



LOFT. 33



CONTEMPORARY
LIVING FOR
YOUR MODERN
LIFESTYLE



ARTIST'S IMPRESSION ONLY

A freehold development with 30 dual keys units, allowing you to plan your own living space, takes on a whole new dimension of modern living.



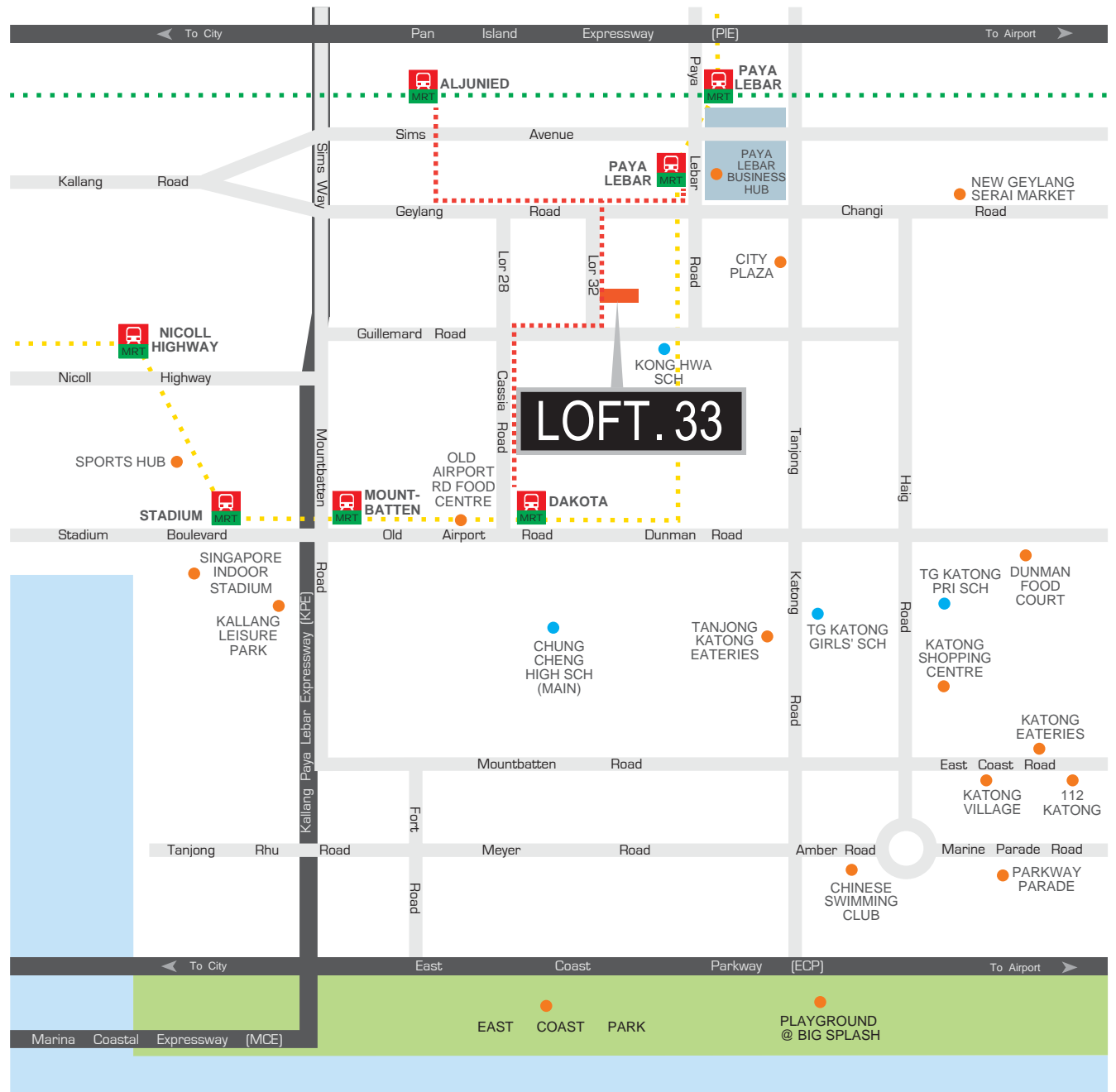
LOFT. 33

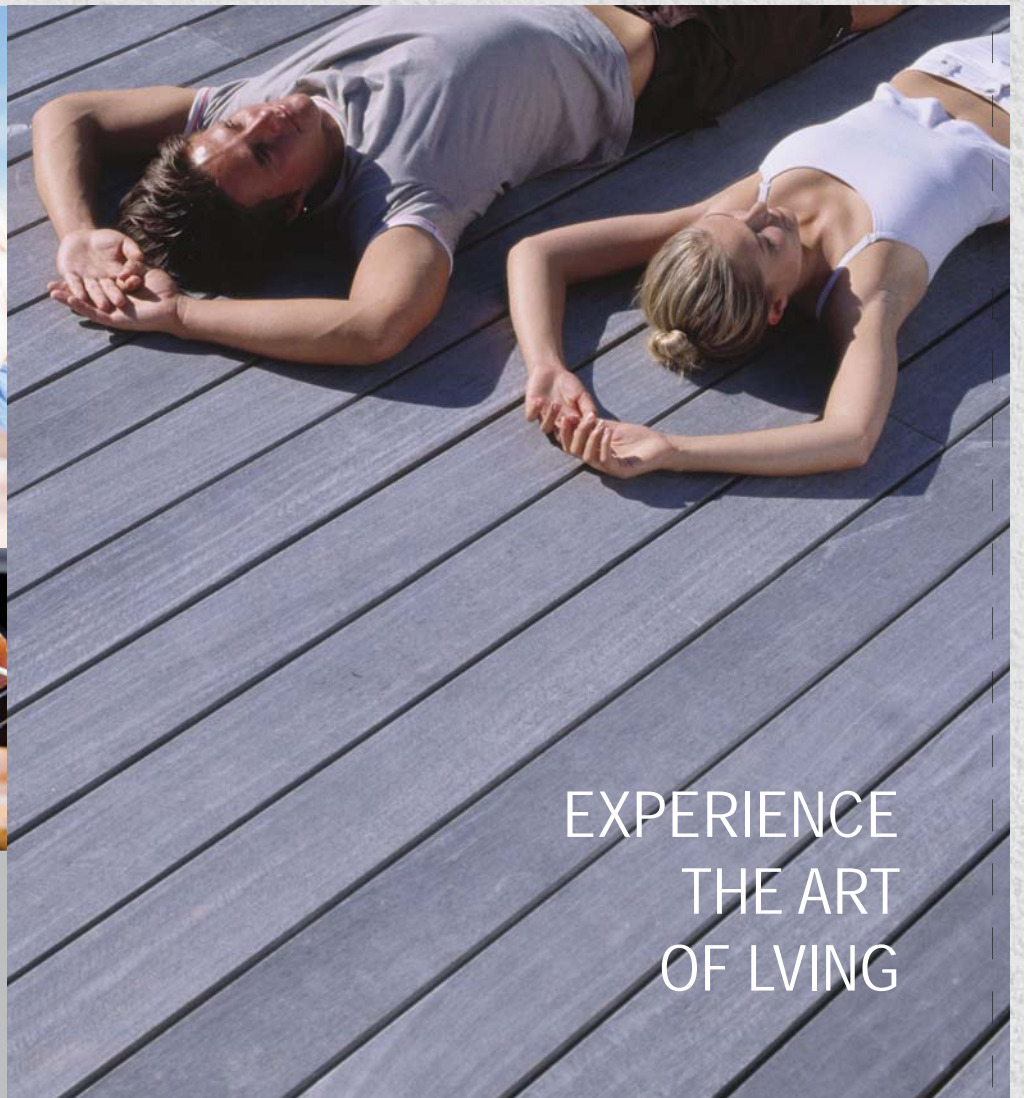


LIVING RIGHT
ON THE EDGE
OF THE CITY.

Well connected to major expressways and MRT stations within walking distances, travelling to anywhere is a breeze. With the upcoming Sports Hub and Paya Lebar Business Hub, located a stone's throw away, providing you with the conveniences you need.







Soak up in the pool or melt away your stress in the jacuzzi.
Enjoy outdoor dining with love ones over a sizzling BBQ under the
glazing stars.

EXPERIENCE
THE ART
OF LIVING



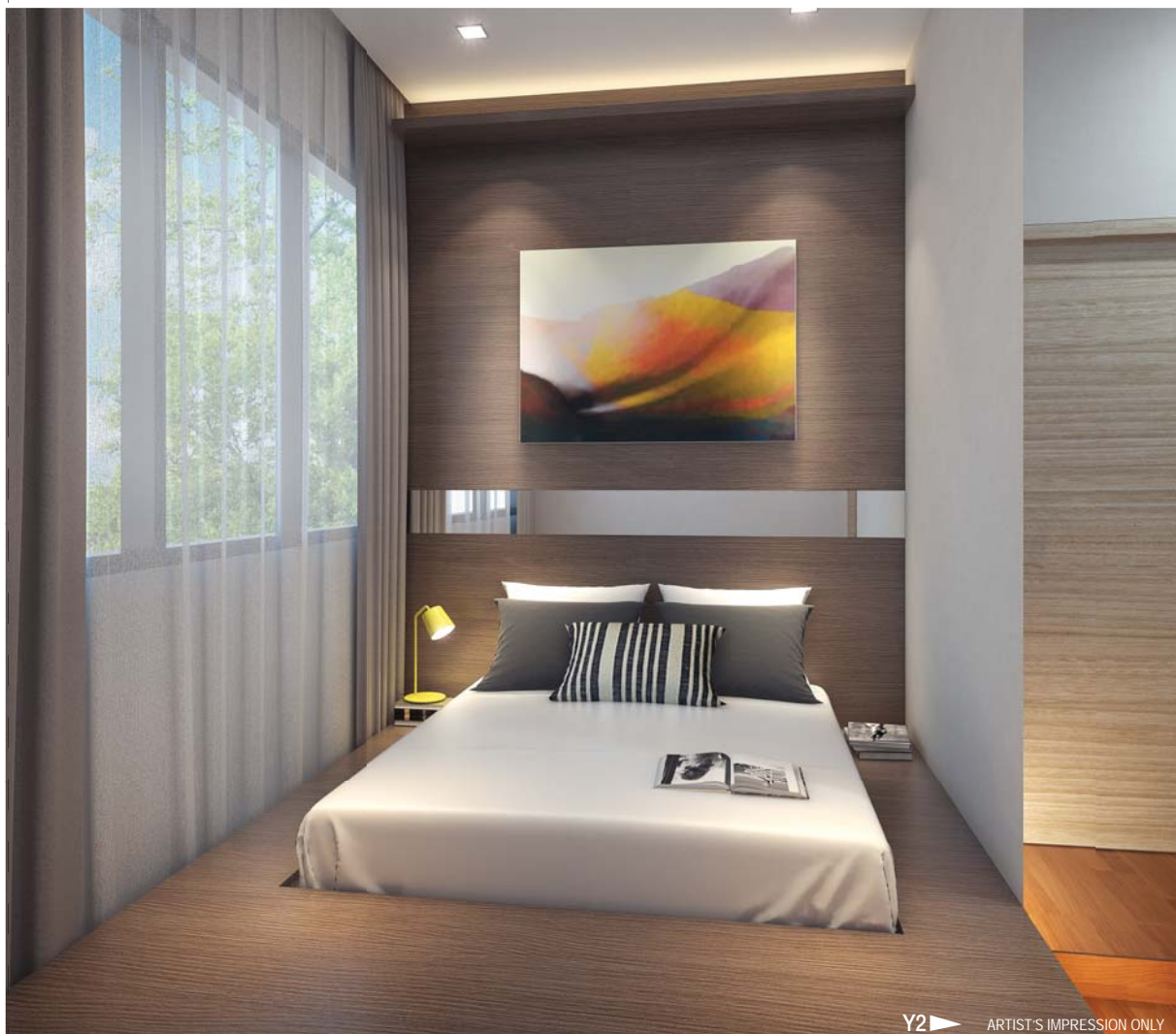
ARTIST'S IMPRESSION ONLY



ARTIST'S IMPRESSION ONLY





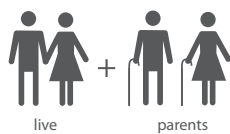


Y2 ▶ ARTIST'S IMPRESSION ONLY

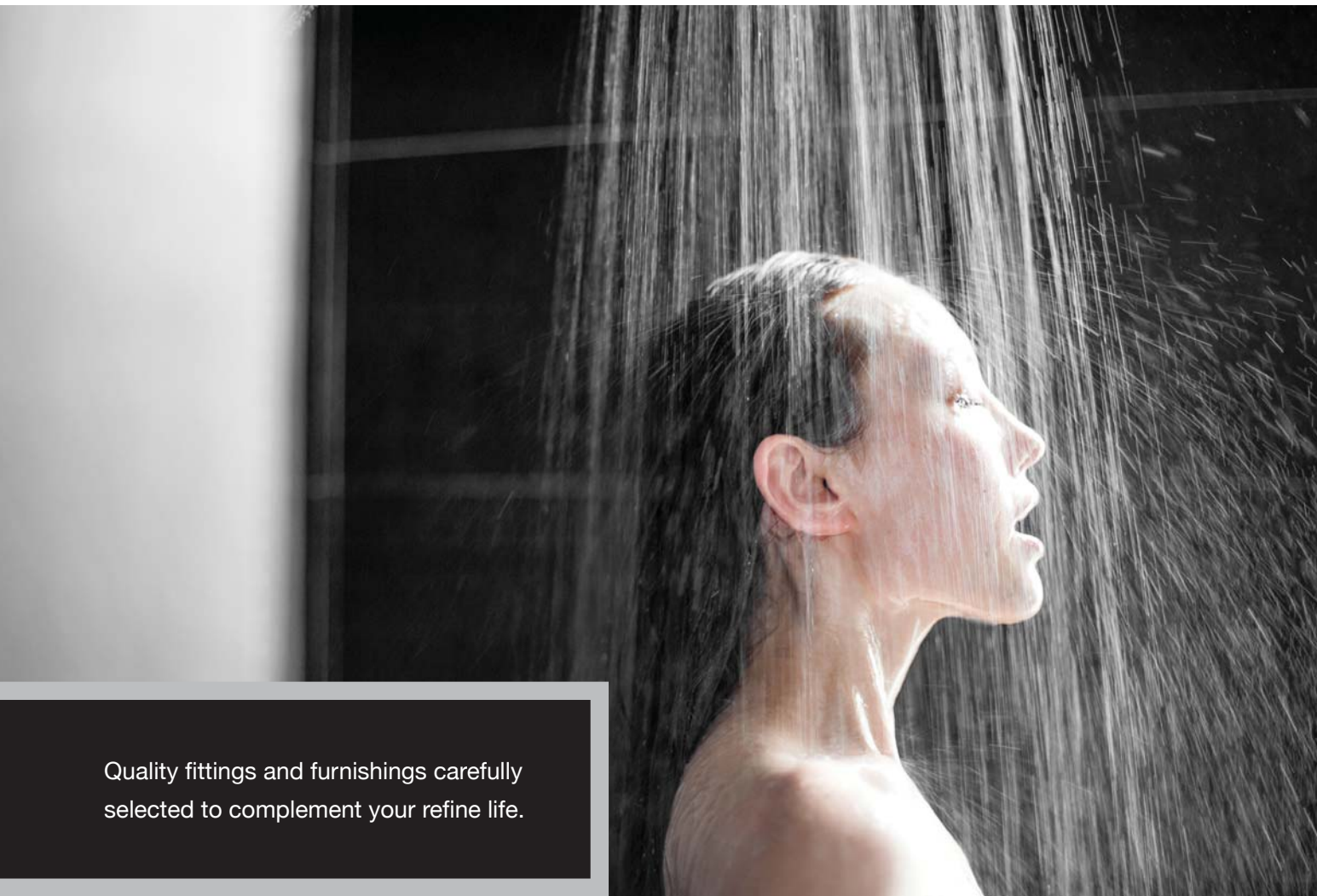
A TRUE STATEMENT
OF YOUR
STYLISH LIFESTYLE.

Dual keys units at Loft 33 provides you privacy while allowing you to plan how you use your space.

Dual Keys Units



ARTIST'S IMPRESSION ONLY Y3 ▶



Quality fittings and furnishings carefully selected to complement your refine life.



ARTIST'S IMPRESSION ONLY



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ARTIST'S IMPRESSION ONLY



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ARTIST'S IMPRESSION ONLY



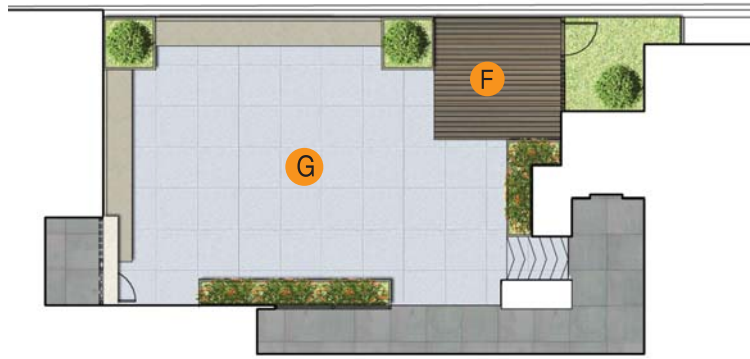
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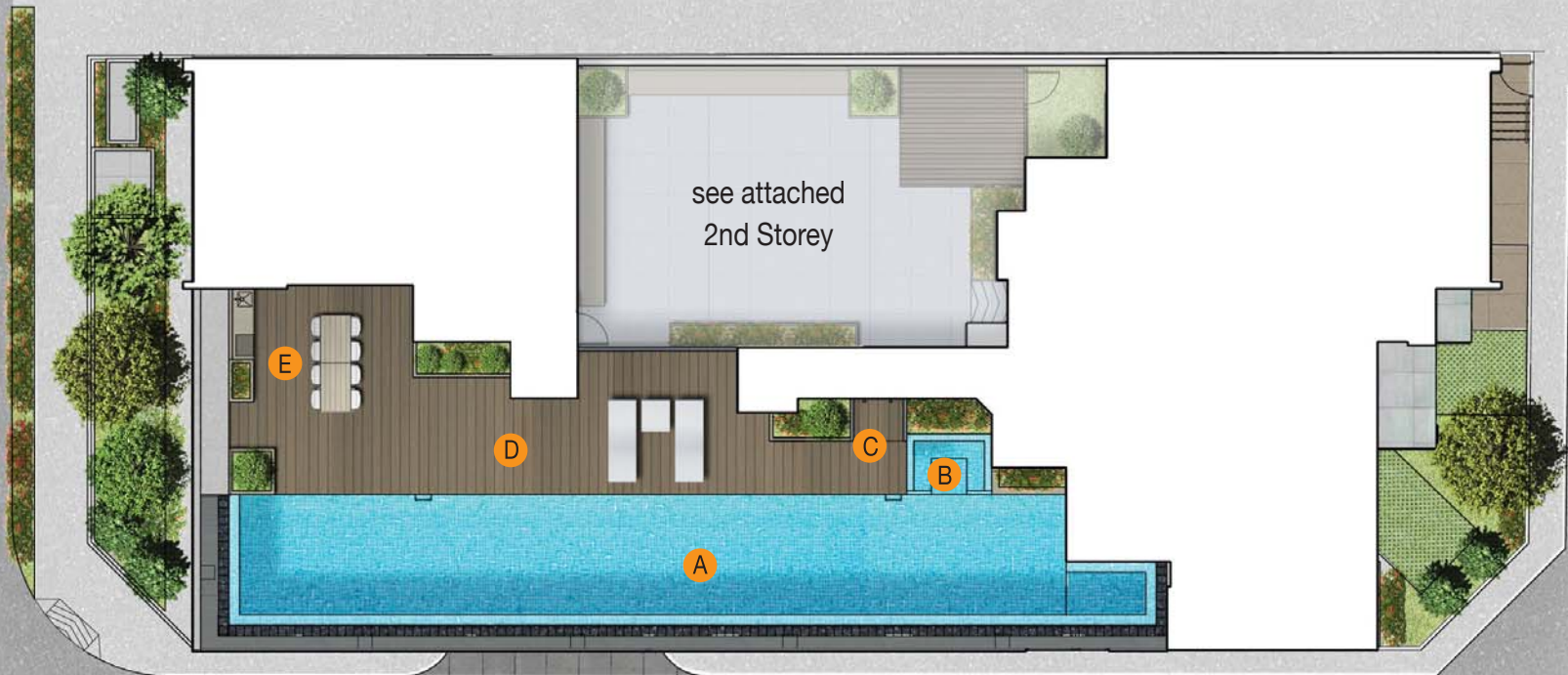
ARTIST'S IMPRESSION ONLY

2ND FLOOR

- F** YOGA CORNER
- G** SERENITY COURT YARD



SITE PLAN



8th FLOOR

- A** SWIMMING POOL
- B** JACUZZI
- C** SHOWER
- D** POOL DECK
- E** BBQ / OUTDOOR DINING



TYPE A

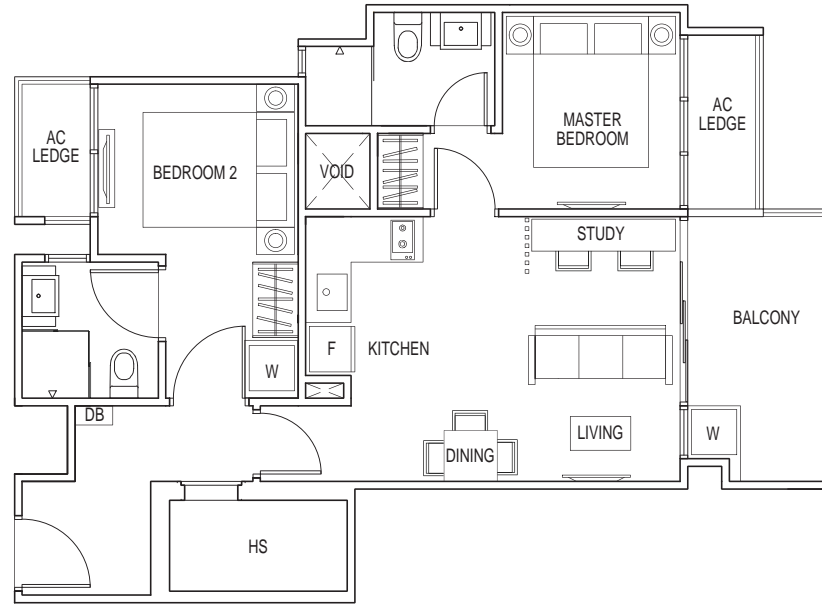
2 bdrm + S

710 sq ft

#03-01

#02-01

 DUAL KEYS



TYPE B

2 bdrm

700 sq ft

#07-02*

#06-02

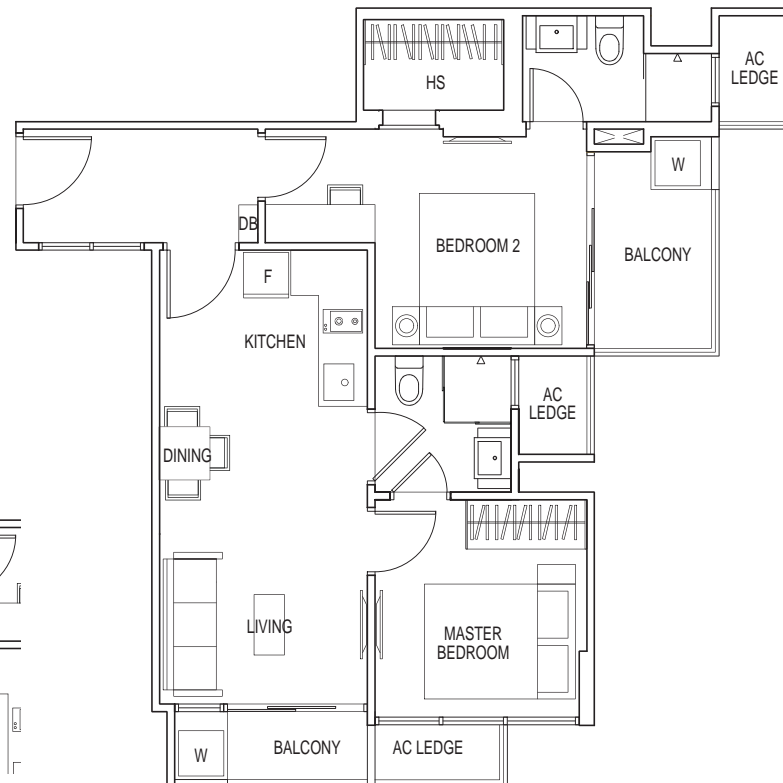
#05-02

#04-02

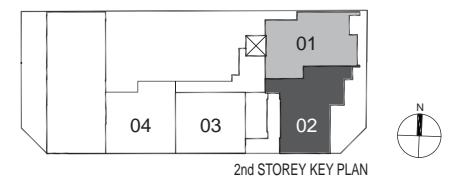
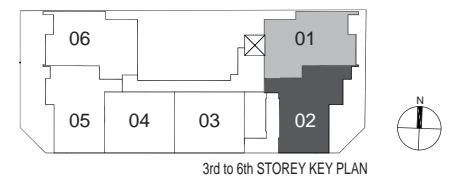
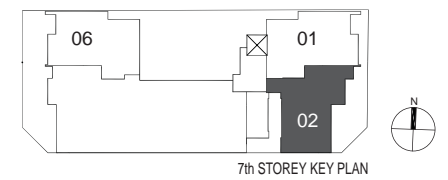
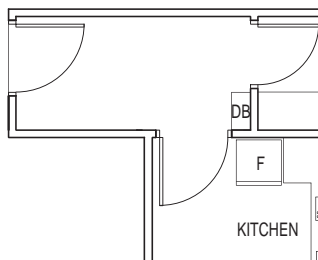
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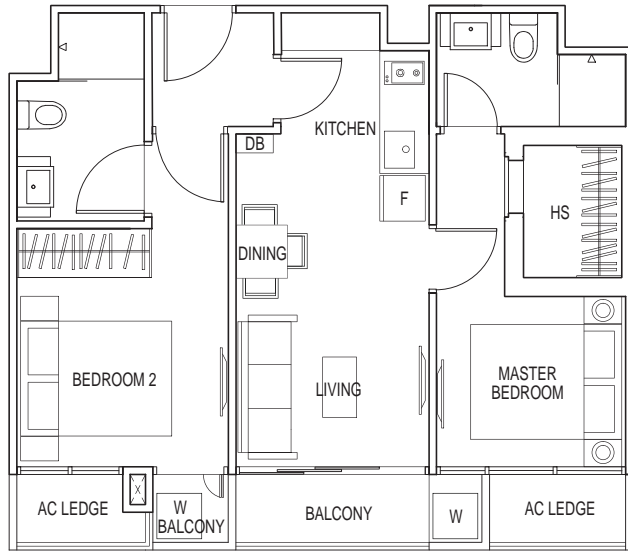
#02-02

 DUAL KEYS



#07-02*





TYPE C

2 bdrm

614 sq ft

#06-03

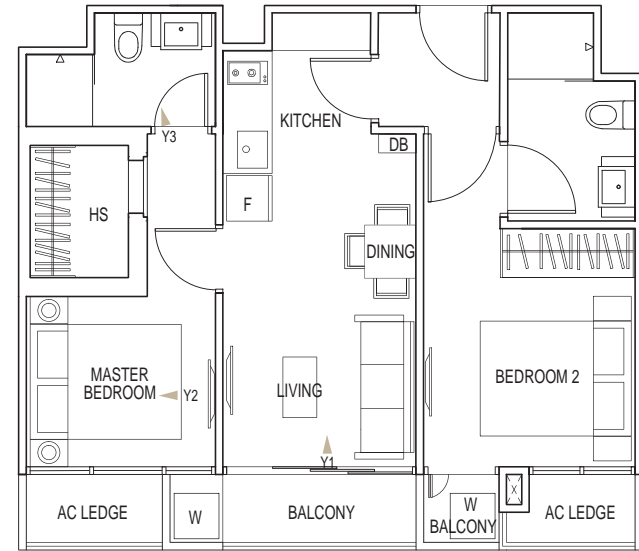
#05-03

#04-03

#03-03

#02-03

DUAL KEYS



TYPE D

2 bdrm

614 sq ft

#06-04

#05-04

#04-04

#03-04

DUAL KEYS



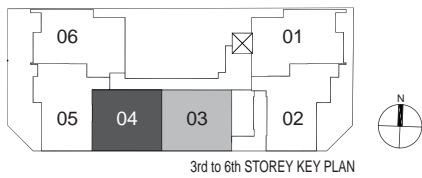
TYPE D1

2 bdrm

678 sq ft

#02-04

DUAL KEYS



TYPE E

2 bdrm

700 sq ft

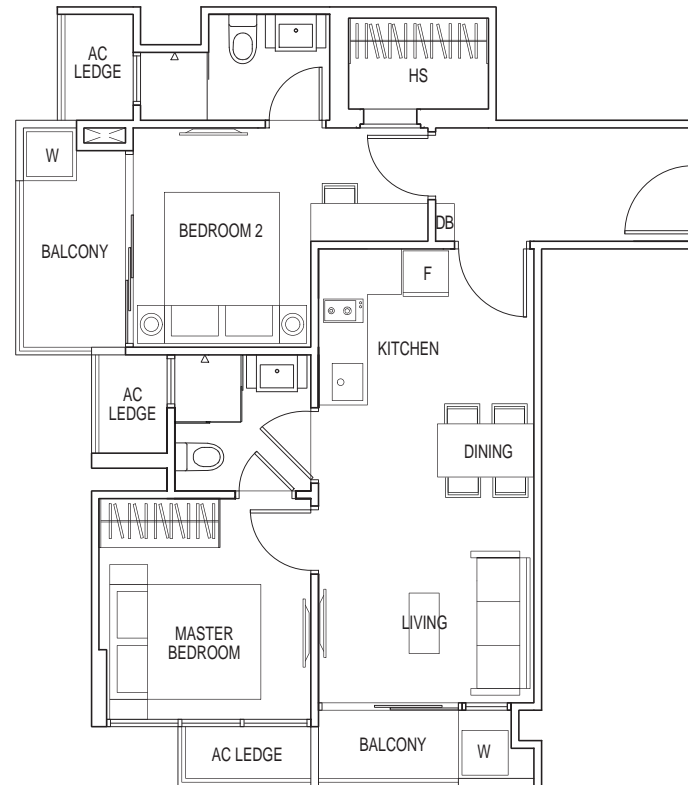
#06-05

#05-05

#04-05

#03-05

 DUAL KEYS



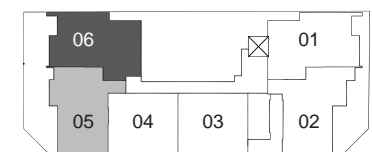
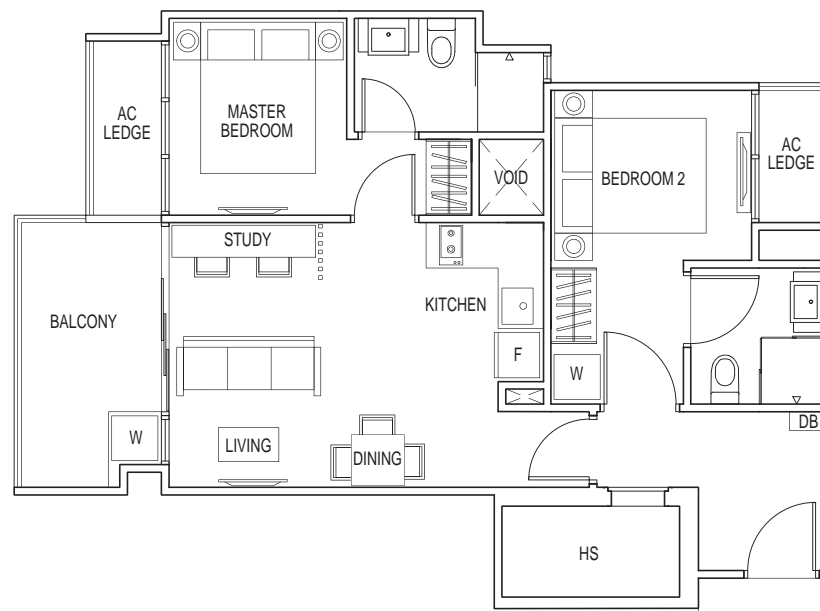
TYPE F

2 bdrm + S

721 sq ft

#03-06

 DUAL KEYS



3rd to 6th STOREY KEY PLAN

TYPE AM

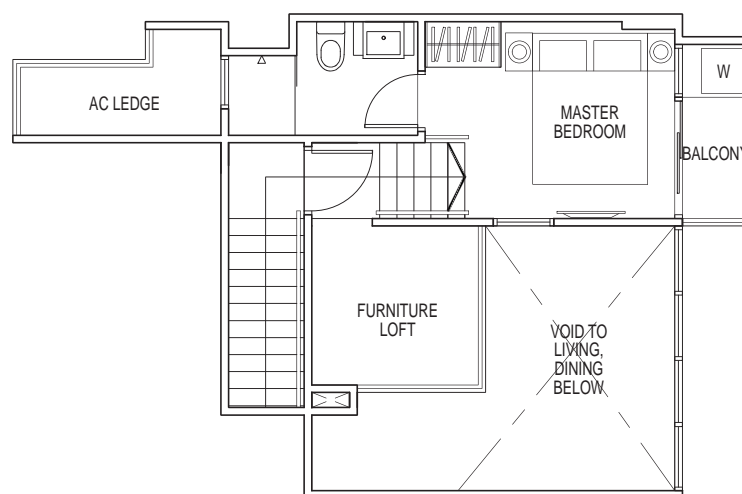
3 bdrm + LOFT + S

1206 sq ft

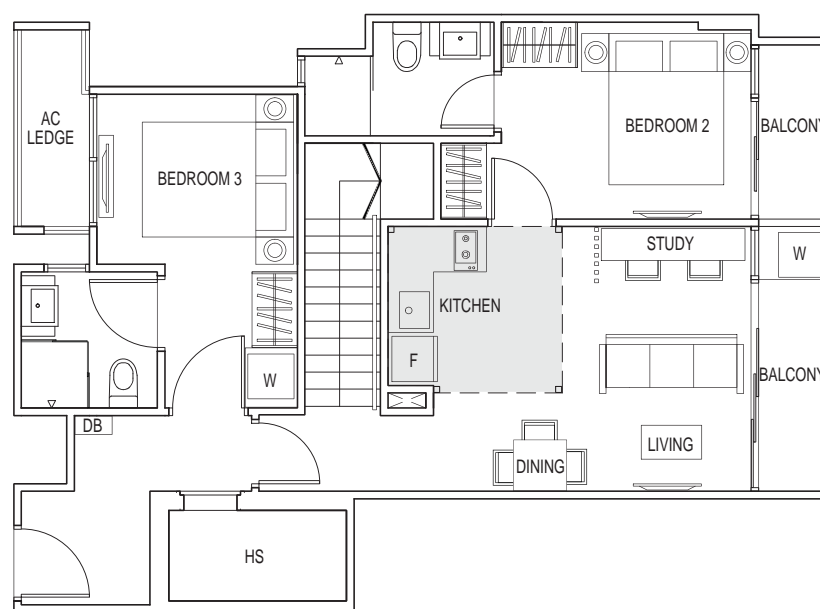
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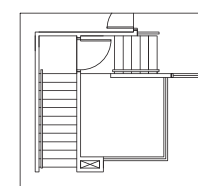
 DUAL KEYS



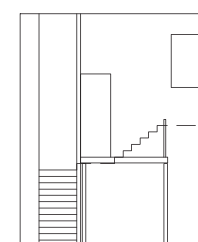
UPPER FLOOR



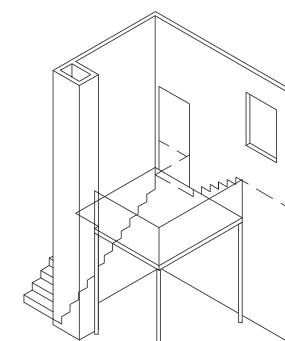
LOWER FLOOR



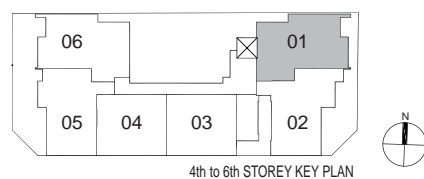
TYPE AM - LOFT PLAN



TYPE AM - LOFT ELEVATION



TYPE AM - LOFT ISOMETRIC VIEW



4th to 6th STOREY KEY PLAN

TYPE FM

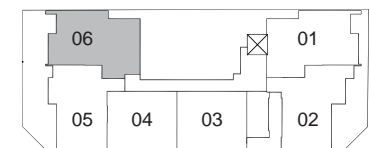
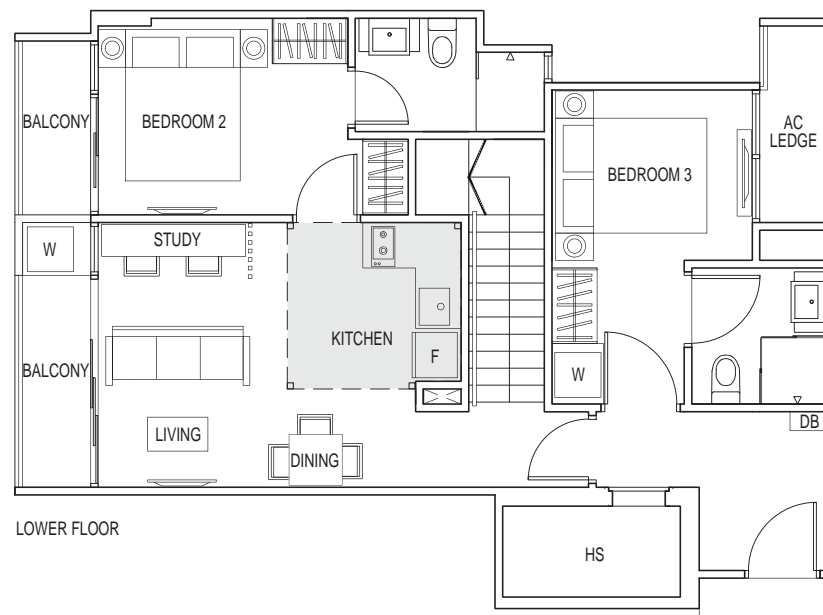
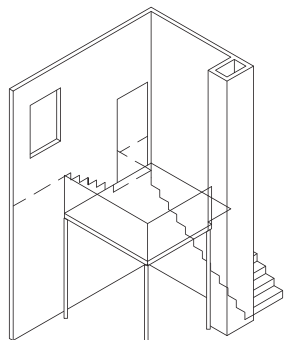
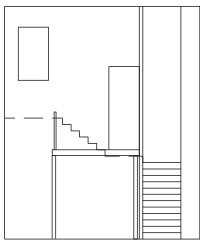
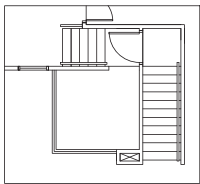
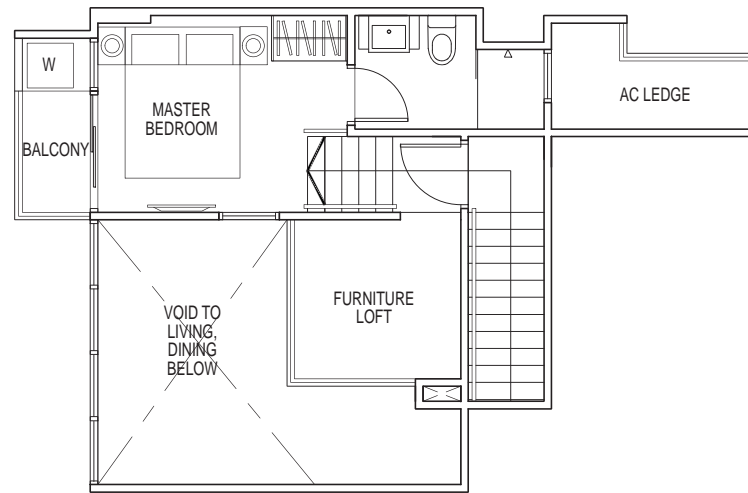
3 bdrm + LOFT + S

1216 sq ft

#06-06

#04-06

 DUAL KEYS





PENTHOUSE

Z1 ▶ ARTIST'S IMPRESSION ONLY



Z2 ▶ ARTIST'S IMPRESSION ONLY

THE STYLE
OF SIMPLICITY
IS A JOY
TO BEHOLD

TYPE PH A

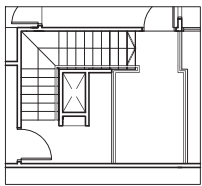
3 bdm + LOFT + S

1206 sq ft

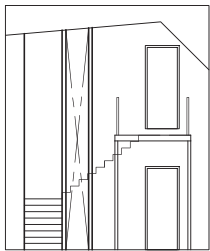
#08-01

 DUAL KEYS

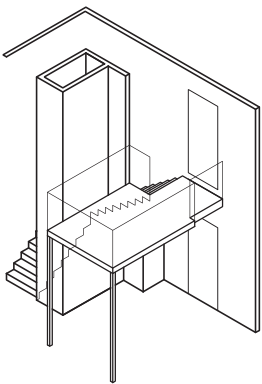
 POOL DECK ACCESS



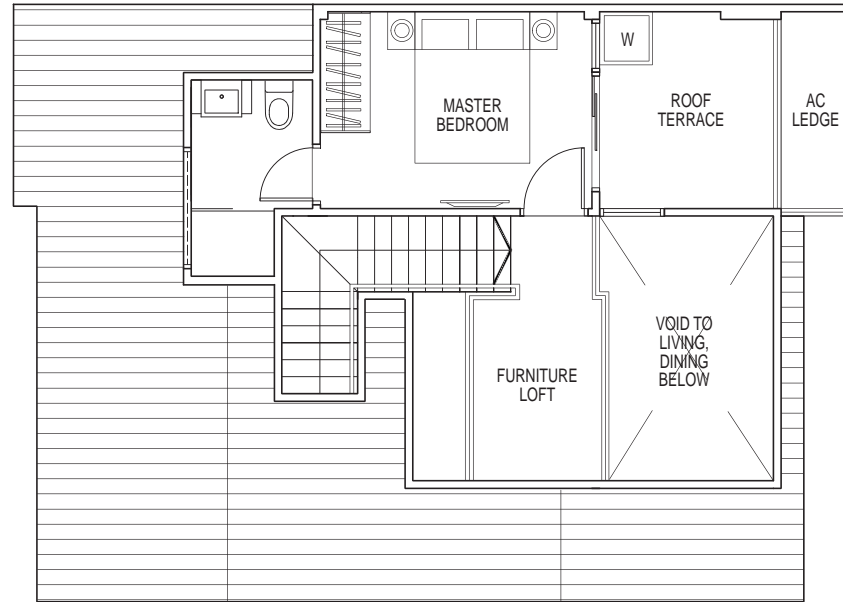
TYPE PH A - LOFT PLAN



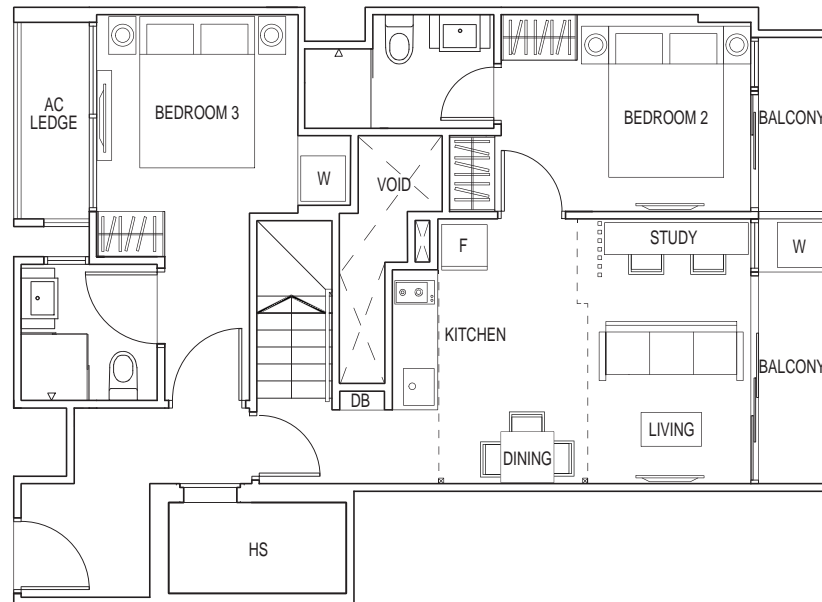
TYPE PH A - LOFT ELEVATION



TYPE PH A - LOFT ISOMETRIC VIEW



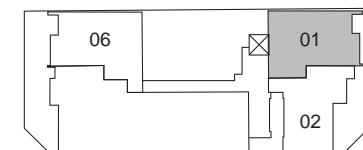
UPPER FLOOR



TO POOL DECK 

LOWER FLOOR

PENTHOUSE



8th STOREY KEY PLAN



TYPE PH B

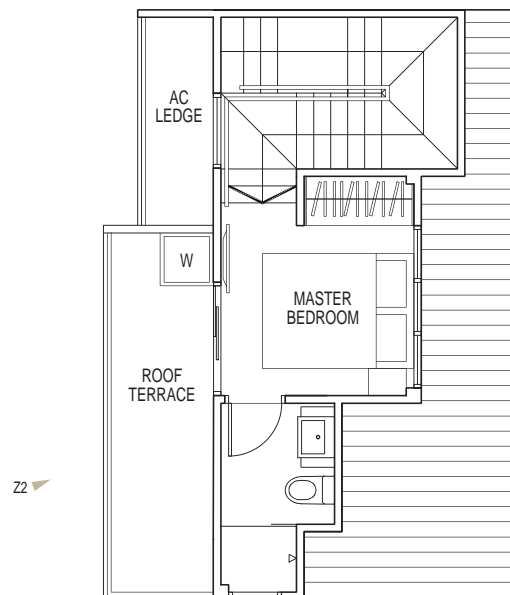
2 bdrm

850 sq ft

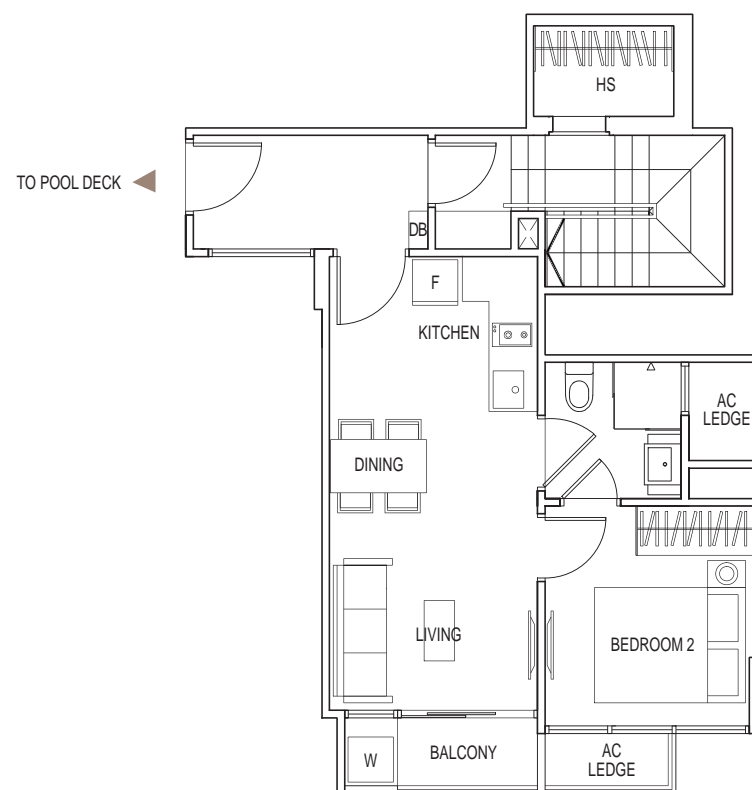
#08-02

 DUAL KEYS

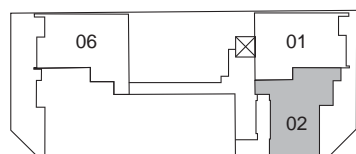
 POOL DECK ACCESS



UPPER FLOOR



LOWER FLOOR



8th STOREY KEY PLAN

PENTHOUSE

TYPE PH F

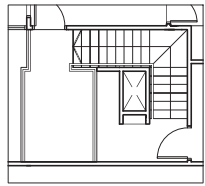
3 bdm + LOFT + S

1238 sq ft

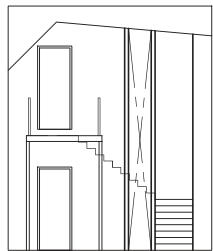
#08-06

 DUAL KEYS

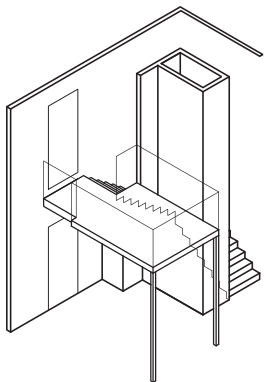
 POOL DECK ACCESS



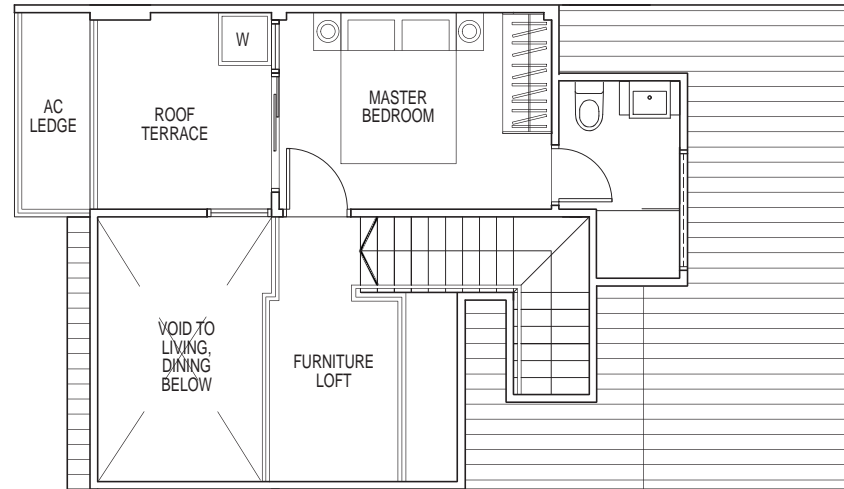
TYPE PH F - LOFT PLAN



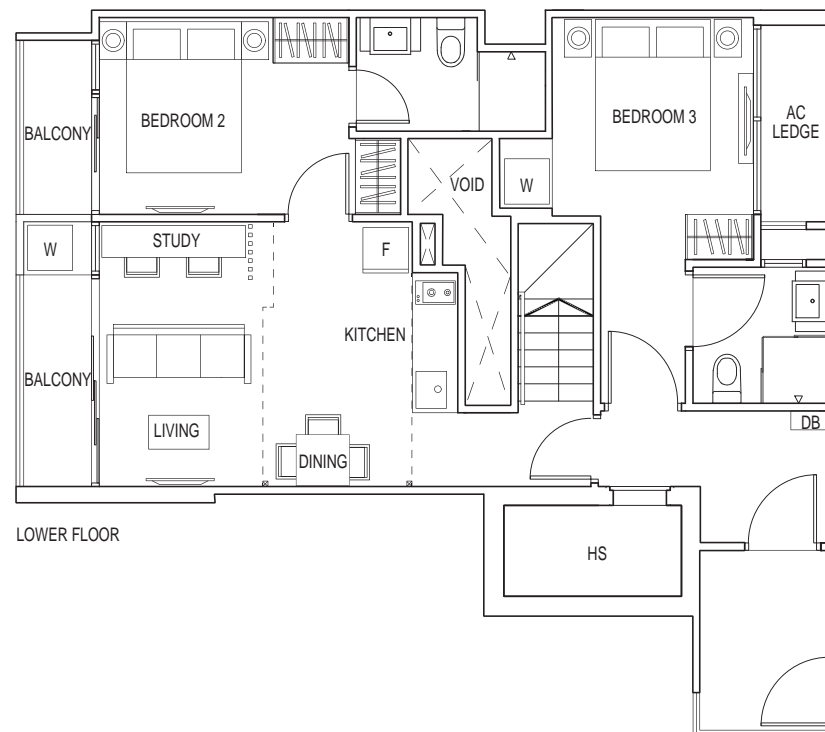
TYPE PH F - LOFT ELEVATION



TYPE PH F - LOFT ISOMETRIC VIEW



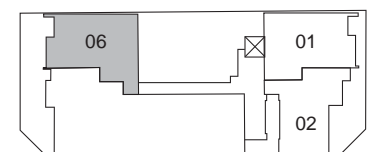
UPPER FLOOR



LOWER FLOOR

TO POOL DECK 

PENTHOUSE



8th STOREY KEY PLAN



Specifications

1. FOUNDATION : Reinforced Concrete Piles and/or Raft Foundation to Engineer's Design.
2. SUPERSTRUCTURE : Reinforced concrete using Grade 35 concrete manufactured from Portland Cement complying with SS26 steel reinforcement bar complying with SS2.
3. WALLS :
 - a) External Wall
 - Clay bricks and/or concrete blocks finished with cement plaster.
 - b) Internal Wall
 - Clay bricks and/or concrete blocks and/or dry/lightweight wall panel finished with cement plaster.
4. ROOF : Reinforced concrete flat roof and/or metal roof. Roof structure of reinforced concrete and/or timber and/or mild steel.
5. CEILING : Skim coat with emulsion paint and/or plaster board at ceiling where applicable.
6. FINISHES :
 - a) Wall
 - (i) Internal
 - Ceramic/Homogenous and/or mosaic tiles to ceiling height for kitchen (visible area only) and bathrooms.
 - Cement plaster for living, dining, study, family and bedroom.
 - (ii) External/Common Area
 - Cement plaster and sand plaster and/or skim coat with emulsion.
 - Selected area with Ceramic/Homogenous tiles and/or stones or any other finishes as specified by the Architect.
 - b) Floor
 - (i) Internal
 - Ceramic/Homogenous tiles with tiles skirting for living, dining and kitchen.
 - Ceramic/Homogenous tiles and/or stones for bathroom.
 - Random teak strips for bedroom, staircase (penthouse).
 - (ii) External (If any)
 - Ceramic/Homogenous tiles and/or stones and/or any other materials for balcony, terrace (if any) and roof terrace (if any).
 - (iii) Common Area
 - Ceramic/Homogenous tiles/stones/cement screed and /or any other materials specified by the architect for swimming pool, serenity court yard, yoga corner, pool deck, outdoor dining / BBQ area, jacuzzi, shower area, driveway, carpark, walkway, corridor, lobby, apron and terrace.
 - Cement screed with nosing tiles, and/or Ceramic/Homogenous tiles and/or stones for staircase / staircase storey shelter.
7. WINDOWS : Aluminium with glass.
8. DOORS : Aluminium with glass/acrylic and/or decorative timber and/or decorative timber with glass panel and/or glass panel.
9. SANITARY WARES/ FITTINGS :
 - a) Internal Area
 - (i) Bathroom
 - 1 shower with shower screen, overhead shower and shower/bath mixer
 - 1 vanity top complete with basin and basin mixer
 - 1 water closet
 - 1 mirror
 - 1 paper holder
 - (ii) Kitchen
 - 1 sink complete with a sink mixer
10. ELECTRICAL INSTALLATION : All electrical wiring to be in concealed conduits and main in surface trunking/ pipes. Where there is a false ceiling, the electrical wiring above false ceiling is in exposed conduits. If required, mechanical ventilation provided in bathroom. Heater of "Ariston" or equivalent. Refer to Electrical Schedule for details.
11. TV/FM/TELEPHONE : The number of TV/FM/telephone points – please refer to the Electrical Schedule for details.
12. LIGHTNING PROTECTION : Lightning protection system shall be in accordance with Singapore Standard SSS555:2010.
13. PAINTING : Water-based emulsion paint for living, dining and bedroom. Oil based base-coat and water-based finishes finishing coat paint for external. Water-based emulsion paint and/or oil based paint for common area.
14. WATERPROOFING : Waterproofing to bathroom, roof terrace, balcony, open terrace and planters.
15. PARKING : Surface Lots and/or Mechanized Car Parking.

16. RECREATION FACILITIES :
 - a) Swimming Pool
 - b) Jacuzzi
 - c) Pool Deck
 - d) BBQ / Outdoor Dining
 - e) Serenity Court Yard
 - f) Yoga Corner
17. ADDITIONAL ITEMS :
 - (A) AIR-CONDITIONERS : Split type air conditioner ("Daikin" or equivalent) provided in living, dining and bedroom.
 - (B) KITCHEN CABINET :
 - i) Built in Kitchen cabinet with solid surface counter top, electrical hob and hood.
 - ii) One stainless steel sink complete with sink mixer
 - (C) WARDROBES : Wardrobe and /or Pole-system provided in all Bedrooms.
 - (D) LOCKS : All locks are of "Vbh" or equivalent.
 - (E) RAILING : Mild steel for common stair railing. Steel and/or glass for other railings.
 - (F) LIFT : 1 passenger lift ("Kone" or equivalent) from 1st to 8th Storey.
 - (G) INTERCOM : Audio intercom to apartments.

Footnote:

1) Marble, Limestone and Granite:

Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However granite, being a much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at the joints. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

2) Timber:

Timber is a natural material containing veins and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber is 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 10 and clause 17.

3) Materials, Fittings, Equipment, Finishes, Installations and Appliances:

The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

4) 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 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.

5) 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 the condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

6) Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards:

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

7) Warranties :

Where warranties are given by the manufacturers and/or contractors and/or /suppliers of any of the equipment and/or appliances installed by the Vendor at the unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

8) Purpose of Building Projects and Restriction as to Use :

The building project is strictly for residential occupation only. Private car parks are provided. The open roof terrace/PES is not to be enclosed or roofed over.

9) Mechanized Car Parking Lots

The maintenance of the mechanized carpark will be managed by the Property Management Service Provider using the maintenance fund collected every month. This maintenance fund shall be used only for the maintenance of the mechanized carpark system arising out of normal usage. It does not cover any damages or defects caused by unauthorized usage and/or misuse of the mechanized carpark system.

Electrical Schedule

Unit Type	Lighting Point	13A Single Socket	13A Double Socket	Telephone Outlet	TV/SCV Outlet	Water Heater Switch	Bell Point	Cooker Point	Hood Point	Fridge Point	Washin Machine Point	Isolator
Type A	12	9	5	4	3	1	1	1	1	1	2	2
Type B	10	9	5	4	3	1	1	1	1	1	2	2
Type C	10	7	6	3	3	1	1	1	1	1	2	2
Type D	10	7	6	3	3	1	1	1	1	1	2	2
Type E	10	9	5	4	3	1	1	1	1	1	2	2
Type F	9	9	5	4	3	1	1	1	1	1	2	2
Type AM	16	10	7	6	4	1	1	1	1	1	3	2
Type D1	10	7	6	3	3	1	1	1	1	1	2	2
Type FM	15	10	8	6	4	1	1	1	1	1	3	2
Type PH A	15	9	7	5	4	1	1	1	1	1	3	2
Type PH B	11	8	5	3	3	1	1	1	1	1	2	3
Type PH F	15	11	7	5	4	1	1	1	1	1	2	2



Quality • Value

NAME OF PROJECT	:	LOFT 33
ADDRESS OF PROJECT	:	33 Lorong 32 Geylang S 398293
DEVELOPER	:	Macy Equity Pte Ltd
TENURE OF LAND	:	Estate in Fee Simple (Freehold)
LEGAL DESCRIPTION	:	LOT 03467X. 03468L & 03469C MK 25
BUILDING PLAN NO.	:	A1404-00384-2013-BP01 (17.04.14)
DEVELOPER'S LICENCE NO.	:	C 1120
TOP NO LATER THAN	:	31 Dec 2019
LEGAL COMPLETION NO LATER THAN	:	31 Dec 2022

Sole Marketing Agent:

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3 bishan place #02-01 cpf building s579838
t 6253 0030 f 6253 0090

Brochure design by:

mint
designstudio

amelia.mint@gmail.com

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

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OTHER DEVELOPMENTS BY



Sims Edge



Levenue



Leicester Suties



Guillemard Edge



Suties @ Sims



Cassia Edge

