

celebrate ingenuity

METRO
LOFT



 boldness from
within

It takes boldness to be true to ourselves, and a daring attempt to realise a residence that previously only existed in your imagination. Meet Metro Loft.



celebrate
BOLDNESS

perfection in detail
like no other

Every aspect of Metro Loft has been refined up to the smallest detail. Enjoy a whole new level of privileged lifestyle that you demand.

celebrate
PROXIMITY

A woman with short dark hair, wearing a black strapless dress with a ruffled collar, stands on a balcony. She is looking out over a swimming pool area with lounge chairs and a wooden deck. The balcony has a modern railing with black posts and silver cables. The background shows a building with a pool and a clear sky.

remarkably
beautiful

True privilege speaks for itself. Sleek and distinct designs, carefully considered materials and the most exquisite textures surround you in your residence. Expect nothing less than the finest living experience at Metro Loft.

celebrate
BEAUTY

celebrate INGENUITY

Behind the walls of a well designed home, is the ingenious design of space. Enjoy the spacious loft concept and the freedom to create your personal art deco habitat.



5 Lorong 27 Geylang



Amenities

5 mins to MRT

Nearby to Reputable Schools

Stone's throw away from 24/7 amenities

10 mins to City

Close proximity to famous food street

Redevelopment of Paya Lebar Commercial Hub

The sleek and ingenious design of Metro Loft enables your very mind to create the most exquisite home interior you can imagine.



The unique layout and high ceiling give you ample space for creativity to take shape.



 fittings & fixtures



No effort has been spared in sourcing the most exquisite fittings and fixtures from around the world that include Smeg, Ximula, Toto and Blum.

All art renderings and photographs are artist's impressions only. All interior furniture layouts, interior fittings, information and specifications are subject to changes and cannot form part of an offer or a representation.

TOTO  **XIMULA**
flexible system

 **smeg**  **blum**
Perfecting motion

 site plan



- A • SWIMMING POOL
- B • POOL DECK
- C • BBQ PIT
- D • MAIN ENTRANCE TO CAR PARK
- E • EXIT FROM CAR PARK

 unit distribution plan

	01	02	03	04	05	06	07	08	09
L8	PH2 (48sqm) #08-01	PH1a (41sqm) #08-02	PH1b (43sqm) #08-03	PH1c (42sqm) #08-04	PH1d (42sqm) #08-05	PH1e (43sqm) #08-06	PH4 (42sqm) #08-07	PH4 (42sqm) #08-08	PH3 (53sqm) #08-09
L6	C1 (48sqm) #06-01	B1a (41sqm) #06-02	B1b (43sqm) #06-03	B1c (42sqm) #06-04	B1d (42sqm) #06-05	B1e (43sqm) #06-06	C2 (46sqm) #06-07	C2 (46sqm) #06-08	
L4	B3 (48sqm) #04-01	B1a (41sqm) #04-02	B1b (43sqm) #04-03	B1c (42sqm) #04-04	B1d (42sqm) #04-05	B2 (44sqm) #04-06			
L2	B3 (48sqm) #02-01	B1a (41sqm) #02-02	B1b (43sqm) #02-03	B1c (42sqm) #02-04	B1d (42sqm) #02-05	B2 (44sqm) #02-06			
L1		A1 (45sqm) #01-02	A2 (46sqm) #01-03						

 home planning

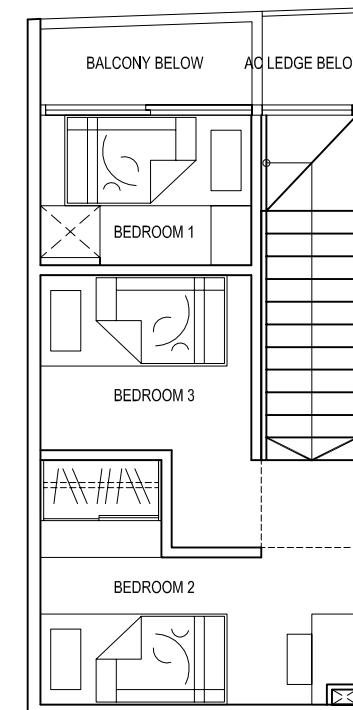
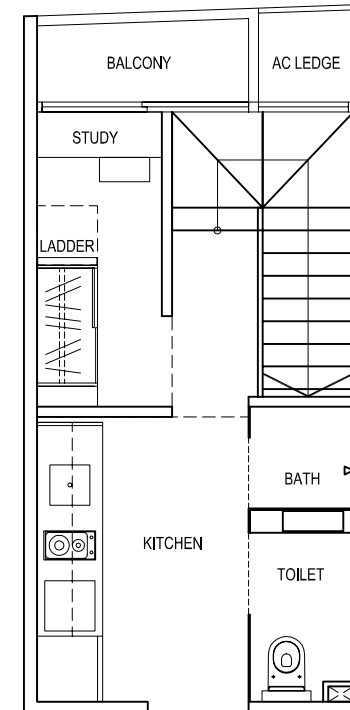
Versatility is the key to creating a perfect home.

This is why every aspect of Metro Loft has been designed to suit your needs.

If you are an individual seeking an exquisite living experience, the **lifestyle plan** will definitely make you feel at home.

For someone who enjoys the freedom of space and imagination, we have prepared a commodious **semi-white plan** for you.

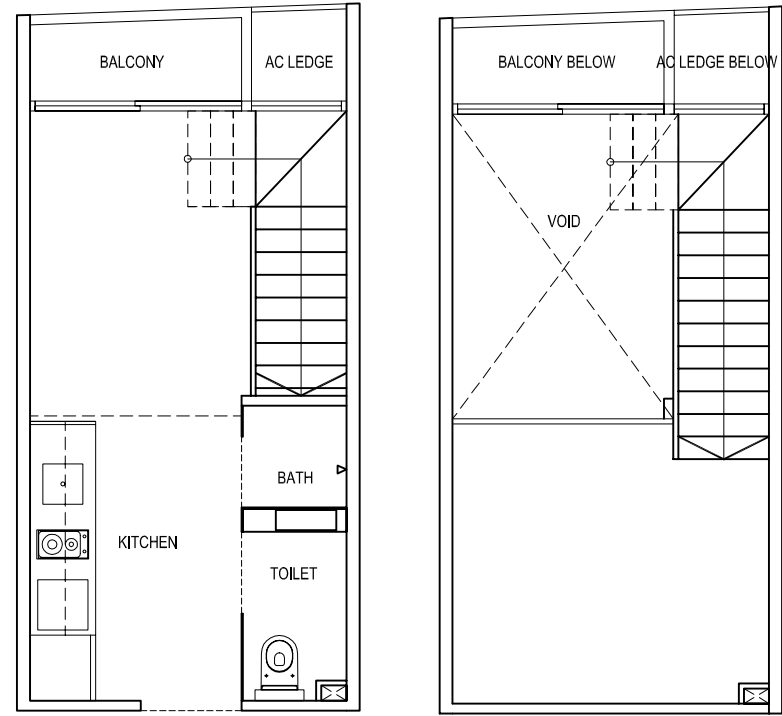
 lifestyle plan



scale:
1 : 75

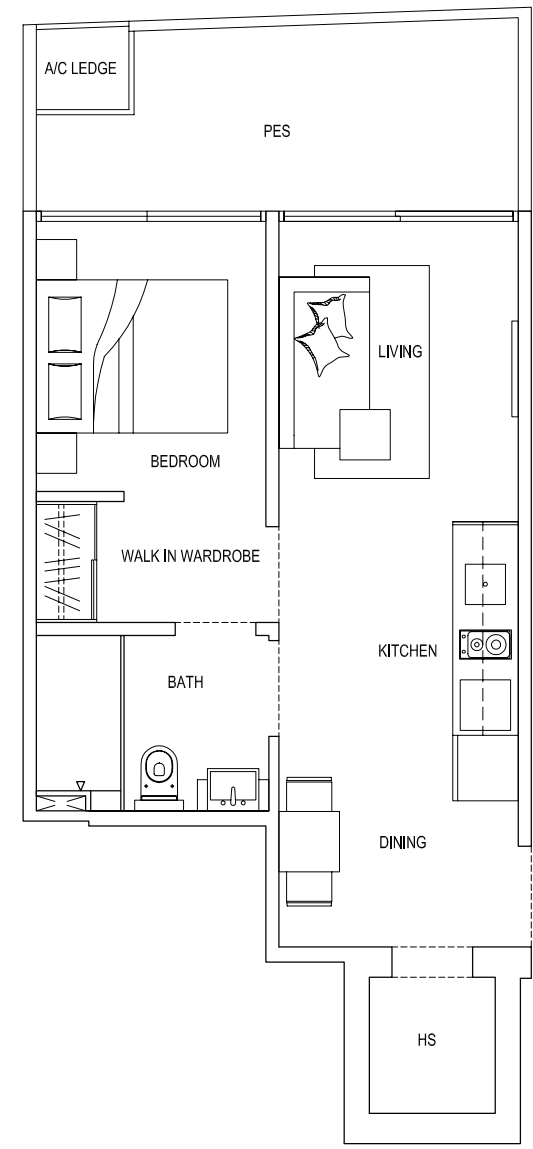


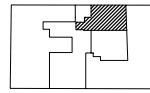
 semi-white plan



scale:
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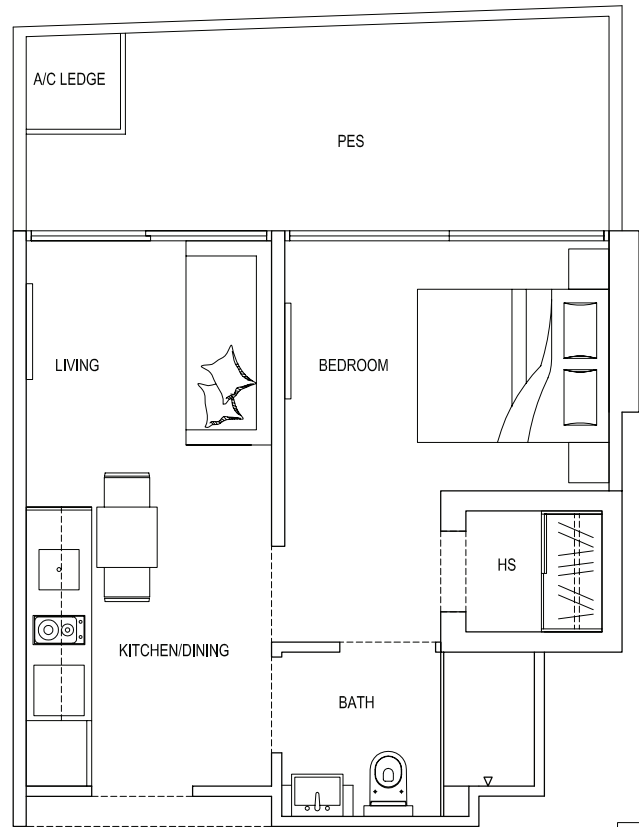
 floorplan (A1)



 #01-02
45 sqm

scale:
1 : 75 

floorplan (A2)

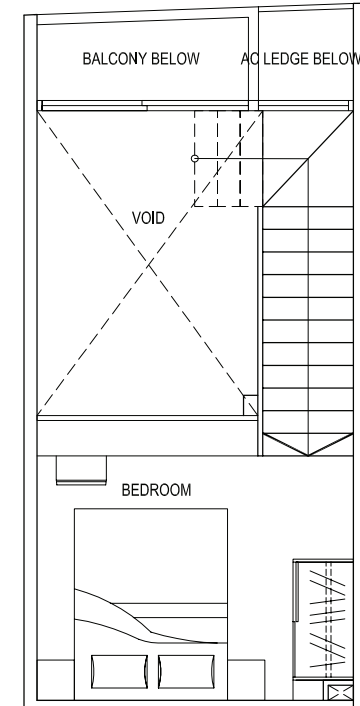
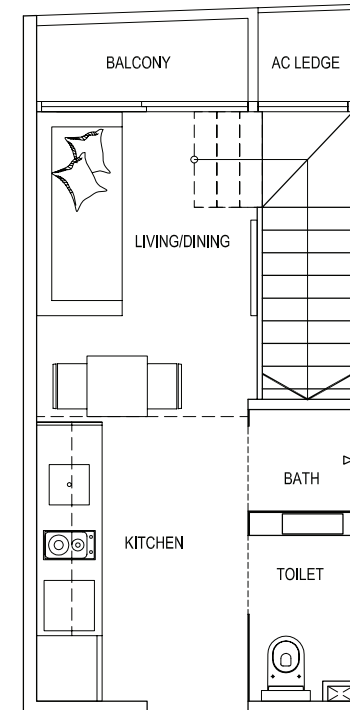


#01-03
46 sqm

scale:
1 : 75



floorplan (B1a)

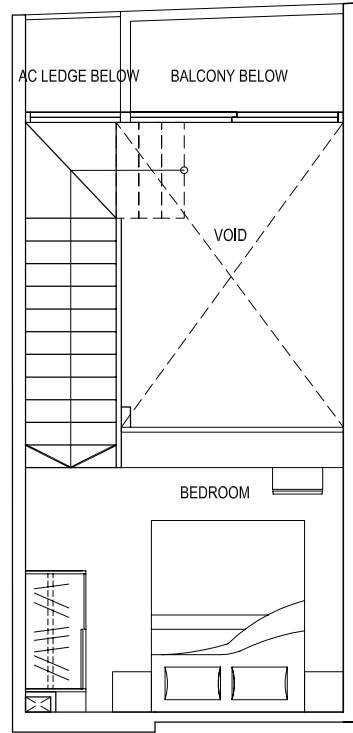
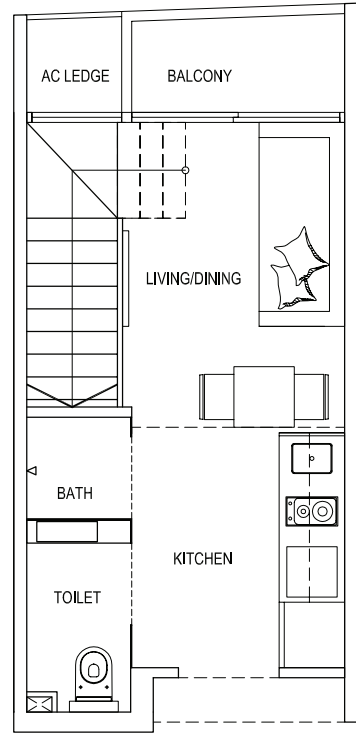


#02-02
#04-02
#06-02
41 sqm

scale:
1 : 75



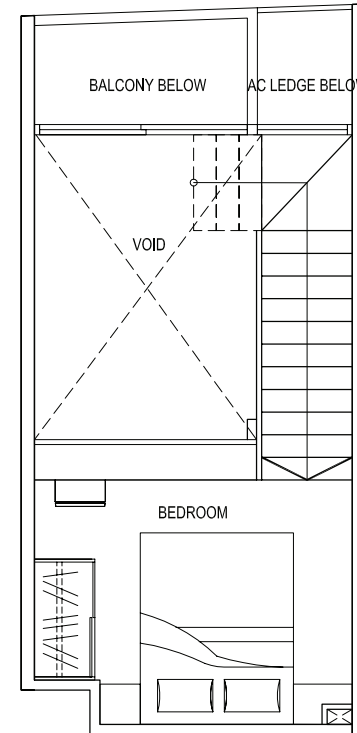
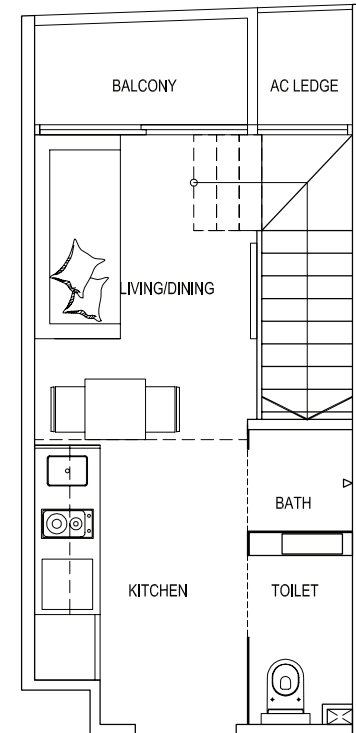
 floorplan (B1b)

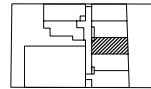


 #02-03
#04-03
#06-03
43 sqm

scale:
1 : 75 

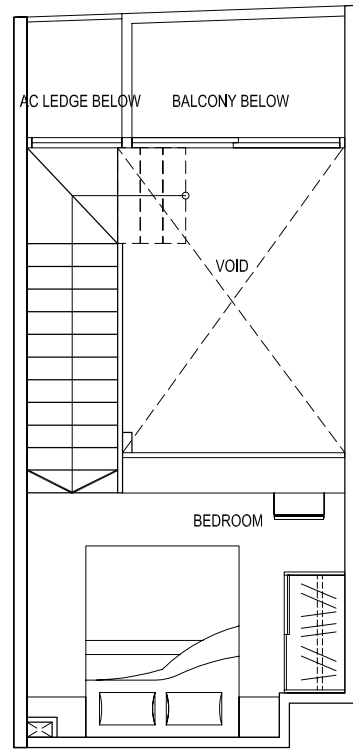
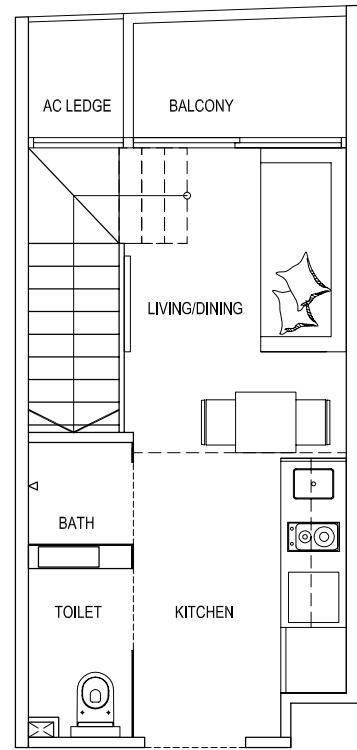
 floorplan (B1c)



 #02-04
#04-04
#06-04
42 sqm

scale:
1 : 75 

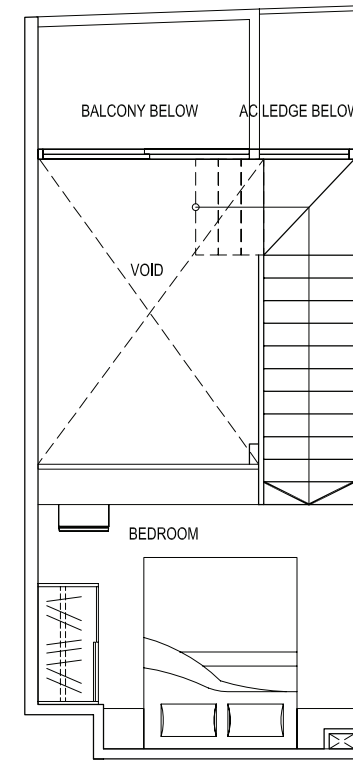
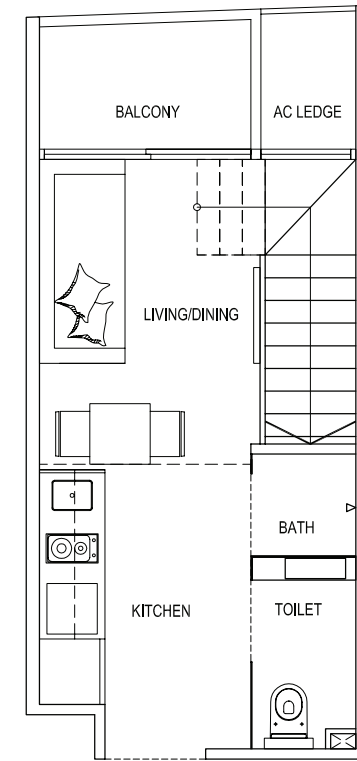
floorplan (B1d)



scale:
1 : 75



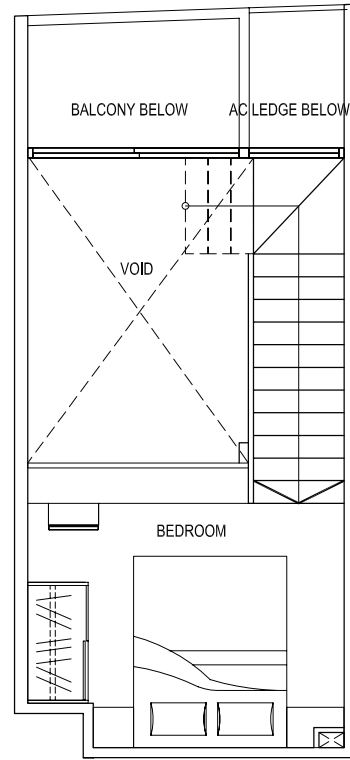
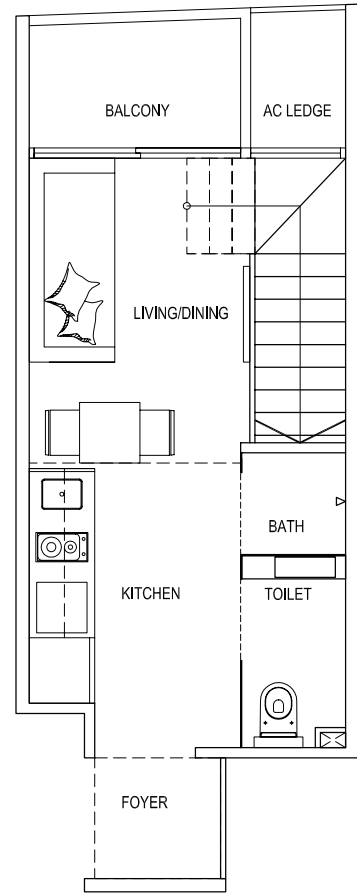
floorplan (B1e)



scale:
1 : 75



 floorplan (B2)

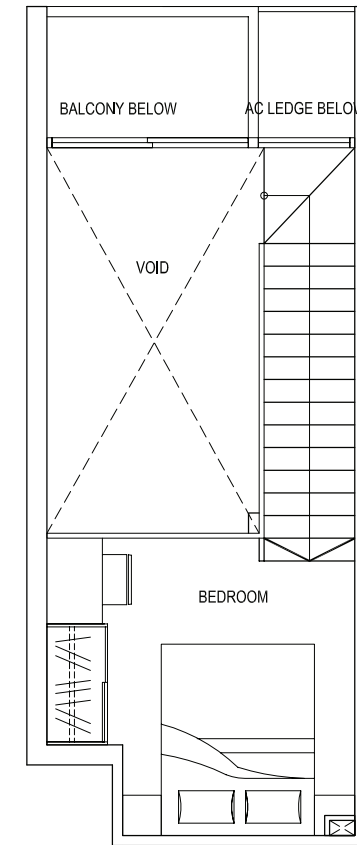
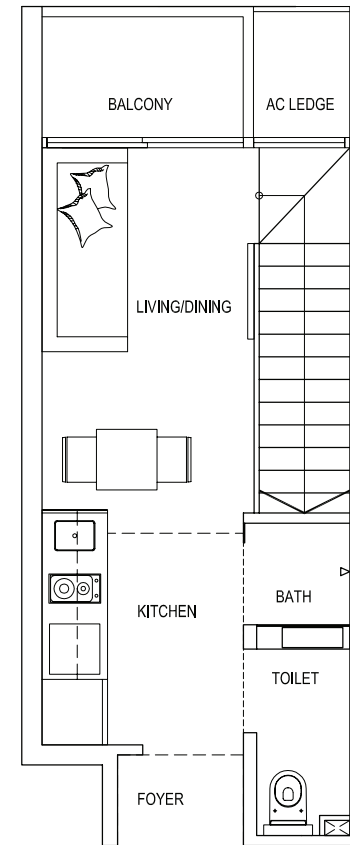


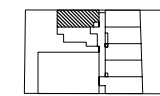
 #02-06
#04-06
44 sqm

scale:
1 : 75



 floorplan (B3)

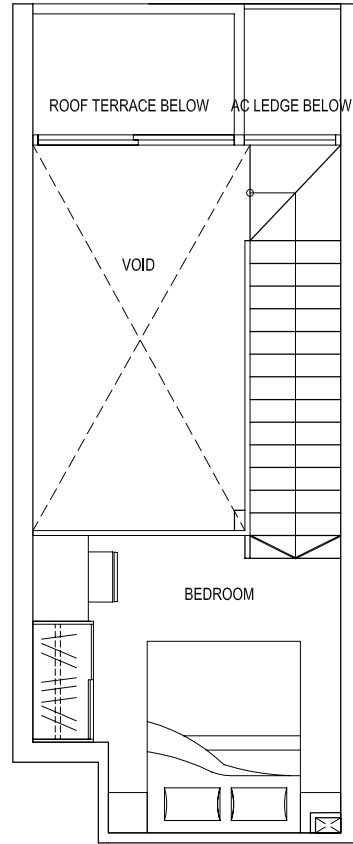
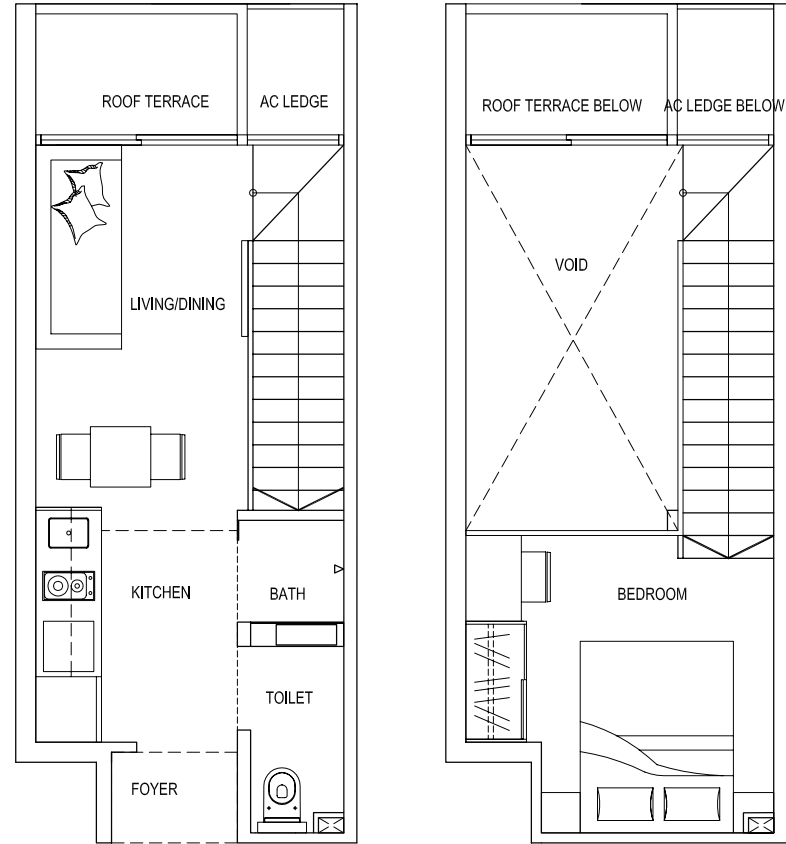


 #02-01
#04-01
48 sqm

scale:
1 : 75



floorplan (C1)

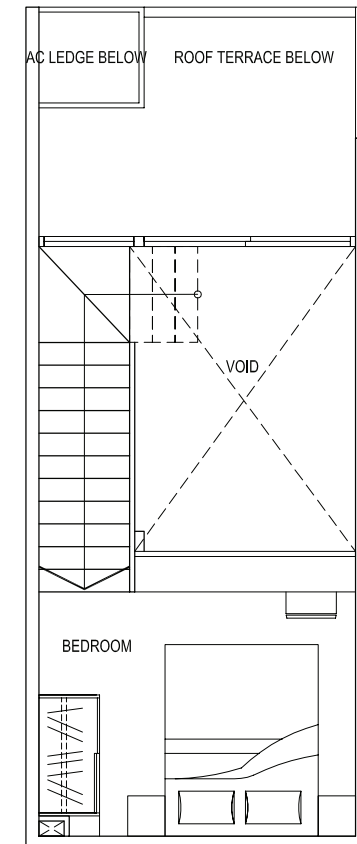
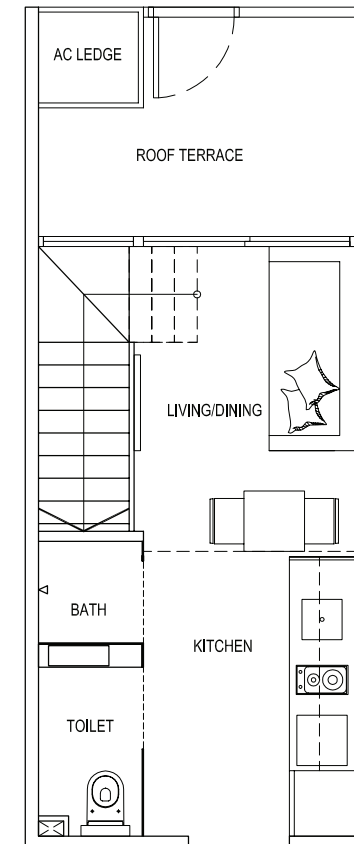


#06-01
48 sqm

scale:
1 : 75



floorplan (C2)

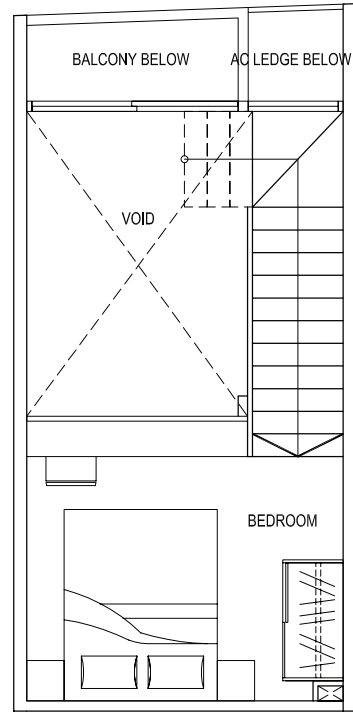
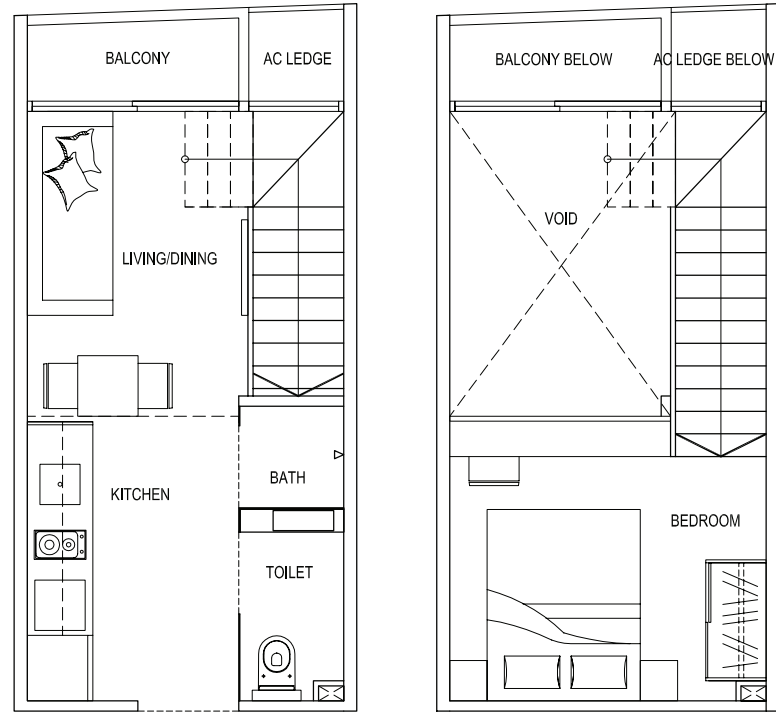


#06-07
#06-08
46 sqm

scale:
1 : 75



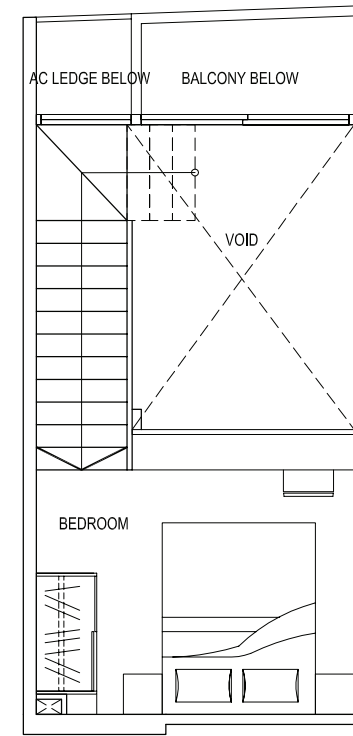
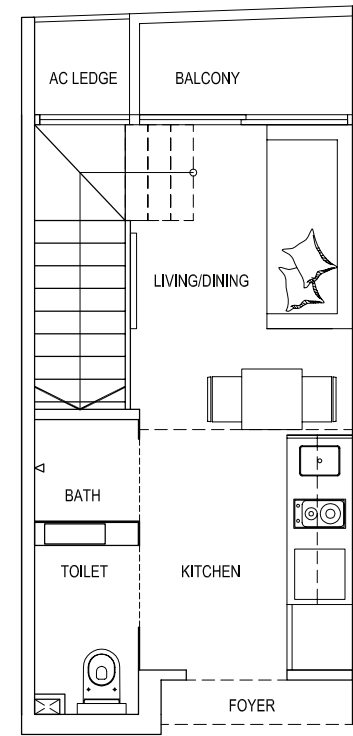
 floorplan (PH1a)

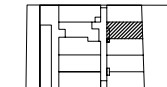


 #08-02
41 sqm

scale:
1 : 75 

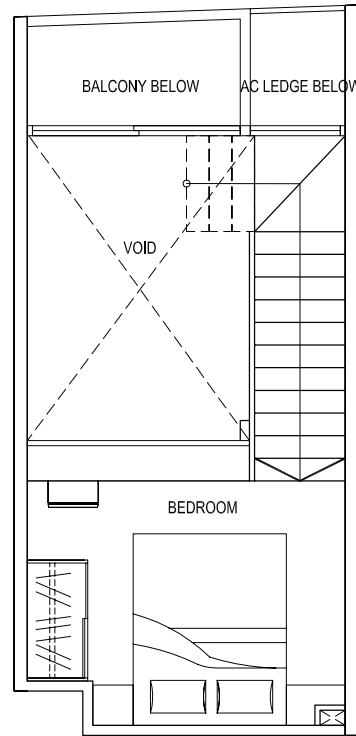
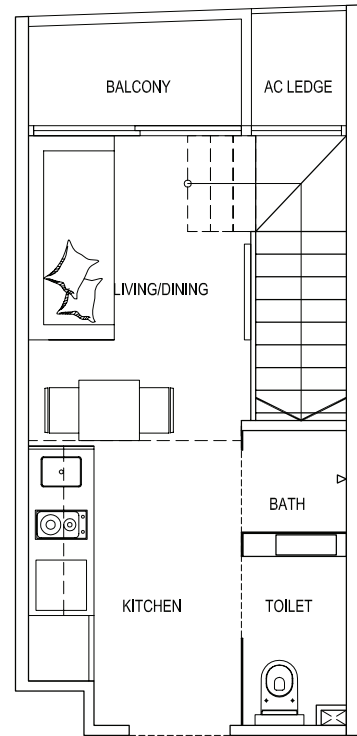
 floorplan (PH1b)



 #08-03
43 sqm

scale:
1 : 75 

floorplan (PH1c)

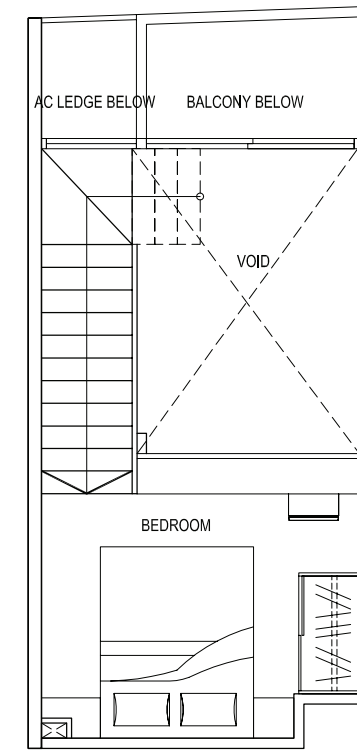
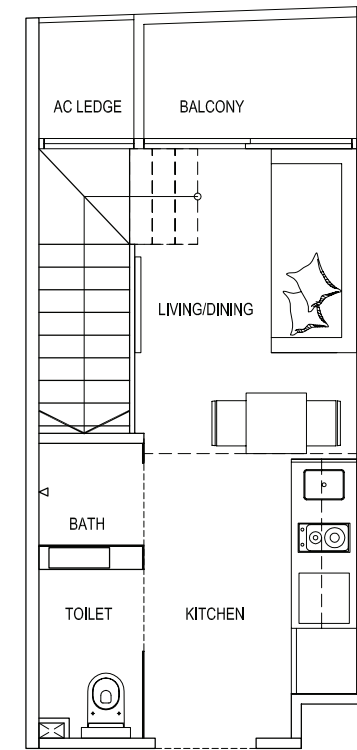


#08-04
42 sqm

scale:
1 : 75



floorplan (PH1d)

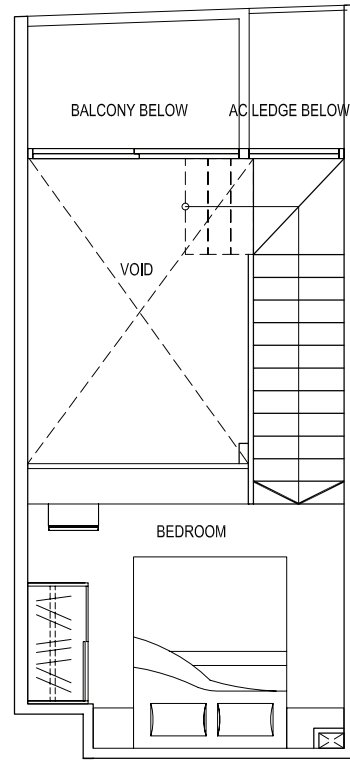
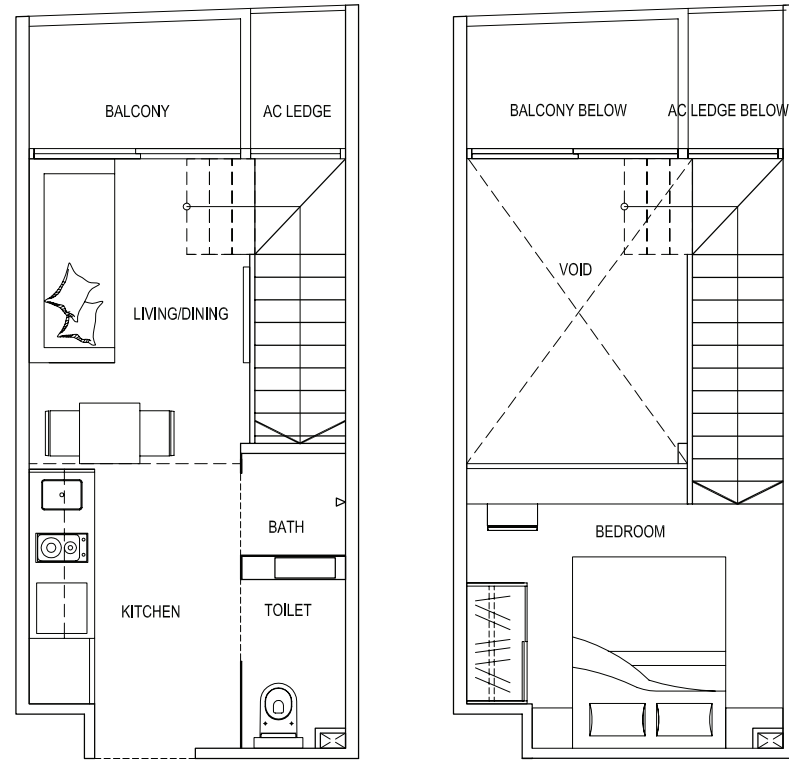


#08-05
42 sqm

scale:
1 : 75



floorplan (PH1e)

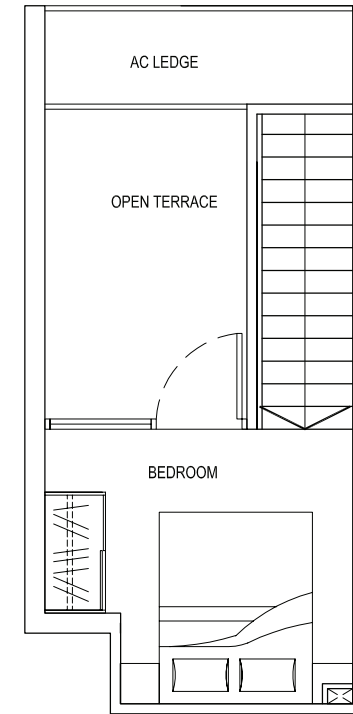
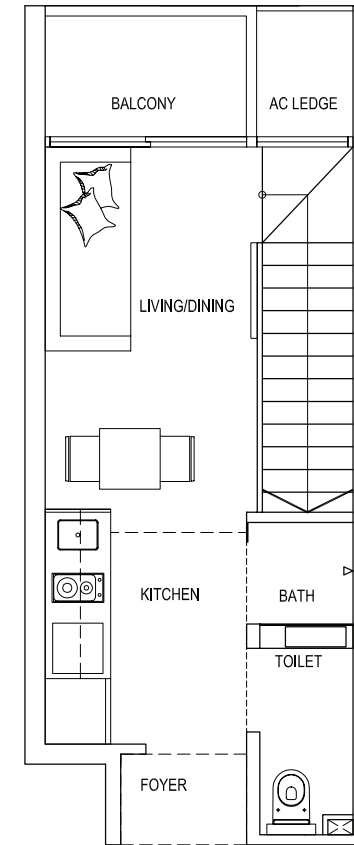


#08-06
43 sqm

scale:
1 : 75



floorplan (PH2)



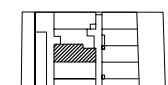
#08-01
48 sqm

scale:
1 : 75



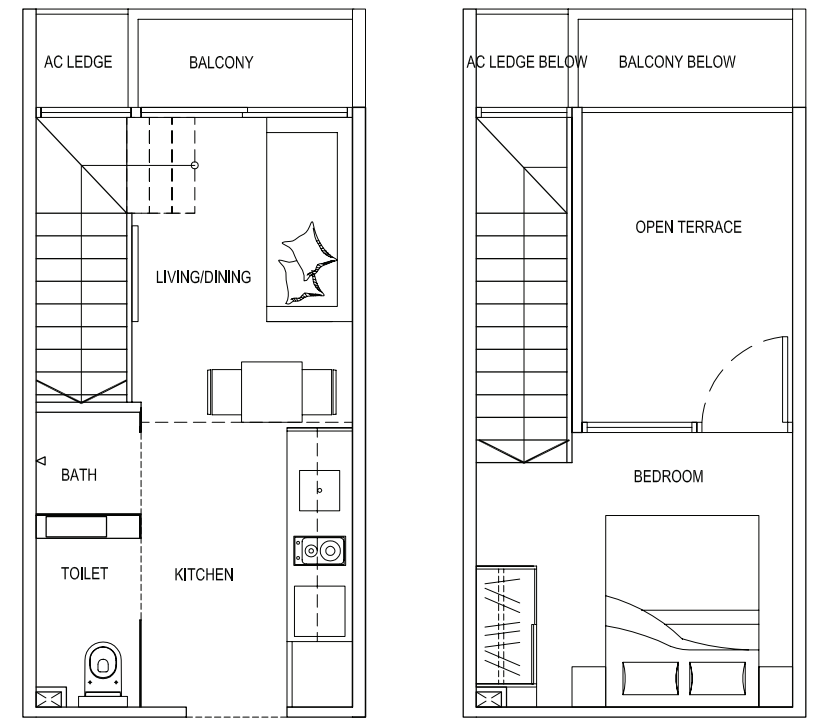
 floorplan (PH3)



 #08-09
53 sqm

scale:
1 : 75 

 floorplan (PH4)



 #08-07
#08-08
42 sqm

scale:
1 : 75 



specifications

1. FOUNDATION

Bore Piles Foundation / Reinforced Concrete Foundation

2. SUPER-STRUCTURE

Reinforced Concrete Framework

3. WALLS

a) External: Common clay brick / reinforced concrete walls

b) Internal: Common clay brick/reinforced concrete walls / cement and sand block / aerated block

4. ROOF

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

b) Pitched Roof:
Metal roofing system with rock wool insulation.

5. CEILING

a) For All Units except Type PH3, A1 and A2

i) Toilet, Bath and Kitchen:
Fibrous plasterboard ceiling with emulsion paint

ii) Living, Dining, Balcony, AC Ledge, Roof/Open Terrace, and Bedroom:
Skim coat with emulsion paint with or without box up at designated areas

b) Type PH3

i) Toilet, Bath and Dining:
Fibrous plasterboard ceiling with emulsion paint

ii) Living, Kitchen, Balcony, AC Ledge, Open Terrace, and Bedroom:
Skim coat with emulsion paint with or without box up at designated areas

c) Type A1 and A2

i) Toilet/Bath:
Fibrous plasterboard ceiling with emulsion paint

ii) Living, Kitchen, Dining, Household Shelter, Balcony, AC Ledge, PES and Bedroom:
Skim coat with emulsion paint with or without box up at designated areas

6. FINISHES

a) Walls

i) Living, Dining, Kitchen, Bedroom and Household Shelter:
Cement and sand plaster / cement skim coat with emulsion paint (on exposed surfaces only)

ii) Bathroom and Toilet:
Stone / Homogeneous tiles (up to false ceiling height and on exposed surfaces only) with or without skirting.

iii) A/C ledge, PES, Balcony and Open Terrace / Roof Terrace:
Cement and sand plaster / cement skim coat with emulsion paint

b) Floor

i) Living, Dining, Kitchen, Toilet and Bath:
Stone or homogeneous tiles with or without skirting

ii) Bedroom and Staircase:
Timber flooring with or without skirting

iii) Household Shelter:
Ceramic / homogeneous tiles (on exposed surfaces only)

iv) A/C Ledges:
Cement and sand screed

v) PES, Balcony, Open Terrace and Roof Terrace:
Ceramic / homogeneous tiles / timber strips

7. WINDOWS

a) Living and Bedroom:
Powder coated aluminum framed casement and/or fixed window with tinted glass panel

8. DOORS

a) For all units except Type A1 and A2

i) Main Entrance Door:
Fire-rated timber door

ii) Living to Balcony / Open Terrace / Roof Terrace:
Powder coated aluminum framed sliding or swing glass door with or without frost

iii) Roof Terrace to Swimming Pool:
Metal gate

iv) Toilet and Bath:
Powder coated aluminum framed sliding or swing glass door with or without frost

b) Unit A1 and A2

i) Main Entrance Door:
Fire-rated timber door

ii) Living to PES:
Powder coated aluminum framed sliding or swing glass door with or without frost

iii) Household Shelter:
Metal door as approved by authority

iv) Living to Bedroom and Toilet/Bath
Hollow-core timber door

v) Bedroom to Toilet / Bath
Hollow-core timber door

9. SANITARY FITTINGS

a) Bathroom and Toilet:
1 Vanity solid top with 1 wash basin and mixer tap and cabinet below
1 Glass shower compartment complete with 1 shower mixer
1 Water closet
1 Mirror
1 Paper holder
1 Bidet handspray

b) Open Roof Terrace:
1 bib tap

10. ELECTRICAL INSTALLATION

a) 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.

b) Please refer to Electrical Schedule for points details.

11. TV / CABLE SERVICES / TELEPHONE POINTS

a) 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.

b) Please refer to Electrical Schedule for points details.



specifications

12. LIGHTNING PROTECTION

Lightning protection system provided in compliance with Singapore Standard S555:2010.

13. PAINTING

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

b) Internal Walls:
Water based emulsion paint

14. WATER PROOFING

Waterproofing shall be provided to floors of Bathroom, Toilet, Balcony, Kitchen, Open Terrace, Roof Terrace and RC Flat Roof.

15. DRIVEWAY AND CARPARK

a) Surface Driveway:
Concrete finish with floor hardener

b) Car Parking:
4 nos. of surface parking with interlocking paver blocks and 22 nos. of mechanized car parks according to specialist's specification. (First Come First Serve Basis)

16. RECREATION FACILITIES

a) Swimming Pool:
approximately 28sqm
b) BBQ Pit:
approximately 5sqm
c) Pool Deck:
approximately 56sqm

17. ADDITIONAL ITEMS

The following items will be provided by the Developer:

a) Kitchen cabinets with solid surface and/or quartz or granite counter top and kitchen sink, cooker hood, electrical hob, built-in oven, washing machine and fridge.

b) Built-in wardrobes to all bedrooms.

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

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

Notes

A. 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.

B. 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.

C. 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.

D. 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.

E. 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.

F. 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

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 are subject to Architect's final decision and design.

G. 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.

H. 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.

I. 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.

J. 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.

K. 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.

L. MECHANISED CAR PARKING SYSTEM

The mechanised car parking system has to be maintained regularly by the specialist to ensure that it is in good and proper working condition.

M. PLANTERS

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

N. 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.



specifications

GENERAL DESCRIPTION

PROPOSED ERECTION OF 8-STOREY RESIDENTIAL FLATS WITH AN ATTIC (31 UNITS) DEVELOPMENT WITH LAP POOL, COMMUNAL FACILITIES & MECHANICAL CAR PARK ON LOT 98439M MK24 AT 5, LORONG 27 GEYLANG (GEYLANG PLANNING AREA)

DETAILS OF BUILDING SPECIFICATIONS

Please refer to "Specifications of the Building"

COMMON FACILITIES

Swimming Pool, Barbecue Area and Pool Deck.

TOTAL NUMBER OF CAR PARKING SPACES

- a) Surface Parking : 4 lots
- b) Mechanized Car Parking : 22 lots (Including 1 lot of Handicapped Parking) Maximum dimensions of the vehicle are 2150mm (W), 5200mm (L) and 2000mm (H) with a maximum weight of 2600 kg.

PURPOSE OF BUILDING PROJECT AND RESTRICTIONS AS TO USE

The building project is zoned as "Residential", hence, it is strictly for residential occupation only. Other restrictions are as below,

- a) The balconies, roof/open terraces and private enclosed space cannot be enclosed or converted for any other uses for any reason whatsoever unless prior written approvals of the relevant competent authorities are first obtained.
- b) Access to all reinforced concrete flat roofs in the Housing Project is prohibited except for maintenance purposes or in times of emergency.
- c) The open trellis are not to be enclosed or roofed over unless prior written approval of the relevant competent authorities are first obtained.
- d) All reinforced concrete ledges (e.g. air-conditioning condenser ledges) in the Unit and Housing Project shall not be converted for any other uses unless prior written approvals of the relevant competent authorities are first obtained.
- e) No openings to be made along the common party walls unless the prior written approval of the relevant competent authorities are first obtained.



types of residential units

UNIT TYPES	DESCRIPTION	NUMBER OF UNITS
Type A1	1 Bedroom	1
Type A2	1 Bedroom	1
Type B1a	1 Bedroom	3
Type B1b	1 Bedroom	3
Type B1c	1 Bedroom	3
Type B1d	1 Bedroom	3
Type B1e	1 Bedroom	1
Type B1	1 Bedroom	2
Type B2	1 Bedroom	2
Type C1	1 Bedroom	1
Type C2	1 Bedroom	2
Type PH1a	1 Bedroom	1
Type PH1b	1 Bedroom	1
Type PH1c	1 Bedroom	1
Type PH1d	1 Bedroom	1
Type PH1e	1 Bedroom	1
Type PH2	1 Bedroom	1
Type PH3	1 Bedroom	1
Type PH4	1 Bedroom	2
Total		31



electrical schedule

DESCRIPTION	UNIT TYPES																			
	A1	A2	B1a	B1b	B1c	B1d	B1e	B2	B3	C1	C2	PH1a	PH1b	PH1c	PH1d	PH1e	PH2	PH3	PH4	
LIGHTING POINT	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
13A SWITCH SOCKET OUTLET	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9
ELECTRIC WATER HEATER POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
WASHING MACHINE POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
COOKER HOOD POINT (C/W CONNECTOR UNIT AND SWITCH)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
REFRIGERATOR POINT (C/W CONNECTOR UNIT & SWITCH)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
DOOR BELL POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
SCV OUTLET	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
TELEPHONE OUTLET	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

* Power Points/isolators for ACMV system depends on the quantity of condensing/fan coil units.

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Project Details:

Developer: Chanel Residences Pte Ltd • UEN No: 201114852M • Developer's License: C0907 • Tenure: Freehold
• Legal Description: MK24-98439M • Expected Date of Delivery of Vacant Possession: No Later than 30 September 2015
• Expected Date of Legal Completion: No Later than 30 September 2016 • Building Plan No: A1525-00014-2011-BP01

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