

ONE
robey



A Blissful Utopia of
Comfort and Serenity....



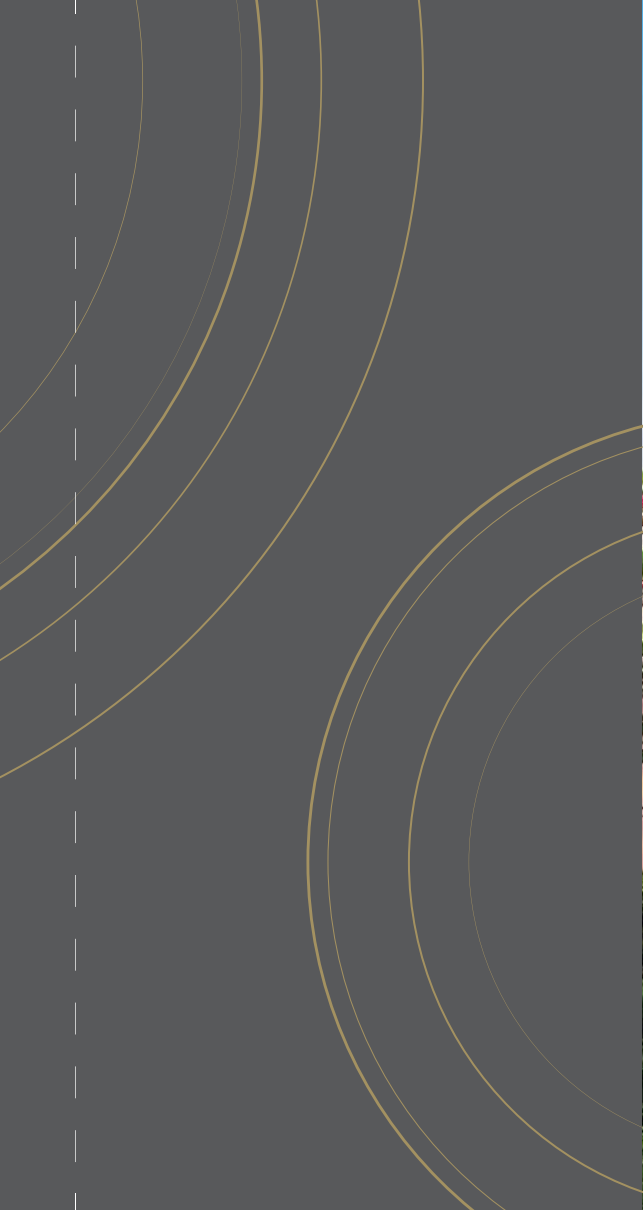


ARTIST'S
IMPRESSION
ONLY

Step into a world that will calm your mind and soothe your soul.

Step into a new development that blends abundant luxury with peaceful surrounds.

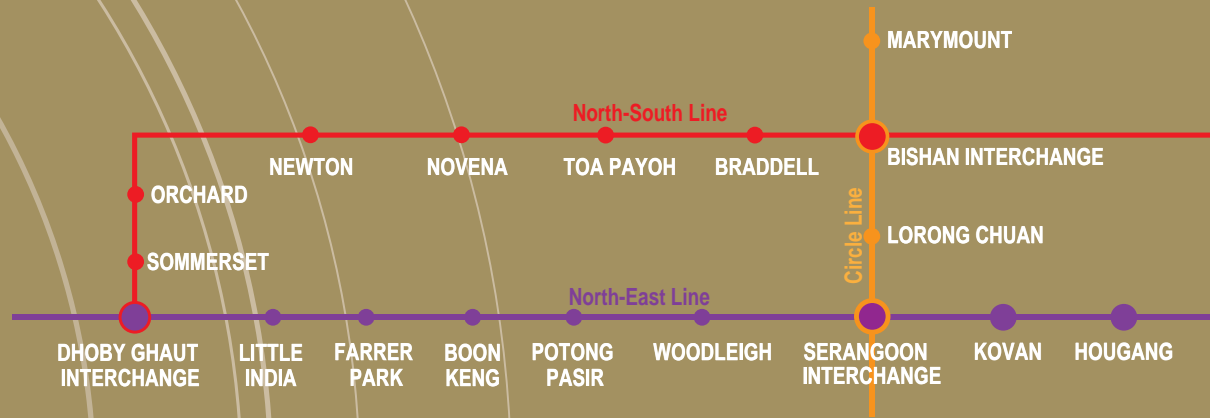
Step into OneRobey – an exhilarating residence with just 18 exclusive homes nestled in the heart of vibrant Singapore.



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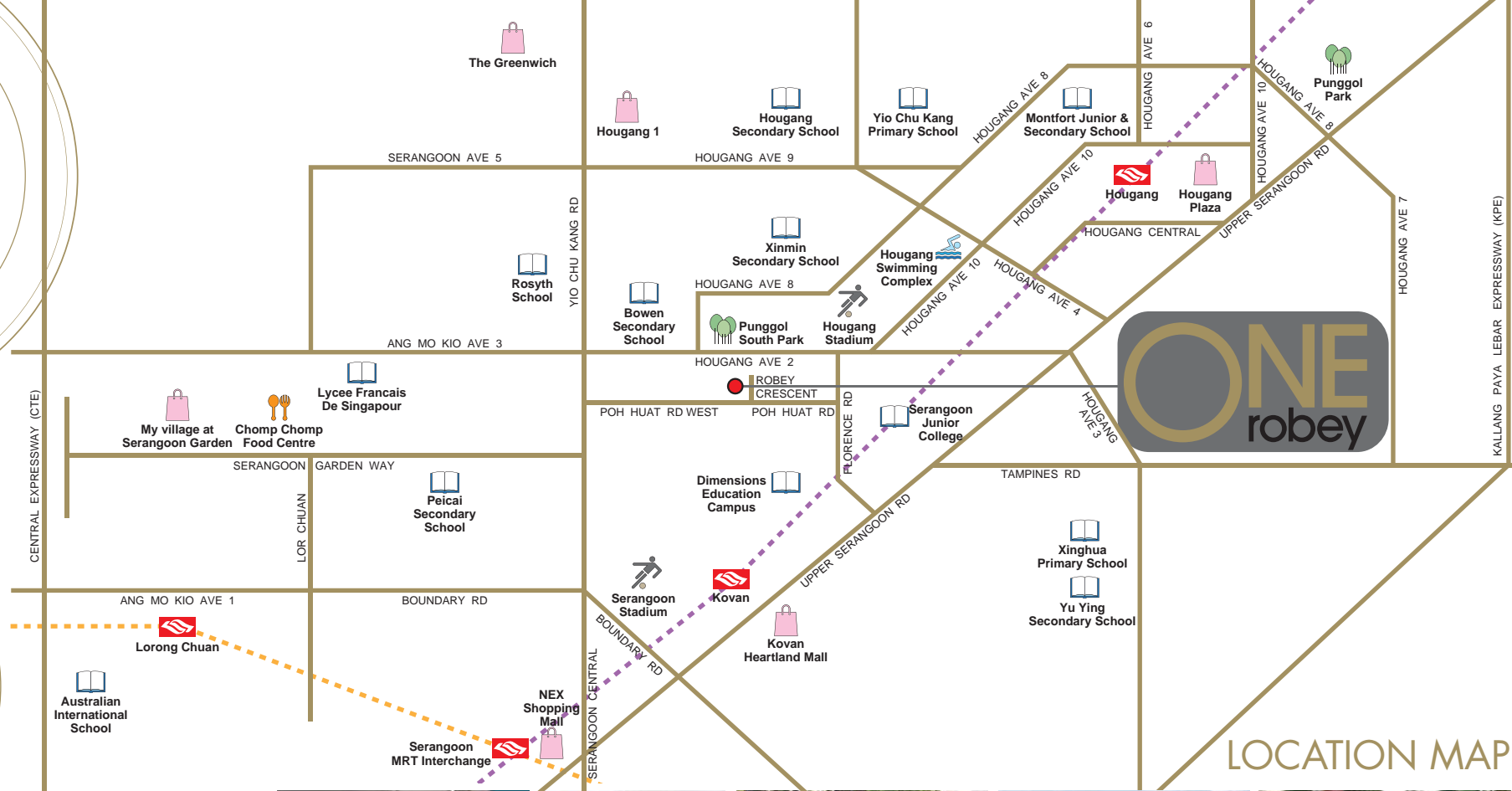


Convenience at Your Fingertips



Anything you may need is just minutes away from your abode.

Situated in one of Singapore's most established estates, you will find entertainment, shopping, schools and wide open spaces within a stone's throw. Hop onto the train at nearby Kovan MRT station, one station to Nex Mall, one of the biggest suburban malls in Singapore. Everyday needs are easily taken care of with Hougang Mall, Kovan Heartland Mall and Hougang 1 are just around the corner while renowned schools such as Rosyth School, Xinmin Primary School and many other Secondary schools are just within a short drive away.



LOCATION MAP



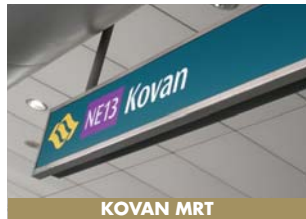
NEX MALL



HOUGANG STADIUM



KOVAN HEARTLAND MALL



KOVAN MRT



HOUGANG MALL



POH HUAT ROAD PLAYGROUND



HOUGANG 1



ROSYTH SCHOOL



Life's Pleasures at Your Doorstep



Indulge in a dip in a pool with a view or work up a sweat in the gym.

Spend reflective moments on your own or enjoy the company of loved ones over a delicious BBQ. OneRobey offers the best life has to offer for you to enjoy anyway you like.



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Feel the Synergy of Form and Function....

Your home at OneRobey seamlessly combines the style you wish to express with the practical features you need to run your life.

From cozy nooks to utilitarian spaces, be free to express yourself with beautiful furnishings and quality fittings that come with your piece of paradise at OneRobey.



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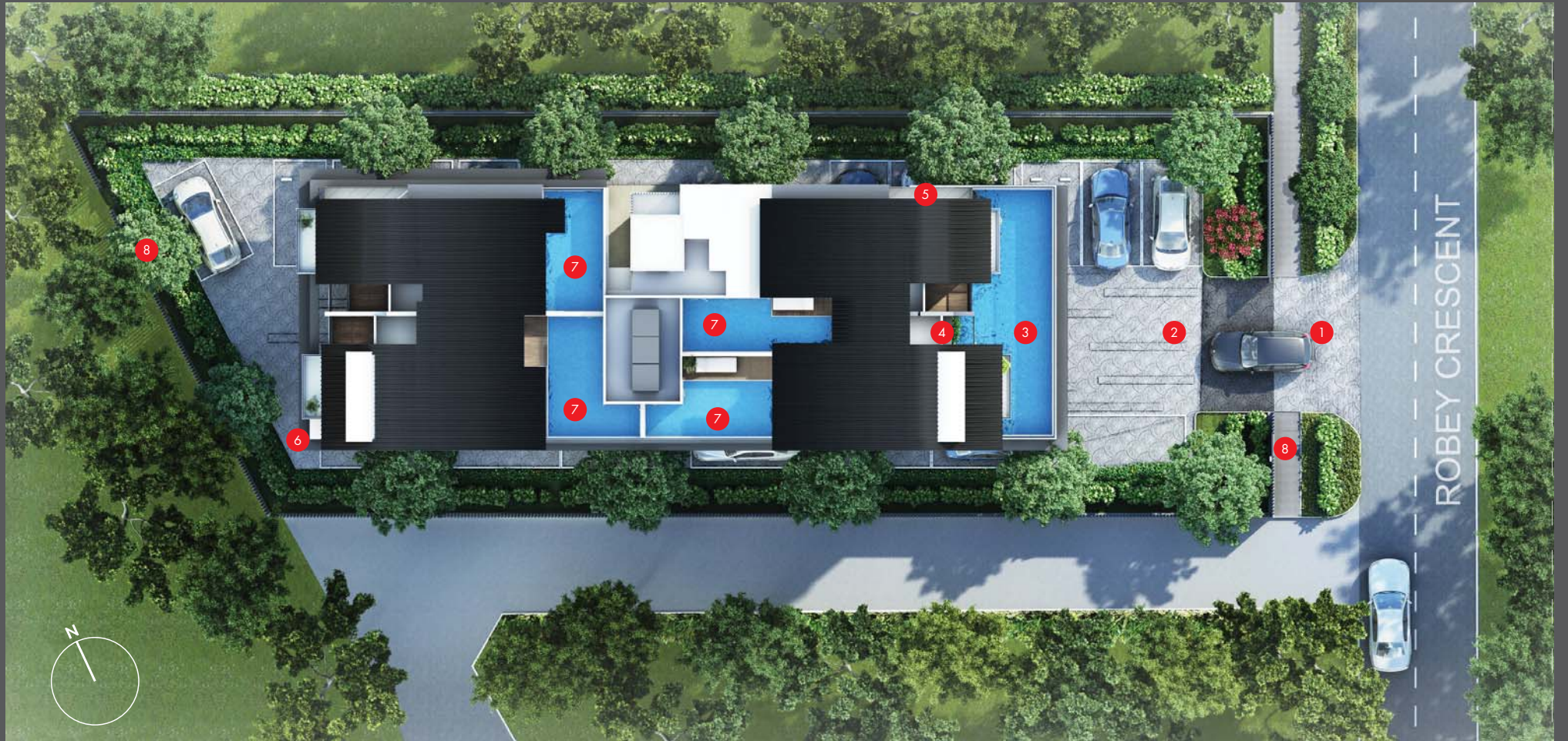
Experience Opulence in
Every Single Space....





Gaze Your Eyes on Expansive Lushness that will
Take Your Breath Away....

SITE PLAN



1 Entrance

2 Driveway

3 Swimming Pool

4 Decking

5 Gym

6 BBQ

7 Private Pool

8 Site Gate

TYPE B1

2 bedrooms | 54 sq m | #03-01 to #04-01

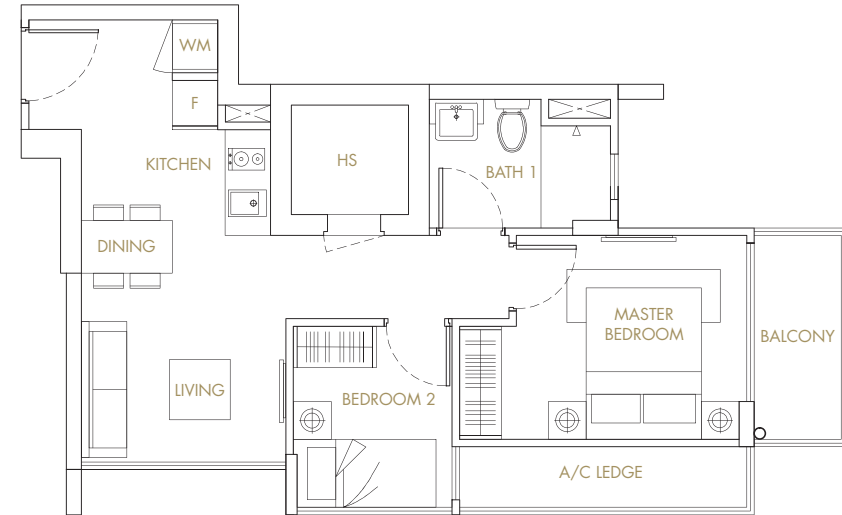
(inclusive of a/c ledge and balcony)



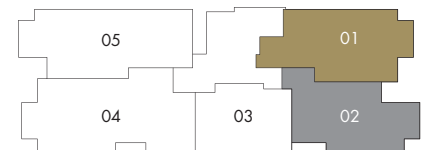
TYPE B2

2 bedrooms | 51 sq m | #03-02 to #04-02

(inclusive of a/c ledge and balcony)

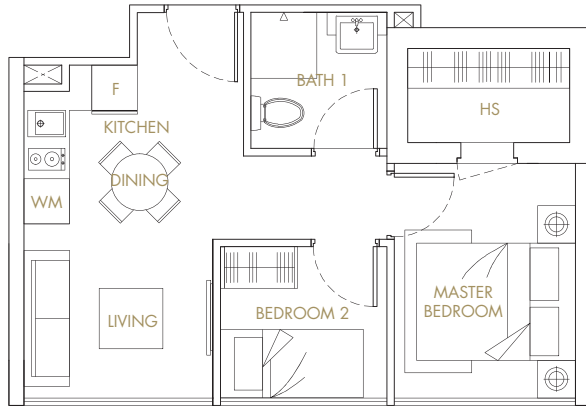


SCALE 1:100



TYPE B3

2 bedrooms | 39 sq m | unit #03-03 to #05-03
(inclusive of a/c ledge)

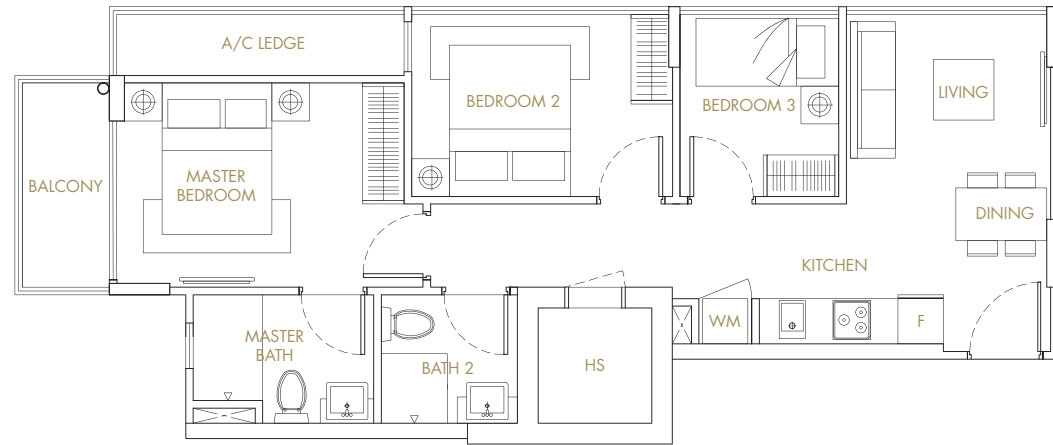


SCALE 1:100



TYPE C1

3 bedrooms | 65 sq m | unit #02-05 to #04-05
(inclusive of a/c ledge and balcony)





Dual Key Units

Staying Close Has Never Been Easier.

With OneRobey's dual key units, living with your parents takes on a whole new dimension. Enjoy close-knit family ties with the personal space you crave in a comfortable home environment that is catered for larger families. Four standard apartments and a penthouse are available as dual key units, combining a separate studio unit with the main apartment to allow a multitude of choices for your household. From multi-generational families to living with tenants, your choices are wide and varied at OneRobey.



small family

+



grandparents



couple

+



tenant



couple

+



parents



single

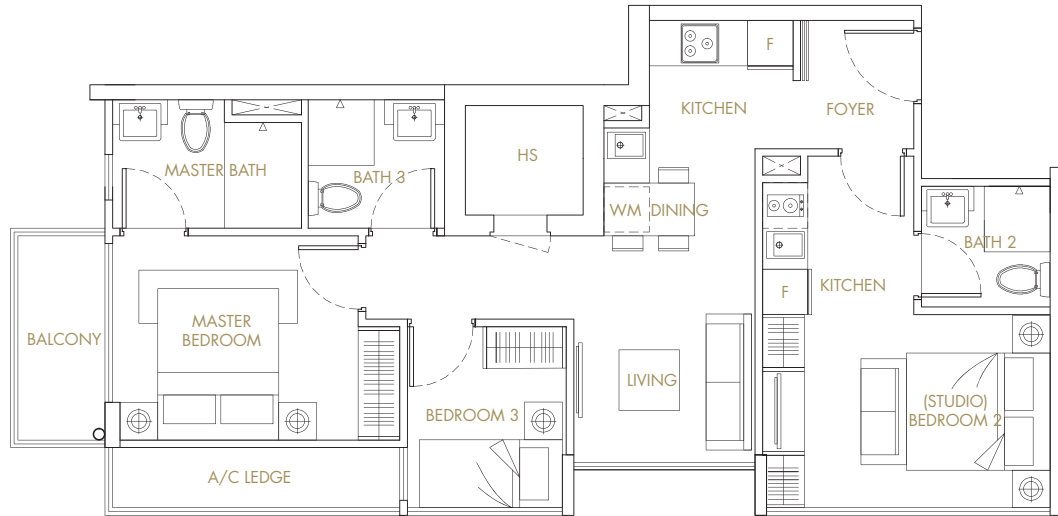
+



tenant

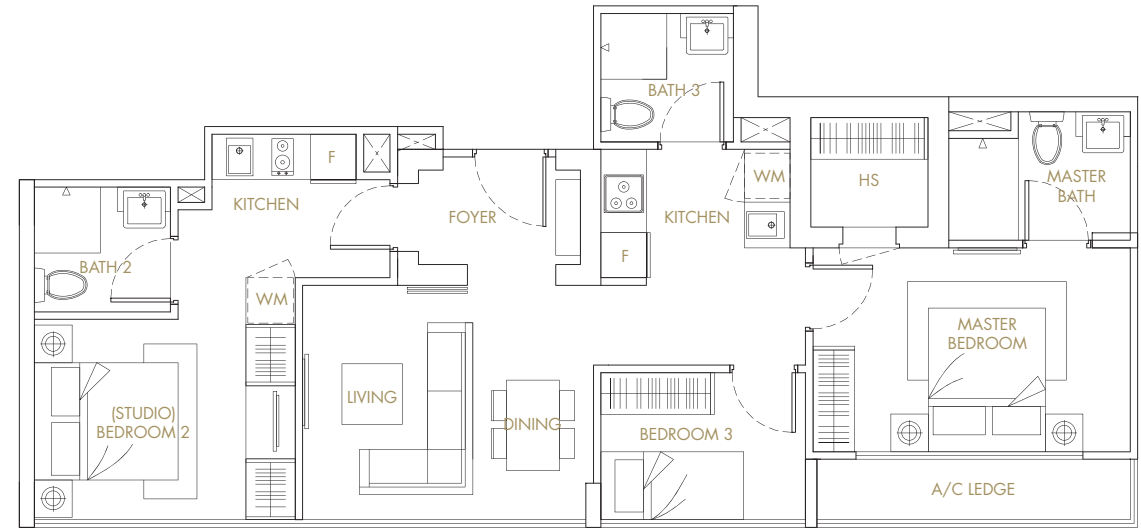
TYPE C2 – DK

3 bedrooms | 73 sq m | unit #02-04 to #04-04
(inclusive of a/c ledge and balcony)

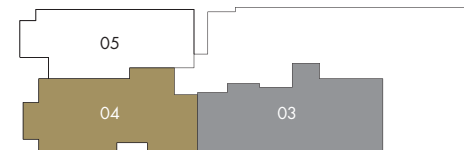


TYPE C3 – DK

3 bedrooms | 77 sq m | unit #02-03
(inclusive of a/c ledge)



SCALE 1:100



PENTHOUSE



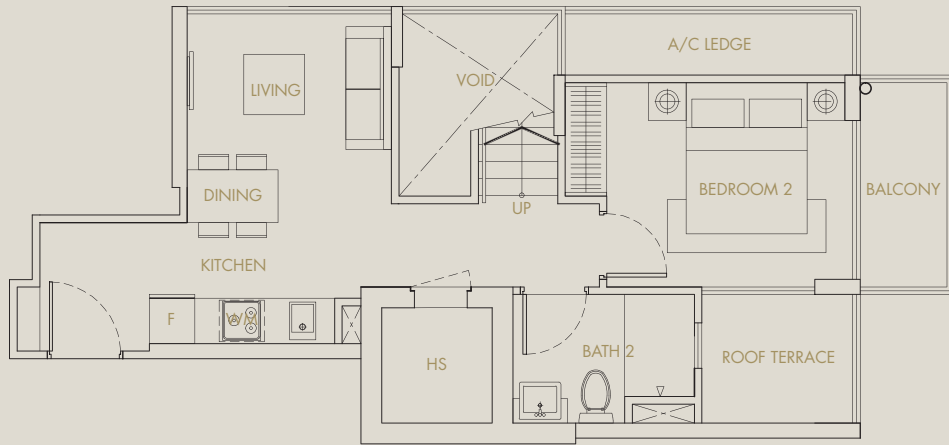
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TYPE PH-1

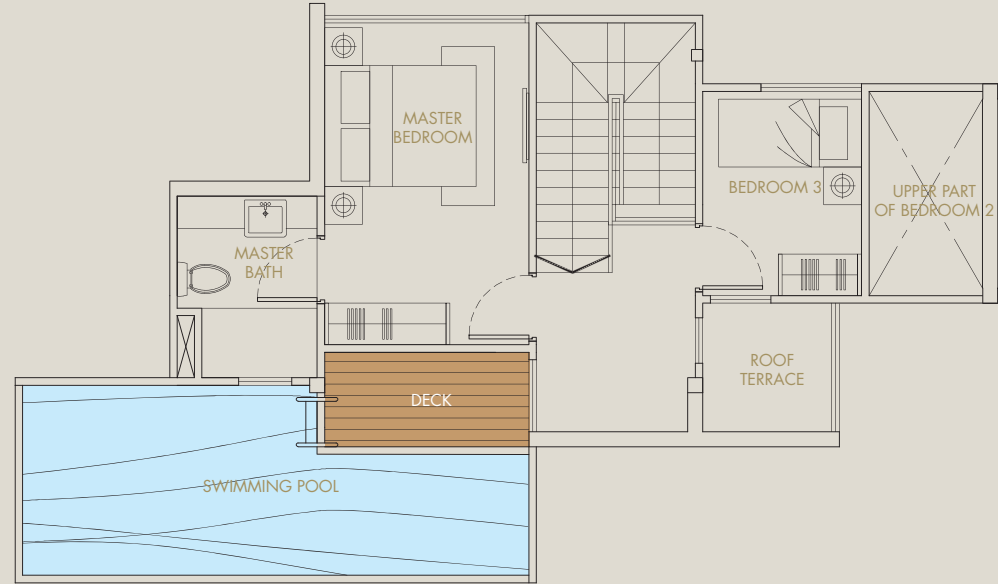
3 bedrooms | 116 sq m | unit #05-01

(inclusive of a/c ledge, void, balcony, pool/deck and roof terrace)

PENTHOUSE

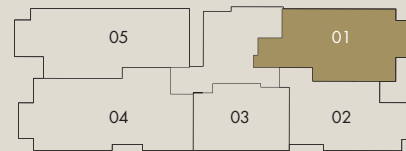


LOWER FLOOR

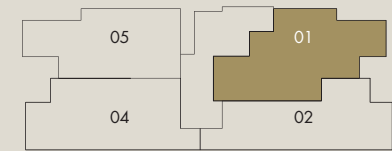


UPPER FLOOR

SCALE 1:100



5TH STOREY



ATTIC

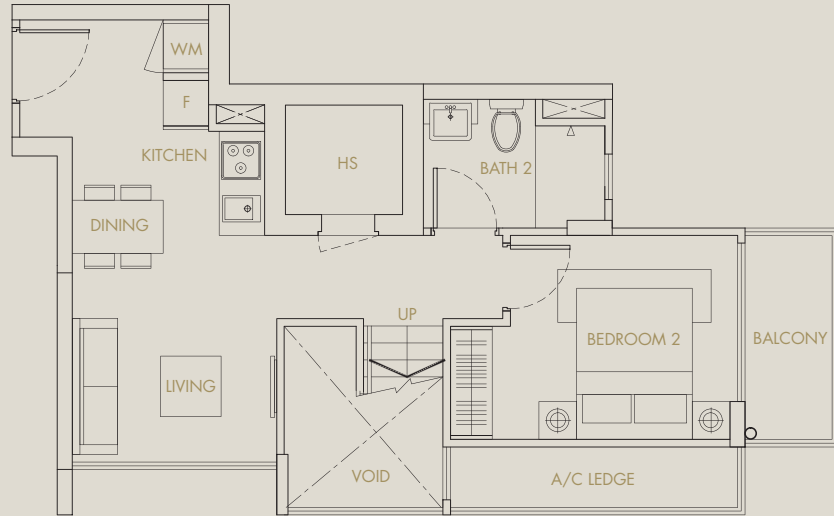


TYPE PH-2

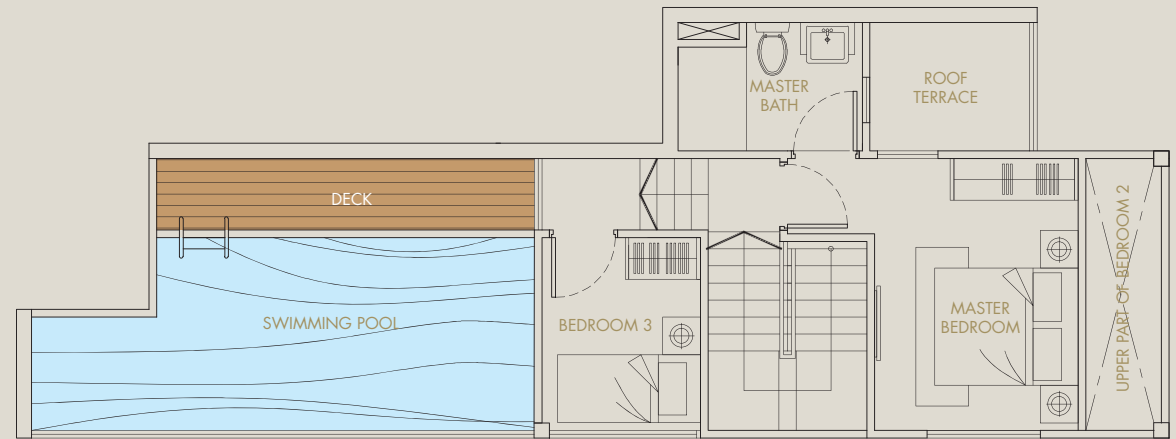
3 bedrooms | 112 sq m | unit #05-02

(inclusive of a/c ledge, void, balcony, pool/deck and roof terrace)

PENTHOUSE



LOWER FLOOR

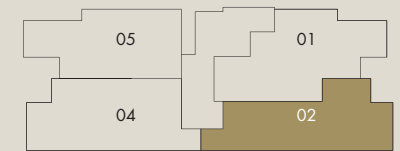


UPPER FLOOR

SCALE 1:100



5TH STOREY



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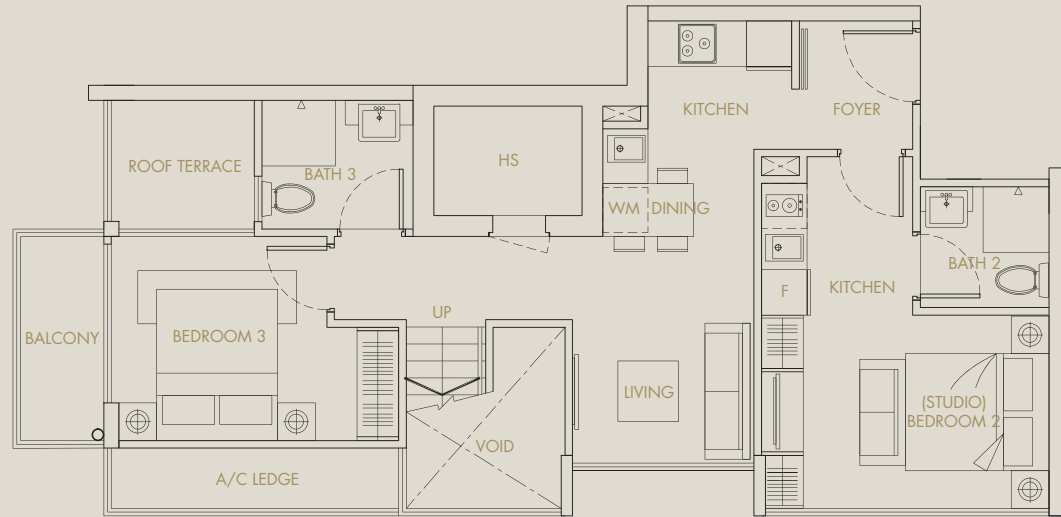


TYPE PH-3 – DK

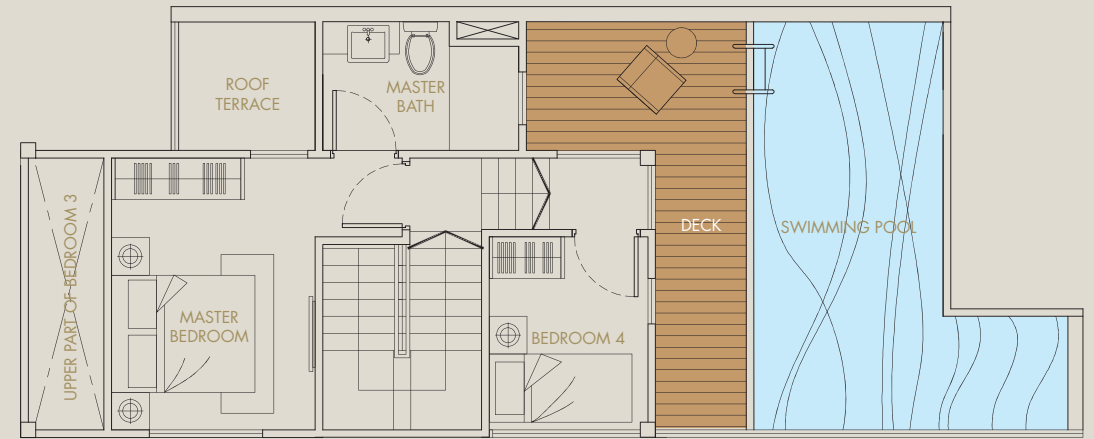
4 bedrooms | 139 sq m | unit #05-04

(inclusive of a/c ledge, void, balcony, pool/deck and roof terrace)

PENTHOUSE

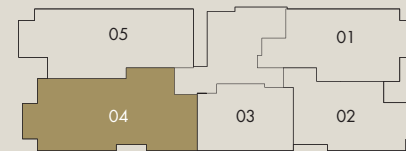


LOWER FLOOR

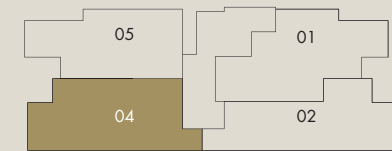


UPPER FLOOR

SCALE 1:100



5TH STOREY



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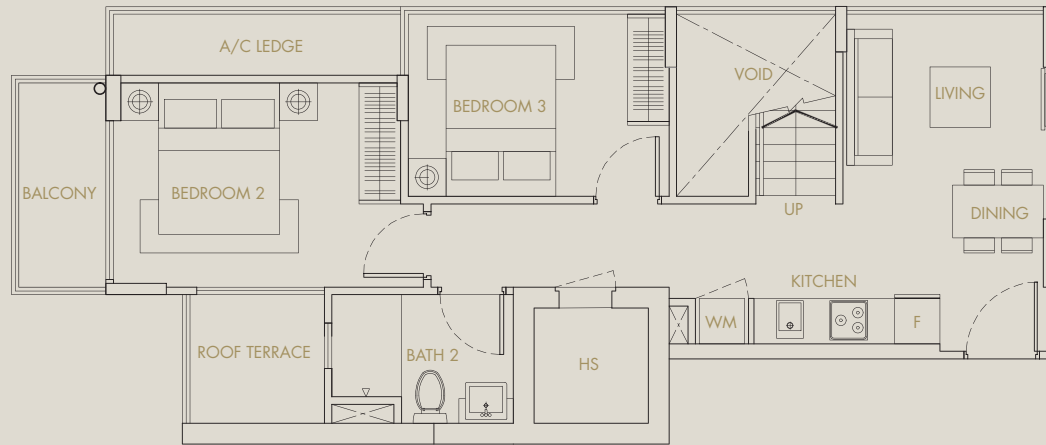


TYPE PH-4

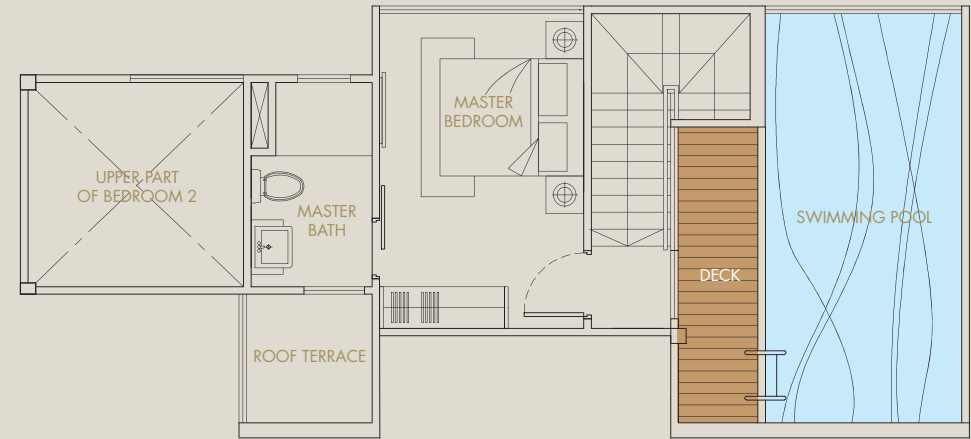
3 bedrooms | 120 sq m | unit #05-05

(inclusive of a/c ledge, void, balcony, pool/deck and roof terrace)

PENTHOUSE

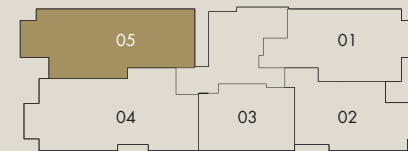


LOWER FLOOR

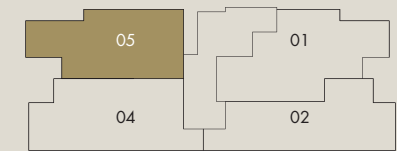


UPPER FLOOR

SCALE 1:100



5TH STOREY



ATTIC



SPECIFICATIONS

1. FOUNDATION

Concreted Piled Foundation to PE's design and to authority approval

2. SUPER-STRUCTURE

Reinforced concrete structure to engineer's specification

3. WALLS

- | | |
|----------|---|
| External | - Reinforced concrete wall and/or Common clay brick |
| Internal | - Common clay brick and/or Dry/Lightweight wall panels and/or Partition board |

4. ROOF

- | | |
|------------|--|
| Pitch Roof | - Metal roof sheet with appropriate insulation |
| Flat Roof | - Reinforced concrete slab flat roof with appropriate waterproofing system |

5. CEILING

- | | |
|--|--|
| Living, Dining, Kitchen,
Master Bedroom, Bedrooms,
Balcony and Household Shelter | - Cement and sand plaster and/or skim coat to underside of slab/beam and/or fiber gypsum plasterboard and/or water resistant ceiling boards with emulsion paint. |
| Master Bath and Baths | - Moisture resistant ceiling boards with emulsion paint |

6. FINISHES

Wall (For Apartments)

- | | |
|--|--|
| Living, Dining, Kitchen,
Master Bedroom, Bedrooms,
Balcony and Household Shelter | - Cement and sand plaster and/or skim coat with emulsion paint. |
| Master Bath and Bath
Kitchen | - Selected tiles laid up to exposed ceiling height |
| | - Ceramic tiles and/or cement and sand plaster with emulsion paint to the exposed area between top and bottom cabinet only |

Wall (For Common Area)

- | | |
|-----------------------|---|
| 1st Storey Lift Lobby | - Granite tiles and/or Homogeneous tiles and/or Ceramic tiles laid up to exposed ceiling height (on wall of lift door only) |
| Typical Lift Lobbies | - Ceramic tiles and/or Cement and sand plaster and/or skim coat with emulsion paint finish. |
| Staircases | - Cement and sand plaster and/or Skim coat with emulsion paint finish. |
| External Wall | - Cement and sand plaster and/or skim coat with emulsion paint finish. |

Floor (For Apartments)

- | | |
|--|---|
| Living, Dining and Kitchen | - Compressed Marble tiles and/or Homogeneous tiles and/or Ceramic tiles with similar skirting |
| Master Bedroom and Bedrooms | - Timber parquet and/or Timber Strip Flooring and/or Homogeneous tiles with similar skirting |
| Master Bath and Bath
Balcony and Household Shelter
Staircase | - Homogeneous Tiles and/or Ceramic Tiles |
| | - Timber parquet and/or Timber Strip Flooring and/or Homogeneous tiles to tread only |
| Roof Terrace
A/C Ledge | - Homogeneous Tiles and/or Ceramic Tiles |
| | - Cement and Sand Screed finish |

Floor (Common Area)

- | | |
|--|---|
| 1st Storey Lift Lobby | - Granite tiles and/or Homogeneous tiles and /or Ceramic tiles |
| Typical Lift Lobbies
Staircases
Surface Driveway | - Homogeneous tiles and/or Ceramic tiles |
| | - Cement and sand screed with nosing tiles |
| | - Stone and/or Precise paver and/or reinforce concrete and/or stamp concrete |
| BBQ Area/Pool Decking | - Pebble Wash and/or Timber Deck and/or Granite and/or Homogeneous tiles and/or Ceramic Tiles |
| Swimming Pool | - Mosaic tiles and/or homogeneous tiles and/or ceramic tiles |
| Walkway/Pavement | - Granite Tiles and/or Pebble wash and/or Homogeneous tiles and/or Cement Screed |
| Gymnasium
Driveway | - Homogeneous tiles and/or Ceramic tiles |
| | - Tarmac and/or reinforce concrete and/or stamp concrete and/or homogeneous tiles |

7. WINDOWS

uPVC and/or Powder coated aluminum framed with approximate 6mm thick tinted/clear/ frosted glass to be provided to Living/Dining, Master Bedroom, Bedrooms, Master Bath, Baths, and Kitchen
Note : All windows are either side-hung, top-hung, sliding, fixed, louvered or any combination of the mentioned)

8. DOORS

- | | |
|----------------------------|--|
| a. Main Entrance | - Approved Fire-rated timber door |
| b. Master Bedroom/Bedrooms | - Timber decorative door |
| c. Master Bath/Baths | - Timber decorative door/PVC and/or aluminium bi-fold door |
| d. Household Shelter | - PSB approved blast door |

- | | |
|-------------------------|---|
| e. Balcony/Roof Terrace | - Powder coated aluminum framed doors with tinted glass |
| f. Ironmongery | - Quality locksets and hinges |

9. RAILINGS

Glass panels with Stainless steel capping and/or Galvanised Mild Steel in painted finish

10. SANITARY WARES AND FITTINGS

- | | |
|--------------------|---|
| a. Master Bathroom | - 1 shower screen with mixer and hand shower |
| | - 1 wash basin and mixer tap |
| | - 1 pedestal water closet |
| | - 1 mirror |
| | - 1 paper holder |
| b. Baths | - 1 shower cubicle complete with shower mixer and hand shower |
| | - 1 wash basin and mixer tap |
| | - 1 pedestal water closet |
| | - 1 mirror |
| | - 1 paper holder |

(Note : The type and colour of wares, fittings and accessories are subject to availability and Architect's final selection)

11. ELECTRICAL INSTALLATION / TELEPHONE / TV / FM

Refer to Electrical schedule

12. LIGHTNING PROTECTION SYSTEM

Lightning Protection System shall be provided in accordance with Singapore Standard SS.555.2010

13. PAINTING

- | | |
|-------------------|--|
| a. External Walls | - Spray textured coating and/or emulsion paint |
| b. Internal Walls | - Selected water based emulsion paint |

14. WATERPROOFING

Waterproofing to Reinforced Concrete flat roof, Kitchen, Master Bath, Baths, Balcony, Roof Terrace, Air-Con ledge and where required.

15. DRIVEWAY & CARPARK

- | | |
|-------------|--|
| a. Driveway | - Tarmac and/or reinforce concrete and/or stamp concrete and/or homogeneous tiles (where applicable) |
| b. Carpark | - 18 nos. of surface parking lots and 1 no. Handicap parking lot |



ARTIST'S IMPRESSION ONLY

DEVELOPER



**GOODLAND
VENTURES PTE LTD**
(Wholly-owned by Goodland Group Limited)

NAME OF PROJECT
ONEROBEY

ADDRESS OF PROJECT
NO. 1 ROBEY CRESCENT, SINGAPORE 546256

DEVELOPER'S LICENSE NO
C0944

TENURE OF LAND
999 YEARS FROM 27 DEC 1875

LEGAL DESCRIPTION
MK 22 LOT 98019N

BUILDING PLAN NO
A1694-00214 2011 BP01

EXPECTED DATE OF TOP NO LATER THAN
31 DECEMBER 2016

EXPECTED DATE OF LEGAL COMPLETION NO LATER THAN
31 DECEMBER 2019

Prestigious projects by:



GOODLAND GROUP LIMITED



Shoreline Residences I



Shoreline Residences II



Suites@Topaz



Ponggol 17th Ave



Jalan Senang



The Aristo@Amber



The Silver Spur



Le Royce@Leith Park



Sembawang Road



Jalan Bumbong



Vetro



Royce Residences



Pennefather Road



Poh Huat Road



Poh Huat Road



Jalan Tanjong

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