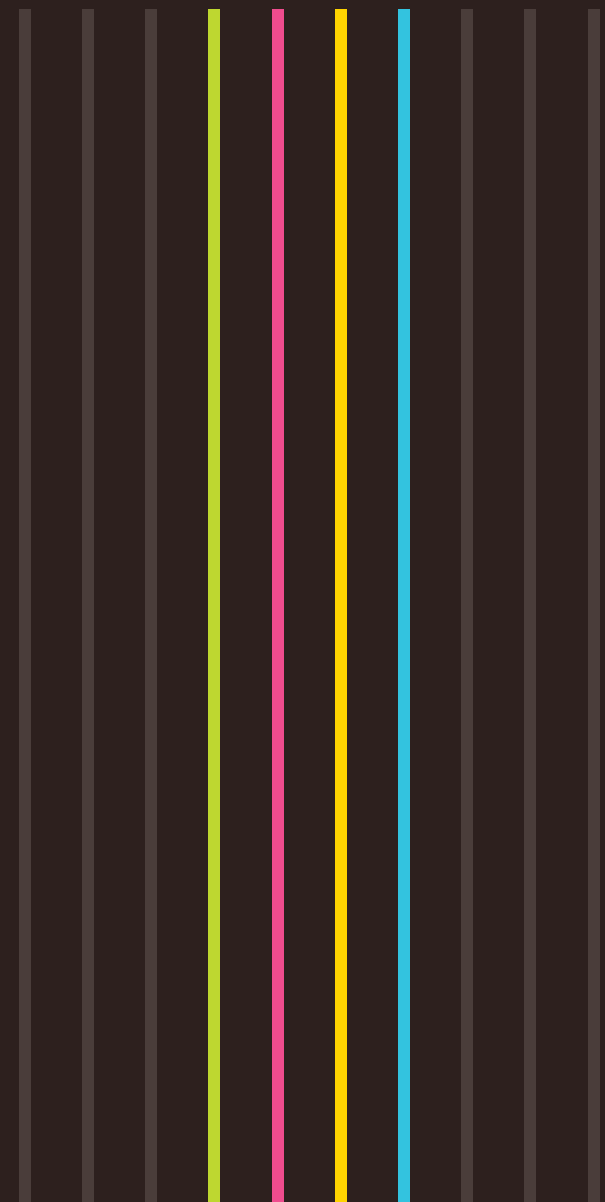




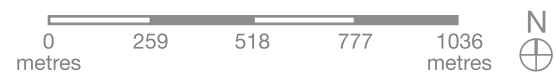
EXPERIENCE
THE WORLD WITHOUT
LEAVING THE CITY.
- FREEHOLD -

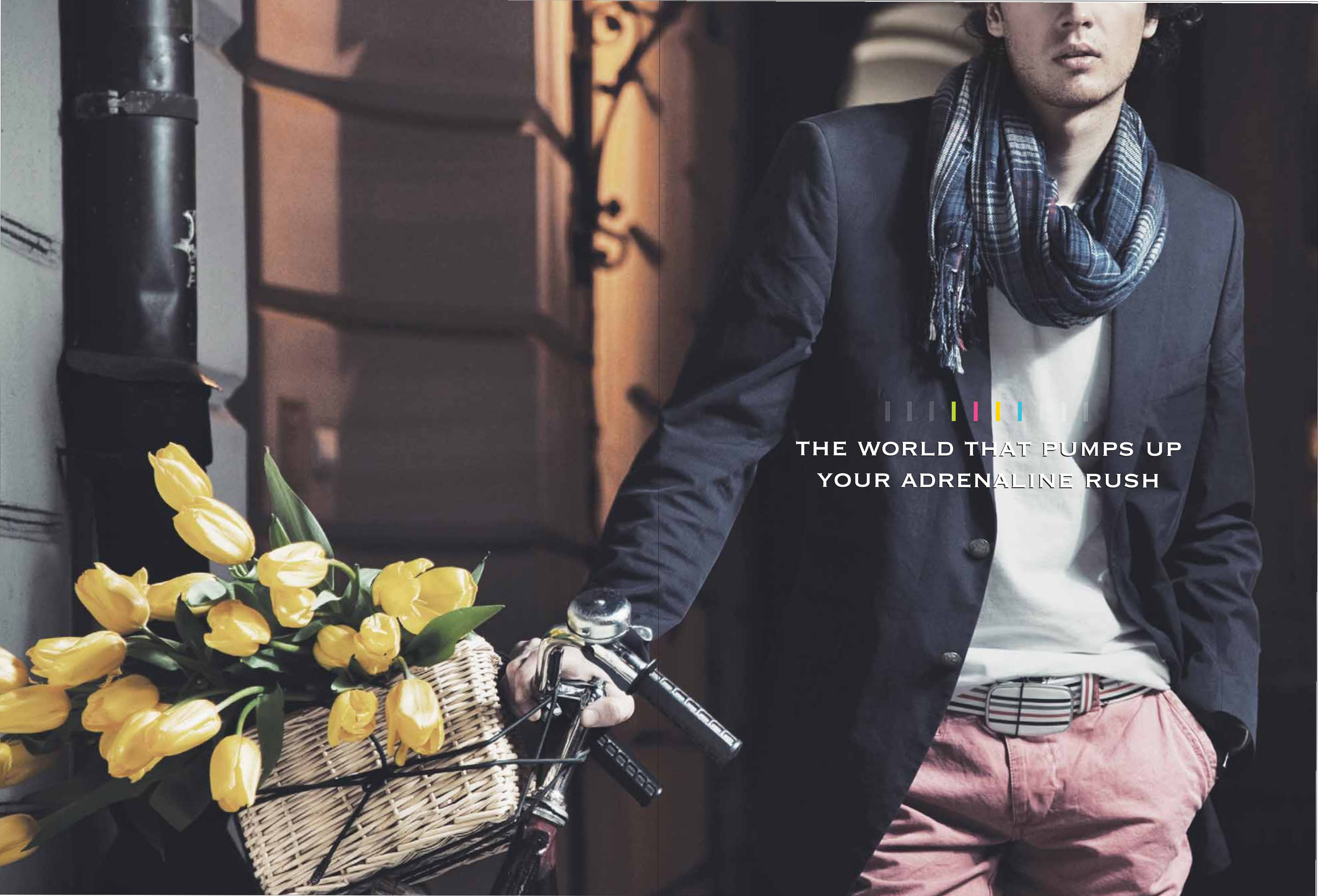




MORE THAN JUST THE
BEST OF BOTH WORLDS.

THE BEST OF ALL WORLDS.





THE WORLD THAT PUMPS UP
YOUR ADRENALINE RUSH

SHOPPING BELTS AT ORCHARD



5 mins 6 mins 7 mins 7 mins 7 mins 7 mins 8 mins 8 mins

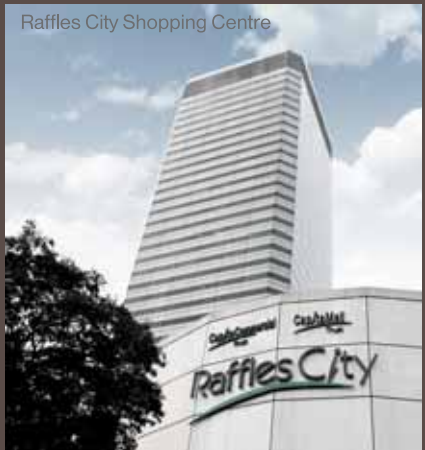
Plaza Singapura 313@Somerset Orchard Central The Centrepont Ngee Ann City Paragon Cathay Cineleisure Orchard Tang Plaza / ION Orchard



LEISURE & ENTERTAINMENT:
SHOPPING BELTS &
GASTRONOMIC DELIGHTS

Located on the gateway of Orchard, Liv on Sophia is where cravings become reality at the snap of one's manicured finger. At the junction of Plaza Singapura, Orchard Road shopping belt, Bugis and Central Business District, you know this is a rich man's world.

ENTERTAINMENT AT BUGIS & CBD



EDUCATIONAL HUBS:
SCHOOLS, ARTS & HIGHER
EDUCATIONAL INSTITUTIONS

As a designated arts and education hub, nearby Bras Basah and Bugis districts sparkle with creative energy. In addition to an assembly of top arts schools, the precinct's youthful vibe is enhanced by the presence of many of Singapore's most sought-after academic institutions.

SCHOOLS AT ORCHARD
& BUKIT TIMAH

Nanyang Primary School



St. Margaret's Primary School



St. Margaret's Secondary School



Anglo-Chinese School (Barker Road)

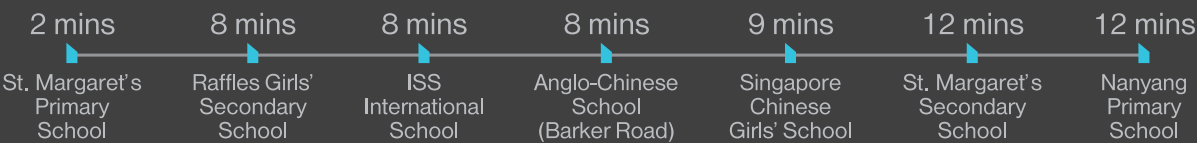


Raffles Girls' Secondary School

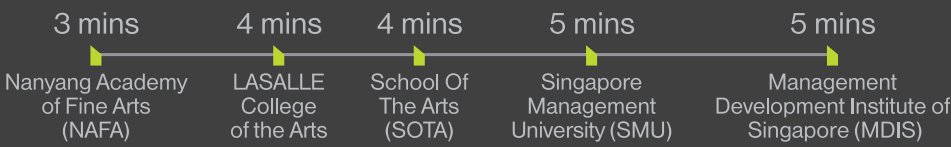
ISS International School



Singapore Chinese Girls' School



ARTS & HIGHER EDUCATIONAL
INSTITUTIONS AT BUGIS



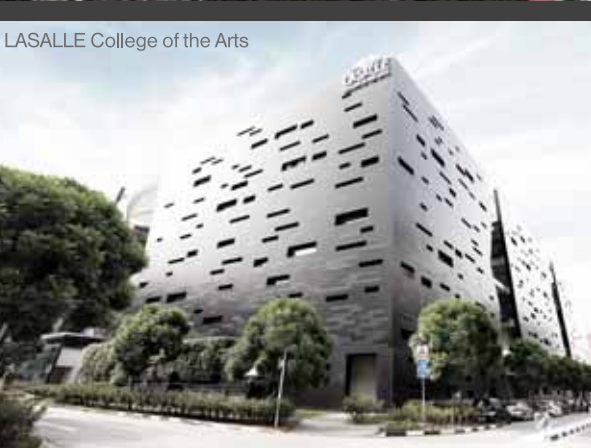
Singapore Management University (SMU)



School Of The Arts (SOTA)



LASALLE College of the Arts



Management Development Institute of Singapore (MDIS)



Nanyang Academy of Fine Arts (NAFA)



Central Business District



Dhoby Ghaut MRT Interchange



Raffles Place

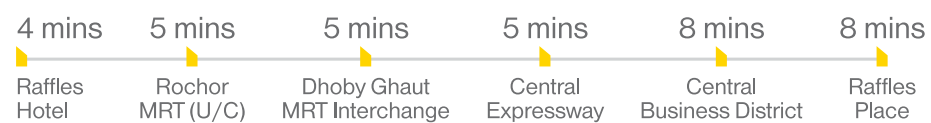


Raffles Hotel



CONVENIENCE: BUSINESS & ACCESSIBILITY

With Plaza Singapura and Dhoby Ghaut MRT Station practically at your doorstep, Liv on Sophia is conveniently connected to business, retail and entertainment establishments across the state.





THE WORLD THAT KEEPS YOU IN
PEACE AND HARMONY

HOME FOR TRUE URBANITES

A melting pot of modern comforts, featuring minimalist aesthetics with a touch of extravagance. The stylish world-class architecture stands proudly as an insignia of one who has entered the prime of his life.

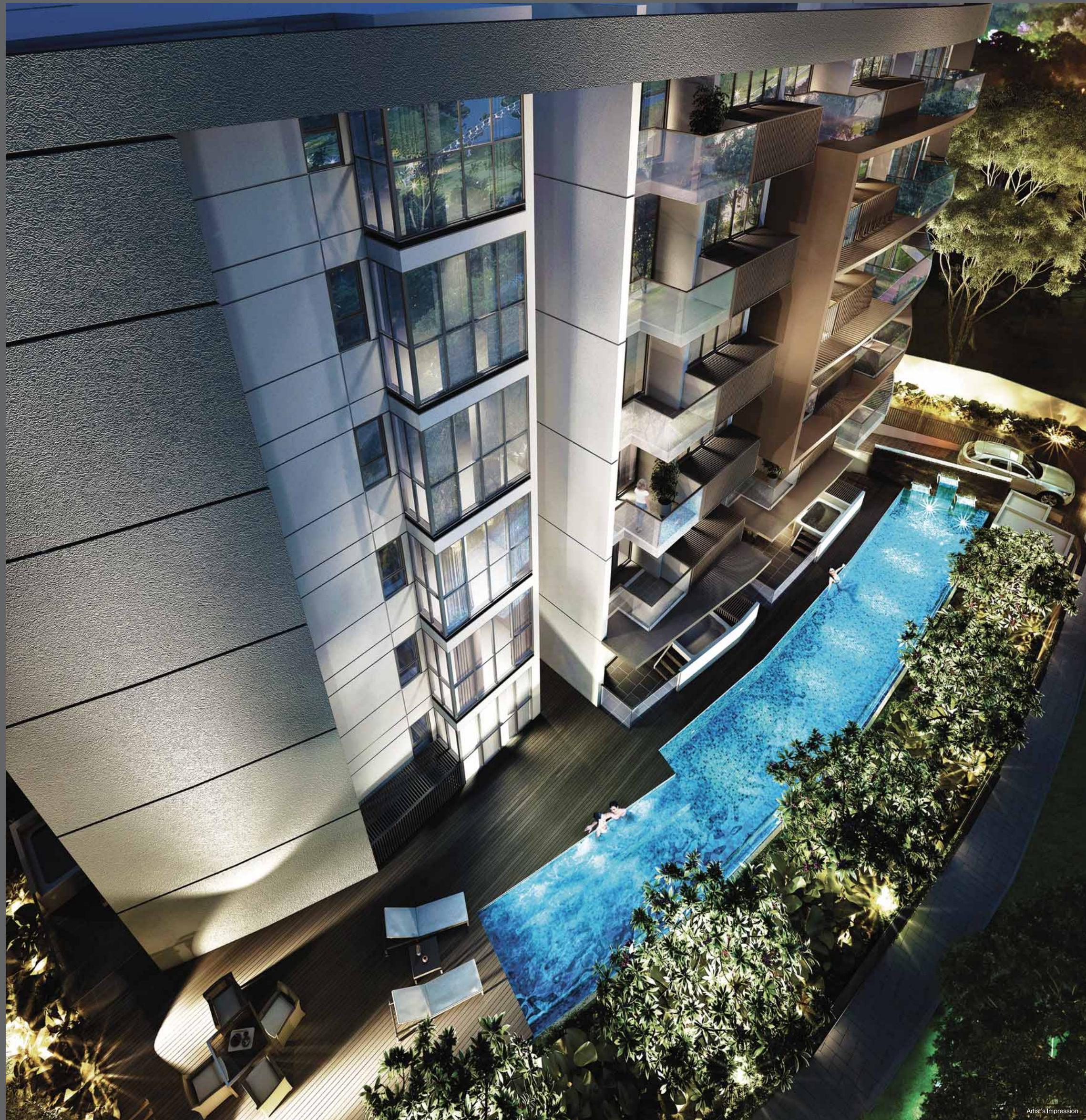


SANCTUARY FOR PURE RELAXATION

The exclusive 6-storey single block development envelops residents within a refreshing wellness-centered ambience. Comprising 64 plush 2-bedroom dual-key units, Liv on Sophia is the ideal work-life arrangement for the discerning few.







INFINITE LEISURE FOR REJUVENATION

Enjoy holistic resort-inspired lifestyle, in the vivacious metropolis. Take a breather from it all, without stepping out of the bustling neighbourhood. This is the new benchmark of urban living. Witness the emergence of a rippling body and glowing tan at the playground of wellness facilities, accompanied by the sound of soothing ripples and garden scents.





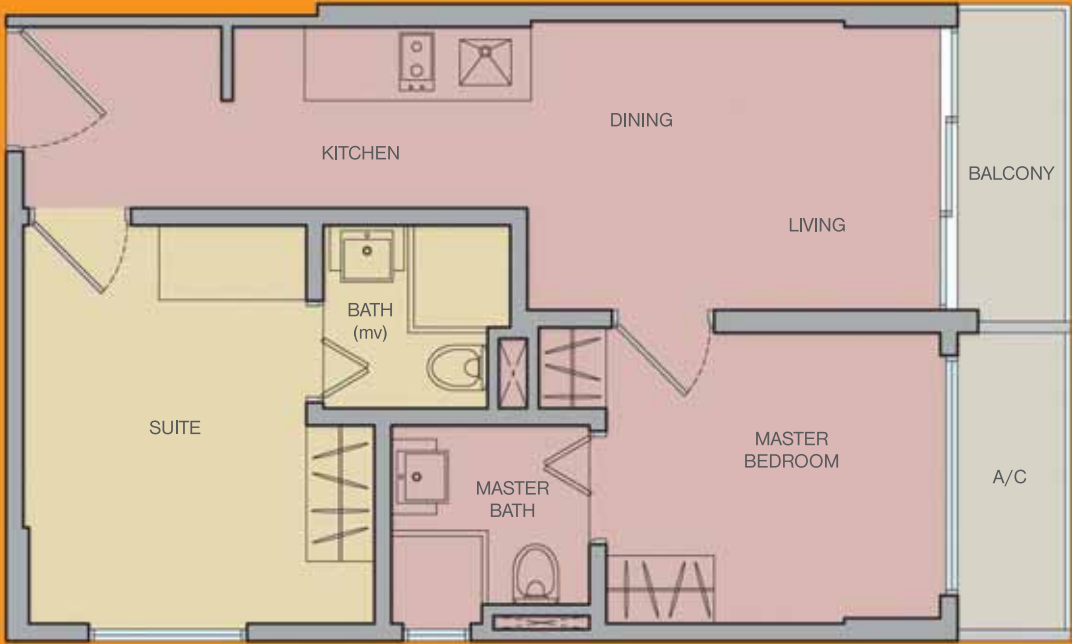
- LEGEND
- A Swimming Pool
 - B Jacuzzi
 - C Side Gate
 - D Pool Deck
 - E Outdoor Fitness Area
 - F Reading Corner
 - G BBQ Area

DIAGRAMMATIC CHART

	#01	#02	#03	#04	#05	#06	#07	#08	#09	#10	#11
06	A1	B1	C1	D1	E1	F1	G1		I1	J1	K1
05	A	B	C	D	E	F	G	H	I	J	K
04	A	B	C	D	E	F	G	H	I	J	K
03	A	B	C	D	E	F	G	H	I	J	K
02	A	B	C	D	E	F	G	H	I	J	K
01		BG	CG	DG	EG	FG	GG	HG	IG	JG	KG

ONE HOME. TWO WORLDS.

The ingenious dual-key concept gives you the privilege of owning two luxurious city residences at once. Resembling 2 units connected by a common foyer, dual-key apartments safeguard your privacy while keeping your loved ones close to you. Whether for parents, grown-up children or extended relatives, your connected unit offers endless bonding opportunities with those who matters to you most.



TYPE H
2 BEDROOMS

DUAL-KEY CONCEPT

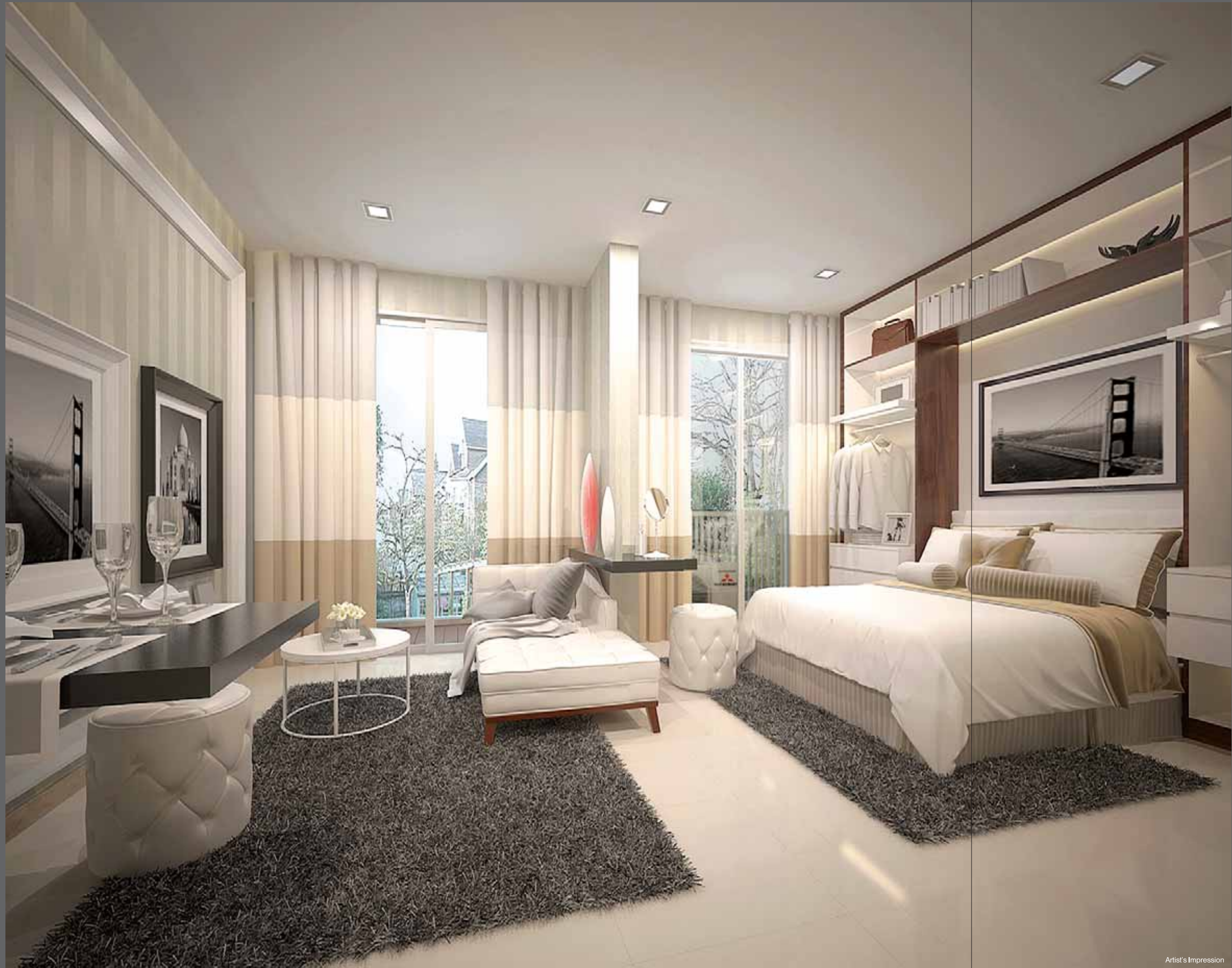
For astute investors, this is the key to optimising your investment returns. Select your preferred abode and rent out the other without infringing on your personal space. The dual-key apartment even allows you to rent out both abodes as individual units to double your profits.

EXCLUSIVE 2 BEDROOMS, 1 FOYER AND 2 ENTRANCES

FOR PERSONAL USAGE		FOR INVESTMENT PURPOSES	
Entrance one to 1 bedroom unit	Entrance two to 1 bedroom unit	Entrance one to 1 bedroom unit	Entrance two to 1 bedroom unit
 Owner/s for residential usage	 Owner's parent/s	 Owner/s for residential usage	 Tenant/s for office usage
 Owner/s for residential usage	 Owner's children	 Owner/s for residential usage	 Tenant/s for residential usage
 Owner/s for residential usage	 Owner/s for office usage	 Tenant/s for residential usage	 Tenant/s for office usage



THE WORLD THAT
CREATES LUXURIOUS LIFESTYLE
AND PRIVILEGED LIVELIHOOD



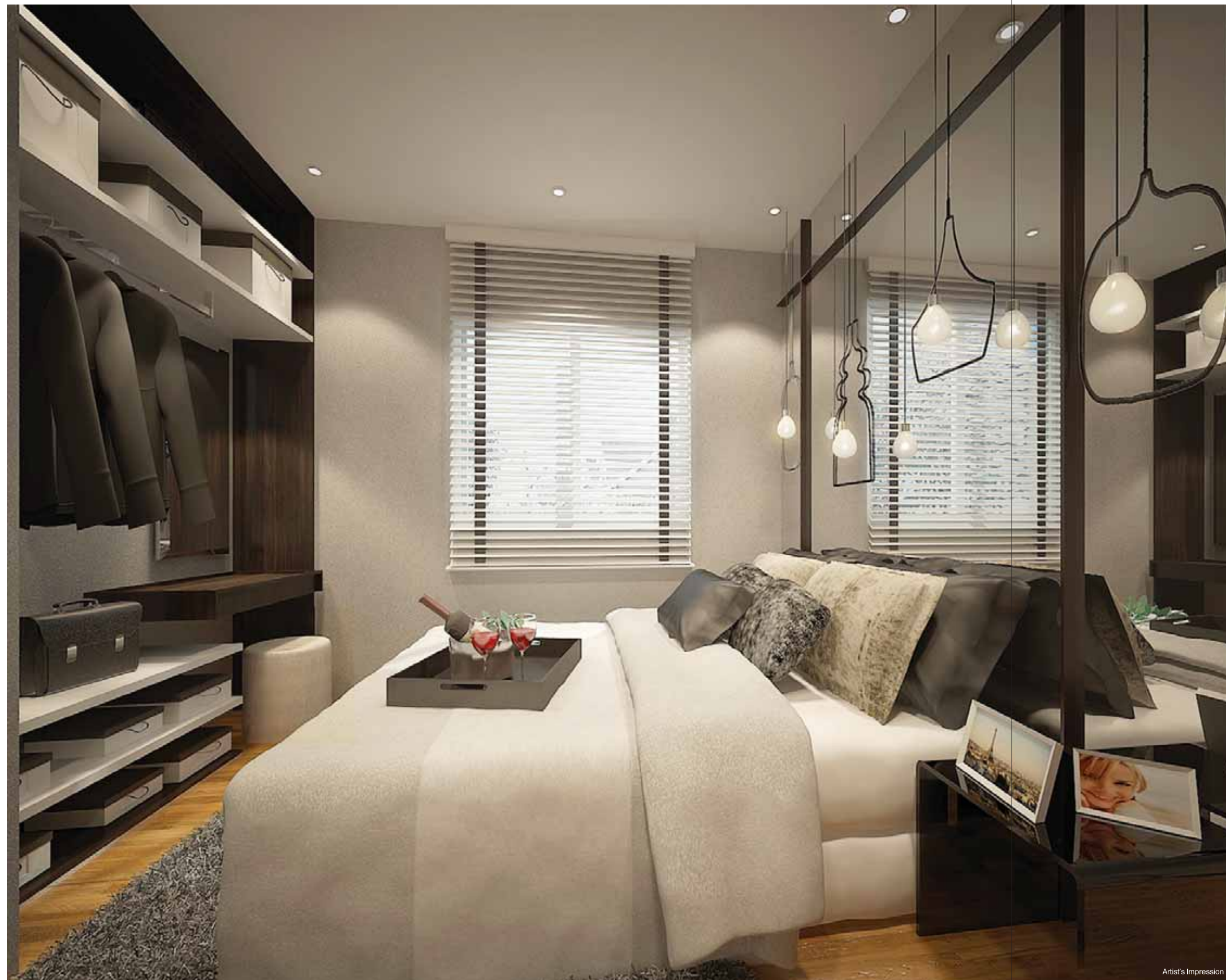
Artist's Impression



Artist's Impression

LUXURIOUS LIFESTYLE

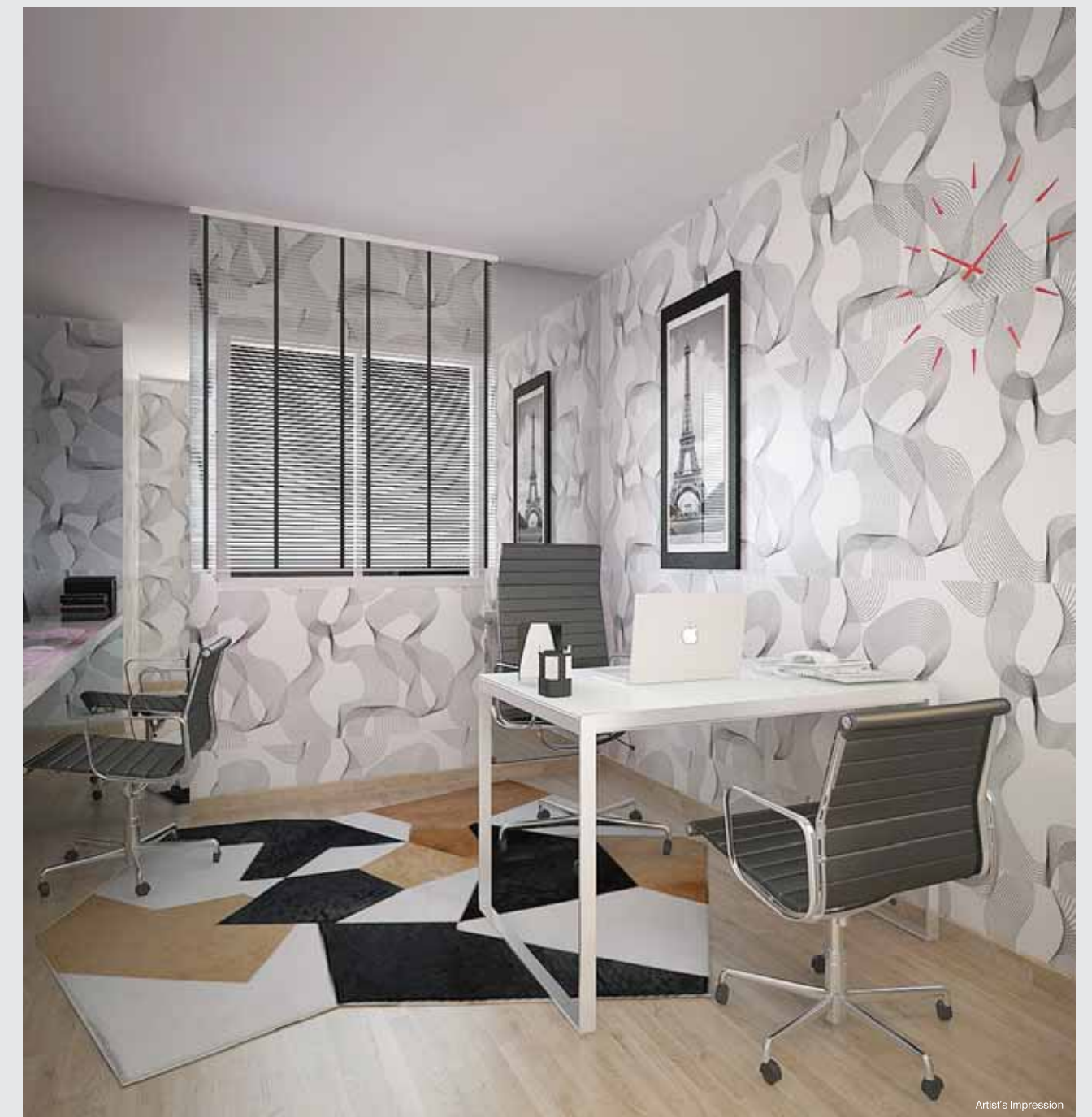
After a day of hard work and play, Liv on Sophia welcomes you into a world of inviting pleasures. Vigilantly laid out to create a spacious environment, and cleverly fitted to enhance functional space usage, every apartment is designed with your needs in mind.



Artist's Impression

PRIVILEGED LIVELIHOOD

The functional dual-key units exemplify the ideal of a home office. Work is a joy when it begins and ends at your liking, when schedules are not hindered by peak hour traffic, and personal affairs are attended to at will.



Artist's Impression

PREMIUM FITTINGS



An innovative company that transformed the bland sterile bathroom into a delightful sanctuary for the body and soul. The sanitary wares German brand, Duravit, are treats of sheer luxury, making every moment of your life becomes a cherished experience.



Globally-acclaimed GROHE ensures unmatched bathtime bliss with its chic yet functional sanitary fittings. Just one touch and you will see why GROHE is widely acknowledged to be one of the industry's leading brand personalities.



Each stunning apartment also comes equipped with premium kitchen wares from Bosch. The elegantly fitted electrical hob, cooker hood and built-in conventional oven are specially selected to fit the apartments. With a focus on quality and workmanship, the leader in luxury kitchen product combines superior innovation, craftsmanship and design to ensure user satisfaction.



All photographs featured are impressions only.

All images featured are impressions only.

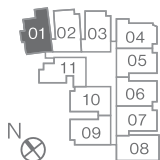
TYPE A
2-BEDROOM

#02-01 to #05-01
Area 50 sqm



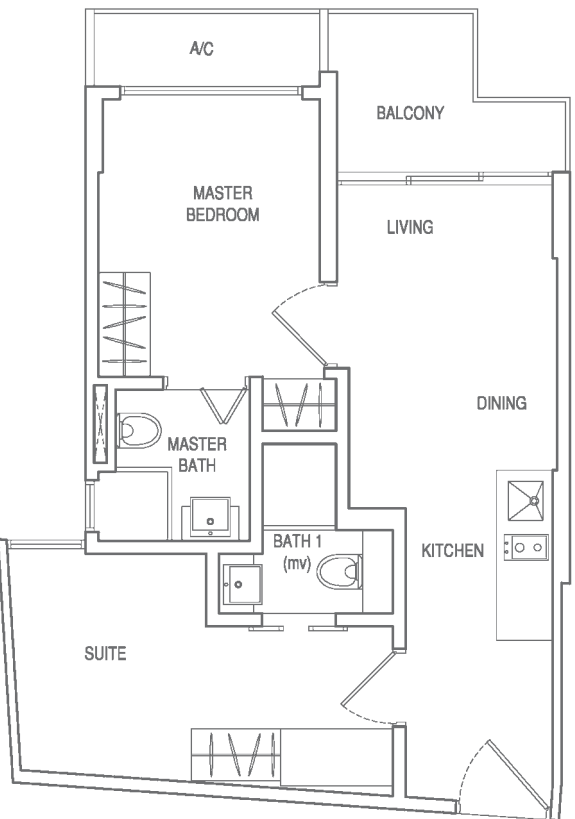
TYPE A1
2-BEDROOM

#06-01
Area 50 sqm



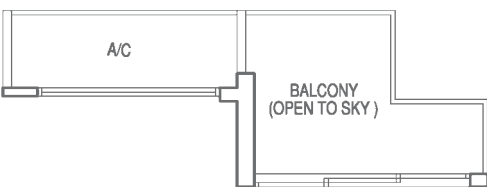
TYPE B
2-BEDROOM

#02-02 to #05-02
Area 51 sqm



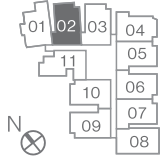
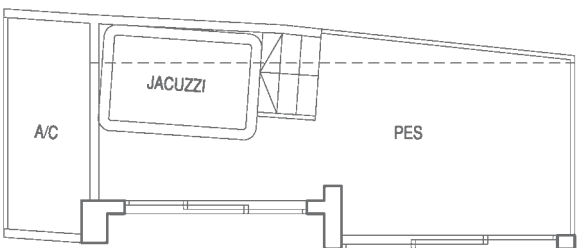
TYPE B1
2-BEDROOM

#06-02
Area 51 sqm



TYPE BG
2-BEDROOM WITH PES

#01-02
Area 61 sqm



TYPE C
2-BEDROOM

#02-03 to #05-03
Area 50 sqm



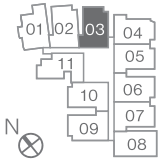
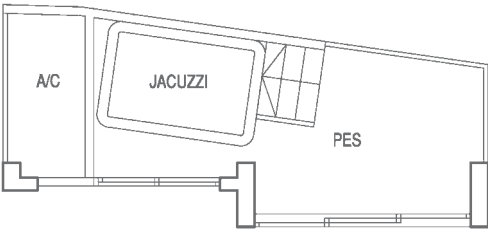
TYPE C 1
2-BEDROOM

#06-03
Area 50 sqm



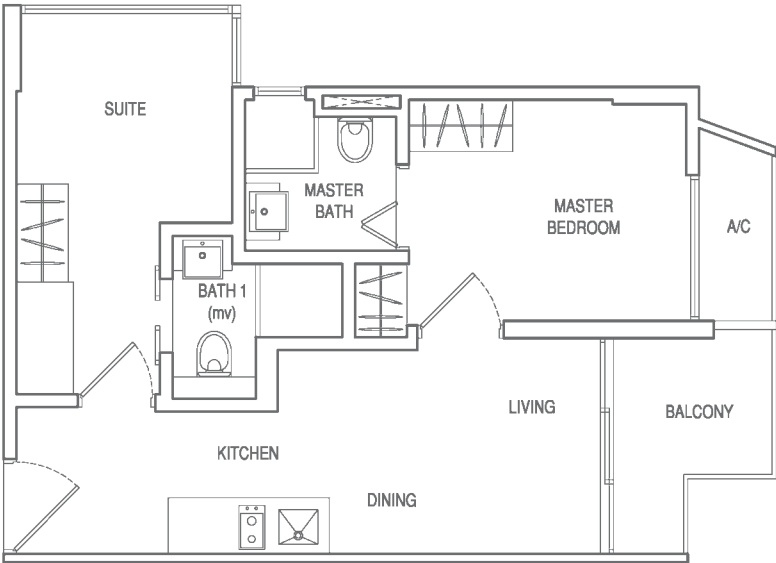
TYPE CG
2-BEDROOM WITH PES

#01-03
Area 55 sqm



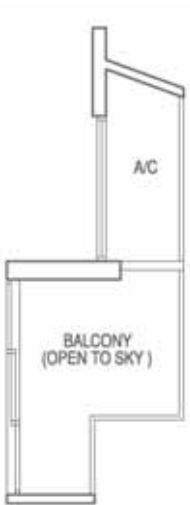
TYPE D
2-BEDROOM

#02-04 to #05-04
Area 49 sqm



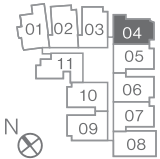
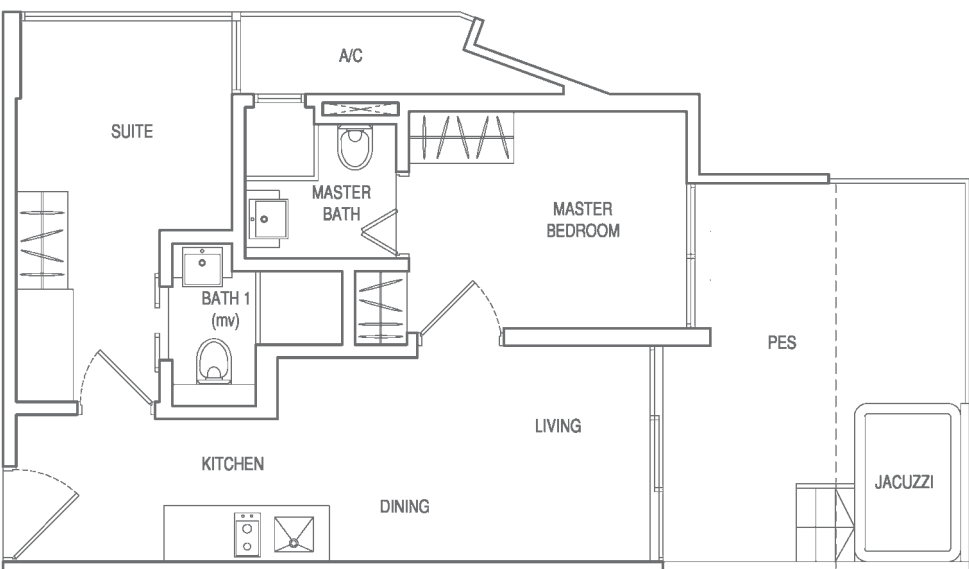
TYPE D 1
2-BEDROOM

#06-04
Area 49 sqm



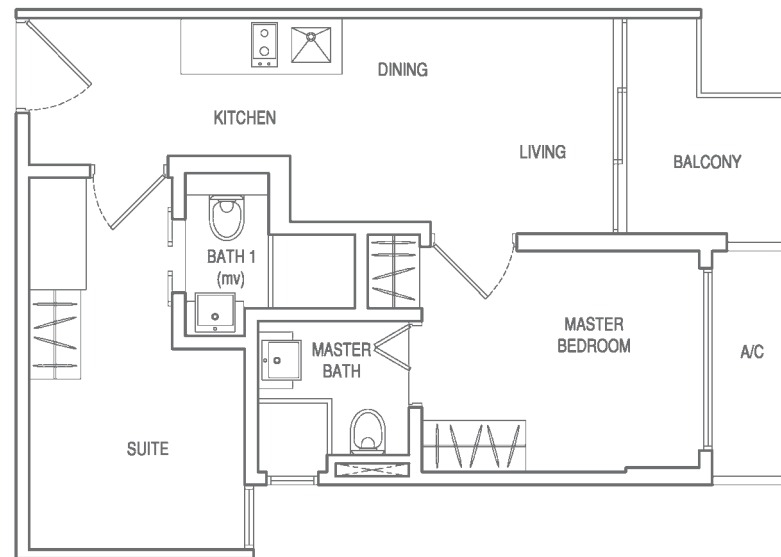
TYPE DG
2-BEDROOM WITH PES

#01-04
Area 63 sqm



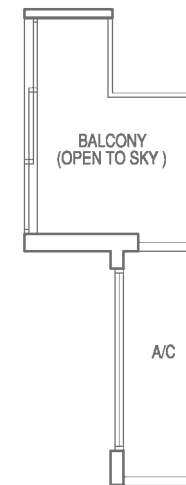
TYPE E 2-BEDROOM

#02-05 to #05-05
Area 50 sqm



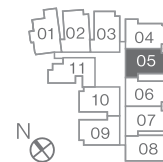
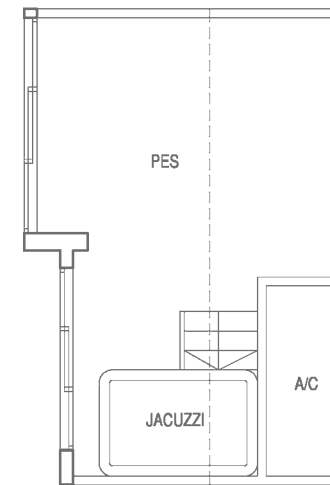
TYPE E1 2-BEDROOM

#06-05
Area 50 sqm



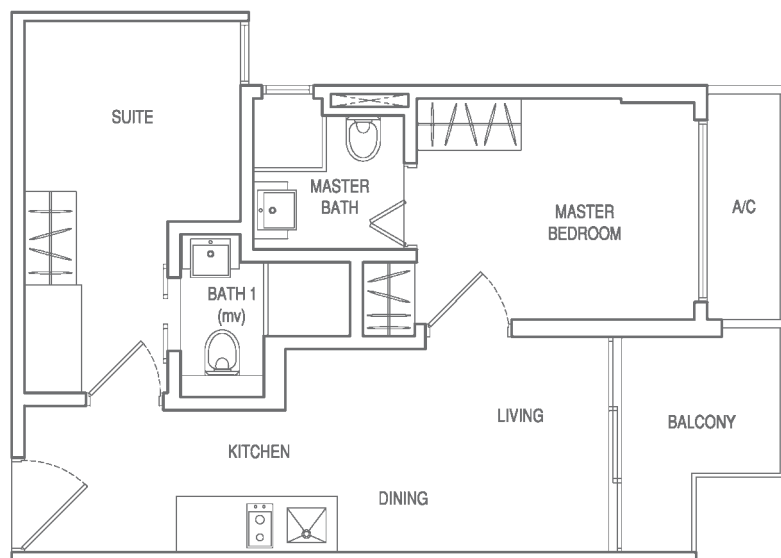
TYPE EG 2-BEDROOM WITH PES

#01-05
Area 63 sqm



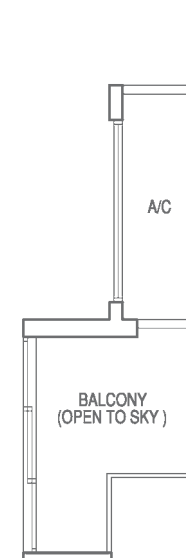
TYPE F 2-BEDROOM

#02-06 to #05-06
Area 50 sqm



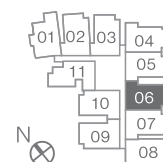
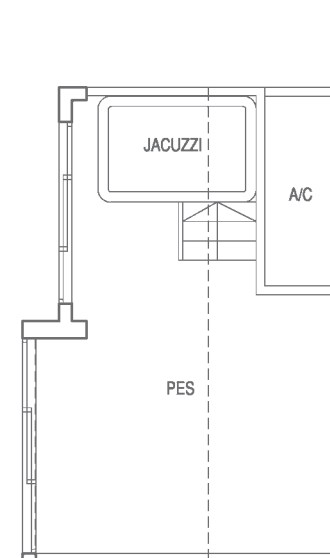
TYPE F1 2-BEDROOM

#06-06
Area 50 sqm



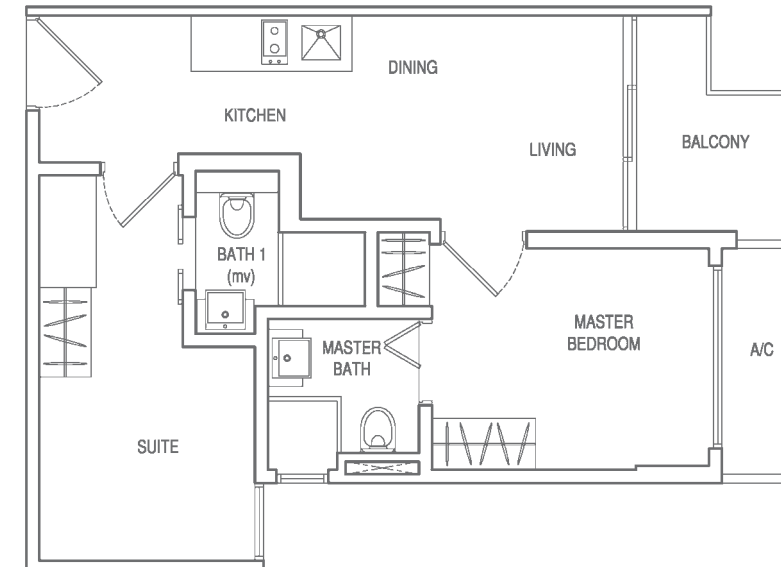
TYPE FG 2-BEDROOM WITH PES

#01-06
Area 63 sqm



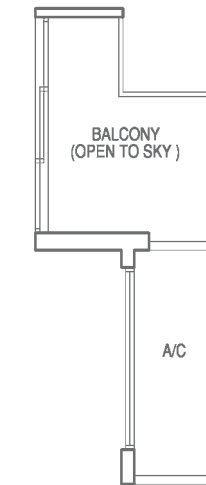
TYPE G 2-BEDROOM

#02-07 to #05-07
Area 50 sqm



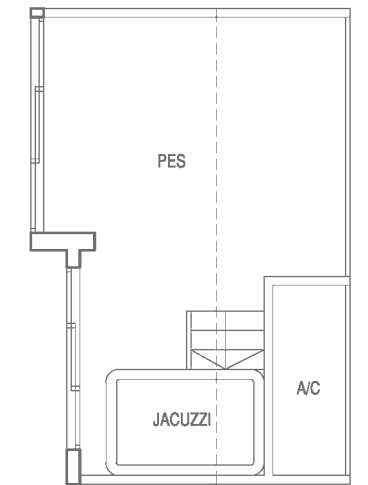
TYPE G1 2-BEDROOM

#06-07
Area 50 sqm



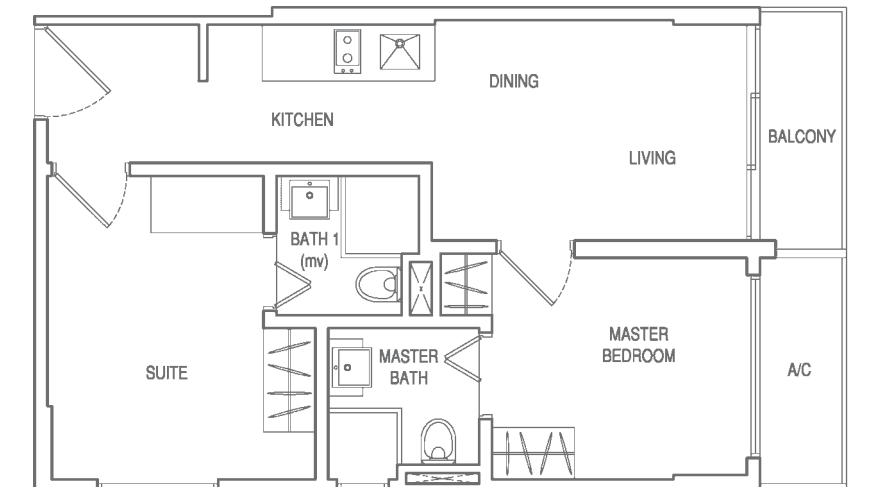
TYPE GG 2-BEDROOM WITH PES

#01-07
Area 63 sqm



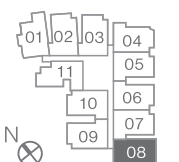
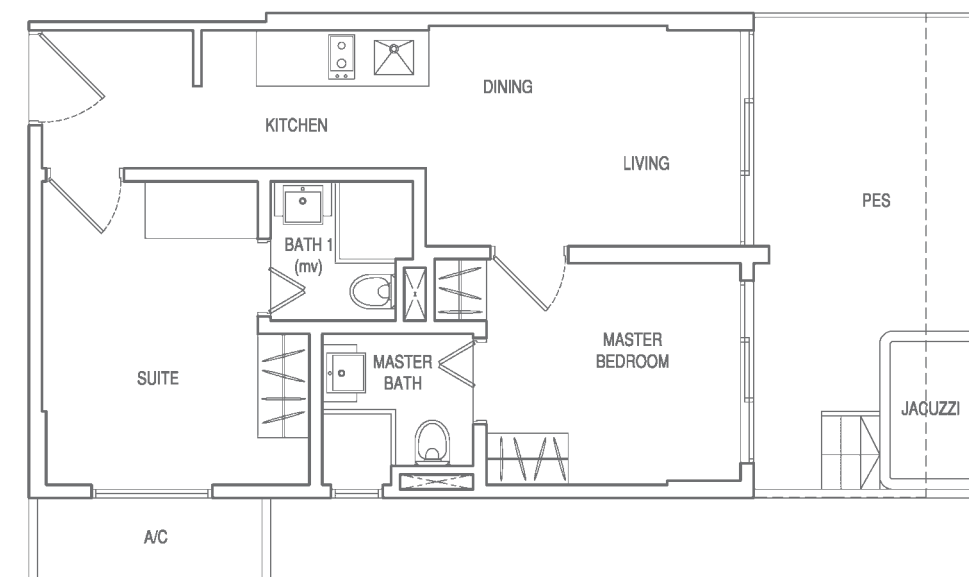
TYPE H 2-BEDROOM

#02-08 to #05-08
Area 50 sqm



TYPE HG 2-BEDROOM WITH PES

#01-08
Area 63 sqm



TYPE I 2-BEDROOM

#02-09 to #05-09
Area 50 sqm



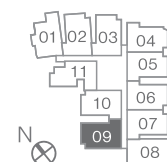
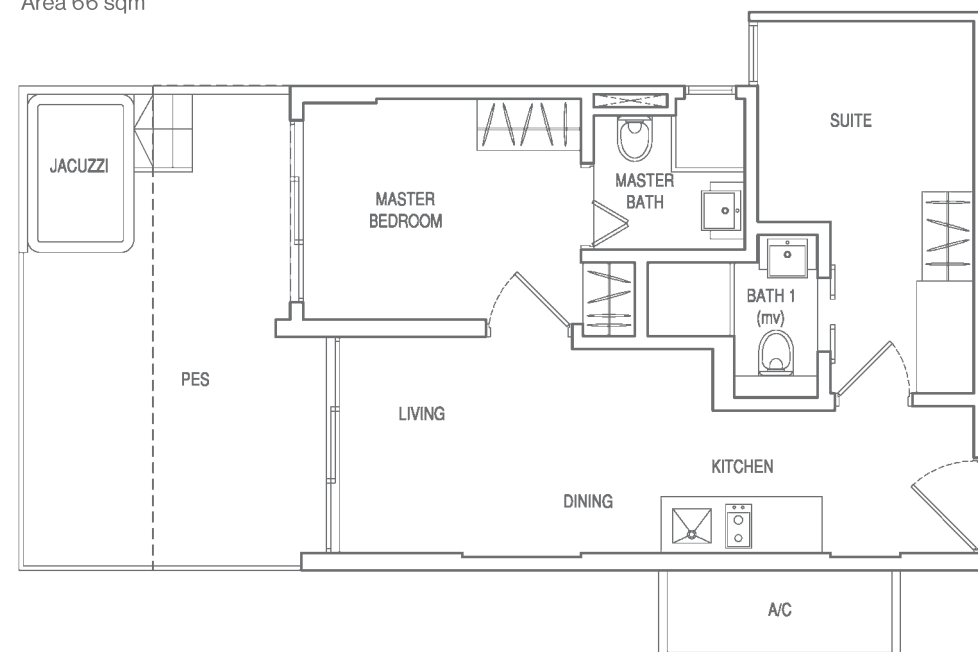
TYPE I1 2-BEDROOM

#06-09
Area 50 sqm



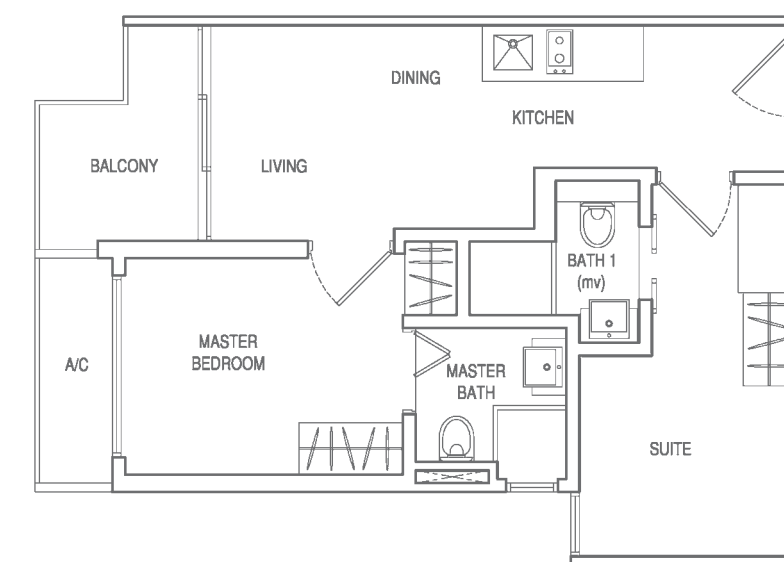
TYPE IG 2-BEDROOM WITH PES

#01-09
Area 66 sqm



TYPE J 2-BEDROOM

#02-10 to #05-10
Area 50 sqm



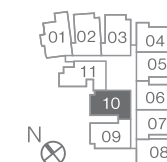
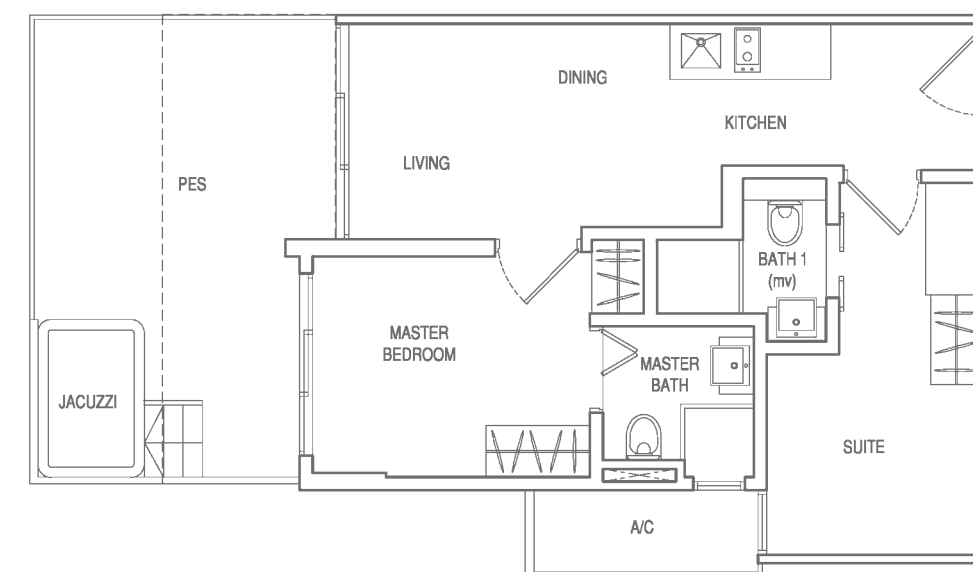
TYPE J1 2-BEDROOM

#06-10
Area 50 sqm



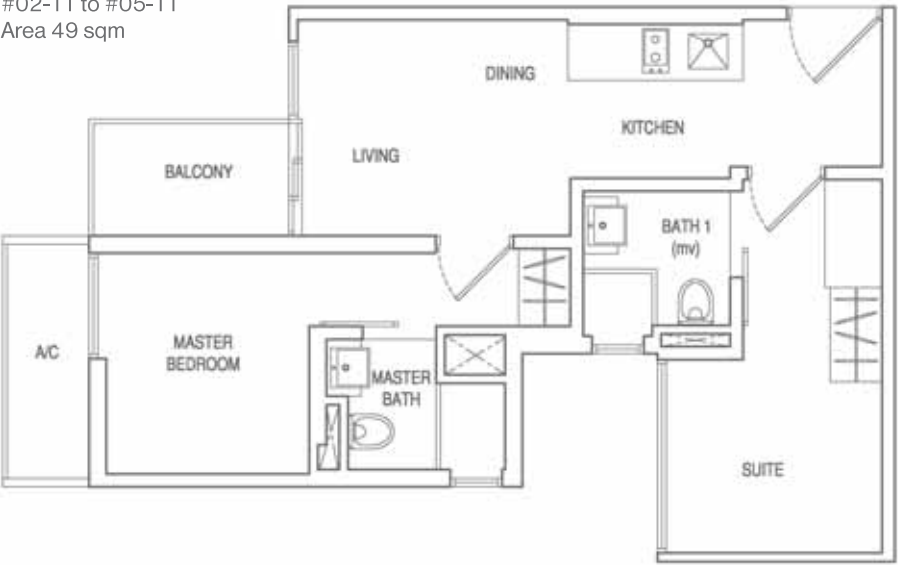
TYPE JG 2-BEDROOM WITH PES

#01-10
Area 66 sqm



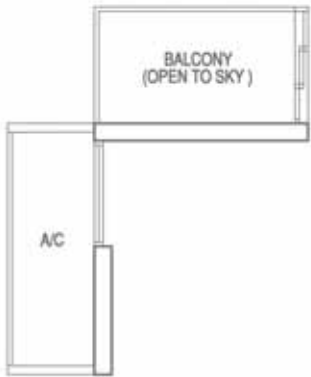
TYPE K
2-BEDROOM

#02-11 to #05-11
Area 49 sqm



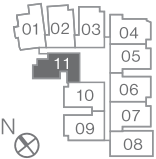
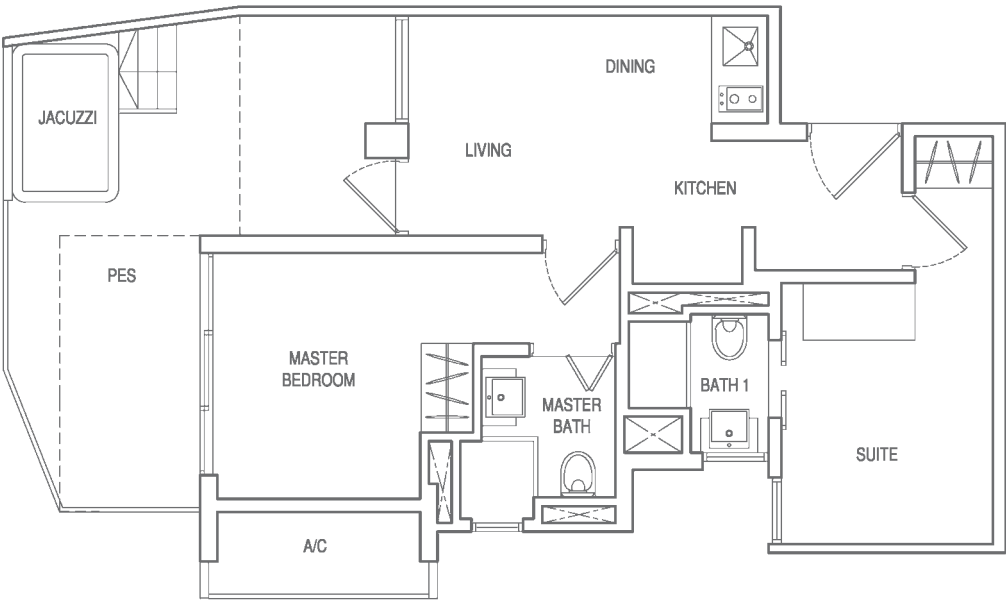
TYPE K1
2-BEDROOM

#06-11
Area 49 sqm



TYPE KG
2-BEDROOM WITH PES

#01-11
Area 64 sqm



SPECIFICATIONS

FOUNDATION

Raft Foundation and/or Bored Piles and/or Concrete Piles and/or Steel H Piles.

SUBSTRUCTURE & SUPERSTRUCTURE

Reinforced concrete framework and/or precast concrete member and/or steel frame.

WALL

- External : Common clay bricks and/or precast panel and/or reinforced concrete generally.
- Internal : Common clay bricks and/or cement blocks and/or lightweight blocks and/or precast panels and/or reinforced concrete and/or dry wall generally.

ROOF

- Flat Roof : Reinforced concrete roof with waterproofing and insulation.

CEILING

For Apartments

- a) Living/Dining, Master Bedroom, Suite, Balcony & PES : Skim coat with emulsion paint generally and plaster board ceiling with emulsion paint where applicable.
- b) Master Bathroom, Bathroom & Kitchen : Plaster board ceiling with emulsion paint.

FINISHES

Internal Wall Finishes (For Apartments)

- a) Living/Dining, Master Bedroom, Suite, Balcony (Open to Sky), Balcony & PES : Cement and sand plaster and/or skim coat with emulsion paint finish.
- b) Master Bathroom : Ceramic and/or homogenous tiles and/or marble (for feature wall only) laid up to false ceiling height and on exposed surface only.
- c) Bathroom, Kitchen & Pantry (for Suite only) : Ceramic and/or homogenous tiles laid up to false ceiling height and on exposed surface only.

INTERNAL FLOOR FINISHES (FOR APARTMENTS)

- a) Living/ Dining, Suite & Kitchen : Compressed marble with compressed marble skirting.
- b) Master Bedroom : Timber parquet and/or timber strip with timber skirting.
- c) Balcony, Balcony (Open to Sky) & PES : Ceramic and/or homogenous tiles.
- d) A/C Ledge : Cement and sand screed finish.
- e) Master Bathroom & Bathroom : Ceramic and/or homogenous tiles.

WINDOWS

Aluminum framed glass windows.

NOTE:

- a) All aluminum frames shall be powder coated and/or natural anodized finish.
- b) All windows are either side hung or top hung or bottom hung or sliding or any combination of the above mentioned.
- c) All glazing below 1m from floor level shall be tempered and/or laminated glass.
- d) All glazing to be clear float and/or tinted glass.

DOORS

- a) Main Entrance : Approved fire-rated timber door.
- b) Master Bedroom, Suite, Master Bathroom & Bathroom : Hollow-core timber door and/or PVC door.
- c) Balcony, Balcony (Open to Sky) & PES : Aluminum framed glass door.

NOTE:

- a) All aluminum frames shall be powder coated and/or natural anodized finish.
- b) Doors can either be of swing and/or sliding and/or bi-fold type with or without fixed glass panel.
- c) All glazing to be clear float and/or tinted glass.

IRONMONGERY

Main entrance door, other hollow-core timber doors and aluminium framed glass door shall be provided with locksets.

SANITARY FITTINGS

- a) Master Bathroom
 - 1 x Glass shower cubicle and/or screen c/w shower mixer, overhead shower & shower handset.
 - 1 x Basin c/w tap mixer and cabinet below.
 - 1 x Water closet.
 - 1 x Toilet roll holder.
 - 1 x Towel rail.
 - 1 x Mirror c/w cabinet.
- b) Bathroom
 - 1 x Glass shower cubicle and/or screen c/w shower mixer, overhead shower & shower handset.
 - 1 x Basin c/w tap mixer and cabinet below.
 - 1 x Water closet.
 - 1 x Toilet roll holder.
 - 1 x Towel rail.
 - 1 x Mirror.
- c) Kitchen
 - 1 x Sink c/w sink mixer.

ELECTRICAL INSTALLATION/TV/TELEPHONE

- Electrical wiring will be in concealed conduits where possible. Where there is a false ceiling, the electrical wiring will be in surface mounted conduit in the ceiling space. Exposed trunking at A/C ledge.
- The routing and location of service points within the apartment units shall be at the sole discretion of the Architect and Engineer.
- Cable-Readiness to comply with authorities' requirements.
- Mechanical ventilation provided in Bathroom (where applicable).

LIGHTNING PROTECTION

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

WATERPROOFING

Waterproofing to floors of Kitchen, Master Bathroom, Bathroom, Balcony, Balcony (Open to Sky), PES, Basement, Swimming Pool and Reinforced Concrete Flat Roof.

PAINTING

- a) Internal Walls : Emulsion Paint.
- b) External Walls : Weather shield paint and/or spray textured coating at selected areas only.

DRIVEWAY AND CAR PARK

Concrete finished with floor hardener and/or perforated concrete slab and/or heavy duty homogenous tiles and/or granite tiles (where applicable).

DESCRIPTION OF COMMON PROPERTY

- a) Common property located at 1st storey level :
 1. Swimming pool
 2. Jacuzzi
 3. Pool Deck
 4. BBQ area
 5. Reading corner
 6. Outdoor fitness area
 7. Guard house
 8. Side gate
- b) Common property located at basement 1 :
 1. Gymnasium

ADDITIONAL ITEMS

- a) Wardrobes: Built-in wardrobe to all Master Bedroom and Suite.
- b) Kitchen Cabinet:
 - i) Built-in kitchen cabinet with solid surface counter top, electrical hob and cooker hood.
 - ii) One stainless steel sink c/w sink mixer.
 - iii) Built-in conventional oven.
- c) Pantry (for Suite only):
 - i) Built-in kitchen cabinet with solid surface counter top.
- d) Air-conditioning to Living/ Dining, Master Bedroom & Suite.
- e) Hot Water Supply to Master Bathroom, Bathroom, Kitchen & Pantry (for Suite only).
- f) Security : Audio intercom system from Apartment to Guard House & side gate only.
- g) Jacuzzi : For all PES unit type.

NOTE:

- 1) The brand and model of all equipment supplied shall be provided subject to market availability and the sole discretion of the Vendor.
- 2) Layout/location of wardrobes, kitchen cabinets, fan coil units, electrical points, telephone points and door swing positions are subjected to Architect's sole discretion and final design.
- 3) Connection, subscription and other fees for television, SCV, 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.
- 4) Equipment for SCV and other cable services will be paid and installed by Purchaser.
- 5) Timber is a natural material containing grain and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
- 6) Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and marking caused by the complex, mineral composition and incorporated impurities. While such material can be pre-selected before installation, this non-conformity cannot be totally avoided. Granite 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 difference may be felt at the joints.
- 7) 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.
- 8) While every reasonable care has been taken in preparing this brochure and the plans attached, the developer and its agents cannot be held responsible for any inaccuracies therein. All statements, specifications and plans are believed to be correct but not to be regarded as statements or representations of fact. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development and cannot be regarded as representation of facts. Photographs or images contained in this brochure do not necessary represent as built standard specifications. All information and specifications are current at the time of 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 by the building authorities. Floor areas are approximate measurements and subject to final survey. The choice of brand and model of fittings, equipment, installation and appliances supplied shall be at the sole discretion of the Vendor.
- 9) The air-conditioning system has to be cleaned and maintained regularly to ensure that it is in good and proper working condition. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.
- 10) For cyclical maintenance work to be carried out to the building facade, owners shall allow access to the maintenance team.

ROXY-PACIFIC HOLDINGS LIMITED

A HOMEGROWN SPECIALTY PROPERTY

AND HOSPITALITY GROUP

Established in May 1967, Roxy-Pacific Holdings Limited is a trusted, homegrown specialty property and hospitality group, principally engaged in the development and sale of residential properties. The Company also owns the Grand Mercure Roxy Hotel and other investment properties.

We have, over the years, grown our portfolio to include both residential and commercial developments. Our landmark properties include the Grand Mercure Roxy Hotel and Roxy Square Shopping Centre.

Our focus on being a developer of distinctive and high quality projects has seen us grown into a highly regarded listed property and hospitality group.



GRAND MERCURE ROXY HOTEL



THE AMBROSIA



SPOTTISWOODE 18



NOVA 88



THE MARQUE @ IRRAWADDY

DEVELOPER

**RH Mount Sophia
Pte. Ltd.**

SCAN THE QR CODE
TO LIV THE DREAM



Developer: **RH Mount Sophia Pte Ltd (ROC No.: 201208522C)** Developer's Licence No.: **C1057** Tenure of Land: **Estate in Fee Simple** Expected Date of TOP: **30 June 2018**
Expected Date of Legal Completion: **30 June 2021**

While every reasonable care has been taken in preparing this brochure and in constructing the models and showflats, the Developer and the Marketing Agents cannot be held responsible for any inaccuracies or omissions. Visual representations, models, showflats displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artist's impressions of the development and cannot be regarded as representations of fact. The property is subject to final inspection by relevant authorities to comply with the current code of practice.

All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to change as may be required by us and/or the competent authorities and shall not form part of any offer and contract nor constitute any warranty by us and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Sale & Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser and shall supercede all statements, representations or promises made prior to the signing of the Sale & Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the marketing agents.