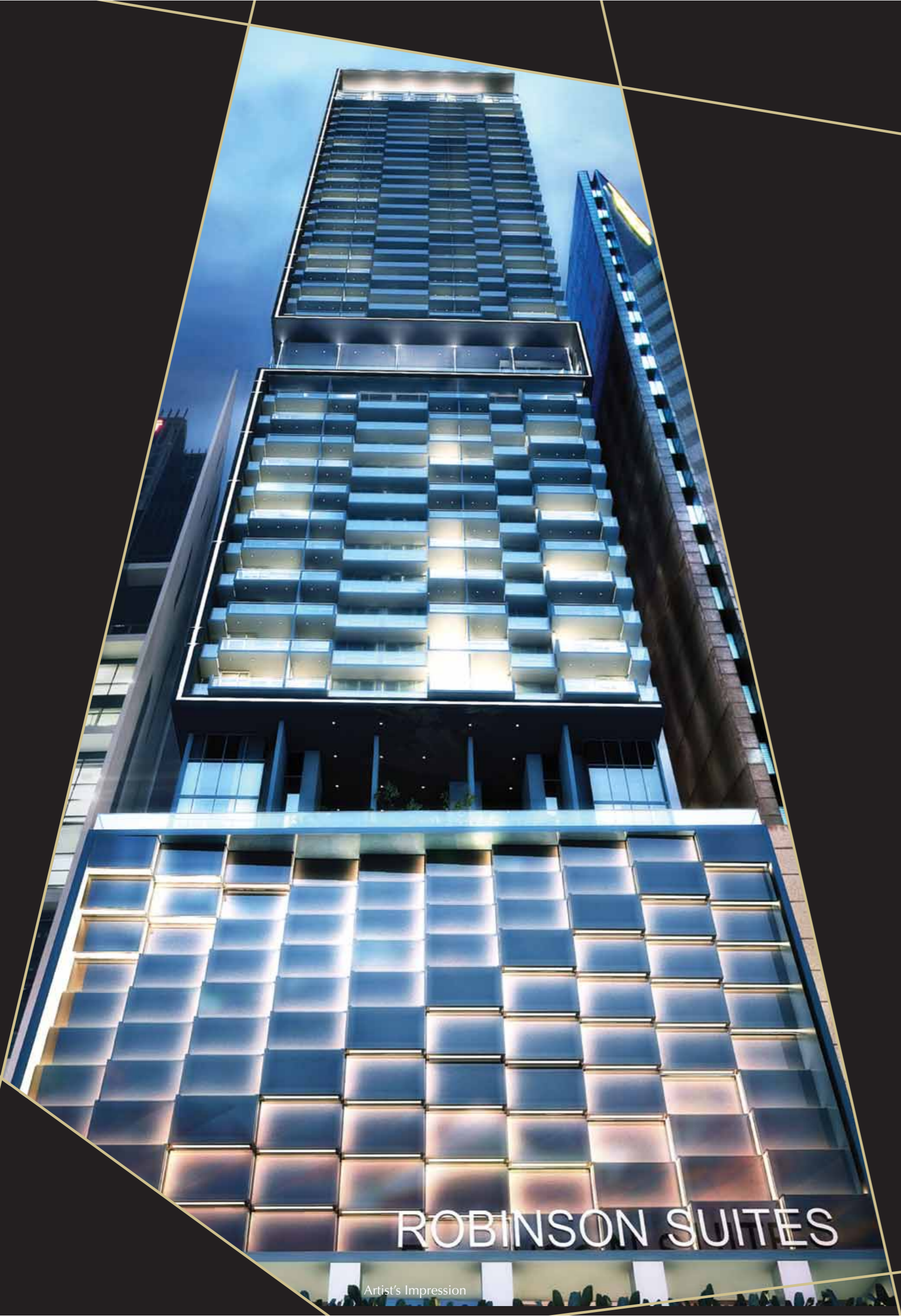


ROBINSON
SUITES



ROBINSON SUITES

Artist's Impression



Artist's Impression

FREEHOLD
FOREIGNERS ELIGIBLE

For the first time ever in the Central Business District at Robinson Road, the key to FREEHOLD living is yours.

Here, exclusively at Robinson Suites.

Standing tall on an affluent land of financial giants in the Central Business District (CBD), the 42-storey development raises the bar of privileged living, being the first private residential development at Robinson Road to offer 167 units of FREEHOLD status. It's the promise of unprecedented value, never-before prominence and exceptional prestige that last.

A distinctive lifestyle, here to stay.

The best of both business and pleasure is yours, here at the CBD. While you delight in the convenience of living just steps away from your workplace, you enjoy easy access to an infinite wealth of leisure excitements.

Chill out with friends at Club Street. Indulge in high-end arts performances at the Esplanade. Then game, shop and dine at Marina Bay Sands – Singapore's latest and biggest world-class entertainment mecca that never sleeps.

The great life simply never ends.

SOUTH BRIDGE ROAD

CLUB STREET

TELOK AYER STREET

CECIL STREET

ROBINSON ROAD

SHENTON WAY

MAXWELL ROAD

MCCALLUM STREET

BOON TAT STREET

CROSS STREET

CHURCH STREET

SINGAPORE RIVER

MARINA BAY

Maxwell Market

Tanjong Pagar MRT

Dine & wine at Tanjong Pagar 5 mins away

Chill-out places 4 mins away

Cross Street 2 mins away

Far East Sq

National event celebrations at Padang 6 mins away

City Hall MRT

Formula One Night Race 4 mins away

Robins5on Suites

Lau Pa Sat

Raffles Place

The Fullerton

Esplanade Dr

Esplanade – Theatres on The Bay

Shopping and entertainment 5 mins away

Fine dining at hotels 3 mins away

One Fullerton

Clifford Pier

Fullerton Bay Hotel

Marina Square

Suntec City

Marina Barrage

Marina Bay Sands Integrated Resort 4 mins away

Gardens by the Bay

Singapore Flyer 6 mins away

Marina Bay Golf Course

CPF Bldg

DBS Bldg Tower Two

Robinson Centre

Robinson Point

SGX Centre

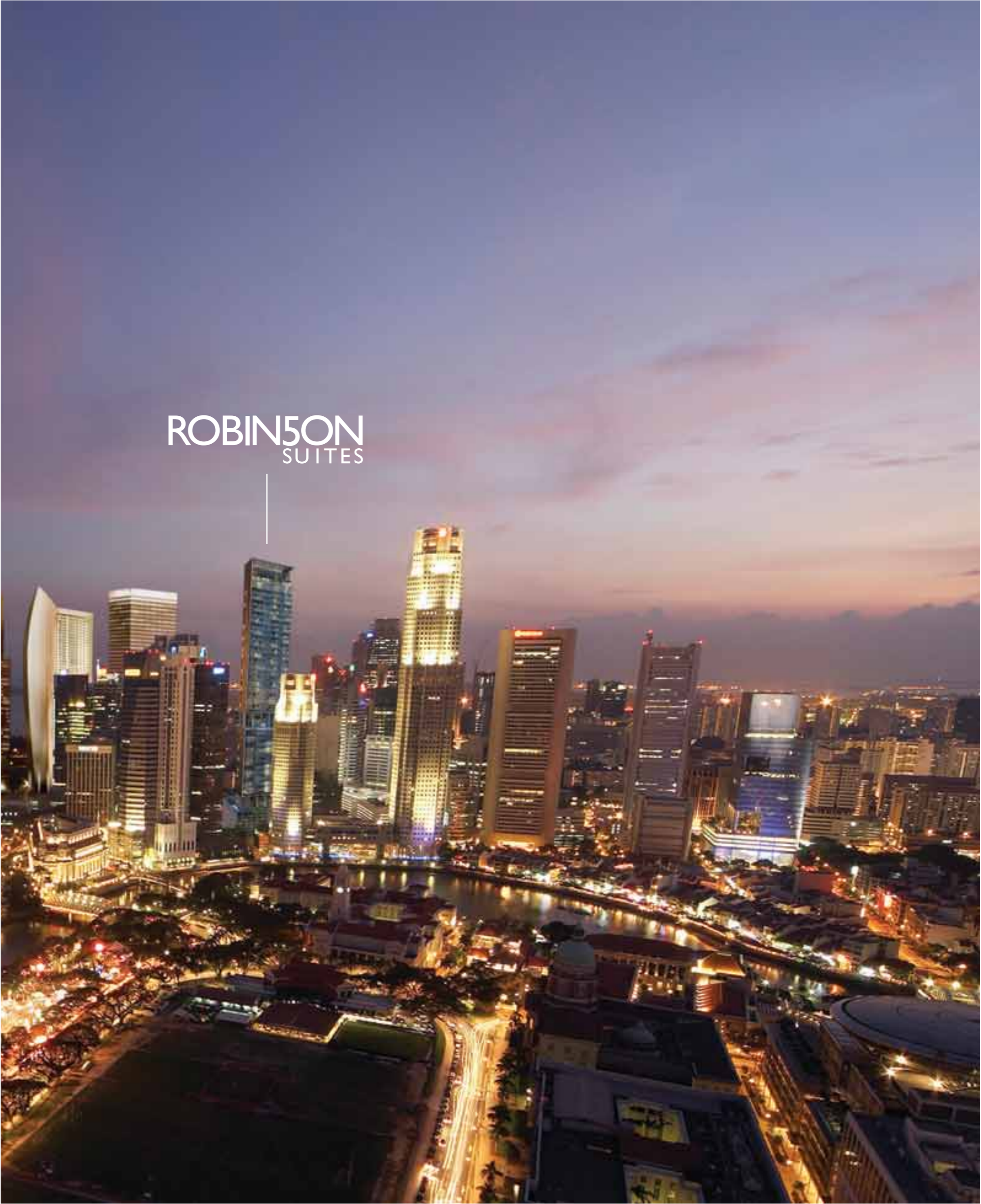
Eminence that glistens, never fades with time.

This glorious scene did not come about overnight. Singapore has come a long way to become the alpha global city it is today, boasting one of the world's best investment environments, workforces and networks¹. Now with an enviable address in the prosperous CBD at Robinson Suites, you can lounge back in the comfort of home and enjoy being part of the city's phenomenal success.

¹ Source: Singapore Economic Development Board, 4 March 2010

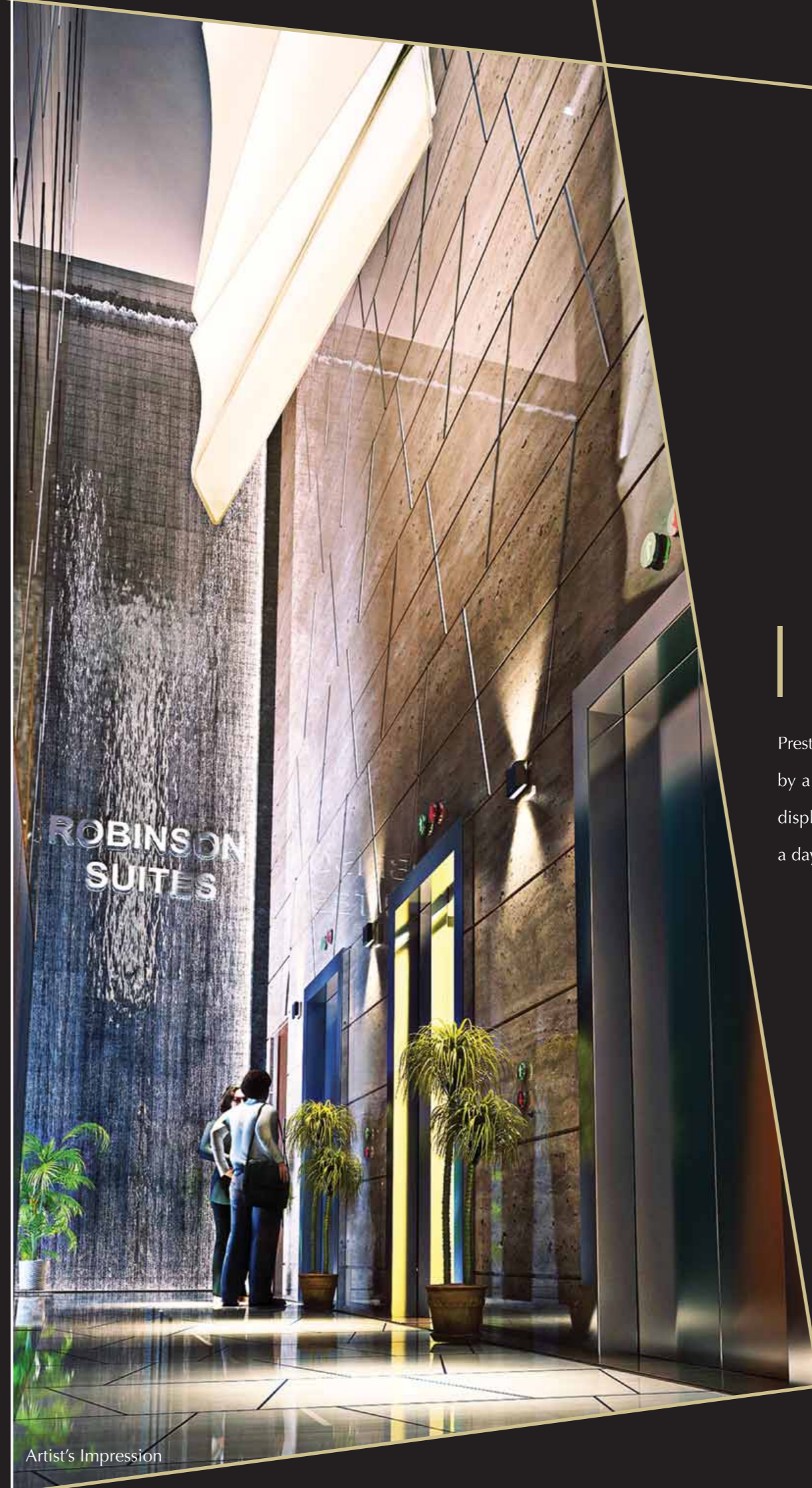


Artist's Impression





Artist's Impression



Artist's Impression

An aura of grandeur,
elevated infinitely.

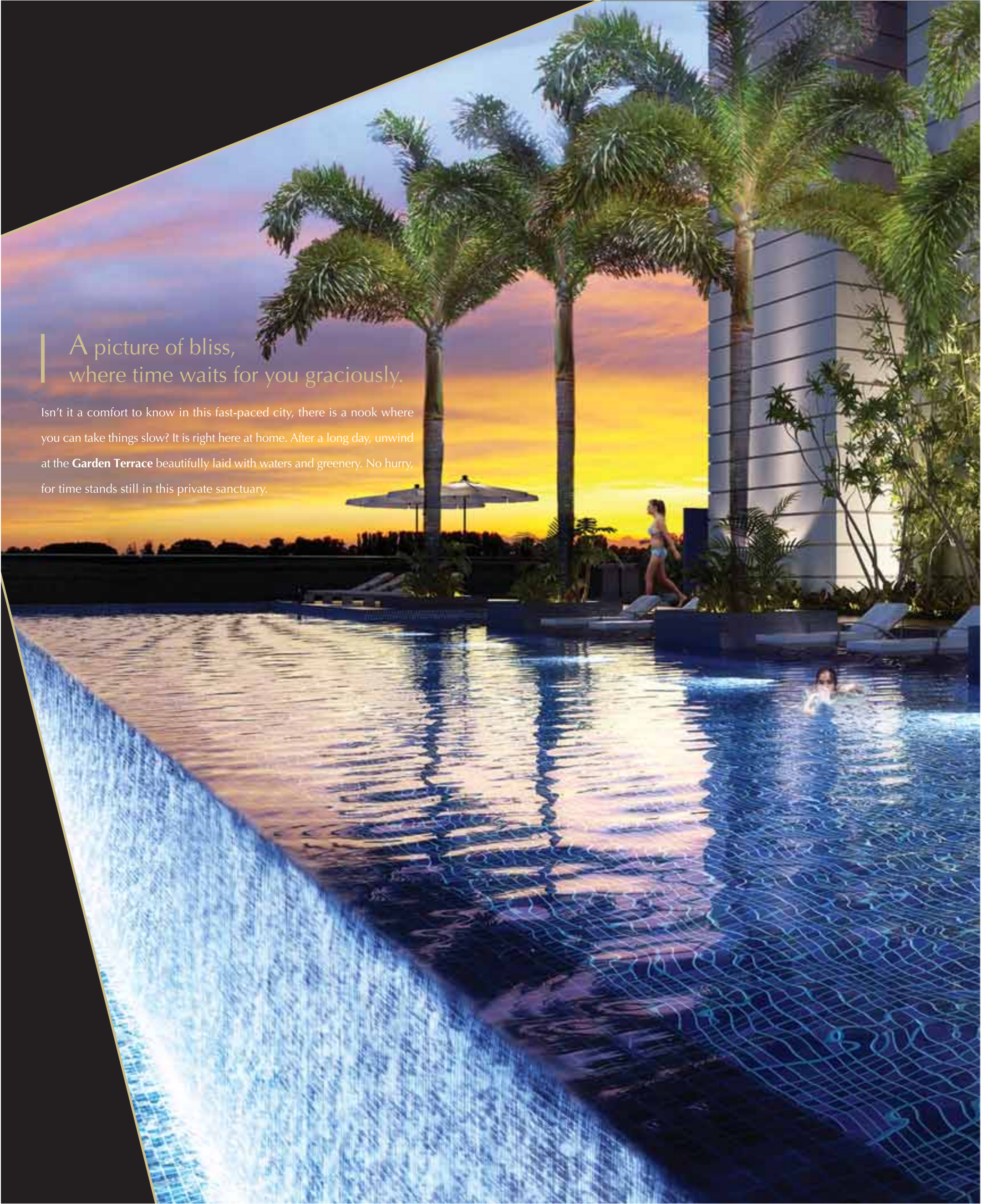
Prestige living begins the very moment you step into the grand lobby. Be greeted by a majestic waterfall feature that soars 8 metres in height – an exceptional display that offers the instant revitalisation you need as you arrive home from a day at work.

Garden Terrace

on 7th storey

A picture of bliss,
where time waits for you graciously.

Isn't it a comfort to know in this fast-paced city, there is a nook where you can take things slow? It is right here at home. After a long day, unwind at the **Garden Terrace** beautifully laid with waters and greenery. No hurry, for time stands still in this private sanctuary.



Soak up the luxury in the **30-metre lap pool**.



Spend a lovely evening, dining with your guests at the **BBQ corner**.

Heavenly pampering,
all around the clock.

Day or night, you can indulge in a plethora of therapeutic facilities on this expansive **Sky Park**, which houses the **Sky Lounge, Jacuzzi, Gym, Outdoor Fitness Corner, Yoga Corner, Outdoor Culinary-cum-dining area and Spa Room**. While you rejuvenate, capture an unparalleled bird's eye view of the vast surroundings right here – 19 floors above the ground.

Sky Park

Sky Park

on 19th storey

An opulent sight,
a portrait of timeless decadence.

As you chill out at the **Sky Lounge**, feast your eyes on a breathtaking view of the cityscape. Stretch your horizons, take in the extravagance and savour the glamour, day to night.



Wash away fatigue and tension in the **Jacuzzi** or various pools.



Awaken your senses at the **Spa Room**.



Recharge your body, mind and soul with a hearty workout at the **Gym** or the **Outdoor Fitness Corner**.



A garden of harmony,
standing by steadfastly.

Nature lovers will be delighted to discover two exclusive **Garden Suites** located right next to the **Garden Terrace**. While you enjoy additional intimacy with the greenery, you have immediate access to a **10-metre private pool** – a unique feature of the Suites. And with an extra **lofty ceiling height of 6 metres**, a cool airy living environment is yours to relish, through the year.

Garden Suites

Duplex Penthouse Suites
41st & 42nd Storey



*The peak of opulence,
inspiring and everlasting.*

Live at the **Duplex Penthouse Suites** occupying the 41st and 42nd storeys, where luxury sprawls beyond the parameters of your home. Be enraptured by the magnificent sea view, glittering outside your full-height windows. For a grander sight, take a respite in your private roof garden, where you can gaze into the boundless horizons of the city. Way above the rest.

Artist's Impression



Artist's Impression

Premium Fittings



GROHE

A global brand for sanitary products and systems, GROHE sets the benchmark for quality, technology and design. Every GROHE product is meticulously crafted to inspire, exceed expectations and deliver an unique experience.



DURAVIT

Everything for a beautiful bathroom. But Duravit products go beyond just accessorising. Their well-thought-out design and unparalleled quality means they are yours to enjoy for a long time.



■ GEBERIT

Your high-end sanitary solution provider, Geberit represents innovation, reliability and ecological efficiency. You can always trust a Geberit product to perform at its optimum, for decades to come.



GAGGENAU

Epitome of luxurious kitchen fittings. Innovative, impeccable and durable. These are the characteristics Gaggenau strives for in its development of revolutionary kitchen appliances. The **fridge, oven, hood and electric hob** are all integrated in your apartment, for the ultimate luxury.



ablum®

Using the soft closing kitchen systems from Blum®, drawers and doors close smoothly with a simple touch. This high-quality and user-friendly mechanism allows your kitchen furniture to have a quality feel.



BOSCH Invented for life

The Bosch washer-cum-dryer offer superior quality, advanced technology, ease of operations and outstanding longevity. These attributes have earned Bosch numerous accolades worldwide, which include the prestigious red dot design award and iF award.



legrand®

Versatility makes Arteor from Legrand the ideal choice for any home, anywhere in the world. Stunning finishes and luxurious materials position the range at the forefront of design, with infinite functionality at your fingertips.

FACILITIES

Garden Terrace 7th Floor



Legend

- a 30 metres lap swimming pool
- b Wet Deck
- c Pool Deck
- d Barbecue Deck
- e Garden Suites #07-01 #07-05
- f Sky Garden
- g Private 10 metres lap pool
- h Private Terrace
- j Shower Area
- k Changing Room



Sky Park 19th Floor



Legend

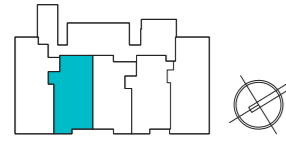
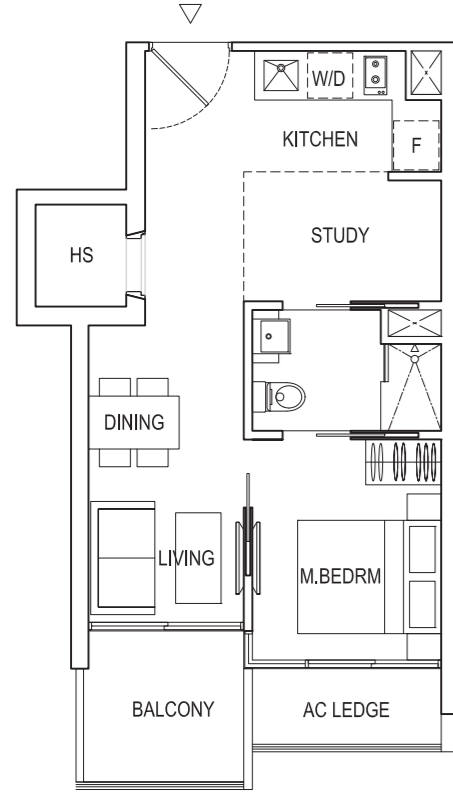
- a Play Pool
- b Jacuzzi
- c Yoga Corner
- d Spa Room
- e Pool Deck
- f Gym
- g Sky Lounge
- h Changing Room
- i Outdoor Fitness Corner
- j Outdoor Kitchen
- k Outdoor Dining



1 + Study Luxurious Apartments

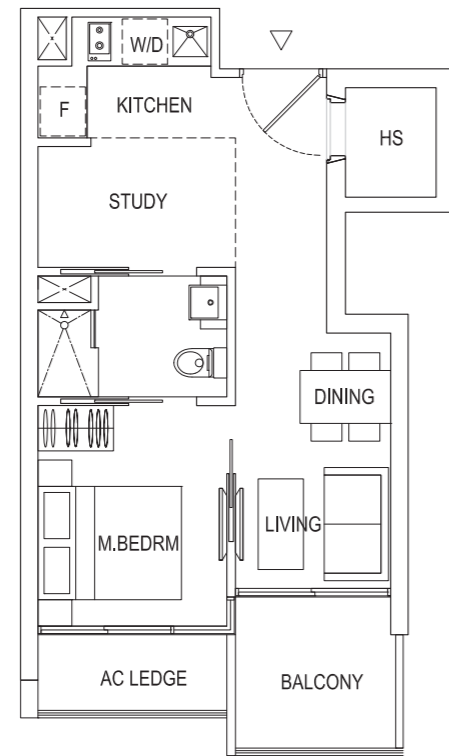
Type A1 | 47 sq.m / 506 sq.ft

08-02 – # 18-02 Includes A/C Ledge & Balcony
20-02 – # 40-02



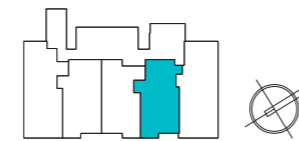
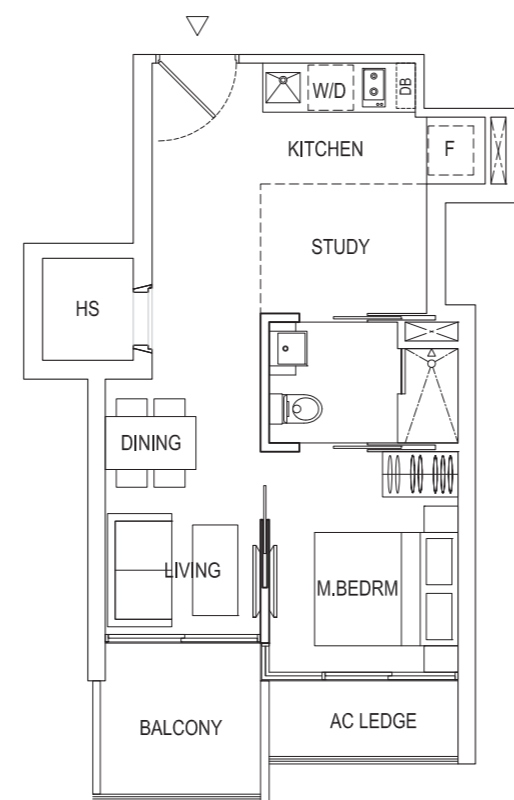
Type A2 | 45 sq.m / 484 sq.ft

08-03 – # 18-03 Includes A/C Ledge & Balcony
20-03 – # 40-03



Type A3 | 46 sq.m / 495 sq.ft

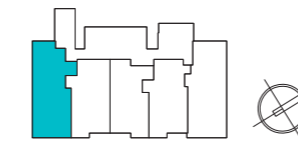
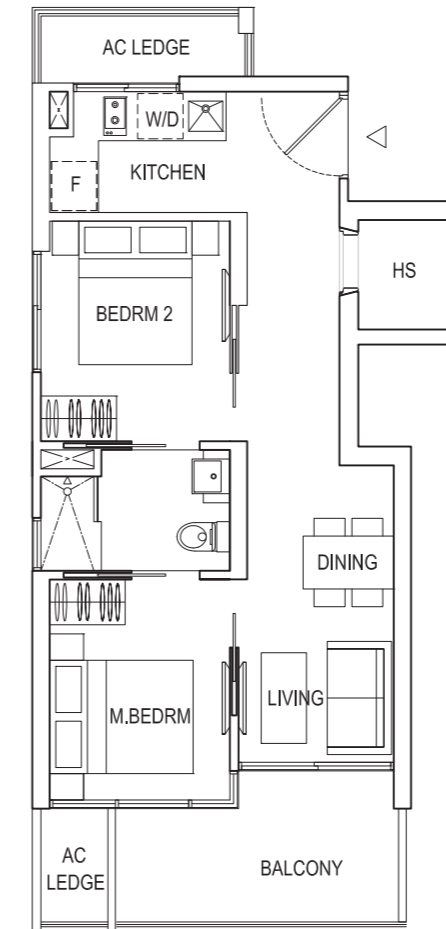
08-04 – # 18-04 Includes A/C Ledge & Balcony
20-04 – # 40-04



2-Bedroom Luxurious Apartments

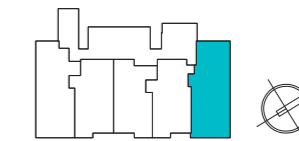
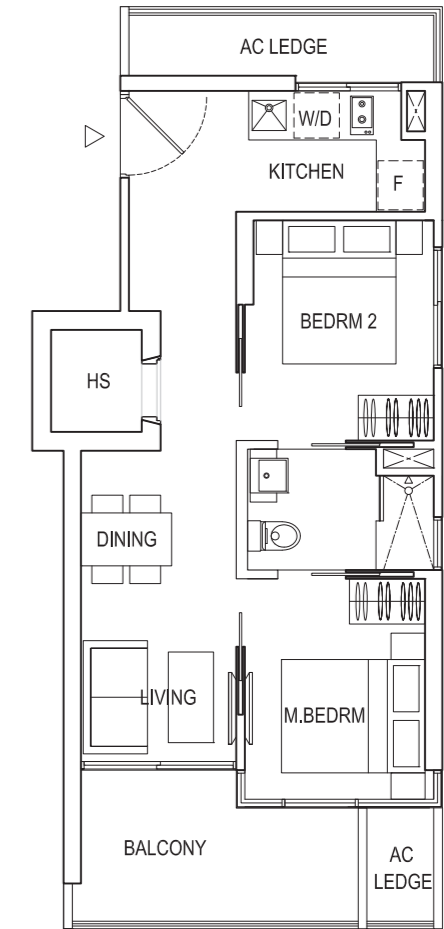
Type B1 | 56 sq.m / 603 sq.ft

08-01 – # 18-01 Includes A/C Ledge & Balcony
20-01 – # 40-01



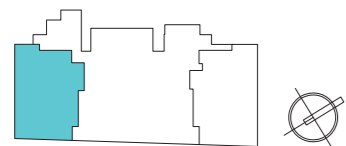
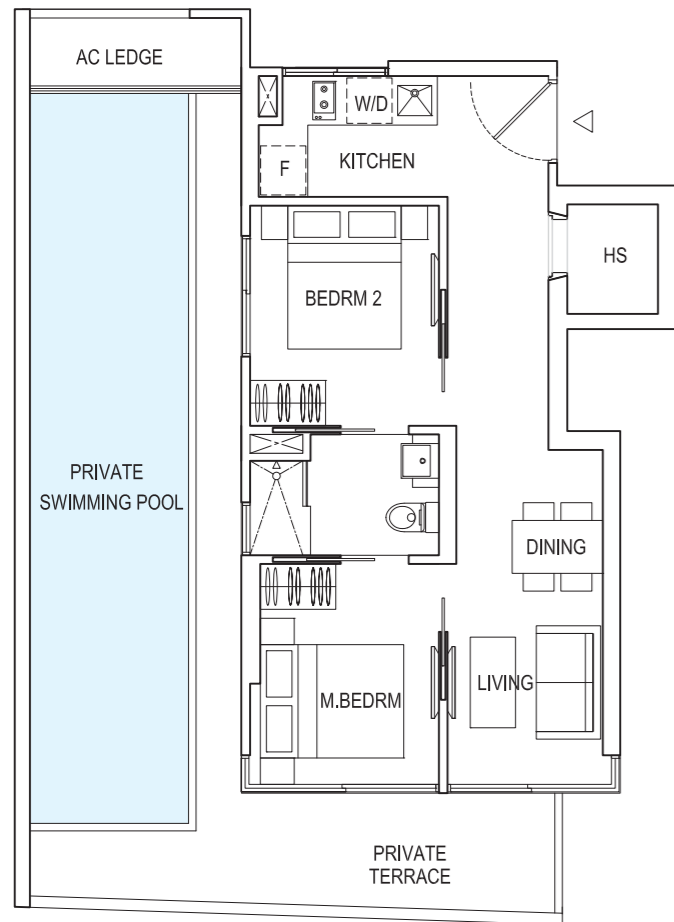
Type B2 | 57 sq.m / 614 sq.ft

08-05 – # 18-05 Includes A/C Ledge & Balcony
20-05 – # 40-05

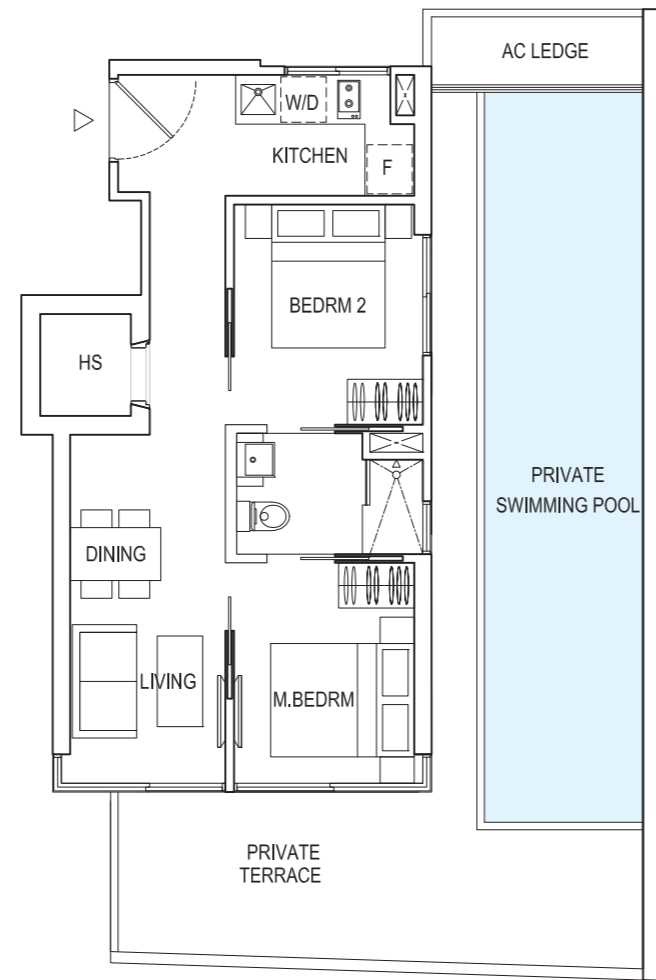


Garden Suites

Type G1 – 2BR | 87 sq.m / 936 sq.ft
#07-01 | Includes A/C Ledge & Private Terrace

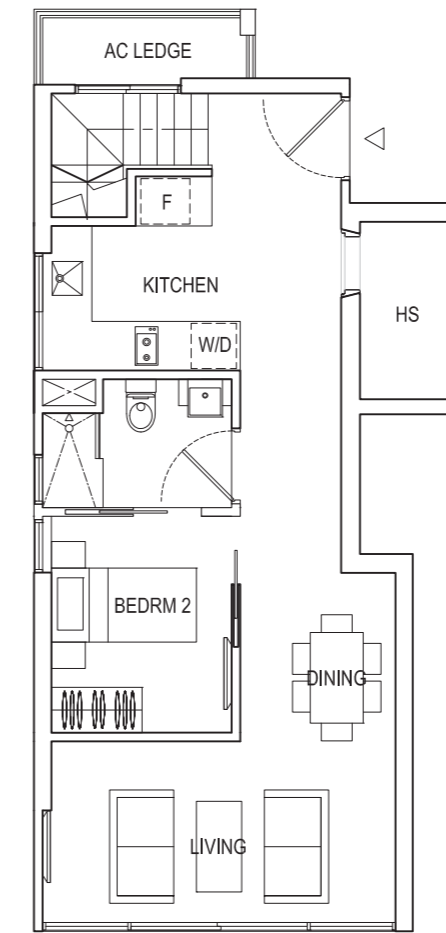


Type G2 – 2BR | 92 sq.m / 990 sq.ft
#07-05 | Includes A/C Ledge & Private Terrace

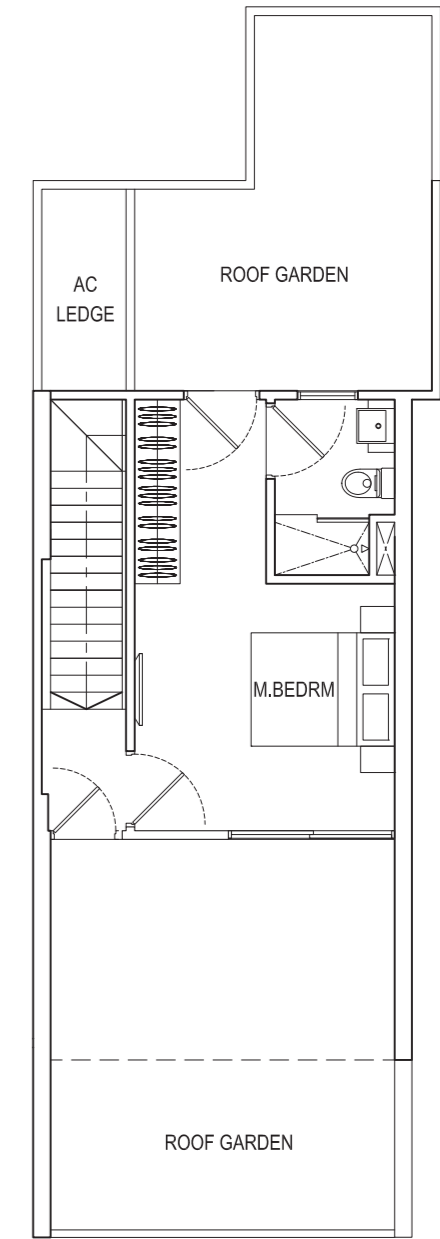
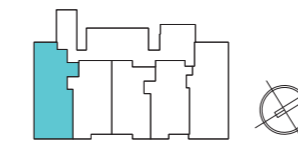


Duplex Penthouse Suites

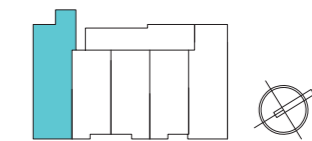
Type PHA – 2BR | 131 sq.m. / 1410 sq.ft
#41-01 | Includes A/C Ledge & Roof Garden



LOWER STOREY



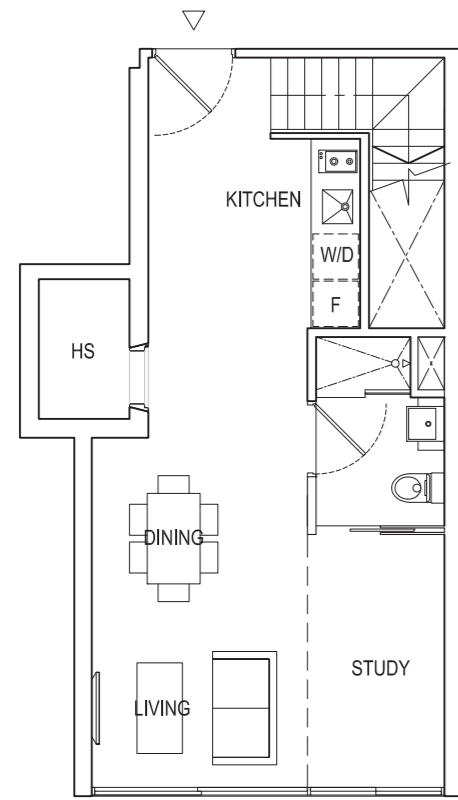
UPPER STOREY



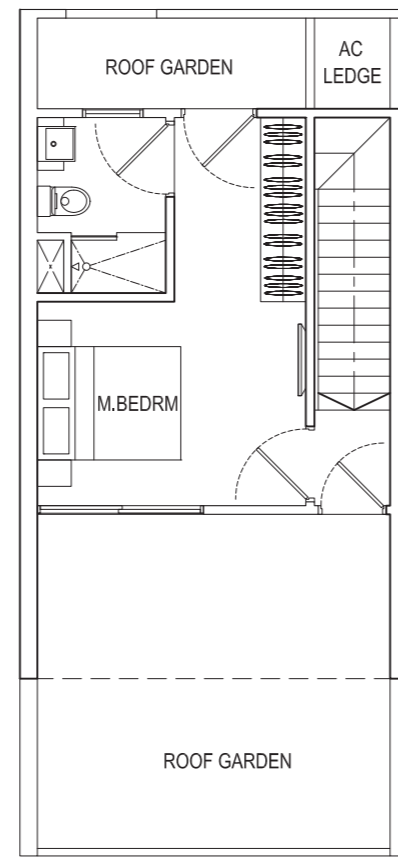
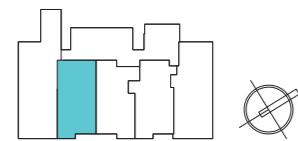
Duplex Penthouse Suites

Duplex Penthouse Suites

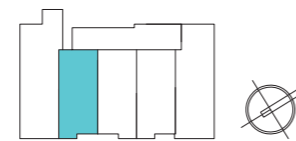
Type PHB – 1+1BR | 102 sq.m / 1,098 sq.ft
 # 41-02 | Includes A/C Ledge & Roof Garden



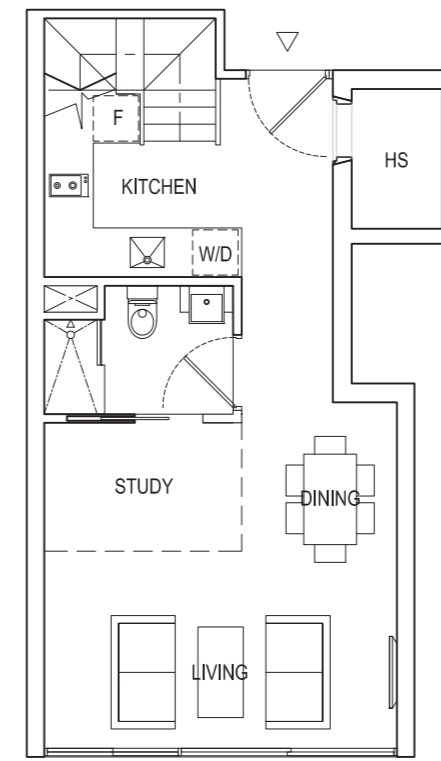
LOWER STOREY



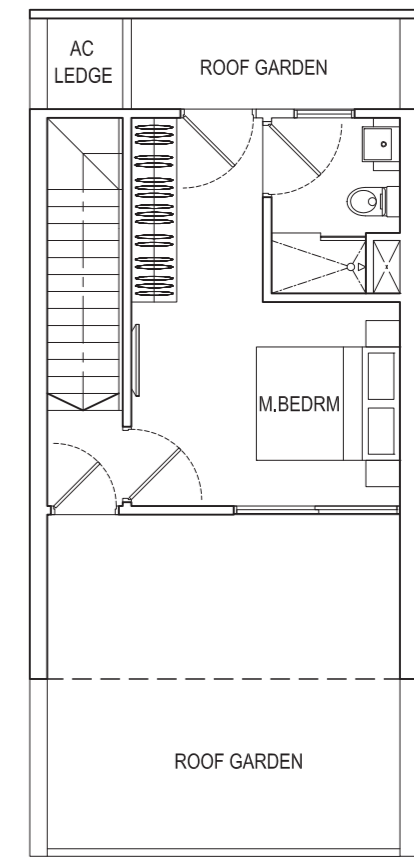
UPPER STOREY



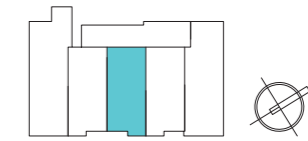
Type PHC – 1+1BR | 101 sq.m / 1,087 sq.ft
 # 41-03 | Includes A/C Ledge & Roof Garden



LOWER STOREY



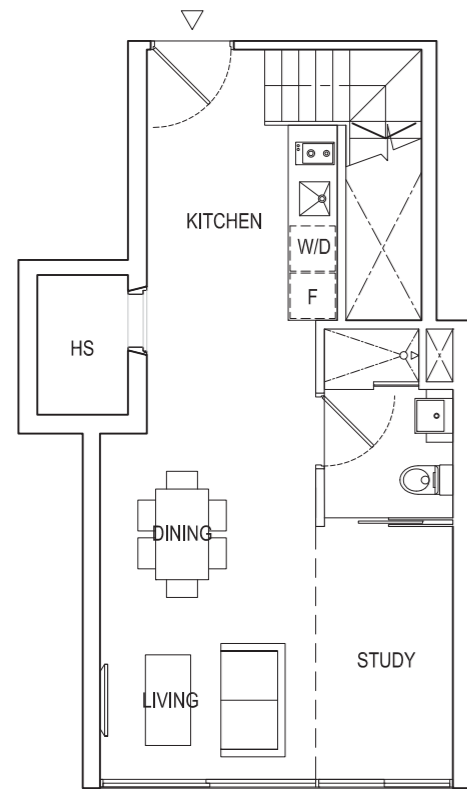
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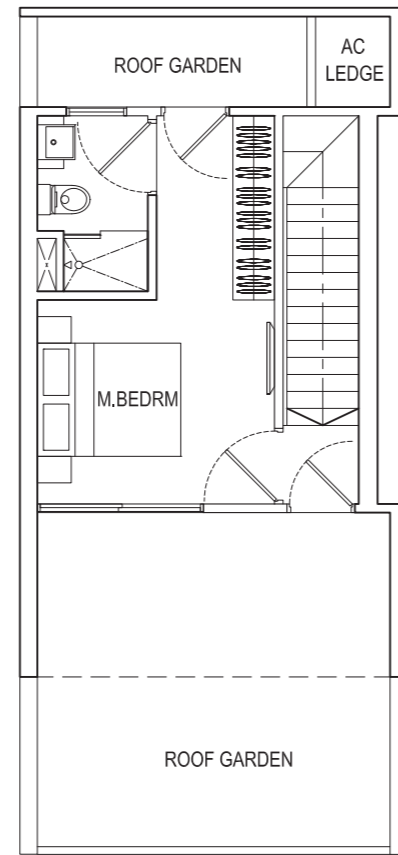
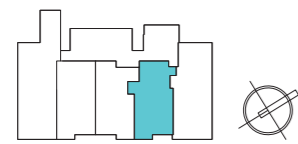
Duplex Penthouse Suites

Duplex Penthouse Suites

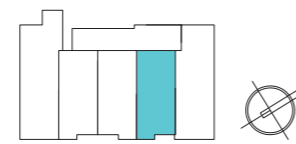
Type PHD – 1+1BR | 101 sq.m / 1,087 sq.ft
 # 41-04 | Includes A/C Ledge & Roof Garden



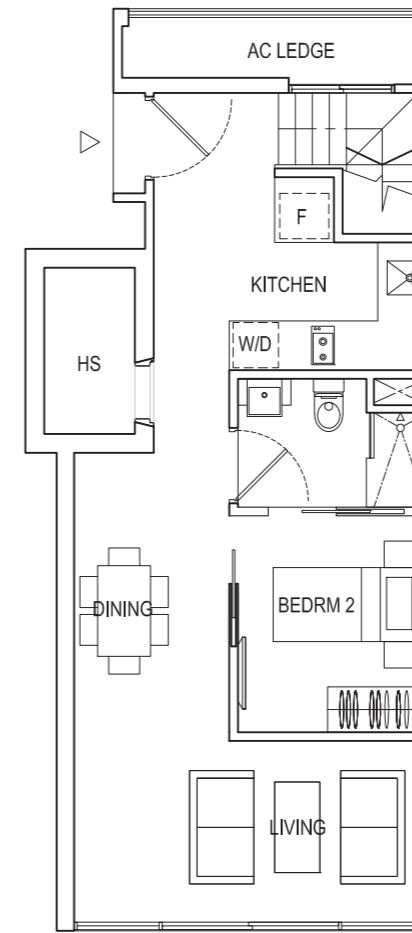
LOWER STOREY



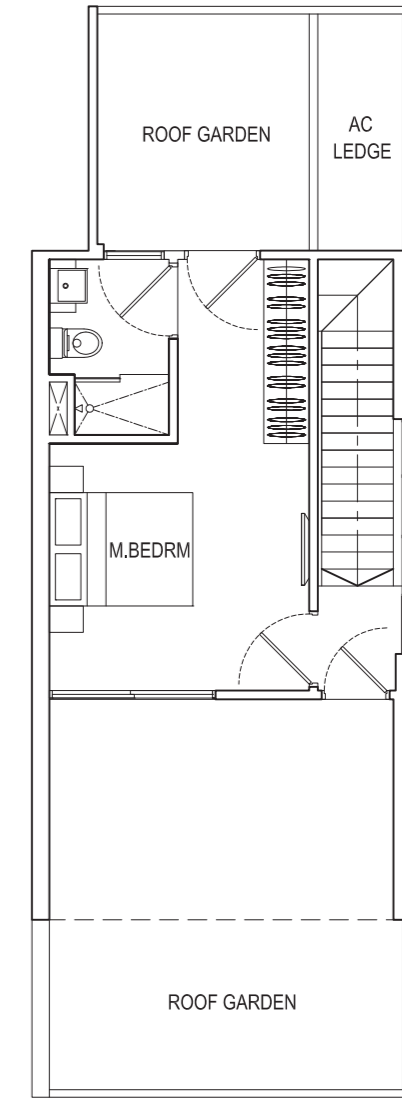
UPPER STOREY



Type PHE – 2BR | 125 sq.m / 1,345 sq.ft
 # 41-05 | Includes A/C Ledge & Roof Garden



LOWER STOREY

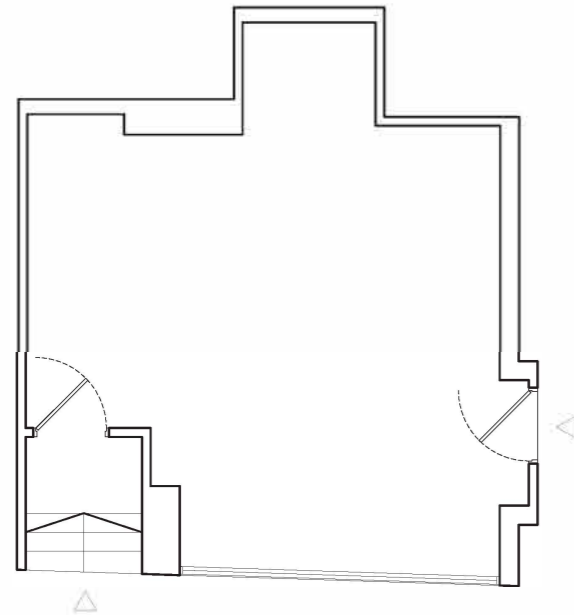


UPPER STOREY

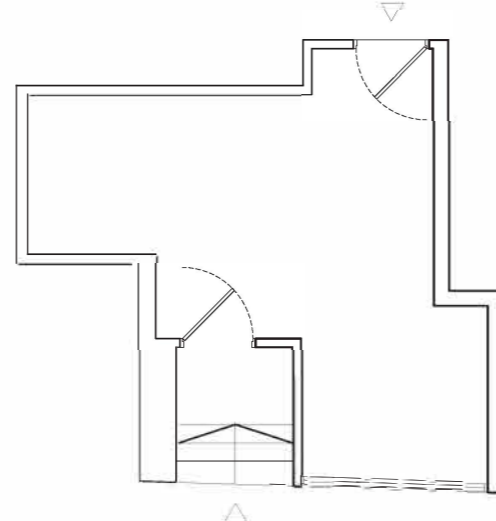


Commercial Units

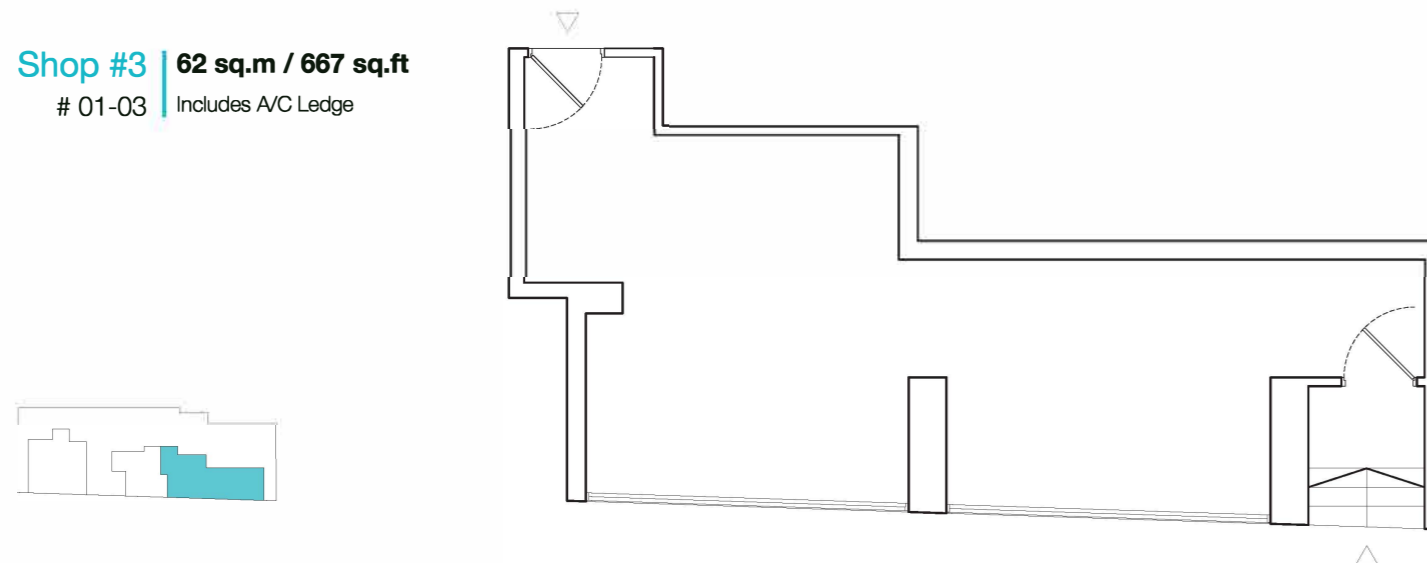
Shop #1 | 50 sq.m / 538 sq.ft
01-01 | Includes A/C Ledge



Shop #2 | 32 sq.m / 344 sq.ft
01-02 | Includes A/C Ledge



Shop #3 | 62 sq.m / 667 sq.ft
01-03 | Includes A/C Ledge



SPECIFICATIONS IN THE BUILDING

- FOUNDATION**
Reinforced concrete foundation to Engineer's requirements
- SUPER-STRUCTURE**
Reinforced concrete structure to Engineer's requirements
- WALLS**
External – Pre-cast concrete panels and/or common clay brick to Architect and Engineer's requirements
Internal – Pre-cast concrete panels and/or common clay brick and/or Light weight partition to Architect and Engineer's requirements
- ROOF**
Reinforced concrete flat roof with waterproofing
- CEILING**
Living/Dining/Bedrooms – Skim coat and/or plaster ceiling boards with emulsion Paint to Architect's selection
Household Shelter, Balcony & Private Terrace – Skim coat with emulsion paint to Architect's selection
Bathroom/Kitchen – Moisture-resistant plastered ceiling boards with emulsion paint finished to Architect's selection
- FINISHES**
Wall (For Apartments)
• **Living/Dining/Bedrooms/Kitchen/Household Shelter/Balcony** – Cement and sand plaster and/or skim coat with emulsion paint to Architect's selection
• **Bathroom** – Homogenous and/or ceramic tiles laid up to false ceiling height (exposed area only) to Architect's design (Note: For Type G1& G2 only – These units have a high floor-to-ceiling height of 6.0m. The internal brickwall/pre-cast panels/partitions of the bedrooms and toilets will be built to a height of 3.25m only)
Wall (For Common Areas)
• **1st Storey Lift Lobbies/Typical lift lobbies/ Staircases** – Cement and sand plaster and/or skim coat with emulsion paint to Architect's selection
Wall (For Common Areas)
• **External Wall** – Cement and sand plaster and/or skim coat with weather-resistant paint to Architect's selection
Floor (For Apartments)
• **Living/Dining/kitchen/Bedroom/Study** – Marble and/or compressed marble and/or homogeneous tiles to Architect's selection
• **Bathroom** – Ceramic and/or homogenous tiles to Architect's selection
• **Household Shelter/Balcony/Private Terrace** – Ceramic and/or homogenous tiles to Architect's selection
• **Planter box** – Cement & sand screeding
• **A/C Ledge** – Cement & sand screeding
Floor (Common Areas)
a) **1st Storey Lift Lobbies** – Homogenous and/or ceramic tiles to Architect's selection
b) **Typical lift lobbies** – Homogenous and/or ceramic tiles to Architect's selection
c) **Staircases** – Cement and sand screed with nosing tiles to Architect's selection
d) **Sky Terrace/Sun deck/Pool Area** – Natural timber and/or composite timber deck to Architect's selection
e) **Swimming Pool** – Mosaic and/or ceramic tiles to Architect's selection
f) **Walkway/Pavement** – Pebbles wash and/or homogenous and/or ceramic tiles to Architect's selection
- WINDOWS**
Powder-coated aluminium-framed windows with approx. 6mm thick tinted float glass to Architect's selection
- DOORS**
a) **Main Entrance** – Fire-rated timber door to Architect's design
b) **Bedrooms/Bathrooms** – Semi-hollow core timber door to Architect's design
c) **Household Shelter** – Approved blast door
d) **Ironmongery** – Locksets and hinges to Architect's selection
- RAILINGS**
Stainless steel and/or mild steel with paint to Architect's selection
- SANITARY WARES AND FITTINGS**
Bathroom
a) 1 shower cubicle with shower mixer, rain shower head and shower set to Architect's selection
b) 1 wash basin and mixer tap to Architect's selection
c) Water closet to Architect's selection
d) 1 mirror to Architect's design
e) 1 toilet paper holder to Architect's selection
- ELECTRICAL INSTALLATION/TELEPHONE/TV/FM**
a) All electrical wiring are concealed in floor and wall in conduits wherever possible except for electrical wiring above false ceiling, household shelter, and DB cabinet will be exposed in trunking and/or conduits
Refer to Electrical Schedule for details
- LIGHTNING PROTECTION SYSTEM**
a) Lighting Protection System shall be provided in accordance with Singapore Standard CP33 1996
- PAINTING**
a) **External Walls** – Spray-textured coating and/or weather-resistant emulsion paint to Architect's selection
b) **Internal Walls** – Emulsion paint to Architect's selection
- WATERPROOFING**
a) Waterproofing is provided to floors of Bathrooms, Kitchen, Balcony, W.C., R.C. flat roof, planter Box and wherever required.
- DRIVEWAY & CARPARK**
a) **Surface Driveway** – Interlocking pavement and/or concrete imprint to Architect's selection
b) **Mechanical Carpark Systems** – According to Specialist's specifications
- RECREATIONAL FACILITIES**
a) Swimming Pool
b) Lap Pool
c) Jacuzzi
d) Sky Terrace/Sun Deck
e) Gymnasium
f) Landscaping
g) Wet Deck
h) BBQ Pit
i) Outdoor Fitness Station
j) Spa Room
k) Sky Garden
l) Outdoor Dining & Kitchen
m) Sky Lounge
- OTHER ITEMS**
a) **Kitchen Cabinets** – High and low kitchen cabinets with solid surface and/or stone work top complete with sink and mixer to Architect's design and selection
b) **Kitchen Appliances** – Electric cooker hob and cooker hood, integrated fridge and washer-cum-dryer to Architect's selection
c) **Bedroom Wardrobe** – Built-in wardrobes to all bedrooms to Architect's design and selection
d) **Air-conditioning** – Multi-split air-conditioning to all Bedrooms and Living/ Dining to M & E Engineer's requirements
e) **Mechanical Ventilation** – Toilets may be mechanically ventilated, wherever applicable to M&E Engineer's requirements
f) **Audio/Intercom System** – Audio intercom to apartment units to M & E Engineer's selection
g) **Electric Water Heater** – Hot water supply to all bathrooms and kitchen except W.C. to M & E Engineer's requirements
h) **Soil Treatment** – Anti-termite soil treatment by Specialist's specifications
i) **Cable vision** – Provision of outlet only

- SHOP UNITS**
The items below refer specifically to the interior finishes of the shop units only
a) **Internal Walls** – Pre-cast concrete panels and/or common clay brick and/or Lightweight partition finished with cement and sand plaster and/or skim coat with emulsion paint to Architect & Engineer's requirements
b) **Ceiling** – Skim coat and/or plaster ceiling boards with emulsion Paint to Architect's selection
c) **Floor** – Cement and sand screeding
d) **Windows** – Fixed glass panels and/or powder-coated aluminium-framed windows with approx. 6mm thick tinted float glass to Architect's selection
e) **Doors** – Frame and/or frameless glass doors to Architect's design
f) **Electrical Installations** – All electrical wiring are concealed in floor and wall in conduits wherever possible except for electrical wiring above false ceiling, household shelter, and DB cabinet will be exposed in trunking and/or conduits. Refer to Electrical Schedule for details.
g) **Air-conditioning** – Multi-split air-conditioning to M & E Engineer's requirements
h) **Floor-to-Ceiling Height** – The floor-to-ceiling height is 6.0m
i) **Others** – Water point will be provided within unit. Grease trap is not provided

Note:
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. White such material 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. Subject to Clause 14.3, 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/vein and tonal differences. Thus it is not possible to achieve total consistency of 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.

Cable Television and/or Internet Access
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or Internet Services Providers (ISP) or any other relevant party 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.

Wardrobes, 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.

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

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.

Description of Common Property
Common facilities such as swimming pool, sky terrace/sun deck, gymnasium, BBQ pit and landscaping are to be held as common property as defined in the Building Maintenance and Strata Management Act 2004 and the Land Title(Strata) Act, Cap 158.

Common Area
Sentry Post is provided and Management Room is not provided.

Purpose of Building Project and Restriction as to Use
The building project is zoned "Residential with commercial on the 1st storey only". Thus, the units on the upper storeys are strictly for residential occupation only. Private mechanical car park system is provided. The open roof terrace/PES is not to be enclosed or roofed over.

Additional Notes
While every reasonable care has been taken in the preparation of this brochure, the Developer and its Agent cannot be held responsible for the inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representations of fact. All information and specifications, renderings, visual representations, and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities.

Materials, Fittings, Equipment, Finishes, Installation and Appliances
Subject to Clause 14.3, the brand, colour 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.

All information, specifications and statements herein shall not be treated to form part of an offer or contract. Floor plans are subject to amendments as may be required by the relevant authorities. Visual representations, model, showflat displays and illustrations, photographs, art renderings and other graphic representations and references, not limited to landscape and furniture, are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are only approximate measurements and subject to final survey.

The Sales & Purchase Agreement shall form the entire agreement between the developer and purchaser and shall supersede all statements, representations or promise made prior to the signing of the Sales & Purchase Agreement and shall in no way modified by any statements, representations or promises made by the developer or the Marketing Agents.

ELECTRICAL SCHEDULE

	Lighting point	Ceaver Points	sofa	/ Point	TelegBase Point	Water Heater	Cook	Hot	Door Bell
A1	9	7	1	2	2	1	1	1	1
A2	9	7	1	2	2	1	1	1	1
A3	9	7	1	2	2	1	1	1	1
B1	9	8	2	3	3	1	1	1	1
B2	9	8	2	3	3	1	1	1	1
G1	9	8	2	3	3	1	1	1	1
G2	9	8	2	3	3	1	1	1	1
PH-A	15	14	3	3	3	1	1	1	1
PH-B	14	13	2	2	2	1	1	1	1
PH-C	14	13	2	2	2	1	1	1	1
PH-D	14	13	2	2	2	1	1	1	1
PH-E	14	13	2	2	2	1	1	1	1
S1	6	6	1	1	1	0	0	0	0
S2	5	5	1	1	1	0	0	0	0
S3	8	8	1	1	1	0	0	0	0

Developed by:

50 Robinson Pte Ltd