

OKIO

In the past, the Hokkiens fondly referred to Balestier Road as 'Okio', which means 'Black Bridge'. **OKIO RESIDENCES** by SDB Asia Pte Ltd, is the bridge that connects the charming past with the present and the future. We believe that the good values from our rich heritage, like humility, warmth, and kind consideration will help us remember who we are. Welcome home.

THE PAST  
AND  
THE PRESENT

THE PRESENT  
AND  
THE FUTURE





THE PAST  
AND  
THE PRESENT

THE PRESENT  
AND  
THE FUTURE



A CALM  
AMBIENCE

A WARM  
WELCOME

- The lobby exudes an ambience of warmth and calm
- The 'tidal line' feature subtly demarcates the lobby from the driveway
- A warm illumination casts a glow on the functional, handcrafted sculpture, which acts as a seating solution
- The 'bridge' sculpture is a modern interpretation of 'Okio', a Hokkien term of reference for the area





HOME  
BREW



LOCAL  
ROAST



COMPACT  
SPACES

CUSTOM-DESIGNED  
FURNITURE

- A balcony in every unit creates an extended living space
- White oak flooring throughout exudes a homely feel
- Functional, space-saving built-ins in the living room
- The sofa features a pull-out coffee table that converts into a footstool



MINI  
KITCHENS

MAXIMUM  
STYLE

- The elegant steel framework for all built-ins in the kitchen and dining areas enhances the contemporary look of the units
- Form and functionality are met with space-saving, pull-out dining table
- Readily fitted with appliances such as hob, hood, integrated fridge and washer-cum-dryer



MINIMALIST  
OUTSIDE

FUNCTIONAL  
INSIDE

WELL-APPOINTED MASTER BEDROOM

- Custom-made built-ins including wardrobe and shelving
- Expansive views from all master bedroom balconies





GARDEN VILLAS  
BY THE POOL

GARDEN VISTAS  
ALL AROUND

## GARDEN VILLAS

- Private terraces to create your personal green retreat
- Wide vistas overlooking the lap pool, which is framed by green walls
- Only 8 units
- Direct access to the pool deck



PENTHOUSE  
PRIVILEGES

PRIVATE  
SANCTUARIES

## PENTHOUSES

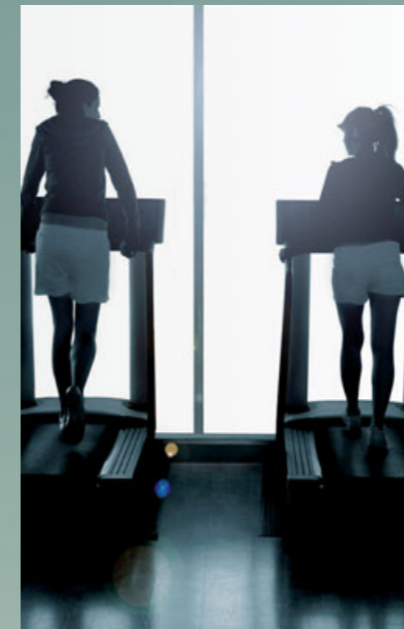
- Only 4 exclusive duplex penthouses, choice of 1,044 sq ft or 1,098 sq ft
- The master bedroom opens out to a private roof terrace
- A jacuzzi on the roof terrace to relax and unwind





SKY-RISE  
RESIDENTS'  
GARDEN

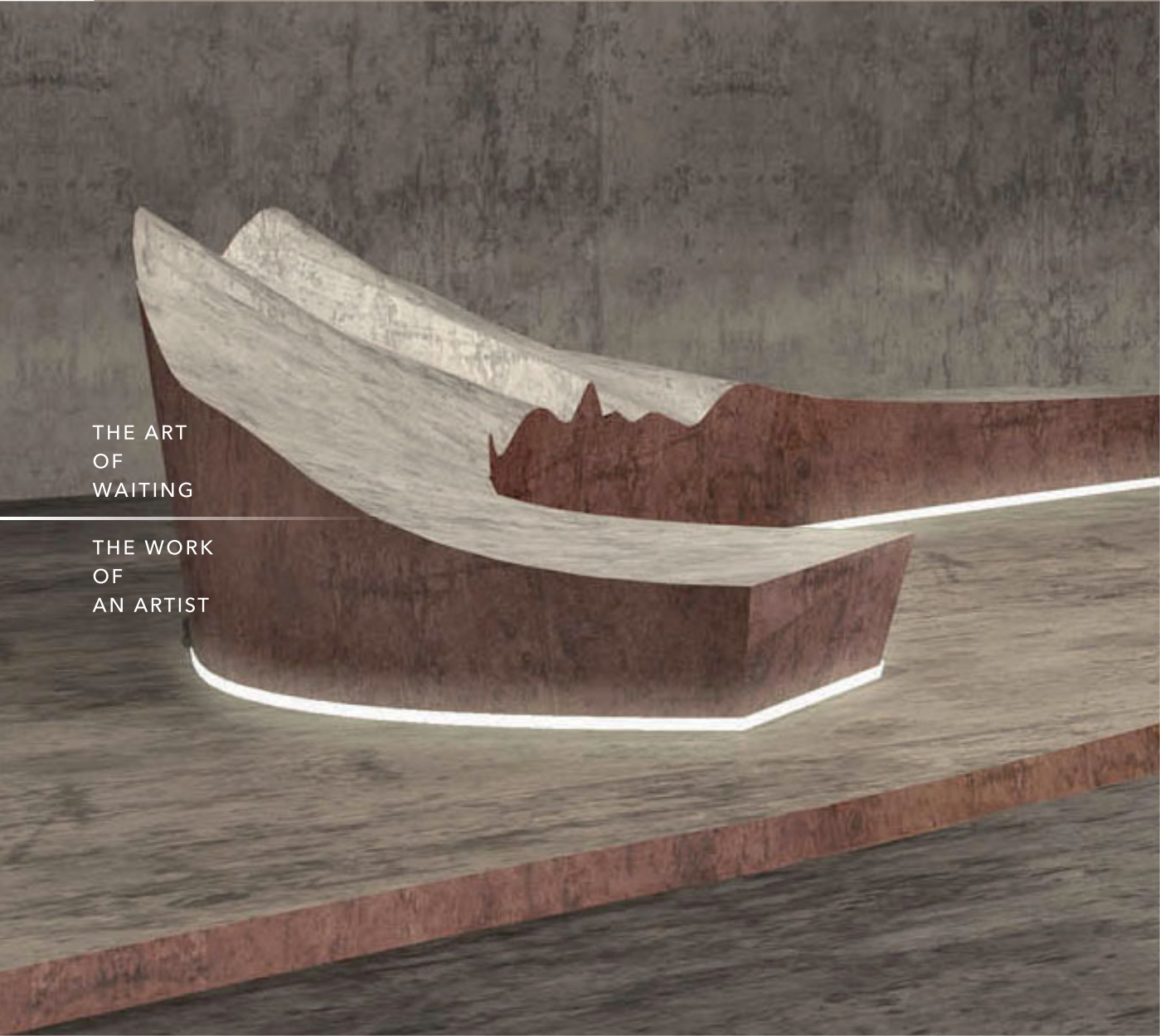
SKY-RISE  
PERSONAL  
RETREATS



## FACILITIES

- A lush garden on the 5th floor
- A place to socialise and a space for privacy
- The private pool decks hidden amidst the green walls create secret gardens for quiet moments
- A 25-metre lap pool to stay in shape
- A hydrotherapy pool to relax and rejuvenate after a hard day's work
- Sweat it out at the poolside gym
- A BBQ area for an outdoor dining experience





THE ART  
OF  
WAITING

THE WORK  
OF  
AN ARTIST

- 
- The 'bridge' sculpture by David Hiscock greets residents and guests at the lobby
  - David has worked with Donna Karan, Sir Paul McCartney, and with brands such as Nike and Mercedes Benz
  - He has been specially commissioned by SDB for its developments in Malaysia and Singapore



## OKIO RESIDENCES

- The 18-storey residential block (104 units), takes city living to new heights
- The 4-storey commercial space is designed to suit a multitude of business needs
- The contemporary design and colour scheme adds sophistication to the landscape of Balestier Road
- A calm retreat within the hustle and bustle of Balestier Road



FRONT ELEVATION OF OKIO RESIDENCES





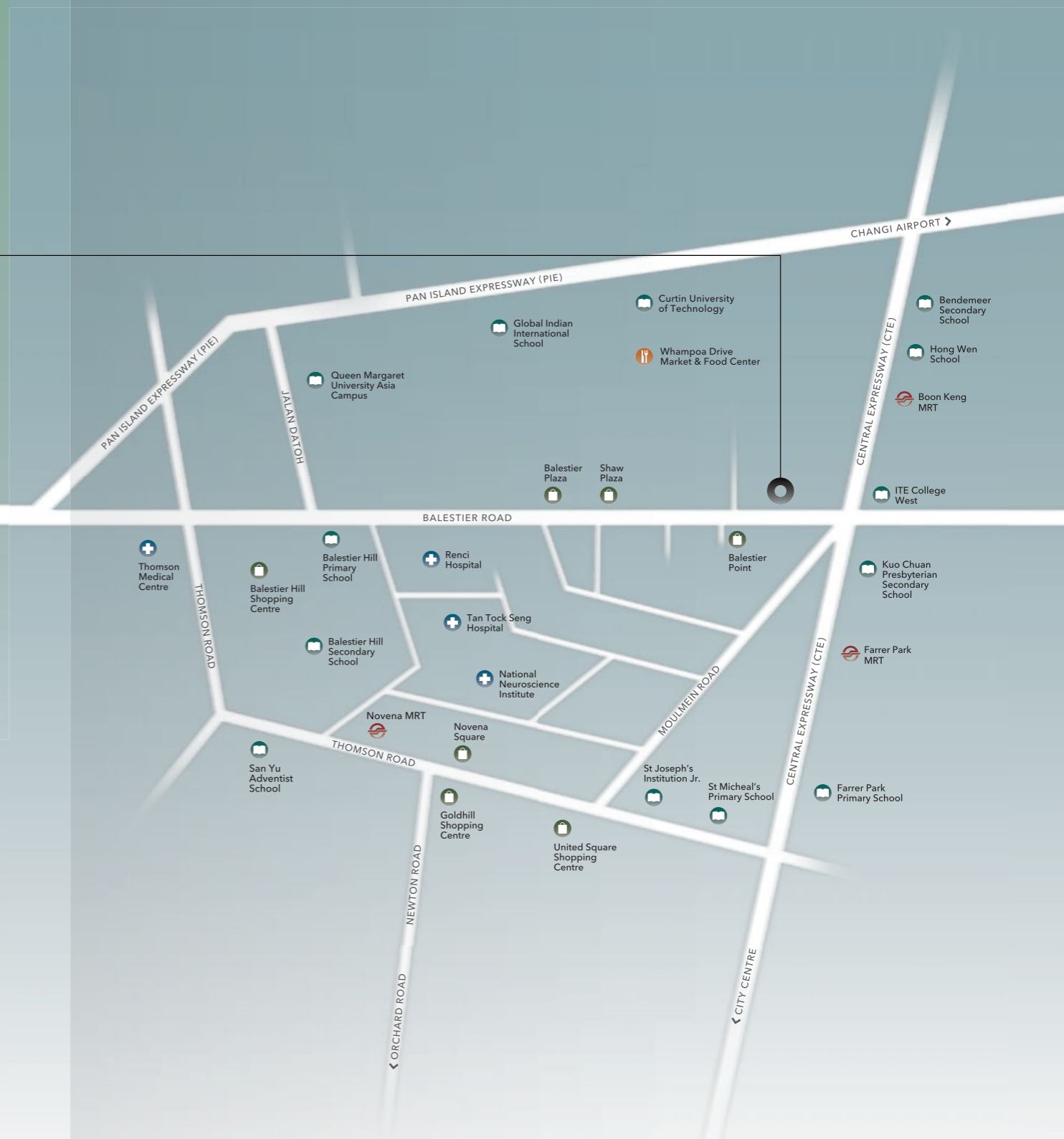
# OKIO

CLOSE TO  
THE CENTRE

CLOSE TO  
EVERYTHING

**OKIO RESIDENCES** enjoys a strategic location that makes getting to schools, colleges, medical centres and shopping malls really convenient. Situated on Balestier Road, it is well-connected to the main modes of public transportation like taxis, buses and the MRT. In addition, Balestier Road is dotted with great places for dining out and take-aways.

- MRTs  
within 1-1.5km radius 
- Educational Institutions  
within 1-2km radius 
- Shopping Malls  
within 1-2km radius 
- Medical Centres  
within 1-2km radius 







## SELANGOR DREDGING BERHAD

Properties created by Selangor Dredging Berhad (SDB), are not just great investment opportunities, their developments have an intrinsic value that goes far beyond the economics of real estate.

The value lies in their unwavering commitment to detail, from the very foundation to the history, architecture, design, landscape and most importantly, their customers. They are reputed for creating quality lifestyles that fulfil the aspirations of their customers and they deliver it with integrity and sincerity.

Their brand promise, 'Driving Excellence, Building Lifelong Relationships', has propelled them to set industry benchmarks with each property launch. In Malaysia, SDB is recognised as an award-winning property developer with a distinctive style.

The launch of Jia on Wilkie Road and Gilstead Two on Gilstead Road marks the entrance of SDB on the shores of Singapore. Singaporeans can look forward to future residential and commercial projects from SDB.

DRIVING  
EXCELLENCE

BUILDING  
LIFELONG  
RELATIONSHIPS





HOTEL MAYA

## AWARDS & RECOGNITION

SDB has been setting new benchmarks in the industry. They have consistently earned local and international recognition for innovation and design excellence from institutions such as the Malaysia Institute of Interior Designers (IPDM), Singapore Institute of Architects (SIA), Pertubuhan Akitek Malaysia (PAM), FIABCI Malaysia, FIABCI Prix d'Excellence (INTERNATIONAL) and International Property Awards — organised in association with Bloomberg Television (ASIA PACIFIC).



DEDAUN



GILSTEAD TWO



PARK SEVEN

## PROJECTS IN SINGAPORE

**GILSTEAD TWO** in Bukit Timah is a luxury condominium that offers 110 units which come in remarkably space-efficient layouts

**JIA@65 WILKIE** is an exclusive 7-storey development with only 22 units, located just off Orchard Road

## HOTEL

**HOTEL MAYA** Kuala Lumpur is Malaysia's first boutique urban resort that has won the 8th Singapore Institute of Architects (SIA) Design Awards. It is situated just a short stroll away from the famed Petronas Twin Towers.

## PROJECTS IN MALAYSIA

**DEDAUN** is a 38-unit luxury apartment development, nestled in a secluded corner of Kuala Lumpur city centre

**20TREES WEST** is an exclusive collection of 48 bungalows with private pools, sited adjacent to 20trees

**20TREES** is a 201-unit mixed development, overlooking the longest quartz ridge in the world, only 15km from Kuala Lumpur city centre

**FIVE STONES** is a collection of 377 units of low-rise and high-rise condominiums with extensive facilities in Petaling Jaya

**PARK SEVEN** is a 105-unit luxury condominium in Persiaran KLCC; a mere 700m from the iconic Petronas Twin Towers



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DEVELOPER **TIARA LAND PTE LTD** • TENURE OF LAND **FREEHOLD** • LOT NO **LOT 262 AT BALESTIER ROAD** • DEVELOPER'S LICENSE NO **C0714** • EXPECTED TOP **30-11-2015** • EXPECTED DATE OF LEGAL COMPLETION **29-11-2018**



OKIO



12 LAYOUTS  
FOR  
SELECTION

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12 LAYOUTS  
FOR  
SELECTION





## SITE PLAN

- Swimming Pool 1
- Hydrotherapy Pool 2
- Pool Deck 3
- BBQ Area 4
- Poolside Gym 5



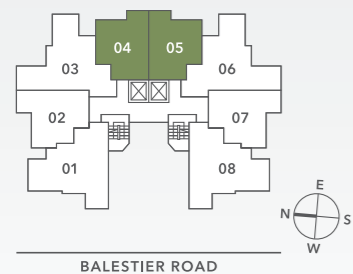
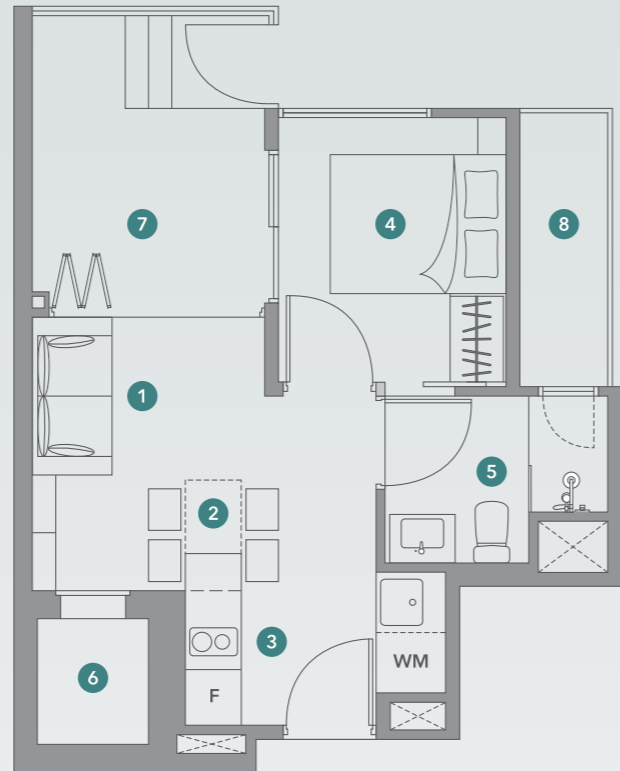
## TYPE AG1 Garden Villa

No. #05-04 and #05-05

42 sq m | 452 sq ft

Inclusive of PES

9 sq m | 97 sq ft



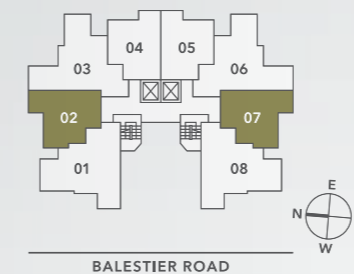
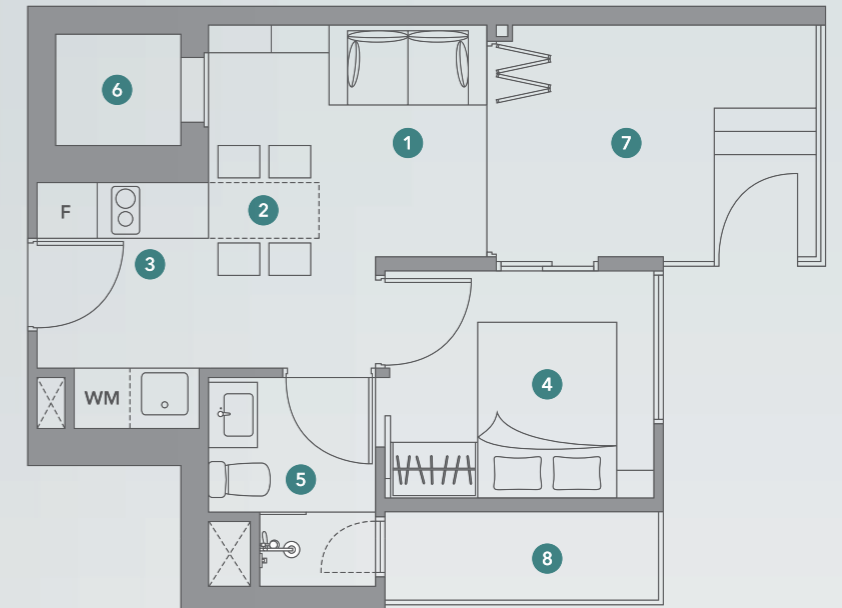
## TYPE AG2 Garden Villa

No. #05-02 and #05-07

43 sq m | 463 sq ft

Inclusive of PES

9 sq m | 97 sq ft



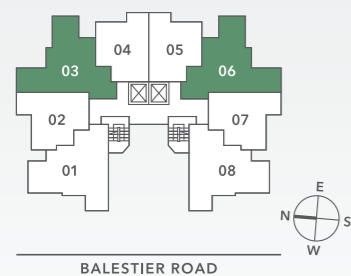
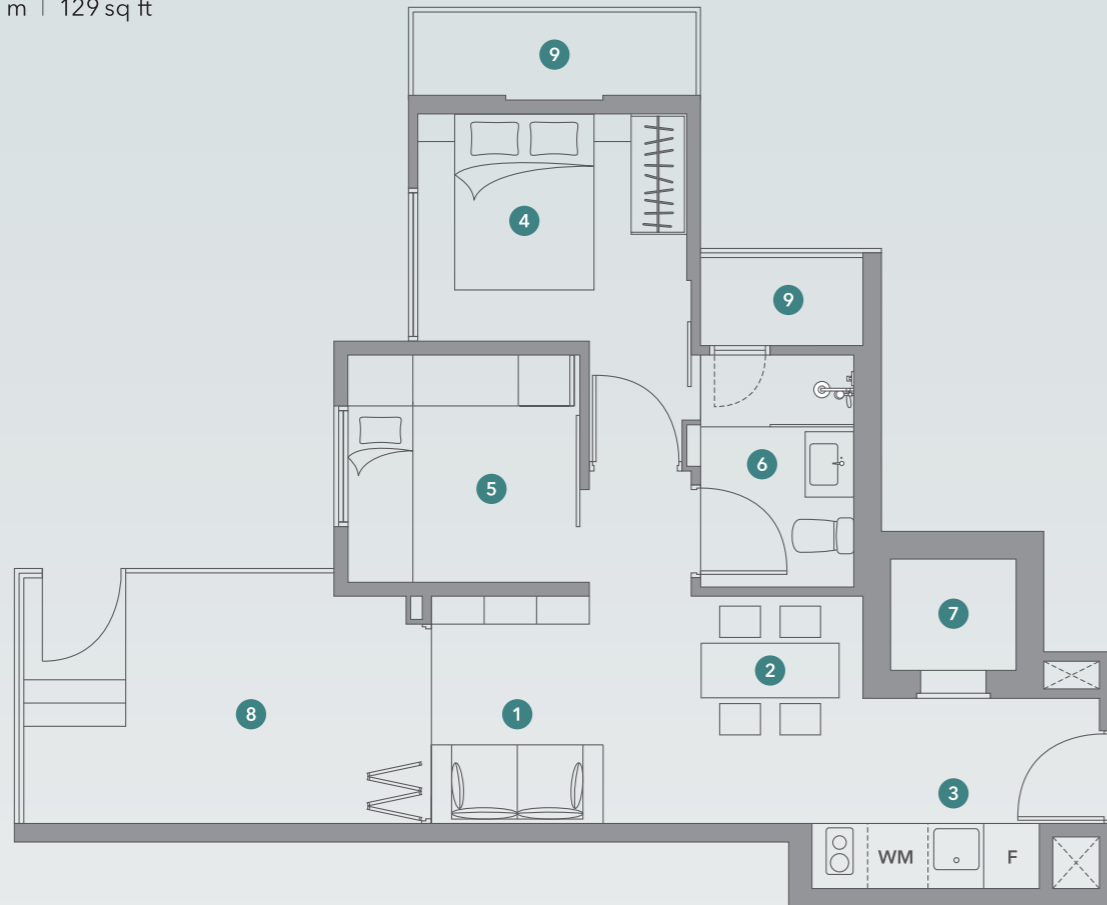
- Living 1
- Dining 2
- Kitchen 3
- Master Bedroom 4
- Master Bathroom 5
- Household Shelter 6
- PES 7
- A/C Ledge 8



## TYPE BG1 Garden Villa

No. #05-03 and #05-06  
62 sq m | 667 sq ft

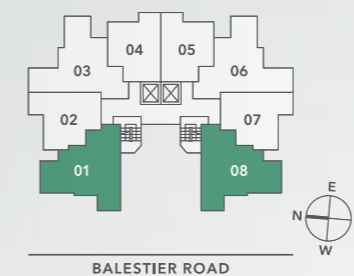
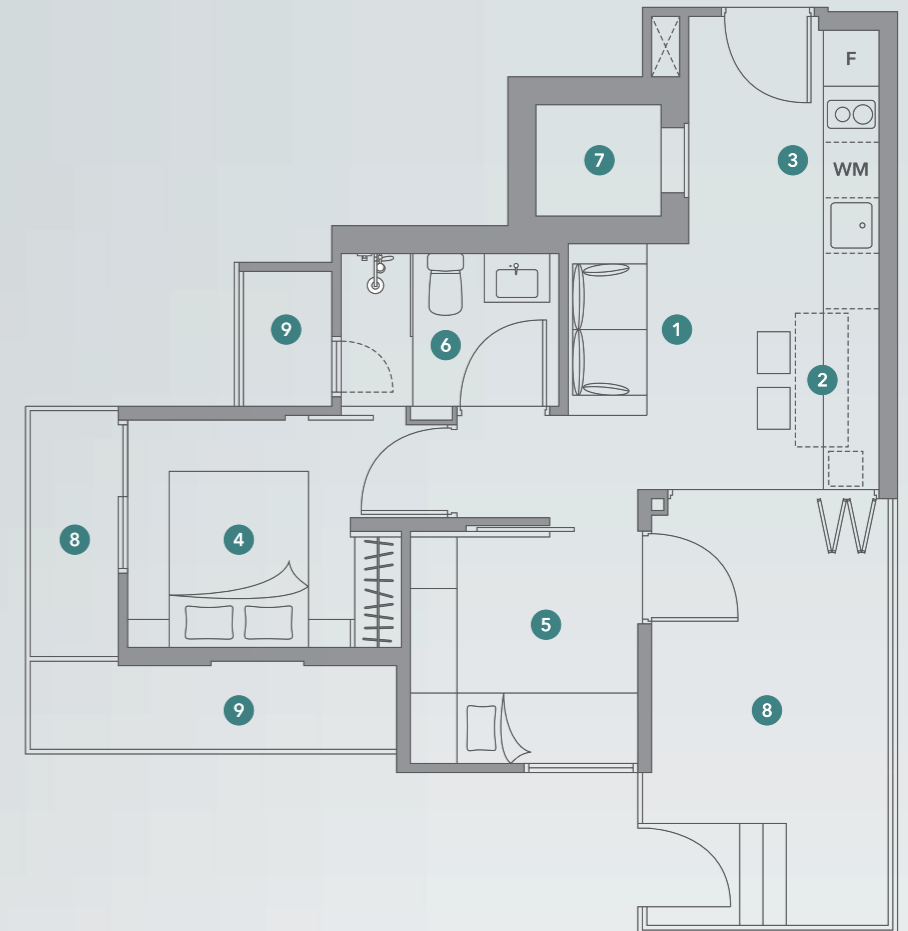
Inclusive of PES  
12 sq m | 129 sq ft



## TYPE BG2 Garden Villa

No. #05-01 and #05-08  
61 sq m | 657 sq ft

Inclusive of PES  
17 sq m | 183 sq ft



- |                   |   |
|-------------------|---|
| Living            | 1 |
| Dining            | 2 |
| Kitchen           | 3 |
| Master Bedroom    | 4 |
| Bedroom           | 5 |
| Master Bathroom   | 6 |
| Household Shelter | 7 |
| PES               | 8 |
| A/C Ledge         | 9 |



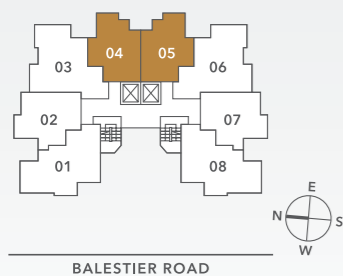
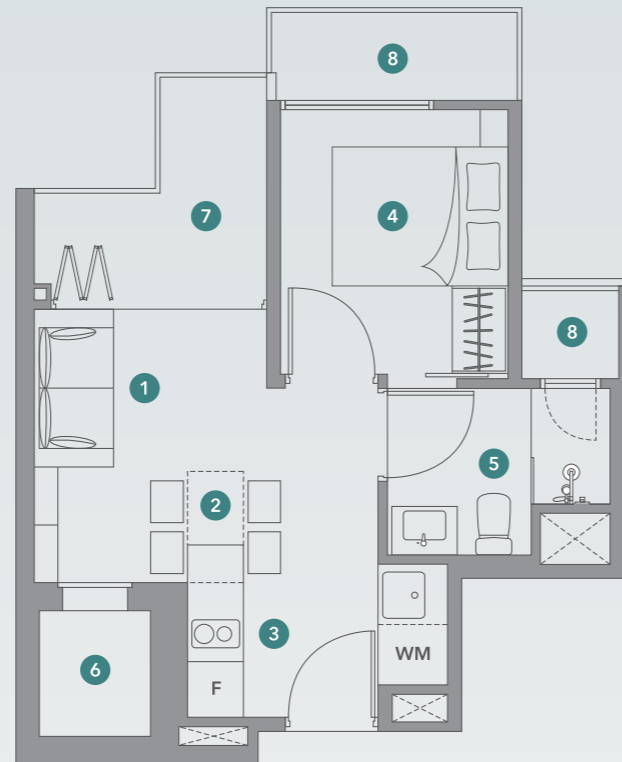
## TYPE A1

No. #07-04 to #17-04

No. #07-05 to #17-05

39 sq m | 420 sq ft

Unit no. #06-04 and #06-05  
will have an architectural feature  
at the balcony

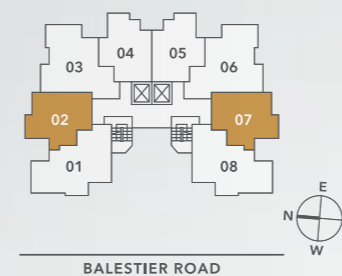
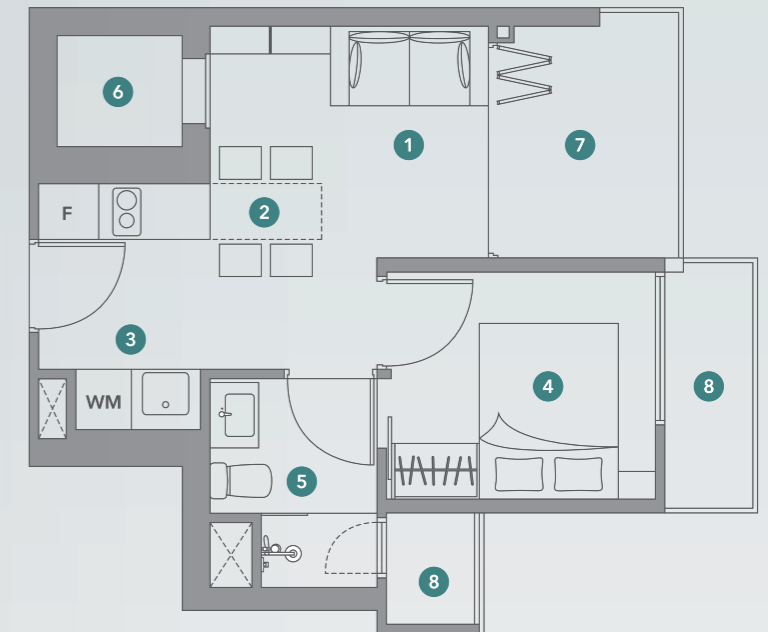


## TYPE A2

No. #06-02 to #17-02

No. #06-07 to #17-07

40 sq m | 431 sq ft



- Living 1
- Dining 2
- Kitchen 3
- Master Bedroom 4
- Master Bathroom 5
- Household Shelter 6
- Balcony 7
- A/C Ledge 8

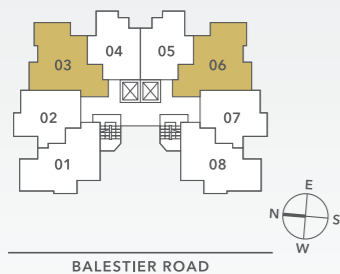
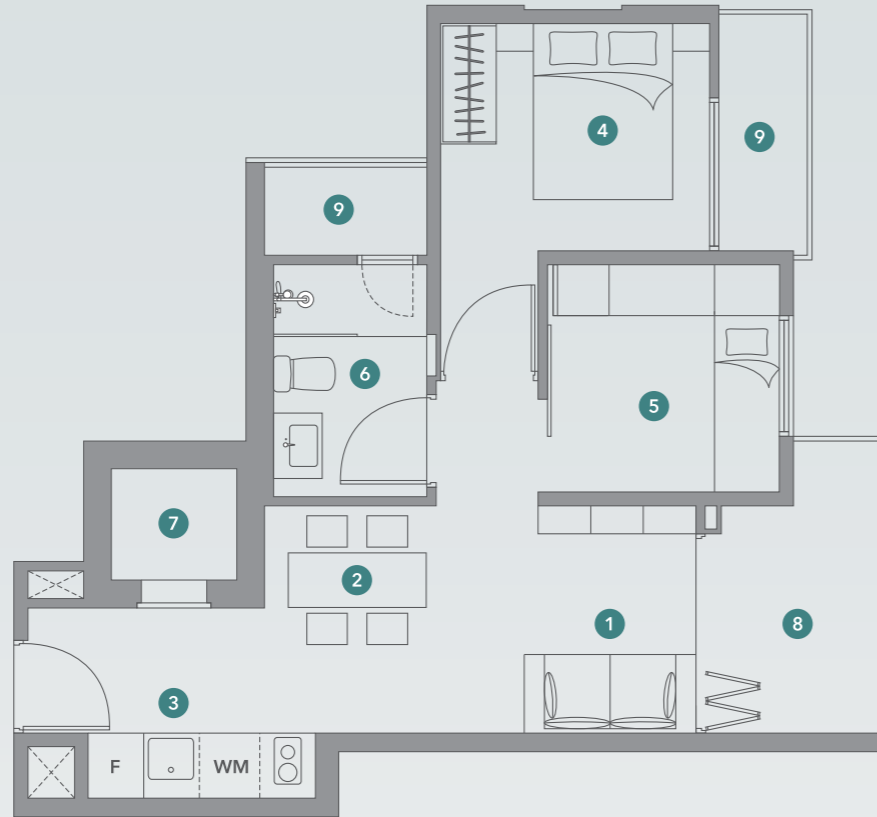


## TYPE B1

No. #06-03 to #16-03

No. #06-06 to #16-06

55 sq m | 592 sq ft



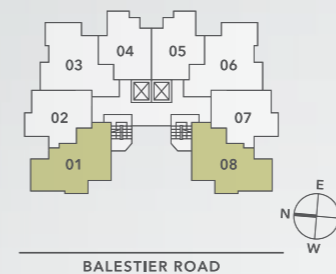
## TYPE B2

No. #07-01 to #16-01

No. #07-08 to #16-08

53 sq m | 570 sq ft

Unit no. #06-01 and #06-08  
will have an architectural feature  
at the balcony



Living	1
Dining	2
Kitchen	3
Master Bedroom	4
Bedroom	5
Master Bathroom	6
Household Shelter	7
Balcony	8
A/C Ledge	9

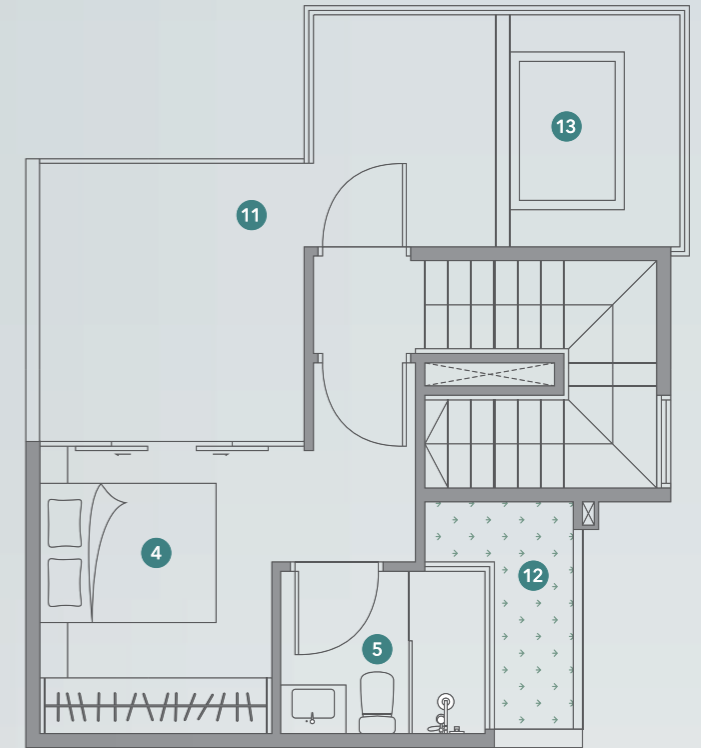


## TYPE PH1 Penthouse

No. #17-03 and #17-06  
102 sq m | 1,098 sq ft

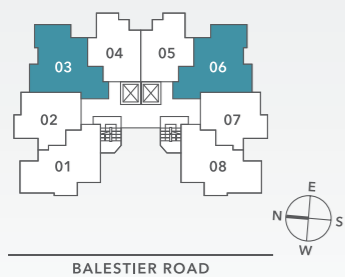
Inclusive of roof terrace  
17 sq m | 183 sq ft

- Living 1
- Dining 2
- Kitchen 3
- Master Bedroom 4
- Master Bathroom 5
- Bedroom 6
- Bathroom 7
- Household Shelter 8
- Balcony 9
- A/C Ledge 10
- Roof Terrace 11
- Planter 12
- Jacuzzi 13



UPPER LEVEL

LOWER LEVEL

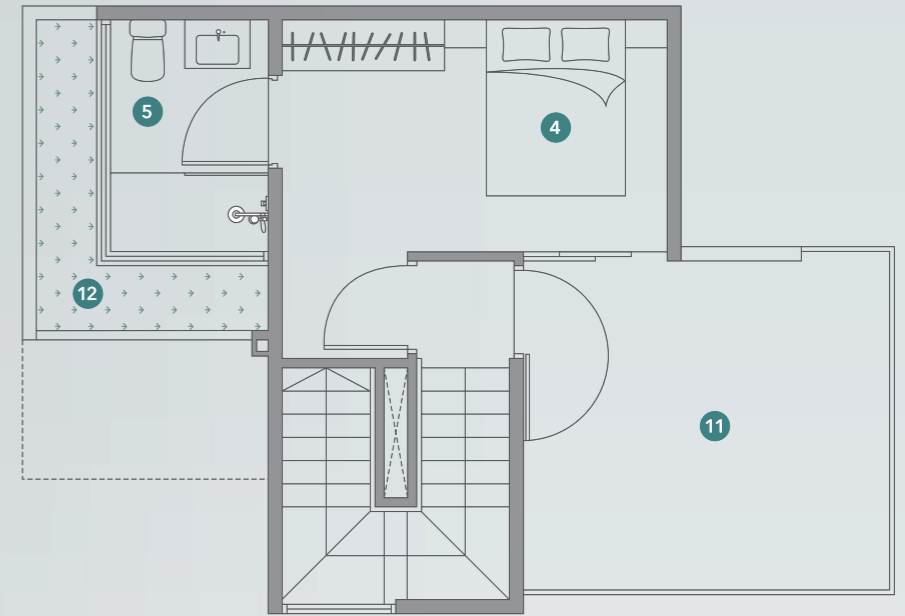


## TYPE PH2 Penthouse

No. #17-01 and #17-08  
97 sq m | 1,044 sq ft

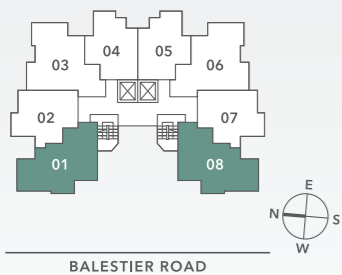
Inclusive of roof terrace  
14 sq m | 151 sq ft

- Living ①
- Dining ②
- Kitchen ③
- Master Bedroom ④
- Master Bathroom ⑤
- Bedroom ⑥
- Bathroom ⑦
- Household Shelter ⑧
- Balcony ⑨
- A/C Ledge ⑩
- Roof Terrace ⑪
- Planter ⑫



UPPER LEVEL

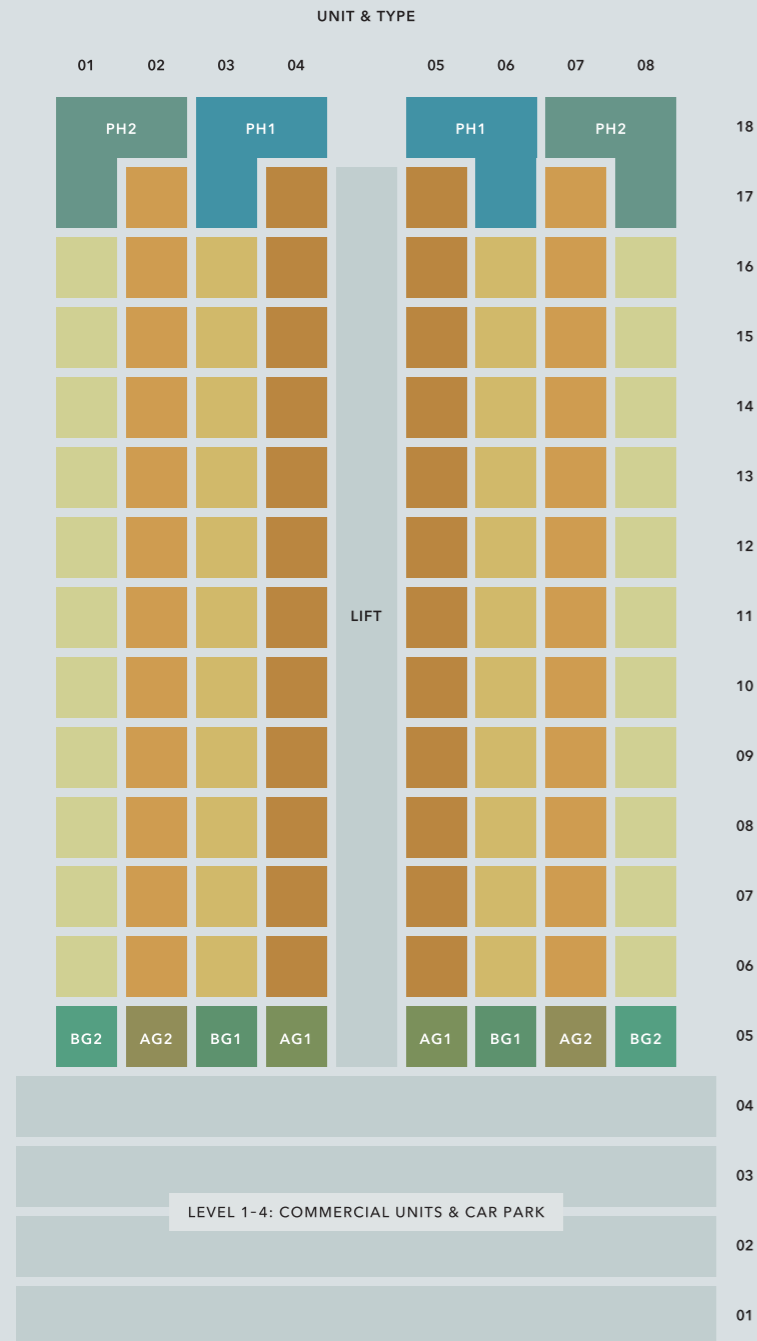
LOWER LEVEL



BAILESTIER ROAD



# BLOCK PLAN



## GARDEN VILLAS

- Type AG1 (452 sq ft) ●
- Type AG2 (463 sq ft) ●
- Type BG1 (667 sq ft) ●
- Type BG2 (657 sq ft) ●

## TYPICAL UNITS

- Type A1 (420 sq ft) ●
- Type A2 (431 sq ft) ●
- Type B1 (592 sq ft) ●
- Type B2 (570 sq ft) ●

## PENTHOUSES

- Type PH1 (1,098 sq ft) ●
- Type PH2 (1,044 sq ft) ●

# SPECIFICATIONS

## 1. FOUNDATION

Reinforced concrete pile foundation

## 2. SUBSTRUCTURE & SUPERSTRUCTURE

Reinforced concrete

## 3. WALL

- a. External
  - Brick wall and/or reinforced concrete wall
- b. Internal
  - Brick wall and/or reinforced concrete wall

## 4. ROOF

- RC Flat Roof
  - Reinforced concrete flat roof with appropriate waterproofing system

## 5. CEILING

- a. Living/Dining, Master Bedroom and Bedroom
  - Skim coat with paint
- b. Master Bathroom and Bathroom
  - Plaster board ceiling with paint
- c. Balcony and Household Shelter
  - Skim coat with paint

## 6. FINISHES

- a. Wall
  - Living/Dining, Master Bedroom and Bedroom: Plaster with emulsion paint
  - Master Bathroom, Bathroom and Kitchen: Homogeneous and/or ceramic tiles laid up to false ceiling height and on exposed surface only
  - Balcony and Roof Terrace (where applicable): Plaster and/or skim coat with paint
  - Household Shelter: Skim coat with emulsion paint
- b. Floor
  - Living/Dining, Master Bedroom, Bedroom and Kitchen: Timber Flooring
  - Master Bathroom and Bathroom: Homogeneous and/or ceramic tiles
  - Balcony and AC Ledges (where applicable): Homogeneous and/or ceramic tiles
  - Roof Terrace and PES (where applicable): Timber flooring and/or granite tiles

## 7. WINDOWS

Aluminium framed sliding and/or casement with or without fixed glass panel

## 8. DOORS

- a. Main Entrance
  - Approved fire-rated timber door
- b. Master Bedroom, Bedroom, Master Bathroom and Bathroom
  - Hollow-core timber door
- c. Balcony, AC Ledge and Roof Terrace (where applicable)
  - Aluminium framed sliding door and/or swing door with or without fixed glass panel

## 9. IRONMONGERY

Main entrance door and other hollow-core timber doors shall be provided with lockset

## 10. SANITARY FITTINGS

- a. Master Bathroom
  - 1 shower set and rain shower
  - 1 basin and mixer tap
  - 1 water closet
  - 1 mirror
  - 1 toilet roll holder
- b. Bathroom
  - 1 shower set
  - 1 basin and mixer tap
  - 1 water closet
  - 1 mirror
  - 1 toilet roll holder
- c. Kitchen
  - 1 kitchen sink
  - 1 sink tap
- d. Roof Terrace and PES
  - 1 bib tap (where applicable)

## 11. ELECTRICAL INSTALLATION

All wiring for lighting and power point shall be in concealed conduits except in areas with false ceiling where wiring above false ceiling shall be in exposed conduit

## 12. TV / TELEPHONE

Refer to Electrical Schedule for details

## SPECIFICATIONS

### 13. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with the current Singapore's edition of Code of Practice

### 14. DRIVEWAY

Concrete finished with floor hardener and/or interlocking stone pavers

### 15. WATERPROOFING

Waterproofing to floors of Bathroom, Kitchen, Balcony, Roof Terrace/Open Balcony, PES, RC Flat Roof, AC Ledge & Planter and Swimming Pool

### 16. RECREATIONAL FACILITIES

- Swimming Pool and Hydrotherapy Spa
- Pool Deck
- Gym
- Barbeque Area

### 17. ADDITIONAL ITEMS

- Built-in sofa and pull-out table for living/dining
- Built-in wardrobe for master bedroom and bedroom
- Built-in kitchen cabinets with sink, cooker hob and cooker hood
- Air-conditioning to living/dining, master bedroom and bedroom
- Hot water supply to master bathroom and bathroom
- Audio intercom system
- Card access for the residential lift lobby
- Refrigerator, microwave oven and washing machine-cum-dryer

## ELECTRICAL SCHEDULE

DESCRIPTION	TYPE A1 & A2	TYPE B1	TYPE B2	TYPE PH1	TYPE PH2
1. Lighting Point	9	12	13	18	20
2. 13A Switch Socket Outlet	11	16	16	18	15
3. 15A Switch Socket Outlet	1	1	1	1	1
4. Oven/Cooker Point (20A)	1	1	1	1	1
5. Water Heater Point	1	1	1	2	2
6. Air-con Isolator Point	1	2	2	2	2
7. 20A SPN Isolator Point	–	–	–	1	–
8. Telephone Point	2	3	3	3	3
9. TV Point	2	3	3	3	3
10. Bell Point	1	1	1	1	1
11. Intercom Point	1	1	1	1	1

## DISCLAIMER

- 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.
- 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.
- 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.
- The Purchaser is liable to pay annual fee, subscription fee and such other fees to the internet service 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.
- 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 Property/Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.
- 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.
- Granite is a natural stone material 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 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 and cannot be re-polished after installation. Hence some differences may be felt at the joints. The tonality and pattern of the granite selected and installed shall be subject to availability.
- All aluminium frames shall be powder coated finish. All casement windows are either side hung, top hung or bottom hung or any combination of the mentioned.
- Cyclical Maintenance:
  - Gondola supports/brackets and/or metal platforms (collectively 'gondolas') (if and if applicable) may be provided at the external wall, planter, air-con ledge, roof terrace, PES, swimming pool or balcony of some of the Units for the installation of gondolas.
  - The Purchaser shall allow access to and facilitate space for the Vendor and the management corporation (when formed) in relation to the matters mentioned in sub-clause 1(a) of Schedule A for the purposes of carrying out cyclical maintenance, repair, upkeep and cleaning work to the building facade of the Housing Project.

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