







Step into this Shangri-la of verdant greenery accented by water features blending seamlessly with the surroundings. From sprawling open spaces swathed with lush tropical foliage to trellised pavilions and landscaped terraces, each facet of Parc Centennial has been thoughtfully designed to relieve the tedium of ordinary life, creating an exquisite haven for only the most privileged in mind.





Anglo-Chinese school



Heralding the dawn of a new era of sheer sophistication is Parc Centennial, a luxurious development located at prestigious District 9. Mere minutes from Newton/ Novena MRT, every urban convenience possibly desired by working professionals and the family-oriented alike, are accessibly located at your doorstep.

Whether it is close proximity to prestigious institutions like the Anglo Chinese School, excellent childcare amenities or round-the-clock access to local delicacies at the renowned Newton Food Centre, a cornucopia of choices abound.



Embrace the promise of convenience and heady pulse of a cosmopolitan lifestyle located just at the fringe of your resplendent garden sanctuary.



Decadent in the pleasure of retail therapy, fine dining and nightlife near your doorstep. Savour the experience of the ultimate urban living.



Indulge in sensory pleasures with the myriad selection of retail therapy and vibrant eclectic mix of bistros, cafes and watering holes at nearby shopping malls.





Liberal touches of glass, light and modernity is embodiment of the timeless sophistication of this 19-storey, 51-unit development.

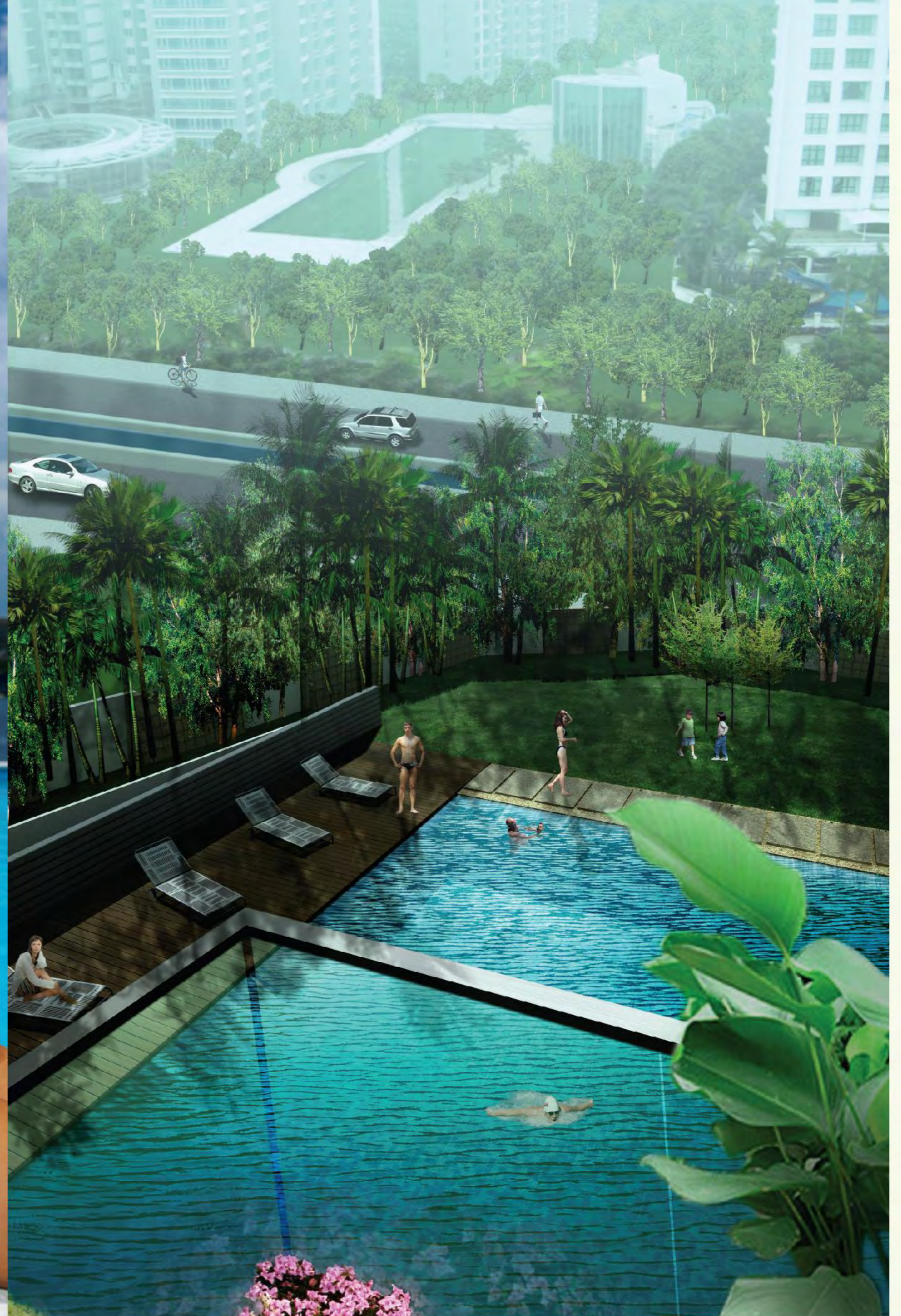
Comprising a selection of 2, 2+1 and 3 bedroom apartments, every unit sublimely fuses practical functionality and urban chic. Well-designed layouts with beautifully proportioned spaces are characteristic of each unit while expansive balconies promise enthralling views of our metropolitan skyline.



Elegance and finesse extends throughout Parc Centennial where common areas are equipped with state-of-the-art security system and imbued with carefully selected quality finishes. Upping the ante of lavish exclusivity is private lift access to every unit.



Relax at the poolside pavilion and rejuvenate the mind, body and soul. Luxuriate in the panoramic views of the city and wonderfully landscaped surroundings from your private veranda. Savour the quintessence of exquisite refinement, pure indulgence and ultimate living.



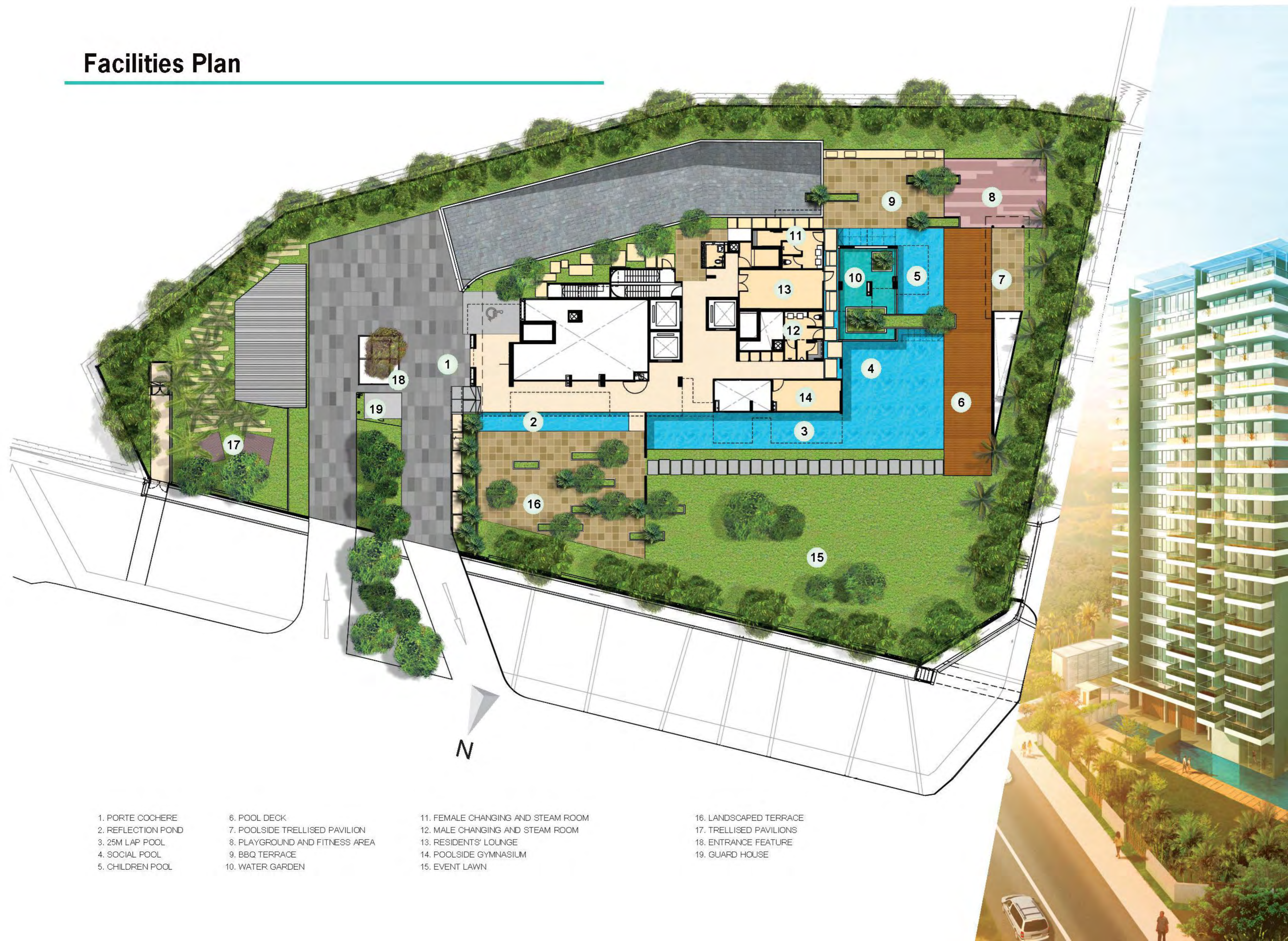


At Parc Centennial, the wide range of facilities leaves even the most pampered spoilt for choice.

Unwind at the fully-equipped gym, throw fabulous pool parties and dine al fresco at the BBQ terrace or simply enjoy a therapeutic soak in the lap pool amid the tranquil setting of glorious landscape created exclusively for your indulgence. A plethora of possibilities await right at your doorstep.



# Facilities Plan



- 1. PORTE COCHERE
- 2. REFLECTION POND
- 3. 25M LAP POOL
- 4. SOCIAL POOL
- 5. CHILDREN POOL

- 6. POOL DECK
- 7. POOLSIDE TRELLISED PAVILION
- 8. PLAYGROUND AND FITNESS AREA
- 9. BBQ TERRACE
- 10. WATER GARDEN

- 11. FEMALE CHANGING AND STEAM ROOM
- 12. MALE CHANGING AND STEAM ROOM
- 13. RESIDENTS' LOUNGE
- 14. POOLSIDE GYMNASIUM
- 15. EVENT LAWN

- 16. LANDSCAPED TERRACE
- 17. TRELLISED PAVILIONS
- 18. ENTRANCE FEATURE
- 19. GUARD HOUSE



Artist's Impression





Artist's Impression

hansgrohe

DURAVIT





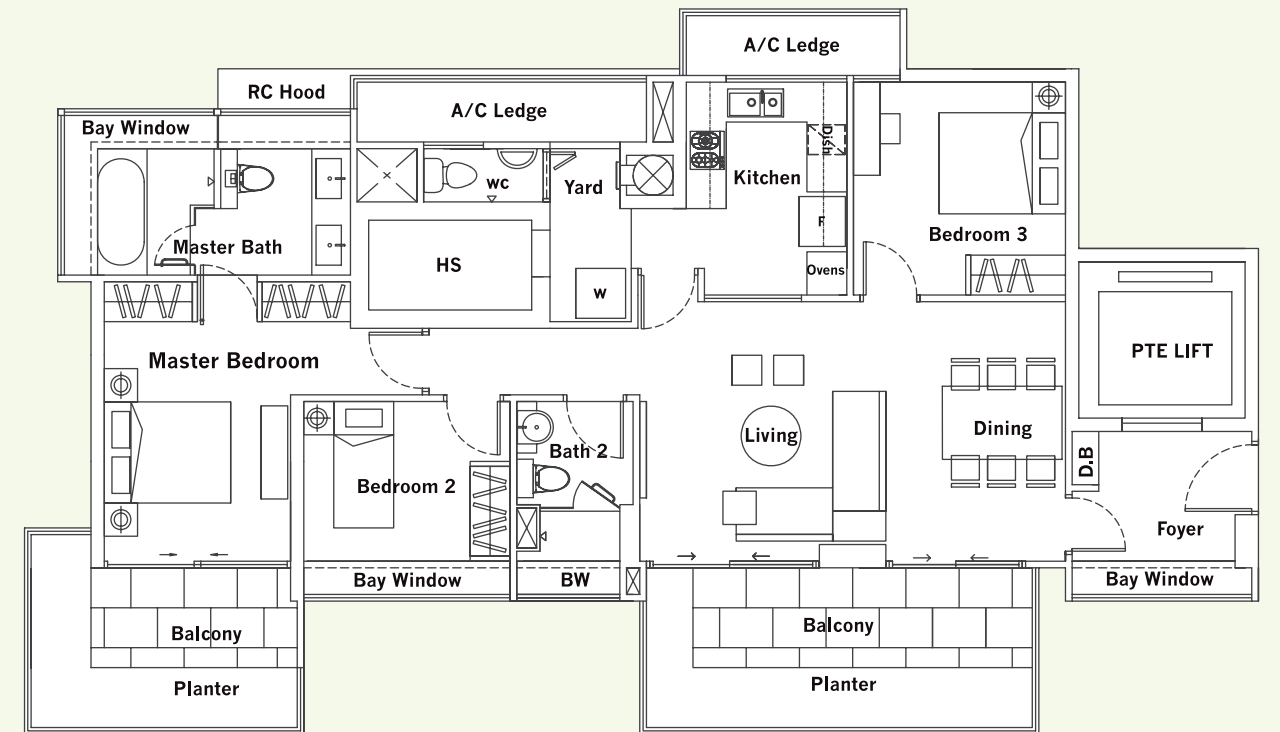
# Unit Distribution

STOREY	UNIT	03	01	02
19		Type D		Type E
18		Type A1	Type F	Type C1
17		Type A1	Type B	Type C1
16		Type A1	Type B	Type C1
15		Type A1	Type B	Type C1
14		Type A1	Type B	Type C1
13		Type A	Type B	Type C1
12		Type A	Type B	Type C1
11		Type A	Type B	Type C1
10		Type A	Type B	Type C1
9		Type A	Type B	Type C1
8		Type A	Type B	Type C1
7		Type A	Type B	Type C
6		Type A	Type B	Type C
5		Type A	Type B	Type C
4		Type A	Type B	Type C
3		Type A	Type B	Type C
2		Type A	Type B	Type C
1		Facilities		
B1		Basement Carpark		
B2		Basement Carpark		

## Legend

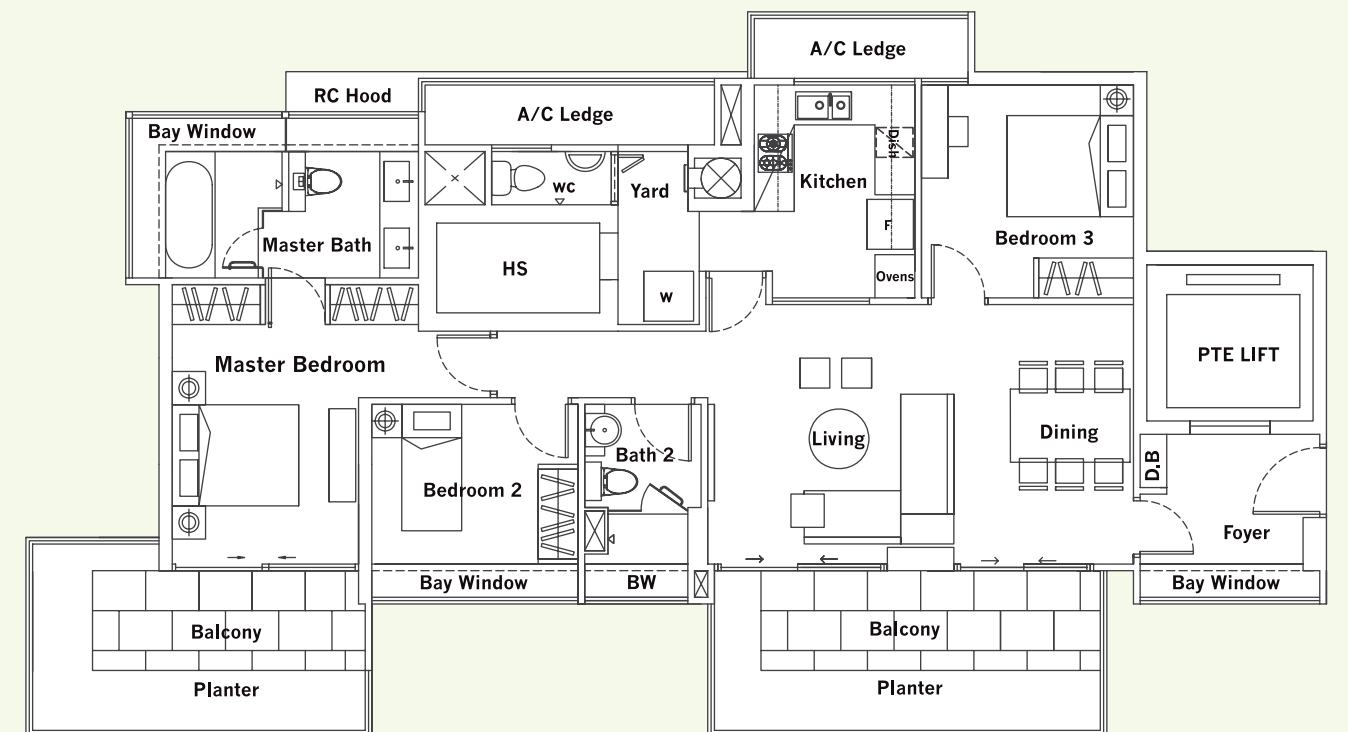
<span style="display:inline-block; width:15px; height:15px; background-color:#90EE90; border:1px solid black;"></span> Type A/A1 3 bedroom	<span style="display:inline-block; width:15px; height:15px; background-color:#40E0D0; border:1px solid black;"></span> Type B 3 bedroom	<span style="display:inline-block; width:15px; height:15px; background-color:#ADD8E6; border:1px solid black;"></span> Type C/C1 2 bedroom
<span style="display:inline-block; width:15px; height:15px; background-color:#B0C4DE; border:1px solid black;"></span> Type D Penthouse	<span style="display:inline-block; width:15px; height:15px; background-color:#00008B; border:1px solid black;"></span> Type E Penthouse	<span style="display:inline-block; width:15px; height:15px; background-color:#4169E1; border:1px solid black;"></span> Type F Sky Studio

# Type A

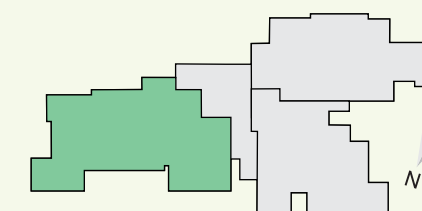


3 Bedroom | 1550 sq ft  
144 sq m  
#02-03 to #13-03

# Type A1

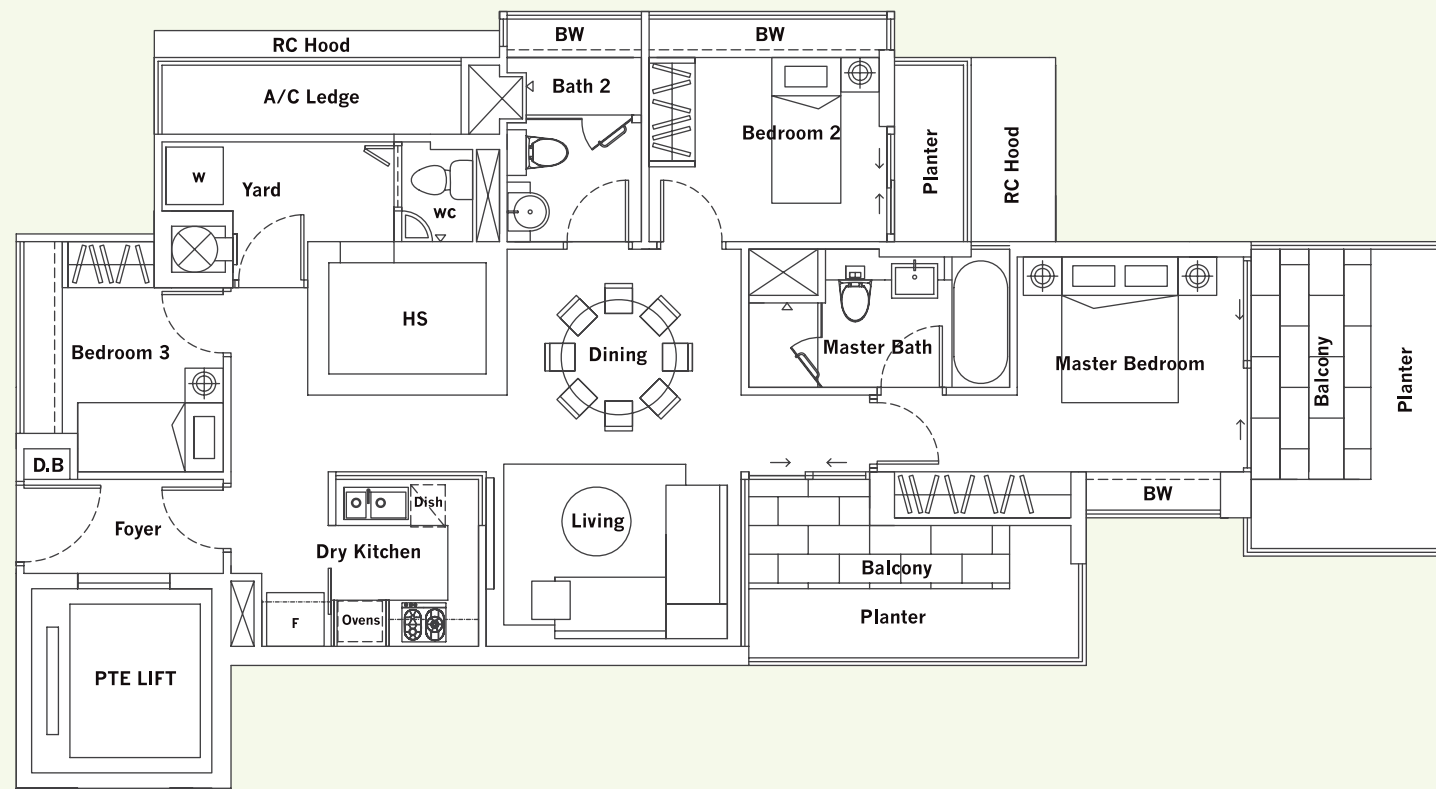


3 Bedroom | 1572 sq ft  
146 sq m  
#14-03 to #17-03

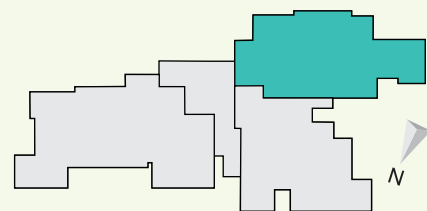


The above plans are subject to change as may be approved by the relevant authorities. Areas are approximate measurements and subject to final survey. Plans are not to scale.

# Type B

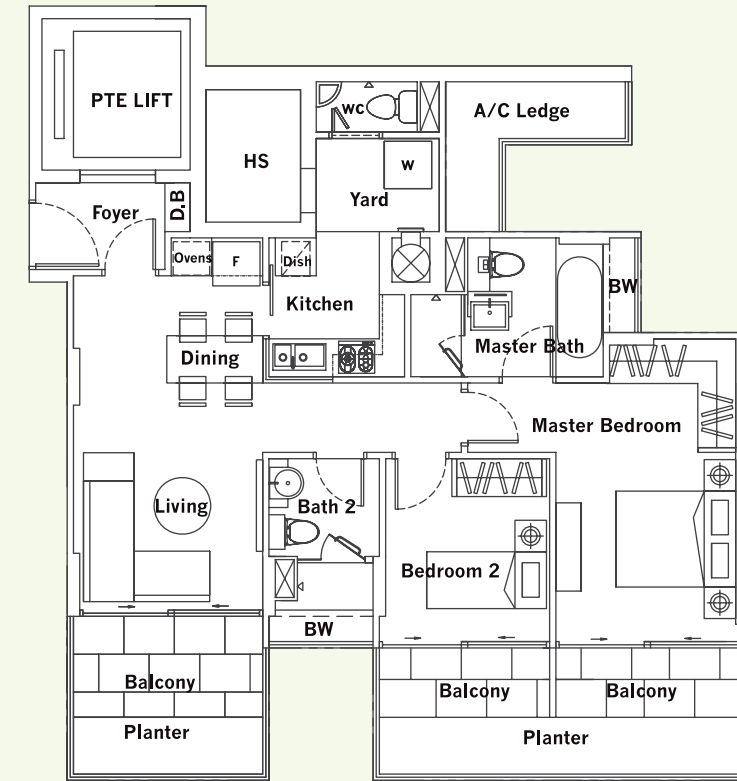


3 Bedroom | 1249 sq ft  
116 sq m  
#02-01 to #17-01



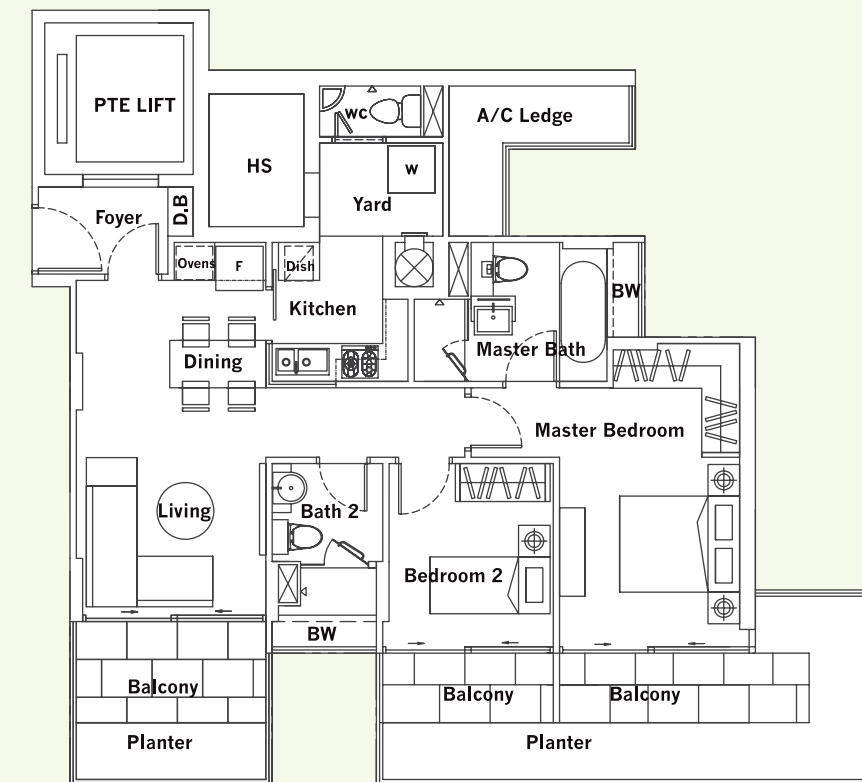
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# Type C

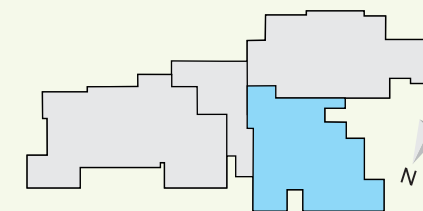


2 Bedroom | 1098 sq ft  
102 sq m  
#02-02 to #07-02

# Type C1



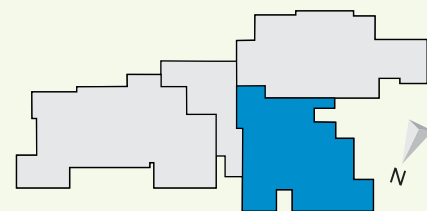
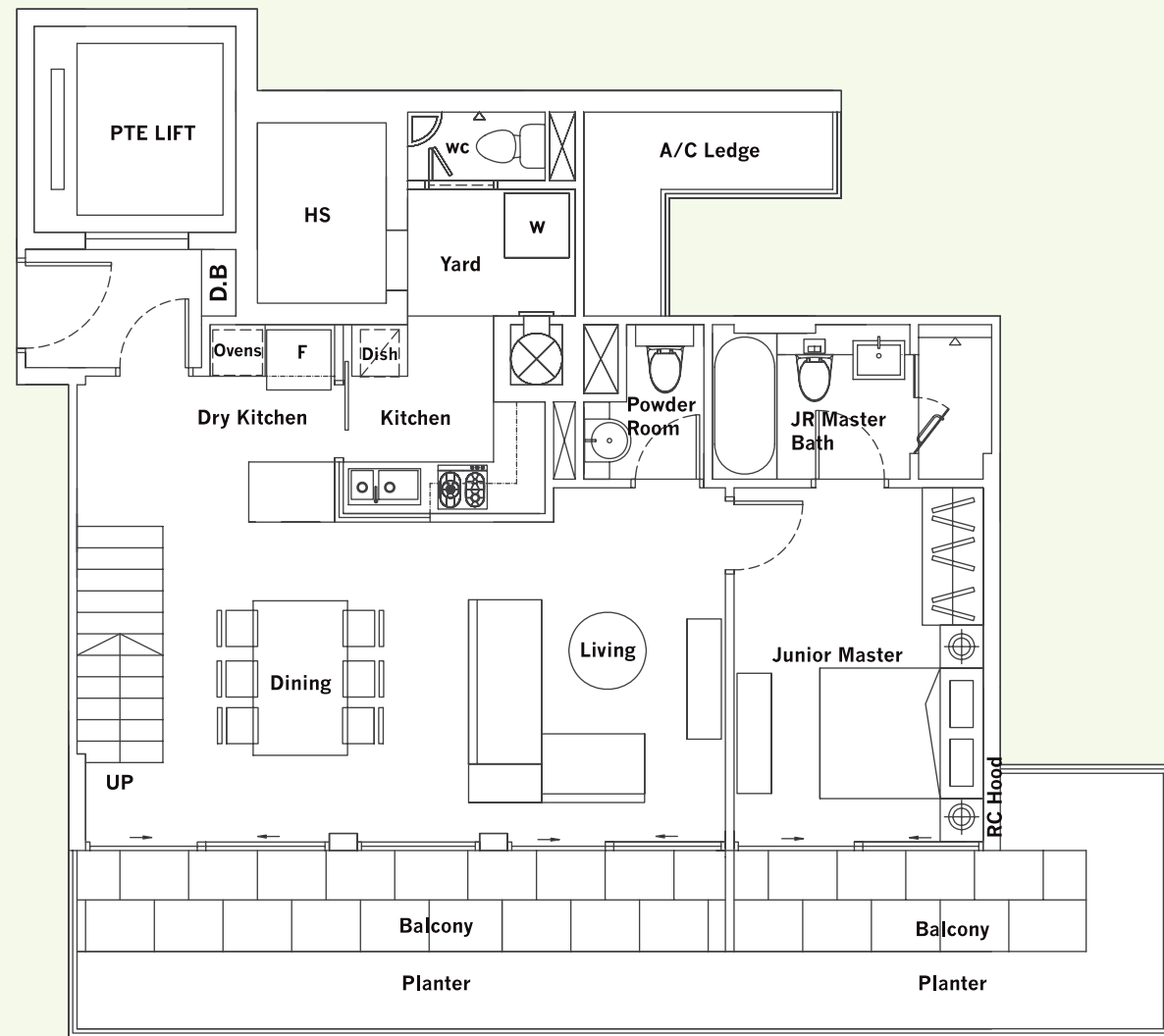
2 Bedroom | 1163 sq ft  
108 sq m  
#08-02 to #17-02



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# Type E

(Lower Penthouse)

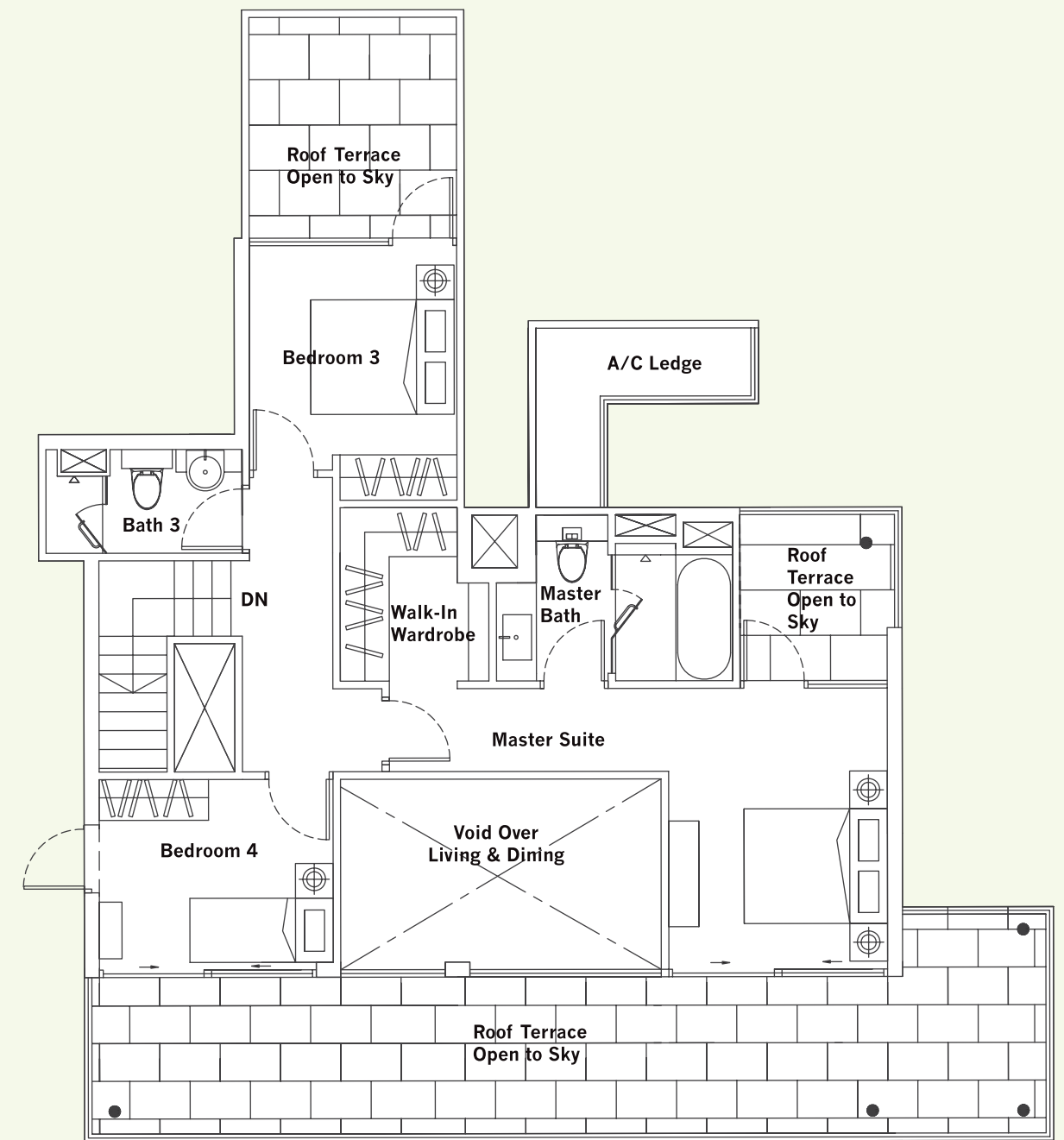


4 Bedroom | 2486 sq ft  
231 sq m  
#18-02

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# Type E

(Upper Penthouse)



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# Specifications

## 1. FOUNDATION

Reinforced concrete bored piles or other approved foundation

## 2. SUPERSTRUCTURE

Reinforced concrete structure or other approved structure

## 3. WALLS

- External Wall  
Reinforced concrete/clay bricks
- Internal Wall  
Reinforced concrete/clay bricks and/or lightweight concrete blocks and/or dry wall partitions

## 4. ROOF

Reinforced concrete flat roof with appropriate insulation and waterproofing system

## 5. CEILING

FOR APARTMENTS

- Foyer, Living, Dining, Bedrooms, Household Shelter, Yard, WC, Balcony Skim coat and/or plaster with emulsion paint
- Master Bath, Common Bath, Powder Room, Kitchen, Hallway Ceiling board with emulsion paint

FOR COMMON AREAS

- Lift Lobbies  
Ceiling board with emulsion paint
- Basement Car Park, Staircases  
Skim coat and/or plaster with emulsion paint

## 6. FINISHES

WALL

FOR APARTMENTS

- Living, Dining, Bedrooms, Household Shelter, Yard, Balcony Skim coat and/or plaster with emulsion paint
- Master Bath  
Polished compressed/ natural marble tiles
- Common bath, Powder, Kitchen, WC  
Homogeneous/ceramic tiles

Note: Bathroom and powder room wall tiles up to false ceiling height and on exposed surfaces only. No tiles/marbles behind kitchen cabinets, bathroom cabinets, long baths, mirrors and false ceiling.

FOR COMMON AREAS

- Lift Lobby (Basement and 1st storey)  
Granite and/or marble and/or timber veneer
- Lift Lobby (2nd to 18th typical storey), Staircase  
Plaster and/or skim coat with emulsion paint

FLOOR

FOR APARTMENTS

- Living, Dining, Foyer  
Polished compressed/ natural marble tiles
- Bedrooms  
Timber flooring
- Master Bath  
Compressed/natural marble tiles
- Kitchen, Common Bath, Power, Household Shelter, Yard, WC, Balcony Homogeneous/ceramic tiles
- Roof Terrace  
Homogeneous/ceramic tiles/timber decking

FOR COMMON AREAS

- Lift Lobby (Basement and 1st storey)  
Granite and/or marble tiles
- Lift Lobby (2nd to 18th typical storey)  
Homogeneous/ceramic tiles with skirting
- Staircase (from basement to 1st storey)  
Homogeneous/ceramic tiles
- Staircase  
Cement and sand screed

## 7. WINDOW

Aluminium framed and/or top hung and/or casement and/or sliding windows and/or fixed panel with tinted glass and/or frosted and/or sandblasted glass.

## 8. DOOR

- Main Entrance  
Approved fire-rated solid timber door complete with door viewer and door closer
- Bedrooms/Master Bath/Common Bath/Powder Room  
Hollow core laminated timber veneer door
- Household Shelter  
Steel blast door
- WC/Utility  
UPVC accordion type slide and fold door or bi-fold door
- Balcony/Private Roof Terrace (For Penthouse)  
Aluminium framed sliding/swing glass door
- Selected quality locksets and ironmongery shall be provided to all doors

## 9. SANITARY FITTINGS

- Master Bath  
Vanity top with integrated basin and mixer tap  
1 shower cubicle with shower screen, shower mixer, overhead shower and hand shower set  
1 long bath tub complete with shower/bath mixer set  
1 wall hung water closet  
1 towel rail  
1 toilet roll holder  
1 robe hook  
1 mirror
- Common Bath  
Vanity top with semi recessed basin and mixer tap  
1 shower cubicle with shower screen, shower/tap mixer and shower set  
1 pedestal type water closet  
1 towel rail  
1 toilet roll holder  
1 robe hook  
1 mirror
- Powder Room  
1 wash basin and mixer tap  
1 wall hung water closet  
1 toilet roll holder  
1 robe hook  
1 mirror
- WC  
1 water closet  
1 wash basin with tap  
1 shower set  
1 toilet roll holder  
1 mirror
- Yard/Private Roof Terrace  
1 bib tap each

Note: The brand type and colour of wares, fittings and accessories are subject to Architect's selection and availability.

## 10. ELECTRICAL INSTALLATION

- Refer to Electrical Schedule for details.
- All electrical wiring below false ceiling shall generally be concealed where possible. Electrical wiring above false ceiling and store shall be in exposed conduits, trucking or on tray.

## 11. TV/TELEPHONE

TV point and telephone point to living/bedrooms.

- Refer to Electrical Schedule for details.
- Apartments shall be cable-ready.

## 12. LIGHTNING PROTECTION

Lightning protection system shall be provided in compliance with Singapore Standard CP 33:1996.

## 13. PAINTING

- Internal walls  
Emulsion paint
- External walls  
Spray texture coating/polyurethane paint/emulsion paint

## 14. WATERPROOFING

Waterproofing shall be provided at bathrooms, WC, kitchen, yard, planter boxes, roof terrace and reinforced concrete flat roof.

## 15. DRIVEWAY AND CAR PARK

Basement car park and driveway shall be of reinforced concrete finish. Surface driveway/drop-off point shall be of reinforced concrete and/or granite and/or pebble wash finish.

## 16. RECREATION FACILITIES

- Gymnasium
- Male and Female Changing room with Steam room
- BBQ area
- Swimming pool
- Social pool
- Children's pool
- Children's playground
- Residents' Lounge

## ELECTRICAL SCHEDULE

DESCRIPTION	TYPE A/A1	TYPE B	TYPE C/C1	TYPE D	TYPE E	TYPE F
Lighting Point	16	15	15	33	31	15
13A Switch Socket Outlet	29	26	26	40	39	24
15A Switch Socket Outlet	1	1	1	1	1	1
Connector	4	4	4	4	4	4
Telephone Outlet	6	6	5	8	7	5
Television Outlet	5	5	4	7	6	4
Data Outlet	4	4	3	6	5	3
Audio/Video Intercom Handset	1	1	1	1	1	1
Door Chime	1	1	1	1	1	1

## 17. ADDITIONAL ITEMS

- Kitchen Cabinets and Appliances:  
Built-in high and low kitchen cabinets with solid surface top complete with stainless steel sink, hob, hood, oven, microwave and dishwasher
- Wardrobes  
Built-in wardrobes to all bedrooms
- Air-Conditioning  
Wall mounted multi-split air-conditioning to bedrooms and dining/living rooms.
- Water Heater  
Hot Water supply to bathrooms and kitchen except for WC
- Security System
  - Closed Circuit Television (CCTV) System  
Cameras strategically located in basement and 1st storey lift lobbies, basement carpark area and designated common areas
  - Audio Video Intercom System  
AV Intercom System located in basement and 1st storey lift lobbies, apartments and guardhouse
- Transponder System  
Vehicular entry at main entrance
- IT infrastructure  
All apartments equipped with Cat 6 wiring and cable-ready for Internet-Powered-Home

Note:

Where warranties are given by the manufacturers and/or contractors and/or suppliers of the above installation, the vendor shall assign to the purchaser such warranties at the time when possession of the building unit is delivered to the purchaser.

Marble, granite, sandstones are natural stone materials which offer no absolute uniformity in their veins, colour, tonality and pattern as these are natural characteristics arising from their varied mineral composition and impurities. Natural fissure lines, fossils and pigmentation can appear on the surfaces of the polished marble and granite being a result of the formation process. While such material can be pre-selected before installation, this non-conformity cannot be avoided.

Timber strips are natural materials containing veins and tonality differences. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation.

Purchaser and/or the management corporation, whichever is applicable, is liable to pay annual fee, subscription fee and such other fees to the Starhub Cable Vision Ltd (SCV) or any other relevant authorities.

Layout/location of wardrobes, kitchen cabinets, fan coil units, all electrical points and plaster ceiling board are subject to Architect's sole discretion and final design.

Choice of brand and model of fittings, equipment, installation and appliances supplied shall be at the sole discretion of the vendor.

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

# Credits

## Current Projects



**Rhapsody on Mt Elizabeth**



**Rosewood Suites**

## Upcoming Project



**Illuminaire on Devonshire**

## Another Premier development by:



[www.eldev.com.sg](http://www.eldev.com.sg)

Developer: EL Development (Newton) Pte Ltd

Company No: 200702875R

Developer's Sales License No: C0331

Tenure: Estate in Fee Simple (Freehold)

Lot No: 716 TS28 at 100 Kampong Java Road

BP No: A1700-00215-2007-BP01 dated 29 Feb 2008.

Expected Date of TOP: 31 Dec 2011.

Expected Date of Legal Completion: 31 Dec 2014.

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