

ONE BALMORAL



– An urban oasis –  
For the select few who live life without  
a single compromise.



It's one unflinching  
reflection of distinction.

At **One Balmoral**, you'll truly enjoy living on a higher plane. Imagine breathtaking views and an exclusive lifestyle that only comes with the freedom bequeathed by unsurpassed luxury. A freehold condominium set in its own pristine and private corner within the heart of the city, your home here will be your gateway to the pulse of the city, each and every day.







Stepping out  
in style comes effortlessly.

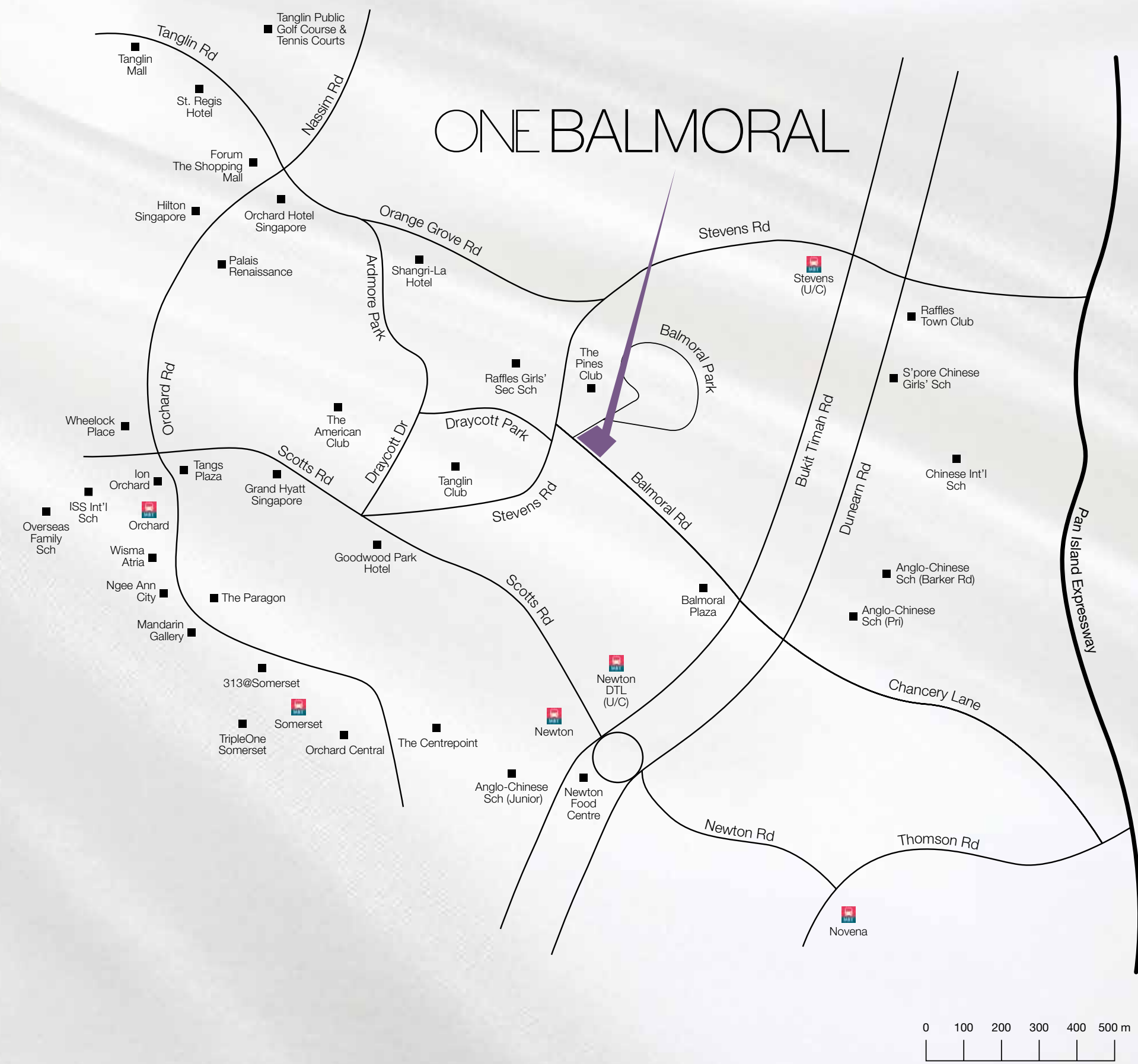
With 91 units in this extravagant but intimate development, it's time you enjoyed the limelight in absolute privacy. And with its exemplary location, perched on the edge of the urban bustle and offering easy access to arterial roads, you'll be one of the elite few who can truly call the heart of the city your very own backyard.





Time is always  
on your side.

As the launch-pad for work, play and everything else, One Balmoral is the perfect companion for your stylish, distinguished life. With so much to offer in terms of the comforts and conveniences of inner-city living, you'll nevertheless enjoy serene environs, plenty of greenery and even a host of top-notch schools to meet the needs of your young ones, all in your neighbourhood.



313@Somerset  
Orchard Central  
Far East Plaza  
Marriott Hotel

Crescent Girls' School  
Valley Point  
Tanglin Mall  
Great World City  
Dempsey Hill  
Singapore Botanic Gardens  
Overseas Family Sch  
ISS International Sch  
ION Orchard  
Ngee Ann City  
Tangs Plaza  
Wisma Atria  
Wheelock Place  
Lucky Plaza  
The Paragon  
Four Seasons Hotel  
The Pinetree Club  
The American Club  
Singapore Chinese Girls' Sch  
Raffles Town Club  
Anglo-Chinese Sch



## Paint the town in your own hue.

With Orchard Road – the gem of Singapore’s retail scene – only a mere 2-minute drive away, all the pampering you need, in terms of leisure, entertainment and of course, retail therapy, is within touching distance. With chic restaurants, bespoke boutiques, artisanal cafes, swanky bars and even more all lined up, every delectable flavour of life is yours to savour, at your own time and comfort.







Artist's Impression

The nicest thing about going out is just coming home.

The glass fins that define the built form symbolises two outstanding works of art that have been refined to crystalline perfection and now highlighted on a lavish display. Geometric expressions of glass and steel complement expanses of greenery, creating the elegant picture of a refined urban retreat. It is a sight that not only declares your arrival in every sense, but also beckons you home, every single day.





Artist's Impression

You might be tempted to call this cloud nine.

Welcoming cascades of water and fascinating fountains are just some of the carefully considered elements that will always lull you into a receptive mood. The water feature par excellence has to be the mesmerising pool and its captivating pavilion, together with the adjacent jacuzzi cum massage pool and children's fun pool. Think of it as the perfect respite for tired bodies after a hectic day.





Transport yourself to somewhere idyllic.

Lush landscaping, charming gardens, soft green walls and velvety terraces ensure that home is a green enclave seemingly removed from the rush of the city. In addition, a flexibly-designed function room complete with designer fittings, a reading room and a steam room are just some of the many unique lifestyle-extending features that you'll relish using.





Soak up the luxury of space.

If you've ever wished for a canvas to express your personality, lifestyle and taste, you too will agree that One Balmoral is just perfect. Optimally laid-out along a North-South orientation for maximised views and a refreshingly breezy living environment, you'll appreciate this sleek, modern metropolitan interpretation of home. Private lifts for some of the units complete your personal portrait of effortless luxury.





Indulgence is a quality  
all its own.

Comprehensively outfitted with imported fittings and fixtures of the highest quality, you'll be enveloped by the exquisite hallmarks of luxury at One Balmoral. If the kitchen is your workshop, you'll savour whipping up a veritable feast in the fully-equipped kitchen. And no matter which way your taste-buds swing, the best choice begins with a home here.



## Where sweet dreams meet resplendent reality.

When the day draws to a close, there's no better place to end it on a high than in the utmost luxury of your personal retreat. Indulge in the luxury and spaciousness of supremely well-appointed bedrooms, losing yourself in a soothing ambience that lets you drift off to dreamland in the most relaxing, restful way possible.







- A** Lap Pool Incorporating:
  - Jacuzzi
  - Children's Pool
  - Poolside Cabana
  - Poolside Pavilion
- B** Clubhouse Incorporating:
  - Function Room
  - Lounge
  - Reading Room
  - Terrace
- C** Meditation Garden Incorporating:
  - Reading Cabana
  - Reading Terrace
  - Lily Pond
  - Tai-Chi/Yoga Lawn
- D** Gym
- E** BBQ Pavilions
- F** Table Games Pavilion
- G** Changing Rooms (Male & Female Changing Room, Each With Steam Room)
- H** Handicapped Toilet
- I** Children's Playground With BBQ Pavilion
- J** Outdoor Fitness Area
- K** Guardhouse
- L** Drop Off
- M** Water Feature
- N** Substation
- O** Bin Centre
- P** Surface Car Park
- Q** Side Entrance

1 Balmoral Road (S) 259784

12	#12-01 (3)a2	#12-02 (2)b	#12-03 (4)a2	#12-04 (2)a
11	#11-01 (3)a	#11-02 (2)b	#11-03 (4)a	#11-04 (2)a
10	#10-01 (3)a	#10-02 (2)b	#10-03 (4)a	#10-04 (2)a
9	#09-01 (3)a	#09-02 (2)b	#09-03 (4)a	#09-04 (2)a
8	#08-01 (3)a	#08-02 (2)b	#08-03 (4)a	#08-04 (2)a
7	#07-01 (3)a	#07-02 (2)b	#07-03 (4)a	#07-04 (2)a
6	#06-01 (3)a	#06-02 (2)b	#06-03 (4)a	#06-04 (2)a
5	#05-01 (3)a	#05-02 (2)b	#05-03 (4)a	#05-04 (2)a
4	#04-01 (3)a	#04-02 (2)b	#04-03 (4)a	#04-04 (2)a
3	#03-01 (3)a	#03-02 (2)b	#03-03 (4)a	#03-04 (2)a
2		#02-02 (2)b	#02-03 (4)a	#02-04 (2)a
1		#01-02 (2)b1	#01-03 (4)a1	Gym

B1 Lobby Carpark

1A Balmoral Road (S) 259821

12	#12-05 (4)b2	#12-06 (1)a	#12-07 (3)c2	#12-08 (2)a
11	#11-05 (3)b	#11-06 (1)a	#11-07 (3)c	#11-08 (2)a
10	#10-05 (3)b	#10-06 (1)a	#10-07 (3)c	#10-08 (2)a
9	#09-05 (3)b	#09-06 (1)a	#09-07 (3)c	#09-08 (2)a
8	#08-05 (3)b	#08-06 (1)a	#08-07 (3)c	#08-08 (2)a
7	#07-05 (3)b	#07-06 (1)a	#07-07 (3)c	#07-08 (2)a
6	#06-05 (3)b	#06-06 (1)a	#06-07 (3)c	#06-08 (2)a
5	#05-05 (3)b	#05-06 (1)a	#05-07 (3)c	#05-08 (2)a
4	#04-05 (3)b	#04-06 (1)a	#04-07 (3)c	#04-08 (2)a
3	#03-05 (3)b	#03-06 (1)a	#03-07 (3)c	#03-08 (2)a
2	#02-05 (3)b	#02-06 (1)a	#02-07 (3)c	#02-08 (2)a
1	#01-05 (3)b1	Clubhouse		#01-08 (2)a1

B1 Lobby Carpark

LEGEND

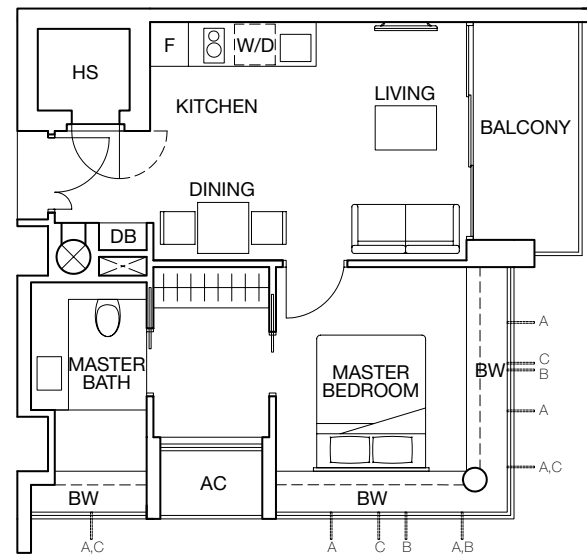
- 1-Bedroom
- 2-Bedroom
- 3-Bedroom
- 4-Bedroom



# TYPE (1)a – 1-Bedroom

Unit: #02-06 to #12-06

Area: 55 sq m  
(Inclusive of A/C ledge - 2 sq m & Balcony - 6 sq m)

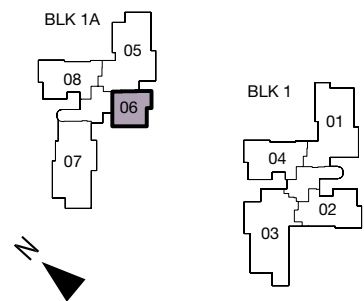


Fins at levels:  
(A) #02-06, #04-06, #08-06, #11-06  
(B) #03-06, #06-06, #10-06  
(C) #05-06, #07-06, #09-06, #12-06

0 1 2 3 4 5M

**LEGEND:**  
F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge

All plans are subject to change as may be required or approved by the relevant authorities. Indicated floor areas are approximate and are subject to final survey.

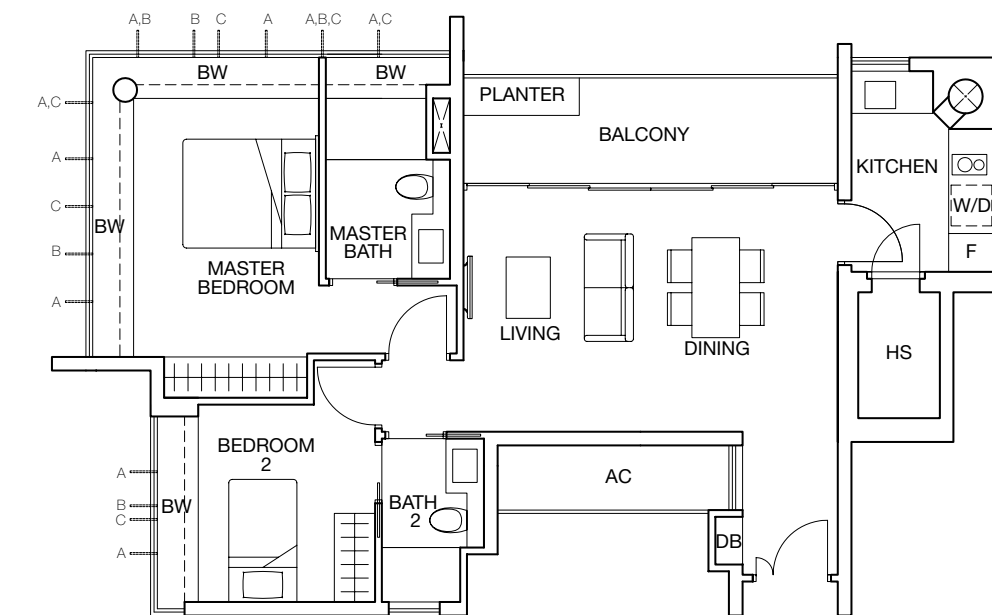


BW - Bay Window PL - Passenger Lift

# TYPE (2)a – 2-Bedroom

Unit: #02-04 to #12-04, #02-08 to #12-08

Area: 90 sq m  
(Inclusive of A/C ledge - 4 sq m,  
Planter - 1 sq m & Balcony - 8 sq m)

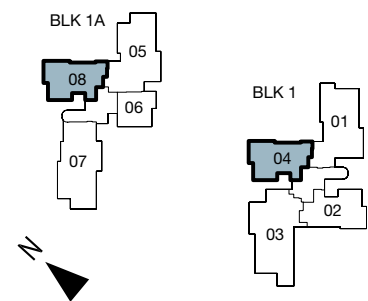


Fins at levels:  
(A) #02-04, #04-04, #08-04, #11-04, #02-08, #04-08, #08-08, #11-08  
(B) #03-04, #06-04, #10-04, #03-08, #06-08, #10-08  
(C) #05-04, #07-04, #09-04, #12-04, #05-08, #07-08, #09-08, #12-08

0 1 2 3 4 5M

**LEGEND:**  
F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge BW - Bay Window PL - Passenger Lift

All plans are subject to change as may be required or approved by the relevant authorities. Indicated floor areas are approximate and are subject to final survey.



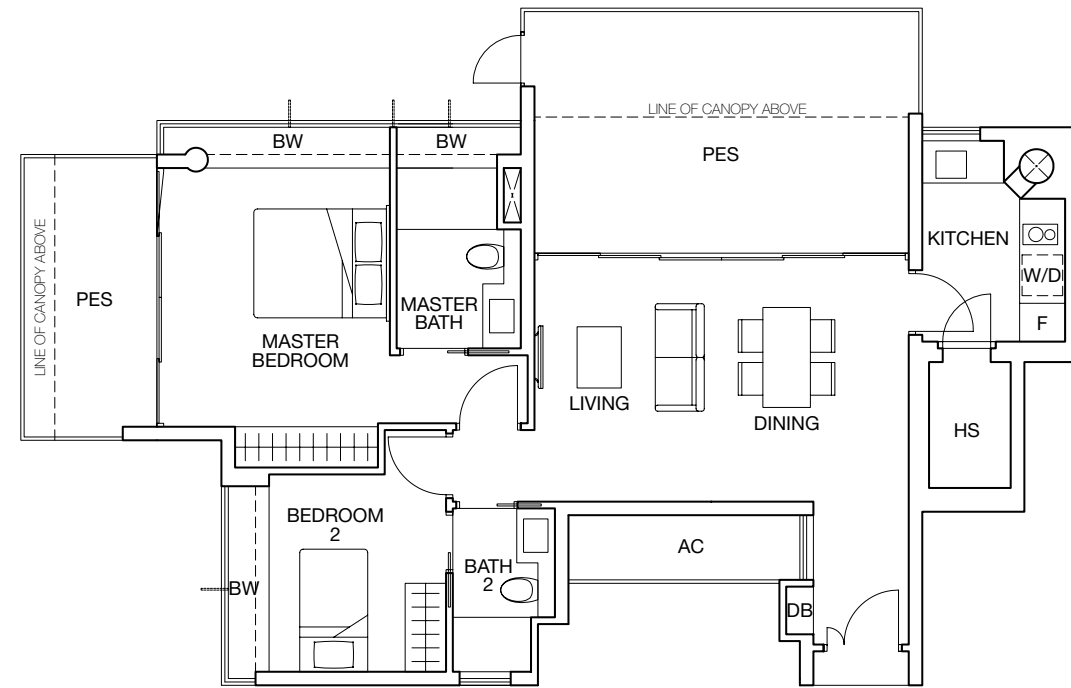


# TYPE (2)a1 – 2-Bedroom

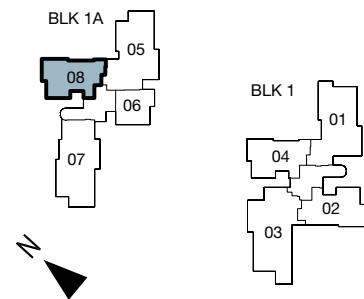
Unit: #01-08

Area: 110 sq m

(Inclusive of A/C ledge - 4 sq m & PES - 29 sq m)



**LEGEND:**  
 F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge  
 All plans are subject to change as may be required or approved by the relevant authorities. Indicated floor areas are approximate and are subject to final survey.



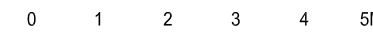
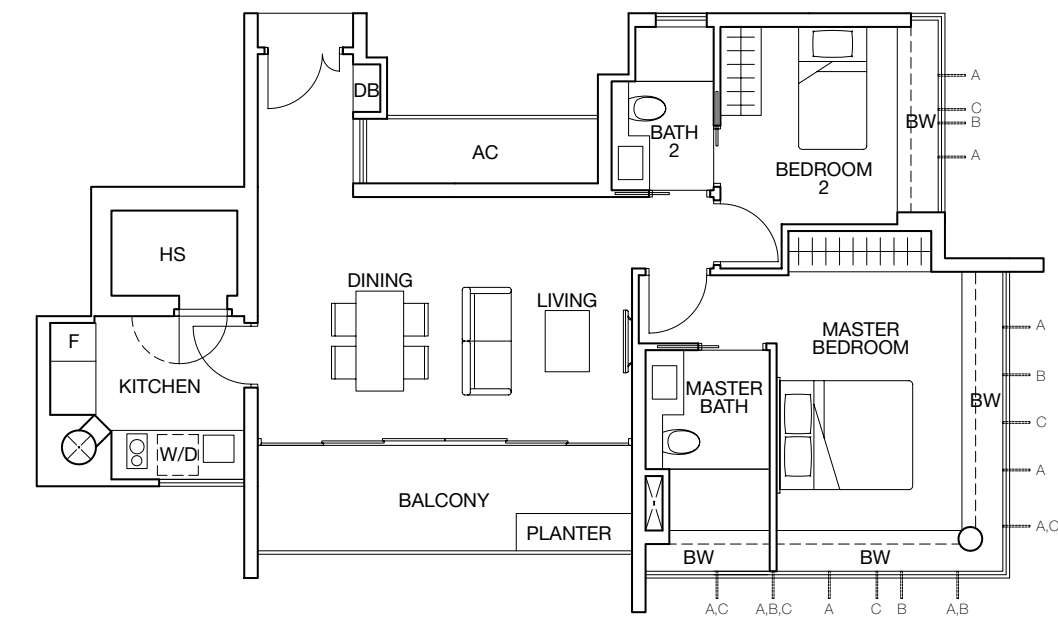
BW - Bay Window PL - Passenger Lift

# TYPE (2)b – 2-Bedroom

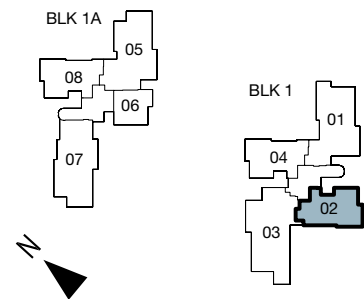
Unit: #02-02 to #12-02

Area: 90 sq m

(Inclusive of A/C ledge - 4 sq m,  
 Planter - 1 sq m & Balcony - 8 sq m)



**LEGEND:**  
 F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge BW - Bay Window PL - Passenger Lift  
 All plans are subject to change as may be required or approved by the relevant authorities. Indicated floor areas are approximate and are subject to final survey.



BW - Bay Window PL - Passenger Lift

Fins at levels:  
 (A) #02-02, #04-02, #08-02, #11-02  
 (B) #03-02, #06-02, #10-02  
 (C) #05-02, #07-02, #09-02, #12-02

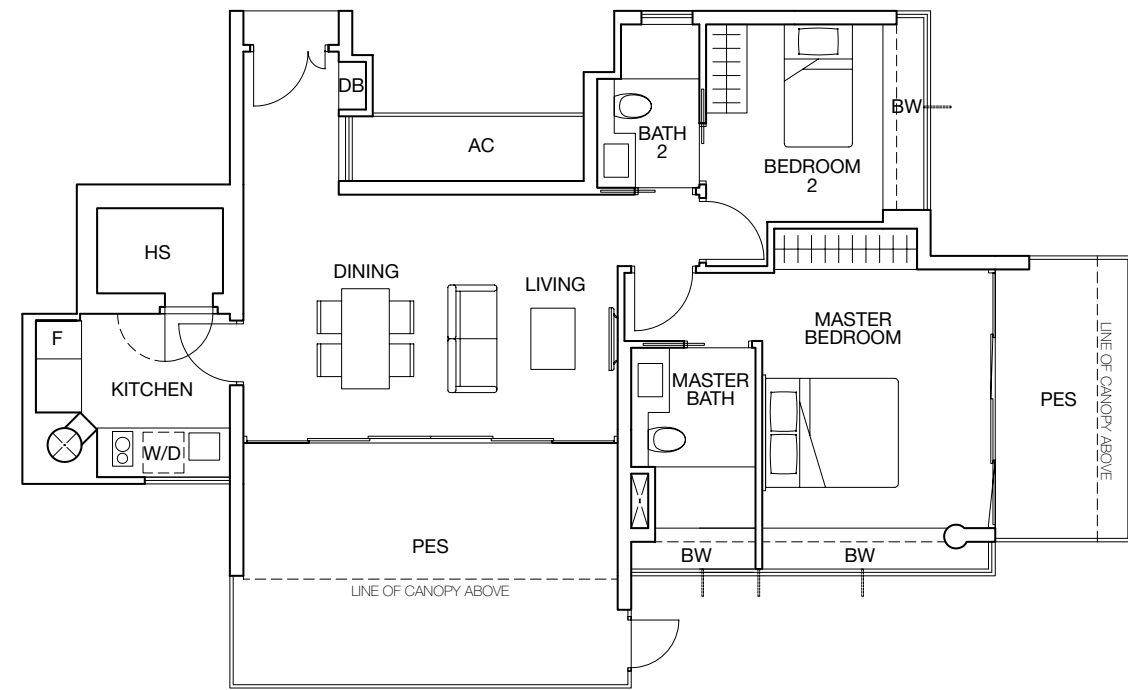


# TYPE (2)b1 – 2-Bedroom

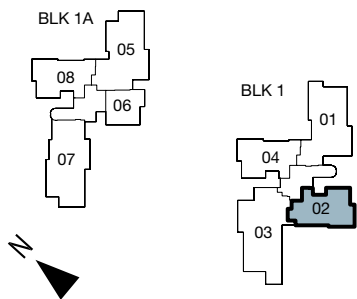
Unit: #01-02

Area: 110 sq m

(Inclusive of A/C ledge - 4 sq m & PES - 29 sq m)



**LEGEND:**  
 F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge BW - Bay Window PL - Passenger Lift  
 All plans are subject to change as may be required or approved by the relevant authorities. Indicated floor areas are approximate and are subject to final survey.

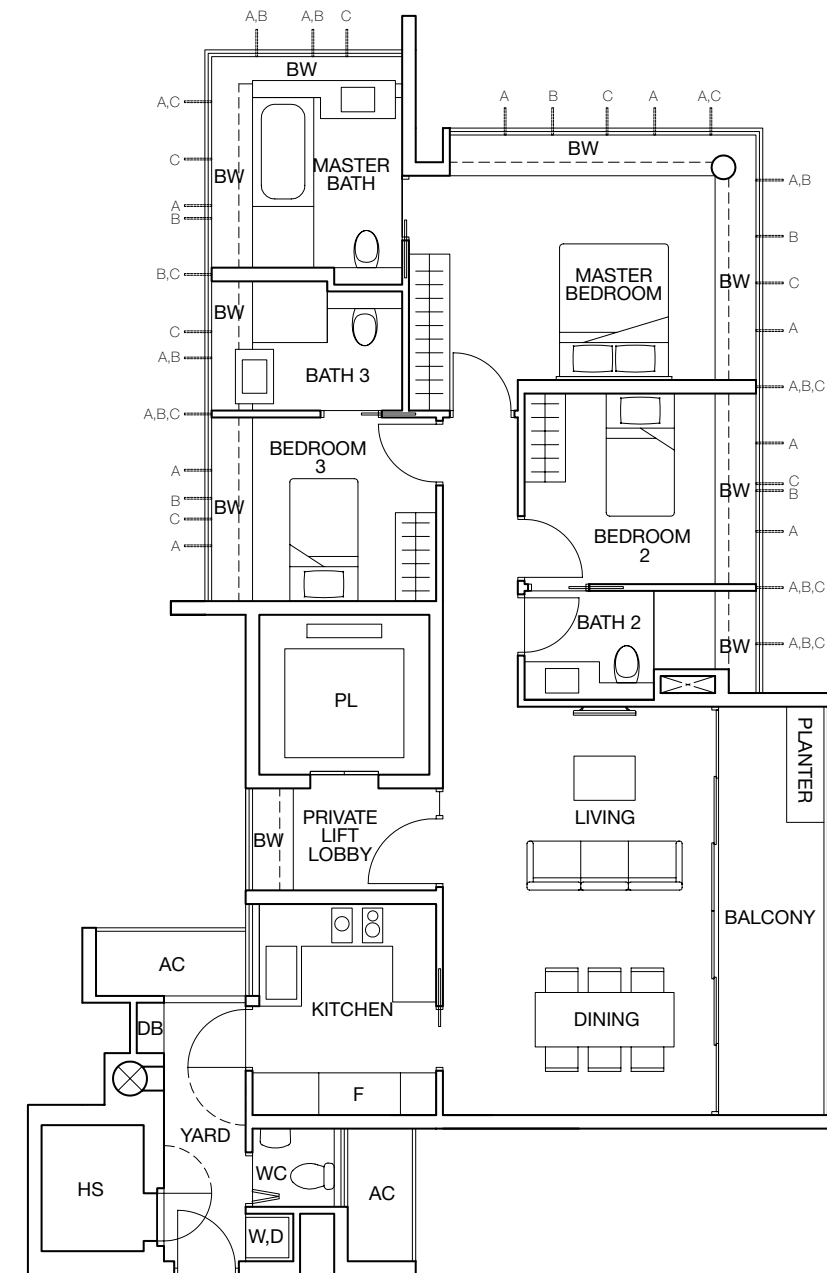


# TYPE (3)a – 3-Bedroom

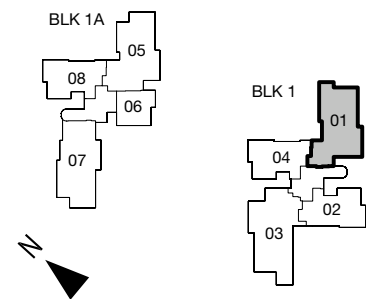
Unit: #03-01 to #11-01

Area: 132 sq m

(Inclusive of A/C ledge - 5 sq m,  
 Planter - 1 sq m & Balcony - 9 sq m)



**LEGEND:**  
 F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge BW - Bay Window PL - Passenger Lift  
 All plans are subject to change as may be required or approved by the relevant authorities. Indicated floor areas are approximate and are subject to final survey.



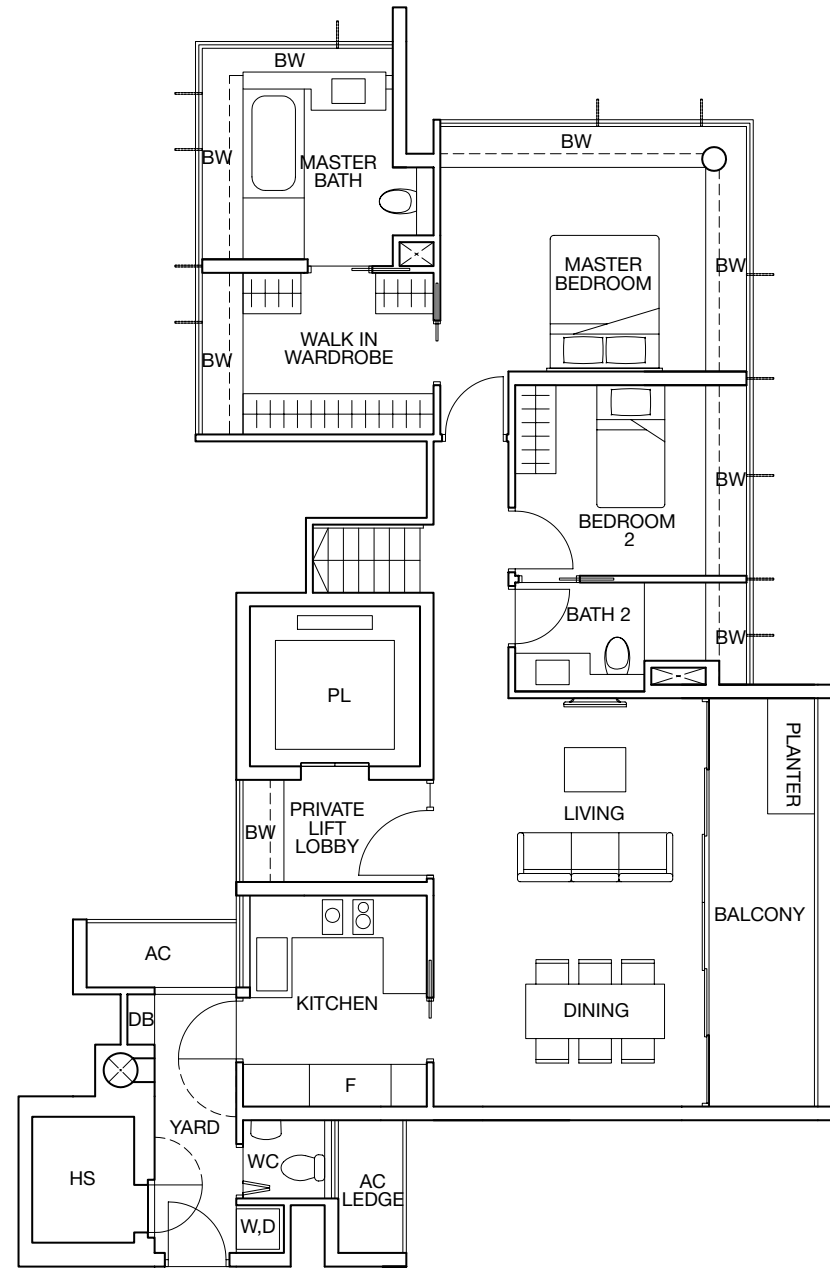


# TYPE (3)a2 – 3-Bedroom

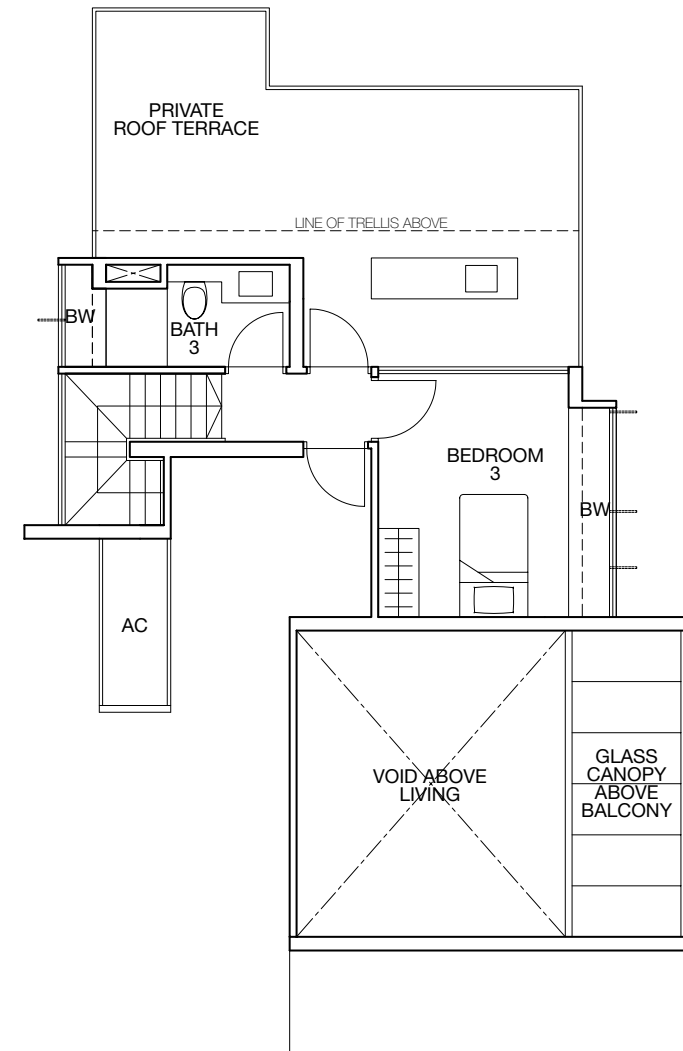
Unit: #12-01

Area: 207 sq m

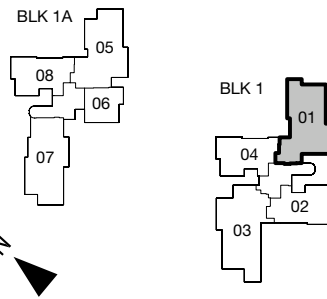
(Inclusive of A/C ledge - 8 sq m, Planter - 1 sq m, Balcony - 9 sq m, Private Roof Terrace - 28 sq m & Strata Void - 22 sq m)



Lower Storey



Upper Storey



0 1 2 3 4 5M

**LEGEND:**  
 F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge BW - Bay Window PL - Passenger Lift

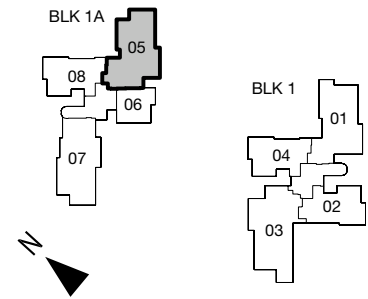
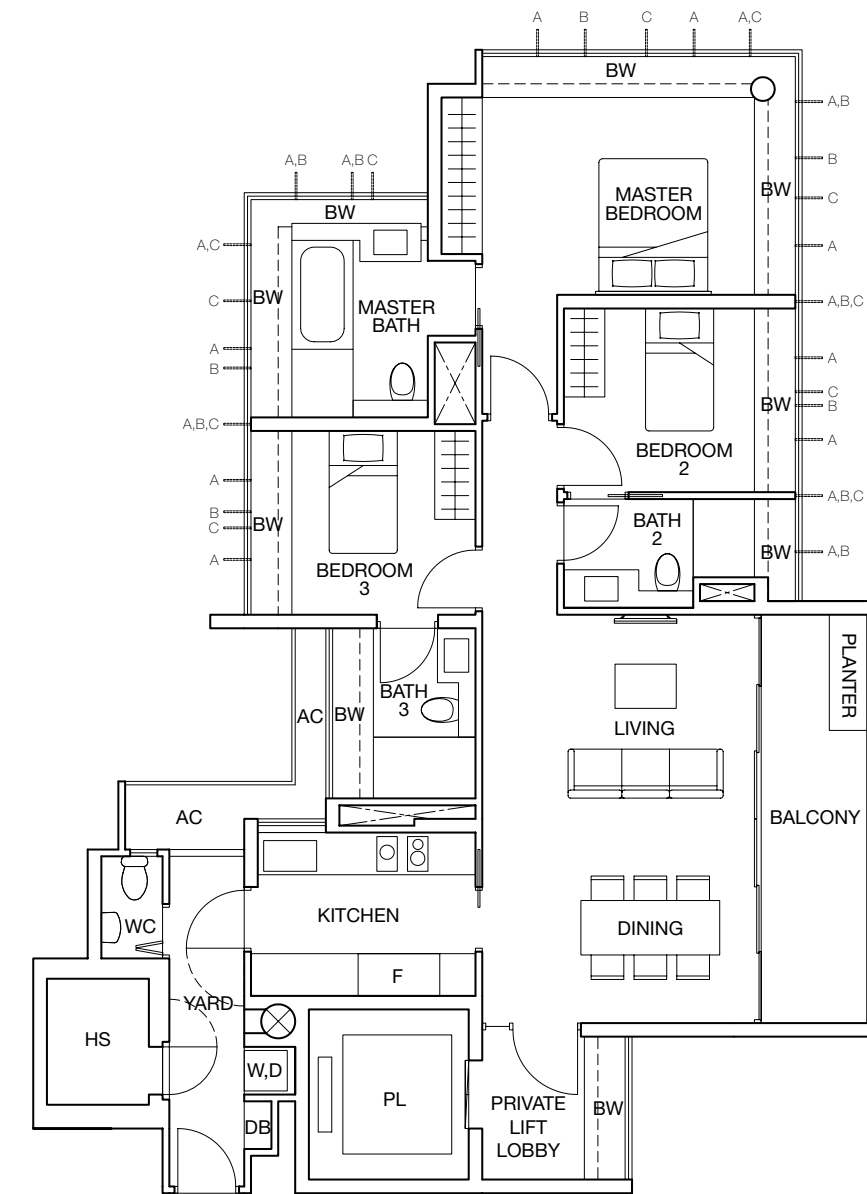
All plans are subject to change as may be required or approved by the relevant authorities. Indicated floor areas are approximate and are subject to final survey.

# TYPE (3)b – 3-Bedroom

Unit: #02-05 to #11-05

Area: 131 sq m

(Inclusive of A/C ledge - 4 sq m, Planter 1 - sq m & Balcony - 9 sq m)



0 1 2 3 4 5M

**LEGEND:**  
 F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge BW - Bay Window PL - Passenger Lift

All plans are subject to change as may be required or approved by the relevant authorities. Indicated floor areas are approximate and are subject to final survey.

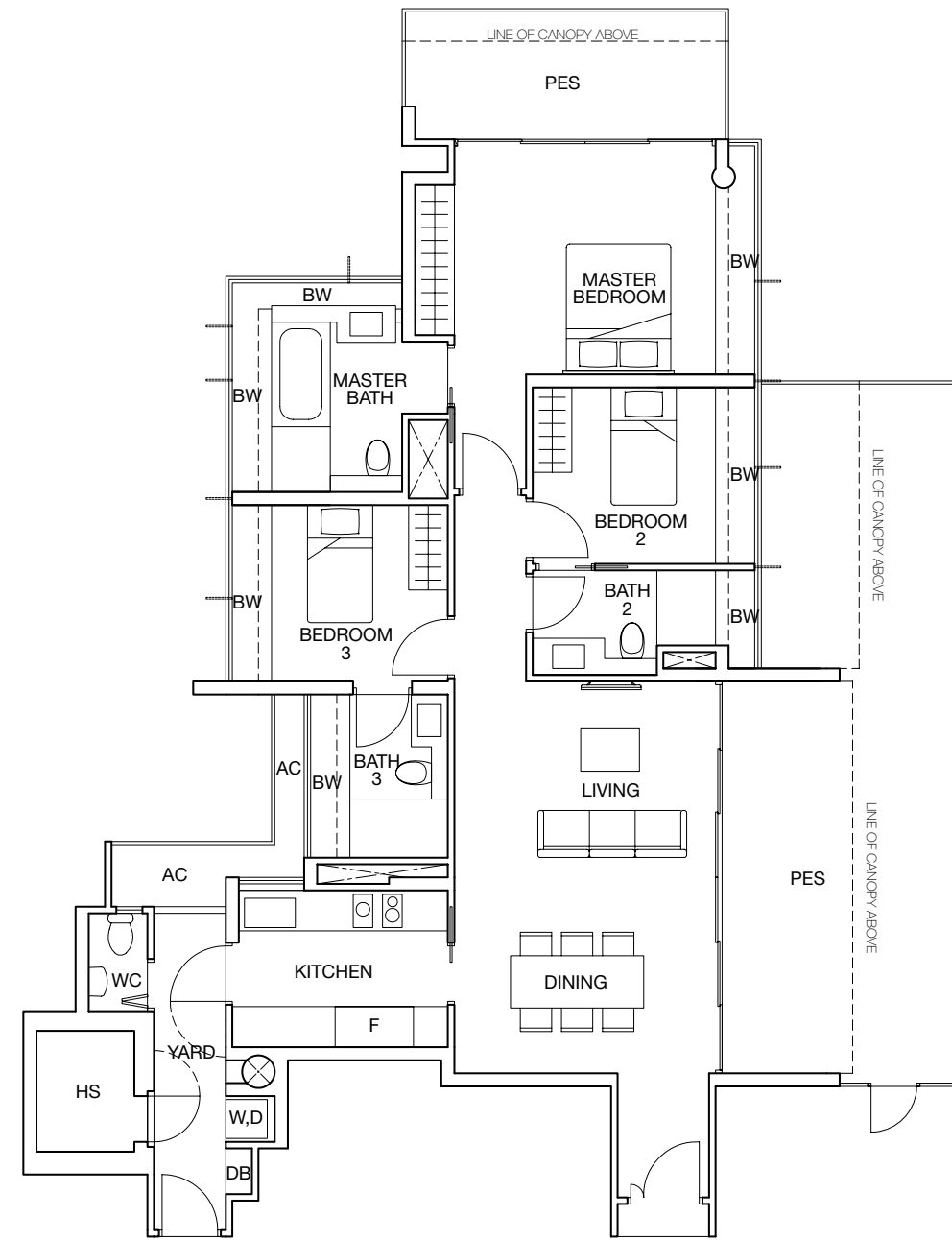


# TYPE (3)b1 – 3-Bedroom

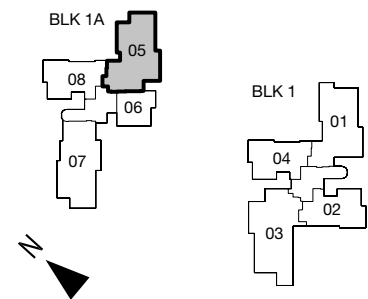
Unit: #01-05

Area: 166 sq m

(Inclusive of A/C ledge - 4 sq m & PES - 46 sq m)



**LEGEND:**  
 F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge  
 All plans are subject to change as may be required or approved by the relevant authorities. Indicated floor areas are approximate and are subject to final survey.



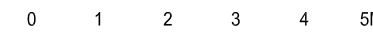
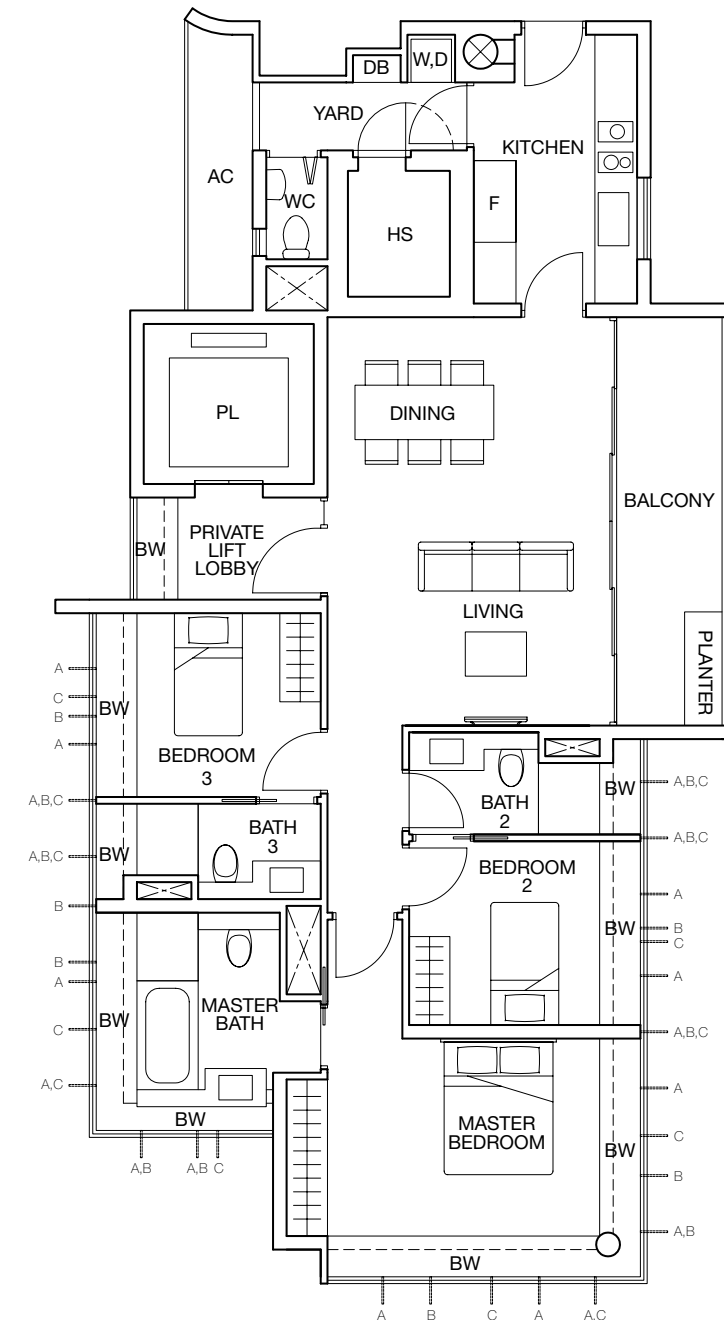
BW - Bay Window PL - Passenger Lift

# TYPE (3)c – 3-Bedroom

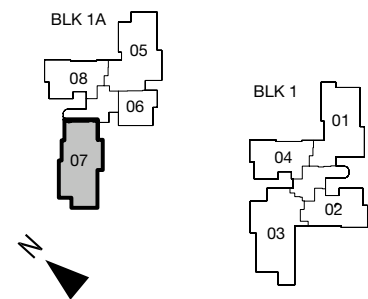
Unit: #02-07 to #11-07

Area: 131 sq m

(Inclusive of A/C ledge - 5 sq m,  
 Planter - 1 sq m & Balcony - 9 sq m)



**LEGEND:**  
 F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge BW - Bay Window PL - Passenger Lift  
 All plans are subject to change as may be required or approved by the relevant authorities. Indicated floor areas are approximate and are subject to final survey.



BW - Bay Window PL - Passenger Lift

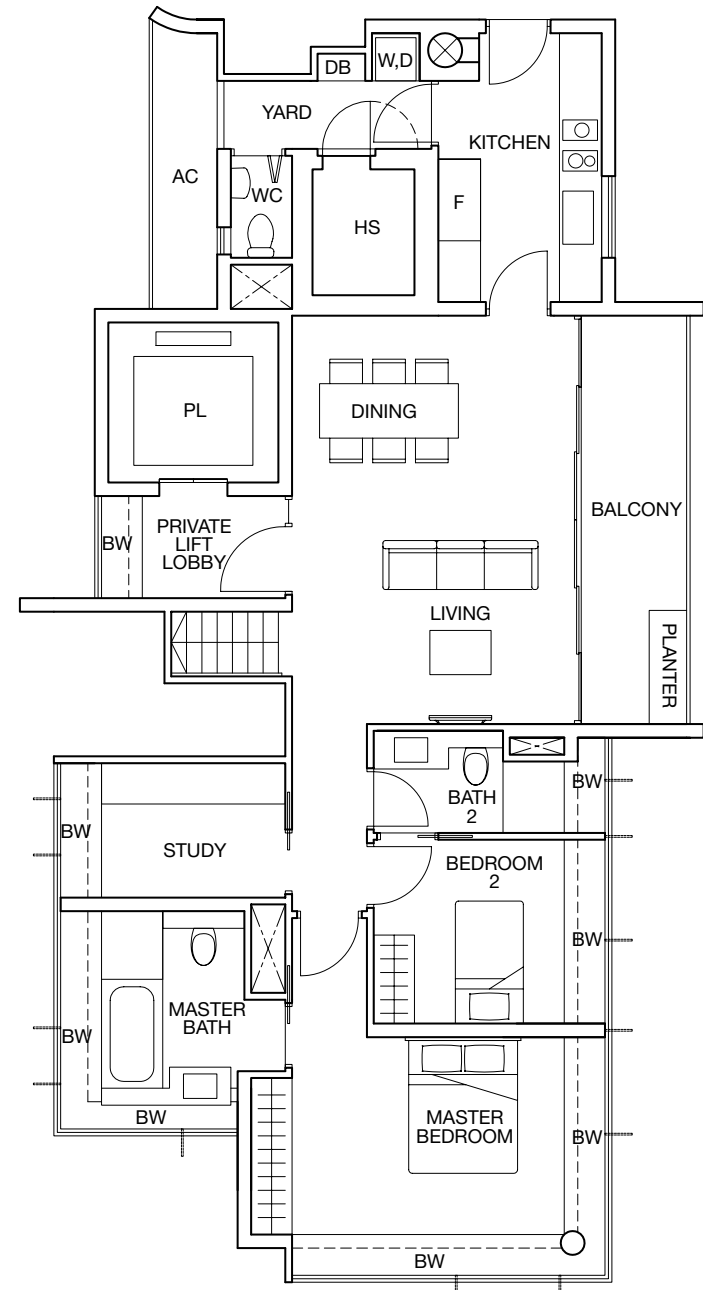


# TYPE (3)c2 – 3-Bedroom

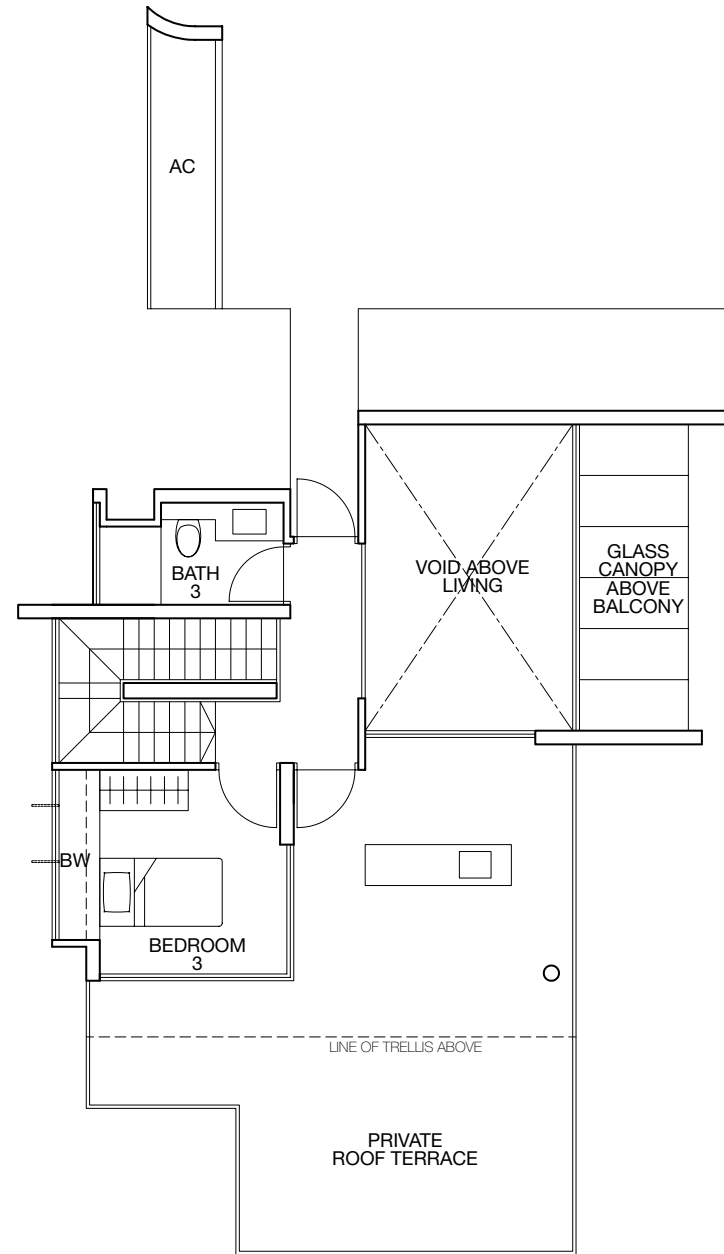
Unit: #12-07

Area: 215 sq m

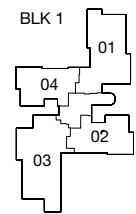
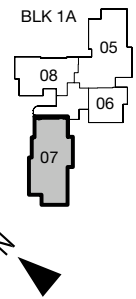
(Inclusive of A/C ledge - 9 sq m, Planter - 1 sq m, Balcony - 9 sq m, Private Roof Terrace - 39 sq m & Strata Void - 19 sq m)



Lower Storey



Upper Storey



Fins at levels:  
 (A) #02-03, #04-03, #08-03, #11-03  
 (B) #03-03, #06-03, #10-03  
 (C) #05-03, #07-03, #09-03



**LEGEND:**  
 F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge BW - Bay Window PL - Passenger Lift

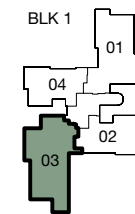
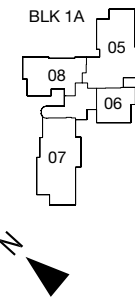
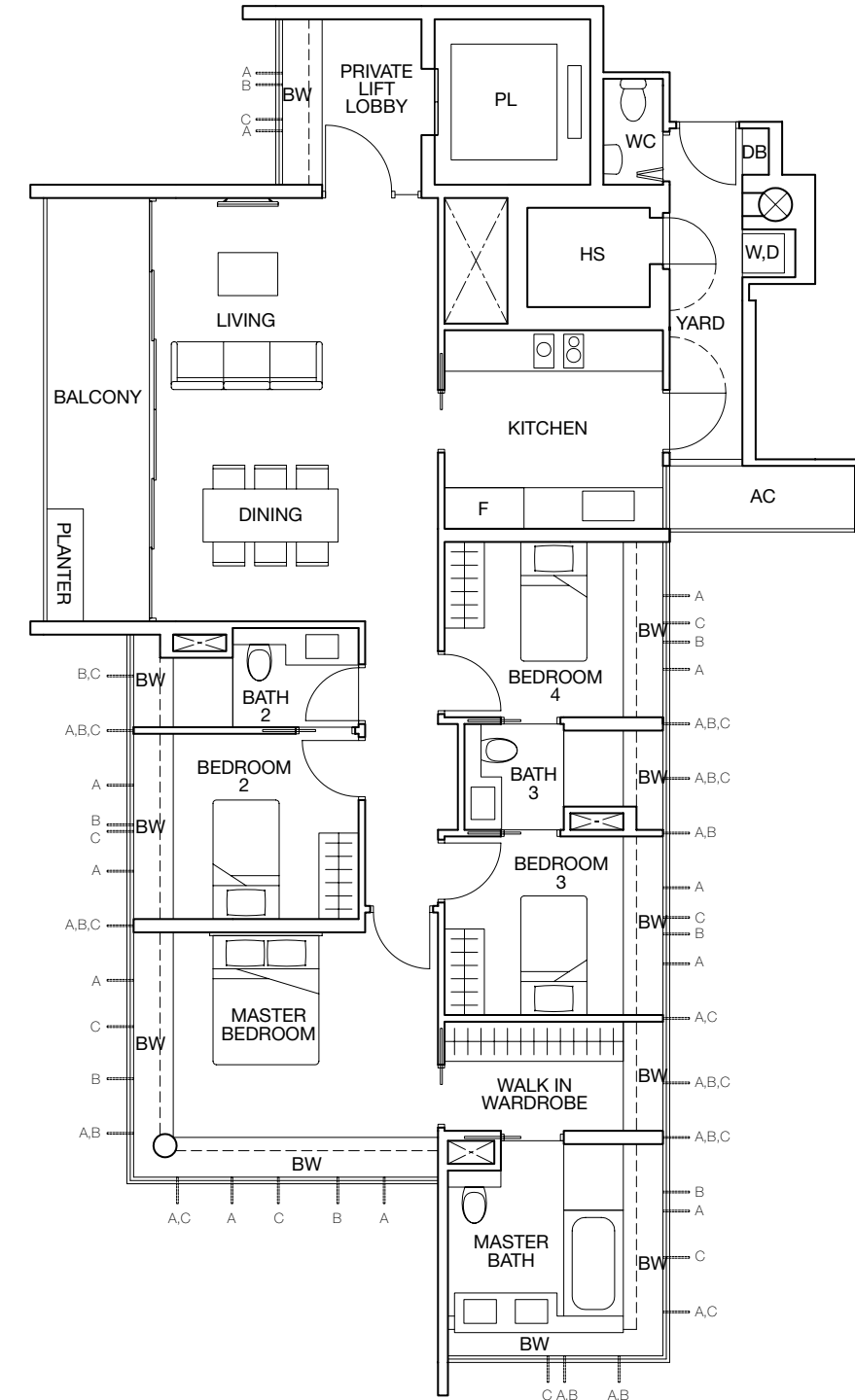
All plans are subject to change as may be required or approved by the relevant authorities. Indicated floor areas are approximate and are subject to final survey.

# TYPE (4)a – 4-Bedroom

Unit: #02-03 to #11-03

Area: 154 sq m

(Inclusive of A/C ledge - 3 sq m, Planter - 1 sq m & Balcony - 10 sq m)



**LEGEND:**  
 F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge BW - Bay Window PL - Passenger Lift

All plans are subject to change as may be required or approved by the relevant authorities. Indicated floor areas are approximate and are subject to final survey.

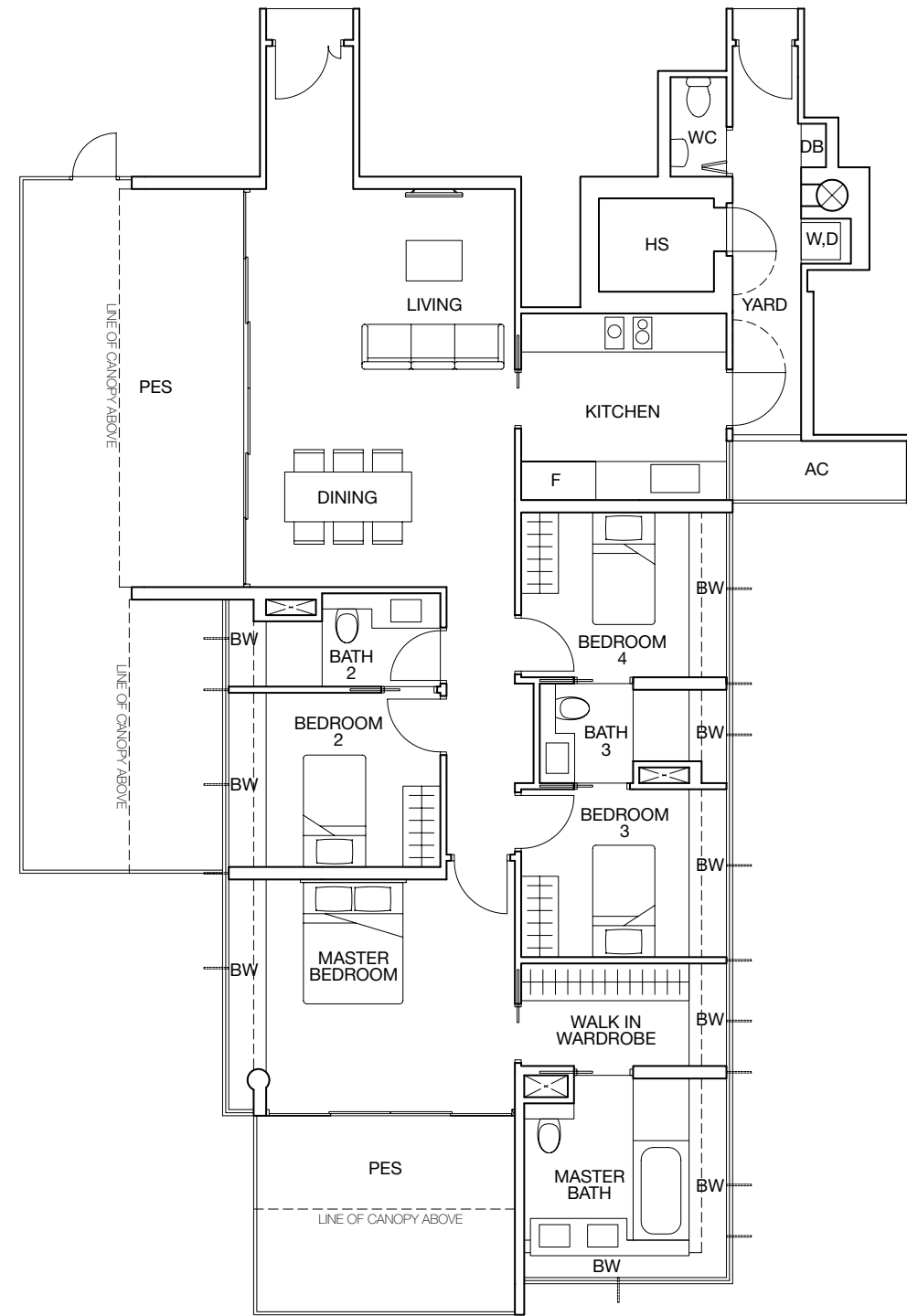


# TYPE (4)a1 – 4-Bedroom

Unit: #01-03

Area: 195 sq m

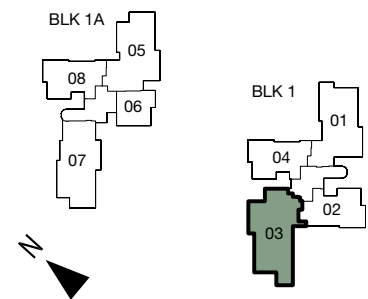
(Inclusive of A/C ledge - 3 sq m & PES - 53 sq m)



0 1 2 3 4 5M

**LEGEND:**  
 F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge  
 BW - Bay Window PL - Passenger Lift

All plans are subject to change as may be required or approved by the relevant authorities. Indicated floor areas are approximate and are subject to final survey.

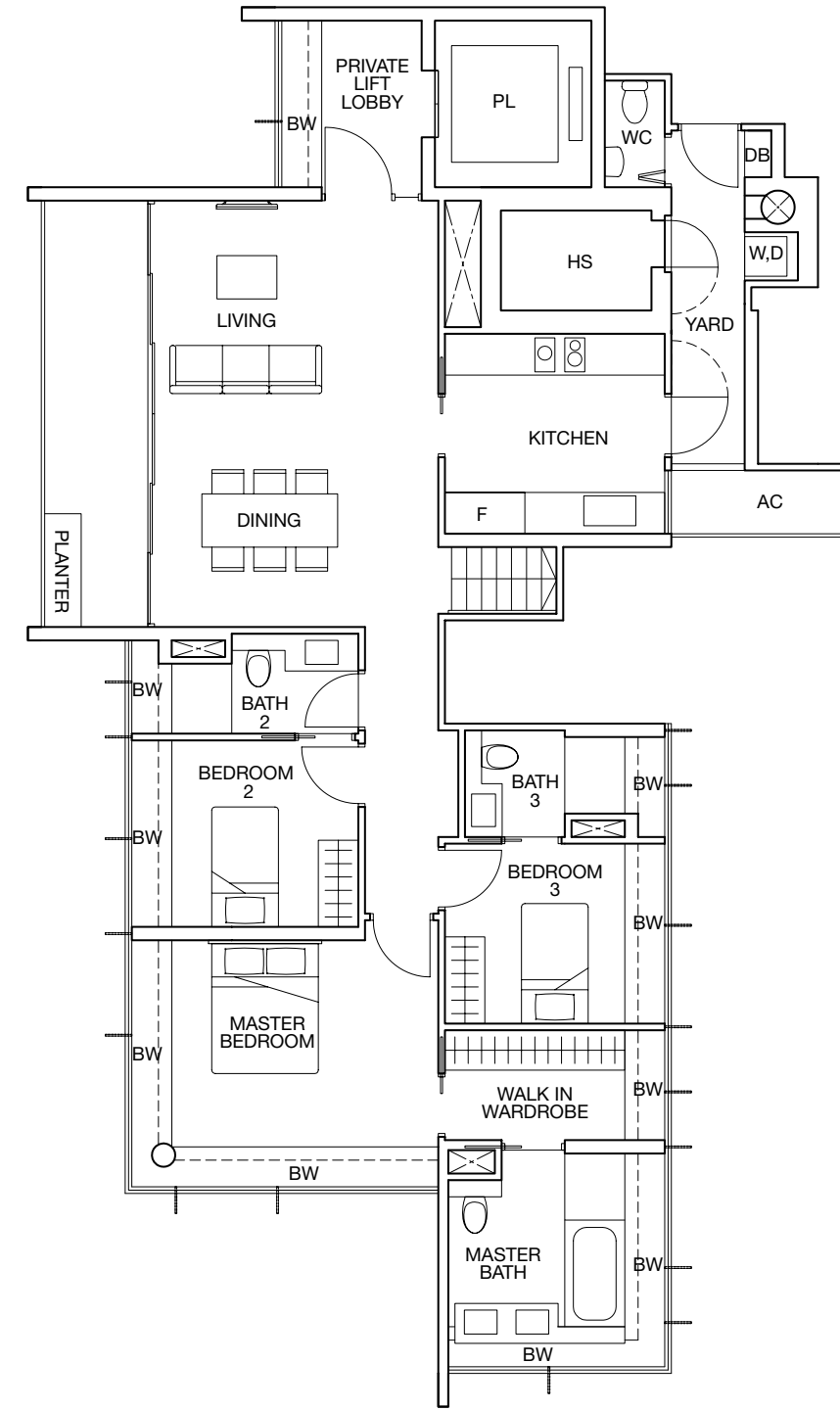


# TYPE (4)a2 – 4-Bedroom

Unit: #12-03

Area: 250 sq m

(Inclusive of A/C ledge - 7 sq m, Planter - 1 sq m, Balcony - 10 sq m, Private Roof Terrace - 43 sq m & Strata Void - 25 sq m)

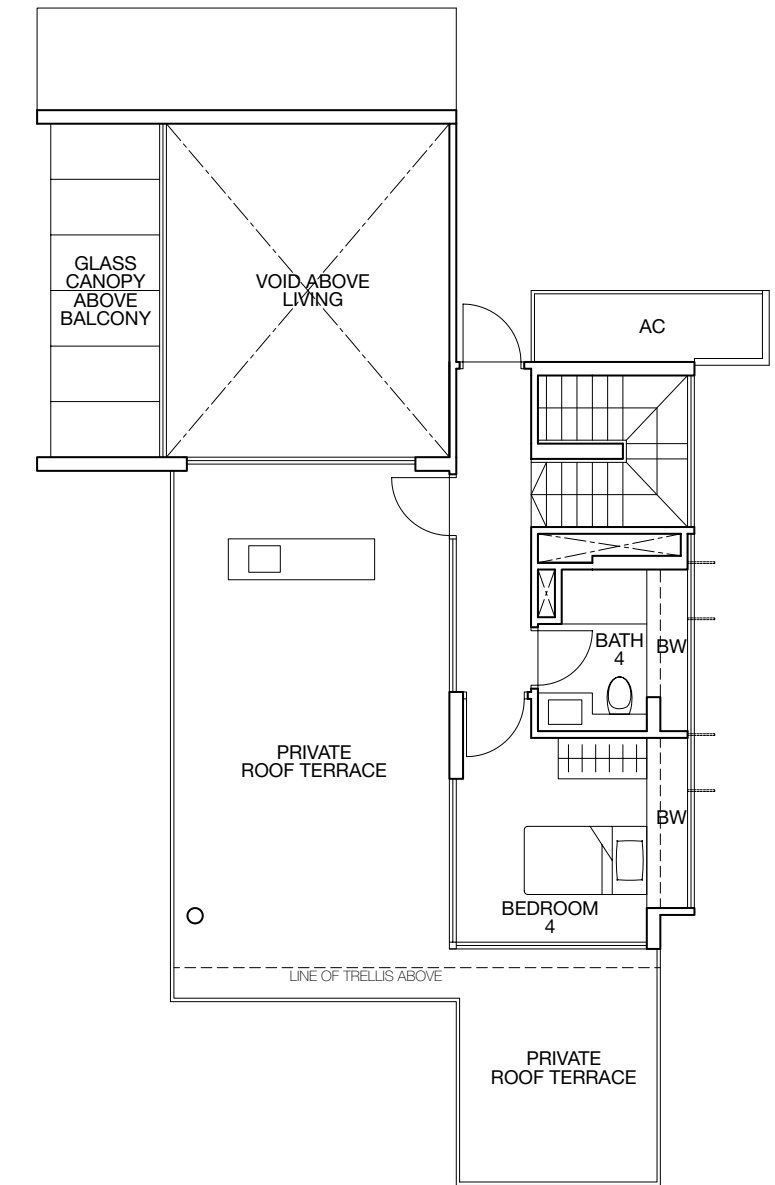


Lower Storey

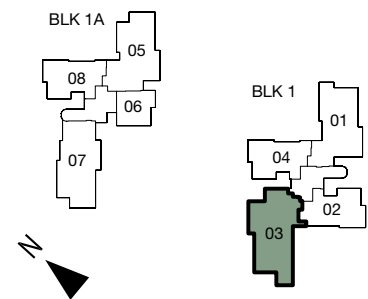
0 1 2 3 4 5M

**LEGEND:**  
 F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge BW - Bay Window PL - Passenger Lift

All plans are subject to change as may be required or approved by the relevant authorities. Indicated floor areas are approximate and are subject to final survey.



Upper Storey



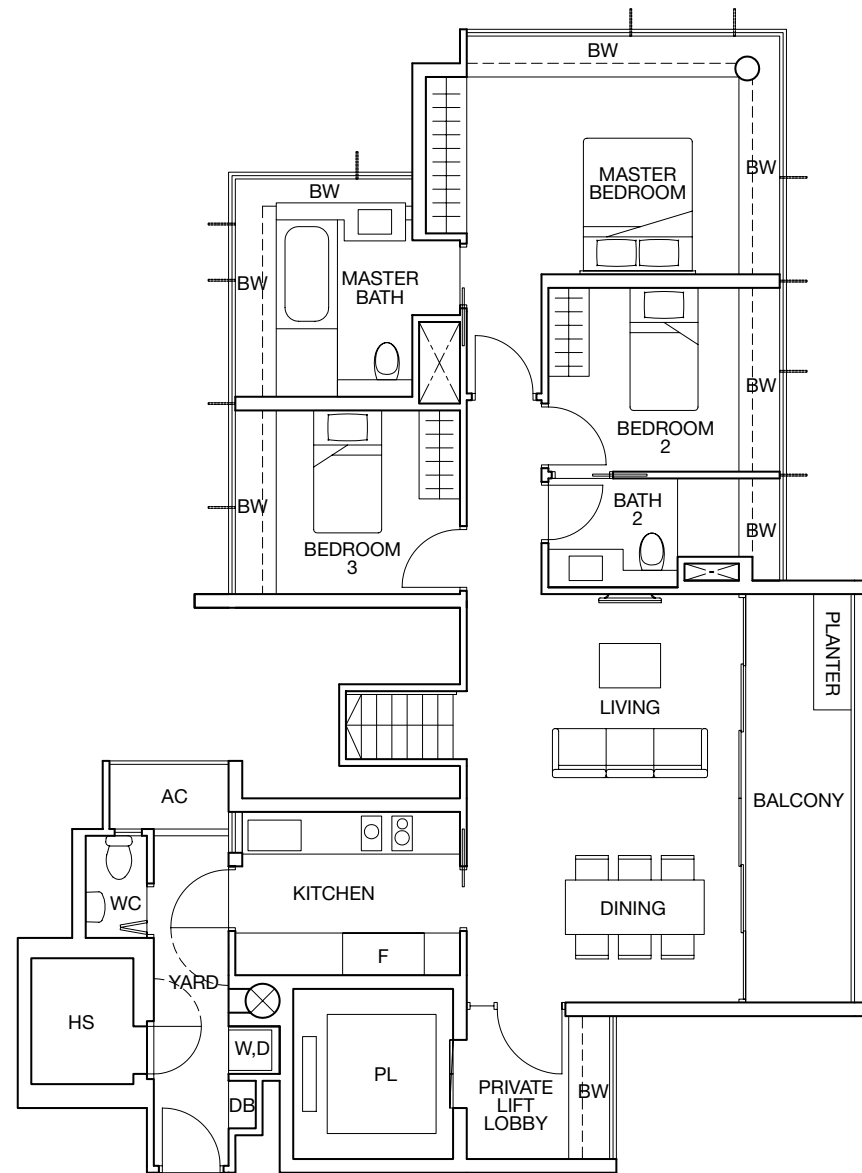


# TYPE (4)b2 – 4-Bedroom

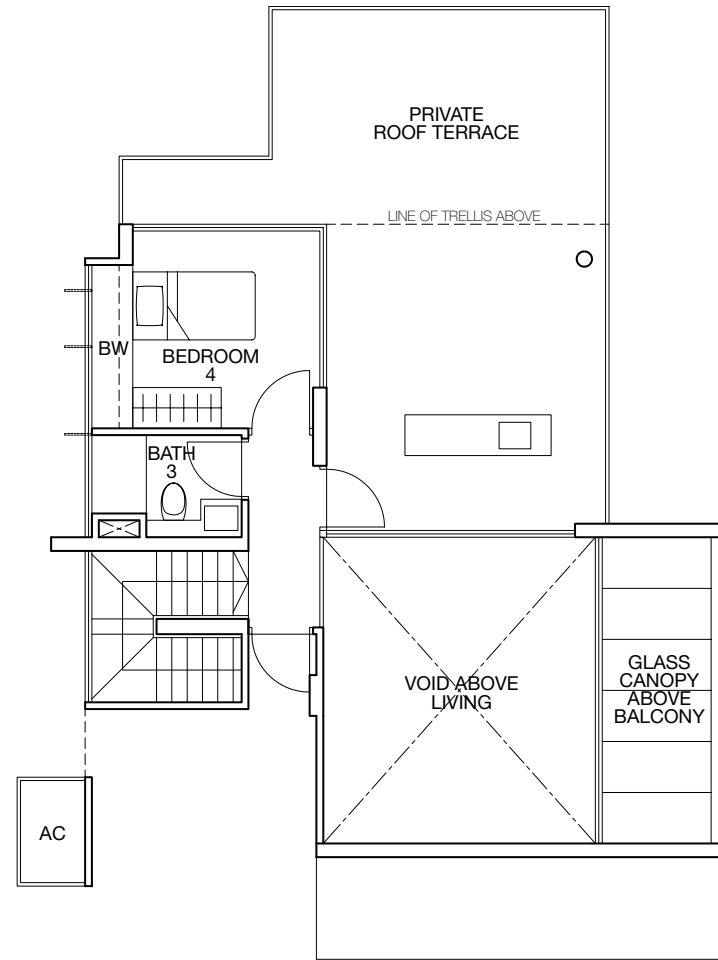
Unit: #12-05

Area: 213 sq m

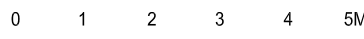
(Inclusive of A/C ledge - 4 sq m, Planter - 1 sq m, Balcony - 9 sq m, Private Roof Terrace - 37 sq m & Strata Void - 23 sq m)



Lower Storey

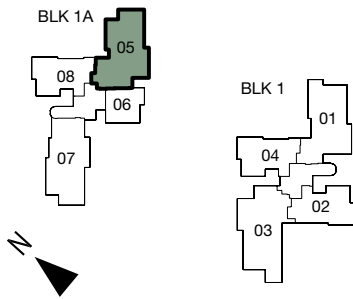


Upper Storey



**LEGEND:**  
 F - Fridge DB - Distribution Board HS - Household Shelter W - Washing Machine D - Dryer W/D - Washing Machine cum Dryer AC - Aircon Ledge BW - Bay Window PL - Passenger Lift

All plans are subject to change as may be required or approved by the relevant authorities. Indicated floor areas are approximate and are subject to final survey.



## 1) FOUNDATION

Reinforced concrete footings and or cast in-situ bored piles and/or driven pre-cast reinforced concrete piles in accordance with Singapore Standard CP 4 : 2003.

## 2) SUPERSTRUCTURE

Reinforced concrete structure using Grade 35 to 50 concrete manufactured from cement complying with Singapore Standard SS 26 and steel reinforcement bars and or strands complying with Singapore Standard SS 2 and/or Singapore Standard SS 475.

## 3) WALLS

- External wall  
In-situ and/or pre-cast reinforced concrete wall and/or masonry wall.
- Internal wall  
Masonry and/or reinforced concrete and/or lightweight concrete panels and/or pre-cast wall panels and/or dry wall partition system.

## 4) ROOF

Reinforced concrete flat roof and pitched roof with heat insulation and waterproofing system.

## 5) CEILING

### a) Apartment Unit

Skim coat and/or ceiling boards with emulsion paint to private lift lobby, living, dining, bedrooms, study, walk-in wardrobes, kitchen, yard, balcony, PES, household shelter, baths, wc, passageway and internal staircase, where applicable.

### b) Common Areas

- Skim coat and/or ceiling boards with emulsion paint to lift lobbies, corridor, function room, reading room, lounge, gym, handicapped toilets and changing rooms.
- Skim coat and/or ceiling boards with emulsion paint to staircase, carpark and driveway.

## 6) FINISHES

### (A) WALL FINISHES

**a) Apartment Unit – Internal** (finishes applied up to false ceiling level and exposed areas only).

For all unit types:

- Plaster and/or skim coat with emulsion paint to living, dining, bedrooms, study, walk-in wardrobes, passageway, yard and internal staircase, where applicable.
- Natural stone tiles and plaster and/or skim coat with emulsion paint to private lift lobby, where applicable.
- Skim coat with emulsion paint to household shelter.
- Natural stone tiles to baths.
- Homogenous and/or ceramic and/or porcelain tiles to kitchen and wc, where applicable.

### b) Apartment Unit – External

- Plaster and/or skim coat with emulsion / spray textured paint to balcony, PES and private roof terrace, where applicable.
- Laminated glass parapet with stainless steel railing to balcony and private roof terrace, where applicable.
- Glass parapet with stainless steel railing to PES, where applicable.

### c) Common Areas - Internal

- Agglomerated marble and/or natural stone and/or homogenous and/or ceramic and/or porcelain tiles and/or plaster and/or skim coat with emulsion and/or textured paint and/or laminated paneling to lift lobbies.
- Plaster and/or skim coat with emulsion and/or textured paint to passageways, gym, function room, lounge and reading room.
- Homogenous and/or ceramic and/or porcelain and/or mosaic tiles to changing rooms and handicapped toilets.
- Plaster and/or skim coat with emulsion paint to carpark, corridor and staircase.

### d) Common Areas - External

- Natural stone and/or homogenous and/or ceramic and/or porcelain tiles and/or pebble wash finish and/or plaster and/or skim coat with emulsion and/or spray textured paint to wall.

## (B) FLOOR FINISHES

### a) Apartment Unit

- Natural stone tiles with matching skirting to living, dining and passageway.
- Natural stone tiles with matching skirting to private lift lobby, where applicable.

- Solid timber flooring with matching skirting to bedrooms.
- Homogenous tiles with matching skirting to household shelter.
- Solid timber flooring with matching skirting to internal staircase and study, where applicable.
- Natural stone tiles to kitchen and baths.
- Homogenous and/or ceramic and/or porcelain tiles to wc and yard, where applicable.
- Homogenous and/or ceramic and/or porcelain tiles with matching skirting to balcony, where applicable.
- Reconstituted timber flooring to PES and private roof terrace, where applicable.
- Cement screed to planter, where applicable.

## b) Common Areas - Internal

- Natural stone and/or agglomerated marble and/or homogenous and/or ceramic and/or porcelain tiles with matching skirting to lift lobbies at basement and 1st storey.
- Natural stone and/or agglomerated marble and/or homogenous and/or ceramic and/or porcelain tiles with matching skirting to other common lift lobbies.
- Carpet and/or natural stone and/or agglomerated marble and/or homogenous and/or ceramic and/or porcelain tiles to function room, lounge and reading room.
- Reconstituted timber flooring and/or vinyl flooring and/or carpet to gym.
- Homogenous and/or ceramic and/or porcelain tiles to changing rooms and handicapped toilets.

## c) Common Areas - External

- Reconstituted timber strip and/or natural stone tiles and/or homogenous and/or ceramic and/or reconstituted stone tiles and/or pebble wash finishes to pool decks, open deck, walkway, linkway and footpath.
- Ceramic tiles and/or mosaic tiles to lap pool, children's pool and jacuzzi.
- Natural stone and/or ceramic tiles and/or mosaic to water features.
- Natural stone and/or homogenous and/or ceramic tiles and/or pebble wash and/or reconstituted timber to communal outdoor pavilions.
- Reconstituted rubber flooring to children's playground and outdoor fitness area.

## 7) WINDOWS

Aluminium framed windows with minimum 6mm thick clear and/or tinted and/or obscured glass, where applicable.

- Casement window and/or fixed panel to bedrooms, baths, study (for unit type (3)c2 only), walk-in wardrobe (for unit types (3)a2, (4)a, (4)a1 & (4)a2 only), private lift lobby (for unit types (3)a, (3)a2, (3)b, (3)c, (3)c2, (4)a, (4)a2 & (4)b2 only), internal staircase (for unit types (3)a2, (3)c2, (4)a2 & (4)b2 only) and passageway (for unit types (2)a, (2)a1, (2)b & (2)b1 only).
- Sliding window and/or fixed panel to all kitchen, except:
  - No window provision to kitchen (for all 1 bedroom unit types only)
  - Casement window and/or fixed panel to kitchen (for unit types (2)a, (2)a1, (4)a, (4)a1, (4)a2 & (4)b2 only)
- Top-hung window and/or fixed panel to wc (for unit types (3)b, (3)b1, (3)c, (3)c2, (4)a, (4)a1, (4)a2 & (4)b2 only)
- Casement window and/or fixed panel to wc (for unit types (3)a & (3)a2 only)

## 8) DOORS

- Fire-rated solid timber swing doors to unit main entrance (for all 1 & 2 bedrooms unit types and unit types (3)b1 and (4)a1 only).
- Fire-rated solid timber swing doors to unit service entrance (for all 3 & 4 bedrooms unit types only).
- Solid core timber swing door with fixed glass panel to private lift lobby (for unit types (3)a, (3)a2, (3)b, (3)c, (3)c2, (4)a, (4)a2 & (4)b2 only)
- Solid core timber swing door to bedrooms.
- Solid core timber sliding door to all baths, except:
  - Solid core swing door to bath 3 (for unit types (3)a2, (3)b, (3)b1, (3)c2 & (4)b2 only)
  - Solid core swing and sliding door to bath 2 (for unit types (3)a, (3)a2, (3)b, (3)b1, (3)c, (3)c2, (4)a, (4)a1, (4)a2 & (4)b2 only)
  - Solid core swing door to bath 4 (for unit types (4)a2 only)
- Solid core timber sliding door to walk-in wardrobe (for unit types (3)a2, (4)a, (4)a1, (4)a2 only)
- Solid core timber sliding door to study (for unit type (3)c2 only)

- Timber framed glass swing door to kitchen (for unit types (2)a, (2)a1, (2)b, (2)b1, (3)c, (3)c2 only)
- Timber framed glass sliding door to kitchen (for unit types (3)a, (3)a2, (3)b, (3)b1, (4)a, (4)a1, (4)a2 & (4)b2 only)
- Timber framed glass swing door to yard (for all 3 & 4 bedrooms unit types only)
- Slide-and-fold door panel to wc (for all 3 & 4 bedrooms unit types only)
- Aluminium framed glass sliding door to balcony and PES, where applicable.
- Aluminium framed glass swing door and/or sliding door to private roof terrace, where applicable.
- Approved metal door for household shelter.
- Good quality locksets and ironmongery to be provided.

## 9) SANITARY FITTINGS

- Master Bath** (for all 1 & 2 bedroom unit types)  
1 natural stone vanity top with 1 wash basin with basin mixer, 1 mirror, 1 towel rail, 1 towel hook, 1 shower compartment with 1 shower mixer, 1 hand shower and 1 overhead shower rose, 1 water closet & 1 toilet paper holder.
- Master Bath** (for unit types (3)a, (3)a2, (3)b, (3)b1, (3)c, (3)c2 & (4)b2 only)  
1 natural stone vanity top with 1 wash basin with basin mixer, 1 mirror, 1 towel rail, 1 towel hook, 1 shower compartment with 1 shower mixer, 1 hand shower and 1 overhead shower rose, 1 long bath with bath mixer and hand shower, 1 water closet & 1 toilet paper holder.
- Master Bath** (for unit types (4)a, (4)a1 & (4)a2 only)  
1 natural stone vanity top with 2 wash basin with basin mixer, 1 mirror, 1 towel rail, 1 towel hook, 1 shower compartment with 1 shower mixer, 1 hand shower and 1 overhead shower rose, 1 long bath with bath mixer and hand shower, 1 water closet & 1 toilet paper holder.
- Bath 2, 3 & 4** (where applicable)  
1 natural stone vanity top with 1 wash basin with basin mixer, 1 mirror, 1 towel rail, 1 towel hook, 1 shower compartment with 1 shower mixer, 1 hand shower, 1 water closet & 1 toilet paper holder.
- WC** (where applicable)  
1 wash basin with tap, 1 shower set with bib tap, 1 mirror, 1 towel hook, 1 water closet and 1 toilet paper holder
- Balcony, Yard, PES, Private Roof Terrace** (where applicable)  
1 bib tap

## 10) ELECTRICAL INSTALLATION

- All units shall be cable TV ready.
- Electrical wiring below false ceiling within the apartments shall generally be concealed where possible.
- Electrical wiring above false ceiling shall be in exposed tray, conduits and/or trunking.

Electrical Provision	Ceiling Lighting Point	13A SSO Power Point	Bell Chime Point
Unit Type			
1)a	6	8	1
(2)a, (2)a1, (2)b, (2)b1	9	12	1
(3)a, (3)b, (3)b1, (3)c	12	15	1
(3)a2, (3)c2	15	17	1
(4)a, (4)a1	14	18	1
(4)a2, (4)b2	17	20	1



# Specifications

## 11) TV AND TELEPHONE

Telephone & TV Schedule	Telephone Outlet	TV Outlet (cable TV ready)	Data Point
Unit Type			
All 1 bedroom unit types	3	3	2
All 2 bedrooms unit types	4	4	3
All 3 bedrooms unit types	5	5	4
All 4 bedrooms unit types	6	6	5

## 12) LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard SS 555.

## 13) PAINTING

### a) External Wall

External emulsion and/or silicon and/or thermal paint and or textured coating.

### b) Internal Wall

Emulsion paint to internal walls and ceiling.

## 14) WATERPROOFING

### a) Apartment Unit

- Waterproofing to floors of bath, kitchen, balcony, wc, yard, planter PES and private roof terrace, where applicable
- Waterproofing to walls of long bath and shower compartment up to 1800mm.

### b) Common Area

- Waterproofing to RC flat roof, lap pool, jacuzzi, children's pool, pool deck, changing room, handicapped toilet and landscape areas.

## 15) DRIVEWAY AND CARPARK

- Reinforced concrete slab with floor hardener and/or epoxy coating at basement driveway, ramp and carpark.
- Reinforced concrete slab with natural stone and/or interlocking concrete paving to surface driveway and drop off areas.

## 16) RECREATION FACILITIES

- Lap pool (surface area approx. 210 m<sup>2</sup>) incorporating:
  - Jacuzzi
  - Children's pool
  - Poolside cabana
  - Poolside pavilion

### b) Clubhouse incorporating:

- Function room
- Lounge
- Reading room
- Terrace

### c) Meditation garden incorporating:

- Reading cabana
- Reading terrace
- Lily pond
- Tai-chi/yoga lawn

### d) Gym

### e) BBQ pavilions

### f) Table games pavilion

### g) Changing rooms (male and female changing room, each with steam room)

### h) Handicapped toilet

### i) Children's playground with BBQ pavilion

### j) Outdoor fitness area

## 17) ADDITIONAL ITEMS

### a) Kitchen cabinets :

- For all 1 & 2 bedroom unit types – High and low level cabinets in spray painted finish with solid surfacing counter top, glass backsplash, built-in combi steam oven, built-in washing machine cum dryer, integrated fridge, stainless steel sink, cooker hob and hood.

- For all 3 & 4 bedroom unit types – High and low level cabinets in spray painted finish with solid surfacing counter top, glass backsplash, built-in steam oven, built-in convection oven, wine chiller, integrated fridge, stainless steel sink, cooker hob and hood.

- Free-standing washer and dryer for 3 bedrooms & 4 bedrooms unit types only.

- Built-in wardrobes with sliding doors in timber veneer finish provided to master bedroom of all unit types, except unit types (3)a2, (4)a,(4)a1 & (4)a2 only.

- Walk in wardrobe with timber veneer finish framing and mirror finish backing panel provided to master bedroom of unit types (3)a2, (4)a, (4)a1 & (4)a2 only.

- Built-in wardrobes with sliding doors in sprayed paint finish to all other bedrooms, where applicable.

- Multi split ducted air-conditioning system to living, dining and master bedroom.

- Multi split wall mounted air-conditioning system to bedrooms, and where applicable, study.

- Multi split ceiling mounted air-conditioning system to kitchen (for all unit types except 1 bedroom unit types)

- Multi split ducted air-conditioning system to kitchen (for all 1 bedroom unit types only)

- Hot water supply to all baths, kitchen and wc, where applicable.

- Mechanical ventilation system (to be activated with gas hob operation) to kitchen (for all 1 bedroom unit types only)

- Provision of town gas to all kitchen.

- Metal cladded (external face only) solid core timber swing door to common roof area (for unit types (3)a2, (3)c2, (4)a2 & (4)b2 only).

- Metal framed glass gate at PES (for unit types (2)a1, (2)b1, (3)b1 & (4)a1 only).

- Metal framed glass canopy at balcony (for unit types (3)a2, (3)c2, (4)a2 & (4)b2 only).

- Counter top with stainless steel sink & cover at private roof terrace (for unit types (3)a2, (3)c2, (4)a2 & (4)b2 only).

- Audio / video telephony intercom system between each unit and guardhouse and common lift lobbies at basement and 1st storey.

- Automatic car barrier with Electronic Parking System (EPS) access system.

- Wireless broadband coverage to swimming pool deck and clubhouse.

- Waste disposal system – pneumatic waste conveyance system located in bin centre.

- All residential units are provided with individual refuse hopper within the units.

## NOTES TO SPECIFICATIONS

### A Marble/Granite

Marble/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/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 builder and 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 clause 9 and clause 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/her 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 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 Architect's selection and market availability.

## F Layout/Location of Wardrobes/Walk-in Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Fittings and Electrical Appliances, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of wardrobes/walk-in wardrobes, kitchen cabinets, fan coil units, electrical points, fittings and electrical appliances, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

## G 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 clause 9 and clause 17.

## 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 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 clause 9 and clause 17.

## J Planters

Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.

## K Wall

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

## L Tiles

Selected tile sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483:2000.

# Making dream homes a reality.

Hong Leong Holdings Limited (HLHL) was established in 1968 as the privately-held property development and investment arm of the Hong Leong Group. As one of the pioneers of the real estate scene in Singapore, HLHL has since emerged as a major player in the property market. To date, it has developed over 50 residential properties, including a range of mid- to high-end residential projects in some of the country's most coveted neighbourhoods.

As a forward-looking developer that continues to pursue improvement and expansion while maintaining its high design, customer service and sustainability standards, HLHL takes pride in being responsible for some of the most distinctive and iconic residential developments in Singapore. Some of the company's well-received projects in the past few years include Sage, The Meyerise, The Tate Residences and Aalto. In addition, HLHL has also been involved in a number of high-profile joint ventures, both at home and abroad. As a developer of choice with several exciting developments lined up, its efforts continue to define the concept of a dream home, and to turn these visions into concrete reality.



## Sage

- Nassim Road • 33 units
- TOP Date: Jul 2012 • CSC Date: Nov 2012



## The Meyerise (Under Construction)

- Meyer Road • 239 units
- Expected Date of Vacant Possession: No later than 1 Oct 2016



## The Tate Residences

- Claymore Road • 85 units
- TOP Date: Oct 2009 • CSC Date: Jul 2010



## Aalto

- Meyer Road • 196 units
- TOP Date: Aug 2010 • CSC Date: Dec 2010





Co.Reg No.: (196800290Z)

Developer: Hong Leong Holdings Limited (Registration No. 196800290Z) • Developer's Licence No.: C1011 • Tenure of Land: Estate in Fee Simple (Freehold) • Lot No.: LOT 715X TS26 • Approved BP No.: A1477-00001-2007-BP01 dated 1 Jul 2008/ A1477-00001-2007-BP02 dated 5 Apr 2010/ A1477-00001-2007-BP03 dated 15 Jun 2010/ A1477-00001-2007-BP04 dated 23 Aug 2011/ A1477-00001-2007-BP05 dated 31 Oct 2011/ A1477-00001-2007-BP06 dated 15 Nov 2012 • Date of Notice of Vacant Possession under the S&P Agreement: No later than 1 Sep 2017 • Expected date of legal completion: No later than 1 Sep 2020 or 3 years after the date of delivery of vacant possession, whichever is earlier • Encumbrances: Subsisting Mortgage (if any) will be discharged in accordance with the Housing Developers (Project Accounts) Rules

While every reasonable care has been taken in preparing this brochure, the developer cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statement or representation of facts. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development. All information and specifications are current at the time of press and are subject to change as maybe required and cannot form part of an offer or contract.



