



NAUUNG
RESIDENCE

Immerse yourself in the
Art of Living

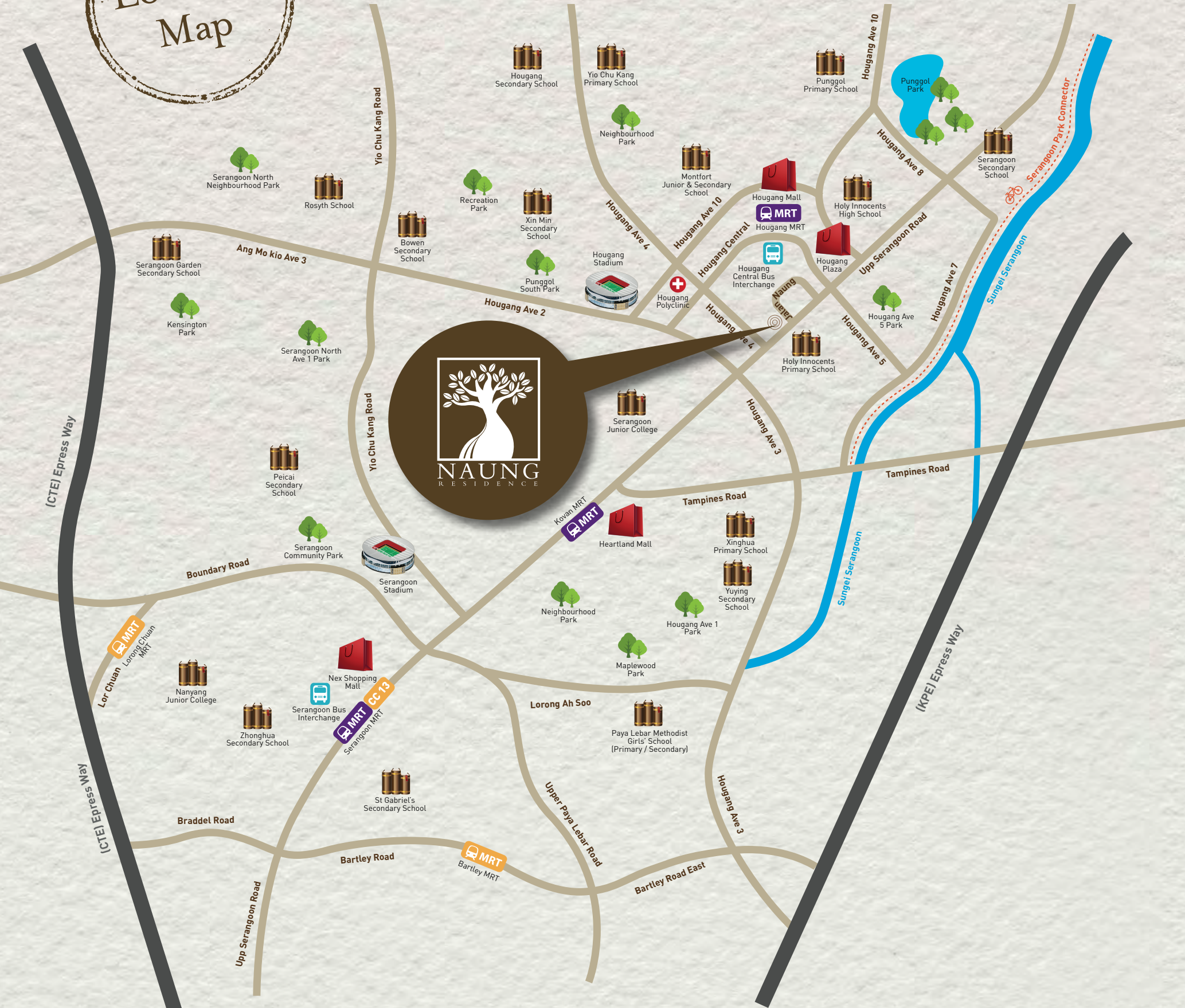


NAUNG
RESIDENCE



*A tropical resortlike haven of
modern comfort and amenities
amidst alluring nature*

Location Map



A Prominent Residential Landmark nestled in the Hougang enclave

With the "Remaking Our Heartland – Colours of Hougang" initiative taking momentum, Naung Residence is poised to become a distinctive residential feature in the vibrant estate of Hougang.

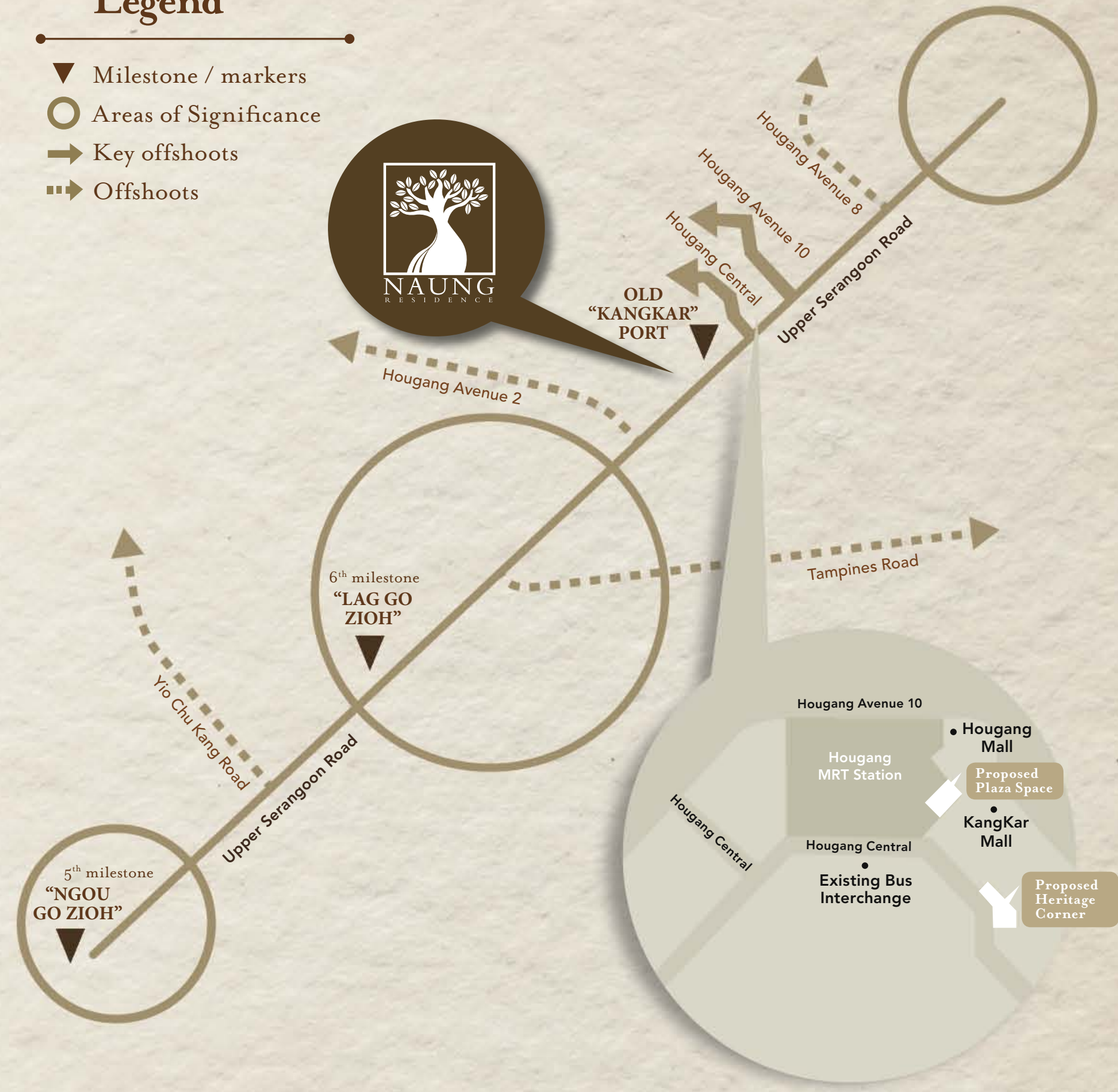
Its close proximity to a comprehensive network of facilities and services encompassing schools, lush green parks and enhanced riverfront neighbourhood for recreational activities and the nearby Hougang Mall and Hougang Plaza – all make Naung Residence a superb residential choice.

The rustic three-block development of five storeys high is situated close to the Hougang MRT Station and the Bus Interchange with convenient access to other parts of Singapore. Residents can easily travel to the Hougang Town Centre's proposed Plaza Space to engage in outdoor activities or relive the enriching history of Hougang at the new Heritage Corner.



Legend

- ▼ Milestone / markers
- Areas of Significance
- ➔ Key offshoots
- ➡ Offshoots







NAUNG RESIDENCE
1 JALAN NAUNG





Delightful Moments of Leisure

Enjoy a refreshing, stress-free and thoroughly relaxing day within the comfort of your Residence by the lap pool or wading pool, or get in shape at the gym for a healthy lifestyle





Tropical Paradise with Scenic Vistas

The apartments are artistic works of elegant yet simplistic design, blending modernity and nature together and infused with clean lines and muted colours.

Luxuriate in spaciousness of the apartments with its clever design and layout.

Balconies and full height glass doors and windows enable residents to indulge in the perfect enjoyment of the natural surroundings from the privacy of their homes.



*Cherish
Lasting Memories
With Your Family*

A place to love, enjoy and live life. A place to share life experiences with your loved ones. A place that is home – at your very own Naung Residence.



*Modern
Living Space*

Home living expressed in perfection,
complemented with quality and
modern conveniences



*Indulge in
Sweet Dreams*

Snuggle into the sheer comfort of
your bedroom for peaceful slumber



*Unforgettable
Family Moments*

Enjoy precious occasions at its best at Naung
Residence family bonding, having fun learning
together, and so much more!

*Ultimate
living
Penthouse*

Savour penthouse living at
Naung Residence and enjoy life's
ultimate indulgences

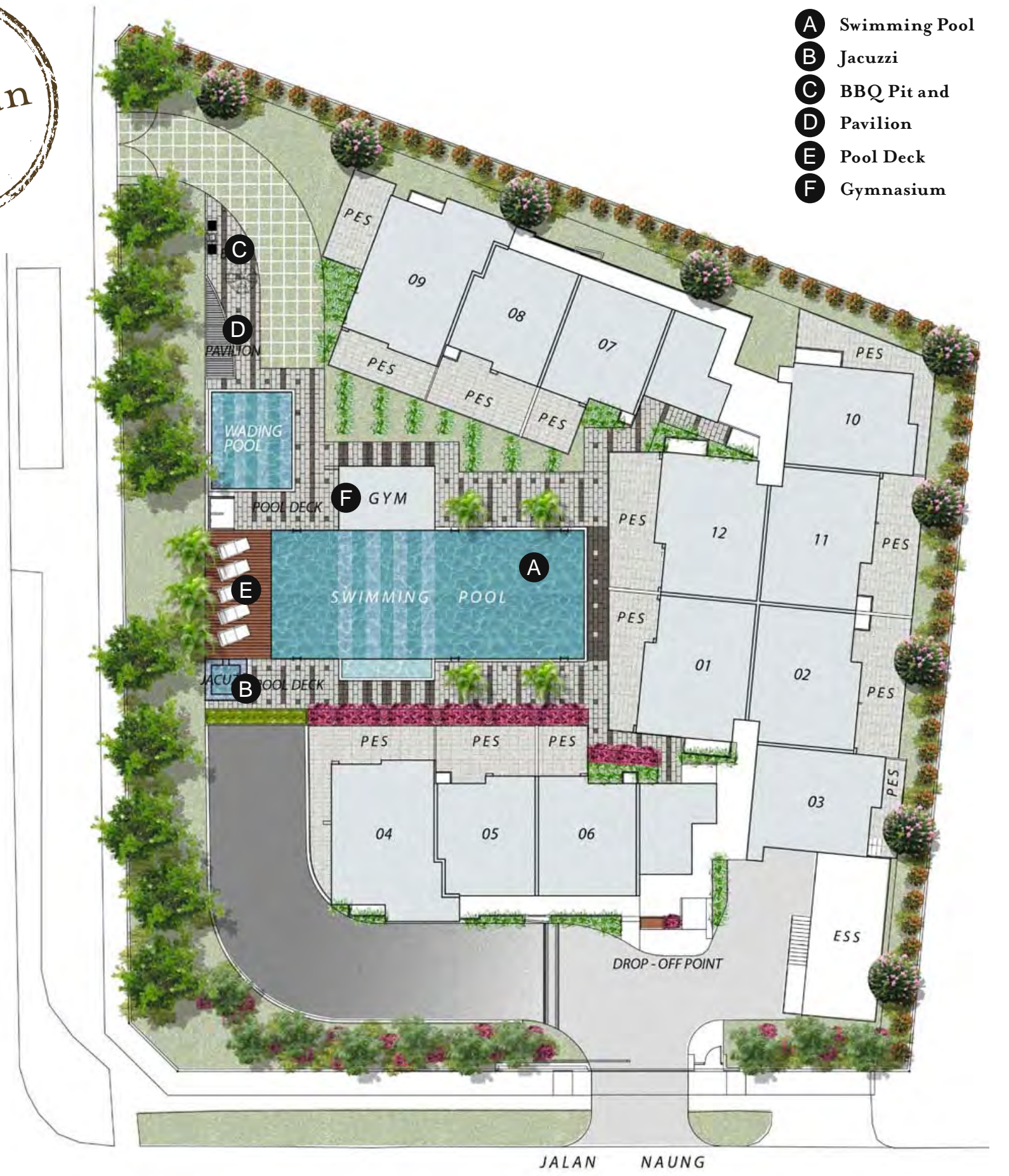


*Tranquil Lifestyle in
Natural Splendour*



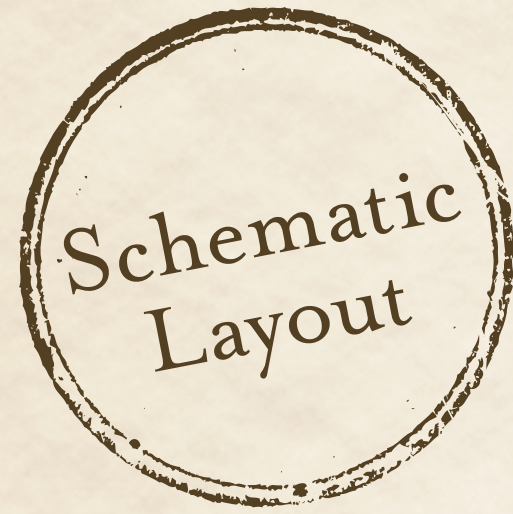
Site Plan

UPPER SERANGOON ROAD



- A** Swimming Pool
- B** Jacuzzi
- C** BBQ Pit and Pavilion
- D** Pavilion
- E** Pool Deck
- F** Gymnasium

JALAN NAUNG



Roof Level	Roof Terrace	Roof Terrace	Upper Penthouse	Upper Penthouse	Upper Penthouse	Upper Penthouse	Upper Penthouse	Upper Penthouse	Upper Penthouse	Upper Penthouse	Upper Penthouse	Upper Penthouse
5th Storey	A1p #05-04	A1p #05-07	A2p #05-02	A2p #05-11	A3p #05-03	A3p #05-10	B1p #05-09	B1p #05-08	B2p #05-05	B2p #05-06	B3p #05-01	B3p #05-12
4th Storey	A1 #04-04	A1 #04-07	A2 #04-02	A2 #04-11	A3 #04-03	A3 #04-10	B1 #04-09	B1 #04-08	B2 #04-05	B2 #04-06	B3 #04-01	B3 #04-12
3rd Storey	A1 #03-04	A1 #03-07	A2 #03-02	A2 #03-11	A3 #03-03	A3 #03-10	B1 #03-09	B1 #03-08	B2 #03-05	B2 #03-06	B3 #03-01	B3 #03-12
2nd Storey	A1 #02-04	A1 #02-07	A2 #02-02	A2 #02-11	A3 #02-03	A3 #02-10	B1 #02-09	B1 #02-08	B2 #02-05	B2 #02-06	B3 #02-01	B3 #02-12
1st Storey	A1s1 #01-04	A1s2 #01-07	A2s1 #01-02	A2s2 #01-11	A3s1 #01-03	A3s2 #01-10	B1s1 #01-09	B1s2 #01-08	B2s #01-05	B2s #01-06	B3s #01-01	B3s #01-12
Basement	CAR PARKING											

TYPICAL UNIT TYPES

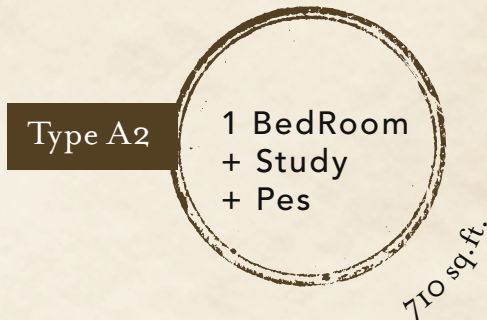
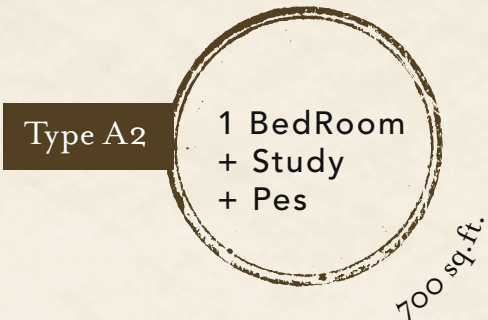
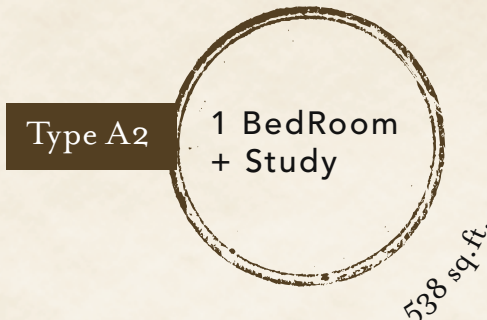
- Type "A1" - 2 Bedroom
- Type "A1s1" - 2 Bedroom + Pes
- Type "A1s2" - 2 Bedroom + Pes
- Type "A2" - 1 Bedroom + Study
- Type "A2s1" - 2 Bedroom + Study + Pes
- Type "A2s2" - 2 Bedroom + Study + Pes
- Type "A3" - 1 Bedroom + Study
- Type "A3s1" - 1 Bedroom + Study + Pes
- Type "A3s2" - 1 Bedroom + Study + Pes

- Type "B1" - 2 Bedroom
- Type "B1s1" - 2 Bedroom + Pes
- Type "B1s2" - 2 Bedroom + Pes
- Type "B2" - 2 Bedroom
- Type "B2s1" - 2 Bedroom + Pes
- Type "B2s2" - 2 Bedroom + Pes
- Type "B3" - 2 Bedroom
- Type "B3s1" - 2 Bedroom + Pes
- Type "B3s2" - 2 Bedroom + Pes

PENTHOUSE UNIT TYPES

- Type "A1p" - 1 Bedroom + Roof Terrace with Jacuzzi
- Type "A2p" - 2 Bedroom + Penthouse with Jacuzzi
- Type "A3p" - 2 Bedroom + Penthouse with Jacuzzi
- Type "B1p" - 3 Bedroom + Penthouse with Jacuzzi
- Type "B2p" - 3 Bedroom + Penthouse with Jacuzzi
- Type "B3p" - 3 Bedroom + Penthouse with Jacuzzi

Typical Unit Types



#02-03, #03-03, #04-03
#02-10, #03-10, #04-10
(mirror image)

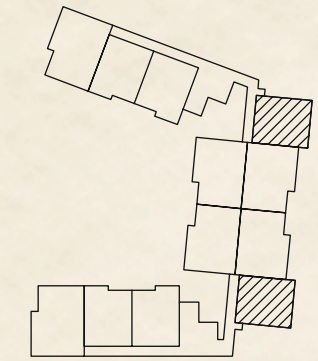
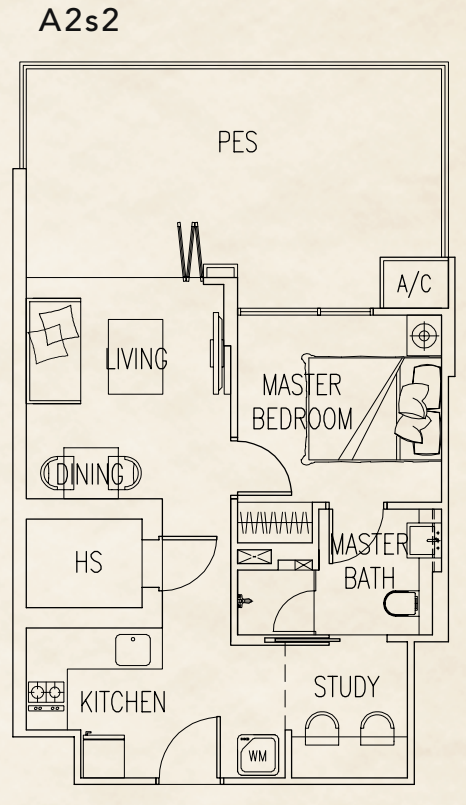
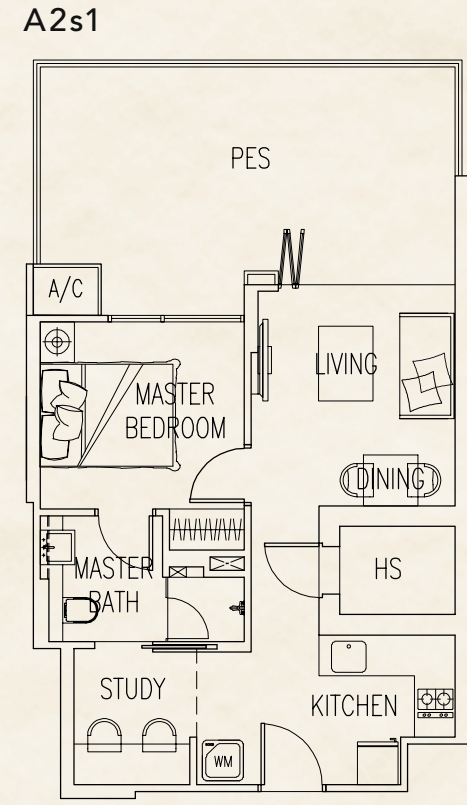
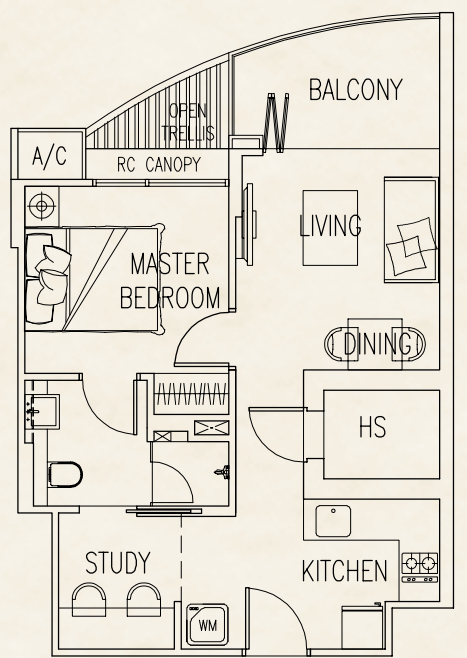
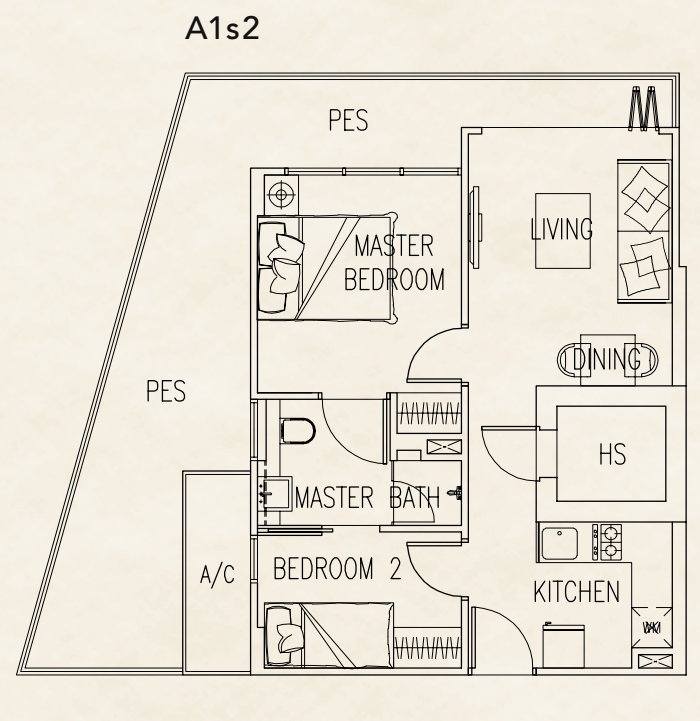
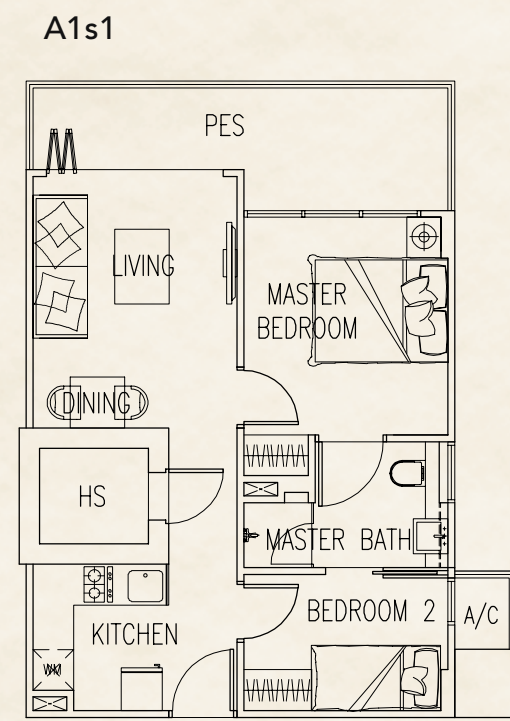
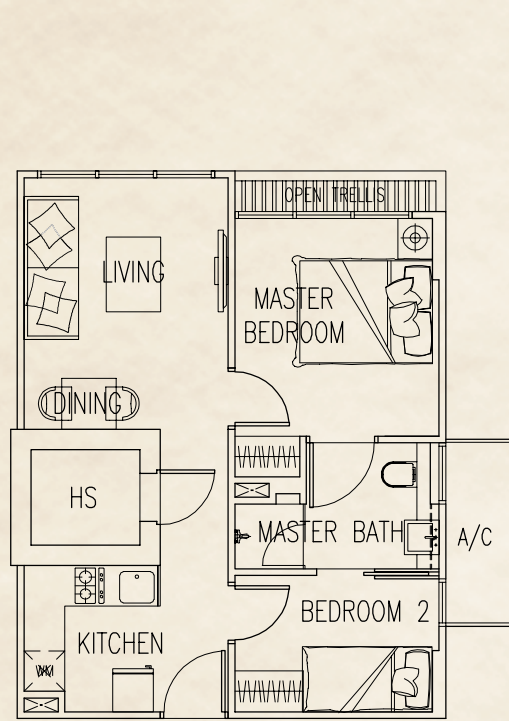
#01-03

#01-10

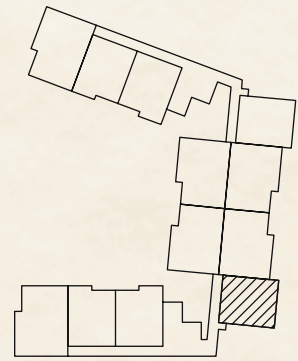
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#02-08, #03-08, #04-08
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#01-05

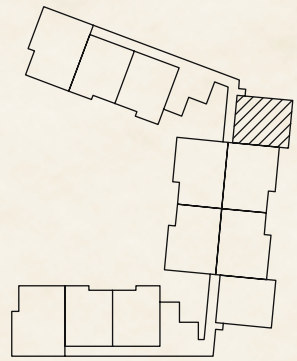
#01-08



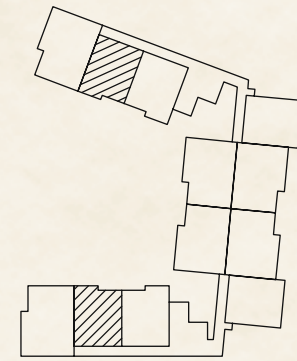
2nd 4th storey



1th storey



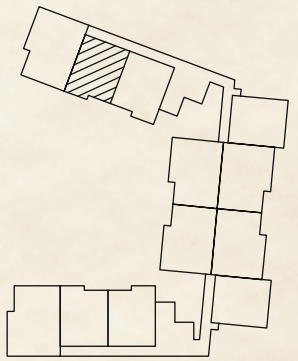
1th storey



2nd 4th storey



1th storey



1th storey

Type A3 1 Bedroom + Study
549 sq. ft.

Type A3 1 Bedroom + Study + Pes
592 sq. ft.

Type A3 1 Bedroom + Study + Pes
592 sq. ft.

Type B1 2 Bedroom
5732 sq. ft.

Type B1 2 Bedroom + Pes
861 sq. ft.

Type B1 2 Bedroom + Pes
936 sq. ft.

#02-06, #03-06, #04-06
#02-07, #03-07, #04-07
(mirror image)

#01-06

#01-07

#02-01, #03-01, #04-01
#02-12, #03-12, #04-12
(mirror image)

#01-01

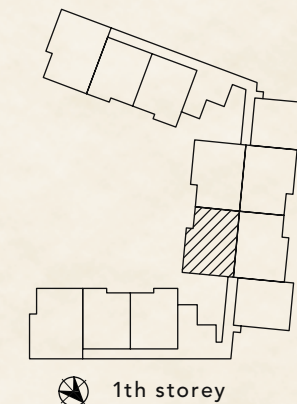
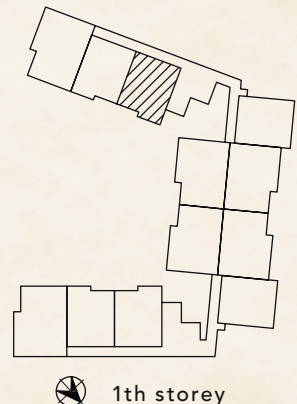
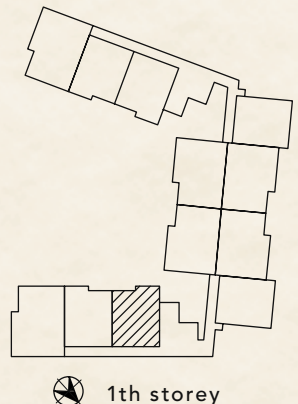
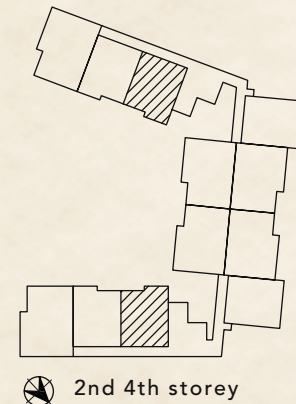
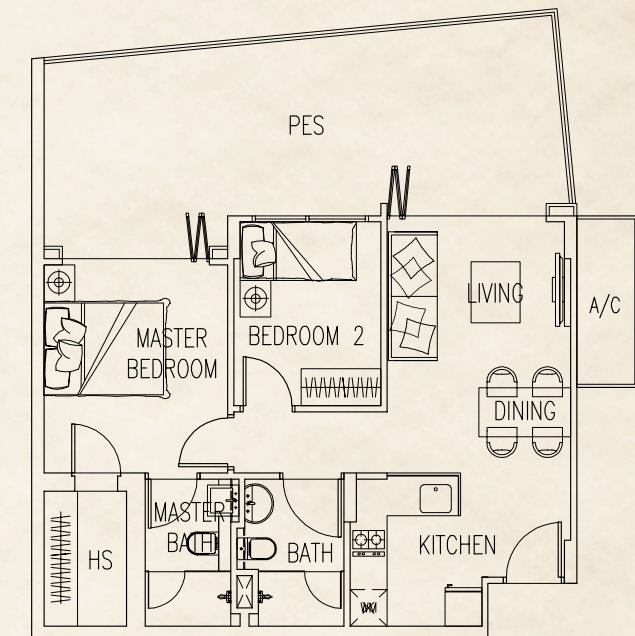
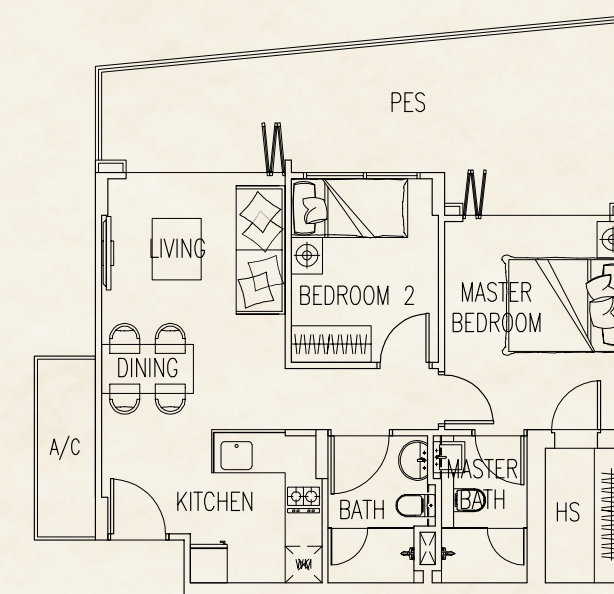
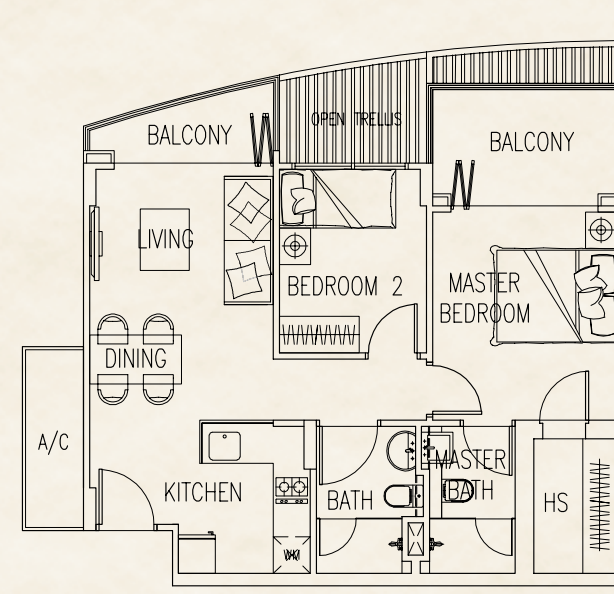
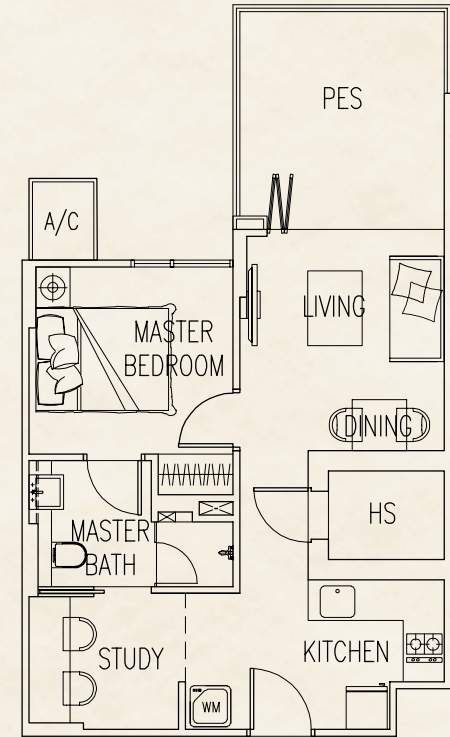
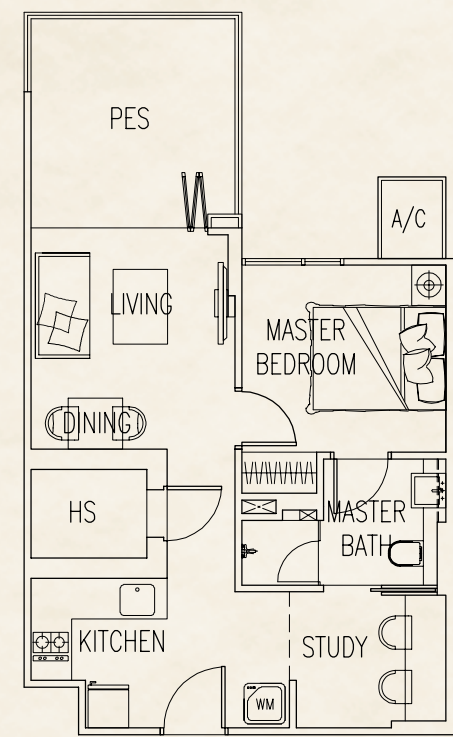
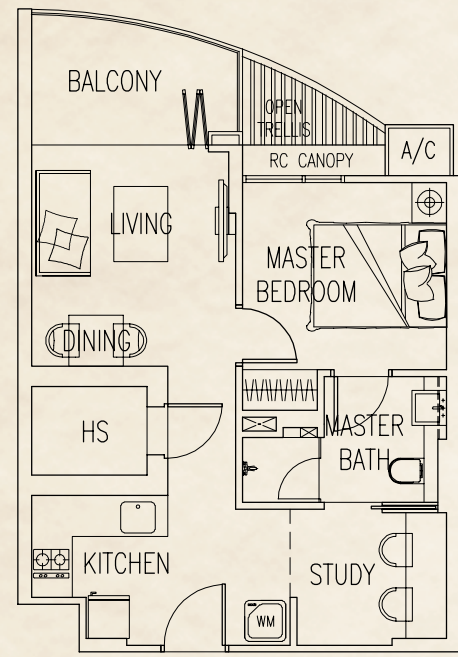
#01-12

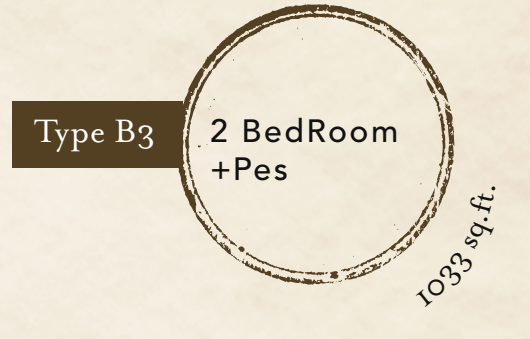
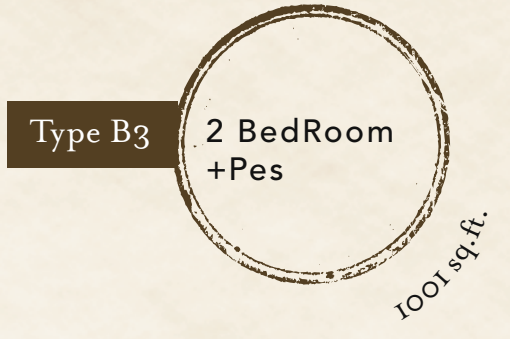
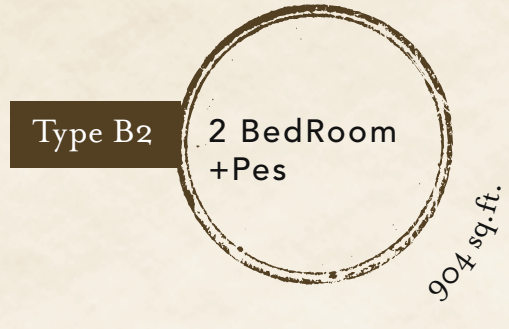
A3s1

A3s2

B1s1

B1s2





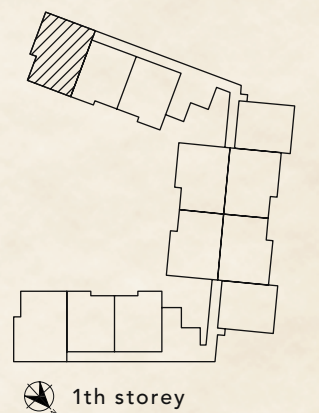
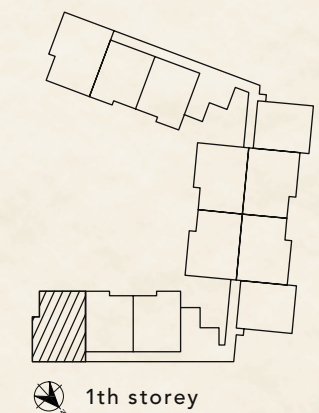
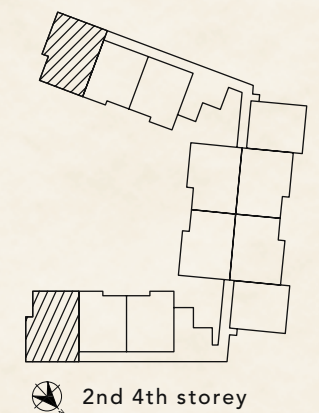
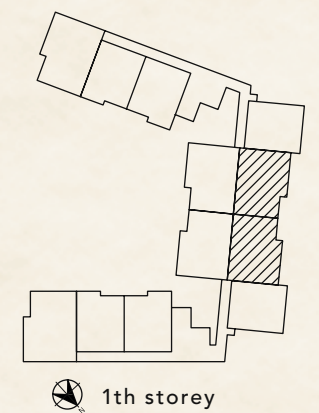
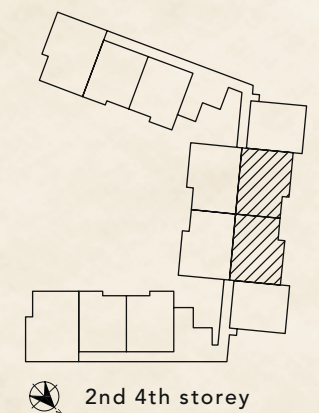
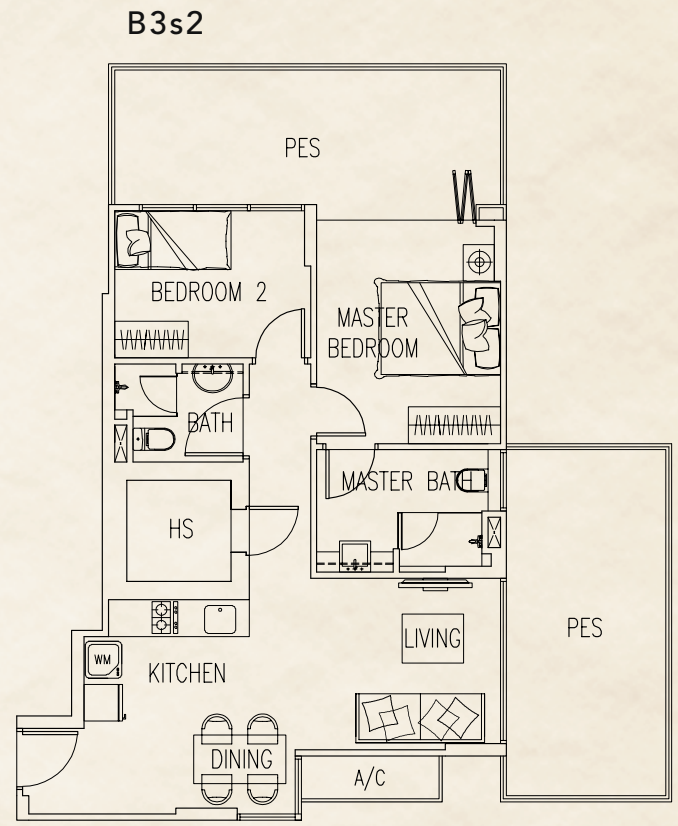
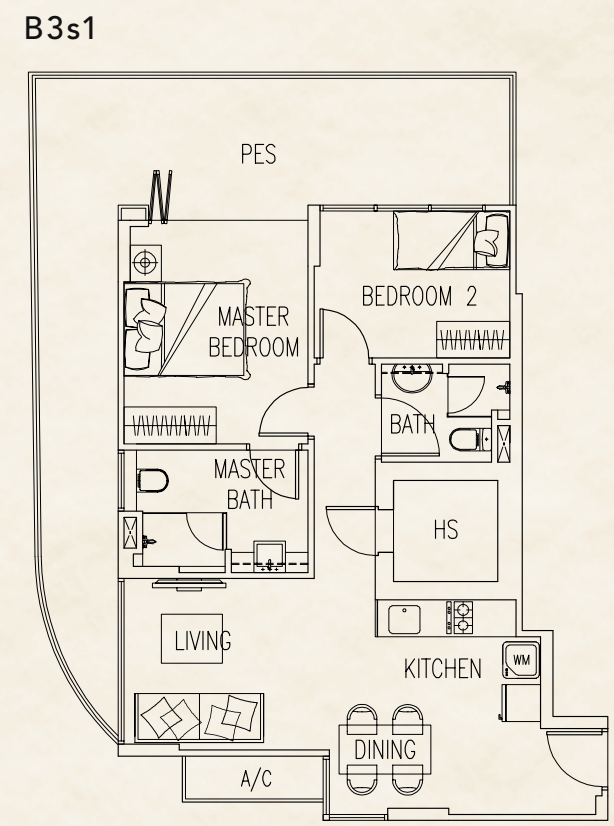
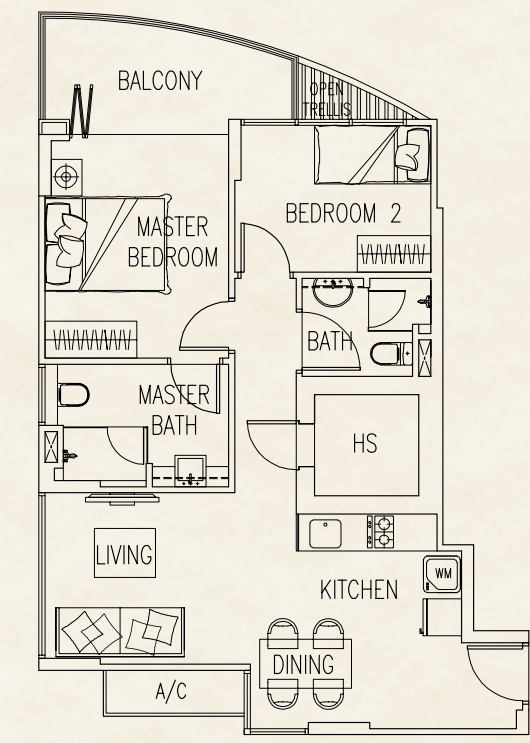
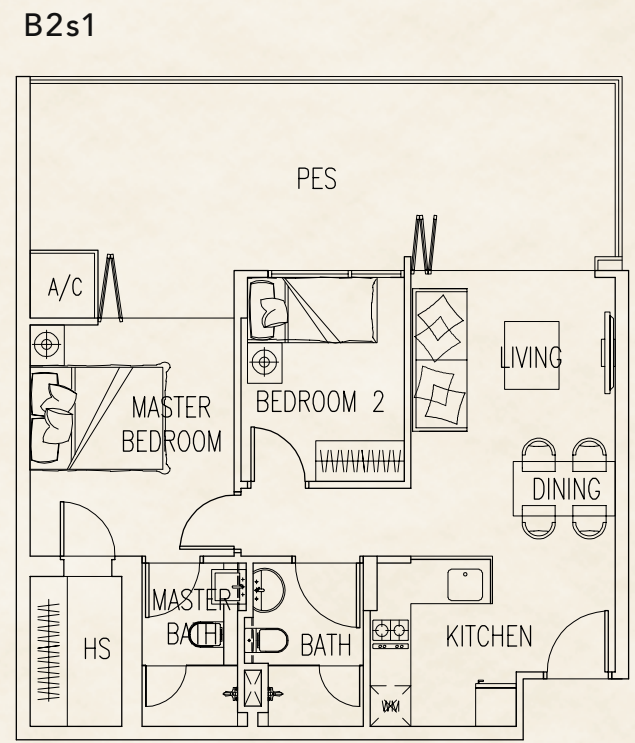
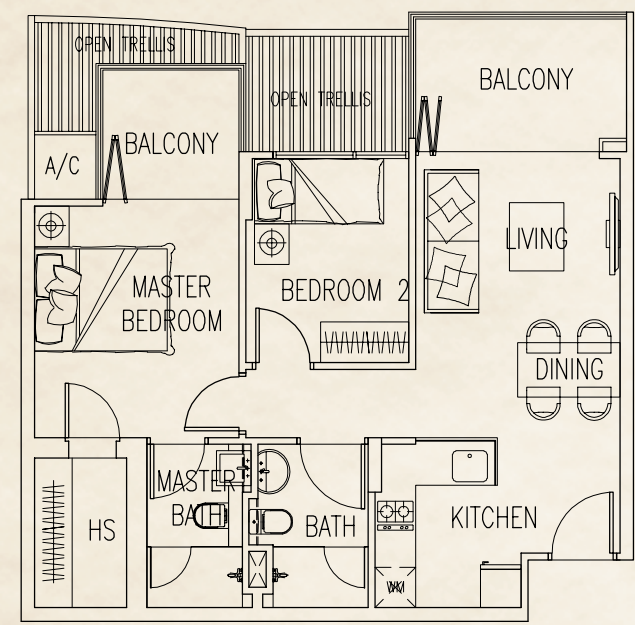
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#02-11, #03-11, #04-11
(mirror image)

#01-02, #01-11
(mirror image)

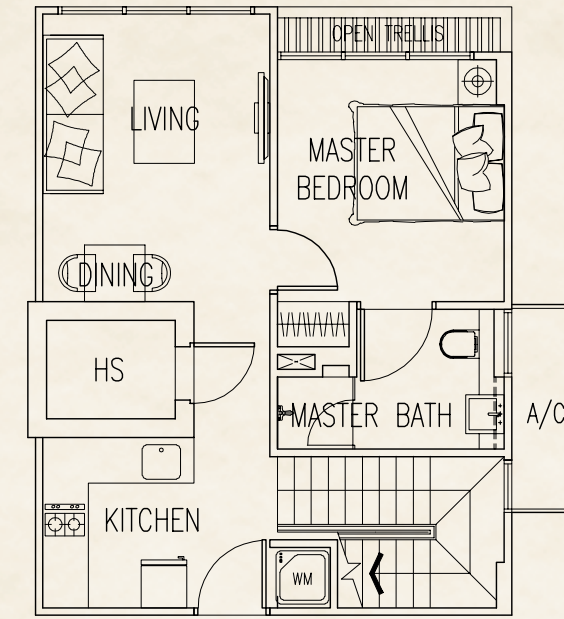
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#01-04

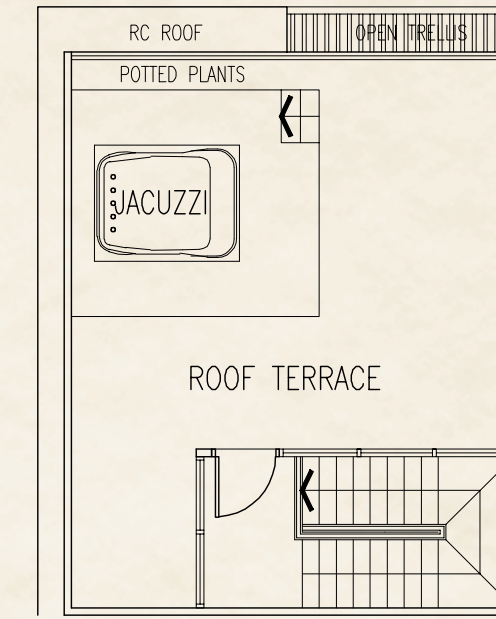
#01-09



Penthouse Unit Types



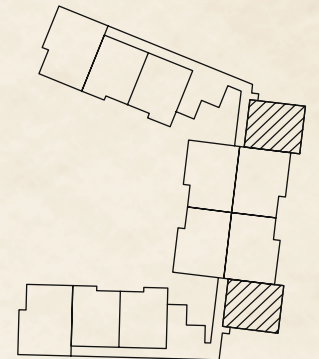
Lower Penthouse



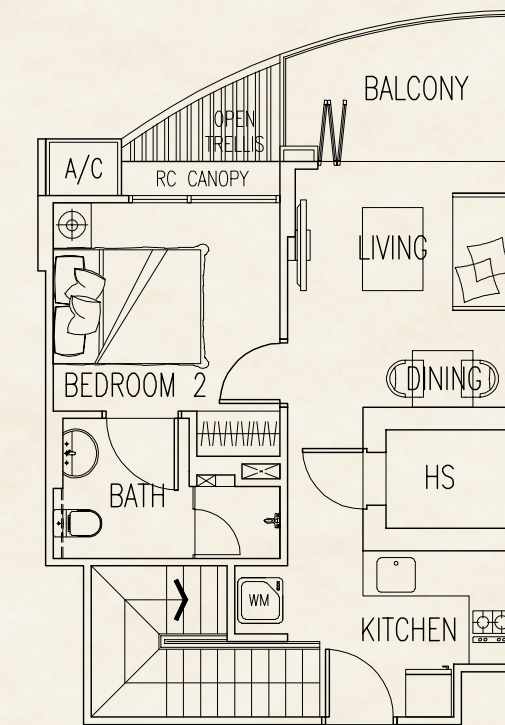
Upper Penthouse

Type A1p
**1 BedRoom +
 Roof Terrace
 with Jacuzzi**
 1023 sq.ft.

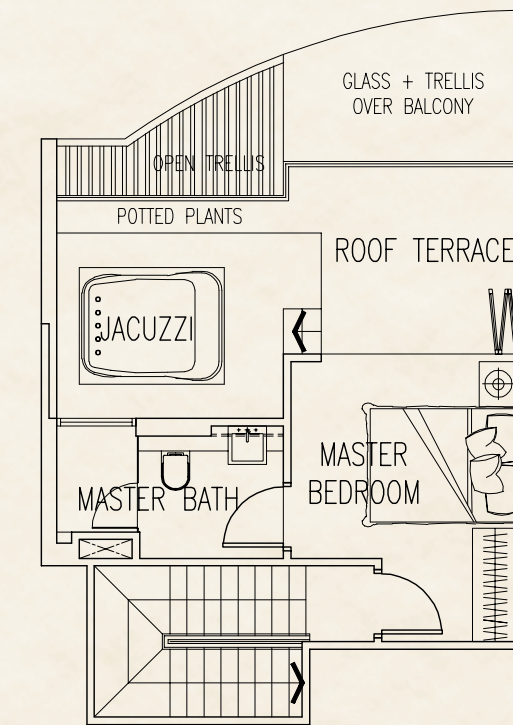
#05-03, #05-10



5th Storey & Attic



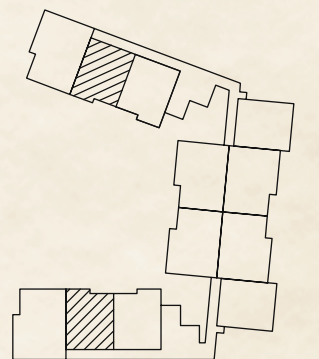
Lower Penthouse



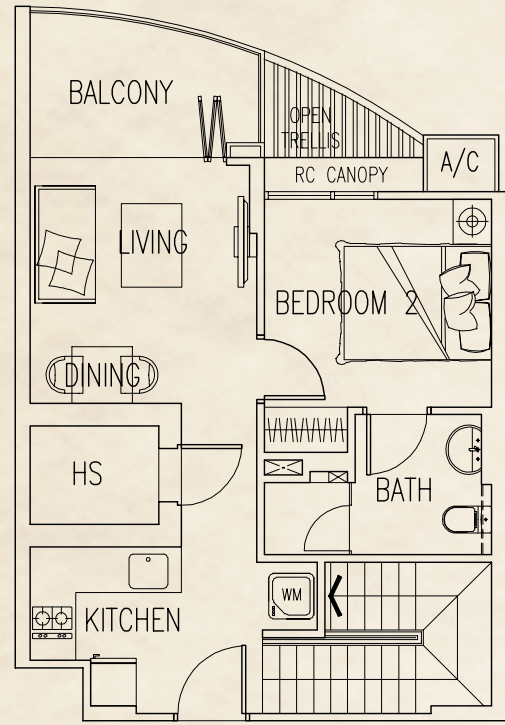
Upper Penthouse

Type A2p
**2 BedRoom +
 Penthouse
 with Jacuzzi**
 980 sq.ft.

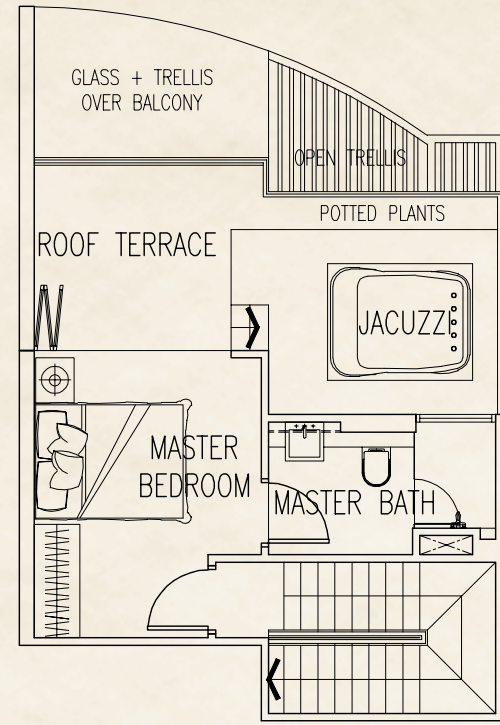
#05-05, #05-08



5th Storey & Attic



Lower Penthouse



Upper Penthouse

Type A3p

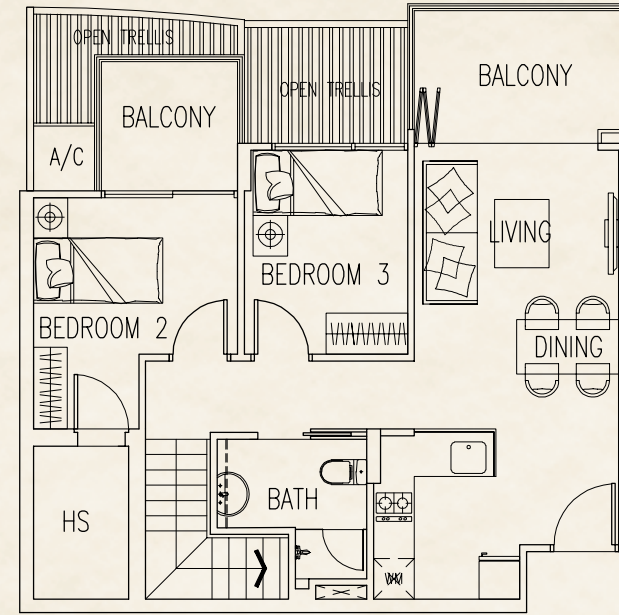
2 BedRoom +
Penthouse
with Jacuzzi

990 sq.ft.

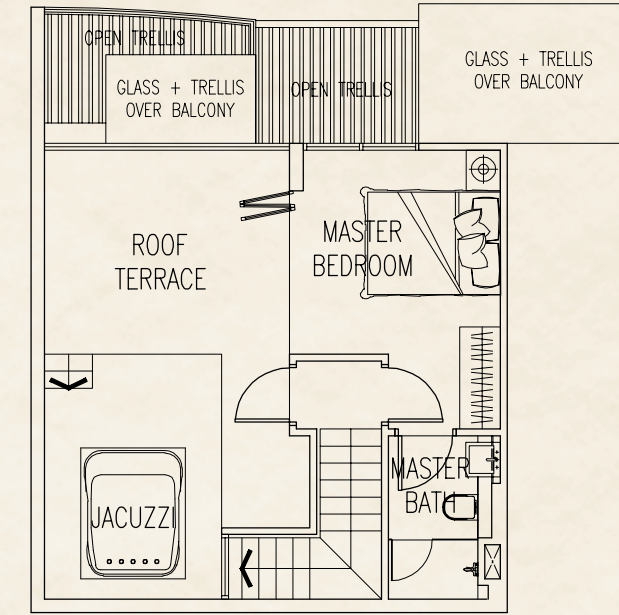
#05-06, #05-07
(mirror image)



5th Storey & Attic



Lower Penthouse



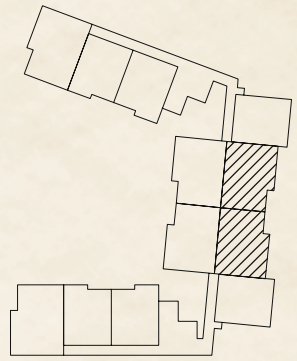
Upper Penthouse

Type B2p

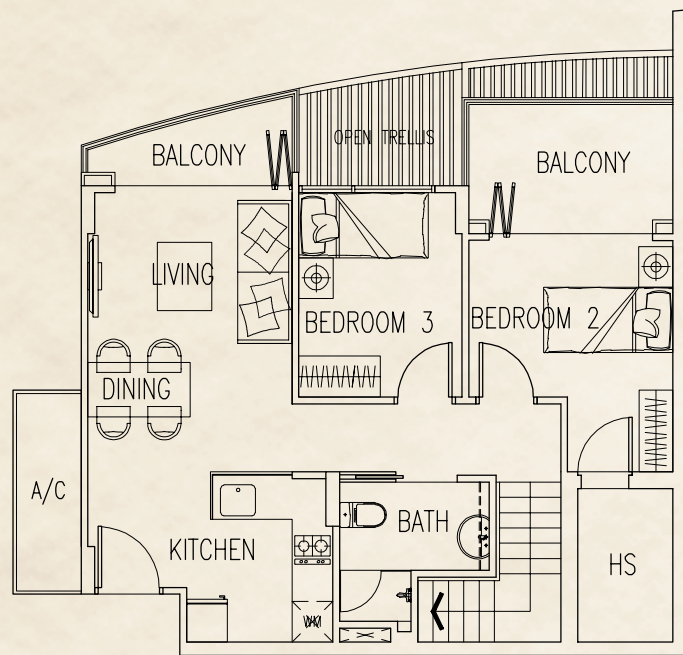
3 BedRoom +
Penthouse
with Jacuzzi

1227 sq.ft.

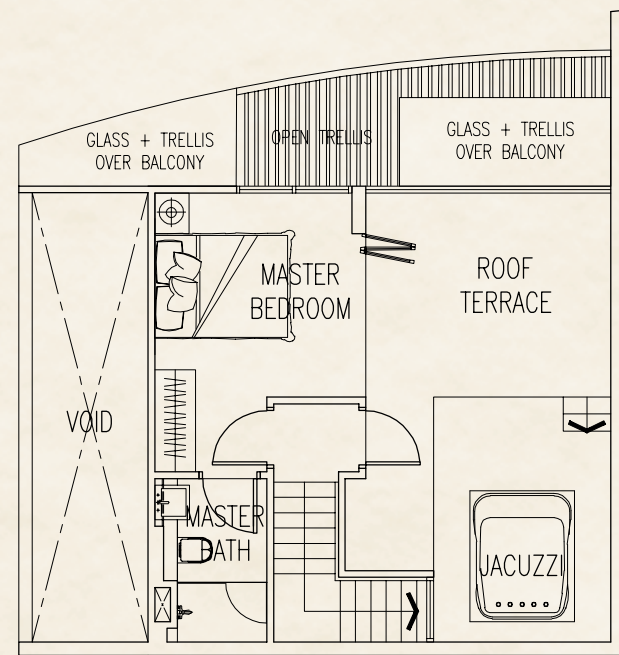
#05-02, #05-11
(mirror image)



5th Storey & Attic



Lower Penthouse



Upper Penthouse

Type B1p

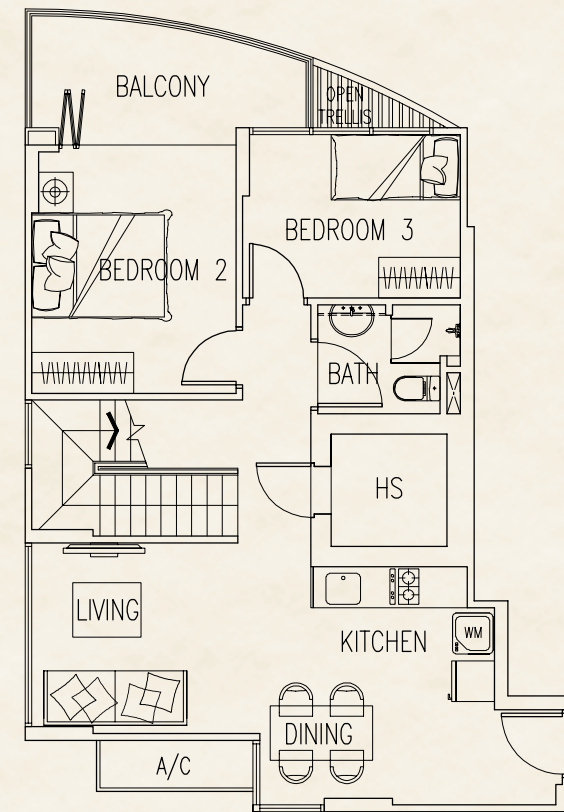
3 BedRoom +
Penthouse
with Jacuzzi

1227 sq.ft.

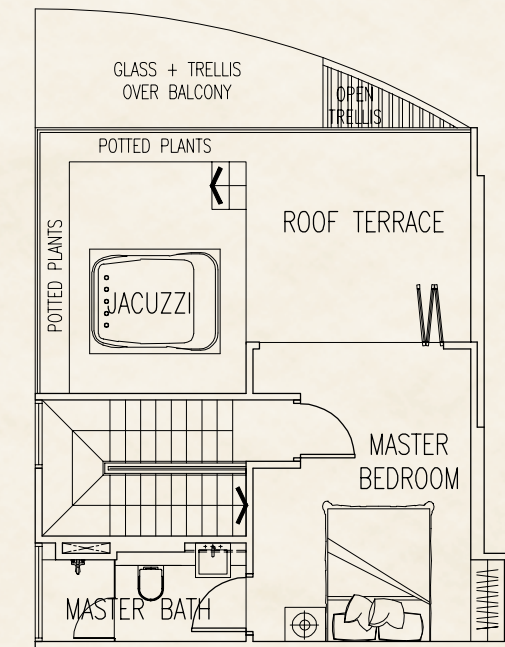
#05-01, #05-12



5th Storey & Attic



Lower Penthouse



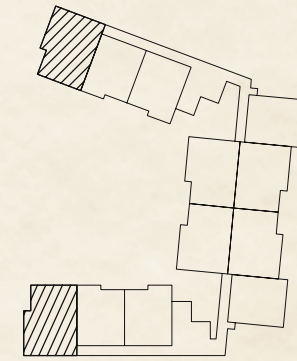
Upper Penthouse

Type B3p

3 BedRoom +
Penthouse
with Jacuzzi

1302 sq.ft.

#05-04, #05-09
(mirror image)



5th Storey & Attic

Specifications

1.0 Foundation

Reinforced concrete piles

2.0 Superstructure

Reinforced concrete structure

3.0 Walls

External wall : concrete wall and/or brickwall and/or selected glass wall system internal wall : concrete wall and/or brickwall and/or precast wall boundary wall : concrete wall and/or brickwall and/or fence

4.0 Roof

Metal curve roof: metal roof with insulation / flat roof : reinforced concrete roof with waterproofing and insulation

5.0 Ceiling

a Living / dining, bedrooms, study room and household shelter: skim coat with emulsion paint / false ceiling box-up (where applicable) **b** Master bath, common bath and kitchen: plaster board on suspension system and emulsion paint

6.0 Finishes

- a** 1) Wall (for apartments) i) living / dining, bedrooms, kitchen, study and household shelter: cement and Sand plaster with emulsion paint ii) master bath and common bath: homogeneous tiles (up to false ceiling height and no tiles behind vanity cabinets and mirrors)
2) Wall (for common areas) i) 1st storey lift lobby: cement and sand plaster with spray textured coating and weather-resistant emulsion paint. li) typical lift lobbies: cement and sand plaster with emulsion paint iii) corridors: cement and sand plaster with emulsion paint iv) external wall: cement and sand plaster with spray textured coating and weather-resistant emulsion paint
- b** 1) Floor (for apartments) i) living / dining and kitchen: marble with marble skirting ii) bedrooms: timber flooring with timber skirting iii) master bath and common bath: homogeneous tiles iv) household shelter: homogeneous tile with homogeneous tile skirting v) pes, balcony and penthouse/open roof terrace: homogeneous tiles vi) stair (penthouse/open roof terrace): timber flooring
2) Floor (for common areas) i) 1st storey lift lobby: homogeneous tiles with homogenous tile skirting ii) typical lift lobbies: homogenous tiles with homogenous tile skirting iii) corridors: homogeneous tiles with homogeneous tile skirting iv) escape staircases: cement and sand screed with nosing tiles

7.0 Windows

Powder-coated aluminium-framed windows with glass panels

8.0 Doors

a Main door: approved fire-rated timber door **b** Bedrooms, study, master bath and baths: timber door **c** Household shelter: metal door **d** Pes, balcony and roof terrace: powder coated glass door **e** Quality locksets and ironmongery to doors.

9.0 Sanitary fittings

- a) Master bath 1 shower area with shower set and glass door 1 solid surface vanity top complete with low cabinet basin and mixer 1 wall mounted water closet 1 toilet paper roll holder 1 towel rail 1 robe hook 1 mirror with wall mount cabinet
b) Bath (typeb1s1,b1,b1s2,b2s,b2,b3s1,b3,b3s2,a2p,a3p,b1p,b2p,b3p only) 1 shower area with shower set and glass door 1 basin and mixer 1 water closet 1 Toilet paper roll holder 1 towel rail 1 Robe hook 1 mirror with wall mount cabinet

10.0 Electrical installation / telephone / tv

- a) All electrical wirings except for those above false ceiling are concealed in conduits wherever possible b) refer to attached electrical schedule for provision of lighting points / powerpoints / telephone points / scv points for apartment units

11.0 Lightning protection

Lightning protection system shall be provided in accordance with singapore standard cp 33: 1996

12.0 Painting

B) Internal walls: emulsion paint

13.0 Waterproofing

Waterproofing to floors of bathrooms, kitchen, rc flat roof and slabs as and where required

14.0 Driveway and carpark

- a) Entrance driveway : pre-mixed entrance drop-off : pre-mixed
b) Carpark and driveway: reinforced concrete floor with hardener

15.0 Recreational facilities

- a) Main swimming pool
b) Wading/children's pool
c) Jacuzzi
d) Bbq pit and outdoor dining area
e) Pavilion
f) Gymnasium
g) Pool deck

16.0 Additional items

- a** Kitchen cabinets: high and low level kitchen cabinets complete with solid surface worktop and stainless steel sink and mixer **b** Kitchen appliances (all type): microwave oven, electric cooker hob, cooker hood, fridge and washer cum dryer **c** Wardrobes: wardrobes to all bedrooms **d** Air-conditioning: exposed wall mounted multi-split air-conditioner to living / dining, bedrooms or study and kitchen **e** Audio-video intercom system for communication between guard house, 1st storey lift lobby and all apartment units **f** Electrical storage water heater: hot water supply to bathrooms and kitchen **g** Private pool and jacuzzi at roof terrace (type ph only) **h** Jacuzzi at roof terrace (type b2 only) i) stainless steel sink and mixer at roof terrace (type ph only)

Note:

- Granite and marble are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral compositions and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity cannot be totally avoided.
- Granite is 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 the installation. Hence, some level differences can be felt at the joints.
- Timber strips are natural materials containing veins and tonality differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber joint contraction / expansion movement due to varying air moisture content is also a natural phenomenon.
- Glass is a manufactured material that is not 100% pure. 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.
- The Purchaser is liable to pay annual fee, subscription fee and such other fees to StarHub Pte Ltd, internet service provider (ISP), any other relevant party or any other relevant authorities. The Purchaser is responsible for making arrangements with any of the said parties for the service connection for their respective subscription channels or with any ISP for service connection for internet access.

- Where warranties are given by manufacturers and / or contractors and / or suppliers of any of the equipment and / or appliances installed by the Vendor at the Unit, The Vendor shall assign the Purchaser such warranties at the times when possession of the Unit is delivered to the Purchaser.
- The layout / locations of wardrobes, kitchen cabinets, air-conditioning units, electrical accessories, audio video handsets, door swing positions and façade colour scheme are subject to Architect's sole discretion and final design.
- The brand and model of all equipment, sanitary wares, fittings and accessories and appliances to be supplied by the Vendor may be changed subject to availability.
- Air-conditioning system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, topping-up of refrigerant and clearing of condensing pipes to ensure good working condition of the system.

Electrical Schedule

Electrical Provisions	Type of Unites													
	A1	A1s	A1p	A2	A2s	A2p	A3/As	A3p	B1/Bs	B1p	B2/B2s	B2p	B3/B3s	B3p
Lighting Point	9	10	11	10	10	14	10	14	13	20	13	20	13	20
13A Single Power Point	6	6	7	6	5	6	5	6	5	5	5	5	6	7
13A Twin Power Point	4	4	3	5	6	7	6	7	6	8	6	8	5	7
Telephone Outlet	3	3	3	4	4	4	4	4	3	4	3	4	3	4
SCV Outlet	3	3	3	4	4	4	4	4	4	5	4	5	4	5
Bell Point	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
Cooker Hob Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Kitchen Hood Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Heater Point	2	2	2	2	2	3	2	3	3	3	2	3	3	3
Audio Video Intercom	1	1	1	1	1	1	1	1	1	1	1	1	1	1
13A Weatherproof Power Point	-	1	1	1	1	1	1	2	1	2	1	2	1	1





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Lot Nos. : 03569T MK22 at No. 1 Jalan Naung • BP No. : A1445-01136-2011-BP01 (dated 04 November 2011)
BP No. : A1445-01136-2011-BP02 (dated 20 January 2012) • Planning Approval No. P290111-0513-A011 (dated 9 December 2011)
Expected Date of TOP : 31 December 2015 • Expected Date of Legal Completion : 31 December 2018

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