

MelroseVille

The text "MelroseVille" is centered horizontally. The word "Melrose" is in a bold, dark grey sans-serif font, while "Ville" is in a lighter, thin sans-serif font. The text is framed by two elegant, olive-green curved lines that sweep from the bottom center towards the top right corner, creating a partial circular shape around the text.

Where luxury truly redefined...





Melrose Ville, a freehold development with modern, sleek design that spell elegance and style. Consisting of 28 exclusive units, offers an exquisite living for the discerning few.



Melroseville

Artist's impression only



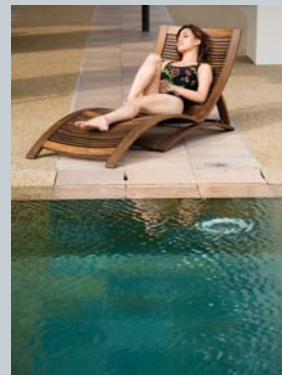
Enjoy every amenity within close proximity to Melrose Ville,

Fulfil your shopping needs and culinary temptation at Parkway Parade and food paradise along Siglap and Katong. Travelling is a breeze as major expressway and MRT station is just minutes away, ease the access to the commercial and entertainment attractions of the city. For a slower pace of life, take an evening stroll at the East Coast Park.

With a number of renowned schools in the vicinity, you'll even be spoilt for education choices.

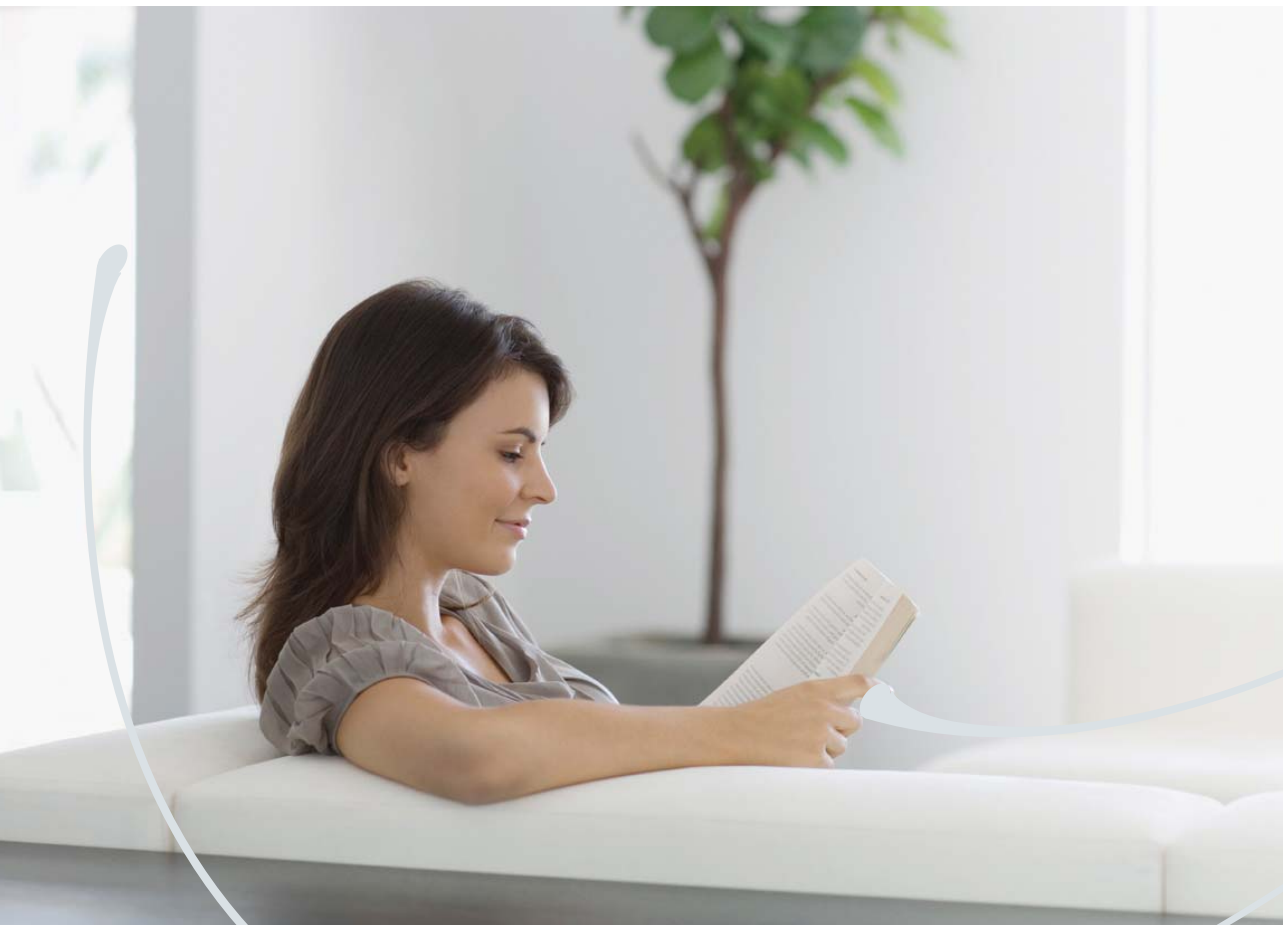
Location Map





Refresh in the shimmering pool, unwind in the jacuzzi,
or host a barbeque party with family and friends. Indulge yourself to a world of pleasure.





Uncompromised quality and sophisticated design,
elevate luxury living to new heights.





Quality fittings add a touch of luxury, making a home that you can truly enjoy.



SITE PLAN

LEGEND:

- | | | |
|---------------------|------------------|-------------|
| 1. BBQ PIT | 4. SWIMMING POOL | 7. DRIVEWAY |
| 2. LANDSCAPE GARDEN | 5. CARPARK | |
| 3. POOL DECK | 6. ROOF TERRACE | |

Type **A1**

55 sq m

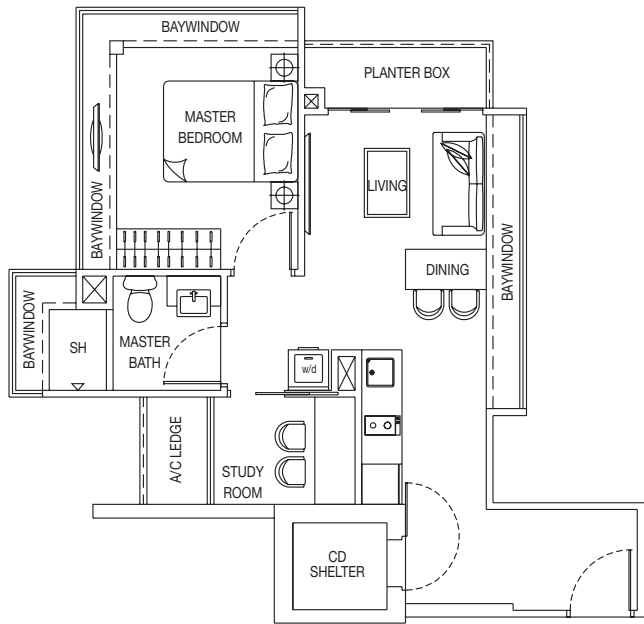
1+1 bdrm

#02-03

#03-03

#04-03

#05-03



Type **A**

55 sq m

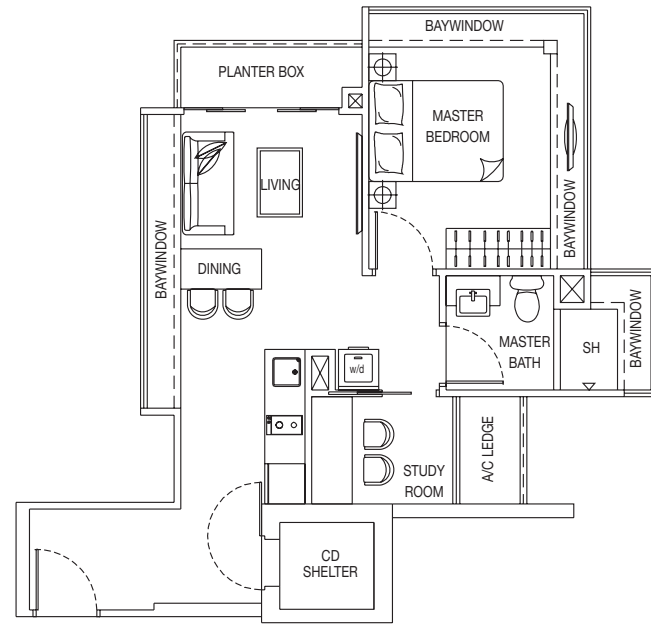
1+1 bdrm

#02-06

#03-06

#04-06

#05-06



Type **B1**

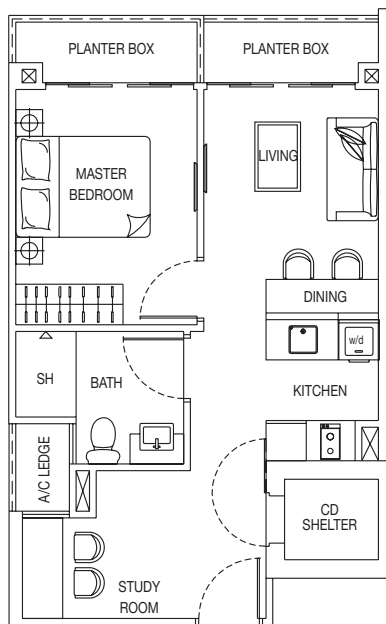
48 sq m

1+1 bdrm

#02-04

#03-04

#04-04



Type **B**

48 sq m

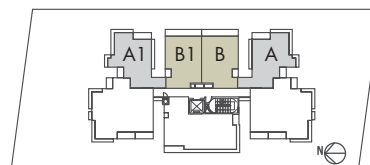
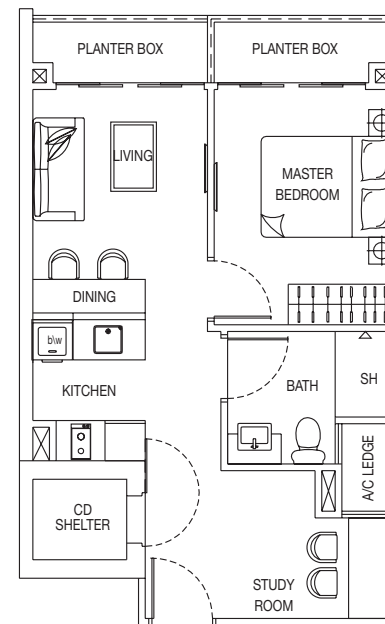
1+1 bdrm

#02-05

#03-05

#04-05

#05-05



Type **C1**

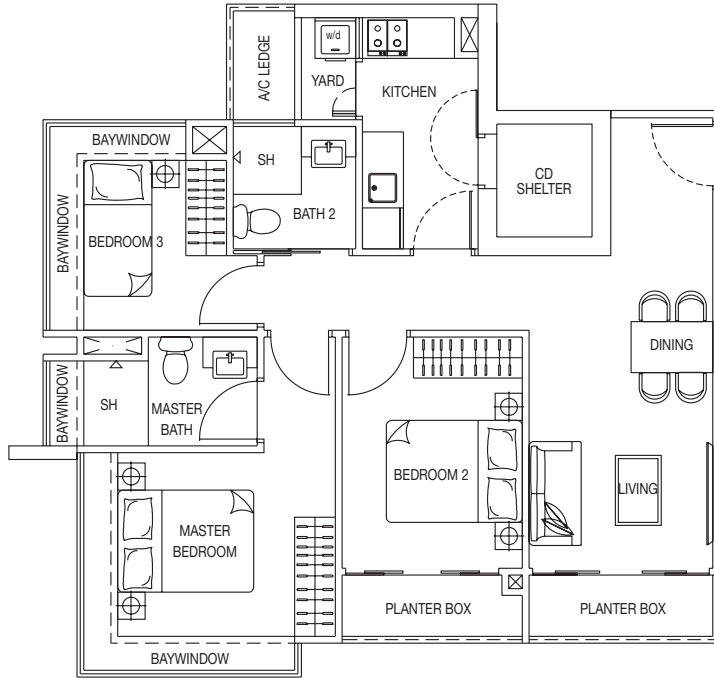
81 sq m

3 bdrm

#02-02

#03-02

#04-02



Type **C**

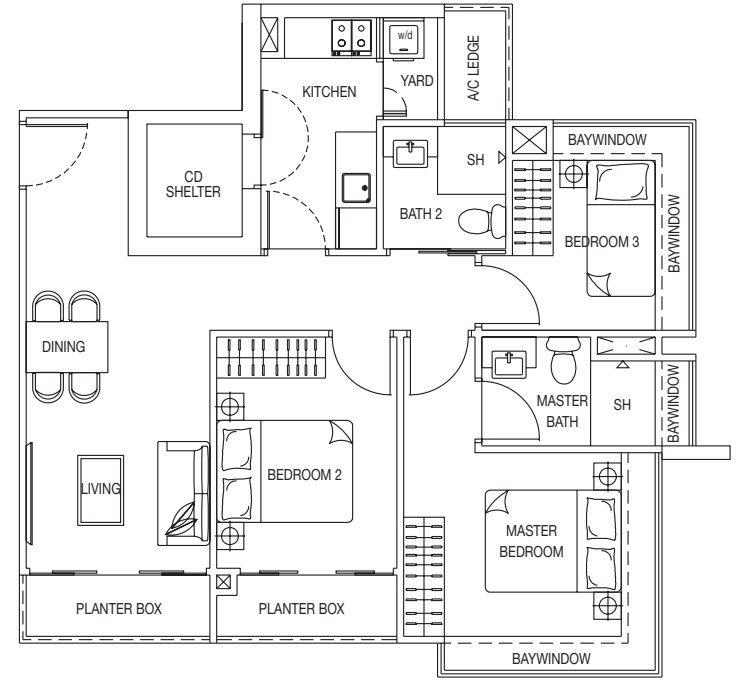
81 sq m

3 bdrm

#02-07

#03-07

#04-07



Type **D**

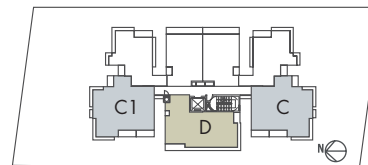
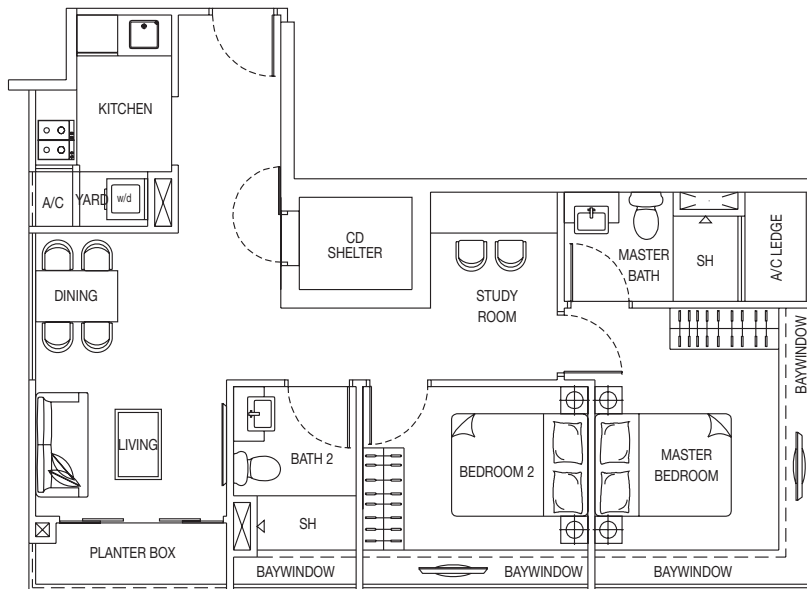
76 sq m

2+1 bdrm

#02-01

#03-01

#04-01

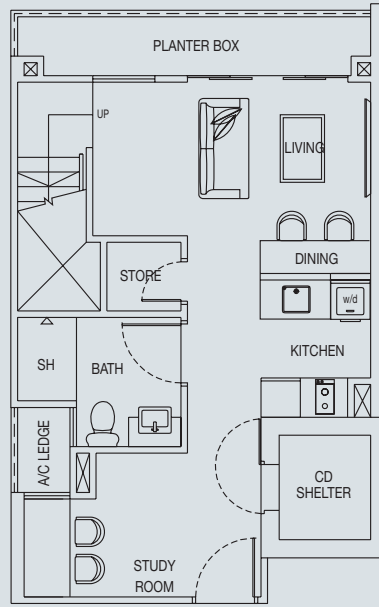


PH **E**

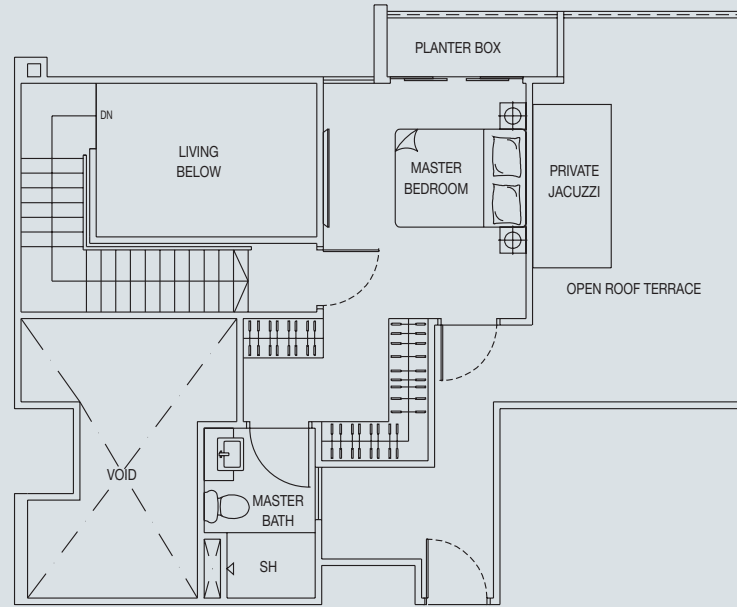
118 sq m

1+1 bdrm

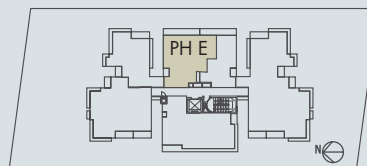
#05-04



Lower Penthouse



Upper Penthouse

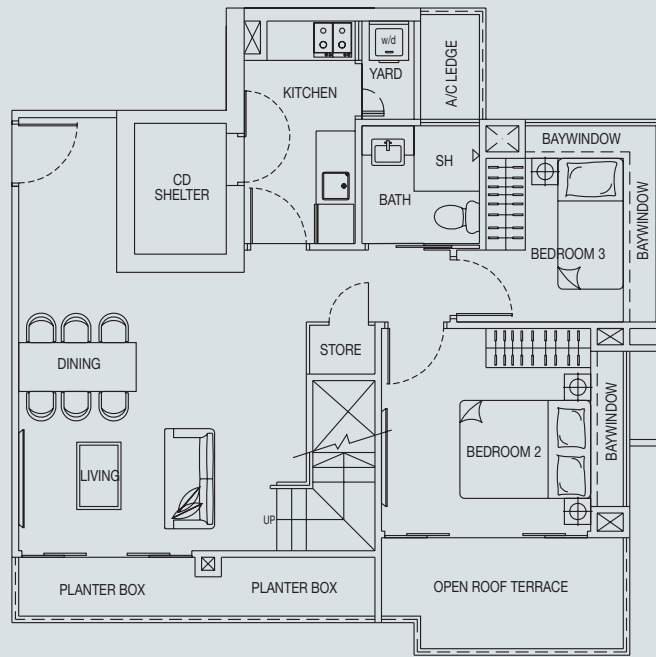


PH F

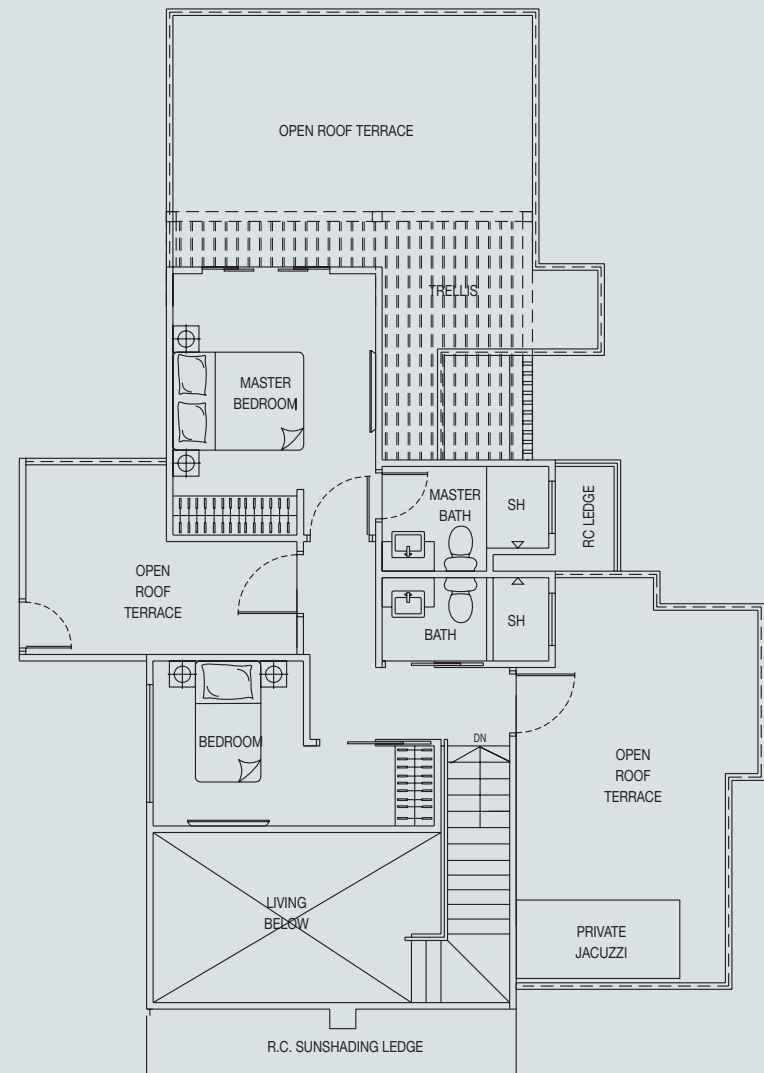
194 sq m

4 bdrm

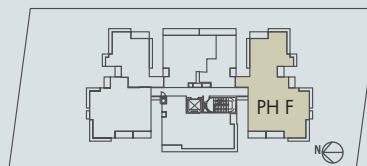
#05-07



Lower Penthouse



Upper Penthouse

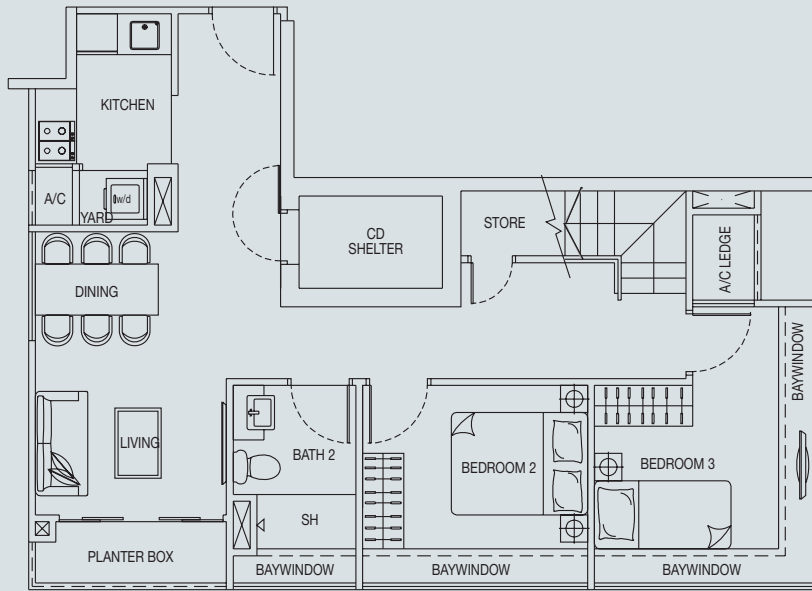


PH G

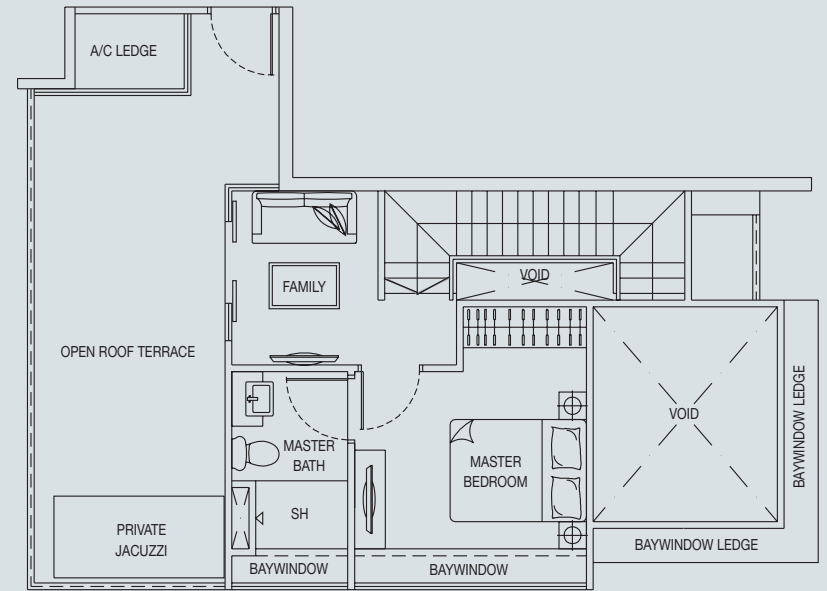
132 sq m

3 bdrm + Family

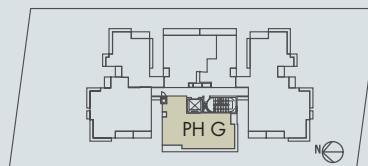
#05-01



Lower Penthouse



Upper Penthouse

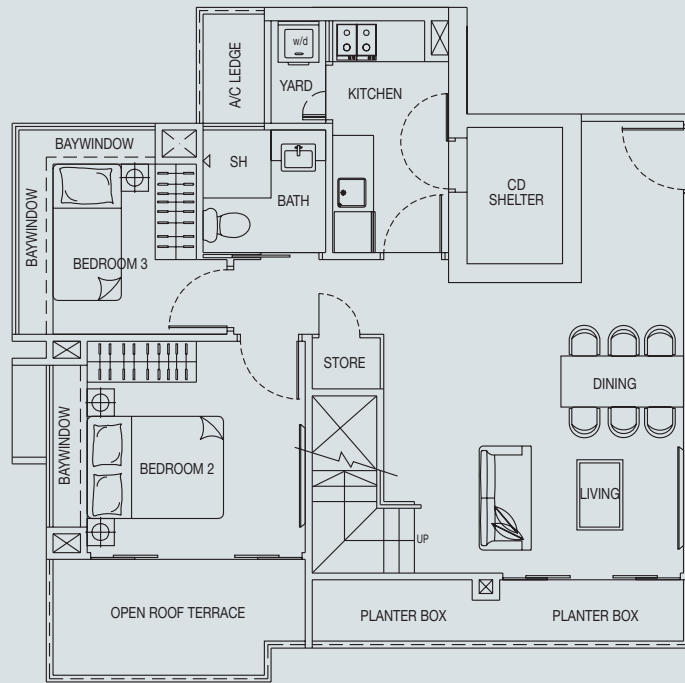


PH H

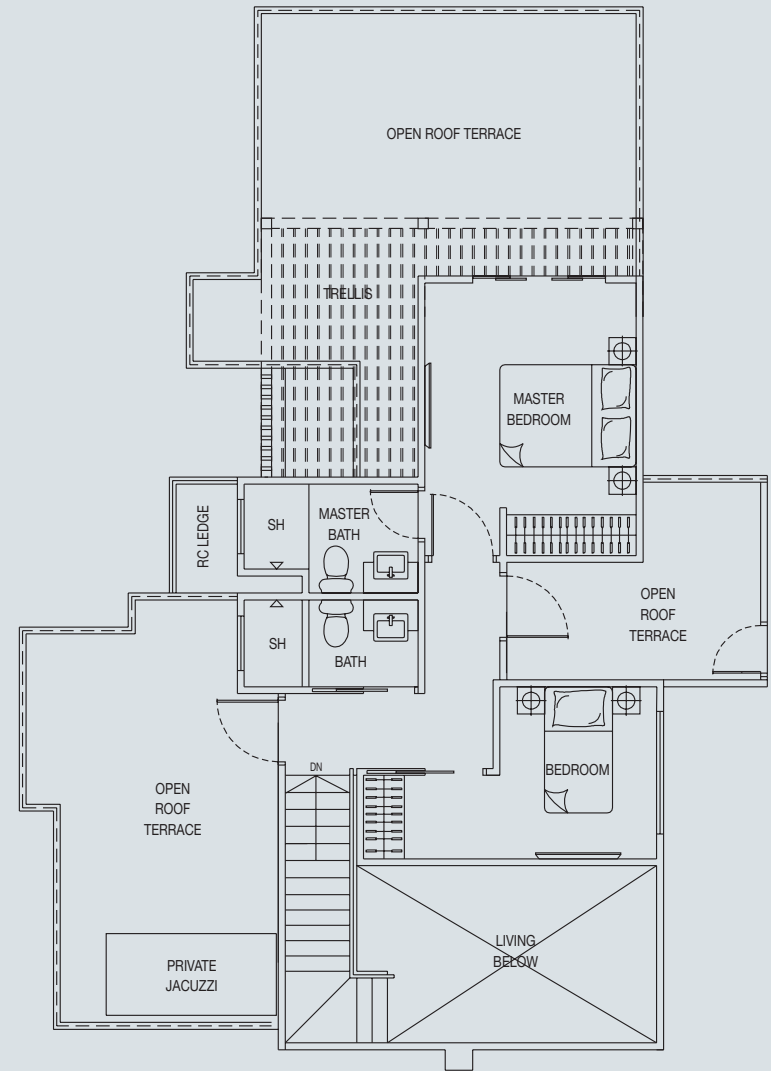
193 sq m

4 bdrm

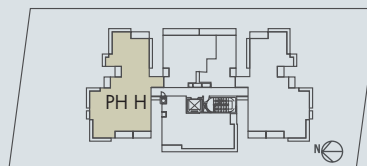
#05-02



Lower Penthouse



Upper Penthouse



BUILDING SPECIFICATIONS

1.0 FOUNDATION

The entire structure including swimming pool is founded on pre-cast Reinforced Concrete Driven Piles

2.0 SUB-STRUCTURE AND SUPER STRUCTURE

The building structure is a conventional Reinforced Concrete Frame Structure with metal roof
External wall : Reinforced concrete or common clay bricks
Internal wall : Common bricks

3.0 ROOF

Metal roofing complete with insulation on steel or r.c. structural framing
Flat Roof of reinforced concrete slab complete with waterproofing and tiled finished

4.0 CEILING

Skim coat with painted finished to Living / Dining, Bedrooms.
Plasterboard ceiling with painted finished to all bathroom, kitchen and yards, and Living / Dining and Bedrooms under metal roof.

5.0 FINISHES

Wall

Plaster with painted finished to Living / Dining, all bedrooms and Yard.
Homogeneous/ Ceramic tiles to bathroom and kitchen.

Floor

Marble Slab to Living & Dining Room
Natural Teak Strip to all Bedrooms
Homogeneous / Ceramic tiles to all bathroom, kitchen, yard, balcony and roof terrace.

6.0 WINDOWS

Powder coated aluminum frame window with tinted glazing.

Note : Color of frames and glass is subjected to Architect's selection

7.0 DOORS

Main entrance : approved fire-rated timber door
All internal rooms : hollow core timber door with timber veneer finish
Roof terraces and balconies : powder coated aluminum frame door and sliding door with tinted glazing

Note : Quality lockset shall be provided to main entrance door and other timber door

8.0 SANITARY FITTINGS

Quality brand sanitary wares & fittings to all bathroom and kitchen

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

9.0 ELECTRICAL INSTALLATION

All electrical wiring is concealed in conduits / trunkings whenever possible.
Refer to Electrical Schedule for details.

10.0 PAINTING

Internal walls & ceiling : Emulsion paint
External walls : Emulsion paint and/or enamel paint or spray textured paint at designated area.

11.0 LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with the current edition of Singapore Code of Practice.

12.0 WATERPROOFING

Waterproofing shall be provided to floor of kitchen, bathroom, yard, balcony, roof terrace, swimming pool, planter boxes and reinforced concrete roof.

13.0 DRIVEWAY AND CARPARK :

- a) Ceramic / Homogeneous tiles or cement/sand screed to driveways and carparks.
- b) Total no. of parking lots : 28 (inclusive of one handicapped lot)

14.0 RECREATION FACILITIES

The following are provided:-

- a) Swimming pool
- b) Barbecue Pit
- c) Private Jacuzzi for Penthouse units (if any)

15.0 SECURITY SYSTEM

Vehicle entrance gate operated by remote control
Card access system for pedestrian gate
Audio Intercom system from side of entrance gate to each apartment

16.0 ADDITIONAL ITEMS

- a) Kitchen Cabinets
Top and Bottom Kitchen cabinet complete with solid surface top, built-in cooker hood and hob ('ARISTON' brand or equivalent). One stainless steel sink complete with tap
- b) Wardrobes
Built-in wardrobes to all bedrooms (if any).
- c) Air-Conditioning
Multi / Split-type air conditioning system ('DAIKIN' brand or equivalent) to all living and/or dining room, bedrooms, study.
- d) Sanitary Fittings
'GROHE' brand or equivalent
- d) Water Heater
Electrical storage water heater with hot water supplies to kitchen & bathrooms.

NOTE:-

Marble & Granite

Marble and granite are natural stone materials containing veins and tonality differences. There will be color 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 or granite hence cannot be totally avoided.

Natural Teak Flooring

Timber strips are natural materials containing veins and tonality differences. Thus it is not possible to achieve total consistency on color and grain in its selection and installation.

Wardrobe & Kitchen Cabinet

Layout / location of the wardrobe and kitchen cabinets are subjected to Architects' sole discretion and final design.

Air-Conditioning System

Air-conditioning system has to be maintained and cleaned on a regular basis by the Purchasers. This includes the cleaning of filters and clearing of condensate drain pipes etc., to ensure good working condition of the system.

Cable Television

Purchaser is liable to pay annual fee, subscription fee or any such fees to the relevant service provider or any other relevant authorities for the service and / or connection. The Developer is not responsible to make arrangements with the service provider for the service connection to the individual apartments.

Others

All open roof terraces / balcony are not to be enclosed or roofed over.

Grilles are excluded from the Bay Windows. The Purchaser will need to install their own security / safety grilles if desired.

Disclaimer

While every reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be registered as statements or representations of facts. All information and specifications are current at the time of going to press and are subject to change as may be required and cannot form part of the contract. All plans are subject to any amendments approved by the relevant authority. Renderings and illustrations are artist's impressions only and cannot be regarded as representation of fact. Floor area are approximate measurements and subject to final survey.

ELECTRICAL SCHEDULE

UNIT TYPE	LIGHTING POINT	13A SWITCHED SOCKET OUTLET	13A SWITCHED SOCKET OUTLET FOR WASHING MACHINE & DRYER	WATER HEATER ISOLATOR	AIRCON OUTLET	TELEPHONE ISOLATOR	SCV OUTLET	COOKER HOOD POINT	COOKER HOB POINT	BELL PUSH C/W BELL POINT
A	9	17	2	2	2	4	4	1	1	1
A1	9	17	2	2	2	4	4	1	1	1
B	7	17	2	2	2	4	4	1	1	1
B1	7	17	2	2	2	4	4	1	1	1
C	13	23	2	3	2	5	5	1	1	1
C1	13	23	2	3	2	5	5	1	1	1
D	12	21	2	3	2	5	5	1	1	1
PH E	13	18	2	3	2	4	4	1	1	1
PH F	22	31	2	4	4	6	6	1	1	1
PH G	17	27	2	3	3	6	6	1	1	1
PH H	22	31	2	4	4	6	6	1	1	1

ANOTHER QUALITY DEVELOPMENT BY:



Brochure design by:

AMELIA HOE
AMELIAHOELM@YAHOO.COM.SG

Sole Marketing Agent:

Huttons
realestategroup
hotline 9100 9898 • 9857 7618
web : www.huttonsgroup.com

NAME OF PROJECT : **MELROSE VILLE**
 ADDRESS OF PROJECT : **10 ROSE LANE SINGAPORE 437370**
 DEVELOPER : **TKE DEVELOPMENT PTE LTD**
 TENURE OF LAND : **ESTATE IN FEE SIMPLE (FREEHOLD)**
 LEGAL DESCRIPTION : **LOTS 3564V, 6812A MK 25**
 PLANNING APPROVAL NO. : **ES20080830R0151**
 BUILDING PLAN NO. : **A0659-00139-2008-BP01**
 DEVELOPER'S LICENCE NO. : **C0506**
 TOP NO LATER THAN : **31 DEC 2011**
 LEGAL COMPLETION NO LATER THAN : **31 DEC 2014**