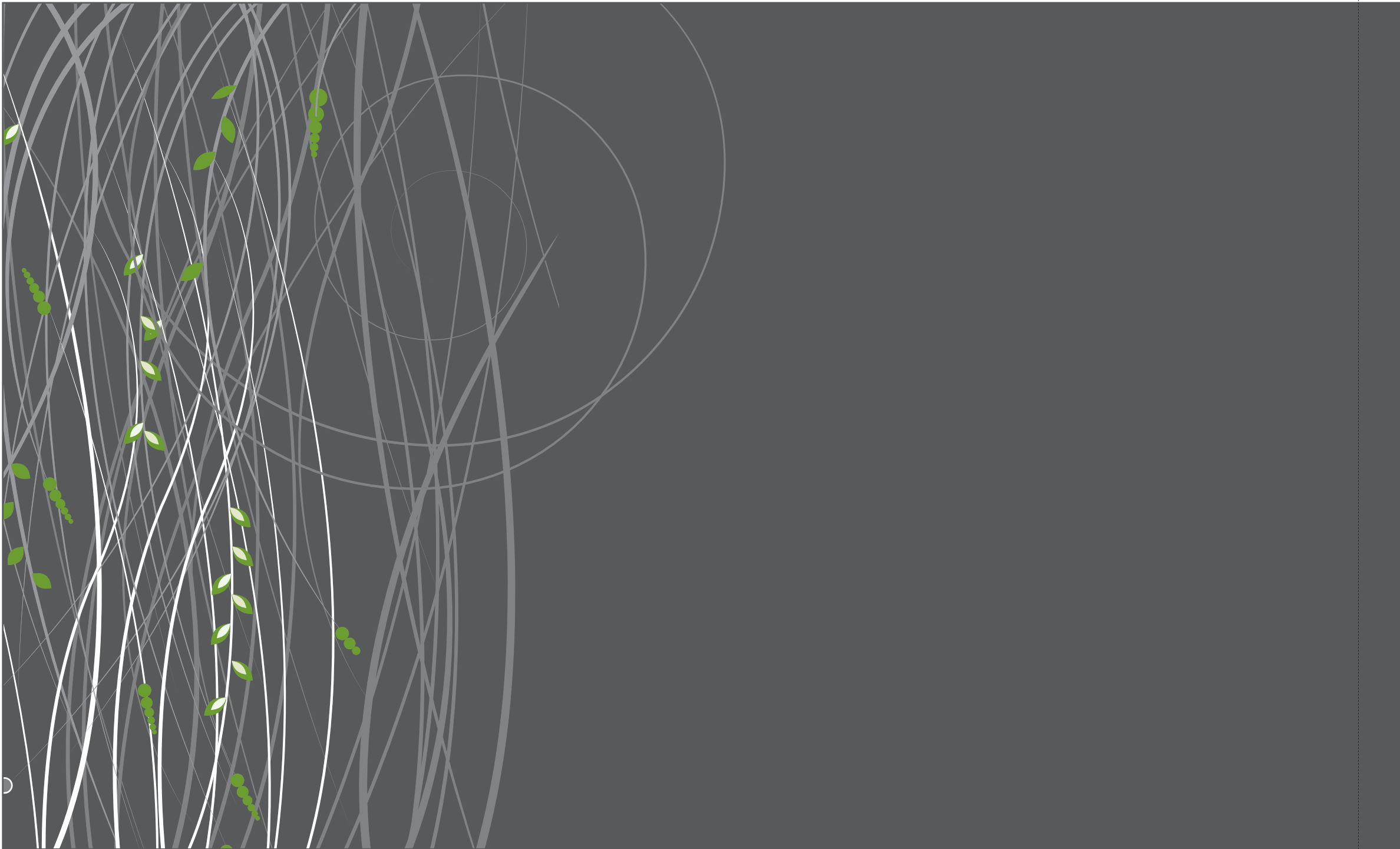
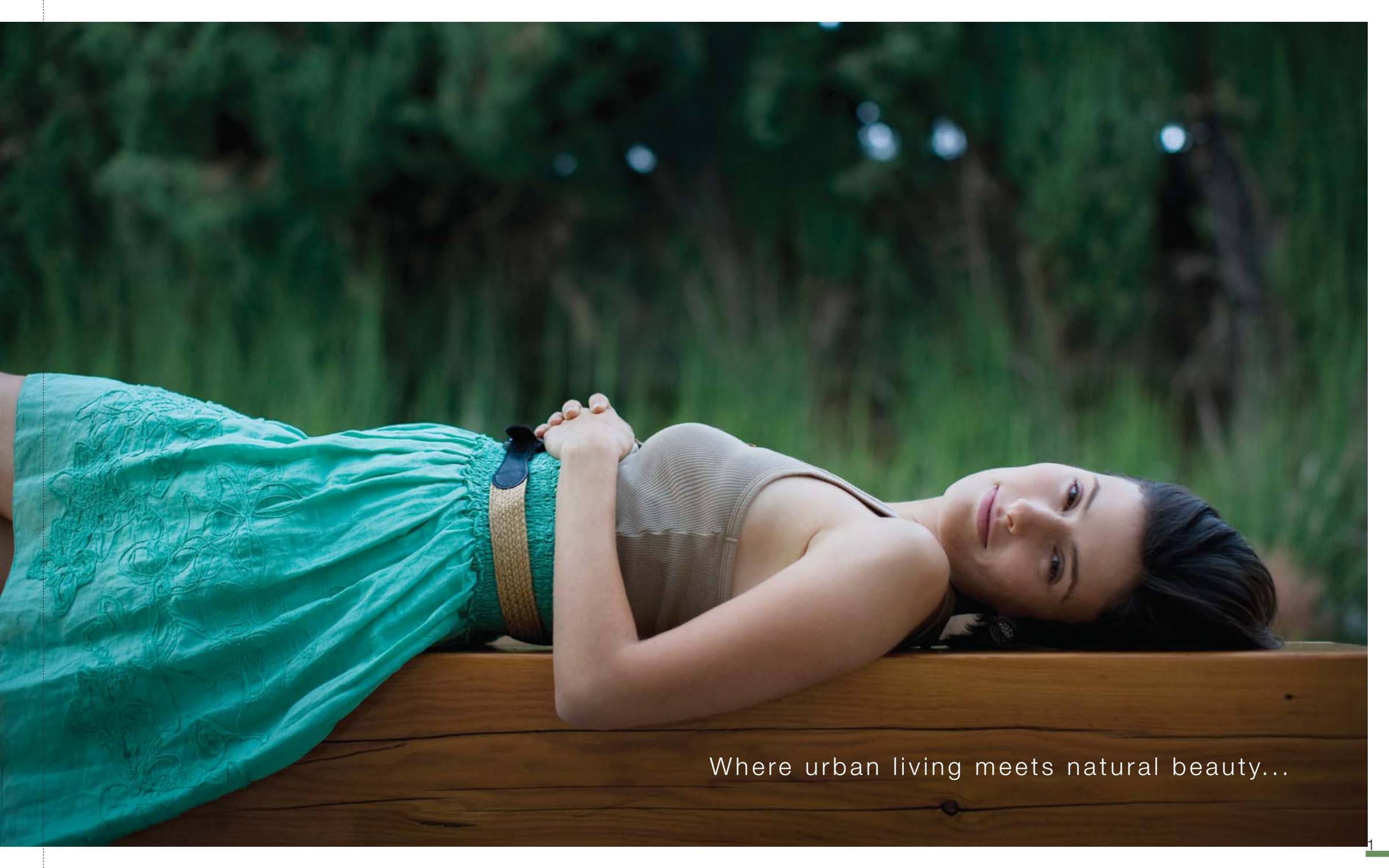


Laverne's
Loft





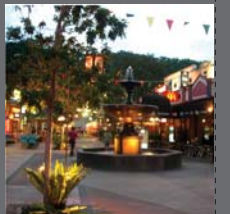
Where urban living meets natural beauty...



artist's impression only

An exclusive development with lavish units located in the eastern part of Singapore, Laverne's Loft is the ticket to a relaxed yet sophisticated lifestyle for discerning individuals who appreciate the finer things.





Laverne's Loft is nestled in the heart of Katong, a charming neighbourhood that is steeped in history and quickly redefining itself as a magnet for the young and the young-at-heart.

With a multitude of entertainment options, including shopping, dining and social spots, scattered throughout the area, you will never be stumped for something to do. Some of the best schools in Singapore are just a short walk or drive away while the tranquillity of the nearby beach offers peace of mind after a hard day at the office. With the convenience of 2 MRT stations, Dakota and Eunos, and having 3 expressways, the Pan-Island, Kallang-Paya Lebar and East Coast Park expressways so close by, getting around Singapore is a breeze.



Location Map





Where everyday is carefree living...



artist's impression only





Keeping in excellent shape is easy in the gym while stress simply melts away with a dip in the cool confines of the lap pool. Invite family and friends to a memorable time over the sizzling tastes and scents of a delicious BBQ.



artist's impression only



Site Plan

A Swimming Pool with Jacuzzi

B Gymnasium

C Barbecue area



artist's impression only



artist's impression only



The luxury of the surroundings extends to each and every apartment, where chic design meets top-quality furnishings and fittings.



TYPE A

37 sq m

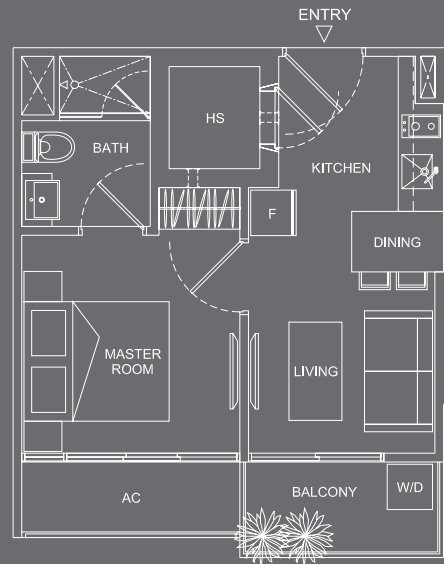
1 bdrm

#02-01

#03-01

#04-01

#05-01



TYPE C

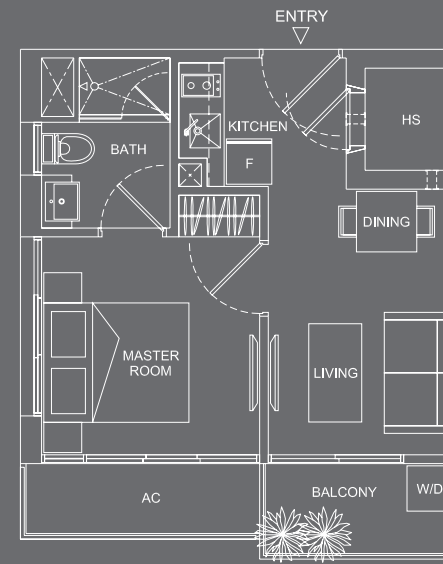
37 sq m

1 bdrm

#02-03

#03-03

#04-03



TYPE B

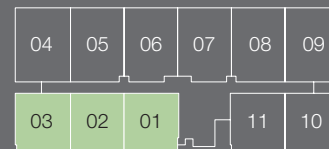
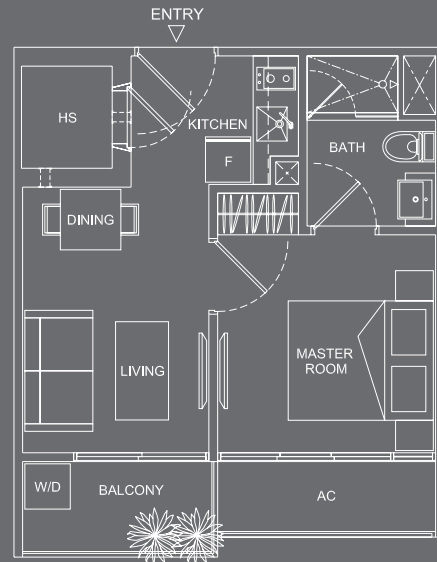
37 sq m

1 bdrm

#02-02

#03-02

#04-02



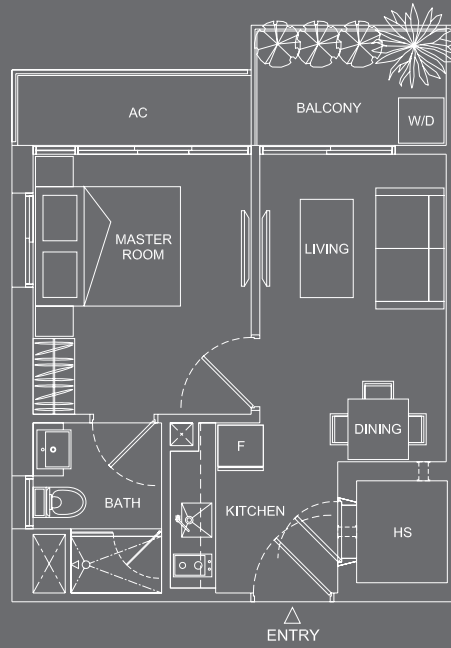
TYPE D

41 sq m

1 bdrm

#03-04

#04-04



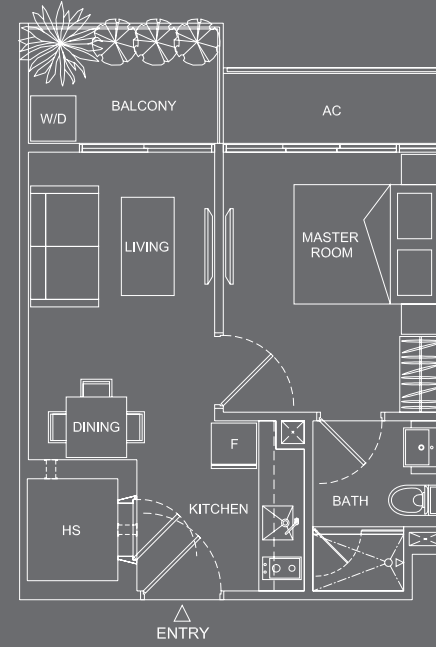
TYPE E

41 sq m

1 bdrm

#03-05

#04-05

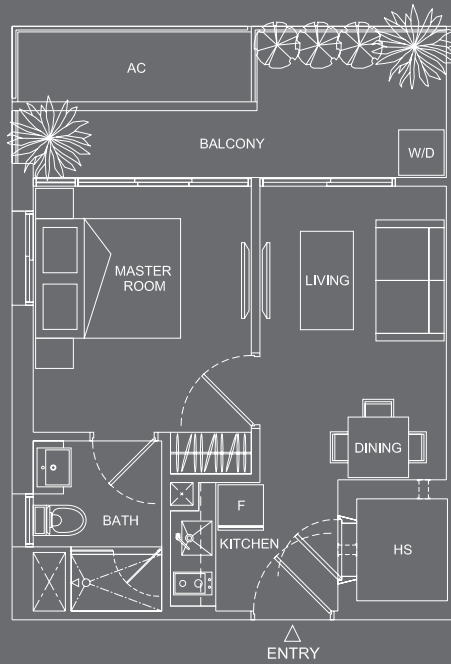


TYPE D1

44 sq m

1 bdrm

#02-04

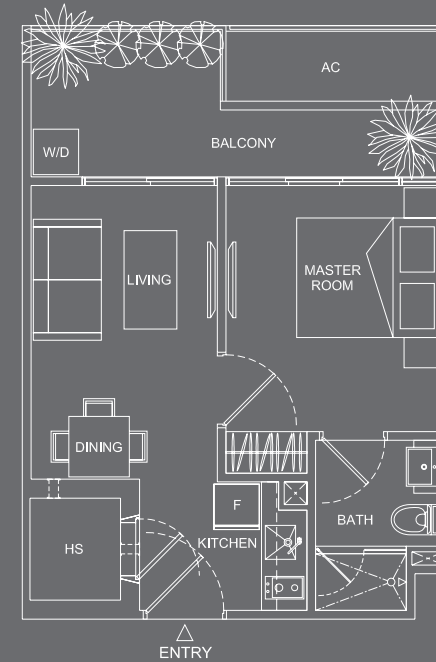


TYPE E1

44 sq m

1 bdrm

#02-05



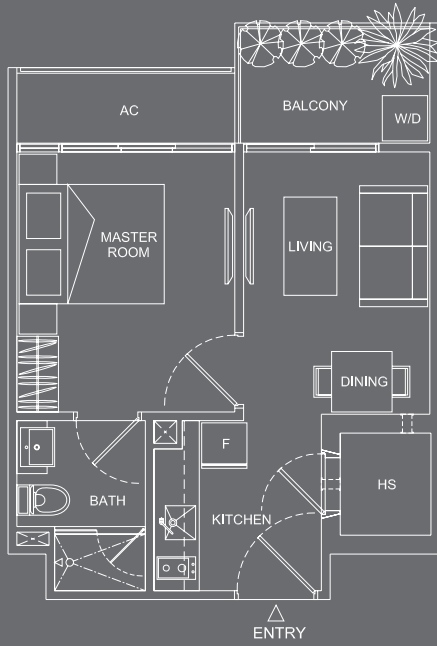
TYPE F

40 sq m

1 bdrm

#03-06

#04-06



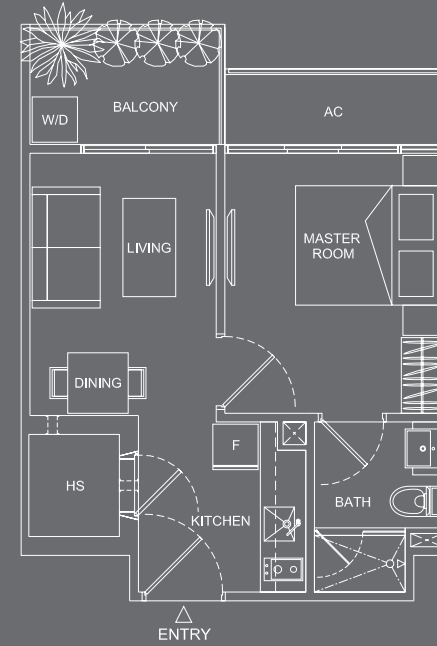
TYPE G

40 sq m

1 bdrm

#03-07

#04-07

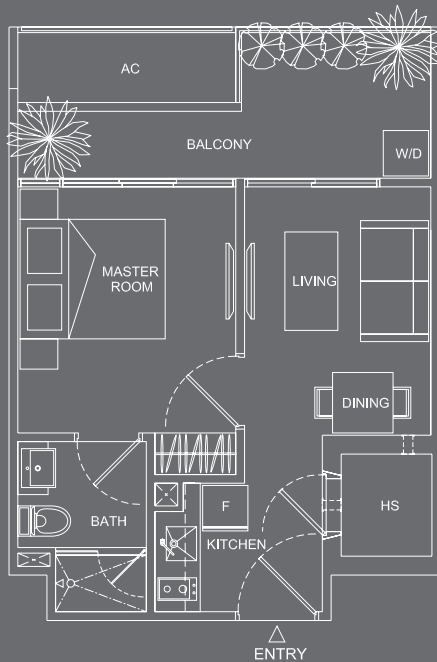


TYPE F1

43 sq m

1 bdrm

#02-06

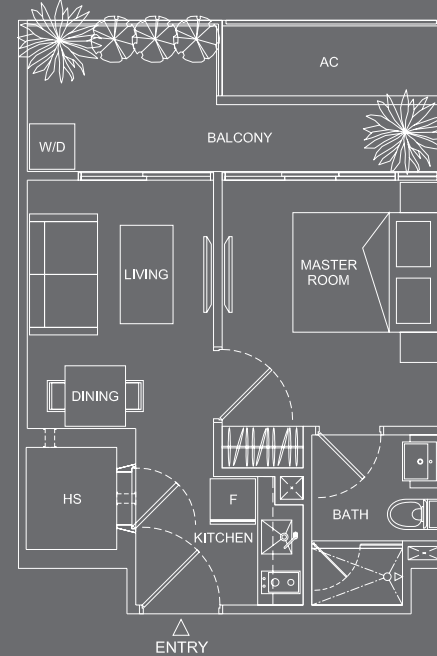


TYPE G1

43 sq m

1 bdrm

#02-07



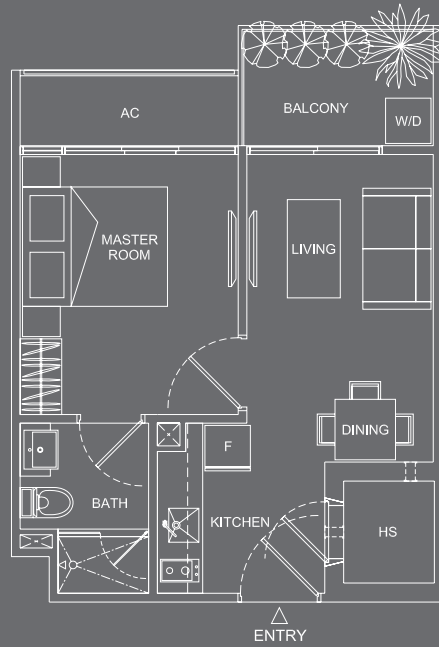
TYPE H

41 sq m

1 bdrm

#03-08

#04-08



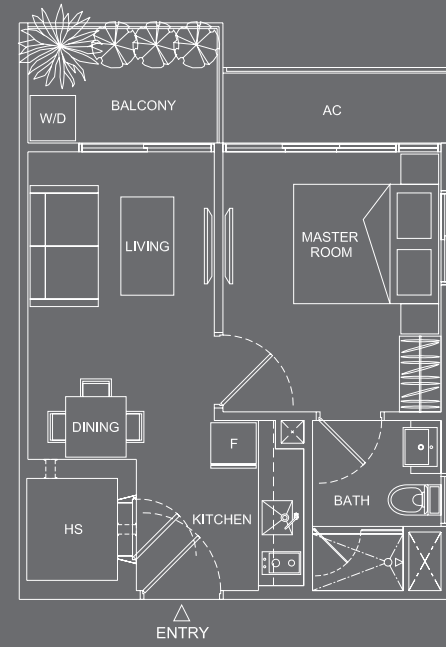
TYPE J

41 sq m

1 bdrm

#03-09

#04-09

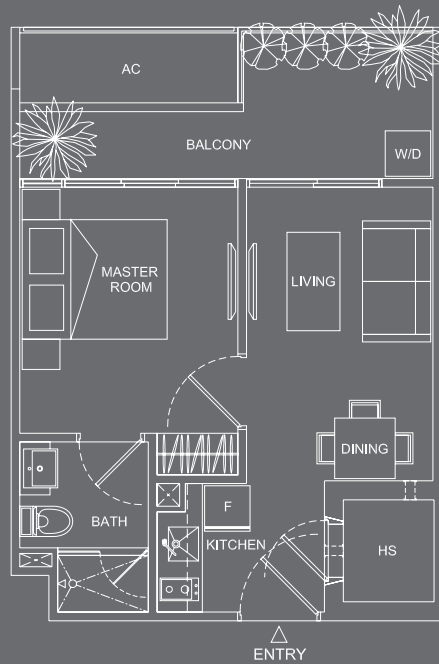


TYPE H1

44 sq m

1 bdrm

#02-08

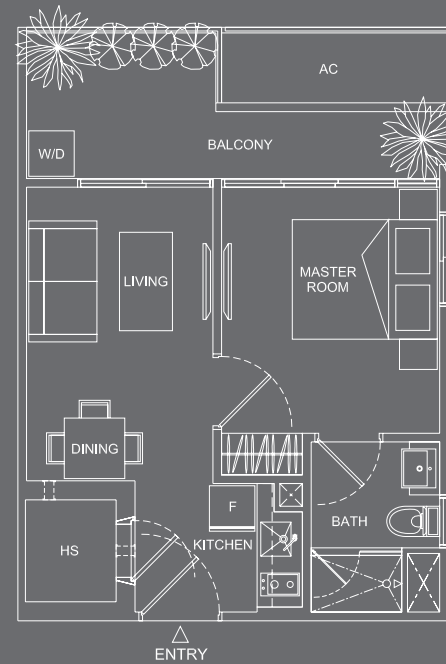


TYPE J1

44 sq m

1 bdrm

#02-09



TYPE K

37 sq m

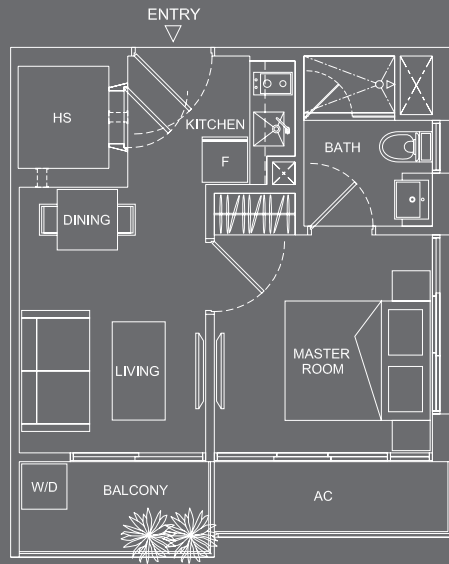
1 bdrm

#02-10

#03-10

#04-10

#05-10



TYPE L

37 sq m

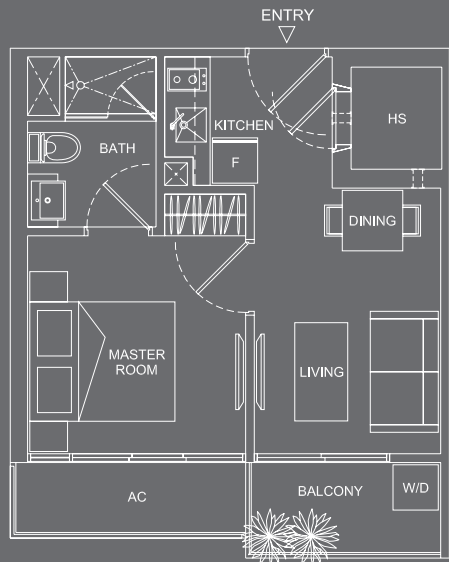
1 bdrm

#02-11

#03-11

#04-11

#05-11



04	05	06	07	08	09
03	02	01	11	10	

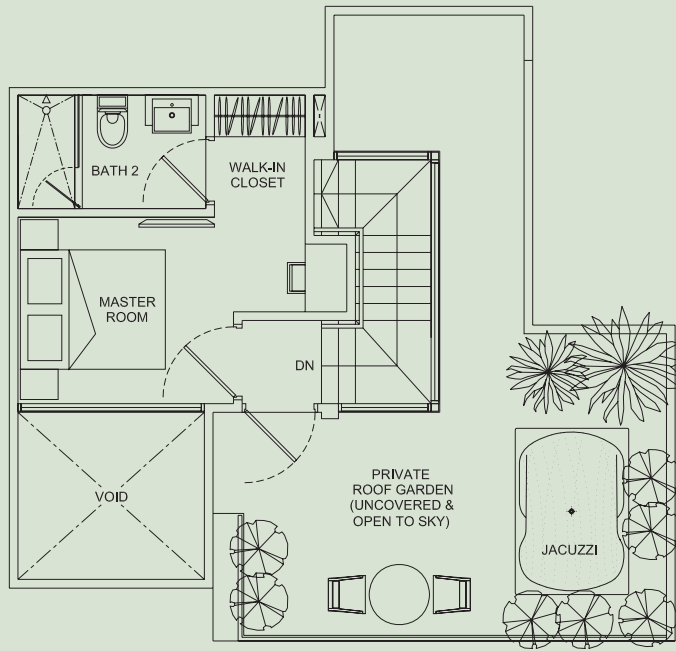


TYPE PH-B

95 sq m

1+1 bdrm

#05-02



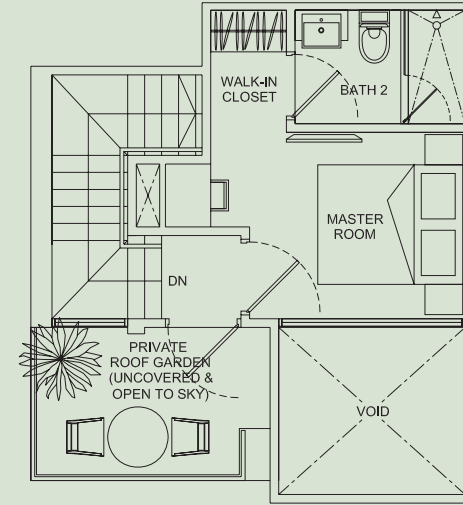
Upper Level

TYPE PH-C

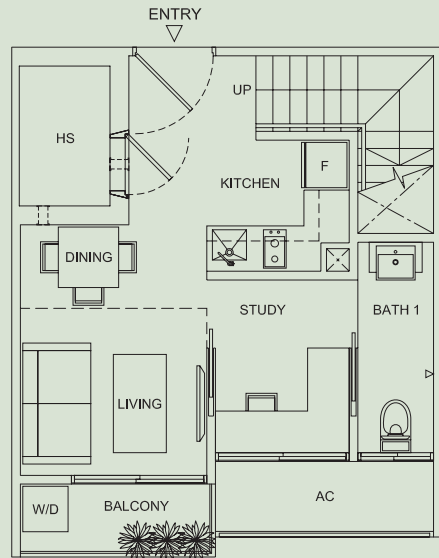
71 sq m

1+1 bdrm

#05-03

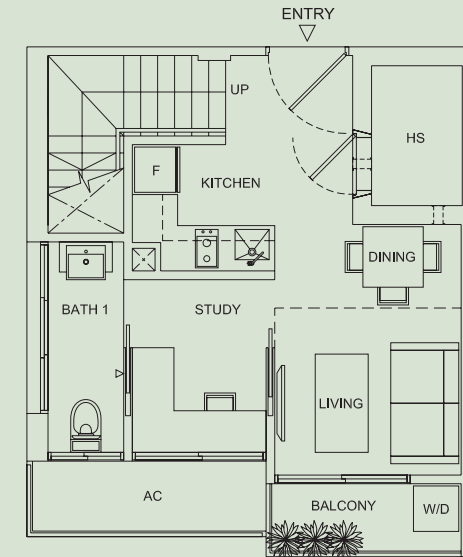


Upper Level



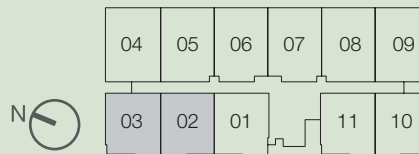
Lower Level

* Dotted line indicates void opening above



Lower Level

* Dotted line indicates void opening above

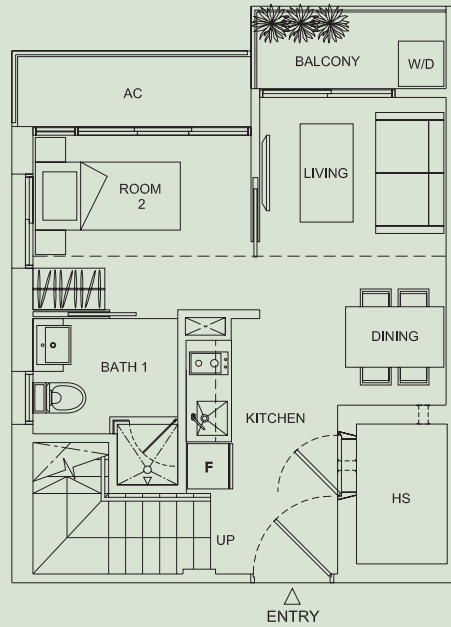


TYPE PH-D

77 sq m

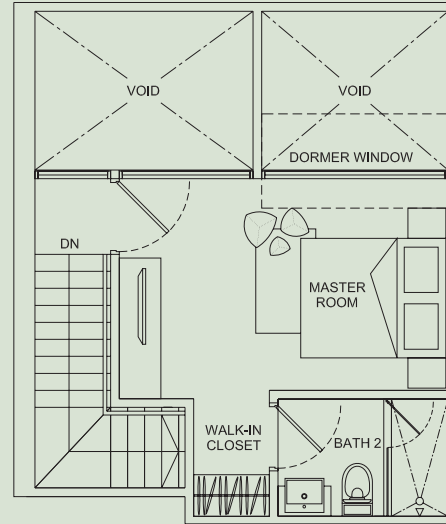
2 bdrm

#05-04



Lower Level

* Dotted line indicates void opening above

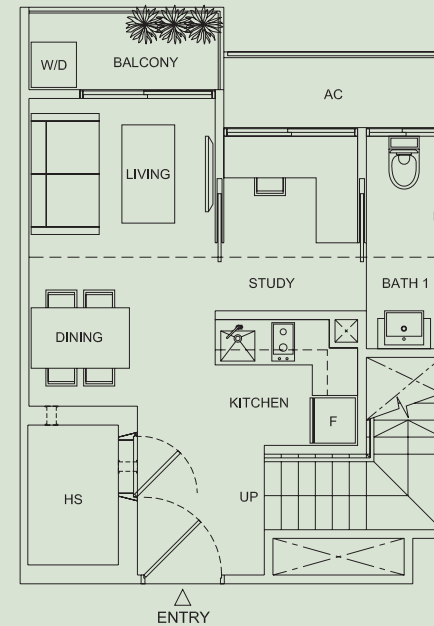


TYPE PH-E

75 sq m

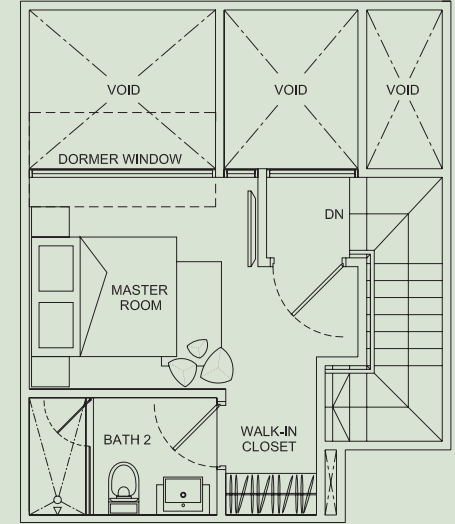
1+1 bdrm

#05-05



Lower Level

* Dotted line indicates void opening above



Upper Level

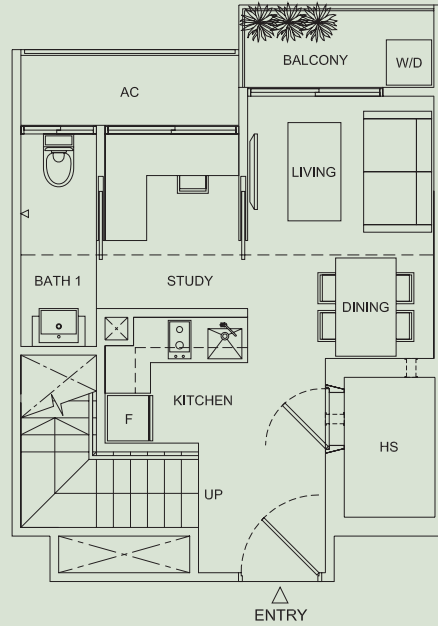


TYPE PH-F

103 sq m

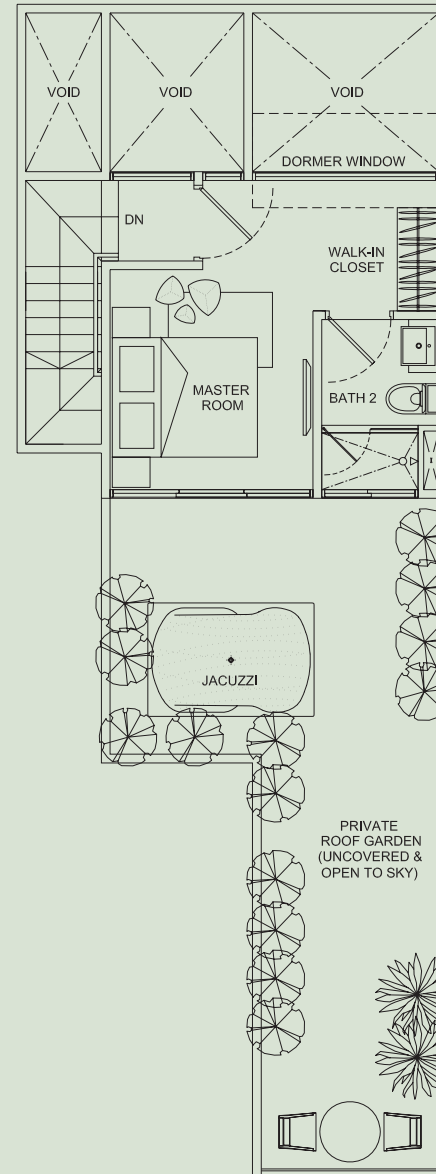
1+1 bdrm

#05-06

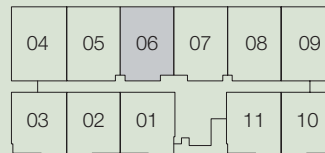


Lower Level

* Dotted line indicates void opening above



Upper Level

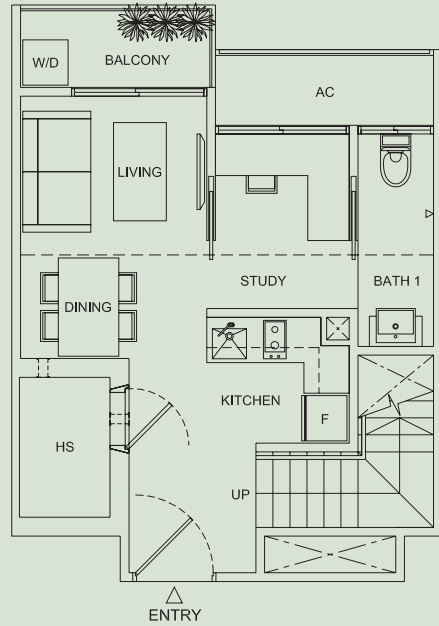


TYPE PH-G

92 sq m

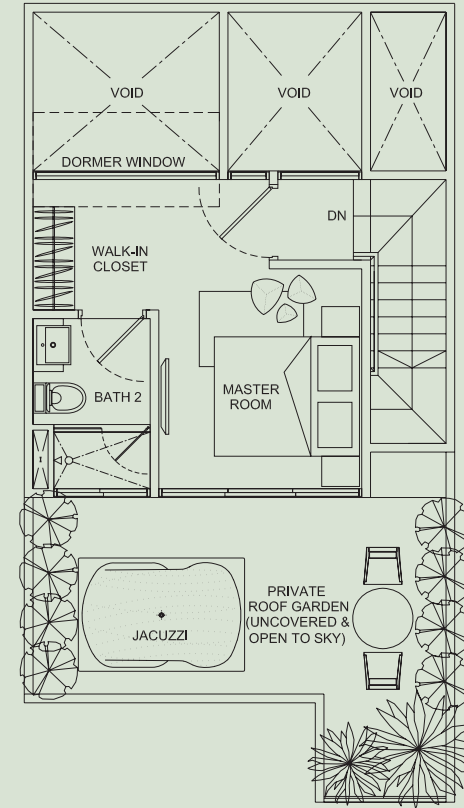
1+1 bdrm

#05-07



Lower Level

* Dotted line indicates void opening above



Upper Level

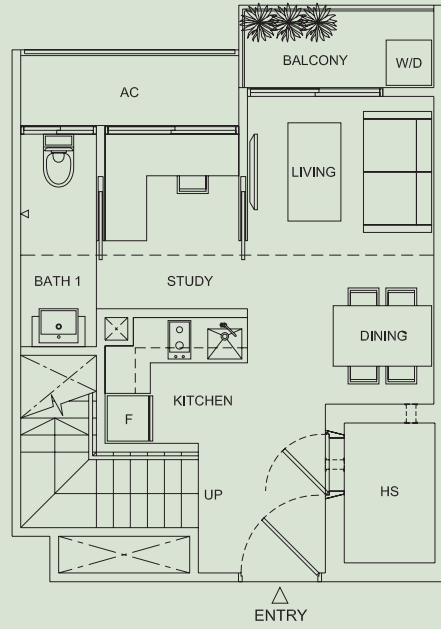


TYPE PH-H

118 sq m

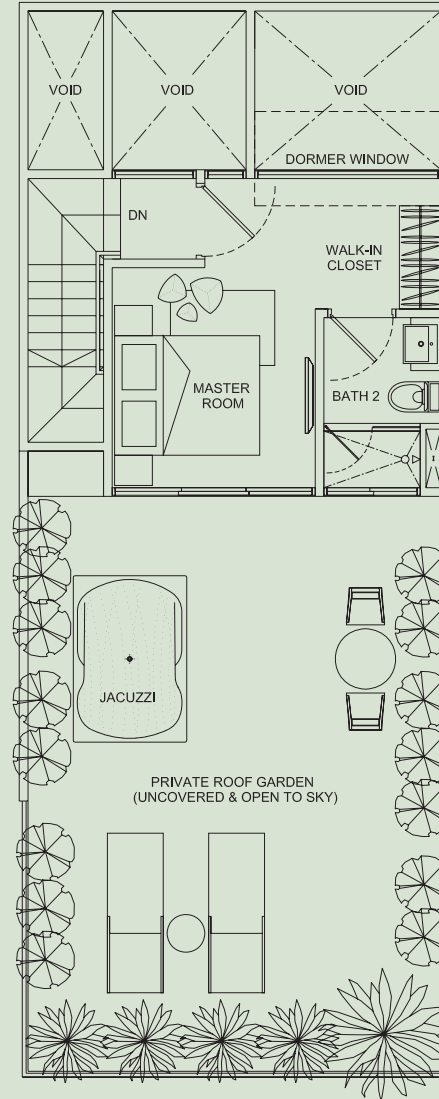
1+1 bdrm

#05-08



Lower Level

* Dotted line indicates void opening above



Upper Level

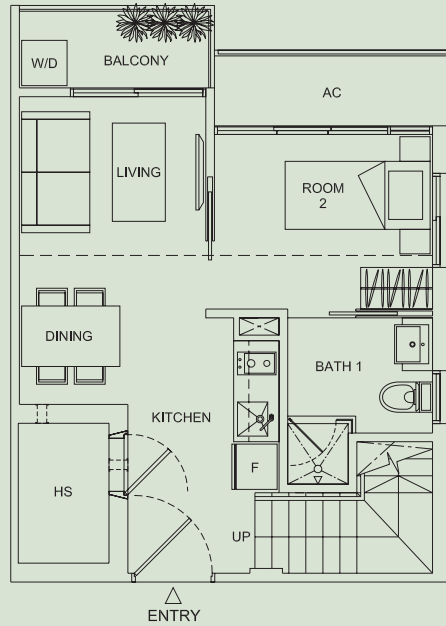


TYPE PH-J

116 sq m

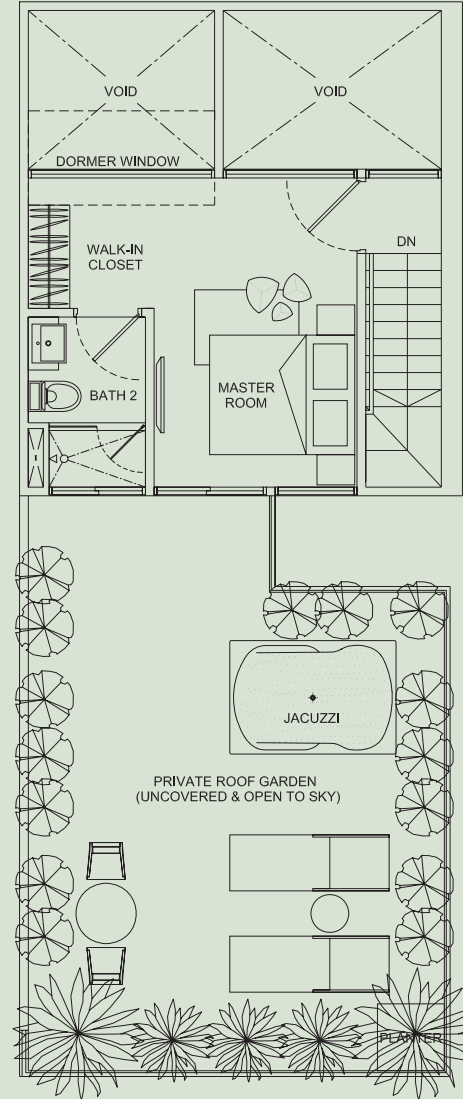
2 bdrm

#05-09

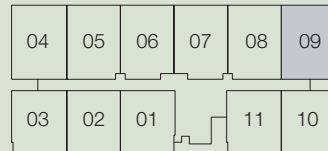


Lower Level

* Dotted line indicates void opening above



Upper Level



1. **FOUNDATION**
RC Pile to PE's design and BCA's approval
2. **SUPER-STRUCTURE**
Reinforced Concrete
3. **WALLS**
External - R.C. wall / Common clay brick
Internal - Dry Partitions / Precast Wall Panels / Common clay brick
4. **ROOF**
Flat roof - Reinforced concrete roof with waterproofing and insulation
Curve roof - Profiled metal roof with insulation on steel / RC truss to PE's design
5. **CEILING**
Living / Dining, Bedrooms, Household Shelter and Yard -
Cement and sand plaster and/or Skim coat with emulsion paint.

Master Bath, Common toilet & Kitchen -
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 -
Homogeneous and/or Ceramic tiles laid up to false ceiling height (exposed areas only).

Kitchen -
Homogeneous and/or Ceramic tiles between cabinets 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 -
Marble

Bedroom / Study / Staircases -
Timber Strip

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 1st up to 2nd storey -
Non-slip Homogeneous Tiles (Granolithic look)

Staircases from 2nd 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
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 - Digital Lockset and hinges to Architect's selection.
9. **RAILINGS**
Stainless steel / 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
f. 1 towel bar
- 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**
Refer to Electrical Schedule.
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 (Low VOC paint)
b. Internal Walls - Selected Emulsion paint (Low VOC paint)
14. **WATERPROOFING**
Waterproofing provided to floors of Bathrooms, W.C. , R.C. flat roof, Planter Box and where required.
15. **DRIVEWAY & CARPARK**
a. Driveway & Carpark – Homogeneous Tiles and/ or 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. Jacuzzi - For Unit Type PH - B, F, G, H, and J
h. Soil Treatment - Anti-termite soil treatment by specialist subject to approval by the relevant authorities.

Electrical Schedule:

TYPE	LIGHTING POINT	13A S/S/O	2X13A S/S/O	TV POINT	TELEPHONE POINT	WATER HEATER	W/M	DRYER	FRIDGE	COOKER	HOOD	OVEN	ISOL. FOR CU	ISOL FOR JAGUZZI
Type D1	5	2	3	3	3	1	1	1	1	1	1	1	1	0
Type E1	5	2	3	3	3	1	1	1	1	1	1	1	1	0
Type F1	5	2	3	3	3	1	1	1	1	1	1	1	1	0
Type G1	5	2	3	3	3	1	1	1	1	1	1	1	1	0
Type H1	5	2	3	3	3	1	1	1	1	1	1	1	1	0
Type J1	5	2	3	3	3	1	1	1	1	1	1	1	1	0
Type A	5	2	3	3	3	1	1	1	1	1	1	1	1	0
Type B	5	2	3	3	3	1	1	1	1	1	1	1	1	0
Type C	5	2	3	3	3	1	1	1	1	1	1	1	1	0
Type D	5	2	3	3	3	1	1	1	1	1	1	1	1	0
Type E	5	2	3	3	3	1	1	1	1	1	1	1	1	0
Type F	5	2	3	3	3	1	1	1	1	1	1	1	1	0
Type G	5	2	3	3	3	1	1	1	1	1	1	1	1	0
Type H	5	2	3	3	3	1	1	1	1	1	1	1	1	0
Type J	5	2	3	3	3	1	1	1	1	1	1	1	1	0
Type K	5	2	3	3	3	1	1	1	1	1	1	1	1	0
Type L	5	2	3	3	3	1	1	1	1	1	1	1	1	0
Type PH-B	10	2	4	4	4	1	1	1	1	1	1	1	2	1
Type PH-C	10	2	4	4	4	1	1	1	1	1	1	1	2	0
Type PH-D	9	3	4	4	4	1	1	1	1	1	1	1	2	0
Type PH-E	9	2	4	4	4	1	1	1	1	1	1	1	2	0
Type PH-F	9	2	4	4	4	1	1	1	1	1	1	1	2	1
Type PH-G	9	2	4	4	4	1	1	1	1	1	1	1	2	1
Type PH-H	9	2	4	4	4	1	1	1	1	1	1	1	2	1
Type PH-J	9	3	4	4	4	1	1	1	1	1	1	1	2	1

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 prepolished 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.

Name of Project: Laverne's Loft
Address: 66 Lorong L Telok Kurau, Singapore 425509
Developer: Asimont Holdings Pte Ltd
Developer Licence No: C0731
Tenure of Land: Freehold
Lot/Mukim No.: Lot No. 1911W, 1913P, MK 26
Building Plan No: A1276-00520-2010-BP01 dated 11 Feb 2011
Expected Date of TOP: 31 June 2014
Expected Date of Legal Completion: 31 June 2017

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Brochure design by:

AMELIA HOE
AMELIAHOELM@YAHOO.COM.SG

