



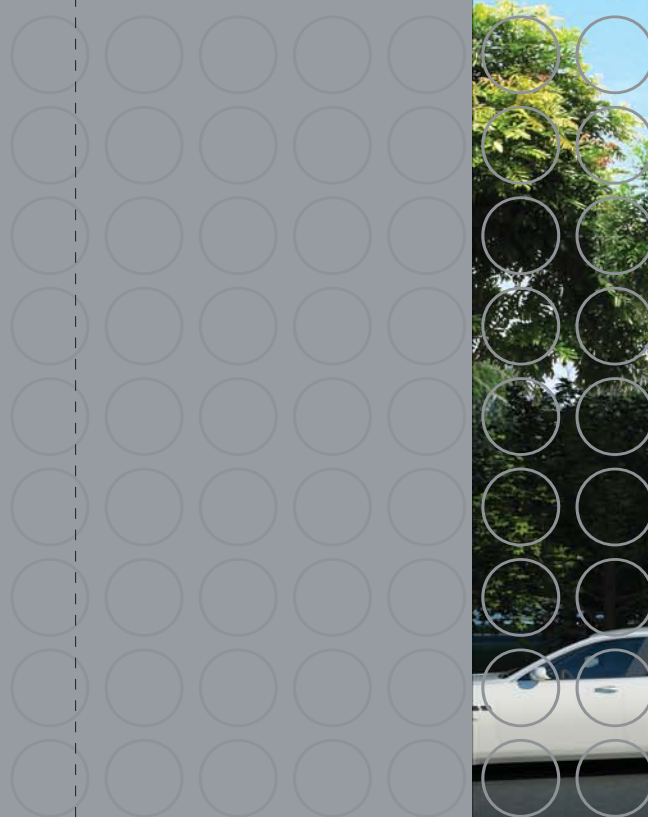
LOft

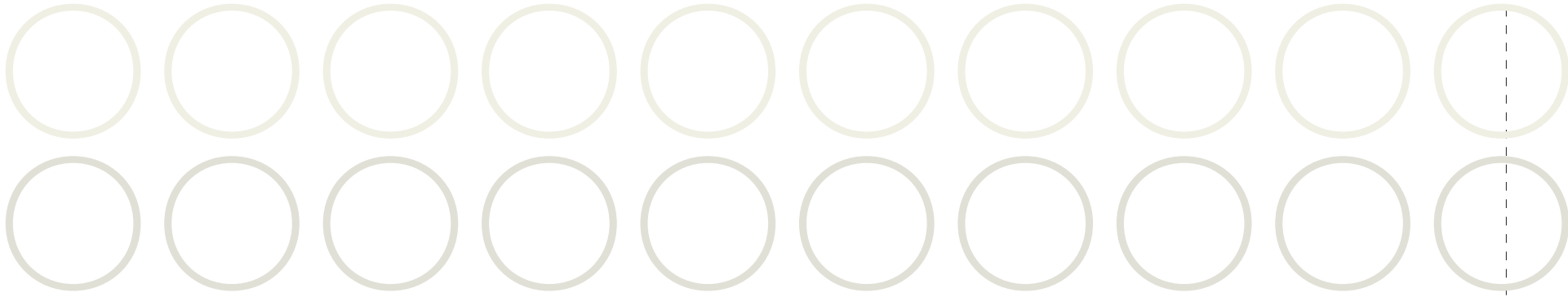
@RANGON

Truly where stylish living begins....

Being the unique individual that you are,  
you deserve nothing but the best.

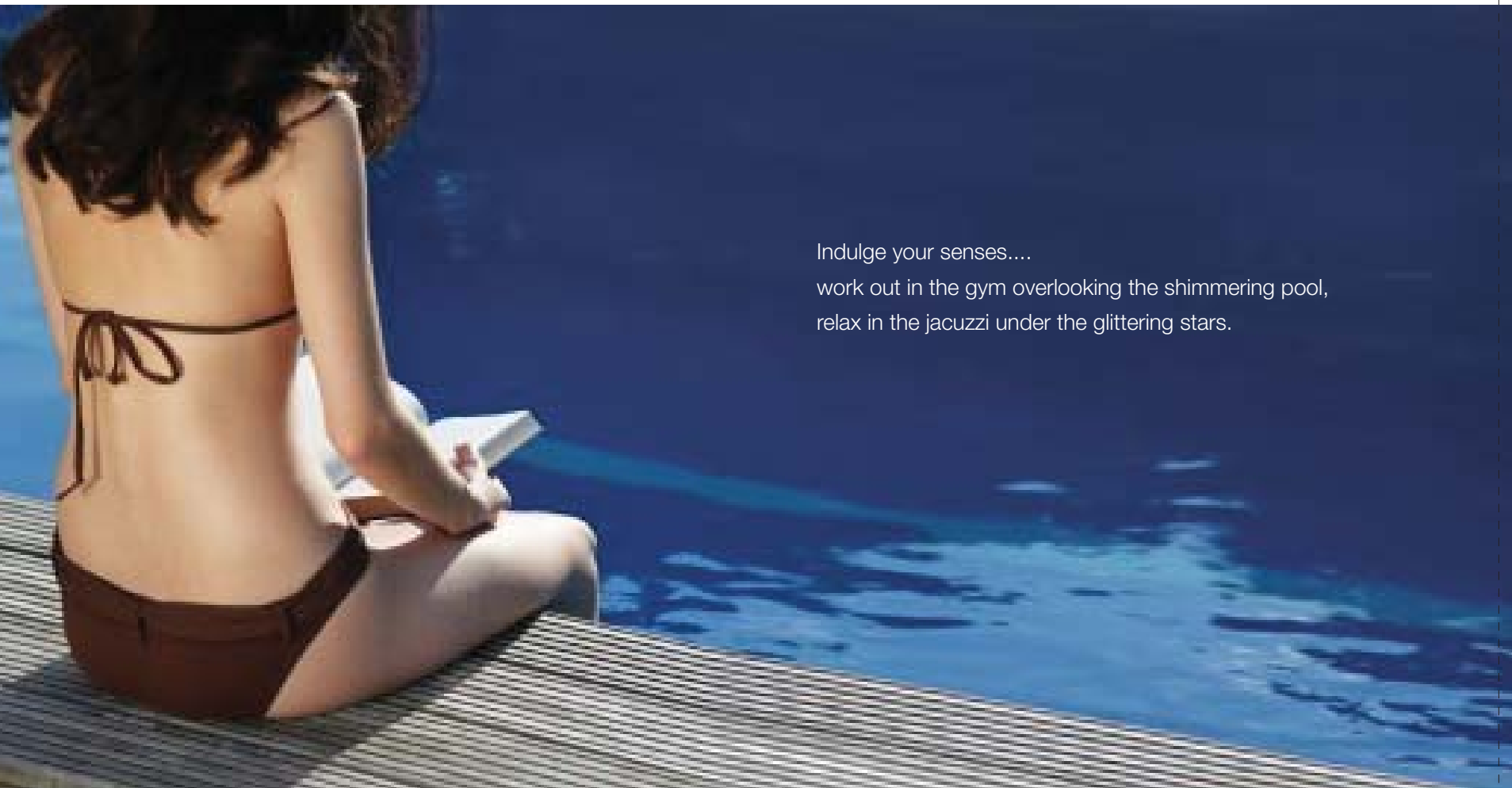
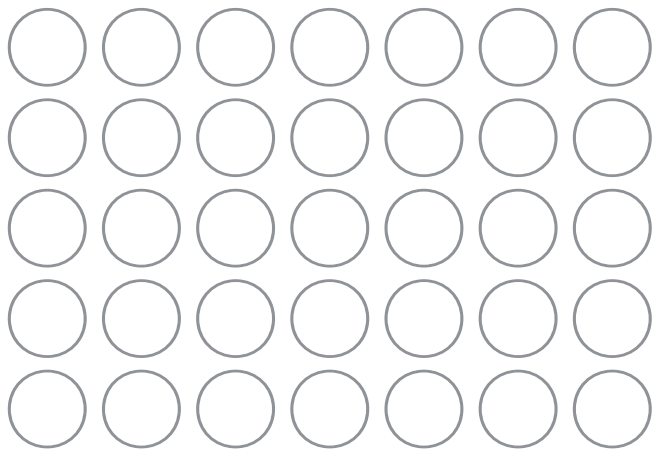




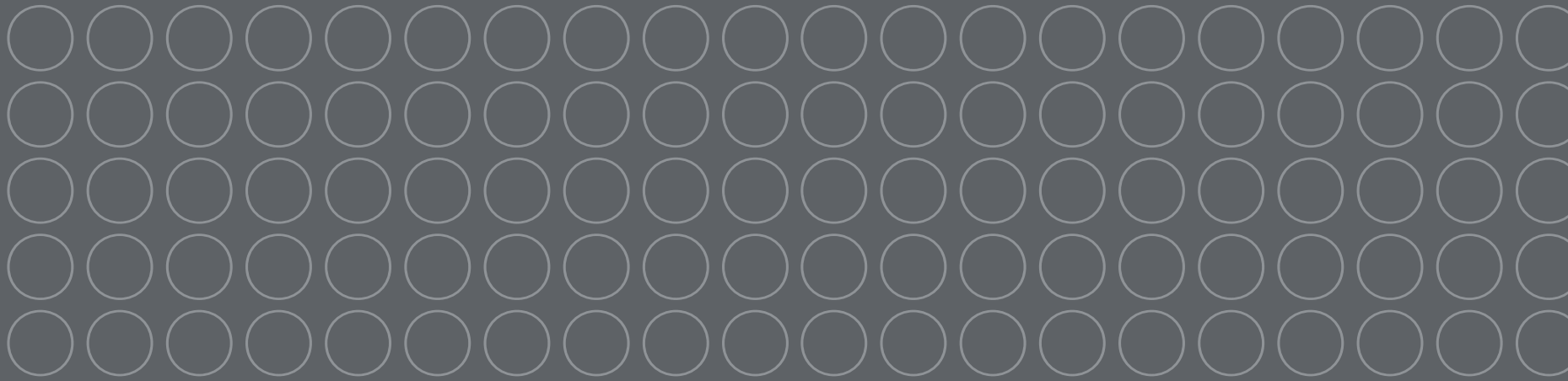


Enjoy an endless array of shopping, dining and entertainment options, with City Square Mall, Velocity and Novena Square a stone's throw away. Easy access to the central expressway and Farrer Park MRT station just a stroll away, relish the ease of getting around the island. An urban experience unlike any other is yours to savour.





Indulge your senses....  
work out in the gym overlooking the shimmering pool,  
relax in the jacuzzi under the glittering stars.



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Artist impression only

Reputable brands like OXO and Bosch grace your home,  
delivering a home that you can truly enjoy.



Artist impression only





Artist impression only



**BOSCH**

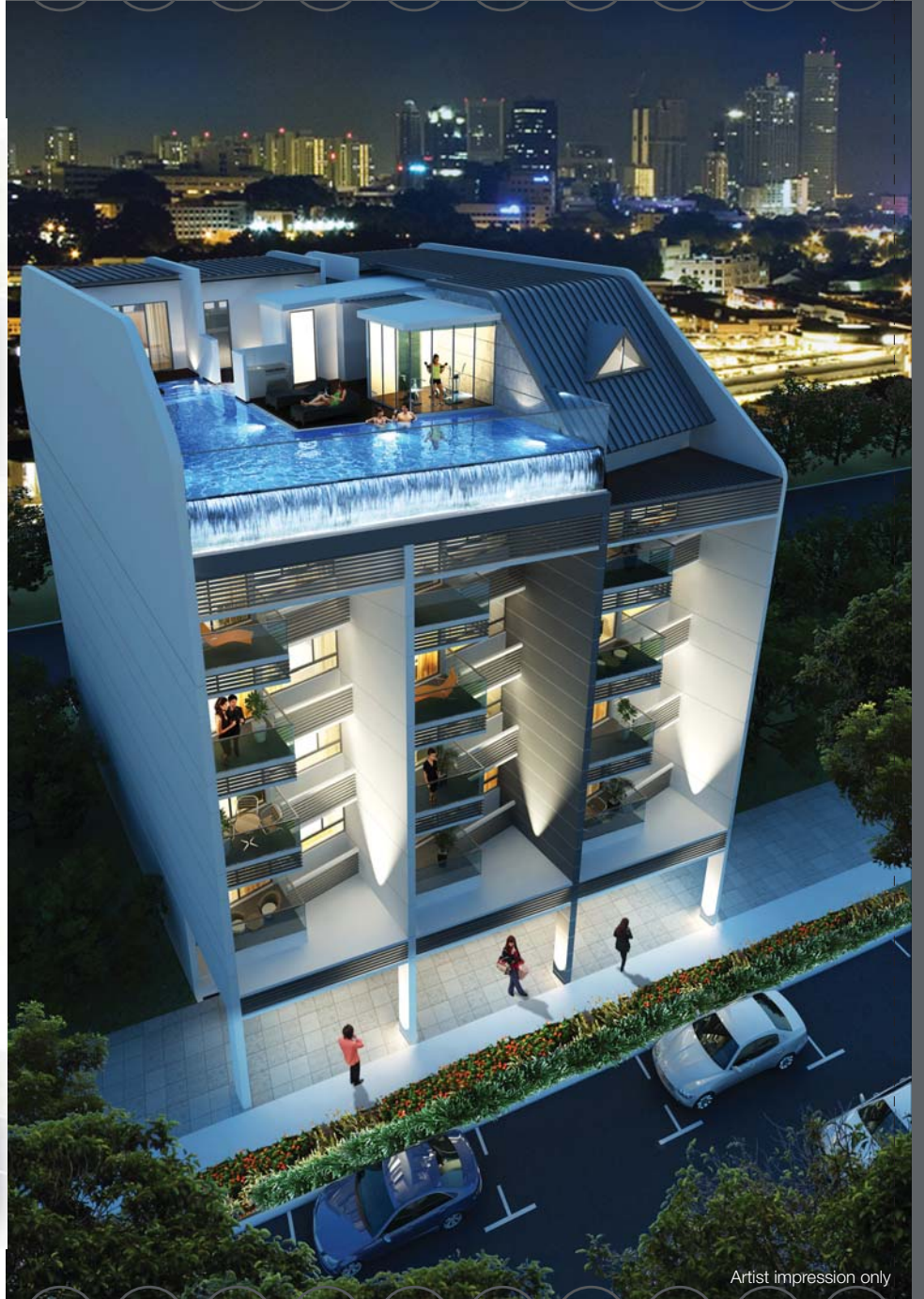
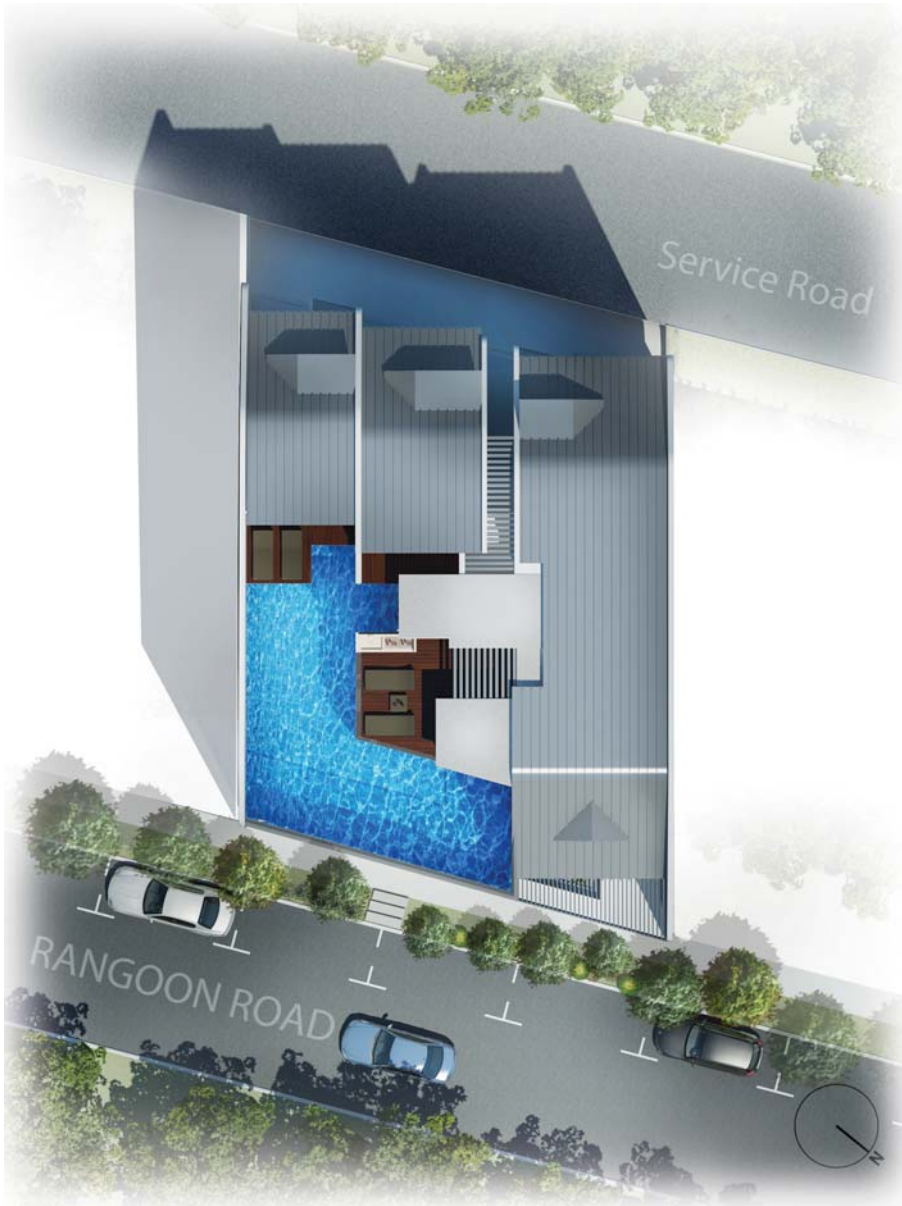


**OXO**

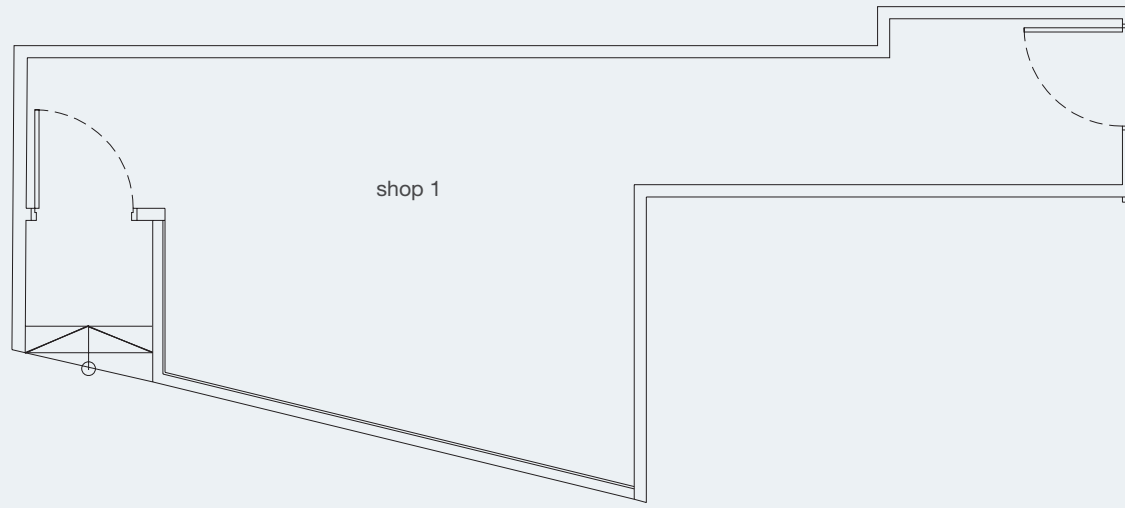


Artist impression only

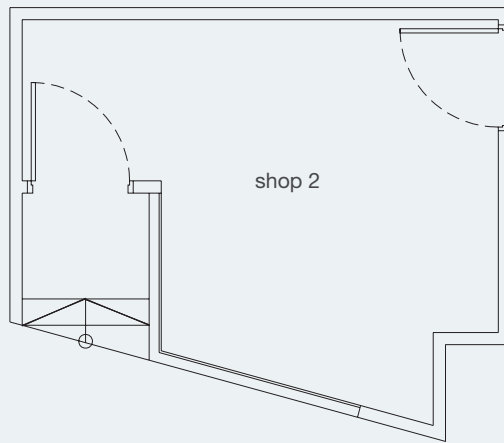
# S I T E   P L A N



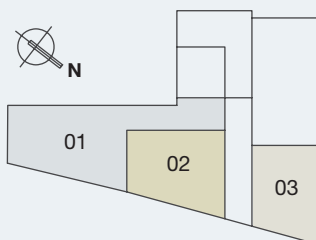
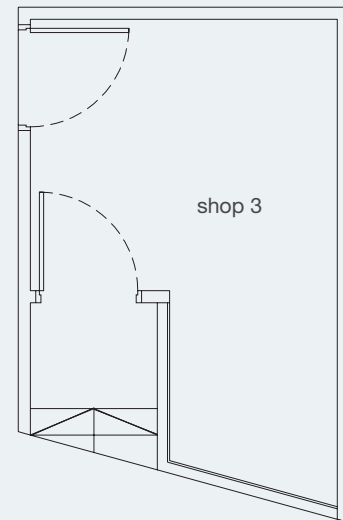
shop 1  
33 sq m  
#01-01



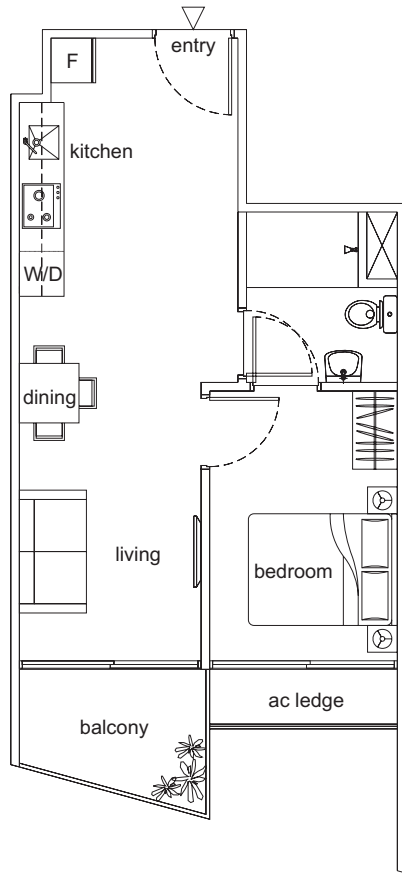
shop 2  
21 sq m  
#01-02



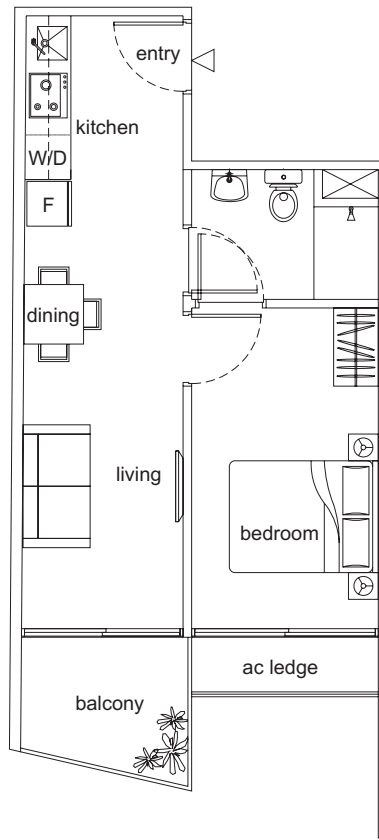
shop 3  
16 sq m  
#01-03



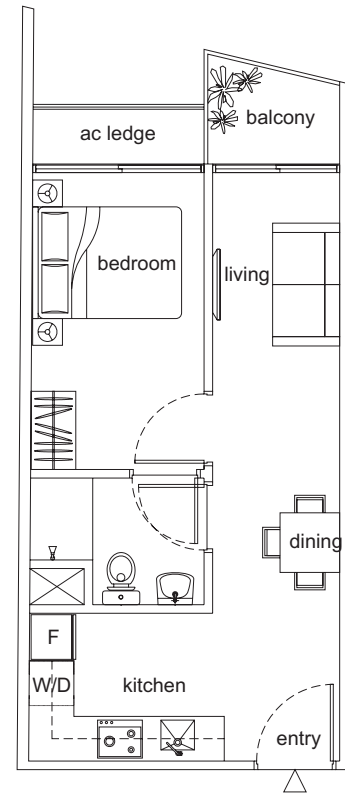
type A  
 1 bdrm  
 46 sq m  
 #02-01  
 #03-01  
 #04-01  
 #05-01



type B  
 1 bdrm  
 42 sq m  
 #02-02  
 #03-02  
 #04-02  
 #05-02



type C  
 1 bdrm  
 39 sq m  
 #02-03  
 #03-03  
 #04-03



type D

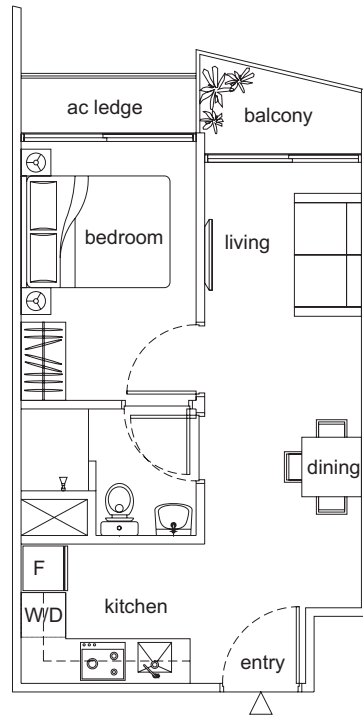
1 bdrm

38 sq m

#02-04

#03-04

#04-04



type E

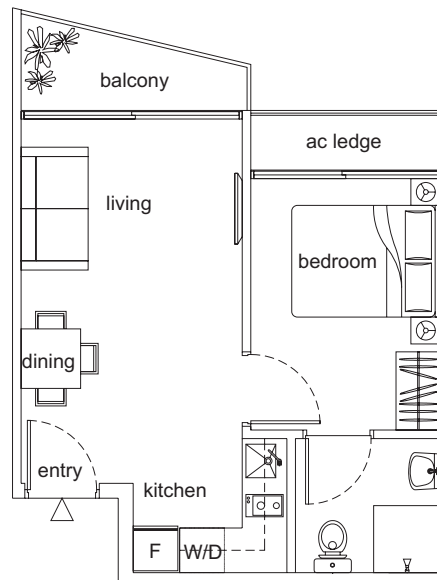
1 bdrm

38 sq m

#02-05

#03-05

#04-05



type F

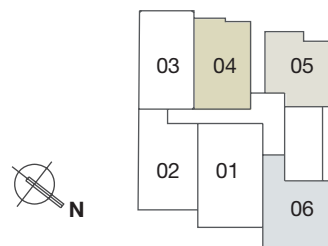
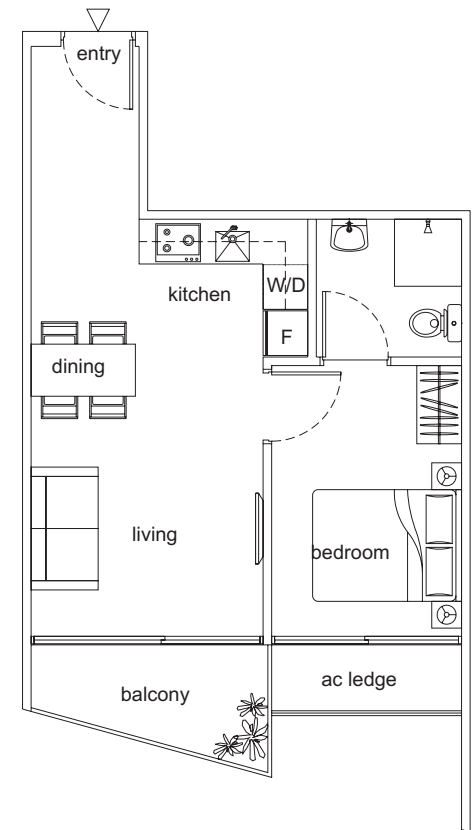
1 bdrm

46 sq m

#02-06

#03-06

#04-06



P E N T H O U S E



Artist impression only

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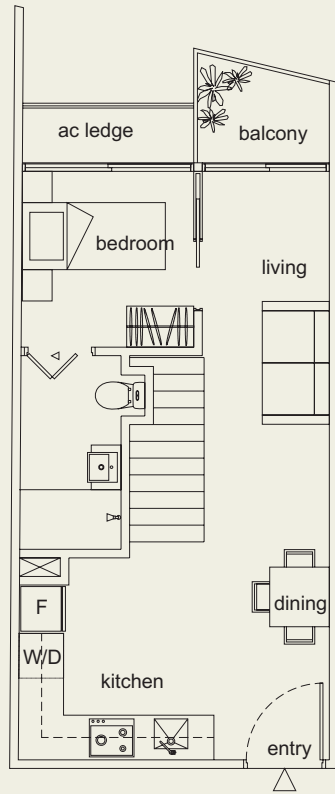
E

PH G

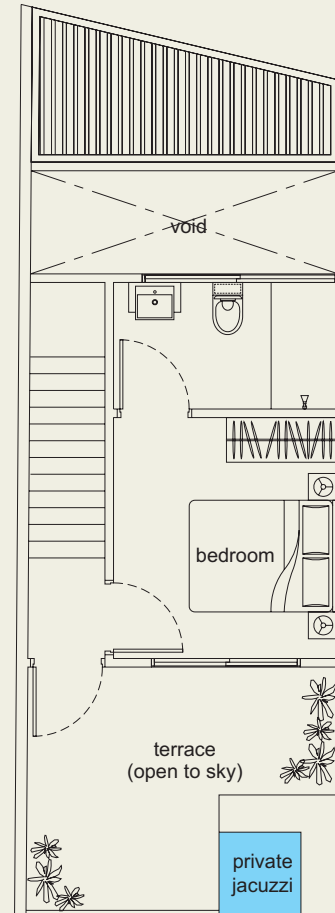
1+1 bdrm

82 sq m

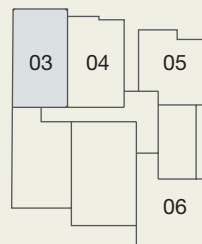
#05-03



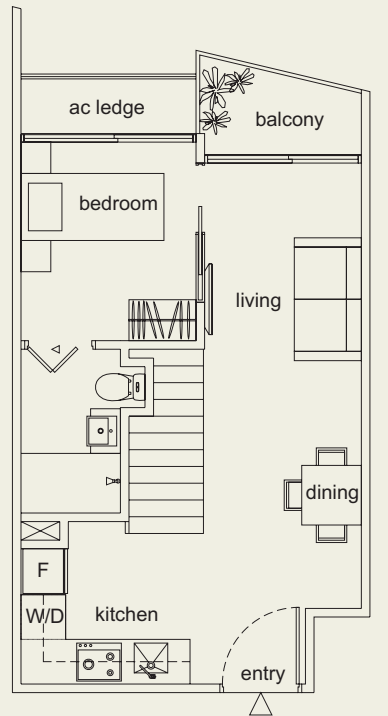
lower level



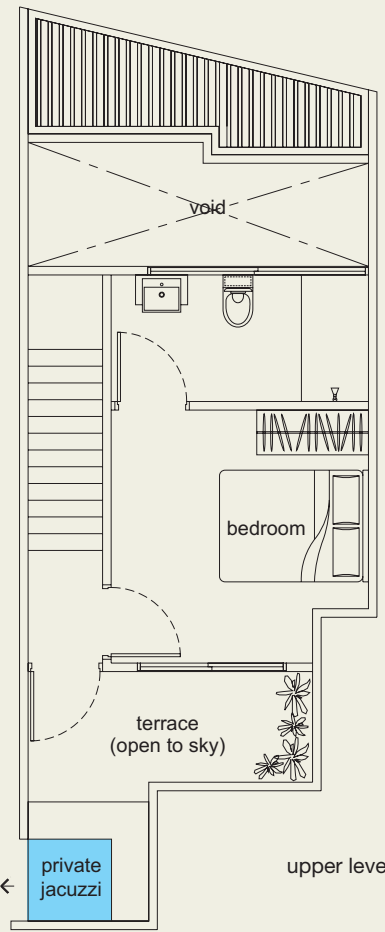
upper level



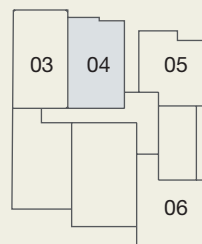
PH H  
1+1 bdrm  
80 sq m  
#05-04



lower level



upper level





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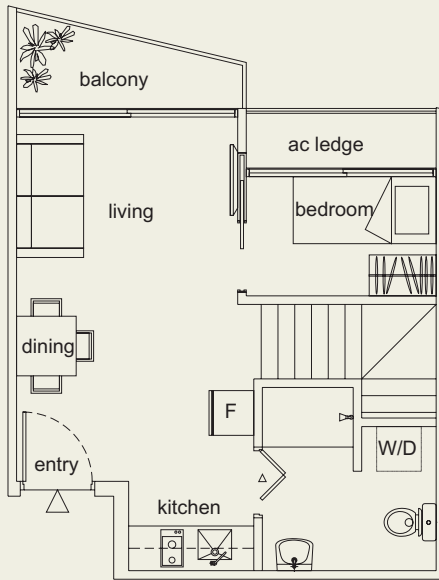
E

PH I

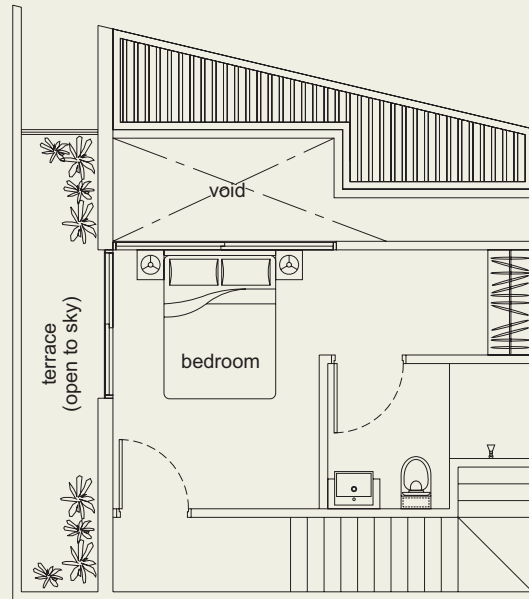
1+1 bdrm

78 sq m

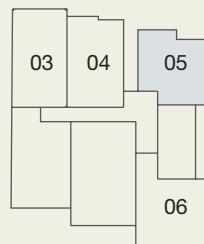
#05-05



lower level



upper level



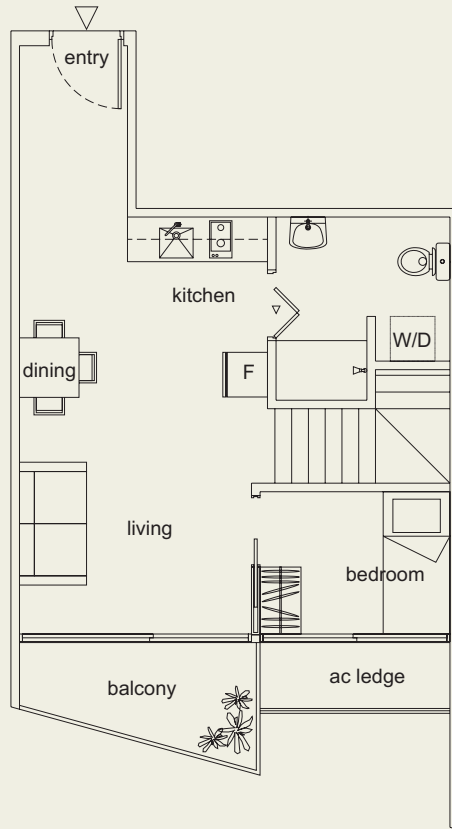
P E N T H O U S E

PH J

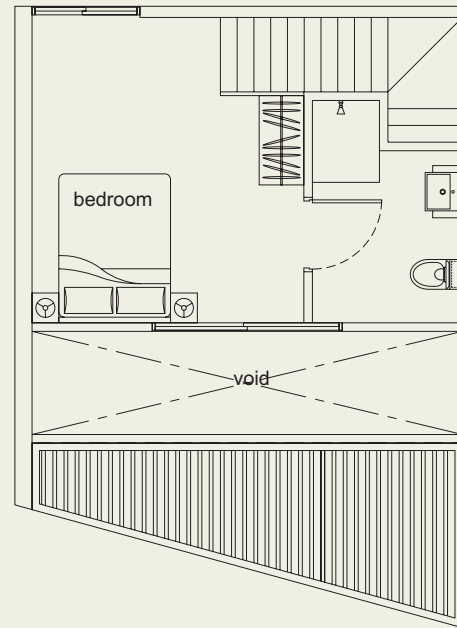
1+1 bdrm

80 sq m

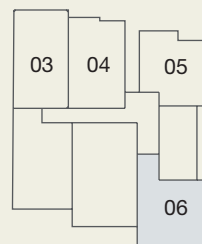
#05-06



lower level



upper level



1. **Foundation**  
Pile to engineer's design.
2. **Superstructure**  
Reinforced concrete structure to engineer's specification.
3. **Walls**
  - a) External Walls  
Reinforced concrete and/or common clay brick walls.
  - b) Internal Walls  
Reinforced concrete and/or precast panels (light weight) and/or dry wall panels and/or common clay brick walls.
4. **Roof**  
Reinforced concrete flat roof and/or metal roof.  
Roof structure of reinforced concrete and/or tanalised timber and/or mild steel.
5. **Ceiling**  
**For Shops**
  - a) Shop  
Skim coat and/or ceiling board with emulsion paint finish.

**For Common Areas**

  - a) Lift Lobbies  
Skim coat and/or ceiling board with emulsion paint finish.
  - b) Covered Walkway  
Skim coat and/or ceiling board with emulsion paint finish.
  - c) Handicap Toilet  
Skim coat and/or water resistant ceiling board with emulsion paint finish.
  - d) Staircase Shelter  
Skim coat with emulsion paint finish.
6. **Finishes**  
**Wall**  
**For Shops**
  - a) Shop  
Plaster and/or skim coat with emulsion paint finish.

**For Common Areas**

  - a) Lift Lobbies  
Ceramic tiles and/or stones and/or plaster with emulsion paint finish
  - b) Covered Walkway  
Plaster and/or skim coat with emulsion paint finish.
  - c) Handicap Toilet  
Ceramic tiles and/or homogenous tiles finish.
  - d) Staircase Shelter  
Plaster and/or skim coat with emulsion paint finish.
  - e) Carpark  
Plaster and/or skim coat with emulsion paint finish.  
Note: No tiles/stone behind mirrors and above false ceiling.

**Floor**  
**For Shops**

  - a) Shop  
Cement and sand screed finish.

**For Common Areas**

  - a) Lift Lobbies  
Ceramic tiles and/or stones with skirting tiles finish.
  - b) Covered Walkway  
Ceramic tiles and/or homogenous tiles with skirting tiles finish.
  - c) Handicap Toilet  
Ceramic tiles and/or homogenous tiles finish.
  - d) Staircase Shelter  
Cement and sand screed finish with nosing.
  - e) Carpark  
Cement and sand screed finish.

7. **Windows**  
Powder coated aluminum framed with approximately 6 mm glass.
8. **Doors**  
Timber door with quality imported locks brand.
9. **Sanitary Fittings**
  - a) Handicap Toilet at Common Areas
    - 1 pedestal water closet
    - 1 basin with tap
    - 1 mirror
    - 1 toilet paper holder
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).  
Refer to Electrical Schedule for details.

**Electrical Schedule (Shops)**

UNIT TYPE	Power tapped-off (30A TPN )	Water tapped-off	Floor trap tapped-off	Emergency Exit	Telecom tapped-off	Television tapped-off
Shop 1	1	1	1	1	1	1
Shop 2	1	1	1	1	1	1
Shop 3	1	1	1	1	1	1

11. **Lightning Protection**  
Lightning protection system shall be provided in accordance with the current edition of Singapore Code of Practice.
12. **Painting**
  - a) Internal wall  
Emulsion water-based paint.
  - b) External wall  
Selected oil-based base coat and water-based exterior paint.
13. **Water Proofing**  
Waterproofing shall be provided to floors of toilet (if any).
14. **Driveway and Car Park**  
Concrete floor and/or ceramic and/or stone finish.
15. **Additional Items**
  - a) Railing  
Mild steel for common stair railing.
  - b) Lift  
1 passenger lift ('KONE' or equivalent) from first to sixth floor.

**Note:**

**Internet:** The purchaser is liable to pay Asymmetrical Digital Subscriber Line (ADSL) connection, annual fee, subscription fee and such other fees to Internet service Provider (ISP). The vendor is not responsible to make arrangements with any said parties for the service connection for their respective subscription.

**Staircase Shelter:** The Staircase Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and doors of the Staircase Shelter shall not be hacked, drilled, altered or removed.

**Mechanical Car Parking System:** The Mechanical Car Parking System has to be maintained regularly by the specialist to ensure that it is in good and proper working condition. The Vendor shall not be held responsible for the operation, procedure, delay, safety and damages caused with the use of the system

1. **Foundation**  
Pile to engineer's design.
2. **Superstructure**  
Reinforced concrete structure to engineer's specification.
3. **Walls**
  - a) External Walls  
Reinforced concrete and/or common clay brick walls.
  - b) Internal Walls  
Reinforced concrete and/or precast panels (light weight) and/ or dry wall panels and/or common clay brick walls.
4. **Roof**  
Reinforced concrete flat roof and/or metal roof.  
Roof structure of reinforced concrete and/or tanalised timber and/or mild steel.
5. **Ceiling**

**For Apartments**

  - a) Living/ Dining, Bedroom, Study  
Skim coat and/or ceiling board with emulsion paint finish.
  - b) Bathrooms and Kitchen  
Skim coat and/or water resistant ceiling board with emulsion paint finish.

**For Common Areas**

  - a) Lift Lobbies  
Skim coat and/or ceiling board with emulsion paint finish.
  - b) Staircase Shelter  
Skim coat with emulsion paint finish.
6. **Finishes**

**Wall**

**For Apartments**

  - a) Living/Dining, Bedroom, Study  
Plaster and/or skim coat with emulsion paint finish.
  - b) Master Bath, Common Bathrooms  
Ceramic tiles and/or homogenous tiles finish
  - c) Balcony  
Plaster and/or skim coat with emulsion paint finish.

Note: No tiles/stone behind mirrors and above false ceiling.

**For Common Areas**

  - a) 1<sup>st</sup> Storey Lift Lobby  
Ceramic tiles and/or stones and/or plaster with emulsion paint finish.
  - b) Typical Lift Lobbies  
Ceramic tiles and/or homogenous tiles and/or plaster and/or skim coat with emulsion paint finish.
  - c) Carpark and Ramps  
Plaster and/or skim coat with emulsion paint finish.
  - d) Corridors  
Plaster and/or skim coat with emulsion paint finish.
  - e) Staircase Shelter  
Plaster and/or skim coat with emulsion paint finish.

**Floor**

**For Apartments**

  - a) Living/Dining  
Ceramic tiles and/or homogenous tiles with timber and/or recessed PVC skirting finish.
  - b) Open Terrace, Balcony  
Ceramic tiles and/or homogenous tiles and/or stones tiles finish.
  - c) Bedroom, Study, Kitchen  
Ceramic tiles and/or homogenous tiles finish
  - d) Bathrooms  
Ceramic tiles and/or homogenous tiles and/or stones tiles finish.
  - e) Attic Bedrooms, Staircase (Penthouse Only)  
Random teak strips flooring with timber skirting finish.
  - f) Planter Boxes, A/C Ledges  
Cement screed with paint finish.

- For Common Areas**
- a) 1<sup>st</sup> Storey Lift Lobby  
Ceramic tiles and/or homogenous tiles and/or stones tiles with skirting tiles finish.
  - b) Typical Lift Lobbies, Corridors  
Ceramic tiles and/or homogenous tiles with skirting tiles finish.
  - c) Carpark and Ramps  
Cement and sand screed finish.
  - d) Deck, Gymnasium, Walkway  
Timber strip and/or ceramic tiles and/or stones tiles finish.
  - e) Staircase Shelter  
Cement and sand screed finish with nosing.
7. **Windows**  
Powder coated aluminum framed with approximately 6 mm glass.
  8. **Doors**
    - a) Main Entrance  
Fire-rated timber door
    - b) Bedrooms  
Timber decorative door
    - c) Bathrooms  
Timber decorative door and/or PVC door and/or aluminum bi-fold door
    - d) Staircase Shelter  
PSB approved blast door
    - e) Ironmongery  
Imported Quality Locksets
  9. **Sanitary fittings**
    - a) Master Bathroom  
1 shower bath with shower mixer, rain-shower head and shower set.  
1 basin and mixer tap  
1 pedestal water closet  
1 mirror  
1 toilet paper holder
    - b) Common Bathroom (If any)  
1 shower bath with shower mixer and shower set.  
1 basin and mixer tap  
1 pedestal water closet  
1 mirror  
1 toilet holder
  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).  
Refer to Electrical Schedule for details.

Electrical Schedule (Residential)

UNIT TYPE	Lighting Point	Power Point	TV Point	Telephone Point	Water Heater	Cooker Point	Hood Point	Bell Point	Audio Intercom	Isolator
TYPE A	6	8	2	2	1	1	1	1	1	1
TYPE B	6	5	2	2	1	1	1	1	1	1
TYPE C	5	5	2	2	1	1	1	1	1	1
TYPE D	6	5	2	2	1	1	1	1	1	1
TYPE E	6	5	2	2	1	1	1	1	1	1
TYPE F	6	5	2	2	1	1	1	1	1	1
PH G	9	10	3	3	2	1	1	1	1	1
PH H	9	10	3	3	2	1	1	1	1	1
PH I	8	10	3	3	2	1	1	1	1	1
PH J	8	10	3	3	2	1	1	1	1	1

#### 11. TV/Telephone

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

#### 12. Lightning Protection

Lightning protection system shall be provided in accordance with the current edition of Singapore Code of Practice.

#### 13. Painting

- a) Internal wall  
Emulsion water-based paint.
- b) External wall  
Selected oil-based base coat and water-based exterior paint.

#### 14. Water Proofing

Waterproofing to reinforced concrete flat roof and bathrooms (if any).

#### 15. Driveway and Car Park

Concrete floor and/or ceramic and/or stone finish.

#### 16. Recreation Facilities

The followings are provided:

- a) Lap pool
- b) Barbecue Pit
- c) Gymnasium

#### 17. Additional Items

- a) Kitchen Cabinets  
High and low kitchen cabinets with solid surface countertop complete with gas hob and cooker hood ('BOSCH' brand or equivalent). One stainless steel sink complete with tap.
- b) Wardrobes  
Built-in wardrobes to all bedrooms (if any).
- c) Air-Conditioning  
Split type air conditioner ('DAIKIN' or equivalent) provided in Living/Dining, Bedroom and Study (if any).
- d) Water Heater  
Heater of 'Ariston' or equivalent.
- e) Railing  
Mild steel for common stair railing. Steel and/or glass for other railings.
- f) Security  
Audio intercom to all units.
- g) Lift  
1 passenger lift ('KONE' or equivalent) from first to sixth floor.

#### Note:

**Marble and Granite:** Marble and granite are natural stone material containing veins with tonality differences. There will be colour and marking caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity 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 can be felt at the joint.

**Timber:** Timber is a natural product that does not have total consistency of colour and grain. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation.

**Cable Television (SCV):** The purchaser is liable to pay annual fee, subscription fee and such other fees to Starhub Cable vision (SCV) 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.

**Internet:** The purchaser is liable to pay Asymmetrical Digital Subscriber Line (ADSL) connection, annual fee, subscription fee and such other fees to Internet service Provider (ISP). The vendor is not responsible to make arrangements with any said parties for the service connection for their respective subscription.

**Air-conditioning:** Air-conditioning system has to be maintained and cleaned on a regular basis by the purchasers. This includes the cleaning of filters and condensation pipes to ensure good working condition of the system.

**Wardrobe/Kitchen Cabinets, Mechanical Ventilation Units and Air-conditioning Fan Coil Units:** Layout/ location of wardrobe/kitchen cabinets, mechanical ventilation units (if any) and air-conditioning fan coil units (if any) are subjected to architect's sole discretion and final design.

**Staircase Shelter:** The Staircase Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and doors of the Staircase Shelter shall not be hacked, drilled, altered or removed.

**Mechanical Car Parking System:** The Mechanical Car Parking System has to be maintained regularly by the specialist to ensure that it is in good and proper working condition. The Vendor shall not be held responsible for the operation, procedure, delay, safety and damages caused with the use of the system

NAME OF PROJECT	Loft @ Rangoon
ADDRESS OF PROJECT	113 Rangoon Road, Singapore 218392
DEVELOPER	Ascend Assets Pte Ltd
TENURE OF LAND	Estate in Free Simple (Freehold)
LEGAL DESCRIPTION	LOTS 00612N, 00833A & 00834K TS18
PLANNING APPROVAL NO.	ES20091126R0171
BUILDING PLAN NO.	A1276-00476-2009-BP01
DEVELOPER'S LICENCE NO.	C0648
TOP NO LATER THAN	31 Dec 2014
LEGAL COMPLETION NO LATER THAN	31 Dec 2017

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