




Riverside
MELODIES



Experience the tranquility of waterfront living....



artist's impression only

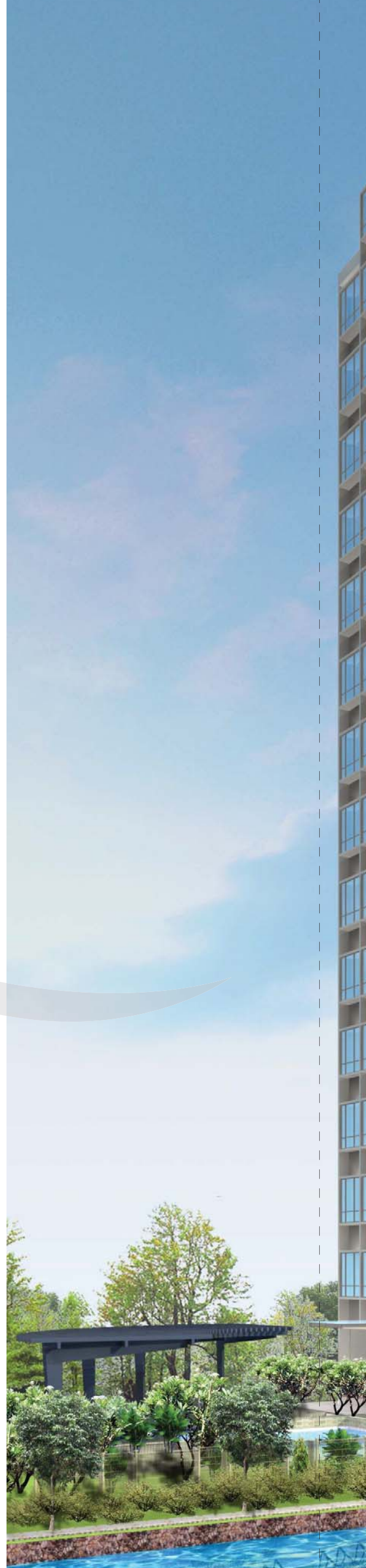


Escape the buzz of the city and retreat to your home in paradise.

Blessed with beautiful surrounds, Riverside Melodies, with 41 exclusive units that appeal to discerning individuals who appreciate the good life.

Every apartment is beautifully designed with the utmost consideration given to aesthetics and comfort. All to ensure that you come home to your very own piece of heaven, every single day.

Riverside Melodies is your perfect choice.





Savour the rich melody of a beautiful life....





3 mins to major expressways



within 1km to St Andrew's Village



8 mins to Potong Pasir MRT



3 MRT stops to Nex mall



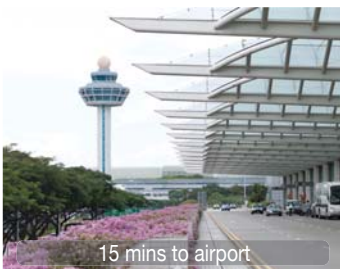
10 mins to Sports Hub (u/c)



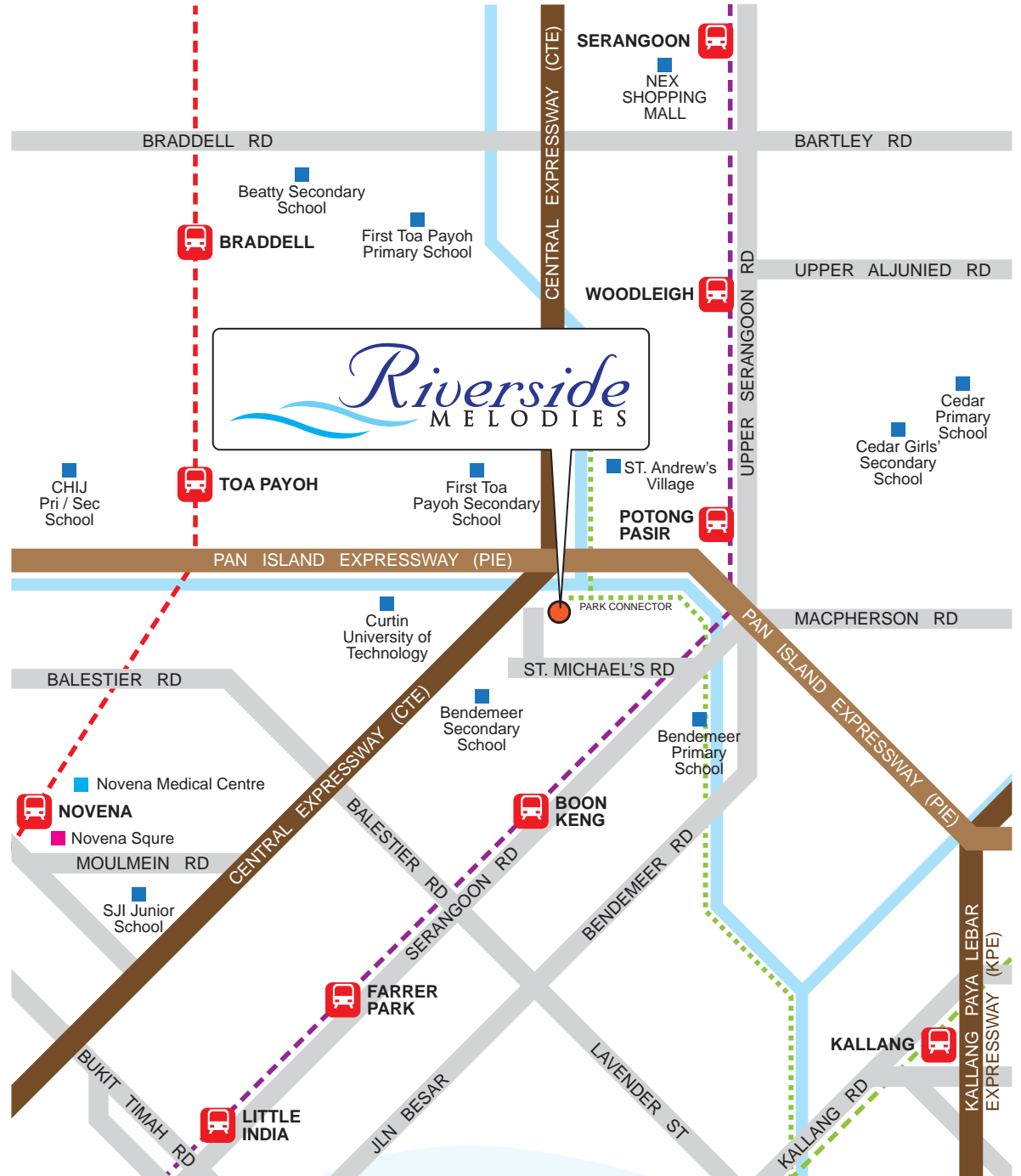
10 mins to CBD



10 mins to Gardens by the Bay



15 mins to airport



Riverside Melodies is the platform from which you can cater to your every craving. Located in the heart of bustling Singapore, you will find all major conveniences just minutes away from your pad. Take a leisurely evening stroll through lush green parks after sampling the best local and international cuisines or take advantage of reputed local and international schools within proximity from Riverside Melodies.

Driving is a breeze with not one but three expressways within easy access. Singapore's Changi Airport and major attractions such as Gardens by the Bay and Marina Bay Sands are a cinch to get to. Public transport system is accessible through nearby Potong Pasir MRT Station. Hop onto an MRT train and you will find wonders galore beyond your neighbourhood. Let the rich heartlands of suburbia blend seamlessly into the vibrant cultures of modern Singapore, all within a few stations of each other. Delightful journeys begin at Riverside Melodies.



Enjoy unparalleled views from high above the rest....



Actual view from site



artist's impression only

Spend precious moments with loved ones, frolicking in the lap pool or bonding over a sizzling BBQ. Feel the stress of the day simply melt away in the jacuzzis. Work up a sweat in the gym or watch the faces of little ones light up as they play in their own dedicated pool and play area. Fill every day with wonderful possibilities.

At Riverside Melodies, the pleasures of life are in the palm of your hand for you to relish with family and friends.

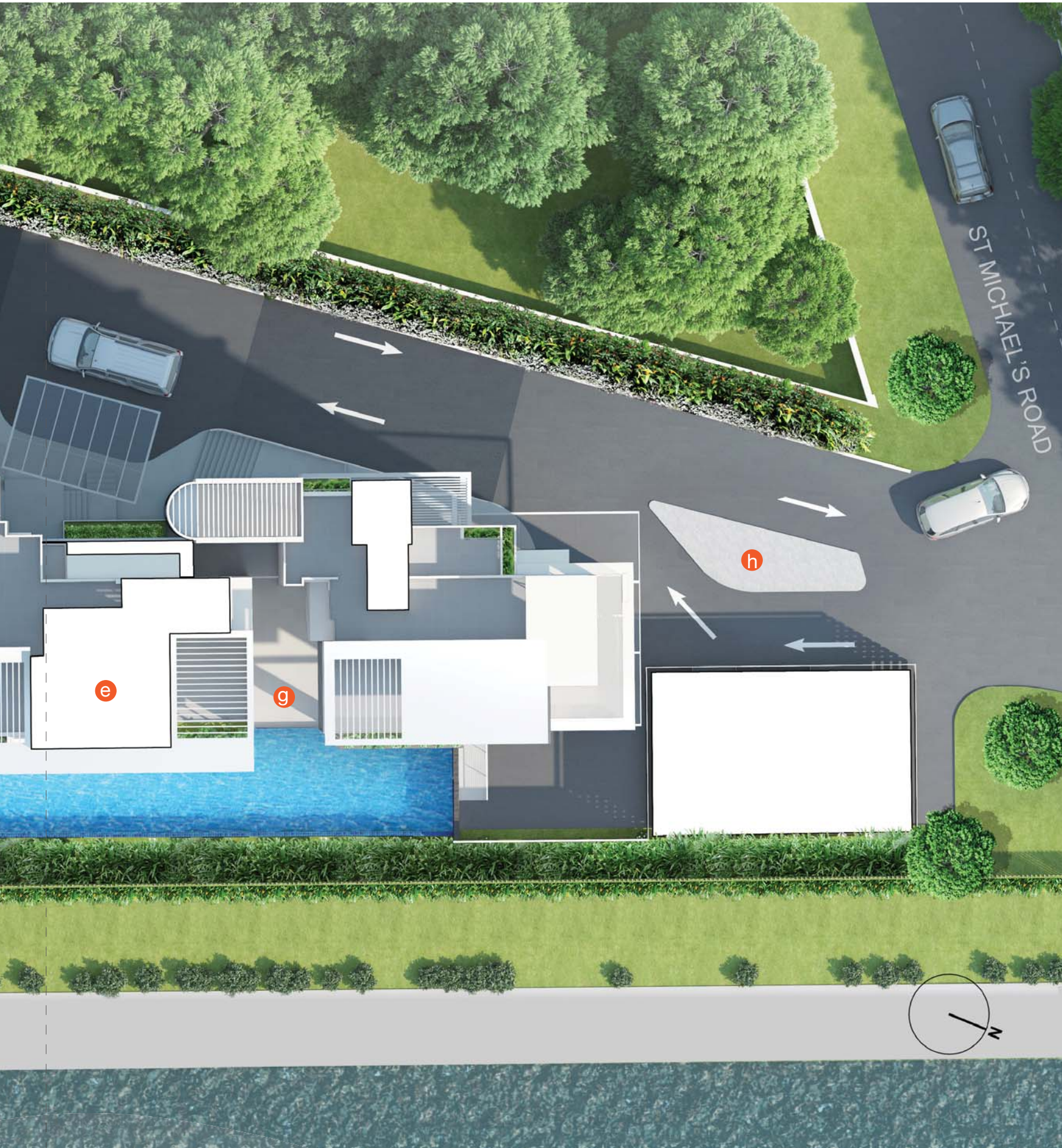


site plan



legend

- | | | | |
|--------------------------|--------------------|-------------------|-------------------------------|
| a swimming pool | c jacuzzi | e gym | g children's play area |
| b children's pool | d pool deck | f bbq area | h main entrance |



e

g

h





As evening beckons and the city lights glow, revel in the magnificent view, feel the energy of this radiant land and enjoy the sensation of the cool, moist breeze from your luxurious pad at Riverside Melodies.

Riverside Melodies offers stunning views that will leave you breathless. You will be truly amazed...



artist's impression only

From tasteful decors to quality fittings, the interior of every apartment at Riverside Melodies is a work of art. Careful consideration has gone into the various aspects of your magnificent abode, and the result is pure bliss. Step inside and experience a space you will be proud to call your own.

At Riverside Melodies, beautiful comfort begins at home.



artist's impression only

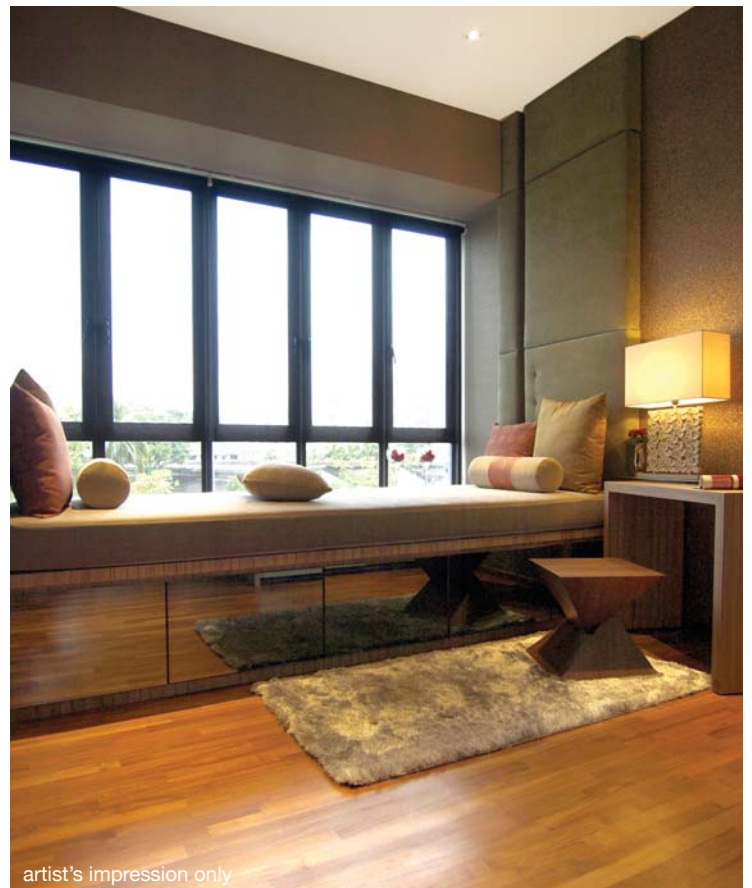
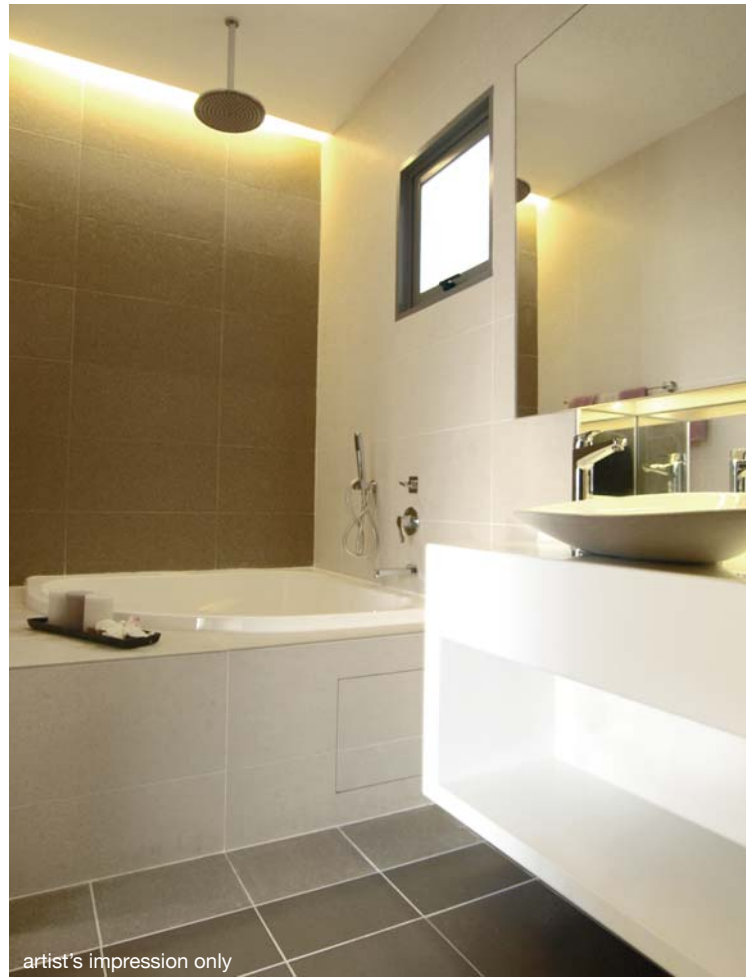


artist's impression only



artist's impression only



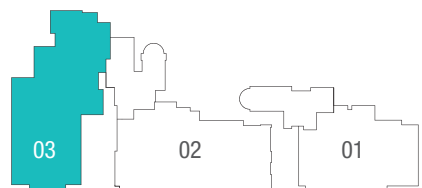
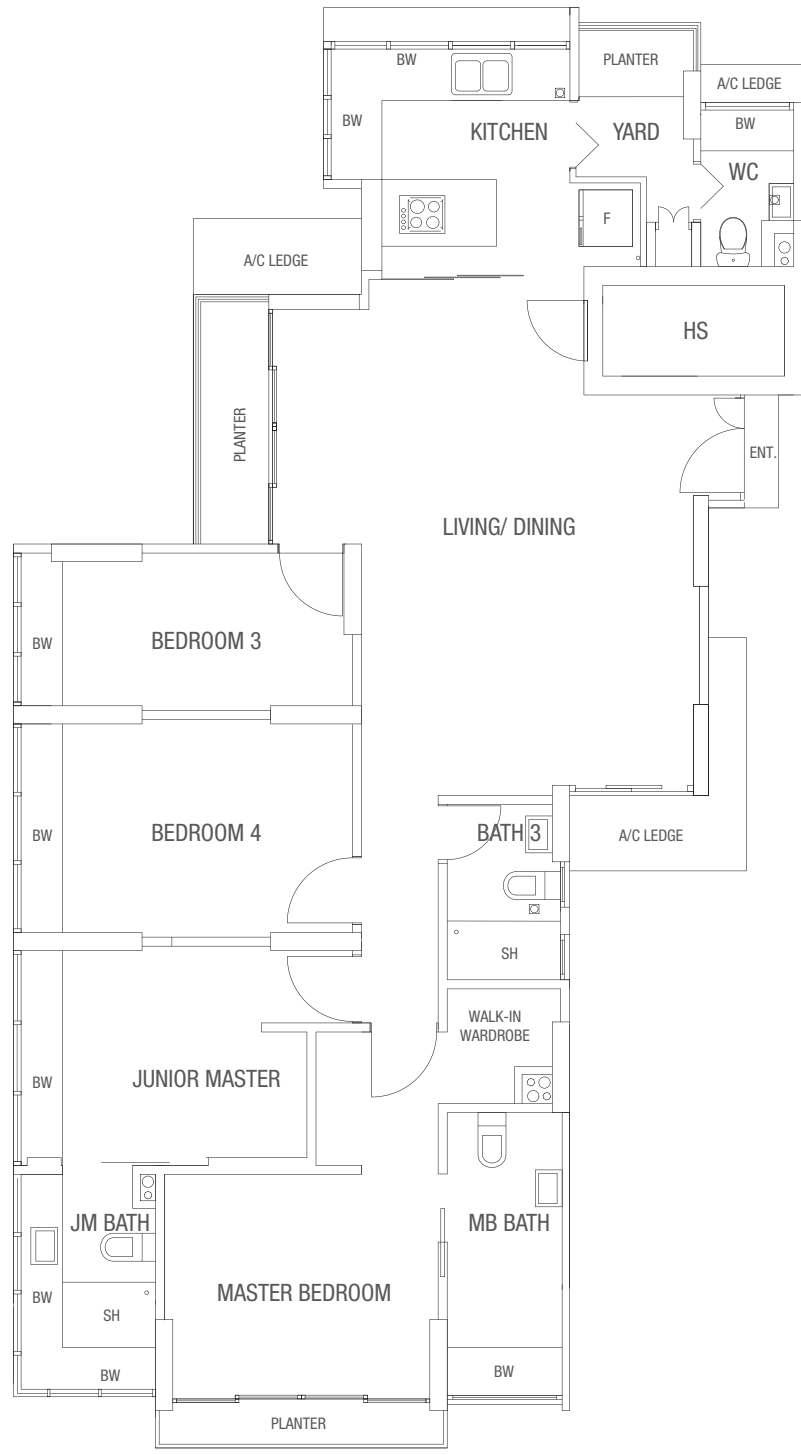


See the beauty of life comes alive at home....

Type A

140 sq m
4 bdrm

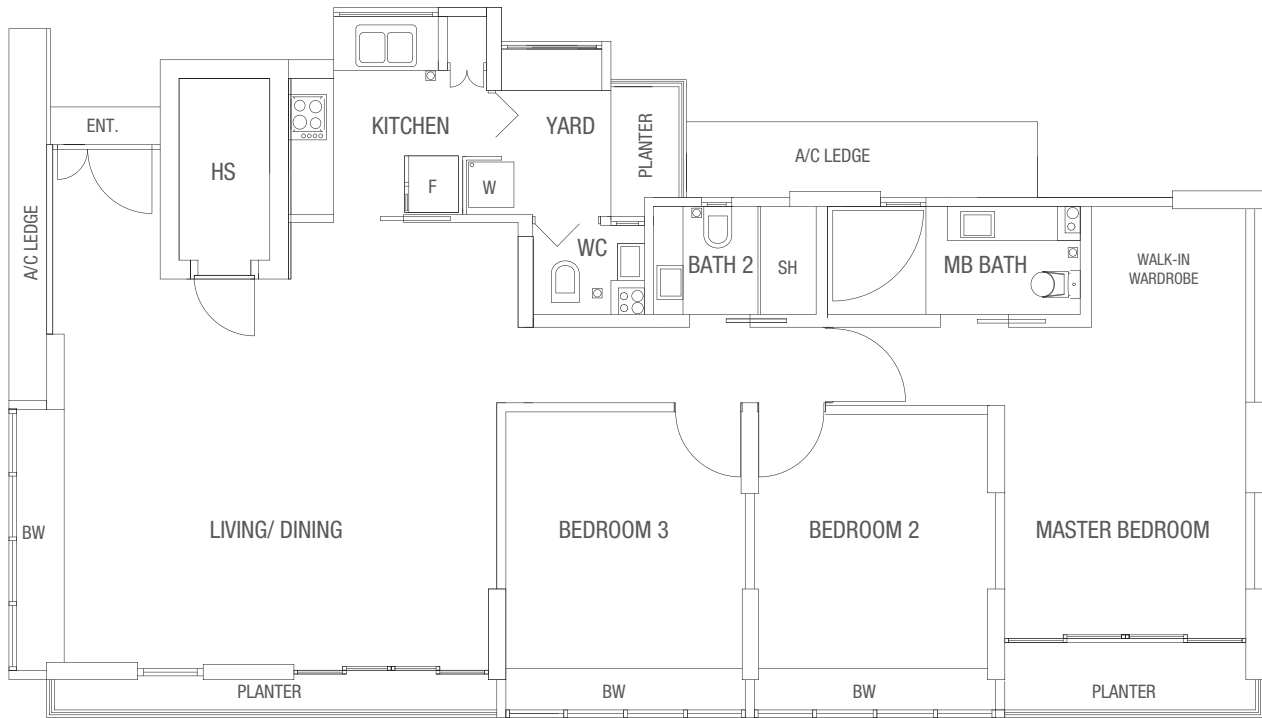
- #02-03
- #03-03
- #04-03
- #05-03
- #06-03
- #07-03
- #08-03
- #09-03
- #10-03
- #11-03
- #12-03
- #13-03



Inclusive of Planter, Bay Window and A/C Ledge

Type B

132 sq m
3 bdrm



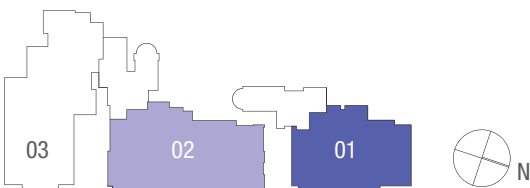
- #02-02
- #03-02
- #04-02
- #05-02
- #06-02
- #07-02
- #08-02
- #09-02
- #10-02
- #11-02
- #12-02
- #13-02
- #14-02

Type C

100 sq m
2 bdrm



- #03-01
- #04-01
- #05-01
- #06-01
- #07-01
- #08-01
- #09-01
- #10-01
- #11-01
- #12-01
- #13-01
- #14-01

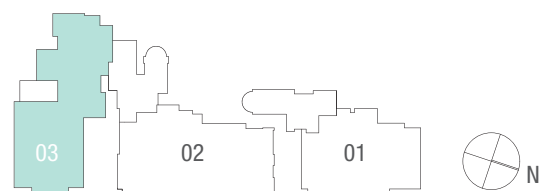
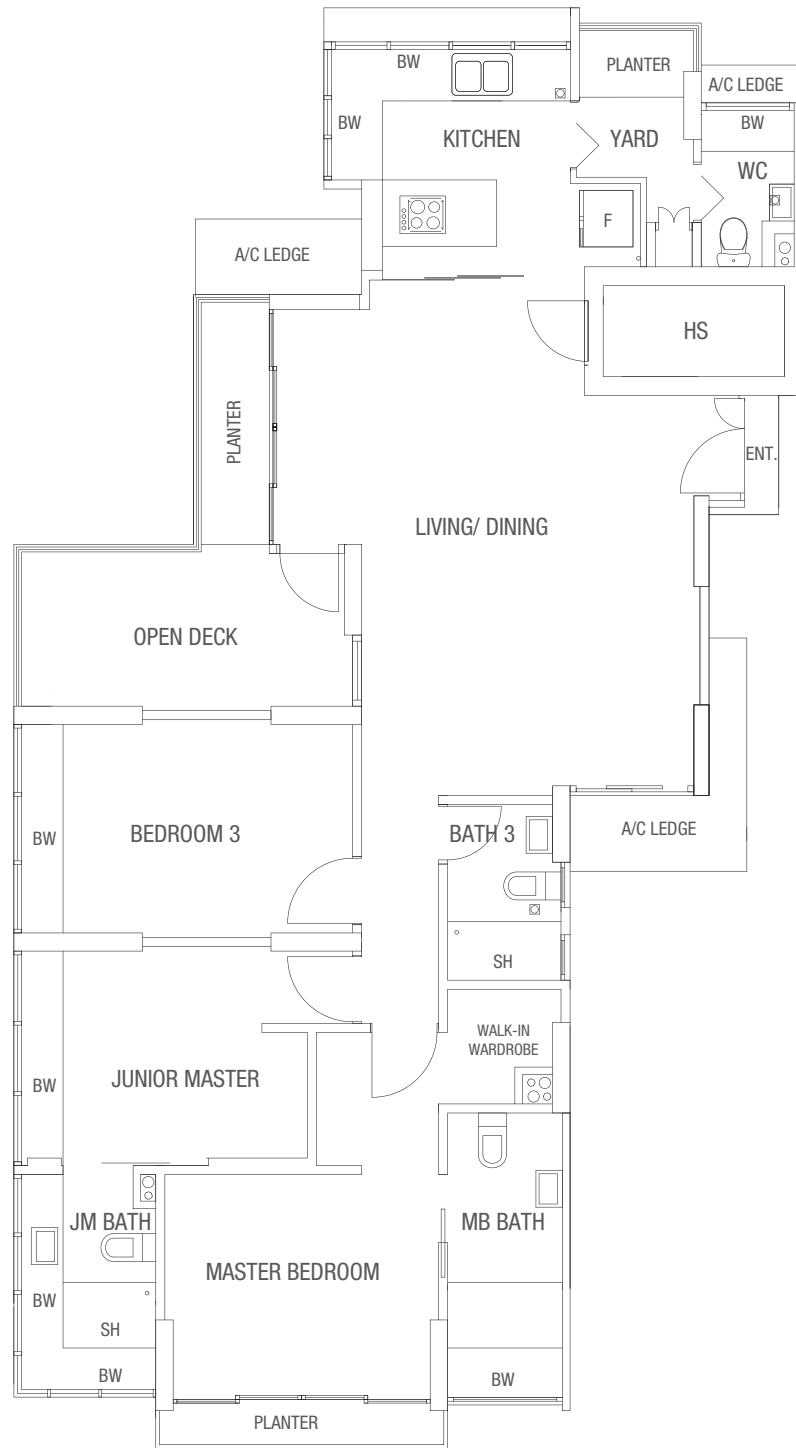


Inclusive of Planter, Bay Window and A/C Ledge

Type D

140 sq m
3 bdrm

#14-03



Inclusive of Planter, Bay Window, Open Deck and A/C Ledge

PENTHOUSE

Type PA

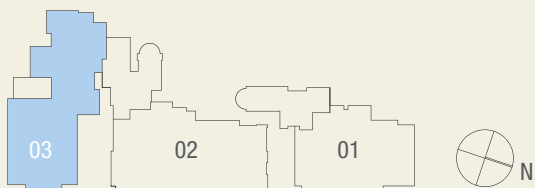
247 sq m
4 bdrm

#15-03



LOWER LEVEL - 15TH STOREY

UPPER LEVEL - 16TH STOREY



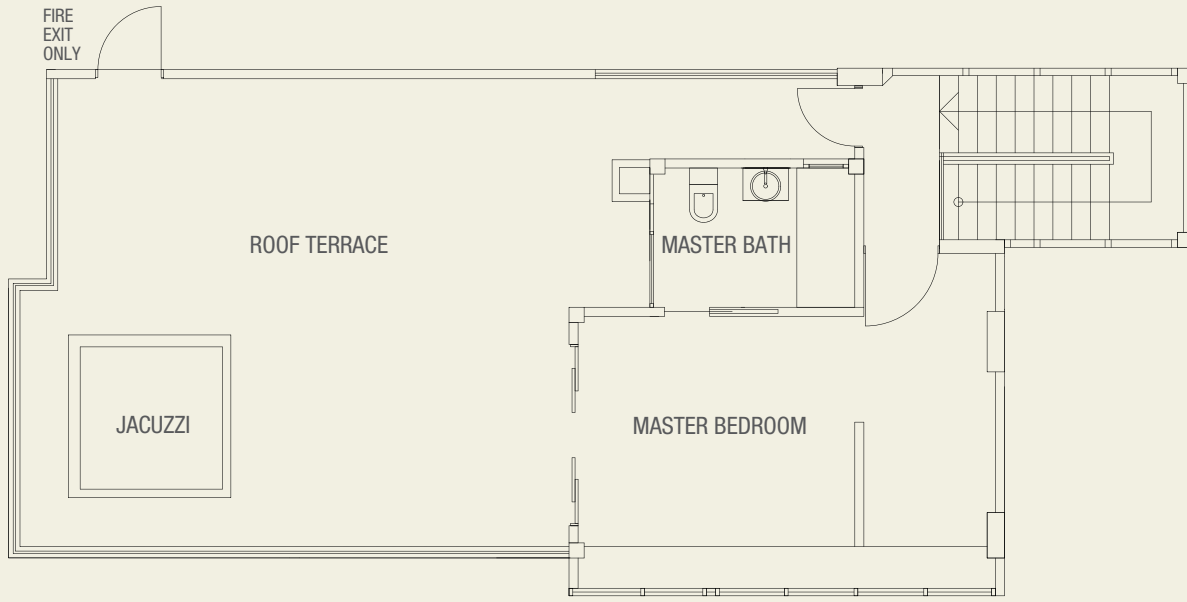
Inclusive of Planter, Bay Window, Roof Terrace and AC Ledge

PENTHOUSE

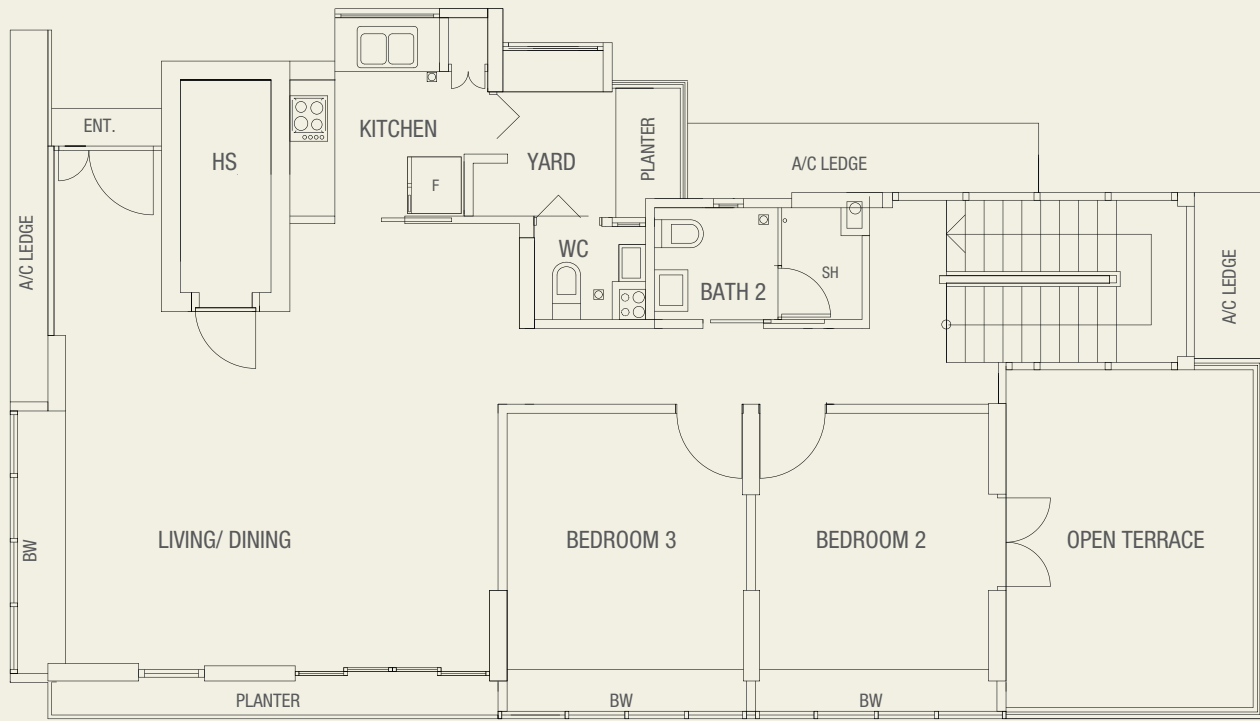
Type PB

221 sq m
3 bdrm

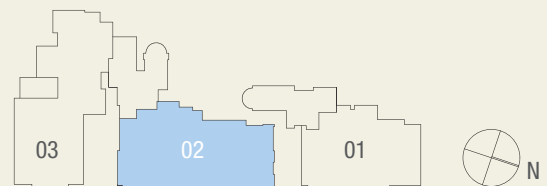
#15-02



UPPER LEVEL - 16TH STOREY



LOWER LEVEL - 15TH STOREY



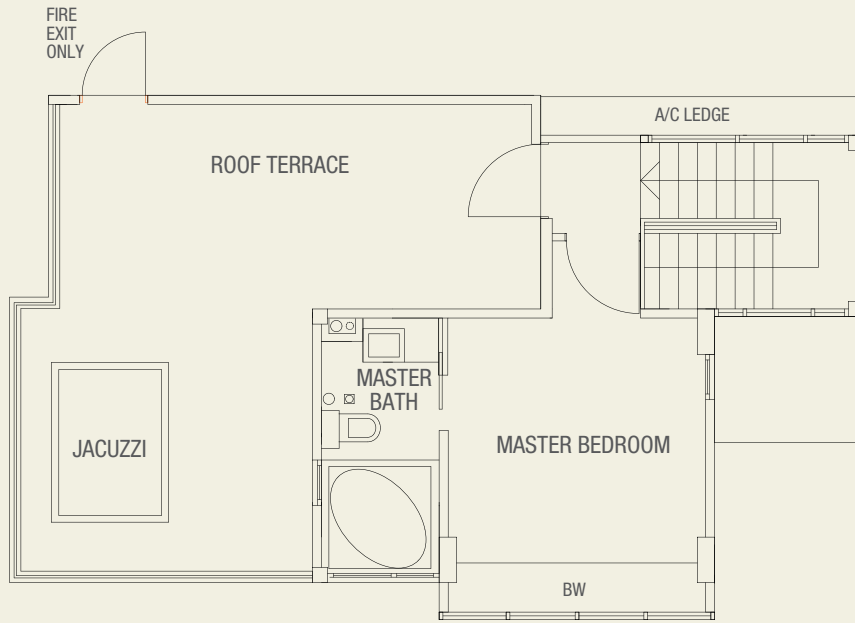
Inclusive of Planter, Bay Window, Roof Terrace, Open Terrace and AC Ledge

PENTHOUSE

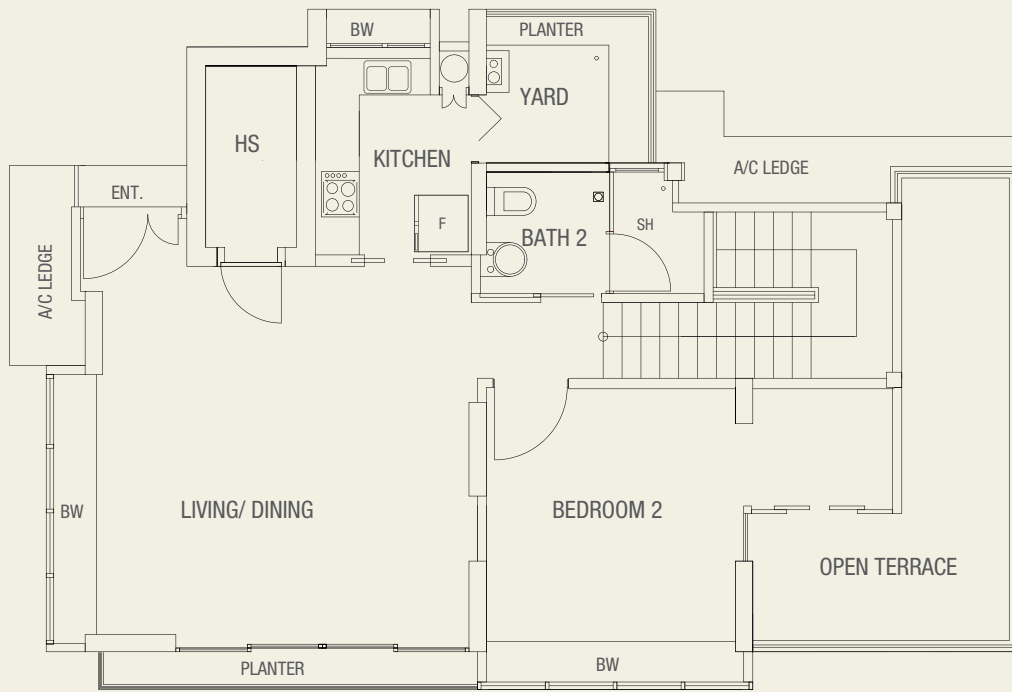
Type PC

162 sq m
2 bdrm

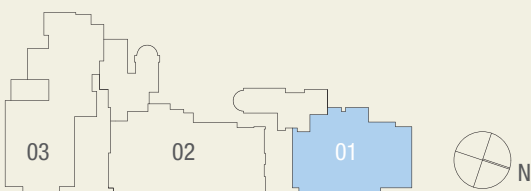
#15-01



UPPER LEVEL - 16TH STOREY



LOWER LEVEL - 15TH STOREY



Inclusive of Planter, Bay Window, Roof Terrace, Open Terrace and AC Ledge

Specifications

1	Foundation	Precast Reinforced Concrete piles
2	Substructure & Superstructure Steel Reinforcement:	Reinforced concrete: Grade C30 concrete - foundations to roof Portland Cement: Comply with SS26 Comply with SS2 or BS4449
3	Walls	External: Common clay brick and/ or concrete block wall/ and/or reinforced concrete wall Internal: Common clay brick and/ or concrete block wall/ and/or reinforced concrete wall
4	Roof	Reinforced concrete flat roof with appropriate insulation and waterproofing systems and/or colour bond metal sheet roofing system with appropriate insulation.
5	Finishes	<p>a) Wall (Apartments)</p> <p>i) Living/ Dining, hall, bedrooms, CD shelter, utility & yard: Cement and sand plaster and/or skim coat with emulsion paint.</p> <p>ii) Kitchen, master bath, all baths, yard and W.C: Quality tiles to exposed areas and/or up to false ceiling height</p> <p>iii) Open courtyard, roof decks & roof gardens: Quality tiles</p> <p>b) Wall (Common Areas)</p> <p>i) Internal wall - Lift lobbies: Quality tiles up to false ceiling height</p> <p>ii) Bin point: Quality tiles</p> <p>iii) Toilets, gym, services room & the rest: Cement and sand plaster with emulsion paint.</p> <p>iv) External facade: Cement & sand plaster with emulsion paint</p> <p>c) Floor (Apartments)</p> <p>i) Living/Dining hall, corridor: Compressed marble</p> <p>ii) Store: Quality tiles</p> <p>iii) Bedrooms: Timber parquet with varnished timber skirting</p> <p>iv) Master Bath: Quality tiles</p> <p>v) Common Bath, kitchen and W.C: Quality tiles</p> <p>vi) Open courtyard, Open decks and roof garden: Quality tiles (where applicable)</p> <p>d) Floor (Common areas)</p> <p>i) Lift Lobby: Quality tiles</p> <p>ii) Staircase: Cement and sand screed with nosing tiles for steps</p> <p>iii) Toilets, gym, management office: Quality tiles</p> <p>e) Ceiling (Apartments)</p> <p>i) Living/ dining, hall and bedrooms: Cement & Sand screed with emulsion paint</p> <p>ii) CD Shelter: Plaster with emulsion paint</p> <p>iii) Kitchen, yards: Master board with emulsion paint</p> <p>iv) Master bath, common baths and WC: Master board with emulsion paint</p> <p>f) Ceiling (Common areas)</p> <p>i) Lift Lobby: Fibrous gypsum board with emulsion paint</p>
6	Windows	Aluminium framed windows with flouorocarbon coating
7	Doors	<p>i) Entrance: Approved fire-rated timber decorative pannelled door</p> <p>ii) Bedrooms: Timber flushed door. (Aluminium Framed sliding door with glazing to planters)</p> <p>iii) Living Room to planter: Aluminium framed glass sliding door.</p> <p>iv) Dry to Wet Kitchen: Sliding Tampered glass pocket door.</p> <p>v) CD Shelter: FSSB Approved steel door</p> <p>vi) Yard: Folding PVC door</p> <p>vii) Toilets: Timber flush door and/ or Timber 'hide and slide'.</p> <p>viii) WC: PVC Folding door</p>
8	Sanitary Fittings	<p>a) Master Bath</p> <p>i) 1 Sitting bath complete with mixer, hand & rain shower</p> <p>ii) Granite vanity top complete with vanity basin and mixer</p> <p>iii) 1 Water closet</p> <p>iv) 1 Paper roll holder</p> <p>v) 1 Mirror</p> <p>b) Common Bath</p> <p>i) 1 Shower cubicle complete with shower mixer and hand shower</p> <p>ii) Pedestal basin complete with mixer tap</p> <p>iii) 1 Water closet</p> <p>iv) 1 Paper roll holder</p> <p>v) 1 Mirror</p> <p>c) WC</p> <p>i) 1 Water Closet</p> <p>ii) 1 wall hung basin complete with mixer tap</p> <p>iii) 1 hand shower</p> <p>iv) 1 paper roll holder</p> <p>v) 1 mirror</p> <p>d) Roof Terraces (Applicable to Penthouses Only)</p> <p>i) 1 Bib tap</p>
9	Additional	<p>a) Kitchen cabinets and appliances: Built in high and low level cabinets complete with:</p> <p>i) Kitchen sink</p> <p>ii) Cooker Hood, hob and built - in oven - Bosch</p> <p>b) Wardrobe: Provided in all Bedrooms (Except Bedrooms 3)</p> <p>c) Bay Window Ledges: Plaster with emulsion paint</p> <p>d) Air-Conditioning: Living/ Dining and all Bedrooms to have wall-mounted split-unit air-conditioning system.</p> <p>e) Hot Water Supply: Provided to all Bathrooms</p> <p>f) Jacuzzi: Provided at roof terrace of Types PA, PB & PC</p>
10	Lightning Protection	Lightning protection shall be provided in accordance with Singapore Standard CP33:1996.
11	Waterproofing	i) Waterproofing to the floor of kitchen, bathrooms, yard, WC, private enclosed space, planter boxes, roof terrace and reinforced concrete flat roof, lift lobby, lift pit and basement slab.
12	Drive way & Basement Car Park	<p>i) Surface driveway: Paver</p> <p>ii) Basement Car Park: Concrete floor with hardener</p>
13	Soil Treatment	Anti- Termite soil treatment by specialist
14	Recreational Facilities:	<p>i) Main Swimming Pool</p> <p>ii) Children's Pool</p> <p>iii) 2 Jacuzzis</p> <p>iv) 2 BBQ pits</p> <p>v) Children's play area</p> <p>vi) Indoor Gym</p> <p>vii) Male & Female Changing Rooms & Toilets</p> <p>viii) Handicapped toilet</p>

Electrical Schedule

TYPE OF OUTLET	APARTMENT TYPE						
	A	B	C	D	PA	PB	PC
LIGHTING POINT	23	20	12	24	32	32	22
POWER POINT	28	26	20	28	32	29	23
TV POINT	6	5	4	5	6	5	4
TELEPHONE POINT	7	6	5	6	7	7	5
DATA POINT	5	4	3	4	5	5	3
FRIDGE POINT	1	1	1	1	1	1	1
COOKER POINT (HOB)	1	1	1	1	1	1	1
COOKER HOOD	1	1	1	1	1	1	1
AUDIO VIDEO INTERCOM	1	1	1	1	1	1	1
STORAGE HEATER	3	3	3	3	4	3	3
SHAVER POINT	1	1	1	2	1	1	1

Notes:

Marble, Granite & Natural stones

Marble & 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 natural stone materials as well as non-conformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken in their installation. However, granite being a much harder material cannot be re-polished after installation. Hence some differences may be felt at the joints. The tonality and pattern of marble or granite selected and installed shall be subject to availability.

Cable Vision

The purchaser is liable to pay annual fees, subscription fees and such other fees to Starhub Cable Vision Ltd or any other relevant party or relevant authority. The vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels.

Warranties

Where warranties are given by the manufacturer 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 where possession of the unit is delivered to the Purchaser.

Timber

Timber being a natural material contains veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation.

Wardrobes, Kitchen Cabinets, Fan Coil Units and Electrical Points

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

Equipment and Appliances

The brand and model of all equipment and appliances supplied shall be provided subject to availability.

Air-Conditioning Systems

Regular maintenance by the Purchaser of the air-conditioning systems, including the cleaning of filters and condensate pipes is essential for efficient running and prolonged operating life.

Internet/ Open Net Access

If the purchaser requires Internet/ Open Net access, the purchaser has to make direct arrangements with the Internet/ Open Net Service Provider and/ or such relevant entities/ authorities for the Internet/ Open Net Service to the Unit and to make all necessary payments to such Internet/ Open Net Service Provider and/ or such relevant authorities/ entities.

Description of Housing Project

- a) **General Description:**
PROPOSED ERECTION OF 2 BLOCKS OF 16 STOREY FLATS (COMPRISING 41 UNITS) WITH BASEMENT CARPARKS AND ANCILLARIES ON LOT 4512K, MUKIM 17 AT No. 26A ST MICHAEL'S ROAD
- b) **Details of building specifications:**
As per above schedule
- c) **Types of residential units located in the building project:**
2,3,4 bedroom units & 3 nos. maisonette penthouse units.
- d) **Total Number of Units:**
41 (Forty One)
- e) **Description of common property:**
Main Swimming pool, children's pool, 2 BBQ pits with 2 jacuzzis, seating area, children's play area, gymnasium, changing rooms, handicapped toilets, basement car park, driveway, substation, guardhouse, bin point and all common property as defined in the Building Maintenance and Strata Management Act 2004 (Act 47 of 2004) and Land Titles (Strata) Act (Cap158).
- f) **Description of parking spaces:**
41 + 1 disabled carpark lots.
- g) **Purpose of building project and restrictions as to use:**
Residential

Name of Project : **Riverside Melodies**
 Address : **26A St Michael's Road Singapore 327995**
 Developer : **Melodies Ltd**
 Developer Licence No. : **C0383**
 Tenure of Land : **SLG**
 Legal Description : **Lot 4512K MK17**
 Building Plan Approval No. : **A1800-000028-2006-BP01**
 Expected date of TOP : **Aug 2013**
 Expected date of Legal Completion : **Aug 2016**

Developer:



MELODIES LIMITED

A Member of



REDAS

While every reasonable care has been taken in preparing this brochure and the plans attached, the developer and its agent cannot be held responsible for any inaccuracies therein. All statements, specifications and plans are believed to be correct but not to be regarded as statements or representations of fact. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development and cannot be regarded as representations of facts. Photographs or images contained in this brochure do not necessarily represent as built standard specifications. All information and specifications are current at the time of press and are subject to changes as may be required and cannot form part of an offer or contract. All plans are subject to amendment approved by the building authorities. Floor areas are approximate measurements and subject to final survey. The choice of brand and model of fittings, equipments, installation and appliances supplied shall be at the sole discretion of the Vendor.

