



Neem tree



BASK IN THE BEAUTY OF LIFE



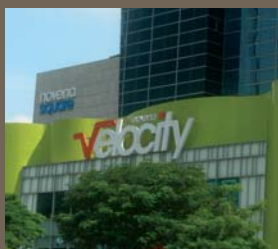
ARTIST'S IMPRESSION ONLY

Neem Tree is a stunning new residential development comprising gorgeously-designed apartments that will meet your every need.

From 1-bedroom single-key units to spacious 3-bedroom dual-key penthouses with private roof terraces, you will find a home to suit your lifestyle at Neem Tree.



NEEM TREE



Neem Tree is located near Novena MRT Station, giving you access to Singapore's main North-South subway line. Drivers will also find it a breeze to zip around the island with Singapore's two busiest expressways just a short drive away.



From this central base, exploring Singapore's many attractions is convenient. From major shopping hubs such as Orchard Road to places filled with gastronomic delights like Newton Food Centre, you will never be far from indulging your desires.



Closer to home, you will find reputable schools, gardens, medical facilities, entertainment options and, of course, more food and shopping choices within a stone's throw.

Everything you need or want is at your doorstep when you choose Neem Tree.

MARVEL AT THE CONVENIENCE OF LOCATION



LOCATION MAP





Amenities available at Neem Tree fulfil the necessities of life in style. Ease away the stress of modern life with a dip in a swimming pool that includes a unique water feature that envelopes you in a column of falling water, replacing the cacophony of everyday life with the soothing sounds of running water.

You can even enjoy dining under the stars or bonding with loved ones over sizzling coals at the combined BBQ and outdoor dining area. Or sculpt that perfect body at the outdoor gym.

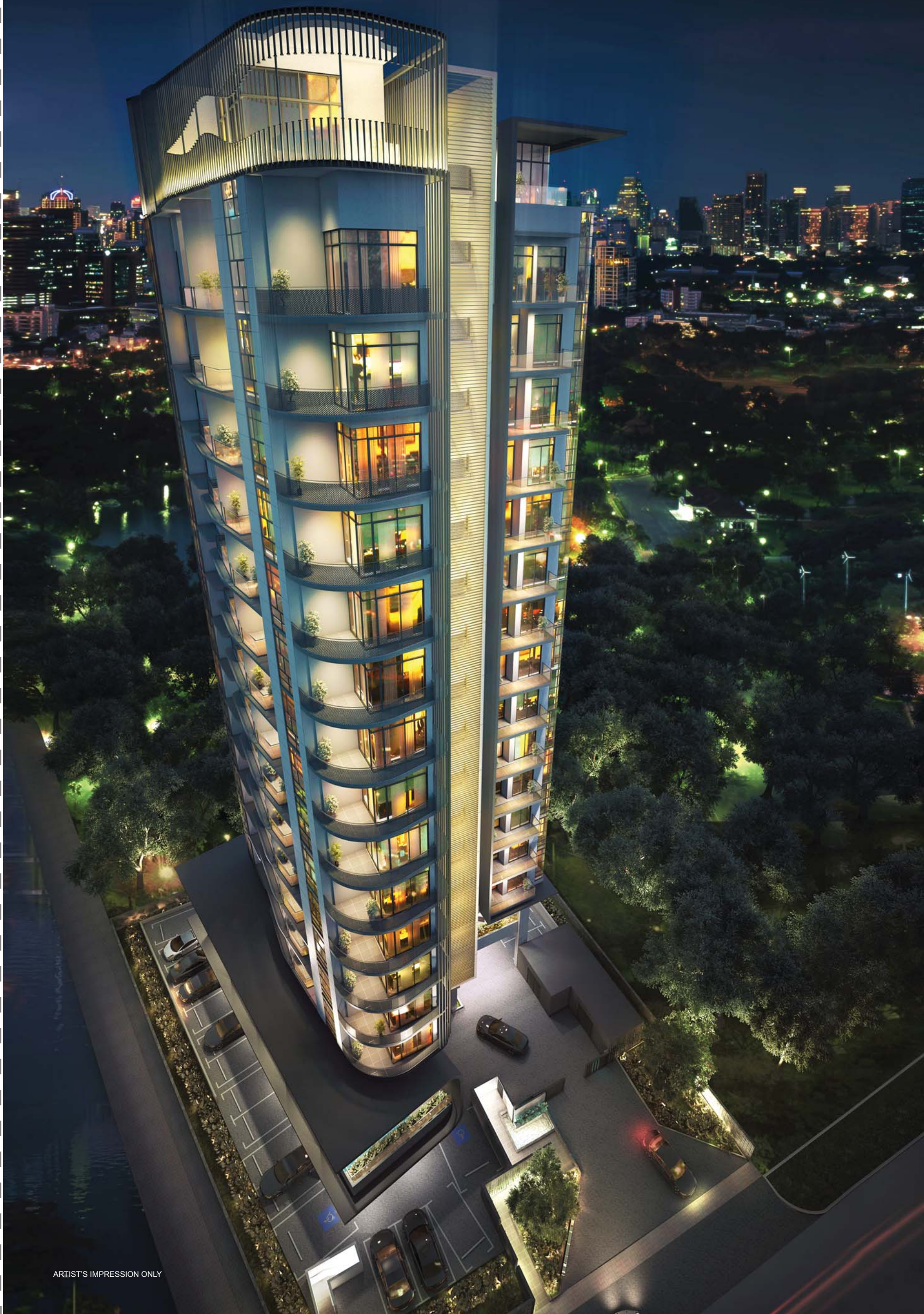
Neem Tree meets your every need with beautiful facilities that will inspire you to be all that you can be.



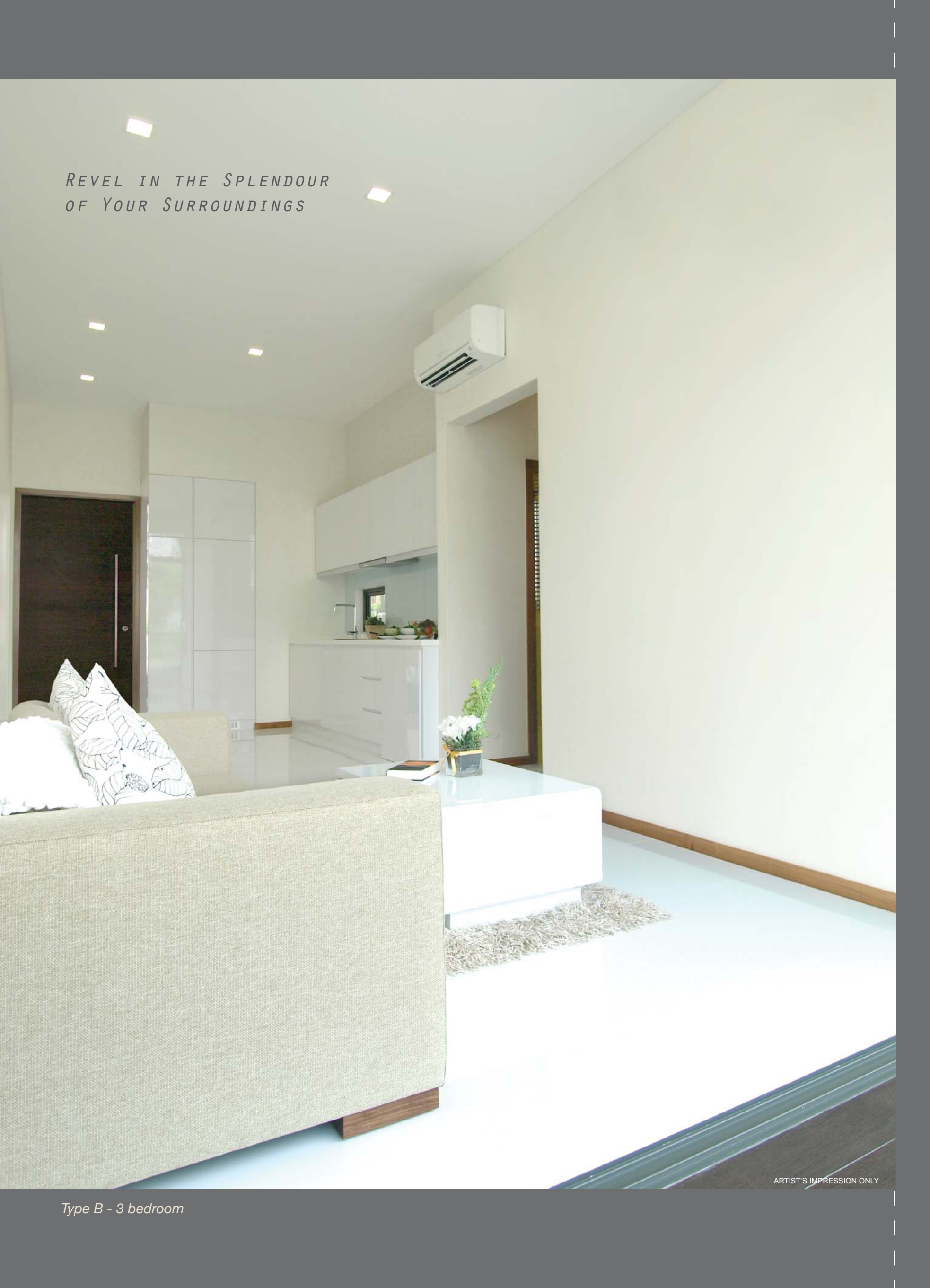
Site plan

- a** swimming pool (level 2)
- b** water feature (level 2)
- c** bbq / outdoor dining
- d** main gate





REVEL IN THE SPLENDOR
OF YOUR SURROUNDINGS



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Type B - 3 bedroom



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Type B - 3 bedroom

The gorgeous designs of Neem Tree's compound extends to each and every apartment. This coupled with quality fittings and furnishings completes the package of perfect living.



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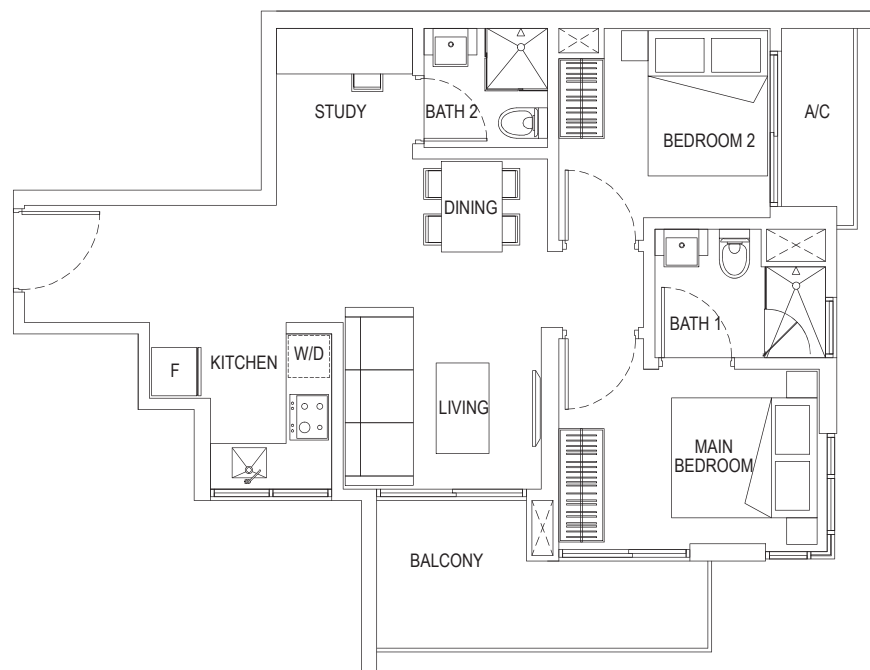
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Type C - 1 bedroom

TYPE A

2 bedroom +1
66 sqm

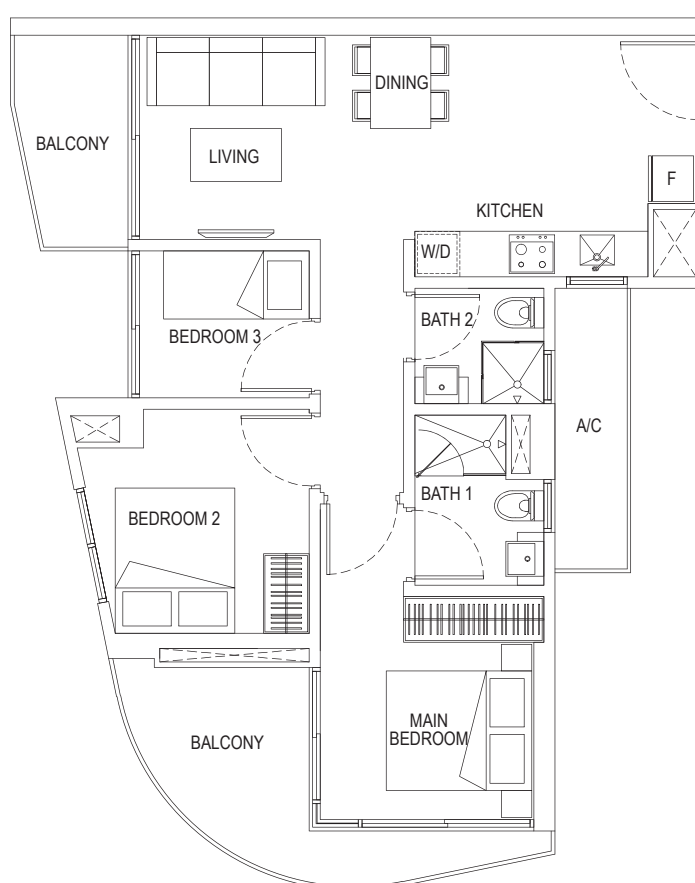
#03-01 to #15-01



TYPE B

3 bedroom
76 sqm

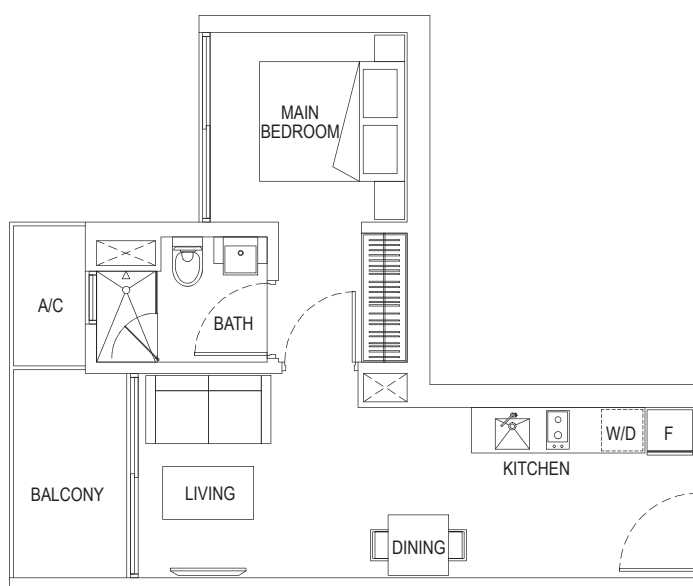
#03-02 to #15-02



TYPE C

1 bedroom
42 sqm

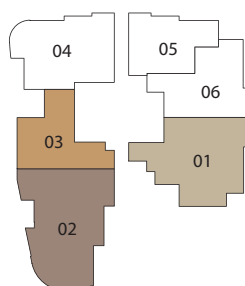
#03-03 to #15-03



TYPE C1

1 bedroom
42 sqm

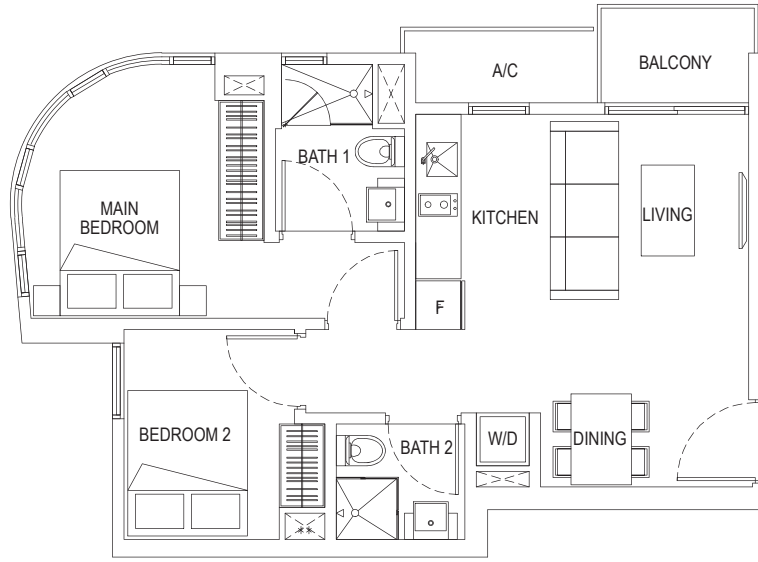
#16-03 *High Ceiling



TYPE D

2 bedroom
58 sqm

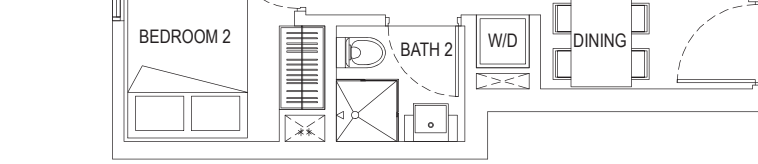
#03-04 to #15-04



TYPE D1

2 bedroom
58 sqm

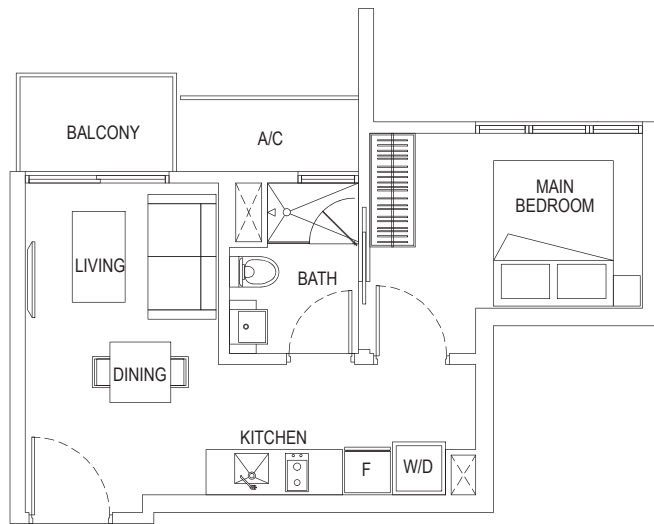
#16-04 *High Ceiling



TYPE E

1 bedroom
39 sqm

#03-05 to #15-05



TYPE E1

1 bedroom
39 sqm

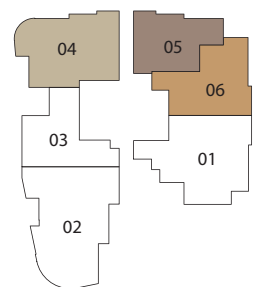
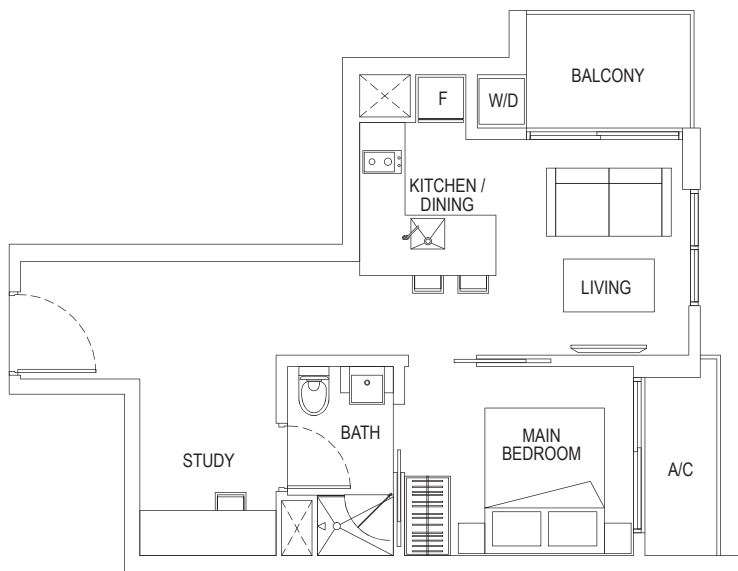
#16-05 *High Ceiling



TYPE F

1 + 1 bedroom
47 sqm

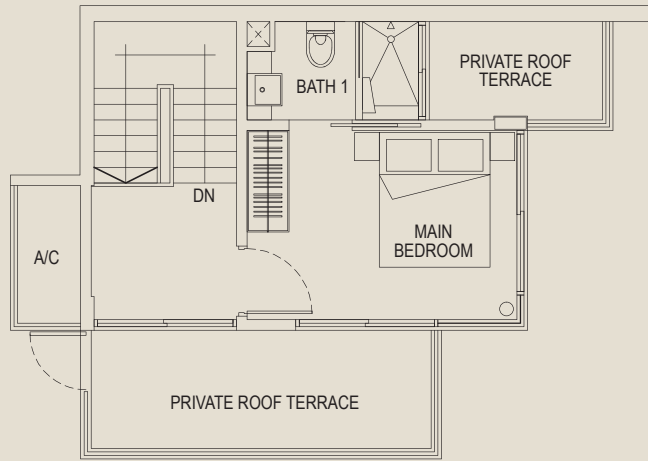
#03-06 to #15-06



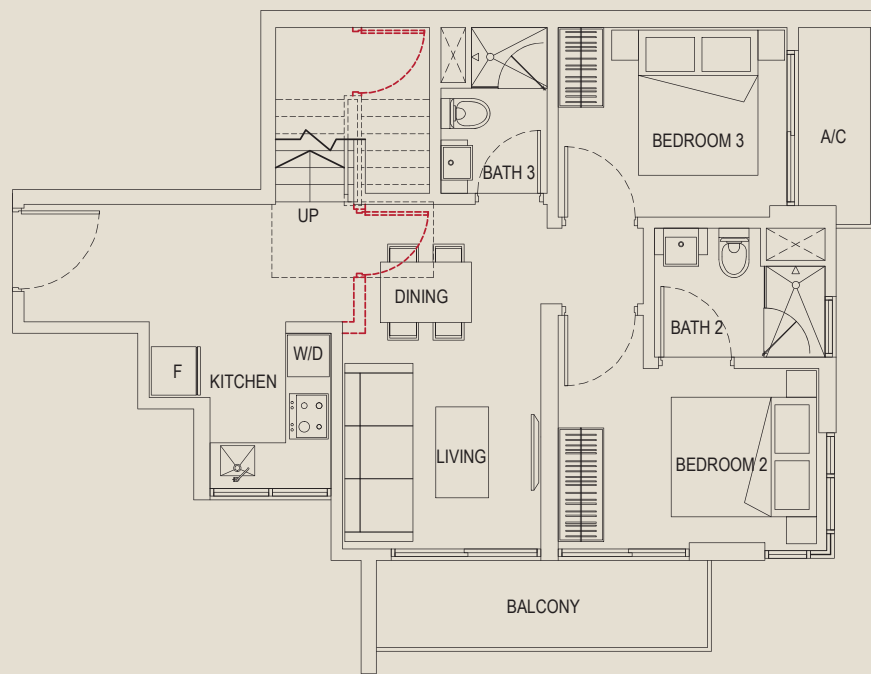
TYPE PH-A
DUAL-KEY OPTION

3 bedroom
108 sqm

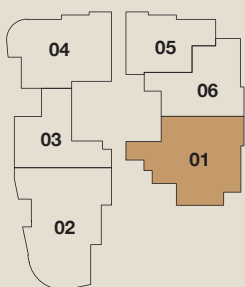
#16-01



UPPER FLOOR



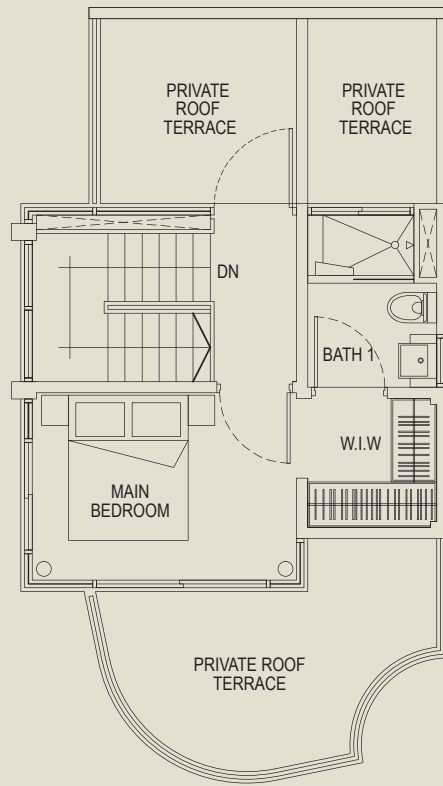
LOWER FLOOR



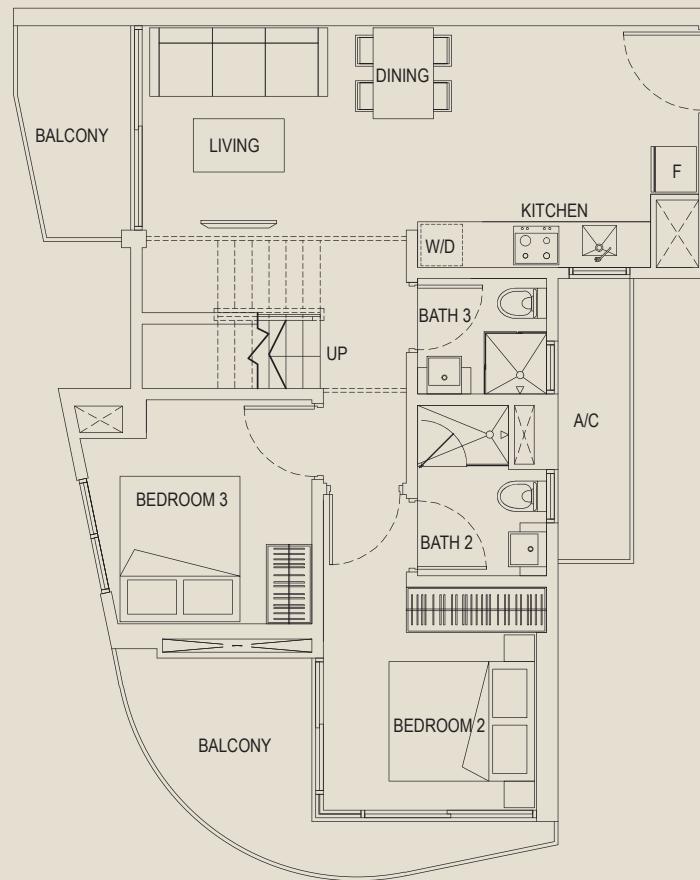
TYPE PH-B

3 bedroom
124 sqm

#16-02

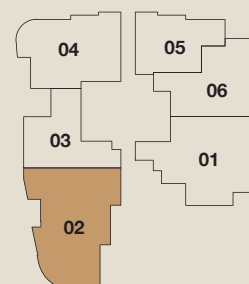


UPPER FLOOR



LOWER FLOOR

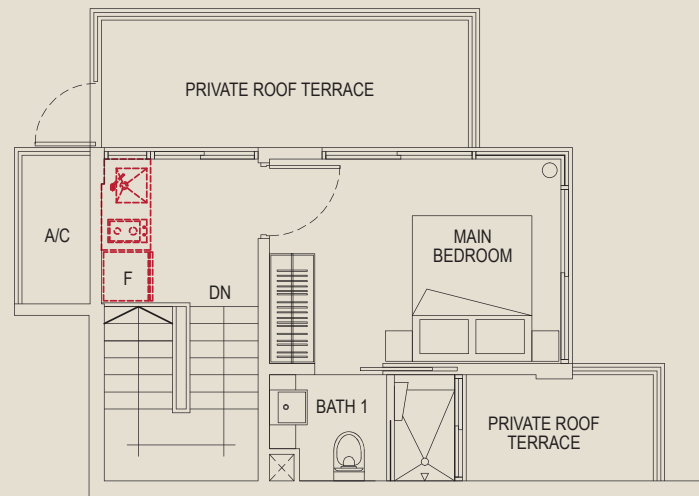
PENTHOUSE



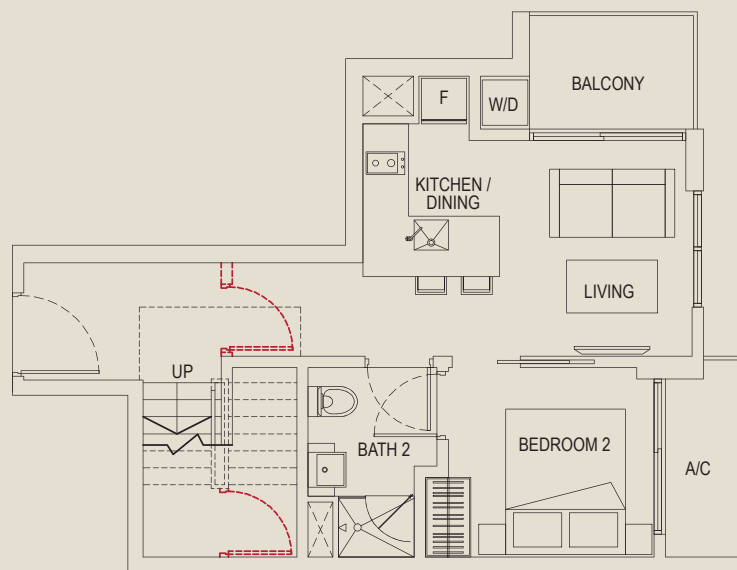
TYPE PH-F
DUAL-KEY OPTION

2 bedroom
88 sqm

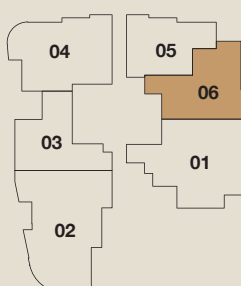
#16-06



UPPER FLOOR



LOWER FLOOR



SPECIFICATION

1. FOUNDATION

Reinforced concrete foundation to engineer's requirements

2. SUPER-STRUCTURE

Reinforced concrete structure to engineer's requirements

3. WALLS

External - Pre-cast Concrete Panels and/or Common clay brick to Architect & Engineer's requirements
Internal - Pre-cast Concrete Panels and/or Common clay brick and/or Light weight partition to Architect & Engineer's requirements

4. ROOF

Reinforced concrete roof with waterproofing and insulation

5. CEILING

Living/ Dining/ Bedrooms - Skim coat and/or plaster ceiling boards with emulsion paint to Architect's selection
Balcony & Private Terrace - Skim coat with emulsion paint to Architect's selection
Bathroom/Kitchen - Moisture resistant plaster ceiling boards with emulsion paint finish to Architect's selection

6. FINISHES

Wall (For Apartments)
Living/Dining/Bedrooms/
Kitchen/Household Shelter/
Balcony - Cement and Sand plaster and/or skim coat with emulsion paint to Architect's selection
Bathroom - Porcelain tiles lay up to false ceiling height (exposed area only) to Architect's design

Wall (For Common Areas)
1st Storey Lift Lobbies/
Typical lift lobbies/Staircases - Cement and sand plaster and/or skim coat with emulsion paint to Architect's selection

Wall (For Common Areas)
External Wall - Cement and sand plaster and/or skim coat with weather resistant paint to Architect's selection

Floor (For Apartments)
Living/Dining/Kitchen /Study - Marble and/or Compressed marble and/or Porcelain tiles to Architect's selection
Bedroom - Timber Flooring
Bathroom - Porcelain tiles to Architect's selection
Balcony/Private Terrace - Porcelain tiles to Architect's selection
A/C Ledge - Cement & Sand screeding

Floor (Common Areas)
a) 1st storey lift lobbies - Porcelain tiles to Architect's selection
b) Typical lift lobbies - Porcelain tiles to Architect's selection
c) Staircases - Cement & sand screed with nosing tiles to Architect's selection
d) Sun deck/Pool Area - Natural Timber and/or Composite Timber deck and/or Porcelain tiles to Architect's selection
e) Swimming Pool - Mosaic and/or Porcelain tiles to Architect's selection
f) Walkway/Pavement - Washed pebbles and/or Porcelain tiles to Architect's selection

7. WINDOWS

Powder coated aluminium framed windows with approx. 6mm thick tinted float glass to Architect's selection

8. DOORS

a) Main Entrance - Fire-rated timber door to Architect's design
b) Bedrooms/Bathrooms - Semi-hollow core timber door to Architect's design
c) Ironmongery - Locksets and hinges to Architect's selection

9. RAILINGS

Stainless steel and/or mild steel with paint to Architect's selection

10. SANITARY WARES AND FITTINGS

Bathroom
a) 1 shower cubicle with shower mixer, rain shower head and shower set to Architect's selection
b) 1 wash basin and mixer tap to Architect's selection
c) 1 water closet to Architect's selection
d) 1 mirror to Architect's design
e) 1 toilet paper holder to Architect's selection

11. ELECTRICAL INSTALLATION/TELEPHONE/TV/FM

a) All electrical wiring are concealed in floor and wall in conduits wherever possible except for electrical wiring above false ceiling, household shelter, and DB cabinet will be exposed in trunking and/or conduits
b) Refer to Electrical Schedule for details

12. LIGHTNING PROTECTION SYSTEM

a) Lighting Protection System shall be provided in accordance with Singapore Standard SS555 2010.

13. PAINTING

a) External Walls - Spray textured coating and/or Weather-resistant emulsion paint to Architect's selection
b) Internal Walls - Emulsion paint to Architect's selection

14. WATERPROOFING

Waterproofing is provided to floors of Bathrooms, Kitchen, Balcony and where required.

15. DRIVEWAY & CARPARK

Interlocking pavers and/or concrete finish to Architect's selection

16. RECREATIONAL FACILITIES

a) Swimming Pool
b) Jacuzzi
c) Pool deck
d) BBQ Pit
e) Outdoor Gym

17. OTHER ITEMS (For apartments)

a) Kitchen Cabinets - High and low kitchen cabinets with solid surface and/or stone work top complete with sink and mixer to Architect's design & selection
b) Kitchen Appliances - Electric Cooker Hob and cooker hood, integrated fridge to Architect's selection
c) Bedroom Wardrobes - Built-in wardrobes to Main bedroom only to Architect's design & selection
d) Air-conditioning - Multi-split air-conditioning to all Bedrooms and Living/Dining to M & E Engineer's requirements
e) Mechanical Ventilation - Toilets may be mechanically ventilated, where applicable to M&E Engineer's requirements
f) Electric Water Heater - Hot water supply to all bathrooms and kitchen except W.C. to M & E Engineer's requirements
g) Cable vision - Provision of outlet only

Note:

Marble, Limestone and Granite

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. White such material can be pre-selected before installation, this non-conformity in the 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

Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

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 shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

Cable Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or internet services providers (ISP) 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.

Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

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, cleaning the condensate pipes and charging of gas.

Internet Access

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for Internet services to the unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

Description of Common Property

Car park lots, driveway, common lift/stair lobbies, pool, refuse chamber, lifts, staircase, turf area, fencing gates, switch room, pump room, water tanks, external walls and other elements and fixtures/fittings which are not included in the Subsidiary Strata Certificate of Title for each individual housing unit and all common property as defined in the Building Maintenance and Strata Management Act (Cap.30C) and the Land Titles (Strata) Act (Cap.158)

Common Area

Sentry Post is provided and Management Room is not provided.

Purpose of Building Project and Restriction as to Use

The building project is zoned as "Residential", strictly for residential occupation only. The open roof terrace/PES is not to be enclosed or roofed over.

Additional Notes

While every reasonable care has been taken in preparation of this brochure, the developer and its agent cannot be held responsible for the inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representation of fact. All information and specifications, renderings, visual representations, and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities.

Materials, Fittings, Equipment, Finishes, Installation 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, market availability and the sole discretion of the Vendor.

All information, specifications and statements herein shall not be treated to form part of an offer or contract. Floor plans are subject to amendments as may be required by the relevant authorities. Visual representations, model, showflat displays and illustrations, photographs, art renderings and other graphic representations and references, not limited to landscape and furniture, are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are only approximate measurements and subject to final survey.

The Sales & Purchase Agreement shall form the entire agreement between the developer and purchaser and shall supersede all statements, representations or promise made prior to the signing of the Sales & Purchase Agreement and shall in no way modified by any statements, representations or promise made by the developer or the Marketing agents.

Name of Project : **Neem Tree**
Address : **30 Jalan Kemaman**
Developer : **Aylesbury Pte Ltd**
Developer Licence No : **C1108**
Land Tenure : **Freehold**
Legal Description : **Lot 07136X MK17**
Building Plan No : **A2180-00649-2012-BP01**
Expected TOP date : **01 July 2020**
Expected legal Completion Date : **01 July 2023**

