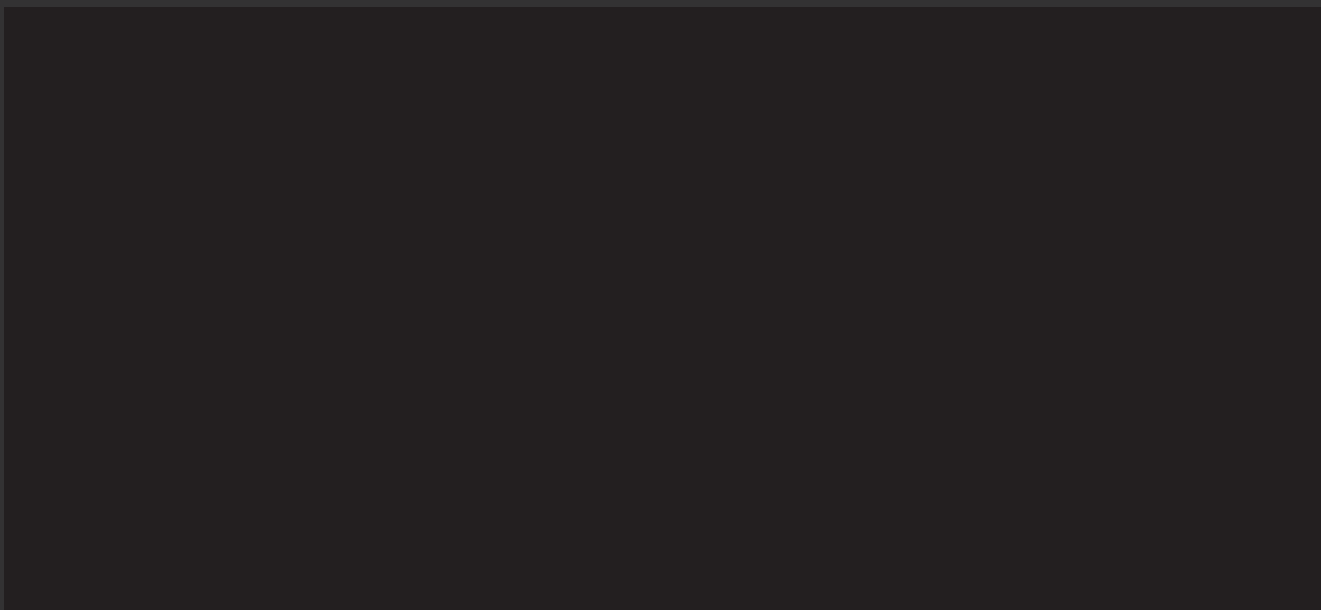
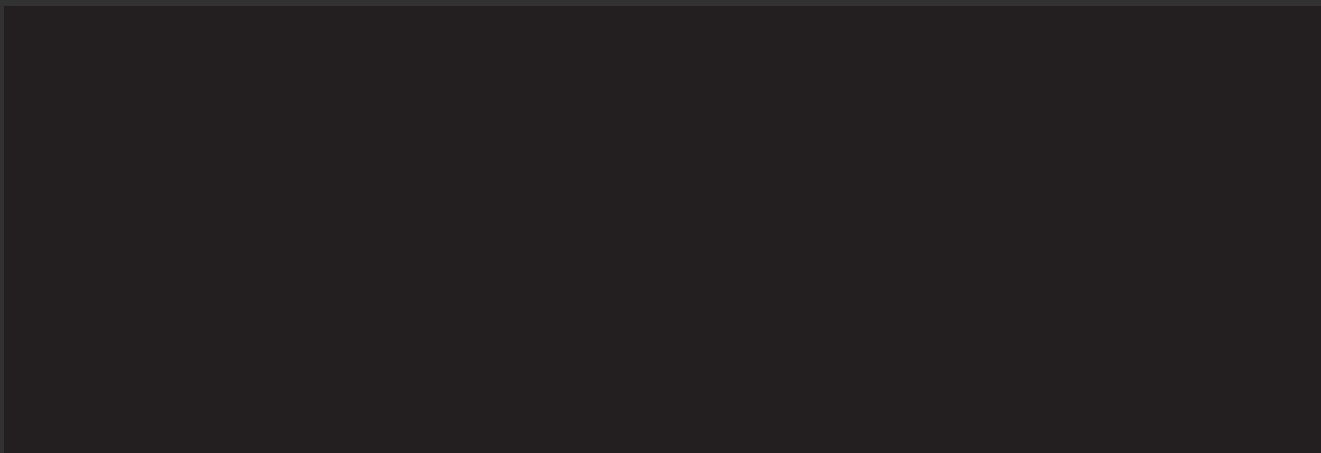
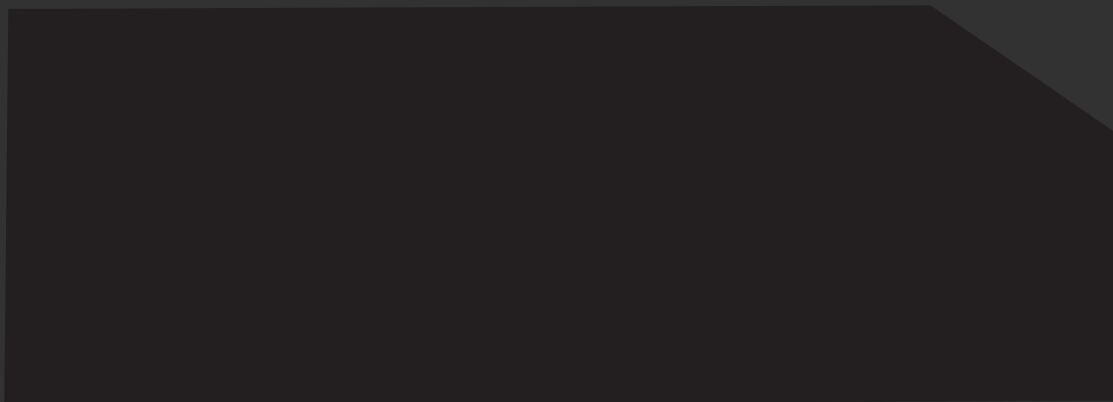


# NoMa



*RESERVED FOR*

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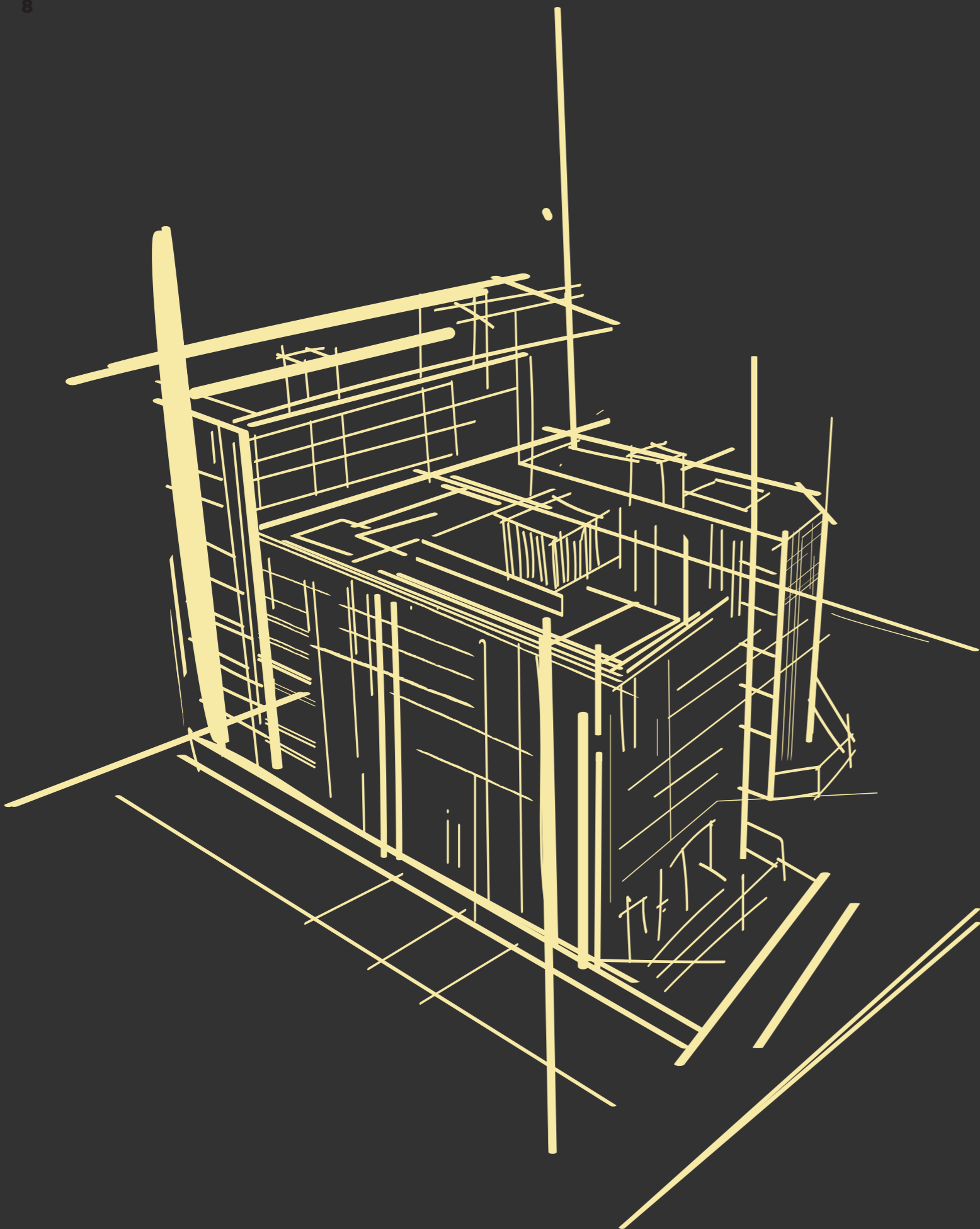
**The Hip.**  
**The Bold.**  
**The Visionary.**

# The Inspiration



NoMa is inspired by NYC's vibrant NoMad district. The trendy lifestyle, the fashionable crowd, the most cutting-edge of what the city has to offer. NoMa also speaks of a nomadic energy. Bold, confident, and different - just like you.

**Made up of only 50 units, NoMa is designed for those in constant pursuit of a different lifestyle. Feel the energy and inspiration as you shape this into your home. At the rooftop, a 12 metre high art mural makes an iconic statement, elevating attention from the surrounding cityscape. 100% bold. 100% freehold.**

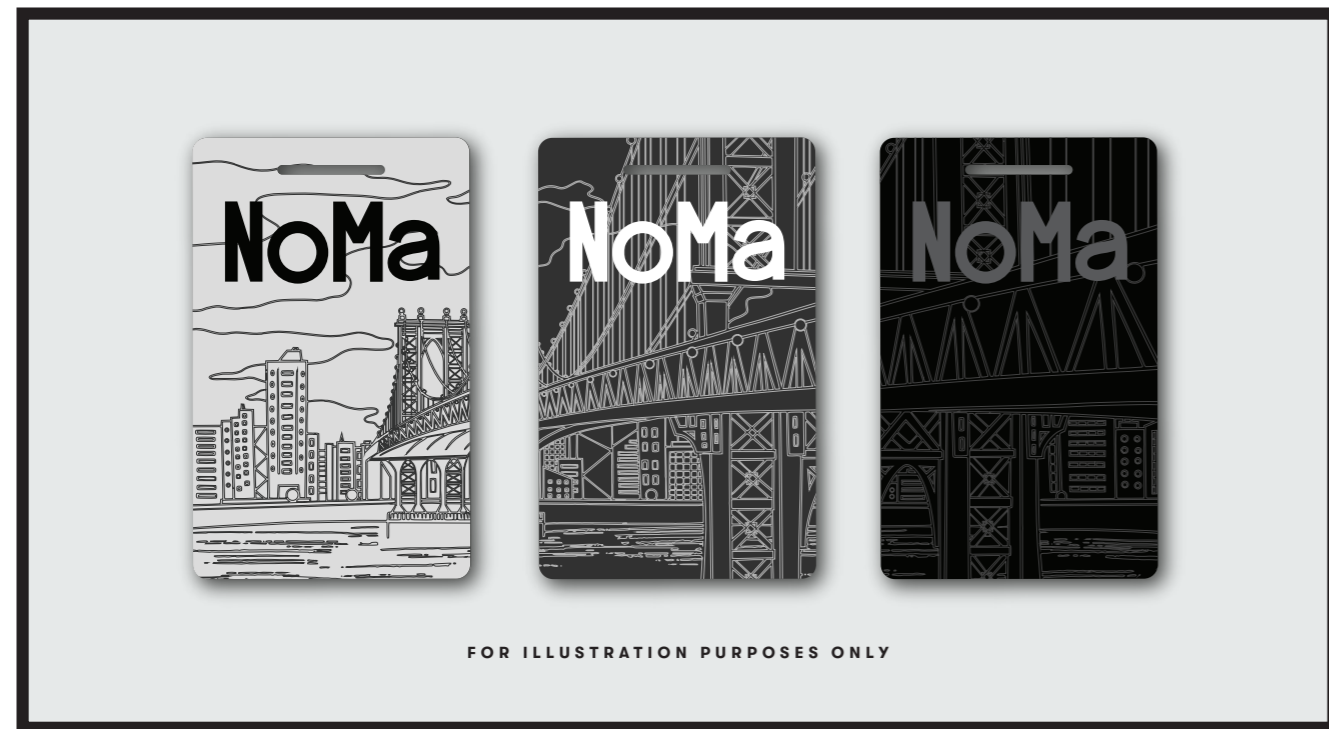
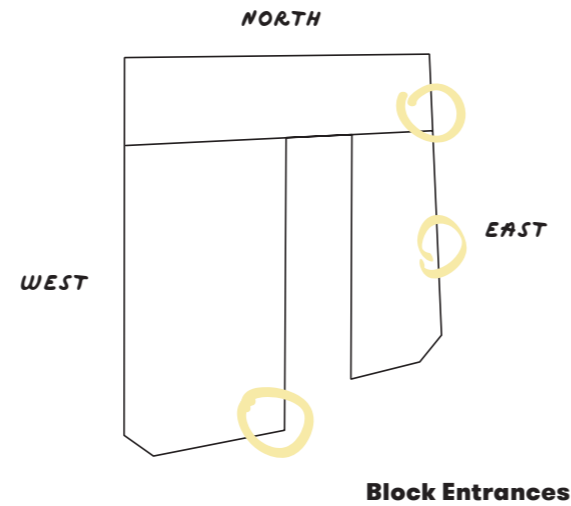


# 3 Distinctive Blocks.

# 1 Lifestyle.

Because we are all different, the way we express ourselves shouldn't be the same. NoMa has 3 distinctive blocks, each offering an independent, forward-looking lifestyle. A canvas to paint who you are, what you represent, and your individual point of view.

# Bespoke Entrances



**Keycards**

**3 blocks. Each with its own access via 3 different side gates.  
3 bespoke keycard designs for greater exclusivity.**

**North Entrance**



**West Entrance**

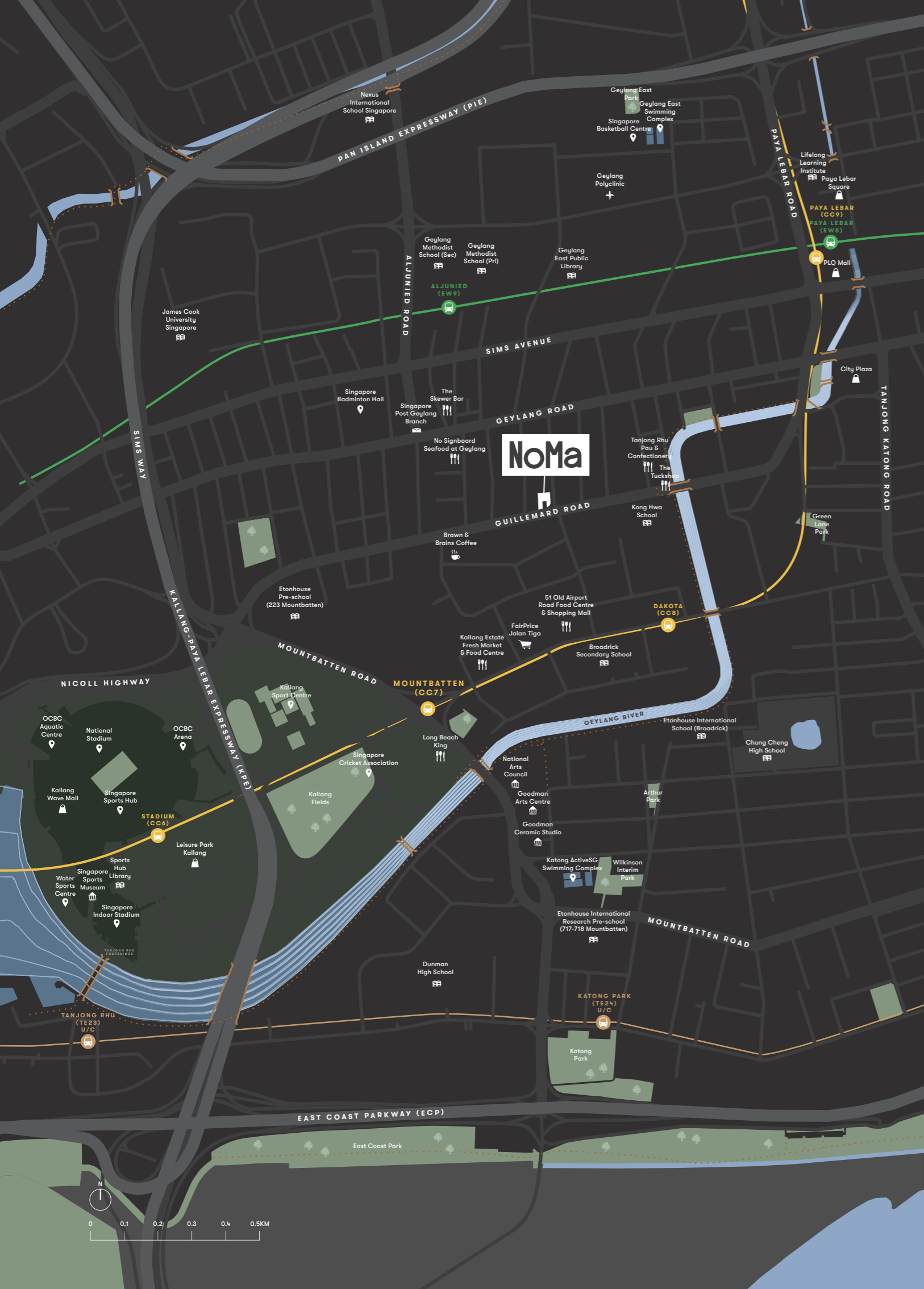


**East Entrance**





# The Neighbour -HOOD



## Connectivity

Dakota MRT Station (CCL)	about 500m	🚶	8min
Aljunied MRT Station (EW9)	about 900m	🚶	10min
Mountbatten MRT Station (CC7)	about 1km	🚶	11min
Pan Island Expressway		🚗	4min
Kallang-Paya Lebar Expressway		🚗	5min
East Coast Parkway		🚗	8min
Directly connected to MBFC via Nicoll Highway		🚗	11min

## Education

Kong Hwa School	within 1km	🚶	5min
Broadrick Secondary School	within 1km	🚶	6min
Etonhouse Pre-school (223 Mountbatten Road)	within 1km	🚶	10min
Geylang Methodist School (Pri & Sec)	within 1km	🚗	3min
Etonhouse International School (Broadrick)	within 1km	🚗	4min
Chung Cheng High School (Main)	within 1km	🚗	4min
Etonhouse International Research Pre-school (717-718 Mountbatten)		🚗	4min
James Cook University Singapore		🚗	4min
Dunman High School		🚗	7min

## Amenities

Mountbatten CC (U/C)	about 200m	🚶	4min
Tanjong Rhu Pau & Confectionery	about 400m	🚶	5min
The Tuckshop	about 400m	🚶	5min
51 Old Airport Road Food Centre & Shopping Mall	about 500m	🚶	6min
Brawn & Brains Coffee	about 600m	🚶	7min
No Signboard Seafood at Geylang	about 600m	🚶	8min
The Skewer Bar	about 600m	🚶	8min
FairPrice Jalan Tiga	about 600m	🚶	8min
Kallang Estate Fresh Market & Food Centre	about 700m	🚶	9min
Goodman Arts Centre		🚗	2min
PLQ Mall		🚗	2min
Singapore Sports Hub		🚗	5min
(National Stadium, OCBC Aquatic Centre, Singapore Indoor Stadium)			
Kallang Wave Mall		🚗	7min

## Future Kallang Alive Loop



## Park Connector

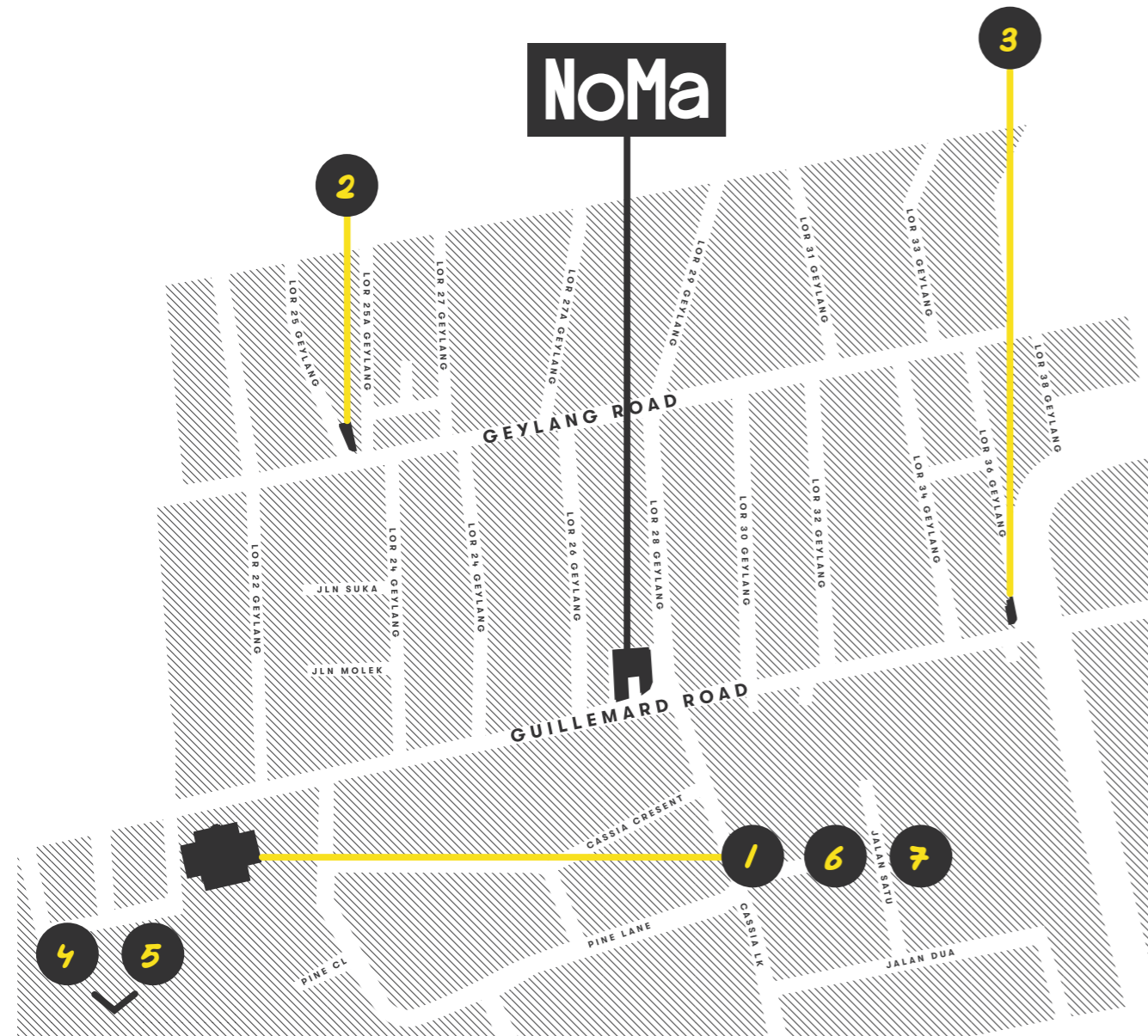


NoMa is about 500 metres from Dakota MRT station. Which is just a brisk 8 minutes' walk away. At the MRT, the Circle Line takes you directly to Singapore Sports Hub, Marina Bay Sands, Gardens by the Bay, Marina Bay Financial Centre, Esplanade — Theatres on the Bay and Dhoby Ghaut Interchange.

All travelling time is approximate only and is taken from NoMa to respective destination.



# Lifestyle Central



MAP IS NOT DRAWN TO SCALE

Located along Guillemard Road just north of Mountbatten, NoMa takes you close to the action. Great food at Old Airport Road Food Centre. Sporting activities and world-class entertainment at the Singapore Sports Hub and future Kallang Alive. An expressway right across to Downtown Core and Orchard. Hipster haven at Joo Chiat and Katong. NoMa is at the centre of it all.

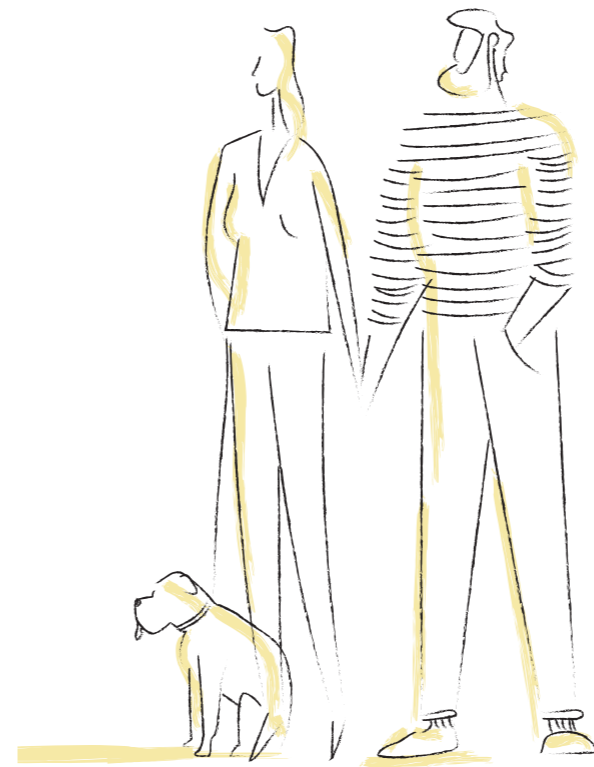


- 1 Brawn & Brains Coffee**  
100 Guillemard Road, #01-02  
Singapore 399718
- 2 The Skewer Bar**  
2 Lor 25 Geylang  
Singapore 388287
- 3 The Tuckshop**  
403 Guillemard Road  
Singapore 399795
- 4 Cafe Melba**  
90 Goodman Road, Block N, #01-56  
Goodman Arts Centre  
Singapore 439053

- 5 Goodman Ceramic Studio**  
90 Goodman Road, Block G, #01-37  
Goodman Arts Centre  
Singapore 439053
- 6 Onsight Climbing Gym**  
100 Guillemard Road, #01-14  
Singapore 399718
- 7 Yoga Inc.**  
100 Guillemard Road, #01-08  
Singapore 399718  
(Old Singapore Badminton Hall)

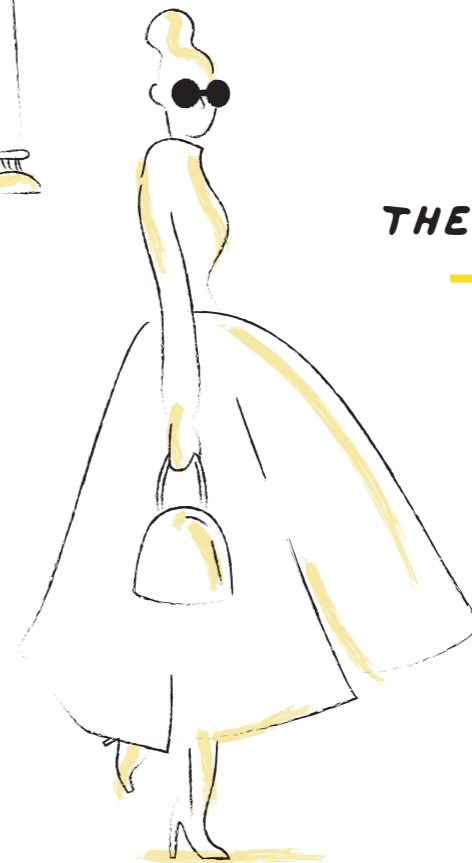
# The NoMa Tribe

Meet your neighbours at NoMa. A community of modern like-minded individuals, couples and families. Savvy, well-travelled, lifestyle mavericks. Connected yet independent minded. On the lookout for new opportunities, ideas and the next big thing.



*THE SAVVY*

---



*THE COSMOPOLITAN*

---



*THE INVESTOR*

---

# The Facilities



Artist's Impression

## The Infinity Pool

Take a dip in the infinity rooftop pool and soak in the lush surrounds. Lounge on the floating deck, work on a healthy tan, and idle the day away.

## The BBQ Pit

Enjoy great food and great views from this vantage point. The smell of perfectly charred meats, cool vibes, awesome company.



Artist's Impression

# The Gym

A modern callisthenics gym designed just for you. Time to turn on your beast mode and work out a sweat.





Artist's Impression

# The Rooftop Life

Chill and wind down at the rooftop. Kickstart your day with yoga in the morning. Catch the sunset from the pool deck. As the city winds down, gather your tribe and tuck into freshly grilled burgers over craft beer and mellow beats.

# The NoMa Life



FOR ILLUSTRATION PURPOSES ONLY

The Development



▲ V1 Artist's Impression

# The Foyer

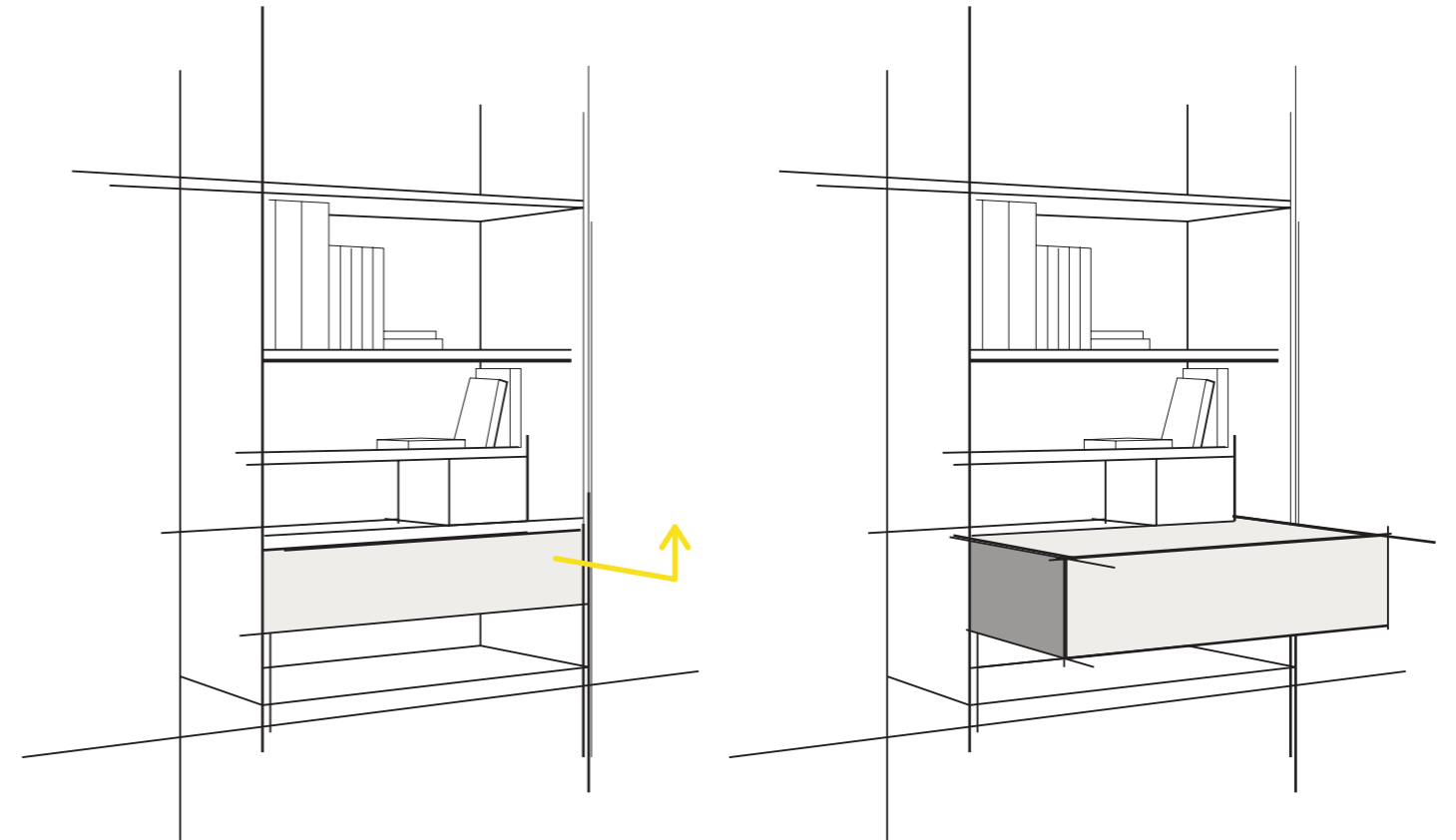
Use the foyer to build cleverly concealed cabinets for extra storage. Use your creativity to combine aesthetics and practical space with a wall-mounting option.



# The Living Flexibility

Sliding panels can be opened and closed to give you even more flexibility to suit your lifestyle. Open up the space in the day or close it up at night for absolute privacy.





FOR ILLUSTRATION PURPOSES ONLY

# The Flexibility: WFH

Enjoy the flexibility of working from home. When there is a need to, a pull-out desk that is built into the shelving can be conveniently set up for work and virtual meetings. When work is done, the desk can be cleverly tucked back so the space looks neat and tidy.



► V4 Artist's Impression

## The Living Dining

The living and dining areas are purposely designed to be side by side to let you use the space even more creatively or have a more open entertainment space while having friends over.



► V5 Artist's Impression

# The Master Bedroom

Your space. Your style. Make the master bedroom your private abode. A creative hideaway to reboot and be your most authentic self.



# The Master Bathroom

# The Site Plan



## 1st Storey

01	Vehicular Ingress	05	Lift Lobby	09	Loading / Unloading
02	Vehicular Egress	06	Mechanized Car Park	10	Water Bulk Meter
03	Access Gate	07	Management Office / FCC	11	OG Box
04	Side Gate	08	Consumer Switch Room		

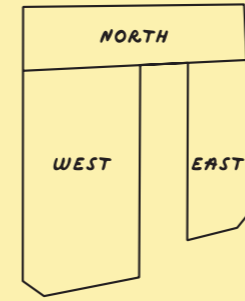


## 6th Storey

12	Communal Planter	16	Rooftop Dining / BBQ Pit	20	Genset
13	Infinity Swimming Pool	17	Rooftop Terrace		
14	Water Deck	18	Yoga Corner		
15	Sun Deck	19	Callisthenics Gym		

# Unit Distribution

**Block**



**Type**

- A 1 Bedroom
- B 2 Bedroom
- D 4 Bedroom

## WEST BLOCK

## NORTH BLOCK

## EAST BLOCK

Storey / Unit	#01	#02	#03	#04
8th Storey Level				
7th Storey Level				
6th Storey Level	Swimming Pool & Communal Facilities			
5th Storey Level	B7	B6	B5	Carpark
4th Storey Level	B7	B6	B5	Carpark
3rd Storey Level	B7	B6	B5	Carpark
2nd Storey Level	B7	B6	B5	Carpark
1st Storey Level	Driveway		Carpark	
	Basement Carpark			

	#05	#06	#07	#08	#09	#10
	D1	D2				
	D1	D2A				
	D1G	B8	Communal Facilities			
	B3	B2	A5	B1	A3	A4
	B3	B2	A5	B1	A3	A4
	B3	B2	A5	B1	A3	A4
	B3	B2	A5	B1	A3	A4
	Driveway / Drop-off		A1	A2	A3-G	A4-G

44 **The  
West  
Block**



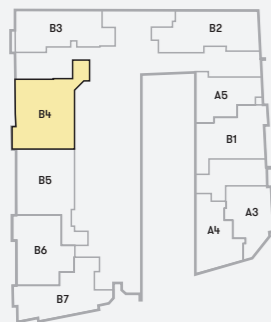
# Type B4 2 Bedroom

## The West Block

## Area

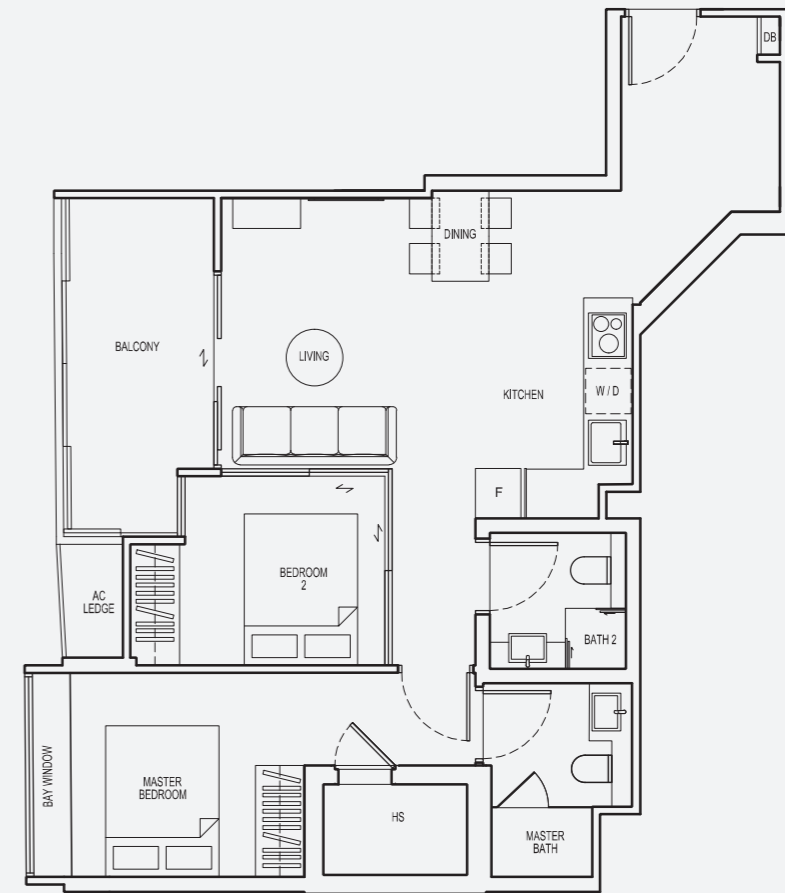
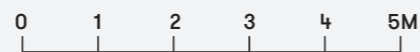
79 sqm  
(850 sqft)

Key Plan: 2nd to 5th Storey



333 Guillemard Road  
Singapore 399758

#02-04 to #05-04



**Note:**

All floor areas indicated are inclusive of AC Ledge, Balcony and Private Enclosed Space (PES), where applicable. All floor areas are estimated only and subject to final survey. All floor plans are subject to changes as may be required or approved by the relevant authorities.



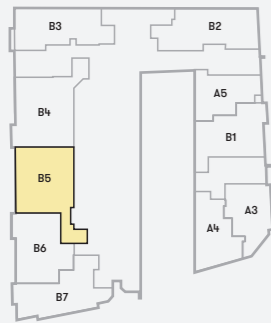
# Type B5 2 Bedroom

## The West Block

## Area

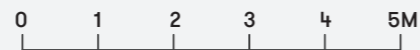
75 sqm  
(807 sqft)

Key Plan: 2nd to 5th Storey



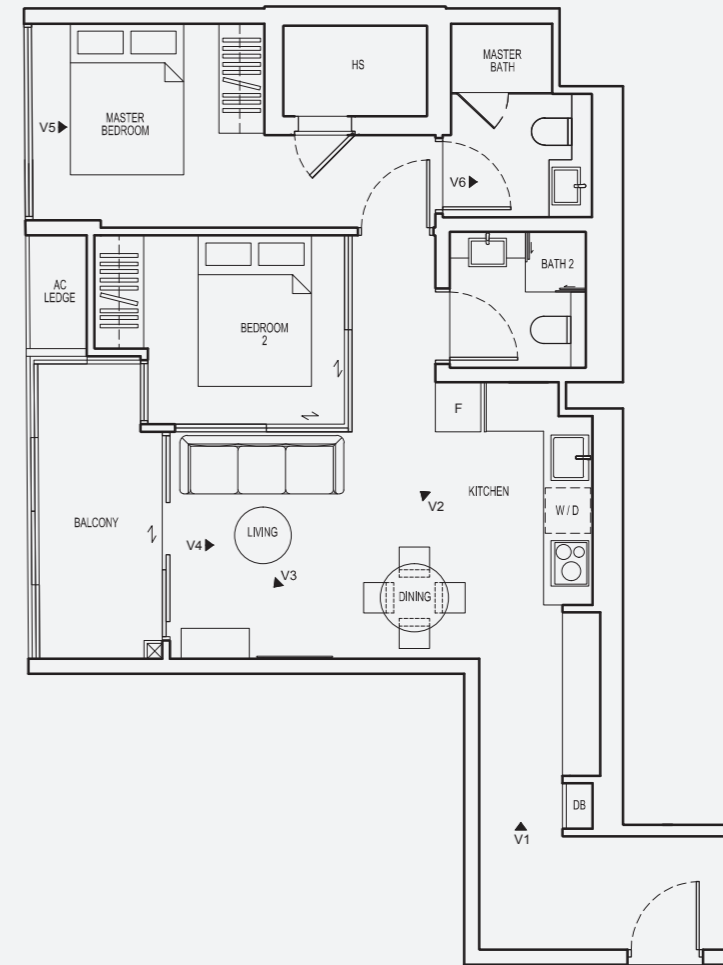
331 Guillemard Road  
Singapore 399756

#02-03 to #05-03



**Note:**

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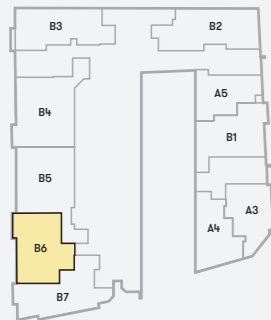
# Type B6 2 Bedroom

## The West Block

## Area

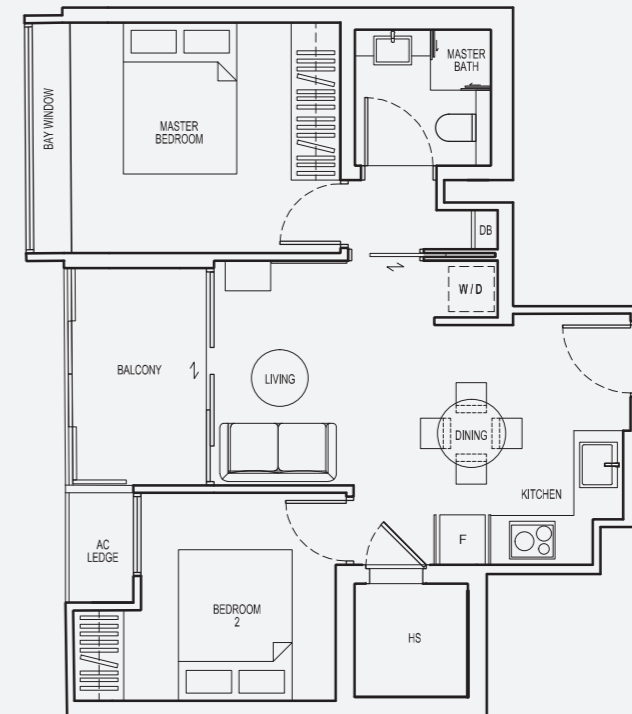
60 sqm  
(646 sqft)

Key Plan: 2nd to 5th Storey



331 Guillemard Road  
Singapore 399756

#02-02 to #05-02



**Note:**

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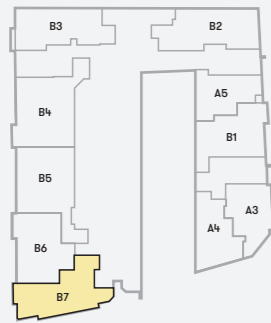
# Type B7 2 Bedroom

## The West Block

## Area

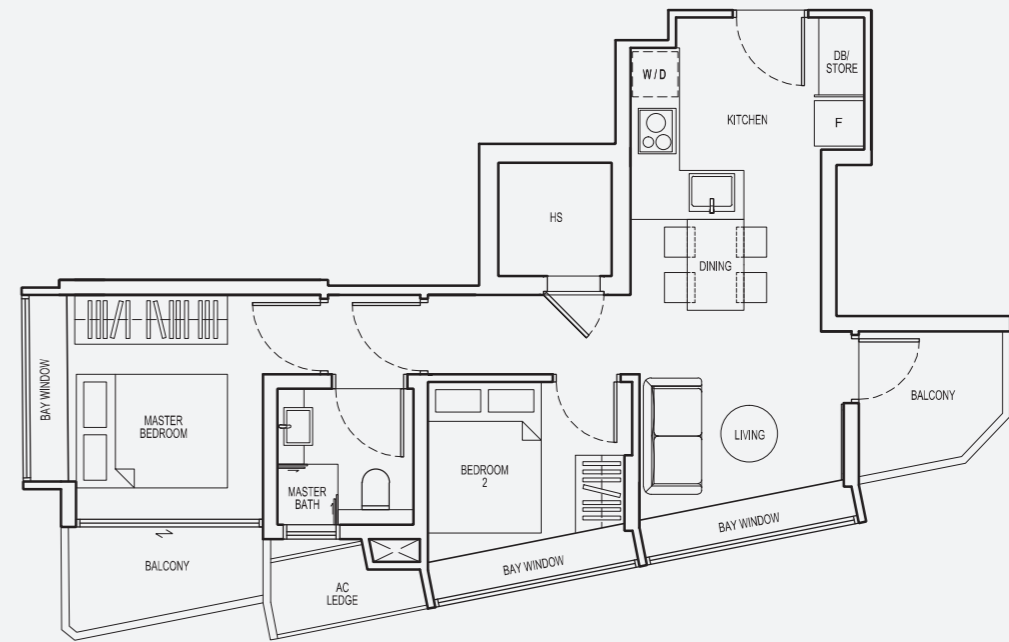
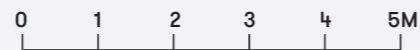
61 sqm  
(657 sqft)

Key Plan: 2nd to 5th Storey



331 Guillemard Road  
Singapore 399756

#02-01 to #05-01



**Note:**

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# The North Block

NoMa



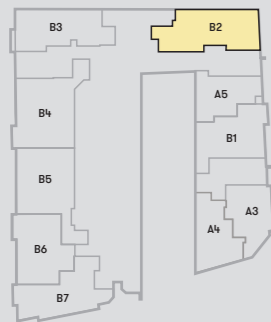
# Type B2 2 Bedroom

## The North Block

### Area

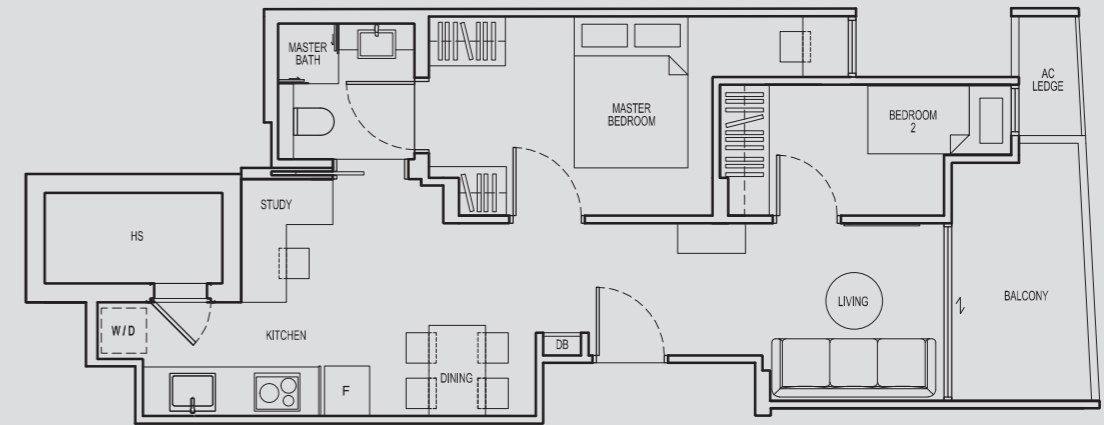
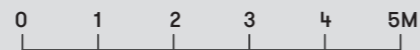
62 sqm  
(667 sqft)

Key Plan: 2nd to 5th Storey



333 Guillemard Road  
Singapore 399758

#02-06 to #05-06



**Note:**

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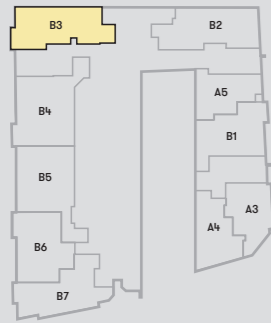
# Type B3 2 Bedroom

## The North Block

### Area

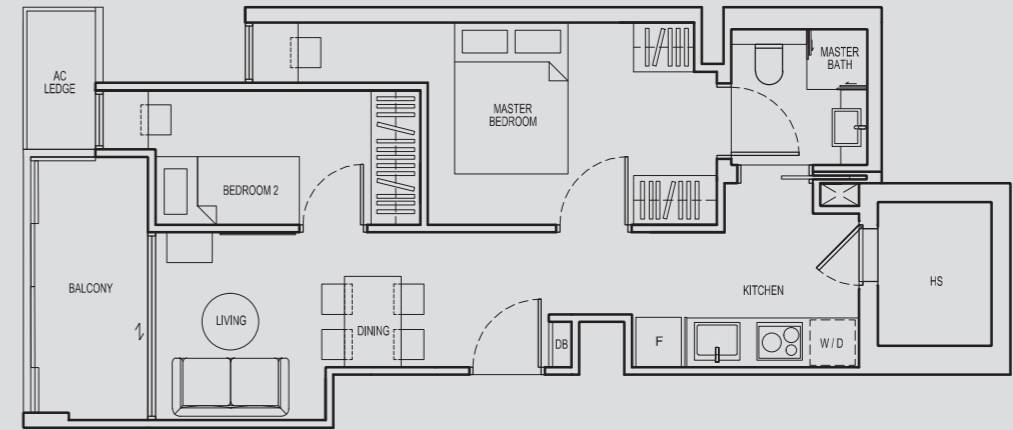
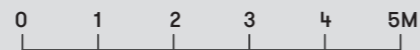
57 sqm  
(614 sqft)

Key Plan: 2nd to 5th Storey



333 Guillemard Road  
Singapore 399758

#02-05 to #05-05



**Note:**

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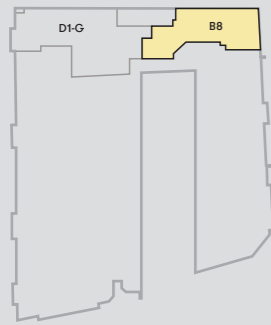
# Type B8 2 Bedroom

## The North Block

### Area

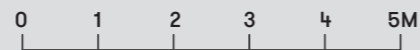
65 sqm  
(700 sqft)

Key Plan: 6th Storey



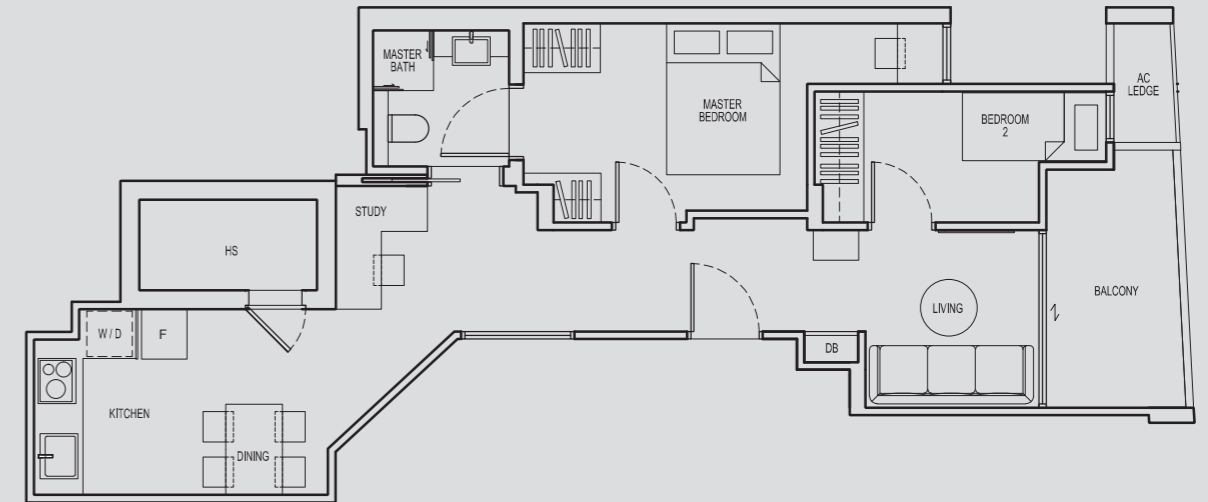
333 Guillemard Road  
Singapore 399758

#06-06



**Note:**

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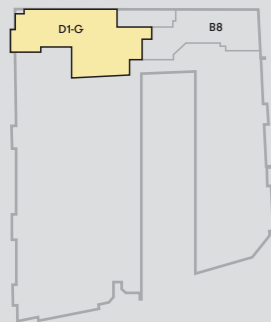
# Type D1-G 4 Bedroom

## The North Block

### Area

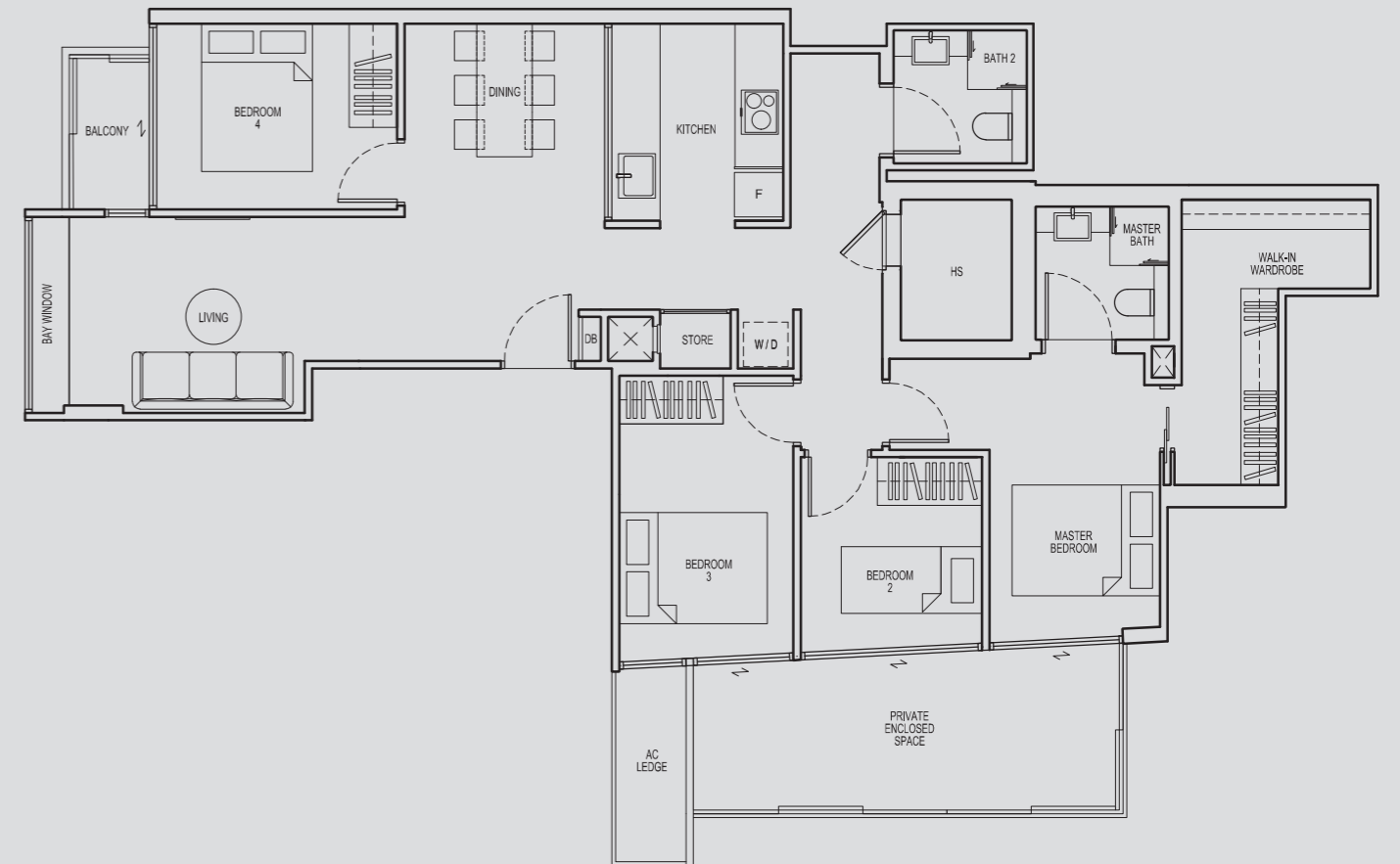
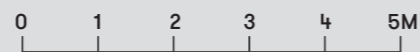
122 sqm  
(1313 sqft)

Key Plan: 6th Storey



333 Guillemard Road  
Singapore 399758

#06-05



**Note:**

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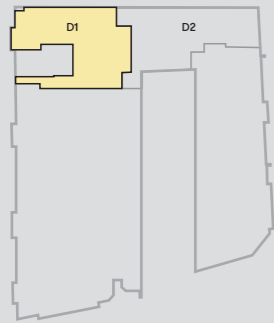
# Type D1 4 Bedroom

## The North Block

### Area

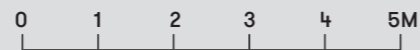
124 sqm  
(1335 sqft)

Key Plan: 7th & 8th Storey



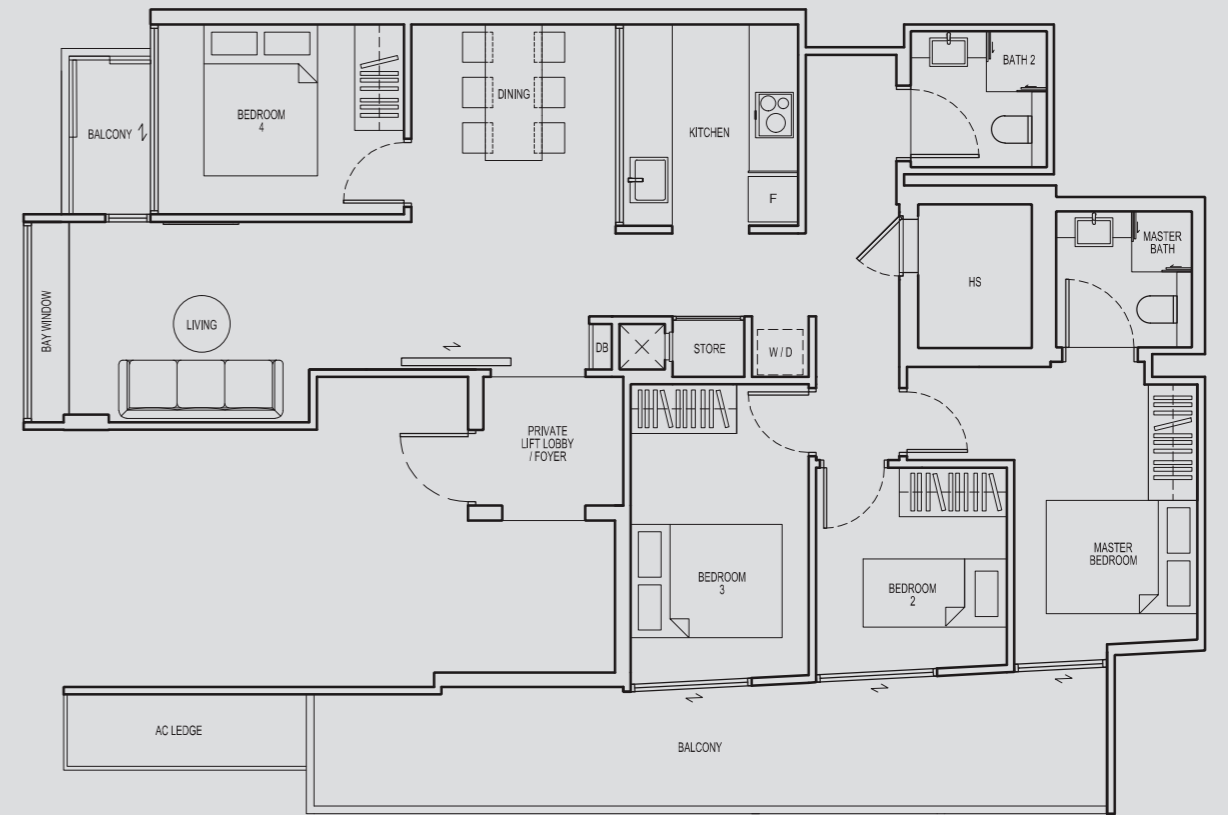
333 Guillemard Road  
Singapore 399758

#07-05  
#08-05



**Note:**

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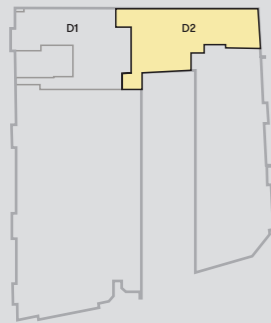
# Type D2A 4 Bedroom

## The North Block

### Area

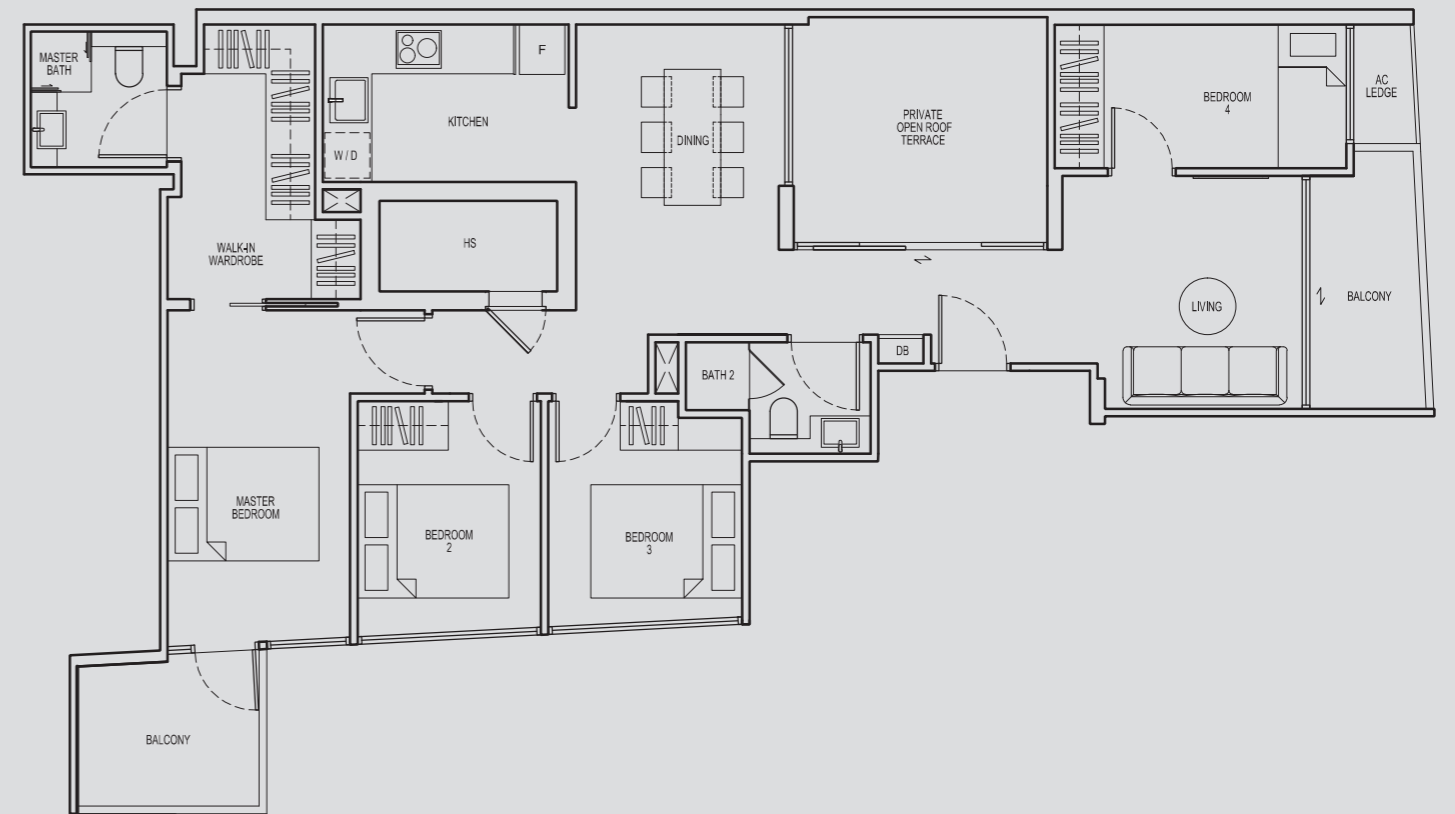
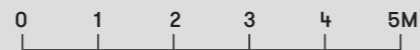
119 sqm  
(1281 sqft)

Key Plan: 7th Storey



333 Guillemard Road  
Singapore 399758

#07-06



**Note:**

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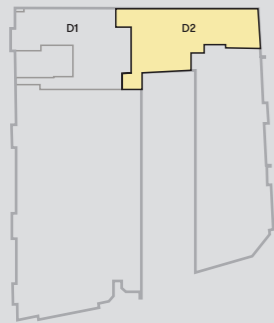
# Type D2 4 Bedroom

## The North Block

### Area

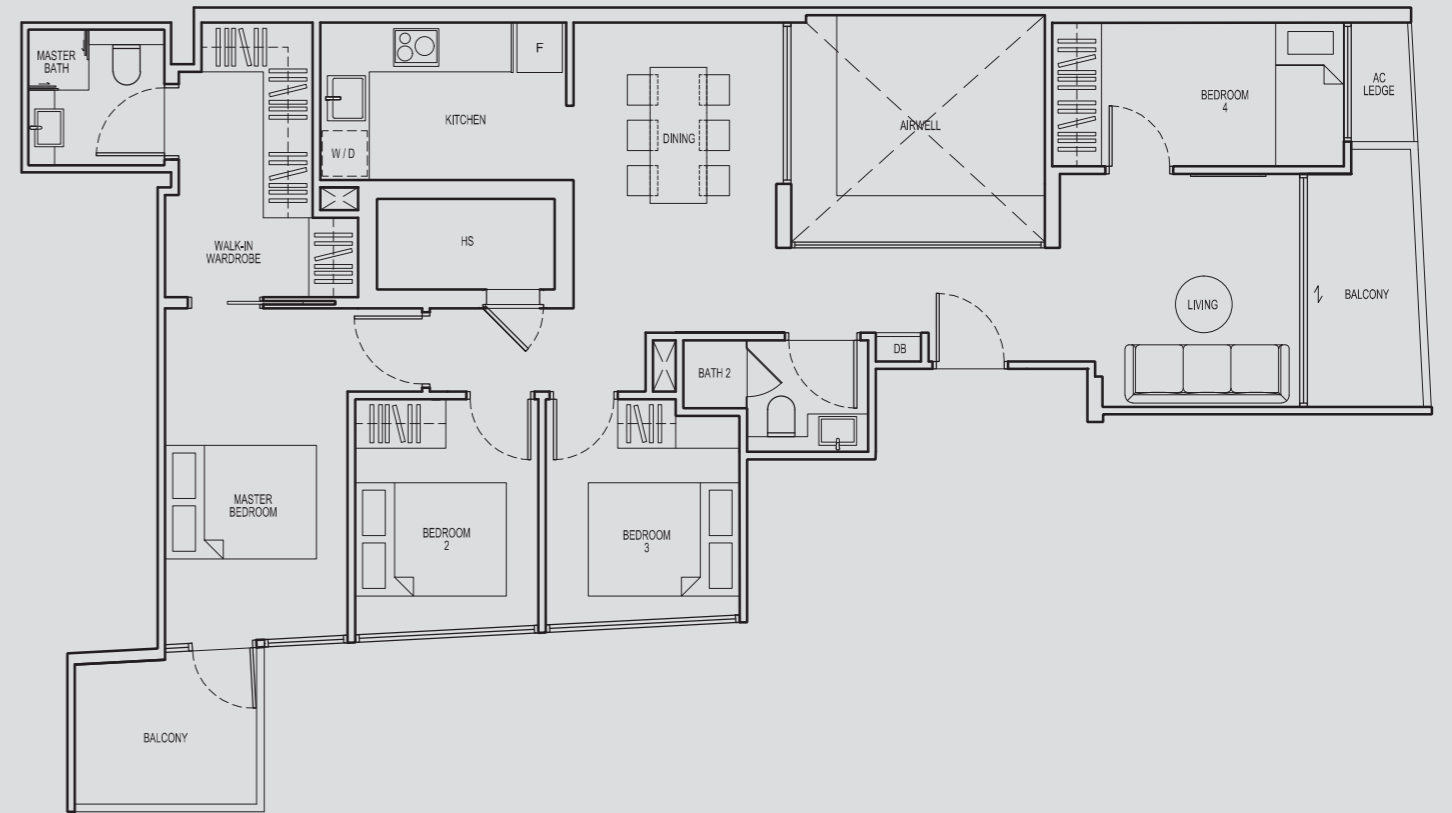
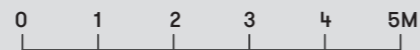
108 sqm  
(1163 sqft)

Key Plan: 8th Storey



333 Guillemard Road  
Singapore 399758

#08-06



**Note:**

All floor areas indicated are inclusive of AC Ledge, Balcony and Private Enclosed Space (PES), where applicable. All floor areas are estimated only and subject to final survey. All floor plans are subject to changes as may be required or approved by the relevant authorities.

# The East Block



# Type A1 1 Bedroom

## The East Block

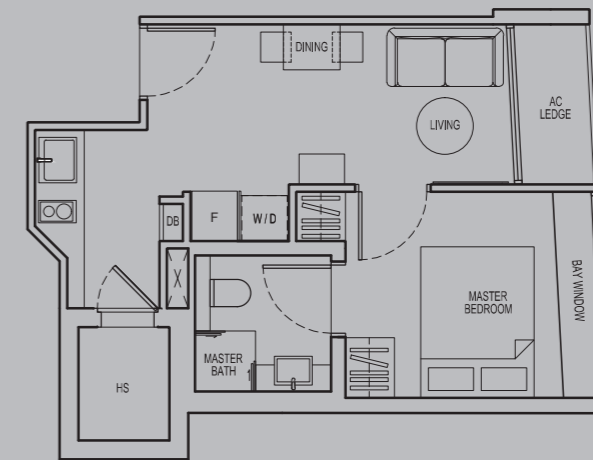
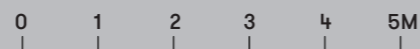
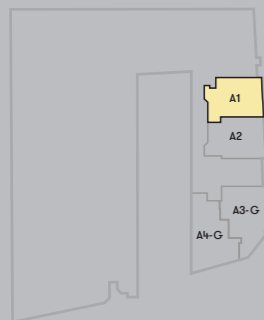
### Area

36 sqm  
(388 sqft)

333 Guillemard Road  
Singapore 399758

#01-07

Key Plan: 1st Storey



**Note:**

All floor areas indicated are inclusive of AC Ledge, Balcony and Private Enclosed Space (PES), where applicable. All floor areas are estimated only and subject to final survey. All floor plans are subject to changes as may be required or approved by the relevant authorities.

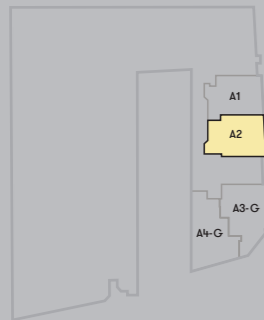
# Type A2 1 Bedroom

## The East Block

### Area

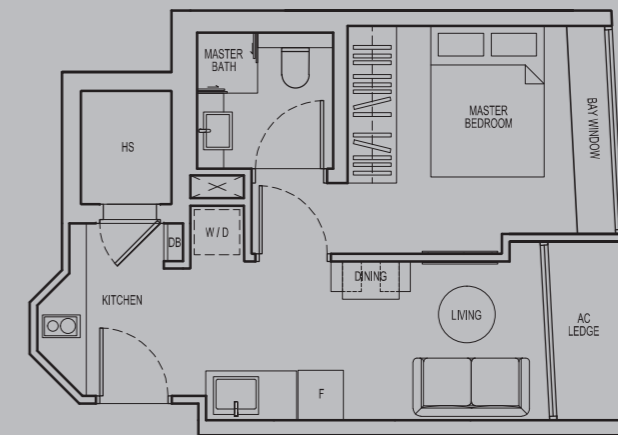
38 sqm  
(409 sqft)

Key Plan: 1st Storey



335 Guillemard Road  
Singapore 399758

#01-08



**Note:**

All floor areas indicated are inclusive of AC Ledge, Balcony and Private Enclosed Space (PES), where applicable. All floor areas are estimated only and subject to final survey. All floor plans are subject to changes as may be required or approved by the relevant authorities.

# Type A3-G 1 Bedroom

## The East Block

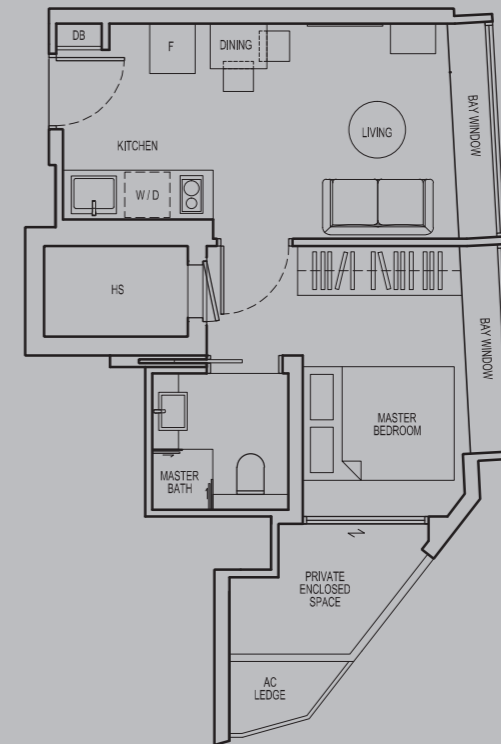
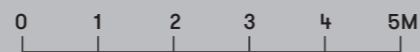
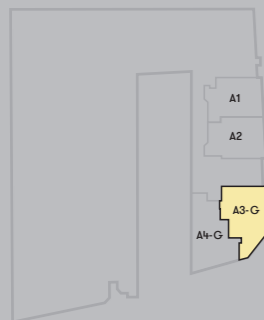
## Area

42 sqm  
(452 sqft)

335 Guillemard Road  
Singapore 399758

#01-09

Key Plan: 1st Storey



**Note:**

All floor areas indicated are inclusive of AC Ledge, Balcony and Private Enclosed Space (PES), where applicable. All floor areas are estimated only and subject to final survey. All floor plans are subject to changes as may be required or approved by the relevant authorities.

# Type A3 1 Bedroom

## The East Block

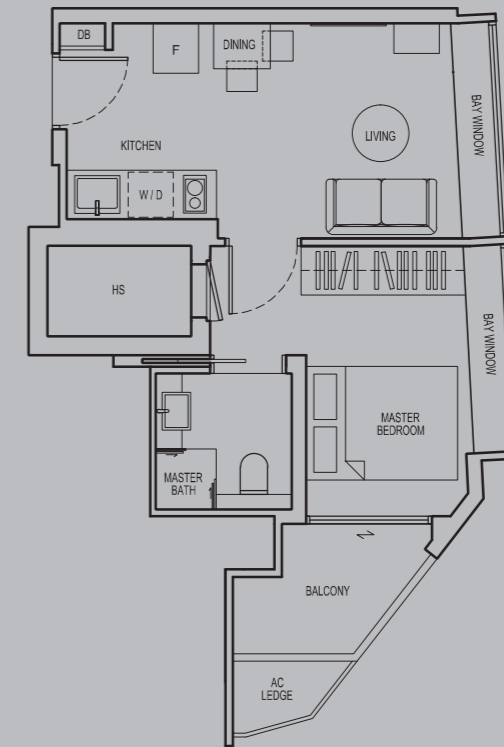
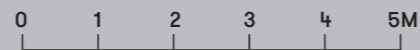
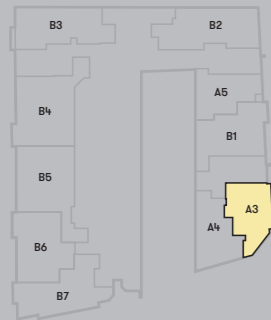
## Area

42 sqm  
(452 sqft)

335 Guillemard Road  
Singapore 399758

#02-09 to #05-09

Key Plan: 2nd to 5th Storey



**Note:**

All floor areas indicated are inclusive of AC Ledge, Balcony and Private Enclosed Space (PES), where applicable. All floor areas are estimated only and subject to final survey. All floor plans are subject to changes as may be required or approved by the relevant authorities.



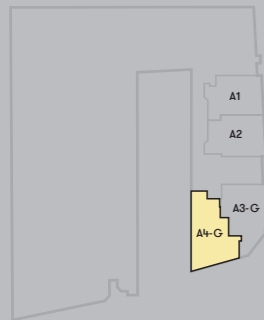
# Type A4-G 1 Bedroom

## The East Block

## Area

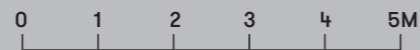
43 sqm  
(463 sqft)

Key Plan: 1st Storey



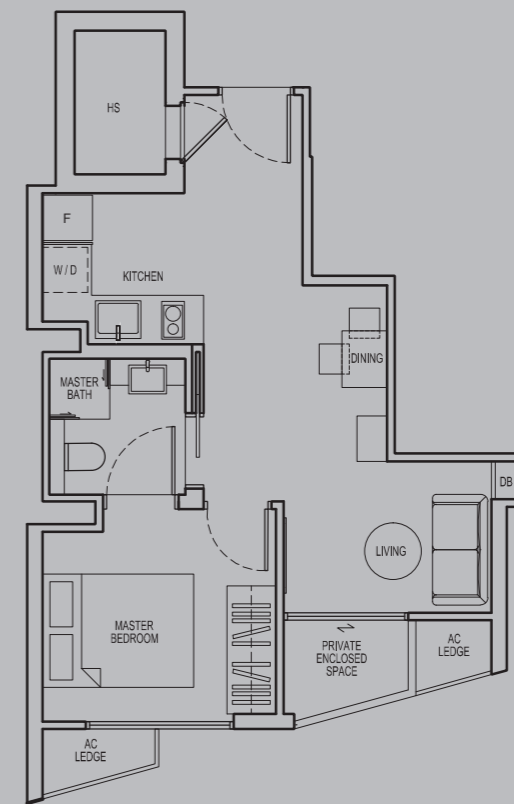
335 Guillemard Road  
Singapore 399758

#01-10



**Note:**

All floor areas indicated are inclusive of AC Ledge, Balcony and Private Enclosed Space (PES), where applicable. All floor areas are estimated only and subject to final survey. All floor plans are subject to changes as may be required or approved by the relevant authorities.



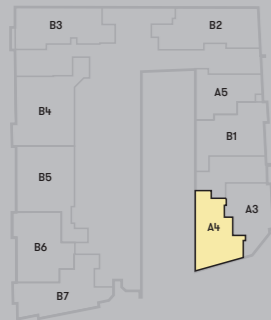
# Type A4 1 Bedroom

## The East Block

## Area

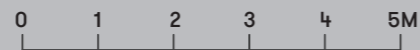
43 sqm  
(463 sqft)

Key Plan: 2nd to 5th Storey



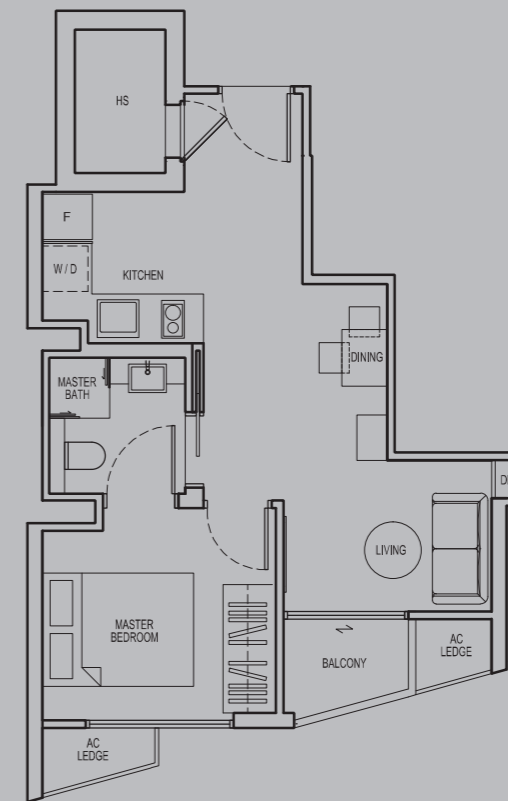
335 Guillemard Road  
Singapore 399758

#02-10 to #05-10



**Note:**

All floor areas indicated are inclusive of AC Ledge, Balcony and Private Enclosed Space (PES), where applicable. All floor areas are estimated only and subject to final survey. All floor plans are subject to changes as may be required or approved by the relevant authorities.



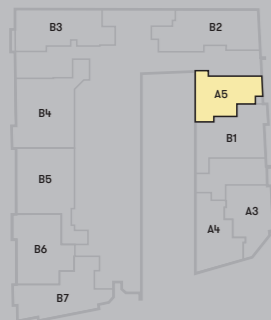
# Type A5 1 Bedroom

## The East Block

## Area

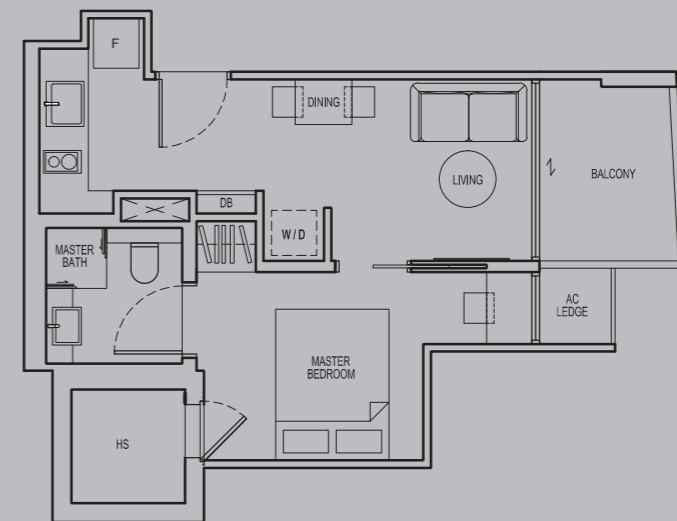
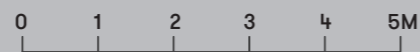
40 sqm  
(431 sqft)

Key Plan: 2nd to 5th Storey



333 Guillemard Road  
Singapore 399758

#02-07 to #05-07



**Note:**

All floor areas indicated are inclusive of AC Ledge, Balcony and Private Enclosed Space (PES), where applicable. All floor areas are estimated only and subject to final survey. All floor plans are subject to changes as may be required or approved by the relevant authorities.

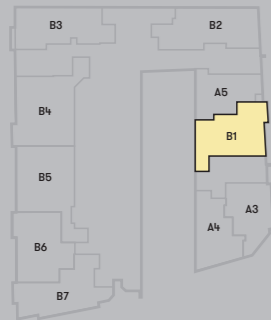
# Type B1 2 Bedroom

## The East Block

### Area

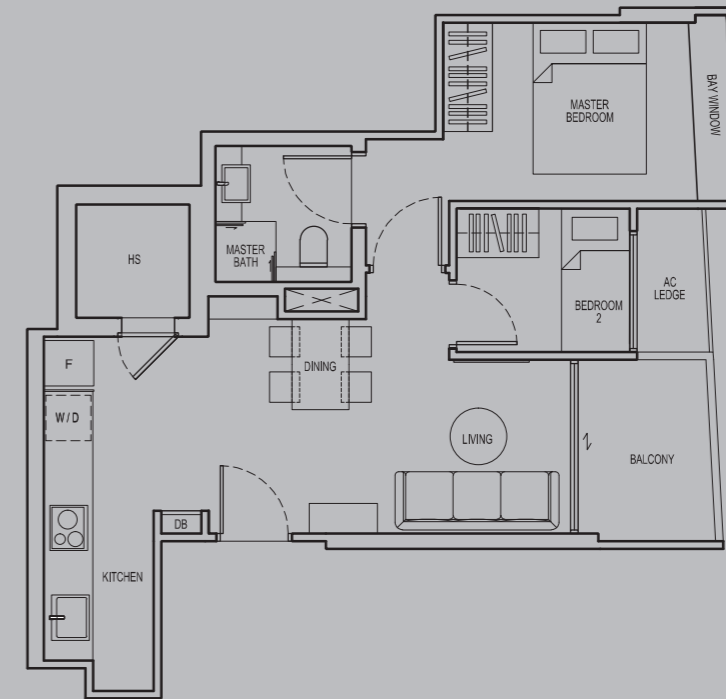
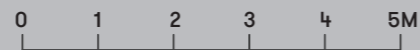
56 sqm  
(603 sqft)

Key Plan: 2nd to 5th Storey



335 Guillemard Road  
Singapore 399758

#02-08 to #05-08



**Note:**

All floor areas indicated are inclusive of AC Ledge, Balcony and Private Enclosed Space (PES), where applicable. All floor areas are estimated only and subject to final survey. All floor plans are subject to changes as may be required or approved by the relevant authorities.

# The Fittings



 DURAVIT



 GROHE



 GROHE



 DURAVIT



 **BOSCH**



 **BOSCH**

Form meets function in the selection of branded fittings to offer you a fine quality of life. Trusted and well-known brands make your home a pleasure to dwell in, day after day.

# The Specifications

## 01 Foundation

Reinforced concrete piles foundation and/or raft foundation and/or reinforced concrete footing and/or driven piles to structural engineer's design.

## 02 Superstructure

Reinforced concrete using Grade 28/35 concrete manufactured from Portland Cement complying with SSEN 197, steel reinforcement bar complying with SS560 & SS561 and steel structures.

## 03 Walls

- i. External Wall:  
Concrete wall and/or precast concrete panels and/or clay bricks and/or lightweight concrete panels and/or block wall (where applicable).
- ii. Internal Wall:  
Concrete wall and/or precast concrete panels and/or clay bricks and/or lightweight concrete panels and/or block wall and/or dry wall (where applicable).

## 04 Roof

Reinforced concrete flat roof and/or metal roof. Roof structure of reinforced concrete and/or timber and/or mild steel.

## 05 Ceiling

### (a) Floor to Ceiling Height

- i. Living / Dining  
2.80m (min) except for:  
1st storey, Type A1- 2.40m (min)  
1st storey, Type A2, Type A3-G and Type A4-G- 2.60m (min)  
5th Storey, Type B7, B6, B5 and B4- 2.4m (min)  
8th storey, Type D1 and Type D2- 3.15m (min)
- ii. Bedroom  
2.80m (min) except for:  
1st storey, Type A1- 2.40m (min).  
1st storey, Type A2, Type A3-G and Type A4-G- 2.60m (min)  
5th Storey, Type B7, B6, B5 and B4- 2.4m (min)  
8th storey, Type D1 and Type D2- 3.15m (min)
- iii. Bathroom  
2.40m (min)
- iv. Kitchen  
2.40m (min)

Note: At localised areas, 2.40m (min).

### (b) Residential Units

Skim coat and/or ceiling boards and/or moisture resistant ceiling board and/or calcium silicate board and/or bulkhead with emulsion paint for Living, Dining, Master Bedroom, Bedroom 2, 3 & 4, Master Bathroom, Bathroom 2, Kitchen, Balcony/PES, DB, Household Shelter, AC Ledge (where applicable).

### (c) Common Areas

Skim coat and/or ceiling boards and/or moisture resistant ceiling board and/or calcium silicate board and/or bulkhead with emulsion paint on exposed surfaces for Lift lobbies, Car Park, Driveway (where applicable).  
Skim coat with emulsion paint finish to staircases and landings.

## 06 Finishes

### 6.1 Wall:

#### i. Internal Wall Finishes

- i. Homogenous tiles to ceiling height for Bathrooms (visible area only).
- ii. Homogenous tiles and/or wall paneling and/or plaster and paint with emulsion paint and/or skim coat with emulsion paint to ceiling height for Dining/ Kitchen (visible area only).
- iii. Cement and sand plaster and/or skim coat with emulsion paint (visible area only) for Living, Bedrooms, DB, Store, Bay Windows (For all unit type).
- iv. Cement and sand plaster and/or skim coat with emulsion paint and/or spray textured paint (visible area only) on PES, Private Open Roof Terrace (where applicable).

#### ii. External Wall Finishes

- i. Cement and sand plaster and/or skim coat with emulsion paint finish and/or spray textured paint finish.
- ii. Selected area with Homogenous tiles and/or spray texture paint and/or stones or any other finishes as specified by the Architect.

### 6.2 Floor:

#### (a) Internal Floor Finishes

- i. Homogenous tiles for Living, Dining, Kitchen, Bathrooms, Household Shelter, DB, Store, Private Lift Lobby and Bedroom 2 for Type B4 and B5.
- ii. Vinyl flooring for Bedrooms except Bedroom 2 for Type B4 and B5.
- iii. Timber skirting for Dining and Kitchen (only at areas with exposed wall paneling).

#### (b) External Floor Finishes

- i. Homogenous tiles for PES, Balcony, Private Air-well (where applicable), and Private Open Roof Terrace.
- ii. Homogenous tile skirting for PES, Balcony, Private Air-well (where applicable).
- iii. Cement and sand screed for AC Ledge.

#### (c) Common Areas

- i. Homogenous tiles and/or stones and/or cement screed and/or any other materials specified by the Architect for Infinity Swimming Pool, Pool Deck, BBQ Pit, Callisthenic Gym, Rooftop Dining, Yoga Corner, Rooftop Terrace, Accessible Toilet, Driveway, Car park, Corridor and Lobby.
- ii. Cement screed with nosing tiles, and/or Ceramic/Homogenous tiles and/or stones for staircase.

## 07 Windows

For all residential units – aluminum framed windows.

- i. Powder-coated aluminum framed windows and/or bay windows with tinted and/or clear glass and/or frosted to all areas (where applicable).
- ii. Opening restrictor at 35-Degree to windows at Type A4G, A4 and B6.
- iii. All glazing to be minimum 6mm thick.

## 08 Doors

For all residential units.

- i. Approved fire-rated timber main entrance door.
- ii. Hollow core timber door to Bedrooms, Bathrooms, DB and Store (where applicable).
- iii. All aluminum frames shall be powder coated.
- iv. All glazing (if any) shall be tinted and/or clear and/or frosted. (where applicable). This shall be minimum 6mm thick.
- v. Good quality lockset and ironmongery shall be provided.

**09 Sanitary Fittings**

For all residential units.

**(a) Master Bath**

- i. 1 tempered glass shower compartment
- ii. 1 shower mixer ("Grohe") and handheld shower set ("Grohe")
- iii. 1 rain shower ("Grohe")
- iv. 1 wash basin ("Duravit")
- v. 1 mixer ("Grohe")
- vi. 1 hand bidet ("Grohe")
- vii. 1 wall hung water closet ("Duravit")
- viii. 1 mirror with ledge and open vanity cabinet
- ix. 1 toilet roll holder

**(b) Bath 2**

- i. 1 tempered glass shower compartment
- ii. 1 shower mixer ("Grohe") and handheld shower set ("Grohe")
- iii. 1 rain shower ("Grohe")
- iv. 1 wash basin ("Duravit")
- v. 1 mixer ("Grohe")
- vi. 1 hand bidet ("Grohe")
- vii. 1 wall hung water closet ("Duravit")
- viii. 1 mirror with ledge and open vanity cabinet
- ix. 1 toilet roll holder

**(c) Kitchen**

- i. 1 sink ("Grohe") with mixer ("Grohe")

**10 Electrical Installation**

i. All electrical wiring to be in concealed conduits whenever possible except for electrical wiring above false ceiling.

If required, mechanical ventilation provided in bathroom. Refer to Electrical Schedule for details.

Unit Type	Lighting Point	13A Single Socket	13A Double Socket	RJ45 Out-let	TV Point	Water Heater Switch	Bell Point	Cooker Hood	Cooker Point	Fridge Point	Washing Machine Point	Oven Point	Isolator Point
<b>1st Storey</b>													
Type A1	5	3	4	6	2	1	1	1	1	1	1	1	1
Type A2	5	3	4	6	2	1	1	1	1	1	1	1	1
Type A3-G	6	3	4	6	2	1	1	1	1	1	1	1	1
Type A4-G	7	3	4	6	2	1	1	1	1	1	1	1	1
<b>2nd to 5th Storey</b>													
Type B7	7	4	5	7	3	1	1	1	1	1	1	1	1
Type B6	7	4	5	7	3	1	1	1	1	1	1	1	1
Type B5	9	4	5	7	3	1	1	1	1	1	1	1	1
Type B4	9	4	5	7	3	1	1	1	1	1	1	1	1
Type B3	7	4	5	7	3	1	1	1	1	1	1	1	1
Type B2	9	4	6	8	3	1	1	1	1	1	1	1	1
Type A5	6	3	4	6	2	1	1	1	1	1	1	1	1
Type B1	8	4	5	7	3	1	1	1	1	1	1	1	1
Type A3	6	3	4	6	2	1	1	1	1	1	1	1	1
Type A4	7	3	4	6	2	1	1	1	1	1	1	1	1
<b>6th Storey</b>													
Type D1G	12	6	7	9	5	2	1	1	1	1	1	1	2
Type B8	9	5	6	8	3	1	1	1	1	1	1	1	1
<b>7th Storey</b>													
Type D1	11	6	7	9	5	2	1	1	1	1	1	1	2
Type D2A	12	6	7	9	5	2	1	1	1	1	1	1	2
<b>8th Storey</b>													
Type D1	11	6	7	9	5	2	1	1	1	1	1	1	2
Type D2	12	6	7	9	5	2	1	1	1	1	1	1	2

**11 TV / Cable Services / FM / Telephone Points**

i. Refer to attached Electrical Schedule.

**12 Lightning Protection**

i. Lightning Protection System shall be provided in accordance with the Singapore Standard (SS 555:2018)

**13 Painting**

- i. External walls: Plaster and paint with emulsion paint and/or spray texture paint and/or skim coat with external emulsion paint.
- ii. Internal walls: Emulsion paint.

**14 Waterproofing**

Waterproofing in residential units shall be provided to the floors of Bathrooms, Balcony, AC ledge, RC ledge, and Private Open Roof Terrace.

**15 Driveway And Car Park**

(a) Surface Lots and/or Mechanized Car Park.

(b) Material of the driveway & car park lot: Concrete floor and/or tiles and/or pavers and/or floor hardener and/or epoxy coating and/or cement and sand screed.

**16 Recreation Facilities**

(a) Infinity Swimming Pool approximately 88 sqm

(b) Pool Deck

(c) BBQ Pit

(d) Rooftop Dining

(e) Callisthenic Gym

(f) Yoga Corner

(g) Rooftop Terrace

**17 Additional Items**

i. Kitchen Cabinet

(a) Built in kitchen cabinet in laminate and/or polykem finish and/or stainless steel with engineered stone counter top.

(b) Kitchen Appliances: Electrical hob ("Bosch") and cooker hood ("Bosch"), oven ("Bosch"), sink ("Grohe") and mixer ("Grohe").

ii. Wardrobes

Built-in wardrobes in laminate and/or polykem finish and/or glass and/or powder coated aluminium provided in all Bedrooms.

iii. Locks

Digital lockset ("Samsung") for main door for all residential units. All other doors lockset shall be "Kawajun" or equivalent.

iv. Railing

Galvanized Mild Steel for all common area staircase hand railings and for all exposed handrail /railings. Galvanized Mild Steel and/or Stainless Steel and/or aluminium for other railings and/or glass parapets.

v. Lift

(a) 2 passenger lifts ("Schindler" or equivalent) from 1st storey to 6th storey.

(b) 2 passenger lifts ("Schindler" or equivalent) from 1st storey to 8th storey.

(c) 1 platform lift at 1st storey.

vi. Intercom

Audio intercom to residential units.

vii. Air-Conditioners

(a) Split type air conditioner ("Mitsubishi") provided in Living, Dining, Bedrooms, Walk-in Wardrobe and Study.

(b) Refer to attached Air-Conditioners Schedule.

Unit Type	Fan Coil Unit								Condenser Unit
	Living & Dining	Master Bedroom	Bedroom 2	Bedroom 3	Bedroom 4	Walk-in Wardrobe	Study	Total NOS.	Total NOS.
<b>1st Storey</b>									
Type A1	1	1	-	-	-	-	-	2	1
Type A2	1	1	-	-	-	-	-	2	1
Type A3-G	1	1	-	-	-	-	-	2	1
Type A4-G	2	1	-	-	-	-	-	3	1
<b>2nd to 5th Storey</b>									
Type B7	1	1	1	-	-	-	-	3	1
Type B6	1	1	1	-	-	-	-	3	1
Type B5	2	1	1	-	-	-	-	4	1
Type B4	2	1	1	-	-	-	-	4	1
Type B3	2	1	1	-	-	-	-	4	1
Type B2	2	1	1	-	-	-	-	4	1
Type A5	1	1	-	-	-	-	-	2	1
Type B1	1	1	1	-	-	-	-	3	1
Type A3	1	1	-	-	-	-	-	2	1
Type A4	2	1	-	-	-	-	-	3	1
<b>6th Storey</b>									
Type D1G	2	1	1	1	2	1	1	7	2
Type B8	2	1	1	-	-	-	1	5	1
<b>7th Storey</b>									
Type D1	2	1	1	1	1	-	-	6	2
Type D2A	2	1	1	1	2	1	1	7	2
<b>8th Storey</b>									
Type D1	2	1	1	1	1	-	-	6	2
Type D2	2	1	1	1	2	1	1	7	2

## Notes to Specifications

### A Marble/Limestone/Granite

Marble/limestone/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/limestone/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.

### 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 the builder and the 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 clauses 9 and 17.

### 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 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 Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.

### F 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. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

### G Cable Services

The Vendor shall endeavour to procure a service provider for cable television and/or internet services (the "Cable Services") to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/ Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit/Building and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/Building and/or the Housing Project.

### H 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.

### I Materials, Fittings, Equipment, Finishes, Installations and Appliances

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

### 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. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

### 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 Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/ stone works behind kitchen cabinets/vanity cabinet/mirror.

### M Prefabricated Bathroom Units

Certain bathroom and WC 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.

### N Mechanized Car Parking System

The maintenance of the mechanised car park will be managed by the Property Management Service Provider using the maintenance fund collected every month. This maintenance fund shall be used only for the maintenance of mechanised car park system arising out of normal usage. It does not cover any damages or defects caused by unauthorized usage and/or misuse of the mechanised car park system.

### O Fire Safety

Automatic battery operated smoke detector to be provided in each unit in compliance with SCDF's requirement on Home Fire Alarm Device (HFAD). The Purchaser shall engage his own contractor to maintain, repair (if necessary) the automatic battery smoke detector on a regular basis so as to ensure it is in good working condition.

### P Window Restrictors

(Only applicable to units # 01- 10 to #05- 10 (Type A4) and #02-02 to #05-02 (Type B6))

For compliance with relevant authorities' requirements to reduce road noise from Guillemard Road, the windows in the Master Bedroom and Bedroom 2 of the Unit will be provided with window restrictor(s) such that the windows can open up to an angle of 35 degrees only.

### Q Acoustic Ceiling

(Only applicable to units #01-10 to #03-10 (Type A4), #01-09 to #03-09 (Type A3), #02-01 to #05-01 (Type B7))

For compliance with relevant authorities' requirements to reduce noise within the Unit, the Unit will be provided with acoustic ceiling at Balconies, Living Room and Bedrooms (where applicable).

### R Sliding Door Restrictors

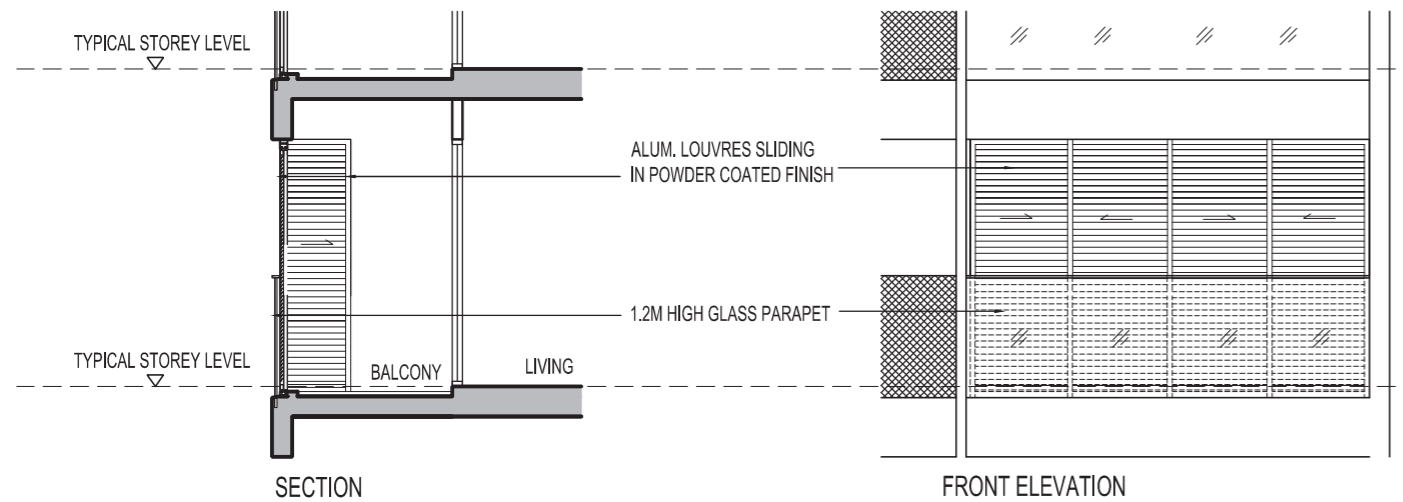
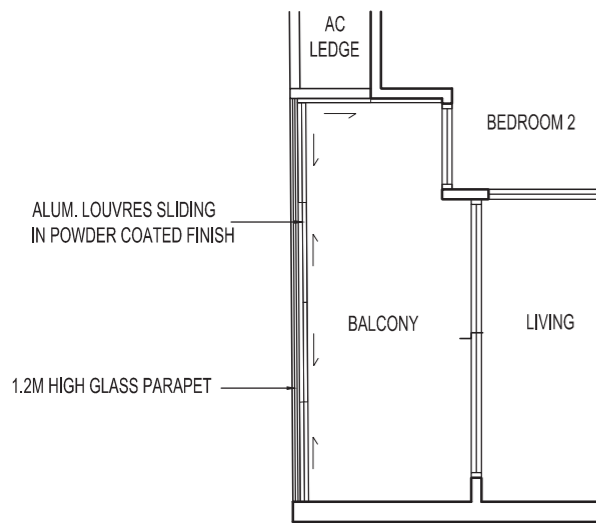
(Only applicable to units #02-01 to #05-01 (Type B7))

For compliance with relevant authorities' requirements to reduce road noise from Guillemard Road, the sliding door to balcony in Master Bedroom of the Unit will be provided with sliding door restrictor such that the sliding door can have one panel openable only.



# Balcony Screen

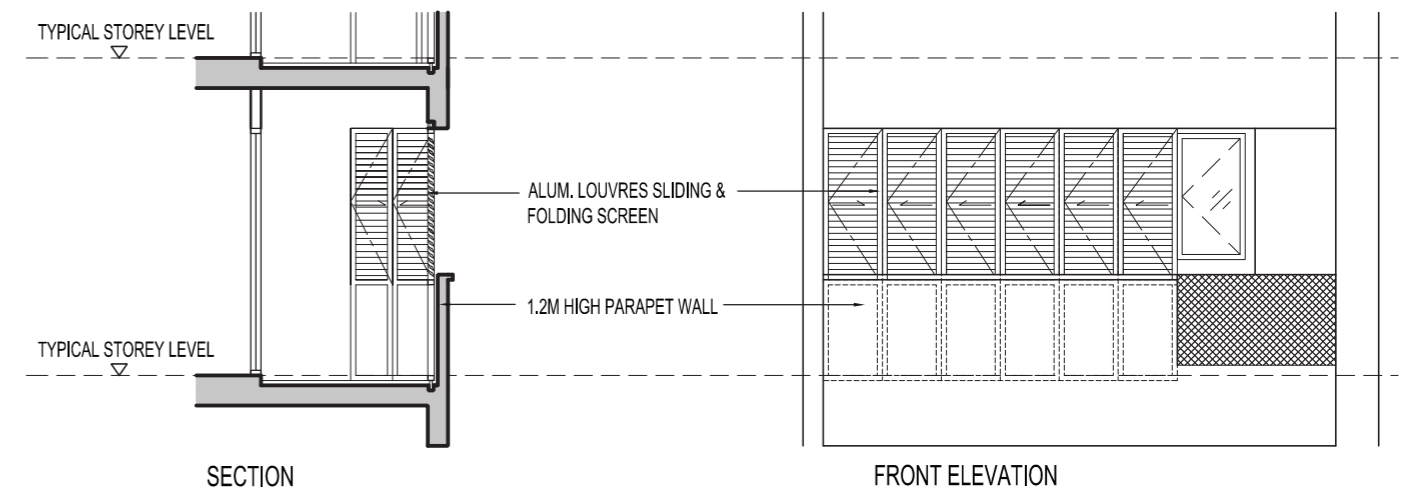
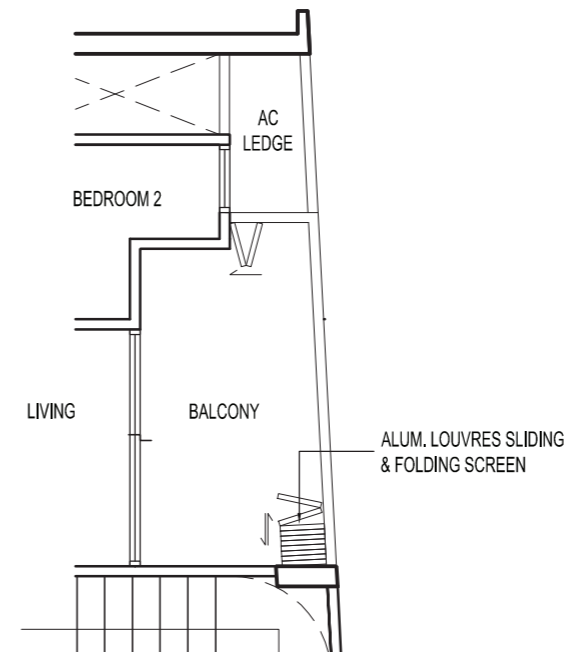
For Unit Type  
B3, B4, B5, B6, D1G & D1



**Design Approved by URA - Provided and Installed by Developer**

This drawing is for reference only. The screen design is for aesthetic uniformity of the development. Balcony screens are provided by developer. Material to be aluminum with powder coated finish. The balcony(ies) (if any) and private enclosed space(s) (if any) shall not be enclosed unless with the approved balcony screen, which shall be installed at the unit at the developer's cost.

For Unit Type  
A1, A2, A3-G, A4-G, B2, A5, B1, A3, A4, B7, B8, D2A & D2



**Design Approved by URA - For Purchaser's Reference Only**

This drawing is for reference only. The screen design is for aesthetic uniformity of the development. Material to be aluminum with powder coated finish. Fixing details are by contractor and shall not damage the existing water proofing and structure. Purchaser shall verify all dimensions prior to fabrication and commencement of work. The Purchaser is required to refer to the management for any additional details. The balcony(ies) (if any) and private enclosed space(s) (if any) shall not be enclosed unless with the approved balcony screen. Purchaser may opt to have approved balcony screen installed at the balcony(ies)/private enclosed space(s) (if any) at the unit at Purchaser's own cost.

# The Developer

[www.macllygroup.com](http://www.macllygroup.com)

## A Premium Development by Macly Group

Macly Group (est. 1987) is an established property developer based in Singapore with a track record of developing landed properties, apartments, condominiums, mixed developments, commercial and cluster housing projects. Between 2004 and 2020, the Group developed and launched more than 35 residential and commercial developments in Singapore and Kuala Lumpur. Macly Group continues to uphold its mission of delivering quality and value to purchasers today.



**Tedge**  
Telok Kurau Road

**Nottinghill Suites**  
Toh Tuck Road

**The Iveria by The Ove Collection**  
Kim Yam Road

**Neu at Novena**  
Moulmein Rise

**FiveNine**  
Telok Kurau Road

# The Statutory Information

<b>Developer</b>	Maclly 33 Pte Ltd (UEN: 201626268M)
<b>Developer's License No.</b>	C1366
<b>Tenure of Land</b>	Freehold
<b>Lot &amp; Mukim No.</b>	Lots 01688C, 01689M, 01690L, 01692M, 01776L, 07664V PT 8 07665P PT MK25 Guillemard Road (Geylang Planning Area)
<b>BP No.</b>	A1404-00466-2018-BP02
<b>Expected Date of Vacant Possession</b>	23 November 2023
<b>Expected Date of Legal Completion</b>	23 November 2026

**Disclaimer**

Whilst 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 regarded as statements of representation of facts. All information and specifications are current at the time of going to press and are subjected to change as may be required and cannot form part of an offer or contract. All plans are subject to any amendments approved or may be approved by the relevant authority. All art renderings and illustrations contained in this brochure are artist's impressions only and photographs are only decor suggestions and none can be regarded as representation of fact. Areas are approximate measurements and subject to final survey.

