






A Breath of New Life



With soft and gentle hues embedded in the unique architectural façade, Melosa is a breath of fresh air set amidst the vibrant city fringe. Exuding a harmonious aura, the urbane development comprises of 54 intricate apartments that lets you revel in guiltless decadence.





Soothing Delights

Primed to Please





Melosa promises to arouse the senses as you relish in pure luxury atop the architecture with an open-to-sky swimming pool where you can feel at the top of world. The development is also equipped with cutting edge technology such as a fully automated mechanised car parking system.



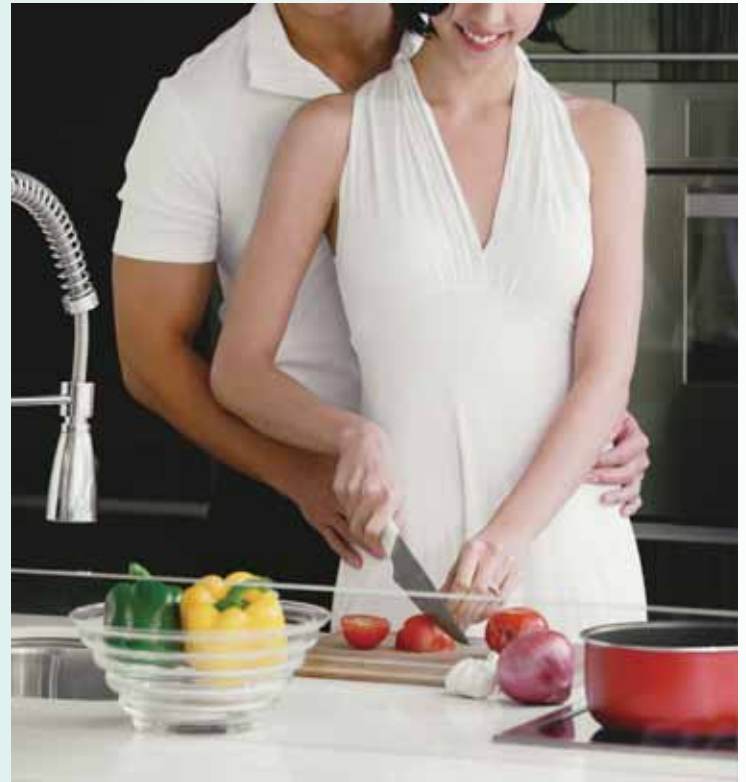
A SWIMMING POOL **B** POOL DECK **C** COMMUNAL GARDEN

A Treasure

Close to The Heart







Nothing comes closer to heart than the warm interiors of your treasured abode. Specially designed with the end user in mind, the carefully planned layouts maximize space efficiency allowing natural light and ventilation to flow gently into the apartments.



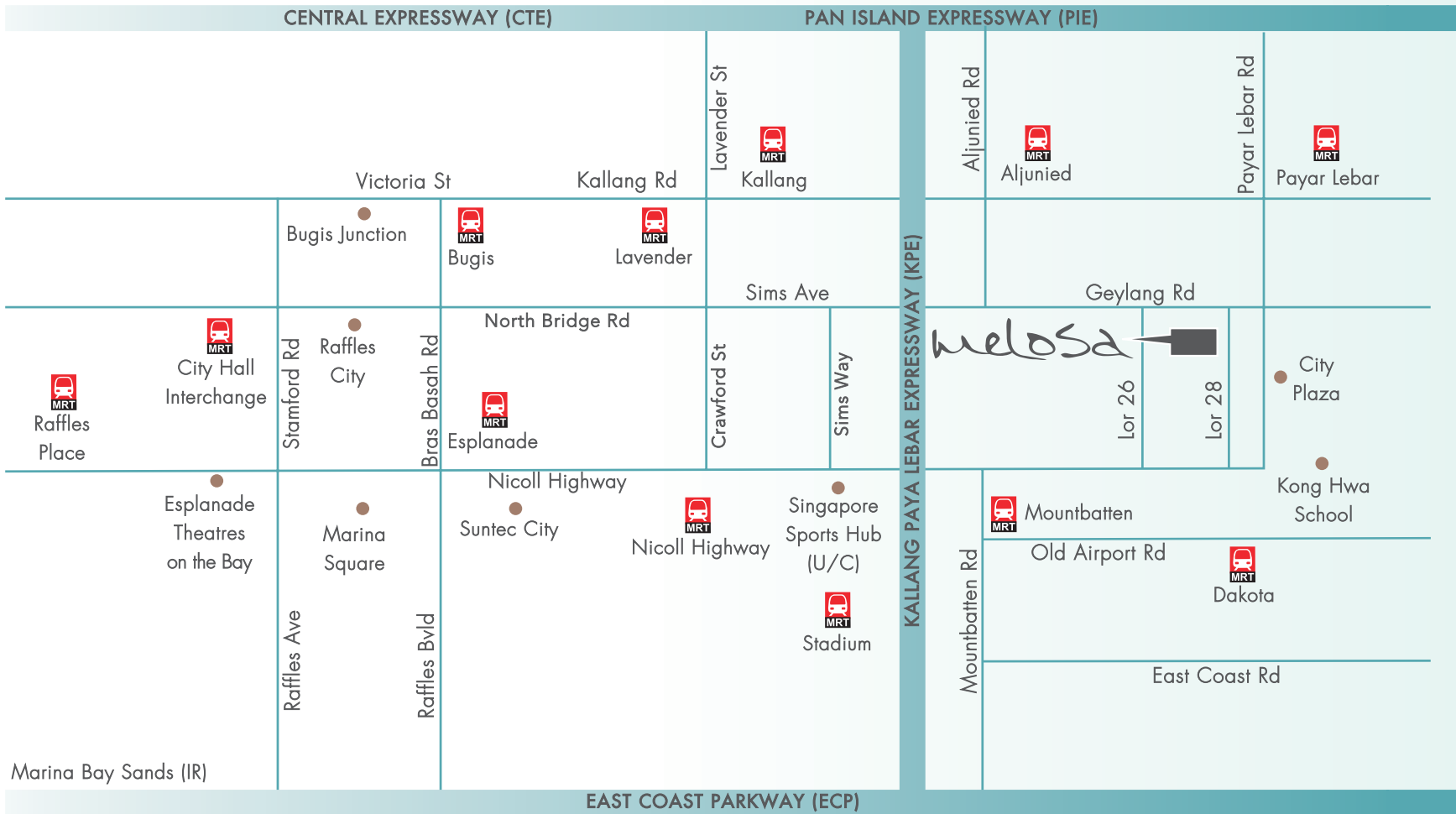


Be at ease with the tender touch of the bedrooms paired with bathrooms that flaunts quality sanitary ware and fittings and enjoy the perfect marriage of opulence and comfort.

A Melodic Trail

Set to Engage Your Senses





Marina Bay Sands (IR)

The Singapore Flyer

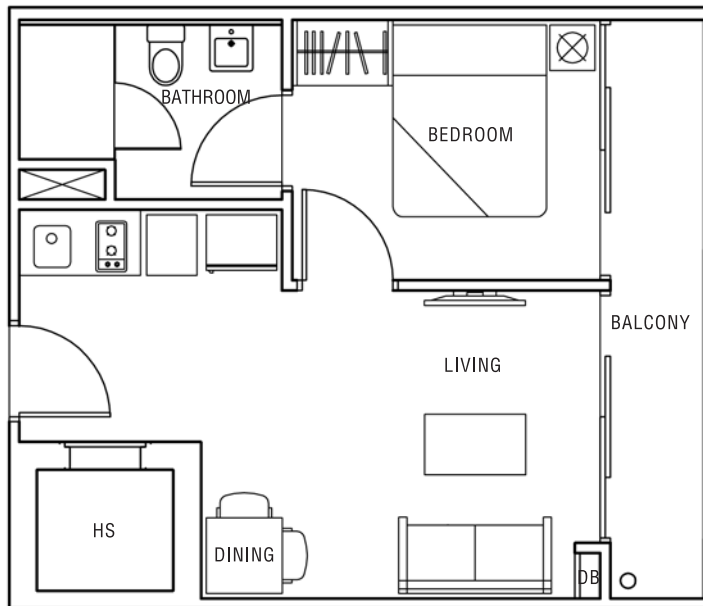


Live in the heart of a winning location with a myriad of exciting dining, shopping, entertainment and recreational amenities within close reach as you enjoy peaceful accessibility via Dakota MRT and major expressways.

TYPE A1 (1-BEDROOM)

#02-04 to #07-04, #02-05 to #07-05
#02-06 to #07-06

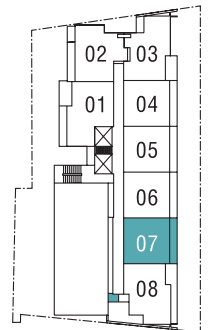
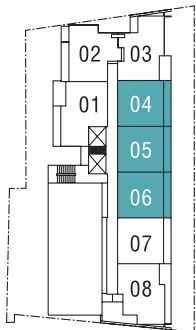
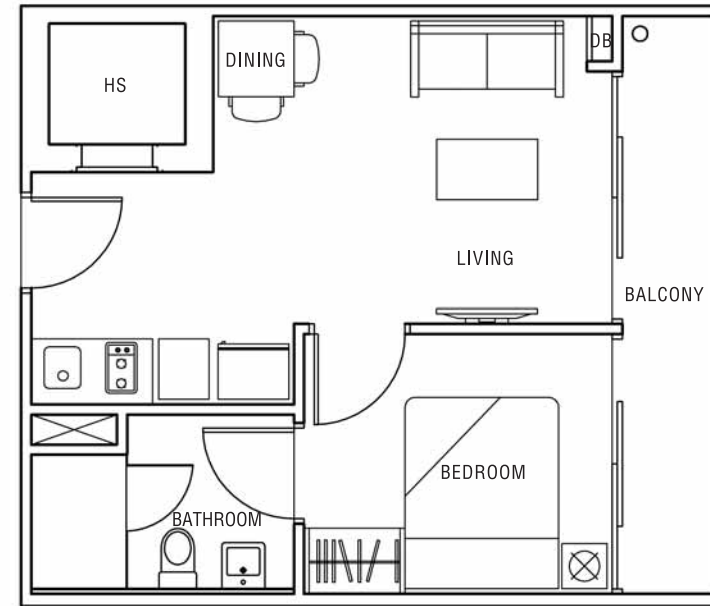
Area 40 sq m / 431 sq ft
(Inclusive of Balcony)



TYPE A1-A (1-BEDROOM)

#02-07 to #07-07

Area 41 sq m / 441 sq ft
(Inclusive of Balcony & A/C Ledge)

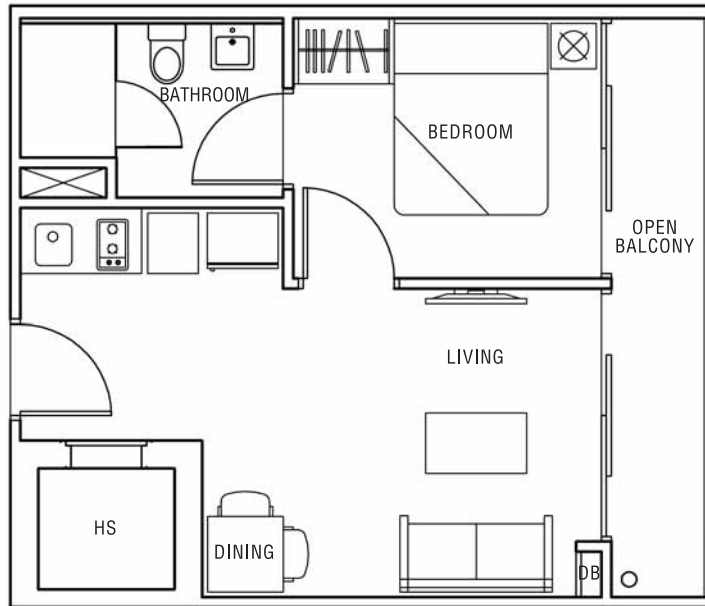


All plans are subjected to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

TYPE A1-R (1-BEDROOM)

#08-04 & #08-05

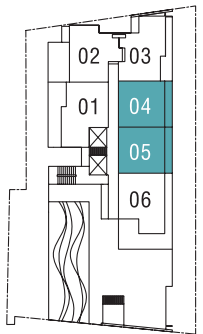
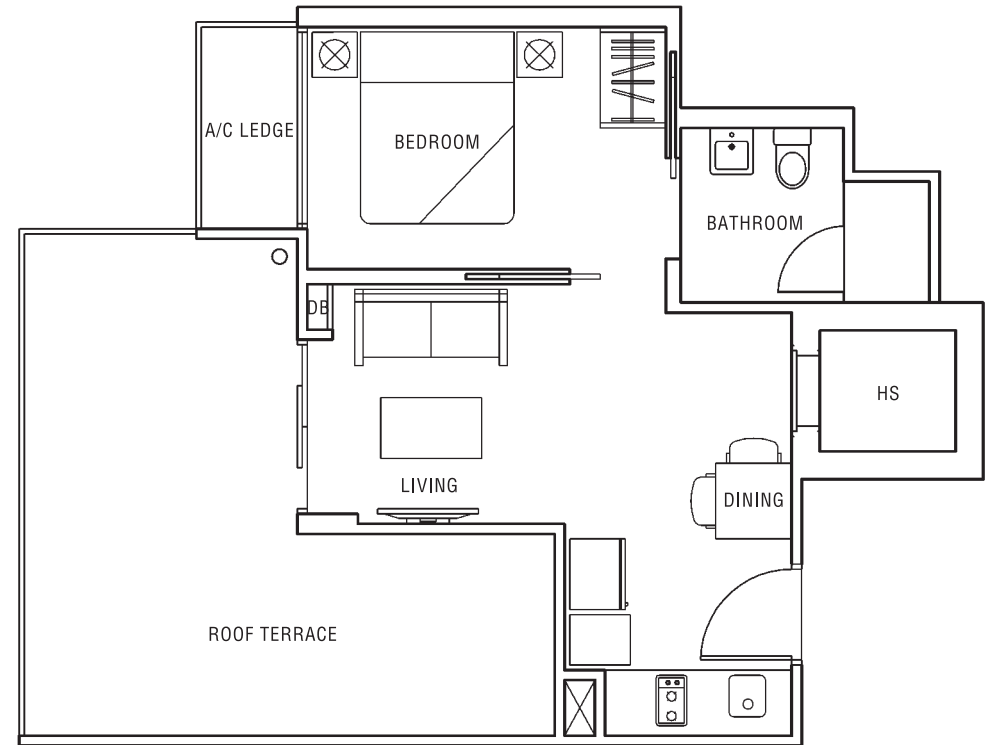
Area 40 sq m / 431 sq ft
(Inclusive of Open Balcony)



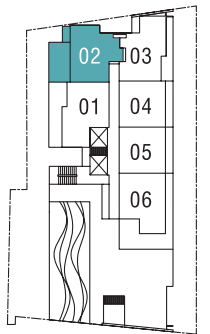
TYPE A2-R (1-BEDROOM)

#08-02

Area 55 sq m / 592 sq ft
(Inclusive of Roof Terrace & A/C Ledge)



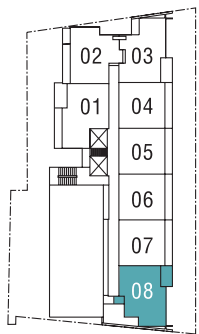
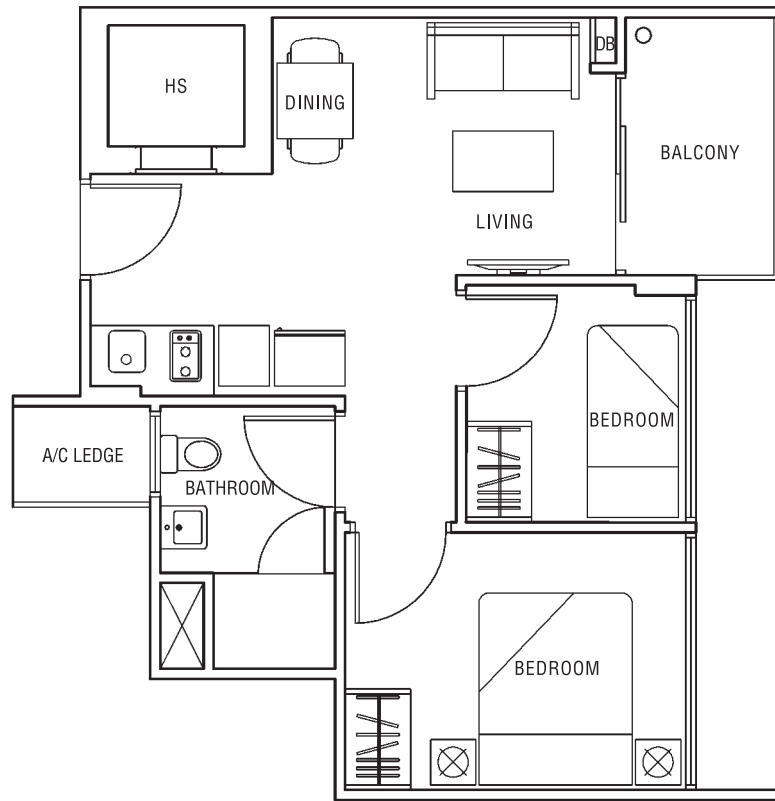
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TYPE B1 (2-BEDROOM)

#02-08 to #06-08

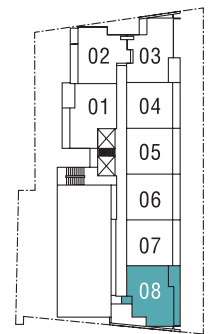
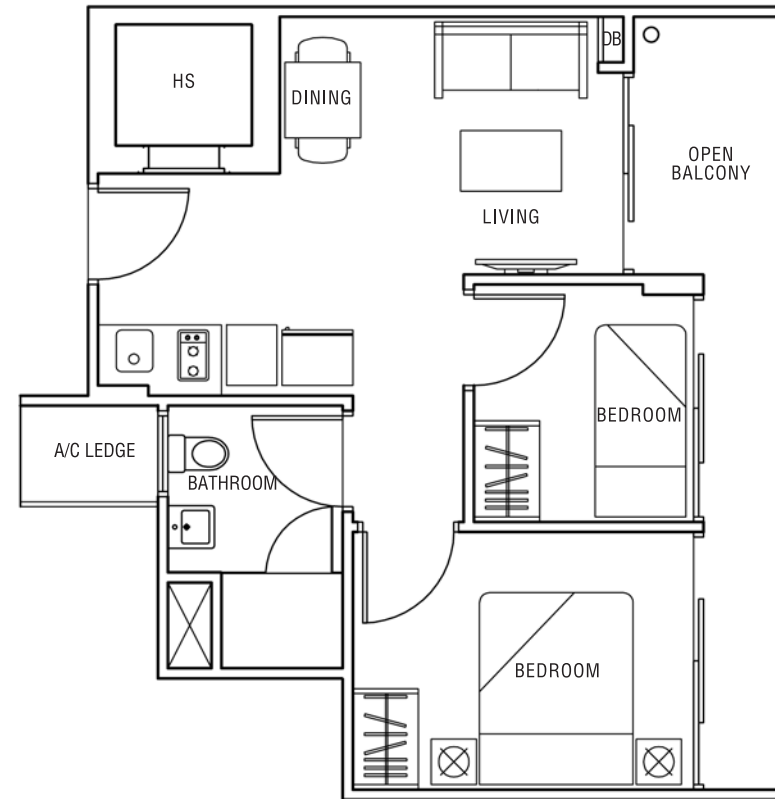
Area 45 sq m / 484 sq ft
(Inclusive of Balcony and A/C Ledge)



TYPE B1-R (2-BEDROOM)

#07-08

Area 49 sq m / 527 sq ft
(Inclusive of Open Balcony and A/C Ledge)

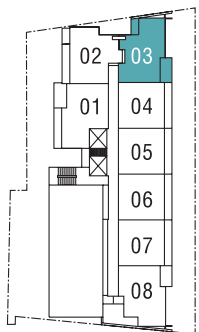
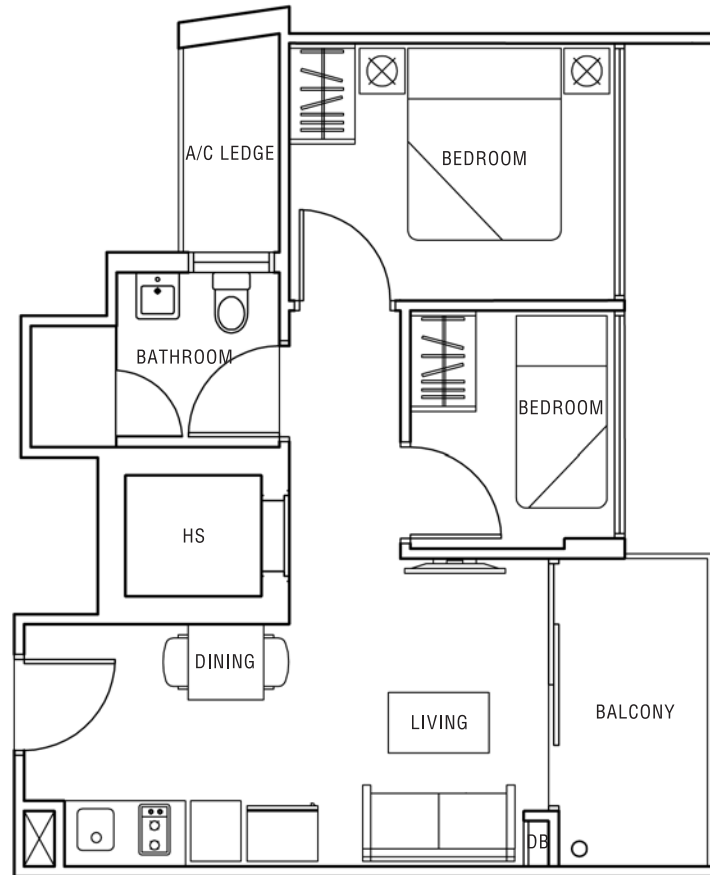


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TYPE B2 (2-BEDROOM)

#02-03 to #07-03

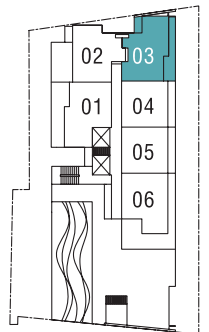
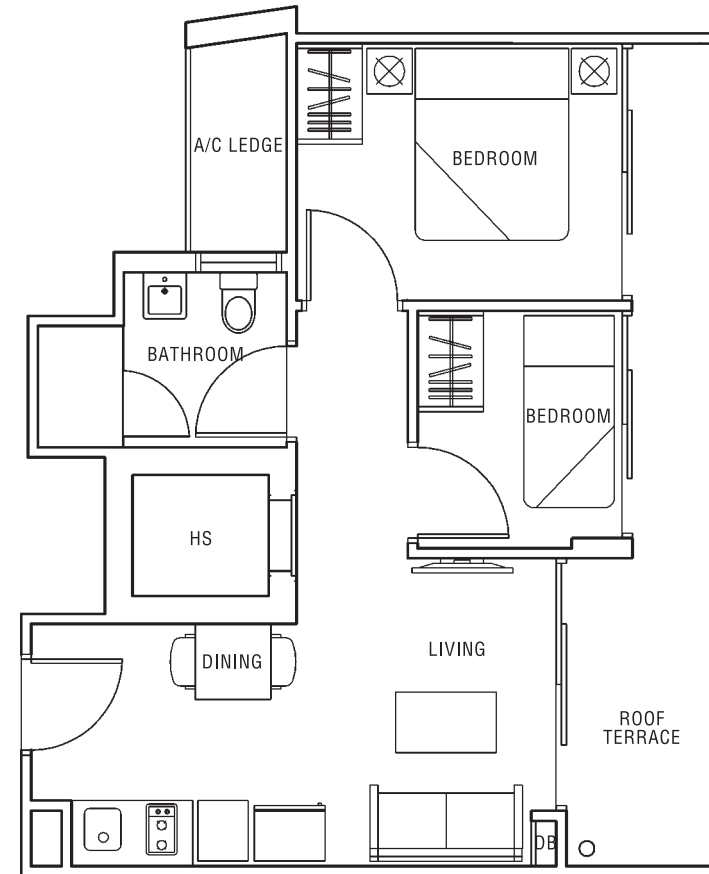
Area 48 sq m / 517 sq ft
(Inclusive of Balcony & A/C Ledge)



TYPE B2-R (2-BEDROOM)

#08-03

Area 51 sq m / 549 sq ft
(Inclusive of Roof Terrace & A/C Ledge)



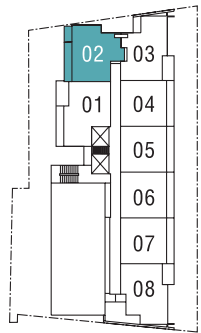
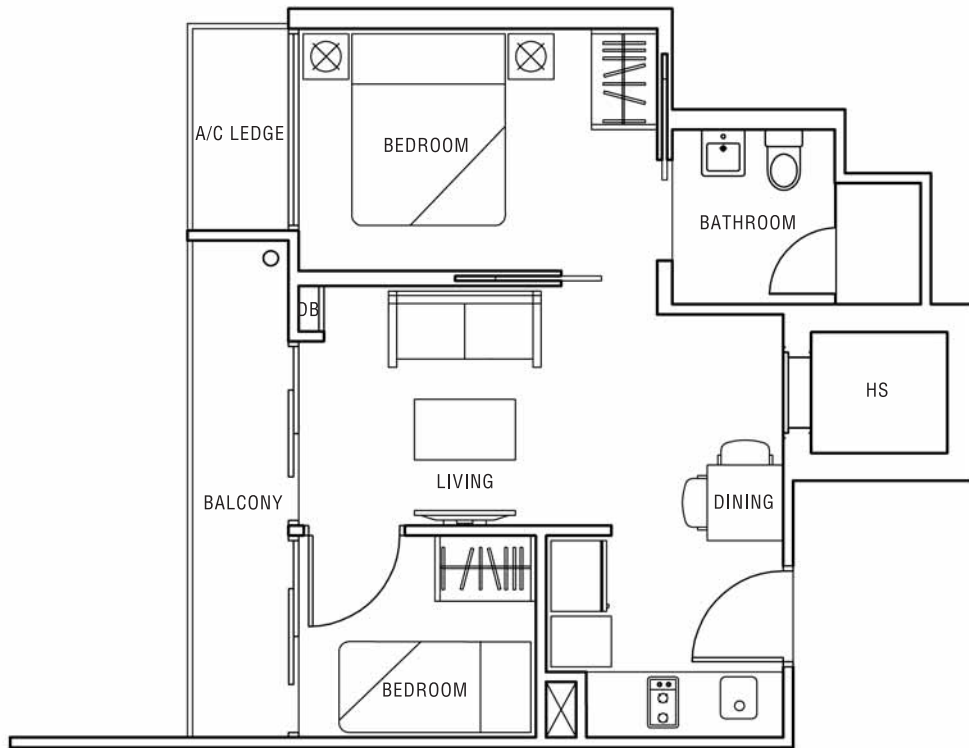
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TYPE B3 (2-BEDROOM)

#02-02 to #07-02

Area 47 sq m / 506 sq ft

(Inclusive of Balcony & A/C Ledge)

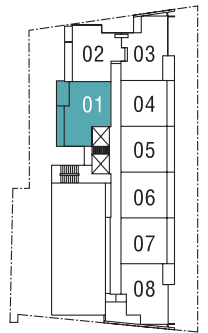
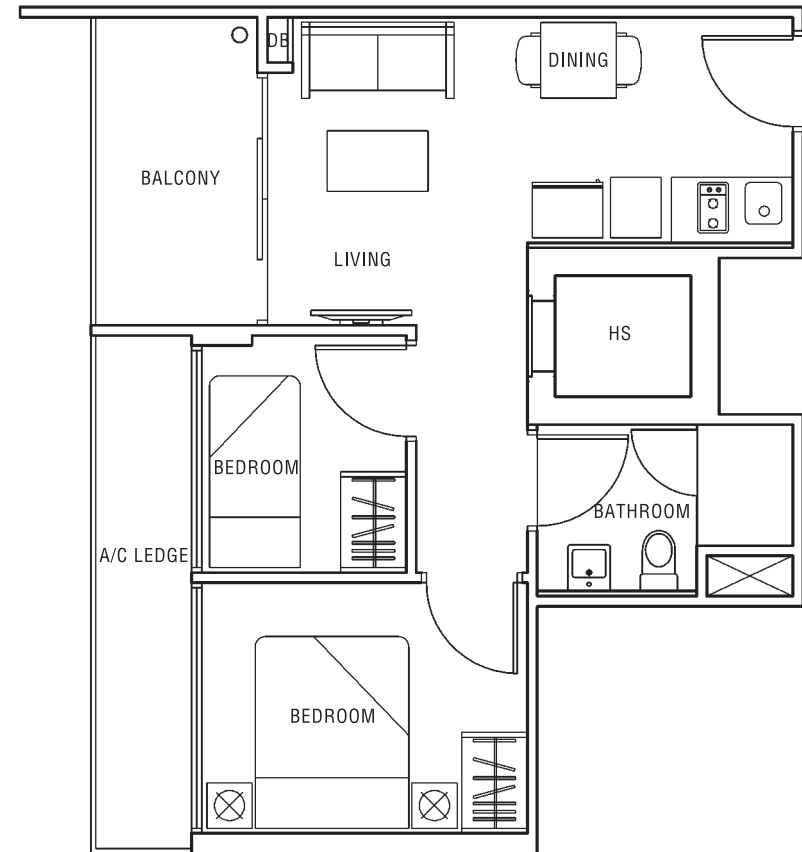


TYPE B4 (2-BEDROOM)

#02-01 to #07-01

Area 50 sq m / 538 sq ft

(Inclusive of Balcony & A/C Ledge)

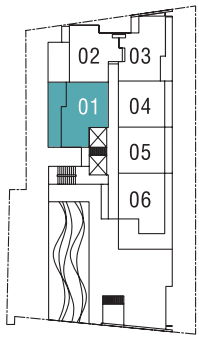
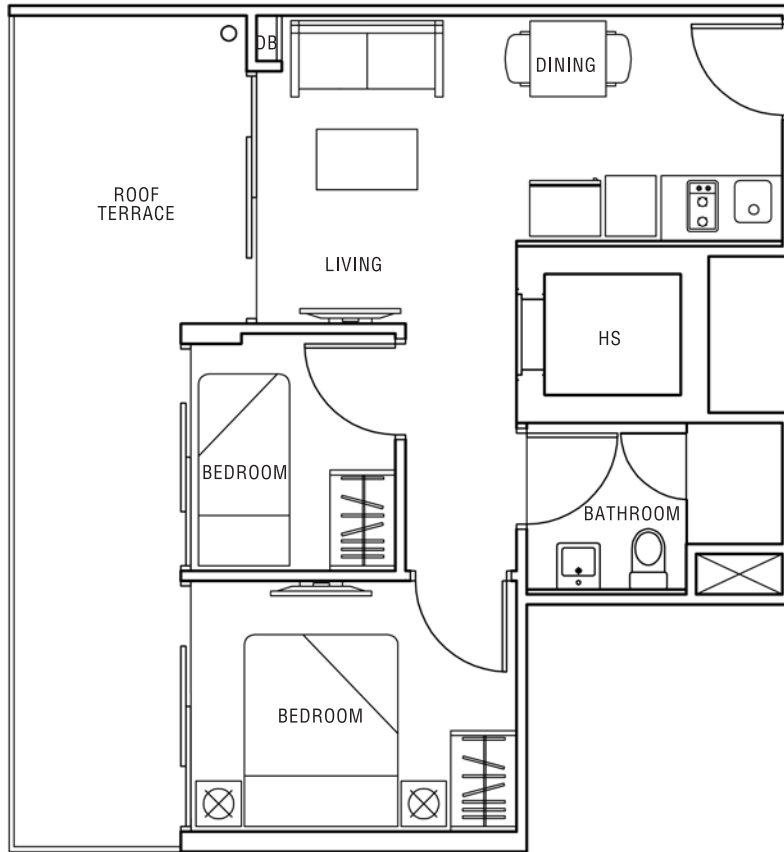


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TYPE B4-R (2-BEDROOM)

#08-01

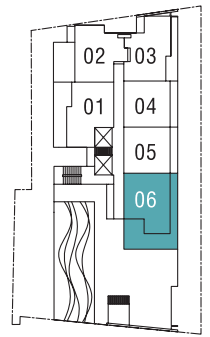
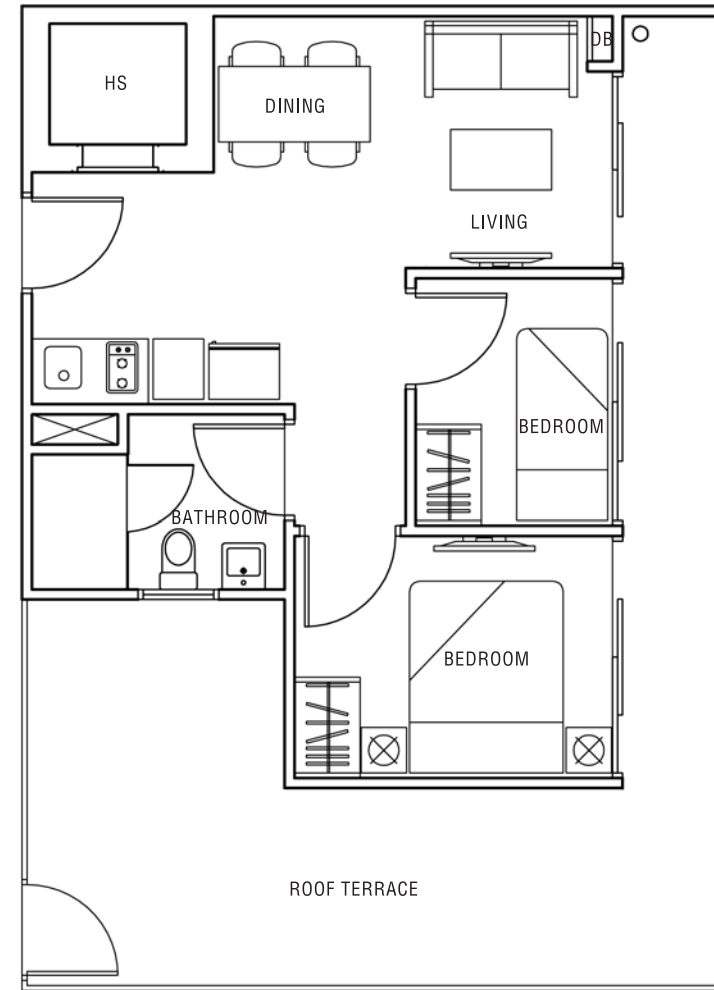
Area 56 sq m / 603 sq ft
(Inclusive of Roof Terrace)



TYPE B5-R (2-BEDROOM)

#08-06

Area 66 sq m / 710 sq ft
(Inclusive of Roof Terrace)



All plans are subjected to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

SPECIFICATIONS

1. FOUNDATION

Reinforced Concrete Bored Piles.

2. SUBSTRUCTURE & SUPERSTRUCTURE

Reinforced Concrete Column, Beam/Slab System.

3. WALL

External : Common clay bricks and/or reinforced concrete

Internal : Common clay bricks and/or cement blocks and/or reinforced concrete.

4. ROOF

RC Flat Roof : Reinforced concrete with appropriate waterproofing.

5. CEILING

a.) For Apartments

i.) Living/Dining, Master Bedrooms, Bedrooms

Skim coat with emulsion paint.

ii.) Bathrooms, and Kitchen

Plaster board ceiling with emulsion paint.

iii.) Balcony & HS (where applicable)

Skim coat with emulsion paint.

b.) For Common Areas

i.) Lift Lobby / Corridor

Plasterboard ceiling with emulsion paint and/or skim coat.

ii.) Staircases

Skim coat with emulsion paint.

6. FINISHES

a.) Wall [For Apartments]

i.) Living/Dining, Master Bedrooms, Bedrooms

Cement and sand plaster with emulsion paint.

ii.) Bathroom, and Kitchen

Imported ceramic tiles and/or homogeneous tiles laid up to false ceiling height. and on exposed surface only.

iii.) Balcony and Roof Terrace (where applicable)

Cement and sand plaster and/or skim coat with emulsion paint.

iv.) HS

Skim coat with emulsion paint.

b.) Walls [Common Areas]

i.) Internal Wall

1st Storey Lift Lobby

Imported ceramic tiles and/or homogenous tiles laid up to false ceiling height.

Typical Lift Lobby/Corridor

Cement and sand plaster with emulsion paint.

Staircases

Skim coat with emulsion paint.

ii.) External Wall

Cement and sand plaster with weather shield paint.

c.) Floor [For Apartments]

i.) Living/Dining, Master Bedroom, Bedrooms

Imported ceramic tiles and/or homogeneous tiles.

ii.) Bathrooms

Imported ceramic tiles and/or homogeneous tiles.

iii.) HS, Balcony, Roof Terrace (where applicable)

Imported ceramic tiles and/or homogeneous tiles.

d.) Floor [Common Areas]

i.) 1st Storey Lift Lobby

Imported ceramic tiles and/or homogeneous tiles.

ii.) Typical Lift Lobby and Corridor

Imported homogeneous tiles and/or cement and sand screed

iii.) Typical Staircases

Cement and sand screed with nosing tiles.

7. WINDOWS

Aluminium framed sliding and/or casement with or without fixed glass panel.

Note: -

a.) All aluminium frames shall be powder coated finish.

b.) All glazing shall be approximately 6mm thick tinted glass.

c.) All casement windows are either side hung, top hung or bottom hung or any combination of the mentioned.

d.) All glazing below 1m shall be tempered glass.

8. DOORS

a.) For Apartments

i.) Main Entrance

Approved fire-rated timber door.

ii.) Master Bedroom, Bedrooms and Bathrooms

Decorative cellulosa door.

iii.) Balcony and Roof Terrace (where applicable)

Aluminum framed sliding door and/or swing door with or without fixed glass panel.

iv.) HS

Approved blast door.

b.) For common areas

i.) Exit staircase

Approved fire rated timber door.

Note: -

a.) All aluminum frames shall be powder coated finish.

b.) Doors can either be of swing or sliding type with or without fixed glass panel.

9. IRONMONGERY

Main entrance door and other doors shall be provided with good quality imported lockset.

10. SANITARY FITTINGS

a.) For Apartments

i.) Bathrooms

-1 shower screen with shower mixer and rain shower.

-1 wall hung basin and mixer tap.

-1 water closet.

-1 mirror.

-1 paper holder.

-1 towel rail.

ii.) Kitchen

-1 single bowl kitchen sink.

-1 single lever sink mixer tap.

iii.) Roof Terrace (where applicable)

-1 bib tap.

11. ELECTRICAL INSTALLATION

a.) Concealed electrical wiring in conduits below ceiling level.

b.) Refer to Electrical Schedule for details.

12. TV / TELEPHONE

Refer to Electrical Schedule for details.

13. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with the current Singapore's edition of Code of Practice.

14. PAINTING

a.) Internal Walls : Emulsion Paint.

b.) External Walls : Weather Shield Paint.

15. DRIVEWAY & CARPARK

Concrete finished with stamped concrete and/or Interlocking stone pavers and/or Aeration Slab (for open to sky car park).

16. WATERPROOFING

Waterproofing to floors of Bathroom, Kitchen, Balcony, Roof Terrace / Open Balcony, PES, RC Flat Roof, and Planter.

17. RECREATIONAL FACILITIES

- a.) Swimming Pool.
- b.) Pool Deck.

18. ADDITIONAL ITEMS

- a.) Built-in wardrobes to all Bedrooms.
- b.) Built-in high and low level kitchen cabinets with stainless steel sink, cooker hob, and cooker hood.
- c.) Air-conditioning to Living/Dining and Bedrooms.
- d.) Hot water supply to Bathrooms and Kitchen.
- e.) Audio / Video Intercom System.
- f.) Remote control system to main gate for car access.
- g.) Mechanized Car parking System to specialist's specification.
- h.) Card access for the pedestrian gate.

Note: -

1. The brand and model of all equipments and appliances supplied shall be subject to availability.
2. Layout/location of wardrobes, kitchen cabinets and fan coil units are subject to Developer's sole discretion and final design.
3. The air-conditioning system has to be maintained and 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 system.
4. Connection, subscription, and other fees for television, SHCV, Internet and other service providers whether chosen by the purchaser or appointed by the Vendor or the management corporation when constituted will be paid by the purchaser.
5. Equipment for SHCV will be paid and installed by purchaser.
6. Mechanized Car Park System can only fit in sedan and MPV type only. Bigger sizes cars can use the surface car parking.

ELECTRICAL SCHEDULE

TYPE	LIGHTING POINT (include HS)	POWER POINT (include HS)	TV POINT (include HS)	TELEPHONE POINT (include HS)	WATER HEATER POINT	COOKER HOB	COOKER HOOD	A/C ISOLATOR	DOOR BELL	AUDIO INTERCOM	FRIDGE POINT	WASHING MACHINE POINT
A1	7	11	3	3	1	1	1	1	1	1	1	1
A1-A	7	11	3	3	1	1	1	1	1	1	1	1
B1	8	15	4	4	1	1	1	1	1	1	1	1
B2	8	15	4	4	1	1	1	1	1	1	1	1
B3	8	15	4	4	1	1	1	1	1	1	1	1
B4	8	15	4	4	1	1	1	1	1	1	1	1
A1-R	7	11	3	3	1	1	1	1	1	1	1	1
A2-R	7	11	3	3	1	1	1	1	1	1	1	1
B1-R	8	15	4	4	1	1	1	1	1	1	1	1
B2-R	8	15	4	4	1	1	1	1	1	1	1	1
B4-R	8	15	4	4	1	1	1	1	1	1	1	1
B5-R	8	15	4	4	1	1	1	1	1	1	1	1

A Choice Development by:



