




RoyceResidences



Immerse
yourself in
**elegant
luxury...**





Experience elegant living beyond compare. Where your dream lifestyle comes alive.

Royce Residences is a city living with abundant doses of chic and sophistication thrown in. For the discerning individual with a taste for the good life. For the individual who values style as well as substance. For the individual who has arrived in life.

Royce Residences offers luxurious apartments in a central location that will complement your sophisticated lifestyle. Come home to a contemporary facade and lavish amenities where you can experience a level of comfort that is second to none.

Enjoy the elegant life at Royce Residences.

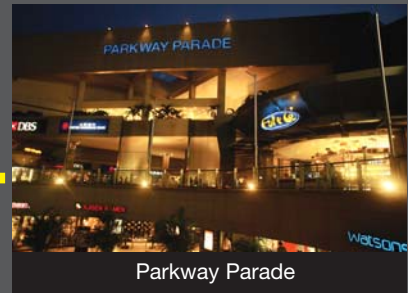




Central Business District



New Paya Lebar Centre/Business Hub



Parkway Parade



Kong Hwa School



Royce Residences



Mountbatten MRT Station



Esplanade



Kallang Leisure Park



Singapore flyer



Sport Hub



Singapore Indoor Stadium



Marina Bay Sands Resort



Suntec City Conventional Centre



Marina Square

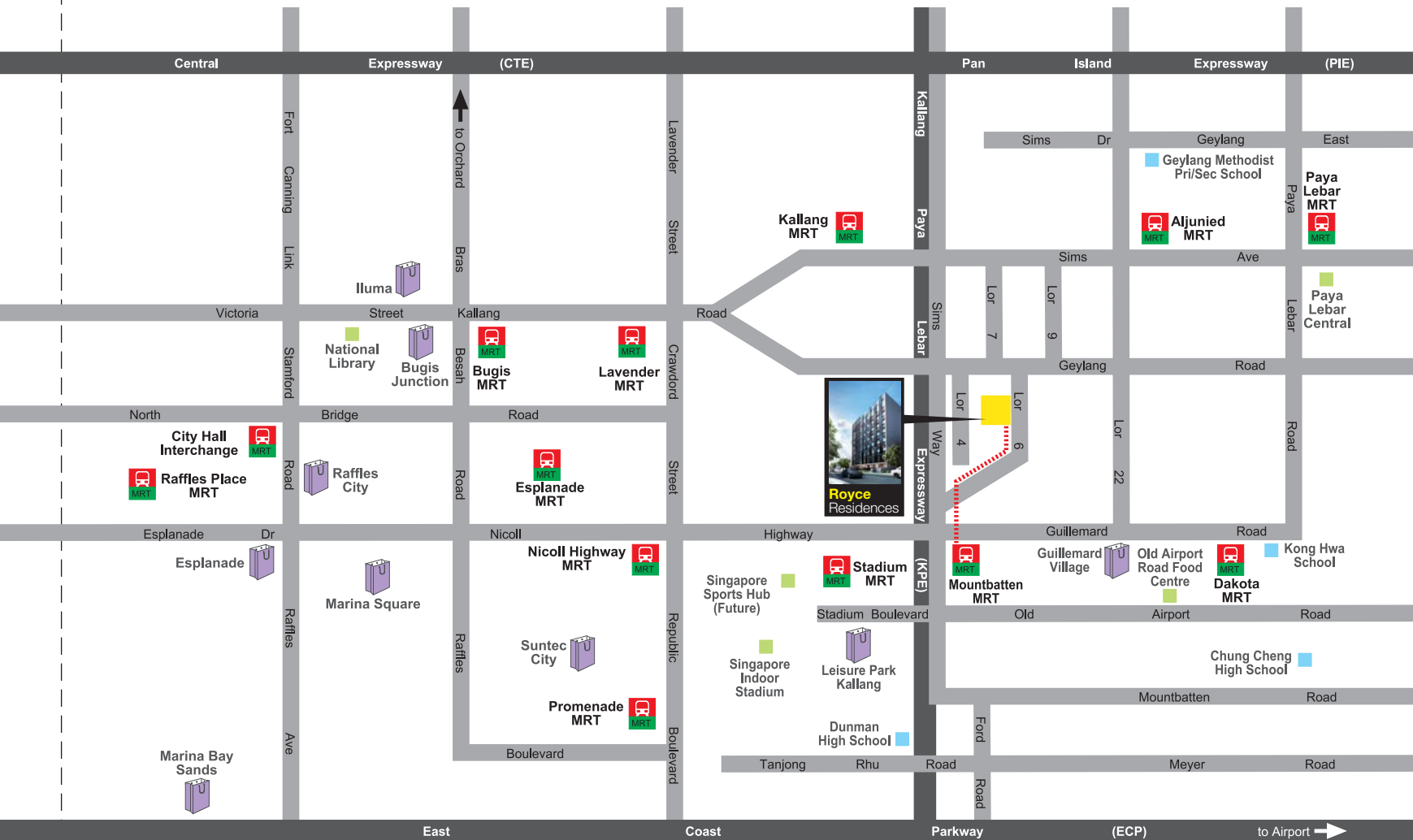
Convenience at your fingertips

With countless options for all types of pursuits, you will never be left with a dull moment.

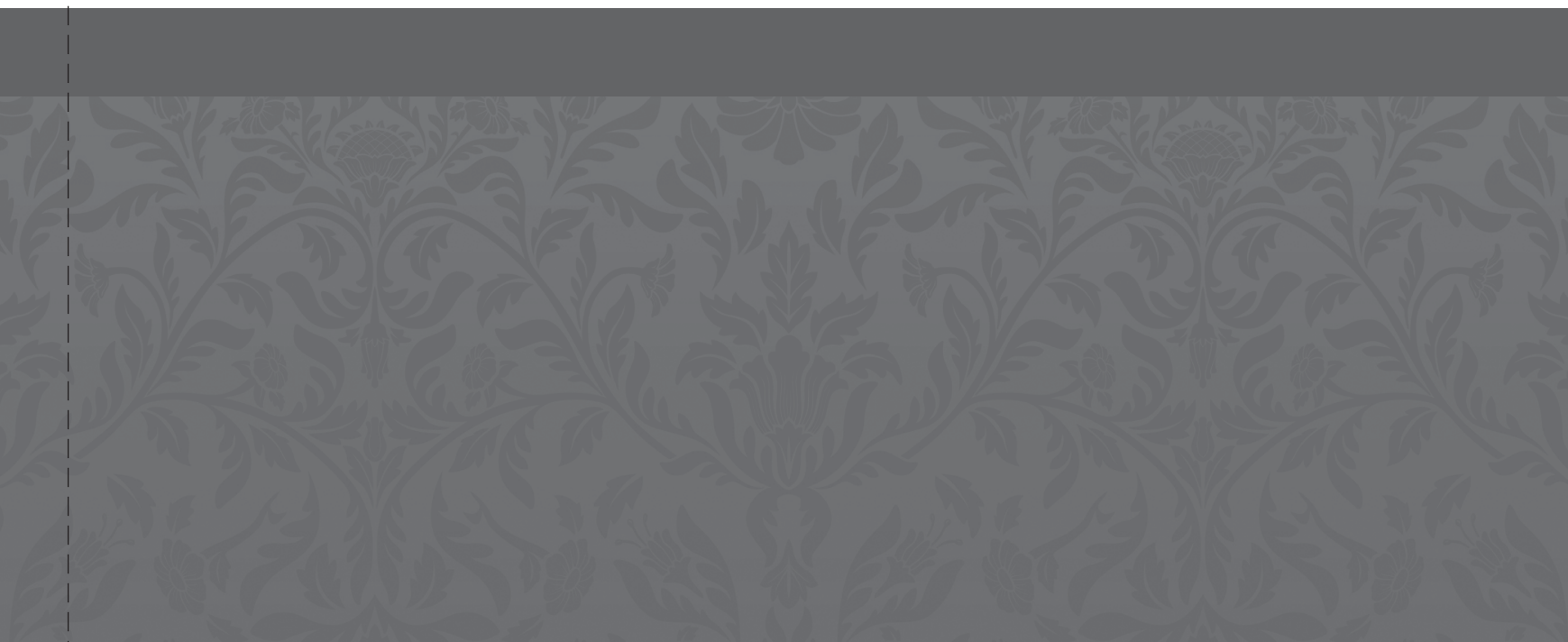
From world-class shopping to gastronomic delights to unique entertainment, you will find it all just a stone's throw away from Royce Residences.

Exploring the best Singapore has to offer is easy with nearby Mountbatten and Kallang MRT providing access to the city and beyond. Drivers will be spoilt for choice with easy access to four major expressways for the ultimate in hassle-free driving.

Enjoy the social life at Royce Residences.



- Garden By The Bay (U/C)
- Marina Barrage
- Singapore Flyer
- Playground Big Splash
- East Coast Park





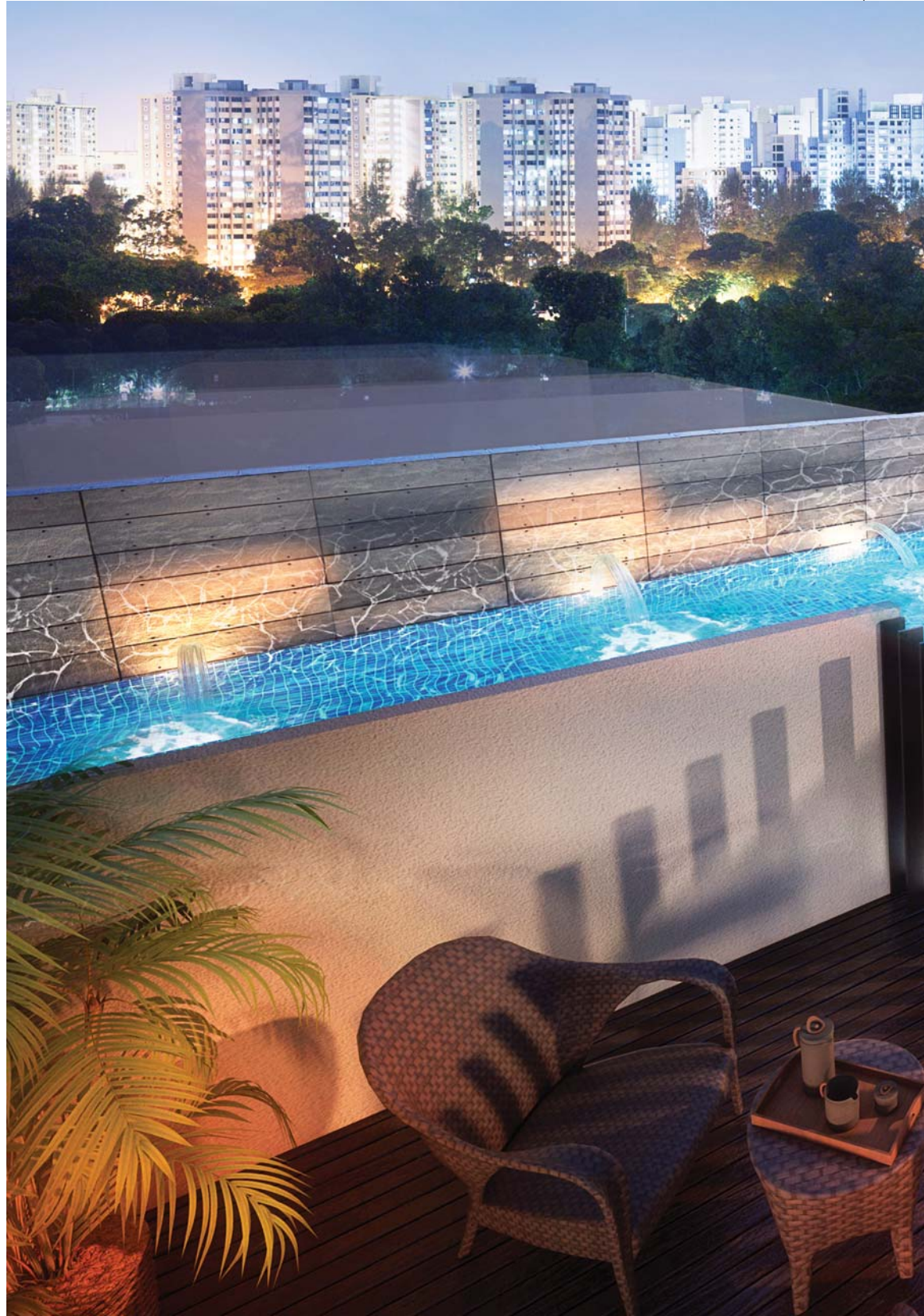
Feel the pulse of the city...

The city is at your beck and call from your abode at Royce Residences.

Centrally located and well-linked, making it easy to get out and explore the myriad sights and sounds that Singapore has to offer. Attractions such as the Singapore Flyer, Marina Bay Sands Resort and Suntec City are just a short ride on the train or a smooth drive away.

Enjoy the beat of the city at Royce Residences.







artist's impression only

Life's pleasures at your doorstep

Luxurious facilities make for elegant living the moment you step into Royce Residences.

Cool off with a dip in the breathtakingly magical pool, keep in tip top shape at the well-equipped gym, enjoy special moments with loved ones over a sizzling BBQ or snuggle up with that special someone on the romantic pool deck. These excellent facilities will keep you busy even on days when you feel like staying in.

Enjoy life's finer moments.





artist's impression only





artist's impression only



artist's impression only

Every apartment is made to enhance your discriminating lifestyle.

Branded and quality fittings and furnishings adorn the interior of your home, giving it an allure of chic and elegance. Kitchen is equipped with electric hob, hood and also the integrated fridge, while rooms are lined with built-in wardrobes for sheer luxury. Split air-conditioning keeps you cool wherever you are at home while beautiful floorings will add on to that regal touch.

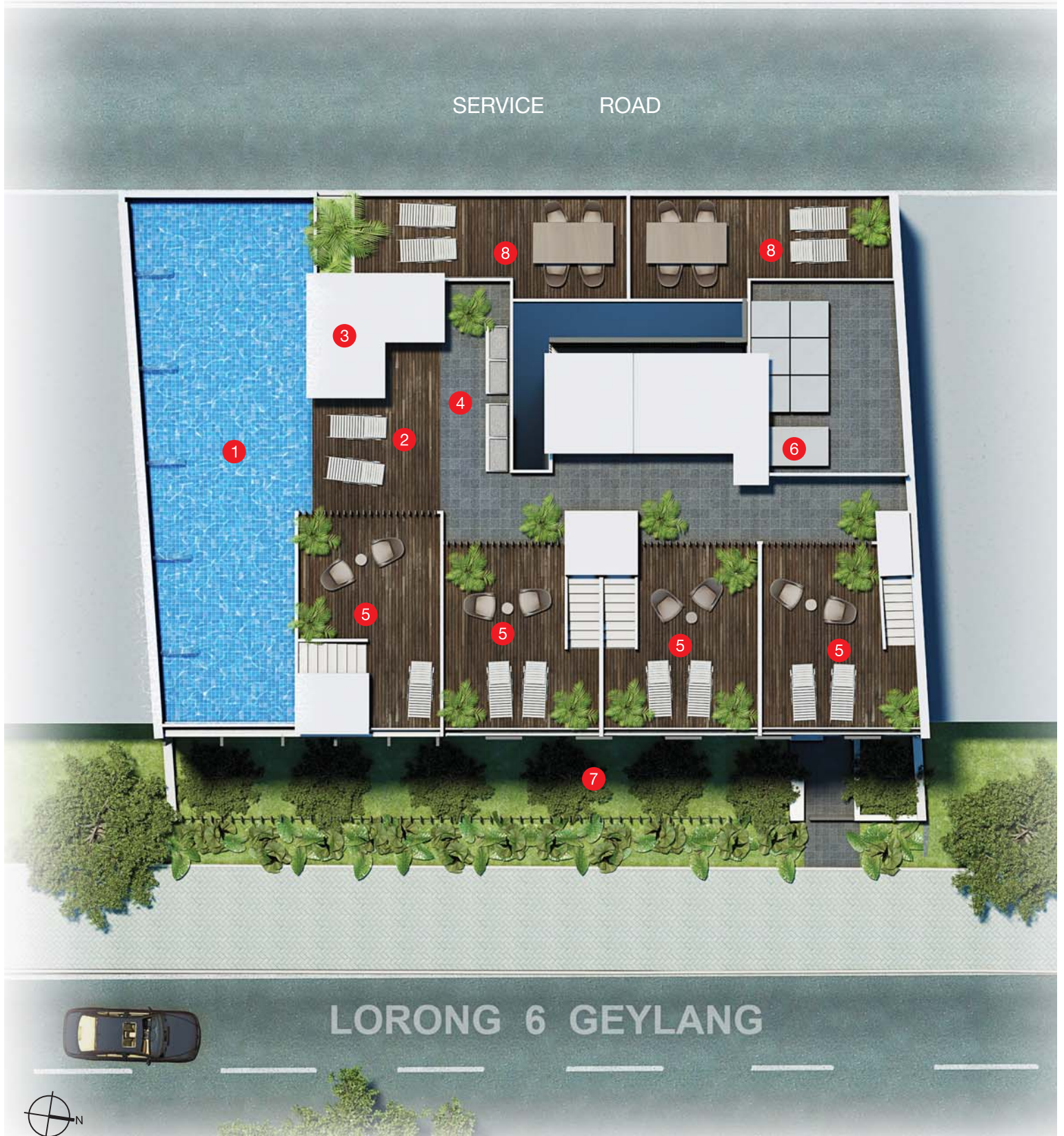
Enjoy the little things that count at Royce Residences.



artist's impression only



artist's impression only



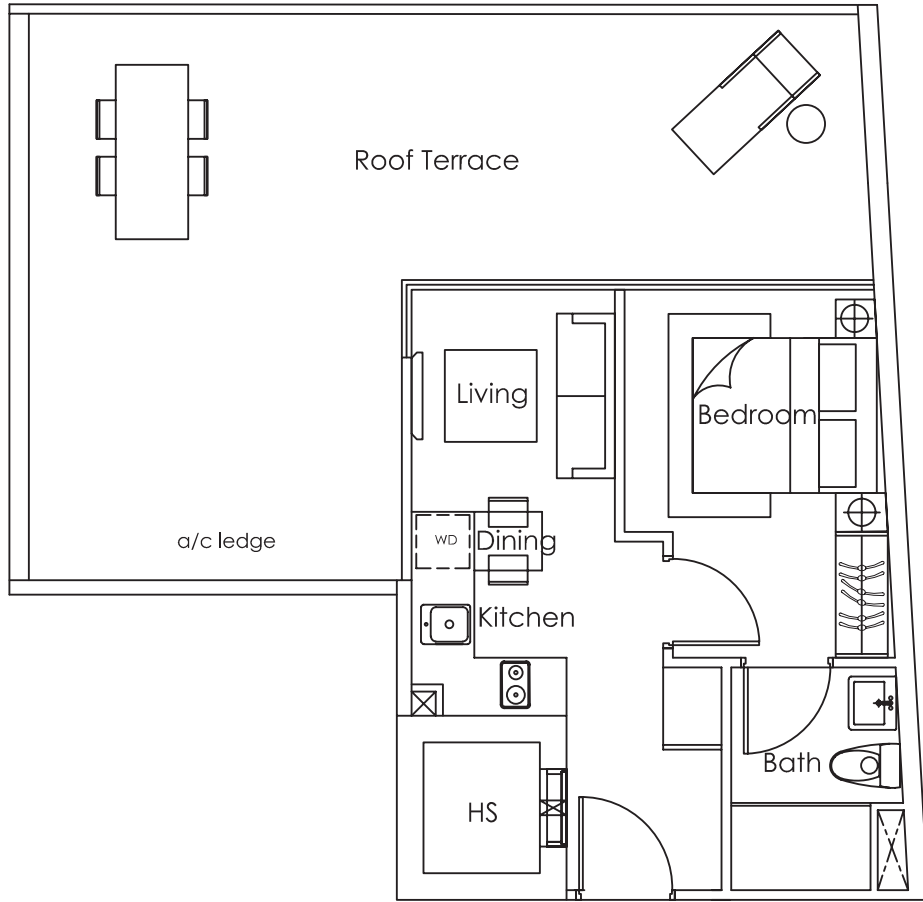
- 1 Swimming Pool
- 2 Decking
- 3 Gym
- 4 BBQ Area
- 5 Private Roof Terrace
- 6 M & E
- 7 Landscape (1st Storey)
- 8 Private Roof Terrace (2nd Storey)

TYPE A

1 bedroom
69 sq m

#02-01

(Inclusive of a/c ledge
and roof terrace)

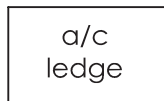
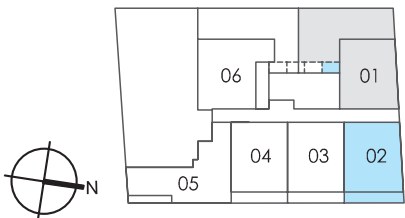
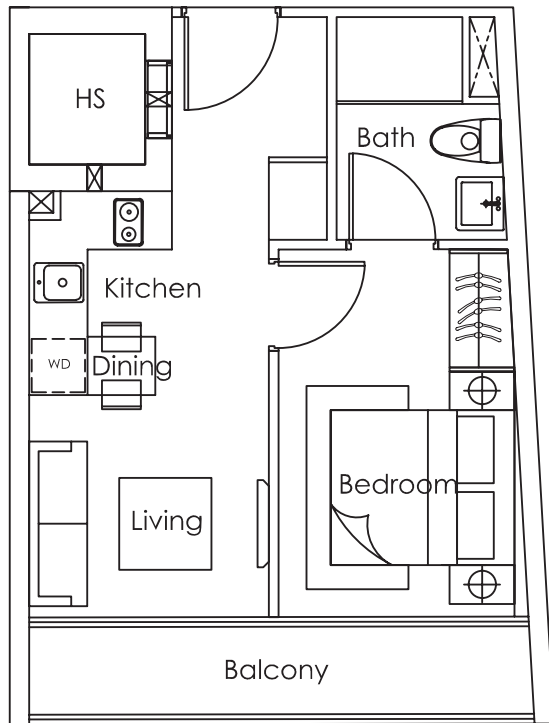


TYPE B

1 bedroom
39 sq m

#02-02

(Inclusive of a/c ledge
and balcony)

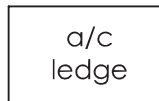
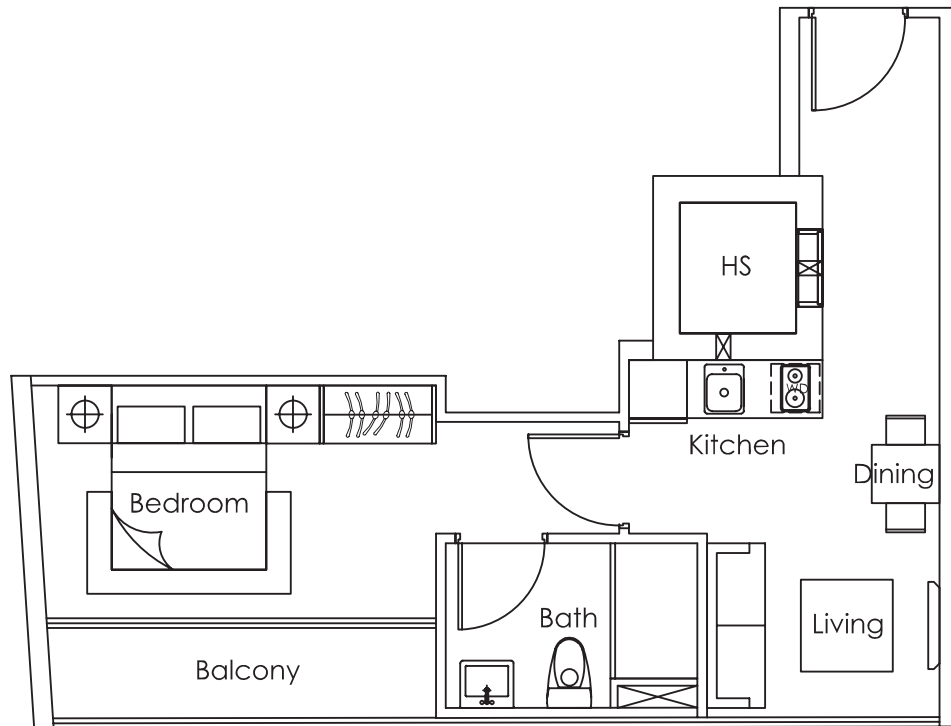


TYPE E

1 bedroom
43 sq m

#02-05

(Inclusive of a/c ledge
and balcony)

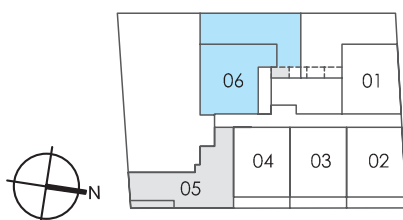
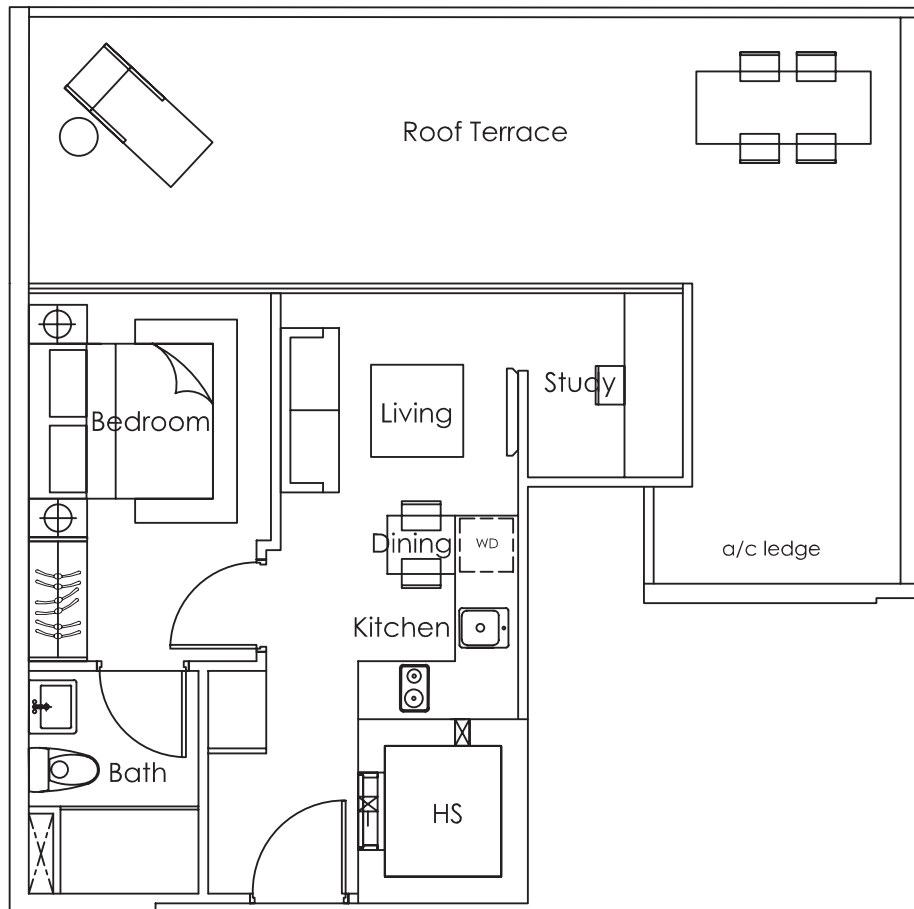


TYPE F

1+1 bedroom
70 sq m

#02-06

(Inclusive of a/c ledge
and roof terrace)

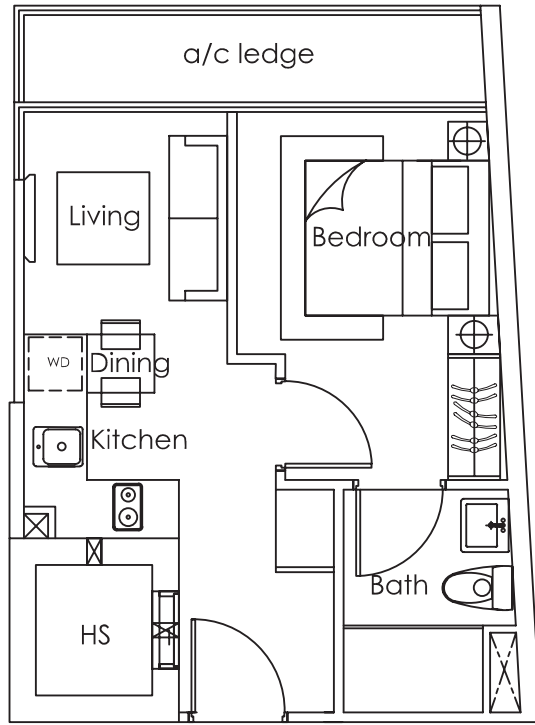


TYPE A1

1 bedroom
37 sq m

- #03-01
- #04-01
- #05-01
- #06-01

(Inclusive of a/c ledge)



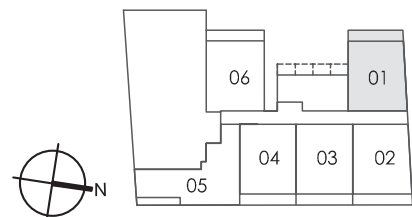
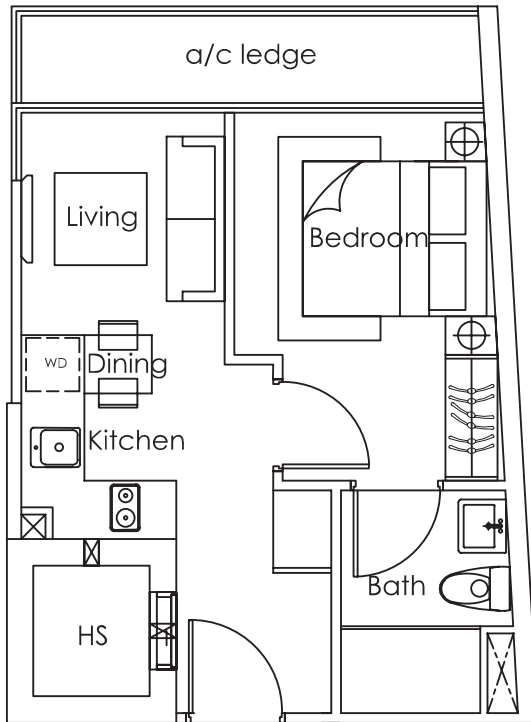
TYPE A2

(High Ceiling)

1 bedroom
67 sq m

- #07-01

(Inclusive of a/c ledge
and void)

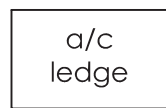
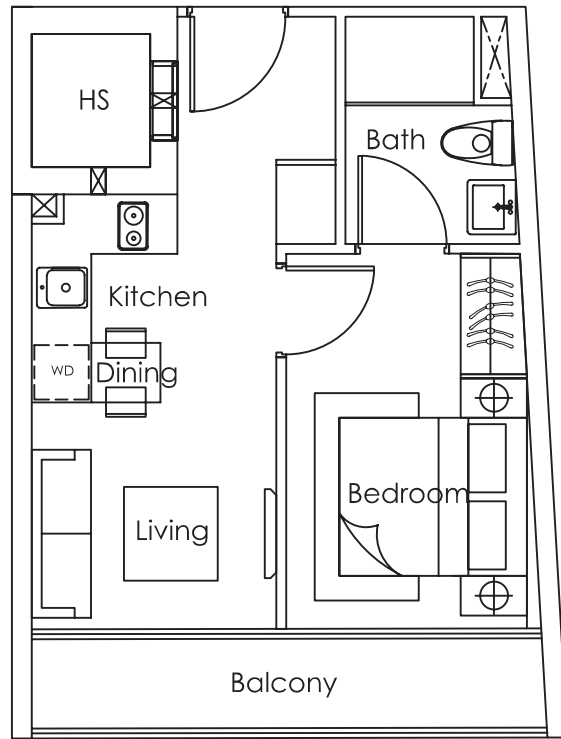


TYPE B1

1 bedroom
39 sq m

- #03-02
- #04-02
- #05-02
- #06-02
- #07-02

(Inclusive of a/c ledge
and balcony)

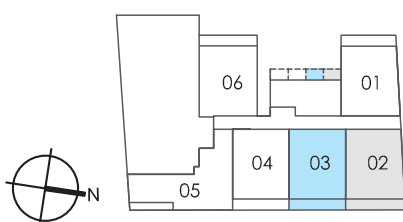
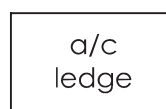
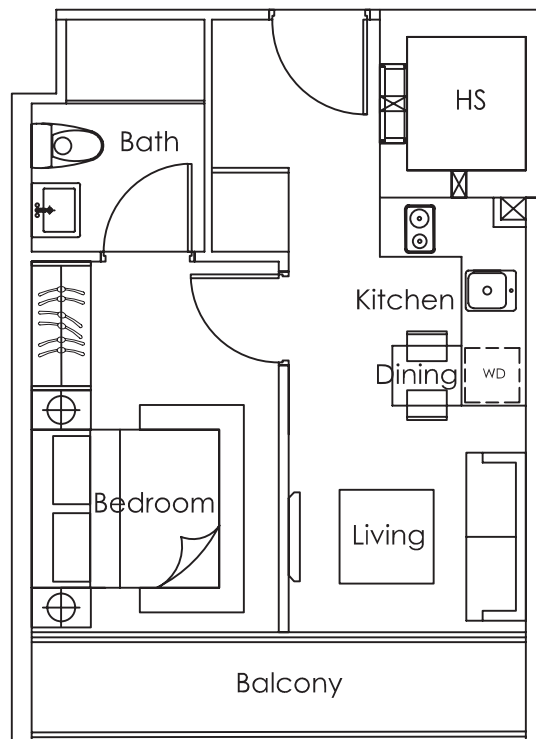


TYPE C1

1 bedroom
39 sq m

- #03-03
- #04-03
- #05-03
- #06-03
- #07-03

(Inclusive of a/c ledge
and balcony)

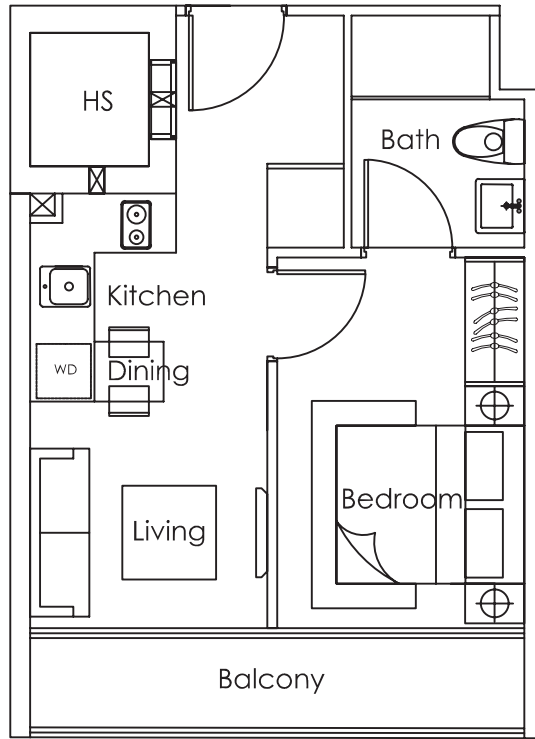


TYPE D1

1 bedroom
39 sq m

- #03-04
- #04-04
- #05-04
- #06-04
- #07-04

(Inclusive of a/c ledge and balcony)

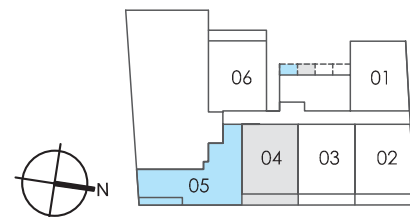
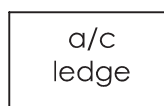
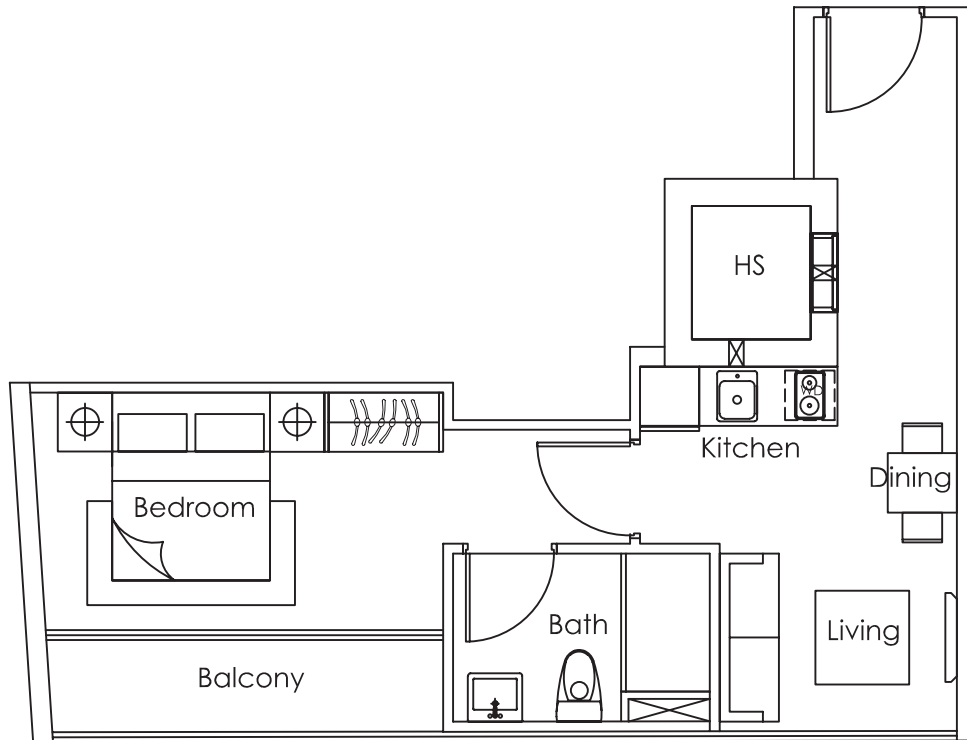


TYPE E1

1 bedroom
43 sq m

- #03-05
- #04-05
- #05-05
- #06-05
- #07-05

(Inclusive of a/c ledge and balcony)

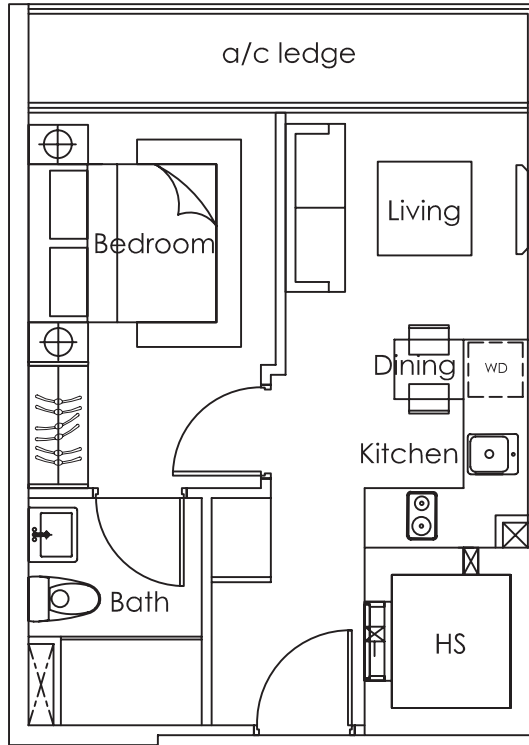


TYPE F1

1 bedroom
38 sq m

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

(Inclusive of a/c ledge)

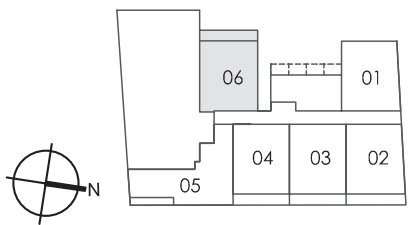
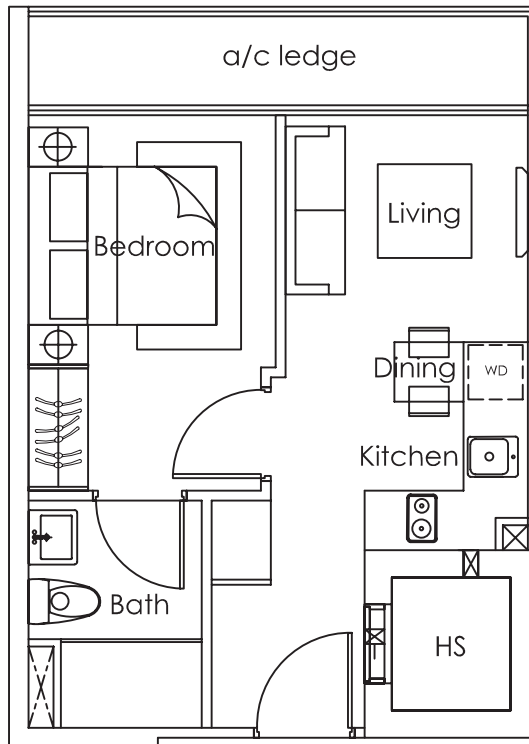


TYPE F2
(High Ceiling)

1 bedroom
68 sq m

- #07-06

(Inclusive of a/c ledge
and void)





Penthouse



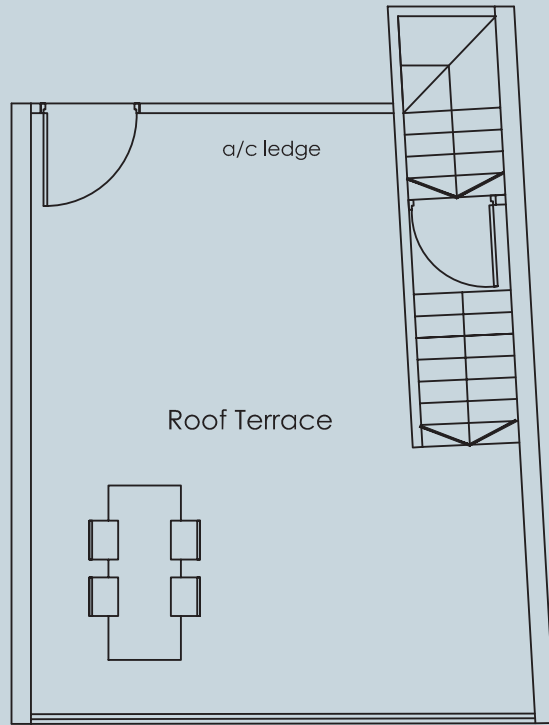
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TYPE PH 1

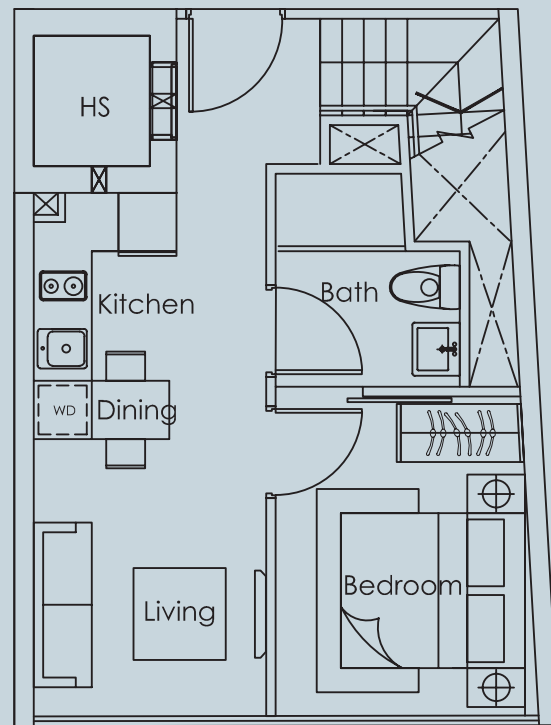
1 bedroom
73 sq m

#08-02

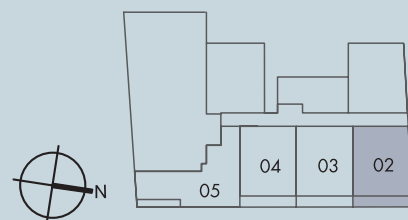
(Inclusive of a/c ledge
and roof terrace)



Upper



Lower

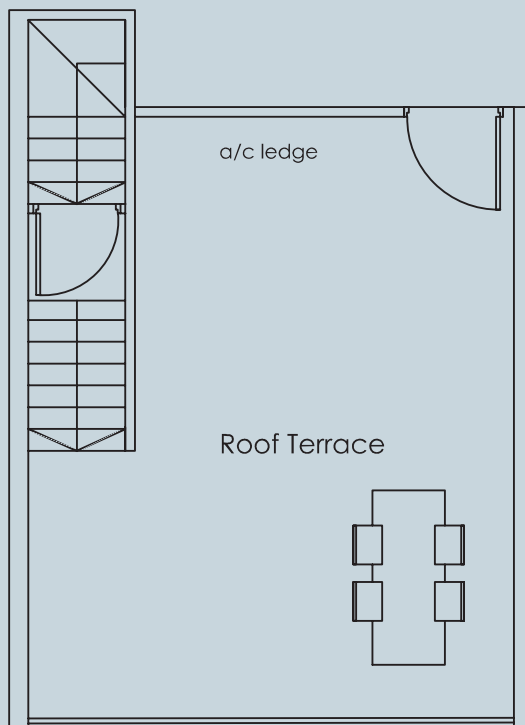


TYPE PH 2

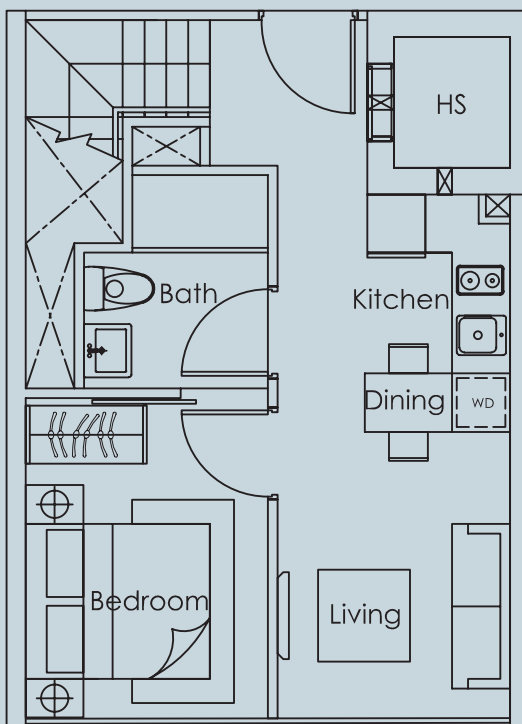
1 bedroom
73 sq m

#08-03

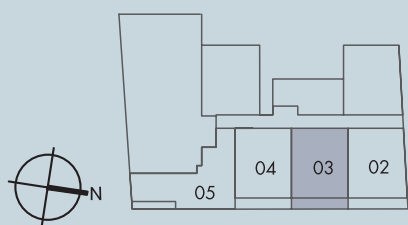
(Inclusive of a/c ledge
and roof terrace)



Upper



Lower

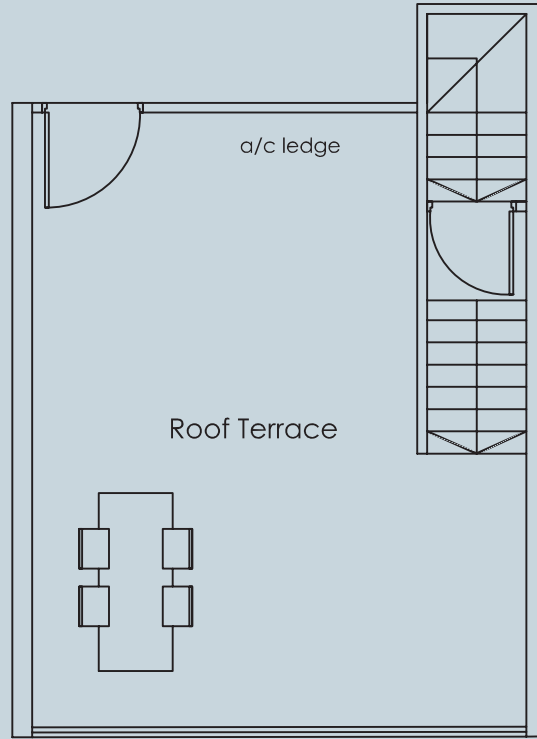


TYPE PH 3

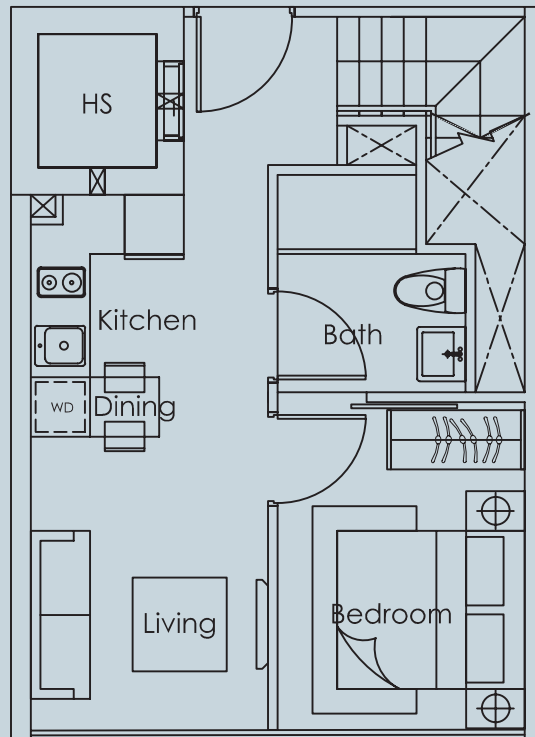
1 bedroom
73 sq m

#08-04

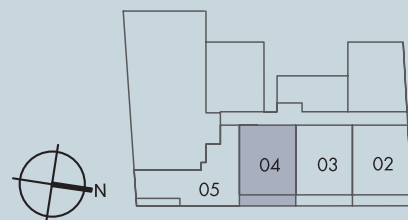
(Inclusive of a/c ledge
and roof terrace)



Upper



Lower

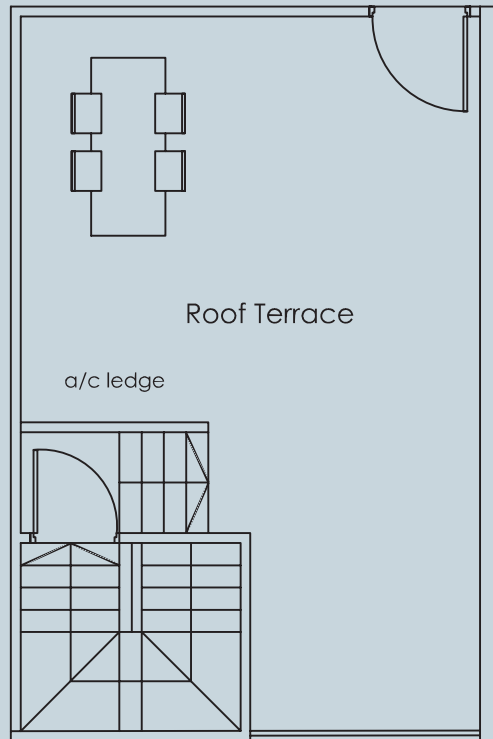


TYPE PH 4

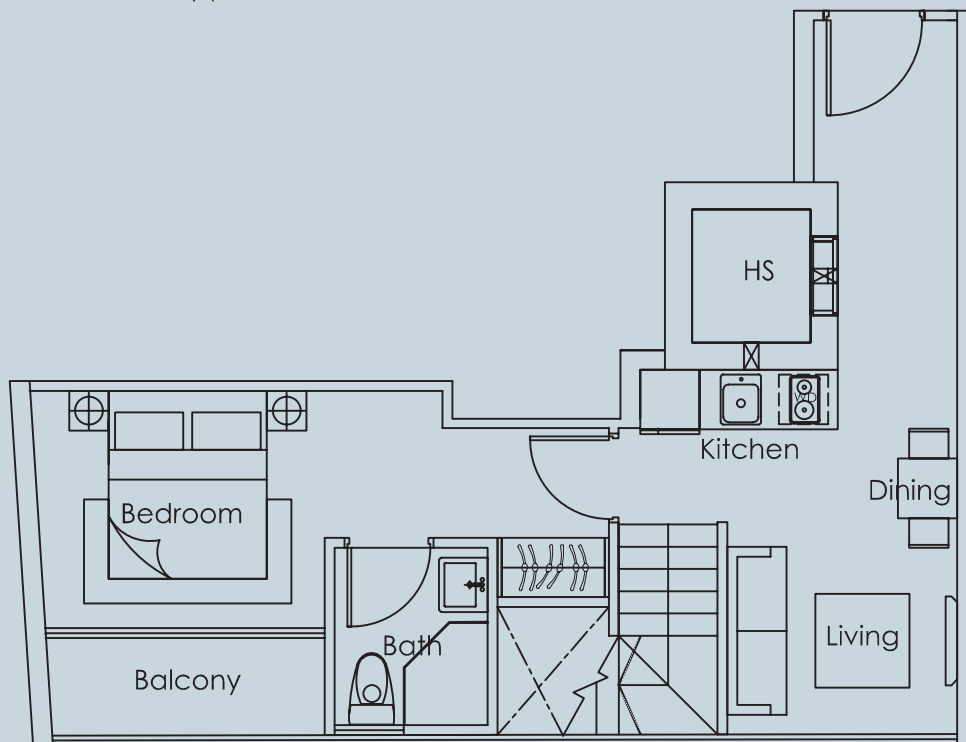
1 bedroom
78 sq m

#08-05

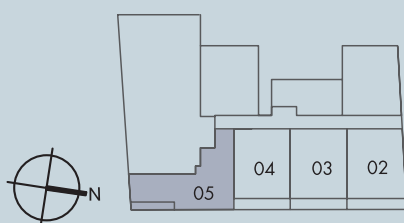
(Inclusive of a/c ledge,
balcony and roof terrace)



Upper



Lower



Specifications

1. **FOUNDATION**
Piling system to PE's design and to authority approval
 2. **SUPER-STRUCTURE**
Reinforced concrete structure to engineer's specification
 3. **WALLS**
External - Reinforced concrete wall and/or Common clay brick
Internal - Drywall or Pre-cast Panels and/or Common clay brick
 4. **ROOF**
Flat roof - Reinforced concrete roof with waterproofing and insulation
 5. **CEILING**
Living, Dining, Kitchen, Bedroom, Study, Balcony and Household Shelter -
Cement and sand plaster and/or skim coat and/or fibre gypsum plasterboard with emulsion paint.

Bathroom -
Moisture resistant ceiling boards with base coat emulsion paint.
 6. **FINISHES**
Wall (For Apartments)
Living, Dining, Kitchen, Bedroom, Study, Balcony and Household Shelter -
Cement and sand plaster and/or skim coat with emulsion paint.

Bathroom -
Selected tiles laid up to exposed ceiling height.

Wall (For Common Area)
1st Storey Lift Lobby -
Selected tiles laid up to exposed ceiling height.

Typical Lift Lobbies -
Cement and sand plaster with emulsion paint finish.

Staircases -
Skim coat with emulsion paint finish.

External Wall -
Cement and sand plaster and/or skim coat with weatherproof paint finish.

Floor (For Apartments)
Living, Dining, Study and Kitchen -
Compressed Marble and/or Homogeneous tiles with similar skirting

Bedroom -
Timber Strip Flooring and/or Homogeneous tiles with similar skirting

Bathroom -
Homogeneous Tiles and/or Ceramic Tiles

Balcony and Household Shelter -
Homogeneous Tiles and/or Ceramic Tiles

Roof Terrace -
Homogeneous Tiles and/or Ceramic Tiles

A/C Ledge -
Cement and Sand Screed

Floor (Common Area)
1st Storey Lift Lobby -
Granite and/or Compressed Marble and/or Homogeneous Tiles

Typical Lift Lobbies -
Homogeneous Tiles and/or Ceramic Tiles

Staircases -
Cement and sand screed with nosing tiles

Pool Area -
Pebble Wash and/or Timber Deck and/or Granite Tiles and/or Homogeneous tiles and/or Ceramic Tiles

Walkway / Pavement -
Granite Tile and/or Pebble wash and/or Cement Screed

Gymnasium -
Homogeneous tiles and/or Ceramic tiles
 7. **WINDOWS**
Powder coated aluminium framed windows with tinted glass.
 8. **DOORS**
 - a. Main Entrance
- Fire-rated timber door
 - b. Bedroom and Bathroom
- Semi-hollow core veneer finished timber door
 - c. Household Shelter
- PSB approved blast door
 - d. Balcony/ Roof Terrace
- Powder coated aluminium framed doors with tinted glass
 - e. Ironmongery
- Quality locksets and hinges
 9. **RAILINGS**
Glass panels with Stainless steel capping and/or Galvanised Mild Steel in painted finish
 10. **SANITARY WARES AND FITTINGS**
 - a. 1 shower mixer
 - b. 1 basin with mixer tap with top/recess solid surface vanity counter
 - c. 1 water closet
 - d. 1 mirror
 - e. 1 paper holder
 11. **ELECTRICAL INSTALLATION / TELEPHONE / TV / FM**
Refer to Electrical schedule
 12. **LIGHTNING PROTECTION SYSTEM**
Lightning Protection System shall be provided in accordance with Singapore Standard Code of Practice.
 13. **PAINTING**
 - a. External Walls - Spray textured coating and/or emulsion paint
 - b. Internal Walls - Selected water based emulsion paint
 14. **WATERPROOFING**
Waterproofing to reinforced concrete flat roof, bathroom, balcony, roof terrace, a/c ledge and where required.
 15. **DRIVEWAY & CARPARK**
 - a. Concrete finished with floor hardener and/or Perforated concrete slab with aeration opening (where applicable)
 - b. 40 numbers of mechanised parking lots
 16. **RECREATIONAL FACILITIES**
 - a. Swimming pool
 - b. Timber pool deck
 - c. Gymnasium
 - d. BBQ area
 - e. Landscape at 1st storey
 17. **ADDITIONAL ITEMS**
 - a. Kitchen Cabinets -
Built-in High and low kitchen cabinets complete with solid surface worktop, single bowl sink with mixer, electric cooker hob, cooker hood and built-in fridge ('BOSCH' brand or equivalent)
 - b. Wardrobe -
Built-in wardrobe to bedroom only
 - c. Air-conditioning -
Wall mounted multi-split air-conditioning ('Mitsubishi Electric' or equivalent) system to all Bedroom, Study and Living/Dining area.
 - d. Intercom System - Audio intercom at 1st storey side gate and lift lobby to all apartment units
 - e. Card Access Control -
For pedestrian gate only.
 - f. Electric Water Heater -
Hot water supply to all bathroom and kitchen.
 - g. Fencing -
BRC fence along Lorong 6 Geylang only
 - h. Lift -
1 passenger lift ('Kone' or equivalent)
- 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. 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 prepolished 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.
- Selected tile sizes and tile surface flatness cannot be perfect and subject to manufacturing and acceptable range described in Singapore Standards SS 483:2000
- Timber**
Timber is a natural material containing grains/veins and tonal differences. Thus it is not possible to achieve total consistency on colours and grain in its selection and installation.
- Glass**
Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur by all manufacturers. The purchaser is recommended to take up home insurance cover glass breakage to cover this possible event.
- 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 service 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.
- Materials, Fittings, Equipment, Finishes, Installations 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.
- Layout**
Layout / Location of wardrobes, kitchen cabinets, fan coil units, electrical points, and plaster ceiling boards are subject to Architect's sole discretion and final design.
- Air Conditioning**
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, clearing the condensate pipes and charging of gas.
- Mechanical Car Parking System**
The Mechanical Car Parking System has to be maintained regularly by the specialist to ensure that it is in good and proper working condition. The Vendor shall not be held responsible for the operation, procedure, delay, safety and damages caused with the use of the system.

Electrical schedule

Type	A	A1	A2	B	B1	C	C1	D	D1	E	E1	F	F1	F2	PH1	PH2	PH3	PH4
Lighting Point	5	4	5	5	5	5	5	5	5	5	5	7	5	5	6	6	6	7
Power Point	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
Tele-phone	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
TV Point	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Bell Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Cooker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Hood	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Water Heater Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Isolator	2	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1

NAME OF PROJECT : Royce Residences
 ADDRESS OF PROJECT : No. 8 Lorong 6 Geylang
 DEVELOPER : Goodland Development Pte Ltd
 COMPANY REGISTRATION NO. : 199300359Z
 TENURE OF LAND : Estate in Fee Simple (Freehold)
 LEGAL DESCRIPTION : MK 25 Lots 1167C, 3535T and 3536A
 BUILDING PLAN NO. : A1694-00194-2010 BP01 dated 15 March 2011
 DEVELOPER'S LICENCE NO. : C0637
 EXPECTED DATE OF TOP NO LATER THAN : 31 December 2015
 EXPECTED DATE OF LEGAL COMPLETION NO LATER THAN : 31 December 2018

ANOTHER PRESTIGIOUS PROJECT BY



GOODLAND
 DEVELOPMENT PTE LTD
 (A wholly-owned by Goodland Group Limited)

Prestigious projects by: **LG** GOODLAND GROUP LIMITED



The Silver Spur



Le Royce @Leith Park



Suites@Topaz



The Aristo@Amber



Vetro



Pennefather Road



Sembawang Road



Jalan Bumbong



Eden Grove



Jalan Waringin

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