



REGENT  
RESIDENCES

FREEHOLD



# Revel in the opulence of royal style...

Regent Residences, a 180 units Freehold development designed for optimum orientation offers one, two, two plus study, two plus family room apartments and penthouses enjoy expansive view and exquisite living for the truly discerning individual. With a stunning facade, luxurious amenities and an enviable location, you will love every moment spent in your lavish abode.







Reach for the skies and soar!



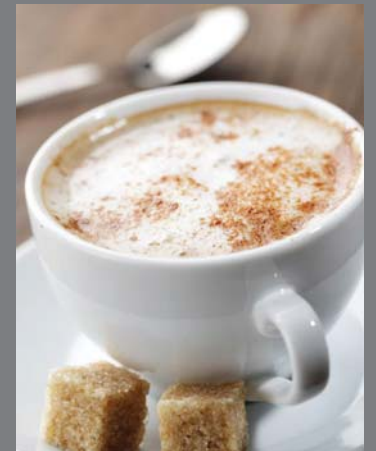




Realize the true freedom  
that you deserve...



# Location Map



Exploring the city is as easy as hopping onto a train at the nearby Boon Keng and Potong Pasir MRT stations which connect you to the NorthEast Line and P. Drivers will find hassle-free driving come alive with easy access to both the Central Expressway and the Pan-Island Expressway. From Regent Residences, the city is your playground and the royal lifestyle is in your hands.





While travelling is a breeze, you need not go far to experience the best Singapore has to offer. The best schools. The best shopping. The best nightlife. All within easy reach of your pad in the sky.











# Regal Living Is Yours to Savour...

Individuals who work hard and play even harder. Individuals who value elegant chic. Individuals like you.









artist's impression only

# Experience an exciting lifestyle that truly inspires...

Spend unforgettable moments with family and friends. Moments that come alive at Regent Residences.











# Site Plan





# sky terrace (2nd storey)



- 1 50M INFINITY LAP POOL
- 2 JACUZZI DIP POOL
- 3 LOUNGE POOL
- 4 WADING / FUN POOL
- 5 SKY TERRACE AND SUN DECK
- 6 POOL DECK
- 7 BARBEQUE AREA
- 8 OUTDOOR WELLNESS AND FITNESS CORNER
- 9 INDOOR GYMNASIUM
- 10 STEAM ROOM
- 11 CHANGING ROOM
- 12 CLUB HOUSE
- 13 CHILDREN PLAY ZONE
- 14 SHOWER AREA



sky terrace (14th storey)



- 1 City Viewing Gallery/Lounge
- 2 Dining cum BBQ Pavilion
- 3 Leisure Lounge
- 4 Entertainment cum BBQ Pavilion
- 5 Reflective Pool

- 6 Hydro Therapy Pool
- 7 Wellness and Fitness Corner
- 8 Lawn and Putting Green
- 9 Rise and Shine Pavilion
- 10 Landscape Garden







artist's impression only





artist's impression only

# Luxury beyond compare

You will find only the most luxurious furnishings adorning your exquisite home.  
Quality brands that spell chic living.



artist's impression only





artist's impression only



artist's impression only



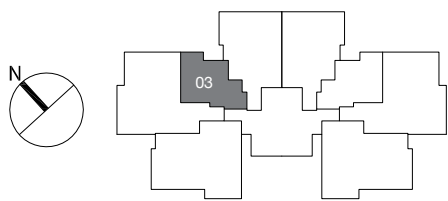
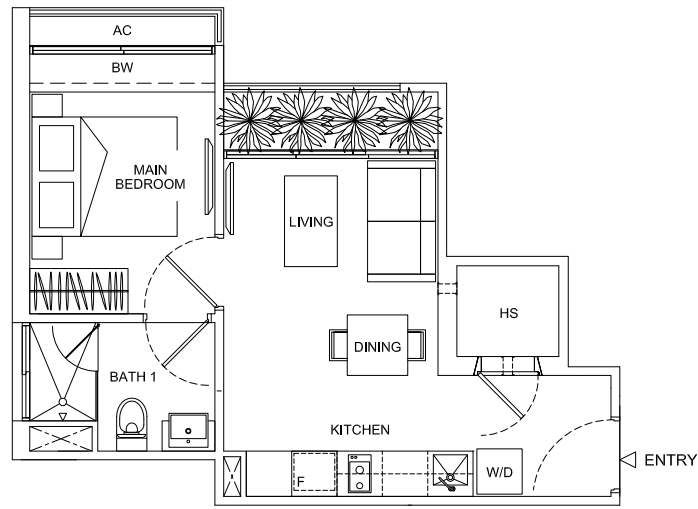
artist's impression only

Throughout your apartment you will find the brands that others aspire to have. Embrace a lifestyle that reflects the accomplishments you have worked hard to achieve. Now sit back and relax, with fittings and furnishings that are fit for a king. In your exclusive oasis high above the city. Only at Regent Residences.



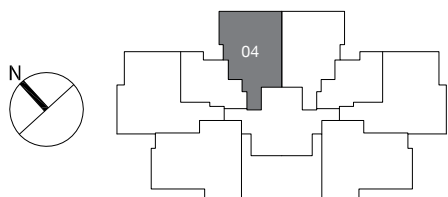
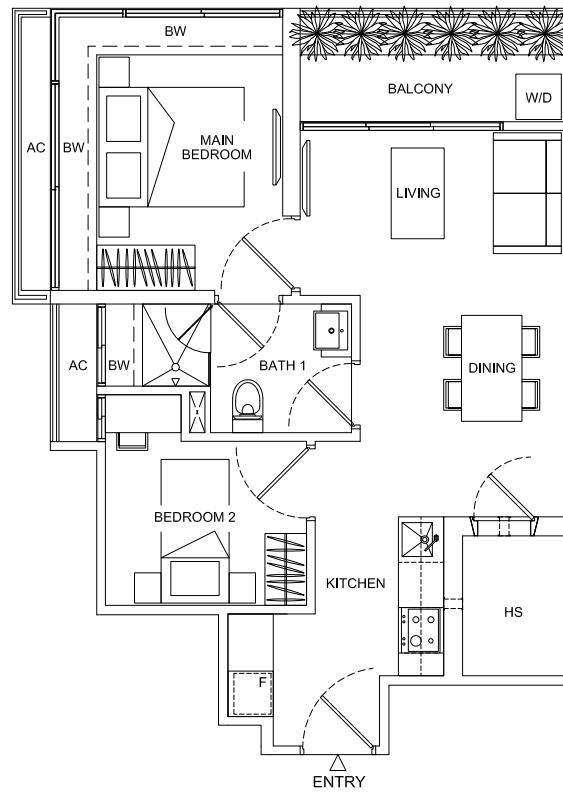
Type C • 1 bdrm • 409 sq ft

#03-03



Type D • 2 bdrm • 667 sq ft

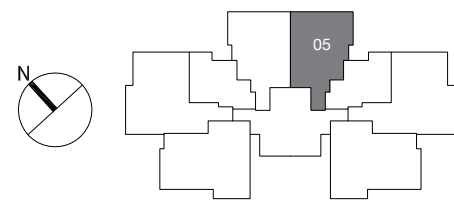
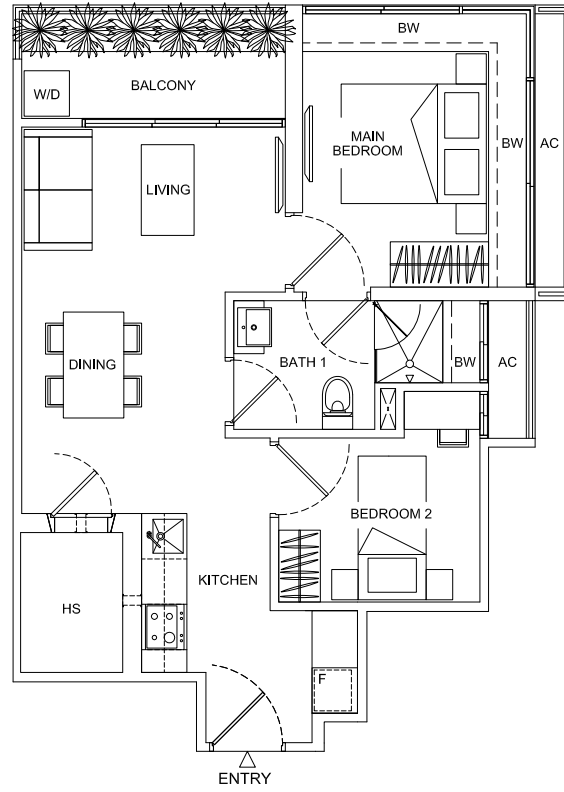
#03-04





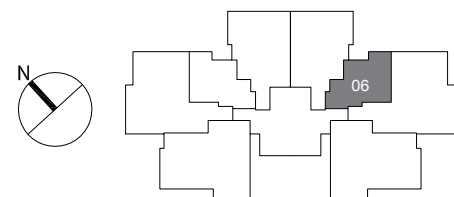
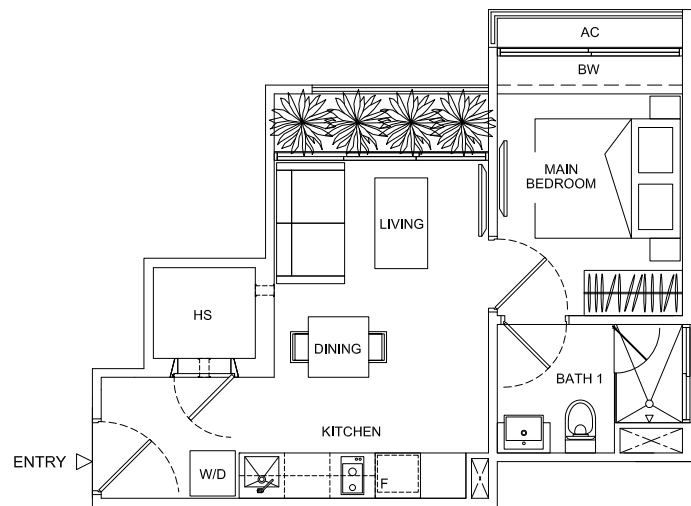
**Type E • 2 bdrm • 667 sq ft**

#03-05



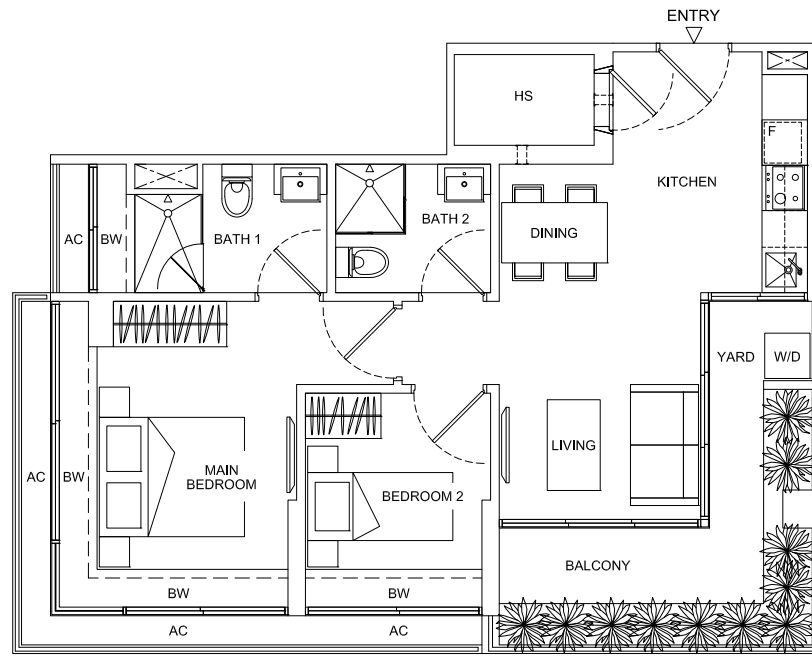
**Type F • 1 bdrm • 409 sq ft**

#03-06

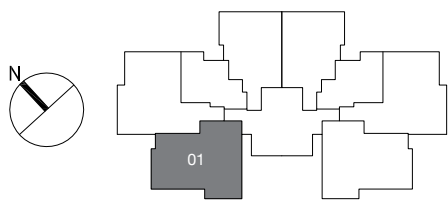




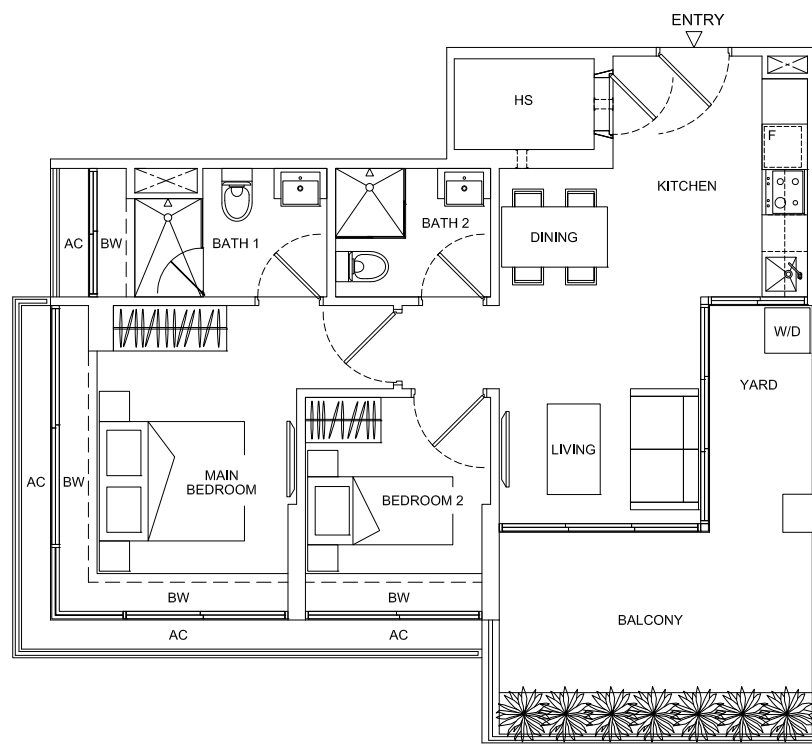
**Type A1 • 2 bdrm • 807 sq ft**



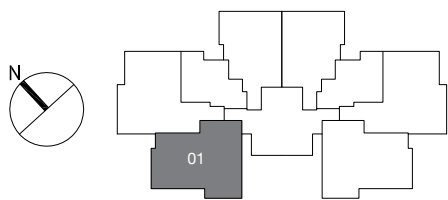
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- #12-01
- #13-01



**Type A2 • 2 bdrm • 861 sq ft**



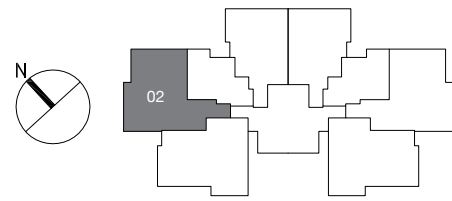
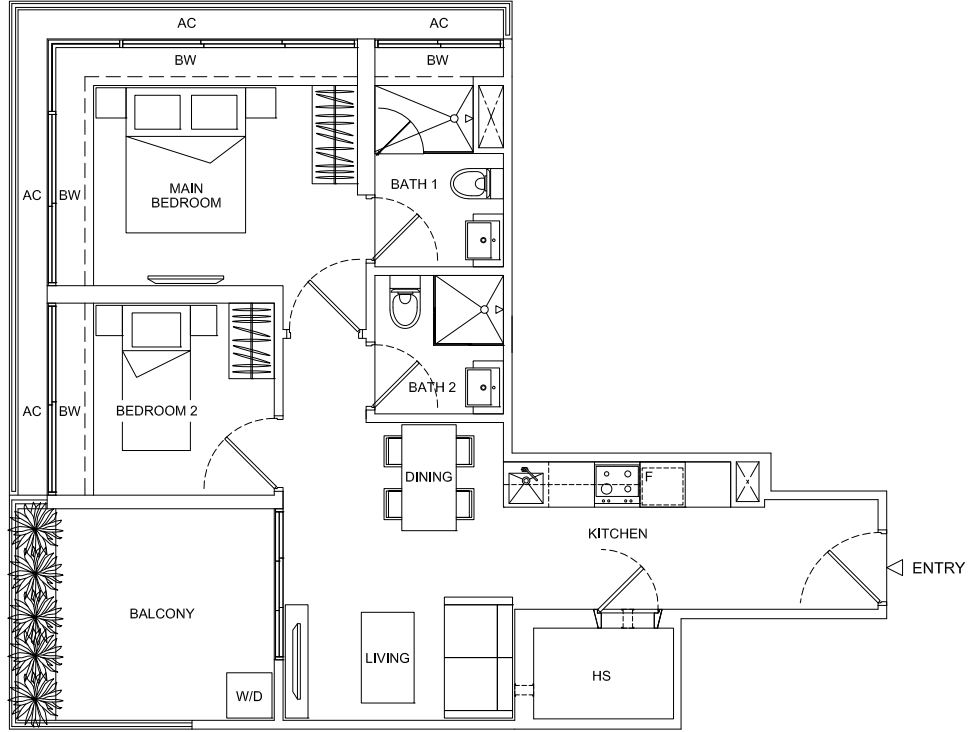
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- #25-01





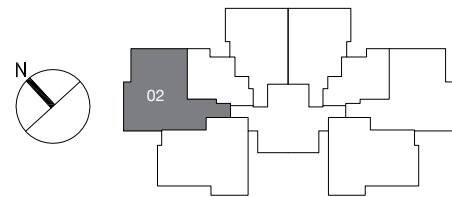
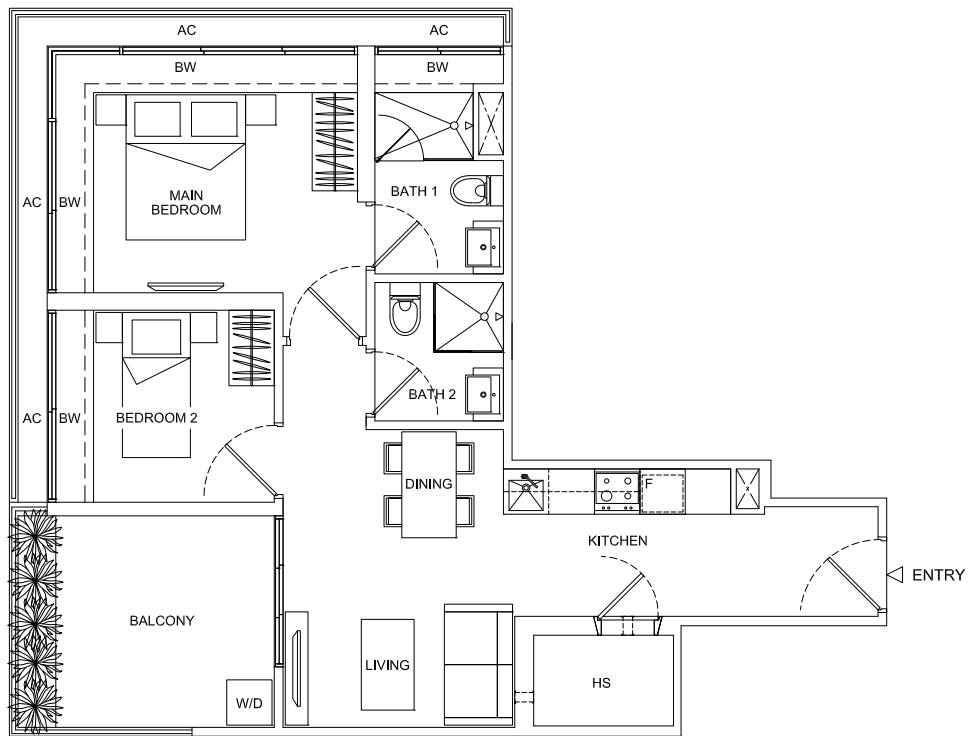
**Type B1** • 2 bdrm • 818 sq ft

- #04-02
- #05-02
- #06-02
- #07-02
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- #11-02
- #12-02
- #13-02



**Type B2** • 2 bdrm • 818 sq ft

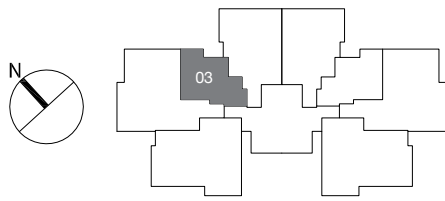
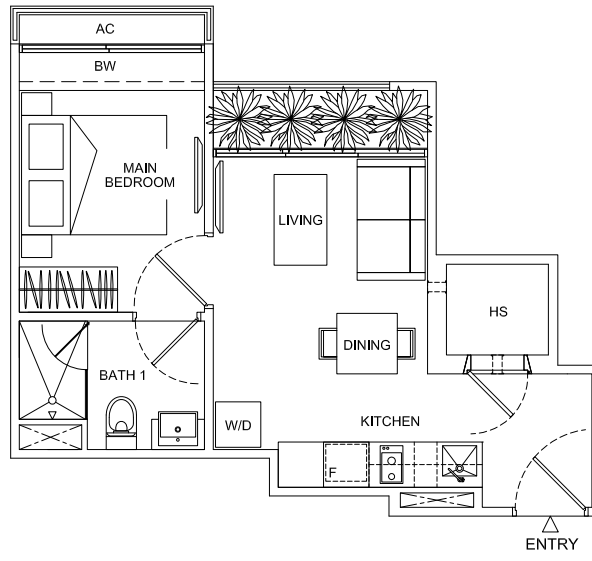
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- #25-02





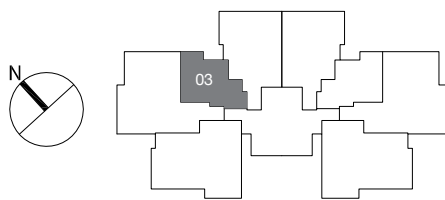
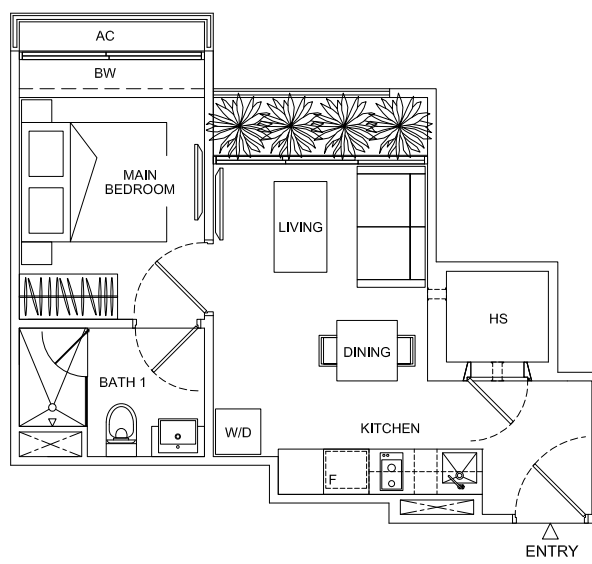
**Type C1** • 1 bdrm • 409 sq ft

- #04-03
- #05-03
- #06-03
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- #13-03



**Type C2** • 1 bdrm • 409 sq ft

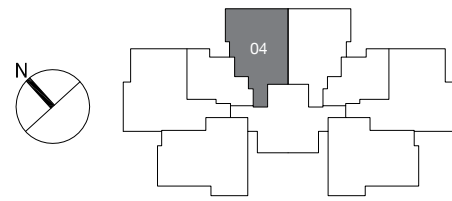
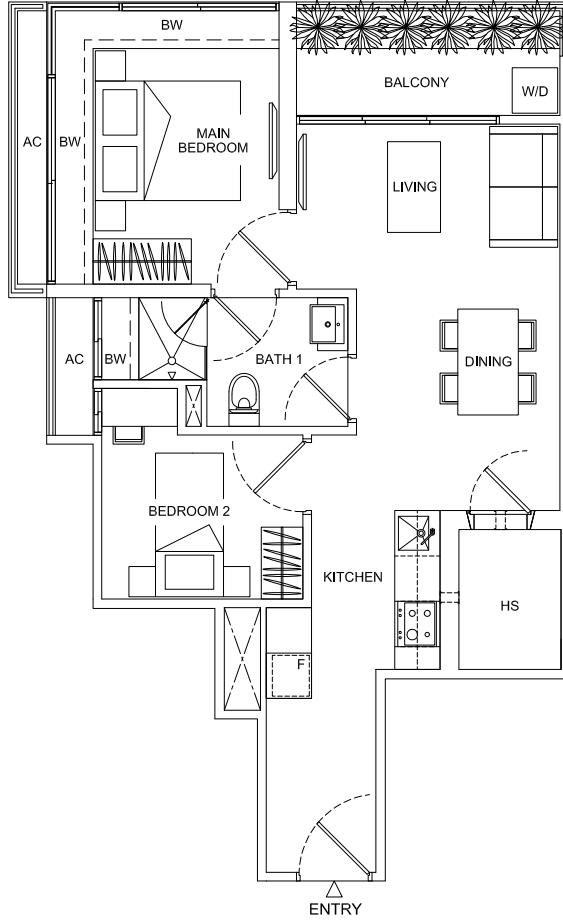
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- #25-03





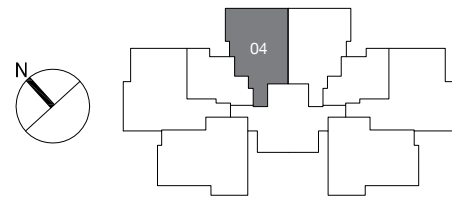
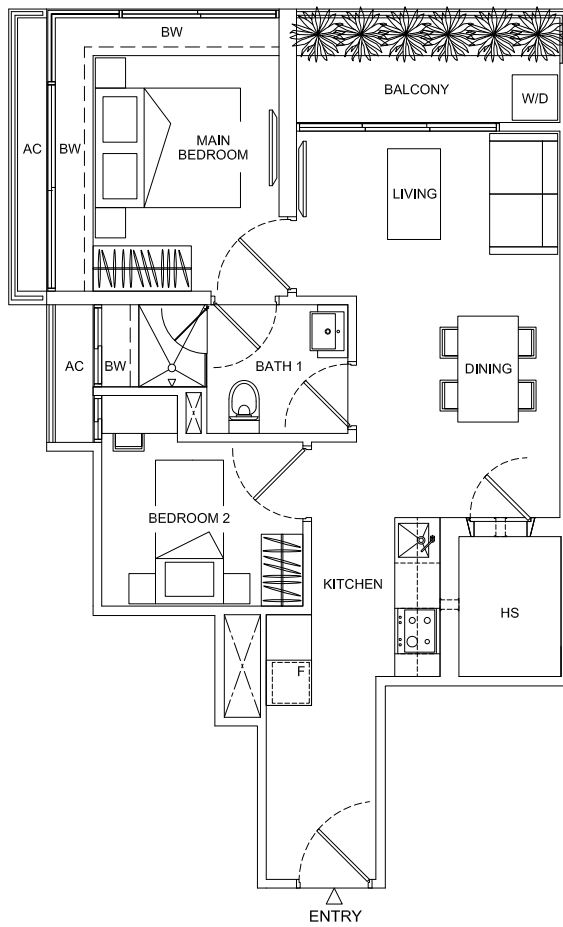
**Type D1 • 2 bdrm • 689 sq ft**

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- #05-04
- #06-04
- #07-04
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- #13-04



**Type D2 • 2 bdrm • 689 sq ft**

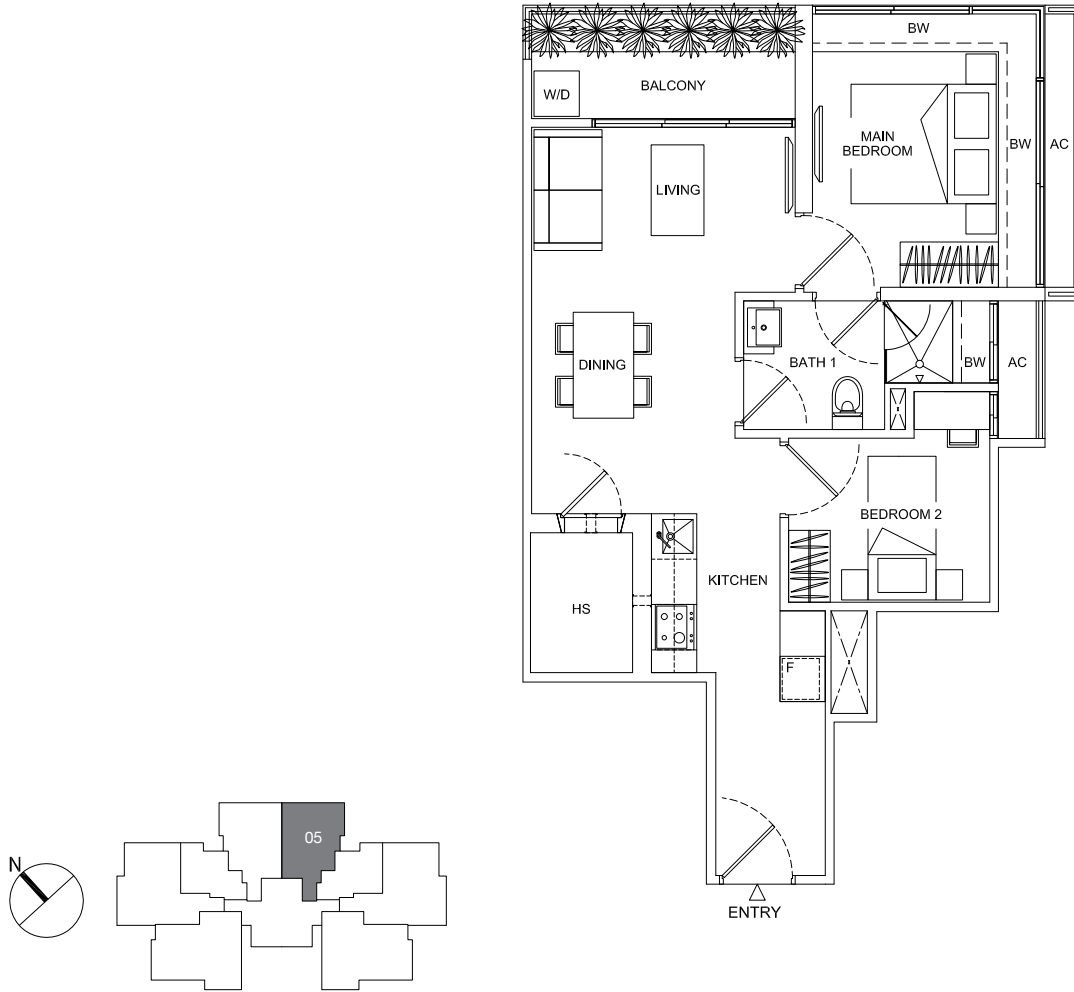
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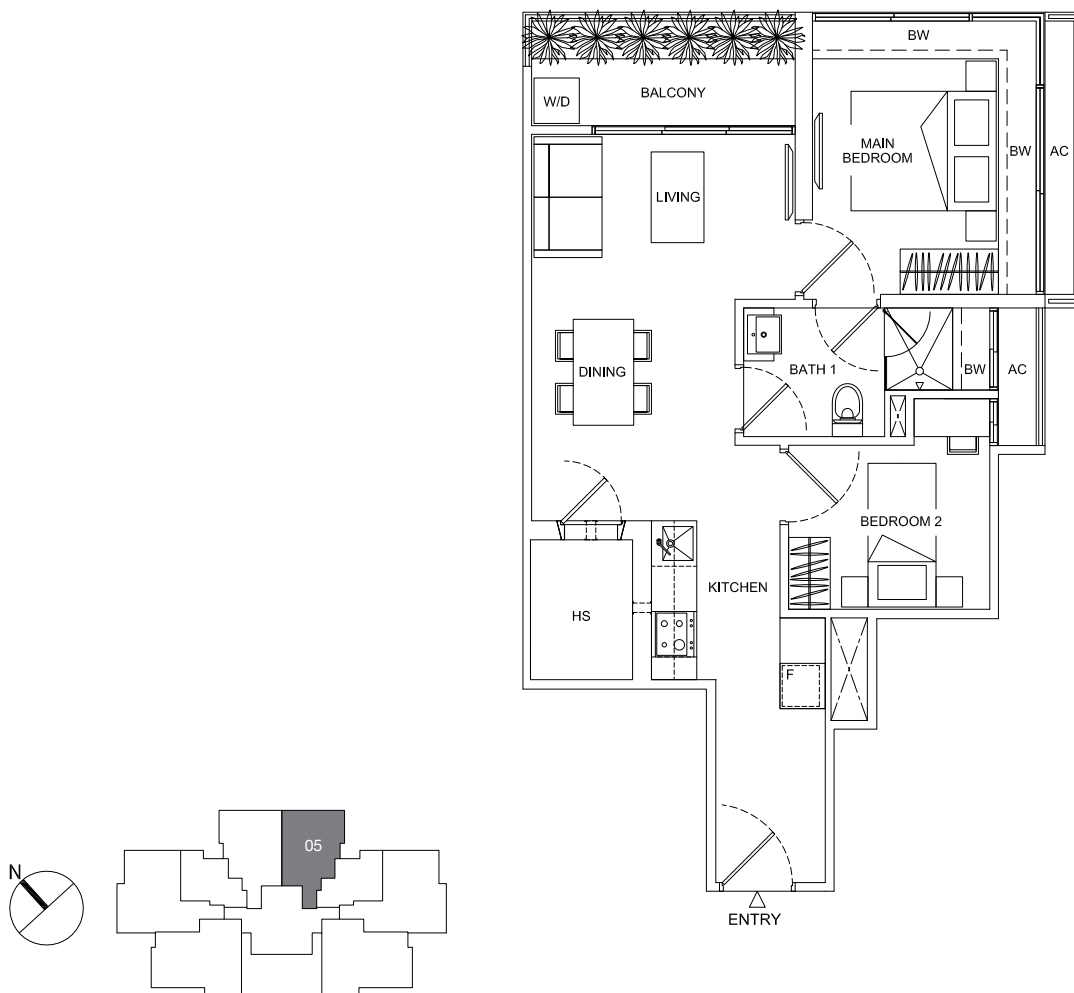
**Type E1 • 2 bdrm • 689 sq ft**

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- #05-05
- #06-05
- #07-05
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- #13-05



**Type E2 • 2 bdrm • 689 sq ft**

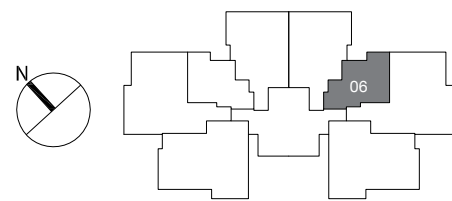
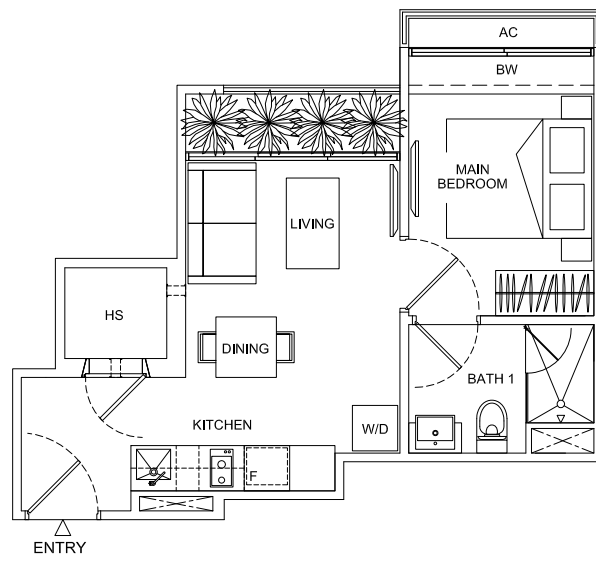
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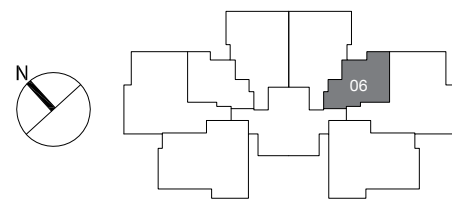
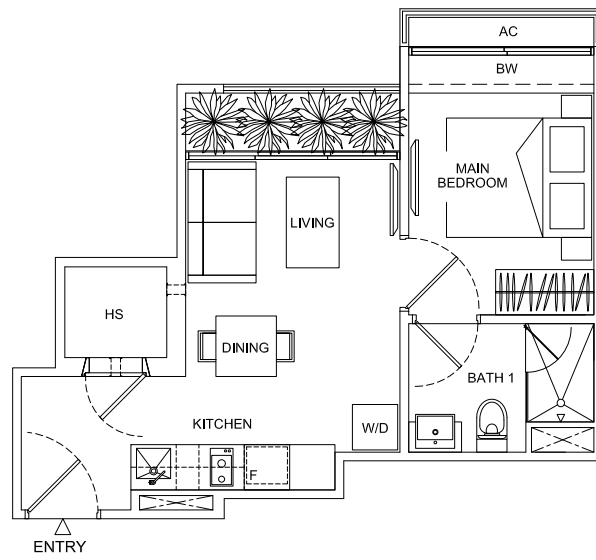
**Type F1** • 1 bdrm • 409 sq ft

- #04-06
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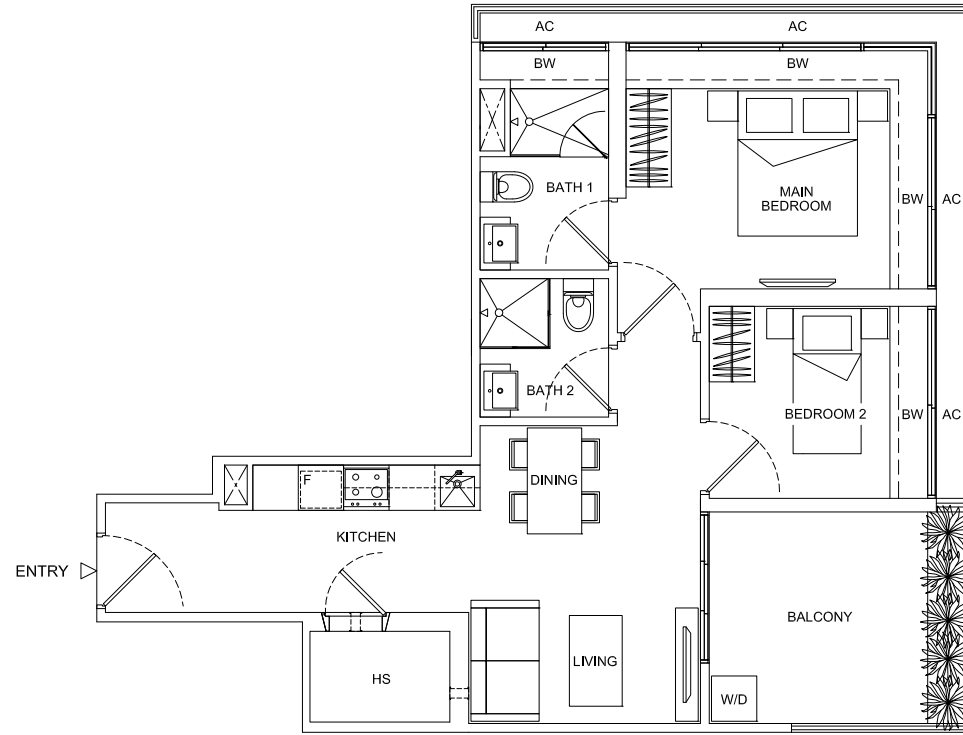
**Type F2** • 1 bdrm • 409 sq ft

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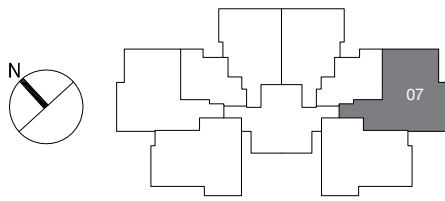




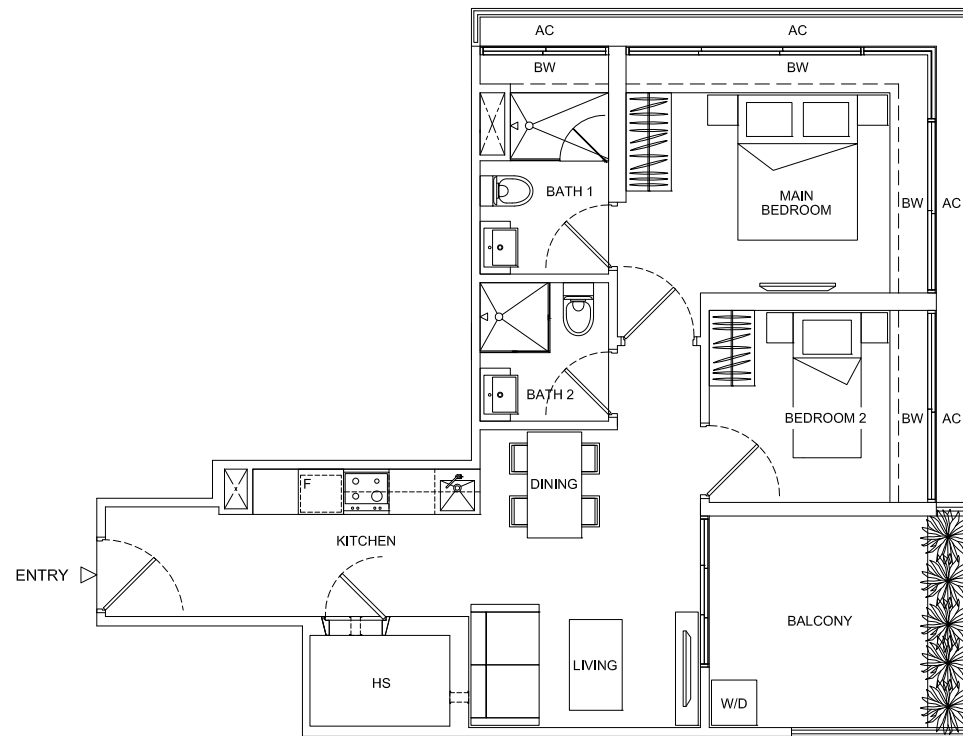
**Type G1 • 2 bdrm • 818 sq ft**



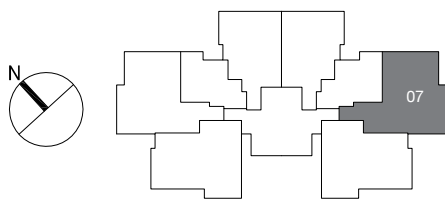
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**Type G2 • 2 bdrm • 818 sq ft**



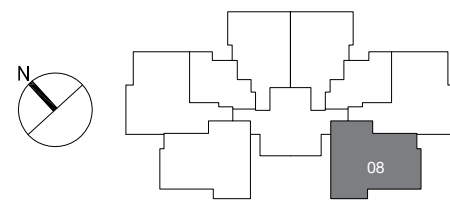
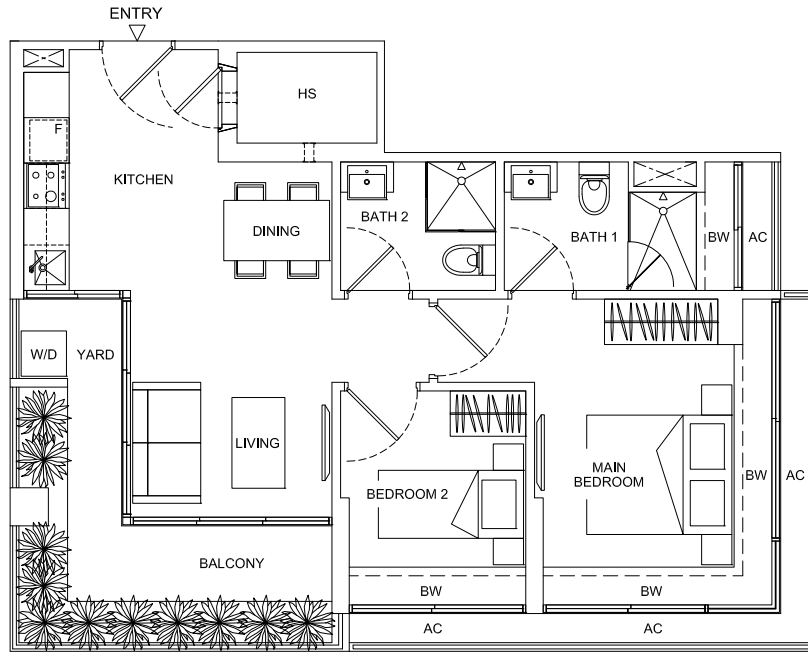
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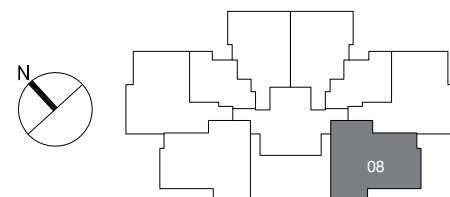
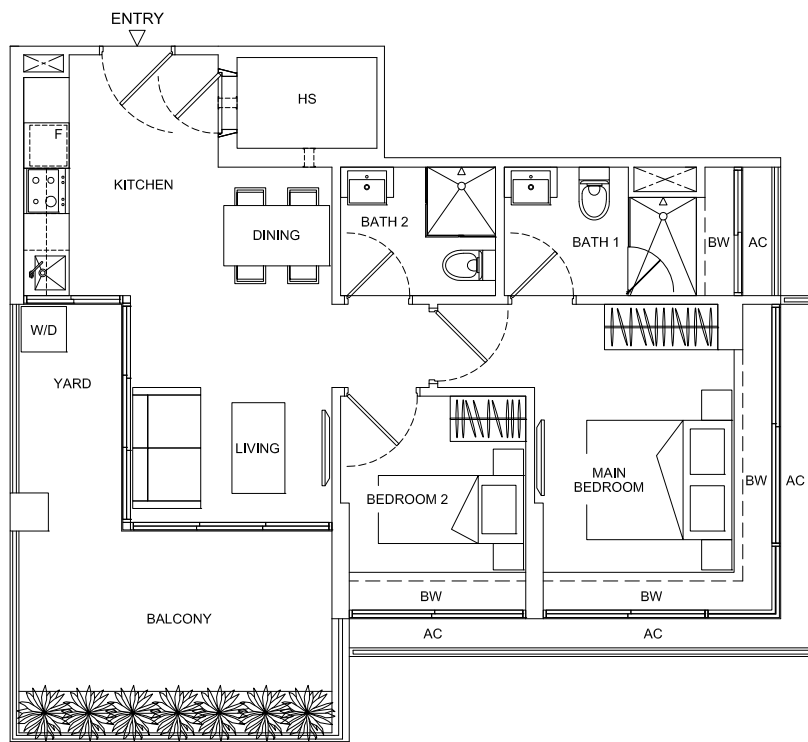
**Type H1 • 2 bdrm • 807 sq ft**

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- #13-08



**Type H2 • 2 bdrm • 861 sq ft**

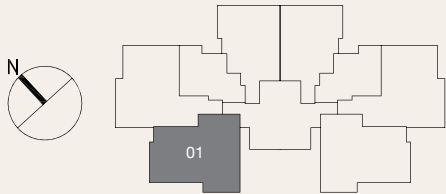
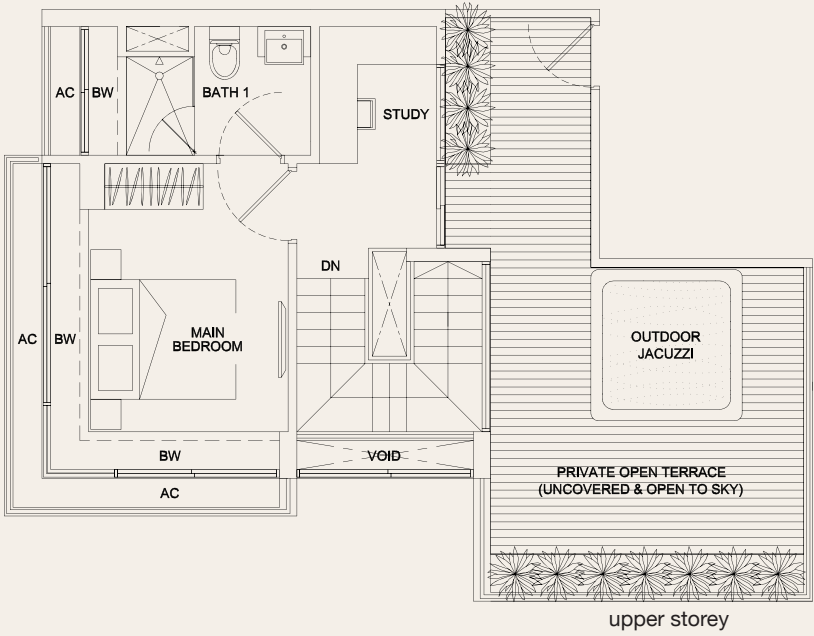
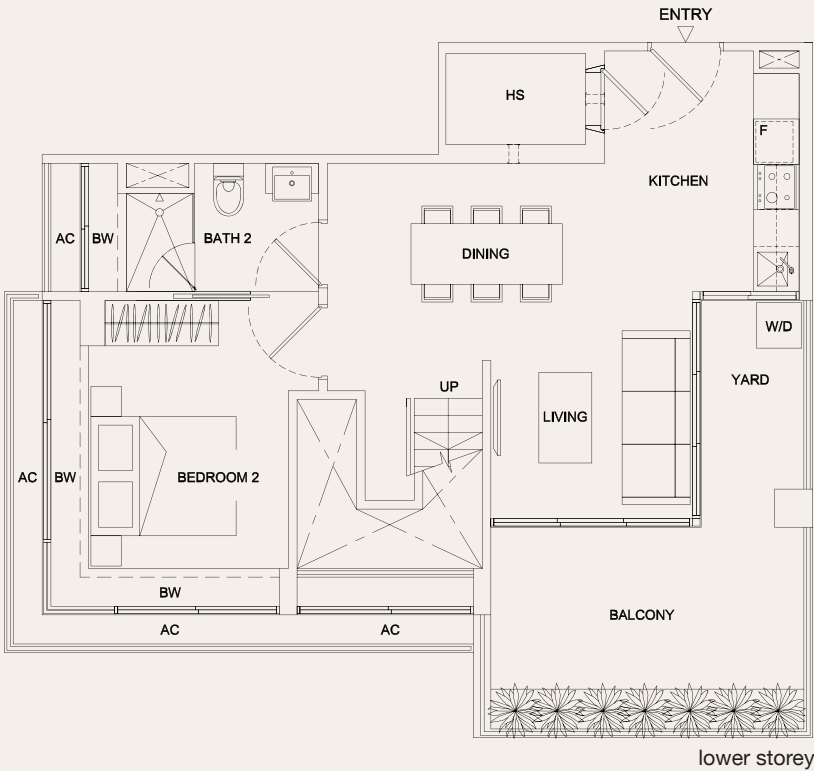
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- #25-08





Type PHA • 2+1 bdrm • 1518 sq ft

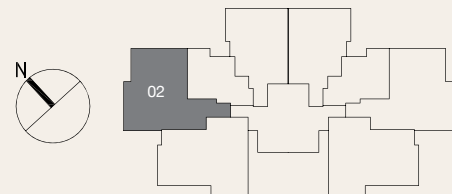
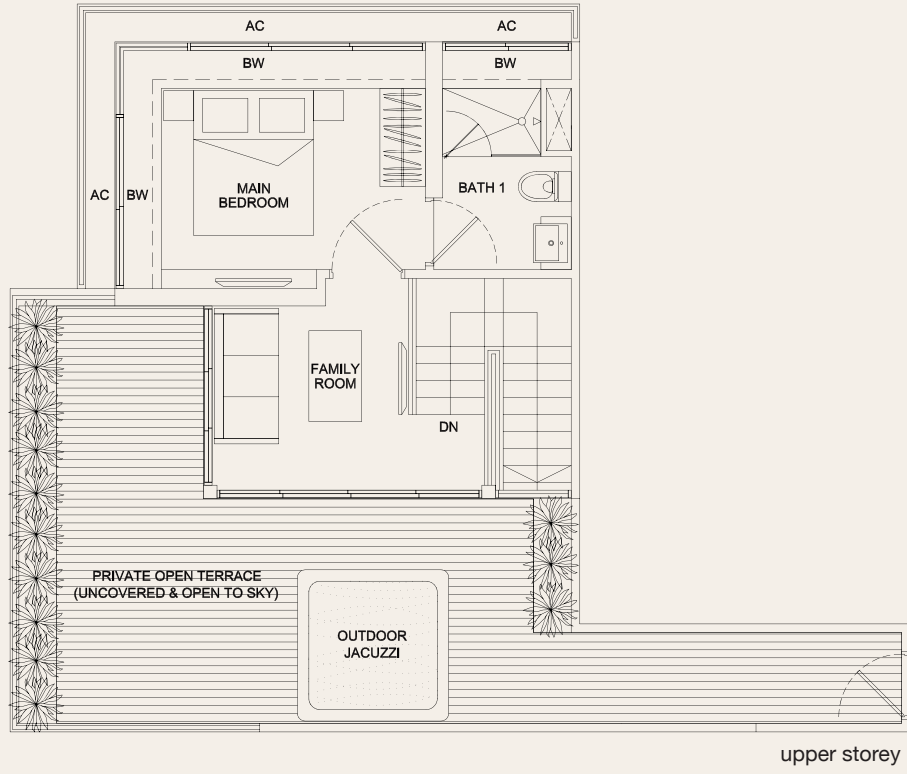
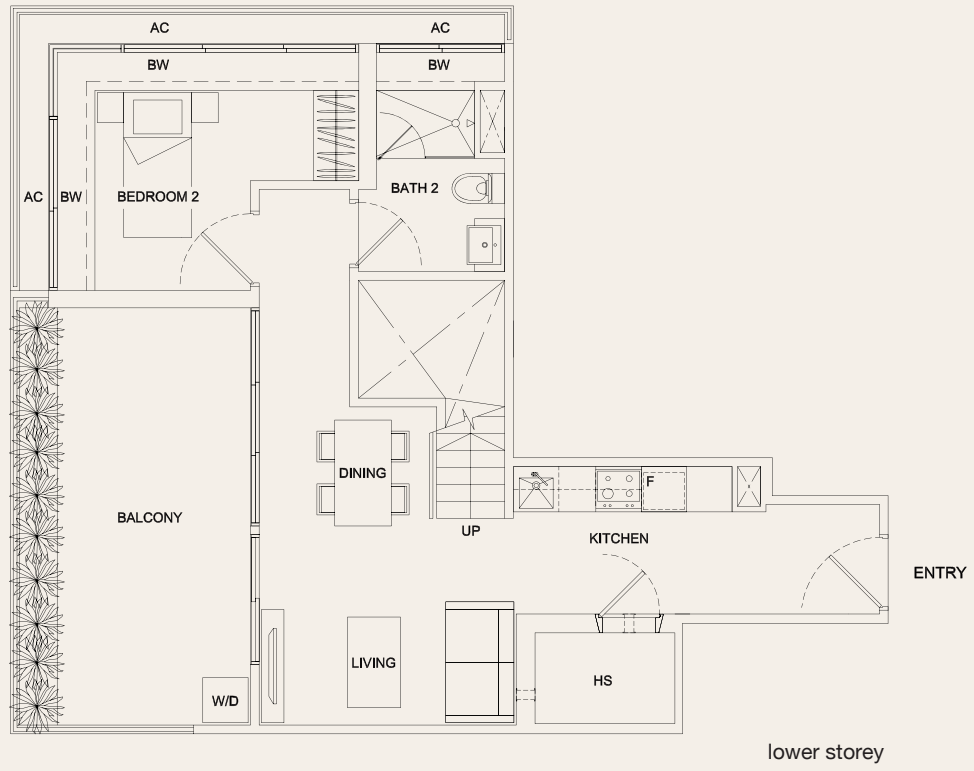
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Type PHB • 2 bdrm + family room • 1615 sq ft

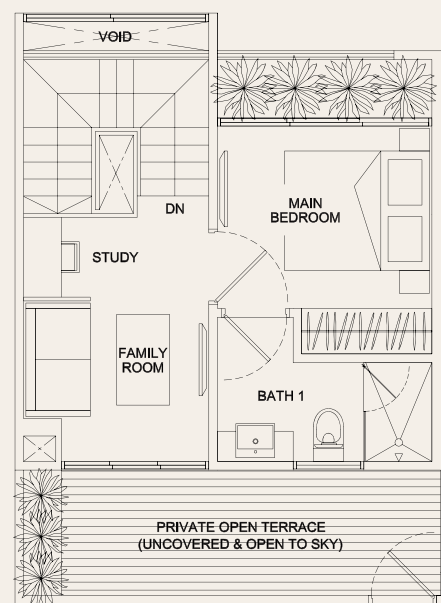
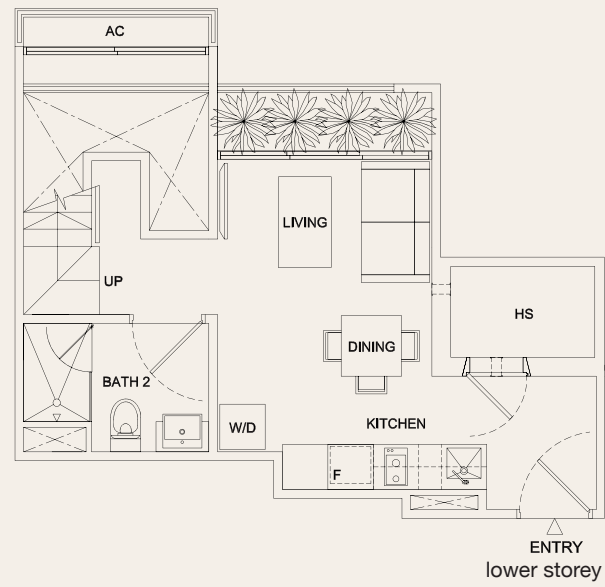
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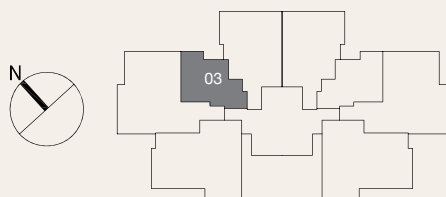


Type PHC • 1+1 bdrm + family room • 850 sq ft

#26-03



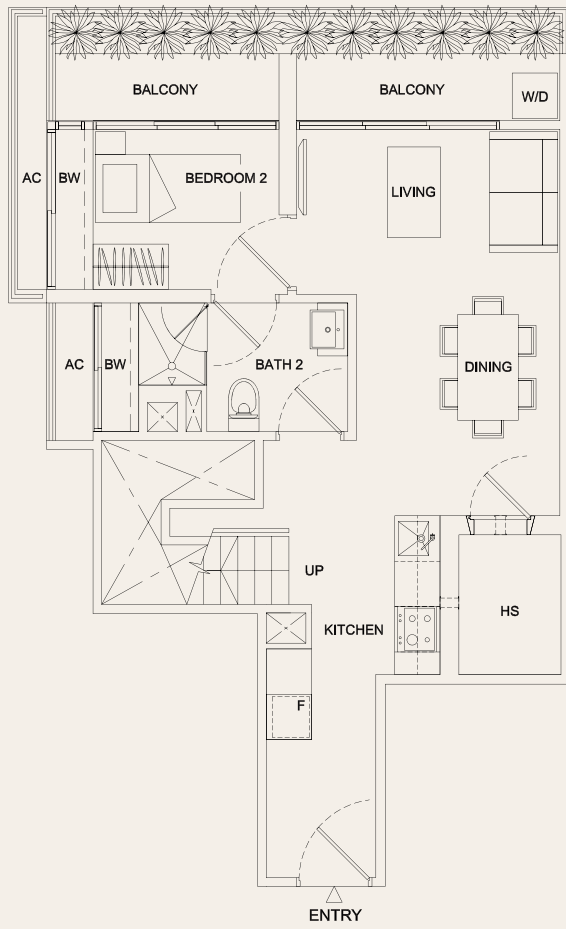
upper storey



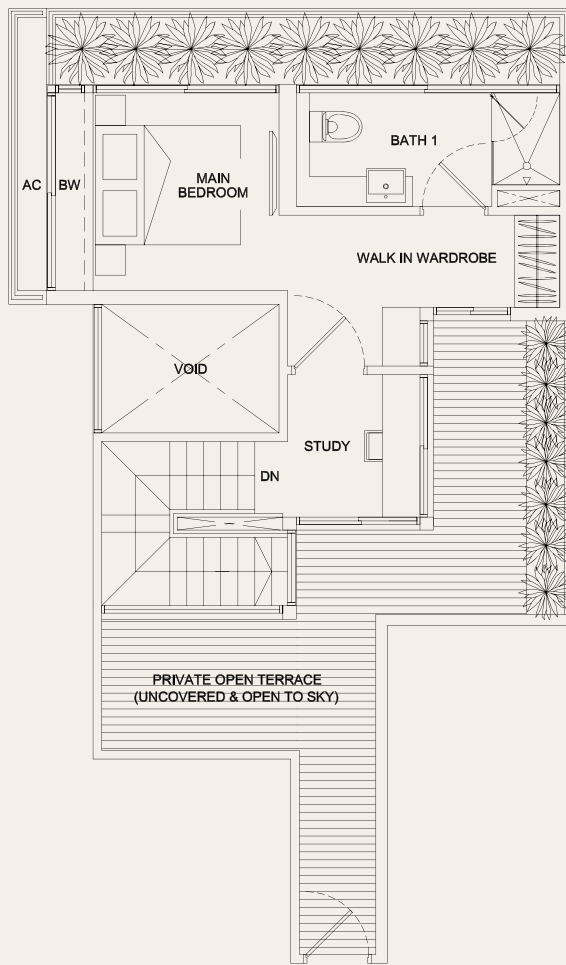


Type PHD • 2+1 bdrm • 1378 sq ft

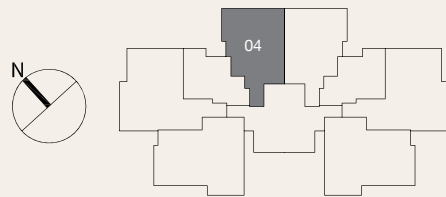
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lower storey



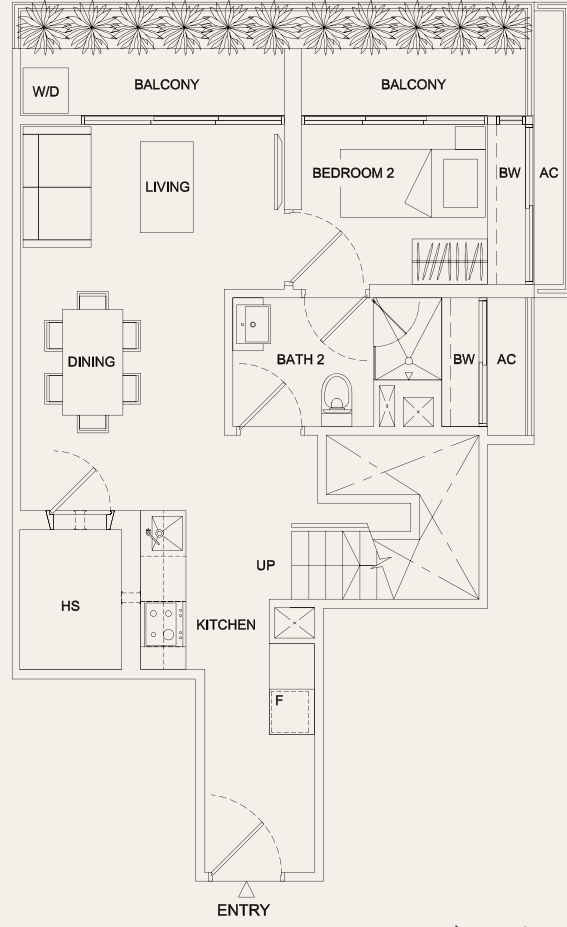
upper storey



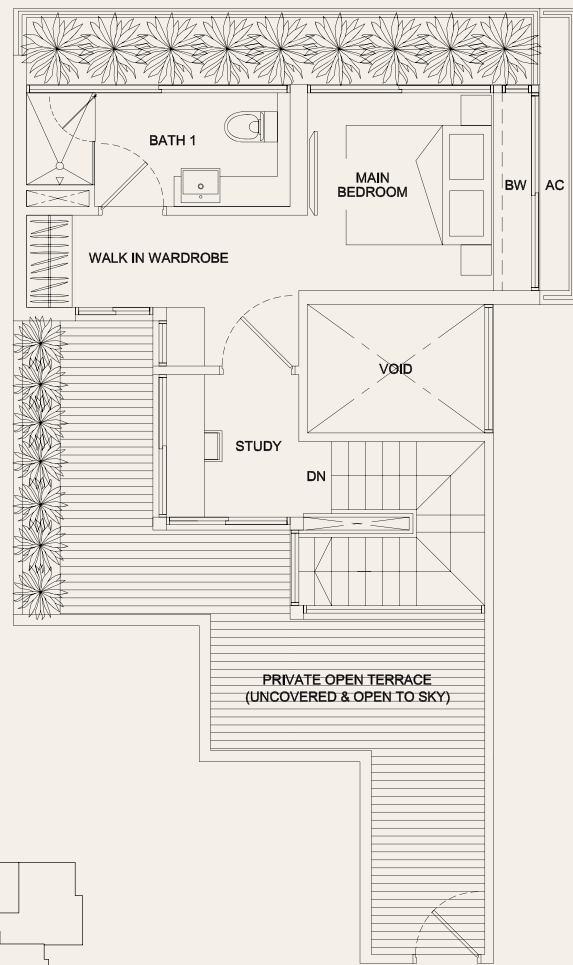


Type PHE • 2+1 bdrm • 1389 sq ft

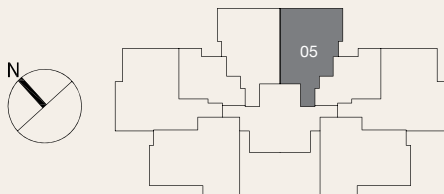
#26-05



lower storey



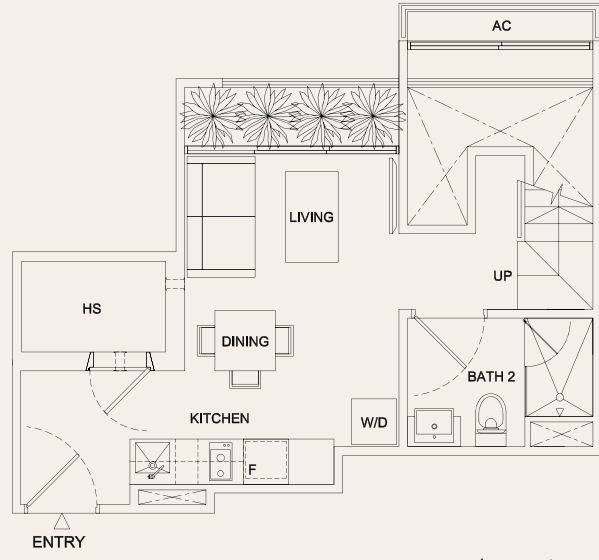
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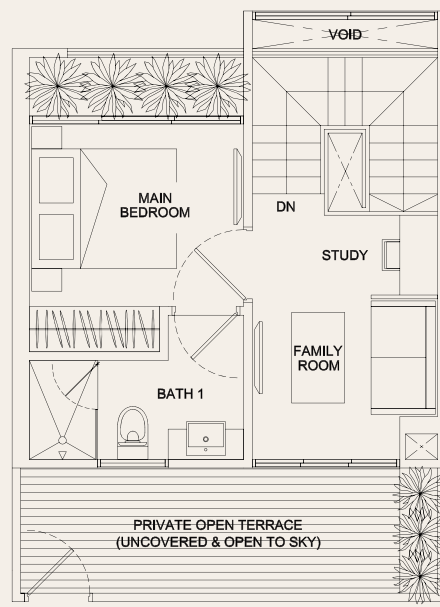


Type PHF • 1+1 bdrm + family room • 850 sq ft

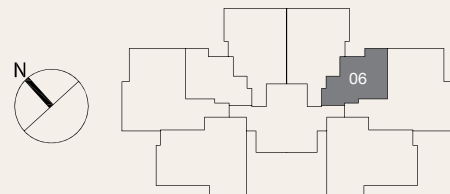
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lower storey



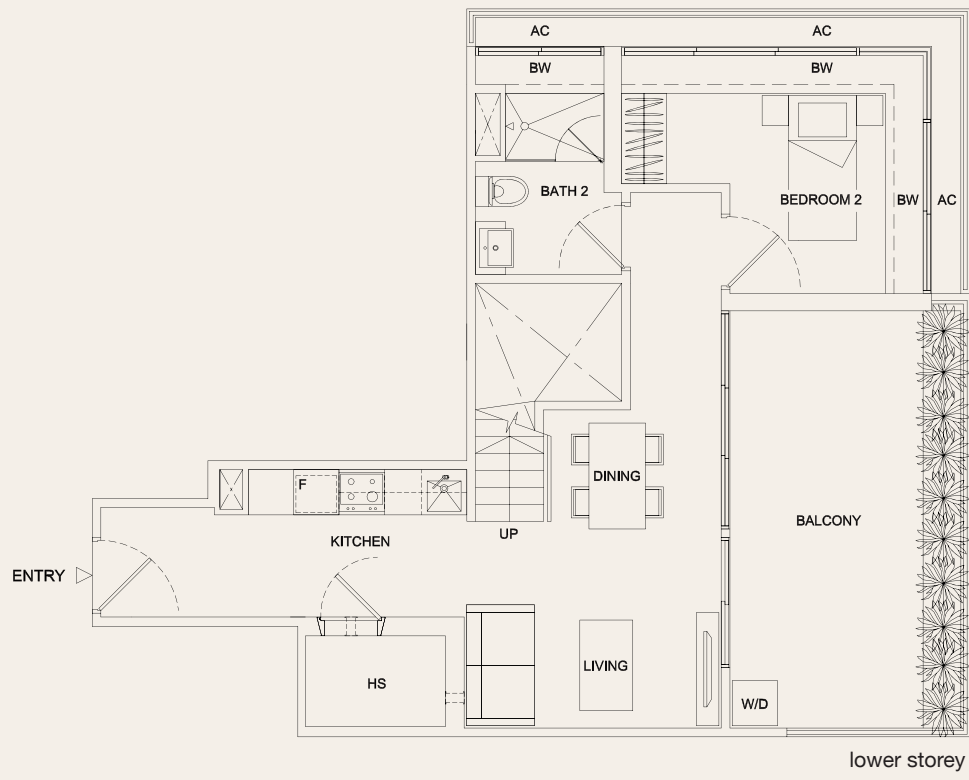
upper storey



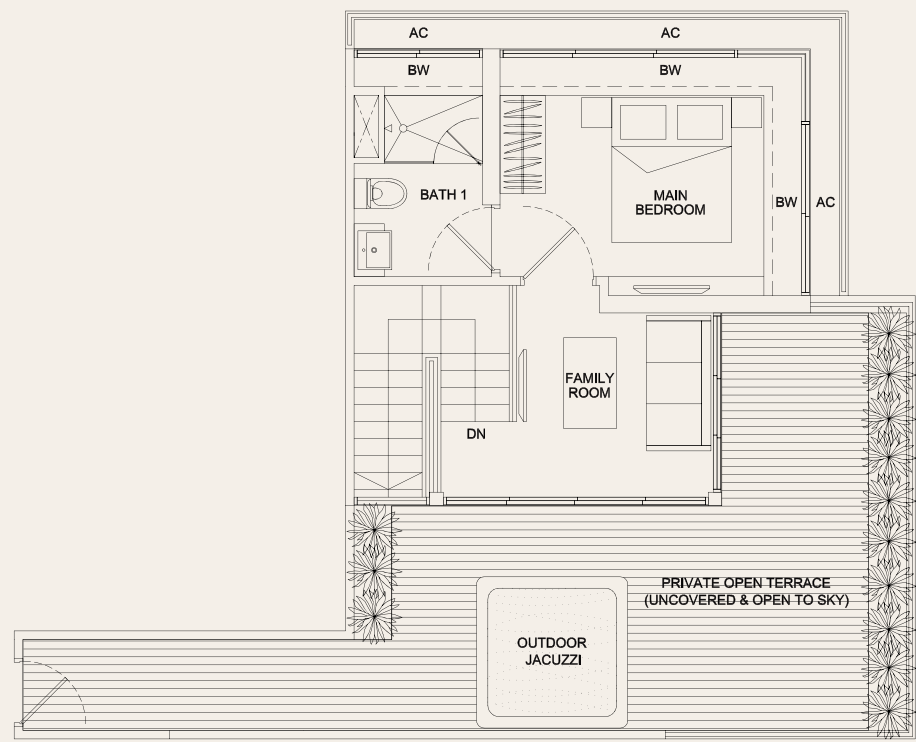


Type PHG • 2 bdrm + family room • 1615 sq ft

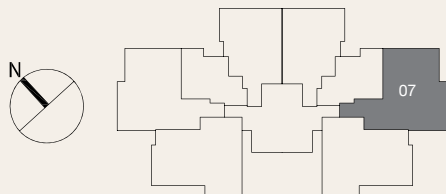
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lower storey



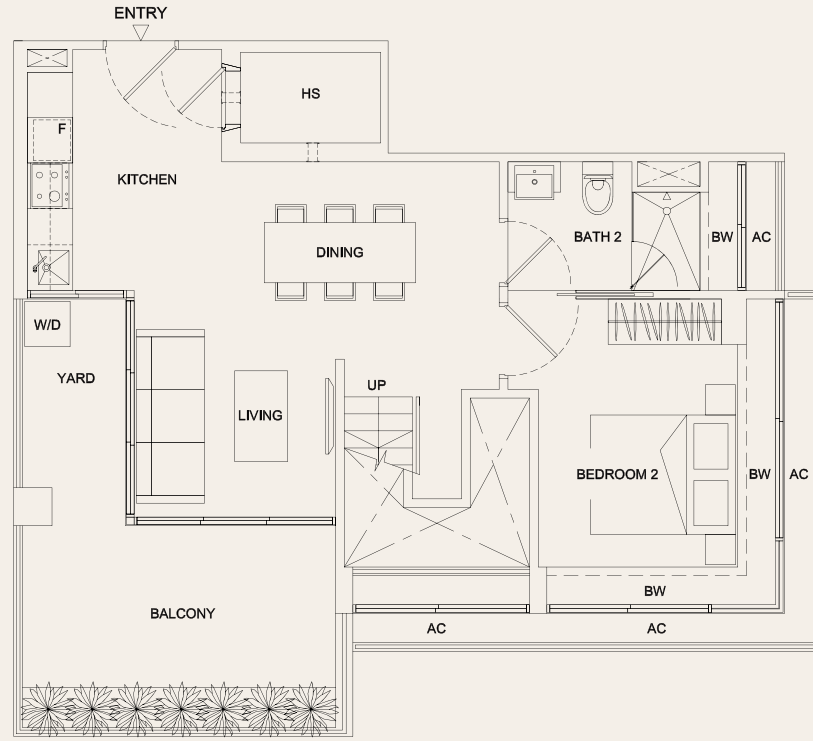
upper storey



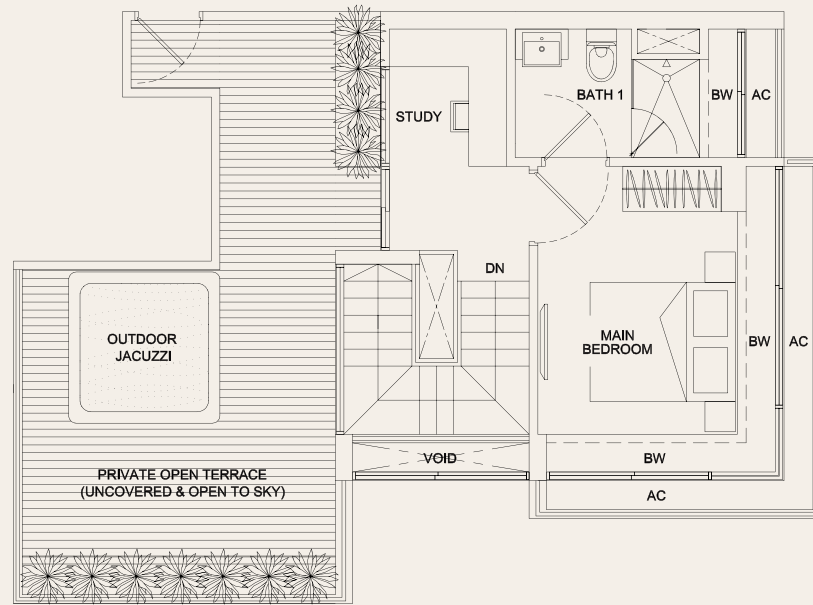
# Penthouse

Type PHH • 2 + 1 bdrm • 1539 sq ft

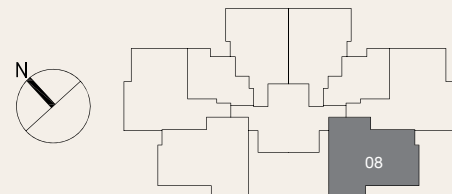
#26-08



lower storey



upper storey





## 1. FOUNDATION

Piling system to Engineer's specification / BCA approval.

## 2. SUPERSTRUCTURE

Reinforced concrete and/or Pre-Stress Concrete and/or Precast Reinforced Concrete and/or Structural Steel to Engineer's design and specification

## 3. WALLS

- 3.1 External Wall
  - Reinforced concrete Walls and/or Masonry Walls
- 3.2 Internal Wall
  - Masonry Walls and/or Cast In-Situ Reinforced Concrete Wall and/or Dry Wall Partition System and/or Light Weight Concrete Panels/ blocks

## 4. ROOF

- 4.1 Flat Roof
  - Reinforced concrete roof with appropriate roofing system
- 4.2 Pitched Roof
  - Reinforced Concrete roof or Clay roof tiles and/or Metal roof with appropriate insulation

## 5. CEILING:

- 5.1 Apartments
  - i. Living / Dining / Bedrooms / Study
    - Skim coat and/or Plaster ceiling boards and/or bulkheads to designated areas with paint finish
  - ii. Yard
    - Skim coat with paint finish
  - iii. Master Bathroom / Common Bathrooms & Kitchen
    - Moisture Resistant Plaster ceiling boards and/or bulkheads to designated areas with paint finish
- 5.2 Common Areas
  - i. Lift Lobbies and Gymnasium
    - Skim coat and/or Plaster ceiling boards and/or bulkheads to designated areas with paint finish
  - ii. Multi Storey Carpark, Staircase and other areas
    - Skim coat with paint finish

## 6. FINISHES

- 6.1 Wall (For Apartments)
  - i. Living / Dining / Bedrooms / Study
    - Cement and Sand Plaster and/or Skim Coat with paint finish and on exposed surface only
  - ii. Common Bathrooms / Kitchen
    - Imported Tiles up to ceiling height and on exposed surface only
  - iii. Master Bathroom
    - Marble or Compressed Marble Tiles up to ceiling height and on exposed surface only
- 6.2 Wall (For common areas)
  - i. Main Lift lobby
    - Granite and/or Compressed Marble and/or Tiles and/ or Plaster Finish and/or Skim coat with paint finish
  - ii. Typical lift lobby
    - Imported Tiles up to false ceiling height and/or cement and sand plaster with paint finish
  - iii. Gymnasium, Staircases, Corridor
    - Cement and sand plaster with emulsion paint
  - iv. External wall
    - Cement and sand plaster with textured coating and/or paint finishes
- 6.3 Floor (For Apartments)
  - i. Living / Dining
    - Marble or Compressed Marble tile with skirting
  - ii. Bedrooms
    - Timber and or Engineered Timber strips with skirting
  - iii. Master bathroom
    - Marble or Compressed Marble tile
  - iv. Common Bathrooms, Kitchen, Yard, Balcony,
    - Imported Tiles
  - v. Penthouse Staircase
    - Imported Tiles and/or composite timber finish
  - vi. Roof Terrace Garden
    - Imported Tiles and/or composite timber finishes
- 6.4 Floor (Common Areas)
  - i. Main Lift lobby
    - Granite and/or Compressed Marble and/or Tiles
  - ii. Typical Lift Lobby, Corridors
    - Imported Tiles
  - iii. Staircases,
    - Cement and Sand Screed
  - iv. Pool Deck, BBQ Area and Communal Area
    - Imported Tiles and/or Pebble wash and/or stone and/or composite timber finish
  - v. Lap Pool, Wading Pool, Jacuzzi
    - Mosaic Tiles
  - vi. Children Playground / Zone
    - EPDM Granulated Rubber Flooring

## 7. WINDOWS

Powder coated aluminium or equivalent glazed framed windows.

## 8. DOORS

- 8.1 Main Entrance
  - Approved Fire-rated timber door
- 8.2 Bedrooms, Bathrooms, Kitchen
  - Hollow core timber door
- 8.3 Balcony
  - Aluminium framed glass door
- 8.4 Roof Garden
  - Hollow core timber door and/or Aluminium Framed Door
- 8.5 Household Shelter
  - PSB approved blast door

## 9. IRONMONGERY

Good quality locksets and ironmongery to be provided to all doors

## 10. OTHERS

- 10.1 Balcony/ Roof Terrace
  - Laminated Glass Railing and/or Reinforced Concrete Parapet Wall
- 10.2 Internal Unit Staircase
  - Imported Tiles/Engineered Timber flooring with glass railing and/or metal railing and/or timber handrail

## 11. SANITARY FITTINGS

- 11.1 Master Bathroom / Common Bathroom
  - i. 1 shower cubicle complete with shower mixer and shower set
  - ii. 1 wash basin and basin mixer
  - iii. 1 mirror
  - iv. 1 toilet paper holder
  - v. 1 towel rail
  - vi. 1 vanity cabinet and/or shelves
  - vii. 1 water closet
- 11.2 Kitchen
  - One stainless steel sink with mixer

## 12. ELECTRICAL INSTALLATION

- 12.1 Electrical Wiring below false ceiling within the units shall generally be concealed where possible. Electrical wiring above ceilings and main entrance corridor shall be in exposed trays and/or conduits and/or trunking
- 12.2 Refer to Electrical Schedule

## 13. TV/FM/Telephone

Refer to Electrical Schedule for details.

## 14. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with the Singapore Standard CP33 1996

## 15. PAINTING

- 15.1 Internal Walls
  - Paint Finish
- 15.2 External Walls
  - Weather seal paint and/or spray textured coating to designated area

## 16. WATERPROOFING

Waterproofing to floors of Bathrooms, Kitchen, Roof Garden, Planter Box, Balcony, Reinforced Concrete Roofs, Swimming Pools and where applicable

## 17. DRIVEWAY AND CARPARK

- 17.1 Surface Driveway
  - Concrete pavers and/or tarmac and/or reinforced concrete
- 17.2 Multi-Storey Carpark/Driveway
  - Reinforced Concrete

## 18. RECREATIONAL FACILITIES

- Lush 2nd Storey Sky Terrace with
  - 50m Infinity Lap Pool
  - Jacuzzi Dip Pool
  - Lounge Pool
  - Wading / Fun Pool
  - Sky Terrace and Sun Deck
  - Pool Deck
  - BBQ Pavilion
  - Outdoor Wellness and Fitness Corner
  - Indoor Gymnasium
  - Steam Room
  - Changing Room
  - Club House
  - Children's Play Zone
  - Shower Area
- Lush 14th Storey Sky Terrace with
  - City Viewing Gallery/Lounge
  - Dining cum BBQ Pavilion
  - Leisure Lounge
  - Entertainment cum BBQ Pavilion
  - Reflective Pool
  - Hydro Therapy Pool
  - Wellness and Fitness Corner
  - Lawn and Putting Green
  - Rise and Shine Pavilion
  - Landscape Garden

## 19. SOIL TREATMENT

Anti Termite soil treatment by specialist, where applicable

## 20. ADDITIONAL ITEMS

- 20.1 Kitchen Cabinets / Appliances
  - Built in Kitchen cabinets with solid surface worktop complete with sink and mixer, cooker hood and hob
- 20.2 Fridge
  - Free Built in Fridge or free standing fridge
- 20.3 Wardrobes
  - Quality wardrobes provided to all bedrooms (2400 Height)
- 20.4 Air-conditioner
  - Split Unit Air conditioning System to Living / Dining , Study and Bedrooms
- 20.5 Intercom System
  - Intercom System between 1st Storey/common lift lobby , Visitor call panels and apartment
- 20.6 Hot water Supply
  - Hot water supply to Kitchen and Bathroom
- 20.7 Security System
  - Proximity access card to 1st Storey and carpark lift lobby
  - Closed Circuit Television System (CCTV) surveillance camera to 1st storey Lift
  - Lobby and designated common area

#### Notes

1. Granite and marble 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 or granite 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.
2. Timber strips are natural material containing veins and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation.
3. The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Singapore Cable Vision Ltd (SCV) or Mio TV 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.
4. Layout/location of wardrobes, kitchen cabinets and fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.
5. Where warranties are given by the manufacturers and/or contractors and/or suppliers of any equipments 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. The Vendor shall not be answerable for any failure of these manufacturers and/or contractors and/or suppliers to honour any warranty.
6. Air-conditioning system has to be maintained by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes which are essential for the efficient running and prolonging the operating life of the system.
7. All recreational facilities are subject to change/ approval by the relevant authorities and/or technical requirements/compliance.
8. 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 or representations of fact.
9. All information and specifications are current at the time of going to press and are subject to change as may be required and cannot form part of the contract. All plans are subject to any amendments approved or may be approved by the relevant authority. Visual representations including (architectural) models, drawings, photographs/pictures and artists' renderings are impression only, while illustrations of interiors are only decor suggestions and none to be regarded as representation facts. Floor areas are approximate measurements and subject to final survey.
10. The Sales & Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale & Purchase Agreement and shall in no way be modified by any statements, representation or promises made by us or the marketing agent.

Name of Project:	<b>Regent Residences</b>
Developer:	<b>Golden Villa Pte Ltd</b>
Tenure of Land:	<b>Fee Simple (Freehold) on LOT 5574T, MK. 17 at 1091 Serangoon Road</b>
Building Plan No:	<b>A1276-00501-2010-BP01</b>
Developer's Licence No:	<b>C0831</b>
Expected Date of TOP:	<b>30 September 2016</b>
Expected Date of Legal Completion:	<b>30 September 2019</b>

DEVELOPER:



**Golden Villa Pte Ltd**  
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BROCHURE  
DESIGN BY:





Prestigious developments by  
Sustained Land Pte Ltd



Coastal View Residences



Coastal Breeze Residences



833 MB Residences



38 iSuites



Suites de Laurel



Tivoli Grande



