



COME HOME TO
M EYER MELODIA.

Meyer Melodia.

An apartment can be simply that - four walls and a roof. Or, it can truly be your home. Something that's not just functional but reflects you. Where the modern, sleek façade forms your perfect backdrop for a selfie. Where you're just 10 minutes away from the Central Business District, so you don't waste precious moments stuck on the road. (You'd rather save that for an after-work jog at the nearby East Coast Park.) In a neighbourhood where good eats are aplenty if you don't feel like cooking. **COME HOME TO MEYER MELODIA.**

Dream Big

When I grow up, I want to see the world!

Through a child's eyes, the world is a wondrous adventure with mysterious lands waiting to be explored. But every child also knows that the safest haven is his home. So after you've swooshed your little jet plane around, you start building your kingdom with toy bricks and fill it with all your favourite things.



Live Bigger

You're all grown up. You're confident. Successful.

You know what you want. Not your usual cookie-cutter life but one embellished with your unique quirky touches. (The little kid in you gives you the thumbs-up.) Others see it in how your outfits fit you just that little bit better. The restaurants and bars you trend-spot before they become the next big thing.

The sports you sweat for.

The people you date.

Most of all, they see it in the home you choose.



Next Destination:

Home

You've lived your dream. You're a globe-trotter. You negotiate deals in Dubai, sky-dive in Australia, zip through Paris for a weekend of shopping. You've seen the world and you'll always be hungry for more. But nowhere grabs your heart the way your home does.

It's where you've filled it with your favourite things, and where you'll dream bigger dreams. It's your den, your pride, your shout-out to the world that this is what you're all about.

Come home to Meyer Melodia, the home you choose, because it's the home that says it all about you.

Location Map

2B Meyer Place

Food

East Coast Lagoon Food Village
 East Coast Seafood Centre
 Kallang KFC
 Kallang Leisure Park
 Kallang McDonalds
 Marine Parade Food Centre
 Old Airport Road Food Centre
 Playground @ Big Splash

Shopping

112 Katong Mall
 Parkway Parade Shopping Centre
 Siglap Shopping Centre

Sports & Recreation

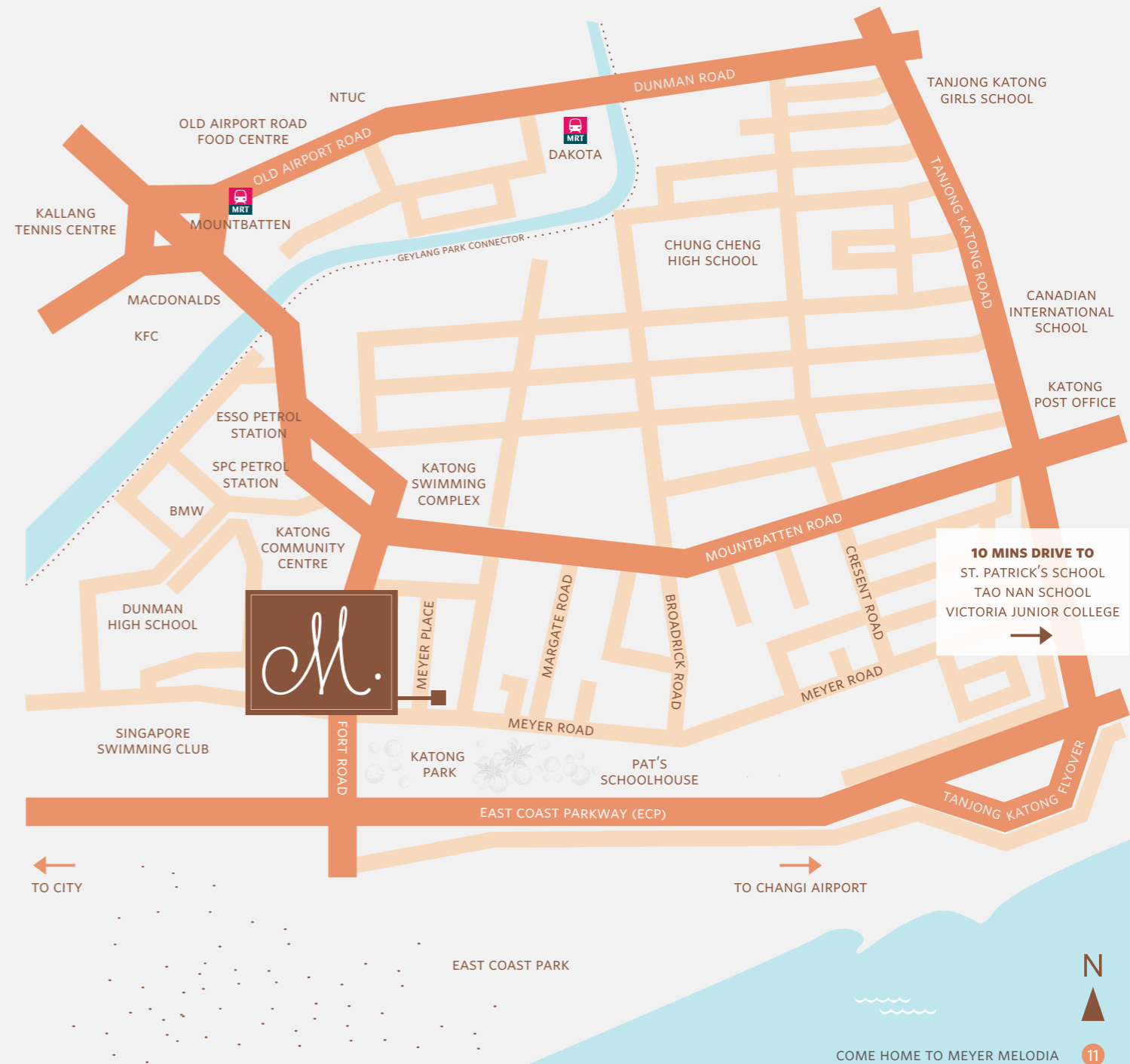
East Coast Park
 Kallang Bowl
 Kallang Ice World
 Kallang Tennis Centre
 Katong Community Centre
 Katong Swimming Complex
 Marina Bay Golf Course
 National Sailing Centre
 Singapore Recreation Club
 Singapore Sports Hub
 Singapore Swimming Club
 The Cage at Kallang
 Windsurfing Association
 Singapore

Schools

Canadian International School	St. Patrick's School
Chung Cheng High School	Tanjong Katong Girls School
Dunman High School	Tao Nan School
Pat's Schoolhouse	Victoria Junior College

Travel

Mountbatten MRT Station	3 mins drive
Dakota MRT Station	5 mins drive
Parkway Parade Shopping Centre	5 mins drive
Siglap Shopping Centre	7 mins drive
Central Business District	10 mins drive
Changi Airport	12 mins drive
Orchard Road	13 mins drive
Sentosa	14 mins drive



Design and Architecture

The epitome of quality and luxury



Artist's Impression



Enjoy the scenic view of East Coast Park and Marina Bay from your private enclave. Unwind in the comfort of tranquility to each of the 16 exclusive freehold units at Meyer Melodia.



Indulge in the best quality materials encompassed by the outline of modern contemporary design. Experience luxury living in Meyer Melodia.





Fittings and Fixtures

Best in class



 **BOSCH**

 **DURAVIT**

GROHE


SILESTONE
by COSENTINO 

com XIMUJA
flexible system

Site Plan

1. Main Entrance
2. Basement Carpark
3. Swimming Pool
4. Pool Deck
5. Gym Room
6. CSR
7. Seating Area
8. BBQ Area
9. Lift Lobby
10. Lift
11. Handicap Ramp
12. Staircase from Carpark
13. Bin Point



Unit Distribution Chart

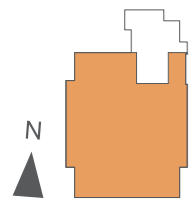
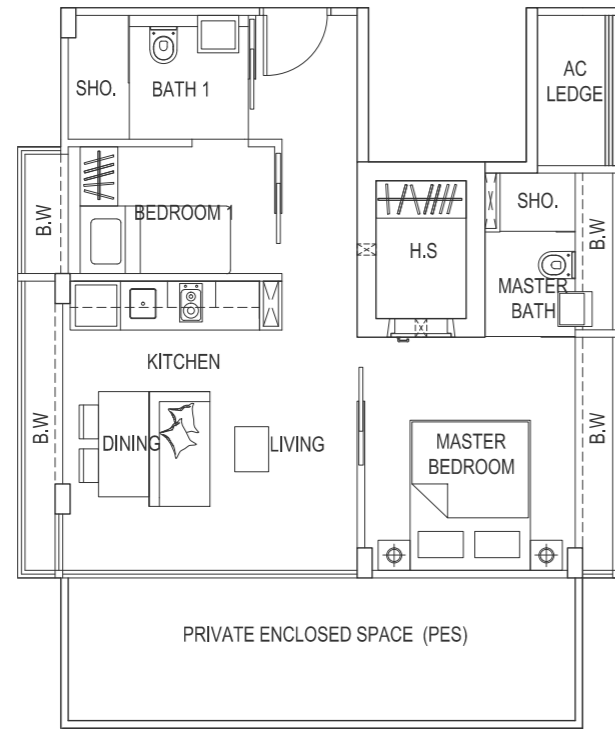


Type A

67 sqm / 721 sqft

2 Bedrooms

Unit | 01-01 |

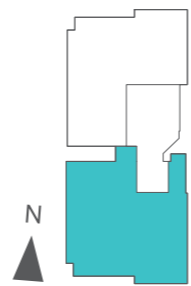
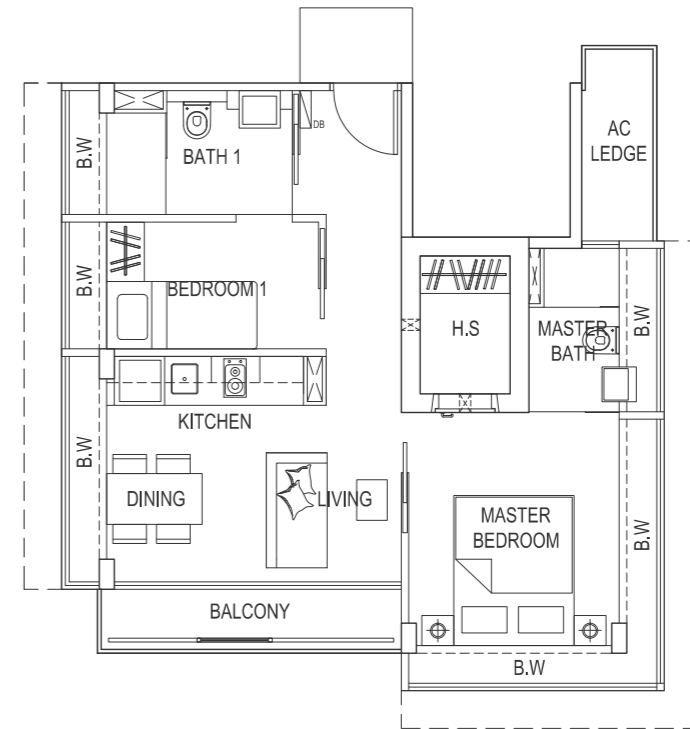


Type B

57 sqm / 614 sqft

2 Bedrooms

Unit | 02-01 | 05-01 |
03-01 | 06-01 |
04-01 | 07-01 |



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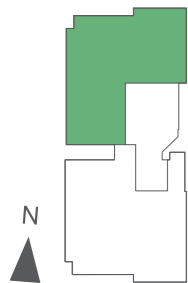
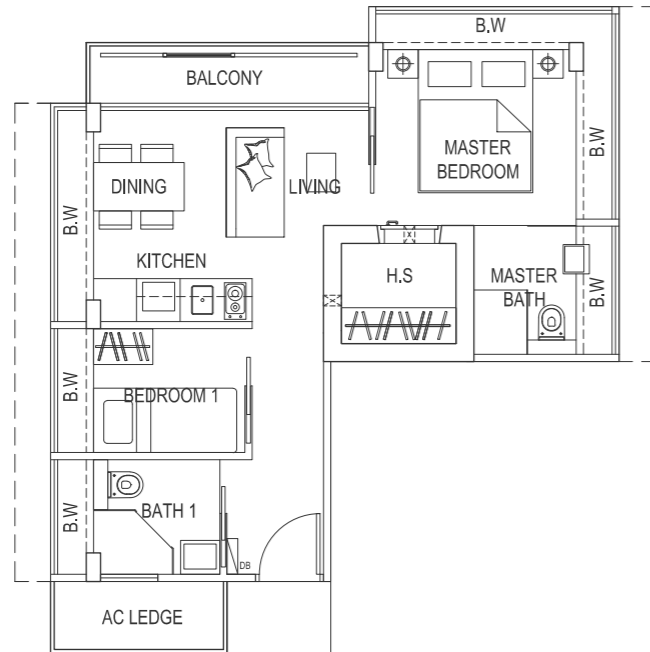
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Type B1

51 sqm / 550 sqft

2 Bedrooms

Unit	02-02	05-02
	03-02	06-02
	04-02	07-02

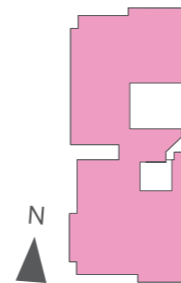
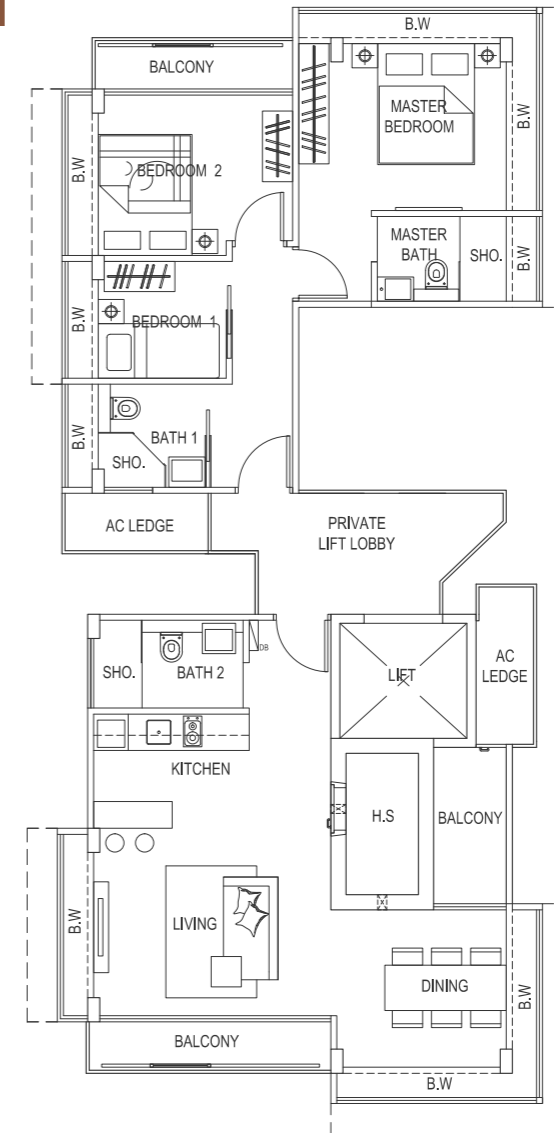


Type C

112 sqm / 1205 sqft

3 Bedrooms

Unit	08-01
	09-01



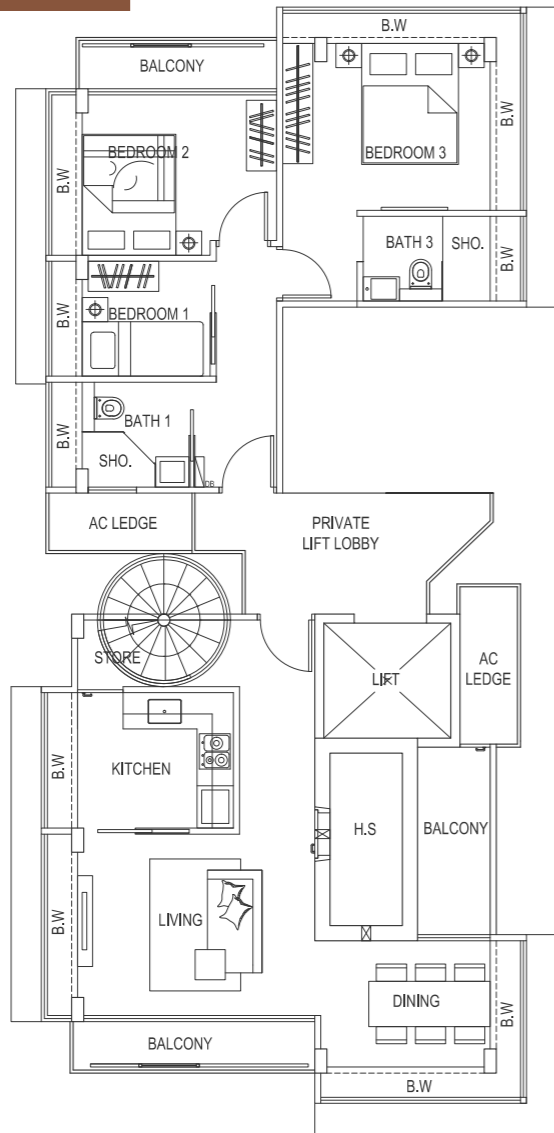
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Penthouse

Lower - 113 sqm / 1216 sqft

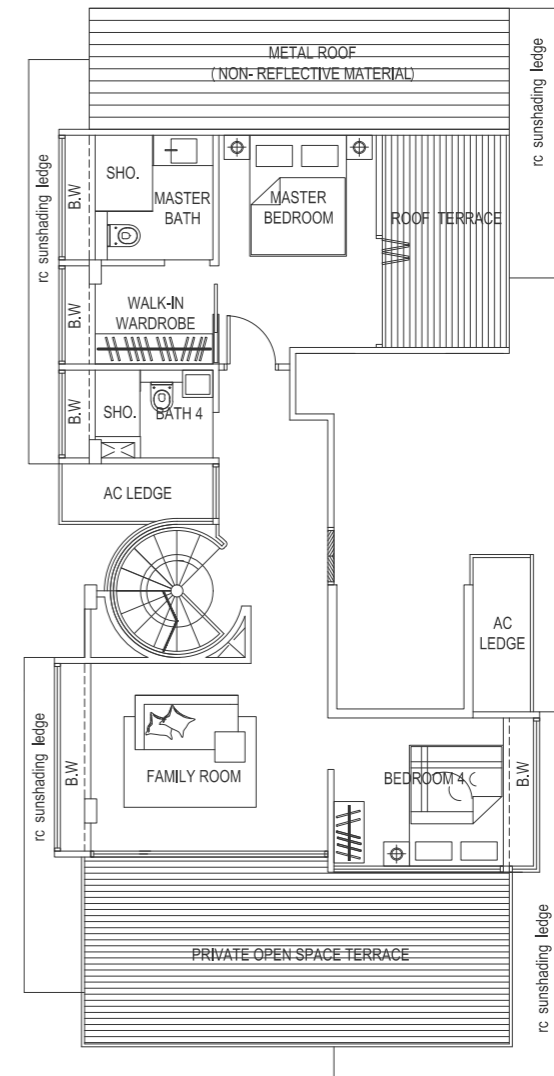
5 Bedrooms
Unit | 10-01



LOWER

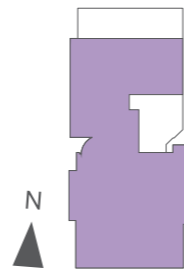
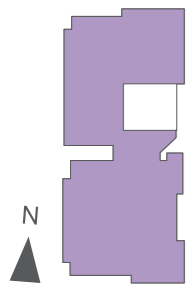
Scale 1 : 125

Upper - 91 sqm / 980 sqft



UPPER

Scale 1 : 125



Specifications

1. FOUNDATION

Concrete pile generally and/or other approved foundation system.

2. SUB-STRUCTURE AND SUPERSTRUCTURE

Reinforced concrete structure and/or steel structure and/or precast reinforced concrete structure.

3. WALLS

External Walls - Reinforced concrete wall and/or block wall and/or precast concrete panel wall system and/or brick wall.

Internal Walls - Reinforced concrete wall and/or block wall and /or precast concrete panel wall system and/or drywall plaster board partition system and/or brick wall.

4. ROOF

Reinforced concrete roof with appropriate waterproofing system and insulation and/or metal roof and insulation for apartments.

5. CEILING

Apartments

Living, Dining, Kitchen, Bedrooms, Store, Balcony, PES and other areas: Skim coat with or without plaster ceiling boards and/or fibrous plaster ceiling board with or without box-ups to designated areas.

Bathrooms, Kitchen: Fibrous plaster ceiling boards with or without box-ups to designated areas.

Common Areas

Car park, Staircases, M&E services rooms/shaft: Skim coat.

Lift lobby, Gym: Skim coat and/or fibrous plaster ceiling board where applicable.

6. FINISHES

Wall - for Apartment Units

Living, Dining, Bedrooms, Family room, store and other areas: Cement & sand plaster and/or skim coat where applicable.

Kitchen: Homogenous tiles and/or Ceramic tiles to exposed designated areas and/or cement & sand plaster and/or skim coat and/or glass back splash.

Bathrooms: Marble tiles and/or Homogenous tiles and/or Mosaic tiles to designated exposed areas.

PES: Cement & sand plaster and/or skim coat.

Wall - External (Common Areas)

External walls including recreational common areas: Cement & sand plaster and/or skim coat and/or textured finished where applicable.

Wall - Internal (Common Areas)

Staircases, Landing and other areas: Cement/sand plaster and/or skim coat.

Lift Lobbies: Marble tiles and/or stone finish and/or Homogenous tiles and/or Ceramic tiles to designated areas. Cement/sand plaster and/or skim coat to other areas.

Floor - For Apartment Units

Entrance, Living, Dining, Kitchen, Family Room, Bathrooms, Balcony: Marble tiles and/or homogenous tiles to be selected by Architect.

Bedrooms, Roof Terrace: Timber flooring with or without timber skirting.

Household Shelter, Air Con Ledge, Store, PES: Homogenous tiles and/or Ceramic tiles.

Floor - Common Area

Lift Lobbies: Marble and/or stone finish and/

or marble tiles and/or homogenous tiles and/or Ceramic tiles to be selected by Architect.

Swimming pool deck, Gymnasium: Stone tiles and/or Homogenous tiles and/or Ceramic tiles and/or pebble wash and/or carpet or vinyl sheets and/or timber floor decking to be selected by Architect.

Staircase: Cement & sand screed and staircases to complete with groove lines to staircase treads edge or with nosing tiles.

7. WINDOWS

Apartment Units - Powder-Coated or Fluorocarbon aluminium-frame casement and/or sliding windows and/or fixed panel and/or louvres with clear or tinted glass or frosted glass or opaque glass if applicable.

8. DOORS

Main Entrance: Fire-rated laminated timber door.

Bedrooms: Laminated timber door.

Bathrooms (where applicable): Laminated timber door and/or frosted glass door and/or Sliding pocket door.

Kitchen (Penthouse): Laminated timber door with glass panel/or sliding pocket door.

Living to Balcony & Private Enclosed Space (PES): Powder-coated or fluorocarbon aluminium frame sliding glass door.

PES: Aluminium and/or steel swing gate and/or powder-coated or fluorocarbon aluminium frame swing gate.

Household Shelter: Approved steel blast door.

(Note: Selected ironmongery shall be provided to all doors)

9. SANITARY FITTINGS

Master Bathroom

1 vanity wash basin and basin mixer.
1 shower head complete with shower mixer if applicable.
1 water closet.
1 toilet paper holder, 1 towel rail, 1 hand bidet, 1 mirror.

Common Bathroom

1 vanity wash basin and basin mixer.
1 shower area complete with shower mixer if applicable.
1 water closet.
1 toilet paper holder, 1 towel rail, 1 hand bidet, 1 mirror.

Kitchen

1 sink with sink mixer

PES

1 bib tap for PES

10. ELECTRICAL INSTALLATION

Refer to Schedule of Electrical Provision

11. TV/TELEPHONE POINTS

Refer to Schedule of Electrical Provision

12. LIGHTNING PROTECTION

In compliance with Singapore Standard SS 555:2010

13. PAINTING

Internal Walls: Emulsion paint.

External Walls: Emulsion paint and/or textured coating finish to designated areas.

14. WATER PROOFING

Waterproofing to floors of Bathrooms, Balcony, Roof Terrace, Air Con ledge, Landscape Deck, M&E rooms, sub-basement car park and basement mechanized car park, Swimming Pool and Pool Deck.

15. DRIVEWAY AND CARPARK

Driveway: Premix and/or reinforced concrete slab.

Carpark: Mechanical car parking system.

16. RECREATION FACILITIES

1st Storey: Swimming Pool, Pool Deck, Gymnasium, BBQ, Seating Area

17. ADDITIONAL ITEMS

Kitchen Cabinet: High and low cabinets.

Kitchen Appliances: 1ea. Built-in electric hob, cooker hood, sink, electric oven, washing machine and fridge.

Wardrobe: Built-in wardrobes for master bedroom ONLY.

Air-conditioning: Multi-split air-conditioning system -wall mounted fan coil for Living/Dining/Family Room and Bedrooms.

Hot Water Supply: Hot water supply to all Bathrooms.

Gas: Town Gas NOT provided.

Security System: Intercom system. Proximity card access to all communal facilities (where applicable). Vehicular Access System at main entrance. CCTV surveillance cameras at strategic locations.

Shower: Tempered glass shower screen.

NOTES:

Marble, Limestone and Granite

Marble, compressed marble, limestone and granite are 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, compressed marble, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However granite, being a much harder material than marble cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to Clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

Timber Strips

Timber strips are natural material containing veins and tonal 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 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. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

Tiles

Selected tile sizes and tile surface flatness cannot be perfect and subject to acceptable range described in Singapore Standards SS 483:2000.

Specifications

Air-conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.

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 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.

Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to Clause 14.3, the brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection and market availability.

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

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

of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

False Ceilings

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 purpose. Where removal is needed, ceiling works would 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. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

Prefabricated Toilets

Certain bathroom and W.C. may be prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.

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.

Household Shelter

The Household Shelter is designed for use as civil defense shelter. The walls, ceiling, floor

and door of the Household Shelter shall not be hacked, drilled, altered or removed.

Mechanical Car Parking System

The Mechanical Car Parking System has to be maintained regularly by the specialist to ensure that it is in good and proper working condition. The vendor shall not be held responsible for the operation, procedure, delay, safety and damages caused with the use of the System.

SCHEDULE OF ELECTRICAL PROVISION

DESCRIPTION	A	B	B1	C	Penthouse
Lighting Point	8	8	8	17	25
13A Switched Socket Outlet	4	4	4	5	11
13A Twin Switched Socket Outlet	5	5	5	7	10
Telephone Outlet	4	4	4	5	8
TV Point	3	3	3	5	8
Bell push C/W Bell Point	1	1	1	1	1
Intercom Point	1	1	1	1	1
Cooker Hob Point	1	1	1	1	1
Kitchen Hood Point	1	1	1	1	1
Electric Oven Point	1	1	1	1	1
Water Heater Point	2	2	2	3	4
Isolator (A/C)	1	1	1	2	3
Washing Machine Point	1	1	1	1	1

Note: All Isolators for CU are subjected to a/c equipment configuration.

Sales Enquiries:

Call: 8588 1888

Email: sales@canggroup.com

Project Details:

Developer: Cang Properties Pte Ltd • Co Reg. No: 201214826C • Developer's License No.: C1027
 • Tenure of Land: Freehold • Legal Description: Lot(s) 5412X MK 25 at Meyer Road • Expected Date of TOP: 30th June 2017
 Expected Date of Legal Completion: 30th June 2020 or 3 Years after notice of Vacant Possession whichever is earlier
 Building Plan No.: A1525-00011-2012-BP01

Disclaimer:

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