



OLA
Residences @Mountbatten



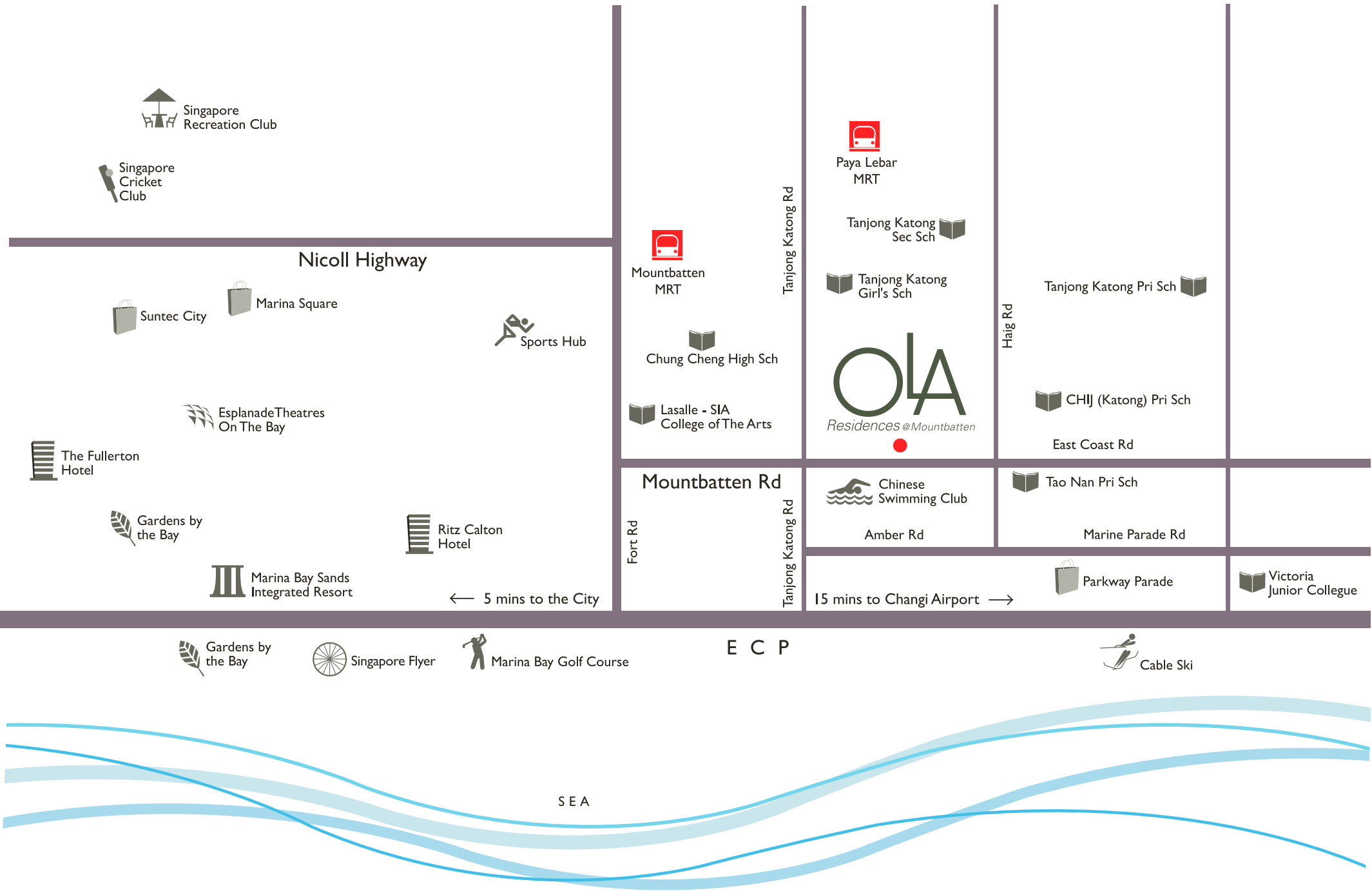
Residences @ Mountbatten

THE NEXT WAVE IN LUXURY LIVING HAS ARRIVED



Located in the prestigious East Coast residential enclave, and sitting within the uptown Mountbatten vicinity is a luxurious 5-storey condominium that embraces the new concept of luxury living.

Welcome to the next wave in luxury living, the Ola Residences. True to its name, which means “wave” in Spanish, the Ola Residences offer 50 opulent homes near to East Coast Park, and just minutes away from the City and Marina Bay. This plush freehold property also offers the unrivaled convenience of top schools, popular restaurants, great shopping and excellent golf courses, all within close proximity.





Marina Bay Financial Centre/
Central Business District

Singapore Flyer

Esplanade Theatres On The Bay

Gardens By The Bay

**Marina Bay Golf And
Country Club**

Singapore Sports Hub

Parkway Parade

East Coast Park

**Marina Bay Sands
Integrated Resort**

The Fullerton Hotel

Immerse yourself in beautiful living, inside and out.

Come live in the best of both worlds! Relish the charms of tranquil living in your private oasis, yet be only minutes away from the thrilling excitement and exhilaration of Asia's iconic city! The adrenaline-pumping action of the world's first-ever Formula One night race is just a short drive away. Also nearby will be the upcoming Marina Bay Sands Integrated Resort, the world class Esplanade Theatres On The Bay, Gardens By The Bay, Sports Hub, Singapore Flyer and the shopping attractions of Suntec City, Marina Square and Raffles City.





Your very own cosy haven, right next to a pulsating global city.



Leisure, right at home, will never be the same again. The Ola Residences' unique proposal places the swimming pool as the new tropical hearth, the comfort spot where family and friends gather to share the joys of living. A multipurpose gourmet dining pavilion floats over the pool, providing an appealing location for even the most special occasions.





Indulgence, made even more pleasurable with a touch of class and beauty.





Refined, stylish living made convenient and easy.

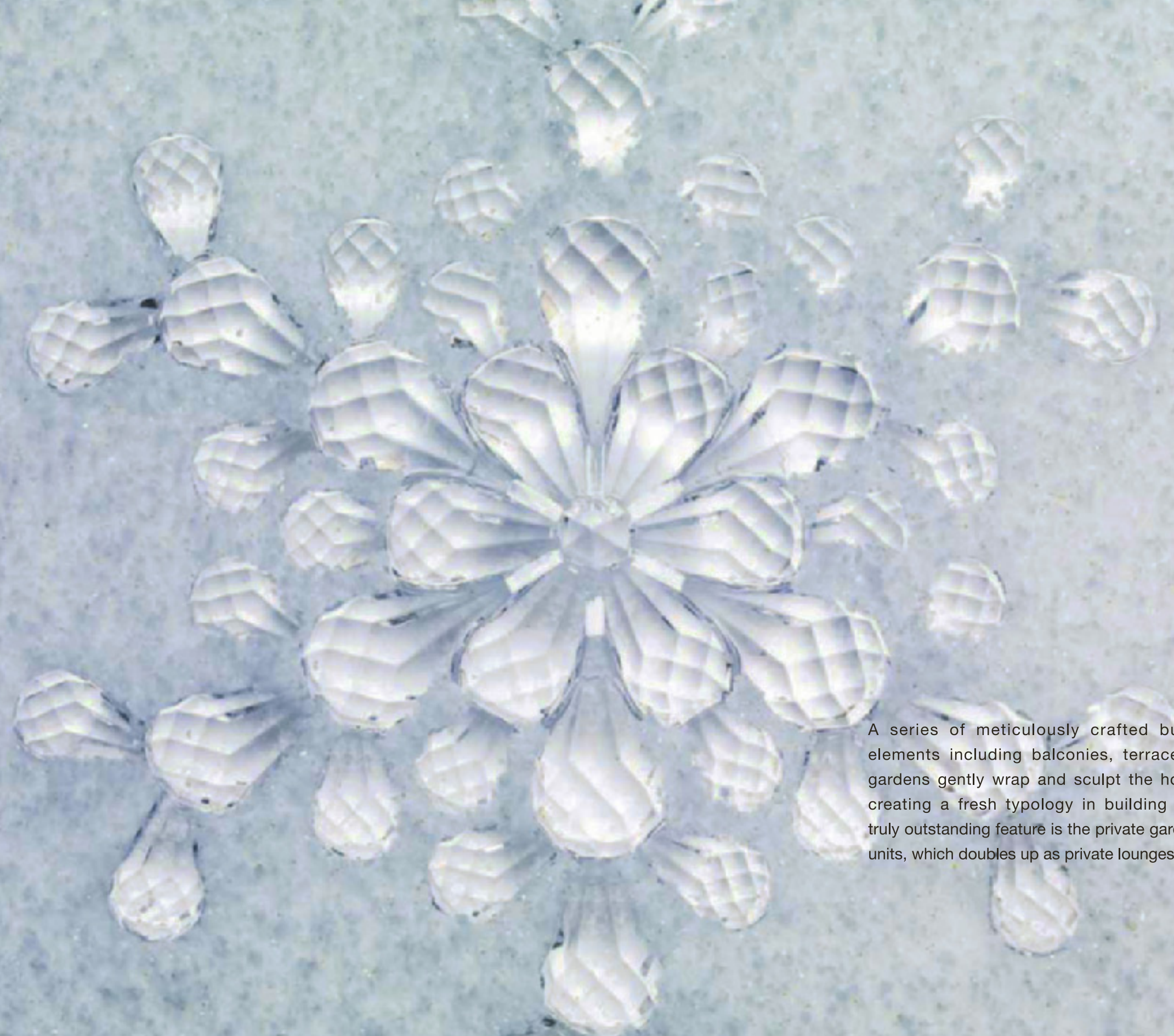


In close proximity to the pool, the well-equipped gym satisfies the fitness fanatics. Nearby, a well-manicured lawn offers a perfect setting for afternoon strolls and lawn games. The swimming, reflecting and cascading pools provide an element of separation from the public space outside, making the entire courtyard a contemplative spot and an ideal retreat from busy lives. A lush green buffer all around serves as a verdant backdrop while adding to the quiet privacy of your very own sanctuary.



There's space within for the nature that's all around.





A series of meticulously crafted building façade elements including balconies, terraces and private gardens gently wrap and sculpt the horizontal block, creating a fresh typology in building 'imagery'. The truly outstanding feature is the private garden for selected units, which doubles up as private lounges.



Cleverly blending contemporary architectural features with soothing waterscapes and green landscapes, the Ola Residences showcase plush interior finishing, perfected by the interplay of light and space for an intimate sense of comfort. Outside, resplendent views of nature presented in mosaics of green and blue provide refreshment for the heart and soul, time after time.

If luxury is an art, you've found a masterpiece.



Artist Impression



Artist Impression



Artist Impression

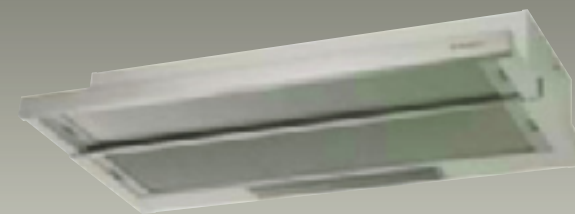
Light and air fill the generous interior space that is accentuated by the expansive ceiling heights. Therapeutic bathrooms, rich marble and timber flooring and designer kitchen fittings all combine to set an ideal stage for the select lifestyle of the urban sophisticate. Open gathering places are thoughtfully built-in to promote fluid interaction amongst the family.

From the 1+1, 2, 3, 4 bedrooms and penthouses configurations: pick one that suits you to begin a whole new experience in living. And that's not all. Selected units actually feature swimming pools for your own private enjoyment.





Never will so few enjoy a lifestyle so many crave.



The rare exclusivity of the Ola Residences will be appreciated for a long time to come. Every corner of this magnificent development shines with the finest. From the rich marble that lies beneath your feet to the quality finishing in the kitchen, this is the only home for the select few who appreciate the best in life. You have just found your new home. At Ola Residences. Where the next wave of luxury living has arrived, to stay forever.



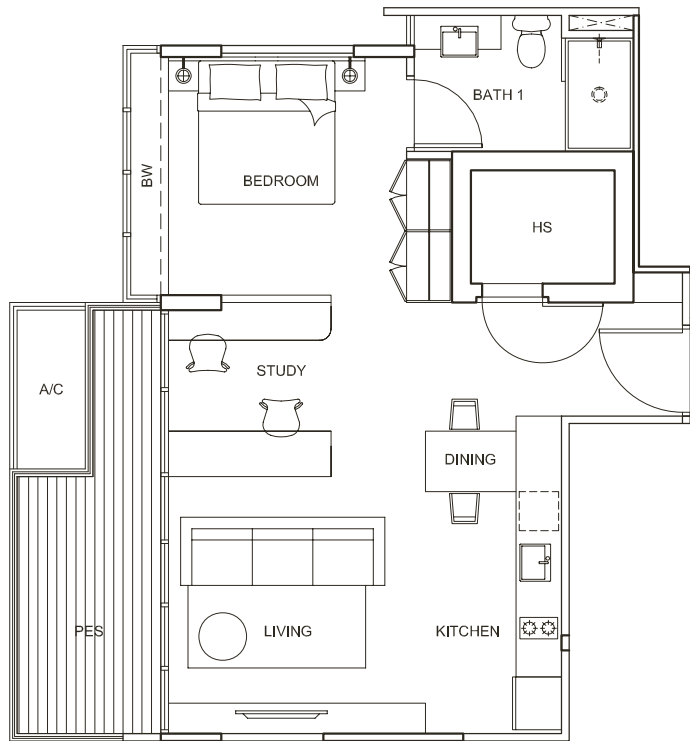
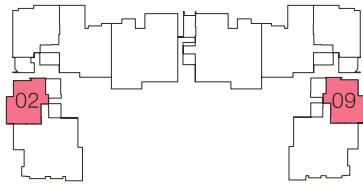
- A** ENTRANCE WATER FEATURE
- B** ENTRANCE FORECOURT
- C** SPA SEAT
- D** GYM
- E** PROMENADE
- F** SUNTANNING POOL
- G** SPLASH POOL
- H** LAP POOL
- I** POOL DINING LOUNGE
- J** DINING PAVILION
- K** MEDITATION DECK
- L** FUN ZONE
- M** WATER PES





Type A (P)

69 sq m (743 sq ft)
1+1 Bedroom

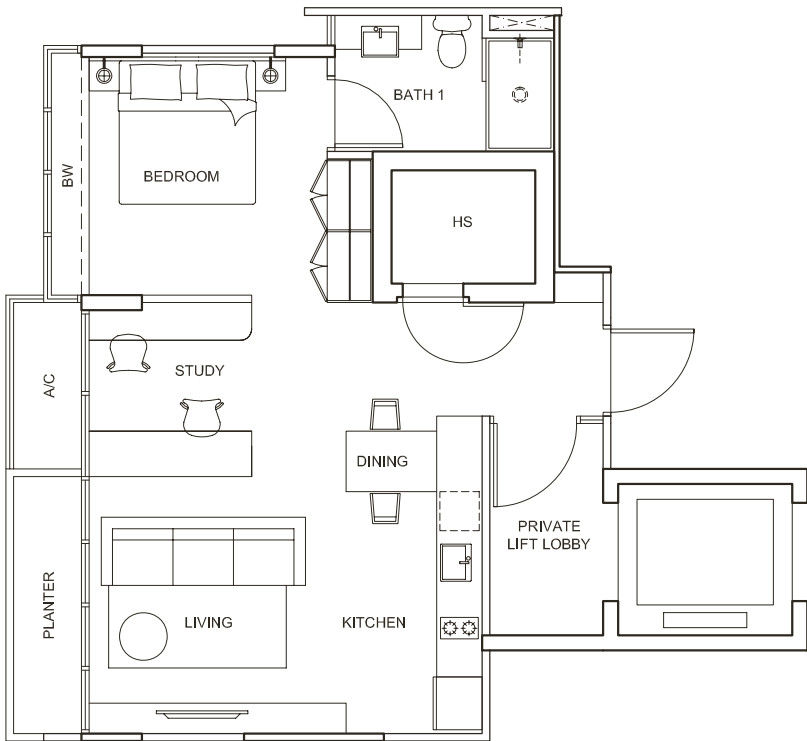
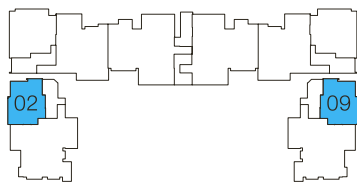


#01-02
#01-09 (Mirror Image)



Type A

68 sq m (732 sq ft)
1+1 Bedroom

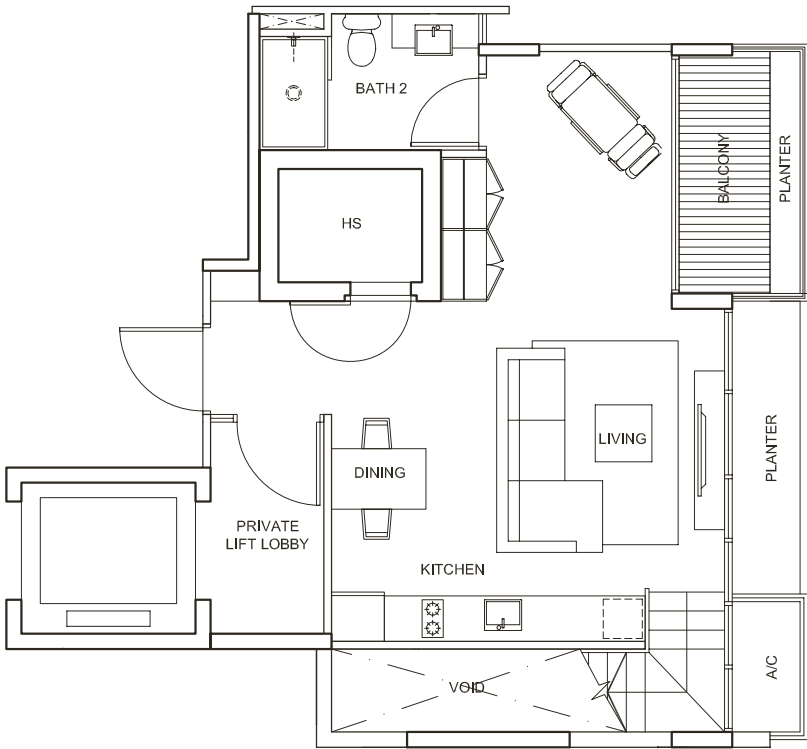
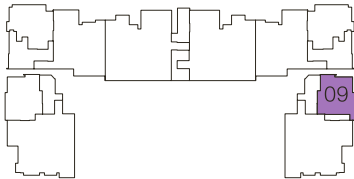


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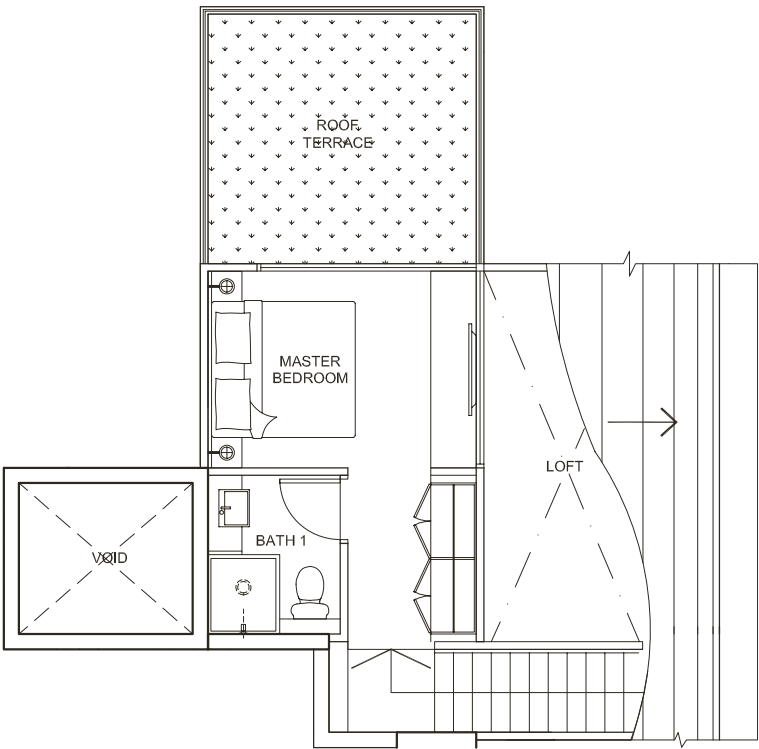


Type A (PH)

117 sq m (1259 sq ft)
Penthouse 1+1 Bedroom



#05-09

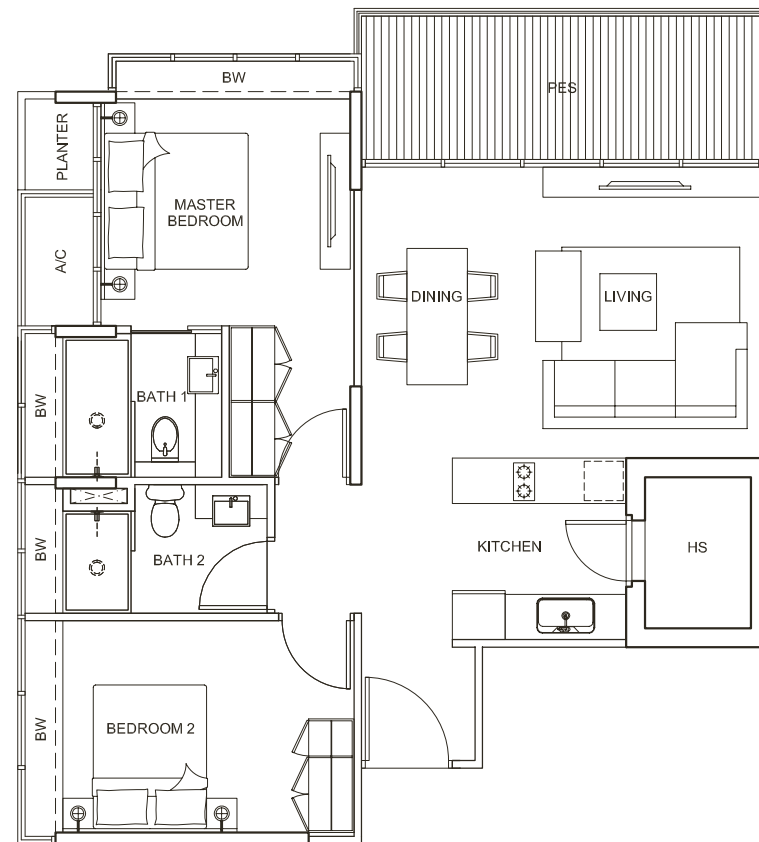
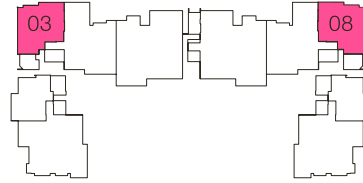


Attic



Type B (P)

93 sq m (1001 sq ft)
2 Bedroom

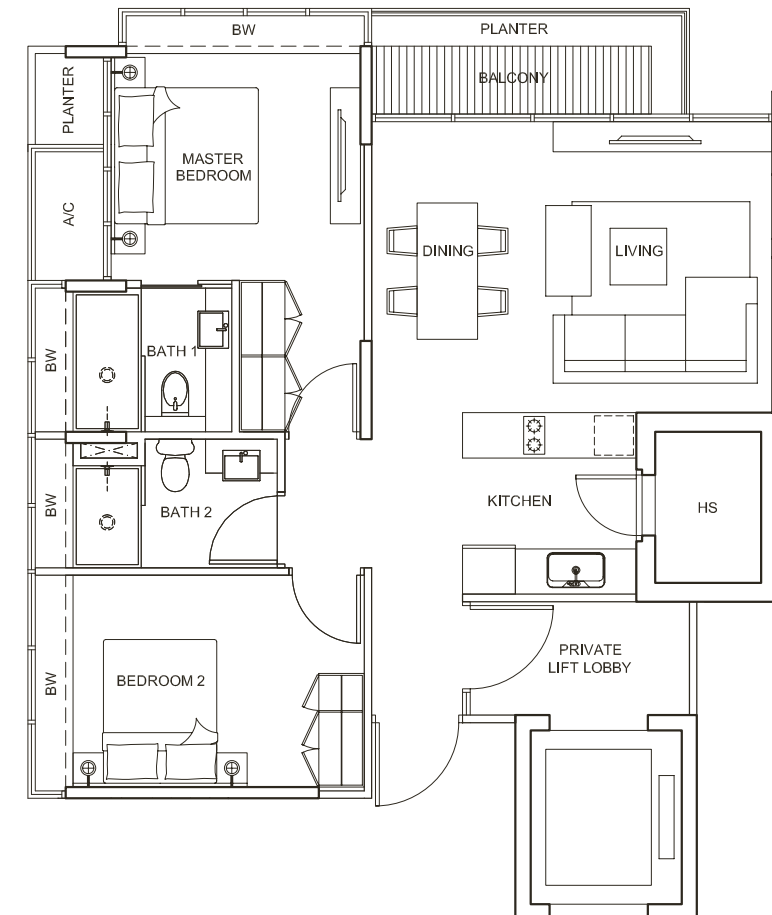
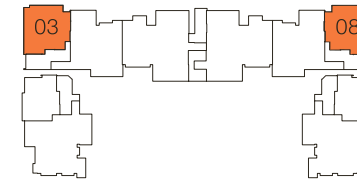


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#01-08 (Mirror Image)



Type B

92 sq m (990 sq ft)
2 Bedroom

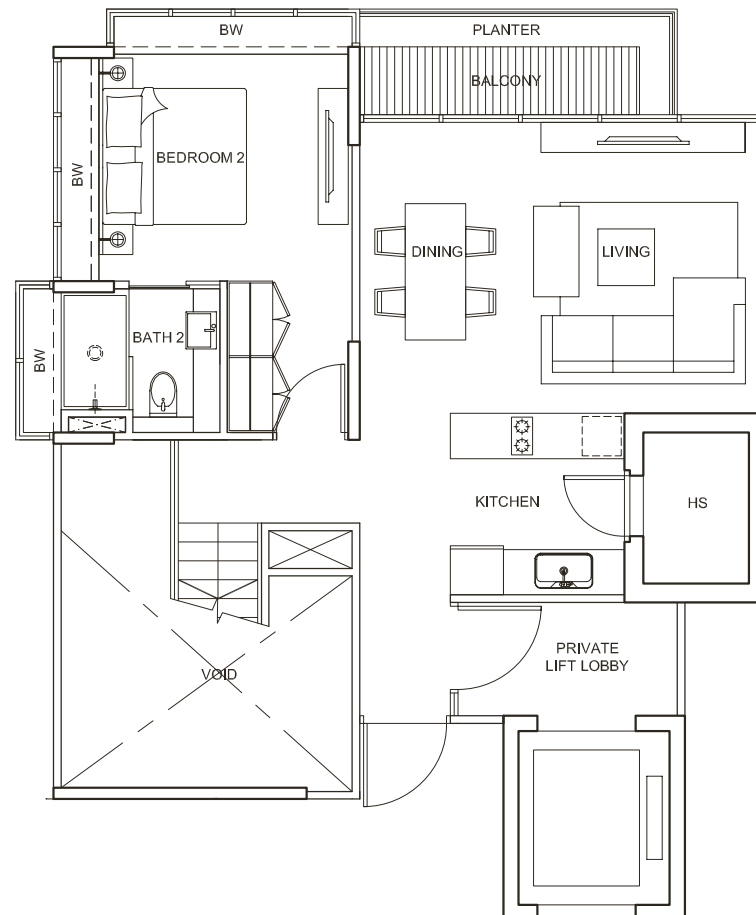
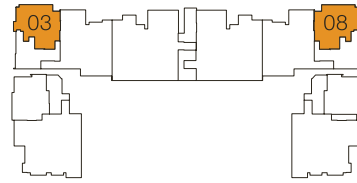


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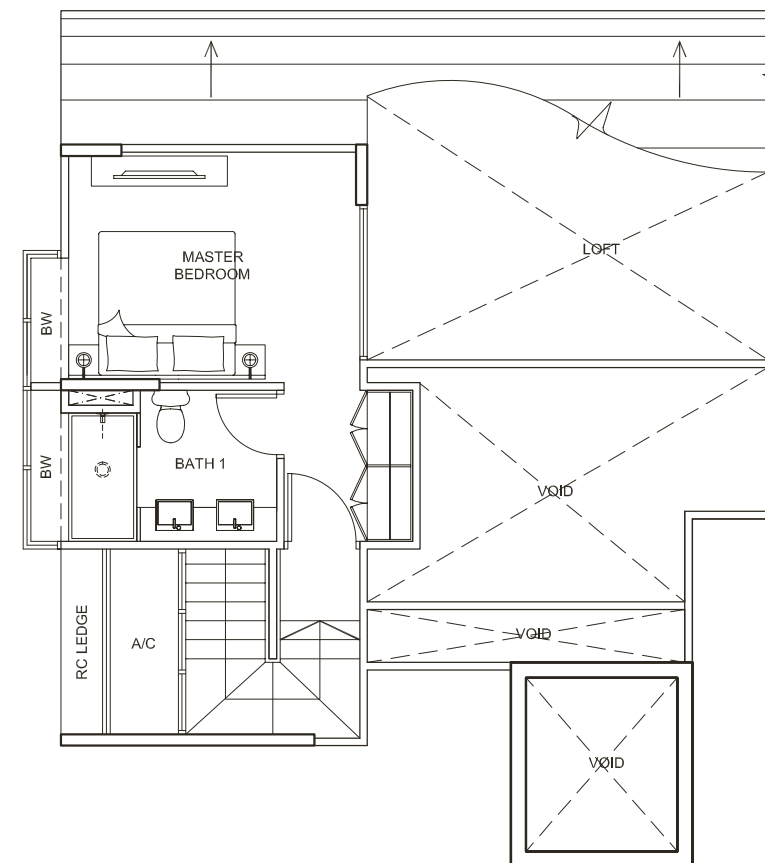


Type B (PH)

128 sq m (1378 sq ft)
Penthouse 2 Bedroom



#05-03
#05-08

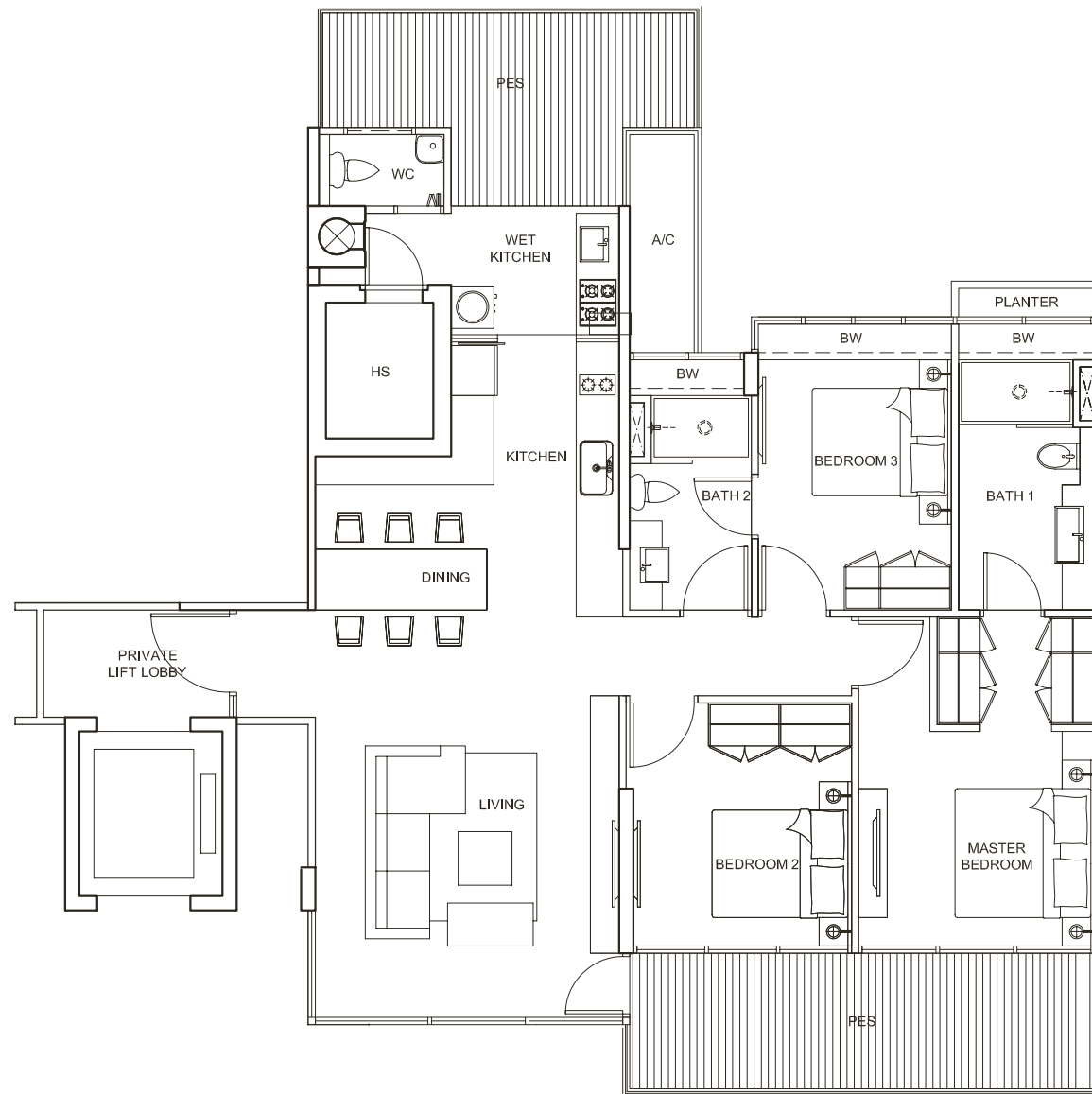
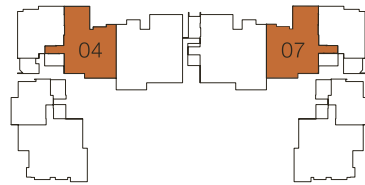


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Type C1 (P)

144 sq m (1550 sq ft)
3 Bedroom

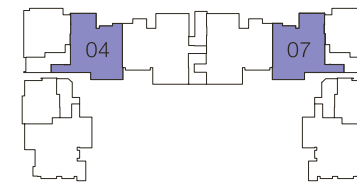


#01-04
#01-07 (Mirror Image)



Type C1

139 sq m (1496 sq ft)
3 Bedroom

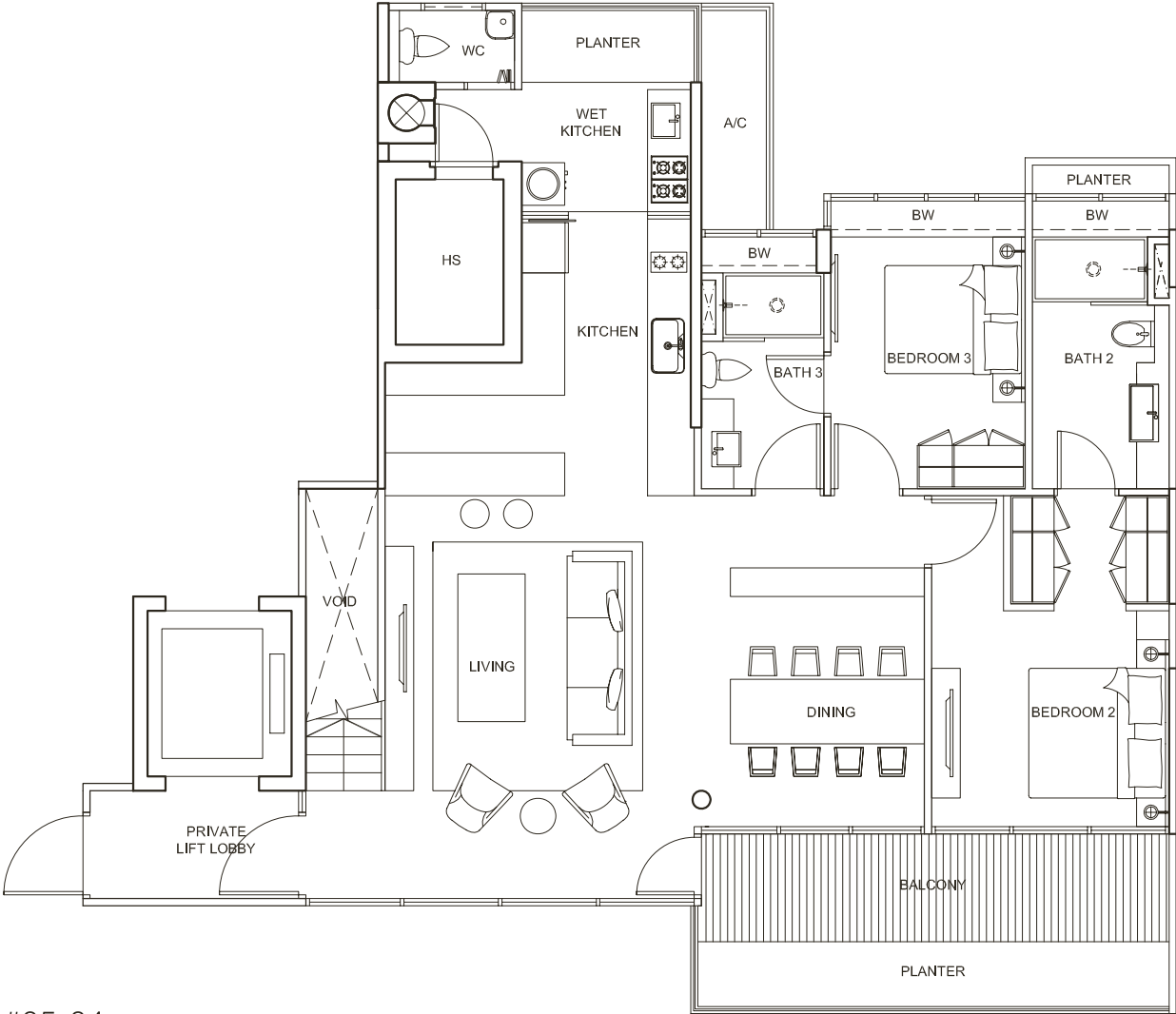
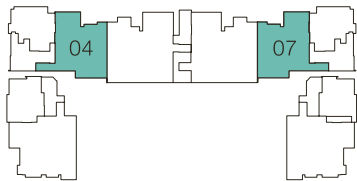


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#02-07 to #04-07 (Mirror Image)

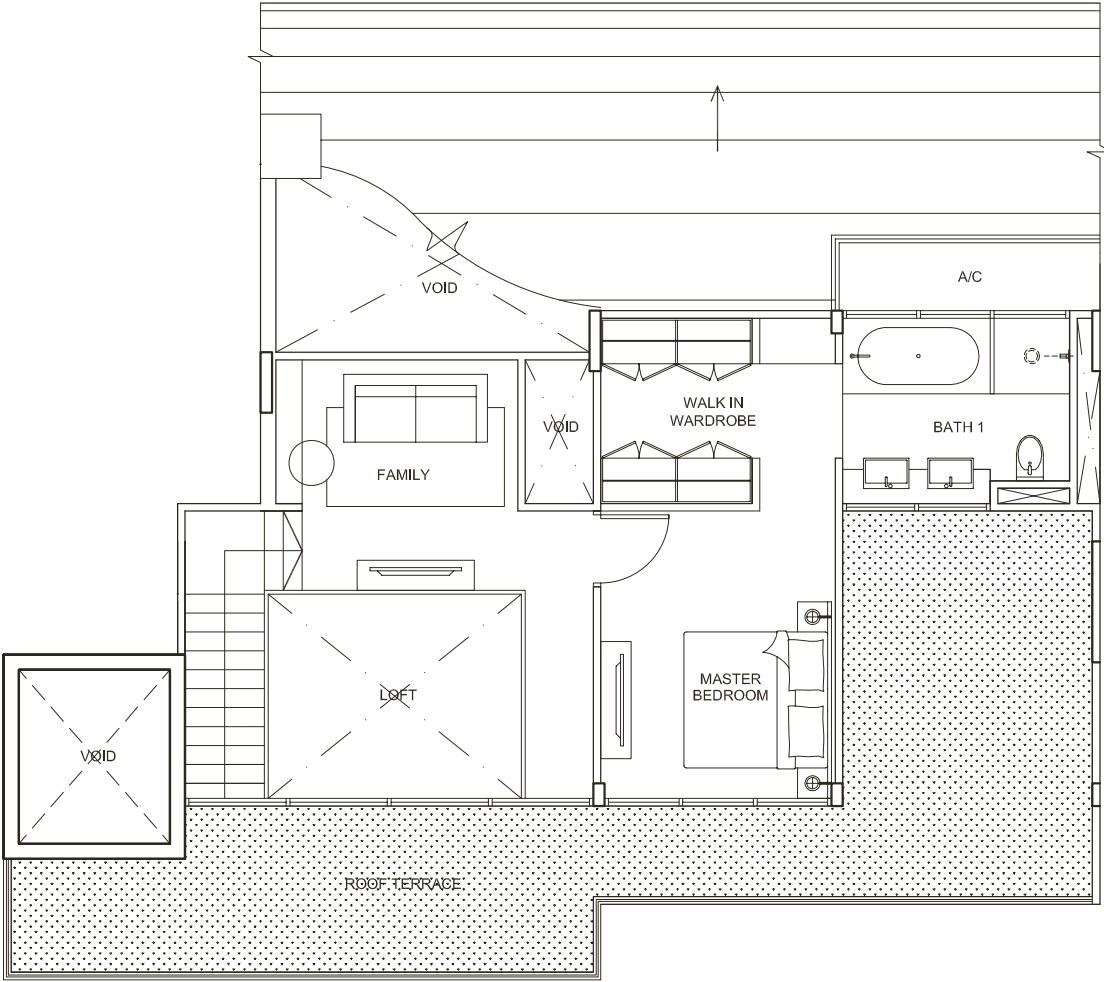


Type C1 (PH)

238 sq m (2562 sq ft)
Penthouse 3 Bedroom



#05-04
#05-07

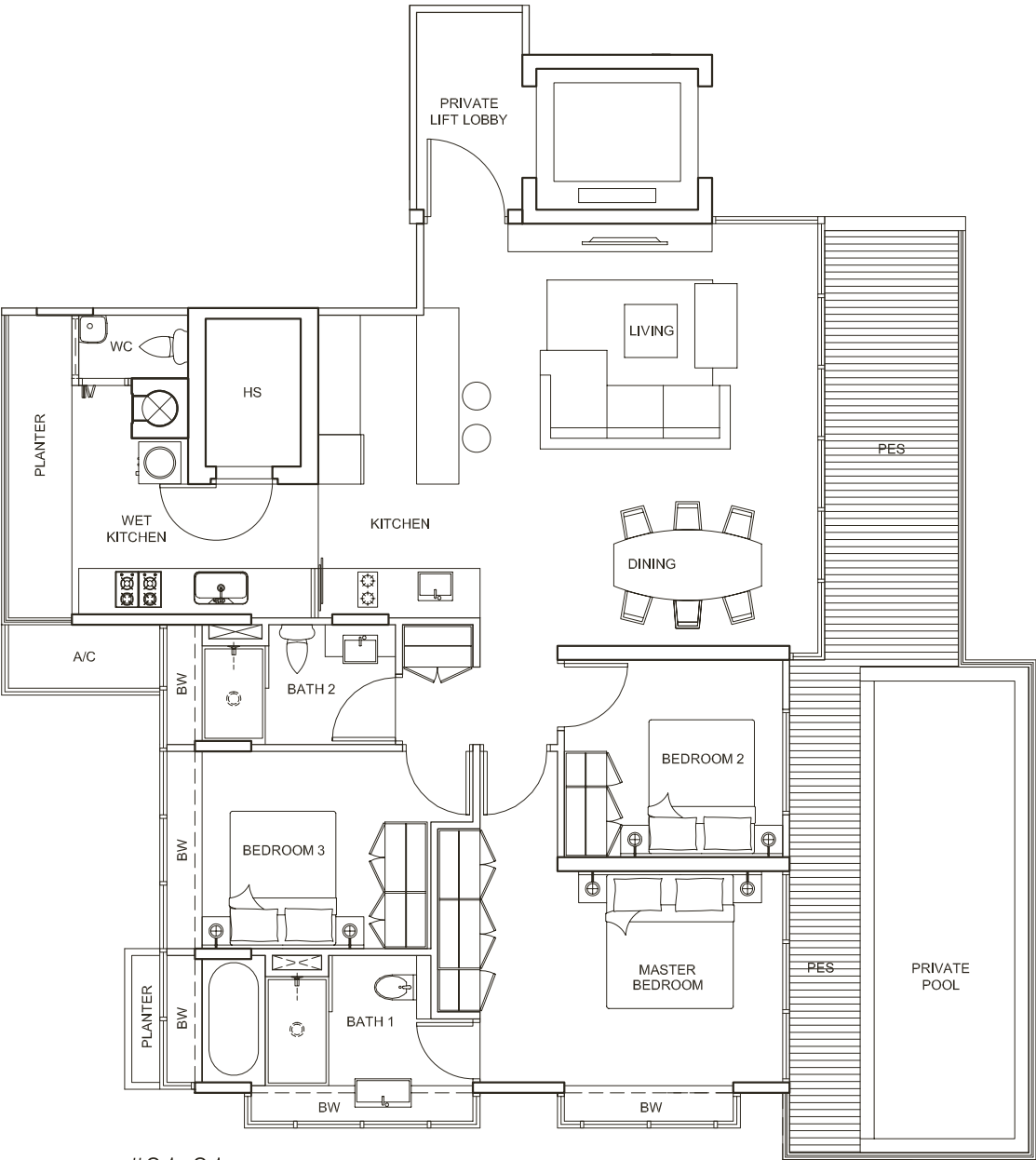
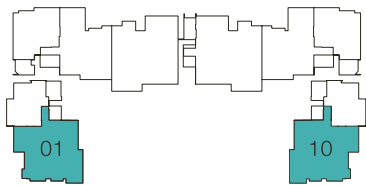


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Type C2 (P)

165 sq m (1776 sq ft)
3 Bedroom Corner

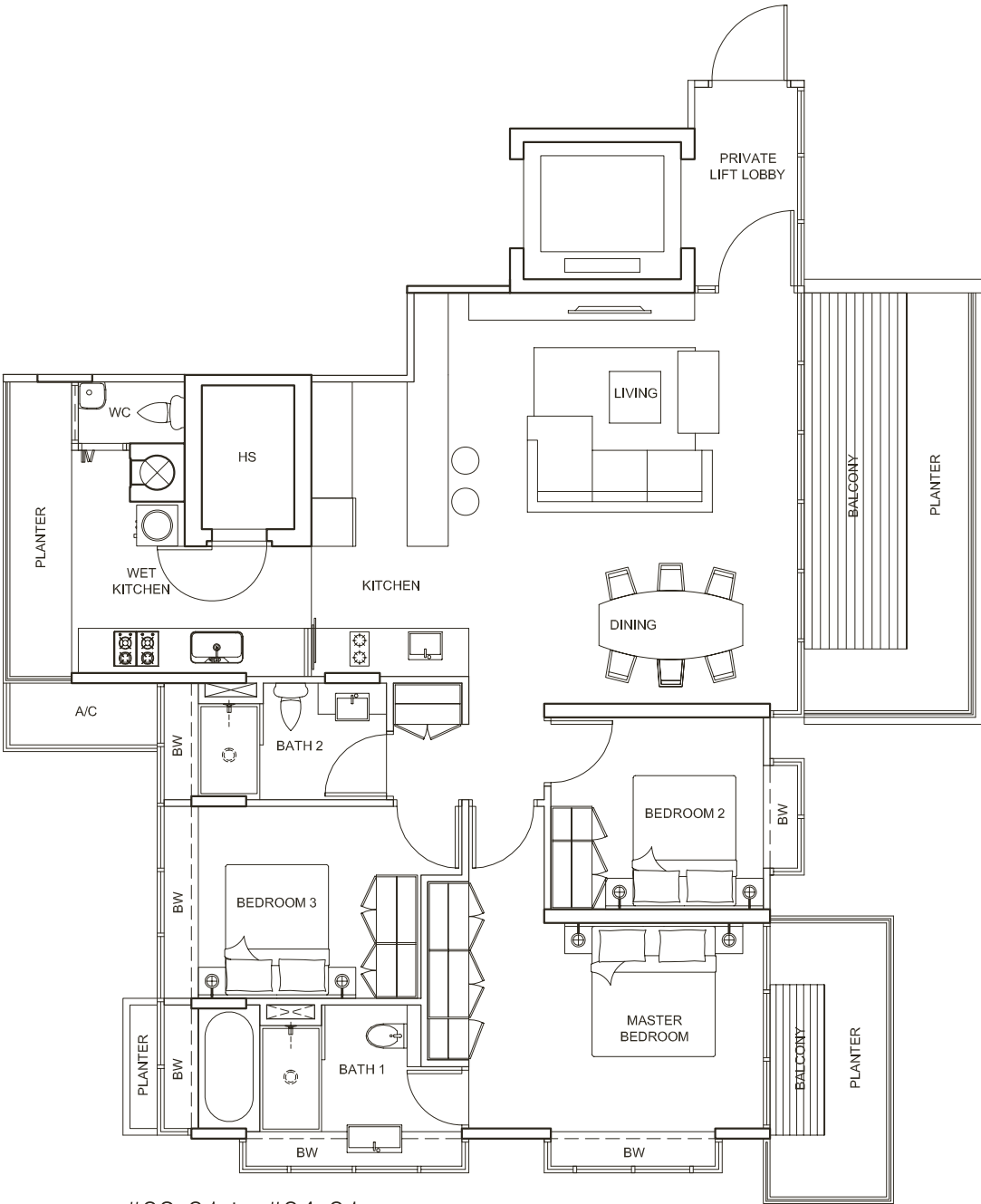
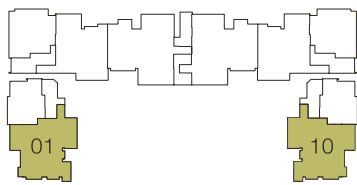


#01-01
#01-10 (Mirror Image)



Type C2

152 sq m (1636 sq ft)
3 Bedroom Corner

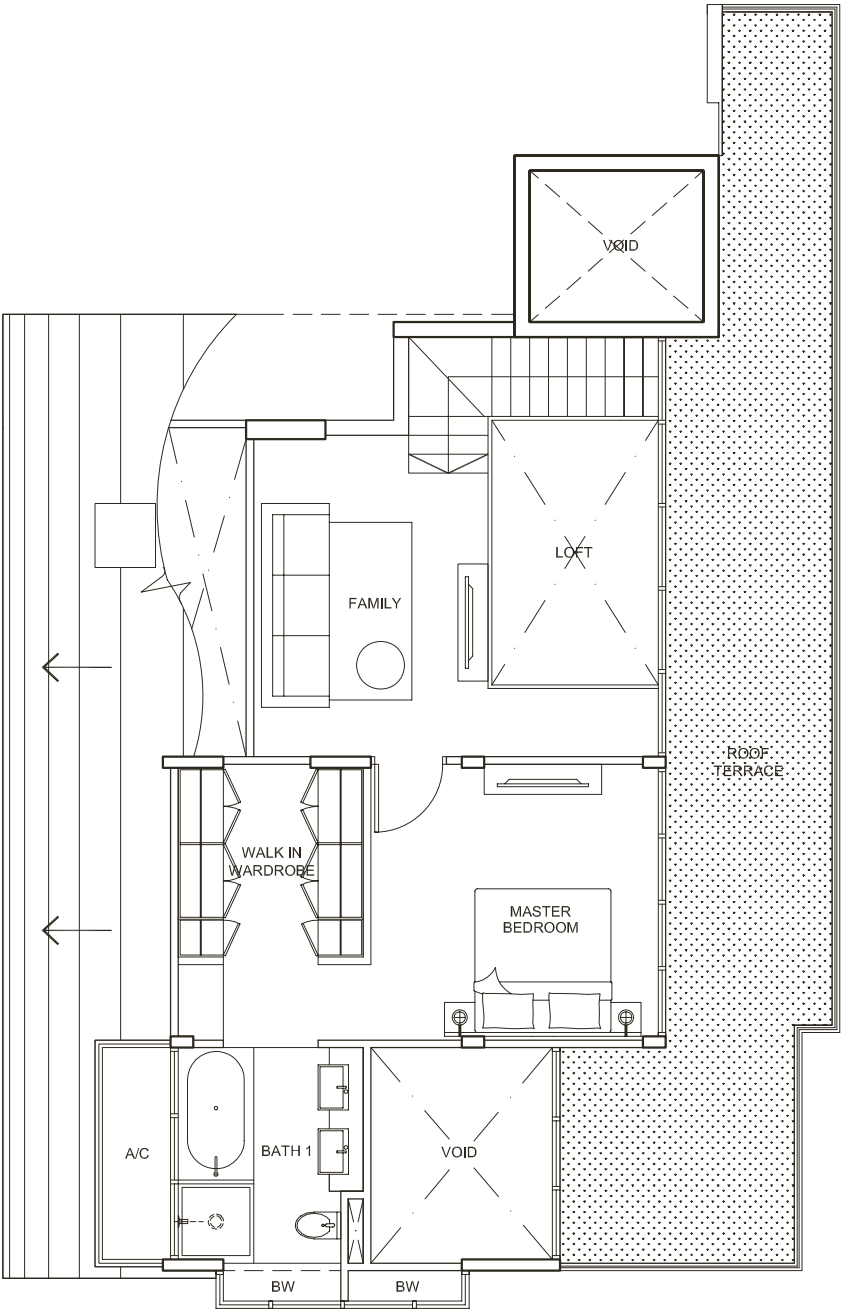
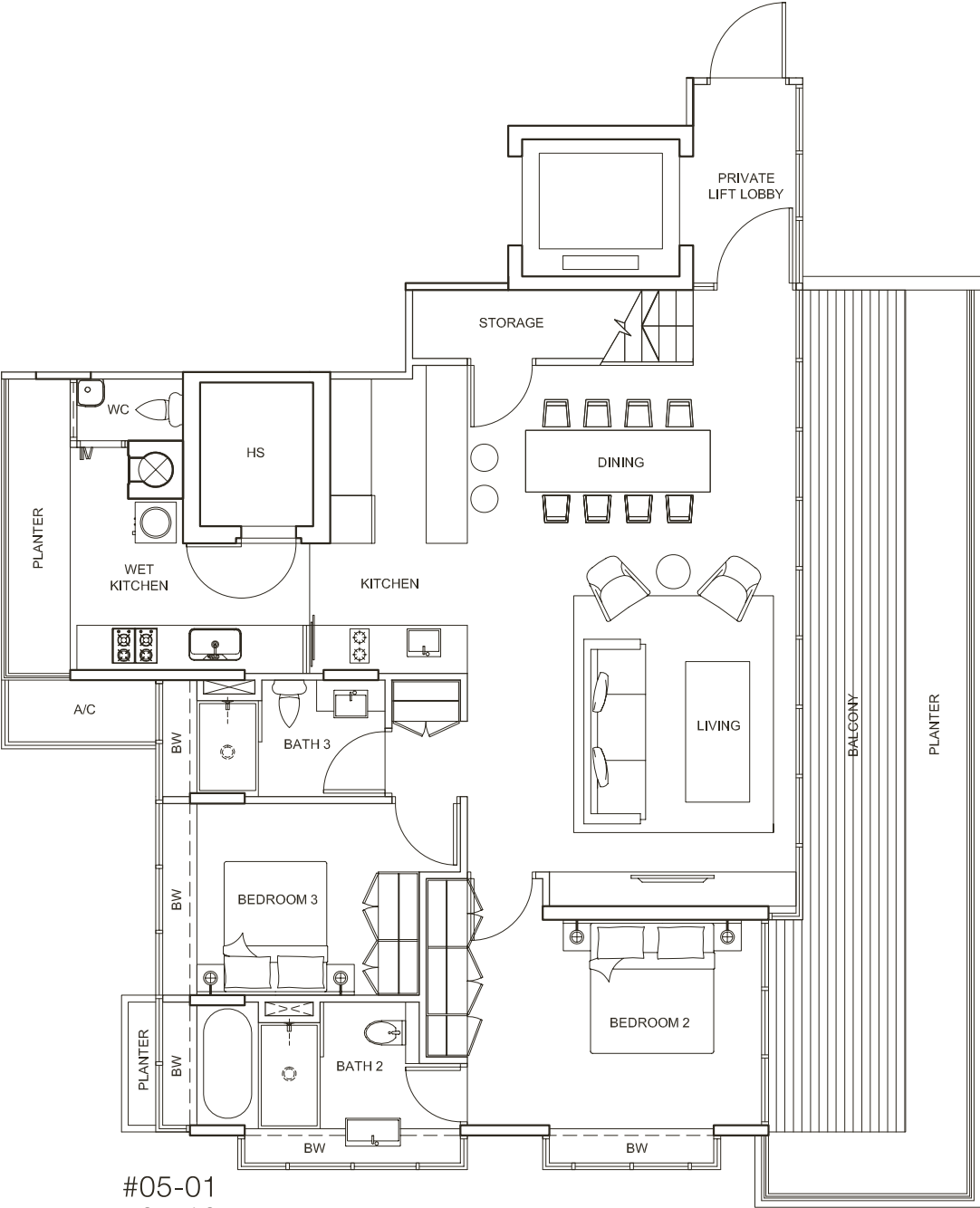
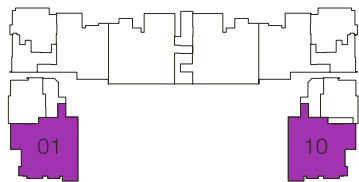


#02-01 to #04-01
#02-10 to #04-10 (Mirror Image)



Type C2 (PH)

267 sq m (2874 sq ft)
Penthouse 3 Bedroom Corner

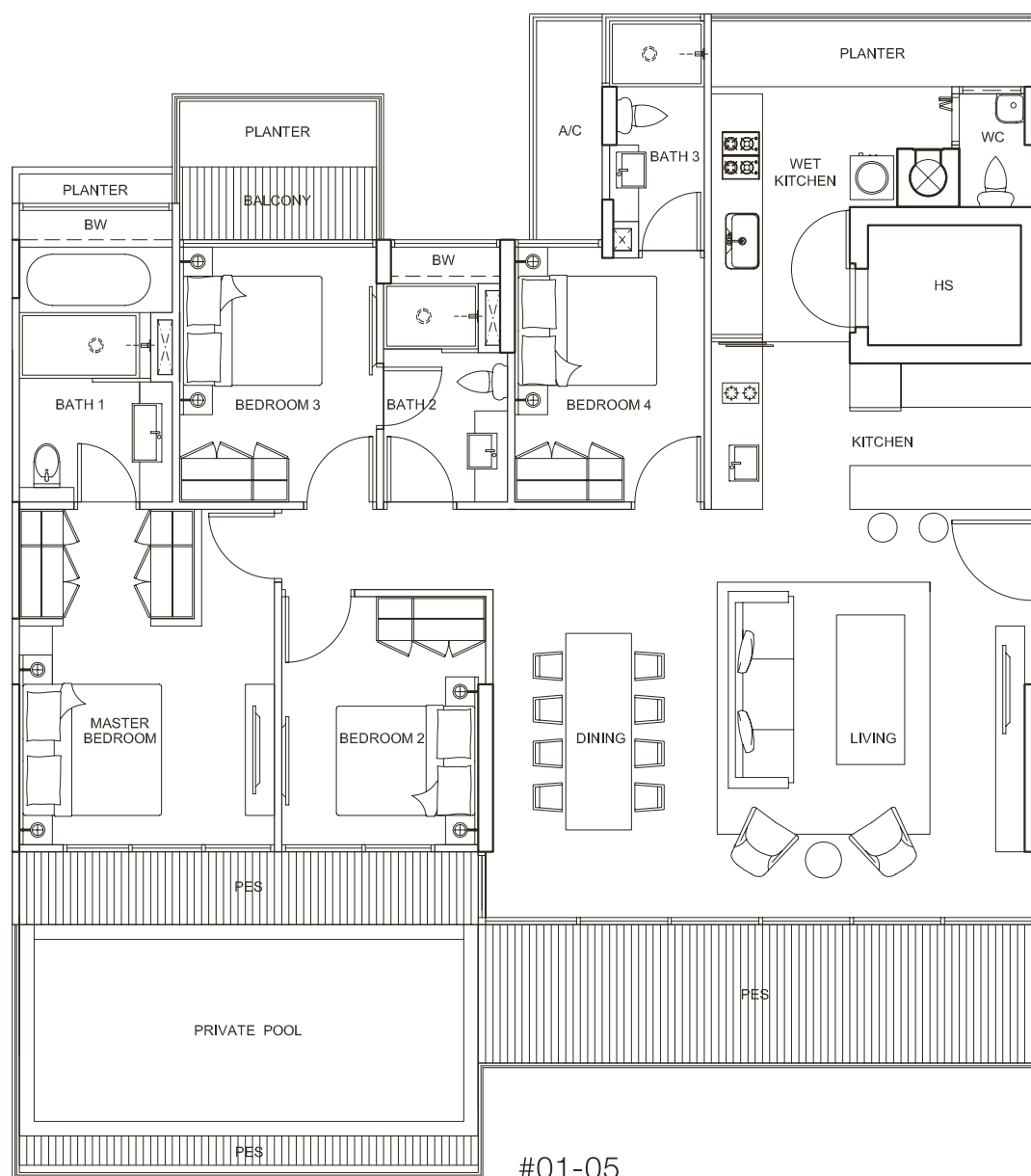
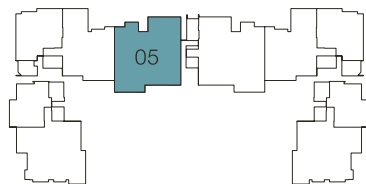


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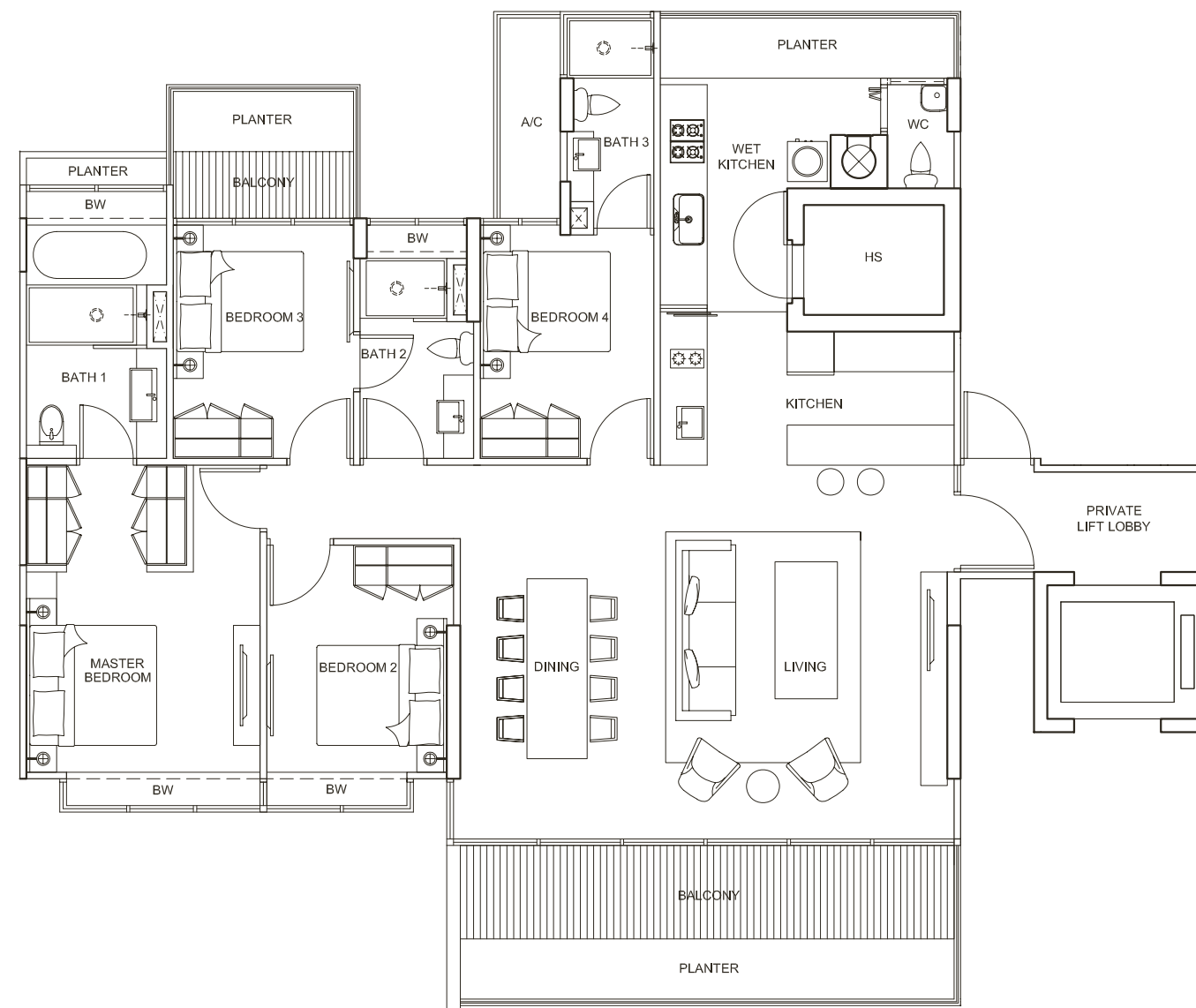
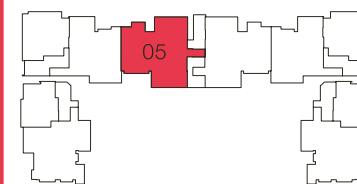
Type D1 (P)

196 sq m (2110 sq ft)
4 Bedroom A



Type D1

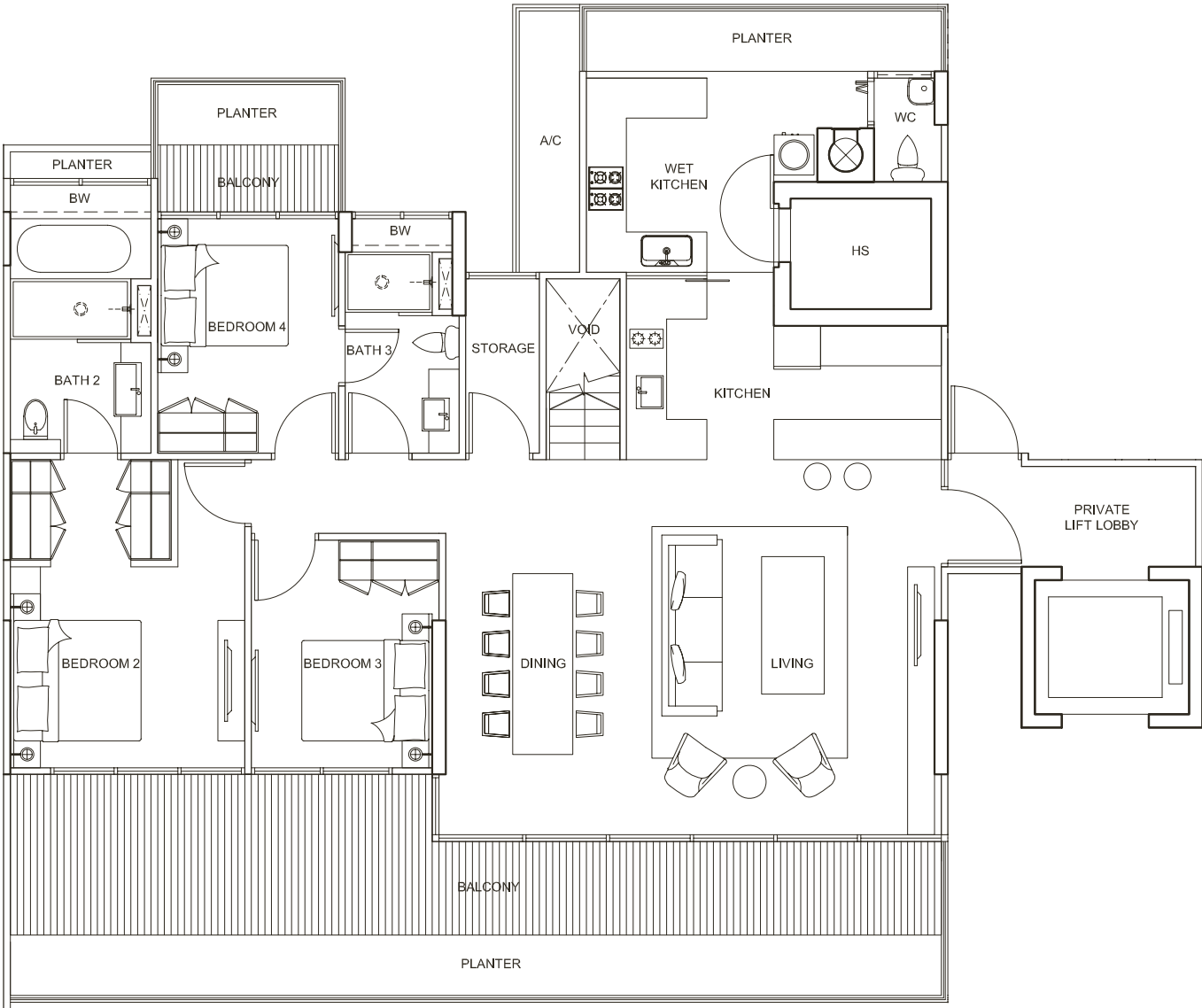
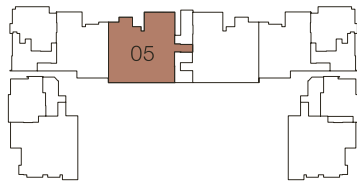
179 sq m (1927 sq ft)
4 Bedroom A



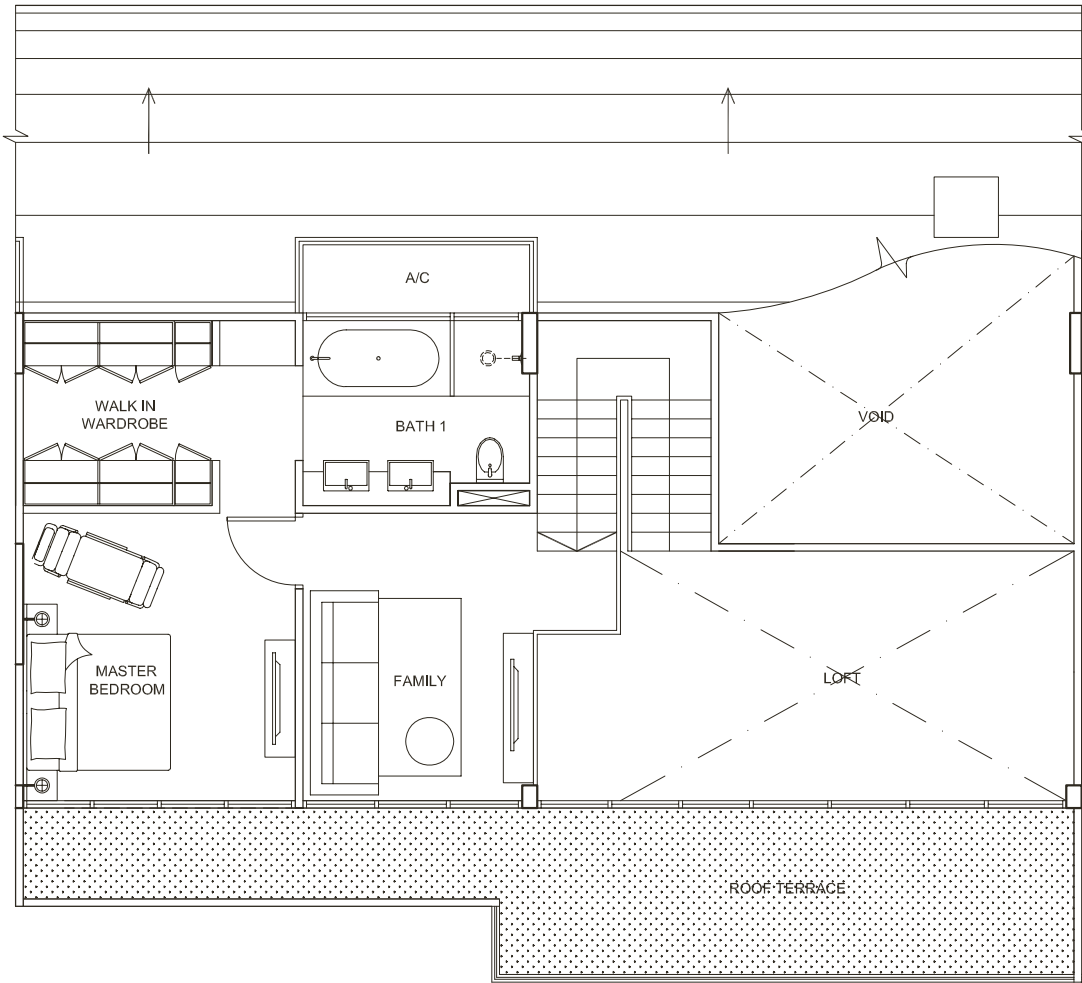


Type D1 (PH)

298 sq m (3208 sq ft)
Penthouse 4 Bedroom A



#05-05

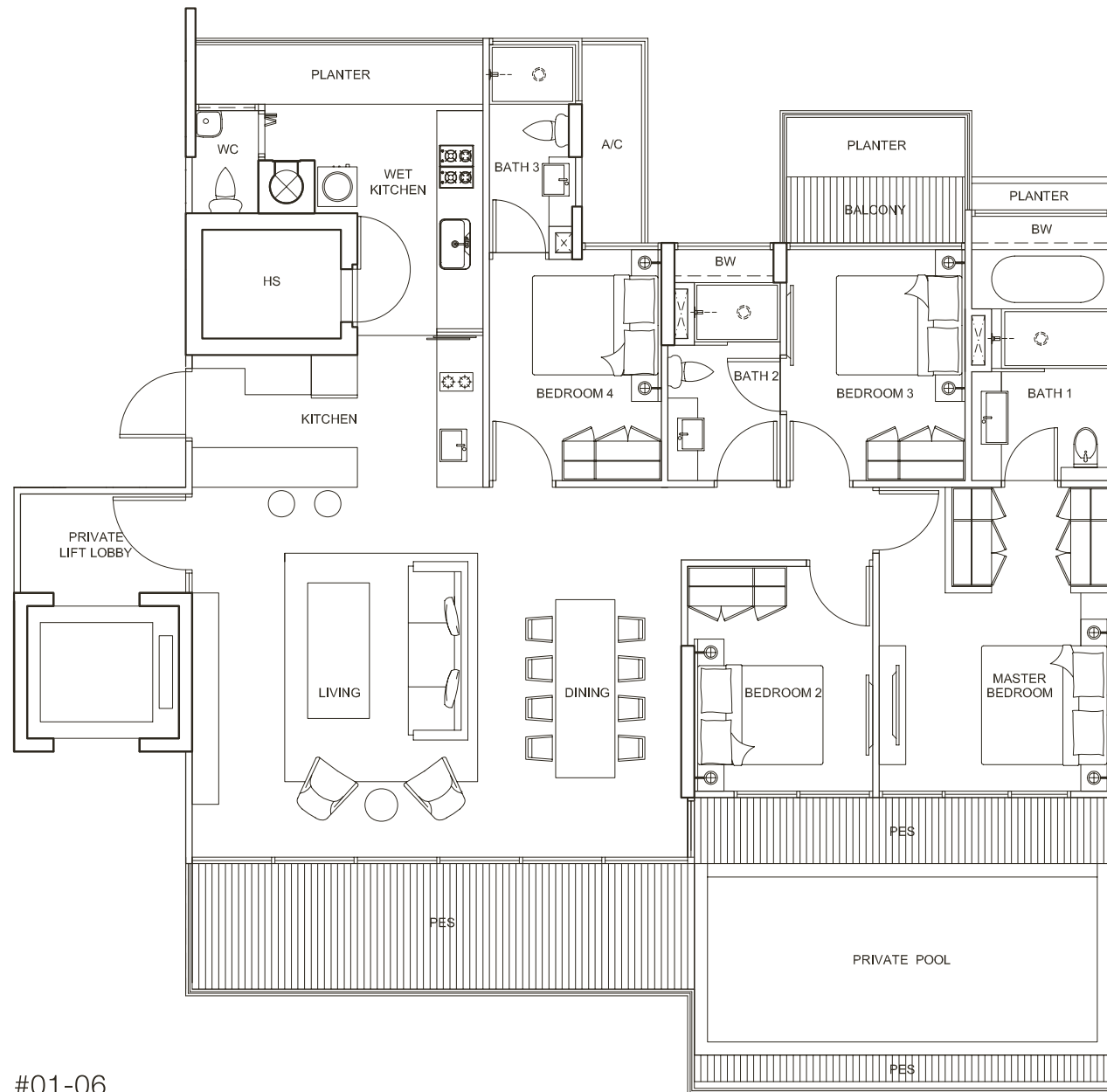
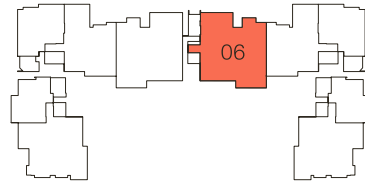


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Type D2 (P)

201 sq m (2164 sq ft)
4 Bedroom B

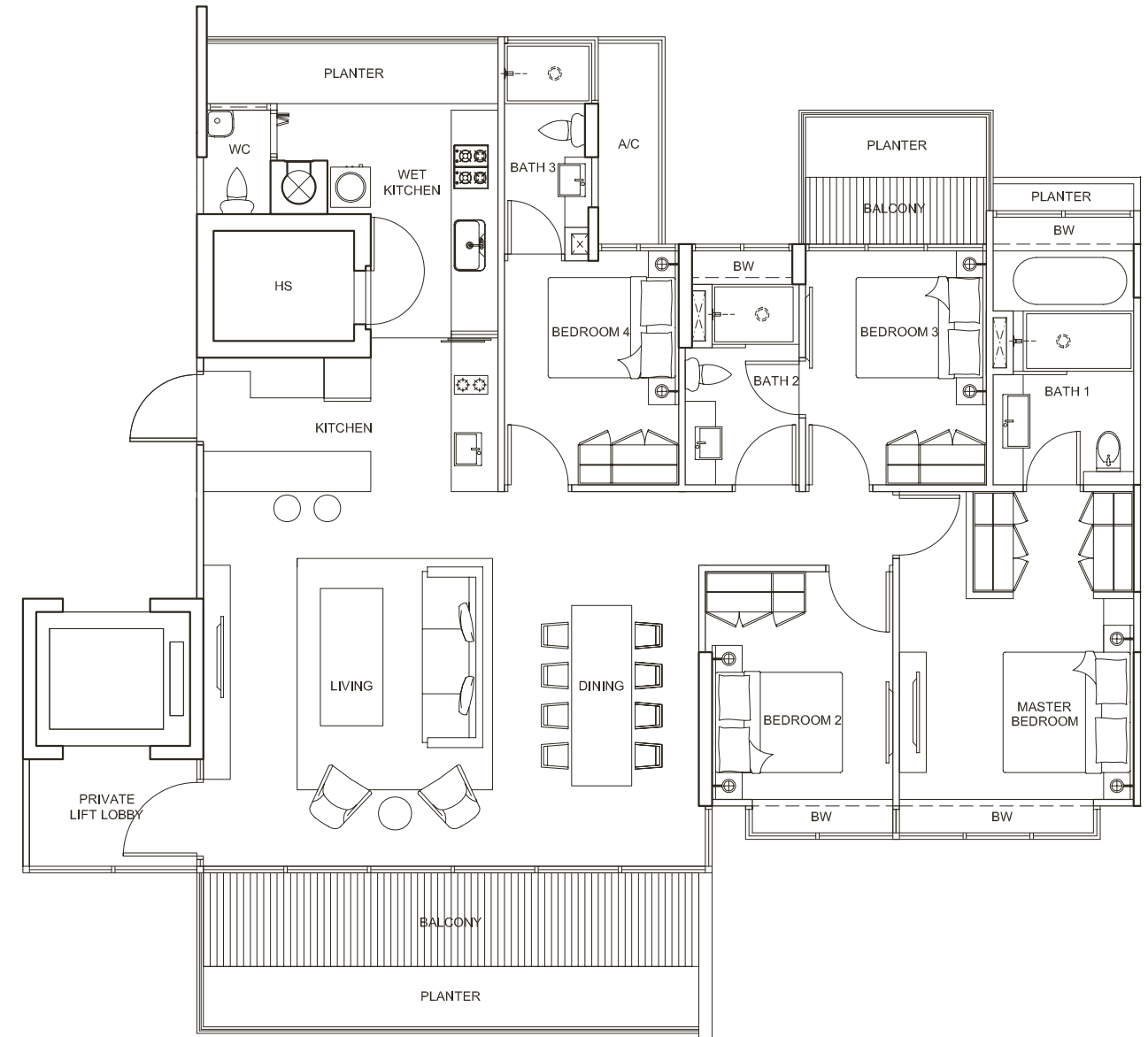
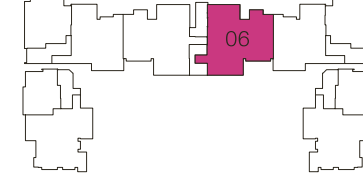


#01-06



Type D2

178 sq m (1916 sq ft)
4 Bedroom B

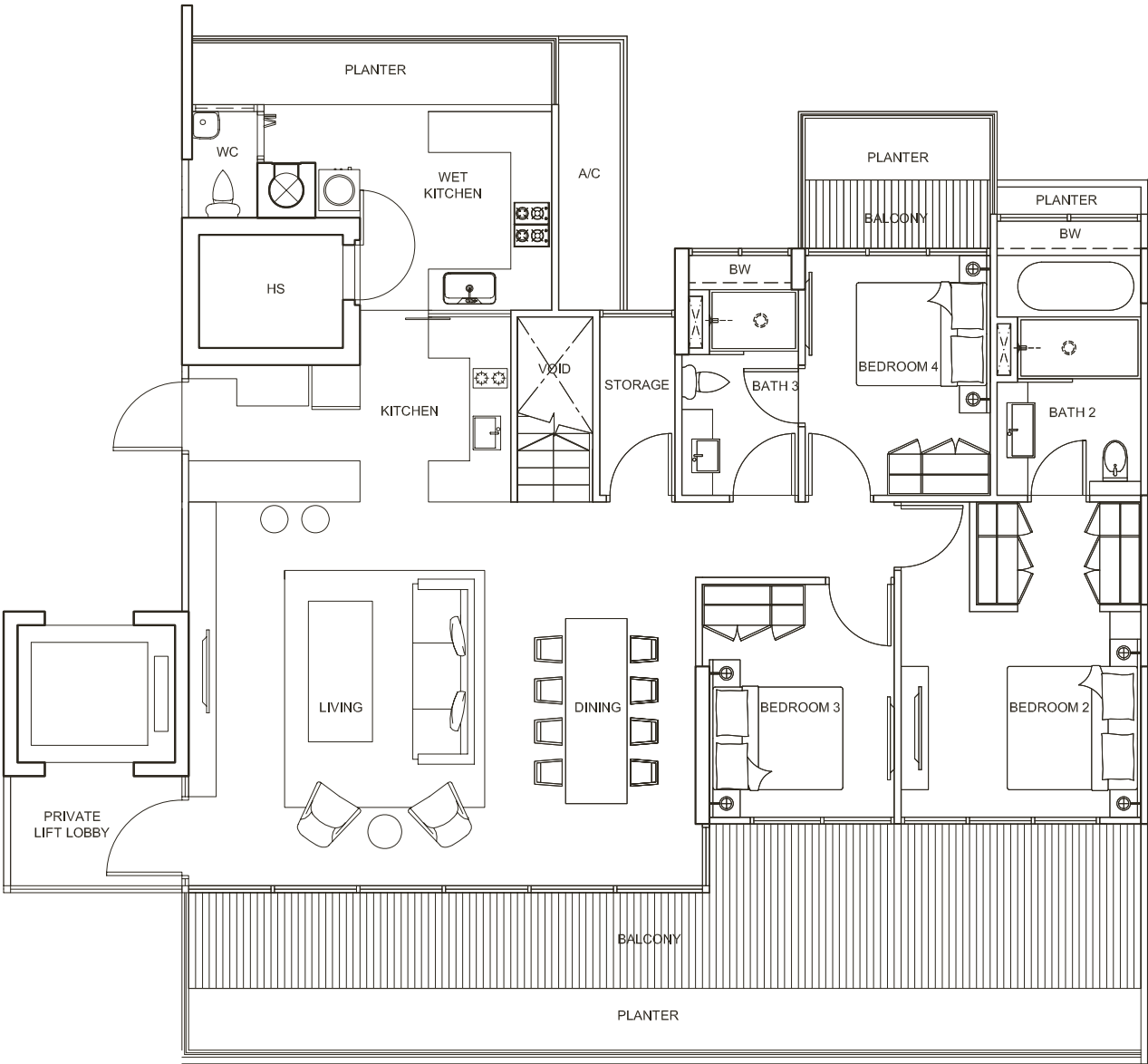
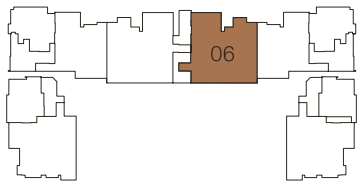


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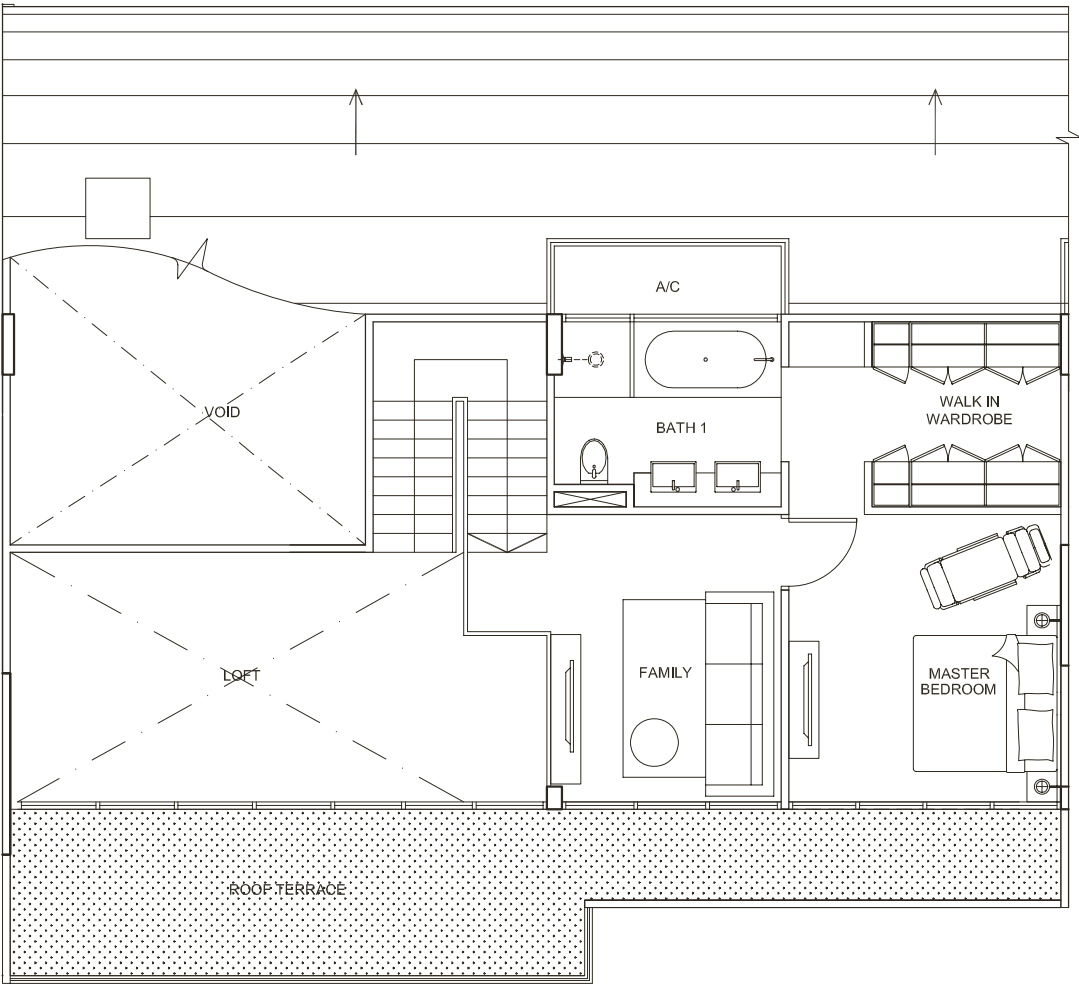


Type D2 (PH)

297 sq m (3197 sq ft)
Penthouse 4 Bedroom B



#05-06



Attic

SPECIFICATIONS

1.

FOUNDATION

Piled foundation and/or approved foundation system
2.

SUPERSTRUCTURE

Reinforced concrete and/or steel structure
3.

WALLS

(a)

External Walls: Common clay bricks and/or reinforced concrete wall

(b)

Internal Walls: Common clay bricks and/or concrete blocks and/or drywall plasterboard partitions and/or composite panel partitions
4.

ROOF

(a)

Flat Roof

Reinforced concrete roof with appropriate insulation and waterproofing system.

(b)

Pitch Roof

Metal roof with appropriate insulation
5.

CEILING

(a)

Living, Dining, Private Lift Lobby, Family, Kitchen, Wet Kitchen, Bedrooms, Study, Household Shelter, Balconies/PES, Store and other areas: Skim coating with or without plaster ceiling boards and/or box-ups to designated areas

(b)

Bathrooms and W.C.: False ceiling with emulsion paint
6.

FINISHES

(a)

(1) Wall - For Units

(i)

Living, Dining, Bedrooms, Study, Family, Kitchen, Private Lift Lobby, Household Shelter, Store and other areas: Cement & sand plaster and/or skim coating and/or drywall plaster & emulsion paint

(ii)

Bathrooms: Marble and/or homogenous tiles and/or ceramic tiles laid up to false ceiling height and on exposed surfaces only

(iii)

Wet Kitchen & W.C.: Homogenous tiles and/or ceramic tiles laid up to false ceiling and on exposed surfaces only with cement and sand plaster to designated areas

(2) Wall - External (Common Area):

Cement & sand plaster and/or skim coating with paint finish

(3) Wall - Internal (Common Area)

(i)

Corridors, Staircases, Landing and other areas: Cement & sand plaster and/or skim coating with emulsion paint

(ii)

Basement & 1st Storey Lift Lobby: Granite and/or marble and/or homogenous tiles and/or ceramic tiles to designated areas. Cement and sand plaster and/or skim coating to other areas

(b)

(1) Floor - (For Units)

(i)

Living, Dining & Kitchen: Marble and/or compressed marble and/or homogenous tiles with timber skirting

(ii)

Private Lift Lobby: Marble and/or compressed marble and/or homogenous tiles with timber skirting

(iii)

Bedrooms, Study, Family and Internal Staircase: Timber flooring with timber skirting

(iv)

Bathrooms: Marble and/or homogenous tiles and/or ceramic tile

(v)

Planter & AC Ledge: Cement & sand screed

(vi)

Balcony, Roof Terrace, PES and Wet Kitchen: Homogenous tiles

(vii)

Store, W.C. and Household Shelter: Ceramic tiles

(2) Floor - External (Common Area)

(i)

Basement Car Park: Concrete floor with hardener

(ii)

Surface Driveway: Interlocking paver/stone and/or concrete finish

(3) Floor - Common Areas

(i)

Staircases (Basement up to mid landing between 1st & 2nd storey) and corridors: Homogenous tiles with matching skirting. Cement & sand screed to other areas

7.

WINDOWS

(a)

(i)

Living, Dining, Study, Private Lift Lobby, Bedrooms, Bathrooms, Roof Terrace, Store and Kitchen: Aluminium framed sliding and/or casement window with or without fixed glass panels

(ii)

Aluminium frames are powder-coated.

(iii)

All glazing are approximately 6mm thick tinted or clear or frosted glass.

(iv)

All casement windows are side hung, top hung or bottom hung or any combination thereof.

(b)

(i)

All aluminium frames are powder-coated.

(ii)

All glazing are approximately 6mm thick tinted or clear or frosted glass.

(iii)

Ironmongery - Quality lockset to the main entrance door and other timber doors.

8.

DOORS

(a)

(i)

Main Entrance: Approved Fire-rated Timber door

(ii)

Living, Dining, Wet Kitchen, Family and Study: Aluminium framed (external facing only) or timber framed glass door with or without fixed glass panel

(iii)

Roof Terrace: Aluminium framed glass door with or without fixed glass panel

(iv)

Kitchen: Timber and/or aluminium frame sliding glass door

(v)

Bedrooms: Hollow core timber door

(vi)

Bathrooms and Store: Timber door and/or frameless glass door and/or sliding framed door

(vii)

W.C.: Bi-fold door

(viii)

Household Shelter: Approved steel door

(b)

(i)

All aluminium frames are powder-coated.

(ii)

All glazing are approximately 6mm thick tinted or clear or frosted glass.

(iii)

Ironmongery - Quality lockset to the main entrance door and other timber doors.

9.

SANITARY FITTINGS

(a)

Bath 1 (Master Bathroom)

- 1 solid surface vanity top complete with 1 no. basin and mixer tap {2 nos. basin & mixer for Type B(ph), Type C1(ph), Type C2(ph), Type D1(ph), Type D2(ph)}
- (b)

Bath 2 & Bath 3

- 1 solid surface vanity top complete with 1 no. basin and mixer tap

- 1 frameless glass shower screen complete with shower mixer

- 1 bath tub complete with bath/shower mixer and 1 frameless glass shower partition complete with shower mixer (for Bath 2 at Type C2(ph), D1(ph) & D2(ph) only)

- 1 water closet

- 1 toilet paper holder

- 1 towel rail

- 1 mirror

(c)

All Yard

- 1 bib-tap

(d)

W.C.

- 1 water closet

- 1 wash basin with cold water tap

- 1 bib-tap

- 1 hand held shower spray complete with mixer

10.

ELECTRICAL INSTALLATION

(a)

Concealed electrical wiring in conduits below false ceiling level. Electrical wiring above false ceiling and in the Wet Kitchen, Store, Household Shelter, Carpark, and M&E plant, shall be in exposed conduits or trunking.

(b)

Refer to Electrical Schedule for details.

11.

TV / TELEPHONE

Refer to Electrical Schedule for details

No antenna will be provided.

12.

LIGHTNING PROTECTION

In compliance with Singapore Standard CP 33 : 1996

13.

PAINTING

(a)

Internal Walls: Emulsion paint

(b)

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

14.

WATERPROOFING

Waterproofing to floors of Wet Kitchen, Bathrooms, Balcony, Planter, Roof Garden, Reinforced Concrete Gutter, Reinforced Concrete Flat Roof and Terraces. (where applicable)

15.

RECREATION FACILITIES

(a)

Water Features and Landscaped Gardens

(i)

Entrance Water Feature

(ii)

Lawn

(b)

Recreation Pools

(i)

Spa Seat

(ii)

Pool Dining Lounge

(iii)

Splash Pool

(iv)

Sun Tanning Pool

(v)

Lap Pool

(c)

Outdoor Activity Areas

(i)

Dining Pavilion

(ii)

Fun Zone

(iii)

Meditation Deck

(d)

Indoor Recreation Facilities

(i)

Gym

(ii)

Changing Room
16.

MECHANICAL VENTILATION

Mechanical ventilation is provided in Type A(ph) Bath 1.
17.

ADDITIONAL ITEMS

(a)

Wardrobes: Built-in wardrobes shall be provided to all Bedrooms

(b)

Kitchen Cabinets and Appliances:

High and low level kitchen cabinets complete with

- solid surface worktop and single bowl sink with mixer tap

- 1 electric hob

- 1 conventional oven (not provided for 1-bedroom unit)

- 1 microwave oven (for 1-bedroom, 3-bedroom & 4-bedroom units only)

- (c)

Wet Kitchen Cabinets and Appliances

(applicable to 3-bedroom & 4-bedroom units only):

High and low level kitchen cabinets complete with

- solid surface worktop and single bowl single drainer sink with mixer tap

- 1 gas hob

- 1 hood
- (d)

Air-Conditioning System:

Split-unit air-conditioning system to Living/Dining, Bedrooms, Study, Family and Dry Kitchen. Layout/Location of fan coil units are subject to Architect's sole discretion and final design. (Air-conditioning system has to be maintained on a regular basis by the Purchaser. This includes the cleaning of filters and clearing of condensation pipes to ensure good working condition of the system.)
- (e)

Water Heater: Gas-fired instant water heater to serve all Bathrooms, Dry Kitchen and Wet Kitchen (except W.C.)
- (f)

Security System: Telephonic Intercom System shall be provided between main entrance and the dwelling Units.
18.

OTHERS

(a)

Cable Television

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Singapore Cable Vision Ltd (SCV) or any other relevant service provider and Authorities. The Vendor is not responsible to make arrangements with SCV for the service connection for SCV subscription channels.

(b)

Air-Conditioning System

Regular maintenance by the Purchaser of the air-conditioning systems, including the clearing of filters and condensation pipes, is essential for the efficient running and prolonging their operating life.

(c)

Internet Access

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

(d)

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.

(e)

Marble & Granite

Marble and granite are natural stone materials containing veins with tonality differences. There will be color and marking caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in marble and granite cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However granite, being a harder material than marble cannot be re-polished after installation. Hence, some differences can be felt at the joints.

(f)

Timber

Timber is a natural material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of color and grain in their selection and installation

(g)

Equipment & Appliances

The brand and model of all equipment and appliances supplied shall be subject to availability.

(h)

Wardrobes, Kitchen Cabinets and Fan Coil Units

Layout/location of wardrobes, kitchen cabinets and fan coil units are subject to the Architect's sole discretion and final design
- ## ELECTRICAL SCHEDULE
- | Electrical Provision | Unit Types | | | | | | | | | | | | | | | |
|--|------------|----|--------|-------|----|--------|--------|----|---------|--------|----|---------|--------|--------|--------|----------------|
| Description | A (P) | A | A (PH) | B (P) | B | B (PH) | C1 (P) | C1 | C1 (PH) | C2 (P) | C2 | C2 (PH) | D1 (P) | D2 (P) | D1, D2 | D1(PH), D2(PH) |
| Lighting Points | 10 | 10 | 18 | 15 | 16 | 19 | 20 | 20 | 30 | 19 | 18 | 28 | 23 | 24 | 23 | 30 |
| Power Points | 17 | 18 | 18 | 18 | 19 | 23 | 27 | 29 | 34 | 27 | 27 | 32 | 31 | 31 | 32 | 38 |
| Washing Machine and Dryer Pts (15A) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Single 13A SSO Weatherproof for Gas Heater | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Kitchen Hood Points | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Cooker (Hob) Points | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Oven Points | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Isolator for CU, 20A, 2P | 2 | 2 | 3 | 2 | 2 | 3 | 3 | 3 | 4 | 3 | 3 | 4 | 3 | 3 | 3 | 4 |
| TV Points | 3 | 3 | 3 | 4 | 4 | 4 | 5 | 5 | 6 | 5 | 5 | 6 | 6 | 6 | 6 | 7 |
| Telephone Points | 4 | 4 | 4 | 4 | 4 | 4 | 5 | 5 | 6 | 5 | 5 | 6 | 6 | 6 | 6 | 7 |

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• Expected Date of TOP: 31 Dec 2012 • Expected Date of Legal Completion: 31 Dec 2015 • Building Plan Approval No: A1420-00595-2007-BP01 dated 10 June 2008.

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