

PRIME
RESIDENCE





Come home to perfect harmony







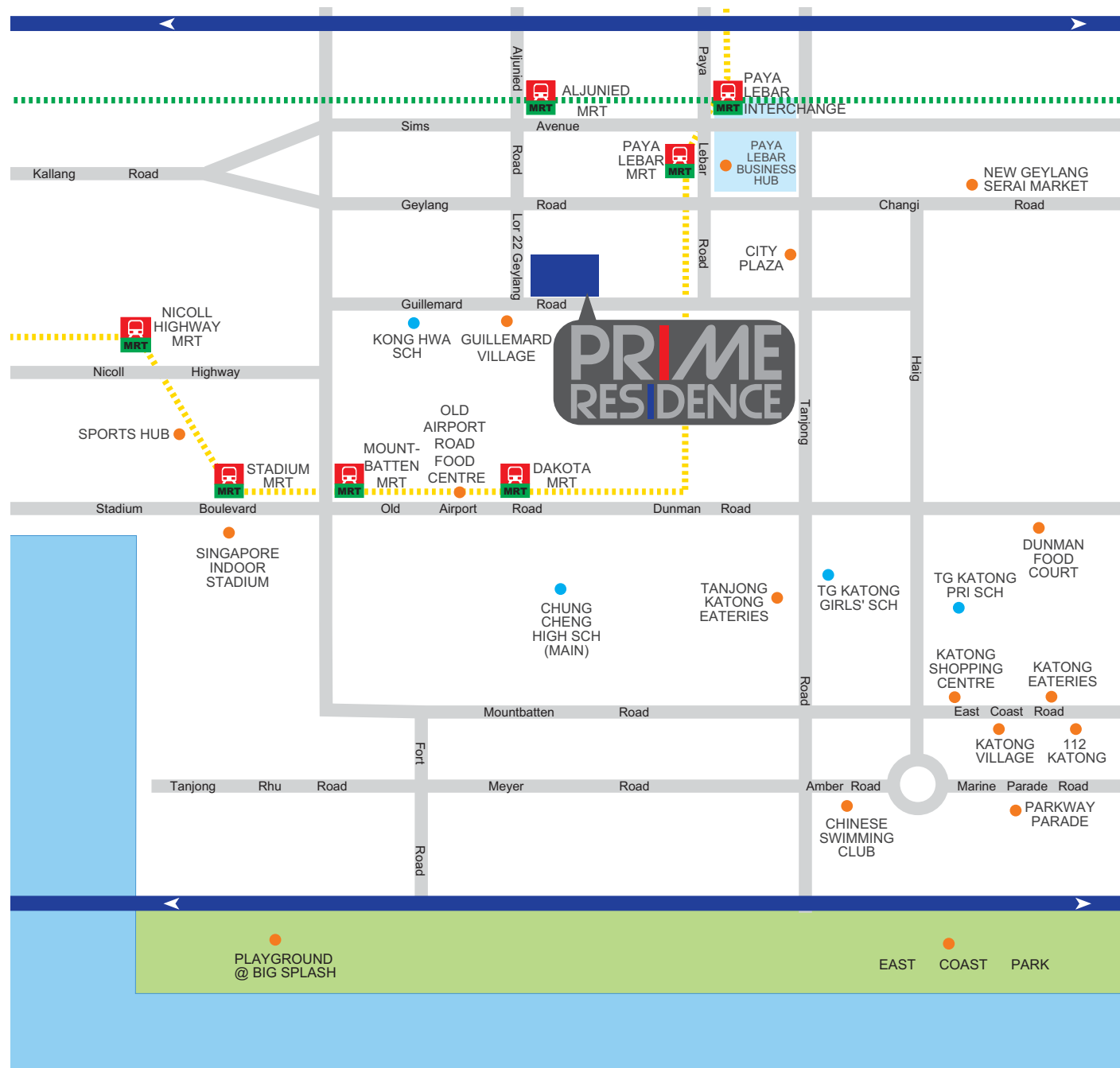
artist's impression only

Beautiful architecture coupled with cutting-edge facilities provides the perfect accompaniment to a life richly lived.

Prime Residence is nestled within lush confines with outstanding design features that reflect your discerning tastes. With a strong and commanding presence, Prime Residence represents the success you have achieved and the success that is yet to come. Prime Residence – the perfect addition to your harmonious lifestyle.



artist's impression only



 location map



Enjoy the perfect balance of excitement and tranquillity



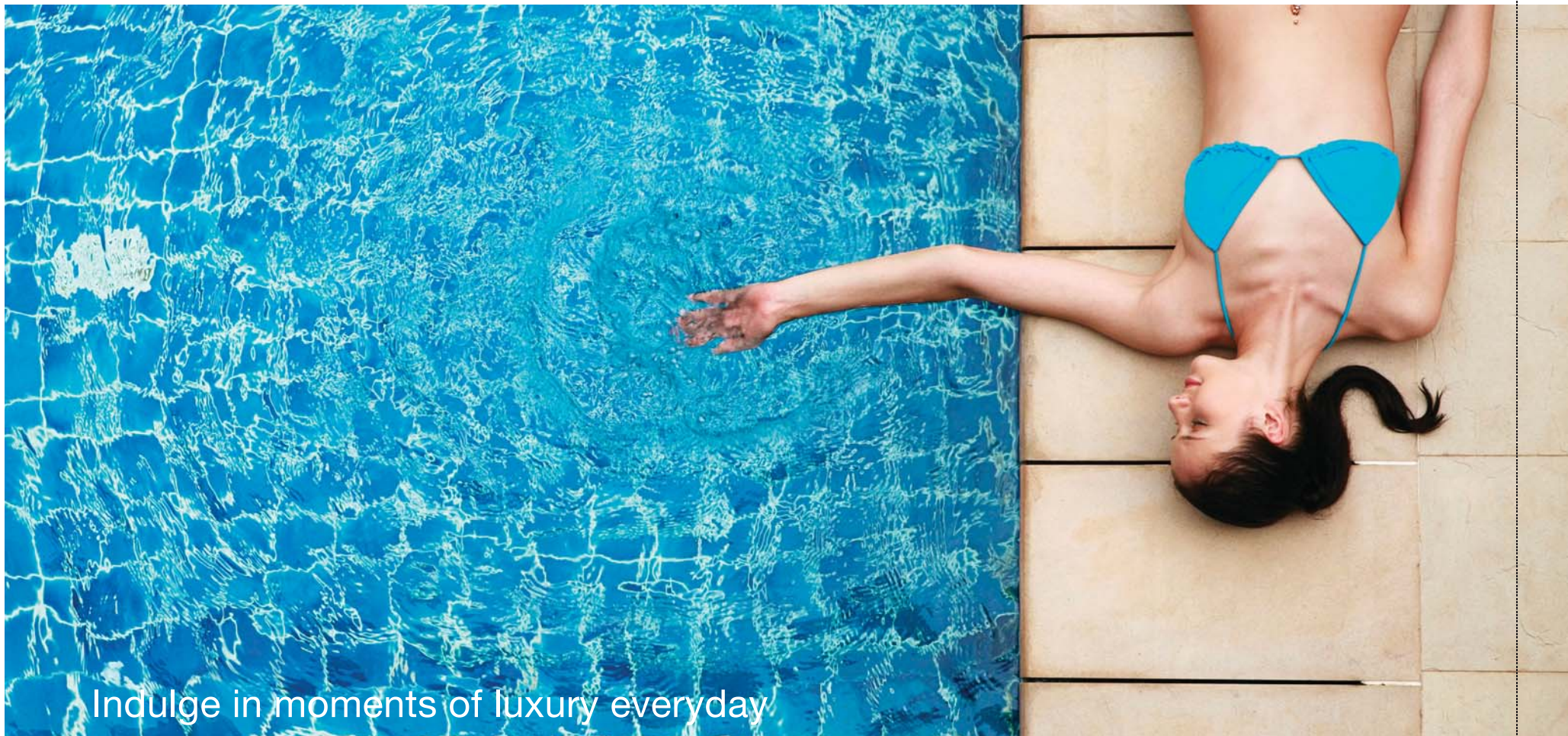
With countless options for all types of pursuits, you will never be left with a dull moment.

Located at the edge of the nostalgic and historic Katong, your abode in the sky is within easy reach to all places of attraction. From shopping to gastronomical delight to personal indulgences, you will find it all just a stone's throw away from Prime Residence.

Exploring the goodness Singapore has to offer is easy with nearby Aljunied MRT and Mountbatten MRT providing access to the city and beyond. Drivers will be spoilt for choice with easy access to two major expressways for hassle-free driving. Both Nicoll Highway and East Coast Parkway are conveniently located near Prime Residence for your driving pleasure.







Indulge in moments of luxury everyday



Facilities make for practical living the moment you step into Prime Residence.

Simply relax with a dip in the cool confines of the swimming pool complete with magical views, and keeping in good shape at the gym.

Enjoy life's finer moments.



artist's impression only



artist's impression only



artist's impression only

The Perfect Balance of Form and Function

Your attractive apartment at Prime Residence is the ideal environment for every aspect of your exciting life. Branded fittings and furnishings adorn the interior of your home, giving it an allure of style and elegance.



artist's impression only

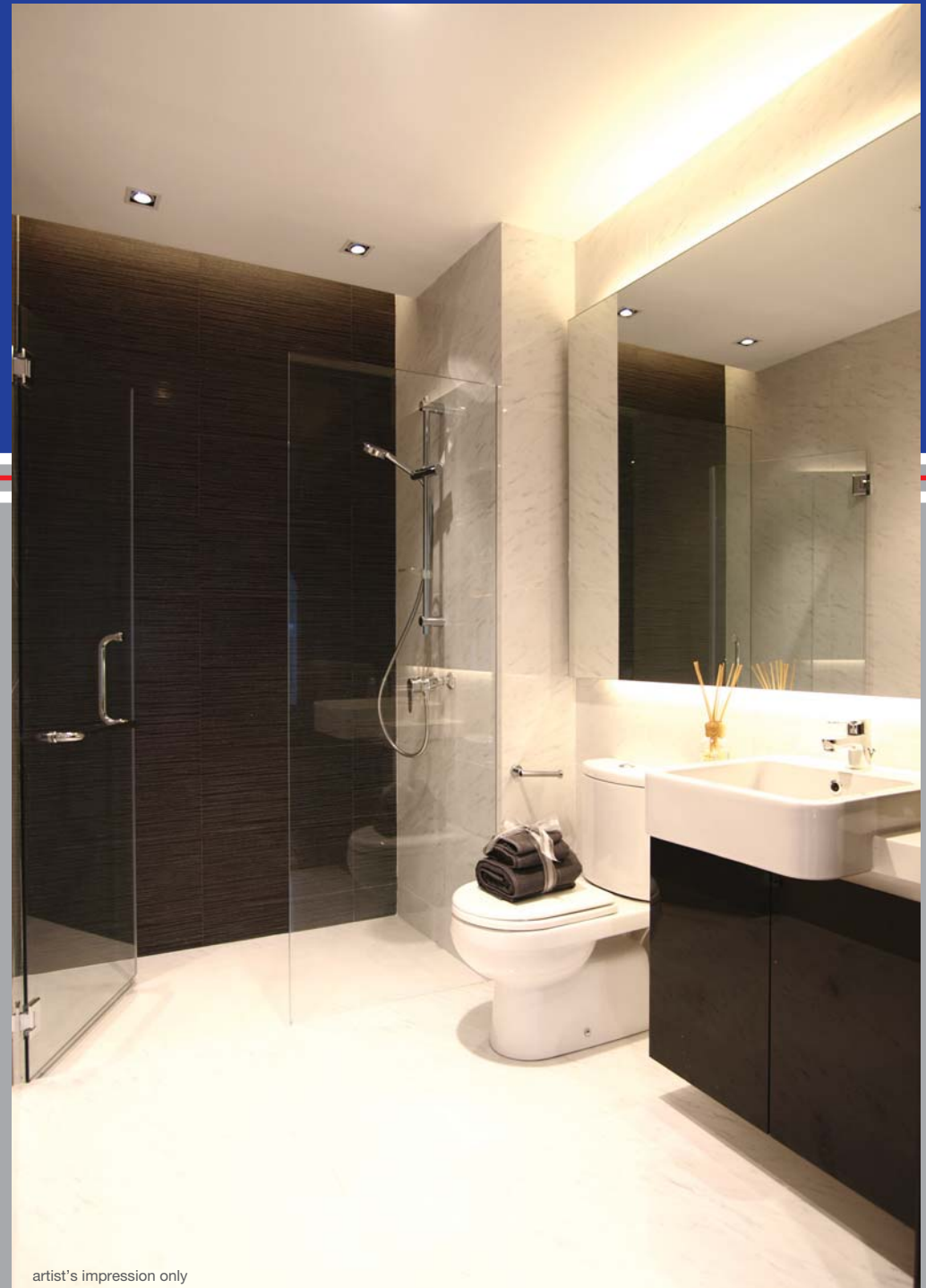
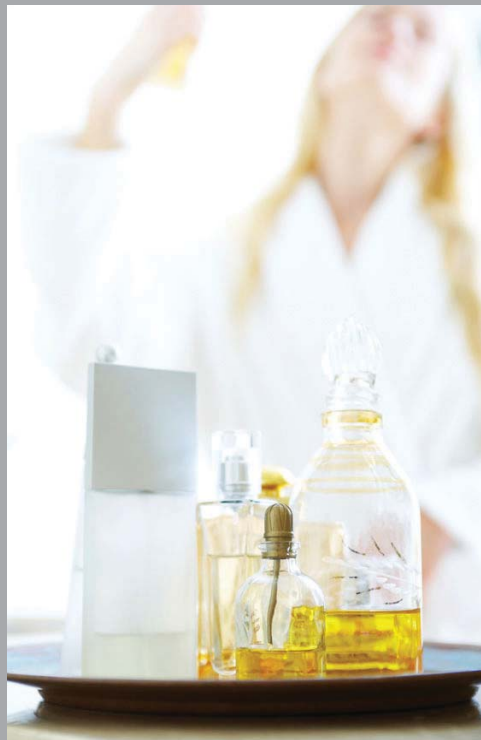


artist's impression only



Every room in your cozy pad comes with chic design which offers exquisite finishing combined with top-quality fittings for a discerning individual like you.

Prime Residence is the choice for you.



artist's impression only



- A Swimming Pool with Jacuzzi
- B Gymnasium

site plan



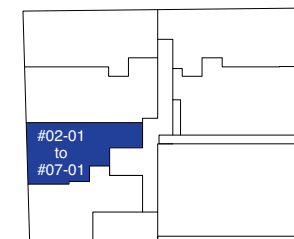
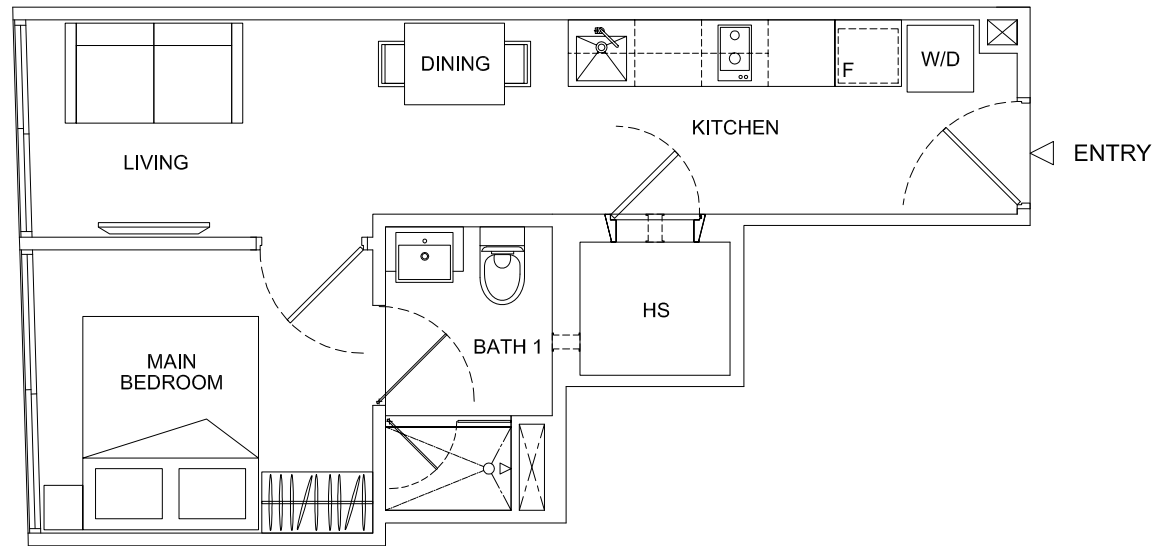
artist's impression only



type A

1 bdrm • 398 sq ft

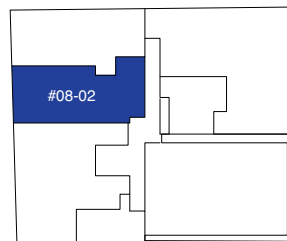
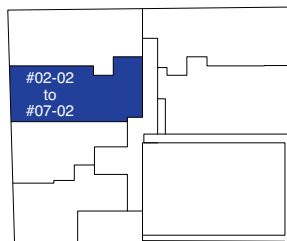
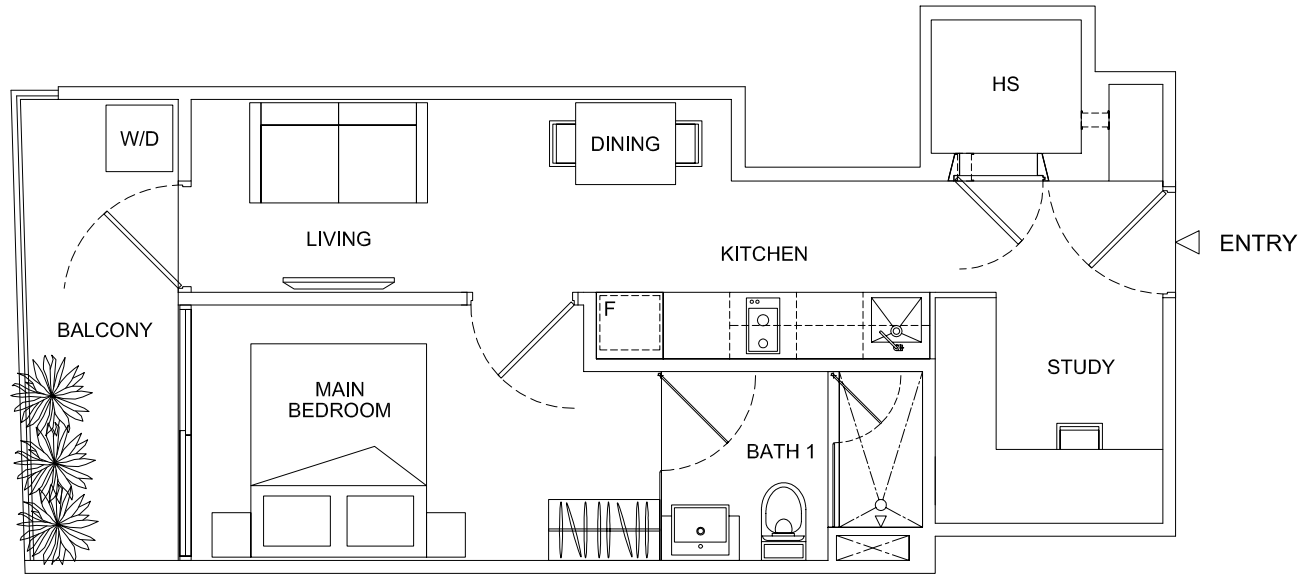
- #02-01
- #03-01
- #04-01
- #05-01
- #06-01
- #07-01



type B

1+1 bdrm • 527 sq ft

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

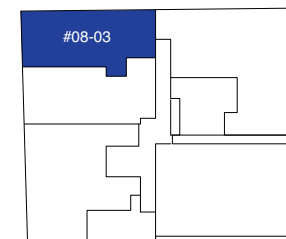
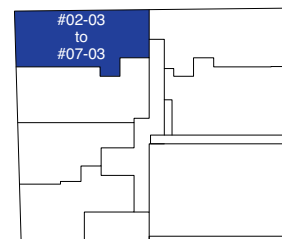
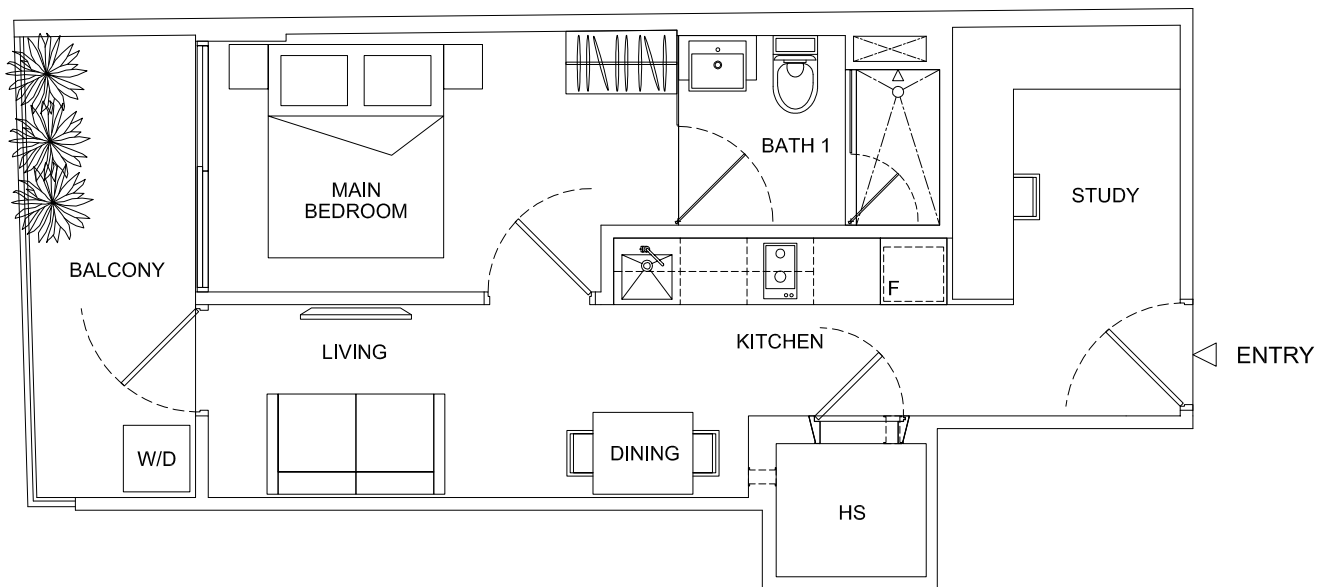




type C

1+1 bdrm • 538 sq ft

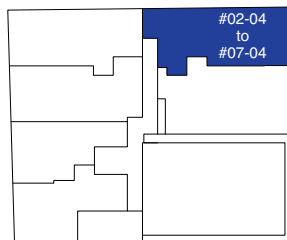
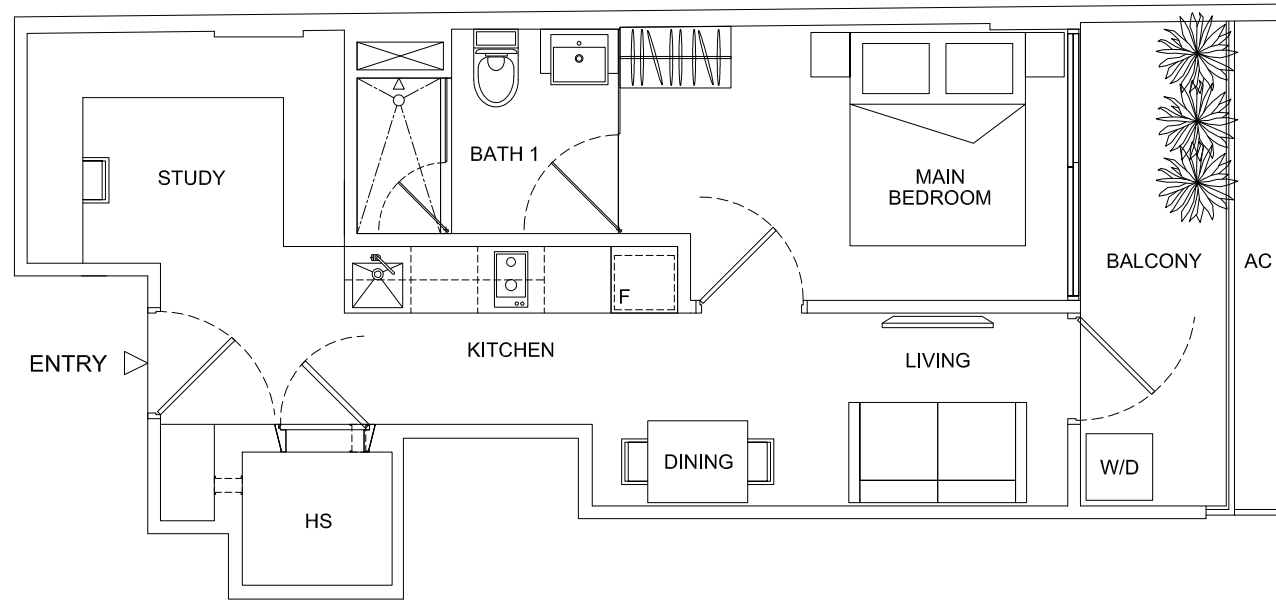
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- #04-03
- #05-03
- #06-03
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- #08-03

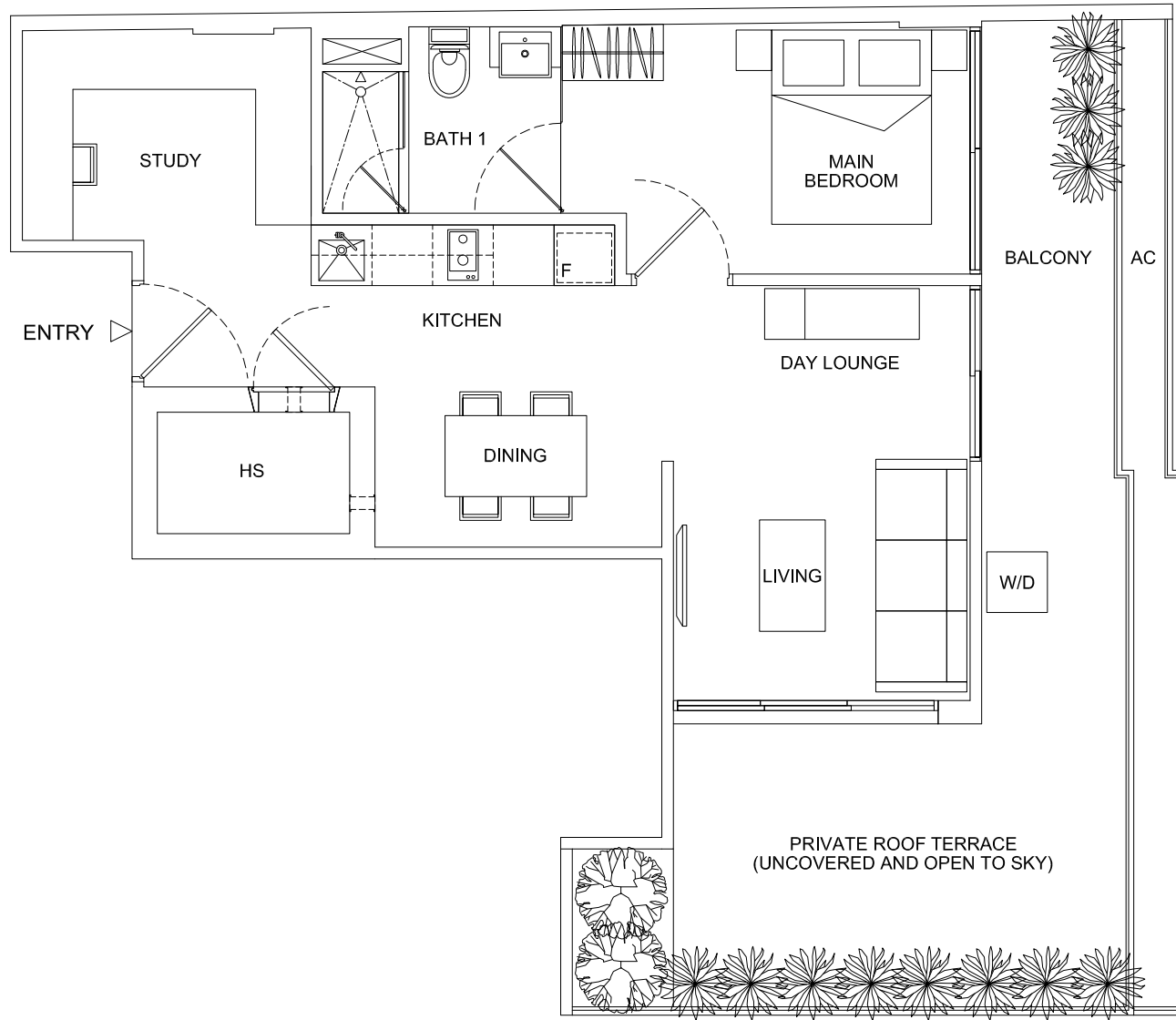


type D

1+1 bdrm • 538 sq ft

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

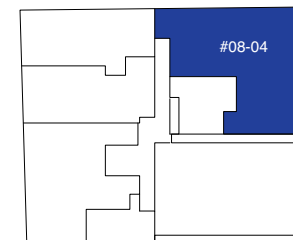




type D1

1+1 bdrm • 893 sq ft

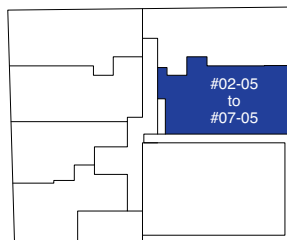
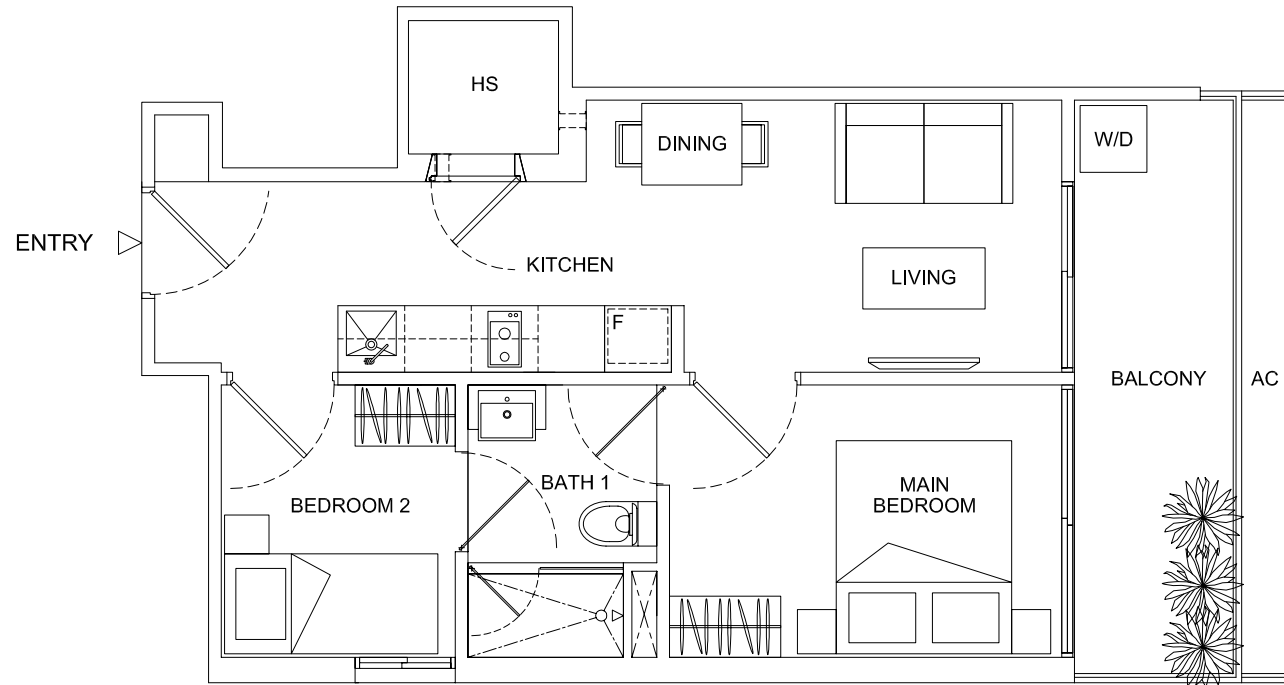
#08-04



type E

2 bdrm • 581 sq ft

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

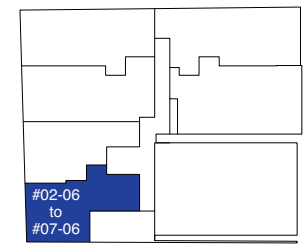
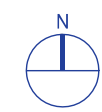
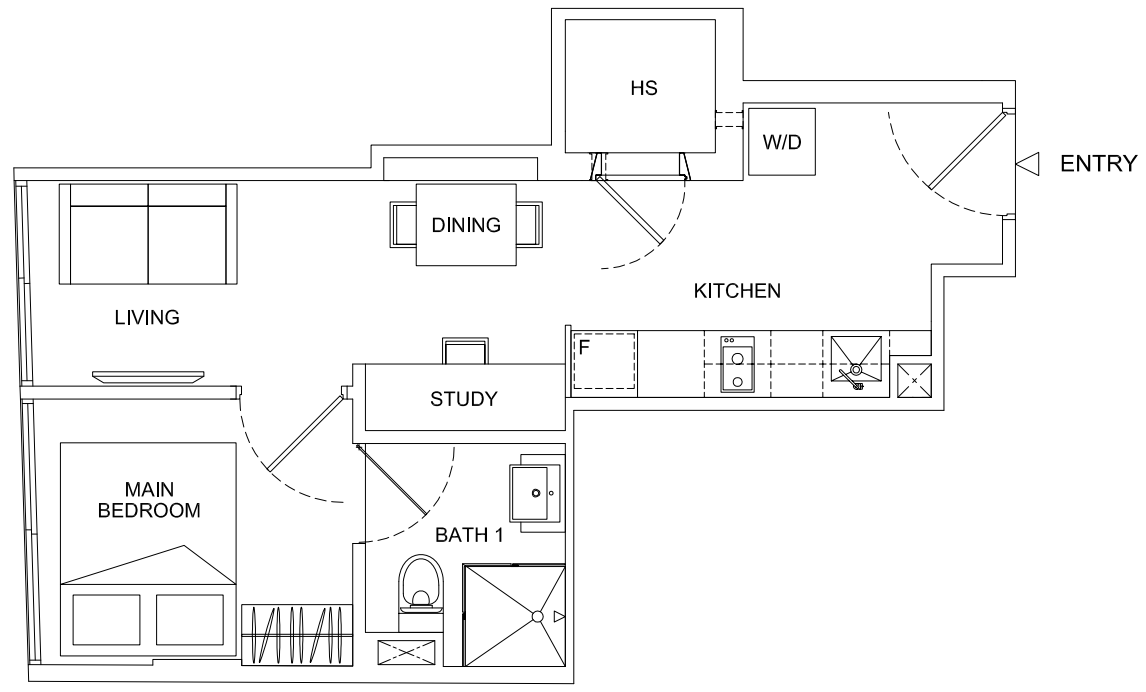




type F

1 bdrm • 409 sq ft

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





Specifications

1. **FOUNDATION**
Piling to PE's design and BCA's approval
2. **SUPER-STRUCTURE**
Reinforced Concrete
3. **WALLS**
External - R.C. wall and/or Common clay brick
Internal - Dry Partitions and/or Precast Wall Panels / Common clay brick and/or light weight blocks/ reinforced concrete
4. **ROOF**
Flat roof - Reinforced concrete roof with waterproofing and insulation
5. **CEILING**
Living / Dining, Bedrooms, Household Shelter, Study & Balcony - Cement and sand plaster and/or Skim coat with emulsion paint.
Bathrooms & Kitchen - Moisture resistant plaster ceiling boards with emulsion paint.
6. **FINISHES**
 - (a) **Wall (For Apartments)**
Living / Dining, Bedrooms, Household Shelter, Study & Balcony - Cement and Sand plaster and/or skim coat with emulsion paint.
Bathrooms - Homogeneous and/or Ceramic tiles laid up to false ceiling height (exposed areas only).
Kitchen - Ceramic tiles and/or Opaque coloured glass between cabinets only.
 - (b) **Wall (For Common Areas)**
1st Storey Lift Lobby - Part Ceramic and/or Homogenous tiles up to false ceiling height (exposed areas only)
Typical Lift Lobby - Cement and sand plaster with emulsion paint.
Staircase - Cement and sand plaster and/or skim coat with emulsion paint.
 - (c) **External Wall** - Cement and sand plaster and/or skim coat with weatherproof paint.
 - (d) **Floor (For Apartments)**
Living, Dining & Study - Compressed Marble and/or Homogenous tiles
Bedrooms - Timber Strip
Bathrooms - Ceramic and/or Homogeneous Tiles
Kitchen, Household Shelter & Balcony - Compressed Marble and/or Ceramic and/or Homogeneous Tiles
Planter Box & A/C Ledge - Smooth cement finish
 - (e) **Floor (Common Areas)**
1st Storey Lift Lobby - Homogeneous tiles
Typical Lift Lobby - Homogeneous Tiles
Staircase from 1st up to 2nd storey - Homogeneous Tiles
Staircase from 2nd storey onwards - Cement and sand screed with nosing tiles
Pool Area - Timber Strip and/or Homogeneous Tiles and/or Mosaic and/or Pebble Wash and/or Cement screed
Walkway / Pavement - Pebble wash and/or Cement Screed
7. **WINDOWS**
Powder coated aluminium framed windows with min. 6 mm thick tinted / clear glass.
(Note: All windows are either casement, top hung, sliding, fixed, louvered or any combination of the above mentioned subject to Architect's selection)

8. **DOORS**
 - a. Main Entrance - Fire-rated timber / laminated finished door
 - b. Bedrooms & Bathrooms - Semi-hollow core timber veneer / laminated finished door
 - c. Household Shelter - PSB approved blast door
 - d. Balconies - Powder coated aluminium framed doors with float clear/ tinted glass
 - e. Ironmongery - Quality Lockset to Architect's selection.
9. **SANITARY WARES AND FITTINGS**
Bath
 - a. 1 bath area with shower mixer
 - b. 1 basin and mixer tap with shelving below
 - c. 1 water closet
 - d. 1 mirror
 - e. 1 toilet paper holder
 - f. 1 towel bar
 - g. 1 bidet spray
10. **ELECTRICAL INSTALLATION / TELEPHONE / TV / FM**
 - a. Refer to Electrical Schedule (below) for details
 - b. Electrical wiring will be in concealed conduits where possible.
 - c. Electrical wiring will be in surface mounted conduits within false ceiling where applicable.
 - d. Exposed trunking at A/C ledges
 - e. The routing of services within the houses shall be at the sole discretion of the Architect and/or Engineer.
 - f. Cable-Readiness to comply with BCA's requirements

Electrical Schedule

Type	A	B	C	D	D1	E	F
Lighting Point	5	6	6	5	6	6	5
Power Point	5	6	7	7	7	8	6
Tele-phone	3	3	3	3	3	3	3
TV Point	2	2	2	2	2	2	2
TV Point	1	1	1	1	1	1	1
Bell Point (dc)	1	1	1	1	1	1	1
Integrated Fridge	1	1	1	1	1	1	1
Cooker Hood	1	1	1	1	1	1	1
Hob	1	1	1	1	1	1	1
Oven	1	1	1	1	1	1	1
Heater	1	1	1	1	1	1	1
Washer	1	1	1	1	1	1	1
Isolator For A/C	1	1	1	1	1	1	1

Note: The above figure tabulated subjected to further changes after tender.

11. **LIGHTNING PROTECTION SYSTEM**
Lightning Protection System shall be provided in accordance with Singapore Standard Code of Practice.
12. **PAINTING**
 - a. External Walls - Spray textured coating / emulsion paint
 - b. Internal Walls - Selected Emulsion paint
13. **WATERPROOFING**
Waterproofing provided to floors of Bathrooms, R.C. flat roof, Planter Box and where required.
14. **DRIVEWAY & CARPARK**
 - a. Driveway & Carpark - Homogeneous Tiles and/ or Screed finish

15. RAILINGS

Mild Steel in painted finish

16. RECREATIONAL FACILITIES

- a. Swimming Pool
- b. Jacuzzi
- c. Gymnasium

17. ADDITIONAL ITEMS

- a. Kitchen Cabinets - High and low kitchen cabinets with solid surface worktop complete with sink and tap.

- b. Appliances - Integrated Refrigerator, Cooker Hob and Hood.
- c. Bedroom Wardrobes - Provided as indicated in layout.
- d. Air-conditioning - Multi-split air-conditioning to all Bedrooms and Living / Dining area
- e. Audio Intercom System - To all apartment units.
- f. Electric Water Heater - Hot water supply to all bathrooms and kitchen.
- g. Soil Treatment - Anti-termite soil treatment by specialist subject to approval by the relevant authorities.

Note:

Marble, Limestone and Granite

Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are prepolished before laying and care has been taken for their installation. However granite, being a much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at the joints. *Subject to Clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

Timber

Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

Wardrobes, Kitchen Cabinets, Fan Coil units, Electrical points, Door Swing Positions and Plaster Ceiling Board

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

Warranties

Where warranties are given by the manufacturers and/ or contractors and/ or suppliers of any of the equipment and / or appliances installed by the Vendor at the Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

Cable Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to StarHub Cable Vision Ltd (SCV) and/or internet service providers (ISP) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/or internet access.

Tiles

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standard SS 483:2000

Materials, Fittings, Equipment, Finishes, Installations, Sanitary Wares and Appliances

Subject to Clause 14.3, the brand, colour and model of all materials, fittings, equipment, finishes, installations, sanitary wares and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

Layout

Layout / Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

Air Conditioning

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.

Internet Access

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Server Provider and/or such relevant entities/ authorities for internet services to the Property and to make all necessary payments to the Internet Service Provider and/or the relevant entities/ Authorities.

Glass

Glass is a manufactured material that is not 100% pure. Nickel Sulphide impurities may cause spontaneous glass breakage in certain pieces of tempered glass that may be used where applicable. It is difficult to detect Nickel Sulphide impurities prior to the breakage, which may occur in all tempered glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

NAME OF PROJECT	:	Prime Residence
ADDRESS OF PROJECT	:	41 Lorong 22 Geylang, Singapore 398697
DEVELOPER	:	Springlife Development Pte Ltd
TENURE OF LAND	:	
LEGAL DESCRIPTION	:	Lot 03435N MK25, Lorong 22 Geylang
BUILDING PLAN NO.	:	A1276-00560-2010-BP01
DATE OF BP APPROVAL	:	3 October 2011
DEVELOPER'S LICENCE NO.	:	C0838
EXPECTED DATE OF TOP	:	1 December 2014
EXPECTED DATE OF LEGAL COMPLETION	:	1 December 2017

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

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

DEVELOPER:

SPRINGLIFE DEVELOPMENT PTE LTD

