

RIVIERA 38

The City • The River • The Home

Conceived with **style**,
shaped by **elegance**
and tempered with
sophistication,
Riviera 38 offers sought after
privacy and luxury.

38



Artist's Impression



RIVIERA 38

The City • The River • The Home

Sited along the water edge of the Kallang River and touching the blue heavens, **Riviera 38's stunning profile brings new excitement** to urban-resort living at the edge of the city.

Standing jewel-like in the city skyline, Riviera 38's dramatic architecture is complemented by delightful cascading greeneries and an elevated sky deck of lush gardens and soothing landscapes.

Within its inspiring tropical waterside facade, **102 luxurious residences await the selected few** who will call it home. Riviera 38 presents a rare investment opportunity to own a beautifully conceptualised **999-year residence**.



Enjoy Surroundings

of vibrant cityscape, meandering rivers
and tranquil neighbourhood

Engage your senses daily through wide frontages and
full height windows. Immerse in nature via tree-lined jogging and walking paths.





Artist's Impression

Step out to the riverside park-connector by Riviera 38 that runs through various parks including the Kallang Riverside Park. The beckoning city is also within reach.



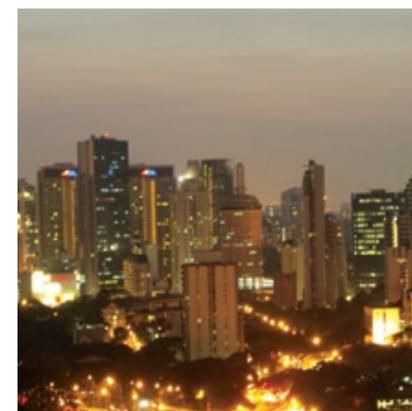
North-Eastern surroundings



Nearby Sennett estate and beyond



Nearby Kallang Basin



Minutes to Scotts/Downtown



Minutes to CBD



Near Parks & Park Connectors



Toa Payoh Town Centre



Near MRT Stations

Your Destination Is Always Nearby

Three expressways link you to all parts of Singapore. Travelling from one urban area to another is now just a short drive or ride away.

- 3 expressways**
 - Pan Island Expressway (PIE)
 - Central Expressway (CTE)
 - Kallang Paya Lebar Expressway (KPE)

- Minutes' drive to**
 - City
 - Kallang Basin
 - East Coast Park

- Park connectors linking 3 major parks**
 - Kallang Riverside Park
 - Marina Promenade Park
 - East Coast Park

- Close proximity to neighbourhood food centres and shops**

- Vicinity of well known town centres**
 - Toa Payoh Town Centre
 - Bendemeer Town Centre
 - Potong Pasir Town Centre

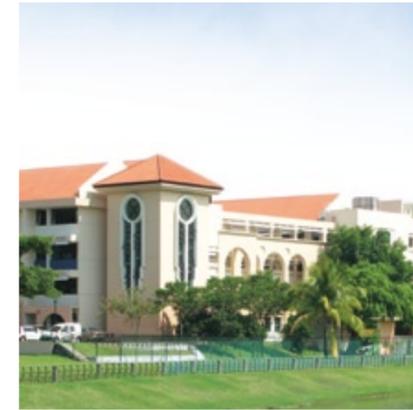
- Near top primary schools**
 - St. Andrew's Junior School
 - CHIJ Toa Payoh
 - Cedar Primary School



City



Map is for illustration purposes only and is not drawn to scale



Inspiring Aspirations

Get close to great schools all around

Education is fundamental for every child's growth. Excellent schools such as [St. Andrew's Junior School](#), [CHJ Primary](#) and [Cedar Primary School](#) are all within close proximity.



Fun Under The Sun

Catch the wind in your face down by the riverside

Sporty and love the great outdoors? Indulge in an early morning [jog](#) or [cycle](#) along the serene Kallang riverside or get your adrenaline pumping in a myriad of water sports including [canoeing](#) and [dragon boating](#) at the Kallang Basin.

Riviera 38's **inspired landscaped sky deck**
with its myriad picturesque views is the perfect setting for special family
moments and many treasured memories for years to come.





Tone up your body



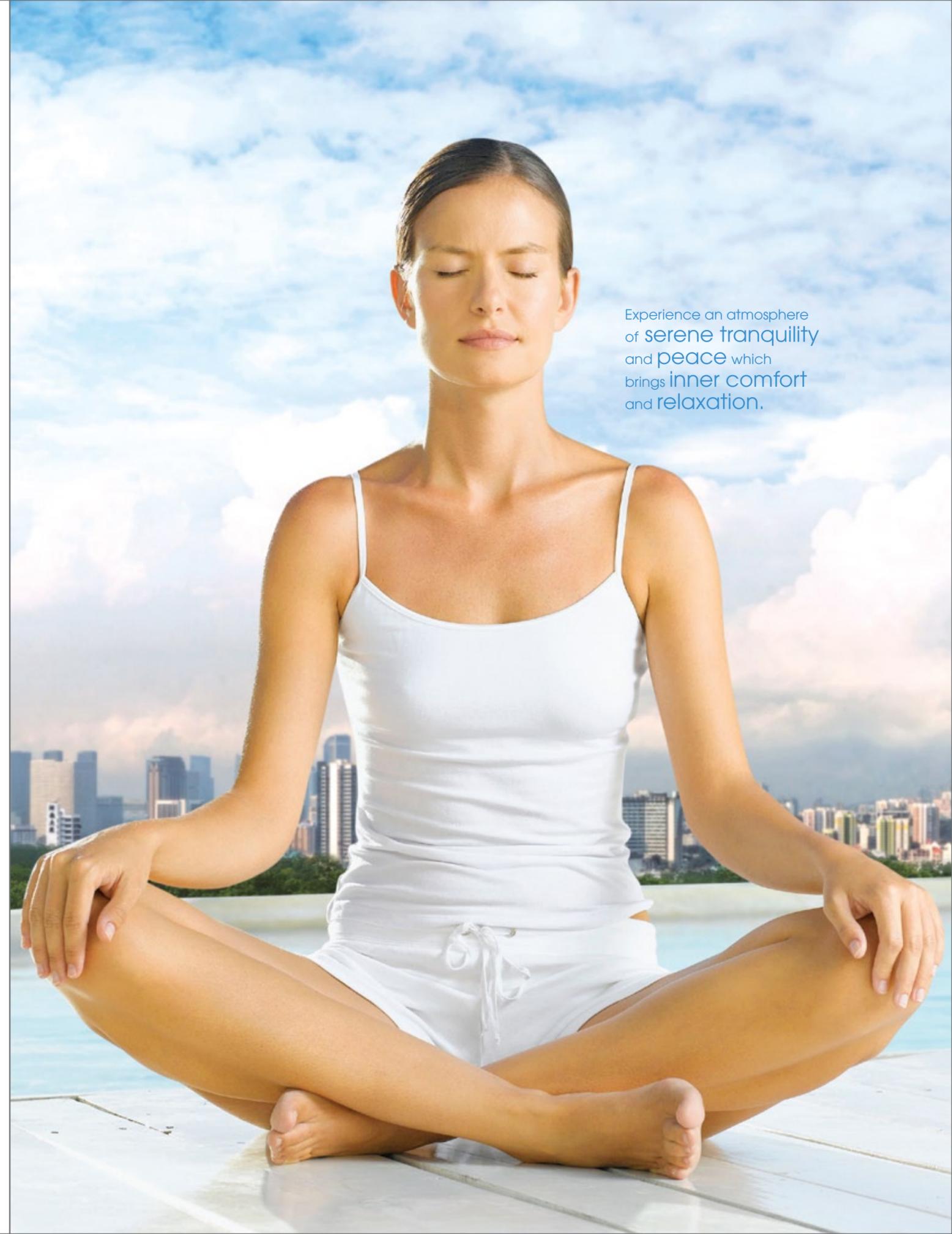
Play with the kids at the playground



Take it easy by the pool

Indulge in pleasurable swims at the **pool**, burn calories at the **gymnasium**, gather with friends at the **barbecue pavilion** or simply let off steam at the **relaxing jacuzzi**.

All amidst a tropical paradise of **fragrant flora**, **tranquil greenery** and **calming water features**.



Experience an atmosphere of **serene tranquility** and **peace** which brings **inner comfort** and **relaxation**.





Designed with seamless room-to-room dynamics, each interior space is both elegant and functional.

With **Riviera 38's north-south orientation**, most interiors are bathed in the best natural lighting, breezy airflow and little solar heat gain. Family indoor time is envisioned to be pleasant, cozy and ultimately, memorable.



Enjoy fine finishes in timber, tiles and designer fittings plus sought-after names in modern home appliances at the Riviera 38.

If you've always wanted to pamper your family, this is it.

damixa™
When design makes sense

Blomberg
seit 1883



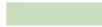
Choose from a myriad of **relaxing pursuits** with the little ones or find a spot to relax with your favourite book amidst a **dramatic blend of cityscapes and gardenscapes.**

Legend

- a. Main Entrance
- b. Guard House
- c. Bus Waiting Pavilion
- d. Kids' Pool
- e. Jacuzzi
- f. Kids' Play Area
- g. Barbecue Pavilions
- h. Sunbath Deck
- i. Outdoor Fitness Corner
- j. Swimming Pool
- k. Gymnasium (at 5th storey)
- l. Function Room (at 5th storey)

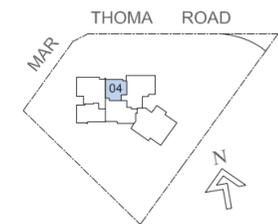
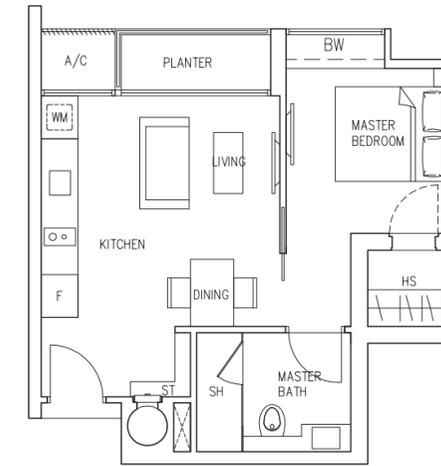
Unit Distribution Chart

	#01	#02	#03	#04	#05
27	PH1	A1s	PH2	A1a	PH3
26	C1	A1s	B1	A1	B1s
25	C1	A1s	B1	A1	B1s
24	C1	A1s	B1	A1	B1s
23	C1	A1s	B1	A1	B1s
22	C1	A1s	B1	A1	B1s
21	C1	A1s	B1	A1	B1s
20	C1	A1s	B1	A1	B1s
19	C1	A1s	B1	A1	B1s
18	C1	A1s	B1	A1	B1s
17	C1	A1s	B1	A1	B1s
16	C1	A1s	B1	A1	B1s
15	C1	A1s	B1	A1	B1s
14	C1	A1s	B1	A1	B1s
13	C1	A1s	B1	A1	B1s
12	C1	A1s	B1	A1	B1s
11	C1	A1s	B1	A1	B1s
10	C1	A1s	B1	A1	B1s
9	C1	A1s	B1	A1	B1s
8	C1	A1s	B1	A1	B1s
7	C1	A1s	B1	A1	B1s
6	C1	A1s			
5	Landscape Deck				
4	Carpark				
3	Carpark				
2	Carpark				
1	Carpark				
B	Carpark				

1-Bedroom		2-Bedroom		3-Bedroom	
1-Bedroom + Study		2-Bedroom + Study		3-Bedroom + Study (Penthouse)	
		2-Bedroom + Study (Penthouse)			

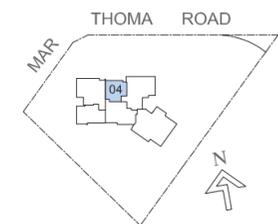
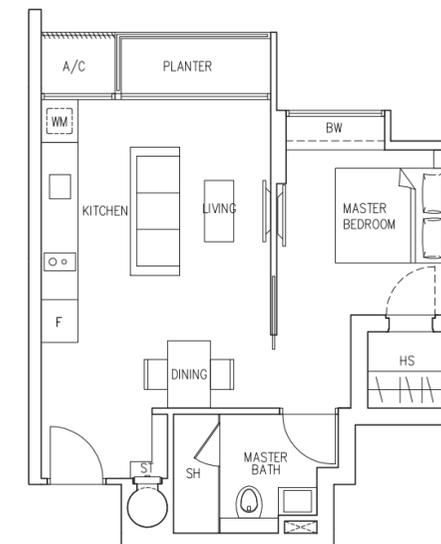
Type A1

1-Bedroom
42 sq m / 452 sq ft
#07-04 to #25-04



Type A1a

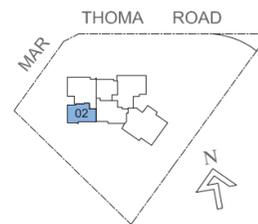
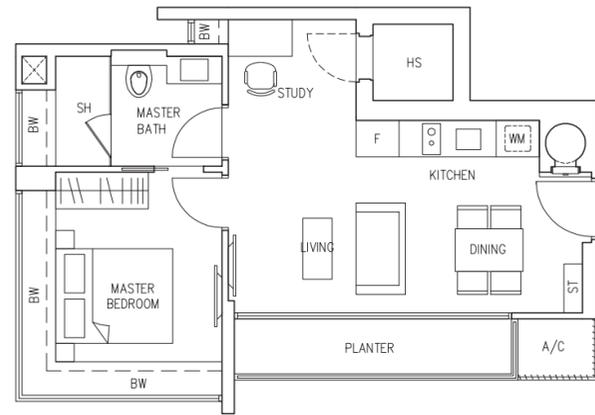
1-Bedroom
46 sq m / 495 sq ft
#26-04



All plans are not to scale and subject to changes as may be approved by the relevant authorities. All floor areas are approximate only and are subject to government resurvey.

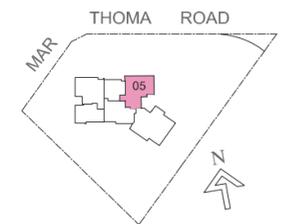
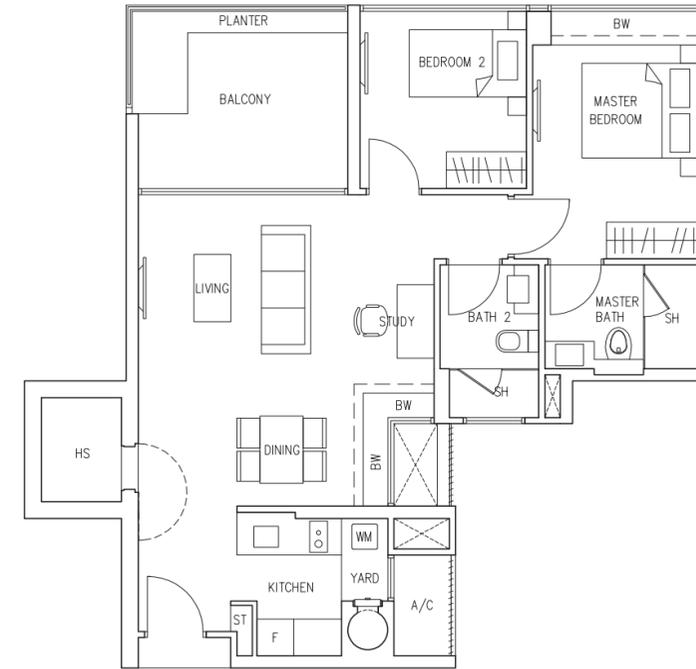
Type A1s

1-Bedroom + Study
51 sq m / 548 sq ft
#06-02 to #26-02



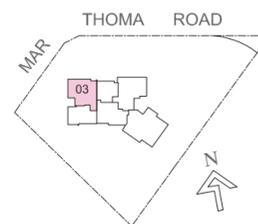
Type B1s

2-Bedroom + Study
82 sq m / 882 sq ft
#07-05 to #25-05



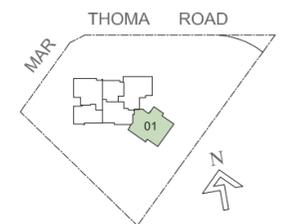
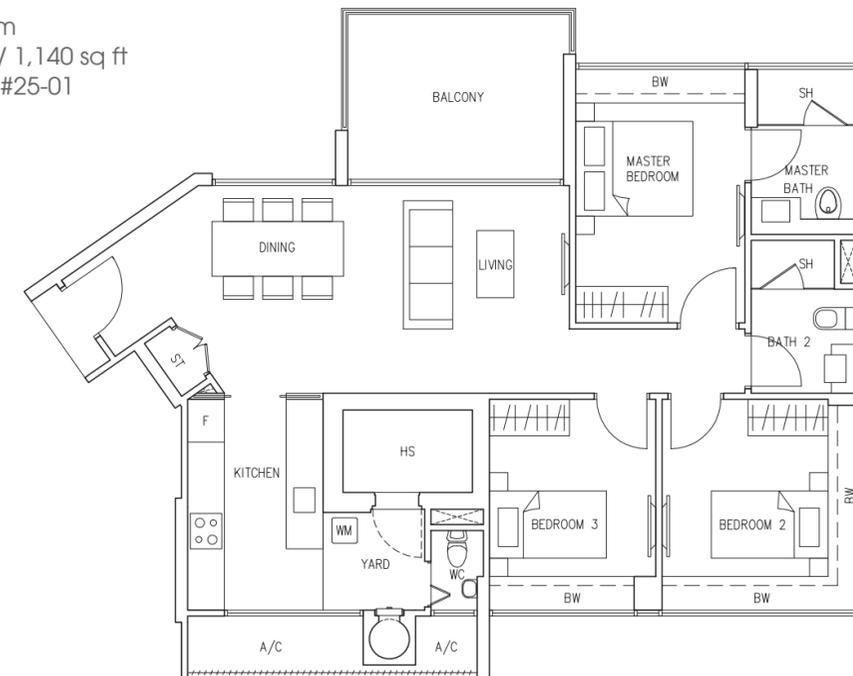
Type B1

2-Bedroom
69 sq m / 742 sq ft
#07-03 to #25-03



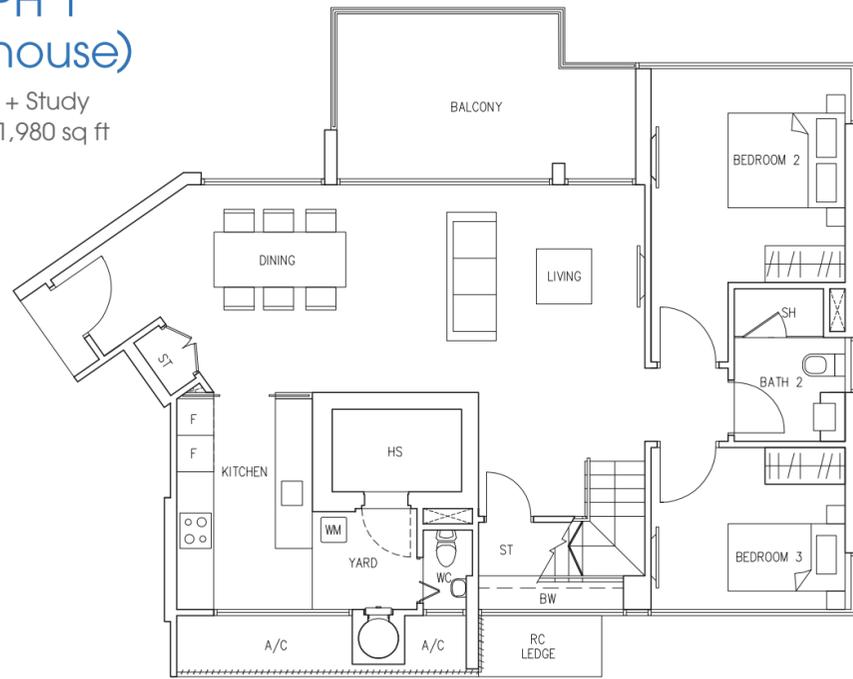
Type C1

3-Bedroom
106 sq m / 1,140 sq ft
#06-01 to #25-01

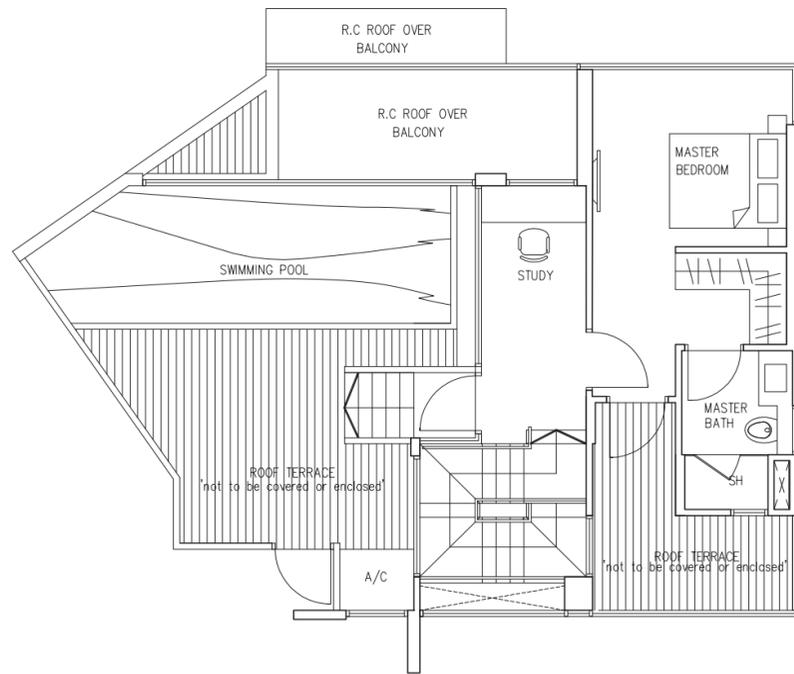


Type PH 1 (Penthouse)

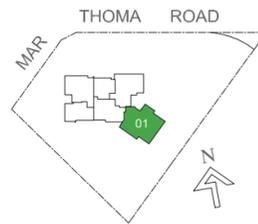
3-Bedroom + Study
184 sq m / 1,980 sq ft
#26-01



LOWER PENTHOUSE

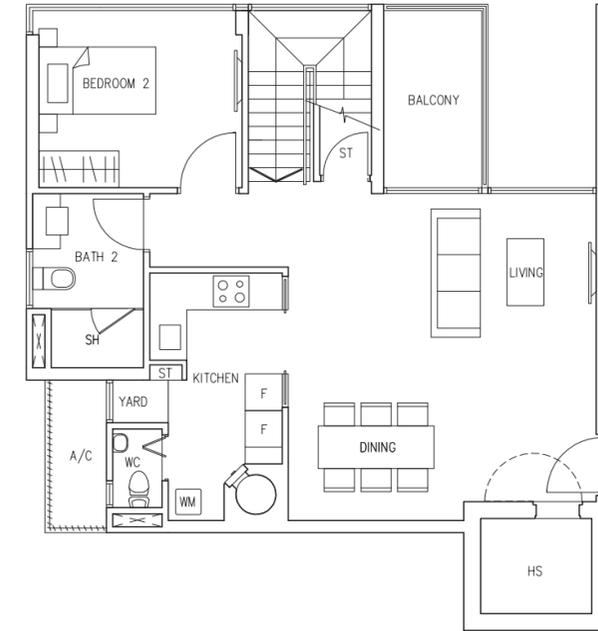


UPPER PENTHOUSE

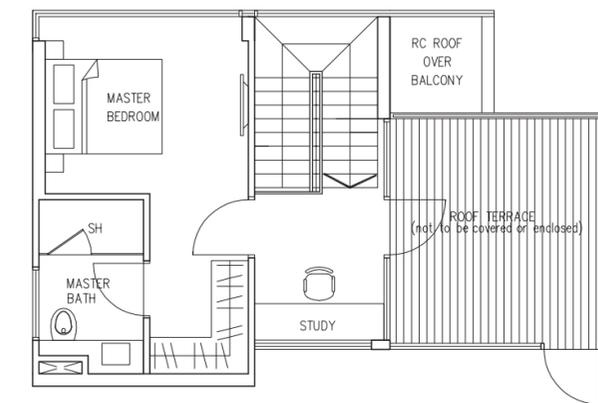


Type PH 2 (Penthouse)

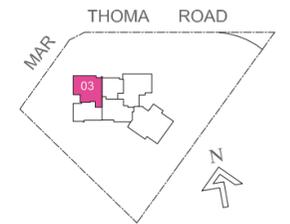
2-Bedroom + Study
121 sq m / 1,302 sq ft
#26-03



LOWER PENTHOUSE

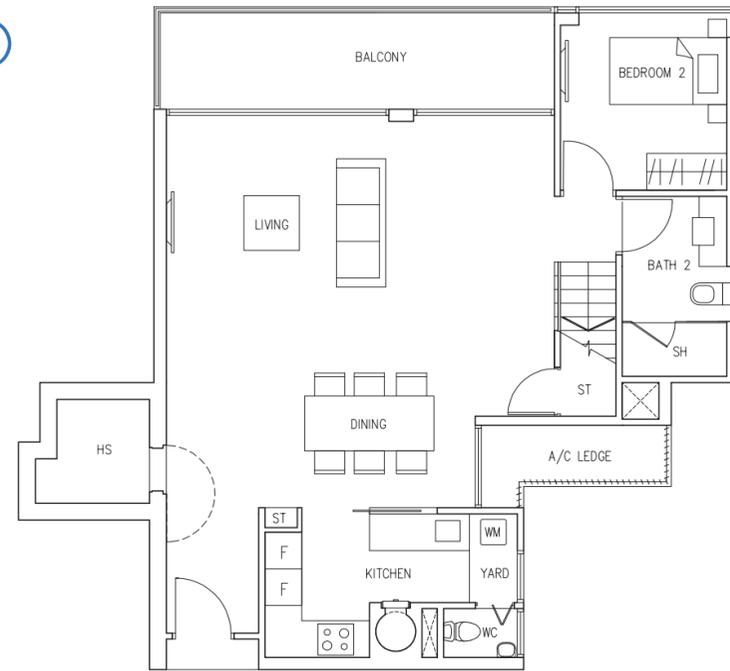


UPPER PENTHOUSE

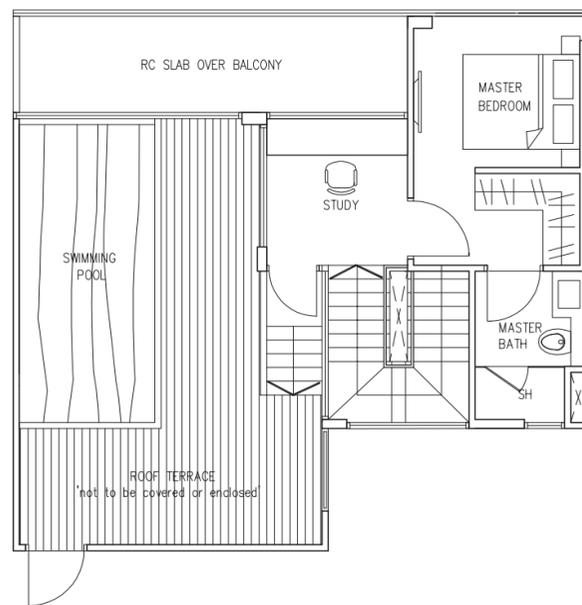


Type PH 3 (Penthouse)

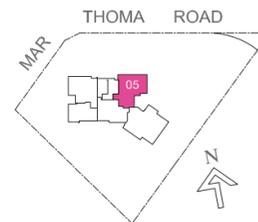
2-Bedroom + Study
152 sq m / 1,636 sq ft
#26-05



LOWER PENTHOUSE



UPPER PENTHOUSE



Specifications

- 1.0 FOUNDATION**
Piled foundation
- 2.0 SUPERSTRUCTURE**
Reinforced concrete and/or steel structure
- 3.0 WALLS**
 - 3.1 External - Reinforced concrete and/or brick wall
 - 3.2 Internal - Reinforced concrete and/or brick and/or block and/or dry wall
- 4.0 ROOF**
Flat Roof: Reinforced concrete slab with insulation and waterproofing
- 5.0 CEILING**
 - 5.1 Plaster and/or skim coat and/or bulkhead with emulsion paint to Living, Dining, Bedrooms, Study, Store (ST), Balcony, HS and other areas where appropriate
 - 5.2 Ceiling board and/or bulkhead with emulsion paint to Kitchen, Bathrooms, Yard, WC and other areas where appropriate
 - 5.3 Ceiling board with emulsion paint and/or skim coat and/or bulkhead with emulsion paint in other areas where appropriate
- 6.0 FINISHES**
 - 6.1 Wall: Internal
 - 6.1.1 Tiles up to false ceiling height and on exposed surfaces of Bathrooms, Kitchen and WC
 - 6.1.2 Plaster and/or skim coat with emulsion paint to other areas
 - 6.2 Wall: External
Plaster and/or skim coat with emulsion paint to other areas
 - 6.3 Floor
 - 6.3.1 Composite stone to Living, Dining, Study (for Type A1s & B1s), Store (ST), Kitchen and Master Bath
 - 6.3.2 Timber strips to Bedrooms and Study. No skirting behind and/or within wardrobe area
 - 6.3.3 Tiles to Bath 2, HS, WC, Yard and Balcony
 - 6.3.4 Composite timber deck and/or Tiles to Roof Terrace

No finishes behind mirror, kitchen cabinets and areas enclosed by long bath and within false ceiling space
- 7.0 WINDOWS**
Powder coated aluminium framed windows
- 8.0 DOORS**
 - 8.1 Approved fire-rated timber main door
 - 8.2 Aluminium-framed sliding glass door to Balcony and/or Planter
 - 8.3 Aluminium swing door to Roof Terrace
 - 8.4 Timber door to Bedrooms, Bathrooms
 - 8.5 Approved metal door to Household Shelter (HS)
 - 8.6 Sliding glass door to Kitchen (for Type C1, PH1, PH2, PH3)
 - 8.7 Good quality locksets and ironmongery to all doors
- 9.0 SANITARY FITTINGS**

Master Bath	Bath 2	WC
1 vanity top with basin, mixer and under-counter cabinet	1 vanity top with basin, mixer and under-counter cabinet	1 wash basin with tap
1 water closet	1 water closet	1 water closet
1 shower compartment with shower mixer	1 shower compartment with shower mixer	1 paper roll holder
1 paper roll holder	1 paper roll holder	1 towel rail
1 towel rail	1 mirror	1 mirror
- 10.0 ELECTRICAL INSTALLATION**
Please refer to Electrical Schedule for details
- 11.0 TV / TELEPHONE**
Please refer to Electrical Schedule for details
- 12.0 LIGHTNING PROTECTION**
Lightning protection shall be provided in compliance with the relevant Singapore Code
- 13.0 PAINTING**
See items 6.1 & 6.2
- 14.0 WATERPROOFING**
Waterproofing to floors of Bathrooms, WC, Kitchen, Yard, Balcony, Roof Terrace, Planter and other areas where appropriate
- 15.0 DRIVEWAY AND CARPARK**
Reinforced concrete floor with hardener and/or stone and/or pavers and/or tarmac to carpark and driveway
- 16.0 RECREATIONAL FACILITIES**

16.1 Swimming Pool	16.6 Gymnasium
16.2 Kids' Pool	16.7 Function Room
16.3 Jacuzzi	16.8 Changing Rooms
16.4 Barbecue Pavilions	16.9 Outdoor Fitness Corner
16.5 Kids' Play Area	

17.0 ADDITIONAL ITEMS

- 17.1 Kitchen Cabinets and Appliances:
Kitchen cabinets with worktop and stainless steel sink, cooker hood, hob and oven
Provision of town gas to Kitchen (except Type A1, A1a & A1s)
Built-in fridge
- 17.2 Wardrobes:
Wardrobes to all bedrooms
- 17.3 Air-conditioning Services:
Wall-mounted fan coil unit to Living, Dining, Bedrooms and Study
- 17.4 Hot Water Provision:
Hot water provision to Bathrooms and Kitchen

Notes:

Marble, Limestone and Granite:

Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However granite, being a much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at the joints. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

Timber:

Timber is a natural material containing grain/veins and tonality differences. Thus it is not possible to achieve total consistency in colour and grain in its selection and installation.

Warranties:

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

Air-conditioning System:

To ensure good working condition of the air-conditioning systems, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.

Wardrobe, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards

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

Materials, Fittings, Equipment, Finishes, Installations and Appliances

The brand, color and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to architect's selection, market availability and the sole discretion of the Vendor.

Cable Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and other such fees to the Starhub Cable Vision Ltd (SCV) and/or Internet Service Providers (ISP) or any other relevant part or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/or internet access.

Internet Access

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

18.0 ELECTRICAL SCHEDULE

ITEMS	UNIT TYPE							
	A1/A1a	A1s	B1	B1s	C1	PH1	PH2	PH3
LIGHTING POINT	6	6	9	11	12	14	12	13
POWER POINT	8	9	10	10	12	13	11	12
AIRCON ISOLATOR	1	1	2	2	3	3	3	3
TELEVISION OUTLET	2	2	3	3	4	4	3	3
TELEPHONE OUTLET	2	3	3	4	4	5	4	4
WATER HEATING POINT	1	1	2	2	2	2	2	2
INTERCOM POINT	1	1	1	1	1	1	1	1
BELL POINT	1	1	1	1	1	1	1	1

19.0 DESCRIPTION OF HOUSING PROJECT

- 19.1 **General Description:**
Proposed Erection of One Block of 27-Storey Residential Flat Building (Total: 102 Units) with Carpark on the Basement to 4th storey, Swimming Pool and Communal Facilities on Lots 9973A and 9974K (both formerly Lot 02052L) MK 17 at 38 Mar Thoma Road
- 19.2 **Details of Building Specifications:**
Please refer to the First Schedule of the Sales and Purchase Agreement
- 19.3 **Types of Residential Units Located in the Building Project:**
Apartment
- 19.4 **Total Number of Units:**
102 units
- 19.5 **Description of Common Property:**
Visitors' carparks, Electrical substation, LV switchroom, Bin center, Guard house, MDF room, Wet Riser/Hosereel pump room, Filtration plant, Generator, Staircases, all recreational facilities and all other common property as defined in the Building and Maintenance and Strata Management Act Cap 30C and Land Titles (Strata) Act Cap 158
- 19.6 **Description of Parking Spaces:**
Sufficient carpark lots as may be approved by the relevant authorities
- 19.7 **Purpose of Building Project and Restrictions as to use:**
Residential

Riviera 38, Reflections of Impeccable Taste.

Call: **6296 3133**



Riviera 38 is designed in accordance with BCA Green Mark (Certified) Standard for Environmentally Sustainable Design

Luxurious Homes By



ALLGREEN PROPERTIES LIMITED

www.allgreen.com.sg

1 Kim Seng Promenade #05-02 Great World City Singapore 237994 Tel: 6737 3822 Fax: 6737 8300

Developer: Eastwood Green Pte Ltd (a subsidiary of Allgreen Group) • Co Reg. No.: 199500969G • Developer's Licence No.: C0366 • Tenure of Land: 999 years lease from 2 June 1882 • Legal Description: Lots 9973A & 9974K MK 17 at Mar Thoma Road • Expected Date of Vacant Possession: 30 September 2015 • Expected Date of Legal Completion: 30 September 2018 • Building Plan No: A0814-00007-2007-BP01 dated 26 August 2008, A0814-00007-2007-BP02 dated 09 December 2008, A0814-00007-2007-BP03 dated 27 July 2010, A0814-00007-2007-BP04 dated 16 March 2011

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