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LOFT
@STEVENS

The life you aspire, with all the city's pleasures.....

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www.hutton

Loft@Stevens offers a true oasis for the busy and discerning individual who seeks tranquillity while treasuring all the pleasures of city living.

Located on the outskirts of the city, with modern conveniences and lifestyle options all within easy reach. The Loft@Stevens has compact and luxurious apartments nestled amidst lush surroundings offering you a serene and sophisticated lifestyle beyond compare.





Feel the pulse of the city, from your abode of luxury.....



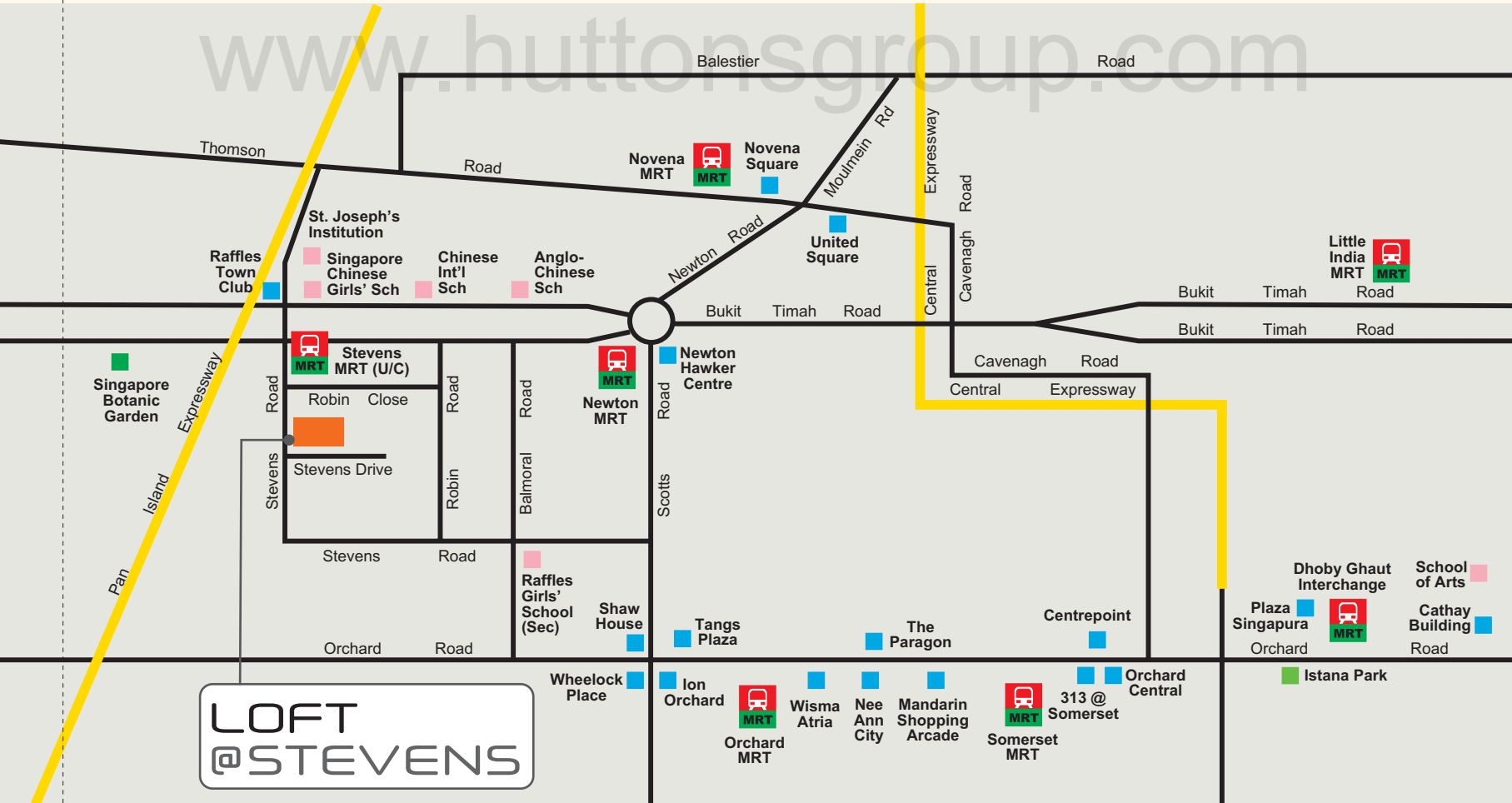
Indulge in world-class shopping on Orchard Road, Singapore's premier shopping belt just a short drive or train ride away from your apartment. The upcoming Stevens MRT station is conveniently located just a stone's throw away for easy access to all that Singapore has to offer.

Premier schools are also located within easy walking and driving distance. Drivers will find getting around Singapore effortless with both the Pan Island and Central Expressways just around the corner.

Loft@Stevens – providing the best a modern city has to offer.

L O C A T I O N M A P

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Indulge your sophisticated lifestyle anytime your heart desires.....

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Time for yourself and your loved ones.....



Relax at the end of a long day with a refreshing dip in the inviting pool or a vigorous workout in the gym.

Experience unforgettable moments with loved ones over a delicious barbeque or simply unwind at the end of a long day.



artist's impression only

For those who crave a truly classy lifestyle.....



artist's impression only

SITE PLAN







artist's impression only



artist's impression only

Find your very own piece of heaven in the beautifully adorned apartments at the Loft@Stevens.

Chic living comes alive with the most stylish fittings and furnishings in every apartment.

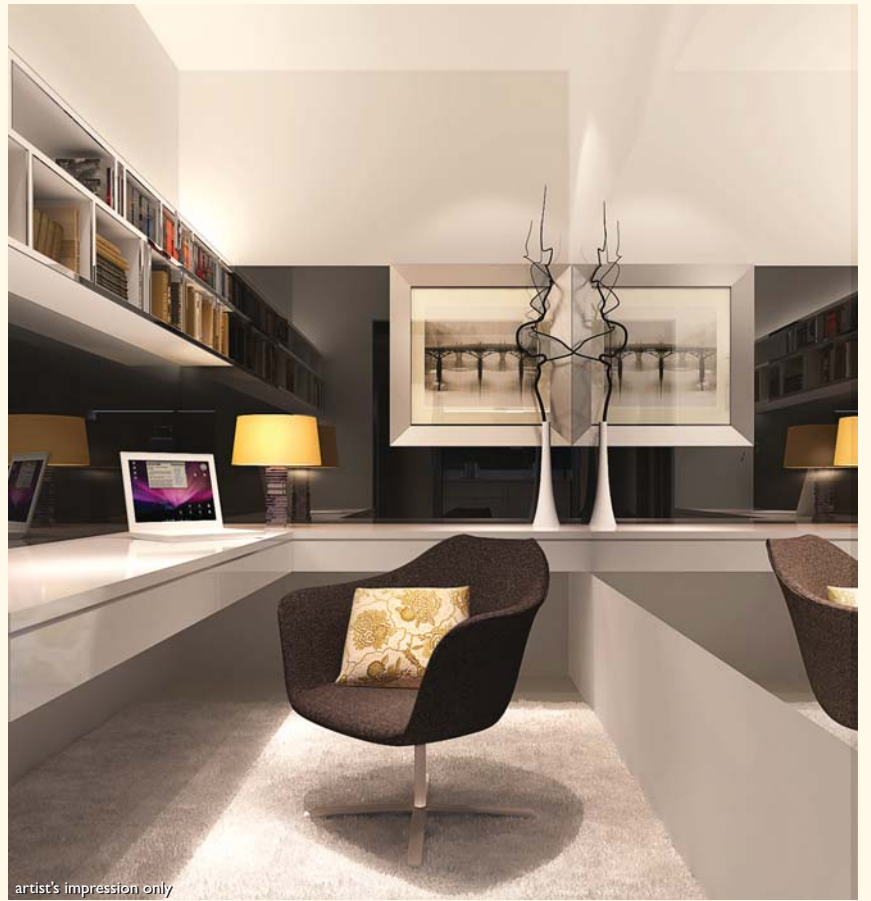


BOSCH



OXO

Together with quality appliances and electronics, an apartment at Loft@Stevens is a dream come true for discriminating individuals who appreciate the good things in life.

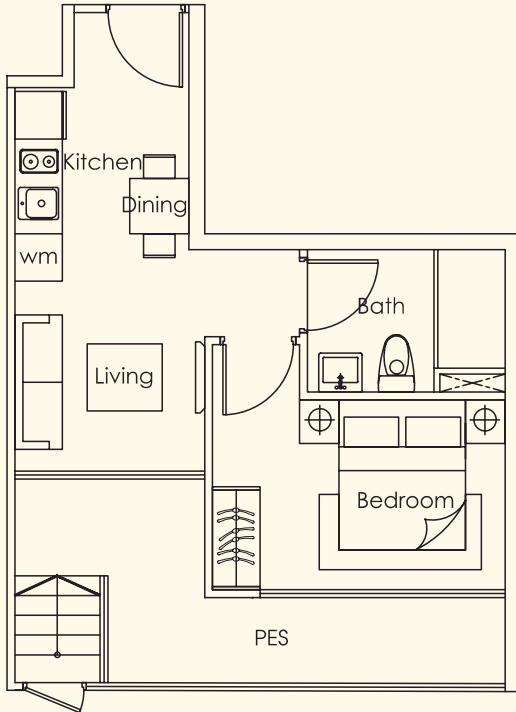


TYPE A1

1 bdrm

42 sq m

#01-01

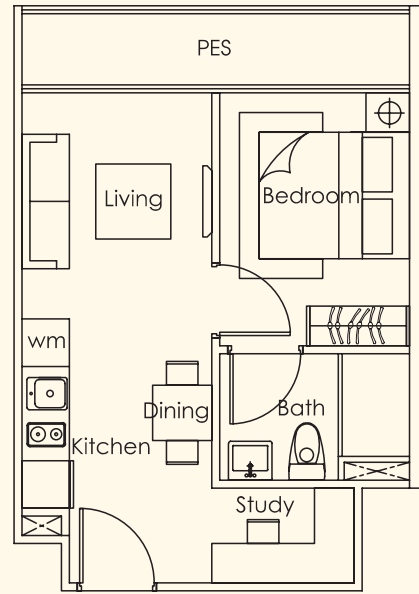


TYPE D1

1+1 bdrm

35 sq m

#01-04

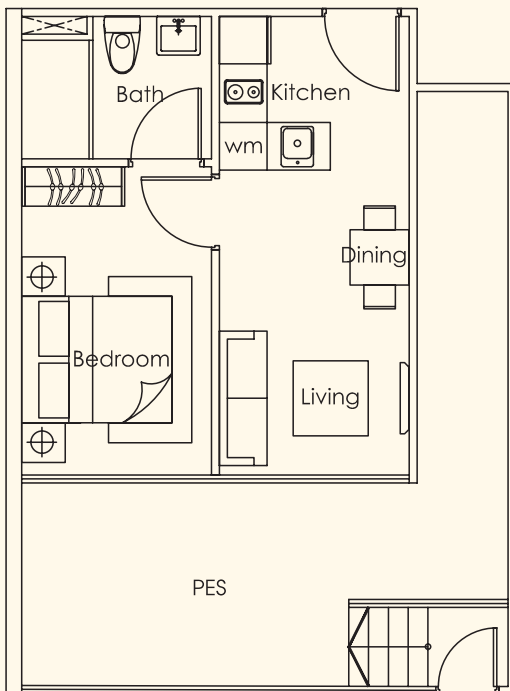


TYPE B1

1 bdrm

53 sq m

#01-02

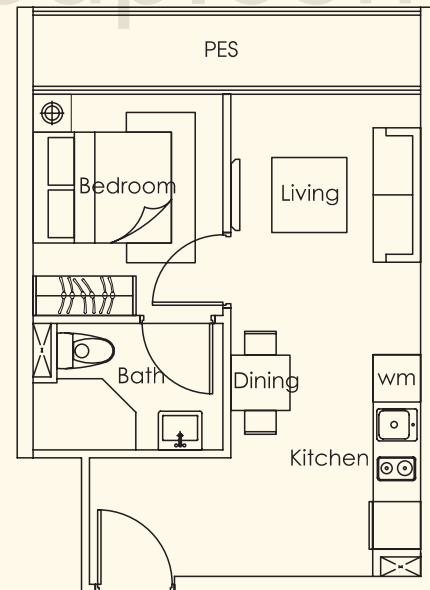


TYPE E1

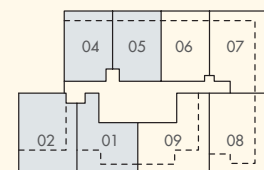
1 bdrm

36 sq m

#01-05



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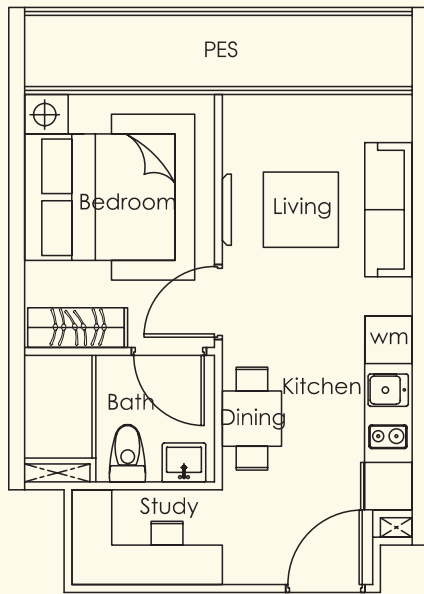
(Inclusive of a/c and PES)

TYPE F1

1+1 bdrm

36 sq m

#01-06

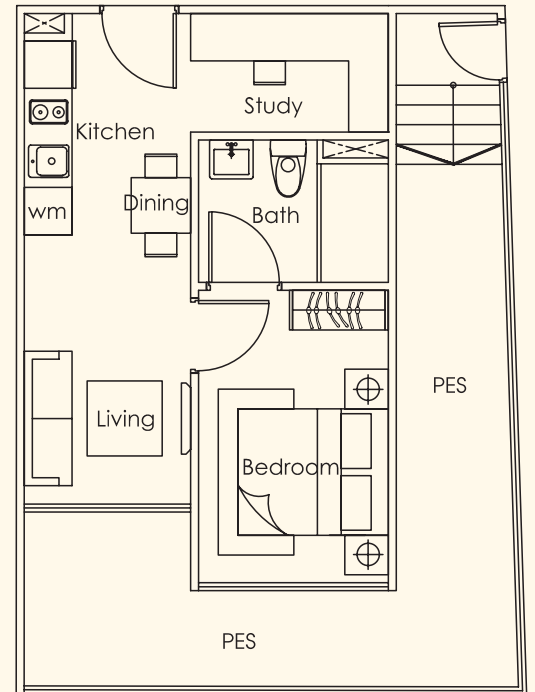


TYPE H1

1+1 bdrm

54 sq m

#01-08

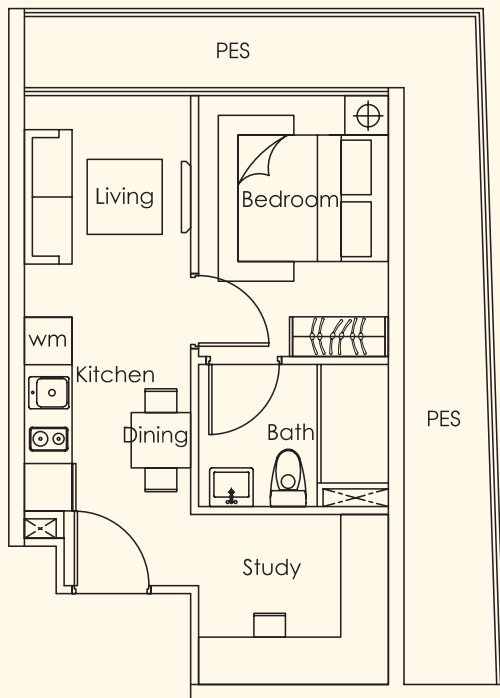


TYPE G1

1+1 bdrm

48 sq m

#01-07

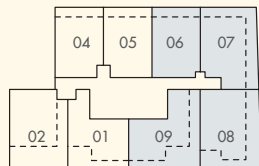
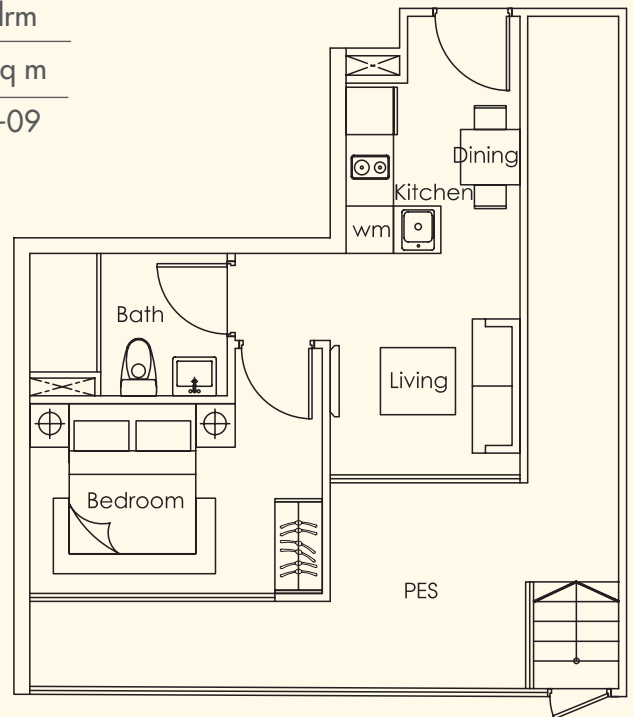


TYPE J1

1 bdrm

53 sq m

#01-09



(Inclusive of a/c and PES)

TYPE A

1 bdrm

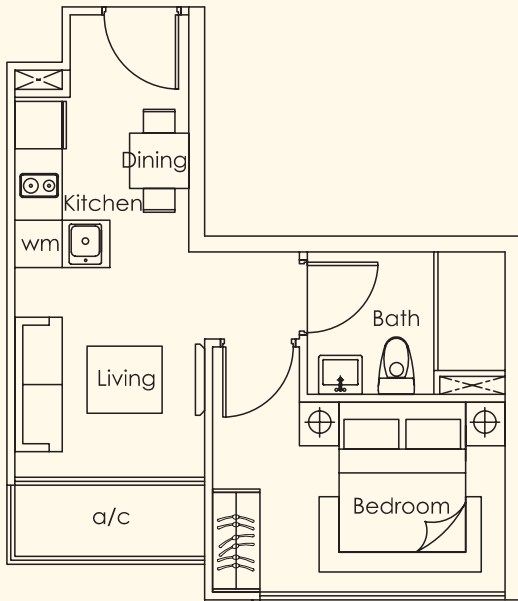
33 sq m

#02-01

#03-01

#04-01

#05-01



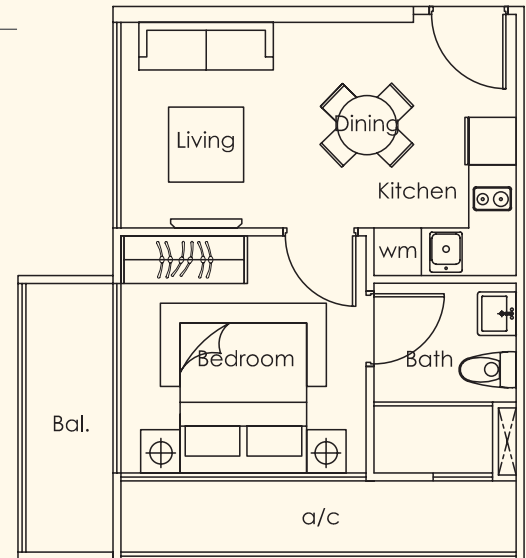
TYPE B2

1 bdrm

39 sq m

#03-02

#04-02

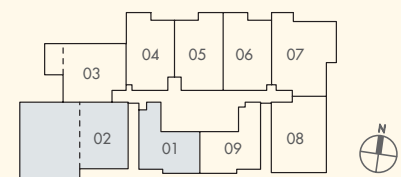
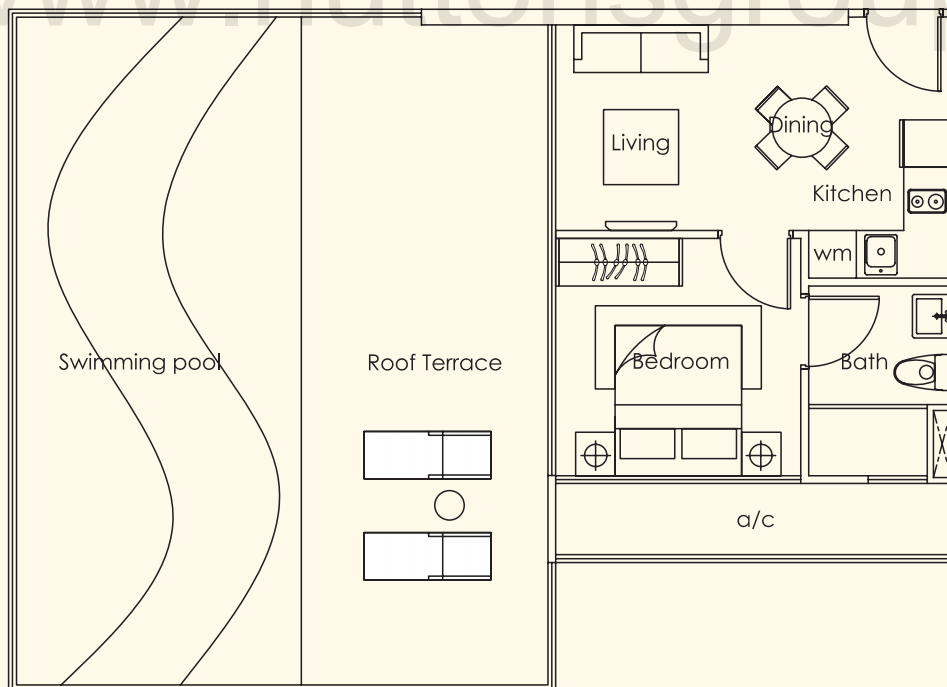


TYPE B

1 bdrm

88 sq m

#02-02



(Inclusive of a/c, balcony, roof terrace and swimming pool)

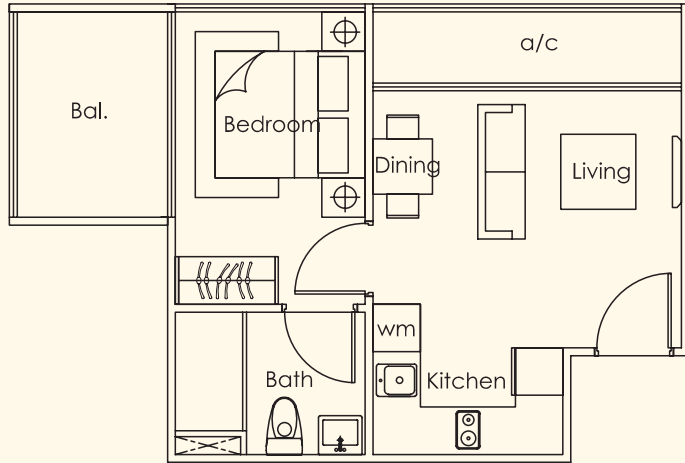
TYPE C

1 bdrm

41 sq m

#02-03

#03-03



TYPE D

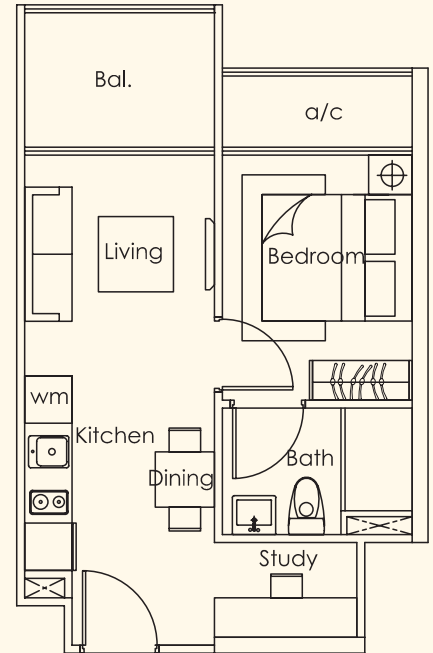
1+1 bdrm

37 sq m

#02-04

#03-04

#04-04



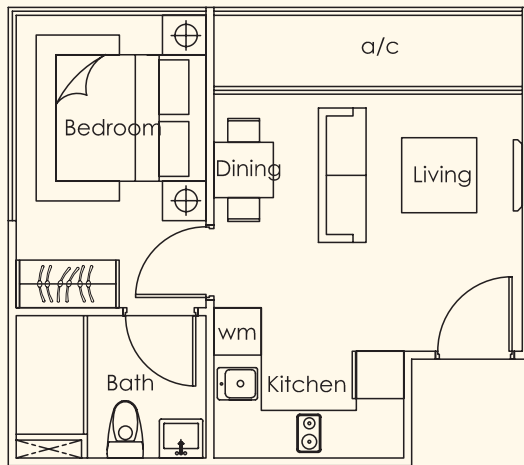
TYPE C2

1 bdrm

35 sq m

#04-03

#05-03



TYPE E

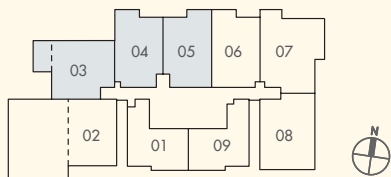
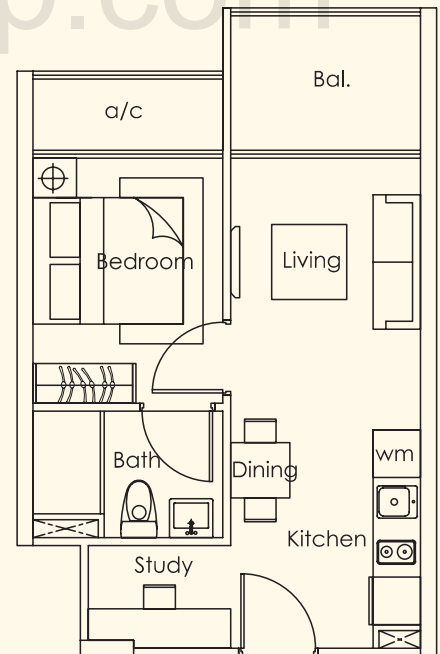
1+1 bdrm

38 sq m

#02-05

#03-05

#04-05



(Inclusive of a/c and balcony)

TYPE F

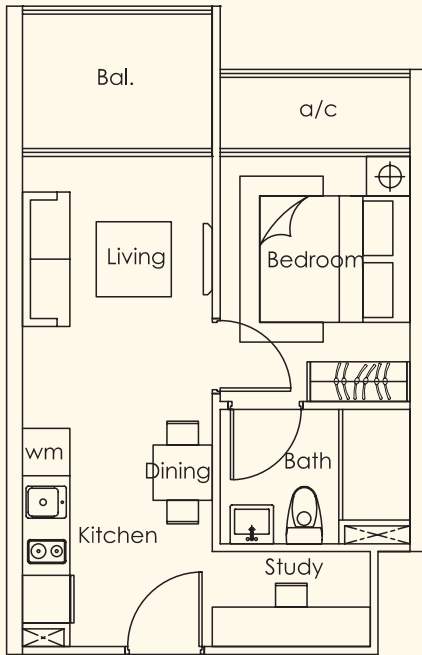
1+1 bdrm

38 sq m

#02-06

#03-06

#04-06



TYPE H

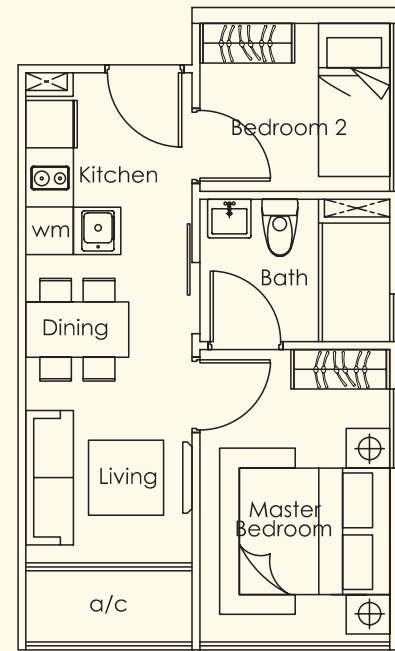
2 bdrm

36 sq m

#02-08

#03-08

#04-08



TYPE G

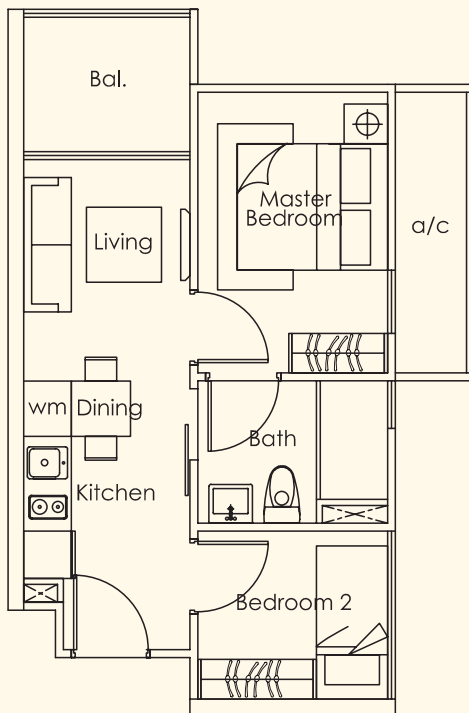
2 bdrm

41 sq m

#02-07

#03-07

#04-07



TYPE J

1 bdrm

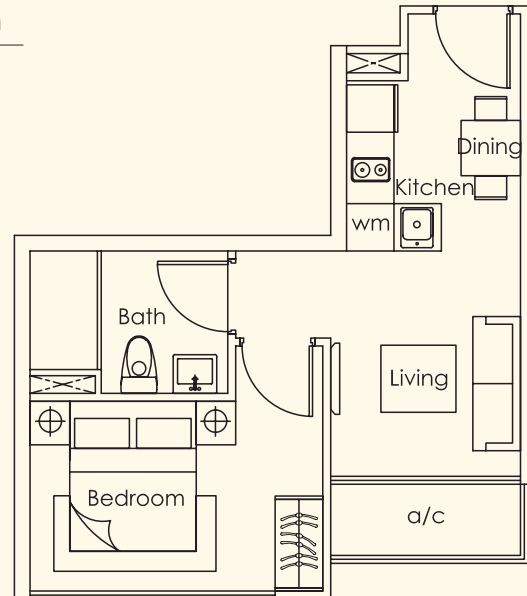
33 sq m

#02-09

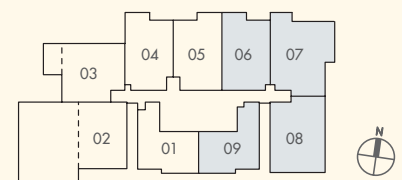
#03-09

#04-09

#05-09



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(Inclusive of a/c and balcony)

P E N T H O U S E



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Imagine hosting unforgettable parties with a view that your guests will marvel at.

Your wildest aspirations come true at Loft@Stevens.

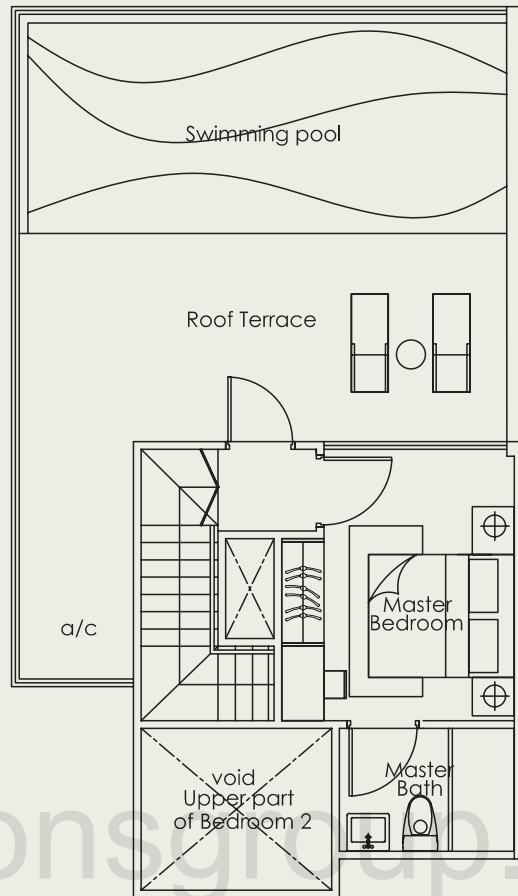
P E N T H O U S E

TYPE PH-1

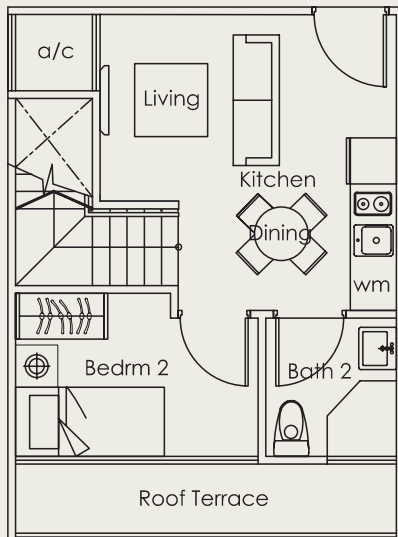
2 bdrm

105 sq m

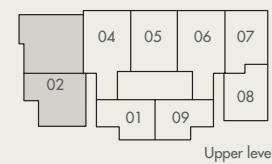
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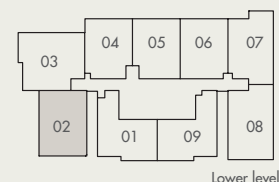
Upper Level



Lower Level



Upper level



Lower level



(Inclusive of a/c, roof terrace, swimming pool and void)

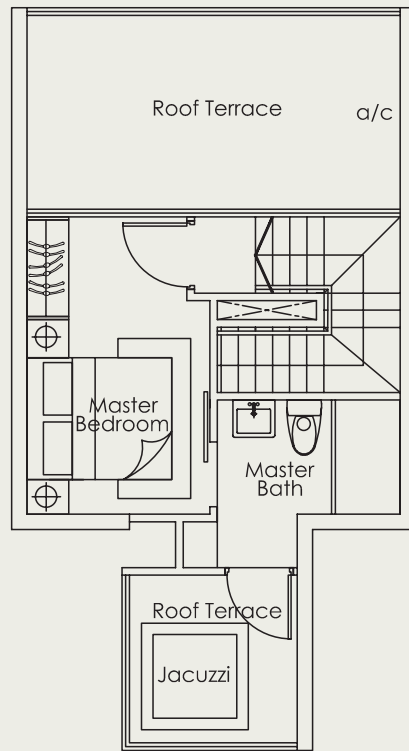
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TYPE PH-2

2 bdrm

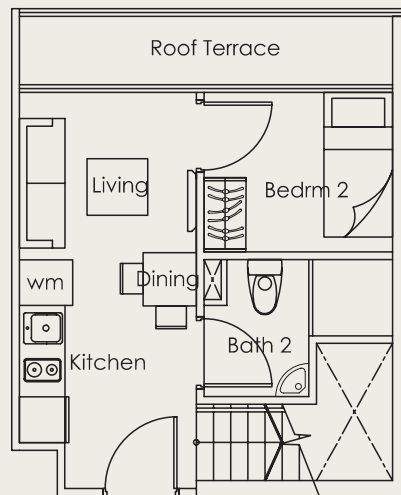
71 sq m

#05-04



Upper Level

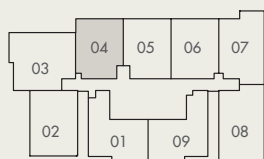
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Lower Level



Upper level



Lower level



(Inclusive of a/c and roof terrace)

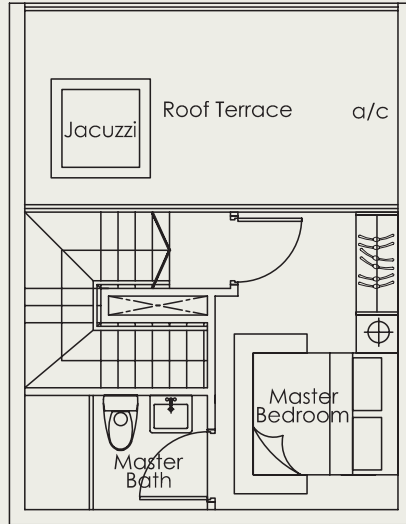
P E N T H O U S E

TYPE PH-3

2 bdrm

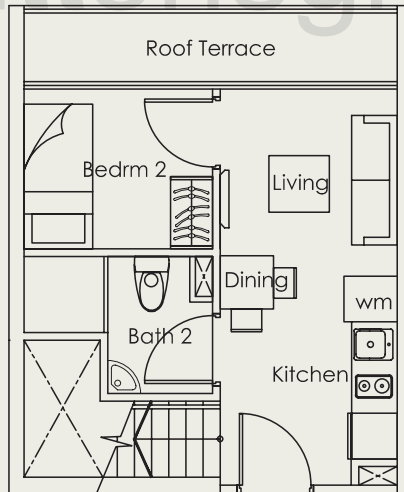
66 sq m

#05-05

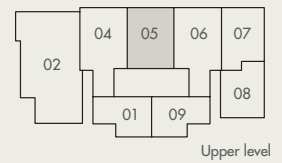


Upper Level

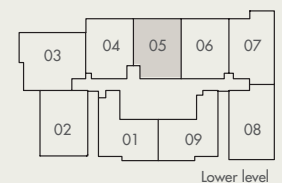
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Lower Level



Upper level



Lower level

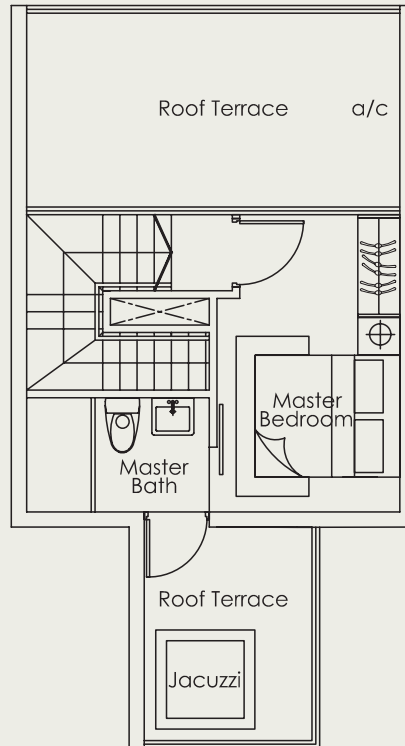
(Inclusive of a/c and roof terrace)

TYPE PH-4

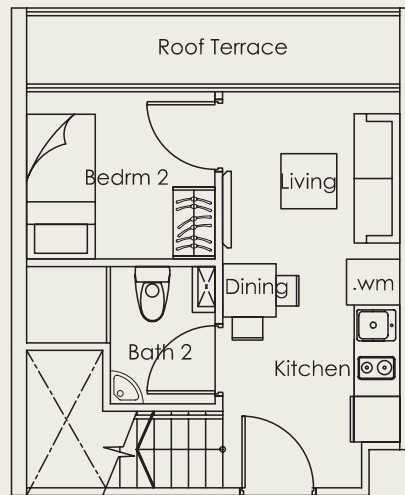
2 bdrm

72 sq m

#05-06



Upper Level



Lower Level



Upper level



Lower level



(Inclusive of a/c and roof terrace)

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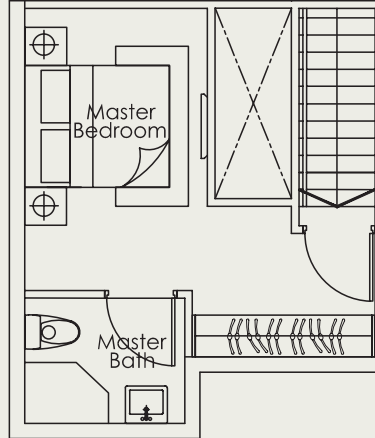
P E N T H O U S E

TYPE PH-5

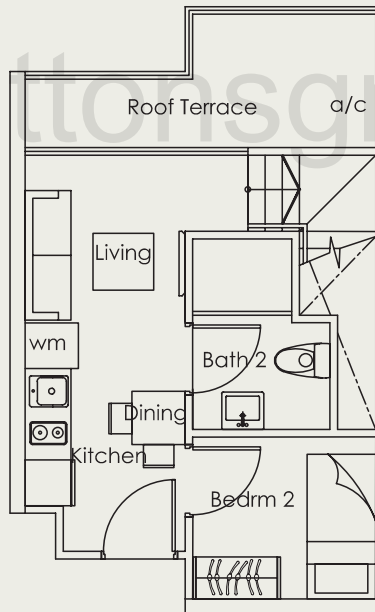
2 bdrm

55 sq m

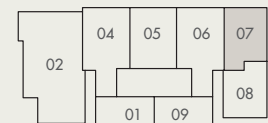
#05-07



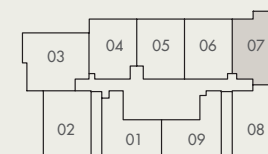
Upper Level



Lower Level



Upper level



Lower level



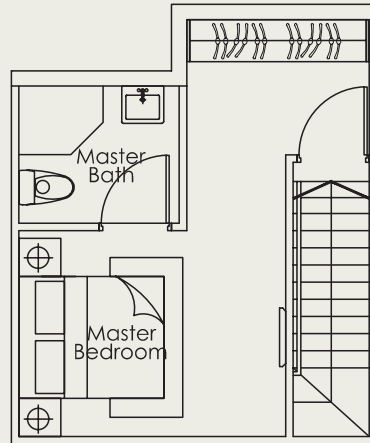
(Inclusive of a/c and roof terrace)

TYPE PH-6

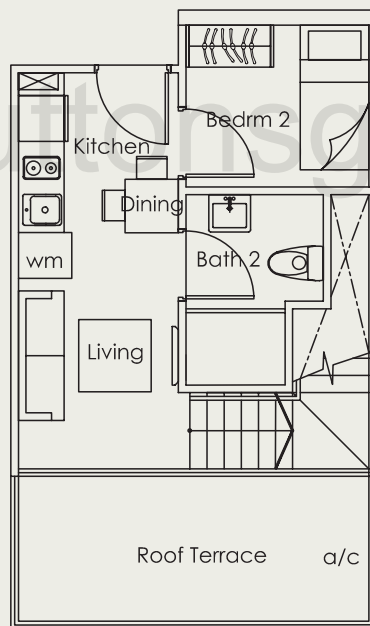
2 bdrm

61 sq m

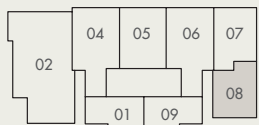
#05-08



Upper Level



Lower Level



Upper level



Lower level

(Inclusive of a/c and roof terrace)



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Specifications

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 tenalised timber and/or mild steel.

5. Ceiling

For Apartments

a) Living/ Dining

Skim coat and/or ceiling board with emulsion paint finish.

b) Bedroom, Study

Skim coat and/or ceiling board with emulsion paint finish.

c) Bathroom

Skim coat and/or water resistant ceiling board with emulsion paint finish.

d) Kitchen

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) Corridors

Skim coat and/or ceiling board with emulsion paint finish.

c) Staircase Shelter

Skim coat with emulsion paint finish.

d) Handicap Toilet

Skim coat and/or water resistant ceiling board with emulsion paint finish.

6. Finishes

Wall

For Apartments

a) Living/ Dining

Plaster and/or skim coat with emulsion paint finish.

b) Bedroom, Study

Plaster and/or skim coat with emulsion paint finish

c) Bathroom

Ceramic tiles and/or homogenous tiles finish

d) Kitchen

Ceramic tiles and/or homogenous tiles finish

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

For Common Areas

a) 1st 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 Ramp

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.

f) Handicap Toilet

Ceramic tiles and/or homogenous tiles finish.

Floor

For Apartments

a) Living/ Dining

Compressed marble and/or ceramic tiles and/or homogenous tiles with recessed PVC and/or tile skirting finish.

b) Bedroom, Study

Compressed marble and/or ceramic tiles and/or homogenous tiles with recessed PVC and/or tile skirting finish.

c) Bathroom

Ceramic tiles and/or homogenous tiles and/or stones tiles finish.

d) Kitchen

Ceramic tiles and/or homogenous tiles finish

e) PES/ Balcony/ Open Terrace/ Roof Terrace (If any)

Ceramic tiles and/or homogenous tiles finish.

f) Attic Bedrooms, Staircase (For Penthouse Only)

Random teak strips flooring with timber skirting finish.

g) Planter Boxes, A/C Ledges

Cement screed with paint finish.

For Common Areas

a) 1st Storey Lift Lobby

Ceramic tiles and/or homogenous tiles and/or stones tiles with skirting tiles finish.

b) Typical Lift Lobbies

Ceramic tiles and/or homogenous tiles with skirting tiles finish.

c) Carpark and Ramps

Cement and sand screed finish.

d) Corridors

Ceramic tiles and/or homogenous tiles with skirting tiles finish.

e) Deck, Gymnasium, Walkway

Timber strip and/or ceramic tiles and/or stones tiles finish.

f) Staircase Shelter

Cement and sand screed finish with nosing.

g) Handicap Toilet

Ceramic tiles and/or homogenous tiles finish.

7. Windows

Powder coated aluminum framed with approximately 6 mm glass.

8. Doors

a) Main Entrance

Fire-rated timber door

b) Bedroom

Timber door

c) Bathroom

Timber 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 (Penthouse only)

1 shower bath with shower mixer and shower set.

1 basin and mixer tap

1 pedestal water closet

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.

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. Waterproofing

Waterproofing to reinforced concrete flat roof, bathrooms and kitchen.

15. Driveway and Car Park

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

16. Recreation Facilities

The following are provided:

a) Lap pool

b) Gymnasium

c) BBQ Pit

17. Additional Items

- a) Kitchen Cabinets
High and low kitchen cabinets with solid surface countertop complete with induction hob, cooker hood, washer dryer and integrated refrigerator ('BOSCH' brand or equivalent). One stainless steel sink complete with tap.
- b) Wardrobes
Built-in wardrobes to all bedrooms.
- c) Air-Conditioning
Split type air conditioner ('DAIKIN' or equivalent) provided in Living/Dining, and Bedrooms/Study.
- d) Water Heater
Hot water supply to all bathrooms.
- e) Railing
Mild steel for common stair railing.
Aluminum and/or steel and/or glass for other railings.
- f) Security
Audio intercom to all units.
- g) Fencing
Brickwall and/or steel railing on brickwall.
- h) Lift
1 passenger lift serving 1st to 5th floor ('KONE' or equivalent)
- i) Private Jacuzzi at roof terrace
Unit Type PH2, PH3 and PH4 only
- j) Private Swimming Pool
Unit Type B and PH1 only

Note:

Tiles: Selected tiles sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483:2000.

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.

Electrical Schedule

UNIT TYPE	Lighting Point	13A S/S/O	2 X 13A S/S/O	TV Point	Telephone Point	Water Heater Point	Data Point	Cooker	Hood	Intercom Point	Isolator	Bell
TYPE A	4	5	2	2	2	1	1	1	1	1	1	1
TYPE A1	5	5	2	2	2	1	1	1	1	1	1	1
TYPE B	5	5	2	2	2	1	1	1	1	1	1	1
TYPE B1	5	5	2	2	2	1	1	1	1	1	1	1
TYPE B2	5	5	2	2	2	1	1	1	1	1	1	1
TYPE C	5	5	2	2	2	1	1	1	1	1	1	1
TYPE C2	4	5	2	2	2	1	1	1	1	1	1	1
TYPE D	6	4	3	3	3	1	1	1	1	1	1	1
TYPE D1	6	4	3	3	3	1	1	1	1	1	1	1
TYPE E	6	4	3	3	3	1	1	1	1	1	1	1
TYPE E1	5	4	2	2	2	1	1	1	1	1	1	1
TYPE F	6	4	3	3	3	1	1	1	1	1	1	1
TYPE F1	6	4	3	3	3	1	1	1	1	1	1	1
TYPE G	6	5	2	3	3	1	1	1	1	1	1	1
TYPE G1	7	4	3	3	3	1	1	1	1	1	1	1
TYPE H	5	6	2	3	3	1	1	1	1	1	1	1
TYPE H1	7	4	3	3	3	1	1	1	1	1	1	1
TYPE J	4	5	2	2	2	1	1	1	1	1	1	1
TYPE J1	5	5	2	2	2	1	1	1	1	1	1	1
TYPE PH 1	8	6	2	3	3	2	1	1	1	1	1	1
TYPE PH 2	9	6	2	3	3	2	1	1	1	1	2	1
TYPE PH 3	9	6	2	3	3	2	1	1	1	1	2	1
TYPE PH 4	9	6	2	3	3	2	1	1	1	1	2	1
TYPE PH 5	8	6	2	3	3	2	1	1	1	1	1	1
TYPE PH 6	8	6	2	3	3	2	1	1	1	1	1	1

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NAME OF PROJECT **LOFT @ STEVENS** • ADDRESS OF PROJECT **68 Stevens Road, Singapore 257856** • DEVELOPER **Oxley Concept Pte. Ltd. (ROC: 201009962Z)**
 • TENURE OF LAND **Estate in Fee Simple (Freehold)** • LEGAL DESCRIPTION **LOTS 00468M and 00469W TS 26** • PLANNING APPROVAL NO. **ES20100705R0196**
 • BUILDING PLAN NO. **A1694-00189-2010-BP01 dated 20th December 2010** • DEVELOPER'S LICENCE NO. **C0722** • ESTIMATED DATE OF VACANT POSSESSION **31 Dec 2015**
 • ESTIMATED DATE OF LEGAL COMPLETION **31 Dec 2018**

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