

PRESTO @upper  
serangoon

# Discover a vibrant lifestyle here at Presto @ Upper Serangoon.

An exclusive freehold development that combines form and function to elevate your lifestyle to the next level.





Located along Upper Serangoon Road, comprising of 36 freehold units, each planned efficiently to address every basic needs.

You will find all that a discerning individual like yourself desire at this chic and modern development.



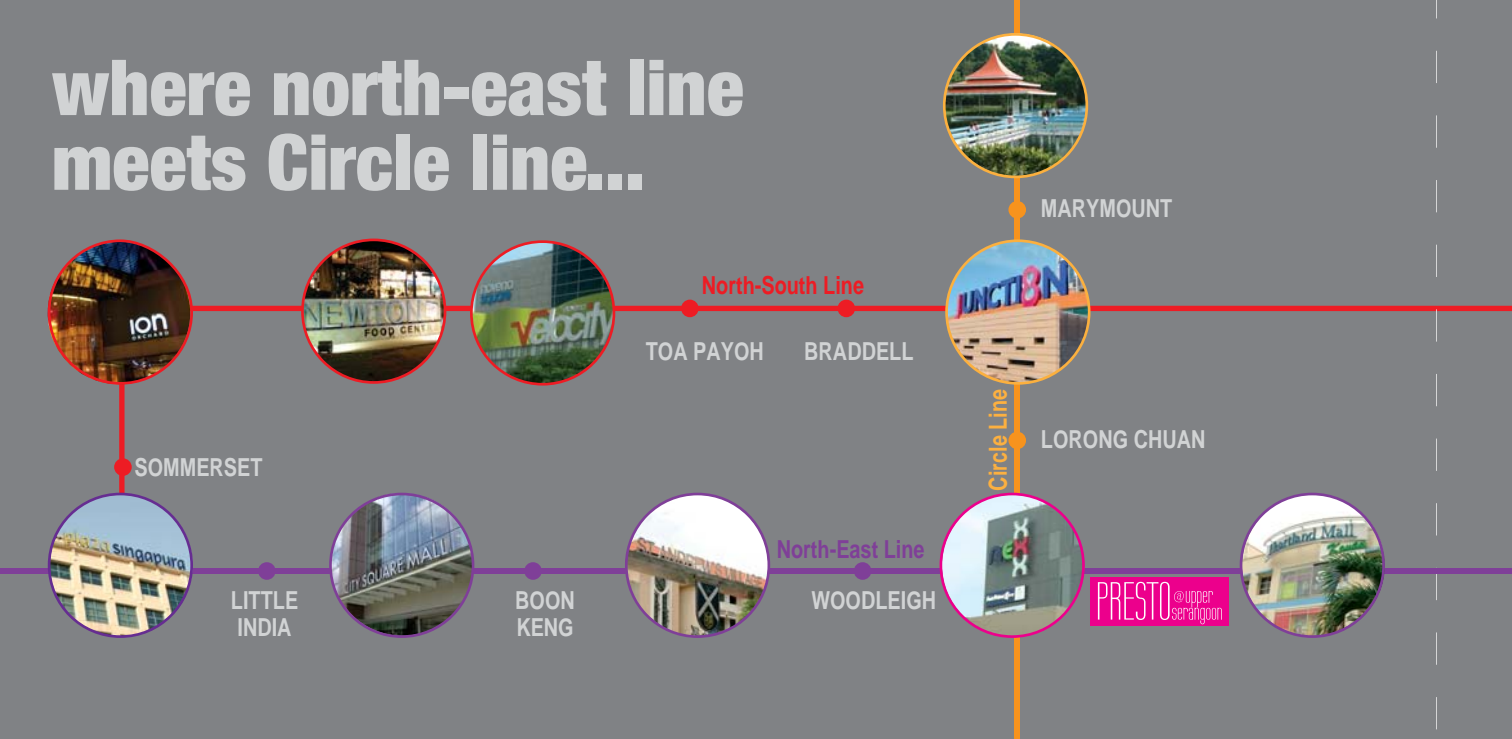


PRESTO @ upper serangoon

# Indulgence right at your doorstep...



## where north-east line meets Circle line...

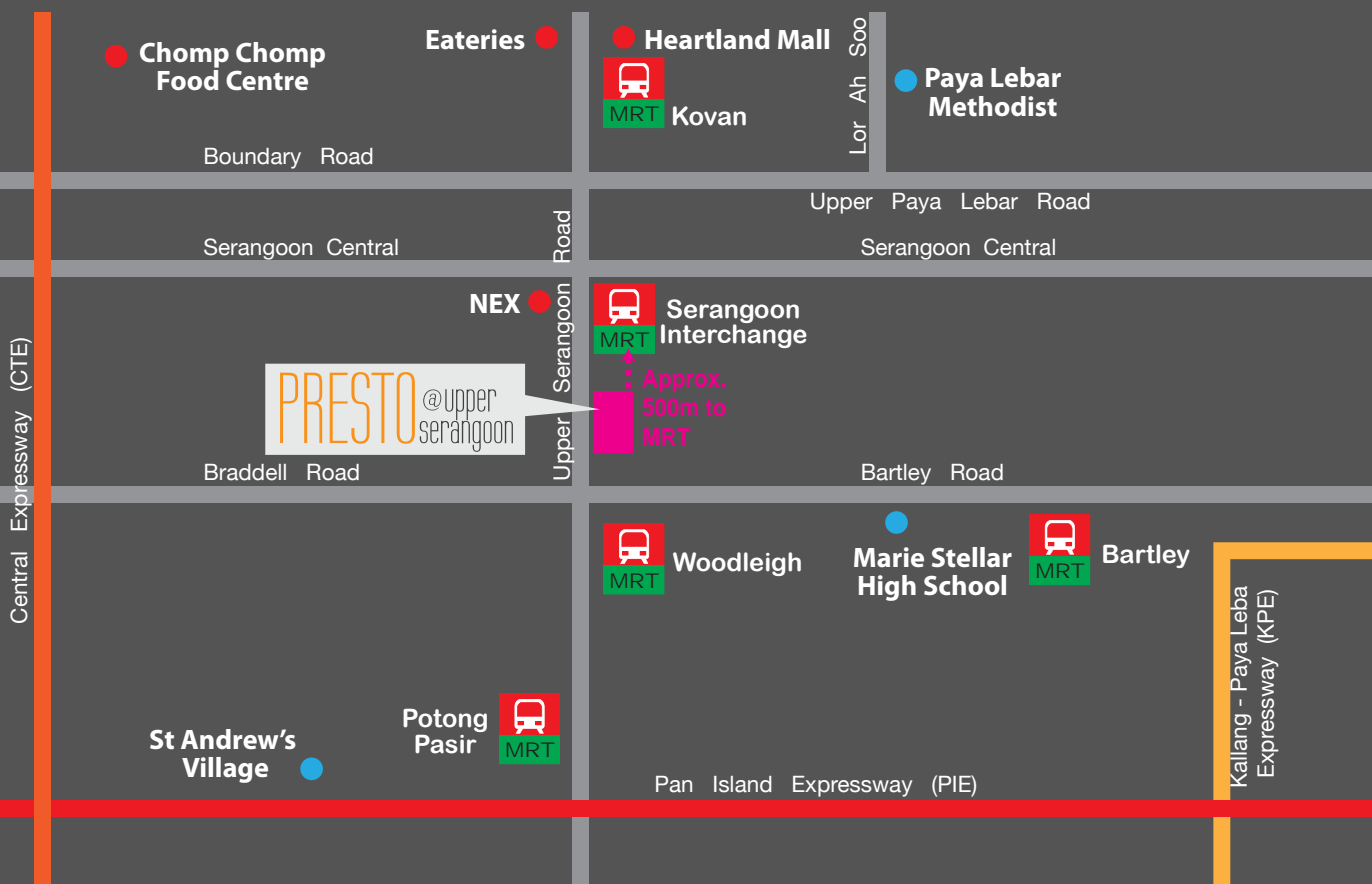




Minutes to Nex Shopping Mall and Heartland Mall, offering a wide range in retail and entertainment options.

Travelling around is a breeze with nearby Serangoon MRT Interchange, connecting the Northeast and Circle line. Drivers can easily access to town and beyond via Central Expressway (CTE), Pan-Island Expressway (PIE) and Kallang-Paya Lebar Expressway (KPE).

Indulge in the best culinary feast with famous food centre to street eateries within a short ride. Prestigious schools are also within close proximity.



# Exquisite living is everyday pleasure...



Artist's impression only

A modern facade with subtle colours added to the astonishing aesthetics, Presto @ Upper Serangoon is an amazing joy to experience.







## Relax & unwind...

Take a refreshing dip in the pool.

Work up a sweat in the gym.

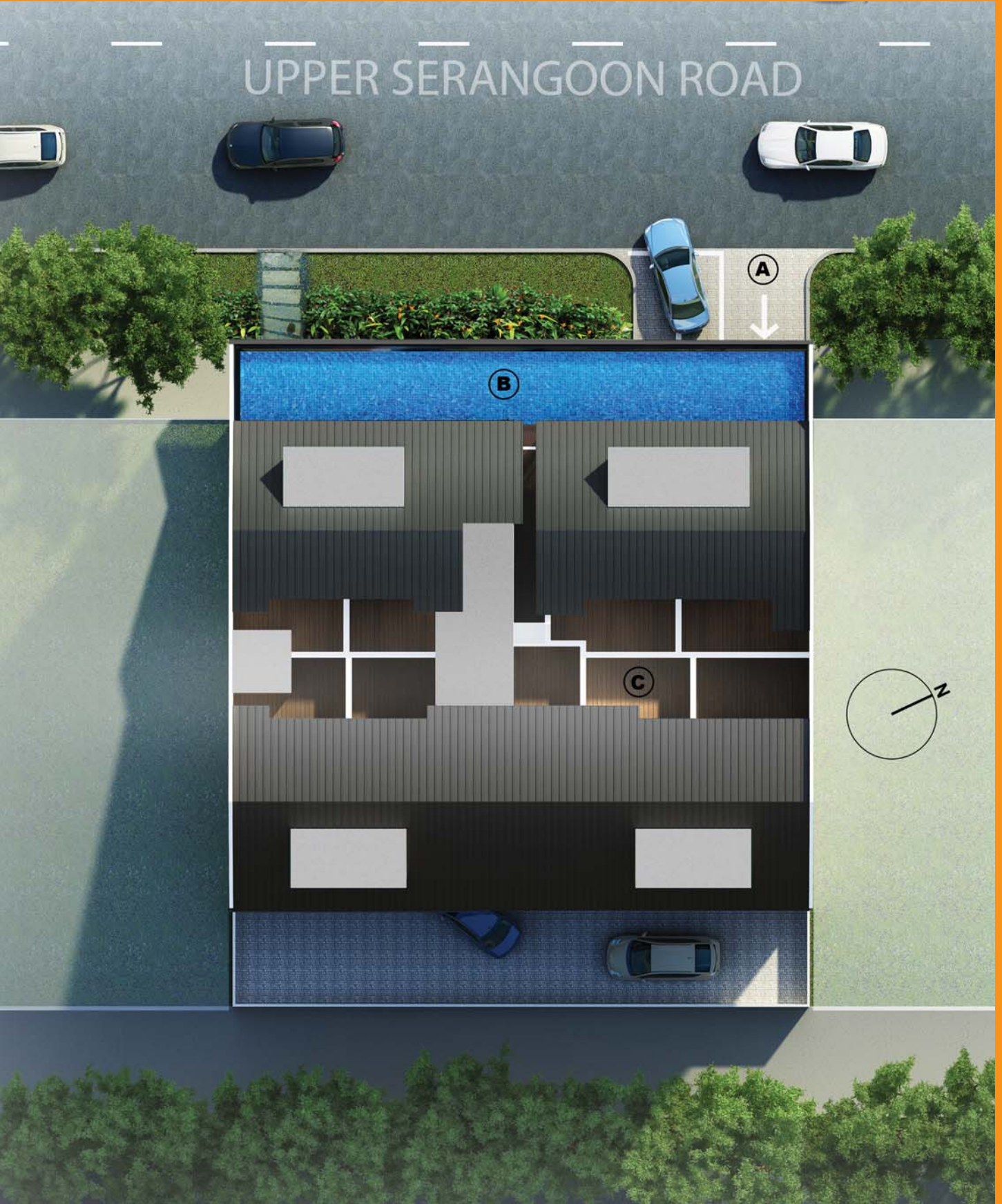
Savour a lifestyle where form and function synergise to bring you exclusive luxury living at its finest.



Artist's impression only



# Site Plan



## SITE PLAN: LEGEND

- A** Main Entrance
- B** Pool
- C** Penthouse Roof Terrace



Artist's impression only



Artist's impression only

**A sense  
of chic  
living...**



Artist's impression only



Artist's impression only

With quality brands gracing every apartment, feel the touch of modernity at Presto @ Upper Serangoon.

**TYPE A**

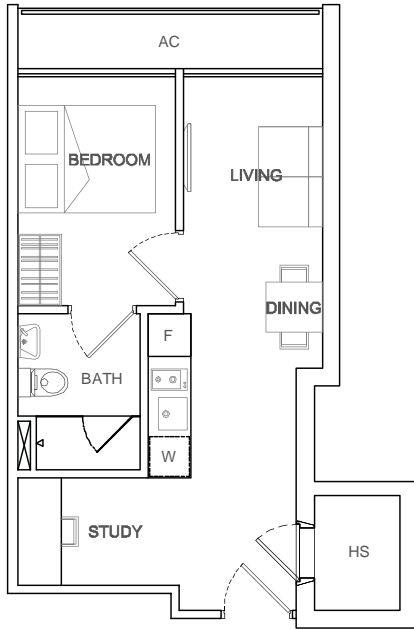
39 sq m

1 bdrm + study

#02-01

#03-01

#04-01

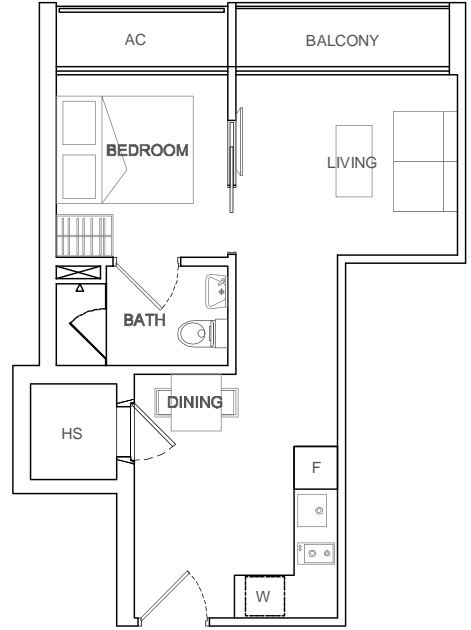


**TYPE B**

40 sq m

1 bdrm

#02-02



**TYPE C**

39 sq m

1 bdrm

#02-03



**TYPE D**

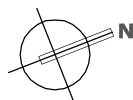
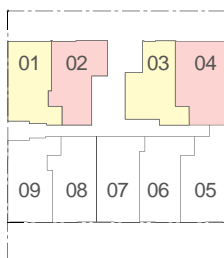
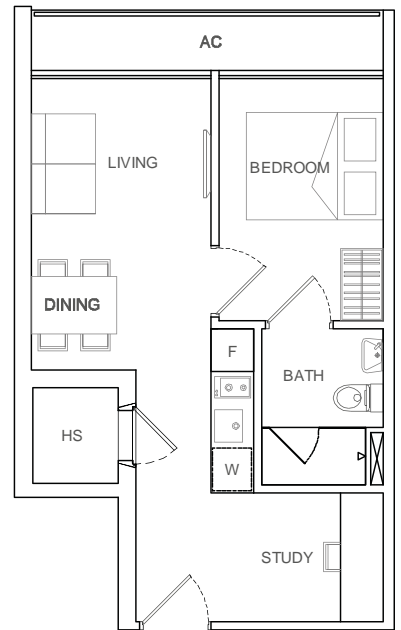
41 sq m

1 bdrm + study

#02-04

#03-04

#04-04



Unit area includes a/c ledge &/or roof terrace &/or void, where applicable  
All plans are subject to amendments as approved by the relevant authorities

**TYPE E**

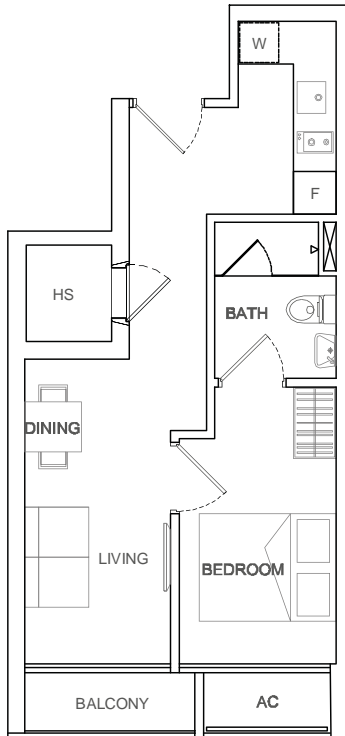
39 sq m

1 bdrm

#02-05

#03-05

#04-05



**TYPE F**

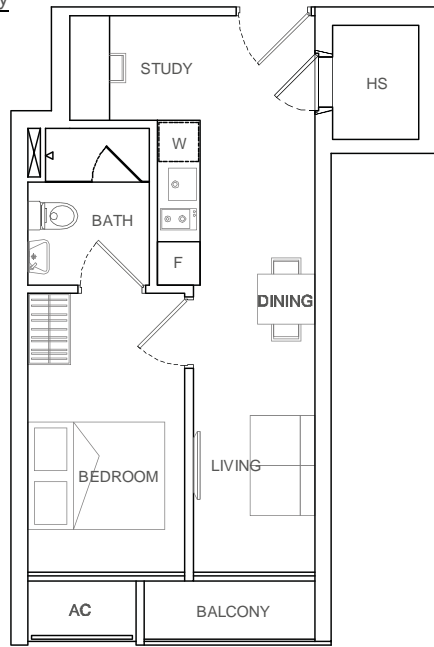
39 sq m

1 bdrm + study

#02-06

#03-06

#04-06



**TYPE G**

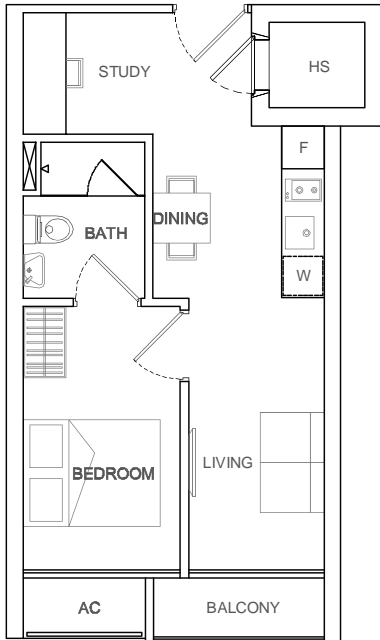
40 sq m

1 bdrm + study

#02-07

#03-07

#04-07



**TYPE H**

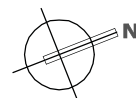
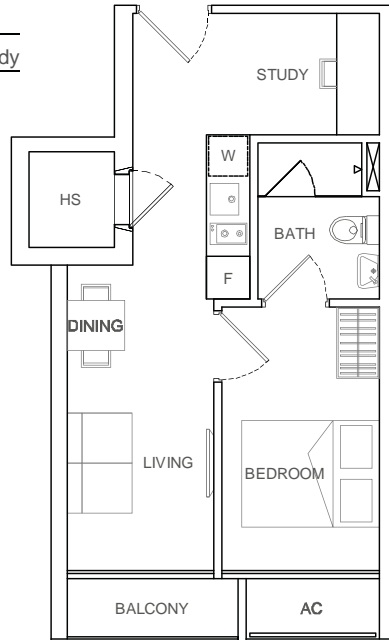
40 sq m

1 bdrm + study

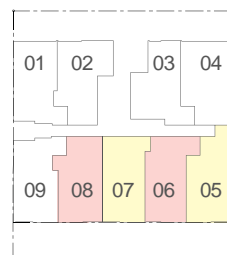
#02-08

#03-08

#04-08



Unit area includes a/c ledge &/or roof terrace &/or void, where applicable  
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**TYPE J**

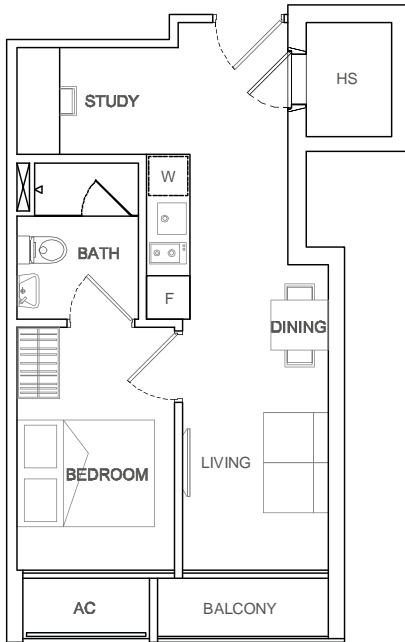
40 sq m

1 bdrm + study

#02-09

#03-09

#04-09



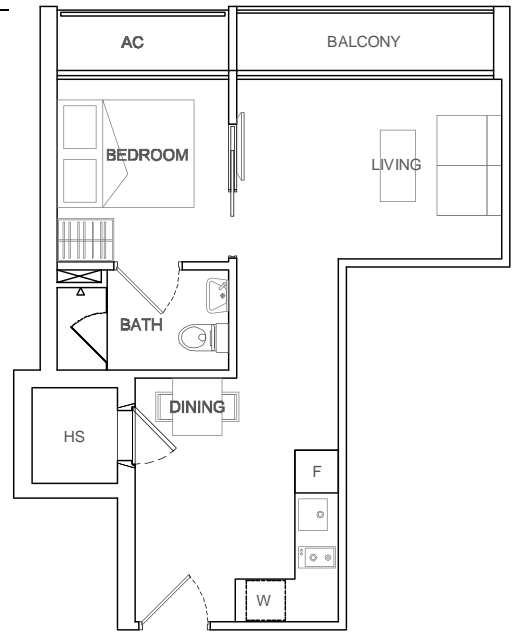
**TYPE K**

42 sq m

1 bdrm

#03-02

#04-02



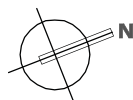
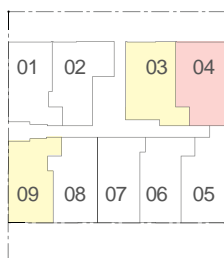
**TYPE L**

45 sq m

1 bdrm + study

#03-03

#04-03



Unit area includes a/c ledge &/or roof terrace &/or void, where applicable  
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# Live the lavish lifestyle you deserve...

Step outside to your very own roof terrace where you can relax in your private jacuzzi under the glazing stars.

## Penthouse



Artist's impression only

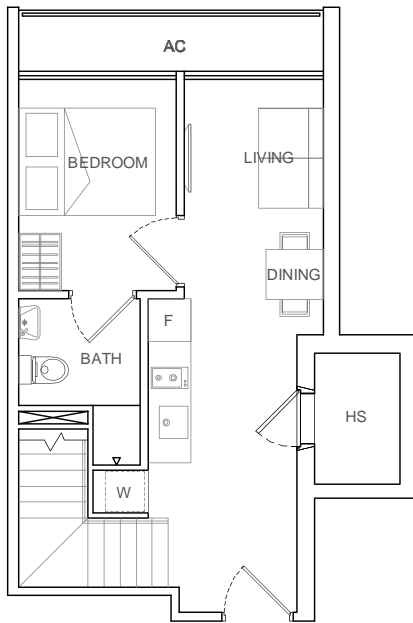
# Penthouse

## TYPE PH A

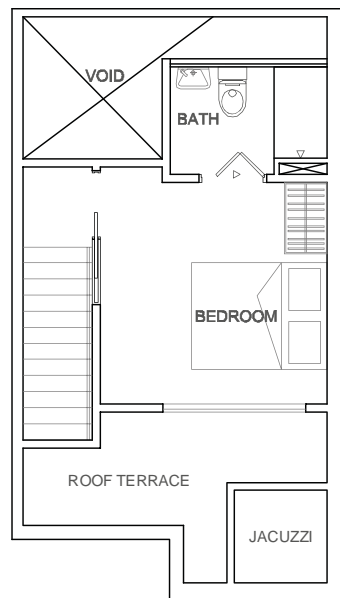
73 sq m

2 bdrm

#05-01



Lower Level



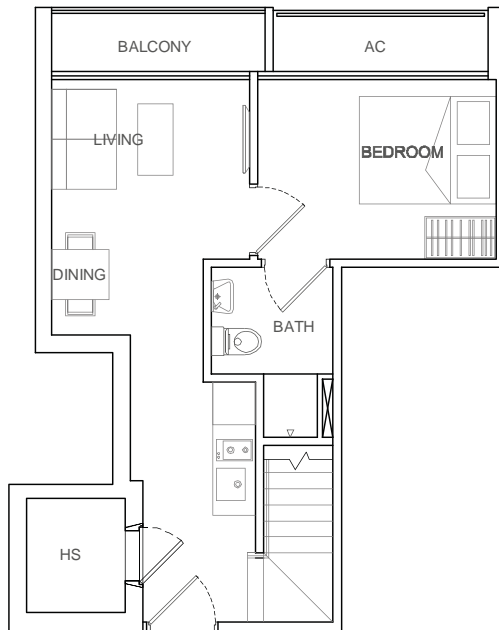
Upper Level

## TYPE PH B

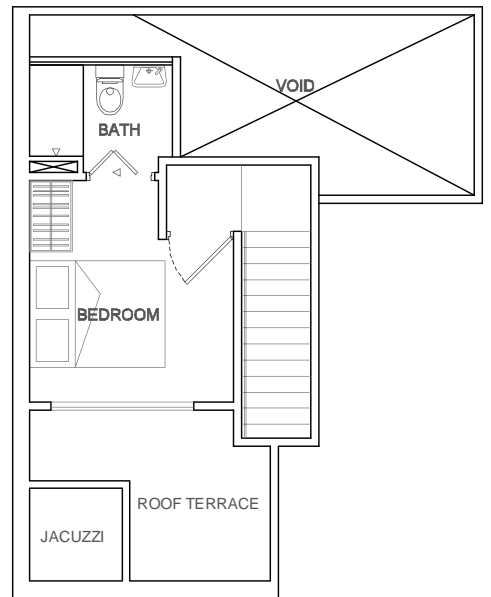
80 sq m

2 bdrm

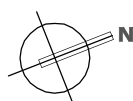
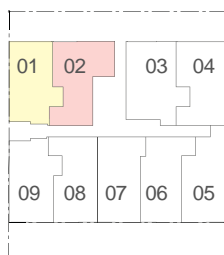
#05-02



Lower Level



Upper Level



Unit area includes a/c ledge &/or roof terrace &/or void, where applicable  
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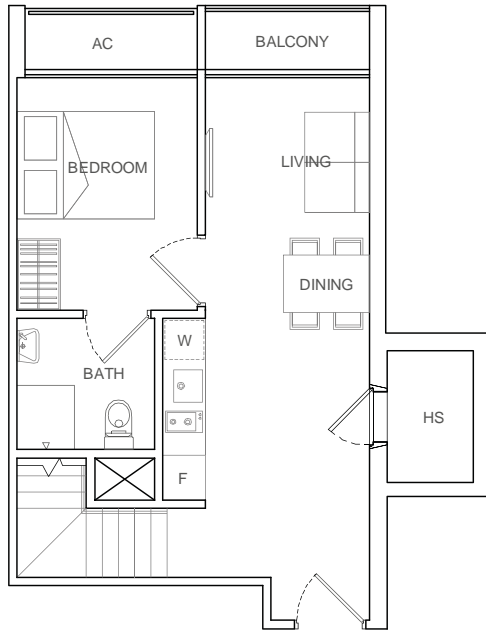
# Penthouse

TYPE PH C

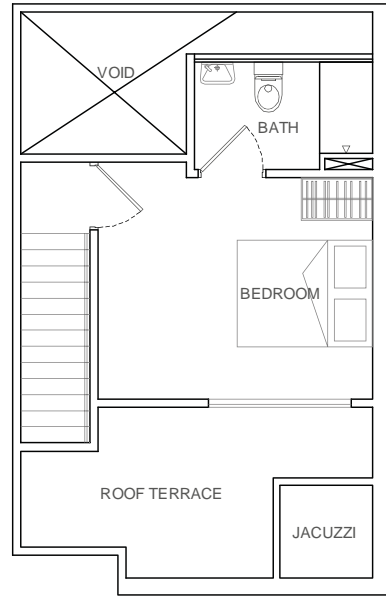
85 sq m

2 bdrm

#05-03

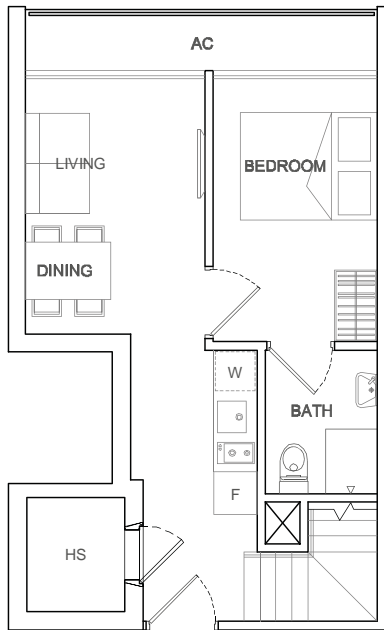


Lower Level

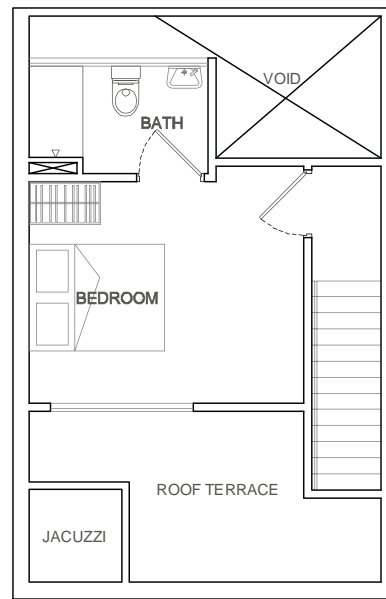


Upper Level

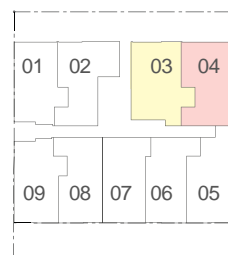
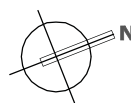
#05-04



Lower Level



Upper Level



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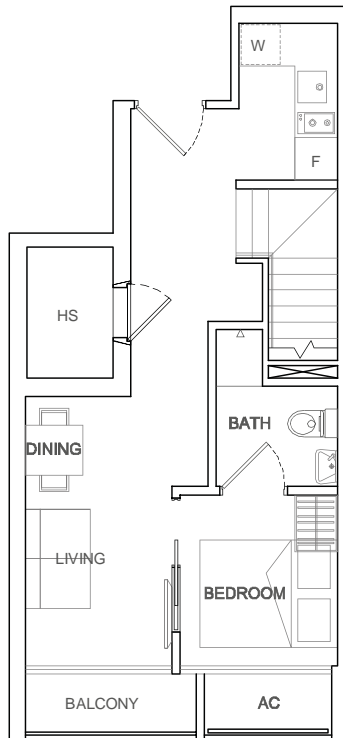
# Penthouse

## TYPE PH E

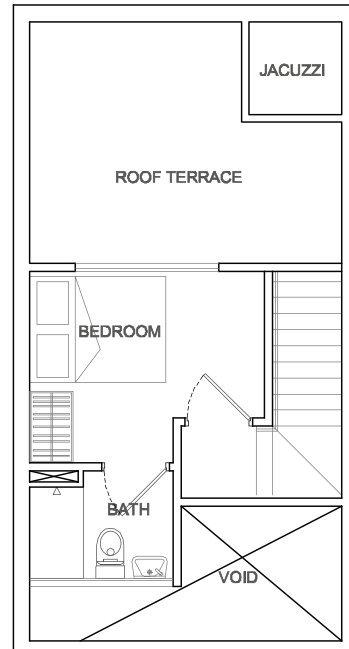
79 sq m

2 bdrm

#05-05



Lower Level



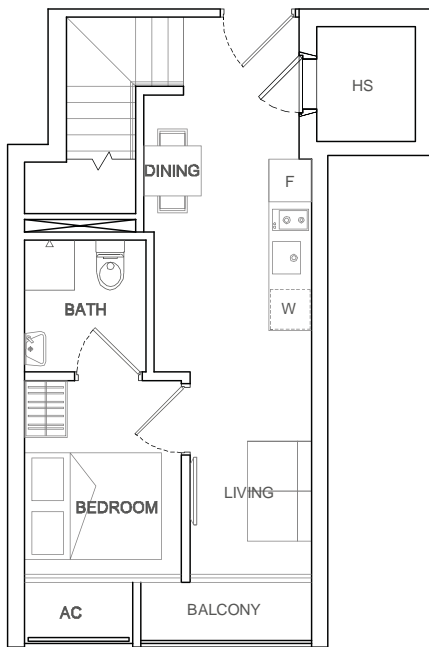
Upper Level

## TYPE PH F

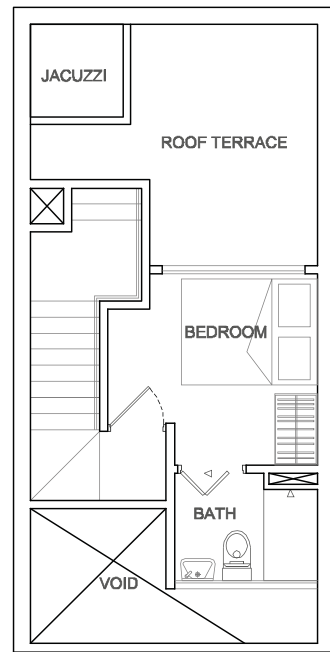
76 sq m

2 bdrm

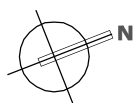
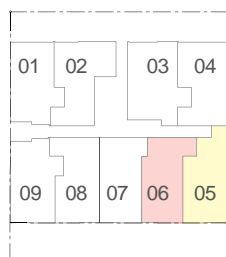
#05-06



Lower Level



Upper Level



Unit area includes a/c ledge &/or roof terrace &/or void, where applicable  
All plans are subject to amendments as approved by the relevant authorities

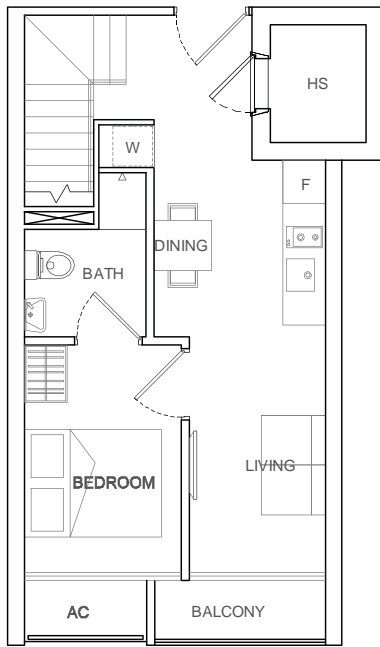
# Penthouse

## TYPE PH G

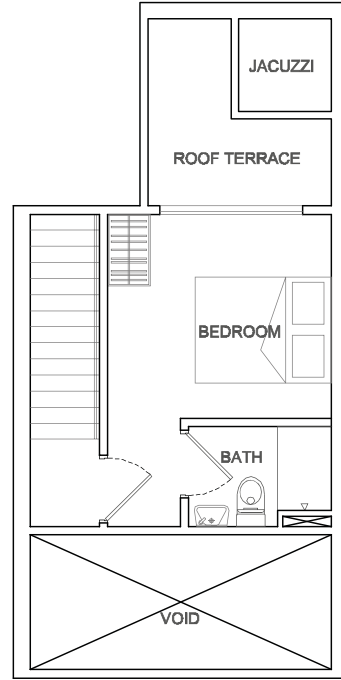
76 sq m

2 bdrm

#05-07



Lower Level



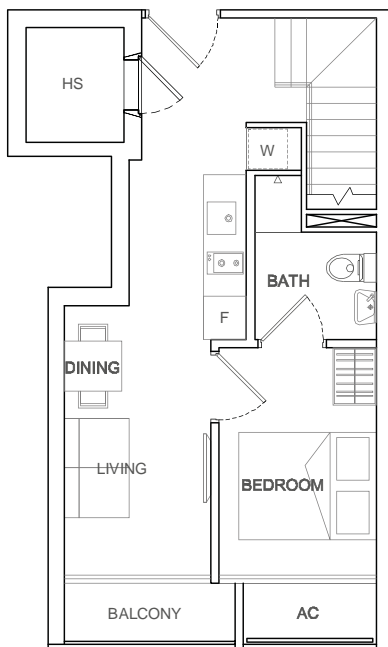
Upper Level

## TYPE PH H

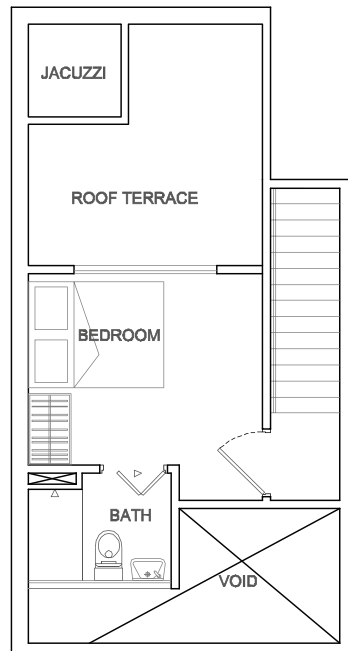
78 sq m

2 bdrm

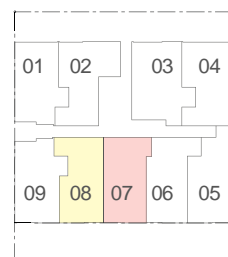
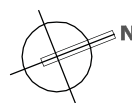
#05-08



Lower Level



Upper Level



Unit area includes a/c ledge &/or roof terrace &/or void, where applicable  
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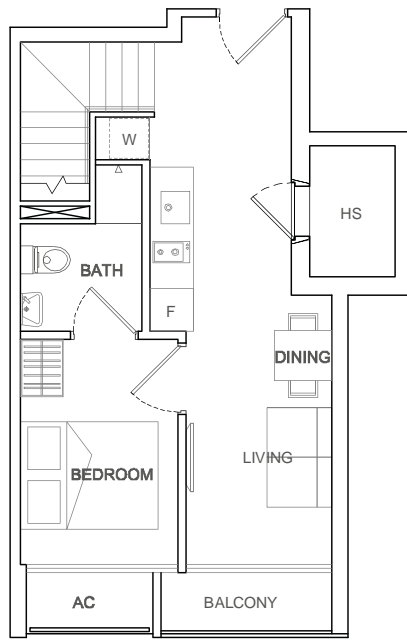
# Penthouse

**TYPE PH J**

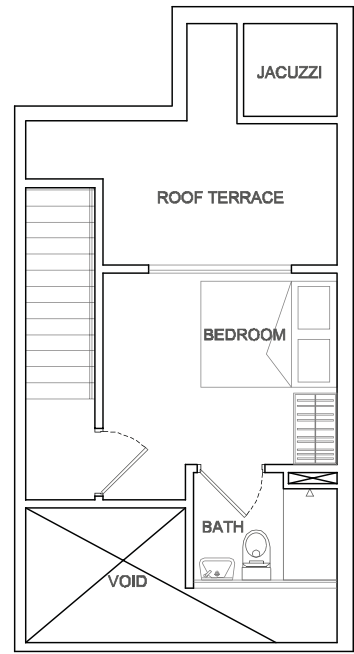
77 sq m

2 bdrn

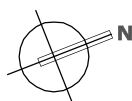
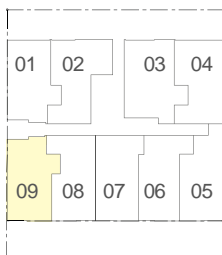
#05-09



Lower Level



Upper Level



Unit area includes a/c ledge &/or roof terrace &/or void, where applicable  
All plans are subject to amendments as approved by the relevant authorities

1. Foundation  
Piling system to Structural Engineer's detail and/or design.
2. Superstructure  
Reinforced concrete structure to Structural Engineer's detail and/or design.
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 and/or metal roof.  
Roof structure of reinforced concrete and/or tenalised timber and/or mild steel.
5. Ceiling
 

For Apartments

  - a) Living/ Dining : Skim coat and/or ceiling board with emulsion paint finish.
  - b) Bedroom, Study (If any) : Skim coat and/or ceiling board with emulsion paint finish.
  - c) Bathroom : Skim coat and/or water resistant ceiling board with emulsion paint finish.
  - d) Kitchen : Skim coat and/or ceiling board with emulsion paint finish.
  - e) 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) Corridors, Covered Walkway, Gymnasium : Skim coat and/or ceiling board with emulsion paint finish.
  - c) Staircase, Carpark : Skim coat with emulsion paint finish.
6. Finishes
 

Wall

For Apartments

  - a) Living/ Dining : Plaster and/or skim coat with emulsion paint finish.
  - b) Bedroom, Study (If any) : Plaster and/or skim coat with emulsion paint finish.
  - c) Bathroom : Ceramic tiles and/or homogenous tiles finish.
  - d) Kitchen : Ceramic tiles and/or homogenous tiles finish.
  - e) Household Shelter : Skim coat with emulsion paint finish.

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

For Common Areas

  - a) Lift Lobbies : Ceramic tiles and/or homogenous tiles and/or plaster and/or skim coat with emulsion paint finish.
  - b) Corridors, Gymnasium : Plaster and/or skim coat with emulsion paint finish.
  - c) Staircase, Carpark : Plaster and/or skim coat with emulsion paint finish.

Floor

For Apartments

  - a) Living/ Dining : Ceramic tiles and/or homogenous tiles with timber and/or tile skirting finish.
  - b) Bedroom, Study (If any) : Ceramic tiles and/or homogenous tiles with timber and/or tile skirting finish.
  - c) Bathroom : Ceramic tiles and/or homogenous tiles and/or stones tiles finish.
  - d) Kitchen : Ceramic tiles and/or homogenous tiles finish.
  - e) Household Shelter : Ceramic tiles and/or homogenous tiles finish.
  - f) Balcony : Ceramic tiles and/or homogenous tiles finish.
  - g) For Penthouse Unit Only : Random teak strips flooring with timber skirting finish.
  - h) For Penthouse Unit Only : Ceramic tiles and/or homogenous tiles finish.
  - Roof Terrace
  - i) A/C Ledges : Cement screed with paint finish.

For Common Areas

  - a) Lift Lobbies : Ceramic tiles and/or homogenous tiles with skirting tiles finish.
  - b) Corridors, Covered Walkway, Gymnasium : Ceramic tiles and/or homogenous tiles finish.
  - c) Carpark : Cement and sand screed finish.
  - d) Pool Deck : Timber strip and/or ceramic tiles finish.
  - e) Staircase : Cement and sand screed finish with nosing.
7. Windows  
Powder coated aluminum framed with approximately 6 mm glass.
8. Doors
  - a) Main Entrance : Fire-rated timber door
  - b) Bedroom : Timber door
  - c) Bathroom : Timber door and/or PVC door and/or aluminum bi-fold door
  - d) Household Shelter : PSB approved blast door
  - e) Ironmongery : Imported locksets
9. Sanitary fittings
  - a) Master Bathroom : 1 shower bath with shower mixer, rain-shower head and shower set.  
1 basin and mixer tap  
1 pedestal water closet  
1 mirror  
1 toilet paper holder
  - b) Common Bathroom (Penthouse only) : 1 shower bath with shower mixer 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 applicable).  
Refer to Electrical Schedule for details
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. Waterproofing  
Waterproofing to reinforced concrete flat roof, bathrooms and kitchen.



15. Driveway and Car Park  
Concrete floor finish.
16. Recreation Facilities  
The following are provided:  
a) Lap pool  
b) Gymnasium
17. Additional Items  
a) Kitchen Cabinets : High and low kitchen cabinets with countertop complete with induction hob, cooker hood and washer dryer.  
One stainless steel sink complete with tap.
- b) Wardrobes : Built-in wardrobes to all bedrooms.
- c) Air-Conditioning : Provision of split type air conditioner at Living/Dining, Bedrooms and Study (If any).
- d) Water Heater : Hot water supply to all bathrooms.
- e) Railing : Mild steel for common stair railing.  
Aluminum and/or steel and/or glass for other railings.
- f) Security : Audio intercom to all units.
- g) Lift : 1 passenger lift serving 1st to 5th floor
- h) Private Jacuzzi at roof terrace : For Penthouse Units only

#### Electrical Schedule

UNIT TYPE	Lighting Point	Power Point	TV Outlet	Data Point	Telephone Point	Water Heater Point	Connector Point	Intercom Point	Bell Point	Isolator
TYPE A	6	11	4	1	4	1	2	1	1	1
TYPE B	5	9	3	1	3	1	2	1	1	1
TYPE C	5	9	3	1	3	1	2	1	1	1
TYPE D	6	11	4	1	4	1	2	1	1	1
TYPE E	5	9	3	1	3	1	2	1	1	1
TYPE F	6	11	4	1	4	1	2	1	1	1
TYPE G	6	11	4	1	4	1	2	1	1	1
TYPE H	6	11	4	1	4	1	2	1	1	1
TYPE J	6	11	4	1	4	1	2	1	1	1
TYPE K	5	9	3	1	3	1	2	1	1	1
TYPE L	6	11	4	1	4	1	2	1	1	1
TYPE PH-A	9	12	4	1	4	2	2	1	1	2
TYPE PH-B	9	12	4	1	4	2	2	1	1	2
TYPE PH-C	9	12	4	1	4	2	2	1	1	2
TYPE PH-D	9	12	4	1	4	2	2	1	1	2
TYPE PH-E	9	12	4	1	4	2	2	1	1	2
TYPE PH-F	9	12	4	1	4	2	2	1	1	2
TYPE PH-G	9	12	4	1	4	2	2	1	1	2
TYPE PH-H	9	12	4	1	4	2	2	1	1	2
TYPE PH-J	9	12	4	1	4	2	2	1	1	2

Note:

**Tiles:** Selected tiles sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483:2000.

**Marble and Granite:** Marble and granite are natural stone 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. 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 can be felt at the joint.

**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.

**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.

**Internet:** The purchaser is liable to pay Assymmetrical 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.

**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.

**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.

**Household Shelter:** The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.

**Mechanical Car Parking System:** The Mechanical Car Parking System has to be maintained regularly by the specialist to ensure that it is in good and proper working condition. The Vendor shall not be held responsible for the operation, procedure, delay, safety and damages caused with the use of the system

A prestigious  
development by:



NAME OF PROJECT	Presto @ Upper Serangoon
ADDRESS OF PROJECT	528 Upper Serangoon Road, Singapore 534543
DEVELOPER	Oxley Global Pte Ltd (ROC: 201009389N)
TENURE OF LAND	Estate in Fee Simple (Freehold)
LEGAL DESCRIPTION	LOTS 99289K MK 24
BUILDING PLAN NO.	A1276-00538-2010-BP01 dated 16th February 2012
DEVELOPER'S LICENCE NO.	C0815
ESTIMATED DATE OF VACANT POSSESSION	31st December 2016
ESTIMATED DATE OF LEGAL COMPLETION	31st December 2019

Marketing Agent:

**Huttons** 9100 9898  
realestategroup

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