



RVpoint



Live in **STYLE** @

RVpoint

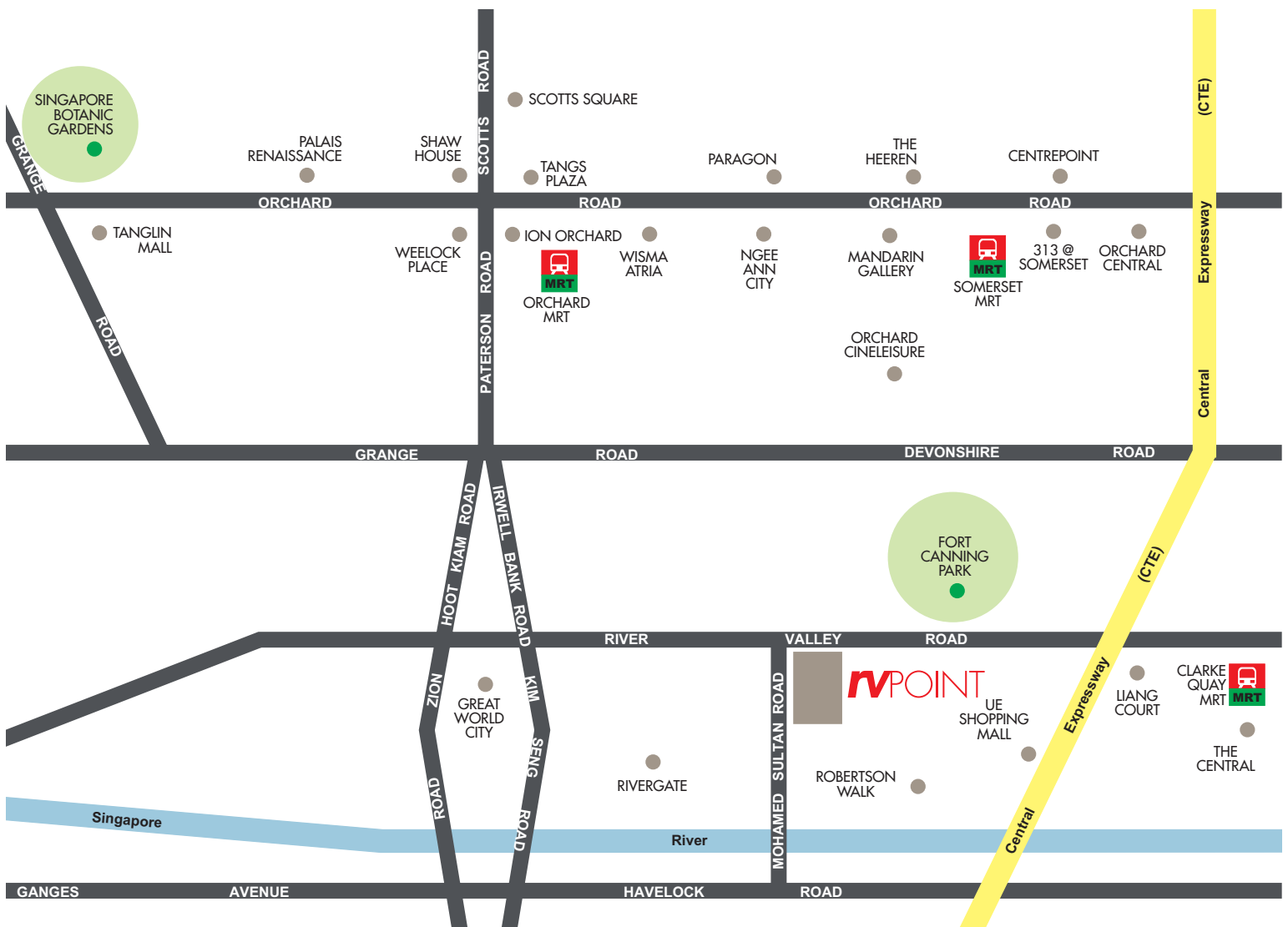






Nestled in the midsts of one of Singapore's most vibrant entertainment districts, RV Point is your gateway to a stylish and sophisticated lifestyle.

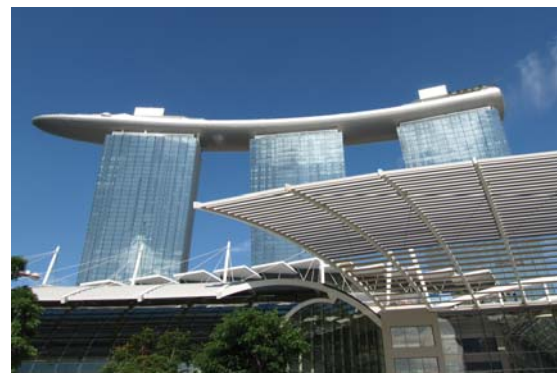
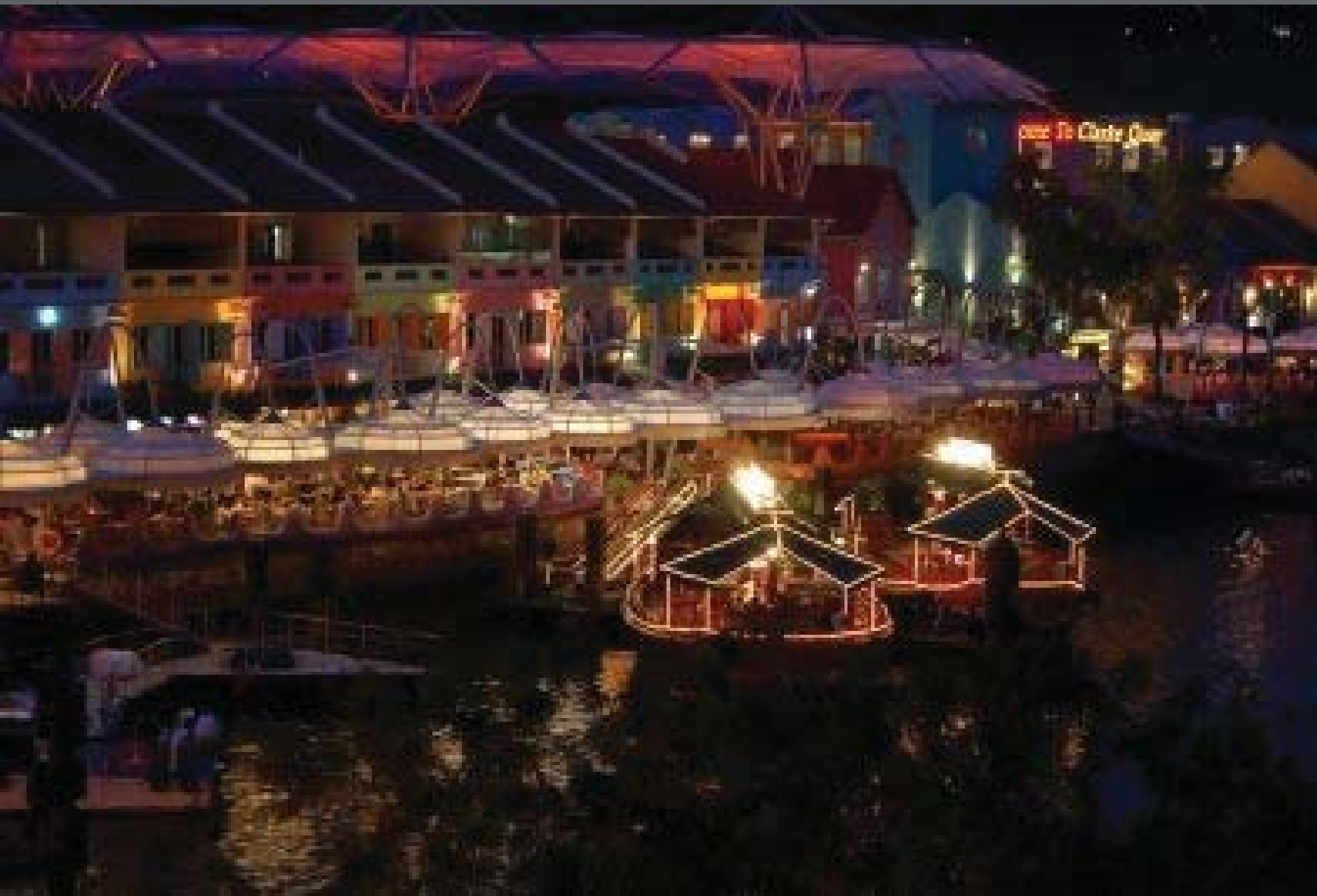
RV Point puts you right in the heart of the action with exciting nightlife and shopping options just minutes from your luxurious abode in the sky. Singapore's hottest clubs, bars and restaurants are just a stone's throw away at Clarke Quay and Robertson Quay while the world-famous Orchard Road shopping strip is just as easily accessible from two nearby MRT stations - Clarke Quay station and the new upcoming MRT interchange station at Liang Court.





FIRE

YOUR INNER PASSION



From high-end shopping to fluttering with Lady Luck, you can cater to your every whim and fancy with world-renowned attractions such as Ion Orchard Shopping Mall and Marina Bay Sands Integrated Resort all within easy reach of RV Point.

Take the time to enjoy the greener side of life with rivers, gardens and parks never too far away. With historic Fort Canning Park just across the road and the Singapore River in your backyard, RV Point offers an exotic combination of urban and natural environments for truly exceptional living.

RV Point – thoughtful living in a modern setting.

Lush boulevards provide seamless access for drivers heading to the city and the rest of Singapore via the nearby Central Expressway. With RV Point's central location, you can enjoy a relaxing Sunday picnic at the Singapore Botanic Gardens or delicious dining at quaint Tanglin Village – all just a short drive away.



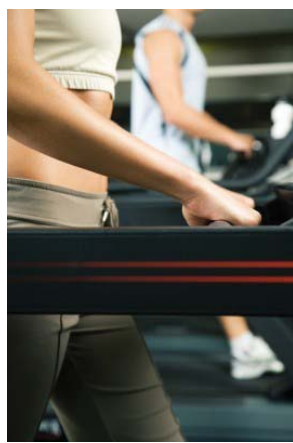


RVpoint





Artist's impression only



Relax by an infinity pool with surreal views of the city. Work up a sweat in the well-equipped gym. Your dream life awaits you at RV Point.



INDULGE
YOUR EVERY DESIRE



Artist's impression only



ANARY
SHOTS OF PERSPECTIVE



SHOP
AT YOUR CONVENIENCE



For the diehard shopaholic, RV Point is the ideal place to satiate your cravings for quirky and cutting edge shopping.

Fashionistas can pick up the latest styles and gourmands can tickle their tastebuds without ever leaving RV Point. Shops located right in the premises offer residents the ultimate convenience.

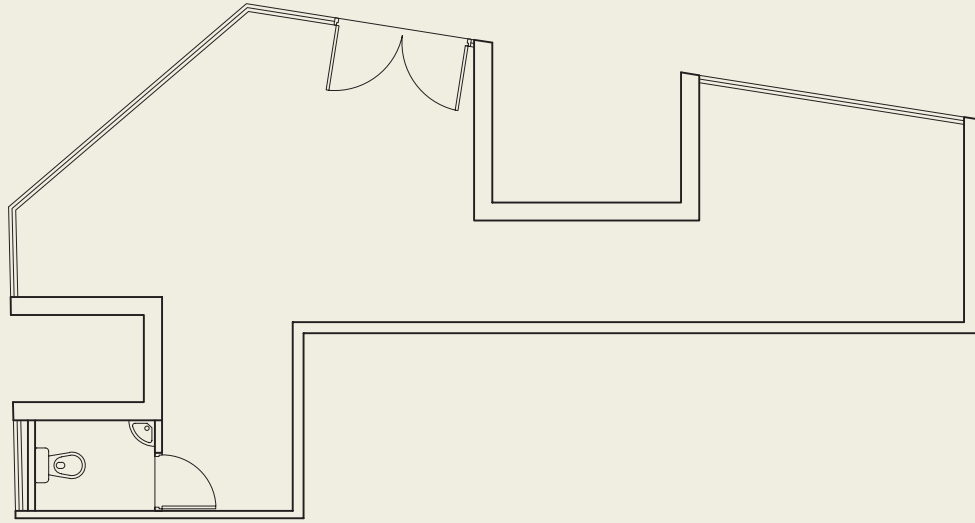


Artist's impression only

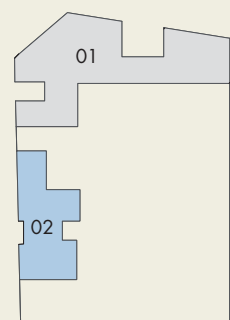
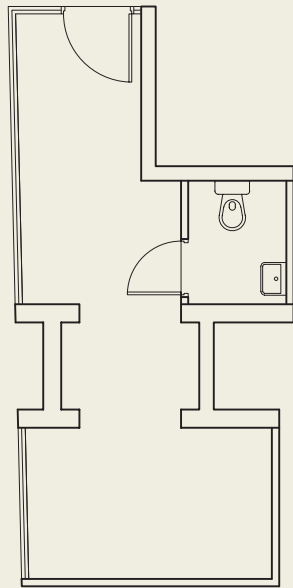


Artist's impression only

SHOP 1
63 sq m
#01-01



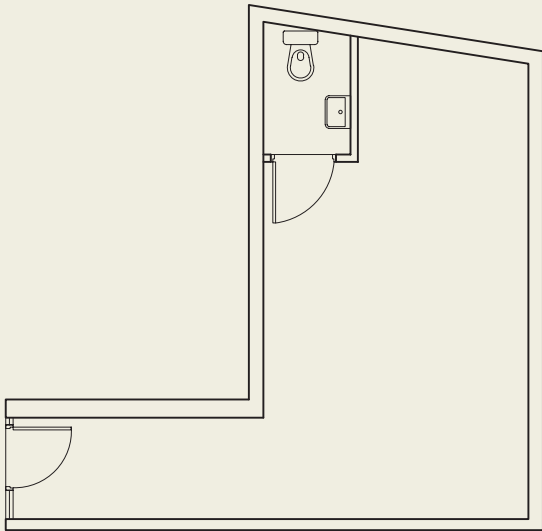
SHOP 2
30 sq m
#01-02



SHOP 3

34 sq m

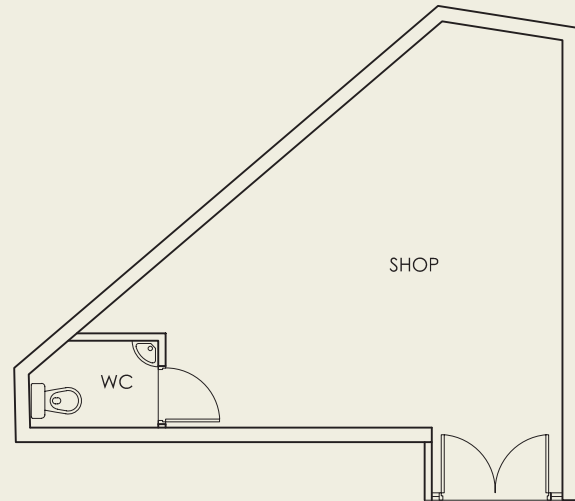
#B1-07



SHOP 5

33 sq m

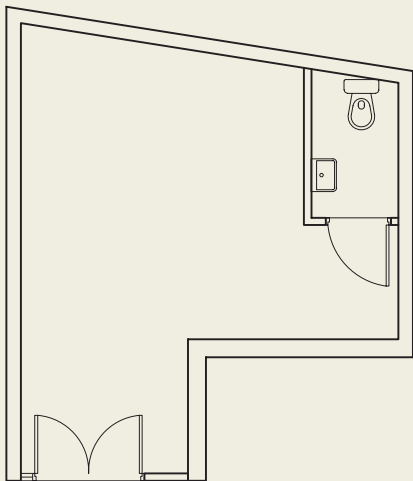
#B1-05



SHOP 4

29 sq m

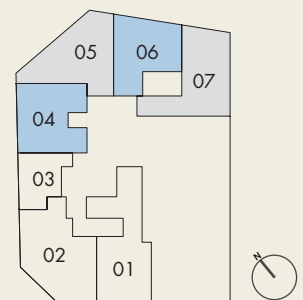
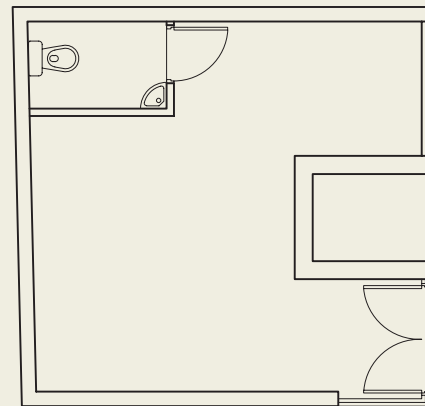
#B1-06



SHOP 6

29 sq m

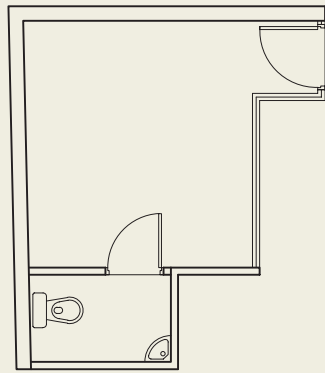
#B1-04



SHOP 7

17 sq m

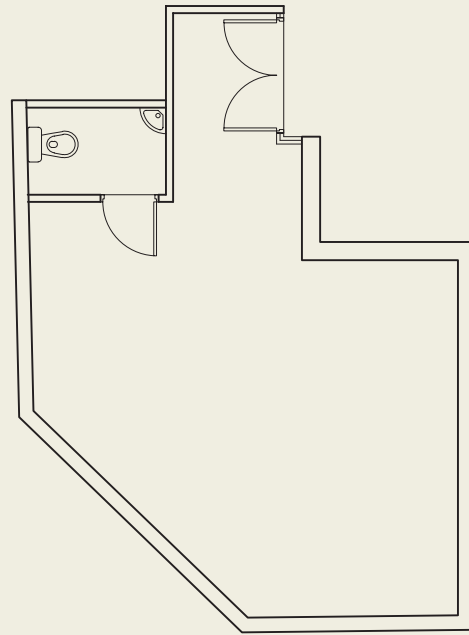
#B1-03



SHOP 8

39 sq m

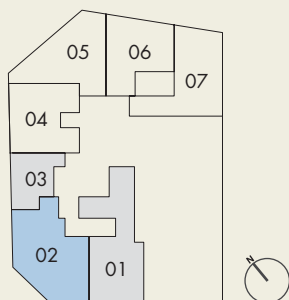
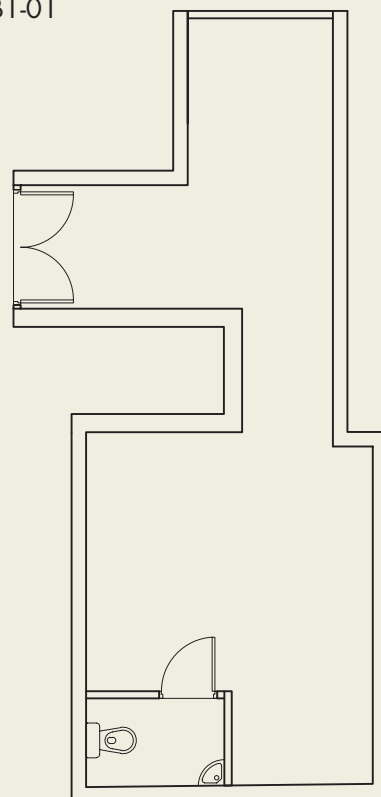
#B1-02



SHOP 9

39 sq m

#B1-01







Artist's impression only

LIVE IN SHEER LUXURY



Artist's impression only



BOSCH





Pamper yourself with quality furnishings and fittings for a lifestyle that exudes sheer elegance.

RV Point – the place where your life begins in style.



Artist's impression only



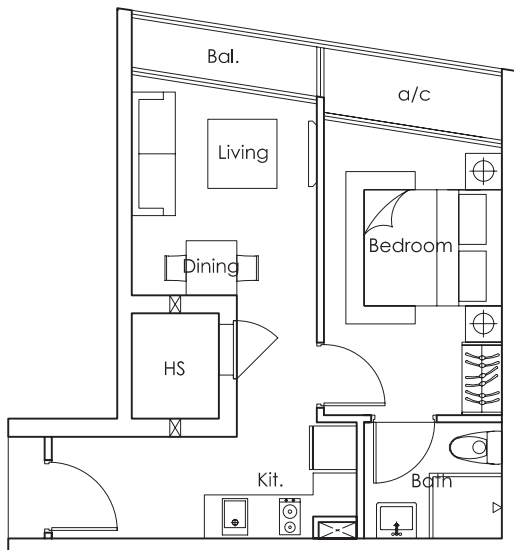
Artist's impression only

OXO



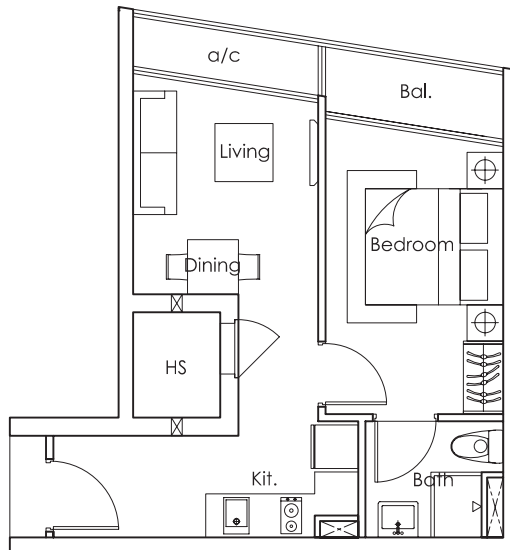
TYPE A • 39 sq m • 1 bdrm

#03-06 • #04-06 • #05-06



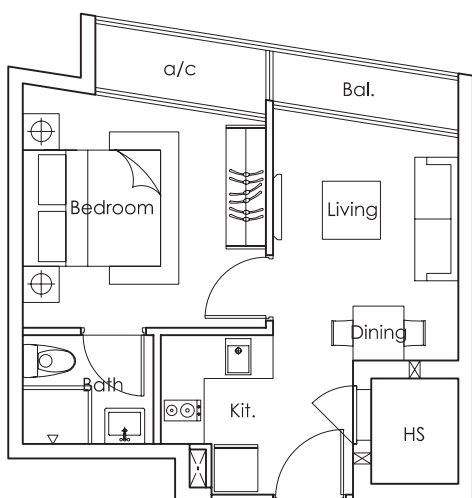
TYPE A1 • 39 sq m • 1 bdrm

#02-06 • #06-06



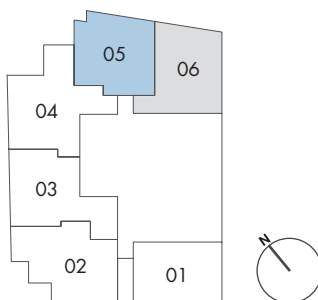
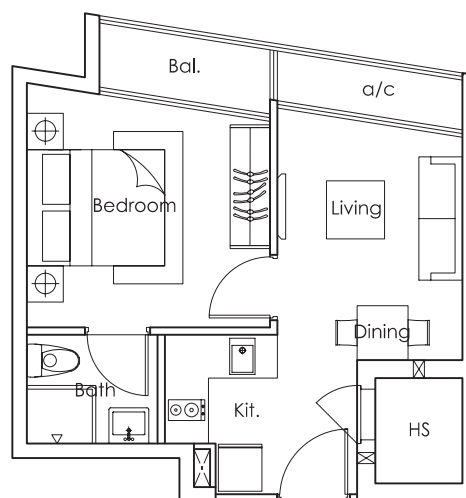
TYPE B • 36 sq m • 1 bdrm

#02-05 • #03-05 • #06-05



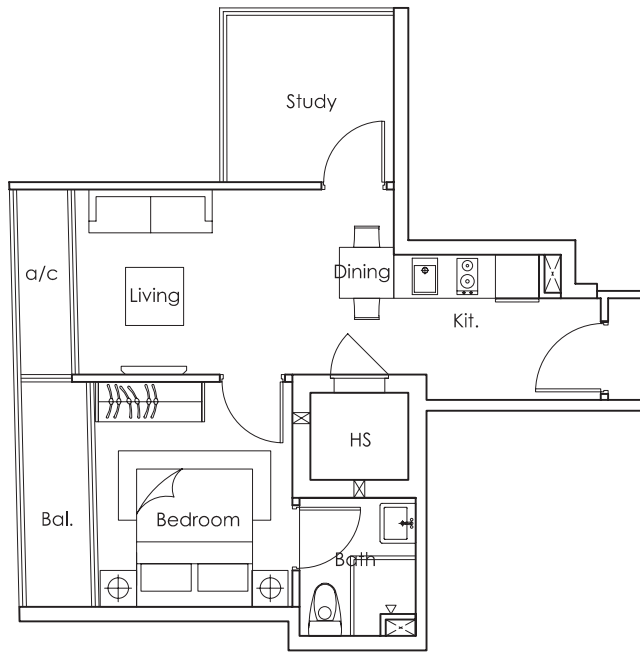
TYPE B1 • 36 sq m • 1 bdrm

#04-05 • #05-05



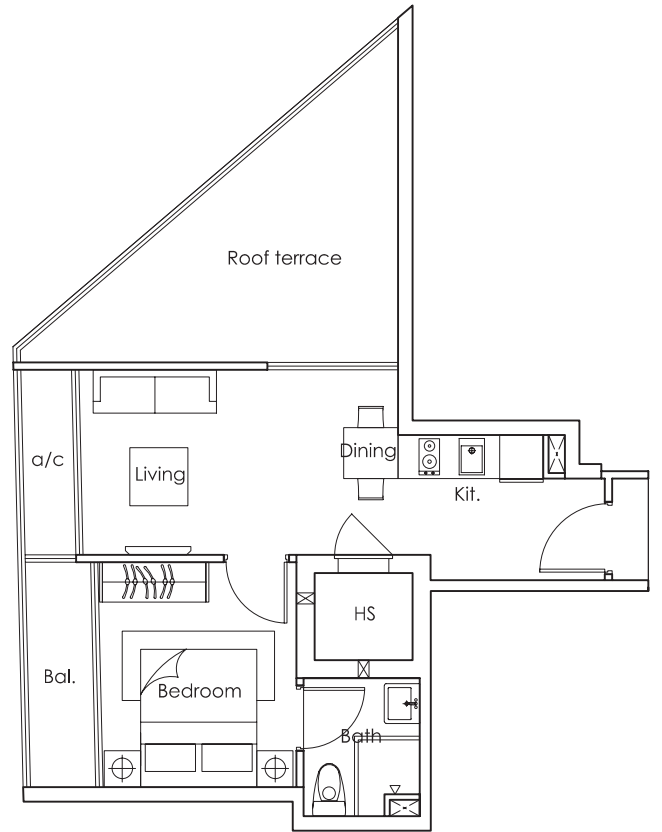
TYPE C • 45 sq m • 1+1 bdrm

#03-04 • #04-04 • #06-04



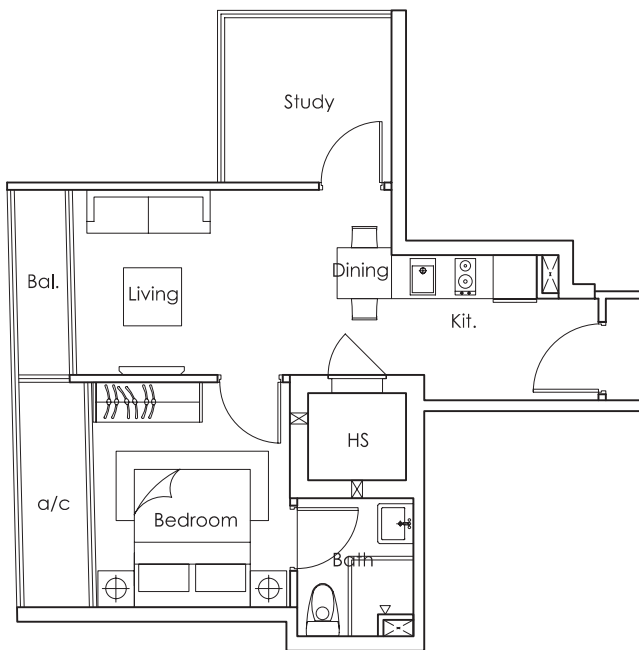
TYPE C1 • 53 sq m • 1 bdrm

#02-04



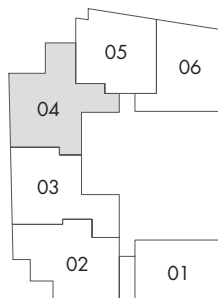
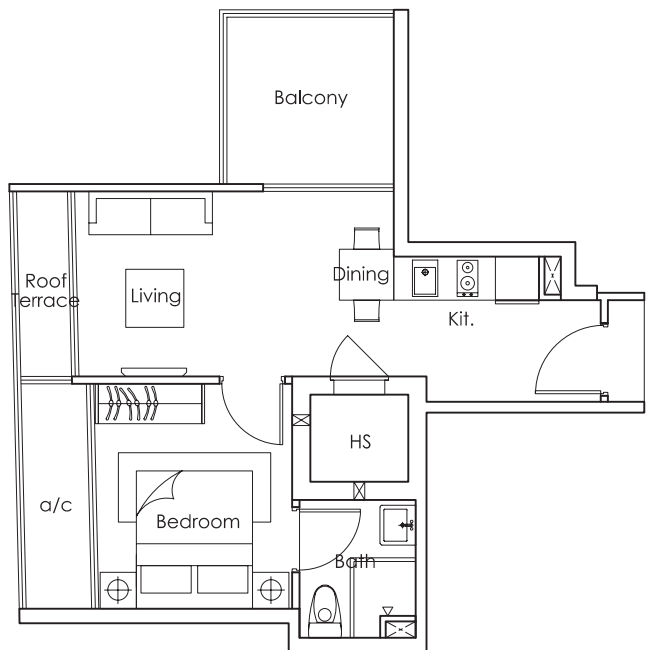
TYPE C2 • 45 sq m • 1+1 bdrm

#05-04



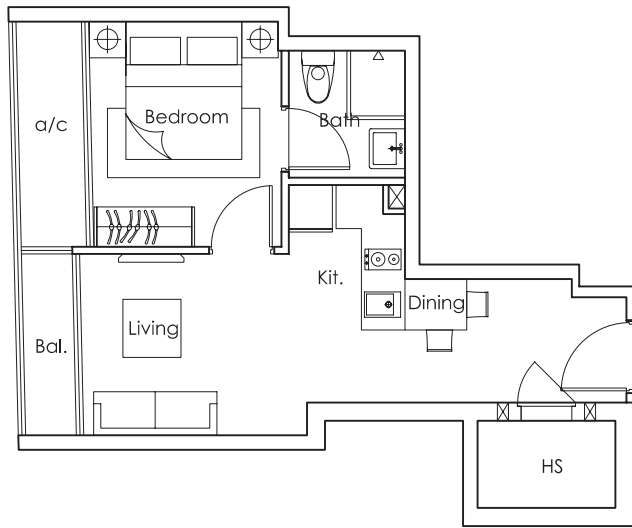
TYPE C3 • 45 sq m • 1 bdrm

#07-04



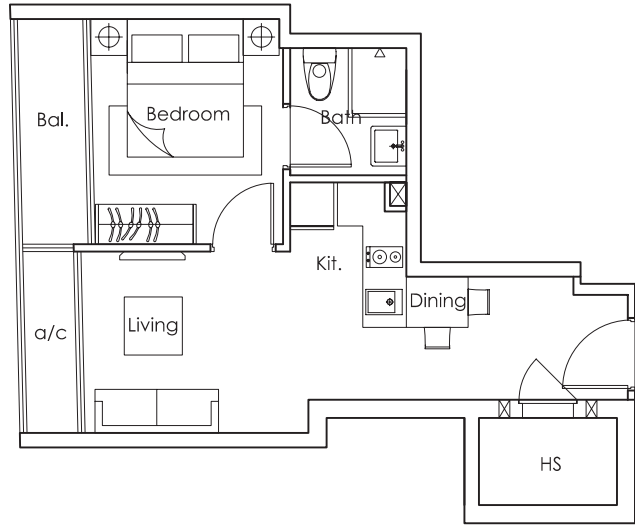
TYPE D • 39 sq m • 1 bdrm

#02-03 • #03-03 • #04-03 • #06-03



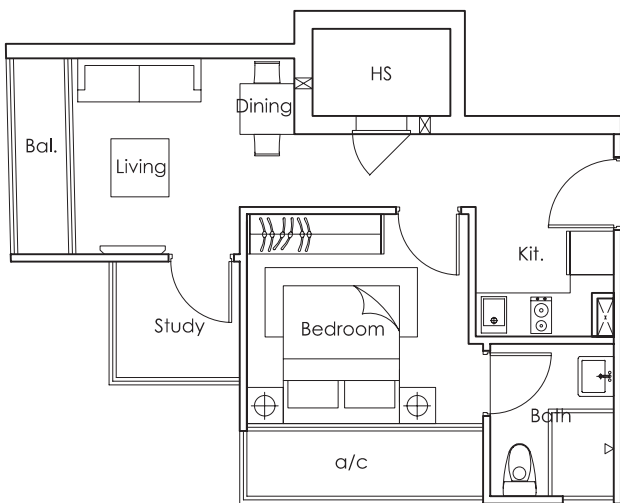
TYPE D1 • 39 sq m • 1 bdrm

#05-03 • #07-03



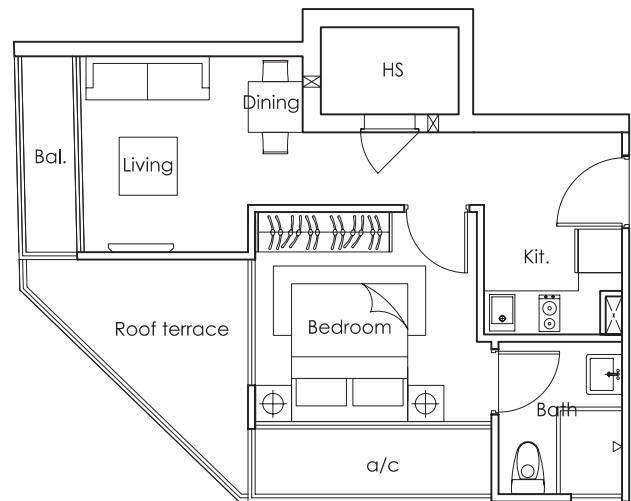
TYPE E • 43 sq m • 1+1 bdrm

#03-02 • #04-02 • #05-02 • #06-02



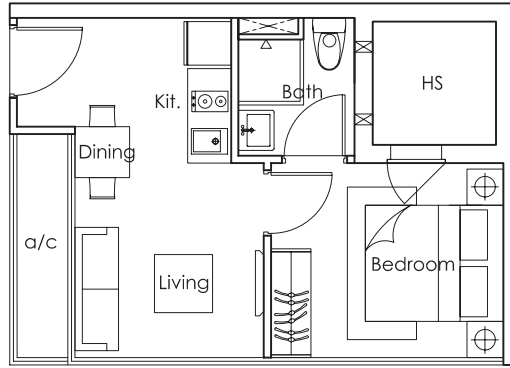
TYPE E1 • 46 sq m • 1 bdrm

#02-02



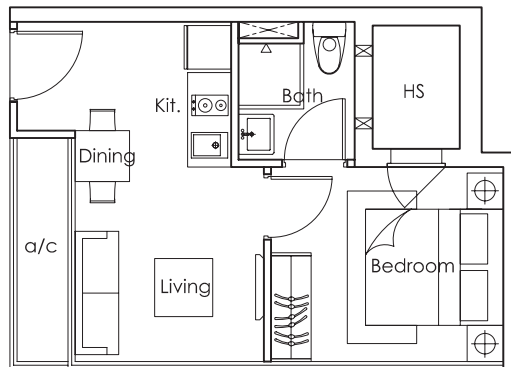
TYPE F • 33 sq m • 1 bdrm

#02-01 • #03-01 • #04-01



TYPE F1 • 33 sq m • 1 bdrm

#05-01 • #06-01



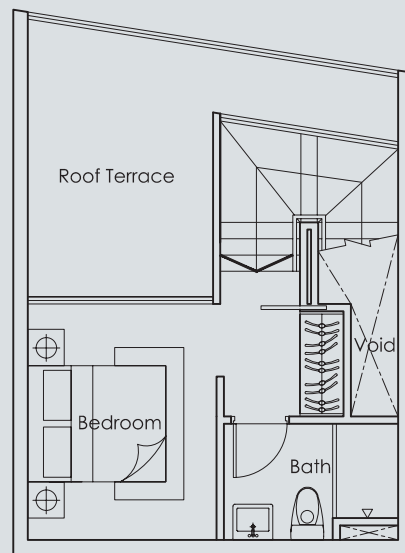
P E N T H O U S E



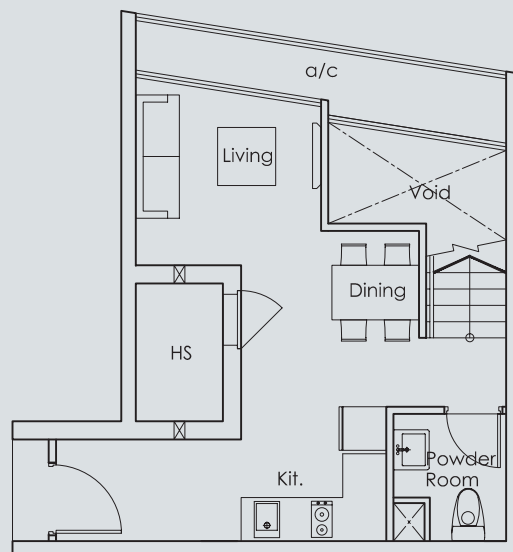


PH A • 75 sq m • 1 bdrm

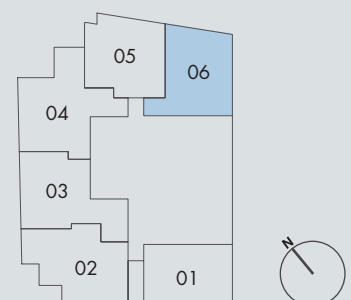
#07-06



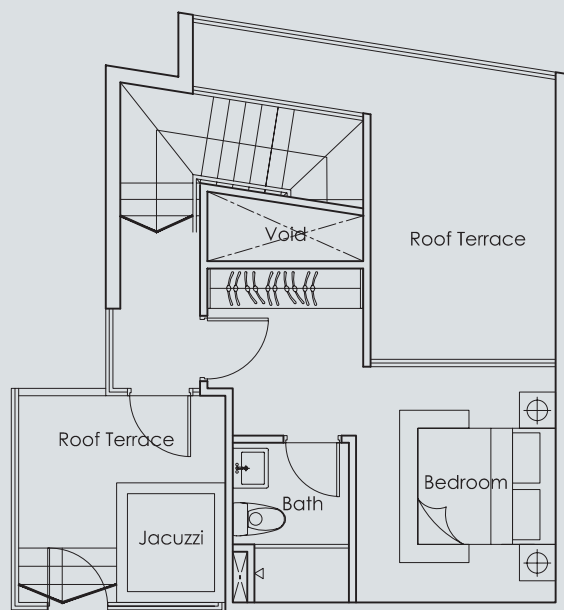
UPPER LEVEL



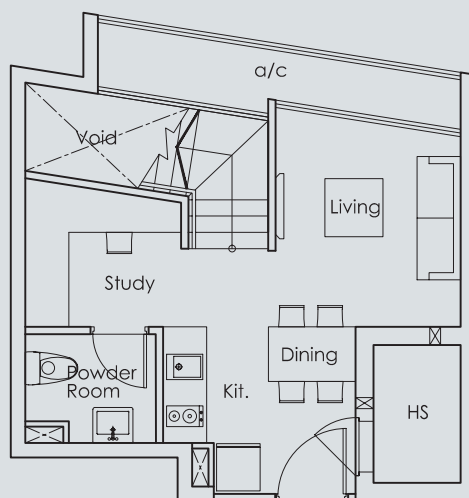
LOWER LEVEL



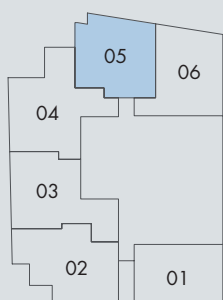
PH B • 87 sq m • 1+1 bdrm
#07-05



UPPER LEVEL



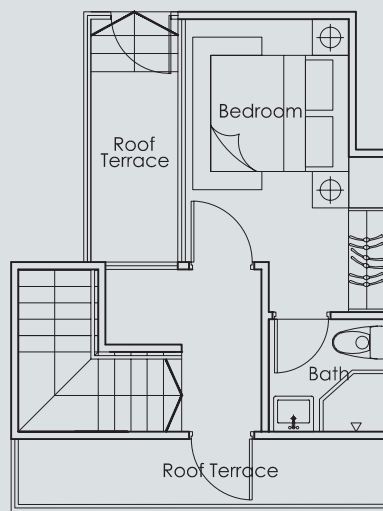
LOWER LEVEL



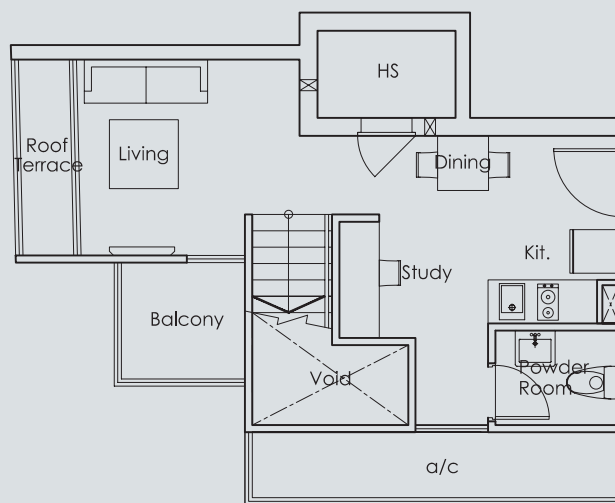
PENTHOUSE

PH C • 74 sq m • 1+1 bdrm

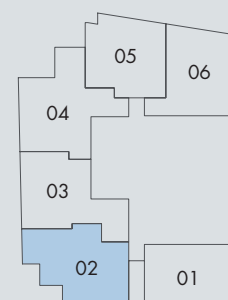
#07-02



UPPER LEVEL

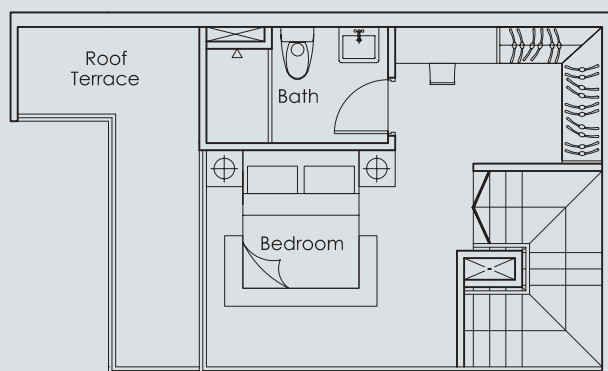


LOWER LEVEL

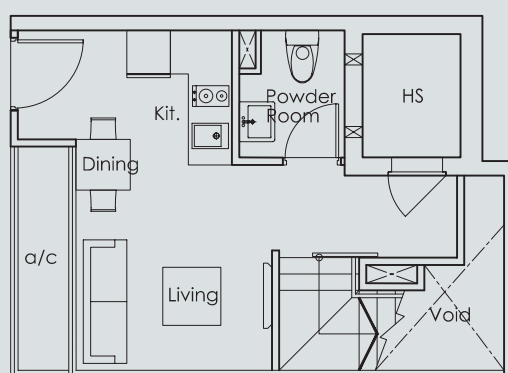


PH D • 66 sq m • 1 bdrm

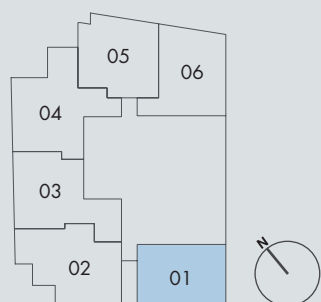
#07-01



UPPER LEVEL



LOWER LEVEL



SHOPS SPECIFICATIONS

1. Foundation

Pile 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 Shops

- a) Shop
Skim coat and/or ceiling board with emulsion paint finish.
- b) Toilet
Skim coat and/or water resistant ceiling board with emulsion paint finish.

For Common Areas

- a) Lift Lobbies
Skim coat and/or ceiling board with emulsion paint finish.
- b) Covered Walkway
Skim coat and/or ceiling board with emulsion paint finish.
- c) Staircases
Skim coat with emulsion paint finish.

6. Finishes

Wall

For Shops

- a) Shop
Plaster and/or skim coat with emulsion paint finish.
- b) Toilet
Ceramic tiles and/or homogenous tiles finish.

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

For Common Areas

- a) Lift Lobbies
Ceramic tiles and/or stones and/or plaster with emulsion paint finish
- b) Covered Walkway
Plaster and/or skim coat with emulsion paint finish.
- c) Staircases
Plaster and/or skim coat with emulsion paint finish.

Floor

For Shops

- a) Shop
Cement and sand screed finish.
- b) Toilet
Ceramic tiles and/or homogenous tiles finish.

For Common Areas

- a) Lift Lobbies
Ceramic tiles and/or stones with skirting tiles finish.
- b) Covered Walkway
Ceramic tiles and/or homogenous tiles with skirting tiles finish.
- c) Staircases
Cement and sand screed finish with nosing.

7. Doors

- a) Toilet
Timber door
- b) Ironmongery
Imported Quality Locksets

8. Sanitary Fittings

- a) Toilet
1 pedestal water closet
1 basin with tap
1 mirror
1 toilet paper holder

9. 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.

10. Lightning Protection

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

11. Painting

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

12. Water Proofing

Waterproofing shall be provided to floors of toilet (if any).

13. Driveway and Car Park

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

14. Additional Items

- a) Railing
Mild steel for common stair railing. Steel and/or glass for other railings.
- b) Lift
1 passenger lift serving Basement 1 to 8th floor ('KONE' or equivalent)

Note:

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.

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

Electrical Schedule (Shops)

TYPE	Power Tap-off	Water Tap-off	Floor Trap Tap-off	Emergency Light	Telecom Tap-off	Television Tap-off
Shop 1 (#01-01)	1	1	1	1	1	1
Shop 2 (#01-02)	1	1	1	1	1	1
Shop 3 (#B1-07)	1	1	1	1	1	1
Shop 4 (#B1-06)	1	1	1	1	1	1
Shop 5 (#B1-05)	1	1	1	1	1	1
Shop 6 (#B1-04)	1	1	1	1	1	1
Shop 7 (#B1-03)	1	1	1	1	1	1
Shop 8 (#B1-02)	1	1	1	1	1	1
Shop 9 (#B1-01)	1	1	1	1	1	1

1. **Foundation**
Pile 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
Skim coat and/or ceiling board with emulsion paint finish.
 - b) Bedroom, Study
Skim coat and/or ceiling board with emulsion paint finish.
 - c) Bathroom, Powder Room (if any)
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.
 - f) Balcony (If any)
Skim coat with emulsion paint finish.

For Common Areas

 - a) Lift Lobbies
Skim coat and/or ceiling board with emulsion paint finish.
 - b) Corridors
Skim coat and/or ceiling board with emulsion paint finish.
 - c) Staircases
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
Plaster and/or skim coat with emulsion paint finish
 - c) Bathroom, Powder Room (if any)
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.
 - f) Balcony (If any)
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
Ceramic tiles and/or homogenous tiles and/or plaster and/or skim coat with emulsion paint finish.
 - c) Carpark and Ramp
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
Compressed marble and/or ceramic tiles and/or homogenous tiles with timber and/or recessed PVC skirting finish.
 - b) Bedroom, Study
Compressed marble and/or ceramic tiles and/or homogenous tiles with timber and/or recessed PVC skirting finish.
 - c) Bathroom, Powder Room (if any)
Ceramic tiles and/or homogenous tiles and/or stones tiles finish.
 - d) Kitchen
Compressed marble and/or ceramic tiles and/or homogenous tiles finish
 - e) Household Shelter
Ceramic tiles and/or homogenous tiles finish
 - f) Balcony (If any)
Ceramic tiles and/or homogenous tiles finish
 - g) Open Terrace (If any)
Ceramic tiles and/or homogenous tiles and/or stones tiles finish.
 - h) Attic Bedrooms, Staircase (For Penthouse Only)
Random teak strips flooring with timber skirting finish.
 - i) Planter Boxes, A/C Ledges
Cement screed with paint finish.

For Common Areas

 - a) 1st Storey Lift Lobby
Ceramic tiles and/or homogenous tiles and/or stones tiles with skirting tiles finish.
 - b) Typical Lift Lobbies
Ceramic tiles and/or homogenous tiles with skirting tiles finish.
 - c) Carpark and Ramps
Cement and sand screed finish.
- d) Corridors
Ceramic tiles and/or homogenous tiles with skirting tiles finish.
- e) Deck, Gymnasium, Walkway
Timber strip and/or ceramic tiles and/or stones tiles finish.
- f) Staircases
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, Powder Room (if any)
Timber door and/or PVC door and/or aluminum bi-fold door
 - d) Household Shelter
PSB approved blast door
 - e) Ironmongery
Imported Quality 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) Powder Room (if any)
1 pedestal water closet
1 basin and mixer tap
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.
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 bathroom and powder room (if any).
15. **Driveway and Car Park**
Concrete floor and/or ceramic and/or stone finish.
16. **Recreation Facilities**
The following are provided:
 - a) Lap pool
 - b) Gymnasium
 - c) Private Jacuzzi at Penthouse unit Type PH-B only
17. **Additional Items**
 - a) Kitchen Cabinets
High and low kitchen cabinets with solid surface countertop complete with induction hob, cooker hood, built-in refrigerator and dry washer ('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) Fencing
Brickwall and/or steel railing on brickwall.
 - h) Lift
1 passenger lift serving Basement 1 to 8th floor ('KONE' or equivalent)

Electrical Schedule (Residential)

UNIT TYPE	Lighting Point	Power Point	TV/FM Outlet	Tel Outlet	Water Heater	Connector Unit	SCV/TV outlet	Bell Point	Audio Intercom	Isolator
TYPE A	6	11	1	2	1	2	2	1	1	1
TYPE A1	6	11	1	2	1	2	2	1	1	1
TYPE B	6	11	1	2	1	2	2	1	1	1
TYPE B1	6	11	1	2	1	2	2	1	1	1
TYPE C	7	13	1	3	1	2	3	1	1	1
TYPE C1	7	11	1	2	1	2	2	1	1	1
TYPE C2	7	13	1	3	1	2	3	1	1	1
TYPE C3	7	11	1	2	1	2	2	1	1	1
TYPE D	6	11	1	2	1	2	2	1	1	1
TYPE D1	6	11	1	2	1	2	2	1	1	1
TYPE E	7	13	1	3	1	2	3	1	1	1
TYPE E1	7	11	1	2	1	2	2	1	1	1
TYPE F	5	11	1	2	1	2	2	1	1	1
TYPE F1	5	11	1	2	1	2	2	1	1	1
TYPE PH A	10	11	1	2	1	2	2	1	1	1
TYPE PH B	11	13	1	3	1	2	3	1	1	1
TYPE PH C	12	13	1	3	1	2	3	1	1	1
TYPE PH D	9	11	1	2	1	2	2	1	1	1

Note:

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.

Compressed Marble: Compressed marble being a resin mixture of natural marble and chemical compound is subjected to variations in colour, tonality and shapes.

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 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.

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

NAME OF PROJECT	RV Point
ADDRESS OF PROJECT	233 River Valley Road, Singapore 238291
DEVELOPER	Galaxy Land Pte Ltd
TENURE OF LAND	Leasehold Estate (999 years) w.e.f. 1 st July 1841
LEGAL DESCRIPTION	LOTS 00205V PT, 00212K PT, 00213N PT TS09
PLANNING APPROVAL NO.	WPP1_ES20100615R0211
BUILDING PLAN NO.	A1694-00176-2010-BP01
DEVELOPER'S LICENCE NO.	C0687
TOP NO LATER THAN	31 Dec 2014
LEGAL COMPLETION NO LATER THAN	31 Dec 2017

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