

LOFT@HOLLAND

Welcome to your oasis in the heart of the city....





The freedom to unleash your passion....



Nestled in the midst of one of Singapore's most exclusive neighbourhoods with all the conveniences of modern life just a stone's throw away.

Loft@Holland offers luxurious apartments in a central location that will complement your sophisticated lifestyle. Come home to a contemporary facade where you can experience a level of comfort that is second to none.

Spend relaxing evenings with friends and family and marvel at how lush life can be – only at Loft@Holland







Experience the  
pleasure of indulging  
your desires...

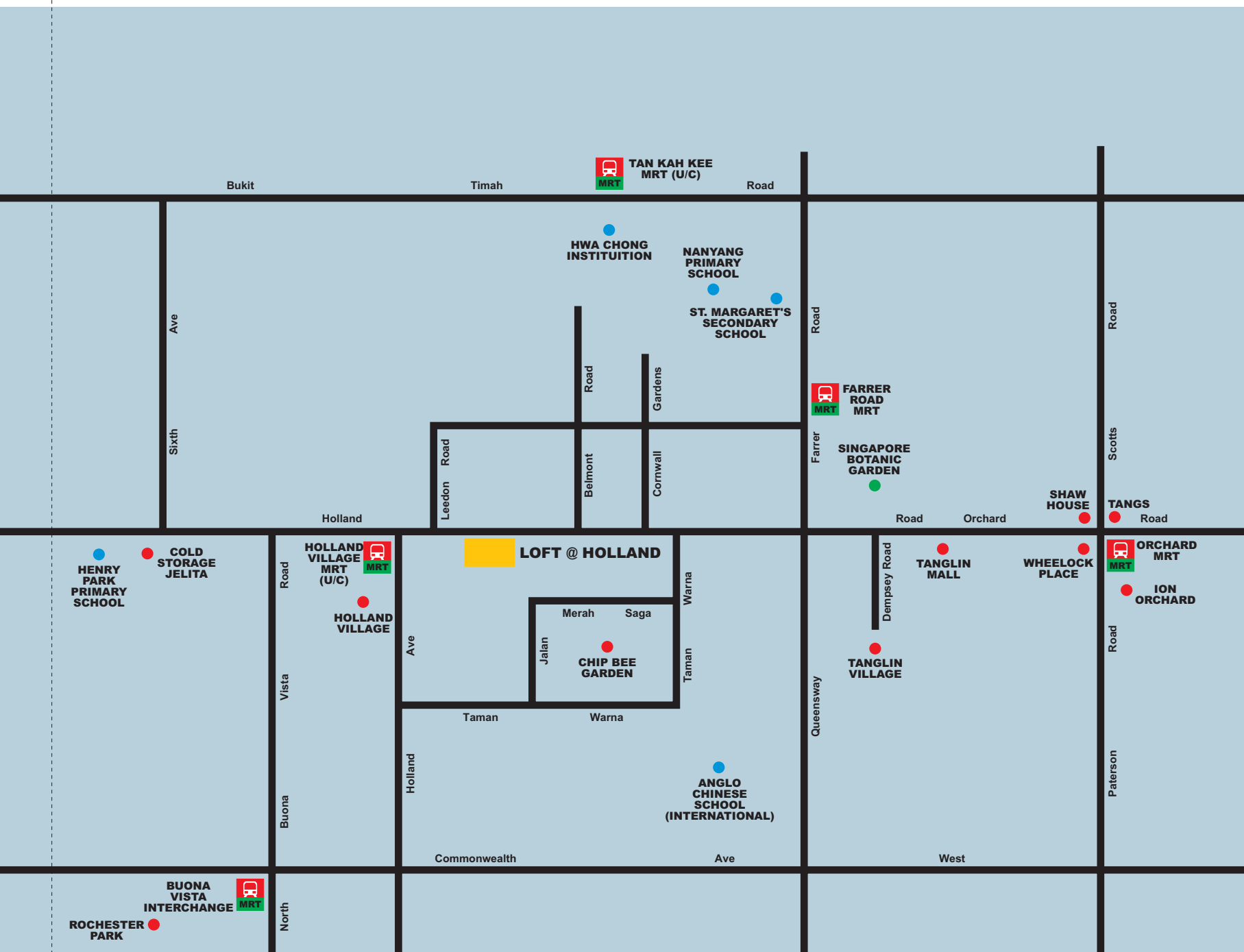


Loft@Holland puts you right in the heart of the action with exciting nightlife and shopping options just minutes from your luxurious abode.

Conveniently located near top schools, the hottest entertainment spots and Singapore's world-famous Orchard Road shopping strip. Access is easy with the upcoming Holland Village MRT station right next door to your apartment. Driving, too, is a cinch with convenient road connections to the city and beyond.

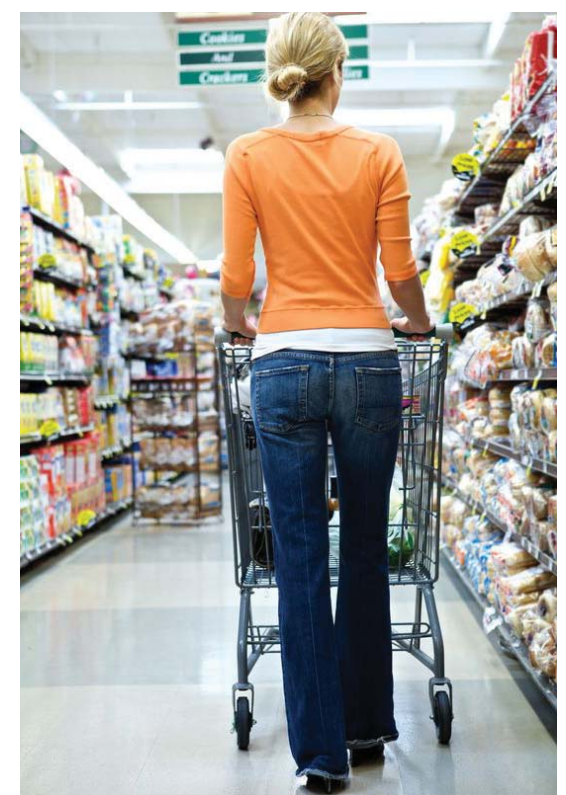
You will be spoilt for choice with the myriad options available for shopping, dining and nightlife. Dining options such as Chip Bee Gardens are literally a leisurely stroll away while world-class shopping and entertainment on Orchard Road is simply a short drive or train ride away.

Loft@Holland puts the best Singapore has to offer at your fingertips.





Stylish living coupled with modern conveniences....



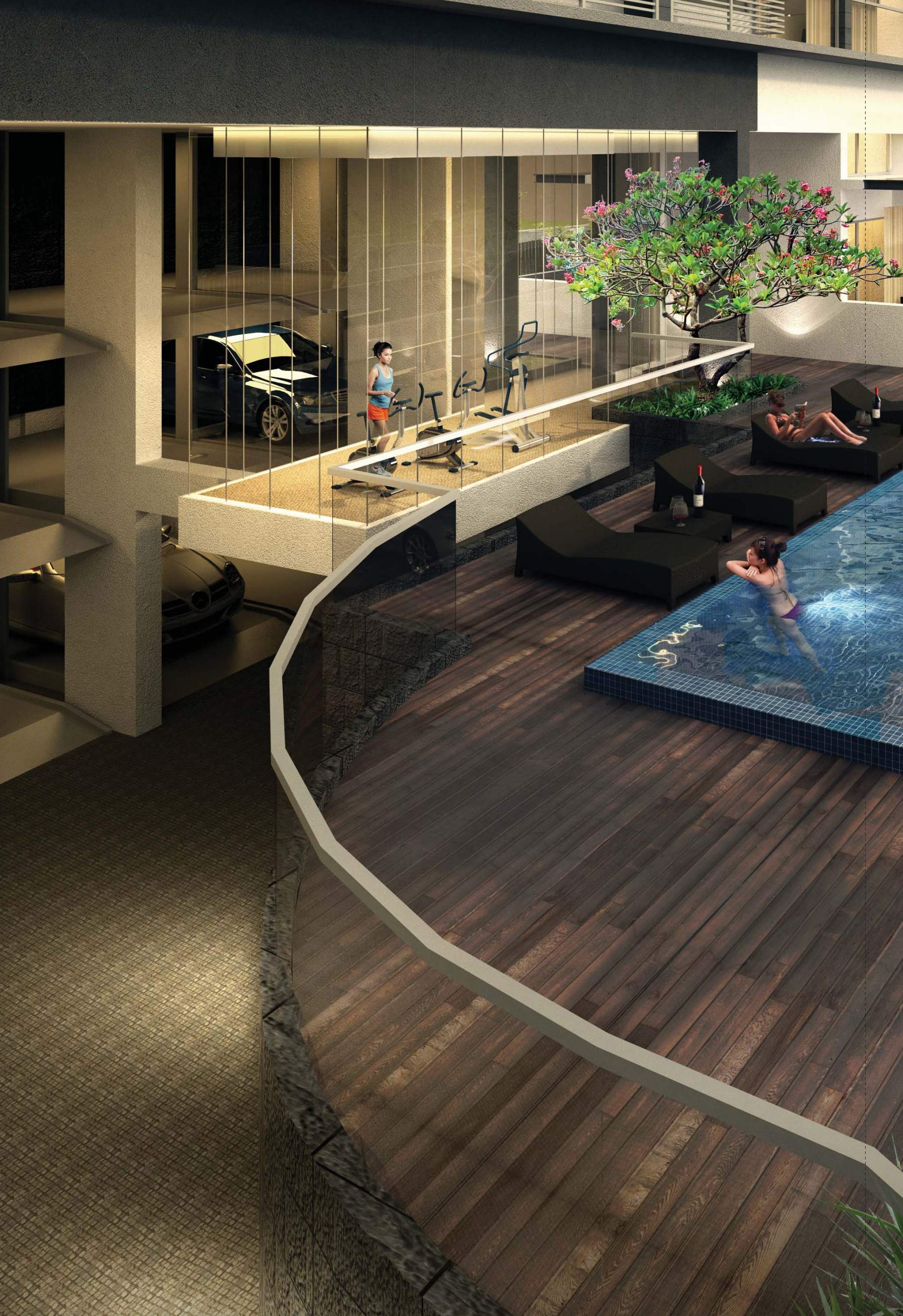


Relax at the end of a long day with a refreshing dip in the pool or a  
vigorous workout in the gym.

Simply unwind at the end of a long day.



Live in the lap of luxury....





Artist's impression only



Artist's Impression only



Site Plan





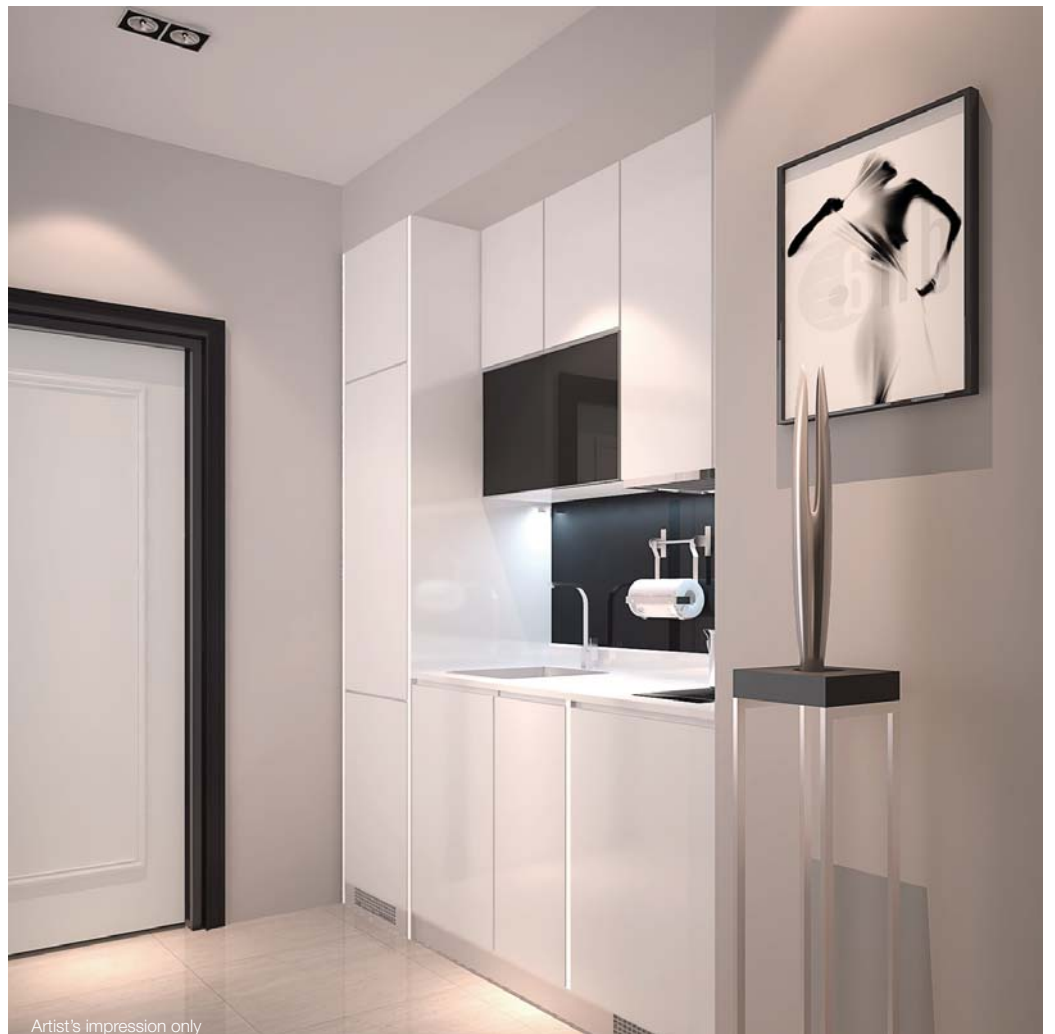
Artist's impression only

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

Modern living comes alive with quality finishing and fittings in every home.



Artist's impression only



Artist's impression only





Artist's impression only

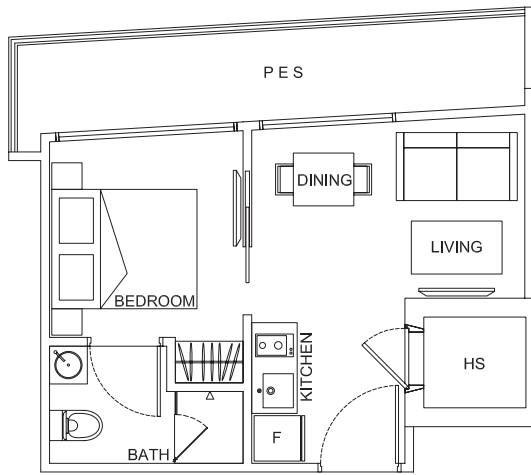


**OXO**

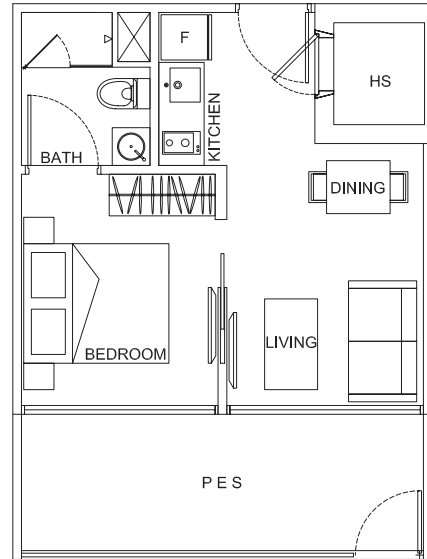


Artist's impression only

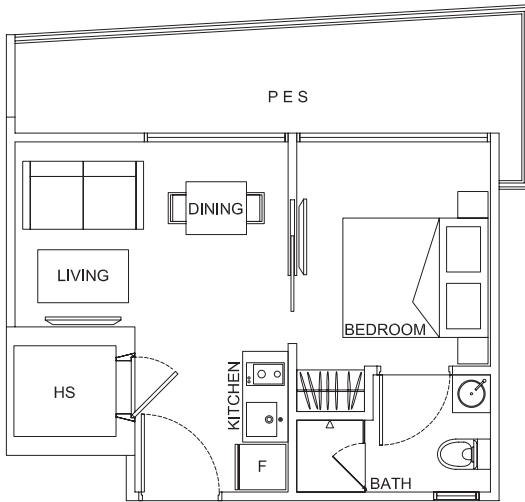
TYPE A1 | #01-01 • 1 bdrm • 38 sq m



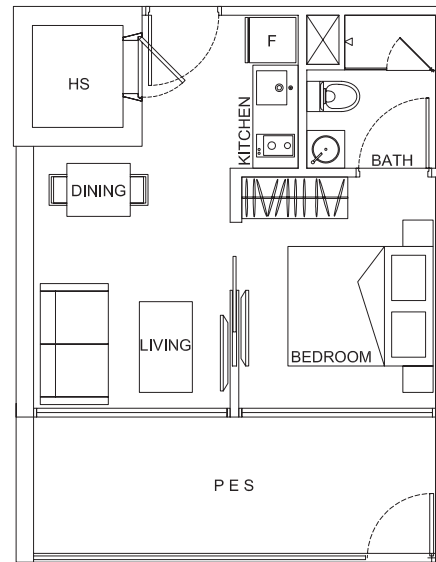
TYPE D1 | #01-04 • 1 bdrm • 40 sq m



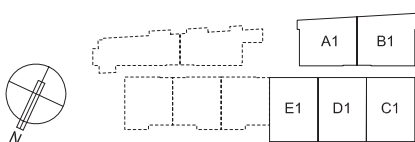
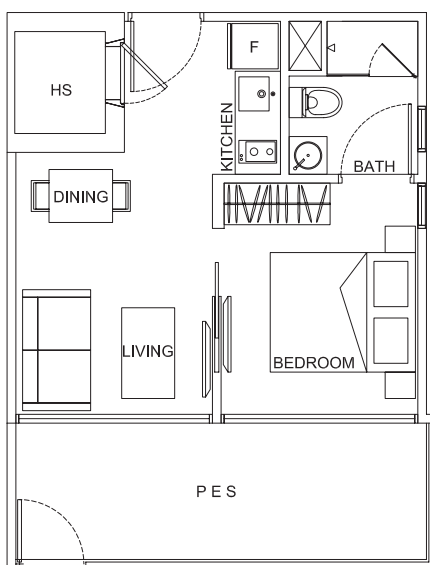
TYPE B1 | #01-02 • 1 bdrm • 40 sq m



TYPE E1 | #01-05 • 1 bdrm • 40 sq m



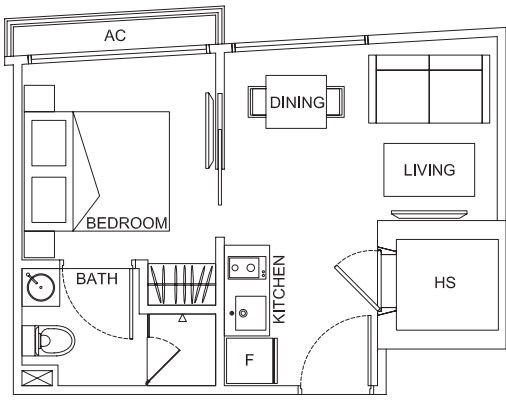
TYPE C1 | #01-03 • 1 bdrm • 40 sq m



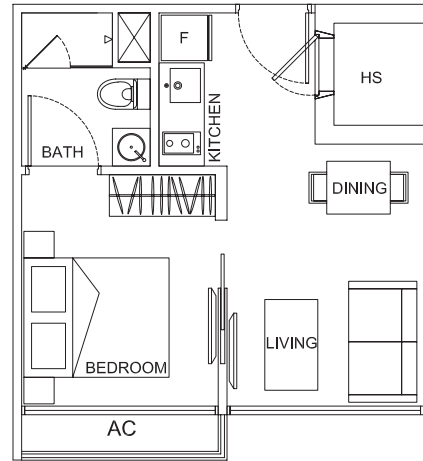
(All areas inclusive of PES.)

The plans are subject to change as may required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

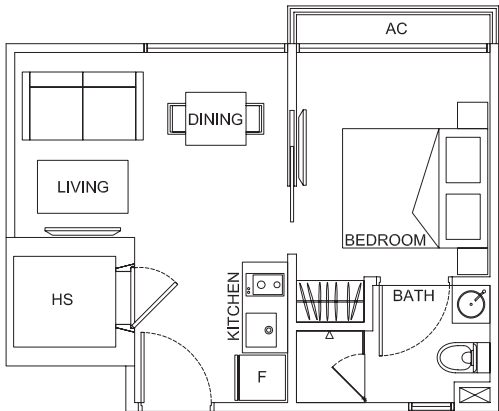
**TYPE A** | #02-01 to #05-01 • 1 bdrm • 30 sq m



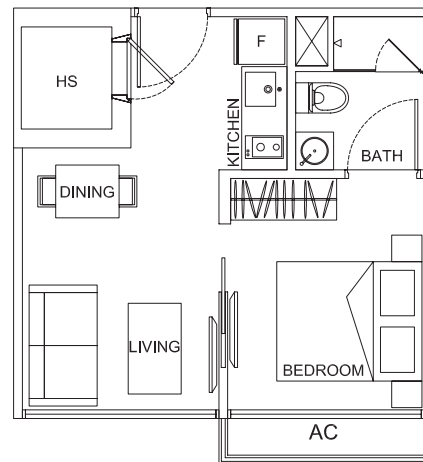
**TYPE D** | #02-04 to #04-04 • 1 bdrm • 30 sq m



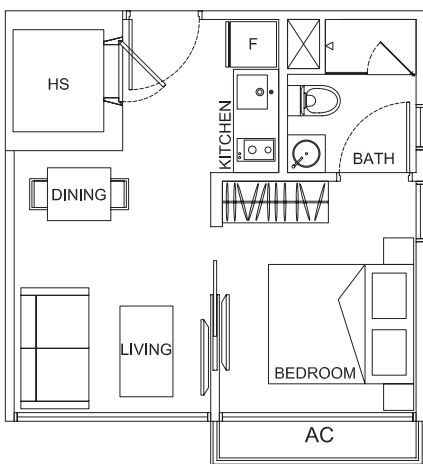
**TYPE B** | #02-02 to #05-02 • 1 bdrm • 31 sq m



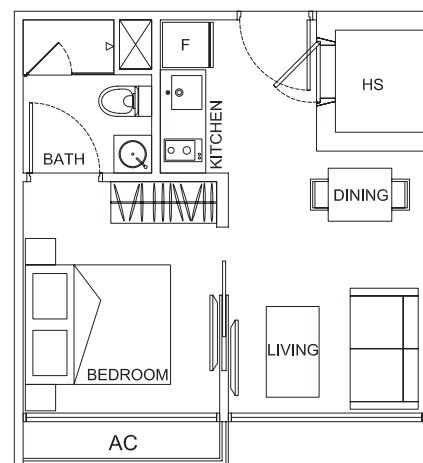
**TYPE E** | #02-05 to #04-05 • 1 bdrm • 30 sq m



**TYPE C** | #02-03 to #04-03 • 1 bdrm • 30 sq m



**TYPE F** | #02-06 to #04-06 • 1 bdrm • 30 sq m

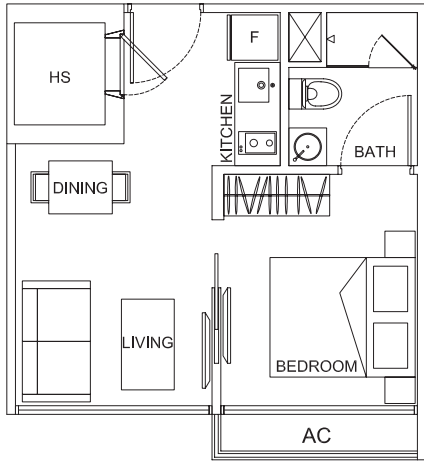


(All areas inclusive of AC.)

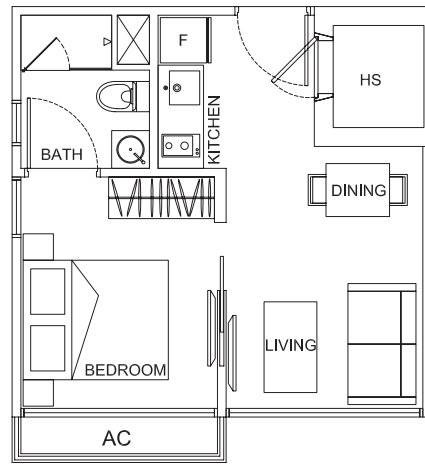
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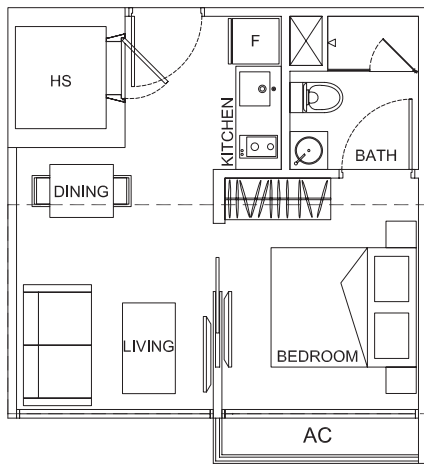
**TYPE G** #02-07 to #04-07 • 1 bdrm • 30 sq m



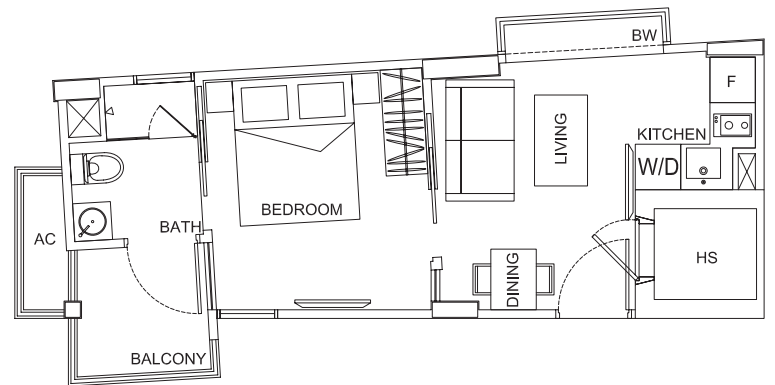
**TYPE H** #02-08 to #04-08 • 1 bdrm • 30 sq m



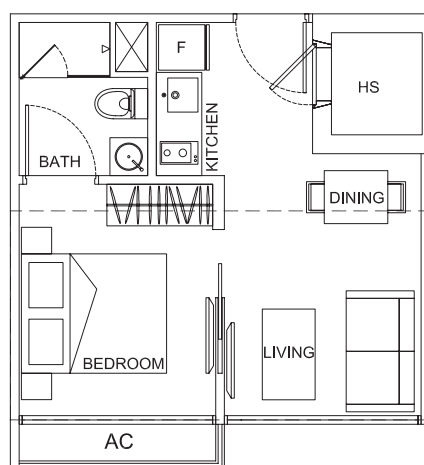
**TYPE E2** #05-05 • 1 bdrm • 45 sq m \* Includes void



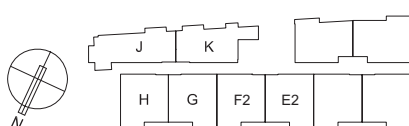
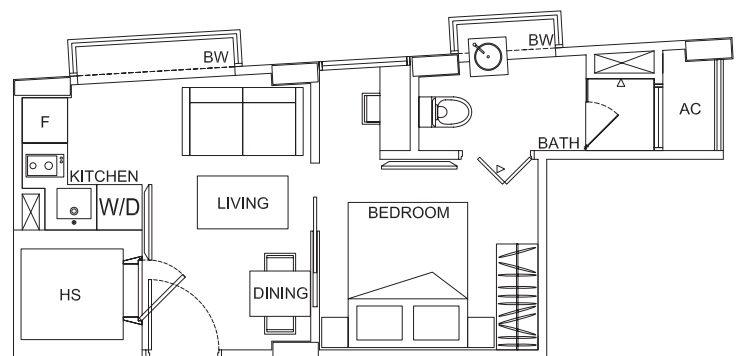
**TYPE J** #04-09 to #05-09 • 1 bdrm • 34 sq m



**TYPE F2** #05-06 • 1 bdrm • 45 sq m \* Includes void



**TYPE K** #04-10 to #05-10 • 1 bdrm • 31 sq m



(All areas inclusive of AC, BW & void.)

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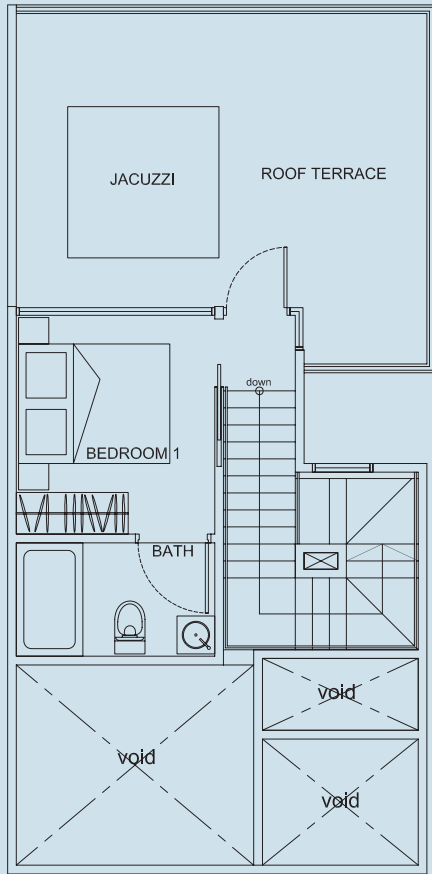
P E N T H O U S E



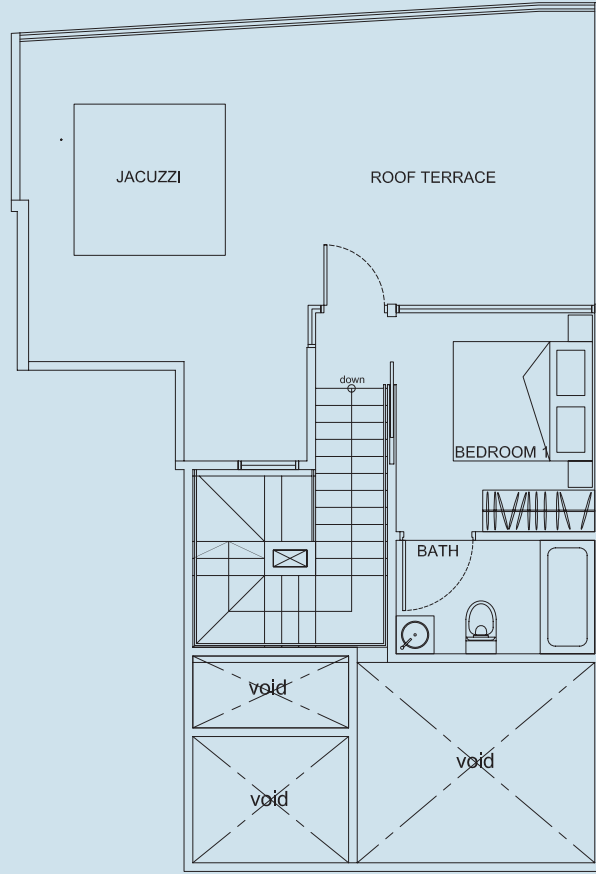
# P E N T H O U S E

TYPE PH C | #05-03 • 1+1 bdrm • 91 sq m

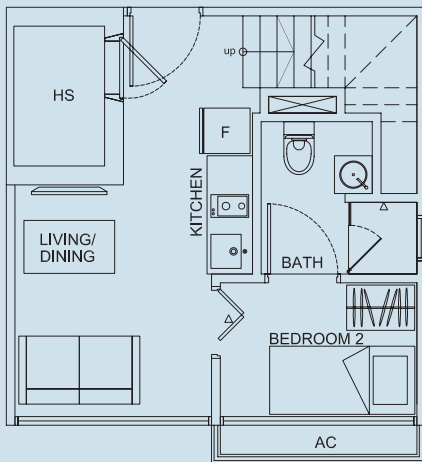
TYPE PH D | #05-04 • 1+1 bdrm • 102 sq m



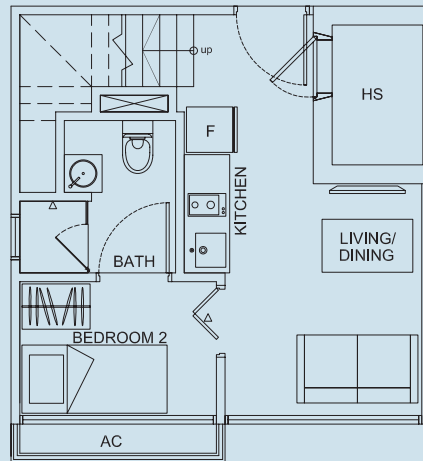
upper level



upper level



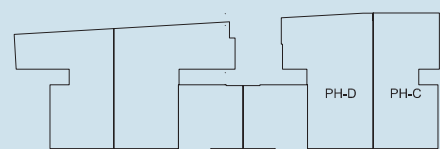
lower level



lower level

(All areas inclusive of AC, void & roof terrace.)

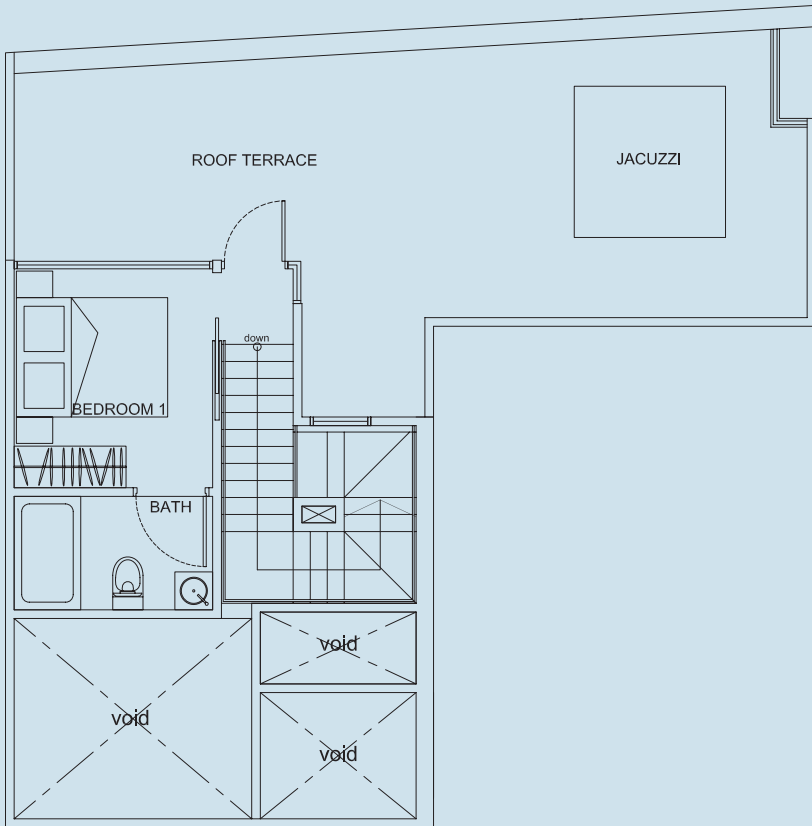
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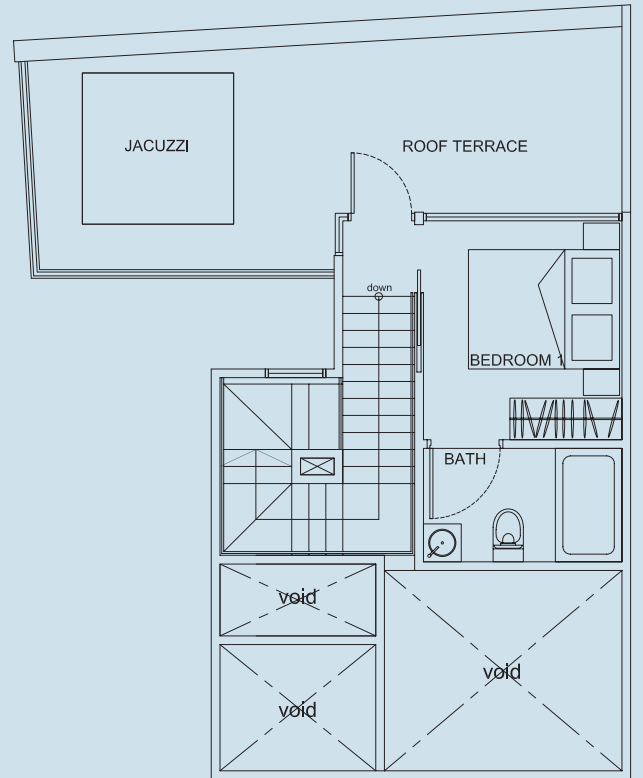
# P E N T H O U S E

TYPE PH G #05-07 • 1+1 bdrm • 106 sq m

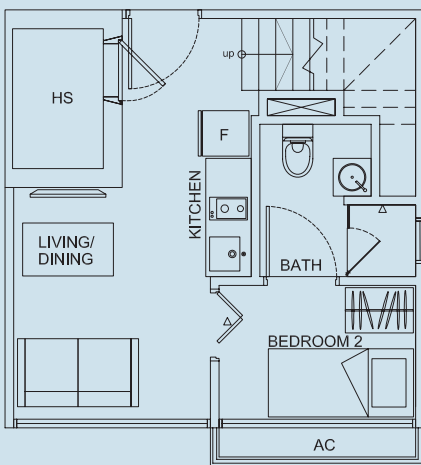
TYPE PH H #05-08 • 1+1 bdrm • 91 sq m



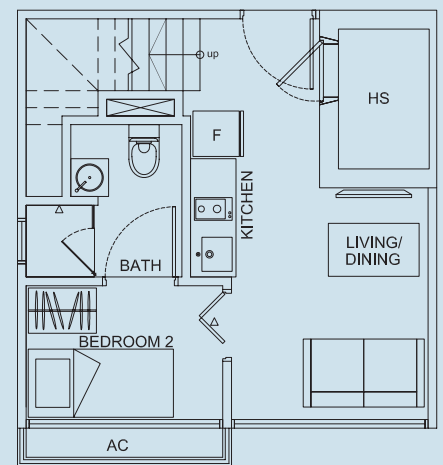
upper level



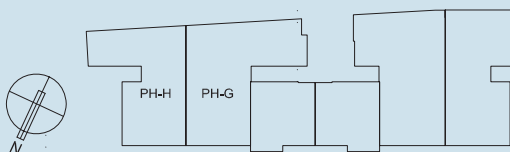
upper level



lower level



lower level



(All areas inclusive of AC, void & 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  
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.
    - e) Household Shelter  
Skim coat 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) Staircases  
Skim coat with emulsion paint finish.
  6. **Finishes**  
**Wall**  
**For Apartments**
    - a) Living/ Dining  
Plaster and/or skim coat with emulsion paint finish.
    - b) Bedroom  
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
    - e) Household Shelter  
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 Ramp  
Plaster and/or skim coat with emulsion paint finish.
    - d) Corridors  
Plaster and/or skim coat with emulsion paint finish.
    - e) Staircases  
Plaster and/or skim coat with emulsion paint finish.**Floor**  
**For Apartments**
    - a) Living/ Dining  
Compressed marble and/or ceramic tiles and/or homogenous tiles with timber and/or recessed PVC and/or tile skirting finish.
    - b) Bedroom  
Compressed marble and/or ceramic tiles and/or homogenous tiles with timber and/or recessed PVC and/or tile skirting finish.
    - c) Bathroom  
Ceramic tiles and/or homogenous tiles and/or stones tiles finish.
    - d) Kitchen  
Compressed marble and/or ceramic tiles and/or homogenous tiles finish
    - e) Household Shelter  
Ceramic tiles and/or homogenous tiles finish
    - f) PES, Roof Terrace (If any)  
Ceramic tiles and/or homogenous tiles and/or stones tiles finish.
    - g) Attic Bedrooms, Staircase (For Penthouse Only)  
Random teak strips flooring with timber skirting finish.
    - h) 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  
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) Staircases  
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) Bedroom  
Timber door
    - c) Bathroom  
Timber door and/or PVC door and/or aluminum bi-fold door
    - d) Household 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
  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 1<sup>st</sup> Basement to 5<sup>th</sup> floor.  
( 'KONE' or equivalent)
    - i) Private Jacuzzi at roof terrace  
Unit Type PH-C, PH-D, PH-G and PH-H 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.

**Compressed Marble:** Compressed marble being a resin mixture of natural marble and chemical compound is subjected to variations in colour, tonality and shapes.

**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.

**Household Shelter:** The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household 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	Washing Machine Point	Fridge	Cooker Hob Point	Cooker Hood Point	Oven	Isolator for CU	Isolator for Jacuzzi
TYPE A1	6	2	3	3	3	1	1	1	1	1	1	1	-
TYPE B1	6	2	3	3	3	1	1	1	1	1	1	1	-
TYPE C1	6	2	3	3	3	1	1	1	1	1	1	1	-
TYPE D1	6	2	3	3	3	1	1	1	1	1	1	1	-
TYPE E1	6	2	3	3	3	1	1	1	1	1	1	1	-
TYPE A	5	2	3	3	3	1	1	1	1	1	1	1	-
TYPE B	5	2	3	3	3	1	1	1	1	1	1	1	-
TYPE C	5	2	3	3	3	1	1	1	1	1	1	1	-
TYPE D	5	2	3	3	3	1	1	1	1	1	1	1	-
TYPE E	5	2	3	3	3	1	1	1	1	1	1	1	-
TYPE F	5	2	3	3	3	1	1	1	1	1	1	1	-
TYPE G	5	2	3	3	3	1	1	1	1	1	1	1	-
TYPE H	5	2	3	3	3	1	1	1	1	1	1	1	-
TYPE J	5	2	3	3	3	1	1	1	1	1	1	1	-
TYPE K	6	2	4	4	4	1	1	1	1	1	1	1	-
TYPE E2	5	2	3	3	3	1	1	1	1	1	1	1	-
TYPE F2	5	2	3	3	3	1	1	1	1	1	1	1	-
TYPE PH C	9	3	4	4	4	1	1	1	1	1	1	1	1
TYPE PH D	9	3	4	4	4	1	1	1	1	1	1	1	1
TYPE PH G	9	3	4	4	4	1	1	1	1	1	1	1	1
TYPE PH H	9	3	4	4	4	1	1	1	1	1	1	1	1

Another prestigious development by:



NAME OF PROJECT **LOFT @ HOLLAND** • ADDRESS OF PROJECT **151 Holland Road, Singapore 278580** • DEVELOPER **Oxley Star Pte Ltd (ROC: 201009390H)** • TENURE OF LAND **Estate in Fee Simple (Freehold)** • LEGAL DESCRIPTION **LOTS 04176P & 04066C MK 04** • PLANNING APPROVAL NO **ES20100630R0174** • BUILDING PLAN NO. **A1276-00521-2010-BP01 dated 17th December 2010** • DEVELOPER'S LICENCE NO. **C0718** • ESTIMATED DATE OF VACANT POSSESSION **31 Dec 2015** • ESTIMATED DATE OF LEGAL COMPLETION **31 Dec 2018**

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