



**PAVILIONSQUARE**  
THE RETAIL AND RESIDENTIAL LANDMARK

# the new adventure

“Do not stop thinking of life as an adventure. You have no security unless you can live bravely, excitingly, imaginatively.”

*Eleanor Roosevelt*





# the new excitement

“It’s a thrill; otherwise I wouldn’t do it. Not to be hokey, but I think life is definitely worth living.”

*Elizabeth Mitchell*





# the new culture

“The more we embrace the culture of life and respect life, the better that we do.”

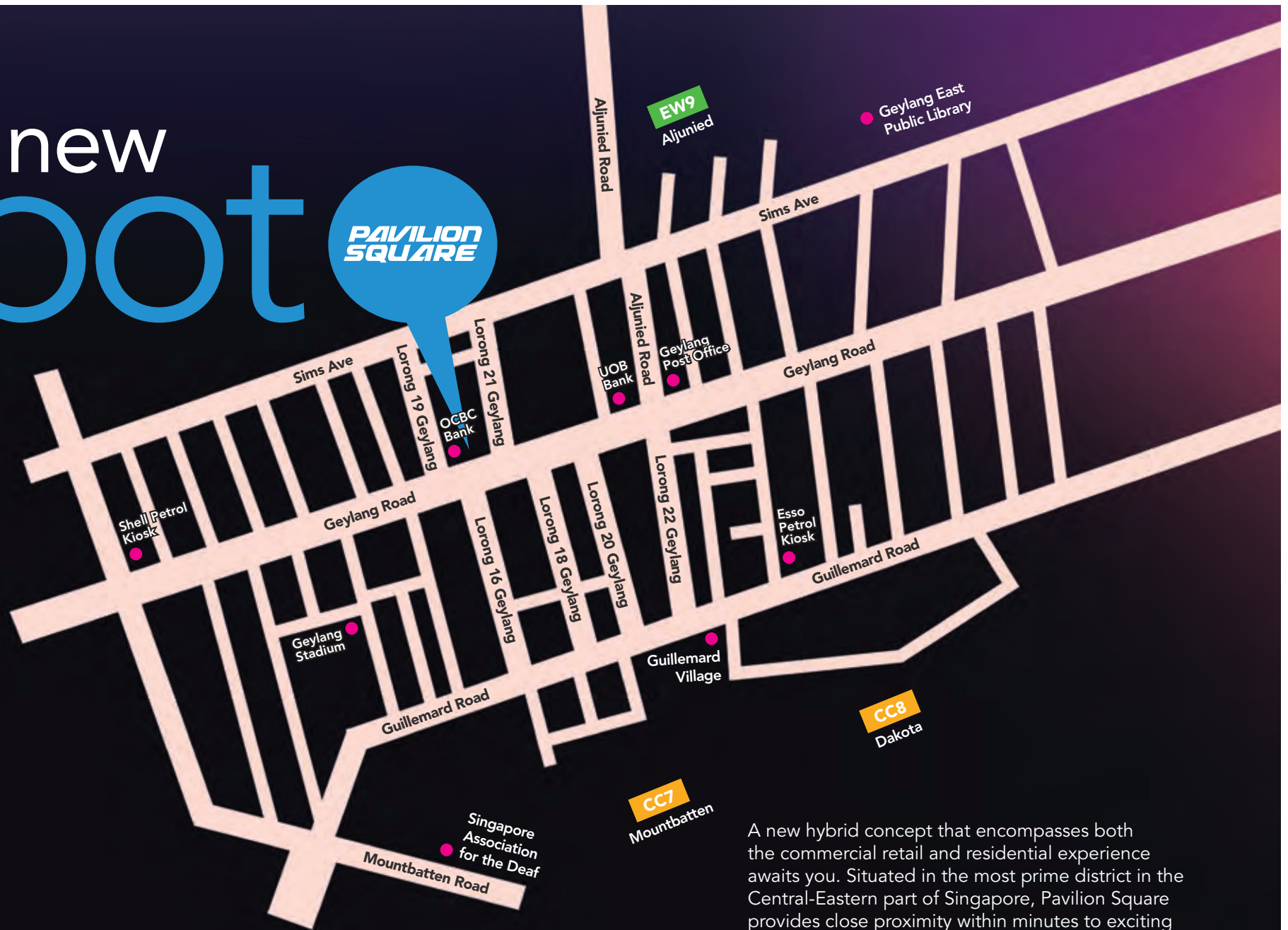
*Bob McDonnell*





# the new spot

PAVILION  
SQUARE



A new hybrid concept that encompasses both the commercial retail and residential experience awaits you. Situated in the most prime district in the Central-Eastern part of Singapore, Pavilion Square provides close proximity within minutes to exciting retail centres, heritage eateries, business centres and so much more.

5 mins to MRT

10 mins to City

Stone's throw away from 24/7 Amenities

345 GEYLANG ROAD





the new  
landmark

LIVE IT UP AT

***PAVILIONSQUARE***



# Proximity

Pavilion Square's prime location in the Central-East gives it extensive accessibility and convenience to the everyday suburban shopper. Expect close proximity within minutes to exciting retail centres, heritage eateries, business centres and so much more.



# Commercial Retail Spaces

Showcase your new merchandise and ventures in this iconic new mall located in Central East's ultra high traffic district, where there is ease of access for shoppers to set foot into your establishment. Set your business where it's all happening, at the city's latest destination landmark - Pavilion Square.



Front Facade



Commercial Retail Corridor





Commercial Retail Interior



Basement F&B



Commercial Retail Alfresco



# The Residences

Distinct designs, carefully considered facilities and quality fittings surround you at the prime location of your residence. Welcome to your home at Pavilion Square.



# A Complete Lifestyle Experience

Make your living space an icon located at the heart of Central East's most exciting district, where there is ease of access to all the major landmarks and amenities around town. Be at where it's all happening, at the city's latest landmark.



# Design & Interior



Living Room





Bedroom

# Fittings & Fixtures

A photograph of a man and a woman in a bright, white kitchen. The woman, with long brown hair, is smiling broadly and leaning her head on the man's shoulder. The man, wearing a white tank top, is looking down at her. They are seated at a table with a breakfast spread including a glass of orange juice, a cup of coffee, and a plate of toast and fruit.

Quality fittings and fixtures to make life a pleasurable breeze

Expect only the finest premium fittings and fixtures from assured brands at Pavilion Square's residences. Designed for the discerning, we leave no restraint on the choices made to ensure comfort and pleasure at your home.



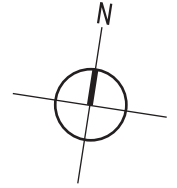
Bathroom



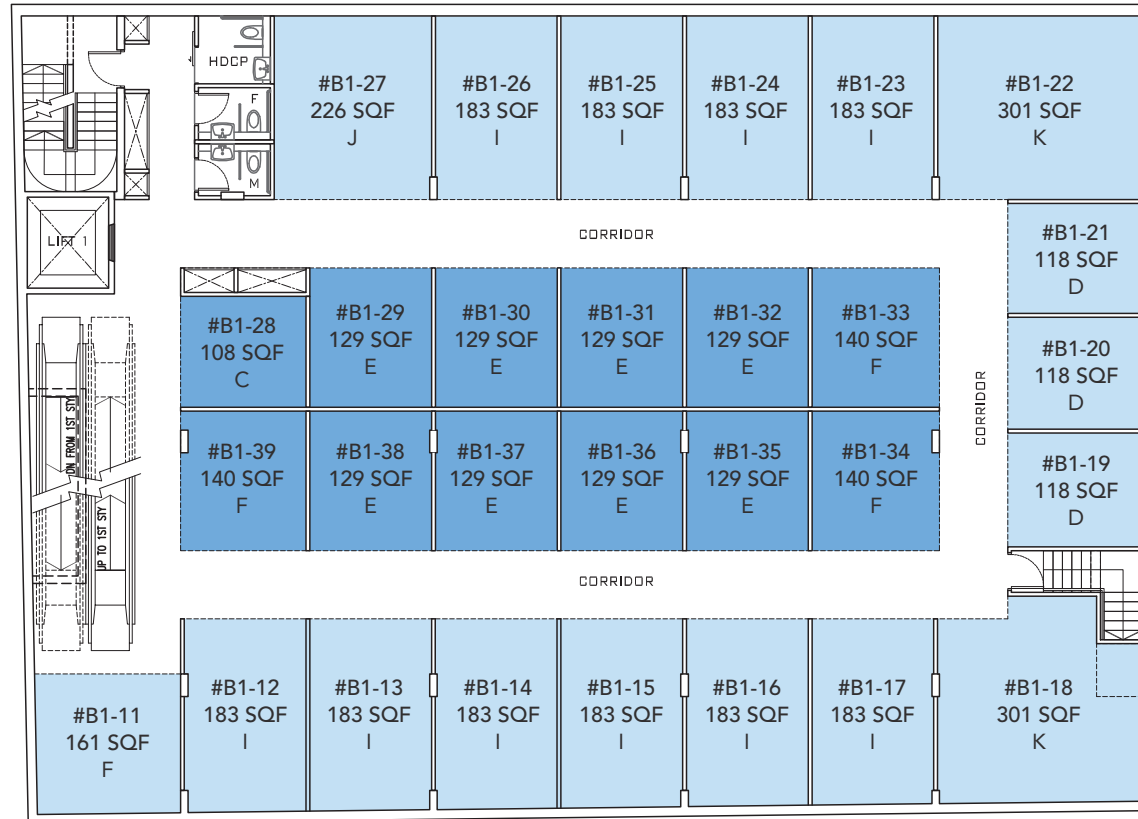
Commercial Retail  
Floor Plans & Specs



# Floor Plans

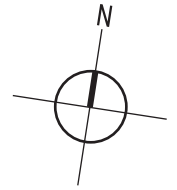


TYPES	UNITS	AREA
F	#B1-11	15 SQ M / 161 SQ F
I	#B1-12	17 SQ M / 183 SQ F
I	#B1-13	17 SQ M / 183 SQ F
I	#B1-14	17 SQ M / 183 SQ F
I	#B1-15	17 SQ M / 183 SQ F
I	#B1-16	17 SQ M / 183 SQ F
I	#B1-17	17 SQ M / 183 SQ F
K	#B1-18	28 SQ M / 301 SQ F
D	#B1-19	11 SQ M / 118 SQ F
D	#B1-20	11 SQ M / 118 SQ F
D	#B1-21	11 SQ M / 118 SQ F
K	#B1-22	28 SQ M / 301 SQ F
I	#B1-23	17 SQ M / 183 SQ F
I	#B1-24	17 SQ M / 183 SQ F
I	#B1-25	17 SQ M / 183 SQ F
I	#B1-26	17 SQ M / 183 SQ F
J	#B1-27	21 SQ M / 226 SQ F
C	#B1-28	10 SQ M / 108 SQ F
E	#B1-29	12 SQ M / 129 SQ F
E	#B1-30	12 SQ M / 129 SQ F
E	#B1-31	12 SQ M / 129 SQ F
E	#B1-32	12 SQ M / 129 SQ F
F	#B1-33	13 SQ M / 140 SQ F
F	#B1-34	13 SQ M / 140 SQ F
E	#B1-35	12 SQ M / 129 SQ F
E	#B1-36	12 SQ M / 129 SQ F
E	#B1-37	12 SQ M / 129 SQ F
E	#B1-38	12 SQ M / 129 SQ F
F	#B1-39	13 SQ M / 140 SQ F



## Basement

# Floor Plans



TYPES	UNITS	AREA
D	#01-11	11 SQ M / 118 SQ F
D	#01-12	11 SQ M / 118 SQ F
D	#01-13	11 SQ M / 118 SQ F
D	#01-14	11 SQ M / 118 SQ F
D	#01-15	11 SQ M / 118 SQ F
D	#01-16	11 SQ M / 118 SQ F
B	#01-17	09 SQ M / 097 SQ F
C	#01-18	10 SQ M / 108 SQ F
C	#01-19	10 SQ M / 108 SQ F
C	#01-20	10 SQ M / 108 SQ F
C	#01-21	10 SQ M / 108 SQ F
C	#01-22	10 SQ M / 108 SQ F
E	#01-23	12 SQ M / 129 SQ F
E	#01-24	12 SQ M / 129 SQ F
E	#01-25	12 SQ M / 129 SQ F
I	#01-26	17 SQ M / 183 SQ F
I	#01-27	17 SQ M / 183 SQ F
A	#01-28	08 SQ M / 086 SQ F
C	#01-29	10 SQ M / 108 SQ F
C	#01-30	10 SQ M / 108 SQ F
C	#01-31	10 SQ M / 108 SQ F
C	#01-32	10 SQ M / 108 SQ F
C	#01-33	10 SQ M / 108 SQ F
C	#01-34	10 SQ M / 108 SQ F
C	#01-35	10 SQ M / 108 SQ F
C	#01-36	10 SQ M / 108 SQ F
C	#01-37	10 SQ M / 108 SQ F
C	#01-38	10 SQ M / 108 SQ F
C	#01-39	10 SQ M / 108 SQ F

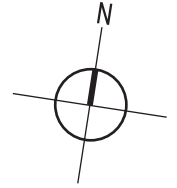


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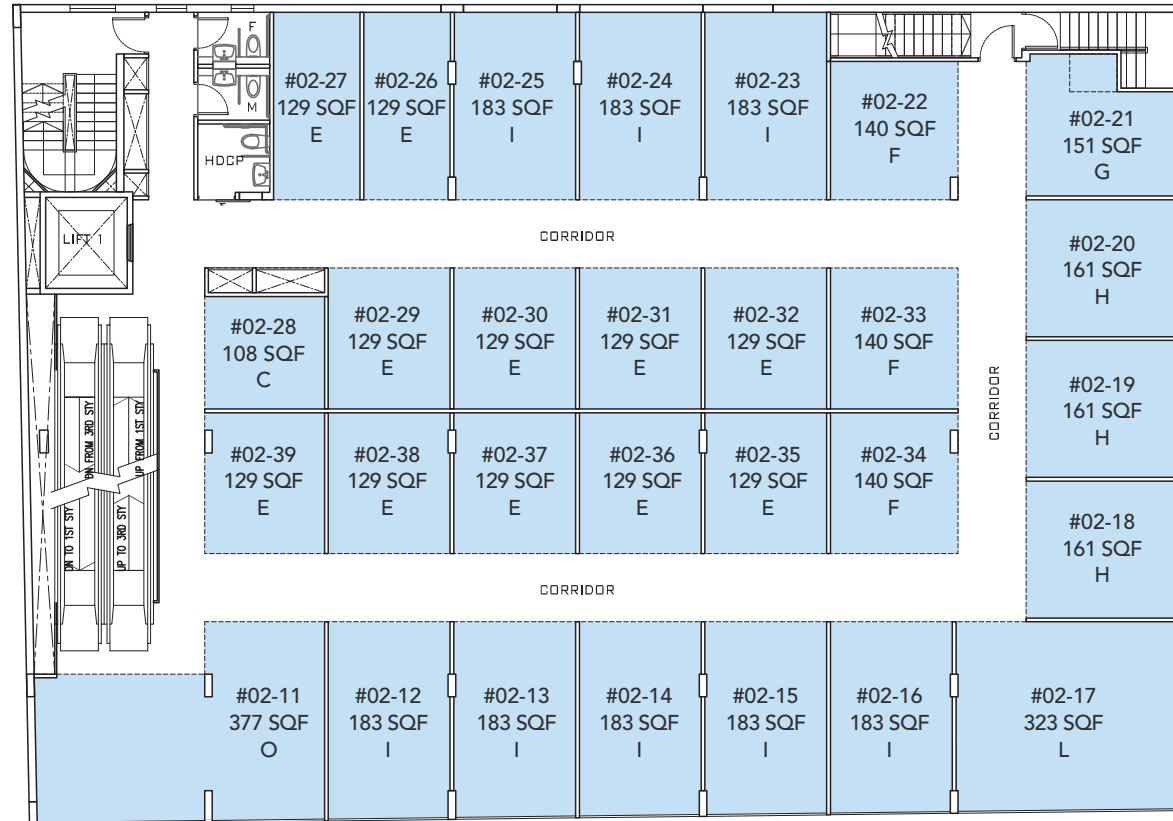
● F&B Outlets

## 1st Storey

# Floor Plans



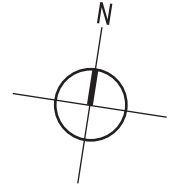
TYPES	UNITS	AREA
O	#02-11	35 SQ M / 377 SQ F
I	#02-12	17 SQ M / 183 SQ F
I	#02-13	17 SQ M / 183 SQ F
I	#02-14	17 SQ M / 183 SQ F
I	#02-15	17 SQ M / 183 SQ F
I	#02-16	17 SQ M / 183 SQ F
L	#02-17	30 SQ M / 323 SQ F
H	#02-18	15 SQ M / 161 SQ F
H	#02-19	15 SQ M / 161 SQ F
H	#02-20	15 SQ M / 161 SQ F
G	#02-21	14 SQ M / 151 SQ F
F	#02-22	13 SQ M / 140 SQ F
I	#02-23	17 SQ M / 183 SQ F
I	#02-24	17 SQ M / 183 SQ F
I	#02-25	17 SQ M / 183 SQ F
E	#02-26	12 SQ M / 129 SQ F
E	#02-27	12 SQ M / 129 SQ F
C	#02-28	10 SQ M / 108 SQ F
E	#02-29	12 SQ M / 129 SQ F
E	#02-30	12 SQ M / 129 SQ F
E	#02-31	12 SQ M / 129 SQ F
E	#02-32	12 SQ M / 129 SQ F
F	#02-33	13 SQ M / 140 SQ F
F	#02-34	13 SQ M / 140 SQ F
E	#02-35	12 SQ M / 129 SQ F
E	#02-36	12 SQ M / 129 SQ F
E	#02-37	12 SQ M / 129 SQ F
E	#02-38	12 SQ M / 129 SQ F
E	#02-39	12 SQ M / 129 SQ F



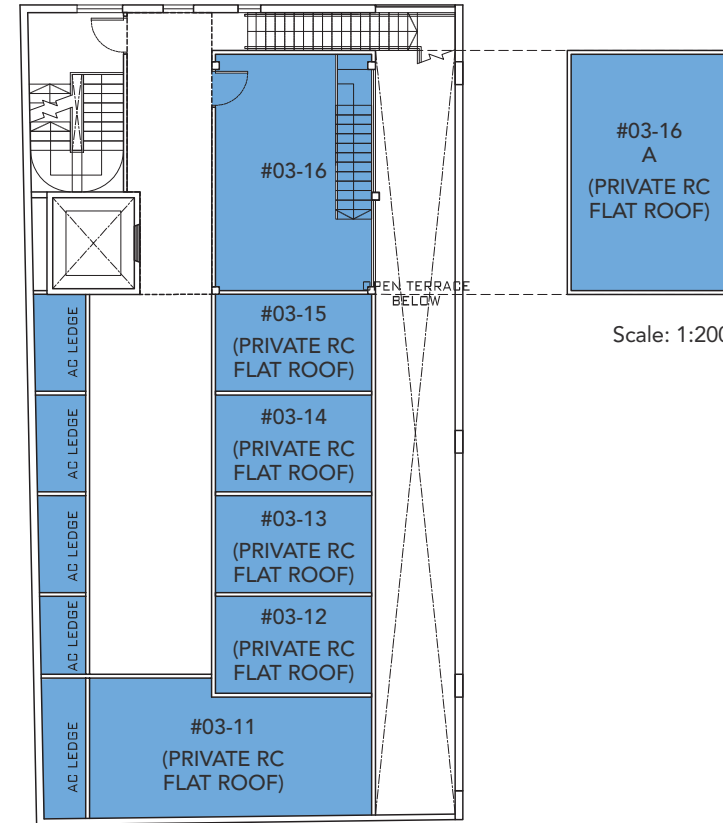
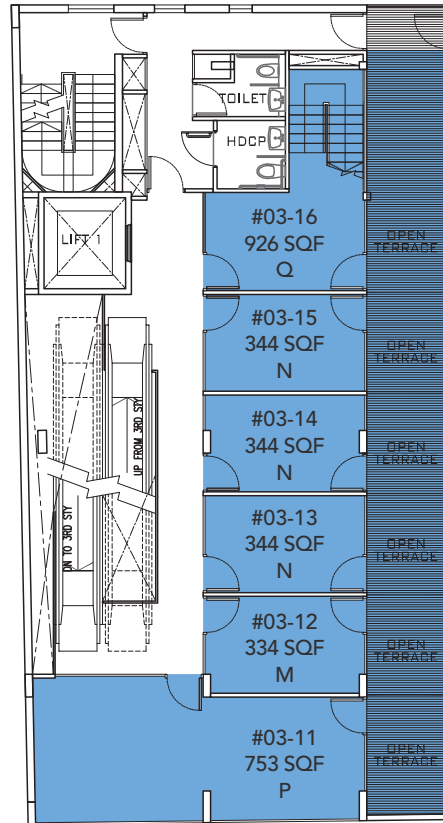
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## 2nd Storey

# Floor Plans



TYPES	UNITS	AREA
P	#03-11	70 SQ M / 753 SQ F
M	#03-12	31 SQ M / 334 SQ F
N	#03-13	32 SQ M / 344 SQ F
N	#03-14	32 SQ M / 344 SQ F
N	#03-15	32 SQ M / 344 SQ F
Q	#03-16	86 SQ M / 926 SQ F



Scale: 1:200

● F&B Outlets

3rd Storey

4th Storey



# Commercial Retail Specs

## 1. FOUNDATION

Reinforced Concrete Foundation

## 2. SUPER-STRUCTURE

Reinforced Concrete using Grade 35 concrete manufactured from Portland Cement complying with SS26 steel reinforcement bar complying with SS2

## 3. WALLS

### a) External :

Common clay brick / reinforced concrete walls / autoclaved sandwich panel

### b) Internal :

Common clay brick / reinforced concrete walls / cement and sand block / aerated block / dry or lightweight wall panel / autoclaved aerated panel / precast panel Internal walls for units #B1-28 to #B1-39 are at 1.5m height.

## 4. ROOF

### a) Flat Roof :

Reinforced concrete roof with appropriate insulation and waterproofing system

## 5. CEILING

Skim coat to underside of slab / beam and / or plasterboard and / or moisture resistant ceiling boards with emulsion paint finish.

## 6. FINISHES

### a) Walls

#### i) Shop Units :

Cement and sand plaster with emulsion paint

#### ii) Common Toilet :

Homogeneous and / or ceramic tiles (up to false ceiling height and at exposed areas only, no tiles behind vanity cabinets and mirrors. wall surface above false ceiling level will be left in its original bare condition)

#### iii) Common Area :

Cement and sand plaster with emulsion paint and / or other materials specified by Architect

### b) Floor

#### i) Shop Units :

Cement and sand screed

#### ii) Common Toilet :

Homogeneous and/or ceramic tiles and / or other materials specified by Architect

#### iii) Common Area :

Homogeneous and / or ceramic tiles and/or other materials specified by Architect

## 7. WINDOWS

Powder coated aluminum framed casement and/or sliding and/or fixed window with clear / tinted glass panel.

## 8. DOORS

Glass door with clear / tinted glass panel, where applicable.

## 9. DECORATION

Powder-coated aluminum-framed shop front with clear / tinted glass and / or light box provided behind shop front

## 10. LOCKS

Quality locksets and ironmongery to all doors, where applicable.

## 11. SANITARY FITTINGS

### i) Common Toilet :

1 vanity top complete with basin and tap  
1 water closet  
1 wall bib tap  
1 toilet paper roll holder  
1 mirror

## 12. ELECTRICAL/MECHANICAL INSTALLATION

a) Concealed electrical wiring shall be in conduits where applicable.

b) The routing of services within shop units shall be at the discrete of the Architect and Engineer.

c) Where there is a false ceiling, the electrical wiring will be in surface mounted conduit in the false ceiling space.

d) Cable-readiness to comply with authorities' requirements.

e) Please refer to Electrical Schedule for details.

## 13. TV / TELEPHONE SYSTEM

a) TV Point and Telephone Block Terminal are provided.

b) Please refer to Electrical Schedule for points details.

## 14. LIGHTNING PROTECTION

Lightning protection system provided in compliance with Singapore Standard SS555:2010.

## 15. PAINTING

### a) External Walls :

Sprayed textured coating and / or water based weather bond emulsion paint

### b) Internal Walls :

Water based emulsion paint

## 16. WATER PROOFING

Waterproofing shall be provided to floors of Common Toilet, Open Terrace, Roof Terrace and RC Flat Roof.

## 17. DRIVEWAY AND CARPARK

### a) Surface Driveway :

Concrete finish with floor hardener

### b) Car Parking :

42 lots + 1 handicapped lot for residential units  
13 lots + 1 handicapped lot for commercial units

# Commercial Retail Specs

## 17(a). RECREATION FACILITIES

- a) Swimming Pool: approximately 50sqm
- b) Pool Deck: approximately 90sqm
- c) Communal Landscaped Area: approximately 60sqm
- d) Open Gym/ Pavilion: approximately 25sqm

## 18. BUILDING SECURITY SYSTEM

Closed Circuit Television (CCTV) cable provision at entry and exit point of 1st storey, designated lift lobbies and entry/exit of car park.

## 19. INTERCOM/PA SYSTEM

Intercom/ PA system cable provision at selected common locations.

## 20. GREASE TRAP

F&B units as indicated in Electrical Schedule will have floor trap discharge to a common grease trap.

## 21. WATER TAP OFF POINT

F&B units as indicated in Electrical Schedule will have 1 no. of water tap off point.

## ELECTRICAL SCHEDULE

UNIT TYPE	DESCRIPTION			
	Power Tap Off Point	Emergency Light	Telephone BT	TV Point
#B1-11	1	1	1	1
#B1-12	1	1	1	1
#B1-13	1	1	1	1
#B1-14	1	1	1	1
#B1-15	1	1	1	1
#B1-16	1	1	1	1
#B1-17	1	1	1	1
#B1-18	1	1	1	1
#B1-19	1	1	1	1
#B1-20	1	1	1	1
#B1-21	1	1	1	1
#B1-22	1	1	1	1
#B1-23	1	1	1	1
#B1-24	1	1	1	1
#B1-25	1	1	1	1
#B1-26	1	1	1	1
#B1-27	1	1	1	1
#B1-28 (F&B)	1	1	1	1
#B1-29 (F&B)	1	1	1	1
#B1-30 (F&B)	1	1	1	1
#B1-31 (F&B)	1	1	1	1
#B1-32 (F&B)	1	1	1	1
#B1-33 (F&B)	1	1	1	1
#B1-34 (F&B)	1	1	1	1
#B1-35 (F&B)	1	1	1	1
#B1-36 (F&B)	1	1	1	1
#B1-37 (F&B)	1	1	1	1

UNIT TYPE	DESCRIPTION			
	Power Tap Off Point	Emergency Light	Telephone BT	TV Point
#B1-38 (F&B)	1	1	1	1
#B1-39 (F&B)	1	1	1	1
#01-11 (F&B)	1	1	1	1
#01-12 (F&B)	1	1	1	1
#01-13 (F&B)	1	1	1	1
#01-14 (F&B)	1	1	1	1
#01-15 (F&B)	1	1	1	1
#01-16 (F&B)	1	1	1	1
#01-17 (F&B)	1	1	1	1
#01-18	1	1	1	1
#01-19	1	1	1	1
#01-20	1	1	1	1
#01-21	1	1	1	1
#01-22	1	1	1	1
#01-23 (F&B)	1	1	1	1
#01-24 (F&B)	1	1	1	1
#01-25 (F&B)	1	1	1	1
#01-26 (F&B)	1	1	1	1
#01-27 (F&B)	1	1	1	1
#01-28	1	1	1	1
#01-29	1	1	1	1
#01-31	1	1	1	1
#01-32	1	1	1	1
#01-33	1	1	1	1
#01-34	1	1	1	1
#01-35	1	1	1	1
#01-36	1	1	1	1

# Commercial Retail Specs

UNIT TYPE	DESCRIPTION			
	Power Tap Off Point	Emergency Light	Telephone BT	TV Point
#01-37	1	1	1	1
#01-38	1	1	1	1
#01-39	1	1	1	1
#02-11	1	1	1	1
#02-12	1	1	1	1
#02-13	1	1	1	1
#02-14	1	1	1	1
#02-15	1	1	1	1
#02-16	1	1	1	1
#02-17	1	1	1	1
#02-18	1	1	1	1
#02-19	1	1	1	1
#02-20	1	1	1	1
#02-21	1	1	1	1
#02-22	1	1	1	1
#02-23	1	1	1	1
#02-24	1	1	1	1
#02-25	1	1	1	1
#02-26	1	1	1	1
#02-27	1	1	1	1
#02-28	1	1	1	1
#02-29	1	1	1	1
#02-30	1	1	1	1
#02-31	1	1	1	1
#02-32	1	1	1	1
#02-33	1	1	1	1
#02-34	1	1	1	1
#02-35	1	1	1	1
#02-36	1	1	1	1
#02-37	1	1	1	1
#02-38	1	1	1	1
#02-39	1	1	1	1
#03-11 (F&B)	1	1	1	1
#03-12 (F&B)	1	1	1	1
#03-13 (F&B)	1	1	1	1
#03-14 (F&B)	1	1	1	1
#03-15 (F&B)	1	1	1	1
#03-16 (F&B)	1	1	1	1

## Notes

- A. The brand and model of all equipments and appliances supplied will be provided subject to availability.
- B. Connection, subscription and other fees for television, SCV, Internet and other service providers whether chosen by the Purchaser or appointed by the Vendor or the management corporation when constituted will be paid by the Purchaser.
- C. Equipment for SCV will be paid and installed by Purchaser.
- D. 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.
- E. While every reasonable care has been taken in preparing this brochure and the plans attached, the developer and its agents cannot be held responsible for any inaccuracies therein. All statements, specifications and plans are believed to be correct but are not to be regarded as statements or representations of fact. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development and cannot be regarded as representations of fact. All plans are subject to amendments approved by the building authorities. Floor areas are approximate measurements and subject to final survey. The choice of brand and model of fittings, equipments, installation and appliances supplied shall be at the sole discretion of the vendor.
- F. The air-conditioning system has to be cleaned and maintained regularly to ensure that it is in good and proper working condition. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.
- G. For cyclical maintenance work to be carried out to the building facade, owners shall allow access to the maintenance team.



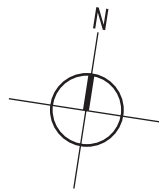
Residential  
Floor Plans & Specs



# Site Plan

## LEGEND

1. Landscape Deck
2. Pool Deck
3. Swimming Pool
4. Jacuzzi
5. Open Gym Pavilion
6. Entertainment Pavilion
7. BBQ Terrace
8. Wellness Terrace
9. Commercial Retail Alfresco



Scale: 1:400



# Unit Distribution Chart

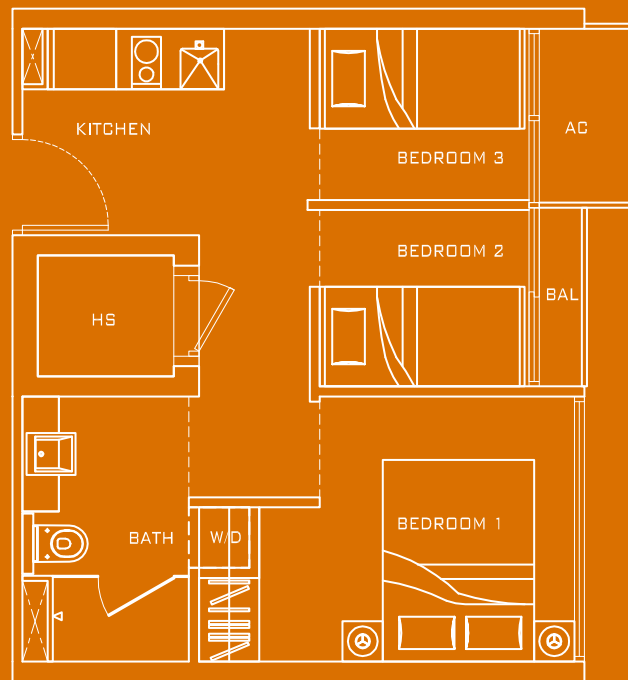
	01	02	03	04	05	06	07
L8	A1 #08-01 398 SQF	A2 #08-02 398 SQF	A3 #08-03 398 SQF	A3 #08-04 398 SQF	A6 #08-05 388 SQF	C3 #08-06 732 SQF	A7 #08-07 398 SQF
L7	A1 #07-01 398 SQF	A2 #07-02 398 SQF	A3 #07-03 398 SQF	A3 #07-04 398 SQF	A6 #07-05 388 SQF	C3 #07-06 732 SQF	A7 #07-07 398 SQF
L6	Wellness Pavilion						
L6	A1 #06-01 398 SQF	A2 #06-02 398 SQF	A3 #06-03 398 SQF	A3 #06-04 398 SQF	A5 #06-05 420 SQF	C2 #06-06 818 SQF	A7 #06-07 398 SQF
L5	A1 #05-01 398 SQF	A2 #05-02 398 SQF	A3 #05-03 398 SQF	A3 #05-04 398 SQF	A4 #05-05 463 SQF		
L4	A1 #04-01 398 SQF	A2 #04-02 398 SQF	A3 #04-03 398 SQF	A3 #04-04 398 SQF	A4 #04-05 463 SQF		
L3	A1 #03-01 398 SQF	A2 #03-02 398 SQF	A3 #03-03 398 SQF	A3 #03-04 398 SQF	A4 #03-05 463 SQF		
L2	A1 #02-01 398 SQF	A2 #02-02 398 SQF	A3 #02-03 398 SQF	A3 #02-04 398 SQF	B1 #02-05 431 SQF	C1 #02-06 657 SQF	

**Legend**  
Types of floor plans

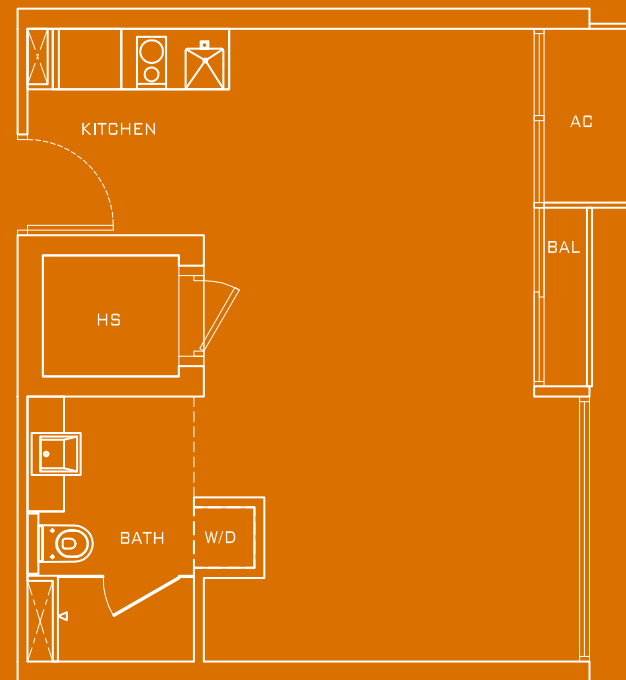


# Versatility to Create Your Unique Space

Every aspect of Pavilion Square's residences has been designed to suit your needs. If you are an individual seeking an exquisite living experience, the awe-inspiring lifestyle plan will definitely make you feel at home. For those who enjoy having freedom through space, we provide here a commodious semi-white plan.

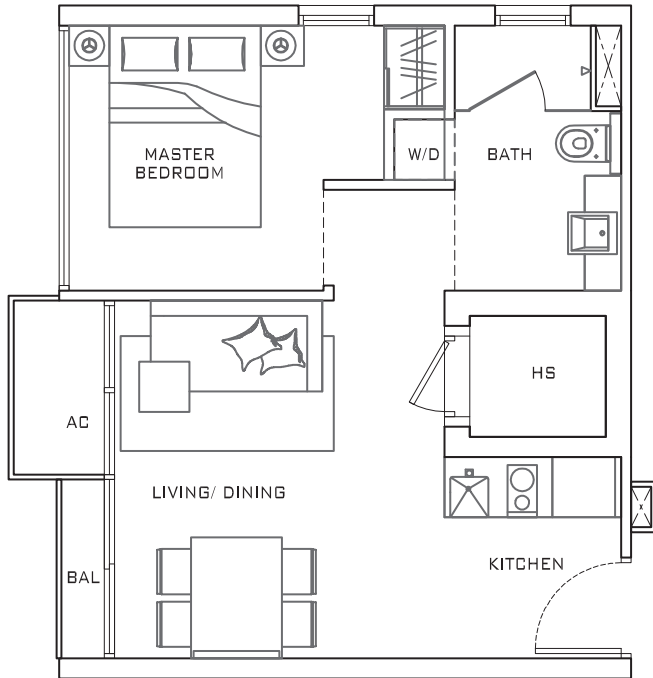
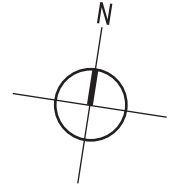


Lifestyle Plan

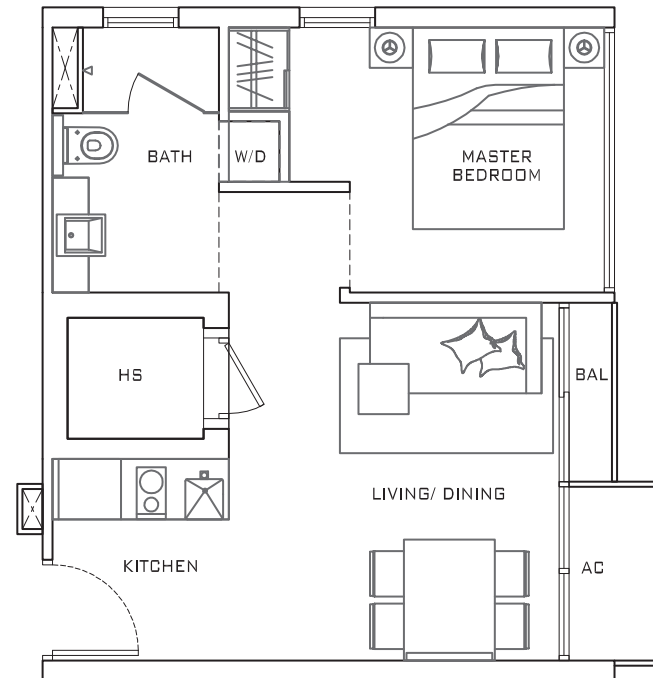


Semi-White Plan

# Floor Plans

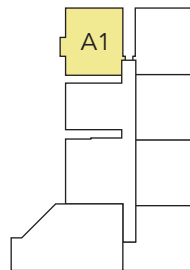


UNITS
#02-01
#03-01
#04-01
#05-01
#06-01
#07-01
#08-01



UNITS
#02-02
#03-02
#04-02
#05-02
#06-02
#07-02
#08-02

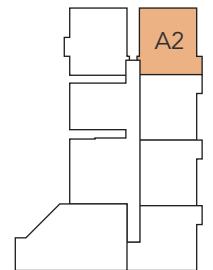
Scale: 1:75



## A1

37 SQM / 398 SQF

Scale: 1:75

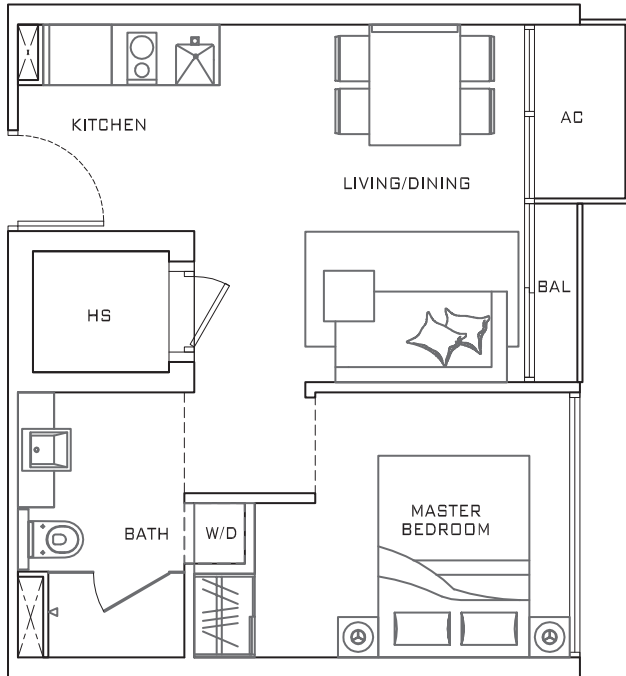
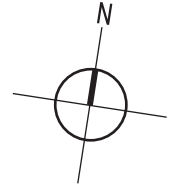


## A2

37 SQM / 398 SQF



# Floor Plans

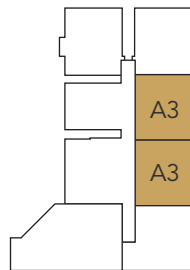


UNITS
#02-03
#03-03
#04-03
#05-03
#06-03
#07-03
#08-03
#02-04
#03-04
#04-04
#05-04
#06-04
#07-04
#08-04



UNITS
#03-05
#04-05
#05-05

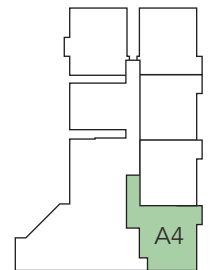
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## A3

37 SQM / 398 SQF

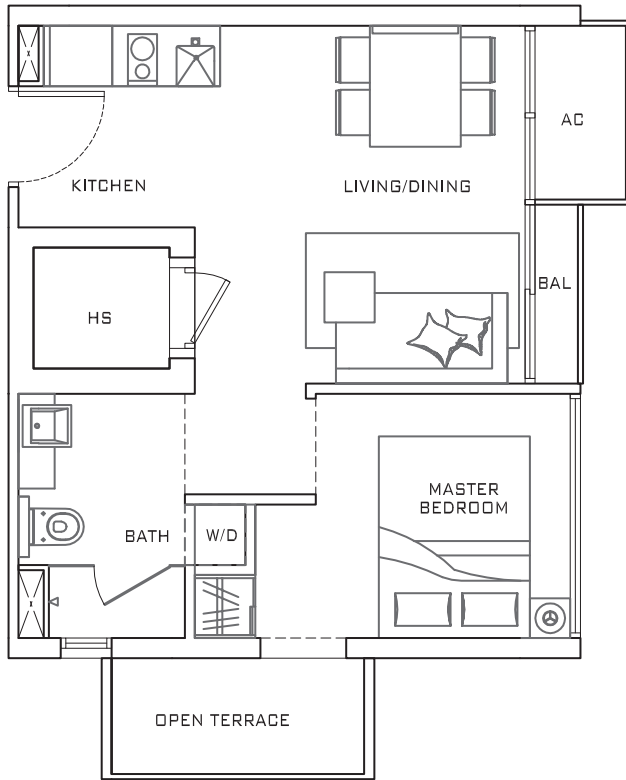
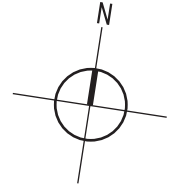
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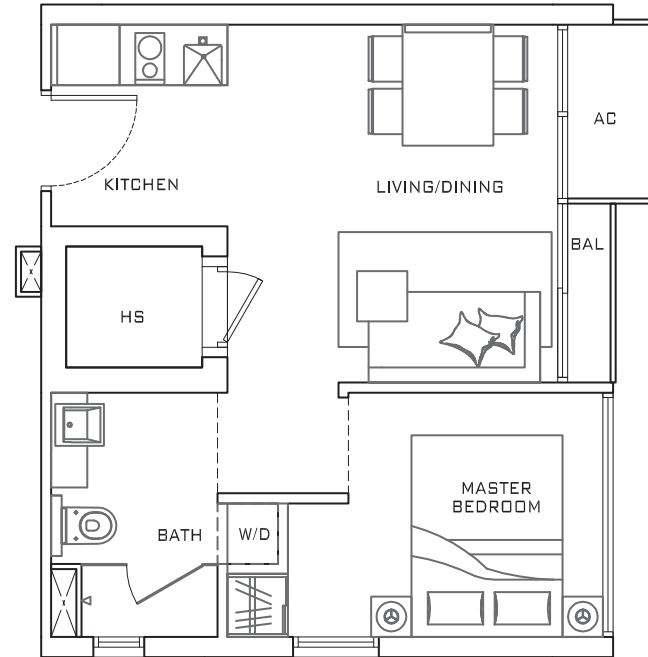
## A4

43 SQM / 463 SQF

# Floor Plans

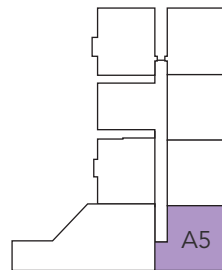


UNIT  
#06-05



UNITS  
#07-05  
#08-05

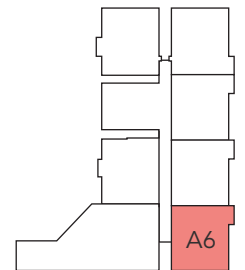
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## A5

39 SQM / 420 SQF

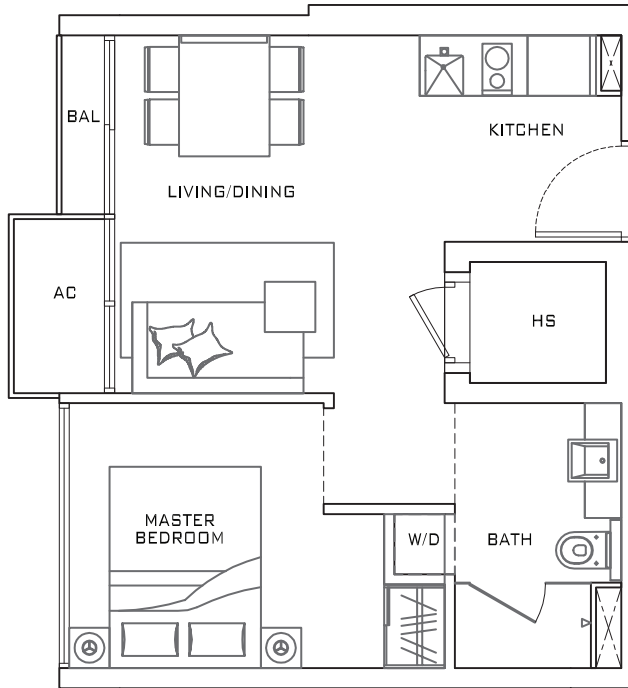
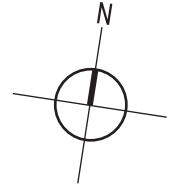
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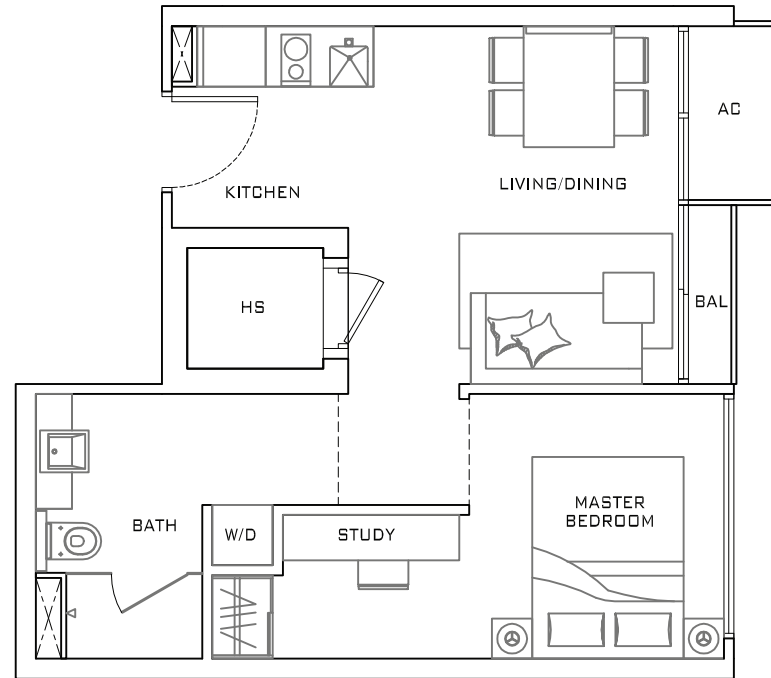
## A6

36 SQM / 388 SQF

# Floor Plans

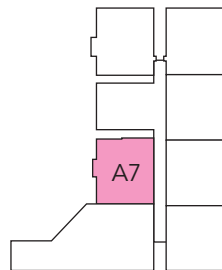


UNITS
#06-07
#07-07
#08-07



UNIT
#02-05

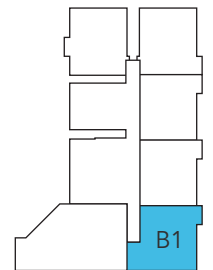
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**A7**

37 SQM / 398 SQF

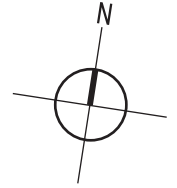
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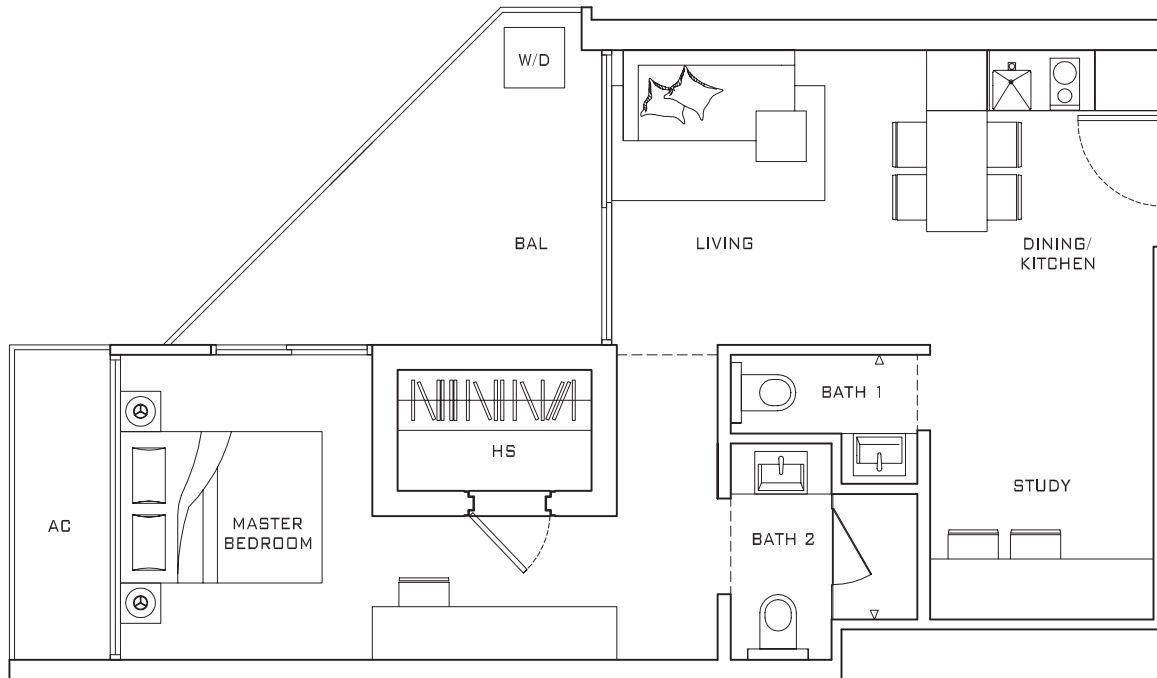
**B1**

40 SQM / 431 SQF

# Floor Plans



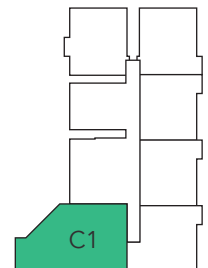
UNIT  
#02-06



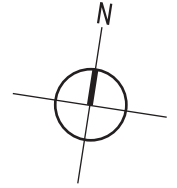
## C1

61 SQM / 657 SQF

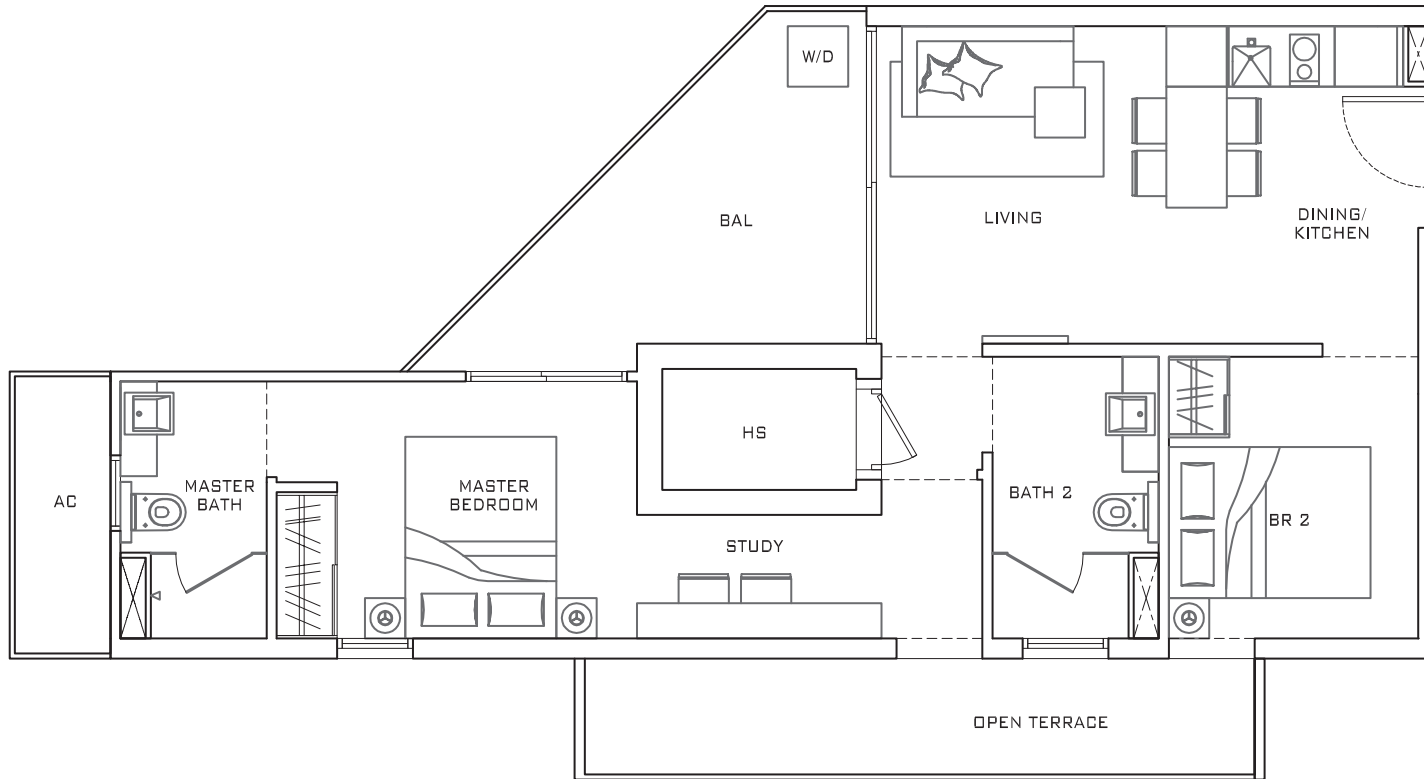
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# Floor Plans



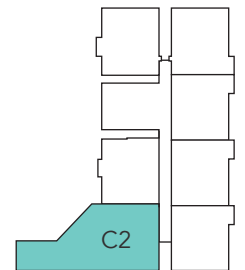
UNIT  
#06-06



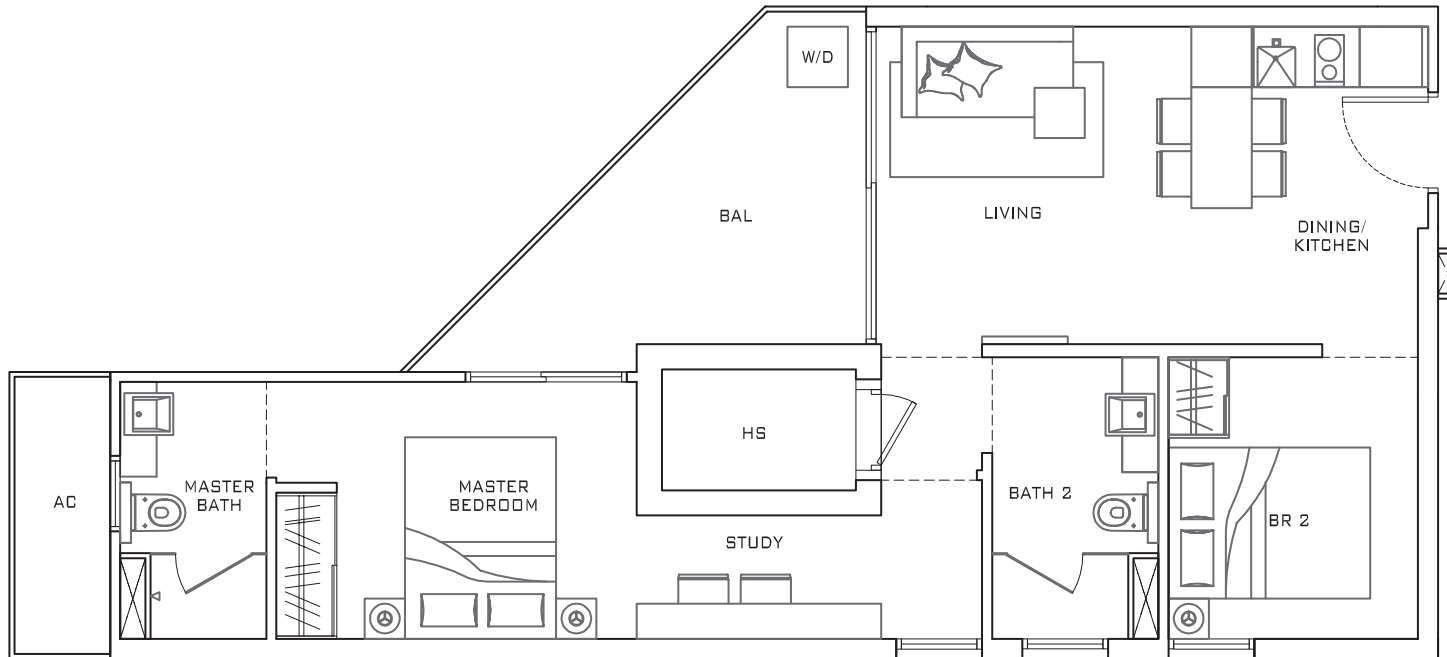
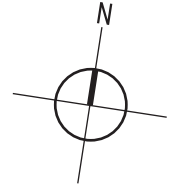
## C2

76 SQM / 818 SQF

Scale: 1:75



# Floor Plans

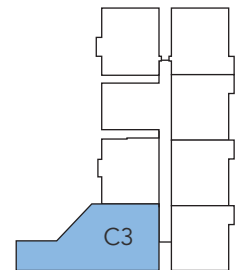


UNITS
#07-06
#08-06

C3

68 SQM / 732 SQF

Scale: 1:75



# Residential Specs

## 1. FOUNDATION

Reinforced Concrete Foundation

## 2. SUPER-STRUCTURE

Reinforced Concrete using Grade 35 concrete manufactured from Portland Cement complying with SS26 steel reinforcement bar complying with SS2

## 3. WALLS

### a) External :

Common clay brick / reinforced concrete walls / autoclaved sandwich panel

### b) Internal :

Common clay brick / reinforced concrete walls / cement and sand block / aerated block / autoclaved aerated panel / precast panel

## 4. ROOF

### a) Flat Roof :

Reinforced concrete roof with appropriate insulation and waterproofing system

## 5. CEILING

### a) For All Units

#### i) Toilet/Bath and Kitchen :

Plasterboard ceiling with emulsion paint

#### ii) Living, Dining, H/S, Bedroom, Balcony and AC Ledge :

Skim coat with emulsion paint with or without box up at designated areas

## 6. FINISHES

### a) Walls

#### i) Living, Dining, Kitchen, Bedroom and Household Shelter :

Cement and sand plaster / cement skim coat with emulsion paint (on exposed surfaces only)

#### ii) Bathroom, Toilet, and Laundry :

Stone / Composite marble / Homogenous tiles (up to false ceiling height and on exposed surfaces only) with or without skirting.

#### iii) A/C ledge and Balcony :

Cement and sand plaster / cement skim coat with emulsion paint

### b) Floor

#### i) Living, Dining, Kitchen, Toilet and Bath :

Stone / Composite marble / Homogenous tiles with or without skirting

#### ii) Bedroom :

Timber flooring with or without skirting

#### iii) Household Shelter :

Ceramic / homogeneous tiles (on exposed surfaces only)

#### iv) A/C Ledges :

Cement and sand screed and/or Homogenous tiles

#### v) Balcony :

Ceramic / homogeneous tiles / timber strips

## 7. WINDOWS

Powder coated aluminum framed casement and / or sliding or fixed window with tinted / opaque / frosted glass panel

## 8. DOORS

### a) For All Units

#### i) Main Entrance Door :

Fire-rated timber door

#### ii) Living / Bedroom to Balcony :

Powder coated aluminum framed sliding and/or swing glass door with or without frost

#### iii) Household Shelter :

Metal door as approved by authority

#### iv) Living to Bedroom :

Hollow-core timber door

## 9. SANITARY FITTINGS

### a) Toilet and Bath :

1 no. Vanity solid top with 1 no. wash basin and mixer tap and cabinet below, where applicable.

1 no. Glass shower compartment complete with 1 shower mixer, where applicable.

1 no. Water closet

1 no. Mirror

1 no. Paper holder

1 no. Bidet hand spray

## 10. ELECTRICAL INSTALLATION

a) All electrical wiring for apartment units shall be concealed where possible except for areas with false ceiling where wiring above false ceilings and within electrical compartments shall be in exposed conduit / trunking / tray.

b) Please refer to Electrical Schedule for points details.

# Residential Specs

## 11. TV / CABLE SERVICES / TELEPHONE POINTS

- a) All electrical wiring for apartment units shall be concealed where possible except for areas with false ceiling where wiring above false ceilings and within electrical compartments shall be in exposed conduit / runking / tray.
- b) Please refer to Electrical Schedule for points details.

## 12. LIGHTNING PROTECTION

Lightning protection system provided in compliance with Singapore Standard SS555:2010.

## 13. PAINTING

- a) External Walls :  
Sprayed textured coating and / or water based weather bond emulsion paint
- b) Internal Walls :  
Water based emulsion paint

## 14. WATER PROOFING

Waterproofing shall be provided to the floors of Bathroom, Toilet, Laundry, Balcony, Kitchen, and RC Flat Roof.

## 15. DRIVEWAY AND CARPARK

- a) Driveway :  
Concrete finish with floor hardener
- b) Car Parking :  
42 lots + 1 handicapped lot for residential units  
13 lots + 1 handicapped lot for commercial units

## 16. RECREATION FACILITIES

- a) Swimming Pool :  
approximately 50sqm
- b) Pool Deck :  
approximately 90sqm
- c) Communal Landscaped Area :  
approximately 60sqm
- d) Open Gym/ Pavilion :  
approximately 25sqm

## 17. ADDITIONAL ITEMS

The following items will be provided by the Developer:

- a) Kitchen cabinets with solid surface and/or quartz or granite counter top and kitchen sink, cooker hood, electrical hob, built-in oven, washing machine and fridge.
- b) Built-in wardrobes to all bedrooms.
- c) Inverter type multi split air conditioning system with wall mounted fan coil units will be provided to all livings and bedrooms.
- d) Hot water supply shall be provided to all bathrooms only. Turn-on and utility charges shall be borne by the Purchaser.

## Notes

### A. MARBLE

Marble is 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 as well as non-uniformity between pieces cannot be totally avoided. 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.

### 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.



# Residential Specs

## **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**

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, KITCHEN CABINETS, FAN COIL UNITS, ELECTRICAL POINTS, TELEVISION POINTS, TELECOMMUNICATION POINTS, AUDIO INTERCOM SYSTEM, DOOR SWING POSITIONS AND PLASTER CEILING BOARDS**

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, 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.

## **H. WEB PORTAL OF THE HOUSING PROJECT**

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

## **I. 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.

## **J. 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.

## **K. MECHANICAL VENTILATION SYSTEM**

Mechanical ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

## **L. MECHANISED CAR PARKING SYSTEM**

The mechanised car parking system has to be maintained regularly by the specialist to ensure that it is in good and proper working condition.

## **M. PLANTERS**

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

## **N. 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.



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Website [www.pavilionsquare.com.sg](http://www.pavilionsquare.com.sg)

**Project Details:**

Developer: Pollux Treasures Pte. Ltd. • UEN No: 201135529Z • Developer's License No: CO974 • Tenure: Freehold  
• Legal Description: MK24-03515M,03513L • Expected Date of Vacant Possession: 31 March 2016  
• Expected Date of Legal Completion: 31 March 2019  
• Building Plan No: A1536-00005-2011-BP01, A1536-00005-2011-BP02, A1536-00005-2011-BP03

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