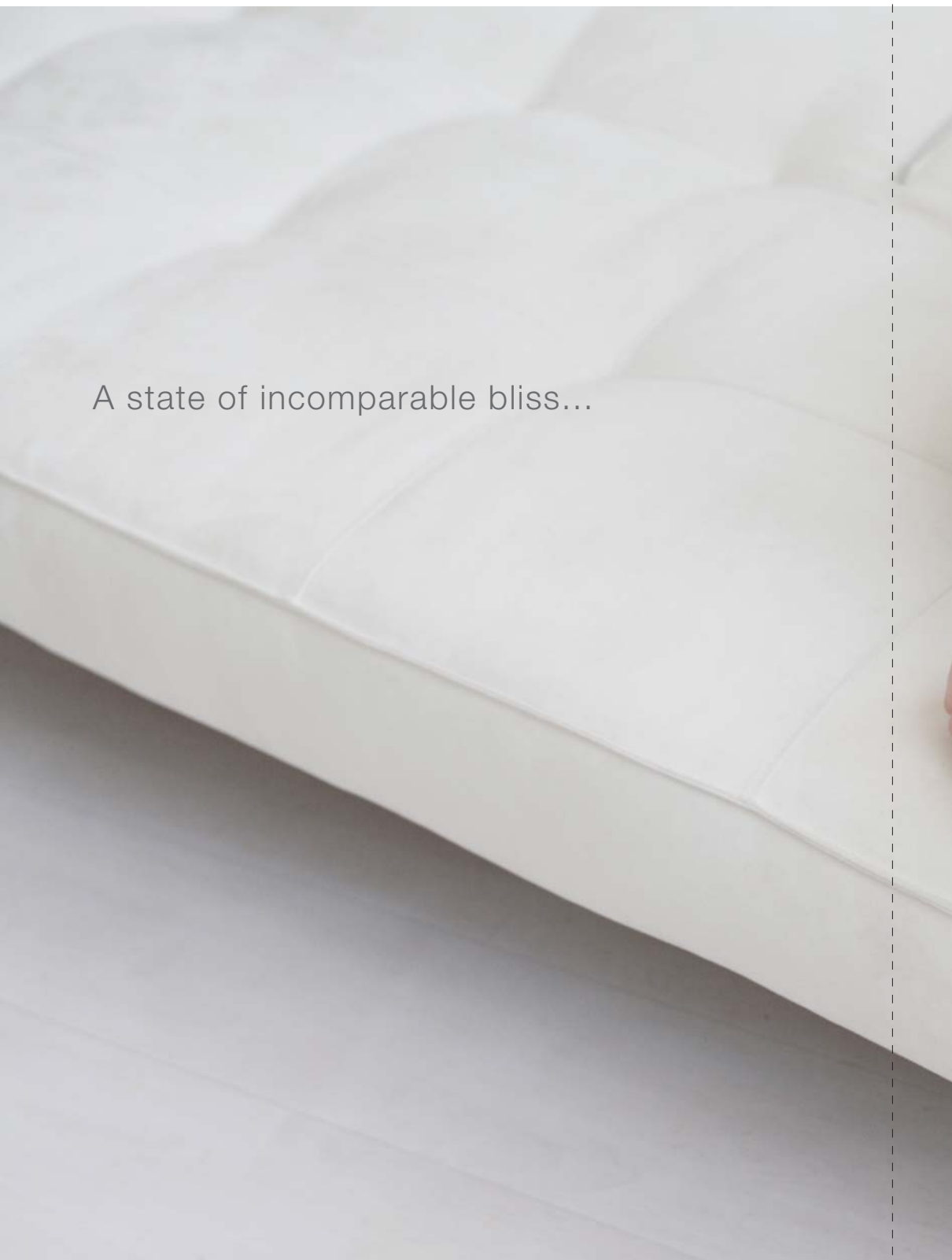


A series of vertical bars of varying heights and shades of gray, arranged in a rhythmic pattern. The bars are positioned on the right side of the page, extending from the top to the bottom of the text area.

Leicestersuites

A series of vertical bars of varying heights and shades of gray, arranged in a rhythmic pattern, mirroring the ones above. They are positioned at the bottom of the page, extending from the left edge of the text area to the right edge.

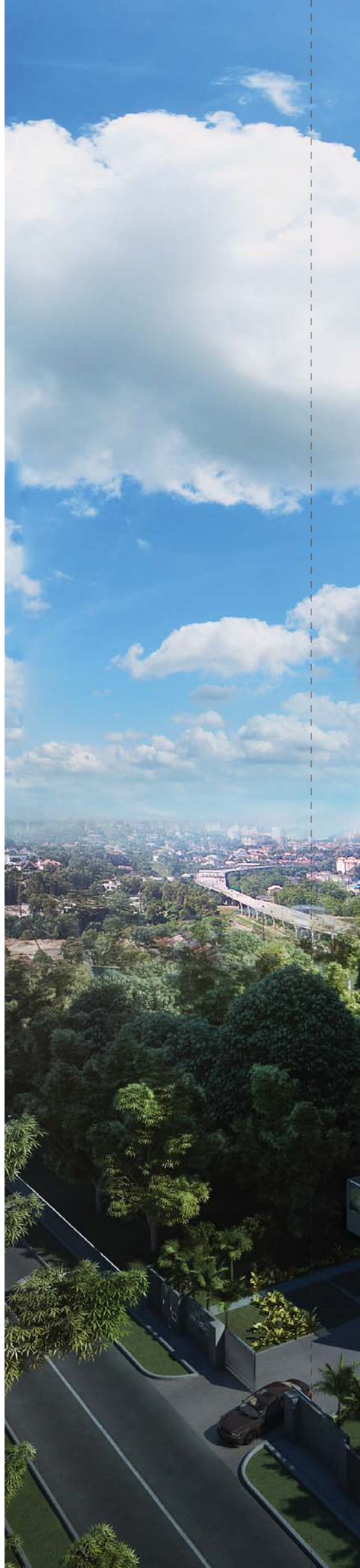


A state of incomparable bliss...





Consisting of 47 exclusive freehold apartments design with a timeless aesthetic, welcome home to a world of your own.









Artist's impression only



5 mins to Nex Shopping Mall @ Serangoon Central



2 mins to St. Andrew Village



2 mins to Potong Pasir MRT



10 mins to City Square Mall



8 mins to Plaza Singapura
• Dhoby Ghaut MRT Interchange to North East line/Circle line

Leicester suites



12 mins to Intergrate Resort



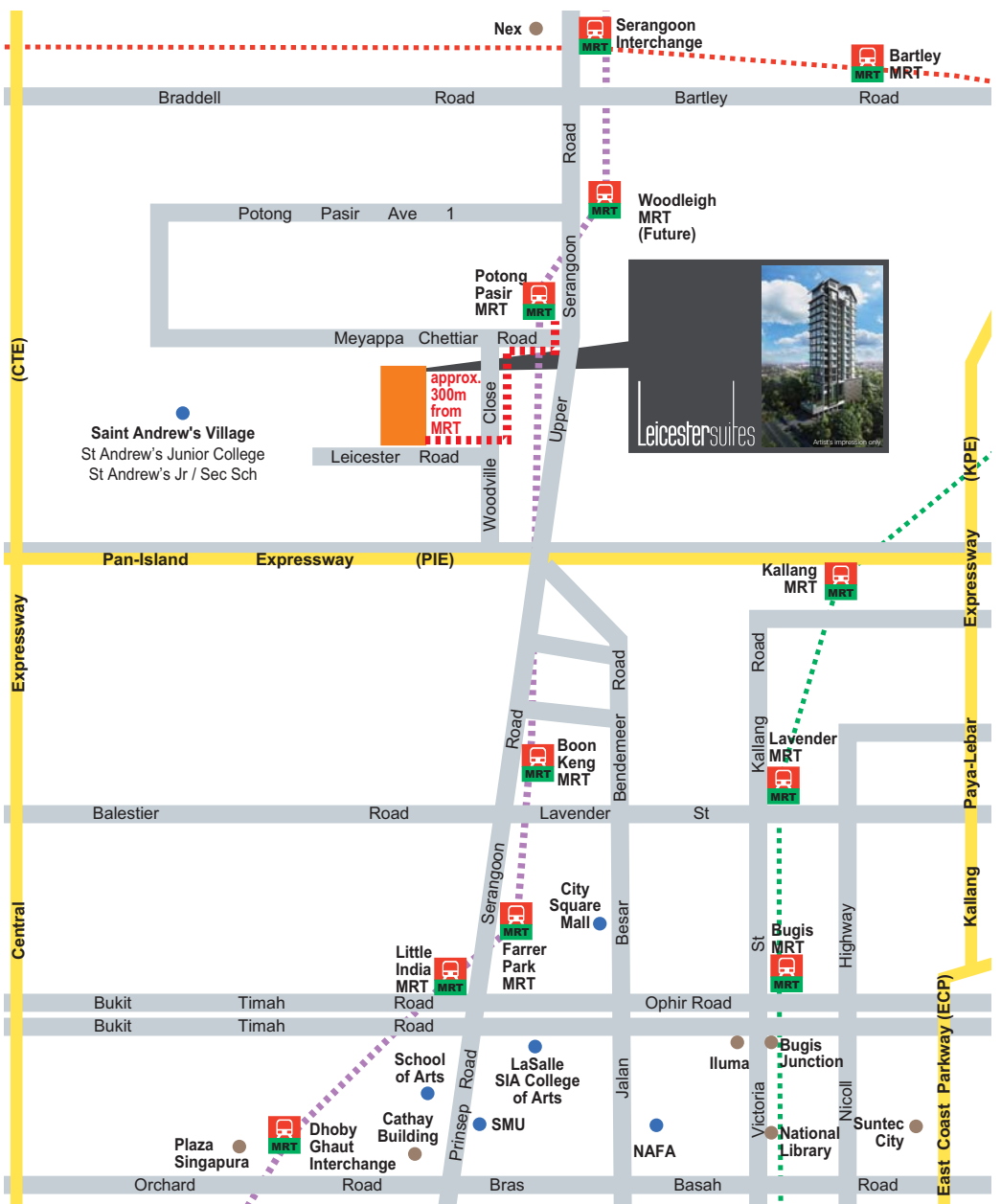
15 mins to Central Business District

Step out to a host of convenient amenities. A stone's throw away to Potong Pasir MRT station and major expressway to ease your travelling to all parts of the island. Fulfill your shopping needs at the upcoming biggest heartland shopping mall Nex. The perfect location to suit your lifestyle.





Location Map







Artist's impression only

Full-glazed gym designed to overlook the shimmering pool with the inviting jacuzzi. Chill out at the pool deck with a barbeque party. Feel relax, rejuvenate and refresh.







X1 ► Artist's impression only

Live in stylish comfort,
each unit is meticulously laid out to provide
you with the luxury of modern living.



X2 ▶ Artist's impression only



Artist's impression only



Site Plan



Private Terrace with Jacuzzi



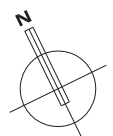
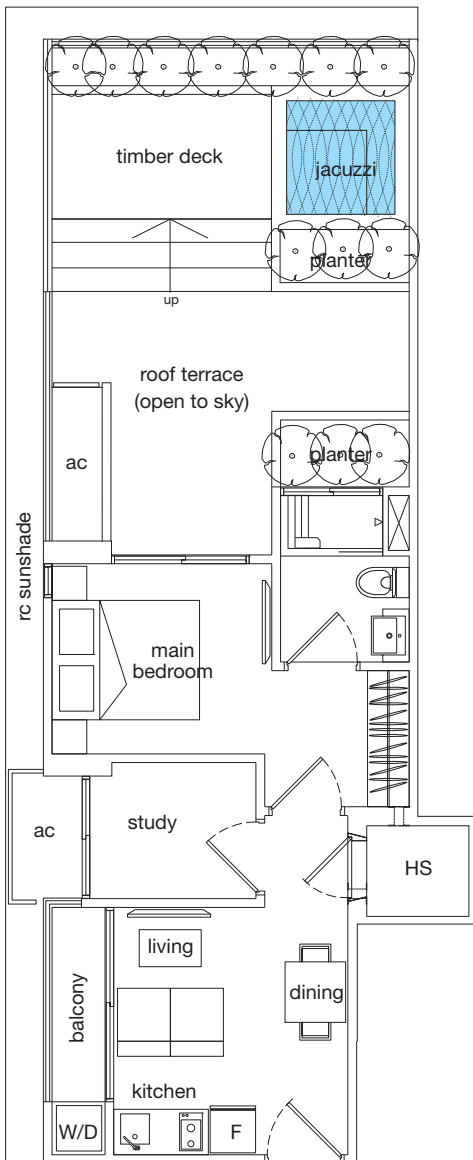
TYPE **A1**

1+1 bdrm

764 sq ft

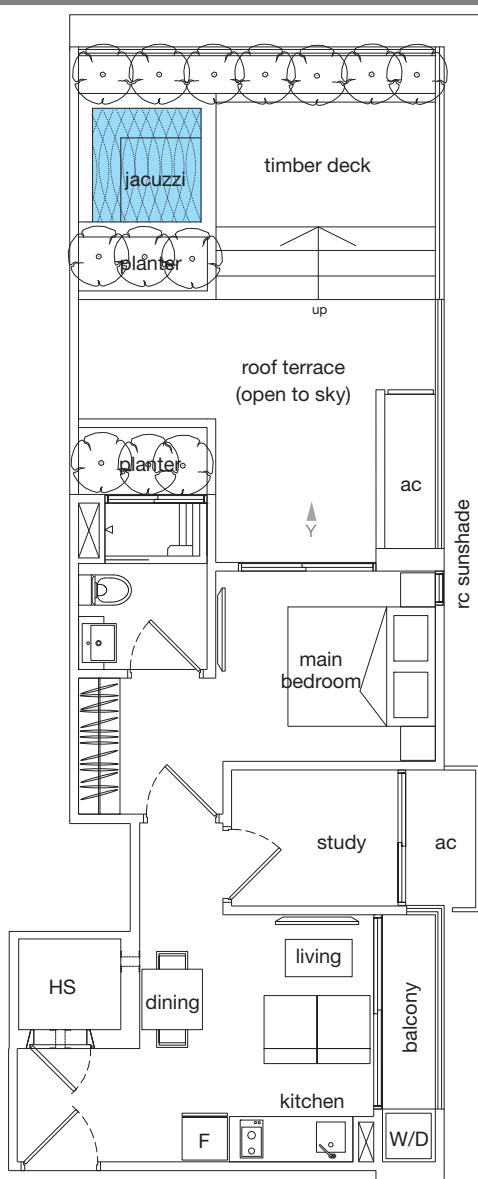
#03-01

■ private jacuzzi





Y ▶ Artist's impression only



TYPE **B1**

1+1 bdrm

797 sq ft

#03-02

private jacuzzi

TYPE **A**

1+1 bdrm

452 sq ft

#04-01

#05-01

#06-01

#07-01

#08-01

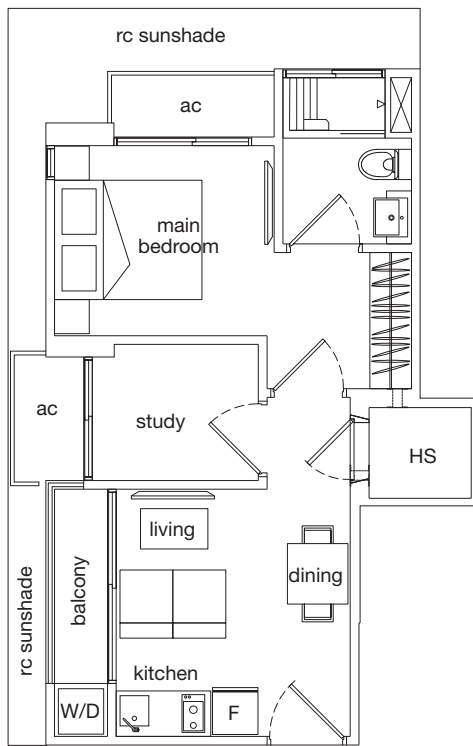
#09-01

#10-01

#11-01

#12-01

#13-01



TYPE **B**

1+1 bdrm

484 sq ft

#04-02

#05-02

#06-02

#07-02

#08-02

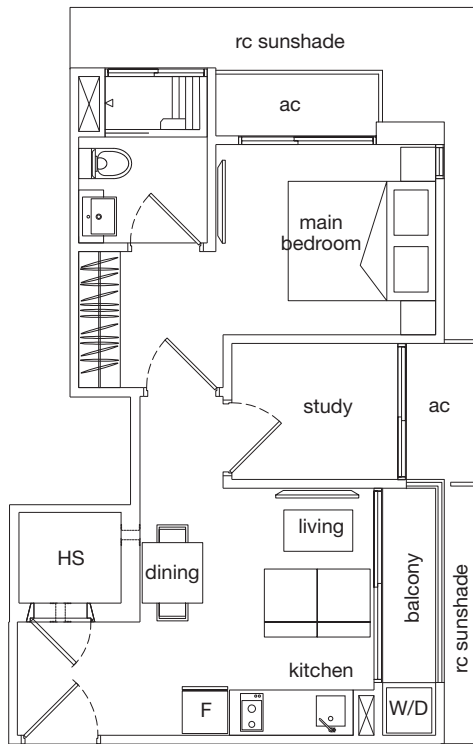
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#11-02

#12-02

#13-02

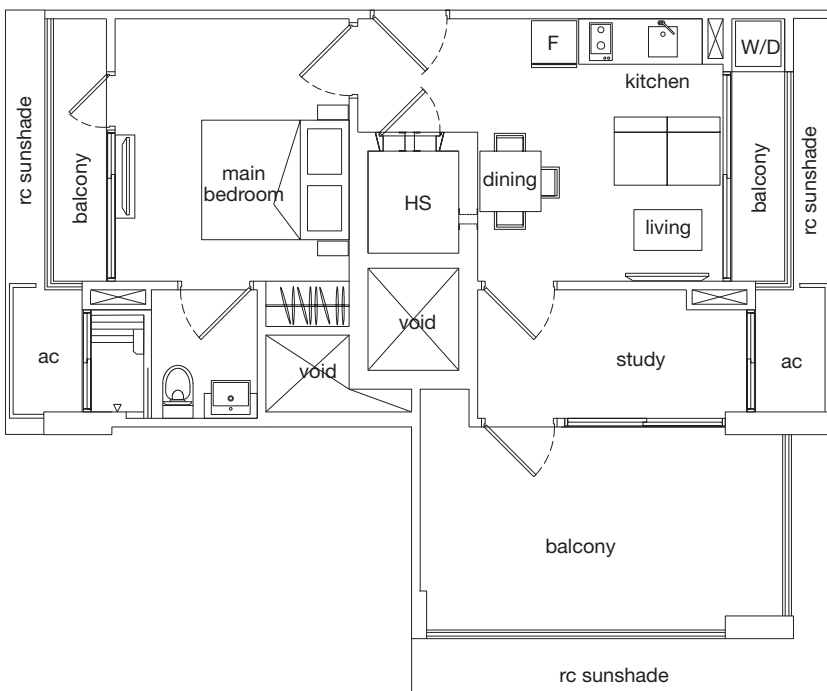


TYPE **C1**

1+1 bdrm

689 sq ft

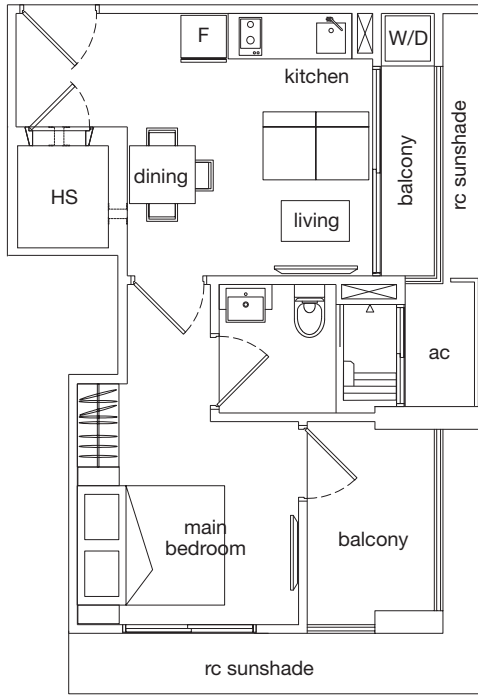
#03-03



TYPE C

1 bdrm

463 sq ft



#04-03

#05-03

#06-03

#07-03

#08-03

#09-03

#10-03

#11-03

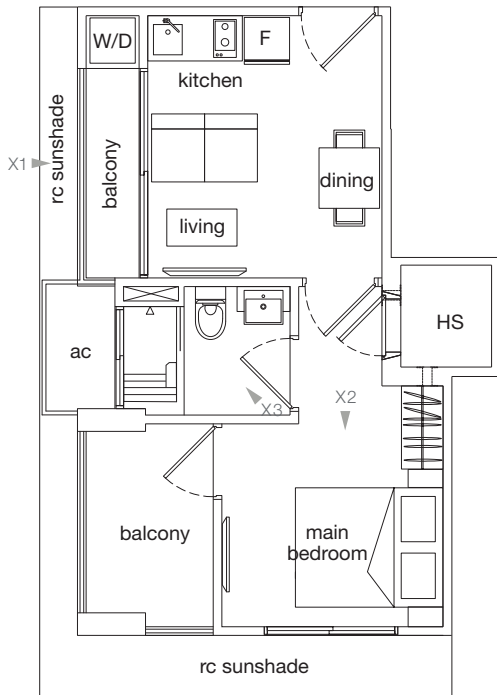
#12-03

#13-03

TYPE D

1 bdrm

420 sq ft



#04-04

#05-04

#06-04

#07-04

#08-04

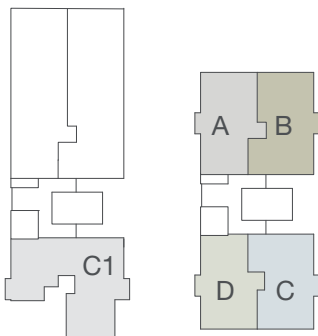
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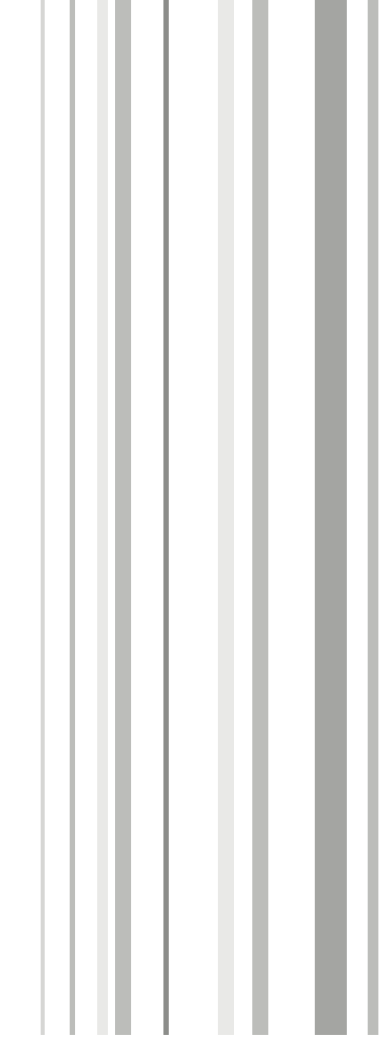
#10-04

#11-04

#12-04

#13-04





Penthouse





Z1 ▶ Artist's impression only



Z2 ▶ Artist's impression only





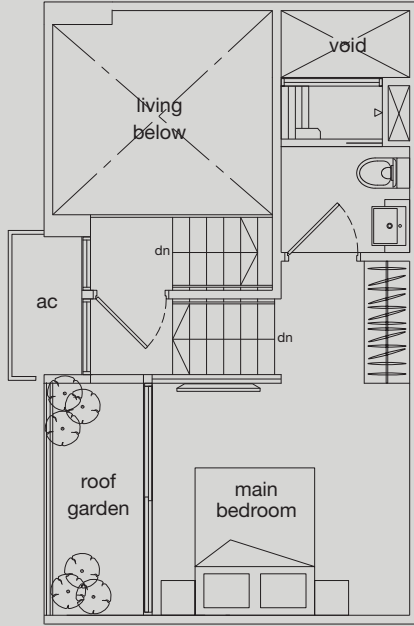
Penthouse

PH A

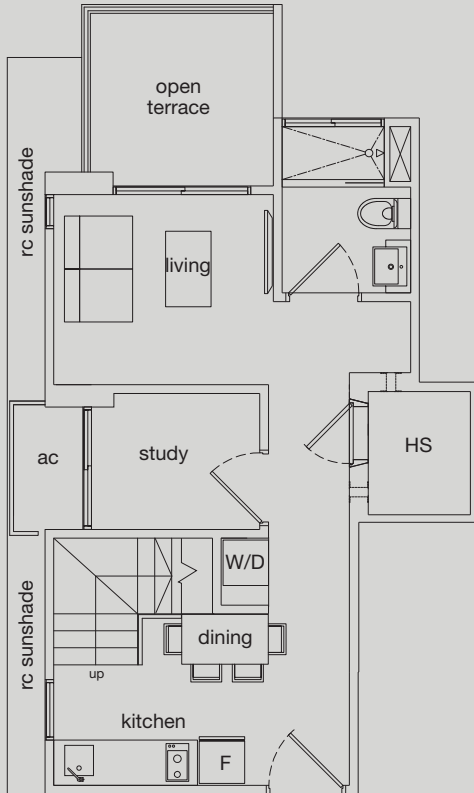
1+1 bdrm

936 sq ft

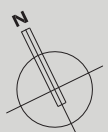
#14-01



UPPER LEVEL



LOWER LEVEL



Penthouse

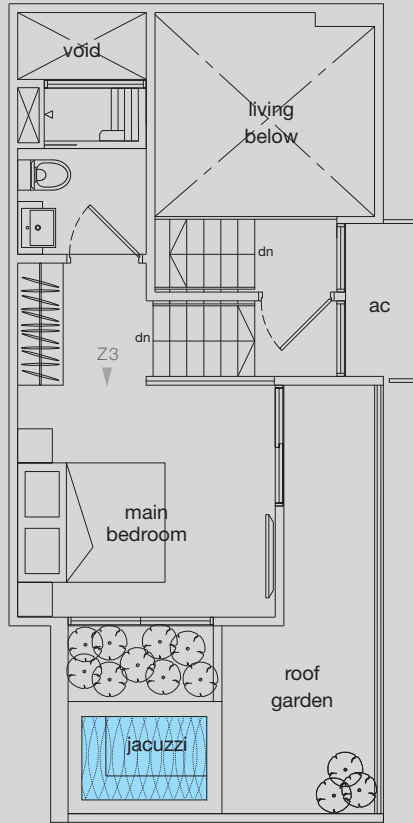
PH **B**

1+1 bdrm

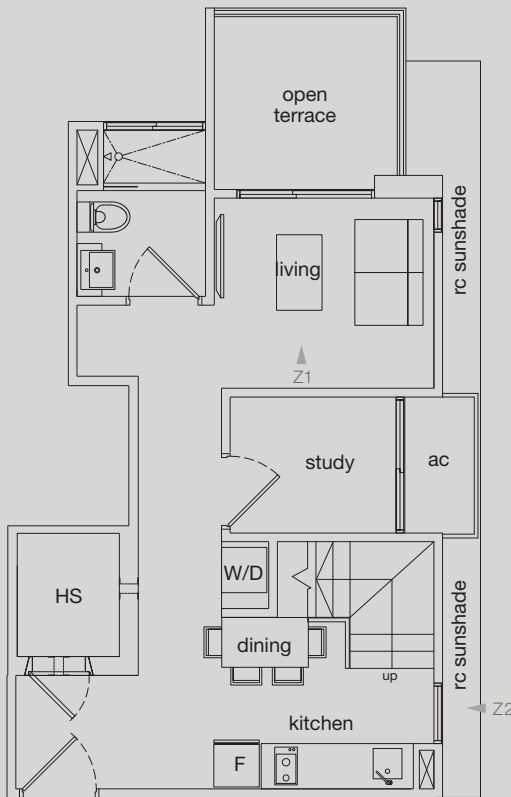
1087 sq ft

#14-02

private
jacuzzi



UPPER LEVEL

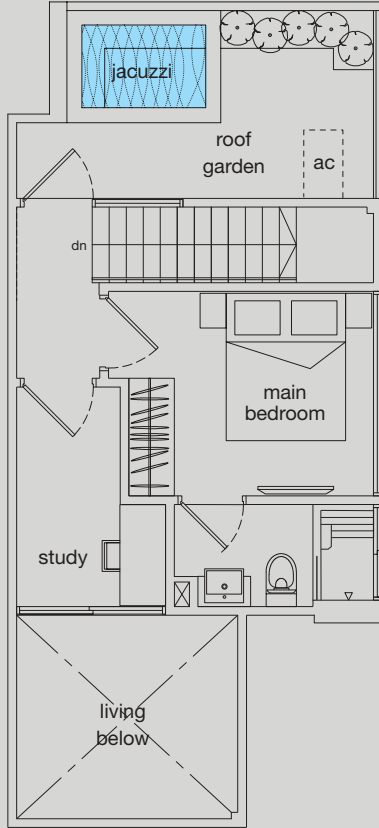


LOWER LEVEL

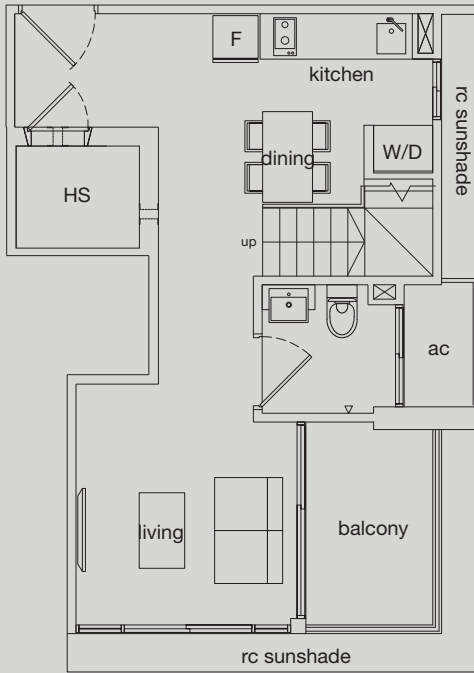
Penthouse

PH C
1+1 bdrm
958 sq ft

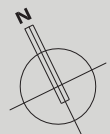
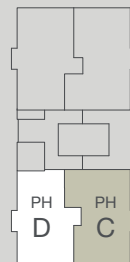
#14-03
private jacuzzi



UPPER LEVEL



LOWER LEVEL



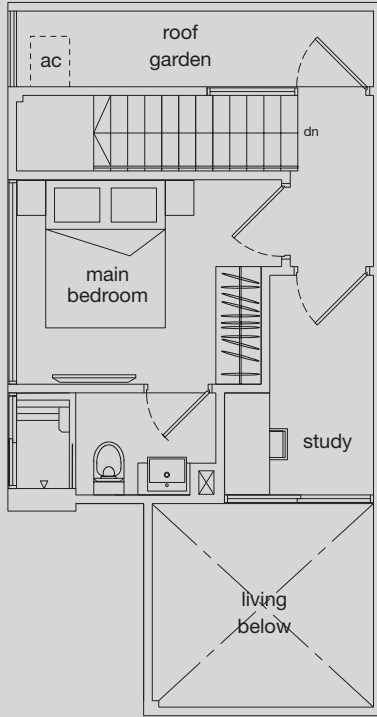
Penthouse

PH D

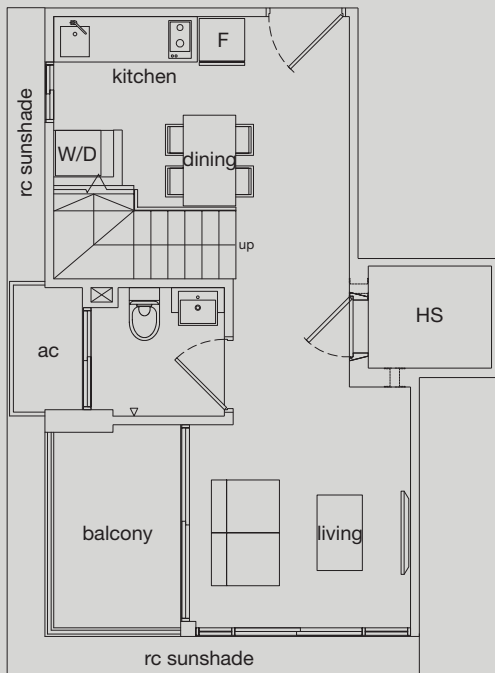
1+1 bdrm

872 sq ft

#14-04



UPPER LEVEL



LOWER LEVEL

Specifications

1. FOUNDATION : Reinforced Concrete and/or Bored Piles to engineer's design.
2. SUPERSTRUCTURE : Reinforced concrete using Grade 35 concrete manufactured from Portland Cement complying with SS26 steel reinforcement bar complying with SS22.
3. WALLS :
 - a) External Wall
 - Clay bricks and/or concrete blocks finished with cement plaster.
 - b) Internal Wall
 - Clay bricks and/or concrete blocks finished with cement plaster and/or dry/lightweight wall panel.
4. ROOF : Reinforced concrete flat roof and/or metal roof. Roof structure of reinforced concrete and/or tenalised timber and/or mild steel.
5. CEILING : Water resistance ceiling board and/or fiber gypsum plasterboard and/or skim coat with emulsion paint finish.
6. FINISHES :
 - a) Wall
 - (i) Internal
 - Ceramic/Porcelain/Homogenous and/or mosaic tiles to ceiling height for kitchen (visible area) and bathrooms.
 - Cement plaster for living, dining, bedroom and study (if any).
 - Skim coat plaster to household shelter as per requirement of authority.
 - (ii) External/Common Area
 - Cement plaster and sand plaster and/or skim coat with emulsion.
 - Selected area with Ceramic/Porcelain/Homogenous tiles and/or stones.
 - b) Floor
 - (i) Internal
 - Marble with timber skirting for living, dining and kitchen.
 - Ceramic/Porcelain/Homogenous tiles and/or stones for bathroom and household shelter.
 - Random teak strips for bedroom and study (if any).
 - (ii) External (If any)
 - Ceramic/Porcelain/Homogenous tiles and/or stones for balcony, open terrace (if any), roof terrace (if any) and roof garden (if any).
 - (iii) Common Area
 - Ceramic/Porcelain/Homogenous tiles and/or stones for walkway, corridor, lobby, apron, terrace, toilet, shower point, pool deck, gymnasium and BBQ area.
 - Cement screed with nosing tiles, and/or Ceramic/Porcelain/Homogenous tiles and/or stones for staircase.
7. WINDOWS : Aluminium with glass.
8. DOORS : Aluminium with glass/acrylic or decorative timber or decorative timber with glass panel or glass panel. Steel door for household shelter as per requirement of authority.
9. SANITARY WARES/ FITTINGS :
 - a) Internal Area
 - (i) Main Bathroom
 - 1 shower with shower screen, overhead shower and shower/bath mixer
 - 1 vanity top complete with basin and mixer tap
 - 1 water closet
 - 1 mirror
 - 1 paper holder
 - (ii) Bathroom (if any)
 - 1 shower with shower screen, shower head and shower/bath mixer
 - 1 vanity top complete with basin and mixer tap
 - 1 water closet
 - 1 mirror
 - 1 paper holder
 - (iii) Kitchen
 - 1 kitchen sink with tap
10. ELECTRICAL INSTALLATION : All electrical wiring to be in concealed conduits and main in surface trunking/pipes. Where there is a false ceiling, the electrical wiring above false ceiling is in exposed conduits. Mechanical ventilation provided in bathroom (if required). Heater of 'Ariston' or equivalent. Refer to Electrical Schedule for details.
11. TV/FM/TELEPHONE : The number of TV/FM/telephone points – please refer to the Electrical Schedule for details.
12. LIGHTNING PROTECTION : Lightning protection system shall be in accordance with Singapore Standard CP33:1996.
13. PAINTING : Water-based emulsion paint for living, dining, bedroom and study (if any). Oil based base-coat and water-based finishes finishing coat paint for external. Water-based emulsion paint and/or oil based paint for common area.
14. WATERPROOFING : Waterproofing to reinforced concrete flat roof and bathroom.
15. PARKING : Total 38 car park lots with metal and/or concrete and/or ceramic and/or stone finish. Consist of 27 mechanical lots and 11 surface lots.
16. RECREATION FACILITIES :
 - a) Swimming Pool of approximate size 19 m x 3.6 m.
 - b) Common Jacuzzi of approximate size 2.4 m x 3.5 m.
 - c) Gymnasium of approximate size 4.8 m x 2.6 m.
 - d) BBQ.
17. ADDITIONAL ITEMS:
 - (1) AIR-CONDITIONERS : Split type air conditioner ('Daikin' or equivalent) provided in living, dining, bedroom and study (if any).
 - (2) CABINET & WARDROBE : Kitchen cabinet with stainless steel sink. Cooker hob and hood provided. Wardrobe provided in bedroom
 - (3) LOCKS : All locks are of 'Vbh' or equivalent.
 - (4) RAILING : Mild steel for common stair railing. Steel and/or glass for other railings.
 - (5) LIFT : 1 passenger lift ('Kone' or equivalent) from 1st to 14th floor.
 - (6) INTERCOM : Audio intercom to apartments.
 - (7) JACUZZI : For unit type A1, B1, PH B and PH C.

ELECTRICAL SCHEDULE:

UNIT TYPE	D E S C R I P T I O N								
	Lighting Point	13A Single Socket	13A Double Socket	Telephone Outlet	TV/SCV Outlet	Water Heater Switch	Bell Point	Cooker Point	Isolator
A1	18	6	5	4	4	1	1	1	3
B1	18	6	5	4	4	1	1	1	3
C1	12	5	5	4	4	1	1	1	2
A	9	5	4	4	4	1	1	1	2
B	9	5	4	4	4	1	1	1	2
C	9	4	4	3	3	1	1	1	1
D	8	5	4	3	3	1	1	1	1
PH A	20	8	6	4	4	2	1	1	2
PH B	24	8	6	4	4	2	1	1	3
PH C	21	6	6	4	4	2	1	1	3
PH D	17	6	6	4	4	2	1	1	2

Note:

- 1) **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. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.
- 2) **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.
- 3) **Materials, Fittings, Equipment, Finishes, Installations and Appliances:** 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
- 4) **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.
- 5) **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.
- 6) **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, clearing the condensate pipes and charging of gas.
- 7) **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.



NAME OF PROJECT : Leicester Suites
 ADDRESS OF PROJECT : 10 Leicester Road S(358844)
 DEVELOPER : Macly Capital Pte Ltd
 TENURE OF LAND : Freehold
 LEGAL DESCRIPTION : Lot 01151N, 01152X, 01153L, 09641V PT MK17
 PLANNING APPROVAL NO. : ES 2009 1201 R0192
 BUILDING PLAN NO. : A1276-00463-2009-BP01 (14 April 2010)
 DEVELOPER'S LICENCE NO. : C0624
 TOP NO LATER THAN : 31 Dec 2013
 LEGAL COMPLETION NO LATER THAN : 31 Dec 2016

Interior consultant:



www.lourve.com.sg

Brochure design by:



AMELIAHOELM@YAHOO.COM.SG

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