



RESIDENCES

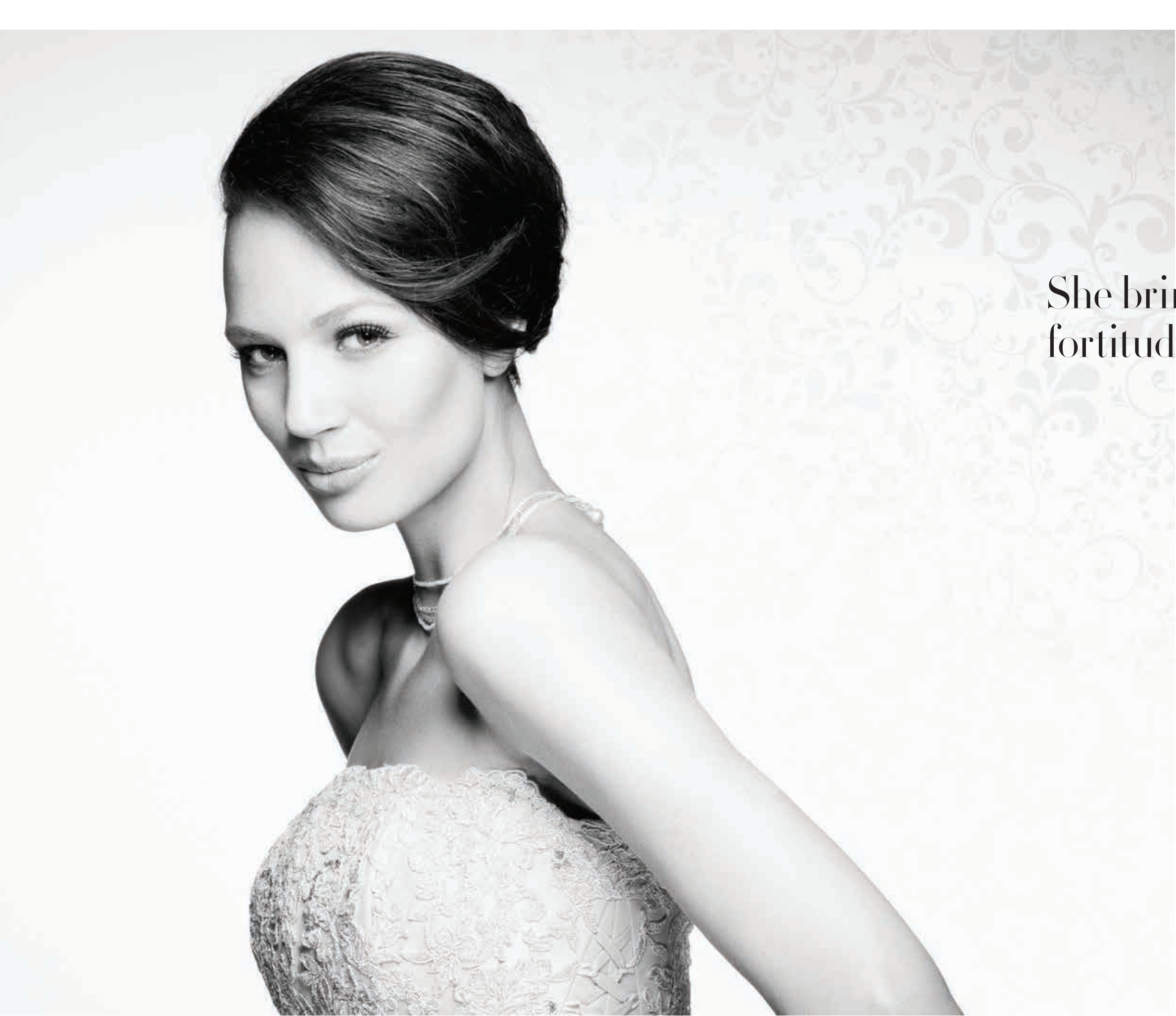


LIVE
EXCEPTIONALLY

LIVE ENTHUSIASTICALLY

The globe is his classroom, and new lands are his playground. Her prowess at poetry is matched only by her proficiency in physics. His school uniform is his confidence, which he wears like a coat as he sits on committees. She blazes through lessons but leaves no one behind, volunteering for peer tutoring and holding the hands of friends in need. They know the skyscrapers of the city as well as they know the foothills of the country, thriving in one while never forgetting the other. They want for nothing, yet they constantly push for more, consuming as much knowledge as they can. This is only the beginning of the rest of their lives.



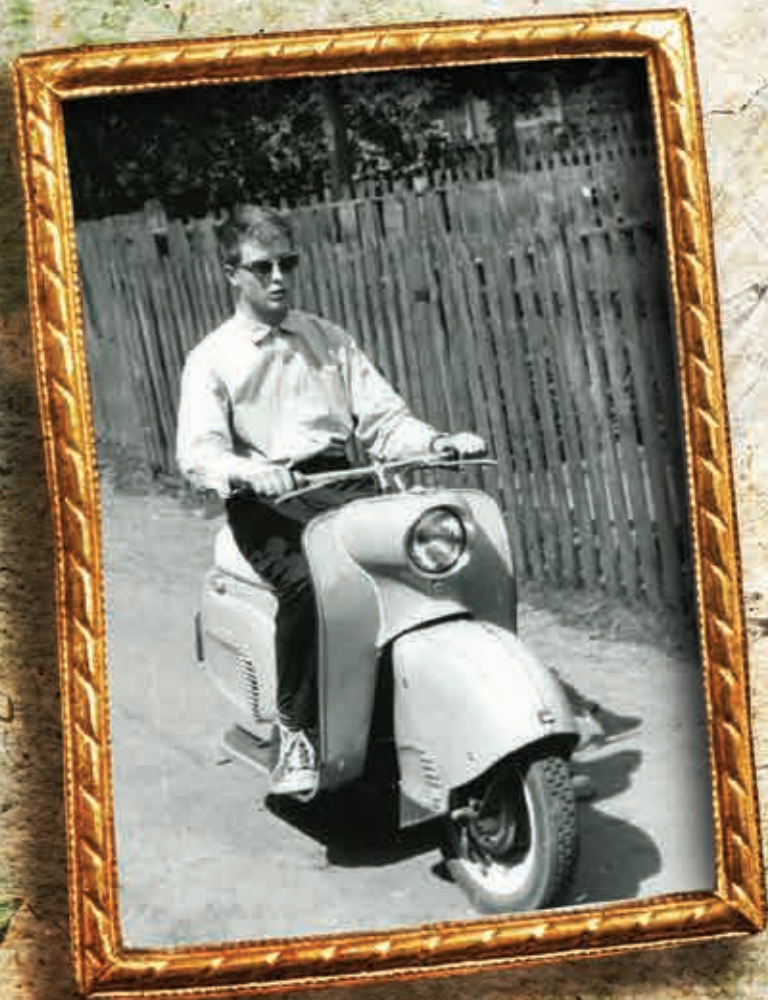


She brings finesse and fortitude to her household.

She is the finest silk and the sharpest steel. She glides through work, life and family with effortless grace, equally at home in the boardroom, in a good book, or in her children's hearts. Her passport is worn soft with business flights and family vacations, weekend trips with friends and a romantic getaway or two. A day in her life is never still as she wields power and poise equally from the moment she wakes to the moment she puts her babies to bed. Her footsteps can be heard in several octaves; from the sharp staccato of stilettos on polished marble and the rhythmic spring of running shoes on walkways through the park to the languid shuffle of bare feet on wooden floors as she kisses her family good night.

KEEP
CALM
AND
LIVE
exquisitely





DESIGN &
ARCHITECTURE





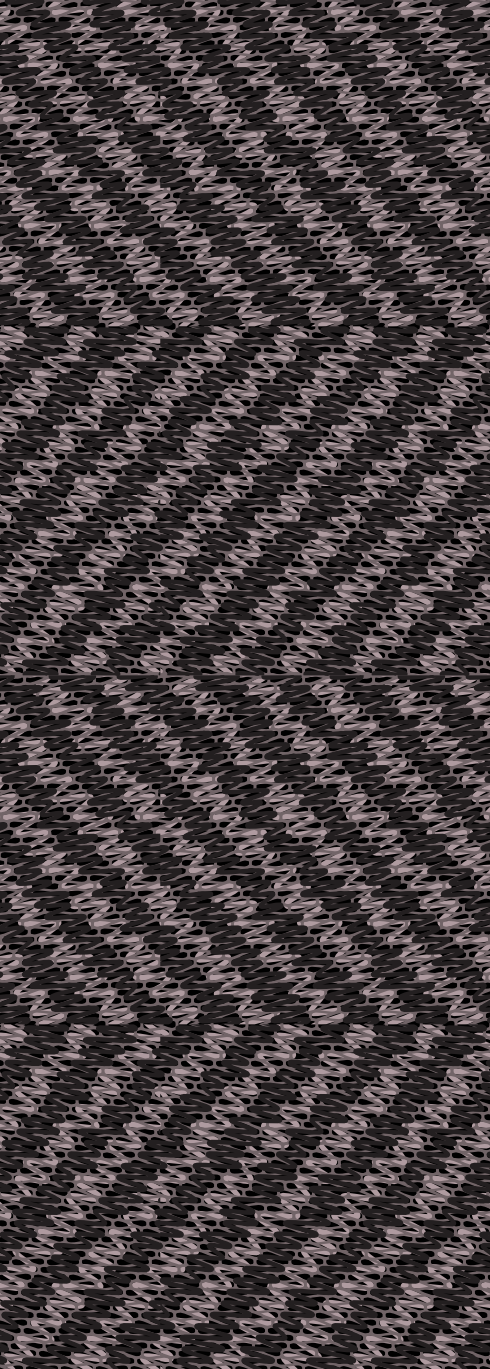




DESIGN & INTERIOR

The Mayfair Residences is the epitome of luxury lifestyle and living. Each of the 20 exclusive 3 bedroom unit is an oasis of peace, comfort and tranquillity. Located between the nostalgic Katong and charming East Coast district, Mayfair Residences unites urban convenience only the finest developer can deliver.





FITTINGS & FIXTURES

The Mayfair Residences redefines upscale luxury living with exquisite design and build quality, floor to ceiling glass, amenities such as the ultra-modern kitchen with premium fittings and fixtures and the contemporary modern-inspired bathrooms.





The Mayfair Residences,
Live Exceptionally.



10 minutes-drive to Changi Airport
 Quick access to SBS Bus Service 36
 for express transport to attractions in
 Central Singapore
 Siglap MRT Station by 2020
 5 minutes drive to EW6 Kembangan
 MRT or EW7 Eunos MRT Station

CHINESE SWIMMING CLUB

PARKWAY PARADE SHOPPING CENTRE

SMILE ARTS

MARINE PARADE

ROXY SQUARE

112 KATONG

TAO NAN SCHOOL

NGEE ANN PRIMARY SCHOOL

VICTORIA JUNIOR COLLEGE

KATONG CONVENT

ST PATRICK'S SECONDARY SCHOOL

CHIJ KATONG

MANDARIN GARDENS KINDERGARTEN

VICTORIA SCHOOL

ESSO PETROL STATION

NAFA ARTS KINDERGARTEN

CALTEX PETROL STATION

SHELL PETROL STATION

ESSO PETROL STATION

ROSEMOUNT KINDERGARTEN

RAFFLES MEDICAL

ST STEPHEN'S SCHOOL

HAIG GIRLS PRIMARY SCHOOL

FRANKEL AVE

FRANKEL AVE

SIGLAP PARK CONNECTOR

STILL ROAD

STILL ROAD

EAST COAST ROAD

EAST COAST ROAD

MARINE PARADE ROAD

MARINE PARADE ROAD

MARINE PARADE ROAD

EAST COAST PARKWAY

EAST COAST PARKWAY

UPPER EAST COAST ROAD

CHANGI ROAD

SIMS AVE EAST

CHANGI ROAD

CHANGI ROAD

EW6 KEMBANGAN MRT


EW7 EUNOS MRT

531 EAST COAST ROAD

Site Plan



- 1. Lap Pool
- 2. Sunbath Deck
- 3. Jacuzzi
- 4. Pavilion
- 5. BBQ Deck
- 6. Playground
- 7. Entrance
- 8. Open Gym Pavilion

 Scale 1:300

Unit Distribution Chart

	01	02	03	04
L5	1 1184 SQFT #05-01	2 1195 SQFT #05-02	2 1195 SQFT #05-03	1 1184 SQFT #05-04
L4	1 1184 SQFT #04-01	2 1195 SQFT #04-02	2 1195 SQFT #04-03	1 1184 SQFT #04-04
L3	1 1184 SQFT #03-01	2 1195 SQFT #03-02	2 1195 SQFT #03-03	1 1184 SQFT #03-04
L2	1 1184 SQFT #02-01	2 1195 SQFT #02-02	2 1195 SQFT #02-03	1 1184 SQFT #02-04
L1	1P 1227 SQFT #01-01	2P 1227 SQFT #01-02	2P 1227 SQFT #01-03	1P 1227 SQFT #01-04
WELLNESS PAVILION				

LEGEND

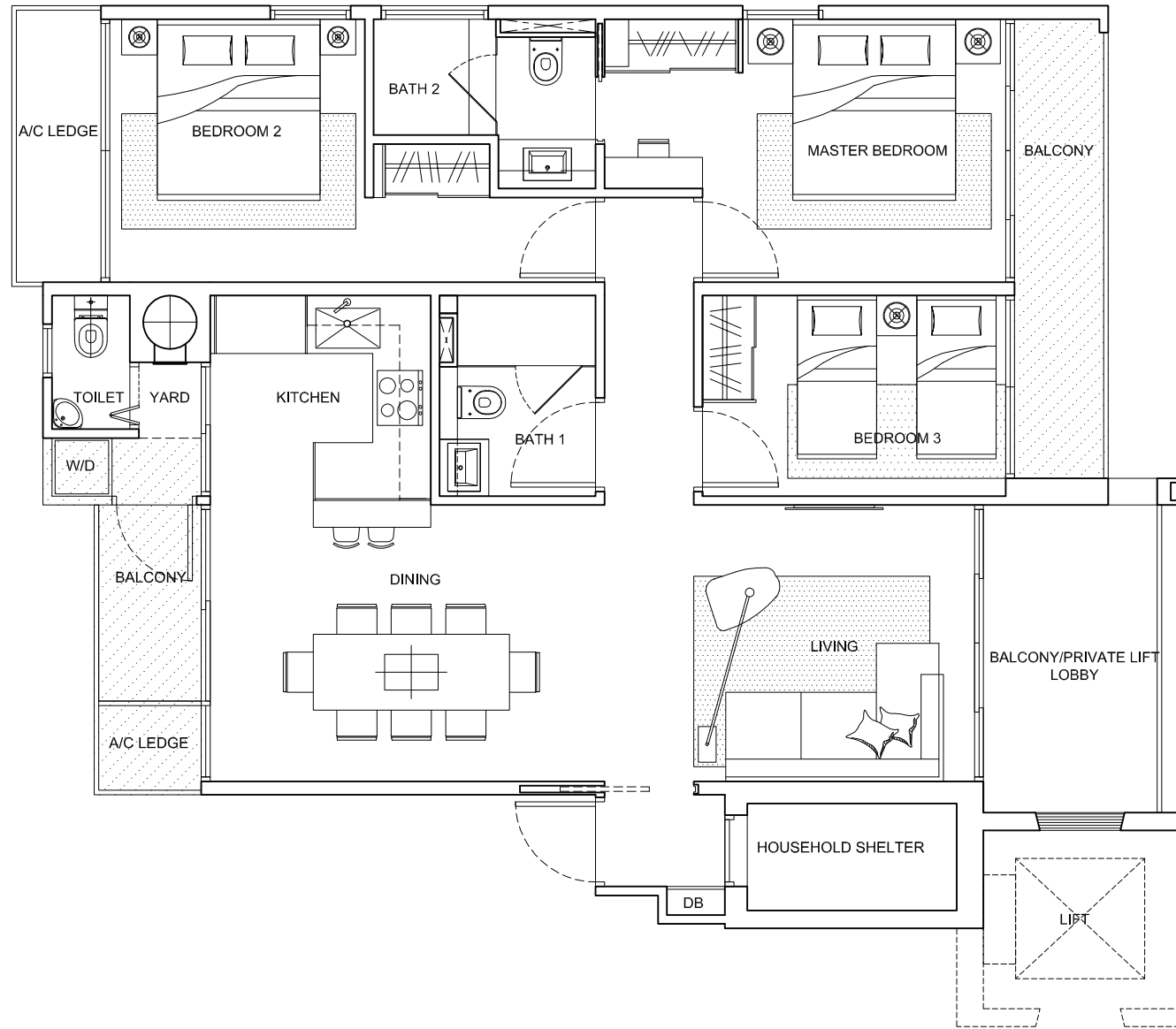
Unit Types

- 3 Bedrooms

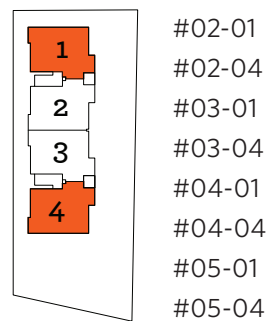
Type I

3 Bedrooms

110 sqm / 1184 sqf



Areas open to sky for 5th storey units.

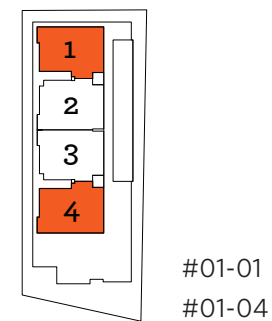
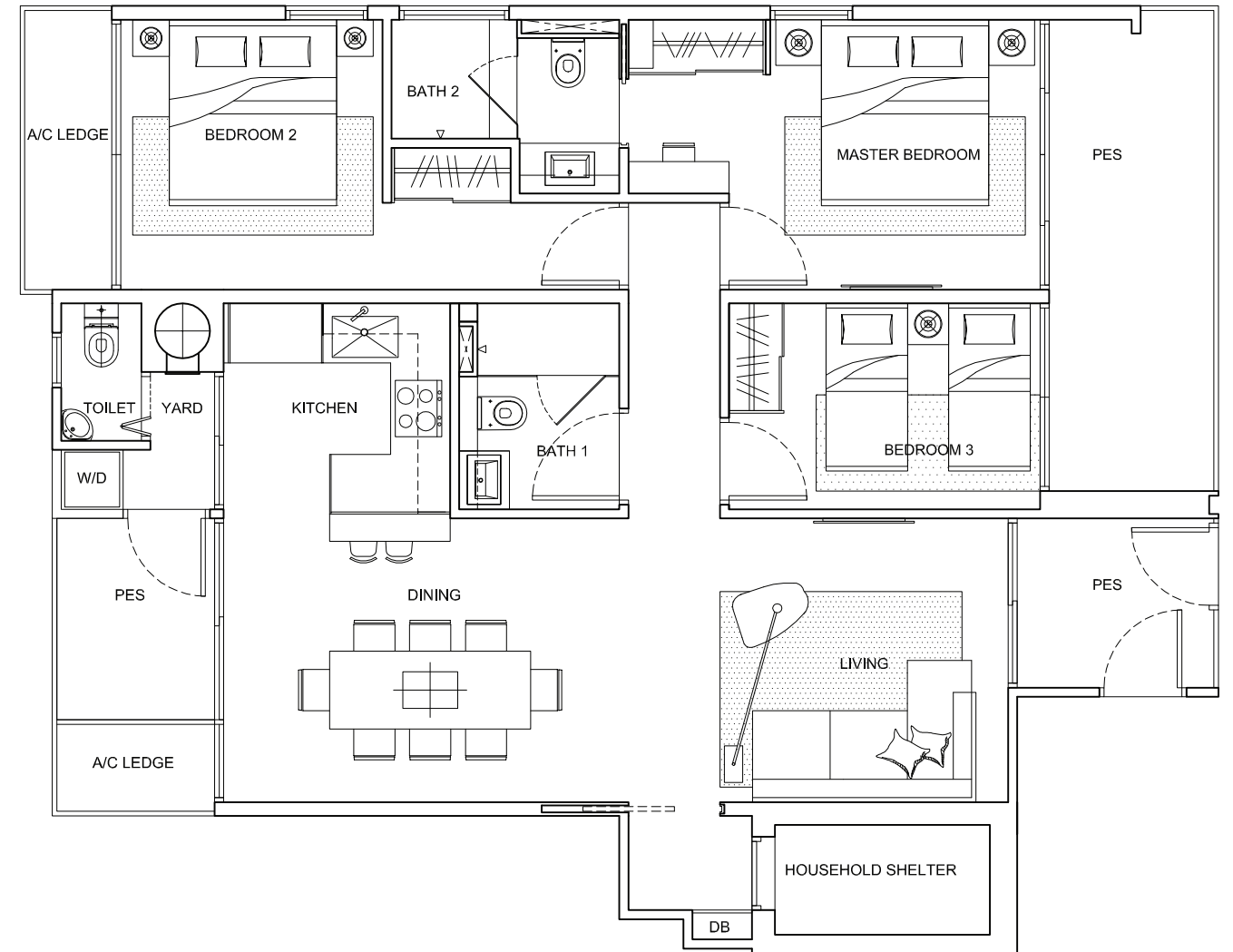


Scale 1:75

Type IP

3 Bedrooms

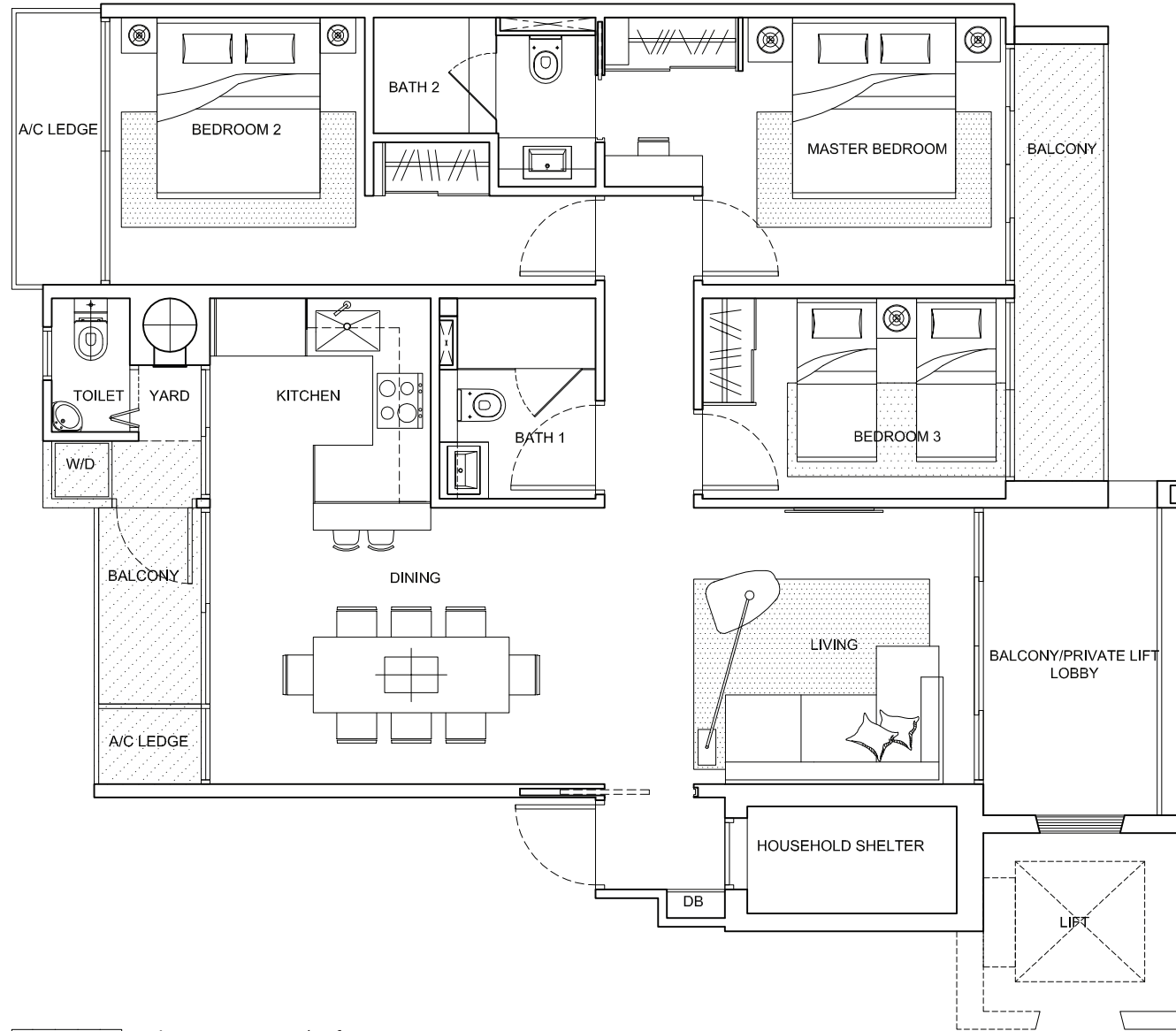
114 sqm / 1227 sqf



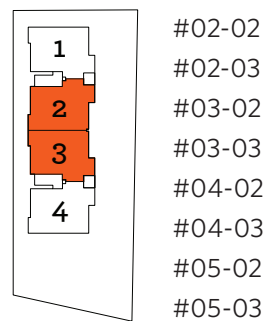
Scale 1:75


Type 2

3 Bedrooms
111 sqm / 1195 sqf



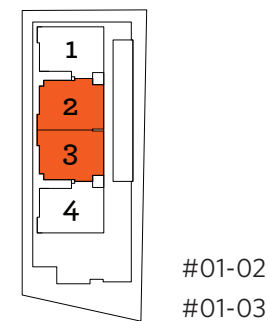
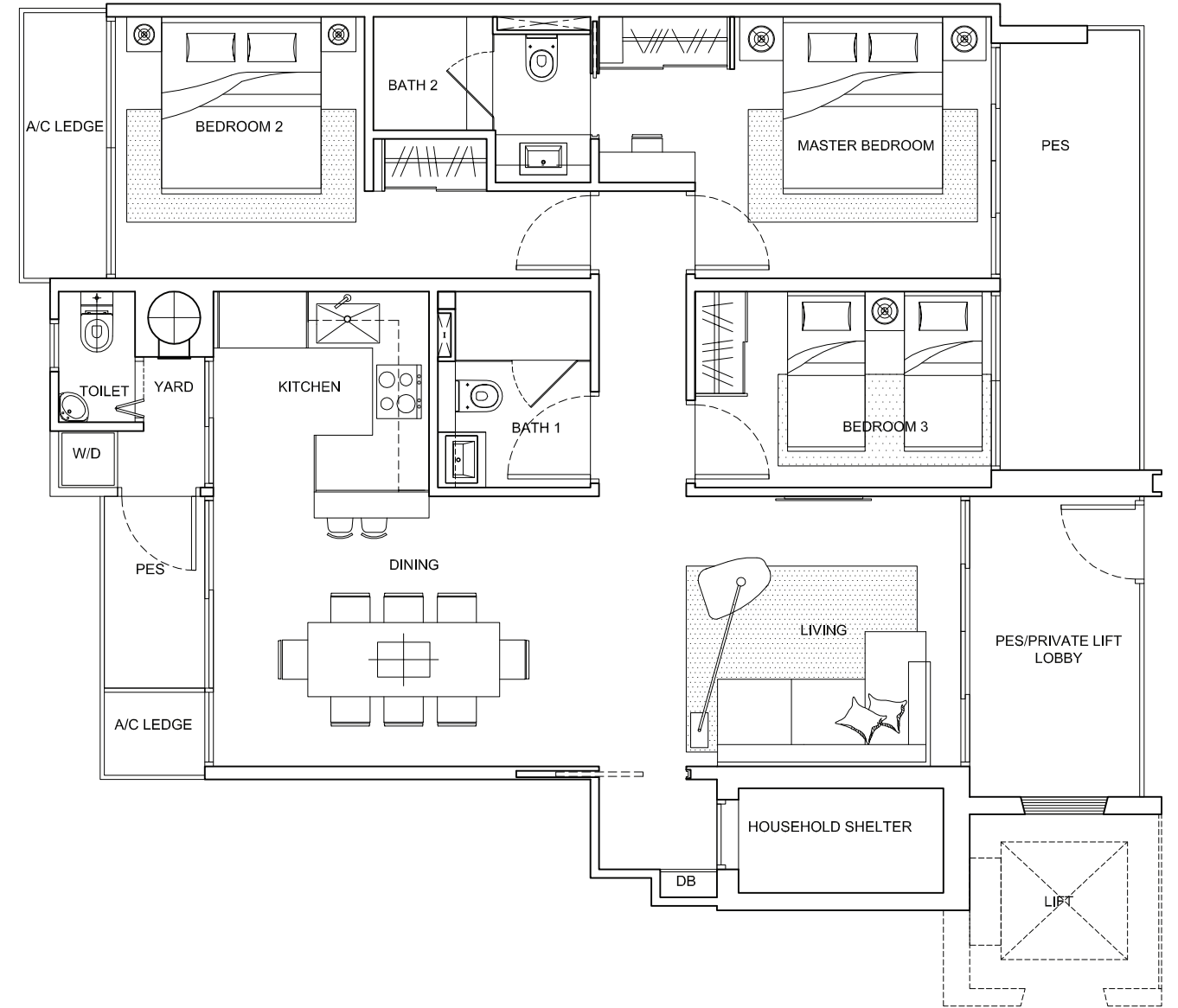
 Areas open to sky for 5th storey units.




Scale 1:75 

Type 2P

3 Bedrooms
114 sqm / 1227 sqf



Scale 1:75 

Specifications

1. FOUNDATION

Reinforced Concrete Foundation

2. SUPER-STRUCTURE

Reinforced Concrete Framework

3. WALLS

External: Common clay brick/reinforced concrete walls/autoclaved sandwich panel

Internal: Common clay brick/reinforced concrete walls/cement and sand block/aerated block/autoclaved aerated panel.

4. ROOF

Flat Roof: Reinforced concrete roof with appropriate insulation and waterproofing system.

Pitched Roof: Metal roofing system with rock wool insulation.

5. CEILING

For All Units

Unit Entrance Lobby, Master/Common Bath, Maid's Toilet and Kitchen: Moisture resistant plasterboard ceiling with emulsion paint.

All Bedrooms, Living, Dining, Storage, Household Shelter, Balcony, Kitchen Yard, PES and A/C Ledge: Cement and sand plaster and/or skim coat with emulsion paint with or without box up at designated areas.

6. FINISHES

Walls

All Bedrooms, Living, Dining, Storage, Household Shelter, Unit Entrance Lobby, Balcony, Kitchen, Kitchen Yard, PES and A/C Ledge: Cement and sand plaster/cement skim coat with emulsion paint with or without box-up at designated areas.

Common/Master Bath: Stone/Composite Marble/Homogenous tiles/Porcelain Tiles/Ceramic Tiles (up to false ceiling height and on exposed surfaces only) with or without skirting.

Maid's Toilet: Ceramic/Homogenous tiles (up to false ceiling height and on exposed surfaces only) with or without skirting.

Floor

Living, Dining, Kitchen and Common/Master Bath: Stone/Composite Marble/Homogenous tiles with or without skirting (on exposed surfaces only).

All Bedrooms: Timber flooring with or without skirting.

Household Shelter and Maid's Toilet: Ceramic/Homogeneous tiles (on exposed surfaces only).

A/C Ledges: Cement and sand screed and/or Homogenous tiles.

Kitchen Yard, Balcony, PES and Unit Entrance Lobby: Ceramic/Homogeneous tiles/Timber flooring.

7. WINDOWS

Powder coated aluminum framed window with tinted/opaque/frosted glass panel.

8. DOORS

For All Units

Living, Dining and Master Bedroom to PES/Balcony/Unit Entrance Lobby: Powder coated aluminum framed glass door with or without frost.

All Bedrooms, Common/Master Bath, Kitchen Yard, Storage: Timber door.

Household Shelter: Metal door as approved by authority.

Maid's Toilet: PVC door

Kitchen yard to Balcony/PES: Metal gate

9. SANITARY FITTINGS

Common Bath

1 Vanity solid top with 1 wash basin and mixer tap and cabinet below

1 Glass shower compartment complete with 1 shower set and shower mixer

1 Water closet

1 Mirror

1 Paper holder

1 Hand spray

Master Bath

1 Vanity solid top with 1 wash basin and mixer tap and cabinet below

1 Glass shower compartment complete with 1 shower set and shower mixer

1 Water closet

1 Mirror

1 Paper holder

Maid's Toilet

1 Wash basin with basin tap

1 Water Closet

1 Shower Set with mixer

1 Paper Holder

1 Bib Tap

10. ELECTRICAL INSTALLATION

All electrical wiring for apartment units shall be concealed where possible except for areas with false ceiling where wiring above false ceilings and within electrical compartments shall be in exposed conduit/trunking/tray.

Please refer to Electrical Schedule for points details.

11. TV/CABLE SERVICES/TELEPHONE POINTS

All electrical wiring for apartment units shall be concealed where possible except for areas with false ceiling where wiring above false ceilings and within electrical compartments shall be in exposed conduit/trunking/tray.

Please refer to Electrical Schedule for points details.

12. LIGHTNING PROTECTION

Lightning protection system provided in compliance with Singapore Standard SS555:2010.

13. PAINTING

External Walls: Sprayed textured coating and/or water based weather bond emulsion paint.

Internal Walls: Water based emulsion paint.

14. WATER PROOFING

Waterproofing shall be provided to the floors of All Bathrooms, PES, Unit Entrance Lobby, Kitchen Yard, Balcony, Kitchen, and RC Flat Roof.

15. DRIVEWAY AND CARPARK

Driveway: Concrete/Cobbled finish with floor hardener.

Car Parking: 21 basement car parking lots (Including 1 lot of Handicapped Parking)

16. RECREATION FACILITIES

Swimming Pool: Approximately 85 sqm

Jacuzzi: Approximately 11 sqm

Pool Deck: Approximately 85 sqm

Playground: Approximately 7.5 sqm

Open Gym Pavilion: Approximately 12 sqm

Open Pavilion: Approximately 10 sqm

17. ADDITIONAL ITEMS

The following items will be provided by the Developer: Kitchen cabinets with solid surface and/or quartz or granite counter top and kitchen sink, cooker hood, gas/electrical hob, built-in oven, washing machine and fridge.

Built-in wardrobes to all bedrooms.

Inverter type multi split air conditioning system with wall mounted fan coil units will be provided to all livings and bedrooms.

Hot water supply shall be provided to all bathrooms and kitchen. Turn-on and utility charges shall be borne by the Purchaser.

NOTES

Marble

Marble is 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 as well as non-uniformity between pieces cannot be totally avoided. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

Timber Strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are 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.

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

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.

Materials, Fittings, Equipment, Finishes, Installations and Appliances

The brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards

Subject to Architect's final decision and design.

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 will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser.

Web Portal of the Housing Project

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

False Ceiling

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

Glass

Glass is 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.

Mechanical Ventilation System

Mechanical ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

Planters

Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.

Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/long bath/vanity cabinet/mirror.

ELECTRICAL SCHEDULE

Description/Unit Type	1	1P	2	2P
Lighting Point	12	12	12	12
13A Switch Socket Outlet	15	15	15	15
Electric Water Heater Point	2	2	2	2
Washing Machine Point	1	1	1	1
Cooker Hood Point (C/W Connector Unit & Switch)	1	1	1	1
Refrigerator Point (C/W Connector Unit & Switch)	1	1	1	1
Door Bell Point	1	1	1	1
SCV Outlet	5	5	5	5
Telephone Outlet	5	5	5	5

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Project Details:
Developer: Giorgio Residences Pte. Ltd. • UEN No: 201110357H • Developer's License No: C1004 • Tenure: Freehold
Legal Description: MK 26-03644X • Expected Date of Vacant Possession: 30 June 2016
Expected Date of Legal Completion: 30 June 2019 • Building Plan No: A1525-00011-2011-BP01, A1525-00011-2011-BP02

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