

LEVENUE



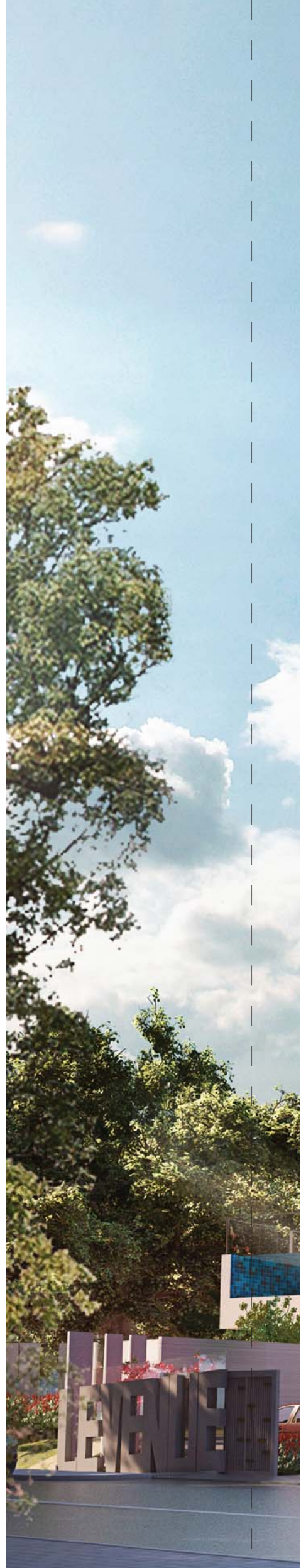
Uncover
exquisite
living that
reflects
your
personal
style...





Imagine lush tropical settings coupled with modern chic amenities, a tranquil abode always in tune with the pulse of the city.

This contemporary freehold development boasts beautifully designed apartments equipped with amenities to complement your fashionable lifestyle.





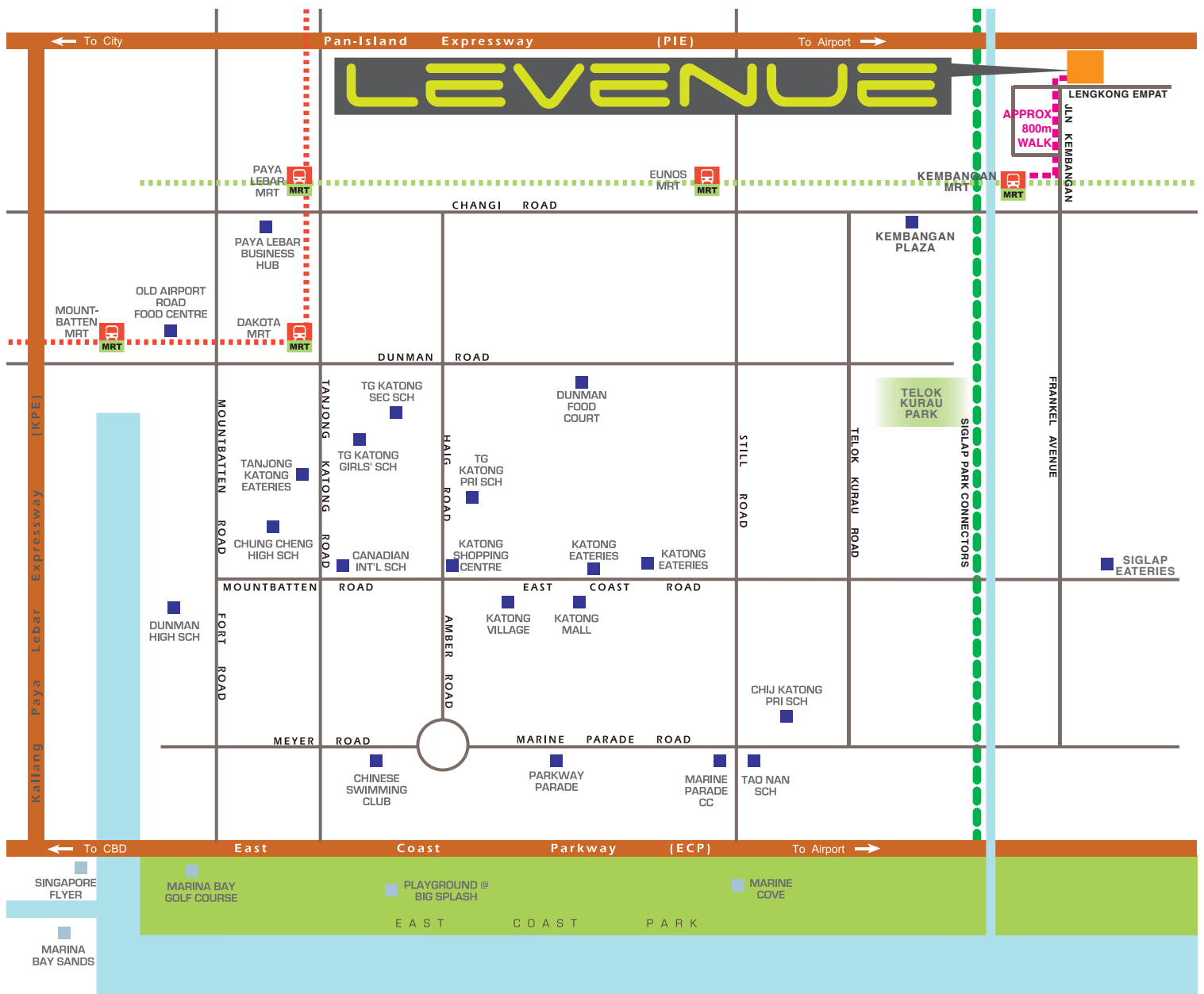


Indulge
your
every
passion



Located in Singapore's vibrant east, where a multitude of shopping, dining and other entertainment options converge to give you countless opportunities for enjoyment.

Every opportunity to enjoy your life the way you want to.



✓
Free
your
senses...
^





artist's impression only



∨
Discover
experience
beyond
your
dreams...
∧



Amenities set in surreal surroundings are what you will find at Levenue.

Sweat it out in the gym or bond with loved ones over a sizzling BBQ. Or simply soothe away everyday stress with a dip in the Water Jet Pool. Nothing beats having ultimate pleasures at your doorstep.



artist's impression only





Y1  artist's impression only

∨
The dream
continues
inside your
abode...
∧



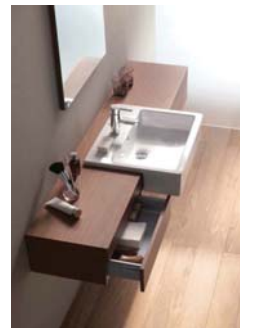
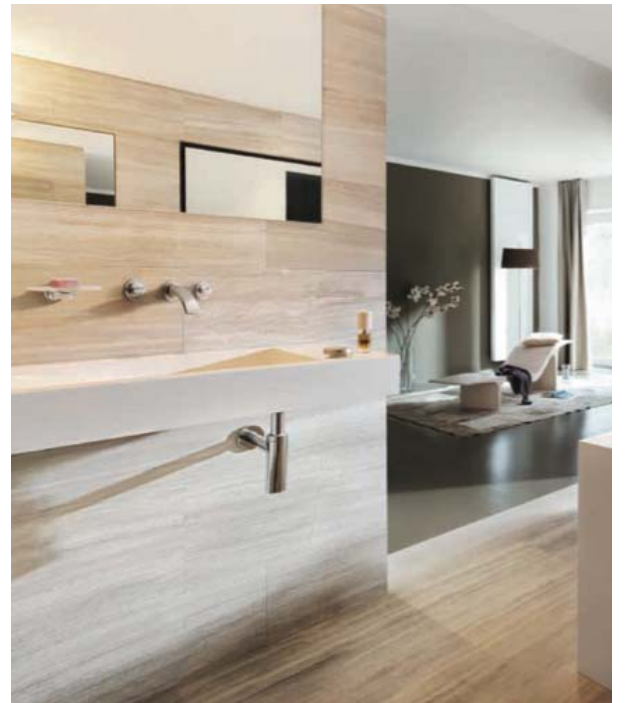
artist's impression only Y2 



Y3 ▶ artist's impression only



Y4 ▶ artist's impression only



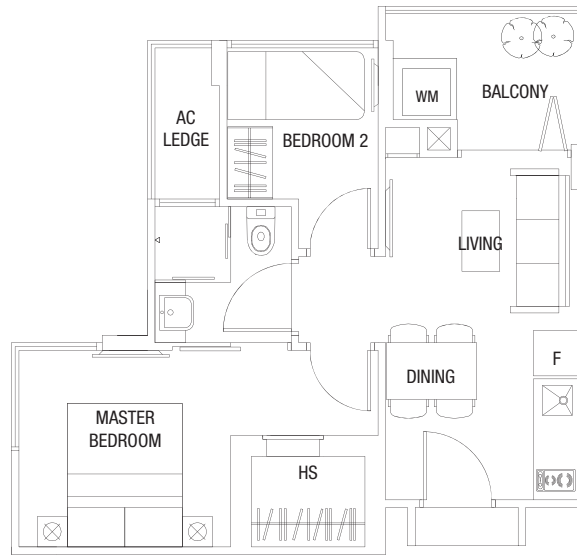
Clean lines coupled with quality fittings and furnishings exude a quiet elegance that speaks volumes. You will find quality brands fitted every apartment to complement each stylishly designed unit in unity with your refined life.

Site Plan

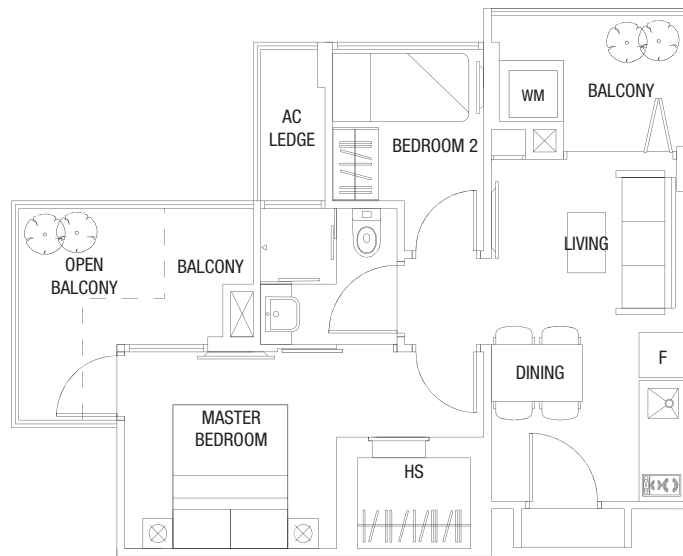


- A. SWIMMING POOL
- B. WATER JET CORNER
- C. POOL DECK
- D. GYM
- E. SPA BED CORNER
- F. BBQ PIT
- G. OUTDOOR SEATING AREA
- H. OUTDOOR DINING AREA
- I. MULTI-PURPOSE DECK
- J. PEDESTRIAN SIDE GATE

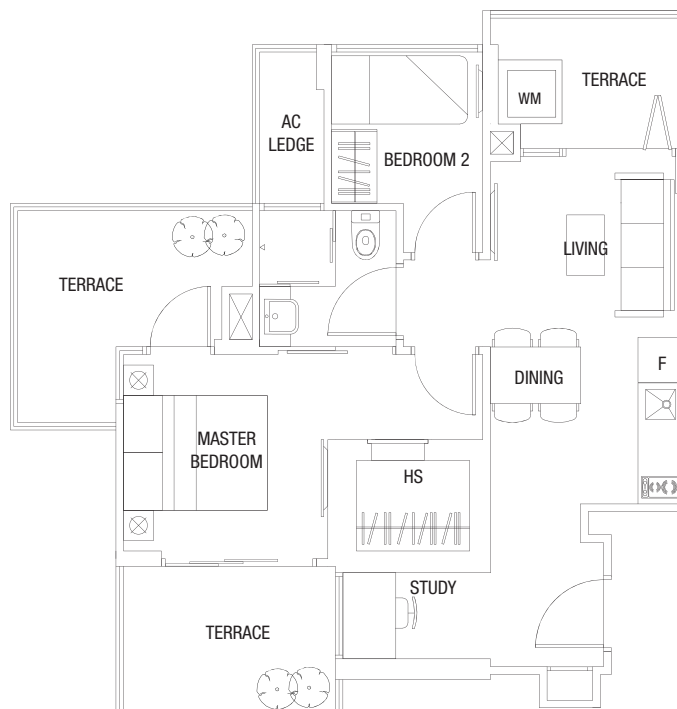
LENGKONG EMPAT 



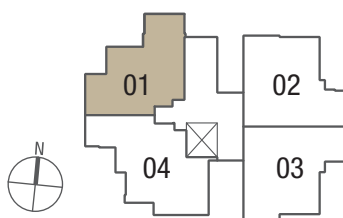
Type A
 2 bdrm
 474 sq ft
 #11-01
 #10-01
 #09-01
 #08-01
 #07-01
 #06-01
 #05-01
 #04-01



Type A1
 2 bdrm
 549 sq ft
 #03-01

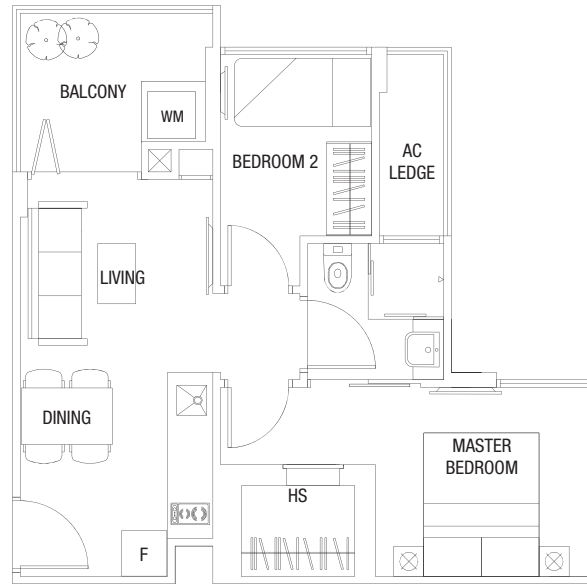


Type A2
 2 + Study
 678 sq ft
 #02-01



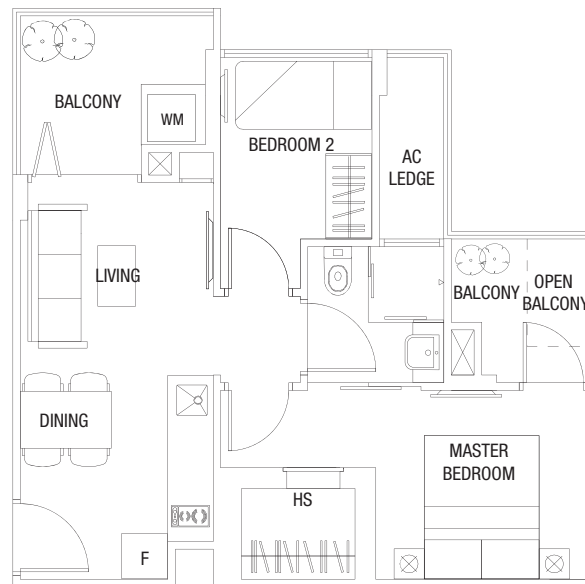
Type B

2 bdrm
495 sq ft
#11-02
#10-02
#09-02
#08-02
#07-02
#06-02
#05-02
#04-02



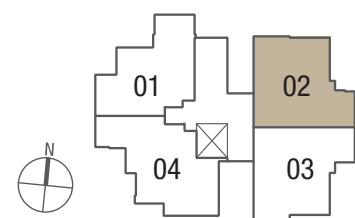
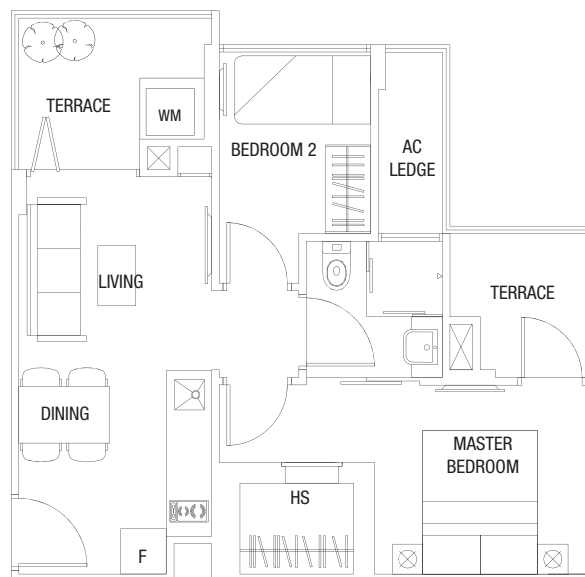
Type B1

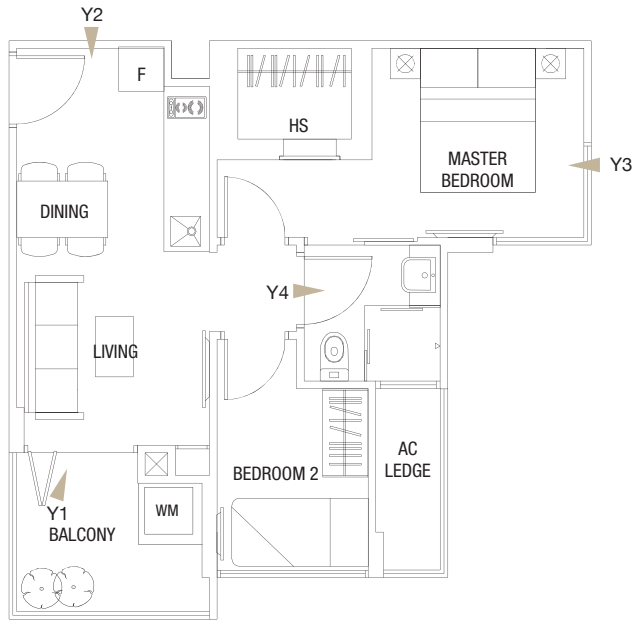
2 bdrm
538 sq ft
#03-02



Type B2

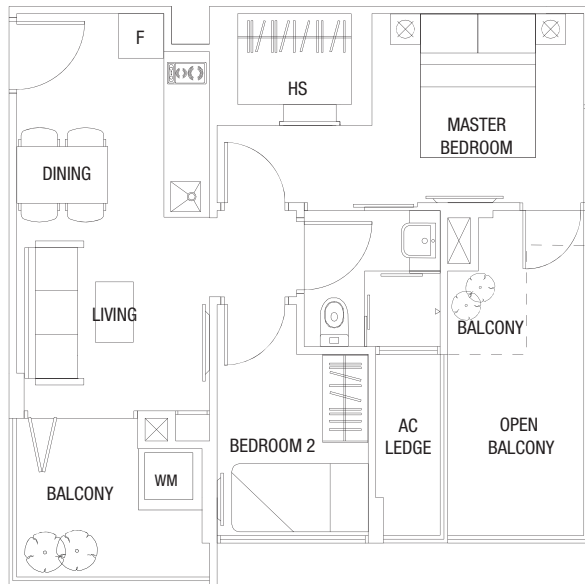
2 bdrm
538 sq ft
#02-02





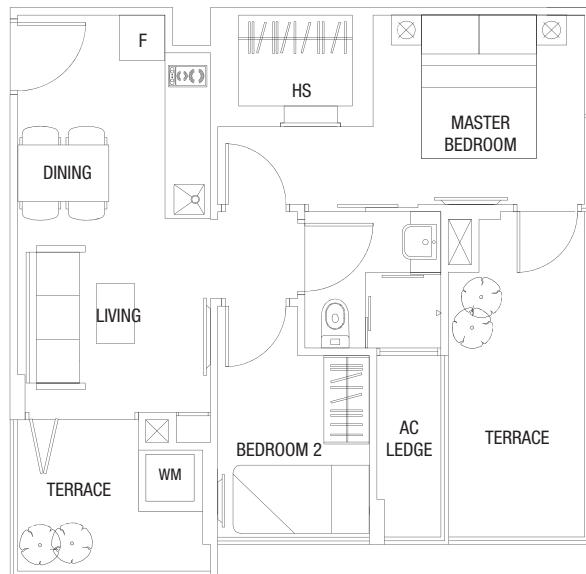
Type C

2 bdrm
 495 sq ft
 #11-03
 #10-03
 #09-03
 #08-03
 #07-03
 #06-03
 #05-03
 #04-03



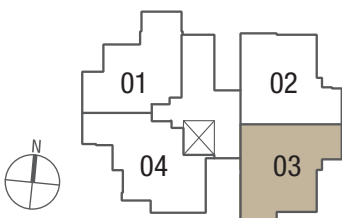
Type C1

2 bdrm
 581 sq ft
 #03-03



Type C2

2 bdrm
 581 sq ft
 #02-03

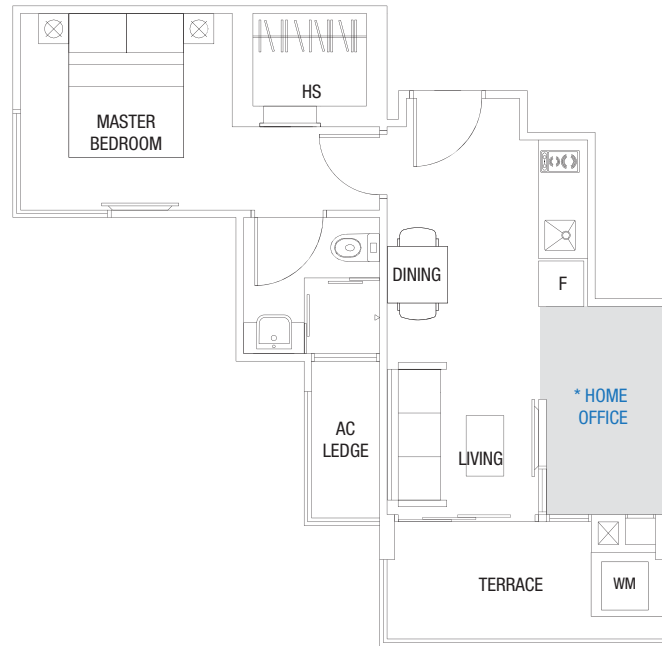


mirror image of B

Type D

1 + * HOME OFFICE

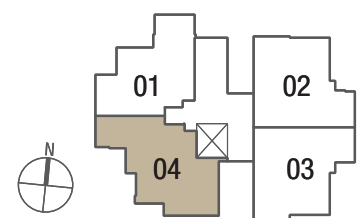
- 463 sq ft
- #11-04
- #10-04
- #09-04
- #08-04
- #07-04
- #06-04
- #05-04
- #04-04



Type D1

1 + * HOME OFFICE

- 570 sq ft
- #03-04



* Refer to clause 10 of specification footnote.

Penthouse



artist's impression only Z1 ▶



Each exclusive penthouse is designed to pamper and please.

Equipped with a private jacuzzi, outdoor dining with views from the roof terrace, your penthouse will be the venue of numerous unique experiences for you and your loved ones.



Penthouse



artist's impression only

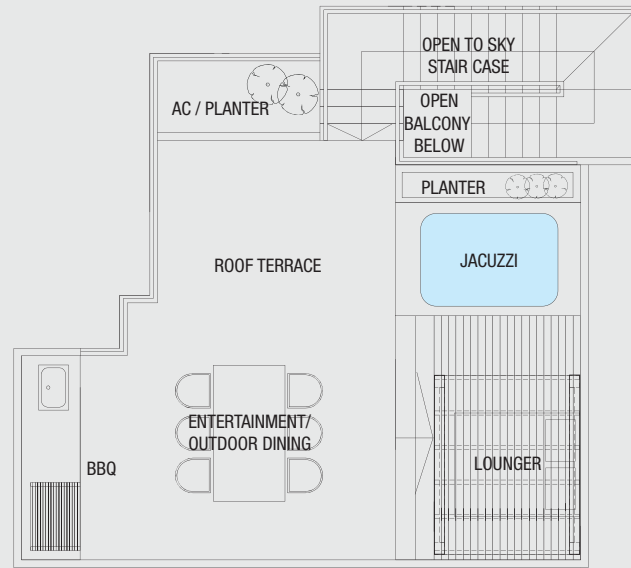
Penthouse

Type PH A

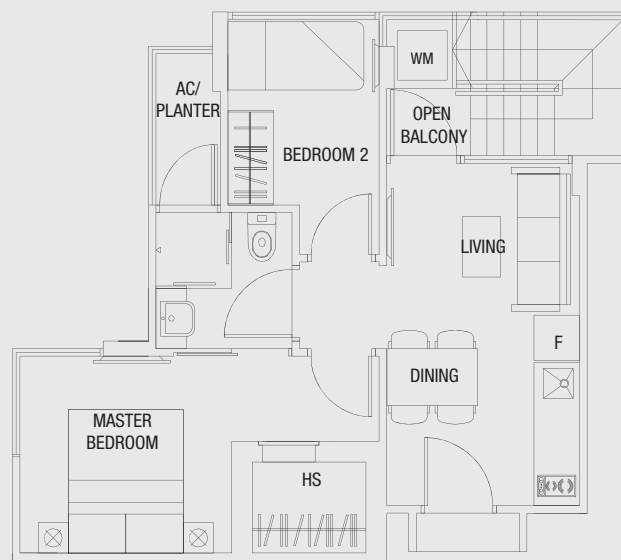
2 bdrm

926 sq ft

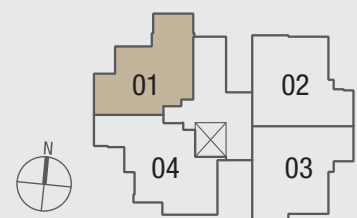
#12-01



Upper Level



Lower Level



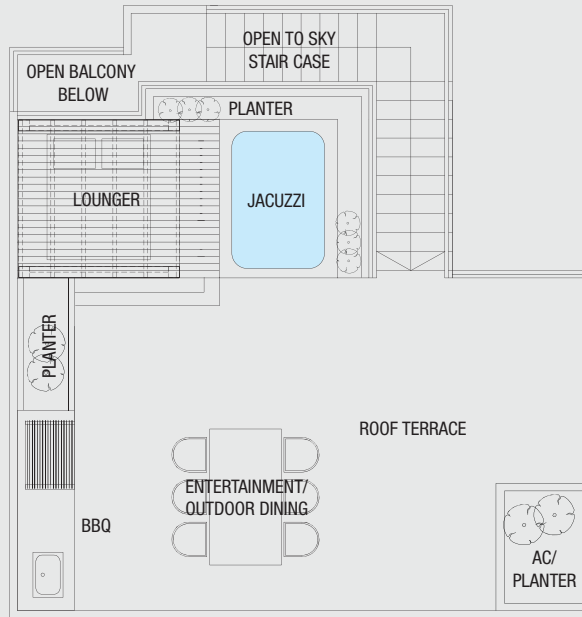
Penthouse

Type PH B

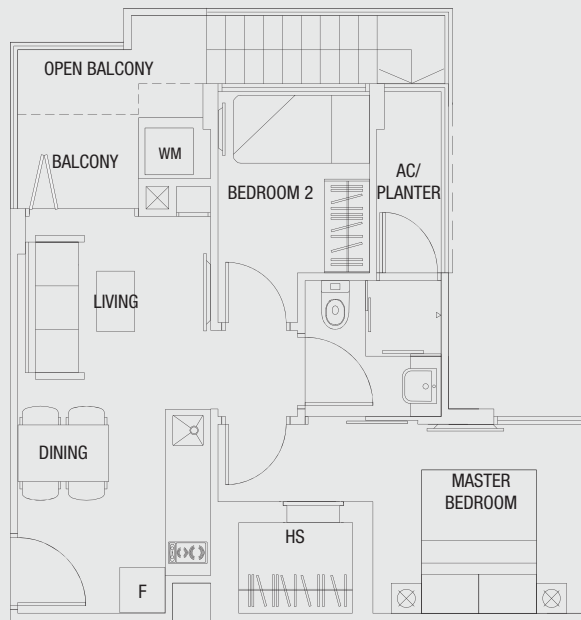
2 bdrm

1033 sq ft

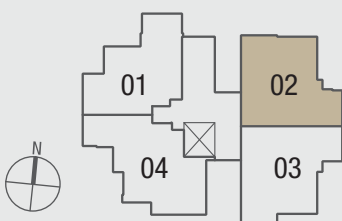
#12-02



Upper Level



Lower Level



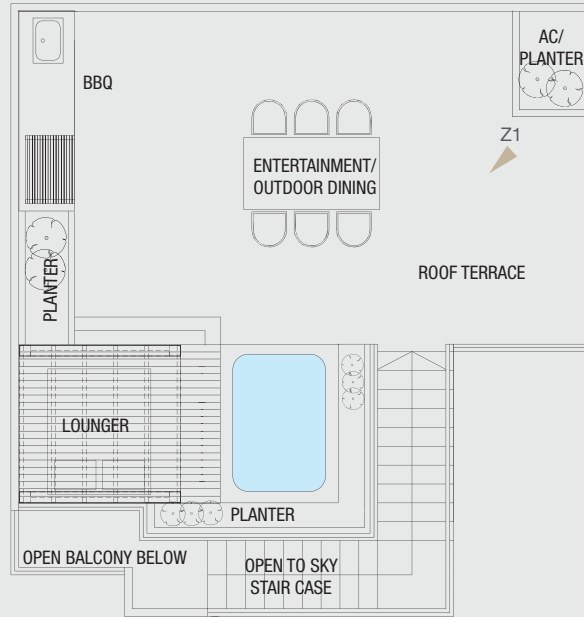
Penthouse

Type PH C

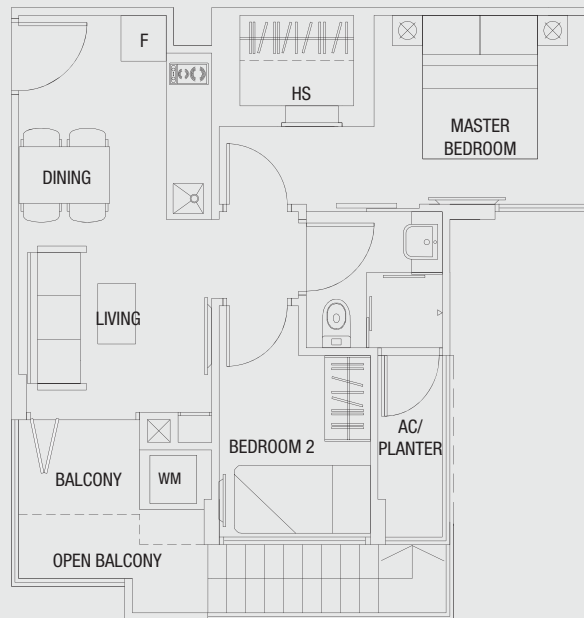
2 bdrm

1033 sq ft

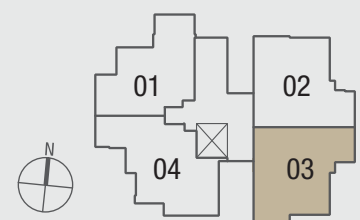
#12-03



Upper Level



Lower Level



mirror image of B

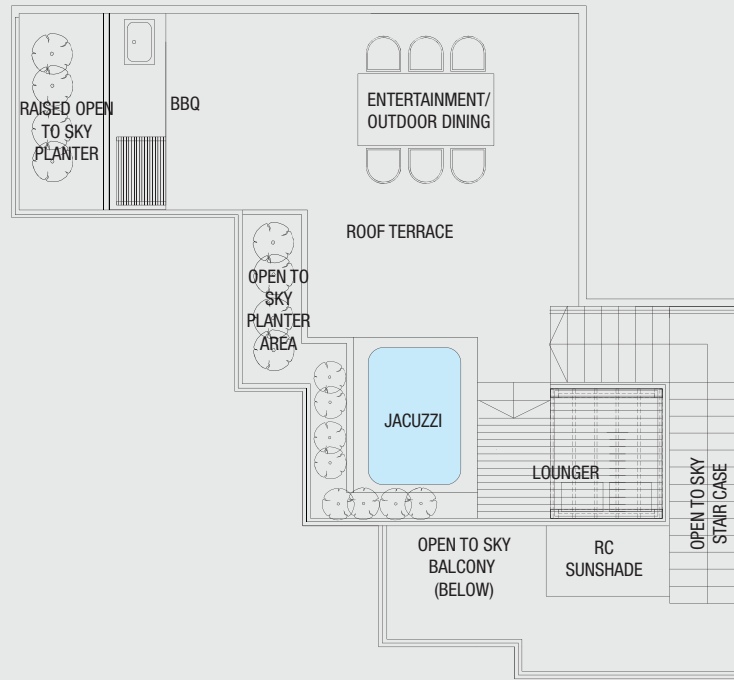
Penthouse

Type PH D

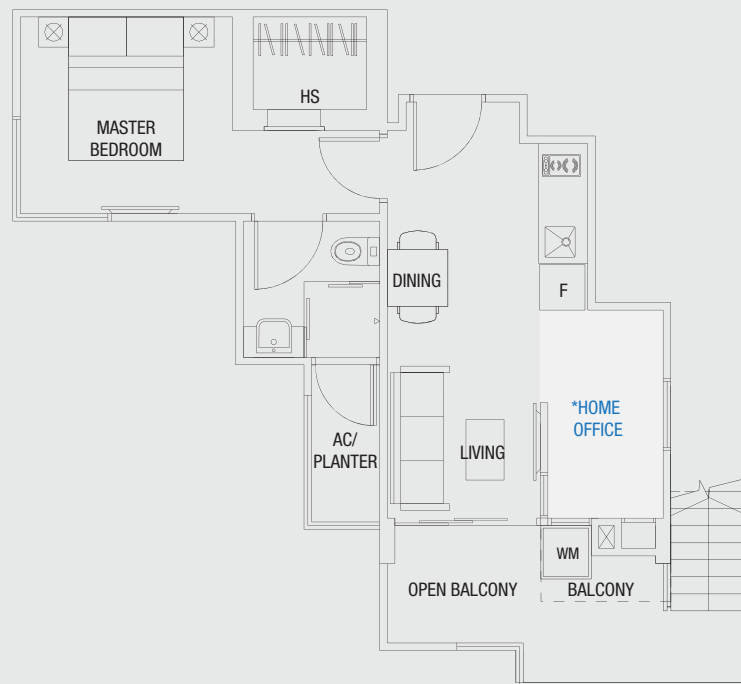
1 + * HOME OFFICE

969 sq ft

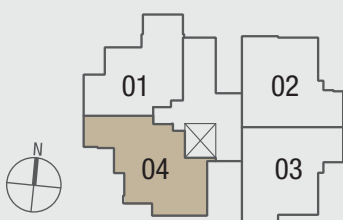
#12-04



Upper Level



Lower Level



* Refer to clause 10 of specification footnote.

Specifications

1. FOUNDATION : Pile foundation.
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 and/or dry/lightweight wall panel finished with cement plaster .
4. ROOF : Reinforced concrete roof with waterproofing system and insulation.
5. CEILING : Skim coat with emulsion paint generally and plaster board at ceiling where applicable.
6. FINISHES : a) Wall
 (i) Internal
 • Ceramic/Homogenous and/or mosaic tiles to ceiling height for kitchen (visible area only) and bathrooms.
 • Cement plaster for living, dining, bedroom and Home Office* (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/Homogenous tiles and/or stones or any other finishes as specified by the Architect.
 b) Floor
 (i) Internal
 • Ceramic/Homogenous tiles with timber skirting for living, dining, kitchen and Home Office* (if any)
 • Ceramic/Homogenous tiles and/or stones for bathroom and household shelter.
 • Random teak strips for bedroom.
 (ii) External (If any)
 • Ceramic/Homogenous tiles and/or stones and/or any other materials specified for balcony, open balcony, open terrace (if any), roof terrace (if any), lounge (if any) and staircase for PH A, PH B, PH C and PH D.
 (iii) Common Area
 • Ceramic/Homogenous tiles/stones/cement screed and /or any other materials specified by the architect for swimming pool, pool deck, gymnasium, BBQ area, water jet corner, Spa bed corner, Outdoor seating area, Outdoor dining area, Multi-purpose deck, driveway, carpark, walkway, corridor, lobby, apron, terrace, toilet and shower point area.
 • Cement screed with nosing tiles, and/or Ceramic/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) Bathroom
 - 1 shower with shower screen, overhead shower and shower/bath mixer
 - 1 vanity top complete with basin and basin mixer
 - 1 water closet
 - 1 mirror
 - 1 paper holder
 (ii) Kitchen
 - 1 sink complete with a sink mixer
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 SSS555:2010.
13. PAINTING : Water-based emulsion paint for living, dining, bedroom and Home Office* (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 kitchen, bathroom, roof terrace, balcony, open terrace and planters.
15. PARKING : Surface lots
16. RECREATION FACILITIES : a) Swimming Pool
 b) Water Jet Corner
 c) Gymnasium
 d) Spa Bed Corner
 e) BBQ Pit
 f) Outdoor Seating area
 g) Outdoor Dining area
 h) Multi Purpose Deck
17. ADDITIONAL ITEMS:
 (A) AIR-CONDITIONERS : Split type air conditioner ("Daikin" or equivalent) provided in living, dining, bedroom and Home Office* (if any).
 (B) CABINET & WARDROBE : Kitchen cabinet, Cooker hob and hood provided. Pole-system wardrobe provided in House Shelter and wardrobe in bedroom 2 (if any).
 (C) LOCKS : All locks are of "Vbh" or equivalent.
 (D) RAILING : Mild steel for common stair railing. Steel and/or glass for other railings.
 (E) LIFT : 1 passenger lift ("Kone" or equivalent) from B1 to 12th floor.
 (F) INTERCOM : Audio intercom to apartments.
 (G) JACUZZI : For PH A, PH B, PH C and PH D
 (H) BBQ PIT, SINK & SINK TAP : For PH A, PH B, PH C and PH D
 (I) LOUNGER : For PH A, PH B, PH C and PH D (Only main concrete/steel columns and beams are provided, trellis are not provided).

ELECTRICAL SCHEDULE:

UNIT TYPE DESCRIPTION	Lighting Point	13A Single Socket	13A Double Socket	Telephone Outlet	TV/SCV Outlet	Water Heater Switch	Bell Point	Cooker Point	Isolator
A B C	9	3	4	4	4	2	1	1	1
A1 B1 B2 C1 C2	10	4	4	4	4	2	1	1	1
A2	11	4	4	4	4	1	1	1	1
D	8	3	5	4	4	1	1	1	1
D1	9	3	5	4	4	1	1	1	1
PH A	15	3	6	4	4	2	1	1	2
PH B PH C	15	3	6	4	4	2	1	1	2
PH D	16	3	6	4	4	2	1	1	2

* Refer to clause 10 of specification footnote.

Footnote:

- 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/WIFI:** If the Purchaser/MCST requires internet access, the Purchaser/MCST 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.
- 8) **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.
- 9) **Purpose of Building Projects and Restriction as to Use :** The building project is strictly for residential occupation only. Private car parks are provided. The open roof terrace/PES is not to be enclosed or roofed over.
- 10) **Home Office* (HO):** The list of allowable uses of private residential homes includes home office (HO) (see Urban Redevelopment Authority (URA) circular URA/PB/2003/35-PPD). The change of use of private residential homes for HO will be authorized for the stipulated period under URA's HO Scheme upon satisfying certain conditions (see URA's website www.ura.gov.sg for details on the HO scheme) once the proposal is registered with URA. Note : The developer does not guarantee or bear any fees or costs for such approval or its subsequent renewal. Intending purchasers are advised to satisfy themselves of HO approvals by checking with URA or any other Authority.



NAME OF PROJECT	:	Levenue
ADDRESS OF PROJECT	:	55 Lengkong Empat (PC 417642)
DEVELOPER	:	Macly Pte Ltd
TENURE OF LAND	:	Estate in Fee Simple (Freehold)
LEGAL DESCRIPTION	:	LOT 02606X and 06477W PT MK 28
PLANNING APPROVAL NO.	:	ES 2011 0511 R0182
BUILDING PLAN NO.	:	A 1404-00337-2011-BP01 (29 Nov 2011)
DEVELOPER'S LICENCE NO.	:	C0866
TOP NO LATER THAN	:	31 Dec 2016
LEGAL COMPLETION NO LATER THAN	:	31 Dec 2019

Whilst every reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statements of representation of facts.

Brochure design by:


amelia.mint@gmail.com

All information and specifications are current at the time of going to the press and are subject to change as may be required and cannot form part of an offer or contract. All plans are subject to any amendments approved or may be approved by the relevant authority.

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