

RESIDENCES @ KILLINEY



EVERY DETAIL
TELLS A LITTLE
ABOUT YOU







THE BEST WAY TO
OVERCOME TEMPTATION IS TO GIVE IN TO IT

RESIDENCES @ KILLINEY





Impression only

Urban living is about the freedom to transform every longing into realism. Every space within is a sanctuary for you to express your true self, each one seemingly glistens with a little of your identity. The lulling presence in the living room is a resemblance exemplified in the bedrooms, kitchen and bathrooms. Inviting as it is, a step into any would stir desire to linger longer.





PANELZ
BY DESIGN STUDIO

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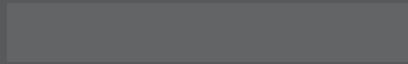
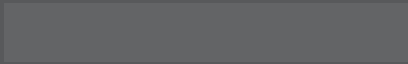
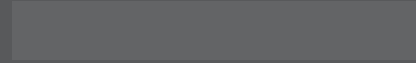






OTHERS DEFINE LUXURY A DESIRE,
WE MAKE IT A NECESSITY





Materialised by the finest architectural originality, its stately exterior is a masquerade of the luxury within. Defined by captivating lines, the embodiment of the highest luxury is a model for the neighbourhood. Apart from the lush panorama, the comforting breezes draw the mind away from worldly humdrums.







artist's impression



Empowering you with all the lifestyle needs right at home, the sprawling landscape and water features that surround you whistle inviting welcomes every time you come home. Engaging you with facilities from a communal pool to gymnasium, whether fulfilling individual pursuit or bridging relationships with your loved ones, every wish is easily transformed into existence.



For those who crave for lofty exclusivity, the penthouses will leave hearts fluttering for more. Indulge timelessly in its private pool at the roof terrace, your world will be gilded with more than just luxury; it is one that will let you discover there's no limit to how you can enjoy life.



artist's impression



impression only



BE ADORNED IN A LIVING
WITH THE CITY AT YOUR CALL





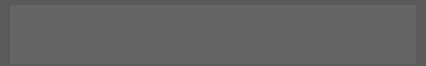
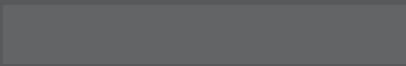
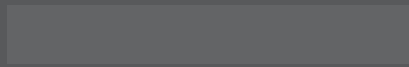
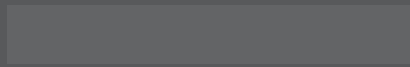
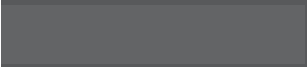
This is an address that sets you right in the heart of the City yet enveloping you in privacy. At your doorstep is an enclave of popular destinations everyone recognises. With the Somerset MRT Station and Central Expressway mere minutes away, travelling is made effortless.



RESIDENCES @ KILLINEY



impression only



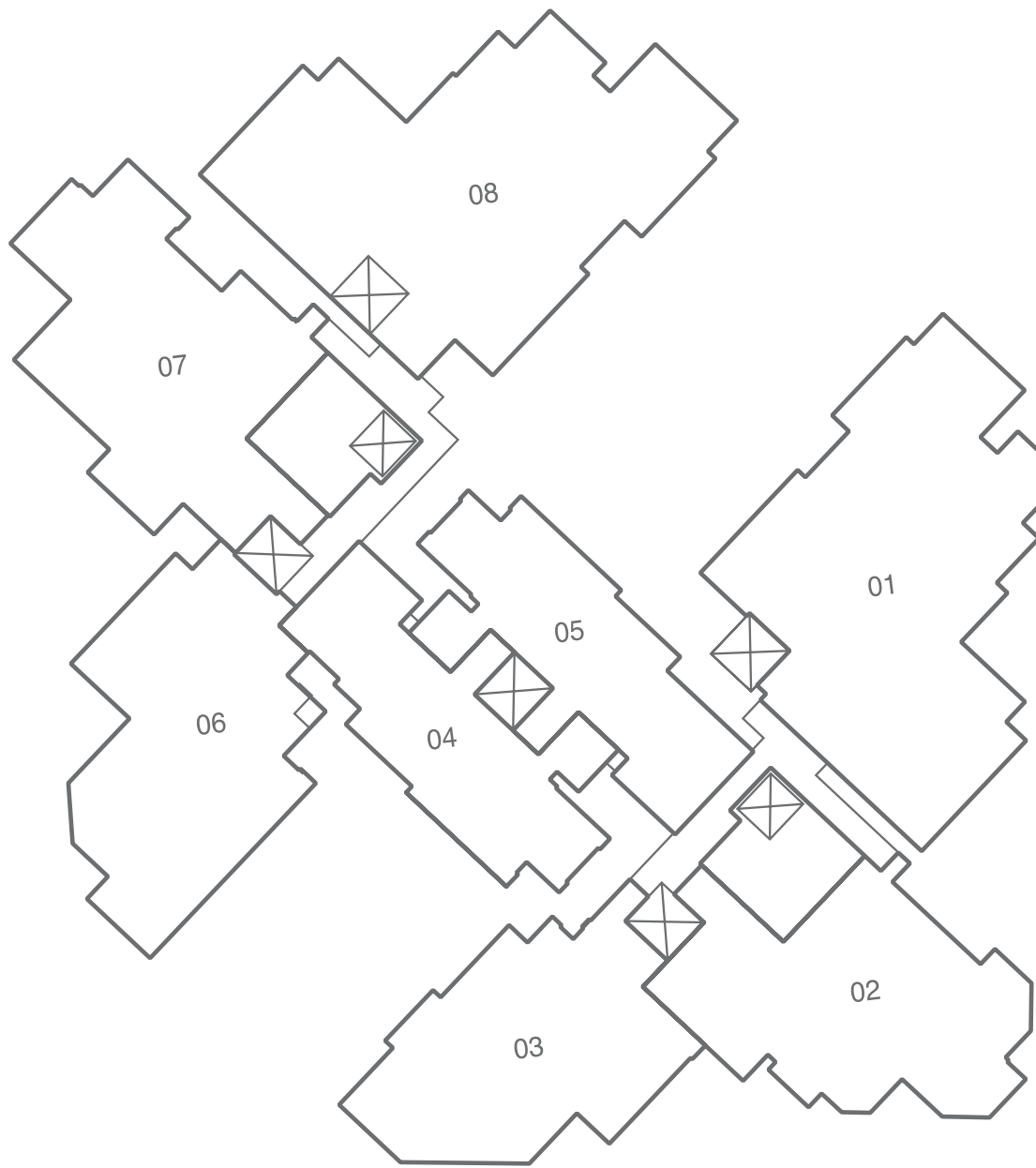
Captivating views beyond the City's enclave

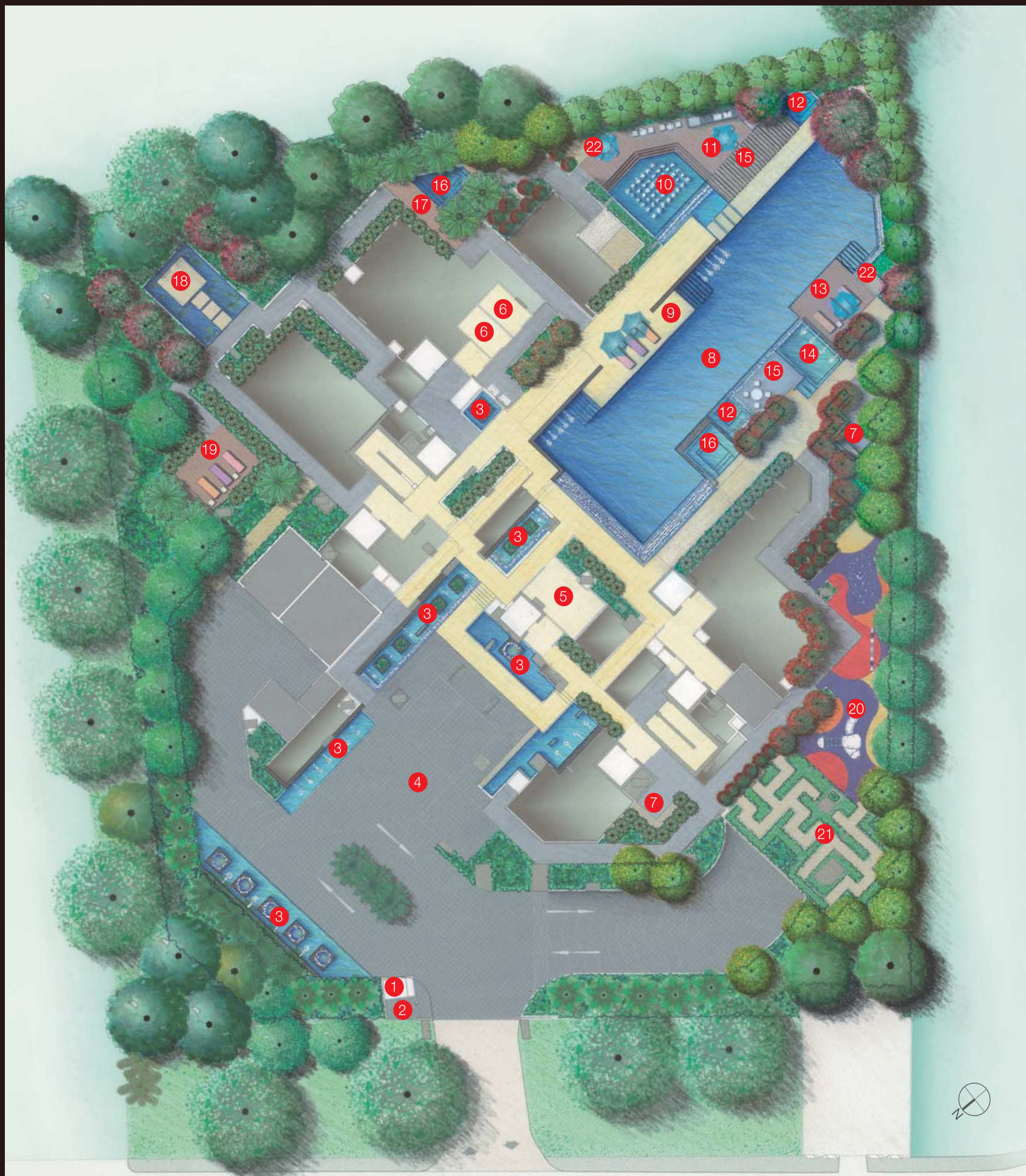


DIAGRAMMATIC CHART

10	E2P #10-01 6534 sqft		E1P #10-03 5059 sqft		E4P #10-06 5683 sqft		E3P #10-08 6760 sqft	
09	D1 2325 sqft	B1 1496 sqft	A2 1324 sqft	A 1055 sqft	A1 1076 sqft	B 1550 sqft	C 1625 sqft	D2 2368 sqft
08	D1 2325 sqft	B1 1496 sqft	A2 1324 sqft	A 1055 sqft	A1 1076 sqft	B 1550 sqft	C 1625 sqft	D2 2368 sqft
07	D1 2325 sqft	B1 1496 sqft	A2 1324 sqft	A 1055 sqft	A1 1076 sqft	B 1550 sqft	C 1625 sqft	D2 2368 sqft
06	D1 2325 sqft	B1 1496 sqft	A2 1324 sqft	A 1055 sqft	A1 1076 sqft	B 1550 sqft	C 1625 sqft	D2 2368 sqft
05	D1 2325 sqft	B1 1496 sqft	A2 1324 sqft	A 1055 sqft	A1 1076 sqft	B 1550 sqft	C 1625 sqft	D2 2368 sqft
04	D1 2325 sqft	B1 1496 sqft	A2 1324 sqft	A 1055 sqft	A1 1076 sqft	B 1550 sqft	C 1625 sqft	D2 2368 sqft
03	D1 2325 sqft	B1 1496 sqft	A2 1324 sqft	A 1055 sqft	A1 1076 sqft	B 1550 sqft	C 1625 sqft	D2 2368 sqft
02	D1 2325 sqft	B1 1496 sqft	A2 1324 sqft	A 1055 sqft	A1 1076 sqft	B 1550 sqft	C 1625 sqft	D2 2368 sqft
Floor / Unit	01	02	03	04	05	06	07	08
Swimming Pool/Communal Area								
Basement Carpark								

Floor areas are approximate measurements and subject to final survey.





KILLINEY ROAD

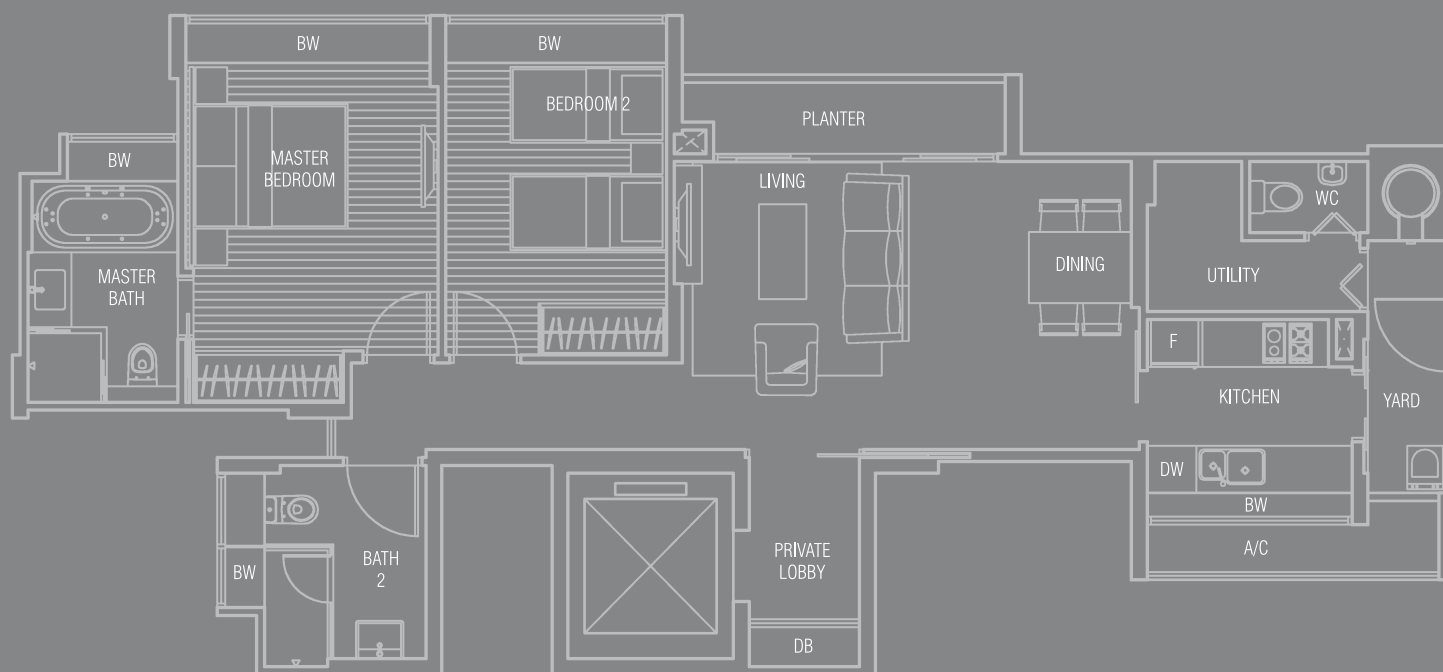
artist's impression

Legend

- | | | | |
|---|----------------------|-----------------------------------|---------------------------|
| 1. Sentry Post | 7. Sitting Area | 13. Sun Deck | 19. Landscape Deck |
| 2. Pedestrian Side Gate | 8. Lap Pool | 14. Kid's Pool | 20. Children's Playground |
| 3. Water Features | 9. Pool Deck | 15. Pavilion | 21. Plant Labyrinth |
| 4. Drop-Off Point | 10. Fun Pool | 16. Hot Spa | 22. Shower Point |
| 5. Gymnasium | 11. Barbeque Area | 17. Spa Deck | |
| 6. Male and Female Changing Rooms (with Steam Room) | 12. Water Jet Corner | 18. Lily Pond with Water Pavilion | |

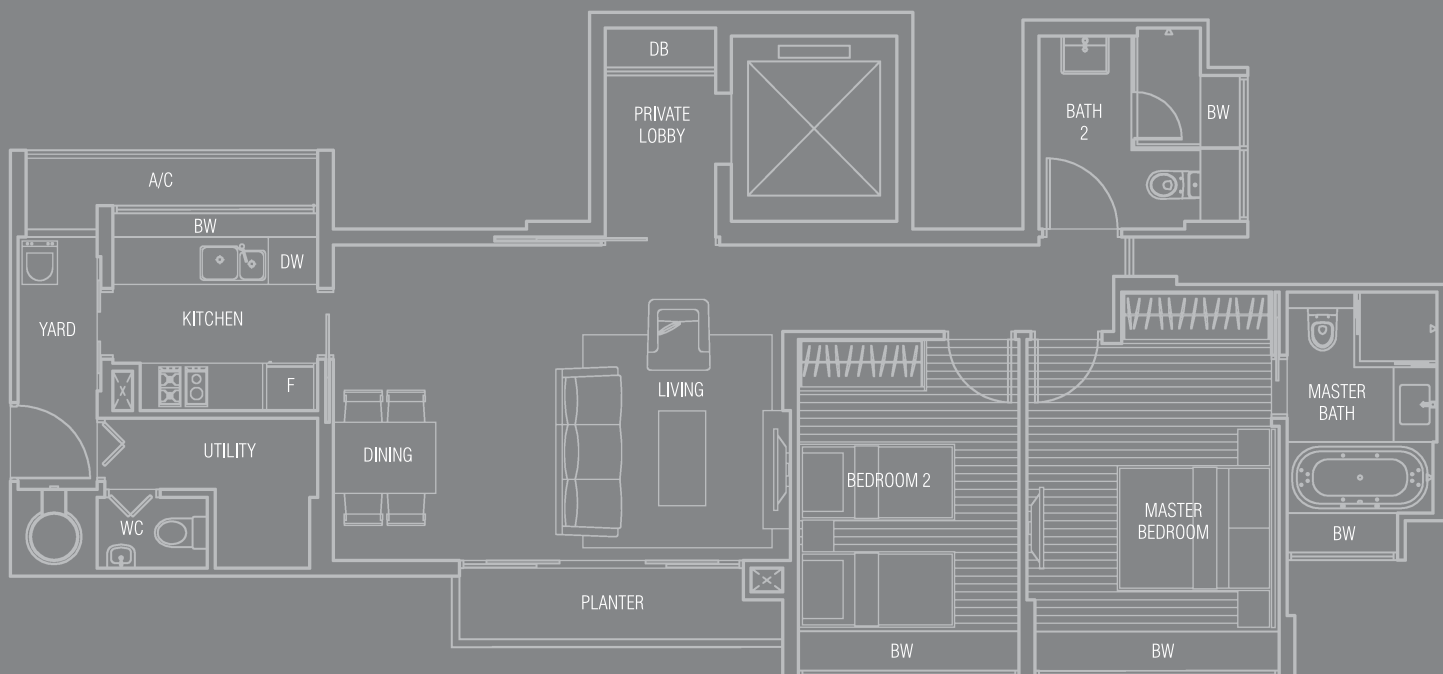
TYPE A (2-BEDROOM + UTILITY)

Unit #02-04 to #09-04
Area 1055 sqft / 98 sqm



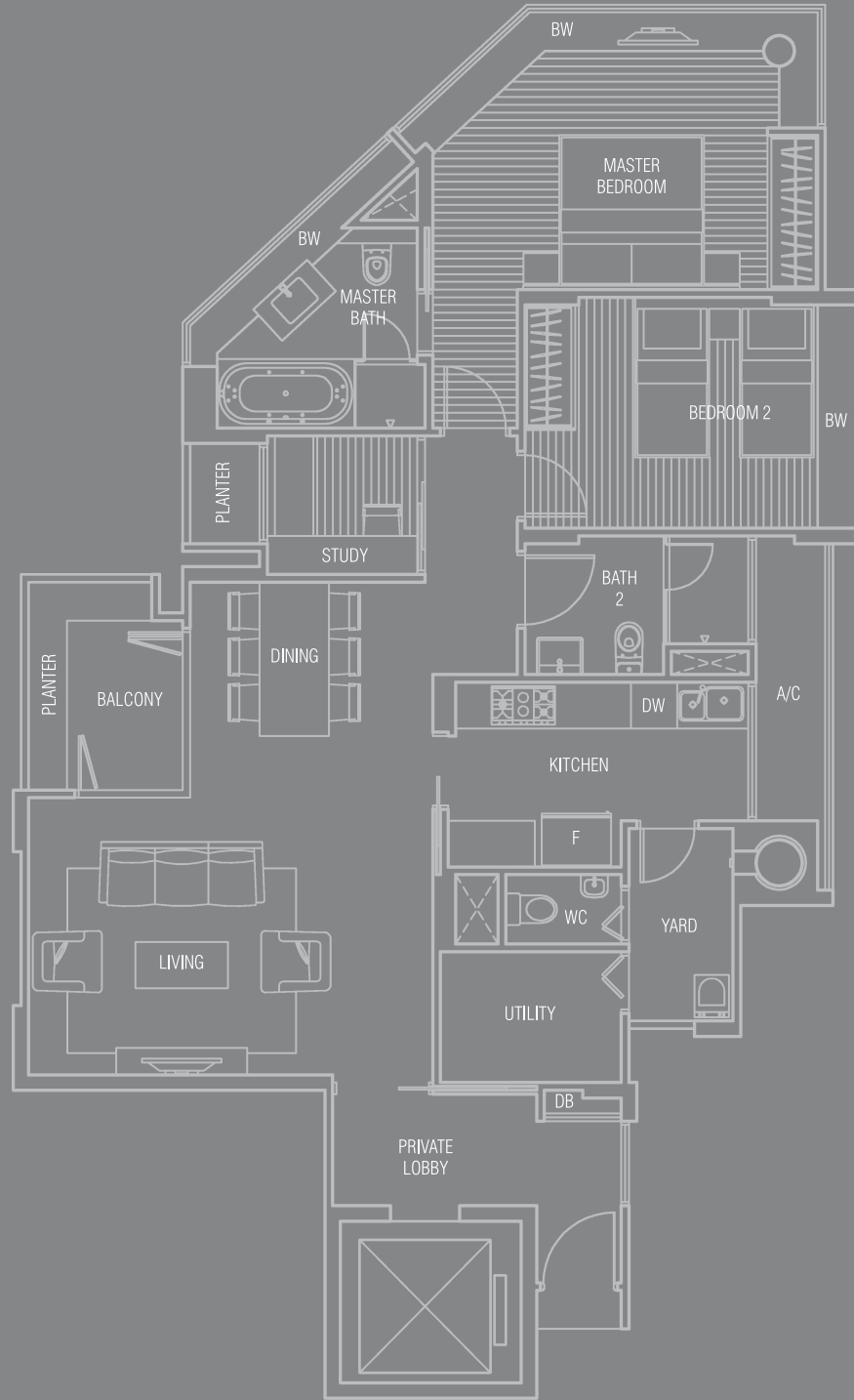
TYPE A1 (2-BEDROOM + UTILITY)

Unit #02-05 to #09-05
Area 1076 sqft / 100 sqm



TYPE A2 (2-BEDROOM + STUDY + UTILITY)

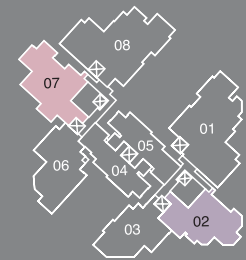
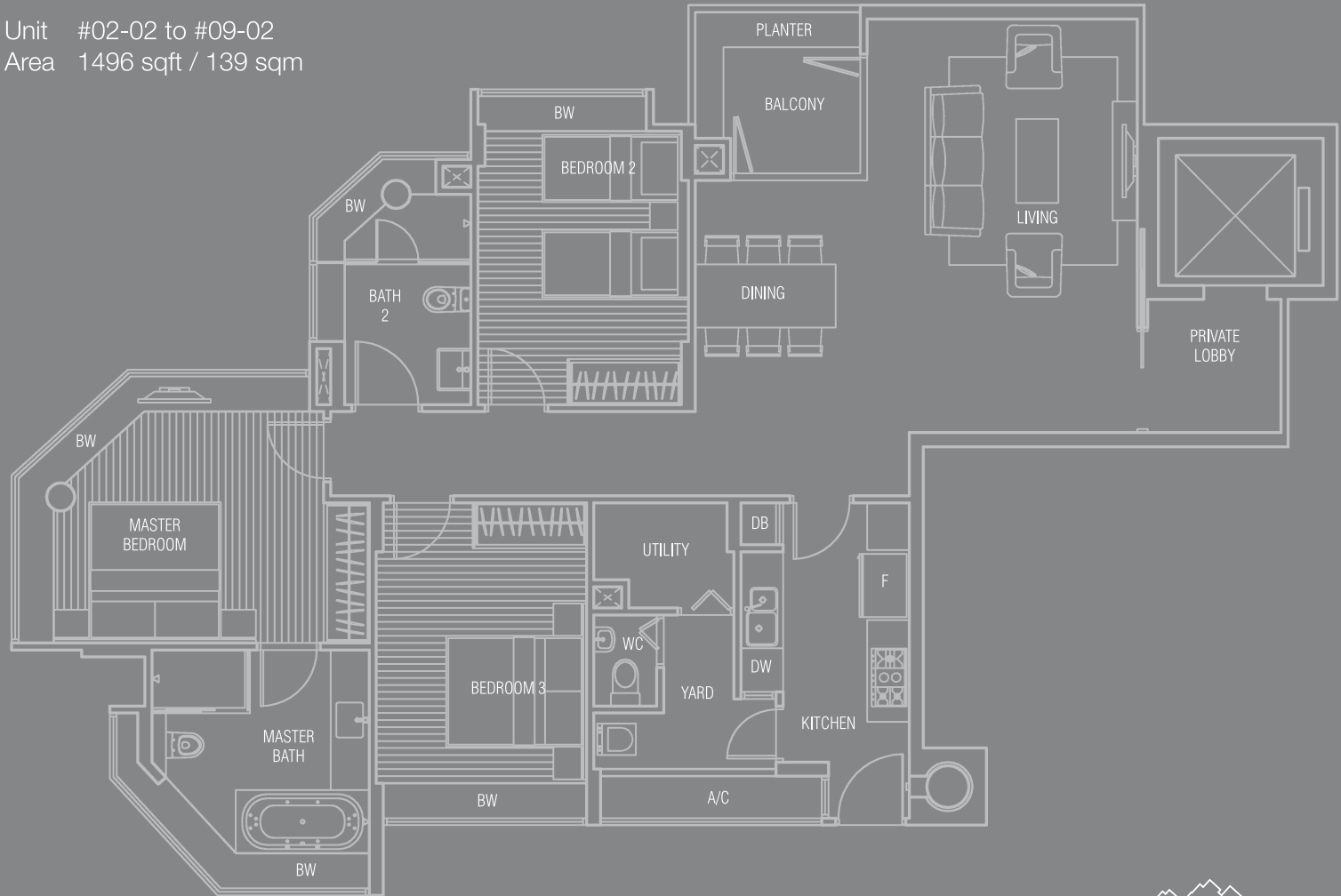
Unit #02-03 to #09-03
Area 1324 sqft / 123 sqm



All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

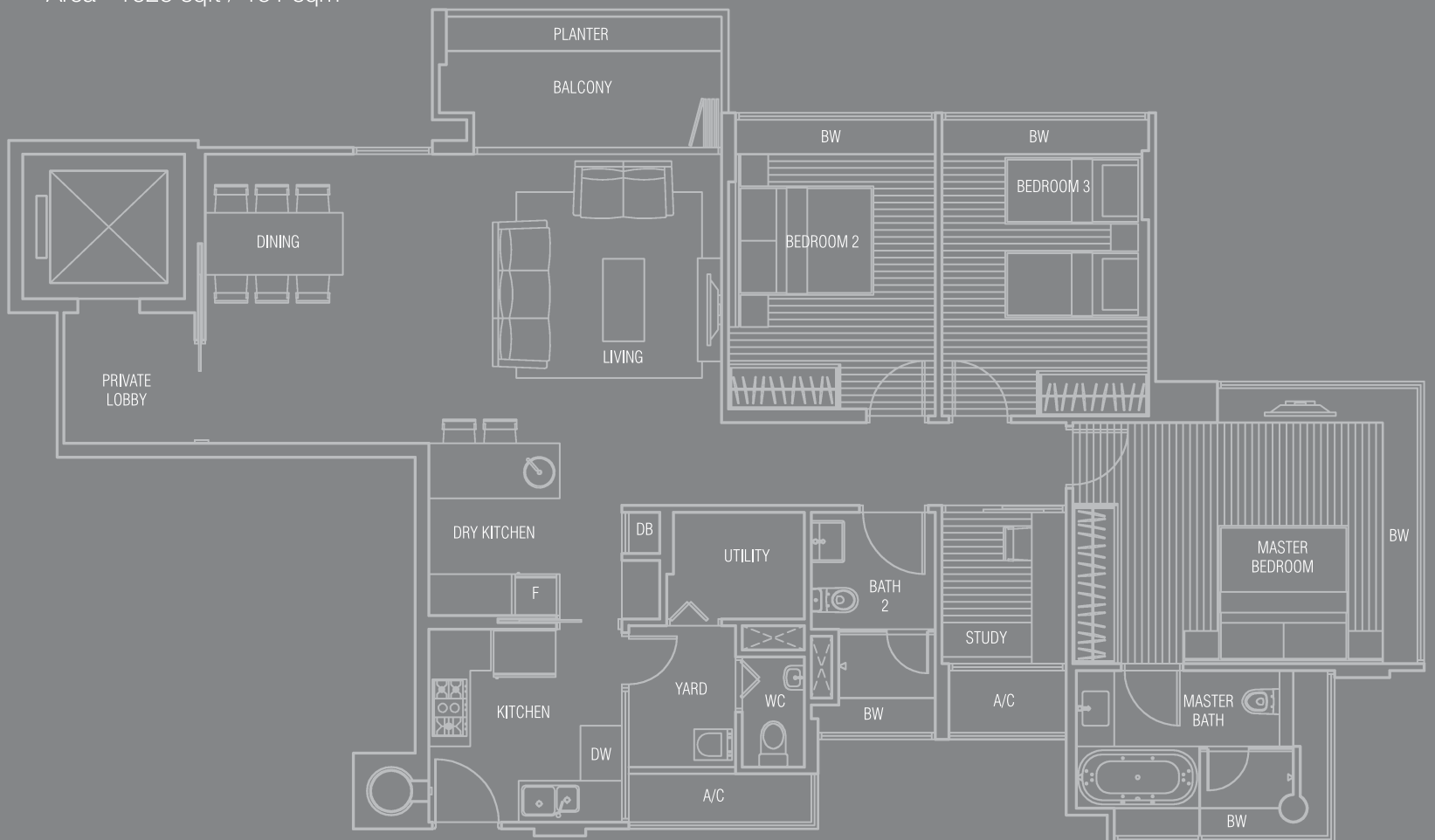
TYPE B1 (3-BEDROOM + UTILITY)

Unit #02-02 to #09-02
 Area 1496 sqft / 139 sqm



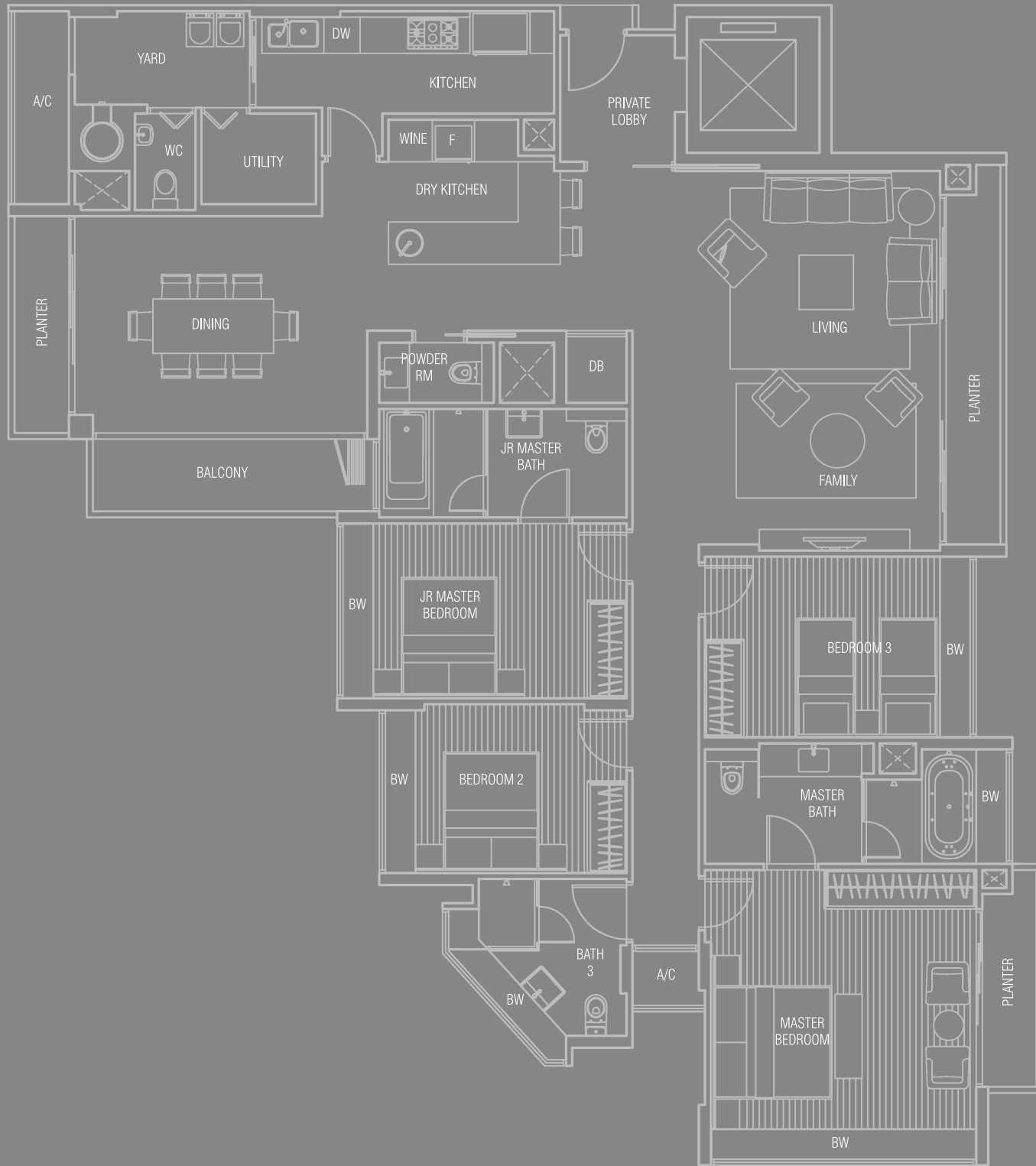
TYPE C (3-BEDROOM + STUDY + UTILITY)

Unit #02-07 to #09-07
 Area 1625 sqft / 151 sqm



TYPE D1 (4-BEDROOM + FAMILY + UTILITY)

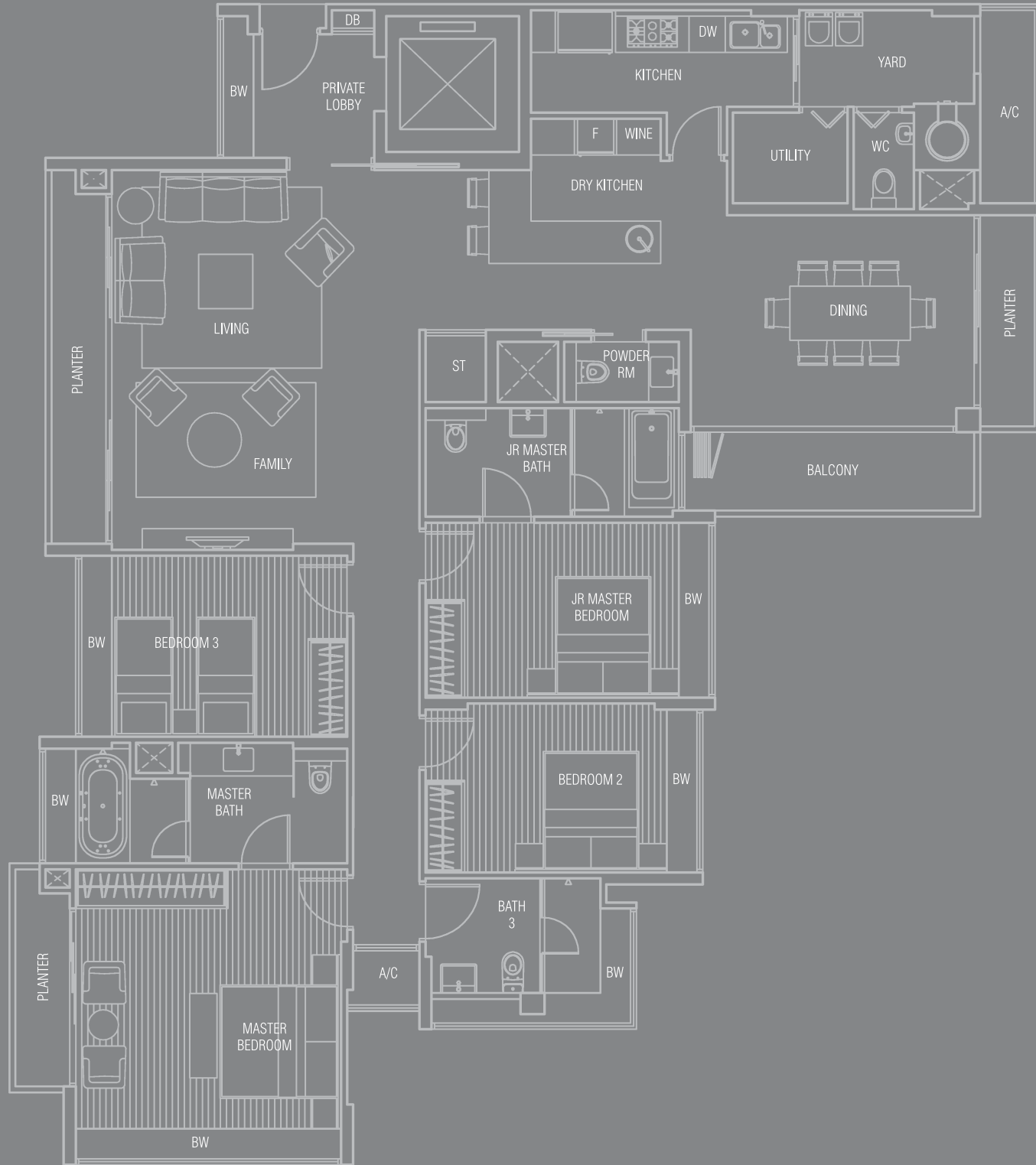
Unit #02-01 to #09-01
Area 2325 sqft / 216 sqm



All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

TYPE D2 (4-BEDROOM + FAMILY + UTILITY)

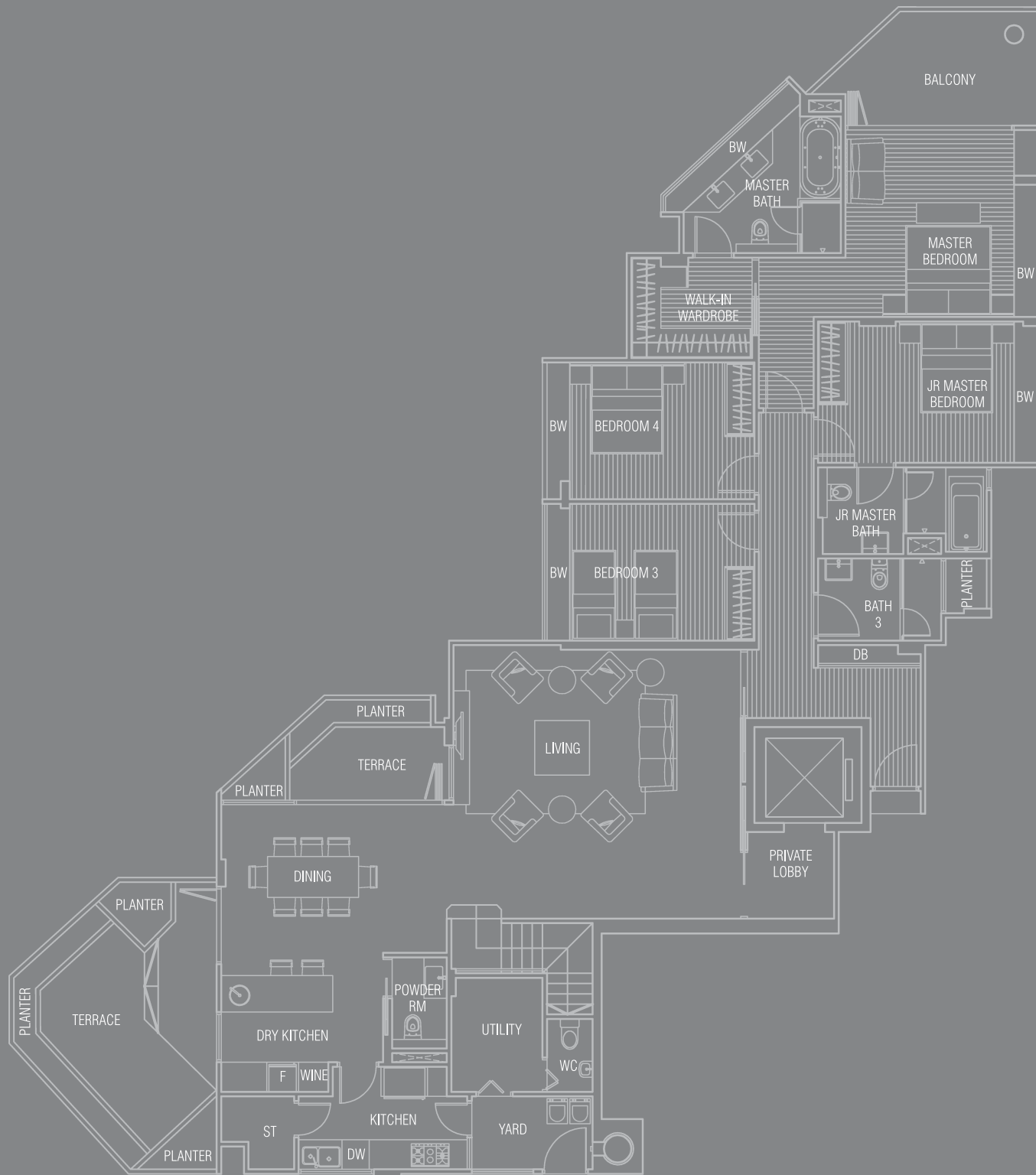
Unit #02-08 to #09-08
Area 2368 sqft / 220 sqm



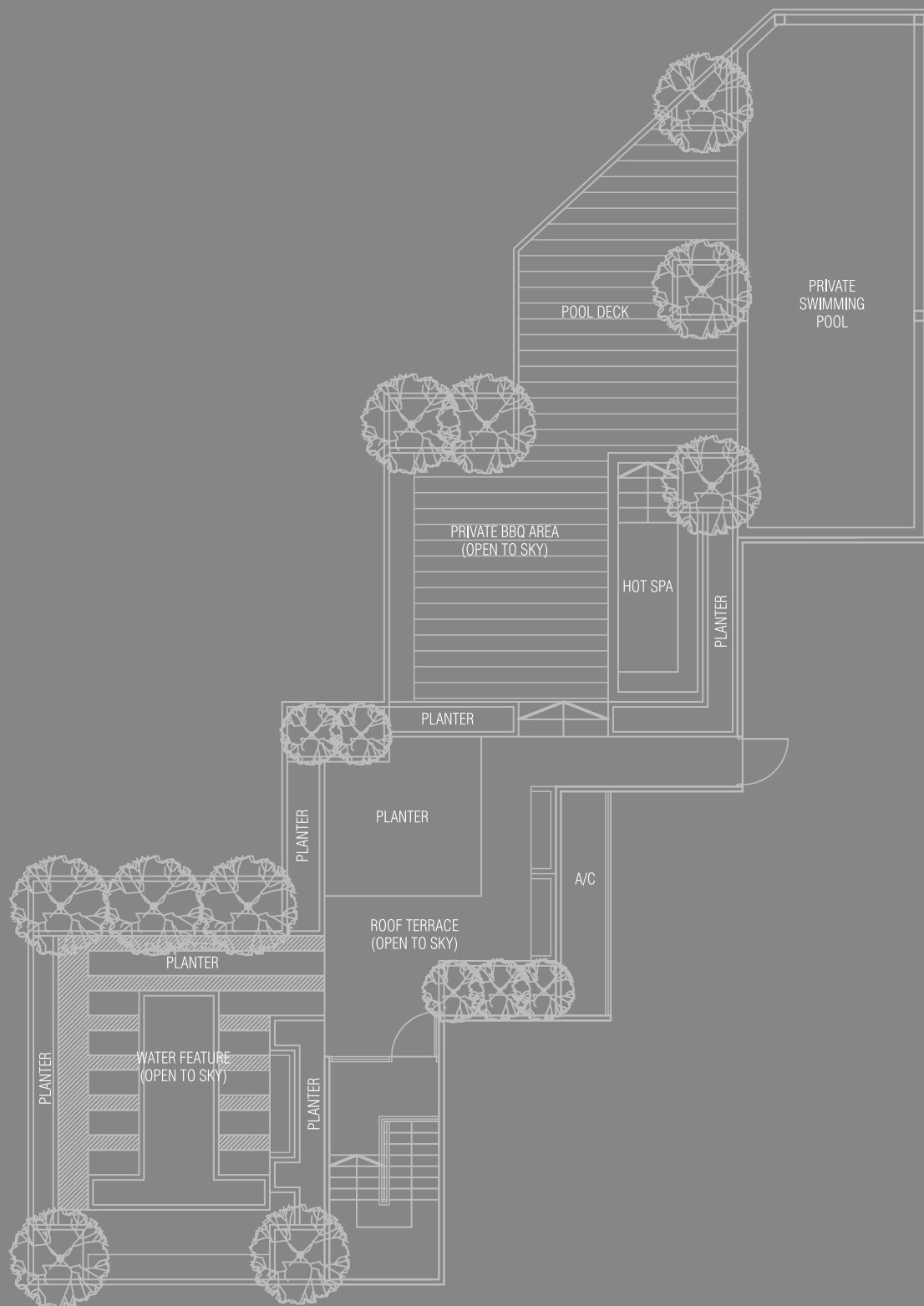
TYPE E1P (4-BEDROOM PENTHOUSE + UTILITY)

Unit #10-03

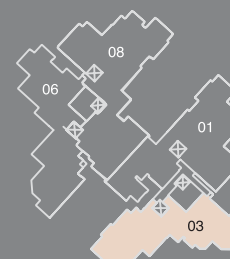
Area 5059 sqft / 470 sqm



Lower Storey



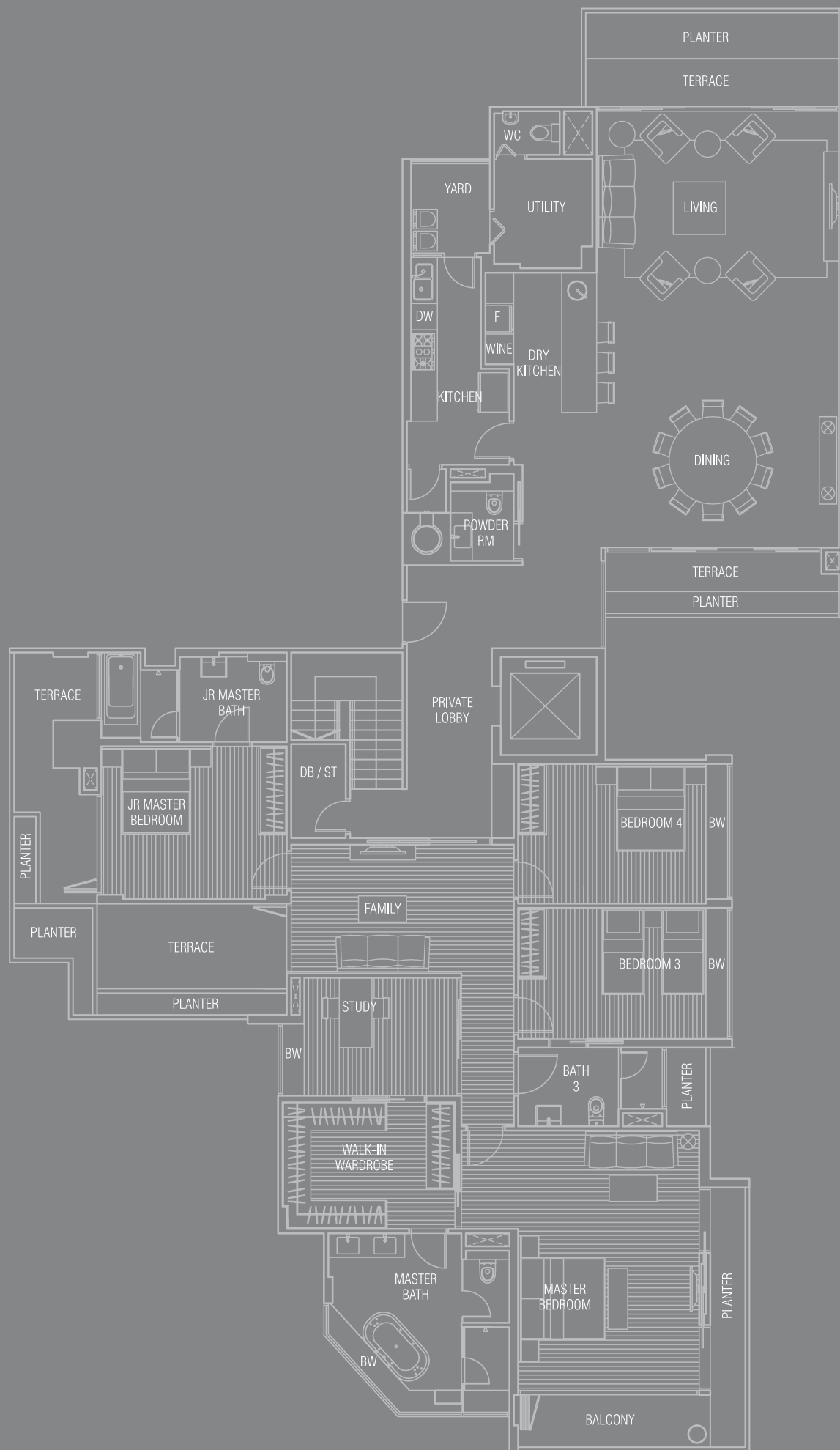
Upper Storey



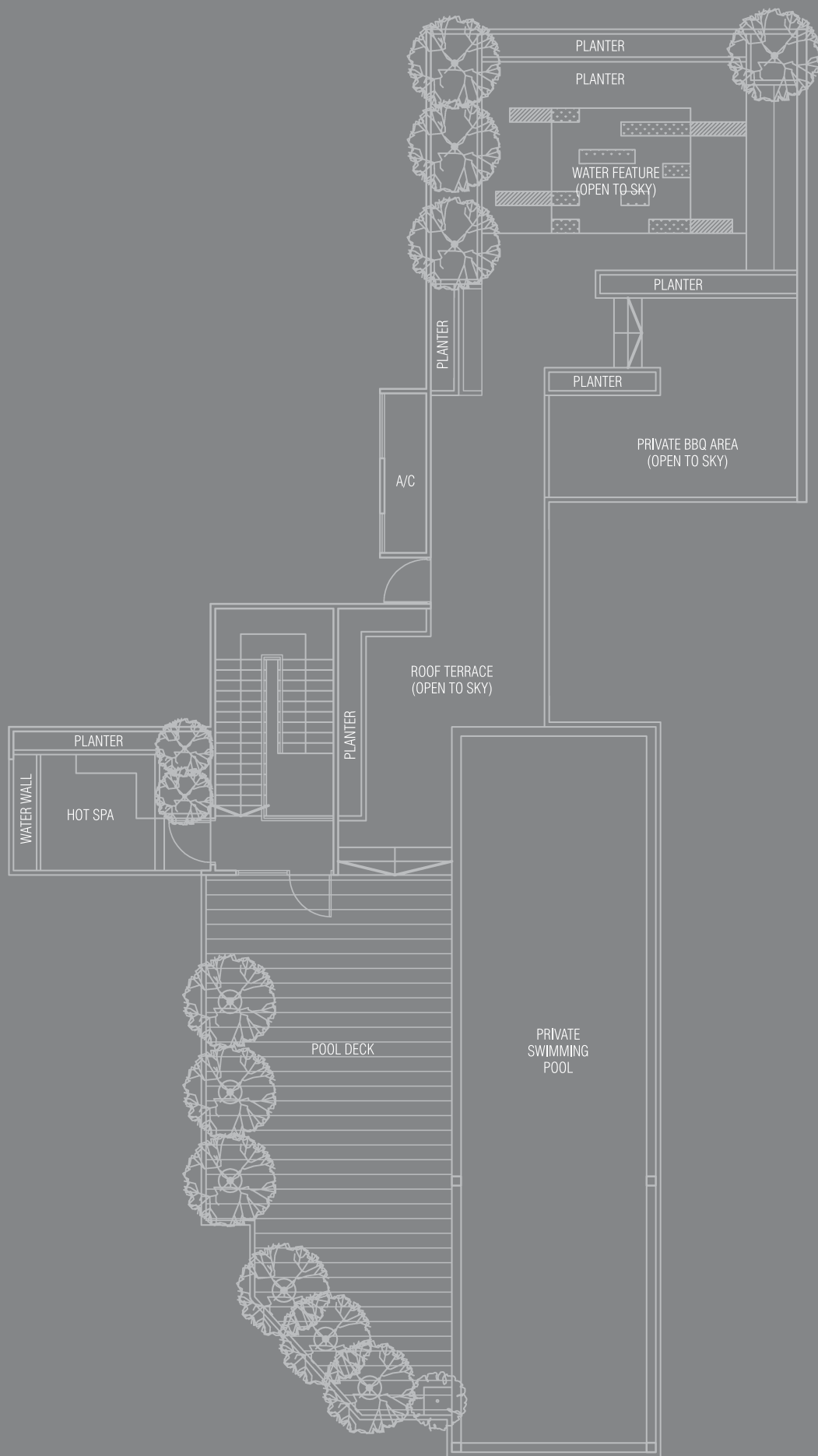
TYPE E2P (4-BEDROOM PENTHOUSE + STUDY + FAMILY+ UTILITY)

Unit #10-01

Area 6534 sqft / 607 sqm



Lower Storey



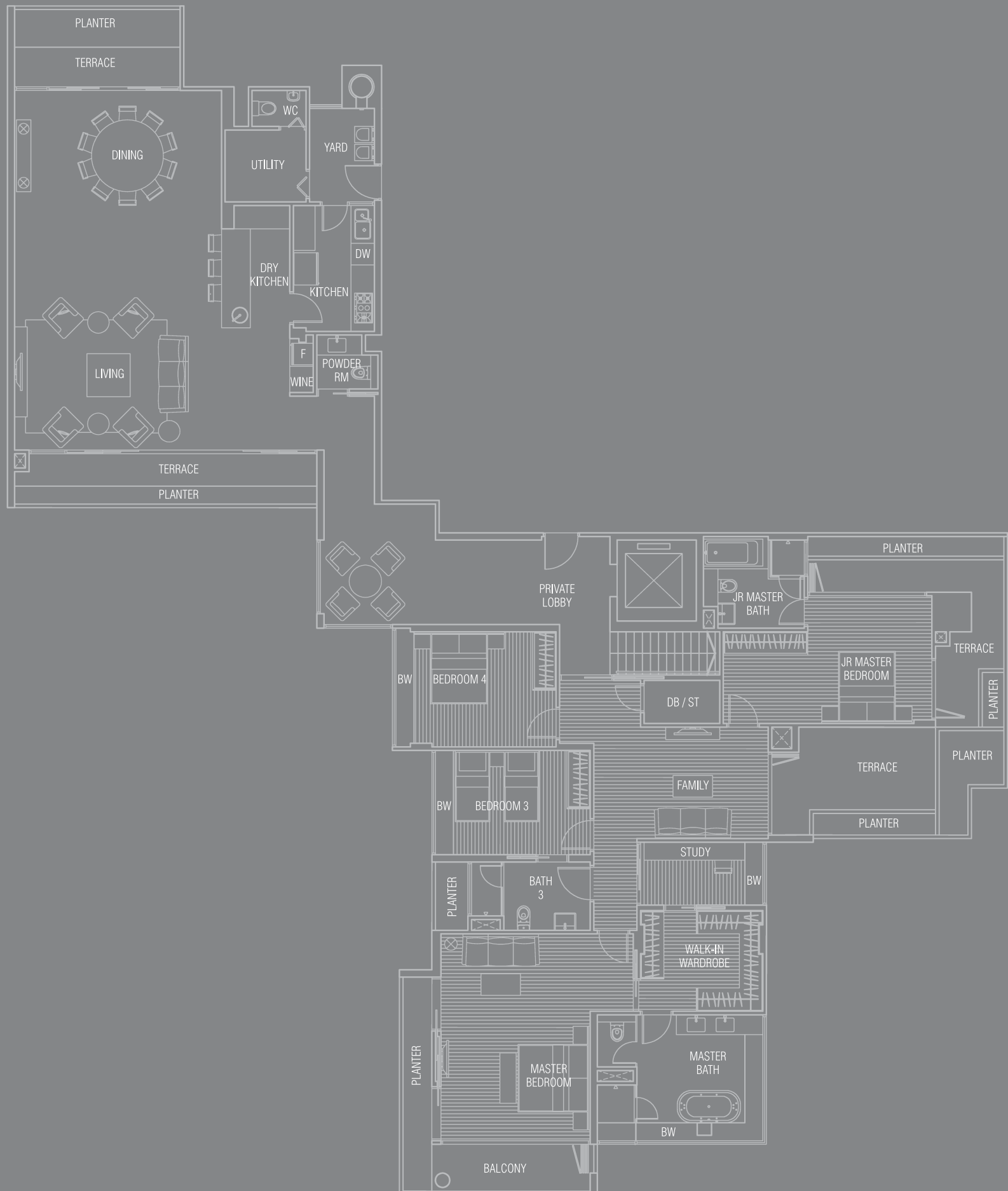
Upper Storey



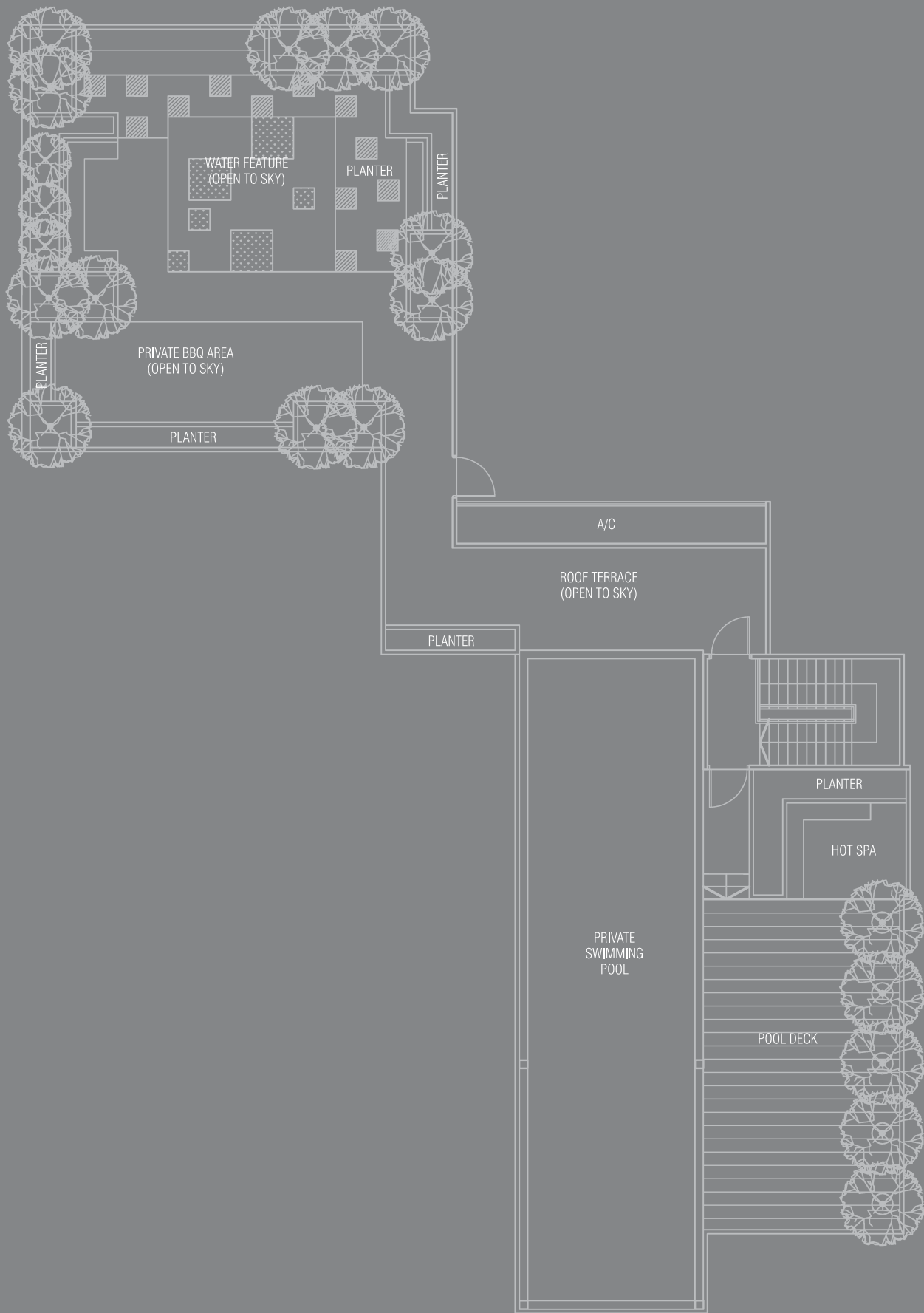
TYPE E3P (4-BEDROOM PENTHOUSE + STUDY + FAMILY + UTILITY)

Unit #10-08

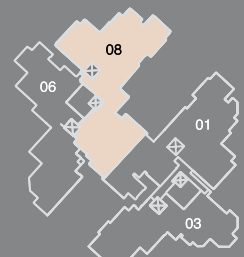
Area 6760 sqft / 628 sqm



Lower Storey



Upper Storey



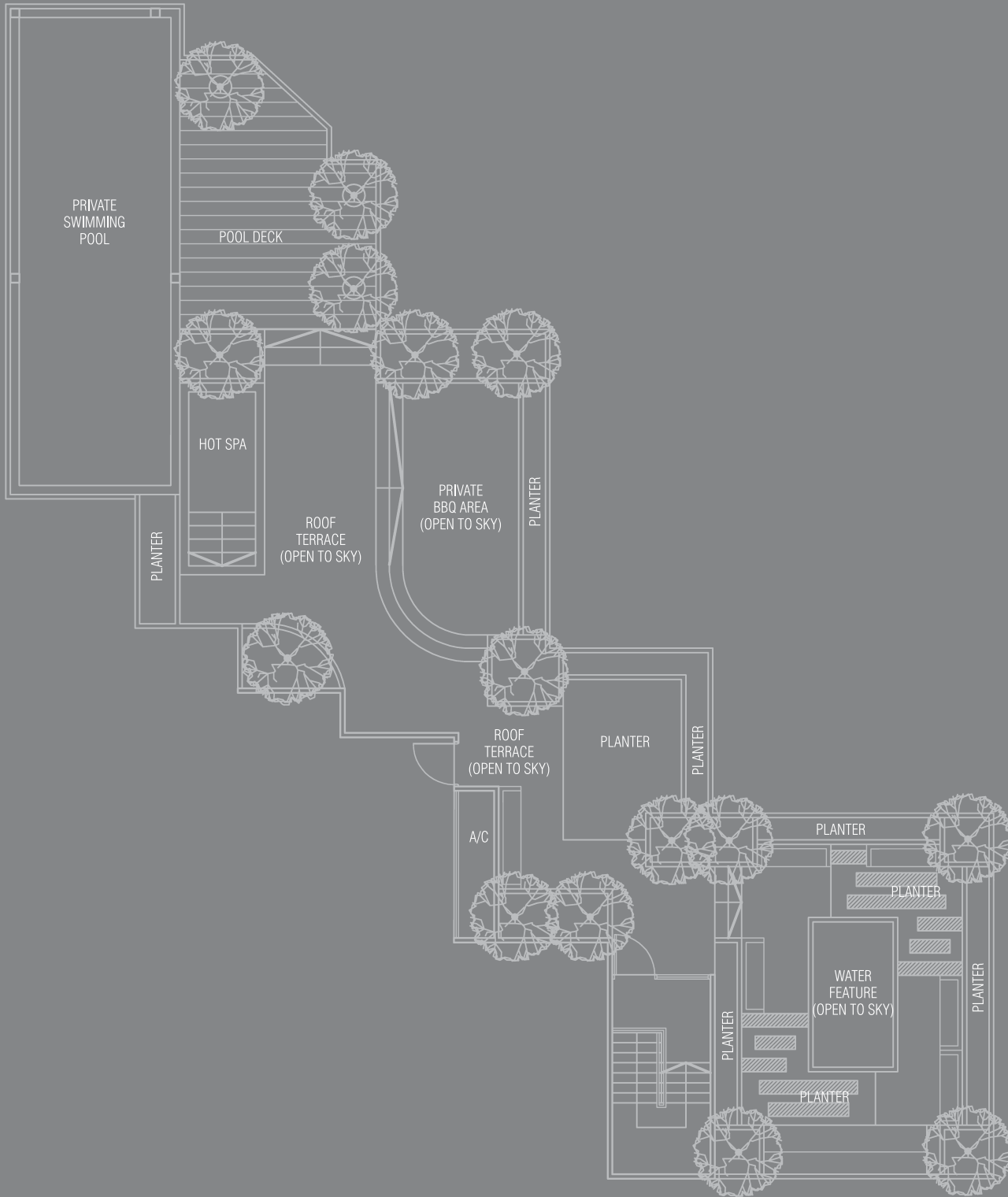
TYPE E4P (4-BEDROOM PENTHOUSE + FAMILY+ UTILITY)

Unit #10-06

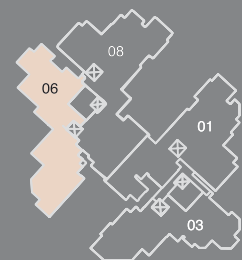
Area 5683 sqft / 528 sqm



Lower Storey



Upper Storey



SPECIFICATIONS

1. FOUNDATION			
	Piles foundation		
2. SUB-STRUCTURE & SUPER-STRUCTURE			
	Reinforced concrete to Engineer's specifications		
3. WALLS			
3.1	External	:	Brick and/or reinforced concrete wall
3.2	Internal	:	Concrete block and/or brick wall
4. ROOF			
	Reinforced concrete flat roof with appropriate insulation (where applicable) and waterproofing		
5. CEILING			
5.1	For Apartment		
	i) Living, Dining, Bedrooms, Study Room, Family, Private Lobby, Kitchen, Dry Kitchen, DB, DB/Store, Store, Utility, Yard, WC and Balcony	:	Skim coat and/or ceiling board with paint finish
	ii) Bathrooms and Powder Room	:	Ceiling board with paint finish
5.2	For Common Area		
	i) Service Lift Lobby	:	Ceiling board with paint finish
	ii) Basement Car Park and Staircases	:	Skim coat with paint finish
6. FINISHES			
6.1	Wall: For Apartment		
	i) Living, Dining, Bedrooms, Study Room, Family, Private Lobby, Dry Kitchen, DB, DB/Store, Store, Utility, Yard and Balcony	:	Cement and sand plaster and/or skim coat with paint finish
	ii) Terrace, Roof Terrace and Private BBQ area	:	Cement and sand plaster and/or skim coat with paint finish and /or textured paint finish
	iii) Bathrooms and Powder Room	:	Marble
	iv) Kitchen and WC	:	Tiles (laid up to exposed surface only)
6.2	Wall: For Common Area		
	i) Service Lift Lobby	:	Tiles and/or plaster and/or skim coat with paint finish
	ii) Corridors and Staircases	:	Cement and sand plaster and/or skim coat with paint finish
6.3	Floor: For Apartments		
	i) Internal		
	(a) Living, Dining, Dry Kitchen and Private Lobby	:	Marble with skirting
	(b) Bedrooms and Study Room	:	Engineered timber flooring with skirting
	(c) Family	:	Marble with skirting or Engineered timber flooring with skirting
	(d) Bathrooms and Powder Room	:	Marble
	(e) Kitchen, DB, DB/Store, Store, Utility, Yard, WC and Balcony	:	Tiles
	ii) External (for Type E1P, E2P, E3P and E4P only)		
	(a) Terrace and Roof Terrace	:	Granite and/or Tiles and/or Pebblewash finish
	(b) Private Swimming Pool and Hot Spa	:	Mosaic Tiles
	(c) Pool Deck and Private BBQ Area	:	Composite Timber flooring and/or Timber
	(d) Water feature	:	Granite and/or Mosaic Tiles and/or Pebblewash finish
6.4	Floor: For Common Areas		
	i) Internal		
	(a) Service Lift Lobby, Corridors, Staircases from Basement up to 2nd Storey Landing	:	Tiles
	(b) Staircases from 2nd Storey upwards	:	Cement and sand screed with nosing tile
	ii) External		
	(a) Pool Deck, Sun Deck, Spa Deck and Landscape Deck	:	Granite and/or Tiles and/or Pebblewash finish and/or Composite Timber flooring and/or Timber
	(b) Fun Pool, Lap Pool, Hot Spa, Water Jet Corner and Kid's Pool	:	Mosaic Tiles
	(c) Children's Play Area	:	EPDM granulated rubber flooring
7. WINDOWS			
	Powder Coated Aluminium Framed Windows with tinted glazing		
8. DOORS			
8.1	Main Entrance	:	Solid core timber door in veneer finish
8.2	Bedrooms, Study Room, Bathrooms and Powder Room	:	Hollow core timber door in veneer finish
8.3	Kitchen, DB, Store and DB/Store	:	Hollow core timber door in acrylic finish with or without viewing panel
8.4	Service Lift Lobby Entrance	:	Approved fire rated timber door in veneer finish
8.5	Utility and WC	:	Slide and fold aluminium framed door with acrylic panel
8.6	Yard, Balcony and Terrace	:	Powder coated aluminium framed glass door
8.7	Roof Terrace	:	Approved fire rated aluminium door
9. IRONMONGERY			
	Selected quality locksets		
10. OTHERS			
10.1	Balcony	:	Tempered glass with metal railing
10.2	Planter	:	Tempered glass with metal railing or metal railing
10.3	Open Terrace and Roof Terrace	:	Reinforced concrete parapet wall or tempered glass with metal railing
10.4	Internal Staircase	:	Engineered timber flooring with stainless steel railing and timber handrail
11. SANITARY WARES AND FITTINGS			
11.1	Master Bath		
	- 1 spa bath with bath/shower mixer and hand shower		
	- 1 shower cubicle with shower mixer, overhead shower and hand shower set		
	- 1 vanity basin with mixer tap (For Type A, A1, A2, B, B1, C, D1 and D2 only)		
	- 2 vanity basins with mixer tap (For Type E1P, E2P, E3P and E4P only)		
	- 1 water closet		
	- 1 mirror with ledge		
	- 1 toilet paper holder		
	- 1 bib tap with trigger spray		
11.2	Junior Master Bath		
	- 1 long bath with bath/shower mixer and hand shower		
	- 1 shower cubicle with shower mixer and hand shower set		
	- 1 basin with mixer tap		
	- 1 water closet		
	- 1 mirror with ledge		
	- 1 toilet paper holder		
	- 1 bib tap with trigger spray		
11.3	Bathrooms		
	- 1 shower cubicle with shower mixer and hand shower set		
	- 1 basin with mixer tap		
	- 1 water closet		
	- 1 mirror with ledge		
	- 1 toilet paper holder		
	- 1 bib tap with trigger spray		
11.4	Powder Room		
	- 1 basin with mixer tap		
	- 1 water closet		
	- 1 mirror with ledge		
	- 1 toilet paper holder		
	- 1 bib tap with trigger spray		
11.5	WC		
	- 2-way tap with hand shower set		
	- 1 basin with tap		
	- 1 water closet		
	- 1 mirror		
	- 1 toilet paper holder		
11.6	Yard, Open Terrace, Private BBQ Area and Roof Terrace		
	- Bib tap		
12. ELECTRICAL INSTALLATION			
	All electrical wiring is concealed except electrical wirings in conduits exposed above false ceiling and DB. Refer to Electrical Schedule for details		
13. LIGHTNING PROTECTION			
	Lightning protection system shall be provided in accordance with Singapore Standard CP 33 : 1996		
14. PAINTING			
14.1	External Wall	:	Textured paint finish and/or paint finish to designated areas
14.2	Internal Wall	:	Paint finish
15. WATERPROOFING			
	Waterproofing to floors of Kitchen, Bathrooms, Yard, WC, Balcony, Planter, Terrace, Private Pool, Pool Deck, Private BBQ Area and Roof Terrace		
16. DRIVEWAY AND CARPARK			
16.1	Basement, 1st Storey Carpark and Driveway	:	Tiles and/or stone and/or pavers and/or reinforced concrete
17. FACILITIES			
a)	Sentry Post		
b)	Pedestrian Side Gate		
c)	Water Features		
d)	Drop-Off Point		
e)	Gymnasium		
f)	Male and Female Changing Rooms (with Steam Room)		
g)	Sitting Area		
h)	Lap Pool		
i)	Pool Deck		
j)	Fun Pool		
k)	Barbeque Area		
l)	Water Jet Corner		
m)	Sun Deck		
n)	Kid's Pool		
o)	Pavilion		
p)	Hot Spa		
q)	Spa Deck		
r)	Lily Pond with Water Pavilion		
s)	Landscape Deck		
t)	Children's Playground		
u)	Plant Labyrinth		
v)	Shower Point		
18. SOIL TREATMENT			
	Anti-termite soil treatment by Specialist, where applicable		
19. ADDITIONAL ITEMS			
19.1	Wardrobes	:	To bedrooms
19.2	Kitchen Appliances	:	
	i) Type A and A1		
	Kitchen cabinets with solid surface counter top complete with kitchen sink, built-in microwave cum oven, integrated dishwasher, integrated fridge, cooker hood, gas and electric hobs		
	ii) Type A2, B and B1		
	Kitchen cabinets with solid surface counter top complete with kitchen sink, built-in oven, integrated dishwasher, free standing fridge, cooker hood, gas and electric hobs		

iii)	Type C a) Dry Kitchen Kitchen cabinets with solid surface counter top complete with kitchen sink and integrated fridge	19.5	Intercom	:	Audio/Visual intercom system to individual units (linked to Sentry Post, Lift Lobbies at Basement and 1st Storey)
	b) Kitchen Kitchen cabinets with solid surface counter top complete with kitchen sink, built in oven, integrated dishwasher, cooker hood, gas and electric hobs	19.6	Telephone/Cable Vision	:	Refer to Electrical Schedule for details
		19.7	Local Area Network	:	Data point with Category 5e cables or other equivalent cabling for internet-ready connection in Living, all Bedrooms, Family and Study Room
iv)	Type D1 and D2 a) Dry Kitchen Kitchen cabinets with solid surface counter top complete with kitchen sink, integrated fridge and freestanding wine cooler	19.8	Wireless Internet Connectivity	:	To Pool Deck Area at 1st Storey
	b) Kitchen Kitchen cabinets with solid surface counter top complete with kitchen sink, built in oven, integrated dishwasher, cooker hood, gas and electric hobs	19.9	Hot Water Provision	:	To Bathrooms and Kitchen
v)	Type E1P, E2P, E3P and E4P a) Dry Kitchen Kitchen cabinets with solid surface counter top complete with kitchen sink, integrated fridge, integrated coffee machine and freestanding wine cooler	19.10	Private Swimming Pool	:	At Roof Terrace (for Type E1P, E2P, E3P and E4P only)
	b) Kitchen Kitchen cabinets with solid surface counter top complete with kitchen sink, built-in steam oven, built-in oven, integrated dishwasher, cooker hood, gas and electric hobs	19.11	Gas Supply	:	Town gas supply to Kitchen
		19.12	Card Access System	:	To Pedestrian Side Gate, Private Lift Lobbies, Gymnasium and Lift Lobbies at Basement and 1st Storey
19.3	Yard	:	Washing machine to yard		
19.4	Air-Conditioning System	:	Split ducted air-conditioning system to Living, Dining, Family and Master Bedroom; Split wall mounted unit air-conditioning system to all Bedrooms (except Master Bedroom) and Study Room VRV system for Type E1P, E2P, E3P and E4P only	19.13	Car Access System : Transponder system to car park barrier
		19.14	Closed Circuit Television System	:	Surveillance cameras to Lift Lobbies at Basement and 1st Storey
		19.15	Mechanical Ventilation System	:	To Powder Room

ELECTRICAL SCHEDULE

TYPE	A	A1	A2	B	B1	C	D1	D2	E1P	E2P	E3P	E4P
LIGHTING POINT	14	14	18	18	18	19	27	25	41	43	44	41
13A SWITCH SOCKET OUTLET	19	19	21	24	24	27	35	35	39	39	42	39
TELEPHONE POINT	3	3	4	5	5	6	6	6	6	7	8	5
SCV TV POINT	3	3	4	4	4	5	5	5	5	6	7	5
DATA POINT	3	3	4	4	4	5	5	5	5	6	7	5
BELL POINT	1	1	1	1	1	1	1	1	1	1	1	1
WATER HEATER POINT	4	4	4	4	4	4	5	5	5	5	5	5
COOKER HOOD POINT	1	1	1	1	1	1	1	1	1	1	1	1
GAS COOKER HOB POINT	1	1	1	1	1	1	1	1	1	1	1	1
OVEN POINT	1	1	1	1	1	1	1	1	1	1	1	1
ISOLATOR FOR A/C	3	3	3	3	3	3	4	4	5	5	5	5

Note: Roof Terrace - Provision of 1 no. of isolator and 1 no. of tap point for Hot Spa.

Note:

- Colour of window frames and glass subject to architect's selection
- The type and colour of sanitary wares, fittings and accessories are subject to availability and architect's selection
- No tile/stone work behind/below kitchen cabinet, long bath and mirror. All wall finishes shall be terminated at ceiling board level and on exposed area only
- Marble, slates, granite, limestone and sandstone are natural stone materials 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 may be felt at the joints. Tonality and pattern of marble or granite selected and installed shall be subject to availability
- Engineered timber strip is material with complex variation in tone, colour and grain. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation
- To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the purchaser. This includes the cleaning of filters and clearing of condensate pipes to ensure good working condition of the system
- Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing position and plaster ceiling boards are subject to architect's sole discretion and final design
- The choice of brand and model of fittings, equipment, installation and appliances supplied shall be at the vendor's sole discretion
- The purchaser is liable to pay annual fee, subscription fee and such other fees to the Starhub Cable Vision Ltd (SCV) or any other relevant parties 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
- If the purchaser requires Internet access to the unit, the purchaser will have to make direct arrangement with the Internet Service Provider and is liable to pay all the applications, subscriptions and other fees for the Internet services
- 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/Building, the vendor shall assign to the purchaser such warranties at the time when possession of the Unit/Building is delivered to the purchaser. Provided always that the vendor shall not be answerable or responsible to the purchaser for any failure on the part of the manufacturers and/or contractors and/or suppliers to maintain or repair any defects thereto
- The open-to-sky areas such as pool deck and terraces are not to be enclosed or roofed over
- Balconies cannot be converted to any other uses for any reason whatsoever
- For cyclical maintenance work to be carried out to the building façade, owners of units shall allow access to maintenance team
- No structures or other uses are allowed on the rooftop unless otherwise approved by the Competent Authority
- The approved planter boxes, which are exempted from GFA are not to be converted to balcony without prior approval from the Competent Authority

Hoi Hup Realty Pte Ltd

About Us

Hoi Hup Realty Pte Ltd is a well-established property developer based in Singapore. Under Hoi Hup Group of companies, our portfolio sports numerous locales both prominent and notable sold-out developments like Charlton Villas, Waterford Residence, Suites @ Cairnhill and The Ford @ Holland.



Charlton Villas



Waterford Residence



Suites @ Cairnhill



The Ford @ Holland

Our recent projects include Shelford 23, Versilia on Haig and 2 DBSS public housing developments jointly developed with Sunway Group of Companies – City View @ Boon Keng and The Peak @ Toa Payoh.



Shelford 23
33 luxurious freehold apartments
in Bukit Timah enclave



Versilia on Haig
128 freehold
condominium units



City View @ Boon Keng
Design, Build and Sell Scheme (DBSS)
public housing development with 714 units



The Peak @ Toa Payoh
Design, Build and Sell Scheme (DBSS)
public housing development with 1203 units

Through the philosophy of creating living spaces of the highest level of style, comfort and functionality, we established ourselves locally as an exceptionally esteemed property developer, forging into the fray, high-quality living spaces for today's diverse market.

With unflinching, dedicated and steadfast commitment, Hoi Hup Realty Pte Ltd has clinched numerous accolades, most notably, the BCA Best Buildable Design Award Merit 2007 and Construction Excellence Award 2008 for the De Royale Condominium and the coveted SME 500 Award for its exceptionally promising SME. With years of industry experience and a proven track record for excellence, Hoi Hup Realty Pte Ltd is poised to take its position as a premier niche developer, adding that personal touch to all projects served, because at Hoi Hup, we craft homes for you.

Another Prestigious Development By

HOIHUP
REALTY
海峽實業私人有限公司

Tel 6311 9555 Fax 6271 9282
2 Jalan Kilang Barat Panasonic Building
#09-01 Singapore 159346

A Member Of:



Developer: Hoi Hup Realty Pte Ltd (ROC No. 198302097M) · Developer's Licence No.: C0469 · Tenure of Land: Freehold · Lot No.: 331V, 332P & 293A PT TS 20 at Killiney Road
· Expected Date of TOP: 31 Dec 2013 · Expected Date of Legal Completion: 31 Dec 2016 · Building Plan No.: A1404-00248-2007-BP01 dated 30 June 2008, A1404-00248-2007-BP02 dated 30 March 2009

While every reasonable care has been taken in preparing this brochure, the developer cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statement or representation of facts. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development. All information and specifications are current at the time of press and are subject to change as maybe required and cannot form part of an offer or contract.

