

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

*Le Ville*  
**i**SUITES™



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



[www.nuttonsgroup.com](http://www.nuttonsgroup.com)

EXPERIENCE TRUE LUXE LIVING...



LeVille iSuites, where luxury living awaits you...

Consisting of 42 exclusive units, situated in the heart of bustling Katong, a perfect abode for the discerning individuals. Enjoy the beautiful experience of coming home to a sophisticated and chic apartment that truly reflects your quality lifestyle.



artist's impression only



## LOCATION MAP



Enjoy endless options of shopping, dining and entertainment.

With malls such as 112 Katong, Parkway Parade and the famous gastronomic delights of Katong eateries minutes away, offers many excellent opportunities to enjoy life. For nature lover, head towards the East Coast Park for an evening stroll or enjoy the beach activities in the day.

With the upcoming Marine Parade MRT station and easy access to major expressways, travelling is a breeze around the island.

CONVENIENCES AT YOUR DOORSTEP





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Relax by the ground floor pool or elevate to the roof top pool for a refreshing dip under the dazzling stars. Sweating it out in the gym or enjoy special moments with loved ones over a sizzling BBQ, you will find the perfect host of amenities that will add style and vigour to your lifestyle.







artist's impression only



artist's impression only

ENJOY LIFE'S FINER MOMENTS...



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# SITE PLAN

CEYLON ROAD



- A** 1st Storey pool
- B** BBQ area
- C** Gym
- D** Water feature/shallow pool
- E** Attic pool
- F** Shallow pool
- G** Pool deck





STYLE AND SUBSTANCE.

ns group.com

artist's impression only



Quality fittings combine with modern furnishings and decor to give your home a special ambience that only the best homes can offer.



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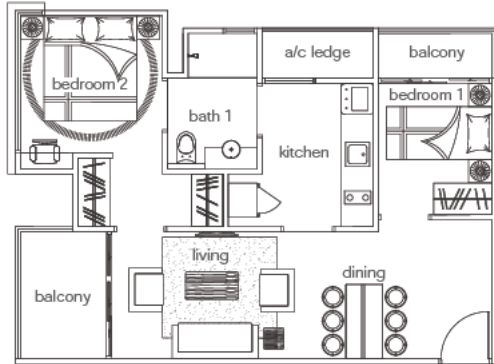
Type A

2 bdrm

57 sq m

#02-02

#02-09



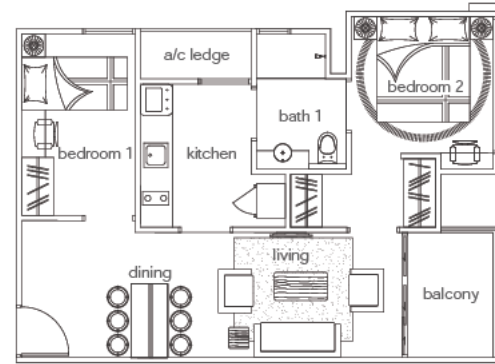
Type B

2 bdrm

57 sq m

#02-07

#02-11



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Type A1

2 bdrm

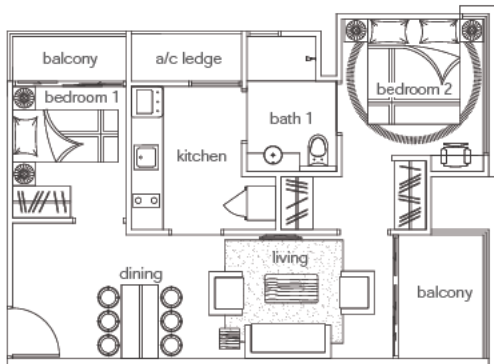
57 sq m

#02-01

#02-06

#02-10

#02-12



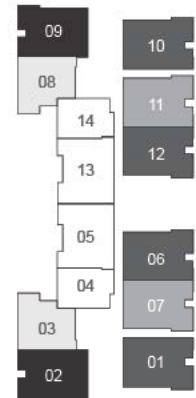
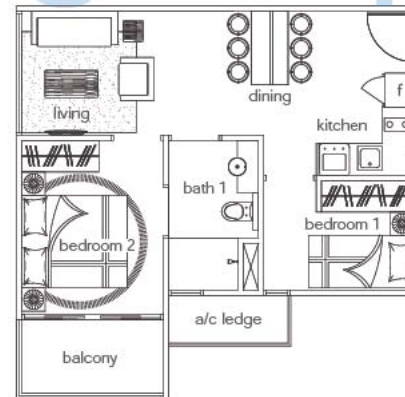
Type C

2 bdrm

49 sq m

#02-03

#02-08



2nd Storey



(inclusive of a/c ledge and balcony)



Type D

1 bdrm

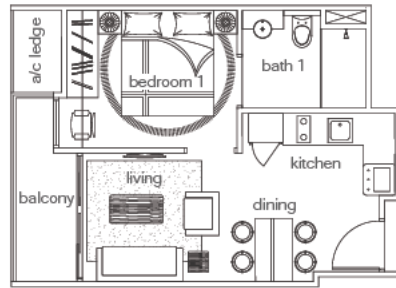
37 sq m

#02-04

#02-14

#05-04

#05-14



Type E

2 bdrm

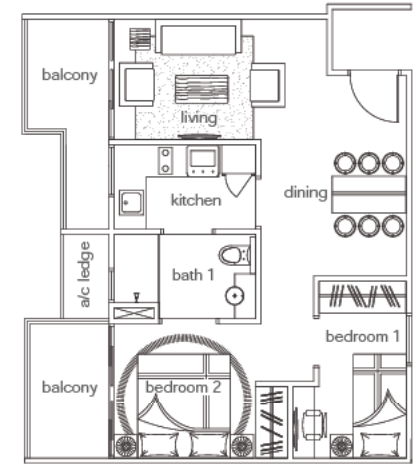
60 sq m

#02-05

#02-13

#05-05

#05-13



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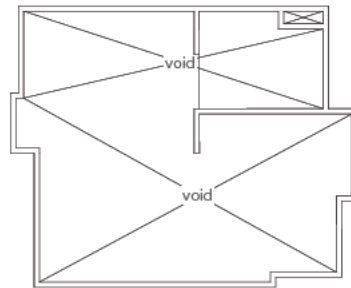
Type D1

1 bdrm

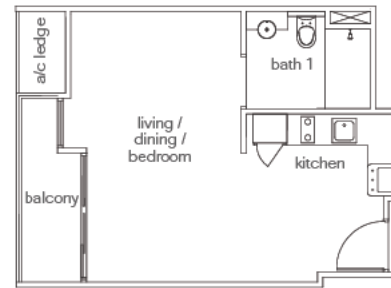
68 sq m

#03-04

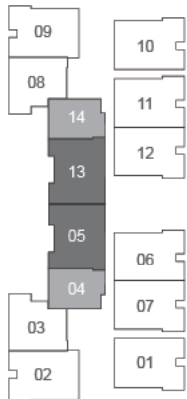
#03-14



Upper Level



Lower Level





Enjoy double volume space at the duplex units. A contemporary atmosphere that reflects your forward-looking personality.

# DUPLEX UNITS

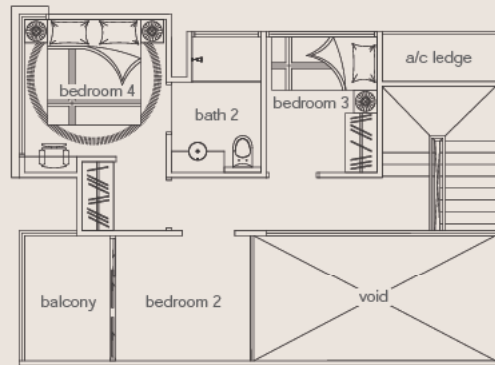
## Type F

4 + guest rm

113 sq m

#03-02

#03-09



Upper Level

## Type F1

4 + guest rm

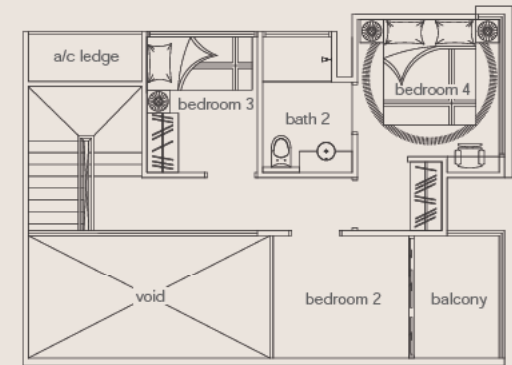
113 sq m

#03-01

#03-06

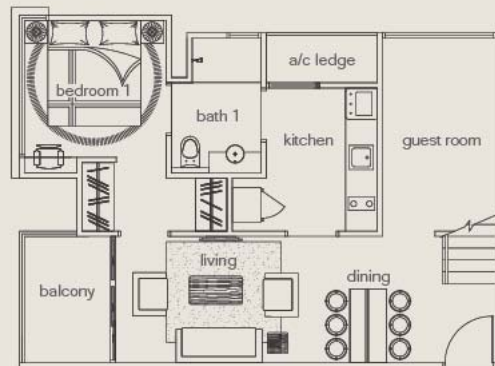
#03-10

#03-12

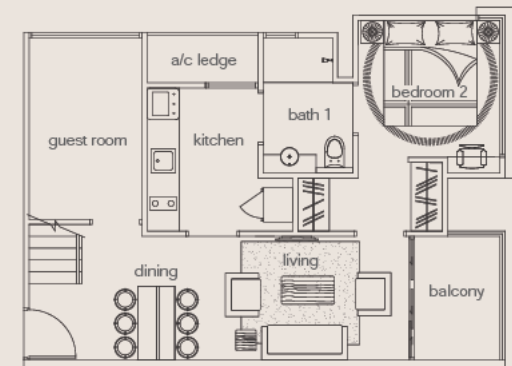


Upper Level

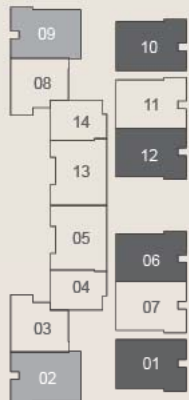
[www.huttonsgroup.com](http://www.huttonsgroup.com)



Lower Level



Lower Level



3rd & 4th Storey



(inclusive of a/c ledge, void and balcony)

# DUPLEX UNITS

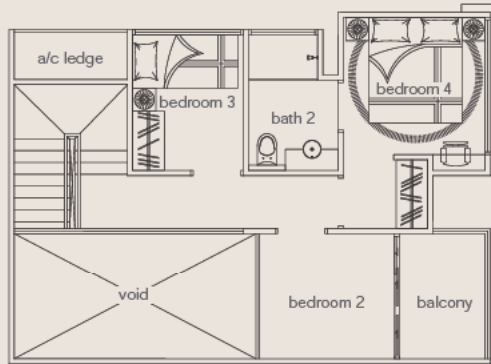
## Type F2

4 + guest rm

113 sq m

#03-07

#03-11



Upper Level

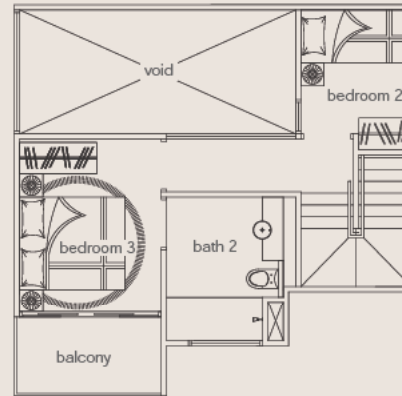
## Type G

3 bdrm

98 sq m

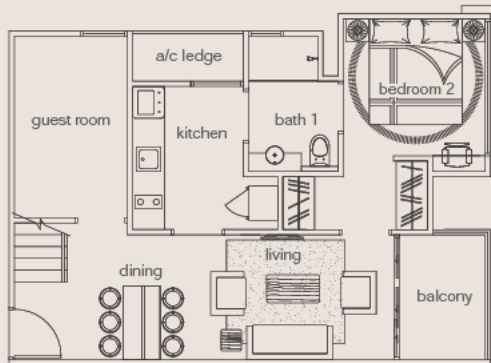
#03-03

#03-08

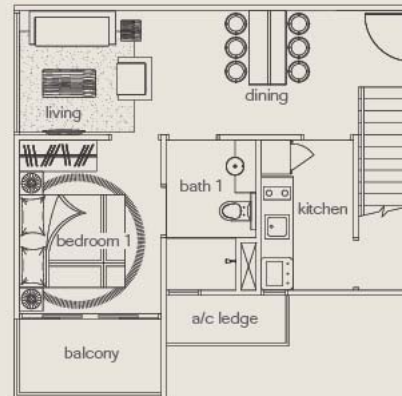


Upper Level

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



Lower Level



Lower Level



3rd & 4th Storey



(inclusive of a/c ledge, void and balcony)

# DUPLEX UNITS

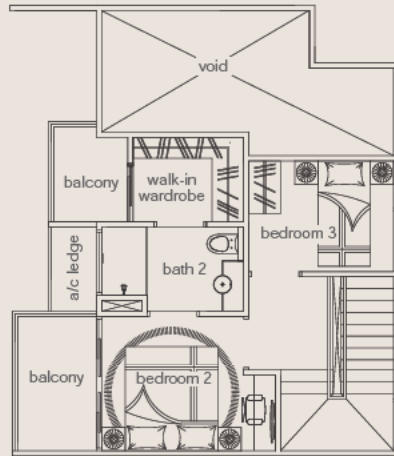
Type H

3+1 bdrm

114 sq m

#03-05

#03-13

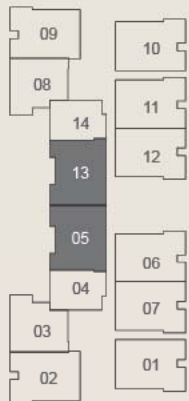


Upper Level

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



Lower Level



3rd & 4th Storey

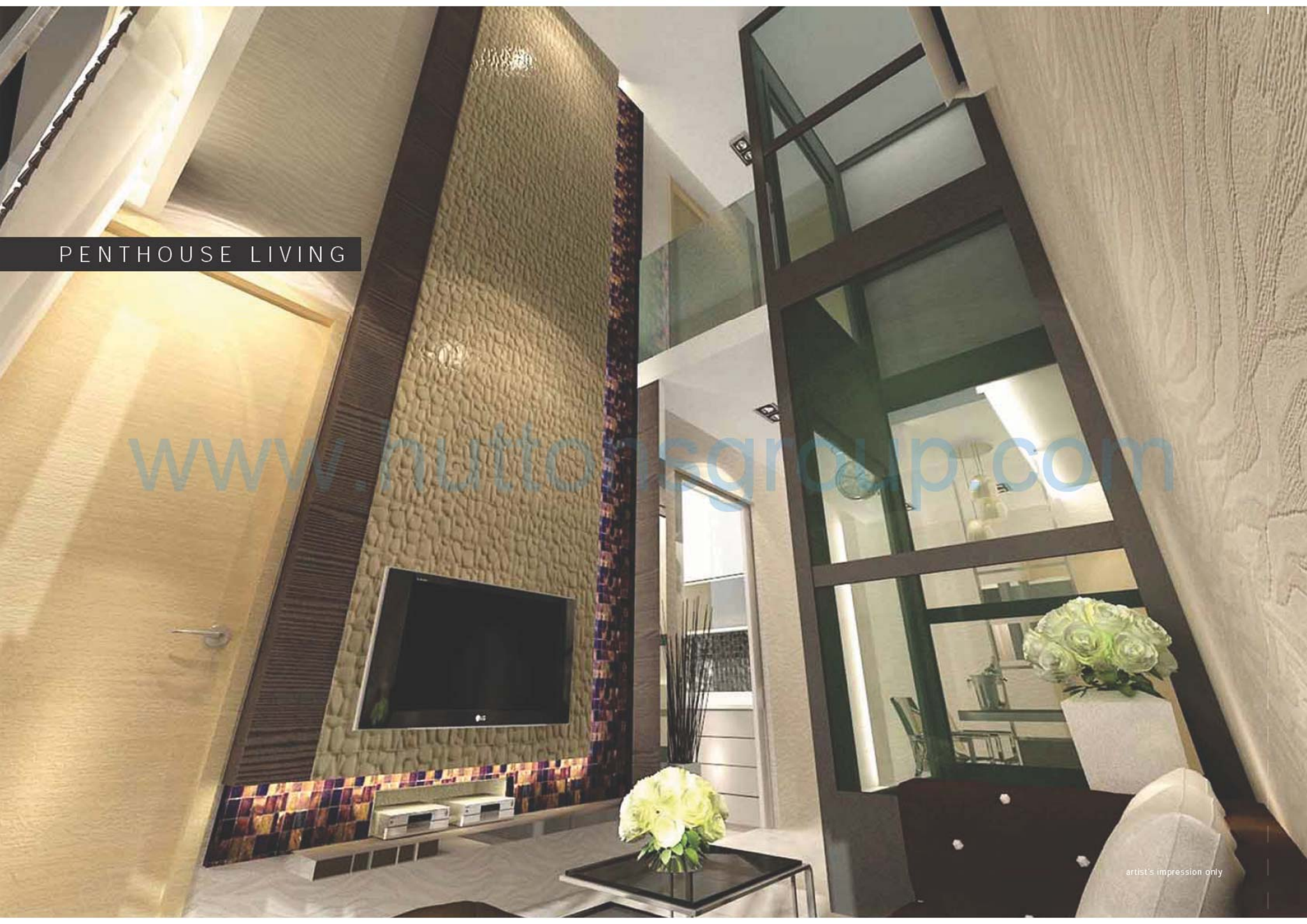


(inclusive of a/c ledge, void and balcony)

PENTHOUSE LIVING

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artist's impression only



artist's impression only



artist's impression only

Enjoy total luxury at the penthouse units.

Pamper yourself with private lift within your penthouse.  
Enjoy a quiet moment in the sunken pool that opens to the sky.

Exquisite living is everyday pleasure...

# PENTHOUSE

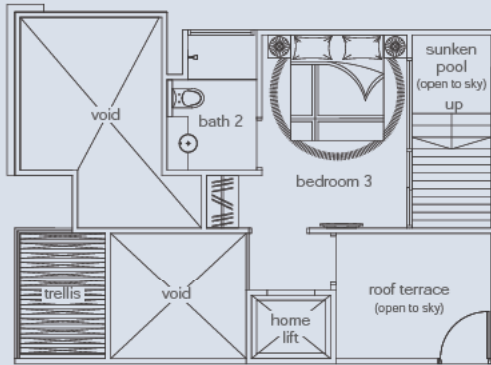
## Type I

3 bdrm

109 sq m

#05-02

#05-09



Upper Level

## Type I1

3 bdrm

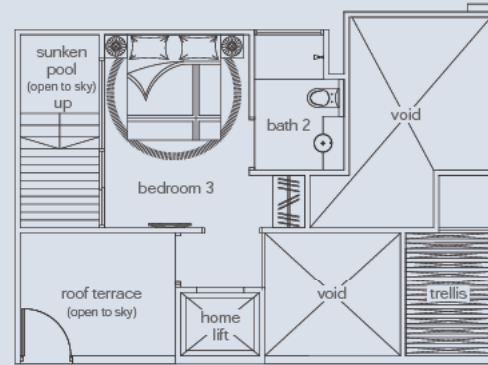
109 sq m

#05-01

#05-06

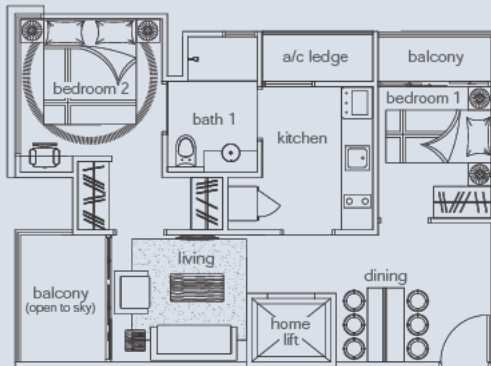
#05-10

#05-12

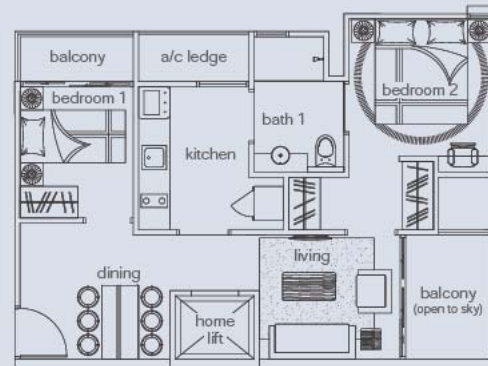


Upper Level

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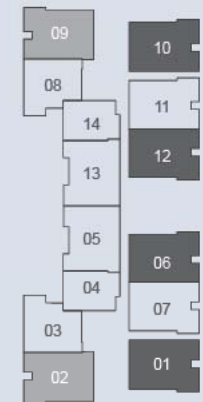


Lower Level



Lower Level

(inclusive of a/c ledge, void, balcony, sunken pool and roof terrace)



5th & Attic Storey





# PENTHOUSE

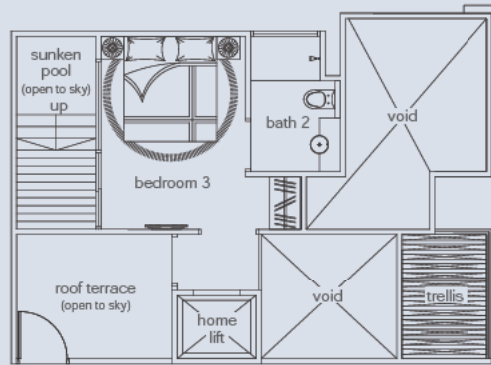
## Type J

3 bdrm

109 sq m

#05-07

#05-11



Upper Level

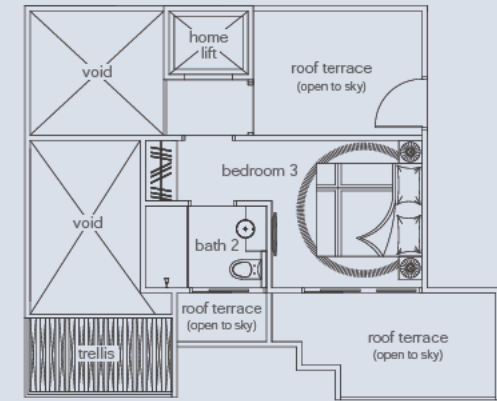
## Type K

3 bdrm

102 sq m

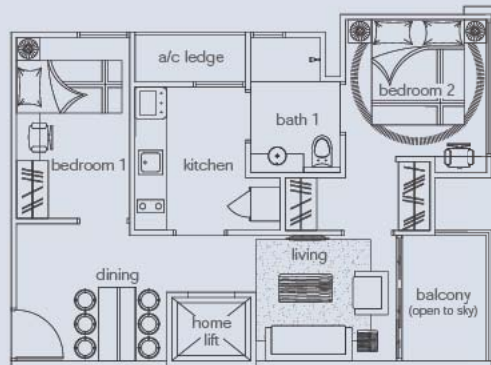
#05-03

#05-08

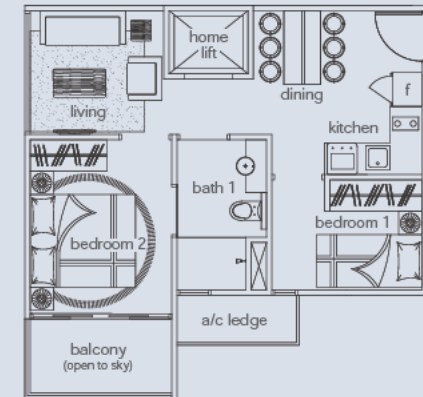


Upper Level

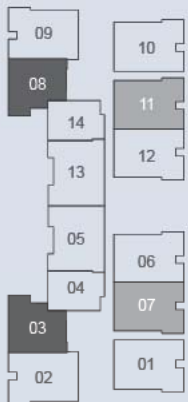
[www.huttonsgroup.com](http://www.huttonsgroup.com)



Lower Level



Lower Level



5th & Attic Storey



(inclusive of a/c ledge, void, balcony, sunken pool and roof terrace)

## SPECIFICATIONS

### 1. FOUNDATION

Reinforced concrete foundation to Engineer's requirement.

### 2. SUPERSTRUCTURE

Reinforced concrete foundation to Engineer's requirement.

### 3. WALL

- a) External : In-situ concrete panel and/or common clay bricks
- b) Internal : Common clay bricks and/or cement blocks and/or drywall partition system

### 4. ROOF

- a) Flat Roof : Reinforced concrete roof with waterproofing system
- b) Pitch Roof : Metal roof with insulation

### 5. CEILING

#### a) Apartment Unit

- i. Living, Dining, Kitchen, Bedrooms, Bathrooms, Balcony, Study and Internal Staircase where applicable : Ceiling Board and/or bulk head and/or cement sand plaster and/or skim coat with emulsion paint.

#### b) Common Areas

- i. Lift lobbies, Car park, Corridor, Gym, Handicapped toilet and Staircase Storey Shelters : Skim coat and/or ceiling board with emulsion paint.

### 6. WALL FINISHES

#### a) Apartment Unit

- i. Living, Dining, Kitchen, Bedrooms, Balcony, Study and Internal Staircase where applicable : Cement sand plaster and/or skim coat with emulsion paint. (up to false ceiling and on exposed areas only).
- ii. Bathrooms : Homogenous and/or ceramic and/or porcelain tiles. (up to false ceiling and on exposed areas only)

#### b) Common Areas – Internal

- i. Lift lobbies : Ceramic and/or homogeneous tiles and/or stone finish and/or cement sand plaster and/or skim coat with emulsion paint finish. (up to false ceiling and on exposed areas only)
- ii. Car park, Gym, Corridor and Staircase Storey Shelter : Cement sand plaster and/or skim coat with emulsion paint.
- iii. Handicapped toilet : Ceramic and/or homogeneous tiles. (up to false ceiling and on exposed areas only)

#### c) Common Areas – External

- i. All external walls including Open roof terrace, balcony, open balcony : Cement sand plaster and/or skim coat with emulsion paint.

### 7. FLOOR FINISHES

#### a) Apartment Unit

- i. Living and Dining : Compressed marble and/or ceramic and/or homogeneous tiles with matching skirting.
- ii. Bedrooms and Study (where applicable) : Timber flooring with matching skirting.
- iii. Bathrooms, Kitchen Balcony, Open roof terrace and Sunken pool where applicable : Ceramic and/or homogeneous tiles and/or mosaic.

#### b) Common Areas

- i. 1st Storey Lift lobbies : Granite and/or ceramic and/or homogeneous tiles.
- ii. Typical Lift lobbies and Corridor : Ceramic and/or homogeneous tiles.
- iii. Staircase Storey Shelter and Staircase Landing : Cement and sand screed.
- iv. Swimming Pool and Handicapped toilet : Mosaic and/or ceramic tiles and/or homogeneous tiles.
- v. Pool Deck Areas : Homogeneous and/or stone finish and/or timber deck and/or composite timber deck.

### 8. WINDOWS

Powder coated finish aluminium framed with clear and/or tinted glass and/or frosted glass where applicable.

### 9. DOORS

- a) Fire-rated Solid timber door to Main Entrance
- b) Hollow core timber door to bedrooms
- c) Hollow core timber door and/or Slide-and-fold PVC panel door to bath where applicable
- d) Aluminium framed glass door to balcony and open roof terrace

Note: Doors can either be of swing or sliding type with or without fixed glass panel. Selected locksets and ironmongery shall be provided to all doors.

### 10. SANITARY FITTINGS

#### a) All Bathrooms

- 1 shower screen with overhead shower, hand shower and shower mixer
- 1 vanity top complete with basin and mixer
- 1 water closet
- 1 mirror
- 1 paper holder
- 1 towel rail/hook

#### b) Sunken Pool (penthouse units only except Type K)

- 1 cold tap

#### c) Kitchen

- 1 single lever sink mixer
- 1 single bowl kitchen sink

#### d) Open Roof Terrace and Balcony (where applicable)

- 1 bib tap

### 11. ELECTRICAL INSTALLATION

Electrical wiring below false ceiling within the apartments shall generally be concealed where possible except areas above false ceiling shall be in exposed tray, conduits and/or trunking. Refer to Electrical Schedule for details.

### 12. CABLE TV / TELEPHONE

TV/telephone points shall be provided in accordance with the Electrical Schedule.

### 13. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with the Singapore Standard SS 555.

### 14. PAINTING

- a) External Walls : Selected Weather-Resistant paint
- b) Internal Walls : Water-based emulsion paint

### 15. WATERPROOFING

Waterproofing is provided to floors of bathrooms, kitchen, a/c ledge, open roof terrace, balcony, swimming pool, sunken pool and reinforced concrete flat roof where applicable.

### 16. DRIVEWAY AND CAR PARK

Concrete floor with hardener finish and/or homogeneous tiles and/or epoxy coating

### 17. RECREATIONAL FACILITIES

- a) Swimming Pools
- b) BBQ Area
- c) Gym
- d) Sun Deck

### 18. ADDITIONAL ITEMS

- a) Built-in wardrobes to all Bedrooms (except for Type D1).
- b) Built-in high and low level kitchen cabinets complete with oven, cooker hob, cooker hood, stainless steel sink and mixer.
- c) Multi split air-conditioning to Living, Dining and Bedrooms.
- d) Hot water supply to Kitchen and Bathrooms.
- e) Audio Intercom system is provided.
- f) Home lift (For Penthouse unit only).

## GENERAL DESCRIPTION OF THE HOUSING PROJECT

- a) Details of Building Specifications:  
As per Specifications in the Schedule
- b) Types of Residential Units Located in the Housing Project Apartments  
No commercial unit

c) Total Number of Units in Each Class:

Unit Type	No. of Units	Unit Type	No. of Units
Type A	2	Type F1	4
Type A1	4	Type F2	2
Type B	2	Type G	2
Type C	2	Type H	2
Type D	4	Type I	2
Type D1	2	Type I1	4
Type E	4	Type J	2
Type F	2	Type K	2

- d) Description of Common Property  
Swimming pool, BBQ Area, Gymnasium and all other areas and amenities deemed such by the relevant authorities
- e) Description of Parking Spaces  
Total 42 parking lots (Including 1 handicapped lot)
- f) Purpose of Building Project and Restrictions as to Use
- The building project is strictly for residential occupation only.
  - Balconies cannot be converted for other use.
  - Open roof terraces and balconies where applicable, are not to be enclosed or roofed over.

## ELECTRICAL SCHEDULE FOR LeVillie iSuites

Unit Type	Lighting Points	Power Points	Water Heater	Tv Points	Tel Points	Data Points
A	7	10	1	3	3	1
A1	7	10	1	3	3	1
B	7	10	1	3	3	1
C	7	10	1	3	3	1
D	6	7	1	2	2	1
D1	5	7	1	2	2	1
E	8	10	1	3	3	1
F	15	16	2	5	6	1
F1	15	16	2	5	6	1
F2	15	16	2	5	6	1
G	12	12	2	4	4	1
H	15	14	2	4	5	1
I	10	12	2	4	4	1
I1	10	12	2	4	4	1
J	10	12	2	4	4	1
K	10	12	2	4	4	1

## NOTE

- A. 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 of the Sale and Purchase Agreement, the tonality and pattern of the marble, limestone or granite selected and installed shall be to availability.
- B. Tiles**  
Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.
- C. Timber Strips**  
Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under Clause 9 and Clause 17 of the Sale and Purchase Agreement.
- D. Air-Conditioning System**  
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.
- E. Television and/or Internet Access**  
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers 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 channels and/or internet access.
- F. Web Portal of the Housing Project**  
The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.
- G. False Ceiling**  
The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.
- H. Glass**  
Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under Clause 9 and Clause 17 of the Sale and Purchase Agreement.
- I. Mechanical Ventilation System**  
Mechanical Ventilation fans and ducting are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.
- J. Wall**  
All wall finishes shall be terminated at false ceiling level. Wall surface above the false ceiling level will be left in its original bare condition. There will be no tiles/stone works behind/below kitchen cabinets/bathroom cabinet/long bath/vanity cabinet/mirror.
- K. Materials, Fittings, Equipment, Finishes, Installations and Appliances**  
Subject to Clause 14.3 of the Sale and Purchase Agreement, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.
- L. Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards**  
Layout/Location of wardrobes, kitchen cabinets fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.
- M. 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 will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the performance of its obligations under Clause 9 and Clause 17 of the Sale and Purchase Agreement.

## Disclaimer

While every reasonable care has been taken in preparing this brochure and in constructing the models and showflats, the Developers and the Marketing Agent(s) cannot be held responsible for any inaccuracies or omissions. Visual representations, models, showflat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are approximate measurements and are subject to final survey. The property is subject to final inspection by the relevant authorities to comply with the current codes of practice. All information and specifications are current at the time of publication and are subject to change as may be required and shall not form part of an offer or contract.

## Prestigious Development by iDevelopment Group of Companies



Jansen 8



iSuites @ Marshall



iSuites @ Tani



iSuites @ Palm



16 Blandford Drive



30 Blandford Drive



43 Brockhampton Drive



43 Braemar Drive



77 Jalan Jarak



96 Bridport Ave



98 & 100 Bridport Ave



77 Braemar Drive

Name of project : LeVille iSuites • Developer : i@ East Pte Ltd • Developer's License No. : C0968 • Tenure of land : Freehold • Legal Description : LOT 98512M MK26 AT CEYLON ROAD

Building Plan No. : A1169-80001-2012-BP01 (dated 01/10/2012) • Expected date of TOP : End December 2016 • Expected date of Completion : End December 2019



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