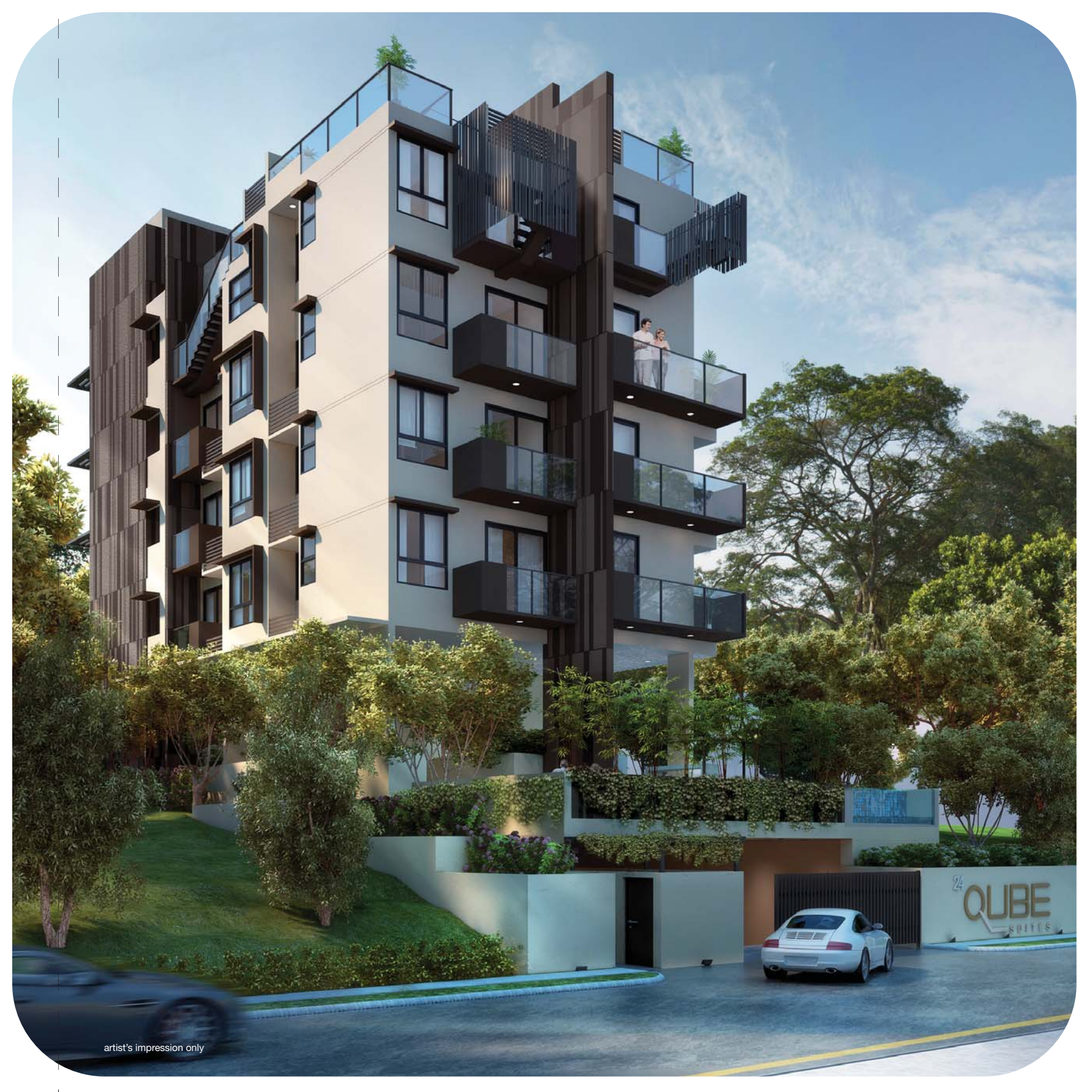


QUBE
SUITES

**EXPERIENCE
SENSATIONAL
LIVING THAT
OTHERS**





artist's impression only

TURN YOUR DREAMS INTO REALITY

Qubes Suites, an exclusive residence that is the perfect synergy of exquisite living, convenience and modern ambience where you want to come home to because you deserve it.





artist's impression only

BE IN CONTROL OF YOUR DESTINY

Qubes Suites is the platform from which to discover the different facets of life in Singapore. With shopping, dining and entertainment options in abundance, you will be spoilt for choice in your very own neighbourhood. Choose one of the many convenient travel options, via expressway or public transport, that connect Qubes Suites to the rest of the island.



LOCATION MAP



EXPERIENCE A WORLD OF PLEASURE A DOORSTEP



Cozy up to that someone special or take a refreshing dip in our exquisite swimming pool and jacuzzi. You may prefer to peacefully contemplate life in our Serenity Garden or recharge your soul with some yoga in our Yoga Area.

At Qubes Suites, a multitude of pleasurable pursuits is open to you and your loved ones.



artist's impression only

SITE PLAN



- ① Side Entrance
- ② Vehicular Access
- ③ BBQ Corner
- ④ Outdoor Dining / Entertainment / Yoga Area
- ⑤ Serenity Garden
- ⑥ Jacuzzi
- ⑦ Swimming Pool
- ⑧ Shower
- ⑨ Pool Deck

YOUR HOME. THE MODEL OF STYLE AND SUBSTANCE.





Y2 ▶ artist's impression only

Quality fittings from quality brands combine with modern furnishings and decor to give your home at Qubes Suites.

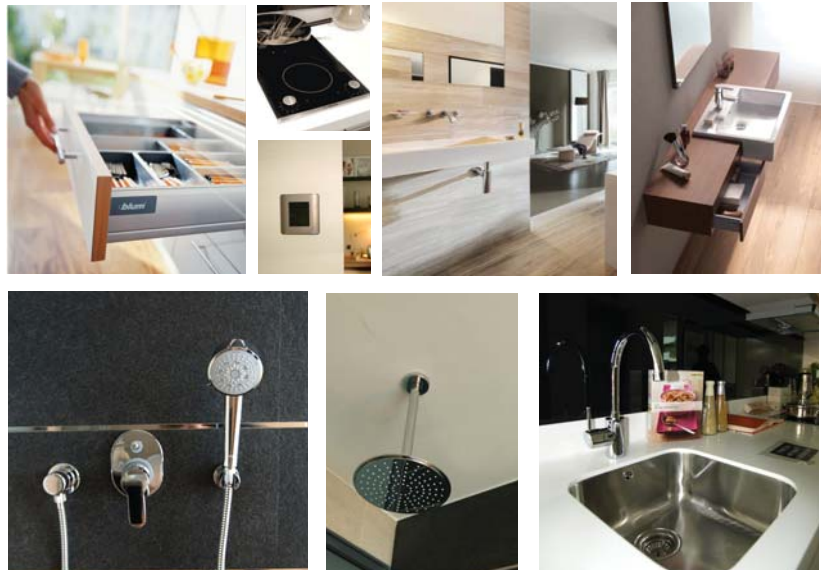


Y3 ▶ artist's impression only



FEEL AT HOME IN THE LAP OF LUXURY

In every apartment at Qubes Suites only the best is used to ensure peace of mind every single day.




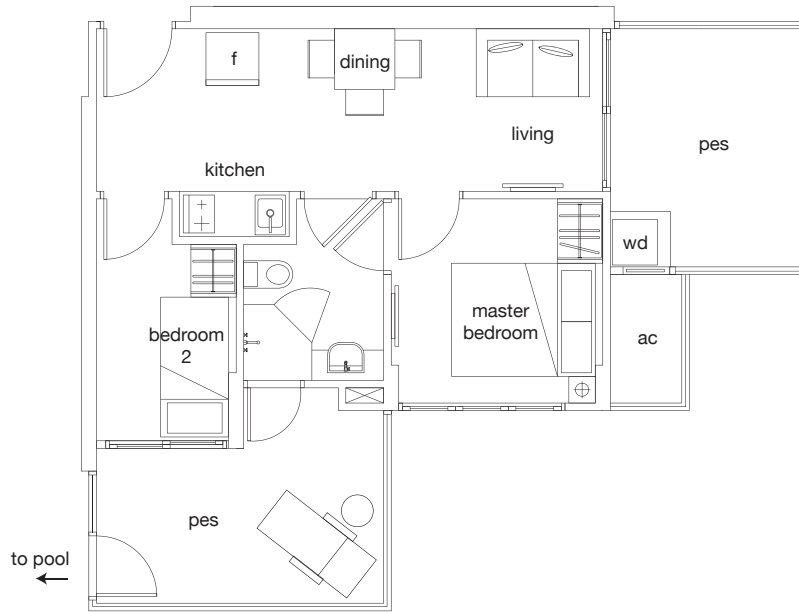
TYPE A1

2 bdrm

603 sq ft

#01-01

 pool access



TYPE A

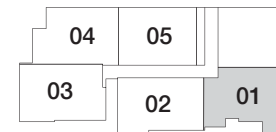
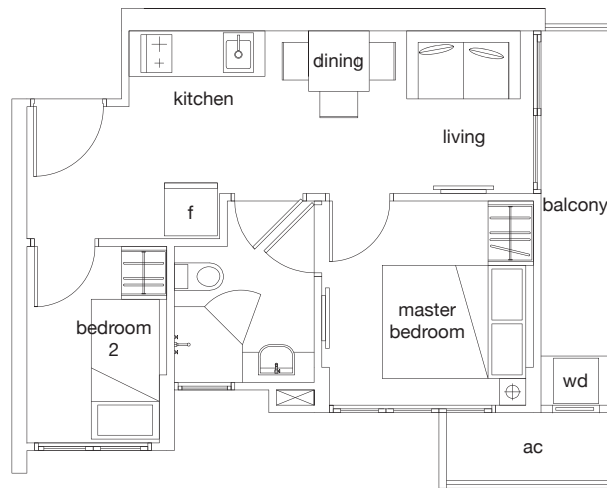
2 bdrm

452 sq ft

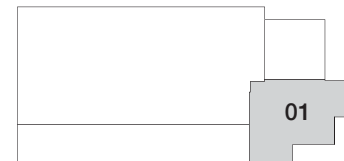
#04-01

#03-01

#02-01



Keyplan for Type A



Keyplan for Type A1

All PES, Balconies, Planters & Roof Terrace Areas Are "Not To Be Enclosed or Roofed Over".

TYPE B

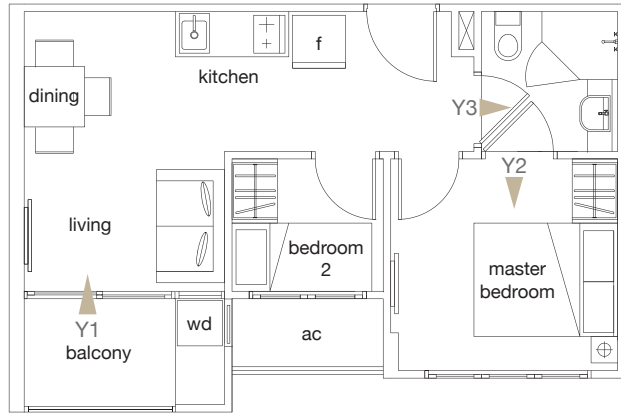
2 bdrm

431 sq ft

#04-02

#03-02

#02-02



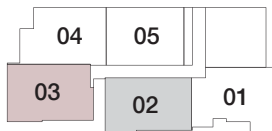
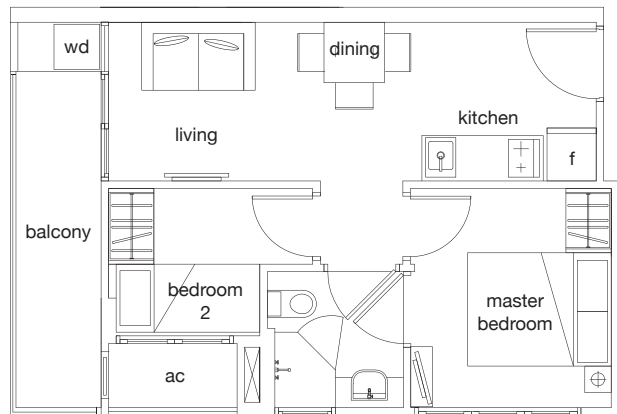
TYPE C

2 bdrm

#04-03

#03-03

#02-03



All PES, Balconies, Planters & Roof Terrace Areas Are "Not To Be Enclosed or Roofed Over".

TYPE D

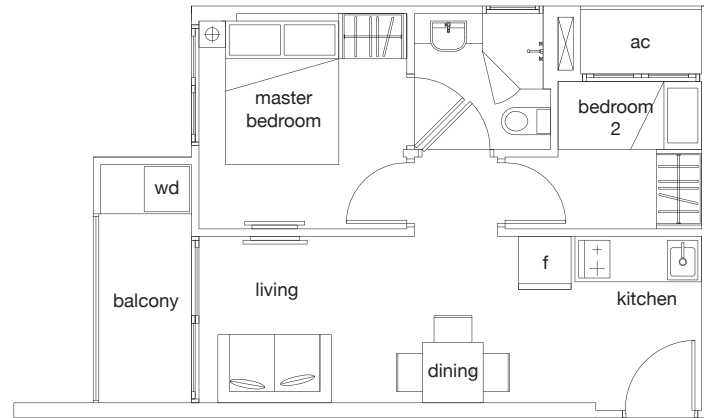
2 bdrm

431 sq ft

#04-04

#03-04

#02-04



TYPE E

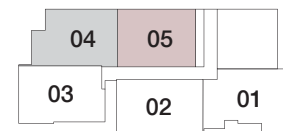
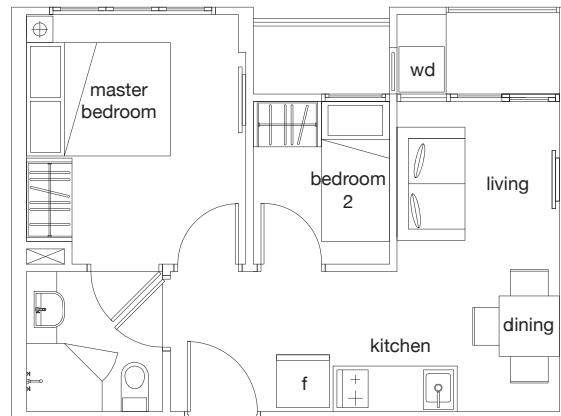
2 bdrm

420 sq ft

#04-05

#03-05

#02-05



All PES, Balconies, Planters & Roof Terrace Areas Are "Not To Be Enclosed or Roofed Over".

PENTHOUSE LIVING



Penthouse living takes on new exciting dimensions at Qubes Suites. Throw that special party on your very own private roof terrace or relax in the exclusive lounge of your very own. And there is no better way to relax after a hard day than to soak in your own jacuzzi and let all that stress melt away.

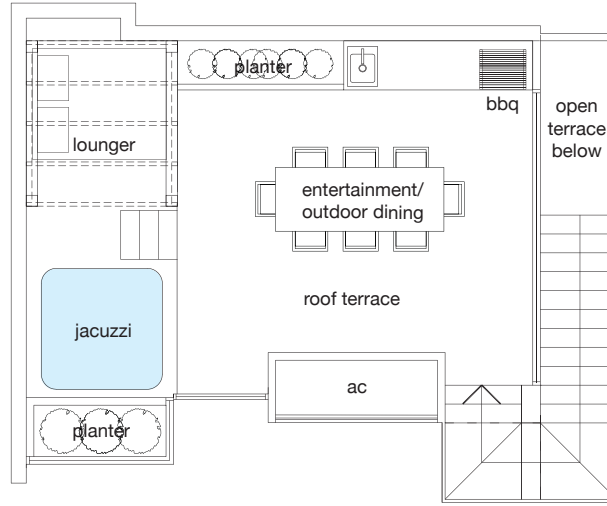


TYPE PH A

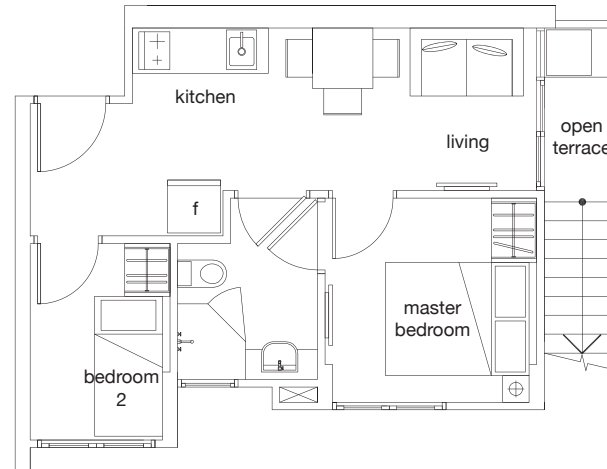
2 bdrm

840 sq ft

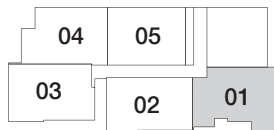
#05-01



upper level



lower level



All PES, Balconies, Planters & Roof Terrace Areas Are "Not To Be Enclosed or Roofed Over".

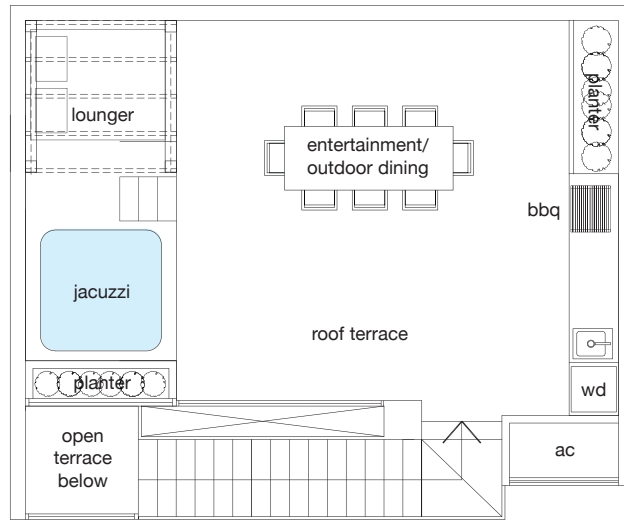
PENTHOUSE

TYPE PH B

2 bdrm

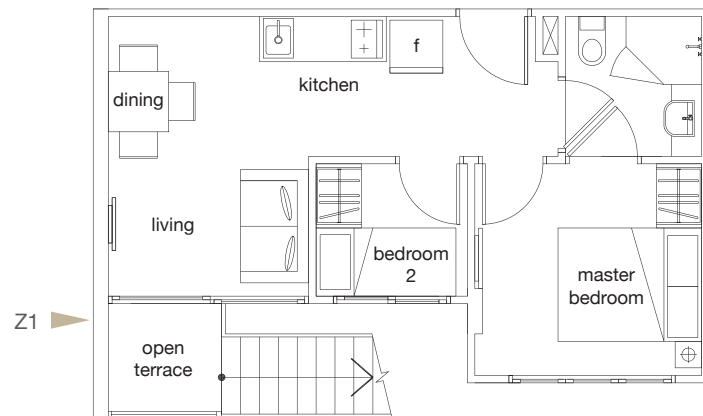
904 sq ft

#05-02



upper level

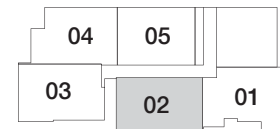
Z2



Z1

lower level

PENTHOUSE



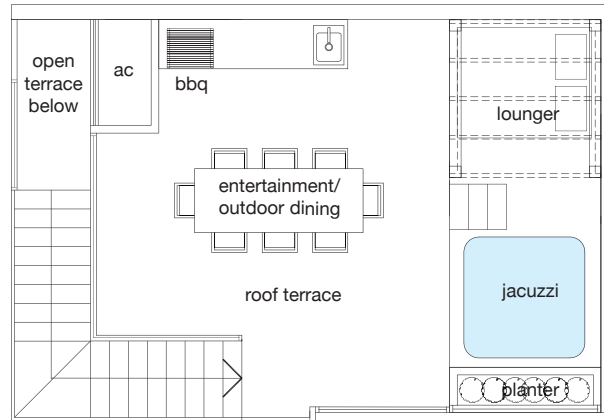
All PES, Balconies, Planters & Roof Terrace Areas Are "Not To Be Enclosed or Roofed Over".

TYPE PH C

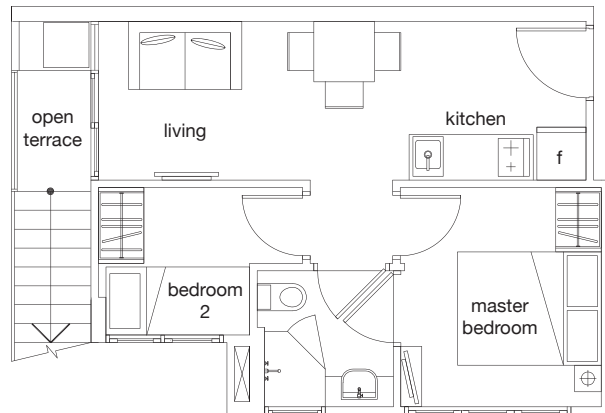
2 bdrm

807 sq ft

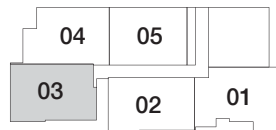
#05-03



upper level



lower level



All PES, Balconies, Planters & Roof Terrace Areas Are "Not To Be Enclosed or Roofed Over".

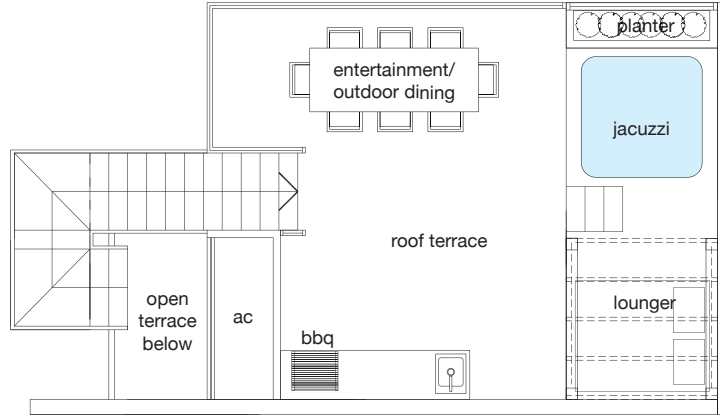
PENTHOUSE

TYPE PH D

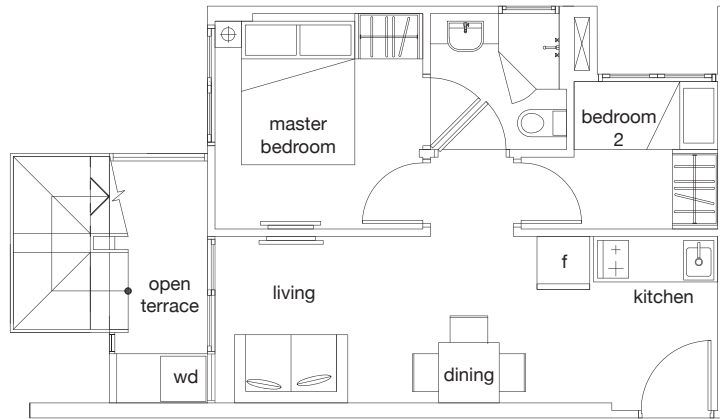
2 bdrm

861 sq ft

#05-04



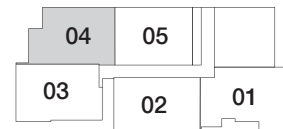
upper level



lower level

PENTHOUSE

All PES, Balconies, Planters & Roof Terrace Areas Are "Not To Be Enclosed or Roofed Over".

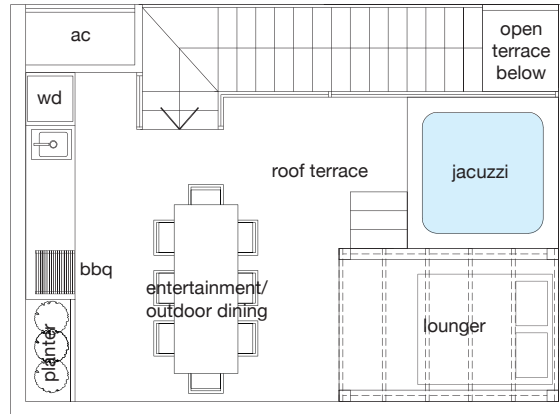


TYPE PH E

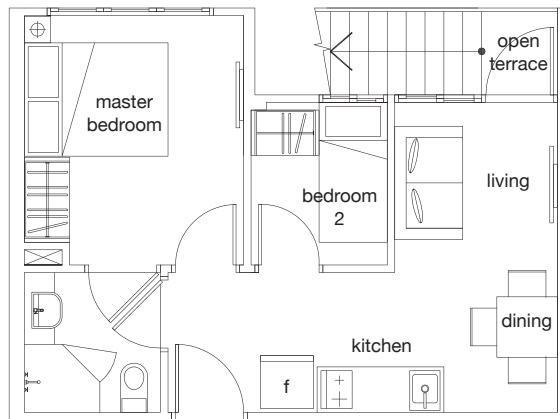
2 bdrm

764 sq ft

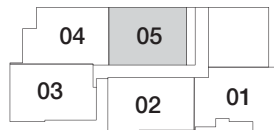
#05-05



upper level



lower level



All PES, Balconies, Planters & Roof Terrace Areas Are "Not To Be Enclosed or Roofed Over".

PENTHOUSE

Specifications

1. FOUNDATION : Pile foundation.
2. SUPERSTRUCTURE : Reinforced concrete using Grade 35 concrete manufactured from Portland Cement complying with SS26 steel reinforcement bar complying with SS22.
3. WALLS : a) External Wall
 - Clay bricks and/or concrete blocks finished with cement plaster.b) Internal Wall
 - Clay bricks and/or concrete blocks and/or dry/lightweight wall panel finished with cement plaster.
4. ROOF : Reinforced concrete roof with waterproofing system and insulation.
5. CEILING : Skim coat with emulsion paint generally and plaster board at ceiling where applicable.
6. FINISHES : a) Wall
 - (i) Internal
 - Ceramic/Homogenous and/or mosaic tiles to ceiling height for kitchen (visible area only) and bathrooms.
 - Cement plaster for living, dining and bedroom.
 - (ii) External/Common Area
 - Cement plaster and sand plaster and/or skim coat with emulsion.
 - Selected area with Ceramic/Homogenous tiles and/or stones or any other finishes as specified by the Architect.
 - (i) Internal
 - Ceramic/Homogenous tiles with timber skirting for living, dining and kitchen.
 - Ceramic/Homogenous tiles and/or stones for bathroom.
 - Random teak strips for bedroom.
 - (ii) External (If any)
 - Ceramic/Homogenous tiles and/or stones and/or any other materials specified for balcony, open balcony, open terrace (if any), roof terrace (if any), lounge (if any) and staircase for Type PH A, PH B, PH C, PH D and PH E.
 - (iii) Common Area
 - Ceramic/Homogenous tiles/stones/cement screed and /or any other materials specified by the architect for swimming pool, pool deck, BBQ area, outdoor dining / entertainment / yoga area, Jacuzzi, serenity garden, shower area, driveway, carpark, walkway, corridor, lobby, apron and terrace.
 - Cement screed with nosing tiles, and/or Ceramic/Homogenous tiles and/or stones for staircase / staircase storey shelter.
7. WINDOWS : Aluminium with glass.
8. DOORS : Aluminium with glass/acrylic or decorative timber or decorative timber with glass panel or glass panel.
9. SANITARY WARES/ FITTINGS : a) Internal Area
 - (i) Bathroom
 - 1 shower with shower screen, overhead shower and shower/bath mixer
 - 1 vanity top complete with basin and basin mixer
 - 1 water closet
 - 1 mirror
 - 1 paper holder
 - (ii) Kitchen
 - 1 sink complete with a sink mixer
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). Heater of "Ariston" or equivalent. Refer to Electrical Schedule for details.
11. TV/FM/TELEPHONE : The number of TV/FM/telephone points – please refer to the Electrical Schedule for details.
12. LIGHTNING PROTECTION : Lightning protection system shall be in accordance with Singapore Standard SSS555:2010.
13. PAINTING : Water-based emulsion paint for living, dining and bedroom). Oil based base-coat and water-based finishes finishing coat paint for external. Water-based emulsion paint and/or oil based paint for common area.
14. WATERPROOFING : Waterproofing to kitchen, bathroom, roof terrace, balcony, open terrace and planters.
: Surface lots / Mechanized parking system.
16. RECREATION FACILITIES : a) Swimming Pool
b) Jacuzzi
c) BBQ Corner
d) Outdoor Dining / Entertainment / Yoga Area
e) Serenity Garden
f) Pool Deck
17. ADDITIONAL ITEMS:
(A) AIR-CONDITIONERS : Split type air conditioner ("Daikin" or equivalent) provided in living, dining and bedroom.
(B) KITCHEN CABINET : (i) Built in Kitchen cabinet with solid surface counter top, electrical hob and hood.
(ii) One stainless steel sink complete with sink mixer.
(C) WARDROBE : Pole-system wardrobe provided in Master Bedroom only.
(D) LOCKS : All locks are of "Vbh" or equivalent.
(E) RAILING : Mild steel for common stair railing. Steel and/or glass for other railings.
(F) LIFT : 1 passenger lift ("Kone" or equivalent) from B1 to 5th floor.
(G) INTERCOM : Audio intercom to apartments.
(H) JACUZZI : For Type PH A, PH B, PH C, PH D and PH E.
(I) BBQ PIT, SINK & SINK TAP : For Type PH A, PH B, PH C, PH D and PH E.
(J) TRELIS LOUNGER : For Type PH A, PH B, PH C, PH D and PH E. (Only main concrete/steel columns and beams are provided, trellis are not provided).

ELECTRICAL SCHEDULE:

UNIT TYPE DESCRIPTION	Lighting Point	13A Single Socket	13A Double Socket	Telephone Outlet	TV/SCV Outlet	Water Heater Switch	Bell Point	Cooker Point	Hood Point	Fridge Point	Washing Machines Point	Isolator
Type AG	6	2	4	3	3	1	1	1	1	1	1	1
Type A	6	2	4	3	3	1	1	1	1	1	1	1
Type B	6	2	4	3	3	1	1	1	1	1	1	1
Type C	6	2	4	3	3	1	1	1	1	1	1	1
Type D	6	2	4	3	3	1	1	1	1	1	1	1
Type E	6	2	4	3	3	1	1	1	1	1	1	1
Type AP	7	2	4	3	3	1	1	1	1	1	1	1
Type BP	7	2	4	3	3	1	1	1	1	1	1	1
Type CP	7	2	4	3	3	1	1	1	1	1	1	1
Type DP	7	2	4	3	3	1	1	1	1	1	1	1
Type EP	7	2	4	3	3	1	1	1	1	1	1	1

Footnote:

- 1) 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 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 may be felt at the joints. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.
- 2) 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.
- 3) Materials, Fittings, Equipment, Finishes, Installations and Appliances: The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.
- 4) Cable Television and/or Internet Access: The Purchaser is liable to pay annual fee, subscription fee and such other fees to the 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.
- 5) Internet Access/WIFI: If the Purchaser/MCST requires internet access, the Purchaser/MCST will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.
- 6) Air-conditioning system: 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.
- 7) Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards: 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.
- 8) 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.
- 9) Purpose of Building Projects and Restriction as to Use : The building project is strictly for residential occupation only. Private car parks are provided. The open roof terrace/PES is not to be enclosed or roofed over.



NAME OF PROJECT : **QUBE SUITES**
ADDRESS OF PROJECT : **24 Jalan Punai S(418 804)**
DEVELOPER : **Macly Pte Ltd**
TENURE OF LAND : **Estate in Fee Simple (Freehold)**
LEGAL DESCRIPTION : **LOT 4836P MK 23**
PLANNING APPROVAL NO. : **ES 2011 0629 R0157**
BUILDING PLAN NO. : **A 1634-00821-2011-BP01 (02/02/2012)**
DEVELOPER'S LICENCE NO. : **C 0880**
TOP NO LATER THAN : **31 Dec 2017**
LEGAL COMPLETION NO LATER THAN : **31 Dec 2020**

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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.

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Brochure design by:

amelia.mint@gmail.com

