

m66



Artist's Impression

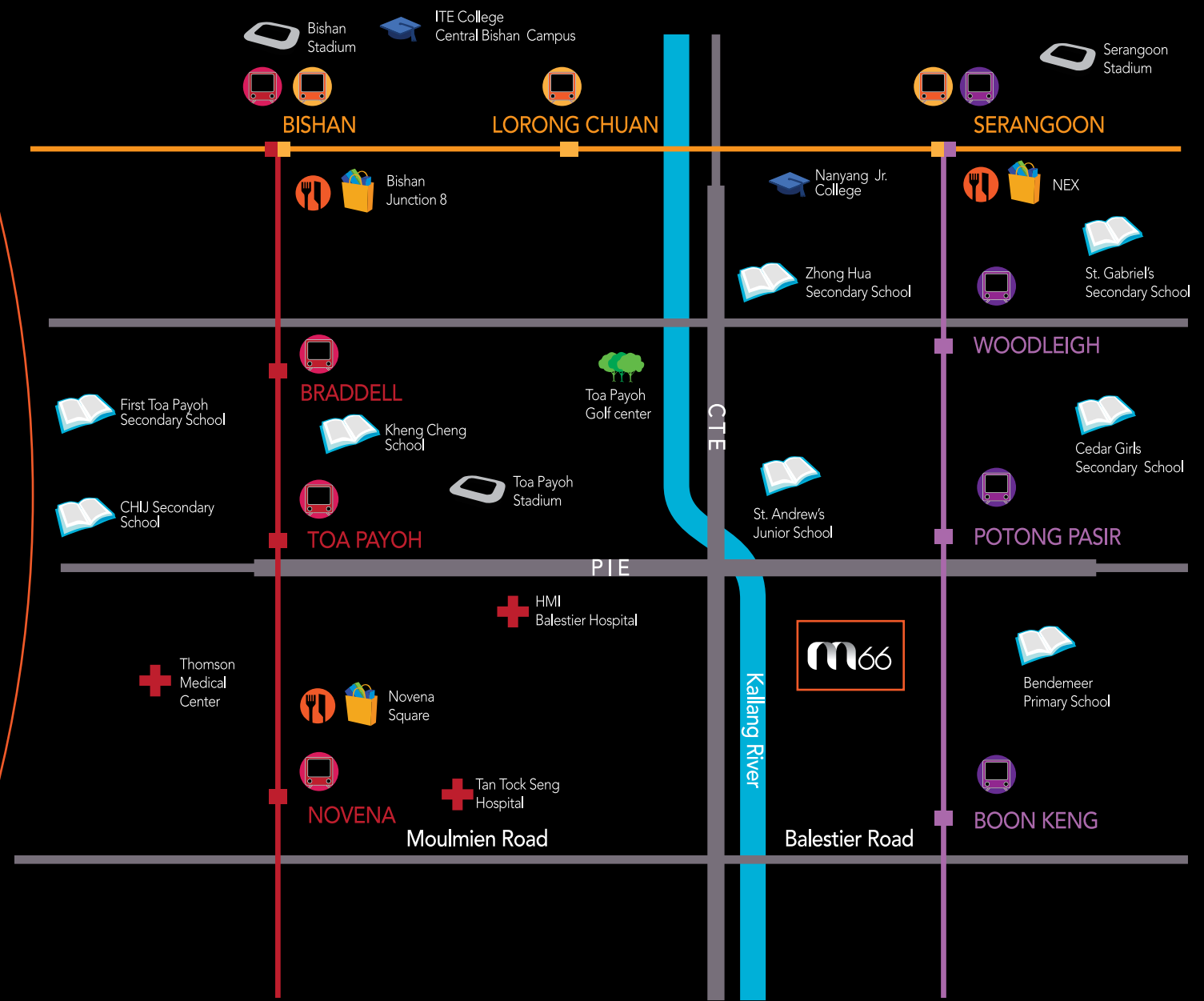


Artist's Impression

distinctive elegance

A marvelous freehold, 5-storey development, M66 is the epitome of style living. The exquisite Studios, 1- and 2-bedroom suites and Penthouses offer laps of luxury your heart desires. And with first-class facilities and enviable amenities around, your life will be nothing short of brilliant. Step into M66 and revel in elegance you can call home.





seriously nothing is ever too far away

M66 is located in a unique position that puts you in the middle of it all. Everyday convenience is but a stone's throw away – with markets and stores for daily essentials around every corner. But if you're thinking of venturing further afield into the heart of the city, it could be easier with major public transportation modes and more ways to connect you in a jiffy.





cheers to the exquisite life

You'll be amazed at the spectacles that lie in every direction at M66. Be it shopping for the latest fashion trends at nex shopping mall, indulging in gourmet cuisines at Orchard Road, or enjoying bouts of extreme entertainment at Toa Payoh central, it's all within easy reach. At M66, there's a taste for every palate.





Elegance extends to the great outdoors

Even as you step out of your personal abode, you can expect unrivalled elegance gracing handpicked facilities that have been purposefully put in place at M66. The inviting swimming pool lets you luxuriate in refined style, while the gym keeps up with your strict exercise regime.





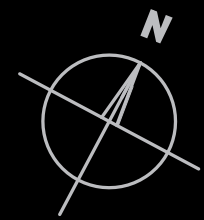
home is truly where the heart is

At M66, we've designed a home that's truly where the heart is, with you in mind. From the spacious living rooms and dining rooms, to well-equipped kitchens, and even bedrooms of unsurpassed tranquility, living in elegance takes more than a step up. At M66, it's the perfect way to start and end your everyday.



Site Plan

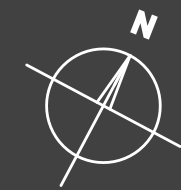
Type A1
 SFA 43 sqm
 2ND, 3RD & 4TH
 STOREY



Legend

- 1. Entrance
- 2. Swimming Pool
- 3. Gym Room
- 4. Playground

UNIT	#02-05	#02-14
	#03-05	#03-14
	#04-05	#04-14



The above plans are subjected to changes as may be approved by relevant authorities. Plans are not drawn to scale

Type A1

SFA 43 sqm
2ND, 3RD & 4TH
STOREY



UNIT #02-10
#03-10
#04-10



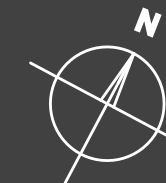
The above plans are subjected to changes as may be approved by relevant authorities. Plans are not drawn to scale

Type A1

SFA 43 sqm
2ND, 3RD & 4TH
STOREY



UNIT #02-08
#03-08
#04-08



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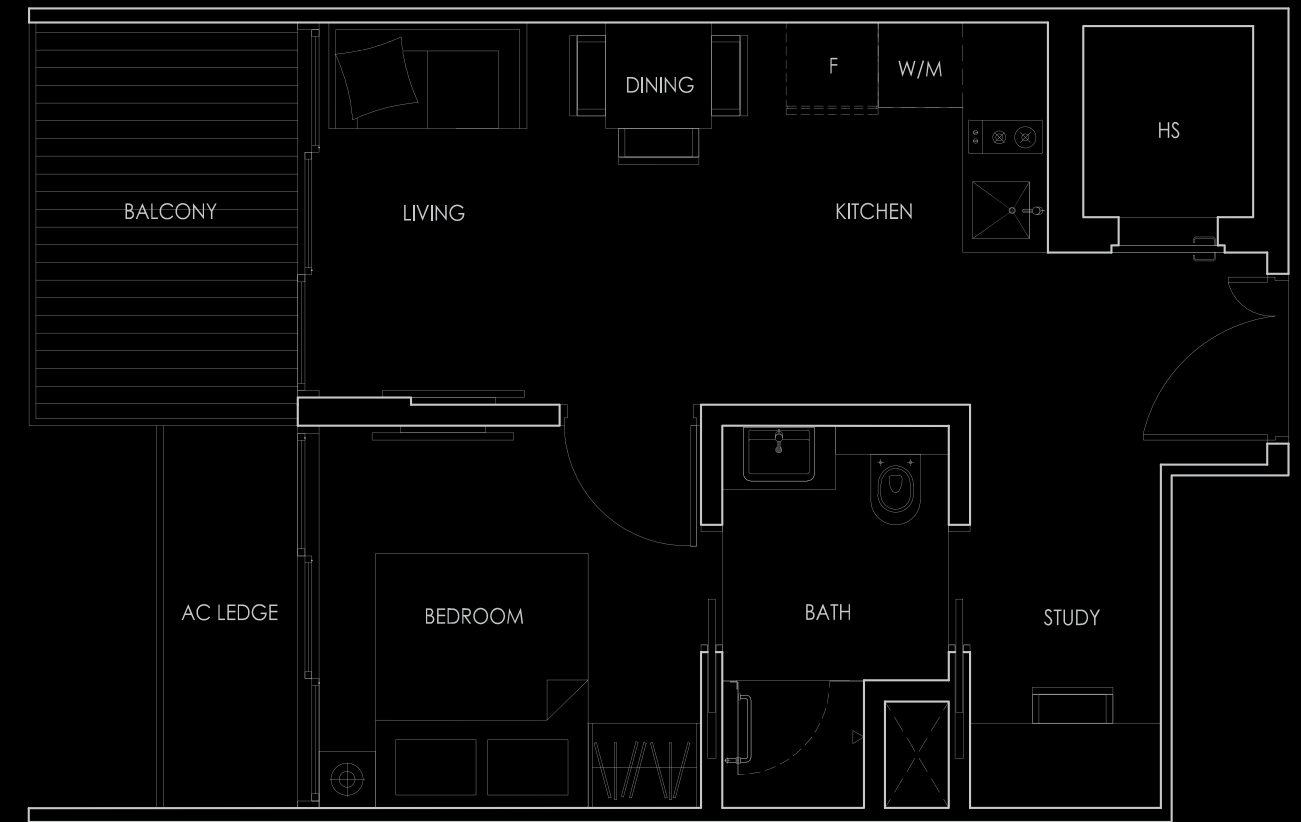
Type A1

SFA 43 sqm
2ND, 3RD & 4TH
STOREY



Type A2

SFA 46 sqm
2ND, 3RD & 4TH
STOREY



UNIT #02-02
#03-02
#04-02



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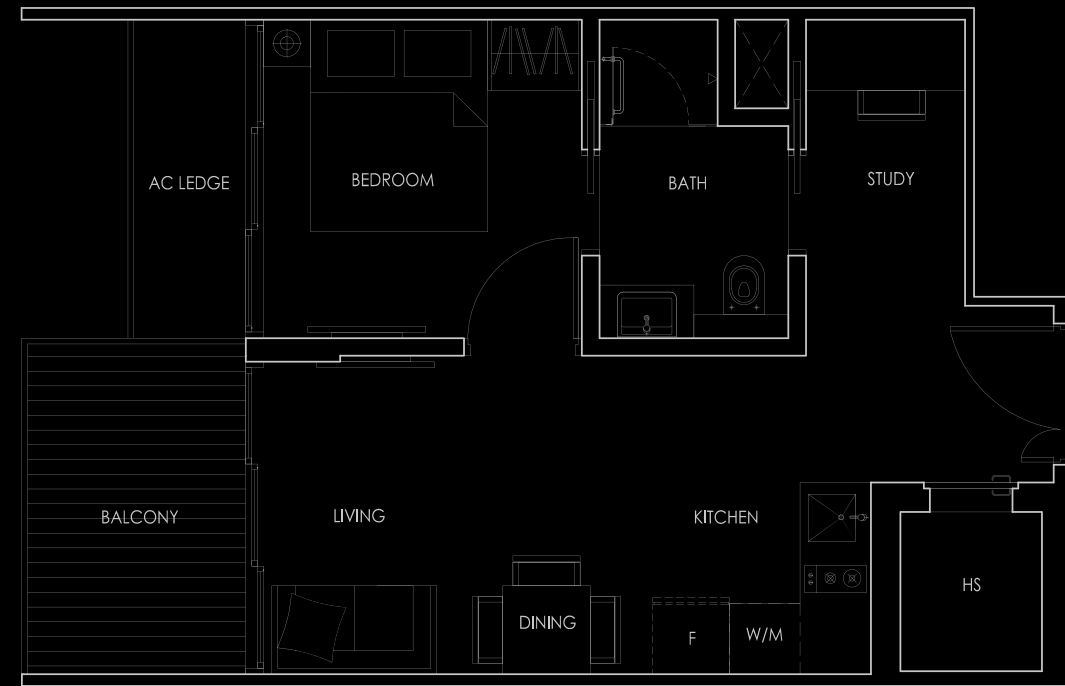
UNIT #03-04 #02-11 #02-12
#04-04 #03-11 #03-12
#04-11 #04-12



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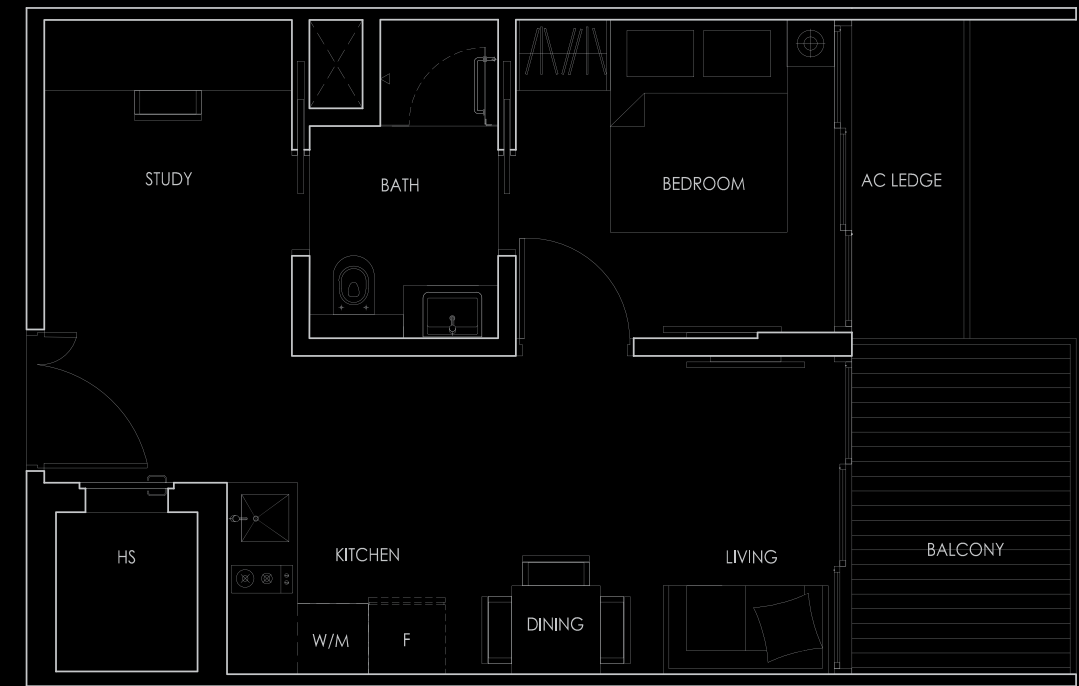
Type A2

SFA 46 sqm
2ND, 3RD & 4TH
STOREY

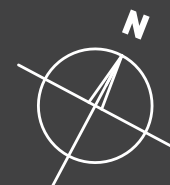


Type A3

SFA 48 sqm
2ND, 3RD & 4TH
STOREY



UNIT #02-13
#03-13
#04-13



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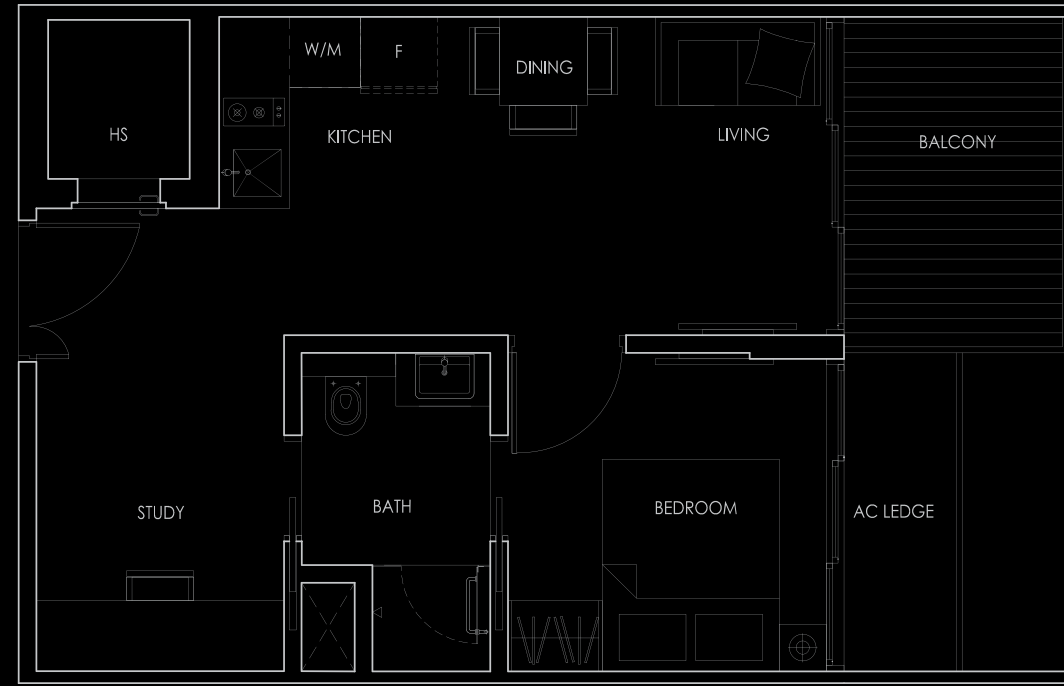
UNIT #02-17
#03-17
#04-17



The above plans are subjected to changes as may be approved by relevant authorities. Plans are not drawn to scale

Type A3

SFA 48 sqm
2ND, 3RD & 4TH
STOREY



Type B1

SFA 60 sqm
2ND, 3RD & 4TH
STOREY



UNIT #03-18
#04-18



UNIT #02-16
#03-16
#04-16



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Type B2

SFA 58 sqm
2ND, 3RD & 4TH
STOREY



Type B3

SFA 60 sqm
2ND, 3RD & 4TH
STOREY



UNIT #02-01
#03-01
#04-01



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UNIT #02-09
#03-09
#04-09



The above plans are subjected to changes as may be approved by relevant authorities. Plans are not drawn to scale

Type B3a

SFA 62 sqm
2ND, 3RD & 4TH
STOREY



UNIT #02-03
#03-03
#04-03



The above plans are subjected to changes as may be approved by relevant authorities. Plans are not drawn to scale

Type B4

SFA 59 sqm
2ND, 3RD & 4TH
STOREY



UNIT #02-15
#03-15
#04-15



The above plans are subjected to changes as may be approved by relevant authorities. Plans are not drawn to scale

Type C1

SFA 72 sqm
2ND, 3RD & 4TH
STOREY



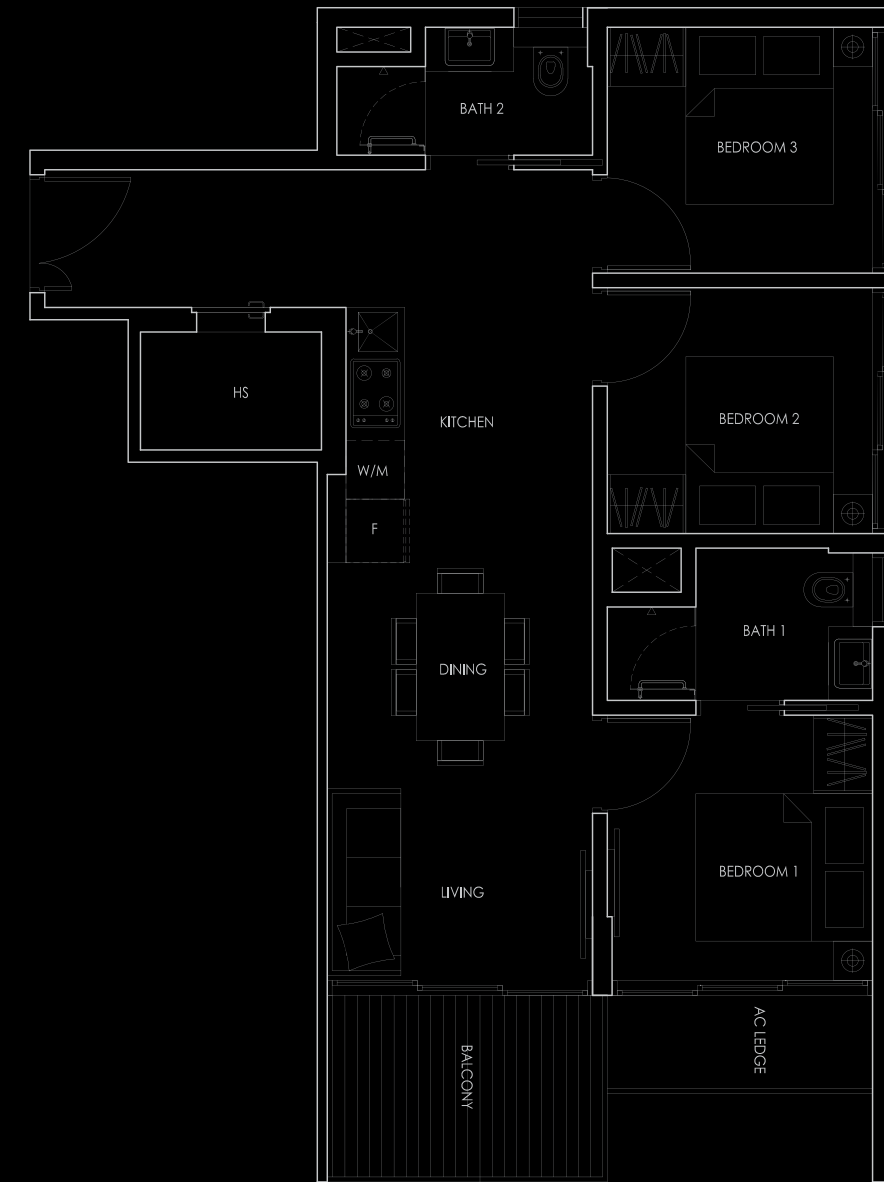
UNIT #02-06
#03-06
#04-06



The above plans are subjected to changes as may be approved by relevant authorities. Plans are not drawn to scale

Type C1

SFA 72 sqm
2ND, 3RD & 4TH
STOREY



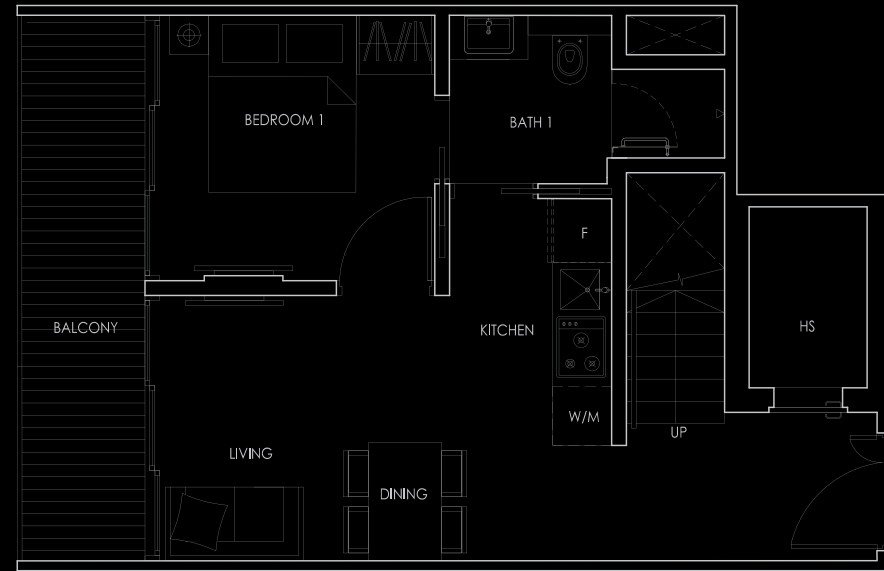
UNIT #02-07
#03-07
#04-07



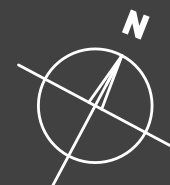
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Type D1

SFA 100 sqm
5TH STOREY



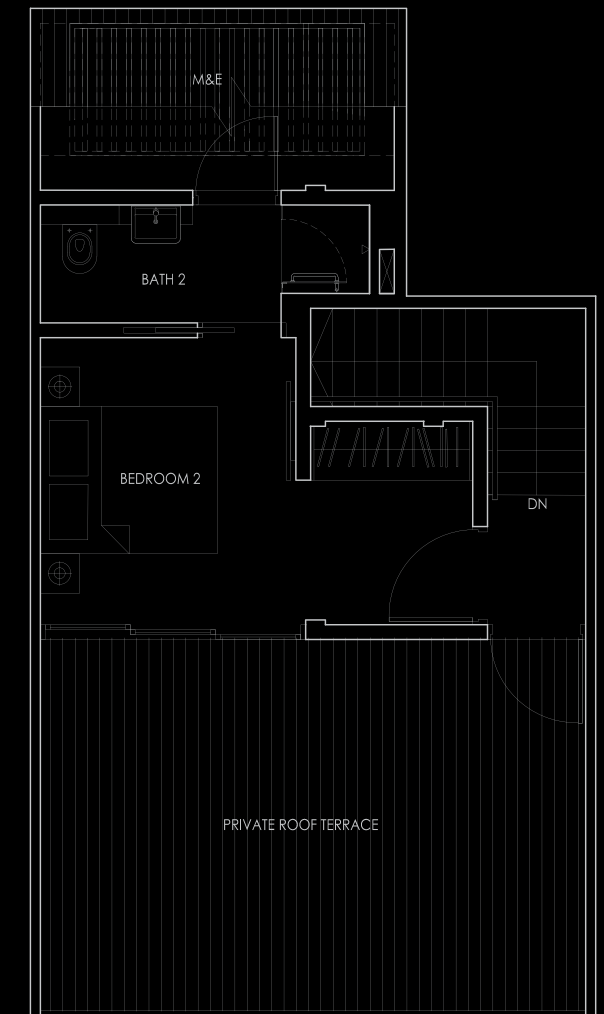
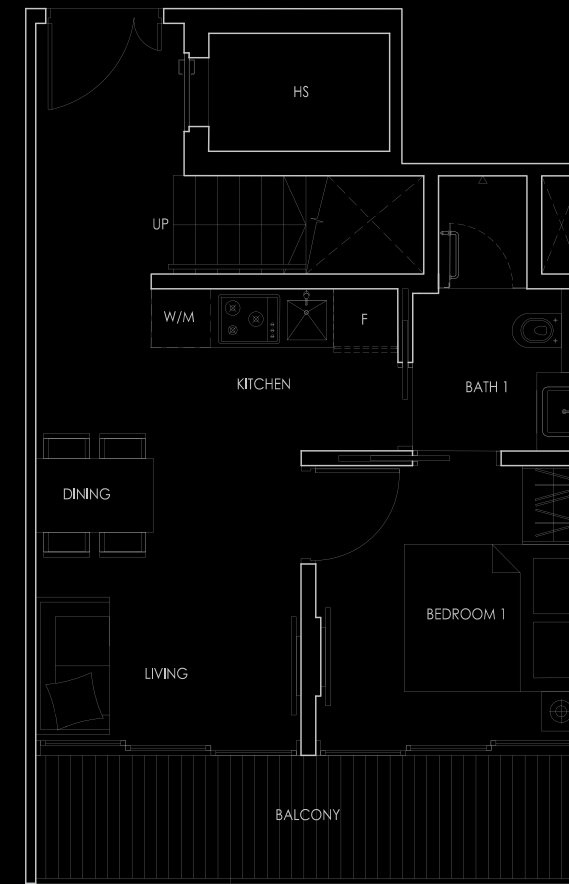
UNIT #05-05
#05-14



The above plans are subjected to changes as may be approved by relevant authorities. Plans are not drawn to scale

Type D1

SFA 100 sqm
5TH STOREY



UNIT #05-08



The above plans are subjected to changes as may be approved by relevant authorities. Plans are not drawn to scale

Type D1a

SFA 99 sqm
5TH STOREY



UNIT #05-02



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Type D1b

SFA 99 sqm
5TH STOREY



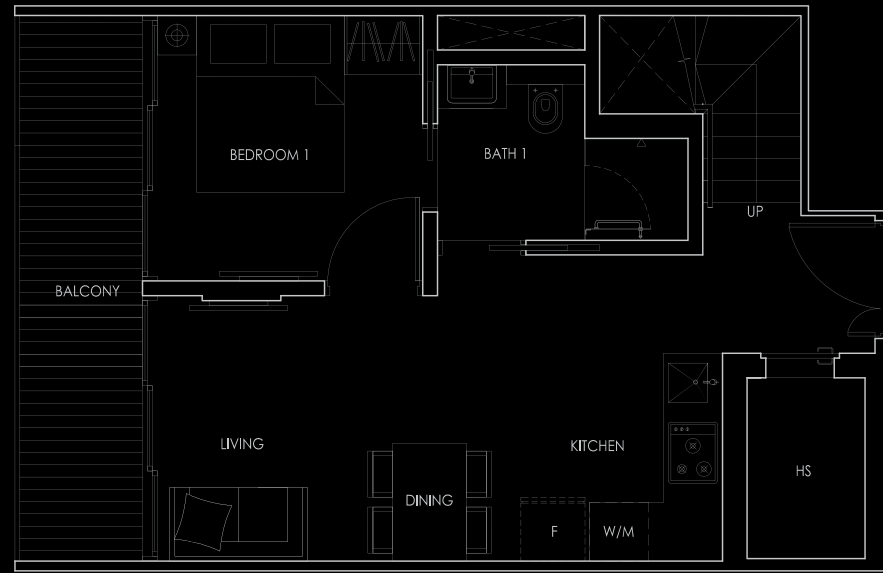
UNIT #05-10



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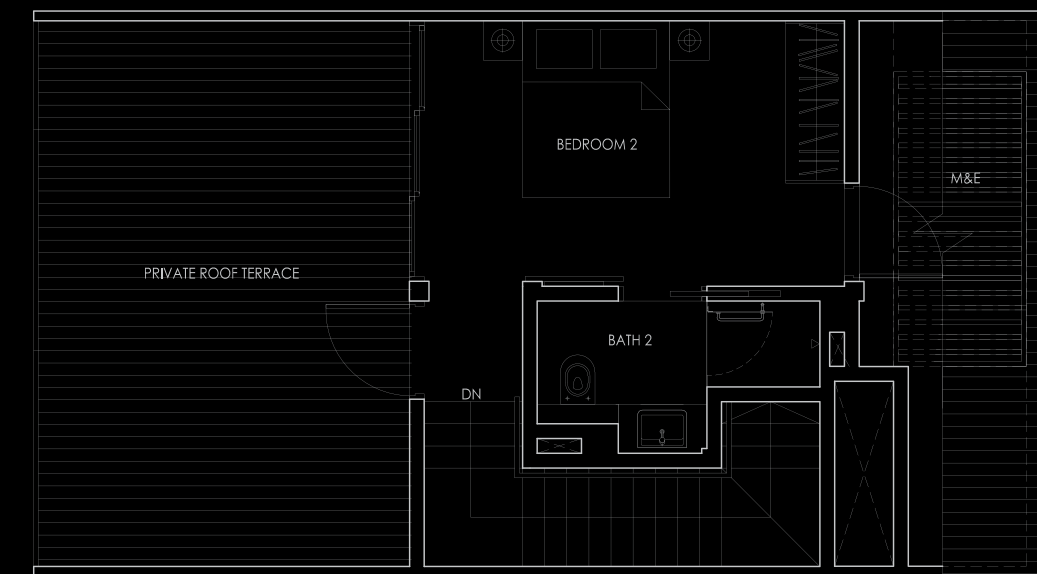
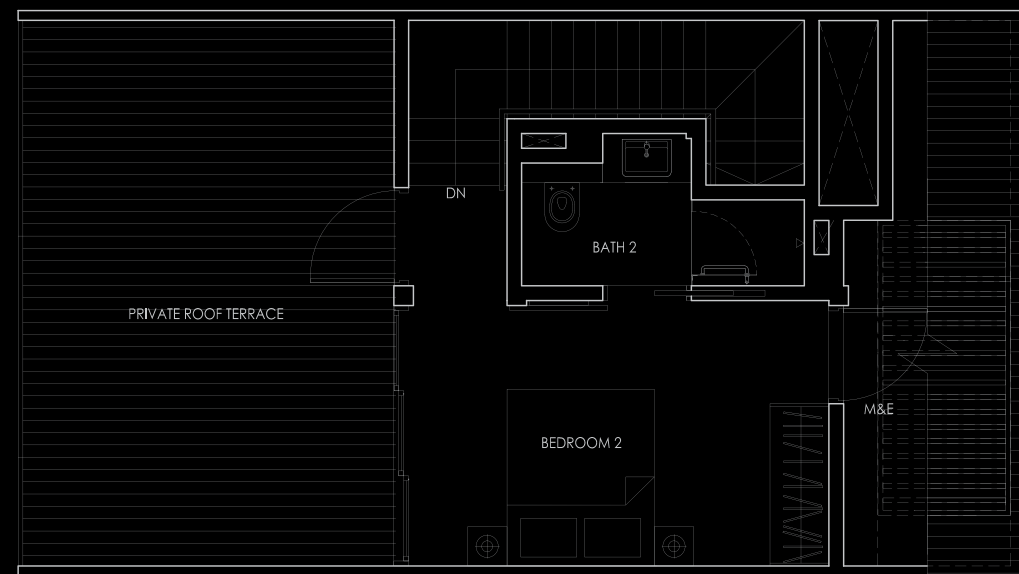
Type D2

SFA 105 sqm
5TH STOREY



Type D2

SFA 105 sqm
5TH STOREY



UNIT #05-13



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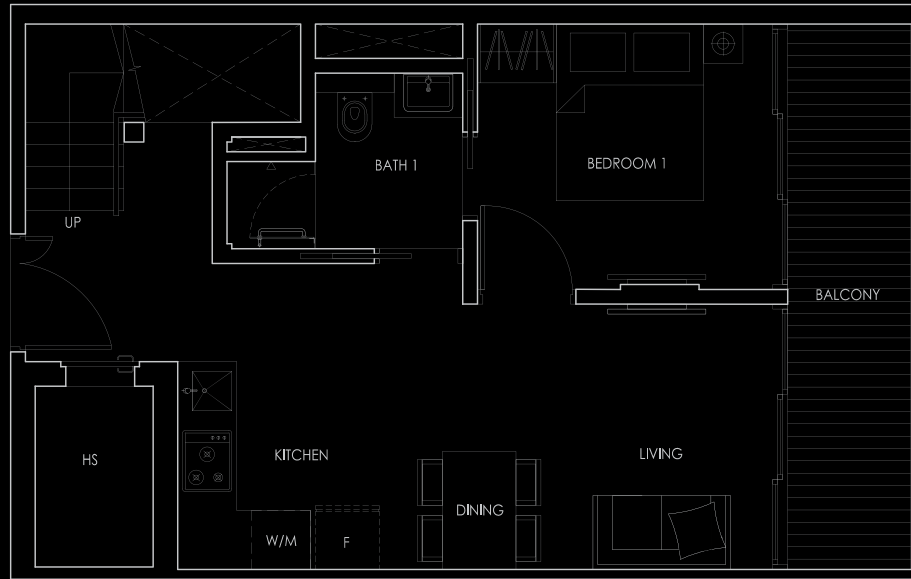
UNIT #05-04
#05-11
#05-12



The above plans are subjected to changes as may be approved by relevant authorities. Plans are not drawn to scale

Type D3

SFA 102sqm
5TH STOREY



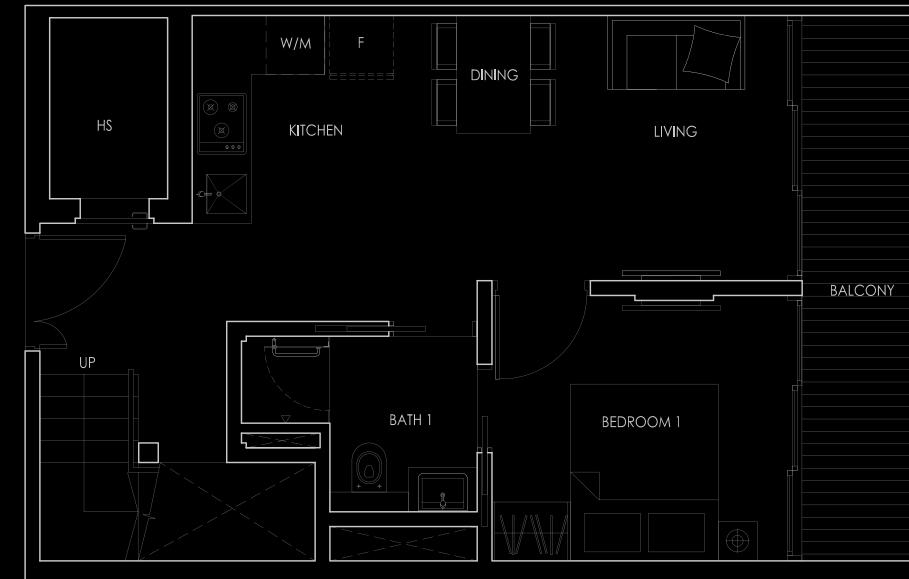
UNIT #05-17



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Type D3

SFA 102sqm
5TH STOREY



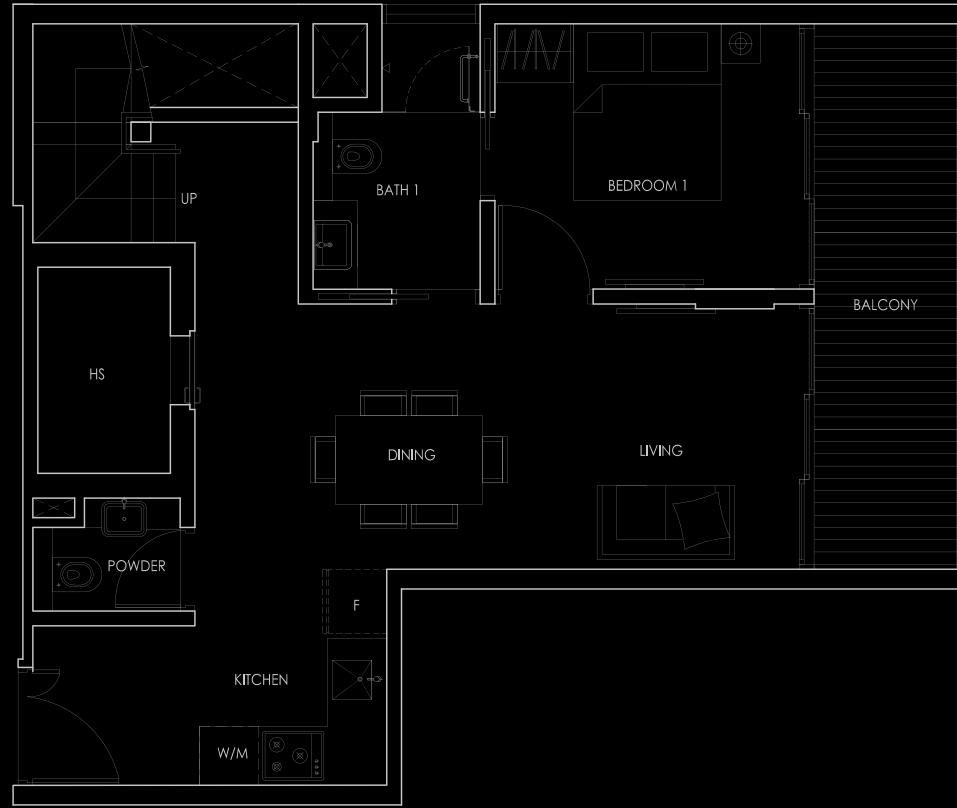
UNIT #05-18



The above plans are subjected to changes as may be approved by relevant authorities. Plans are not drawn to scale

Type E1

SFA 126sqm
5TH STOREY



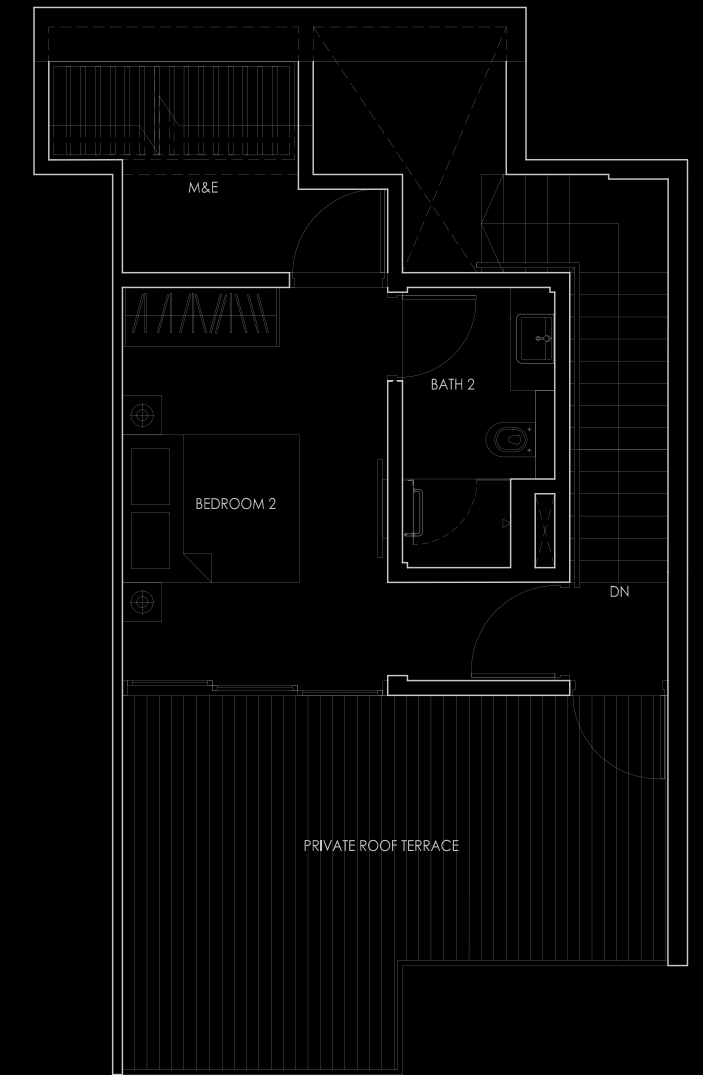
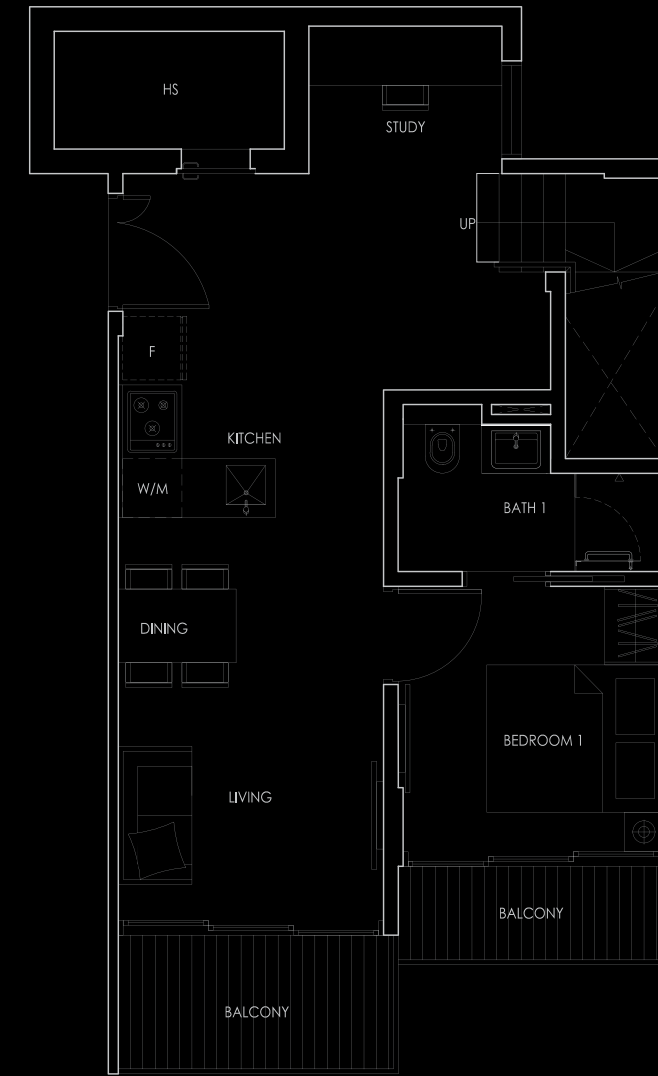
UNIT #05-16



The above plans are subjected to changes as may be approved by relevant authorities. Plans are not drawn to scale

Type E2

SFA 114sqm
5TH STOREY



UNIT #05-01



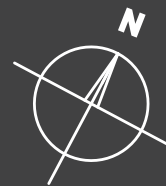
The above plans are subjected to changes as may be approved by relevant authorities. Plans are not drawn to scale

Type E3

SFA 118 sqm
5TH STOREY



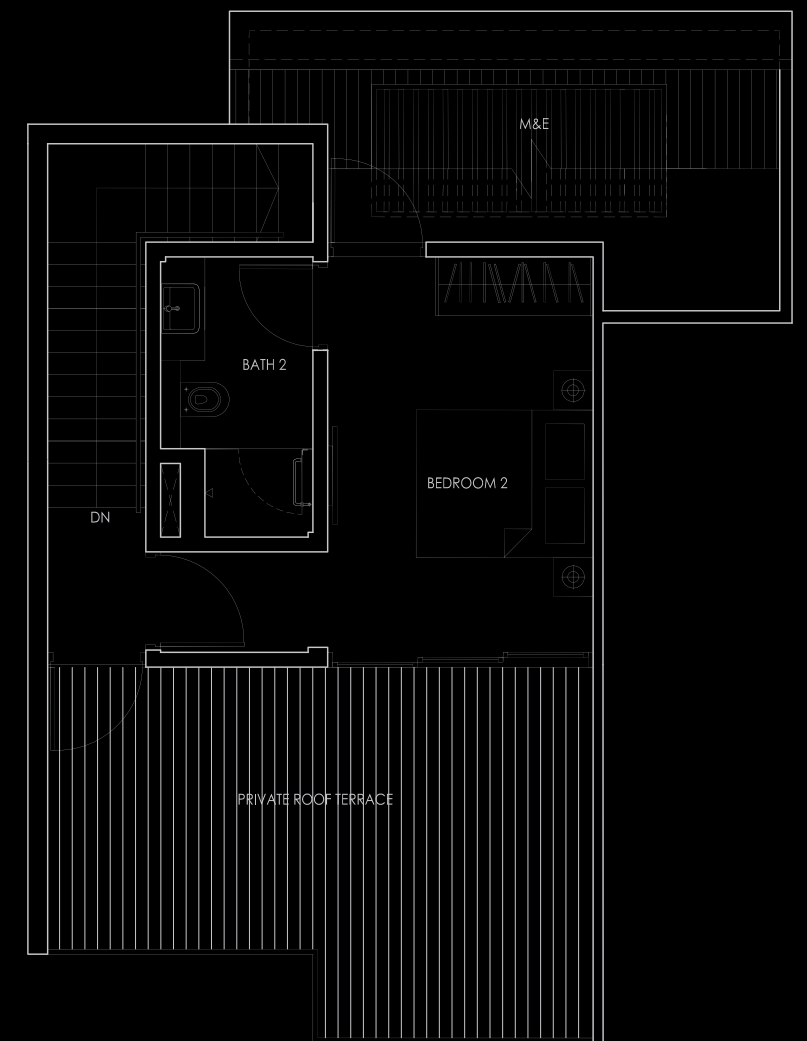
UNIT #05-09



The above plans are subjected to changes as may be approved by relevant authorities. Plans are not drawn to scale

Type E3a

SFA 120 sqm
5TH STOREY



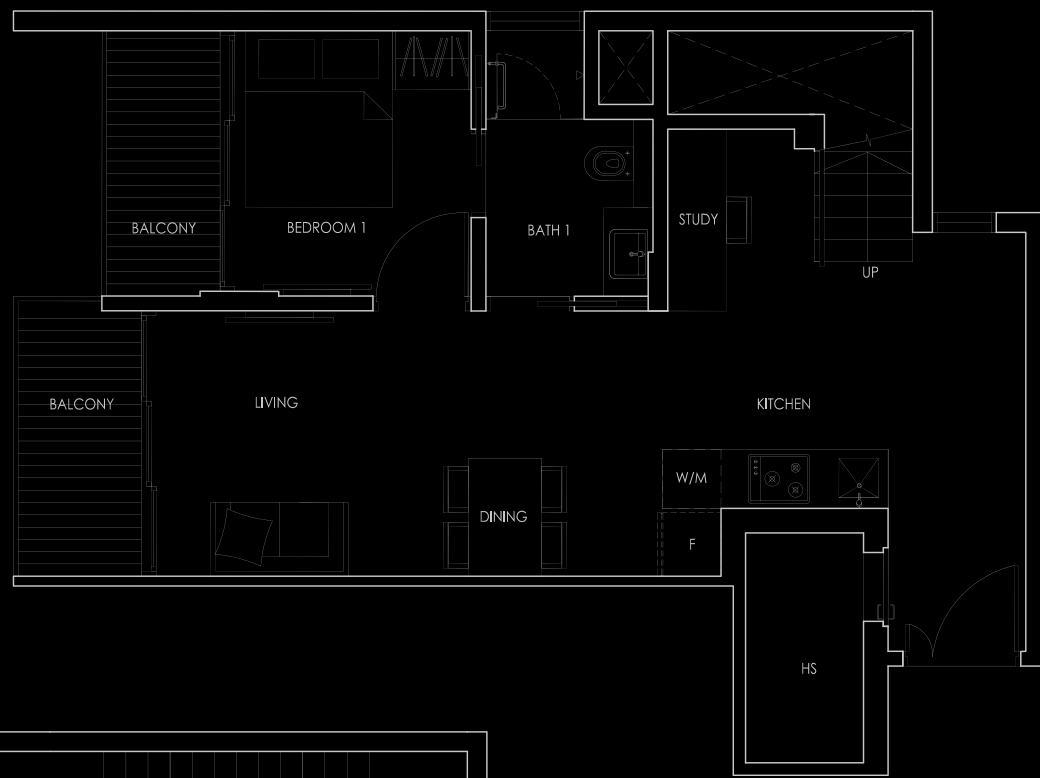
UNIT #05-03



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Type E4

SFA 118 sqm
5TH STOREY



UNIT #05-15



The above plans are subjected to changes as may be approved by relevant authorities. Plans are not drawn to scale

Type F1

SFA 143 sqm
5TH STOREY



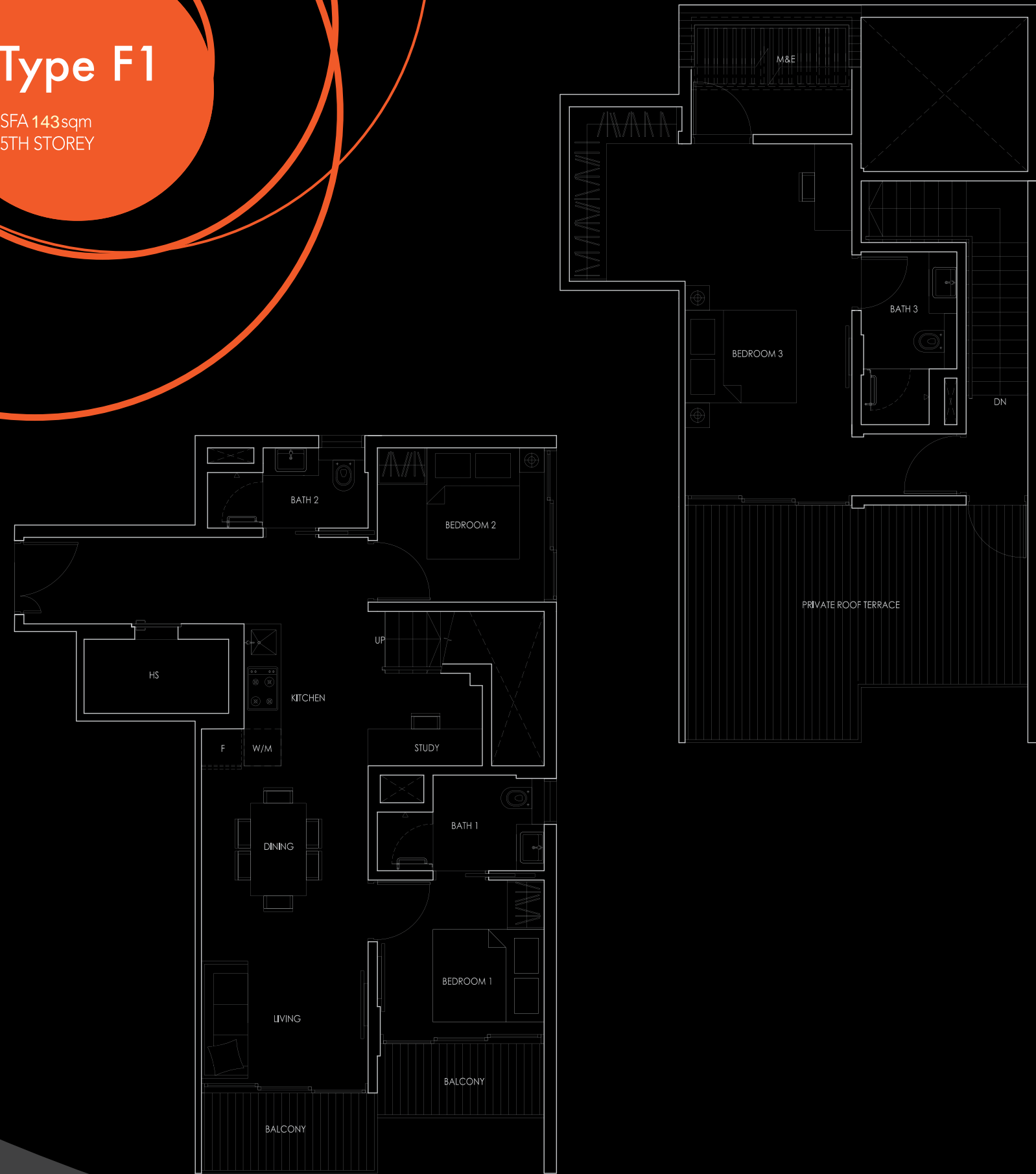
UNIT #05-06



The above plans are subjected to changes as may be approved by relevant authorities. Plans are not drawn to scale

Type F1

SFA 143sqm
5TH STOREY



UNIT #05-07



specifications

1 FOUNDATION

Reinforced concrete pile & footings to engineer's requirements

2 SUPERSTRUCTURE

Reinforced concrete framework to engineer's requirements

3 WALL

- External - Pre-cast concrete panels and/or Common clay brick
- Internal - Pre-cast concrete panels and/or Dry wall partition and/or Common clay brick

4 ROOF

- Reinforced concrete flat roof to Engineer's requirements
- Light-weight metal roof to Architect's requirements

5 CEILING

For Units

5.1 Living/ Dining/ Kitchen/ Bedrooms & Household Shelter /Study

Skim coat and/or ceiling boards with emulsion paint finish
Note : Extend of ceiling board/box up are limited to localized area only to conceal M & E services as per Architect's design.

5.2 Bathrooms - Moisture resistant ceiling boards with emulsion paint finish

For Common Areas

5.3 Lift lobbies/ Corridors - Skim coat and/or Moisture resistant ceiling boards with emulsion paint finish

5.4 Staircases - Skim coat with emulsion paint finish

6 FINISHES

6.1 WALL

For Units

6.1.1 Living/Dining/ Bedrooms/Household Shelter / Study

- Plaster and/or skim coat with emulsion paint

6.1.2 Bathroom - Homogeneous and/or ceramic tiles lay up to the false ceiling height(exposed area only) to Architect's design

Note : no tiles behind mirrors and false ceilings

6.1.3 Kitchen - Homogeneous and/or ceramic tiles

- Plaster and/or skim coat with emulsion paint to Architect's design

Note : no tiles behind kitchen cabinets and above false ceilings

6.1.4 Balcony/Private Roof Terrace - Plaster and/or skim coat with weather resistant paint /textured coating

For Common Areas

6.1.5 Lift lobbies/Staircases/Gym room

- Plaster and/or skim coat with emulsion paint

6.1.6 External walls/Swimming pool area - Plaster and/or skim coat with weather resistant paint/textured coating

6.1.7 All M+E service rooms/Surface/Car park

- Plaster and/or skim coat with emulsion paint

6.2 FLOOR

For Units

6.2.1 Living/ Dining/ Kitchen/ Study/ Household Shelter/Bathrooms

- Homogenous tiles /ceramic tiles to Architect's selection

6.2.2 Bedrooms - Timber Flooring to Architect's selection

6.2.3 Balcony/ Private Roof Terrace - Homogenous tiles /ceramic tiles to Architect's selection

6.2.4 Internal staircase (Penthouse units only)

- RC staircase with homogeneous tiles/ceramic tiles to Architect's selection

For Common Areas

6.2.4 Lift lobbies/Gym room /Swimming pool area/Walkway

- Homogenous tiles /ceramic tiles to Architect's selection

6.2.5 Staircases - screed finish with nosing tiles to Architect's selection

6.2.6 All M+E service rooms - screed finish

7 WINDOWS

Powder coated aluminium framed windows with glass to Architect's selection

8 DOORS

8.1 Main entrance - Fire-rated timber doors to Architect's design

8.2 Bedrooms/Bathroom - Timber door to Architect's design

8.3 Household Shelter - PSB approved blast door

8.4 Living/Dining/Bedroom to Balcony/Roof terrace - Powder coated aluminium framed doors with glass to Architect's selection.

8.5 Attic room/bath to M & E area - Power coated aluminum door

8.6 Ironmongery - Imported quality lockset

9 RAILINGS

Mild steel for common staircase railings to Architect's design

Mild steel and/or glass railings to unit staircase to Architect's design

10 SANITARY WARES & FITTINGS

10.1 Bathrooms

a) 1 shower screen with shower/bath mixer set to Architect's selection

b) 1 vanity top complete with basin and mixer tap to Architect's selection

c) 1 water closet to Architect's selection

d) 1 mirror to Architect's design

e) 1 paper holder to Architect's selection

f) 1 towel rail to Architect's selection

10.2 Powder room

a) 1 vanity top complete with basin and mixer tap to Architect's selection

b) 1 water closet to Architect's selection

c) 1 mirror to Architect's design

d) 1 paper holder to Architect's selection

Note: The type and colour of wares, fittings and accessories are subject to availability and to Architect's selection.

11 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 is provided in bathroom (if required) Refer to Electrical Schedule for details

specifications

NOTE :

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 Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Building is delivered to the Purchaser.

CABLE TELEVISION AND/OR INTERNET ACCESS

The purchaser is liable to pay annual fee, subscription fee and such other fees to StarHub Cable Vision (SCV) and/or internet service providers (ISP) or any other relevant party 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 and/or internet access.

WARDROBES, KITCHEN CABINETS, FAN COIL UNITS, ELECTRICAL POINTS, DOOR SWING POSITIONS AND PLASTER CEILING BOARDS

Layout /locations of wardrobe/kitchen cabinets, fan coil units, electrical points, door swing position and plaster ceiling boards are subjected to Architect's sole discretion and final design.

AIR-CONDITIONING SYSTEM

Air-conditioning system has to be maintained & cleaned on a regular basis by the Purchaser. That includes the cleaning of filters and clearing of condensate pipes to ensure good working condition of the systems.

INTERNET ACCESS

If the purchaser requires internet access, the purchaser will have to make the direct arrangements with the Internet service provider and/or such relevant entities/authorities for internet services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

TIMBER

Timber is a natural material containing grain/vein and tonality differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the Vendor and the builder.

TILES

Selected tile sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards.

FALSE CEILING, BOX UP

The space provision allows for optimal function and installation of M&E services. Access panel are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes.

POSITION AND PROVISION OF POWERPOINTS, SWITCHES, TV AND SCV OULETS & OTHER ITEMS

The position and provision of all power points, switches, TV and SCV outlets and other items listed in the Electrical Schedule as may be displayed in the showflat are indicative and for illustration purposes only and subject to our Consultant's design.

GLASS

Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

GONDOLA SUPPORTS/BRACKETS AND/OR METAL PLATFORMS (COLLECTIVELY "GONDOLAS")

"Gondolas" (if any and if applicable) may be provided at the external wall, air-con ledge, balcony of some of the Units for the installation of gondolas.

DESCRIPTION OF COMMON PROPERTY

Common facilities: Swimming pool, gym room, mechanical carparking system, conventional surface carpark lots, handicapped car park lots, driveway, management room, and all common properties as defined in the Building Maintenance and Strata Management Act (Cap. 30C) and Land Titles (Strata) Act (Cap 158)

COMMON AREA

- The management room is provided
- The Security Guard Post is not provided

DESCRIPTION OF PARKING SPACES

72 Car parking lots consisting of fully automated mechanised car parking system and conventional surface car park. 56 conventional surface car park lots, 14 lots are fully automated mechanised car parking lots and 2 handicapped car park lots at 1st storey.

PURPOSE OF BUILDING PROJECT AND RESTRICTION AS TO USE

- The building project is strictly for residential occupation only.
- 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.
- The Mechanical Car Parking System has to be maintained regularly by the specialist to ensure that it is in good and proper working condition. Access shall be granted for maintenance.
- The open roof terrace are not to be enclosed or roofed over.
- No structures or other uses are allowed on the rooftop unless otherwise approved by the Competent Authority.
- If owner should want to have balcony screen design, MCST to implement as per Architect's design – Powder coated Aluminum Screen & Panels with sliding or casement to be based on the approved drawing by URA.
- There are existing underground high tension and low voltage cables, Telco manholes and/or cables, Minor sewer manhole and/or drain line runs across/within this development site parallel to the entrance driveway and/or runs near boundary. As and when necessary by the authorities, 24hrs/7days access is to be granted to the Authorities/contractors appointed by Authorities for carrying out maintenance work.
- For cyclical maintenance work to be carried out to the building façade, access shall be granted for maintenance.

ADDITIONAL NOTES

While every reasonable care has been taken in preparation of this brochure, the developer and its agent cannot be held responsible for the inaccuracy and omissions. All statements are believed to be correct but shall not be regarded as statements or representation of fact. All information and specifications, renderings, visual representations, and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities.

MATERIALS, FITTINGS,EQUIPMENT,FINISHES, INSTALLATION AND APPLIANCES

The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be subject to Architect's selection, market availability and the sole discretion of the vendor. All information, specifications and statements herein shall not be treated to form part of an offer or contract.

Floor plans are subject to amendments as may be required by the relevant authorities Visual representations, model, showflat displays and illustrations, photographs, art renderings and other graphic representation and reference, not limited to landscape and furniture, are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are only approximate measurements and subject to final survey.

The Sales and Purchase Agreement shall form the entire agreement between the developer and purchaser and shall supersede all statements and representations or promise made by the developer or Marketing agents.

All information, specifications and plans contained herein are subjected to amendments as may be required by the relevant authorities.

ELECTRICAL SCHEDULE

TYPE OF OUTLET	APARTMENT TYPE																			
	A1	A2	A3	B1	B2	B3	B3a	B4	C1	D1	D1a	D1b	D2	D3	E1	E2	E3	E3a	E4	F1
Lighting Point	6	7	7	9	9	9	9	9	10	14	14	14	13	12	15	15	16	16	15	17
Power Point	16	17	17	19	19	19	19	19	23	21	21	21	21	20	23	24	24	24	24	26
TV Point	2	2	2	3	3	3	3	3	4	3	3	3	3	3	3	3	3	3	3	4
Telephone Point	2	3	3	3	3	3	3	3	4	3	3	3	3	3	4	4	4	4	4	5
Data	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Fridge Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Cooker Point (HOB)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Cooker Hood	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Washing Machine	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Audio Intercom	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Storage Heater	1	1	1	2	2	2	2	2	2	2	2	2	2	1	2	2	2	2	2	2

Jointly developed by



Developer: Agrow Realty Pte. Ltd. (201025961Z) | Developer Licence No: C0918 | Tenure of Land: Freehold | Lot: 5718T, 5719A, 5856A, 5857K, 8742V, 8744T PT, 8746K, 8805N PT | Building Plan No: A1674-00033-2011-BP01 | Date of Building Plan Approval: 14/03/2012 | Expected TOP Date: 31 December 2016 | Expected Date of Completion: 31 December 2019

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