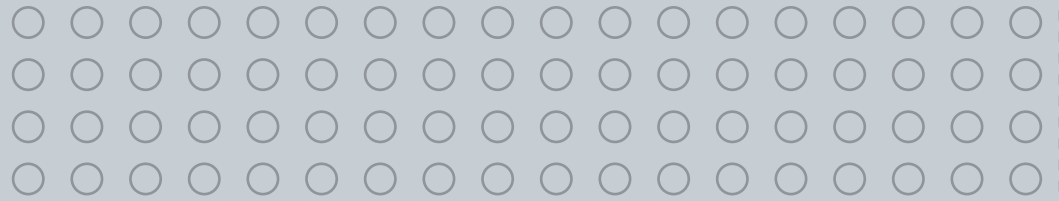




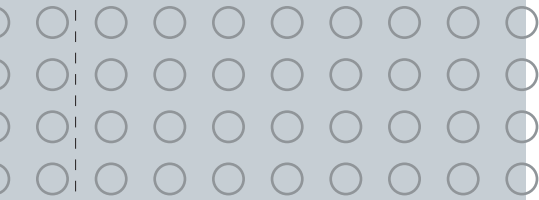
OPAL
SUITES





Artist's impression only

Consisting of 19 freehold exclusive units with a shop, providing all your needs for an exquisite living with all the conveniences and pleasures.



OPAL
SUITES

Artist's impression only



Enjoy all the conveniences with major expressways stone's throw away and close proximity to the MRT station, schools and amenities. Shopping, dining and entertainment... live up your everyday life with all the excitement.



Nex Shopping Mall @ Serangoon Central

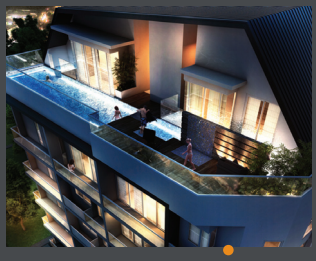


St. Andrew Village



Potong Pasir MRT

OPAL SUITES



City Square Mall



Central Business District



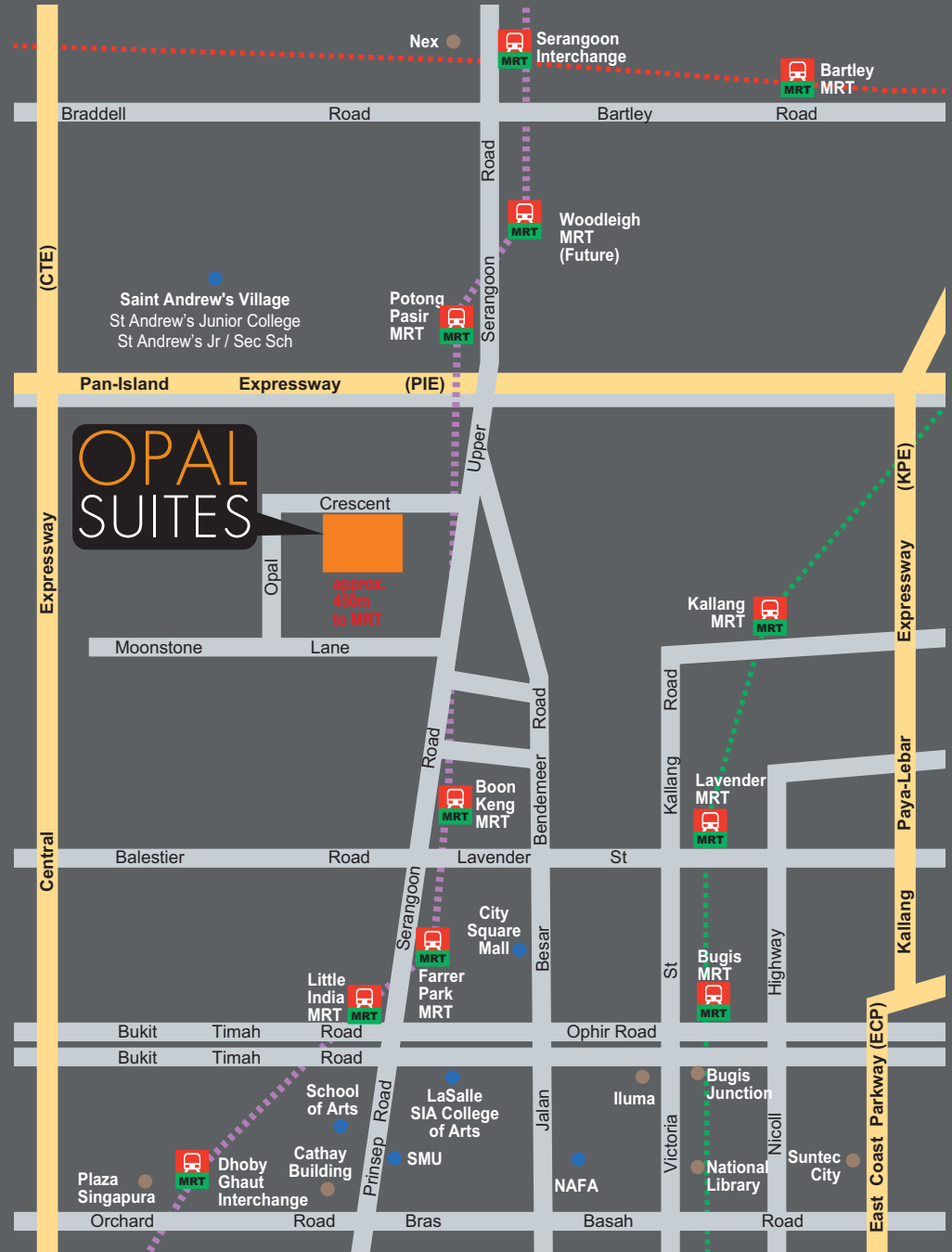
Marina Bay Sands

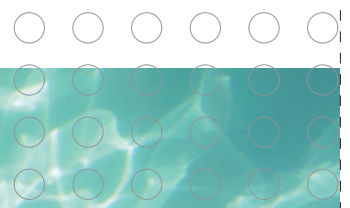


• Plaza Singapura
• Dhoby Ghaut MRT Interchange

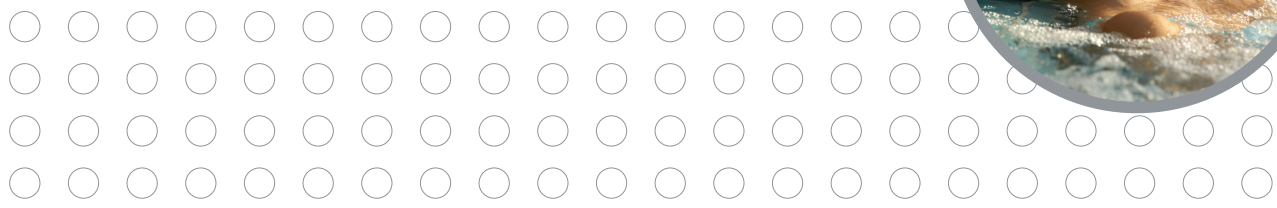


LOCATION MAP





Dive into the pool for a refreshing swim, relax at the jacuzzi, or enjoy a barbeque dinner under the stars.



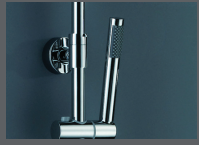
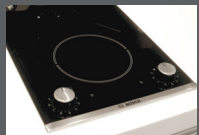
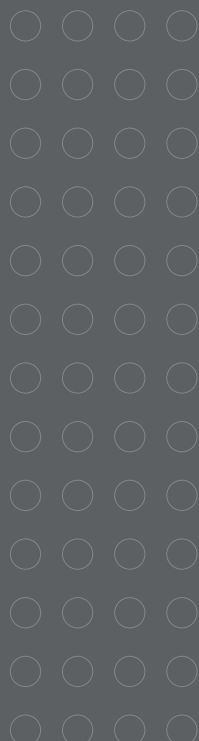


Artist's impression only



X1 ► Artist's impression only

A balance of function and comfort...
making a home that you can truly enjoy.

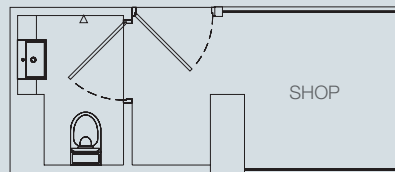
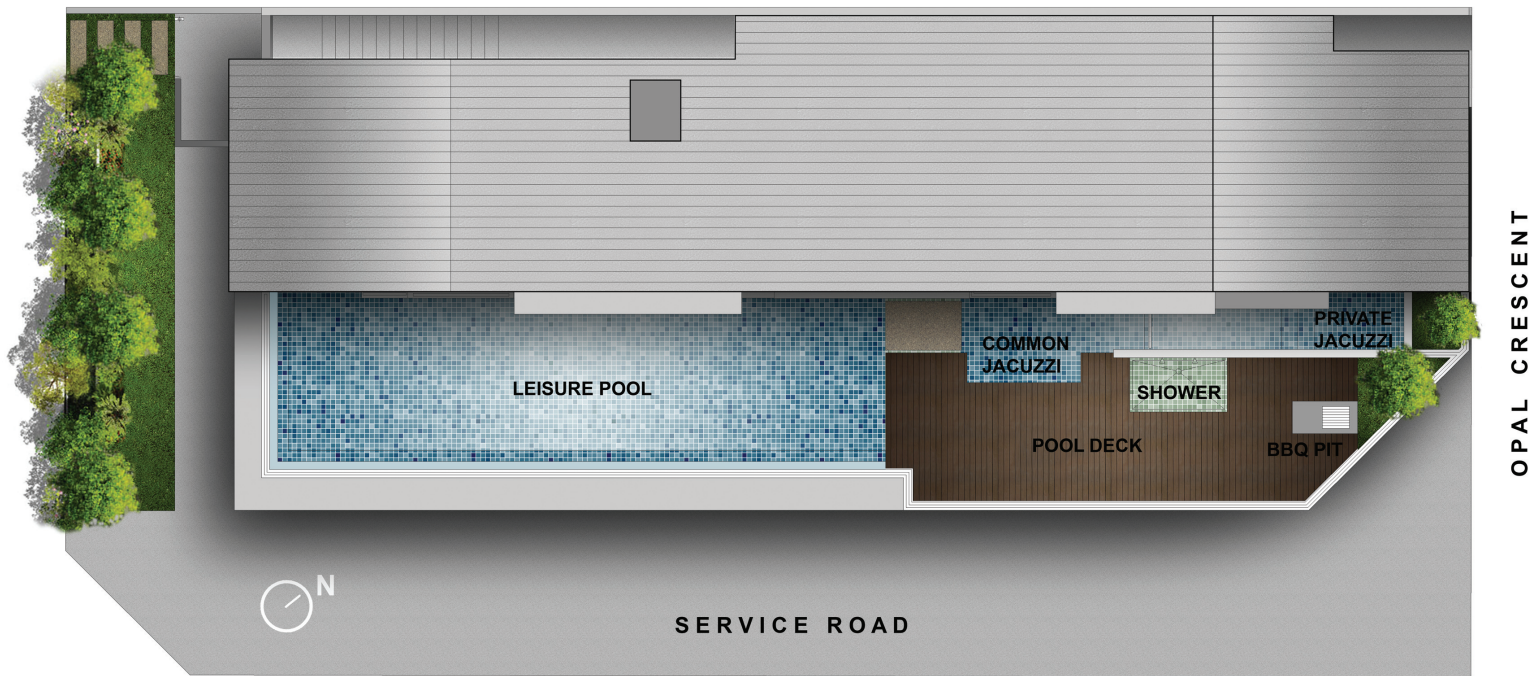




X3 ▶ Artist's impression only



S I T E P L A N

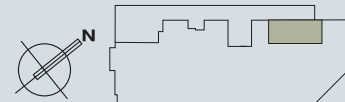


SHOP 1

118 sq ft

#01-01

S H O P



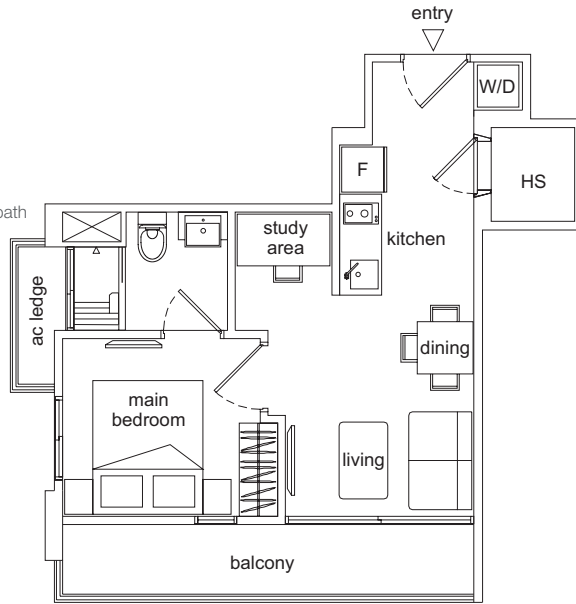
TYPE A

452 sq ft

1 bdrm
+ study

- #02-01*
- #03-01
- #04-01
- #05-01
- #06-01

* no sunken bath



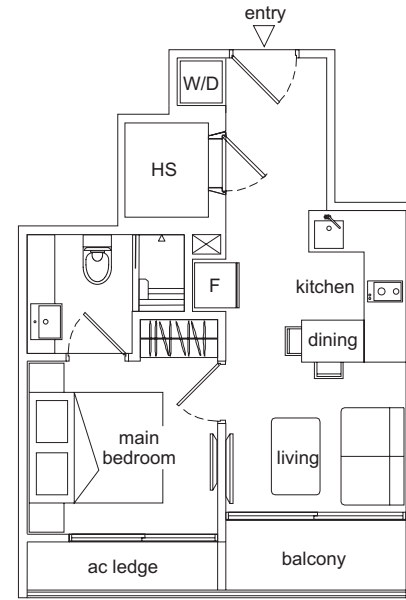
TYPE B

398 sq ft

1 bdrm

- #02-02*
- #03-02
- #04-02
- #05-02

* no sunken bath



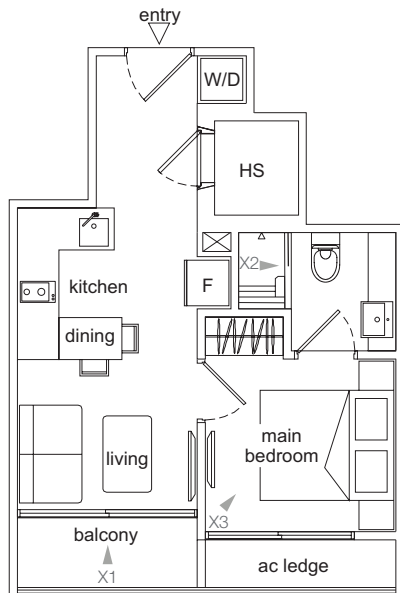
TYPE C

398 sq ft

1 bdrm

- #02-03*
- #03-03
- #04-03
- #05-03

* no sunken bath



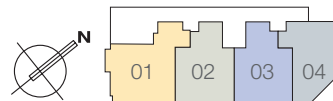
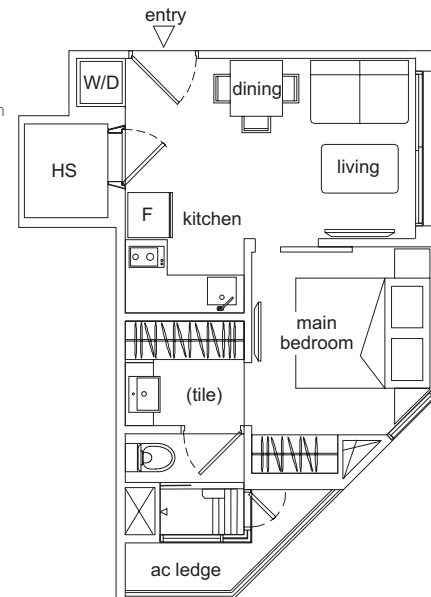
TYPE D

355 sq ft

1 bdrm

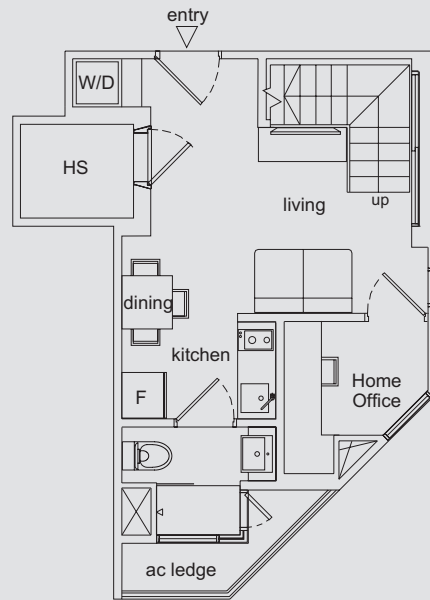
- #02-04*
- #05-04
- #06-04

* no sunken bath

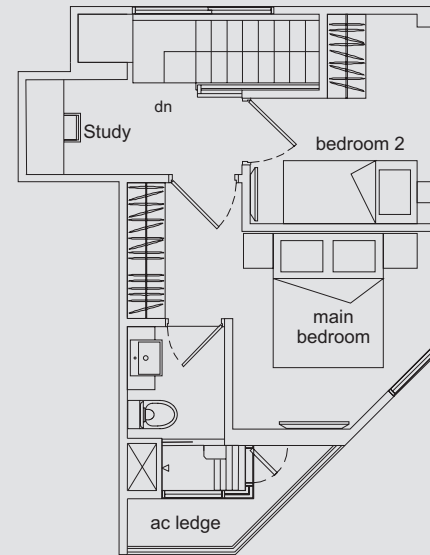


D U P L E X

TYPE **D1** | #03-04
710 sq ft
2+1 bdrm
+ study



Lower level



Upper level



PENTHOUSE





PENTHOUSE

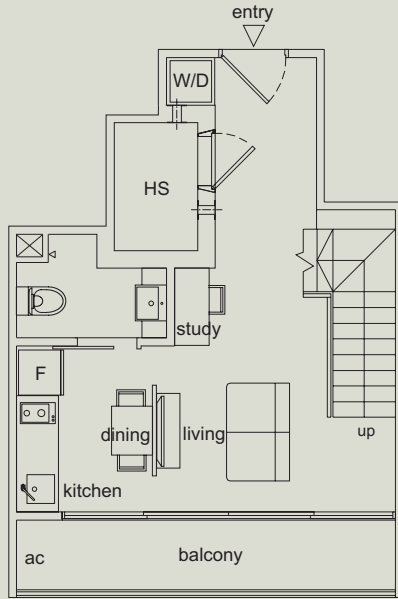
PH B

#06-02

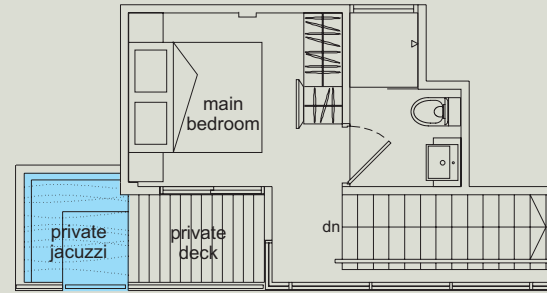
646 sq ft

1 bdrm
+ study

private jacuzzi



Lower level



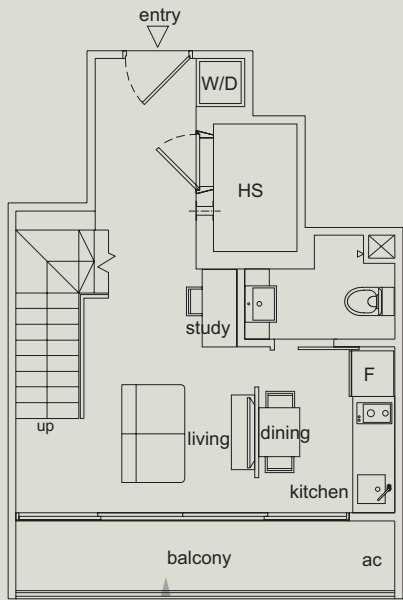
Upper level



PENTHOUSE

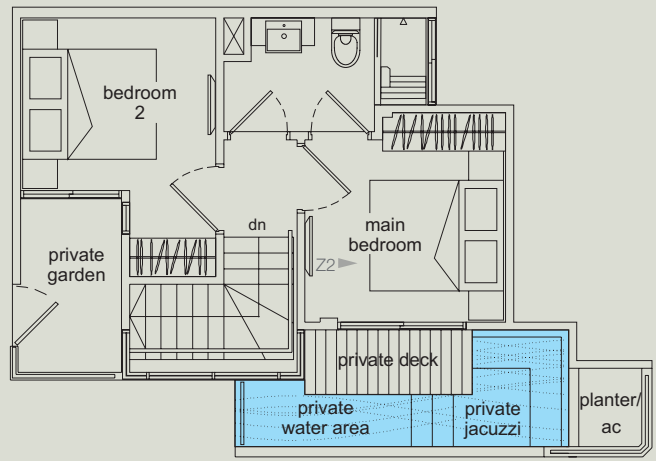
PH **C** | #06-03
904 sq ft
2 bdrm
+ study

 private jacuzzi

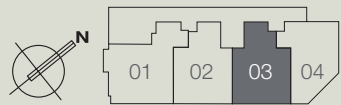


Z1

Lower level



Upper level



SHOP SPECIFICATIONS

1. FOUNDATION : Reinforced Concrete and/or Bored Piles to engineer's design.
2. SUPERSTRUCTURE: Reinforced concrete using Grade 35 concrete manufactured from Portland Cement complying with SS26 steel reinforcement bar complying with SS22.
3. WALLS : a) External Wall
• Clay bricks and/or concrete blocks finished with cement plaster.

b) Internal Wall
• Clay bricks and/or concrete blocks finished with cement plaster and/or dry/lightweight wall panel.
4. ROOF : Reinforced concrete flat roof and/or metal roof. Roof structure of reinforced concrete and/or tenalised timber and/or mild steel.
5. CEILING : Water resistance ceiling board and/or fiber gypsum plasterboard and/or skim coat with emulsion paint finish.
6. FINISHES : a) Wall
(i) Internal
• Cement plaster with emulsion paint.
• Ceramic/Porcelain/Homogenous tiles and/or stones for toilet (visible area).

(ii) External/Common Area
• Cement plaster and sand plaster and/or skim coat with emulsion.
• Selected area with Ceramic/Porcelain/Homogenous tiles and/or stones.

b) Floor
(i) Internal
• Cement sand screed
• Ceramic/Porcelain/Homogenous tiles and/or stones for toilet.

(ii) Common Area
• Ceramic/Porcelain/Homogenous tiles and/or stones for walkway, corridor, lobby, apron, terrace, toilet, shower point, pool deck and BBQ area.
• Cement screed with nosing tiles, and/or Ceramic/Porcelain/Homogenous tiles and/or stones for staircase.
7. WINDOWS : Aluminum with glass.
8. DOORS : Aluminum with glass/acrylic or decorative timber with glass panel or glass panel.
9. SANITARY INSTALLATION : Quality sanitary wares in toilet.
Quality fittings in toilet.
10. ELECTRICAL INSTALLATION : Electrical tap-off unit for shop.
(Note : Purchaser to apply for electrical meter to be installed meter compartment. Tap-off power subject to MCST approval.)

11. ADDITIONAL ITEMS:

- (1) RAILING : Mild steel for common stair railing. Steel and/or glass for other railings.
- (2) LIFT : 1 passenger lift ('Kone' or equivalent) from first to attic.
- (3) PARKING : Mechanized parking systems and surface parking lot.
- (4) RECREATION FACILITIES : a) Swimming Pool
b) Common Jacuzzi
c) BBQ
- (5) WATERPROOFING : Waterproofing to reinforced concrete flat roof and toilet (where applicable).
- (6) AIR-CONDITIONERS: Nil. Designated condenser space provided.

Note:

1) Marble, Limestone and Granite: Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble, limestone or 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. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

2) Materials, Fittings, Equipment, Finishes, Installations and Appliances: 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

3) Cable Television and/or Internet Access: The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or 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.

4) 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 Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

5) 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.

ELECTRICAL SCHEDULE:

UNIT TYPE	DESCRIPTION		
	Power Tap-off Point	Telephone Tap-off Point	TV Tap-off Point
SHOP #01-01	1	1	1

RESIDENTIAL SPECIFICATIONS

1. FOUNDATION : Reinforced Concrete and/or Bored Piles to engineer's design.
2. SUPERSTRUCTURE : Reinforced concrete using Grade 35 concrete manufactured from Portland Cement complying with SS26 steel reinforcement bar complying with SS22.
3. WALLS : a) External Wall
• Clay bricks and/or concrete blocks finished with cement plaster.
b) Internal Wall
• Clay bricks and/or concrete blocks finished with cement plaster and/or dry/lightweight wall panel.
4. ROOF : Reinforced concrete flat roof and/or metal roof. Roof structure of reinforced concrete and/or tenalised timber and/or mild steel.
5. CEILING : Water resistance ceiling board and/or fiber gypsum plasterboard and/or skim coat with emulsion paint finish.
6. FINISHES : a) Wall
(i) Internal
• Ceramic/Porcelain/Homogenous and/or mosaic tiles to ceiling height for kitchen (visible area) and bathrooms (visible area).
• Cement plaster for living, dining, bedroom and study (if any).
• Skim coat plaster to household shelter as per requirement of authority.
(ii) External/Common Area
• Cement plaster and sand plaster and/or skim coat with emulsion.
• Selected area with Ceramic/Porcelain/Homogenous tiles and/or stones.
b) Floor
(i) Internal
• Marble with timber skirting for living, dining, study area (if any, except Type D1) and kitchen
• Ceramic/Porcelain/Homogenous tiles and/or stones for bathroom and household shelter.
• Random teak strips for bedroom, Type D1 study and home office (if any).
(ii) External (If any)
• Ceramic/Porcelain/Homogenous tiles and/or stones for balcony and private deck (if any).
(iii) Common Area
• Ceramic/Porcelain/Homogenous tiles and/or stones for walkway, corridor, lobby, apron, terrace, toilet, shower point, pool deck and BBQ area.
• Cement screed with nosing tiles, and/or Ceramic/Porcelain/Homogenous tiles and/or stones for staircase.
7. WINDOWS : Aluminium with glass.
8. DOORS : Aluminium with glass/acrylic or decorative timber or decorative timber with glass panel or glass panel. Steel door for household shelter as per requirement of authority.
9. SANITARY WARES/ FITTINGS : a) Internal Area
(i) Main Bathroom
- 1 shower with shower screen, overhead shower and shower/bath mixer
- 1 vanity top complete with basin and mixer tap
- 1 water closet
- 1 mirror
- 1 paper holder
(ii) Bathroom (if any)
- 1 shower with shower screen, shower head and shower/bath mixer
- 1 vanity top complete with basin and mixer tap
- 1 water closet
- 1 mirror
- 1 paper holder
(iii) Kitchen
- 1 kitchen sink with tap

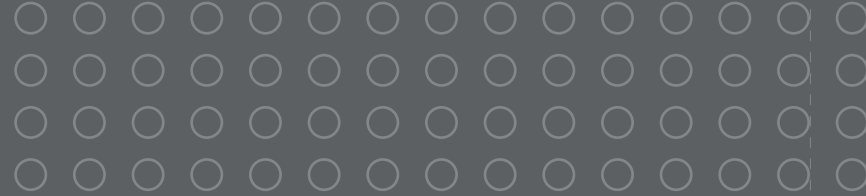
10. ELECTRICAL INSTALLATION : All electrical wiring to be in concealed conduits and main in surface trunking/ pipes. Where there is a false ceiling, the electrical wiring above false ceiling is in exposed conduits. Mechanical ventilation provided in bathroom (if required). Heater of 'Ariston' or equivalent. Refer to Electrical Schedule for details.
11. TV/FM/TELEPHONE : The number of TV/FM/telephone points – please refer to the Electrical Schedule for details.
12. LIGHTNING PROTECTION : Lightning protection system shall be in accordance with Singapore Standard CP33:1996.
13. PAINTING : Water-based emulsion paint for living, dining, bedroom and home office (if any). Oil based base-coat and water-based finishes finishing coat paint for external. Water-based emulsion paint and/or oil based paint for common area.
14. WATERPROOFING : Waterproofing to reinforced concrete flat roof and bathroom.
15. PARKING : Mechanized parking systems and surface parking lot.
16. RECREATION FACILITIES : a) Swimming Pool
b) Common Jacuzzi
c) BBQ.
17. ADDITIONAL ITEMS:
- (1) AIR-CONDITIONERS: Split type air conditioner ('Daikin' or equivalent) provided in living, dining, bedroom and home office (if any).
- (2) CABINET & WARDROBE : Kitchen cabinet with stainless steel sink. Cooker hob and hood provided. Wardrobe provided in bedroom
- (3) LOCKS : All locks are of 'Vbh' or equivalent.
- (4) RAILING : Mild steel for common stair railing. Steel and/or glass for other railings.
- (5) LIFT : 1 passenger lift ('Kone' or equivalent) from first to attic.
- (6) INTERCOM : Audio intercom to apartments.
- (7) JACUZZI : For unit type PH B and PH C.

ELECTRICAL SCHEDULE:

UNIT TYPE	D E S C R I P T I O N									
	Lighting Point	13A Single Socket	13A Double Socket	Telephone Outlet	TV/SCV Outlet	Water Heater Switch	Bell Point	Cooker Point	Isolator	
A	10	5	5	3	3	1	1	1	1	
B	8	5	5	3	3	1	1	1	1	
C	8	5	5	3	3	1	1	1	1	
D	7	6	4	3	3	1	1	1	1	
D1	14	8	7	6	6	2	1	1	2	
PH B	21	8	4	3	3	2	1	1	2	
PH C	27	9	5	4	4	2	1	1	3	

Note:

- 1) **Marble, Limestone and Granite:** Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble, limestone or 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. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.
- 2) **Timber:** 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.
- 3) **Materials, Fittings, Equipment, Finishes, Installations and Appliances:** 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
- 4) **Cable Television and/or Internet Access:** The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or 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.
- 5) **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 Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.
- 6) **Air-conditioning system:** 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.
- 7) **Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards:** 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.
- 8) **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.
- 9) **Purpose of Building Projects and Restriction as to Use :** The building project is strictly for residential occupation only. Private car parks are provided. The open roof terrace/PES is not to be enclosed or roofed over.



Whilst every reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statements of representation of facts.

All information and specifications are current at the time of going to the press and are subject to change as may be required and cannot form part of an offer or contract. All plans are subject to any amendments approved or may be approved by the relevant authority.

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Interior consultant:



www.lource.com.sg

Brochure design by:

AMELIA HOE
AMELIAHOELM@YAHOO.COM.SG



Quality • Value

NAME OF PROJECT	: Opal Suites
ADDRESS OF PROJECT	: 1 Opal Crescent S(328396)
DEVELOPER	: Macly Pte Ltd
TENURE OF LAND	: Freehold
LEGAL DESCRIPTION	: MK 17 Lot 97663M
PLANNING APPROVAL NO.	: ES 2010 0111 R00159
BUILDING PLAN NO.	: A1276-00460-2009-BP01 (30 June 2010)
DEVELOPER'S LICENCE NO.	: C0666
TOP NO LATER THAN	: 31 Dec 2014
LEGAL COMPLETION NO LATER THAN	: 31 Dec 2017

