

Approved fire rated timber door.

Note: -

a.) All aluminum frames shall be powder coated finish.

b.) Doors can either be of swing or sliding type with or without fixed glass panel

9. IRONMONGERY

Main entrance door and other doors shall be provided with good quality imported lockset.

10. SANITARY FITTINGS

a.) For Apartments

i.) Master Bathrooms

-1 shower screen with shower mixer and rain shower.

-1 wall hung basin and mixer tap.

-1 water closet.

-1 mirror.

-1 paper holder.

-1 towel rail.

ii.) Kitchen

-1 single bowl kitchen sink.

-1 single lever sink mixer tap.

iii.) Roof Terrace / Open Terrace, and PES (where applicable)

-1 bib tap.

11. ELECTRICAL INSTALLATION

a.) Concealed electrical wiring in conduits below ceiling level.

b.) Refer to Electrical Schedule for details.

12. TV / TELEPHONE

Refer to Electrical Schedule for details.

13. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with the current Singapore's edition of Code of Practice.

14. PAINTING

a.) Internal Walls : Emulsion Paint.

b.) External Walls : Weather Shield Paint.

15. DRIVEWAY

Concrete finished with stamped concrete and/or Interlocking stone pavers and/or Aeration Slab (for open to sky car park).

16. WATERPROOFING

Waterproofing to floors of Bathroom, Kitchen, Balcony, Roof Terrace / Open Balcony, PES, RC Flat Roof, and Planter.

17. RECREATIONAL FACILITIES

a.) Swimming Pool.

b.) Pool Deck.

18. ADDITIONAL ITEMS

a.) Built-in wardrobes to all Bedrooms.

b.) Built-in high and low level kitchen cabinets with stainless steel sink, cooker hob, and cooker hood.

c.) Air-conditioning to Living/Dining and Bedrooms.

d.) Hot water supply to Bathrooms and Kitchen.

e.) Audio / Video Intercom System.

f.) Remote control system to main gate for car access.

g.) Mechanized Car parking System to specialist's specification.

h.) Card access for the pedestrian gate.

Note: -

1. The brand and model of all equipments and appliances supplied shall be subject to availability.
2. Layout/location of wardrobes, kitchen cabinets and fan coil units are subject to Developer's sole discretion and final design.
3. The air-conditioning system has to be maintained and cleaned on a regular basis by the purchaser. That includes the cleaning of filters and clearing of condensate pipes to ensure good working condition of the system.
4. Connection, subscription, and other fees for television, SHCV, Internet and other service providers whether chosen by the purchaser or appointed by the Vendor or the management corporation when constituted will be paid by the purchaser.
5. Equipment for SHCV will be paid and installed by purchaser.
6. Mechanized Car Park System can only fit in sedan and MPV type only. Bigger sizes cars can use the surface car parking.

ELECTRICAL SCHEDULE

TYPE	LIGHTING POINT (include HS)	POWER POINT (include HS)	TV POINT (include HS)	TELEPHONE POINT (include HS)	WATER HEATER POINT	COOKER HOB	COOKER HOOD	A/C ISOLATOR	DOOR BELL	AUDIO INTERCOM	FRIDGE POINT	WASHING MACHINE POINT
A	7	13	3	3	1	1	1	1	1	1	1	1
AR	7	13	3	3	1	1	1	1	1	1	1	1
B	7	13	3	3	1	1	1	1	1	1	1	1
BR	8	13	3	3	1	1	1	1	1	1	1	1
C1	7	13	3	3	1	1	1	1	1	1	1	1
C2	7	13	3	3	1	1	1	1	1	1	1	1
C2R	8	13	3	3	1	1	1	1	1	1	1	1
C3	7	13	3	3	1	1	1	1	1	1	1	1
C3-1	7	13	3	3	1	1	1	1	1	1	1	1
C3R	7	13	3	3	1	1	1	1	1	1	1	1
C4	7	13	3	3	1	1	1	1	1	1	1	1
C4-1	7	13	3	3	1	1	1	1	1	1	1	1
C4R	7	13	3	3	1	1	1	1	1	1	1	1
D	7	13	3	3	1	1	1	1	1	1	1	1
DR	7	13	3	3	1	1	1	1	1	1	1	1
E	7	13	3	3	1	1	1	1	1	1	1	1
EP	7	13	3	3	1	1	1	1	1	1	1	1
ER	7	13	3	3	1	1	1	1	1	1	1	1
F1	7	13	3	3	1	1	1	1	1	1	1	1
F2/F3	7	13	3	3	1	1	1	1	1	1	1	1
FR	7	13	3	3	1	1	1	1	1	1	1	1
G	7	13	3	3	1	1	1	1	1	1	1	1
GP	7	13	3	3	1	1	1	1	1	1	1	1

A Choice Development by:



