

Parc Sophia



A woman with her eyes closed, wearing a white dress, is sitting in a meditative pose on a wooden bench in a lush, green forest. The background is filled with tall trees and dense foliage, creating a serene and natural atmosphere. The text is overlaid on the image in a clean, black, sans-serif font.

A dream

*Text print on
tracing paper*

retreat

for every

urbanite . . .





Artist's Impression Only

Nest in a serene enclave of lush greenery,
three blocks of exclusive freehold residential precinct like no other.
Featuring a modern tropical garden living of 152 stylish apartment,
sited within luscious landscape of water and greenery.



Never
settle for
anything
less than
the best





Mere minutes
away from the
bustling city...
a wide array of
conveniences are
yours to enjoy...



Museums, art galleries, art school and Esplanade, are all around providing arts and entertainment for culture lovers.



Major expressway are minutes away.

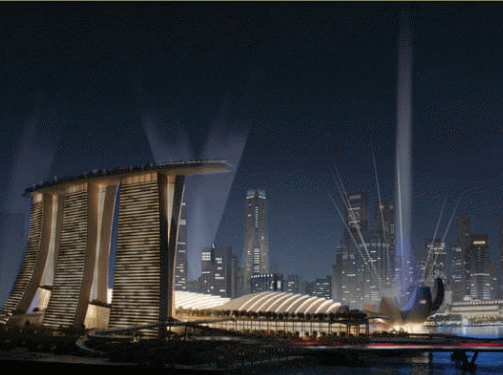
Catching up with friends
at the cafes and restuarants



Enjoy hours of shopping
spree in the city,
a stone's throw away
from home.



Take a walk at
Mount Emily Park.
Enjoy a quiet moment.



Experience the
buzz of the
Intergrated Resort (IR)
and exciting Formula One
Singapore Grand Prix.



Getting to work has never been
more convenient.





Artist's Impression Only



Artist's Impression Only

Refresh and rejuvenate
with the ambience
of serenity...





Thrills your senses with luxurious facilities...
Lounge by the pool, relax your mind in the jacuzzi,
shape up your body at the gym or sweat away in the sauna room and steam room.
In the evening, entertain family and friends with a BBQ feast at the recreation terrace.



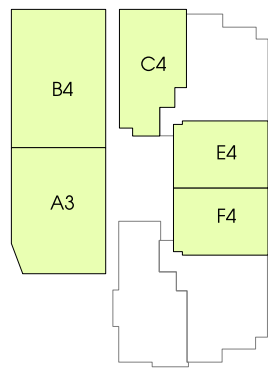


Site plan

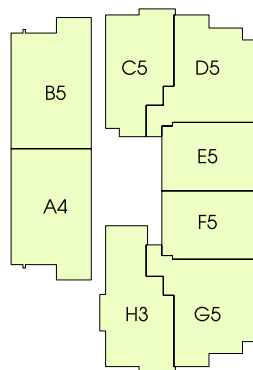


B L O C K 1 2

1st Storey

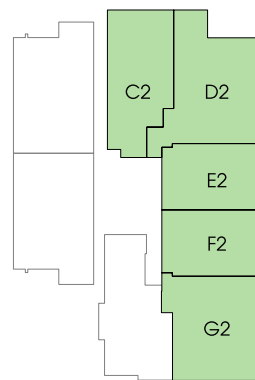


2nd - 6th Storey

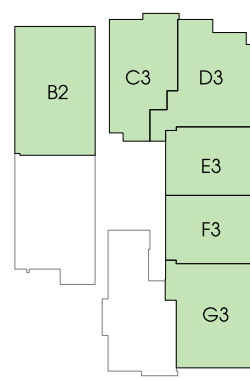


B L O C K 1 0

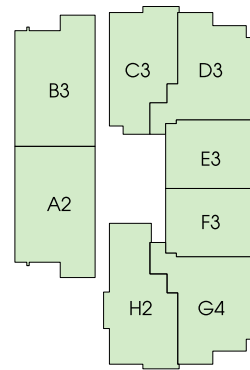
1st Storey



2nd Storey

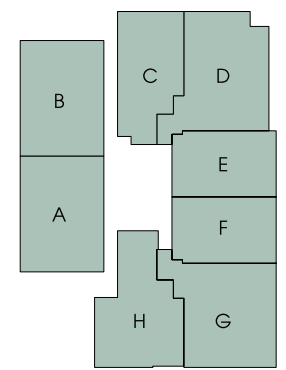


3rd - 7th Storey

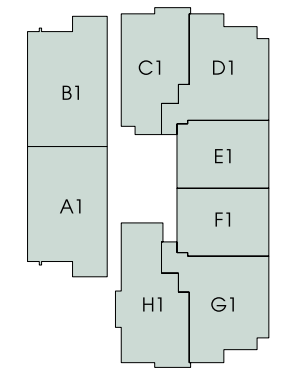


B L O C K 8

1st Storey



2nd - 7th Storey





a fusion of trend & class...



Lush comfort and serenity...
with delicate touches of natural light, glass
and space, evoking an atmosphere of
cosiness, makes coming home simply
a pleasure.







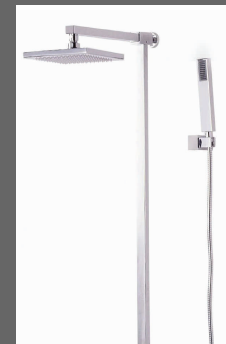
urban luxury...





Type F Artist's Impression Only

Subtle details and thoughtful touches...
with quality materials, finishes and fittings,
ensures daily living can be a delightful
experiences.



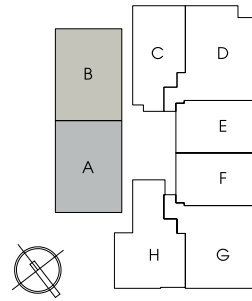
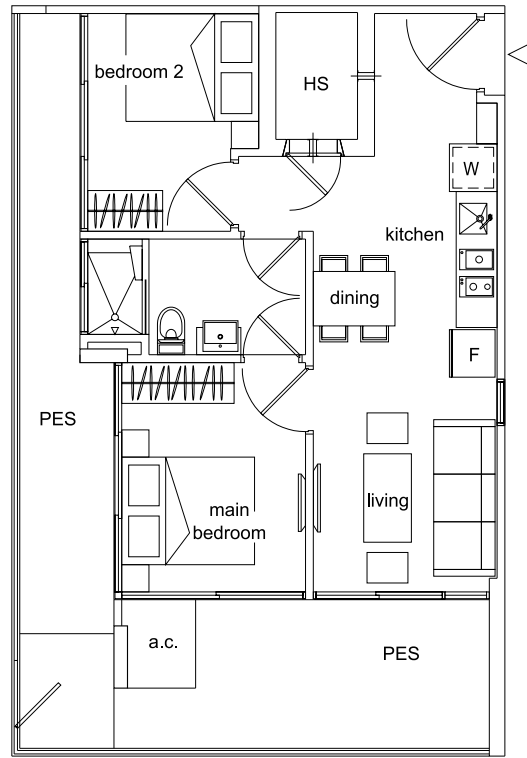
Type F Artist's Impression Only

type A

78 sq m

2 bdrm

#01-01

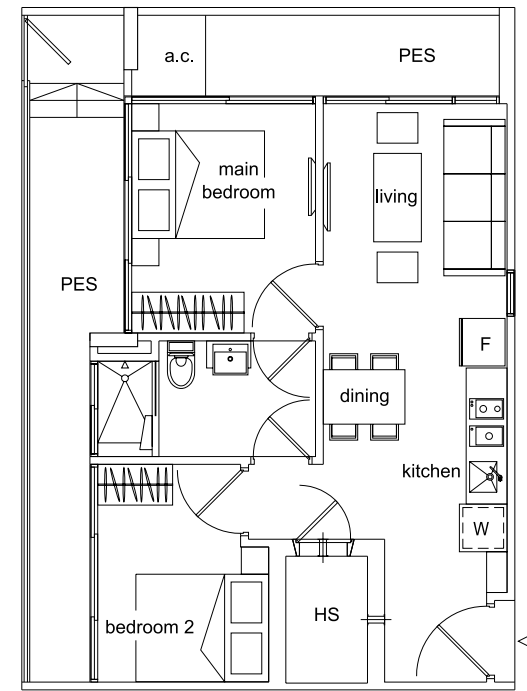


type B

71 sq m

2 bdrm

#01-02



type B1

68 sq m

2 bdrm

#02-02

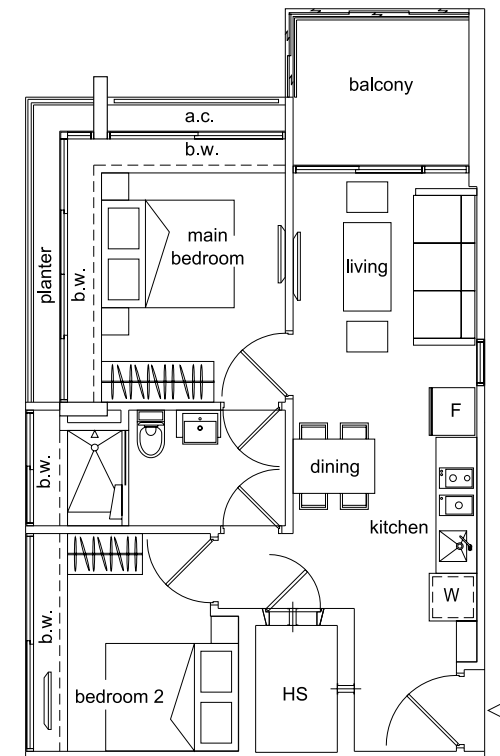
#03-02

#04-02

#05-02

#06-02

#07-02



type A1

68 sq m

2 bdrm

#02-01

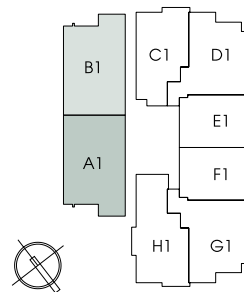
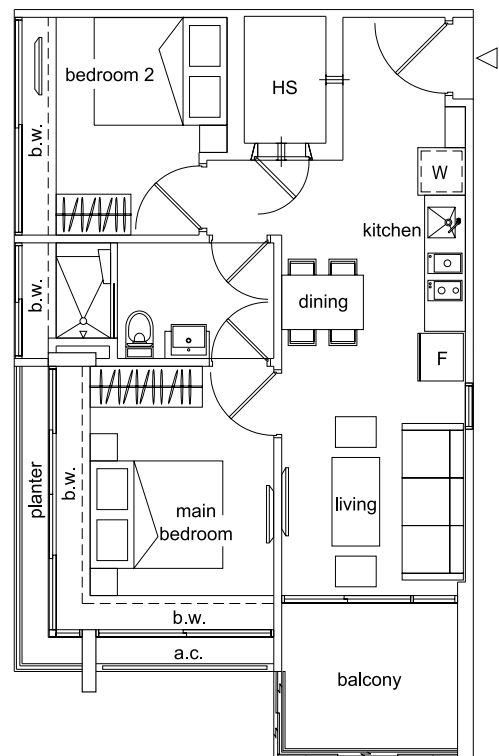
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#04-01

#05-01

#06-01

#07-01

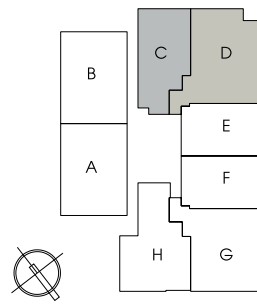
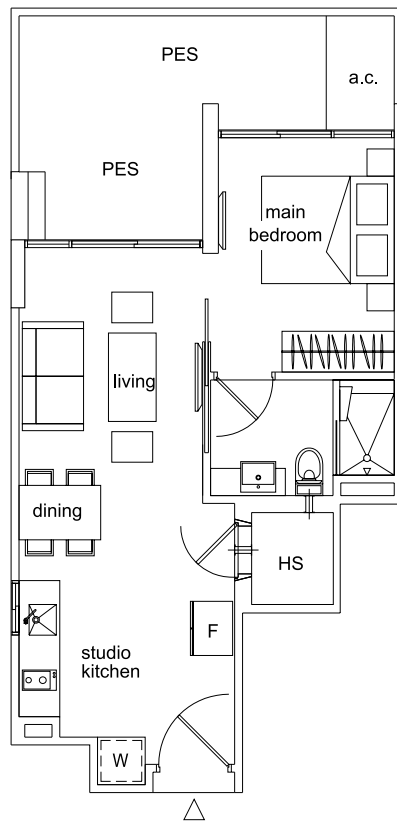


type C

57 sq m

1 bdrm

#01-03

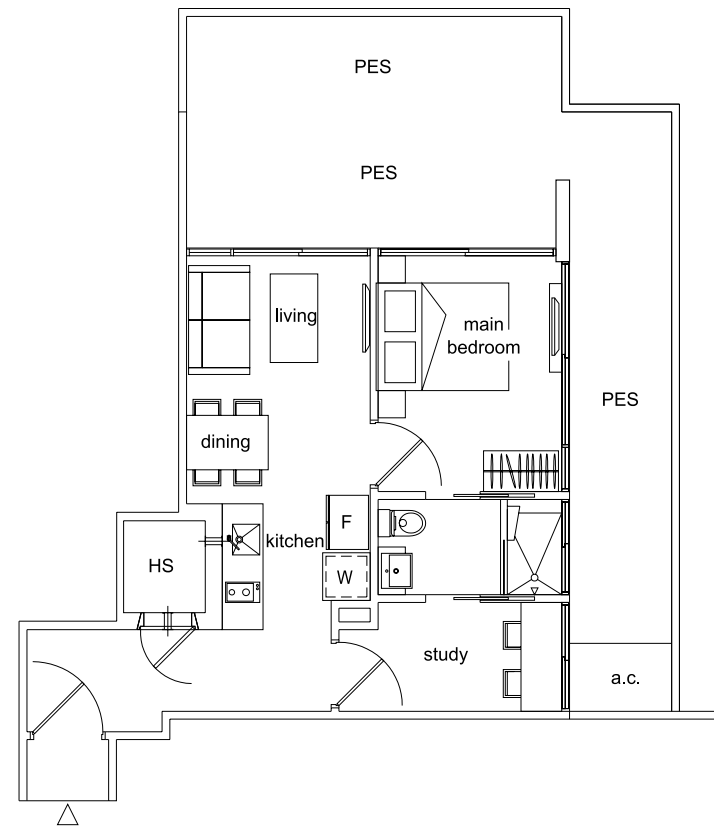


type D

81 sq m

1+1 bdrm

#01-04



type D1

62 sq m

1+1 bdrm

#02-04

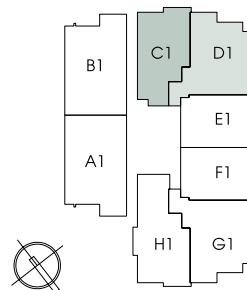
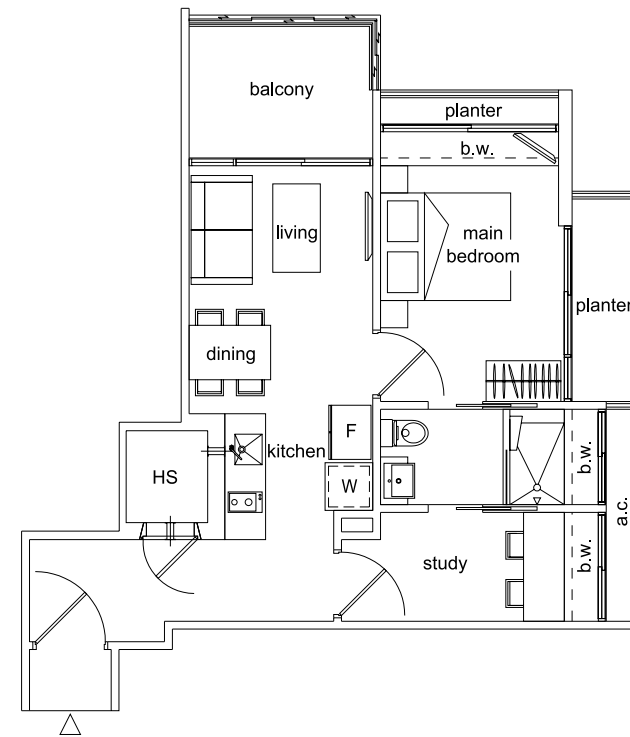
#03-04

#04-04

#05-04

#06-04

#07-04



type C1

51 sq m

1 bdrm

#02-03

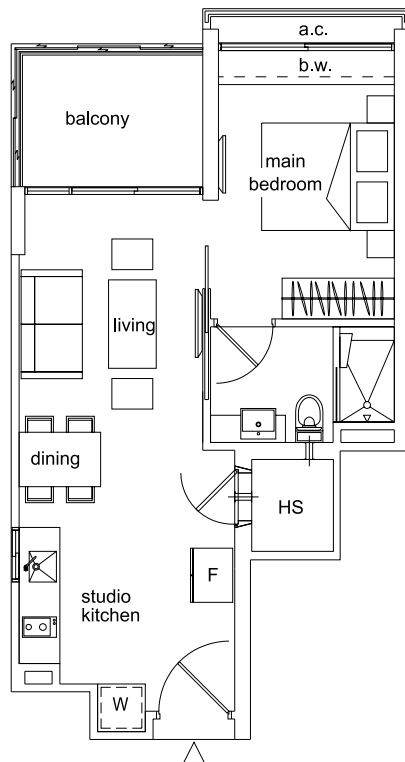
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#04-03

#05-03

#06-03

#07-03

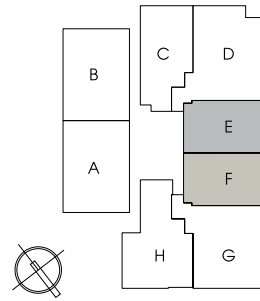
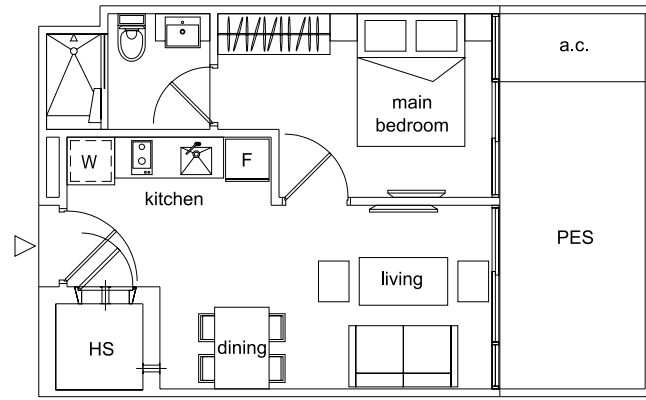


type E

51 sq m

1 bdrm

#01-05

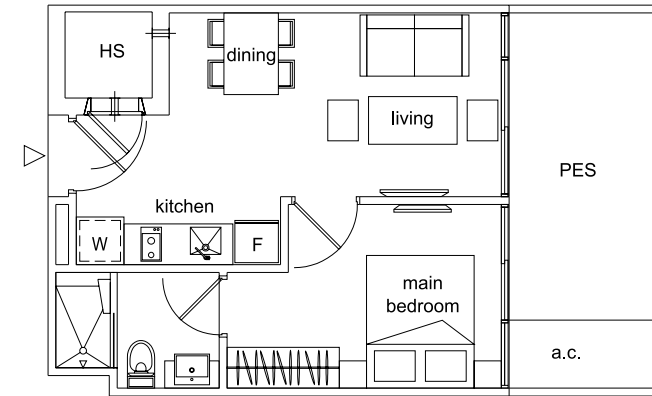


type F

51 sq m

1 bdrm

#01-06



type F1

44 sq m

1 bdrm

#02-06

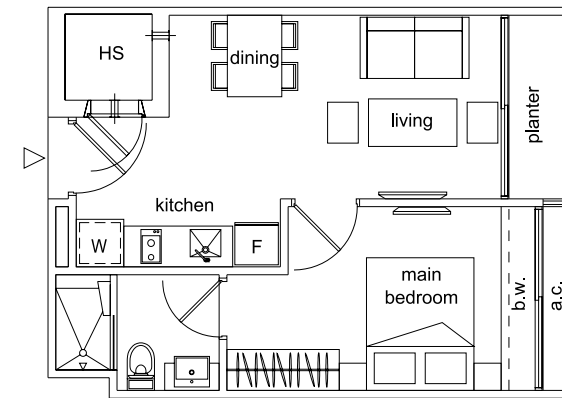
#03-06

#04-06

#05-06

#06-06

#07-06



type E1

44 sq m

1 bdrm

#02-05

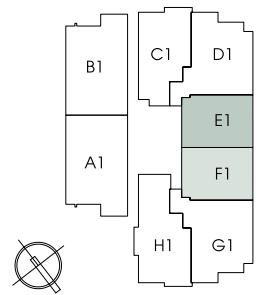
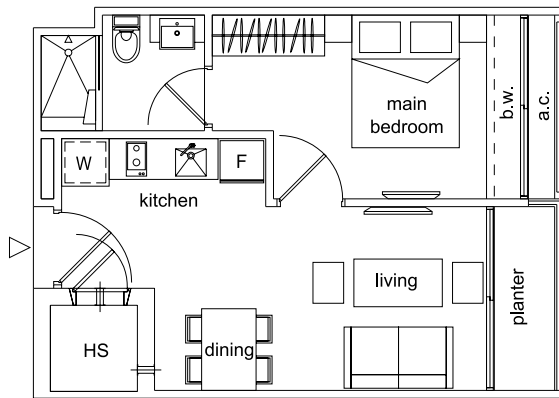
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#04-05

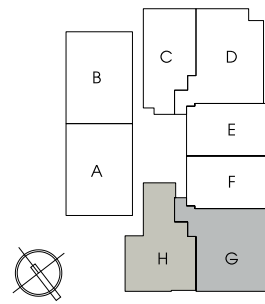
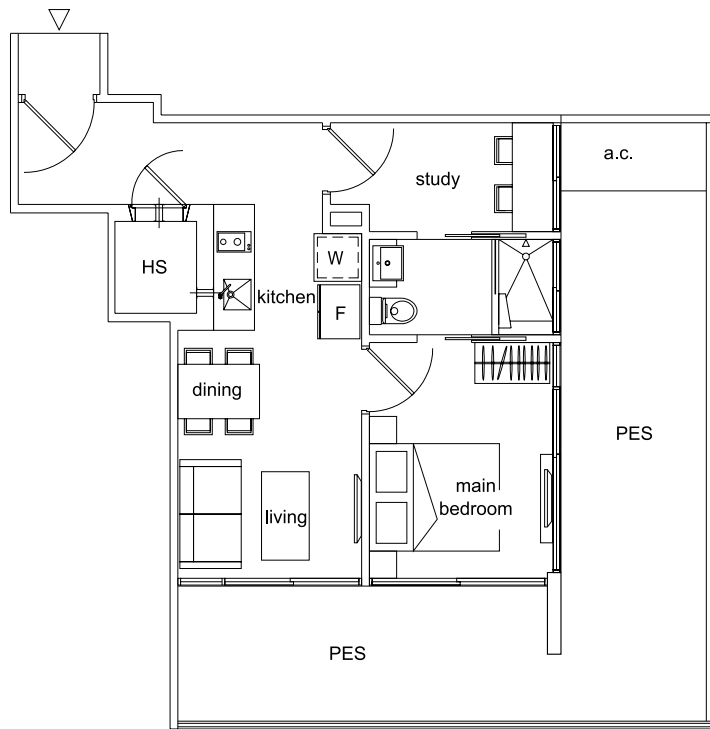
#05-05

#06-05

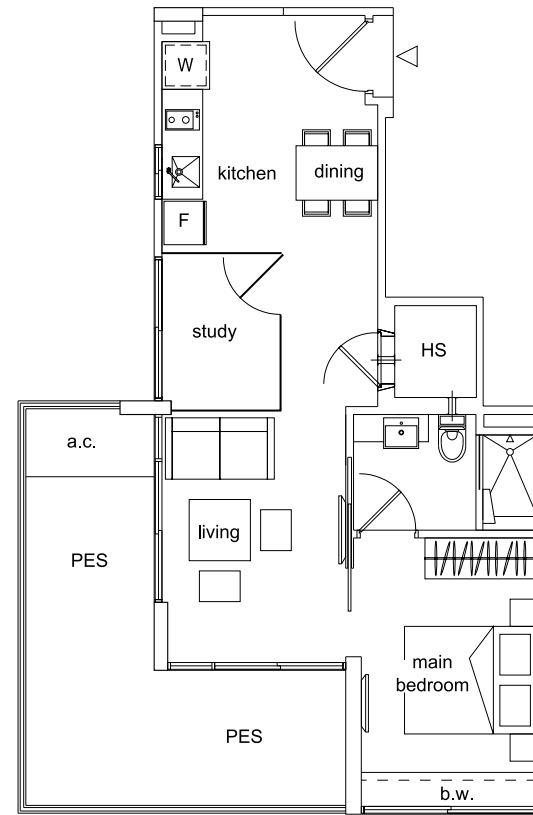
#07-05



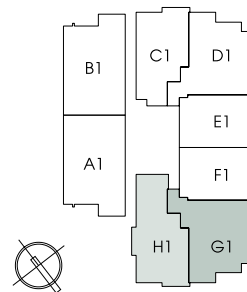
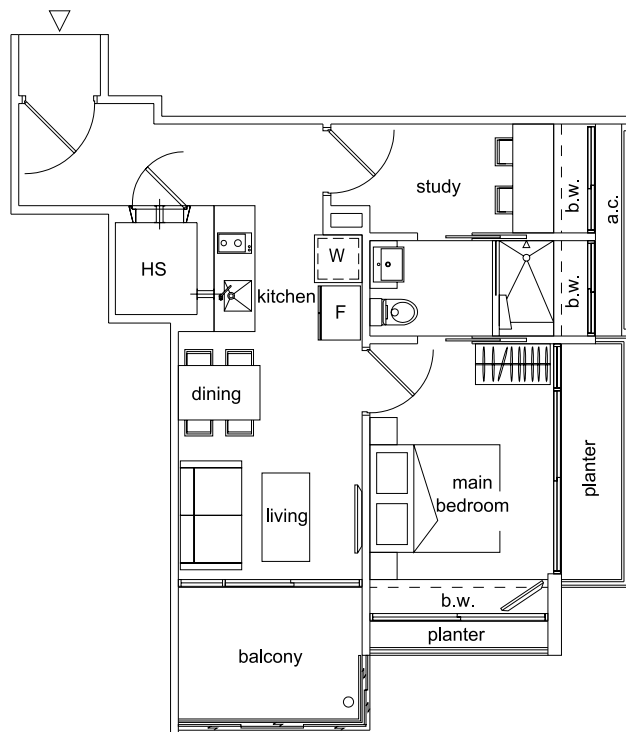
type G
78 sq m
1+1 bdrm
#01-07



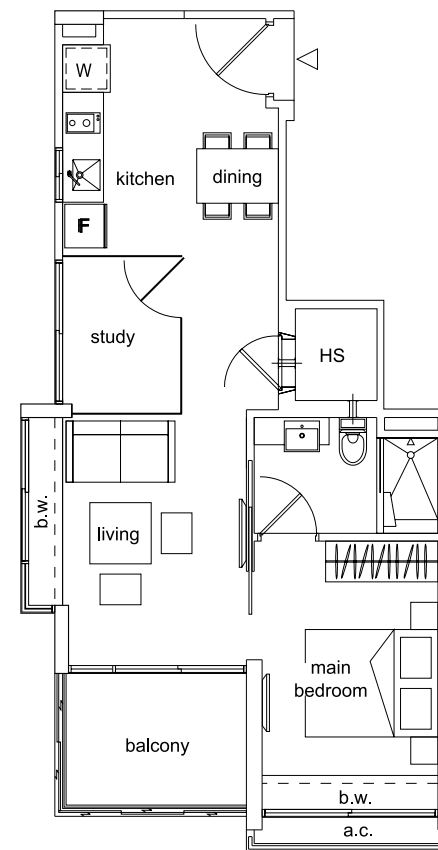
type H
67 sq m
1+1 bdrm
#01-08



type G1
62 sq m
1+1 bdrm
#02-07
#03-07
#04-07
#05-07
#06-07
#07-07



type H1
58 sq m
1+1 bdrm
#02-08
#03-08
#04-08
#05-08
#06-08
#07-08

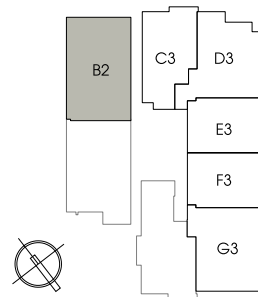
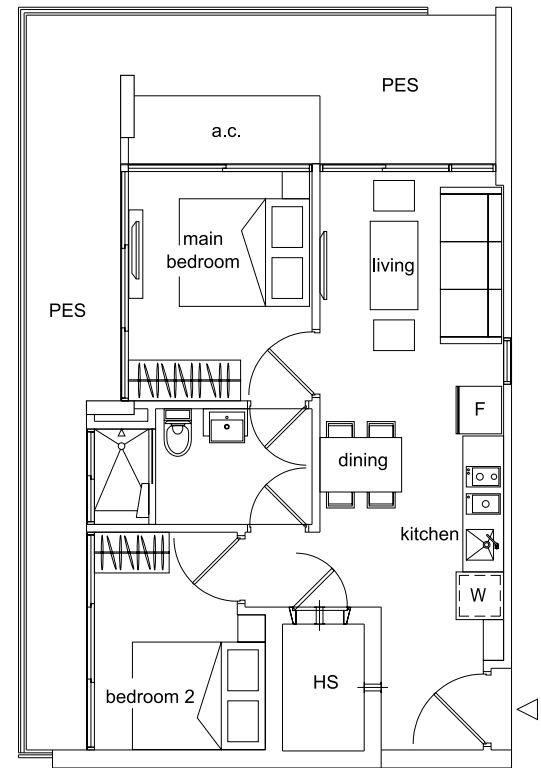


type B2

78 sq m

2 bdrm

#02-10



type B3

68 sq m

2 bdrm

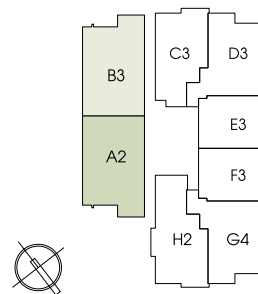
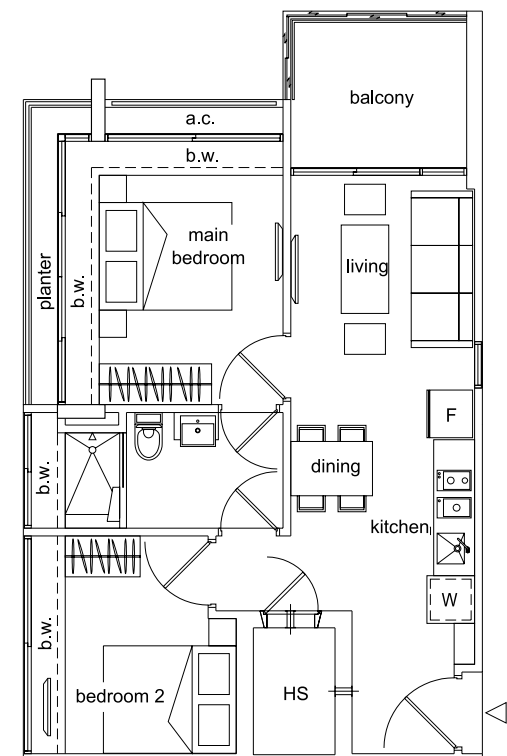
#03-10

#04-10

#05-10

#06-10

#07-10



type A2

68 sq m

2 bdrm

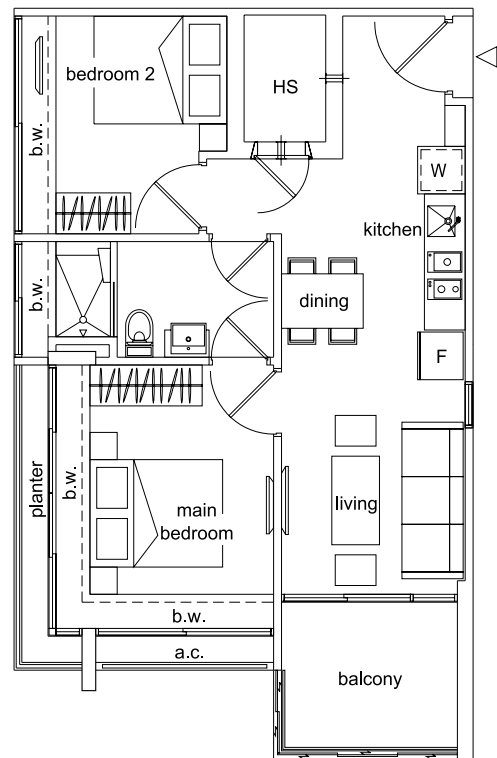
#03-09

#04-09

#05-09

#06-09

#07-09

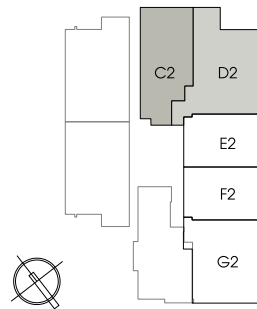
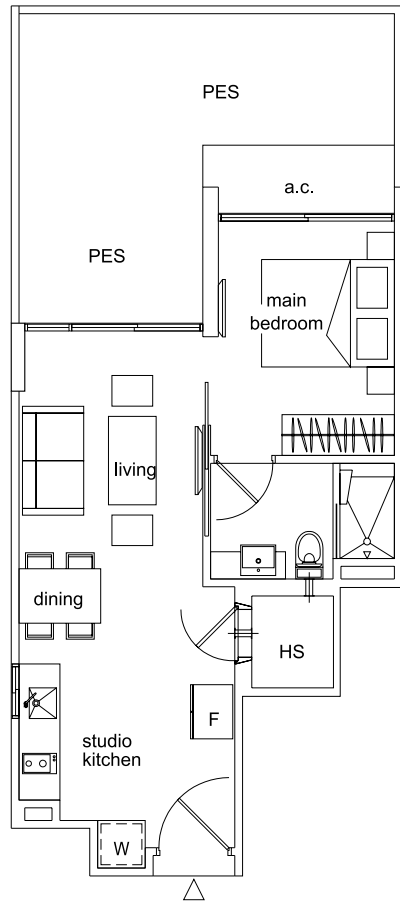


type C2

64 sq m

1 bdrm

#01-11

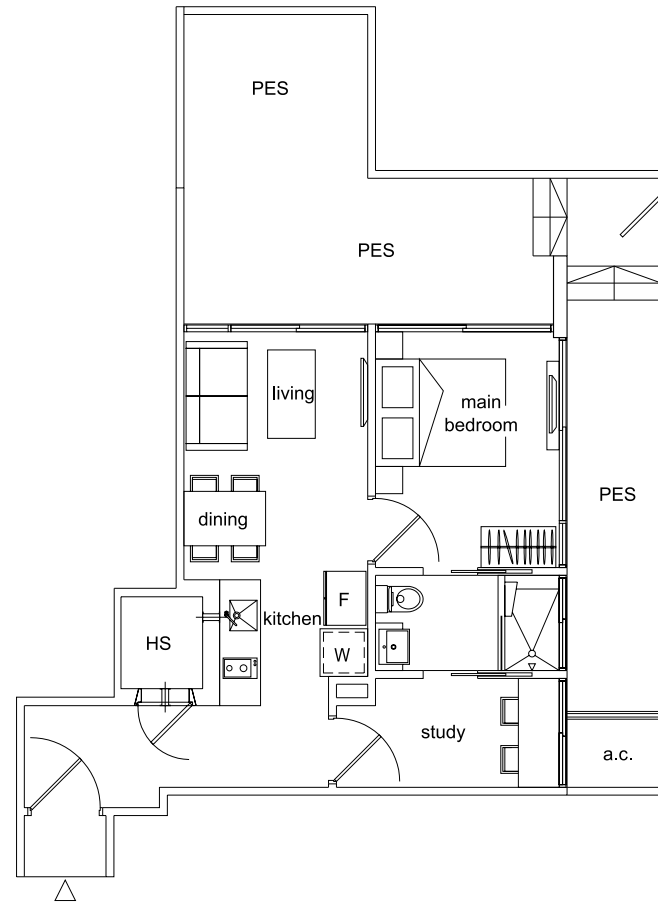


type D2

79 sq m

1+1 bdrm

#01-12



type C3

51 sq m

1 bdrm

#02-11

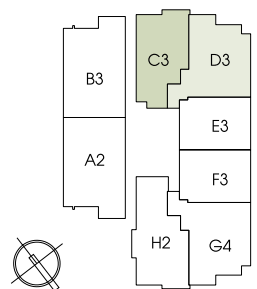
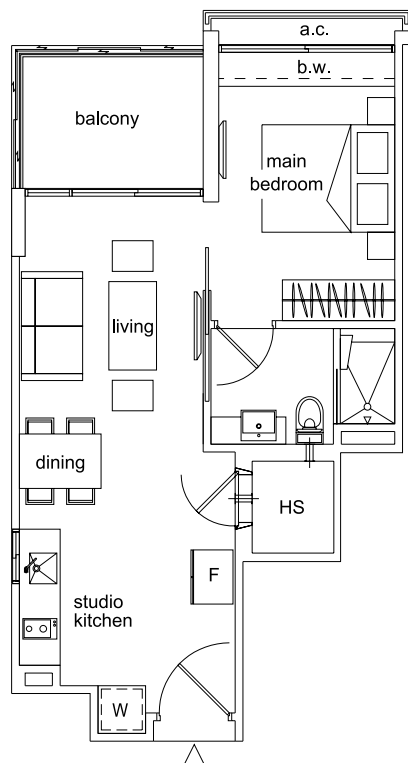
#03-11

#04-11

#05-11

#06-11

#07-11



type D3

62 sq m

1+1 bdrm

#02-12

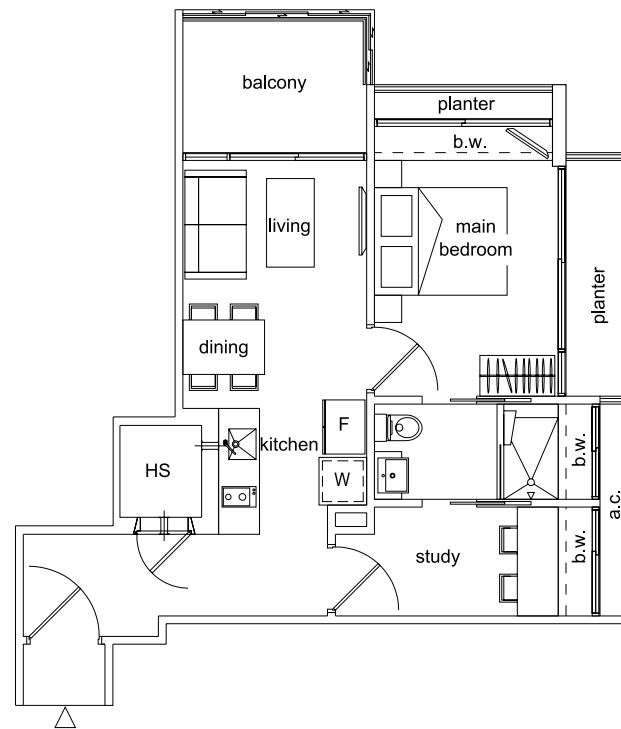
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#04-12

#05-12

#06-12

#07-12

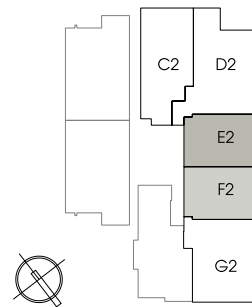
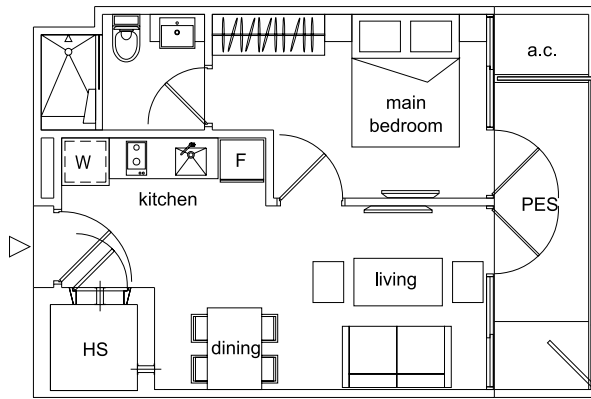


type E2

47 sq m

1 bdrm

#01-13

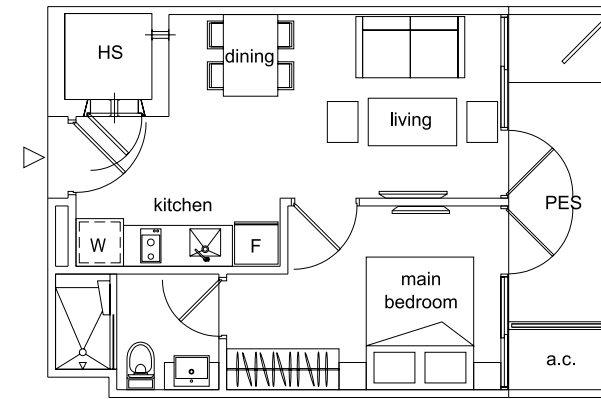


type F2

47 sq m

1 bdrm

#01-14



type F3

44 sq m

1 bdrm

#02-14

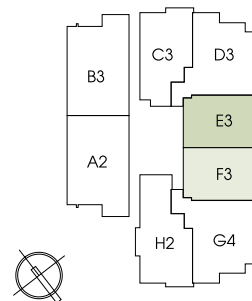
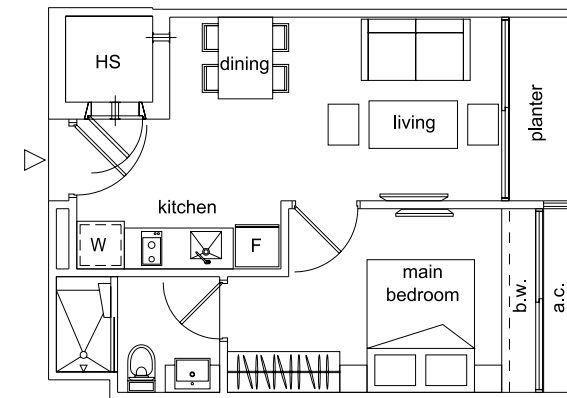
#03-14

#04-14

#05-14

#06-14

#07-14



type E3

44 sq m

1 bdrm

#02-13

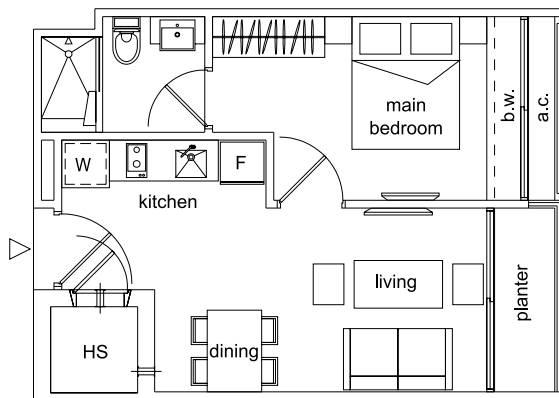
#03-13

#04-13

#05-13

#06-13

#07-13

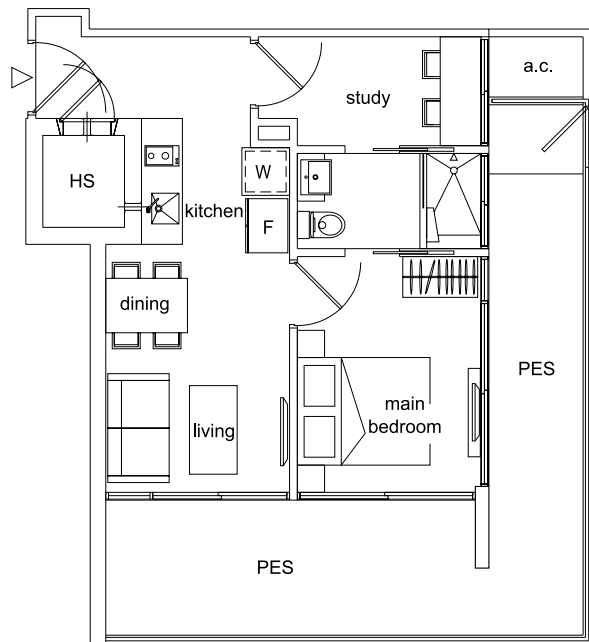
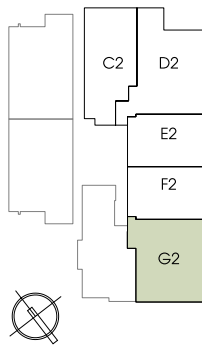


type G2

68 sq m

1+1 bdrm

#01-15



type G4

62 sq m

1+1 bdrm

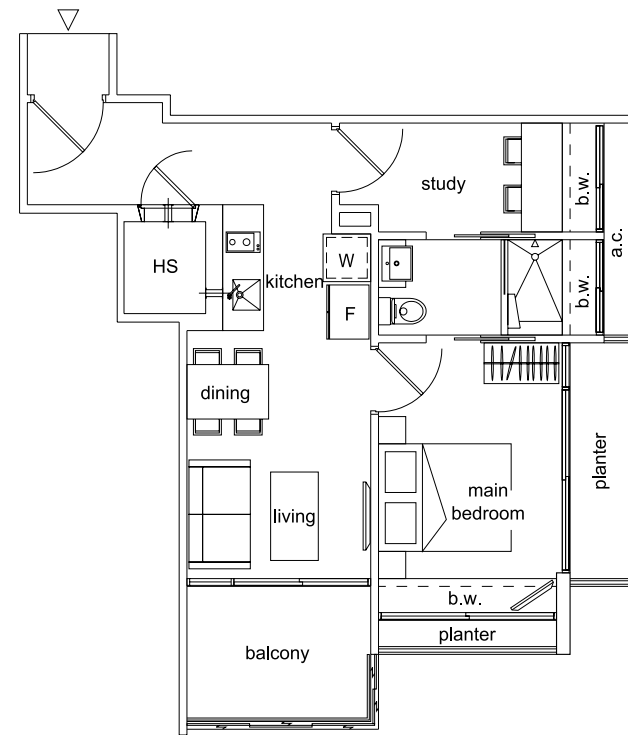
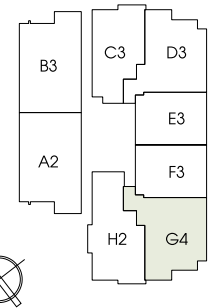
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#05-15

#06-15

#07-15

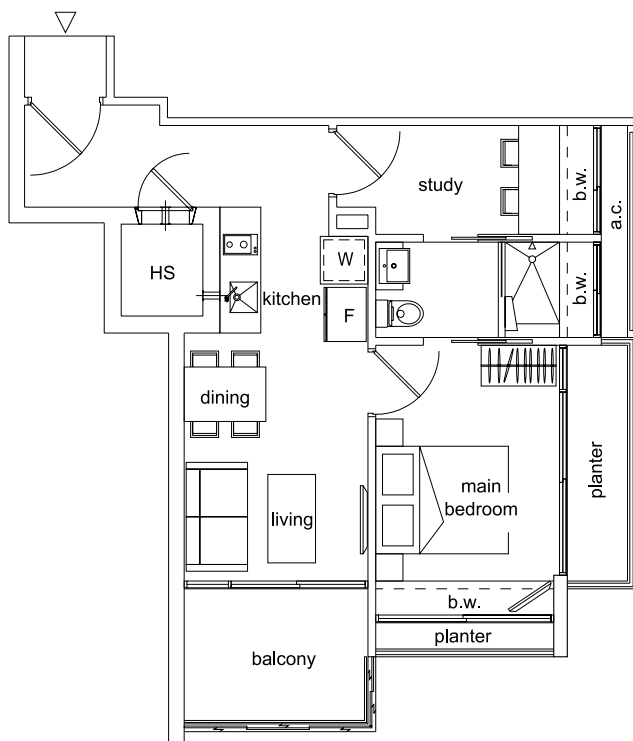
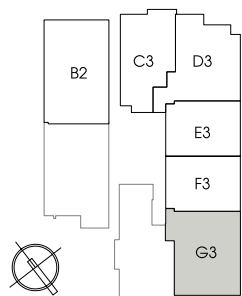


type G3

62 sq m

1+1 bdrm

#02-15



type H2

58 sq m

1+1 bdrm

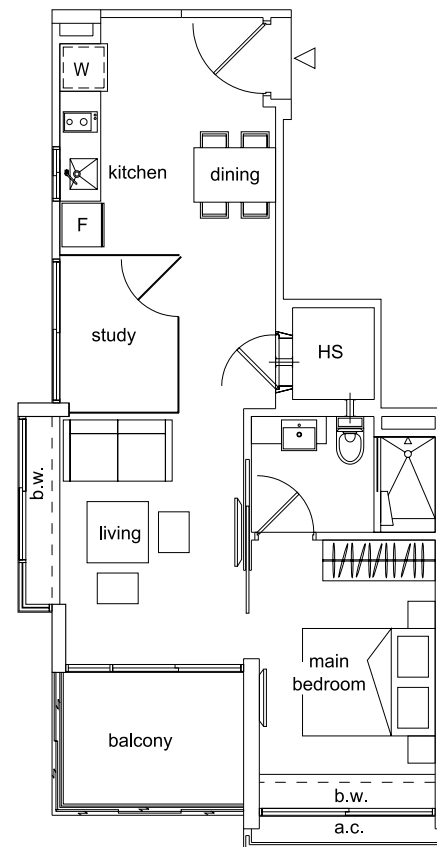
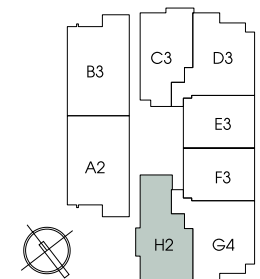
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#04-16

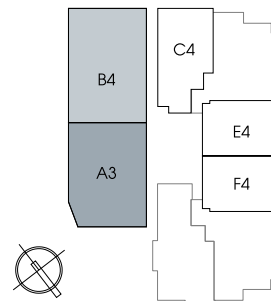
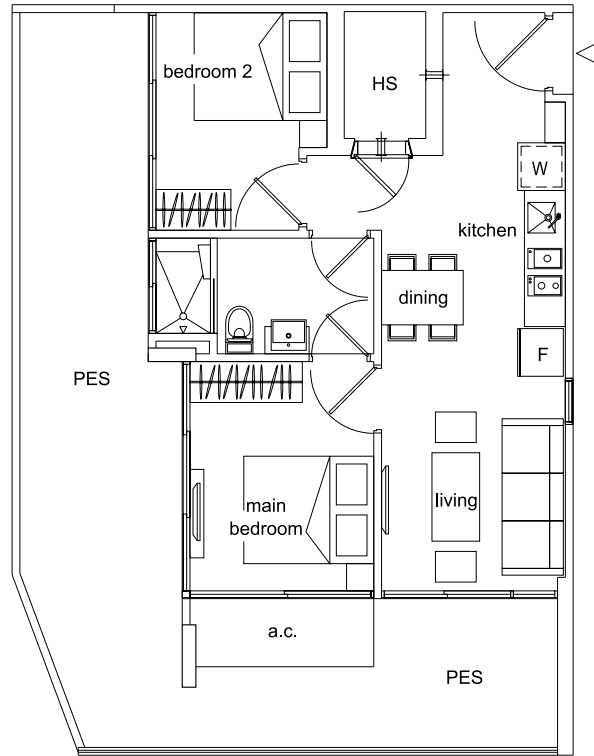
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#06-16

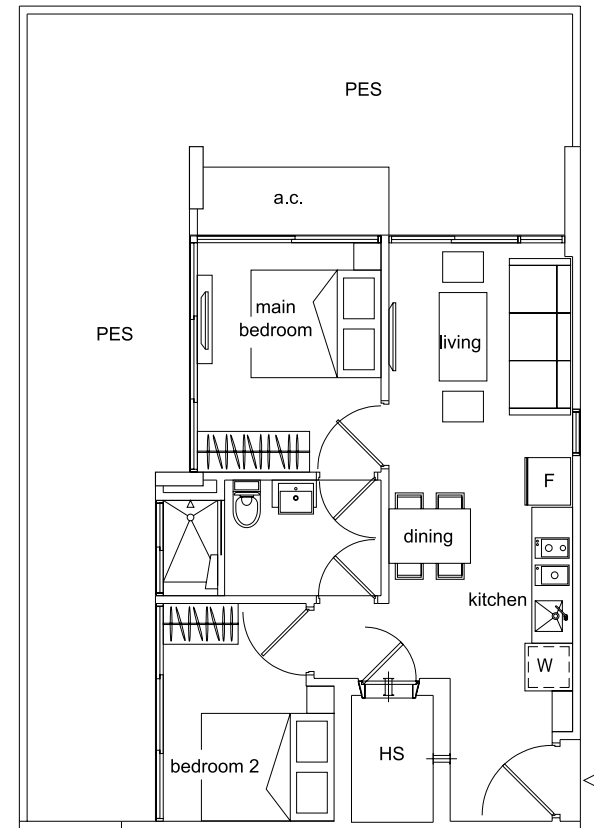
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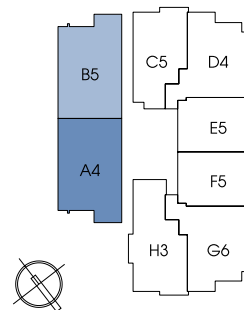
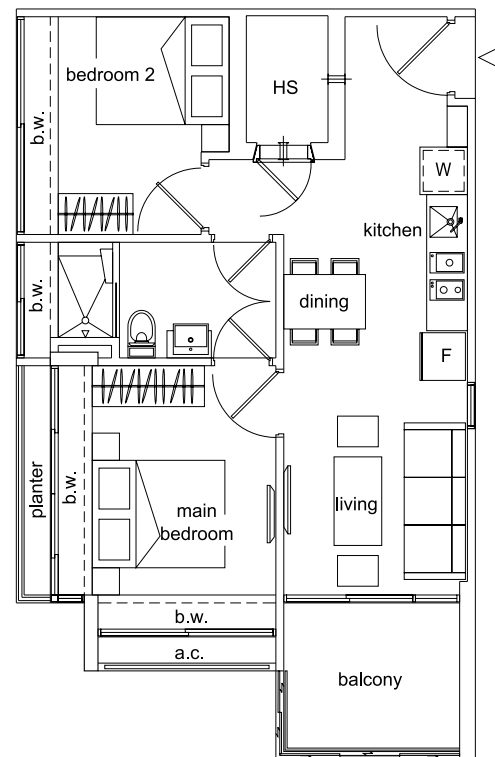
type A3
 89 sq m
 2 bdrm
 #01-17



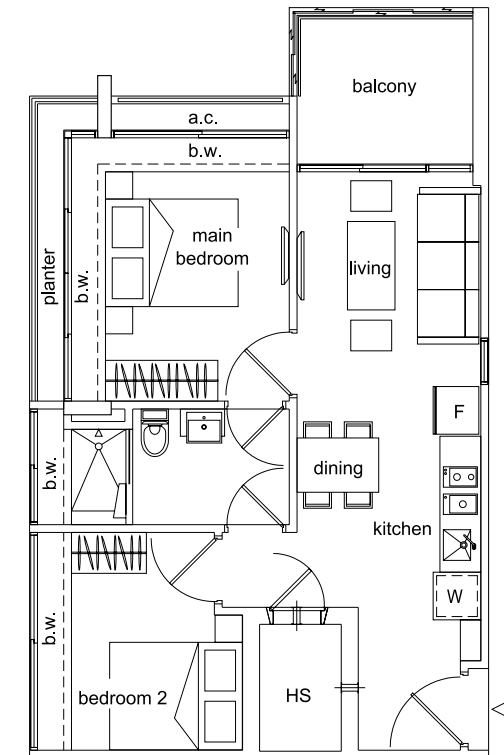
type B4
 99 sq m
 2 bdrm
 #01-18



type A4
 67 sq m
 2 bdrm
 #02-17
 #03-17
 #04-17
 #05-17
 #06-17
 #07-17



type B5
 68 sq m
 2 bdrm
 #02-18
 #03-18
 #04-18
 #05-18
 #06-18

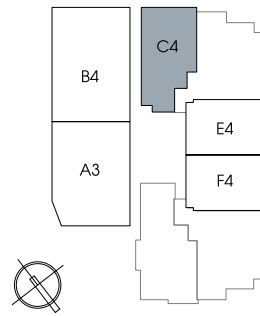
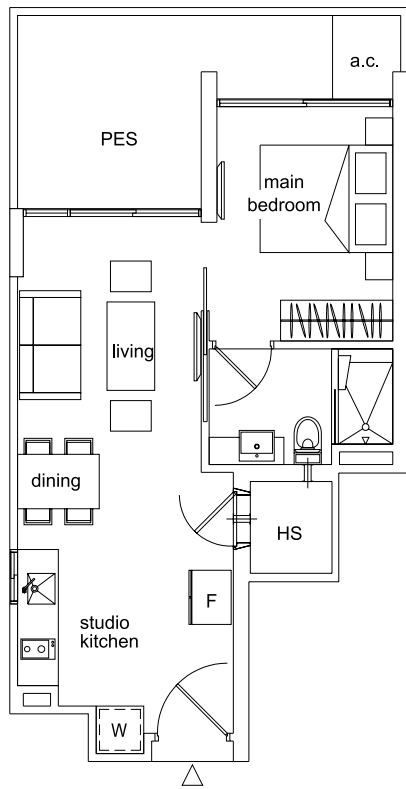


type C4

54 sq m

1 bdrm

#01-19



type C5

51 sq m

1 bdrm

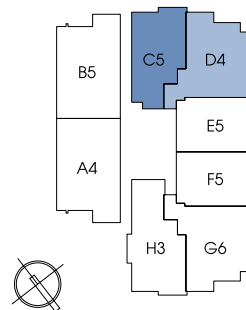
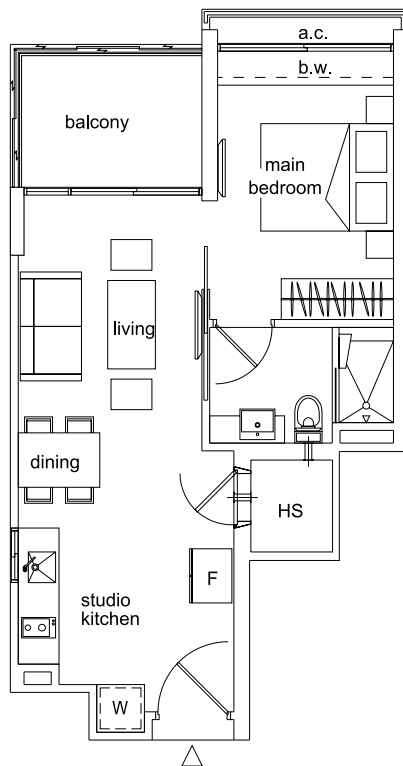
#02-19

#03-19

#04-19

#05-19

#06-19



type D4

62 sq m

1+1 bdrm

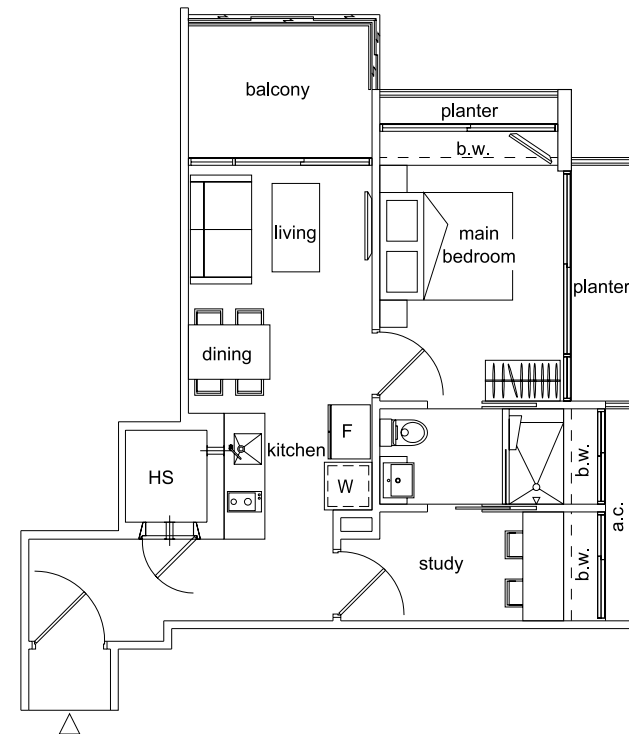
#02-20

#03-20

#04-20

#05-20

#06-20

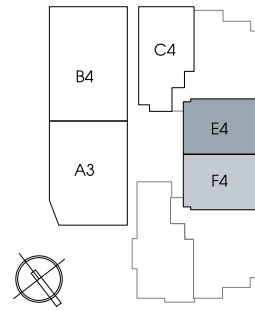
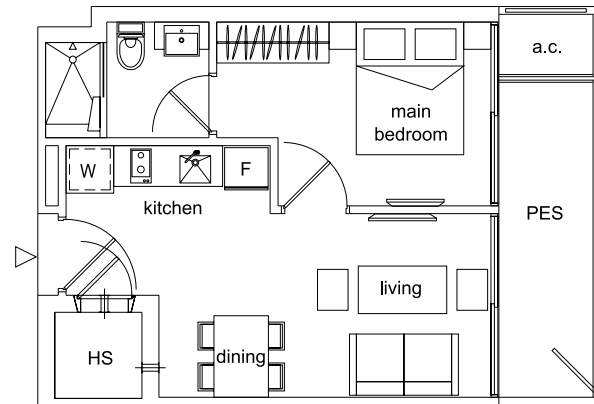


type E4

47 sq m

1 bdrm

#01-21

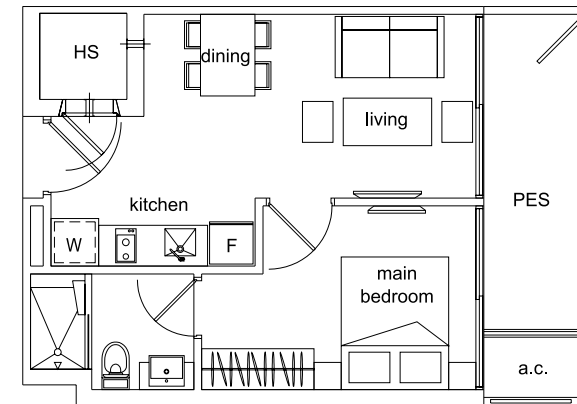


type F4

47 sq m

1 bdrm

#01-22



type E5

44 sq m

1 bdrm

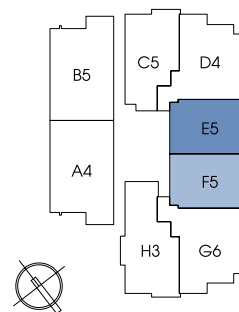
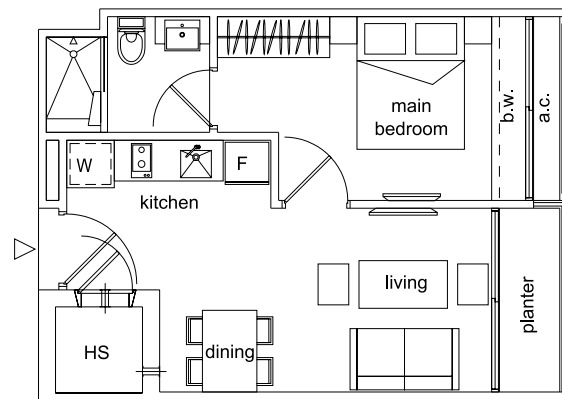
#02-21

#03-21

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type F5

44 sq m

1 bdrm

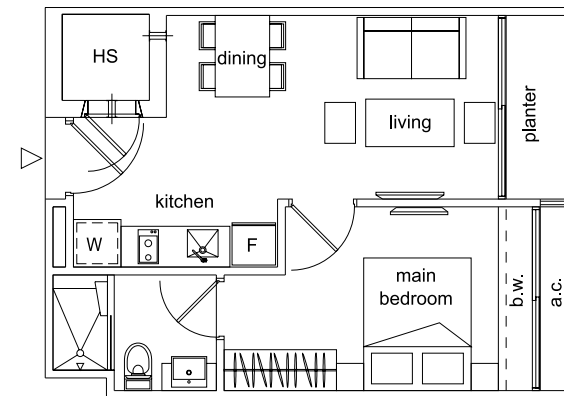
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type G5

62 sq m

1+1 bdrm

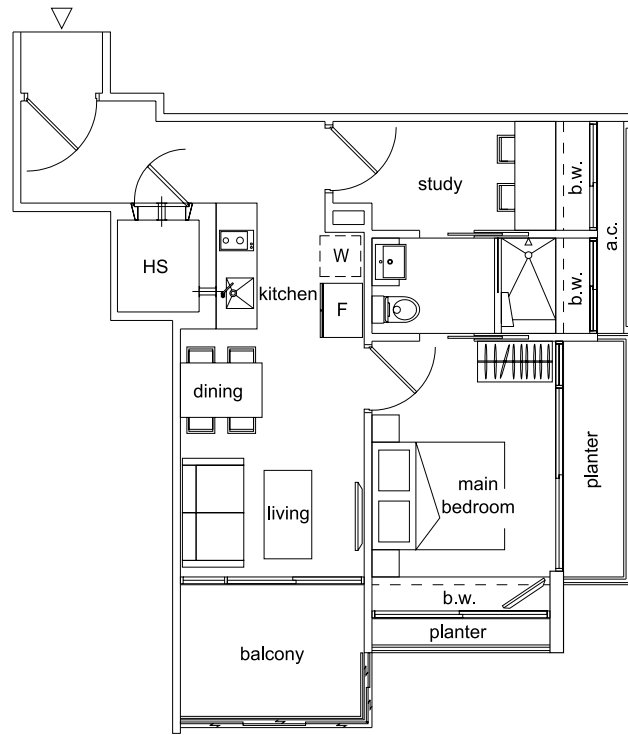
#02-23

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#06-23



type H3

58 sq m

1+1 bdrm

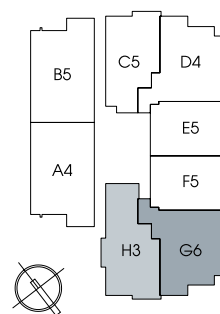
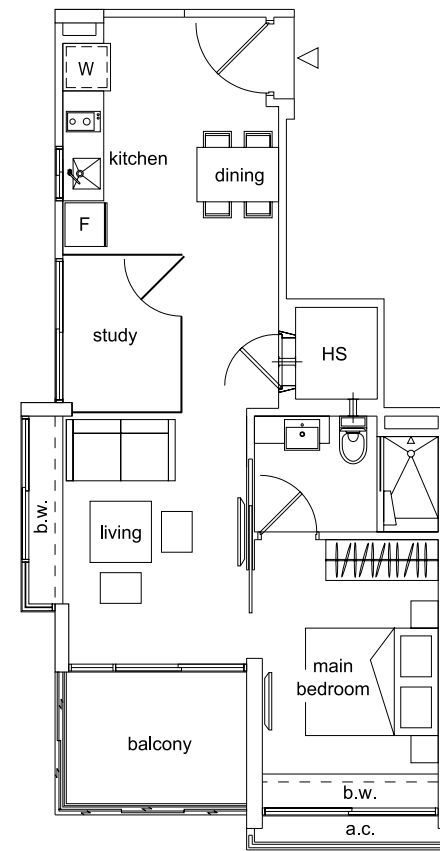
#02-24

#03-24

#04-24

#05-24

#06-24



- 1. Foundation**
Pile and/or raft foundation to engineer's design.
- 2. Superstructure**
Reinforced concrete structure to engineer's specification.
- 3. Walls**
 - a) External Walls : Reinforced concrete and/or common clay brick walls.
 - b) Internal Walls : Reinforced concrete and/or precast panels (light weight) and/ or dry wall panels and/or common clay brick walls.
- 4. Roof**
Reinforced concrete flat roof.
- 5. Ceiling**

For Apartments

 - a) Living/ Dining, Bedrooms, Study, Balcony, Yard : Skim coat and/or ceiling board with emulsion paint finish.
 - b) Bathrooms and Kitchen : Skim coat and/or water resistant ceiling board with emulsion paint finish.
 - c) Household Shelter : Skim coat with emulsion paint finish.

For Common Areas

 - a) Lift Lobbies : Skim coat and/or ceiling board with emulsion paint finish.
 - b) Carpark : Skim coat with emulsion paint finish.
 - c) Staircases : Skim coat with emulsion paint finish.
- 6. Finishes**

Wall

For Apartments

 - a) Living/Dining, Bedrooms, Study, Household Shelter, Staircase : Plaster and/or skim coat with emulsion paint finish.
 - b) Bathroom : Marbles and/or ceramic tiles and/or homogenous tiles finish.
 - c) Open Terrace, Balcony, Yard : Plaster and/or skim coat with emulsion paint finish.

Note: No tiles/stone behind mirrors and above false ceiling.

For Common Areas

 - a) 1st Storey Lift Lobby : Ceramic tiles and/or stones and/or plaster with emulsion paint finish.
 - b) Typical Lift Lobbies, Corridors : Ceramic tiles and/or homogenous tiles and/or plaster and/or skim coat with emulsion paint finish.
 - c) Carpark and Ramps : Plaster and/or skim coat with emulsion paint finish.
 - d) Corridors : Plaster and/or skim coat with emulsion paint finish.
 - e) Staircases : Plaster and/or skim coat with emulsion paint finish.

Floor

For Apartments

 - a) Living/Dining, : Marble tiles and/or compressed marble with timber and/or tiles skirting finish.
 - b) PES, Balcony, : Ceramic tiles and/or stones tiles finish.
 - c) Kitchen : Marbles and/or compressed marble and/or ceramic tiles and/or homogenous tiles finish.
 - d) Household Shelter, Yard : Ceramic tiles and/or homogenous tiles finish.
 - e) Bathroom : Marbles and/or ceramic tiles and/or stones tiles finish.
 - f) Bedrooms, Study : Random teak strips flooring with timber skirting finish.
 - g) Planter Boxes, A/C Ledges : Cement screed with paint finish.

For Common Areas

 - a) 1st Storey Lift Lobby : Ceramic tiles and/or stones tiles with skirting tiles finish.
 - b) Typical Lift Lobbies, Corridors : Ceramic tiles and/or homogenous tiles with skirting tiles finish.
 - c) Carpark and Ramps : Cement and sand screed finish.
 - d) Deck, Walkway : Timber strip and/or ceramic tiles and/or stones tiles finish.
 - e) Gymnasium : Rubber tiles and/or timber strip and/or ceramic tiles and/or stones tiles finish.
 - f) Staircases : Cement and sand screed finish with nosing.

- 7. Windows**
Powder coated aluminium framed with approximately 6 mm glass.
- 8. Doors**
Aluminium with glass/acrylic or decorative timber or decorative timber with glass panel or glass panel.
Steel door for house shelter as per requirement of authority.
Quality imported locks brand.
- 9. Sanitary fittings**

a) Bathroom

1 sunken bath with shower mixer and rainshower set and shower set.
1 basin and mixer tap
1 pedestal water closet
1 mirror
1 toilet paper holder
- 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).
Refer to Electrical Schedule for details.

Electrical Schedule:

UNIT TYPE	Lighting Point	Power Point	TV Point	Telephone Point	Water Heater Point	Cooker	Hood	Oven	Isolator	Door Bell	TV/RA Point	Audio Intercom
1ST Storey												
TYPE A	9	10	3	4	2	1	1	1	2	1	1	1
TYPE B	9	10	3	4	2	1	1	1	2	1	1	1
TYPE C	8	9	2	3	1	1	1	1	2	1	1	1
TYPE D	8	9	2	3	2	1	1	1	2	1	1	1
TYPE E	6	8	2	3	1	1	1	1	2	1	1	1
TYPE F	6	8	2	3	1	1	1	1	2	1	1	1
TYPE G	8	9	2	3	2	1	1	1	2	1	1	1
TYPE H	8	9	3	4	1	1	1	1	2	1	1	1
2ND Storey - 7TH Storey												
TYPE A	8	10	3	4	2	1	1	1	2	1	1	1
TYPE B	8	10	3	4	2	1	1	1	2	1	1	1
TYPE C	7	9	2	3	1	1	1	1	2	1	1	1
TYPE D	7	9	2	3	2	1	1	1	2	1	1	1
TYPE E	5	8	2	3	1	1	1	1	2	1	1	1
TYPE F	5	8	2	3	1	1	1	1	2	1	1	1
TYPE G	7	9	2	3	2	1	1	1	2	1	1	1
TYPE H	7	9	3	4	1	1	1	1	2	1	1	1

S P E C I F I C A T I O N

11. TV/Telephone

TV/telephone points shall be provided in accordance to the Electrical Schedule.

12. Lightning Protection

Lightning protection system shall be provided in accordance with the current edition of Singapore Code of Practice.

13. Painting

- a) Internal wall : Emulsion water-based paint.
b) External wall : Selected oil-based base coat and water-based exterior paint.

14. Water Proofing

Waterproofing to reinforced concrete flat roof and bathrooms (if any).

15. Driveway and Car Park

Concrete floor and/or ceramic and/or stone finish.

16. Recreation Facilities

The followings are provided:

- a) Lap Pool
b) Wading/ Social Pool
c) Jacuzzi
d) Recreation Terrace
e) Barbecue Pit
f) Gymnasium
g) Sauna Room
h) Steam Room

17. Additional Items

a) Kitchen Cabinets

High and low kitchen cabinets with solid surface countertop complete with electric induction hob and cooker hood ("BOSCH" brand or equivalent).
One stainless steel sink complete with tap.

b) Wardrobes

Built-in wardrobes to all bedrooms (if any).

c) Air-Conditioning

Split type air conditioner ("DAIKIN" or equivalent) provided in living, dining, and bedrooms/ study.

d) Water Heater

Heater of "Ariston" or equivalent.

e) Railing

Mild steel for common stair railing.
Steel and/or glass for other railings.

f) Security

Audio intercom to all units.

g) Lift

2 passenger lifts ("KONE" or equivalent) from 2nd basement to seventh floor at Block 8 & 10.
1 passenger lifts ("KONE" or equivalent) from 2nd basement to sixth floor at Block 12.

h) Fencing

Brickwall and/or steel railing on brickwall.

Note:

- 1) **Stone:** Stone is natural material containing veins with tonality differences. There will be colour and marking caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity cannot be totally avoided.
- 2) **Timber:** Timber is a natural product that does not have total consistency of colour and grain. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation.
- 3) **Cable Television (SCV):** The purchaser is liable to pay annual fee, subscription fee and such other fees to Starhub Cable vision (SCV) 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.
- 4) **Internet:** The purchaser is liable to pay Asymmetrical Digital Subscriber Line (ADSL) connection, annual fee, subscription fee and such other fees to Internet service Provider (ISP). The vendor is not responsible to make arrangements with any said parties for the service connection for their respective subscription.
- 5) **Air-conditioning:** Air-conditioning system has to be maintained and cleaned on a regular basis by the purchasers. This includes the cleaning of filters and condensation pipes to ensure good working condition of the system.
- 6) **Wardrobe/Kitchen Cabinets, Mechanical Ventilation Units and Air-conditioning Fan Coil Units:** Layout/ location of wardrobe/kitchen cabinets, mechanical ventilation units (if any) and air-conditioning fan coil units (if any) are subjected to architect's sole discretion and final design.

NAME OF PROJECT	Parc Sophia
ADDRESS OF PROJECT	8 Adis Road, Singapore 229975 10 Adis Road, Singapore 229979 12 Adis Road, Singapore 229976
DEVELOPER	Oxley Ventures Pte Ltd
TENURE OF LAND	Estate in Fee Simple (Freehold)
LEGAL DESCRIPTION	LOT 00384V, 00432K, 00444T & 00443P TS 19
PLANNING APPROVAL NO.	ES20070713R0158
BUILDING PLAN NO.	A1276-00365-2007
DEVELOPER'S LICENCE NO.	C0443
TOP NO LATER THAN	31 Dec 2013
LEGAL COMPLETION NO LATER THAN	31 Dec 2016

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