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A quality project by



PROJECT DETAILS Developer: Santarli Realty Pte Ltd • Developer's Licence No.: C0997 • Company Regn No.: 201217594N • Tenure of Land: 99 years leasehold commencing on 1 October 2012 • Lot No.: 10335T of Mukim 17 at Pheng Geck Avenue • Expected Date of Vacant Possession: 31 August 2016 • Expected Date of Legal Completion: 31 August 2019

DISCLAIMER While every reasonable care has been taken in preparing this brochure, the Developer and the Marketing Agent(s) cannot be held responsible for any inaccuracies or omissions. All statements are believed to be correct but are not to be regarded as statements or representation of facts. Visual representations, displays, illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are approximate measurements and are subject to final survey.

All information and specifications are current at the time of going to press and are subject to changes as may be required by us and/or the competent authorities, and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representations of fact. All plans are not to scale unless expressly stated and are subject to amendments as required by us and/or as directed and/or approved by the building authorities. All areas and other measurements are approximate only and subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser, and shall supersede all statements, representations, warranties, statements of intention, or promises made prior to the signing of the Sale and Purchase Agreement, whether written or oral made by the Developer and/or the Marketing Agent(s) which are not embodied in the Sale and Purchase Agreement.



SANT RITZ



Contemporary Ville Living.

CONDO | SOHO | ROW HOUSES



MODERN VILLE LIVING & SOHO

Experience the exclusivity of contemporary ville living at Sant Ritz, where timeless European-inspired architecture marries modern design and amenities to offer you a truly alluring abode to call home.

Nestled within the serene Potong Pasir enclave with supreme urban connectivity to the city, Sant Ritz's premium 214-unit development comprises 1, 2 and 3-bedroom apartments, soho, row houses and penthouses that provide a sanctuary of tranquility at the charming city fringe.





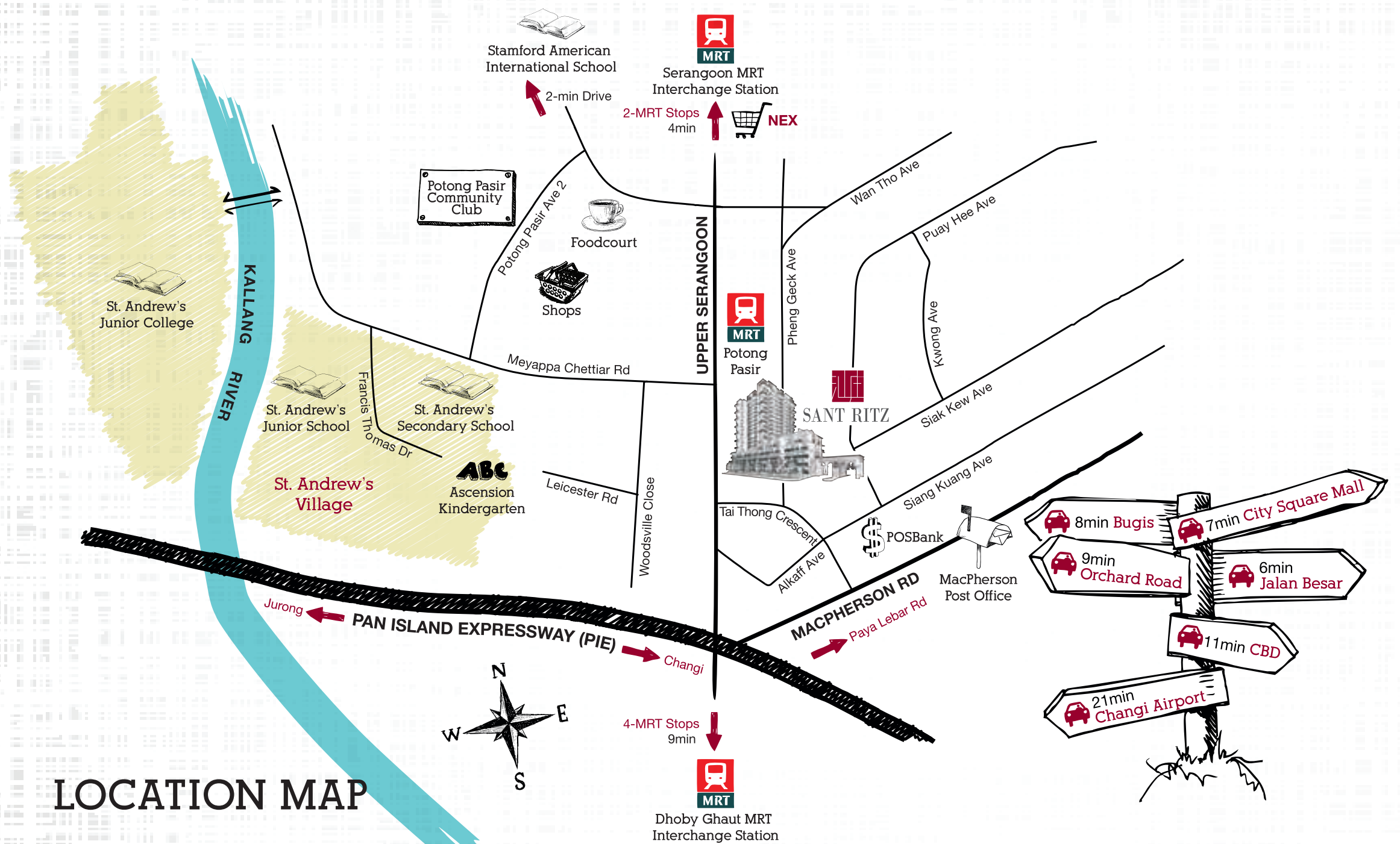
Artist's Impression

CLASSIC ARCHITECTURE & DESIGN

Inspired by the timelessness of classic European architecture, the rich and intricate architectural elements of Sant Ritz's building exteriors exude the same ageless style and attentive detailing of its interiors. In addition, the fenceless design of Sant Ritz's row houses embraces harmony and integrates seamlessly into the serene Pheng Geck neighbourhood.

Featuring functional layouts as well as quality imported fittings and finishings, Sant Ritz's premium residences are the embodiment of efficient and modern living, complete with essential amenities for families and alternate lifestyles alike.





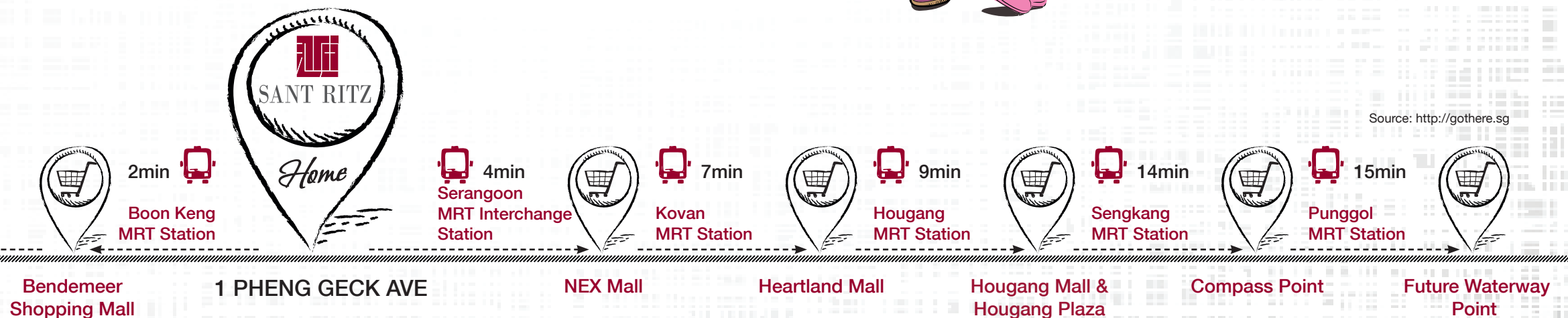
LOCATION MAP



THE NUMBER ONE ADDRESS & LOCALITY

Centrally located at 1 Pheng Geck Avenue with Potong Pasir MRT Station at your doorstep and major expressways within reach, Sant Ritz provides excellent connectivity to a myriad of lifestyle, dining and entertainment options for your taking.

Surrounded by renowned schools including St. Andrew's Village, Stamford American International School, Cedar Girls' Secondary School and Cedar Primary School, Sant Ritz's prime locality offers a world of opportunities for the future of your little ones.



Bendemeer Shopping Mall

1 PHENG GECK AVE

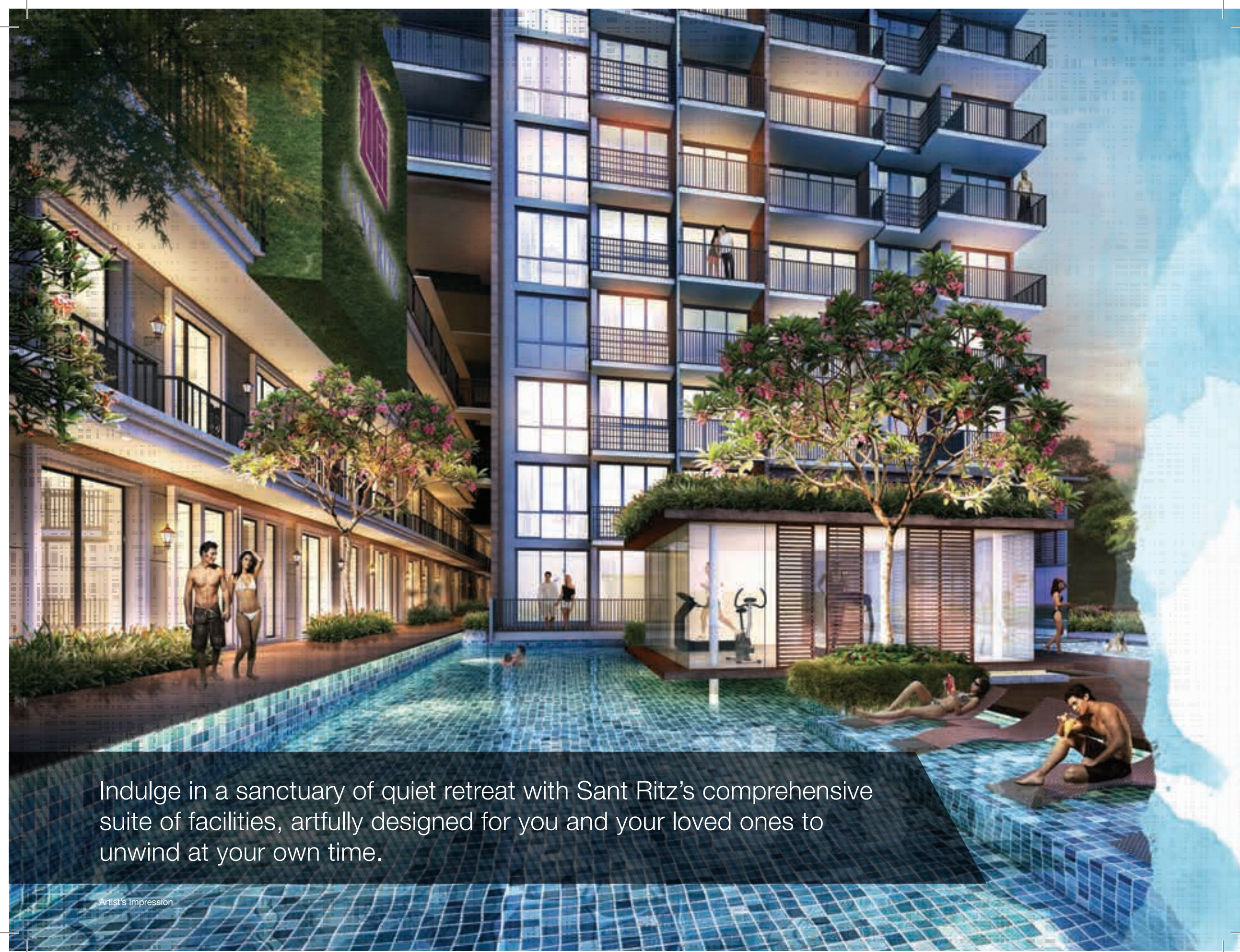
NEX Mall

Heartland Mall

Hougang Mall & Hougang Plaza

Compass Point

Future Waterway Point



Indulge in a sanctuary of quiet retreat with Sant Ritz's comprehensive suite of facilities, artfully designed for you and your loved ones to unwind at your own time.



SITE PLAN

- | | | |
|---|---|--|
| A. Vehicular Entrance | H. Children's Play Pool | Q. Palms Plaza |
| B. Entrance Drop-off Canopy with Guardhouse | I. BBQ Pavilion | R. Sculptured Tree |
| C. Pedestrian Entrance | J. Wellness Pool / Aqua Gym / Spa Seats | S. Grand Reception |
| D. Oasis at the Horizon | K. Pool Deck | T. Male and Female Changing Rooms / Steam Rooms / Handicapped Toilet |
| E. Pond / Water Feature | L. Sun Deck Lounge | U. Function Room |
| F. Sun Deck | M. Water Lounge | V. Thematic Landscaped Courtyard |
| G. Kid's Spa | N. "Floating Viewing" Gymnasium | W. Nature Landscaped Trail |
| | P. Lap Pool | |



1-BEDROOM + STUDY



Rejuvenate and repose within the comfort and privacy of Sant Ritz's luxurious 1-bedroom+Study residences, created with functional layouts, modern styling, as well as designer home appliances and sanitary fittings to provide you with a truly cozy retreat from the hustle and bustle of city life.





3-BEDROOM

Showsuite Photo



Relax and relish family fun within the opulent openness of Sant Ritz's luxurious 3-bedroom residences, created with generous layouts, contemporary styling, as well as designer home appliances and sanitary fittings to enfold you and your loved ones in a spacious sanctuary of infinite possibilities.





TOWER BLOCK

Artist's Impression

DISTRIBUTION CHART

Tower Block

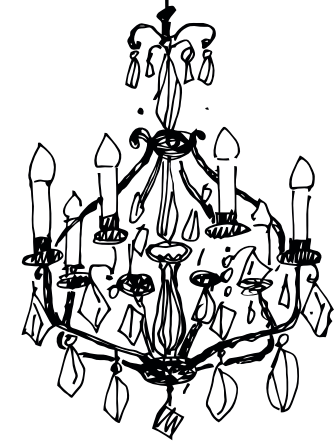
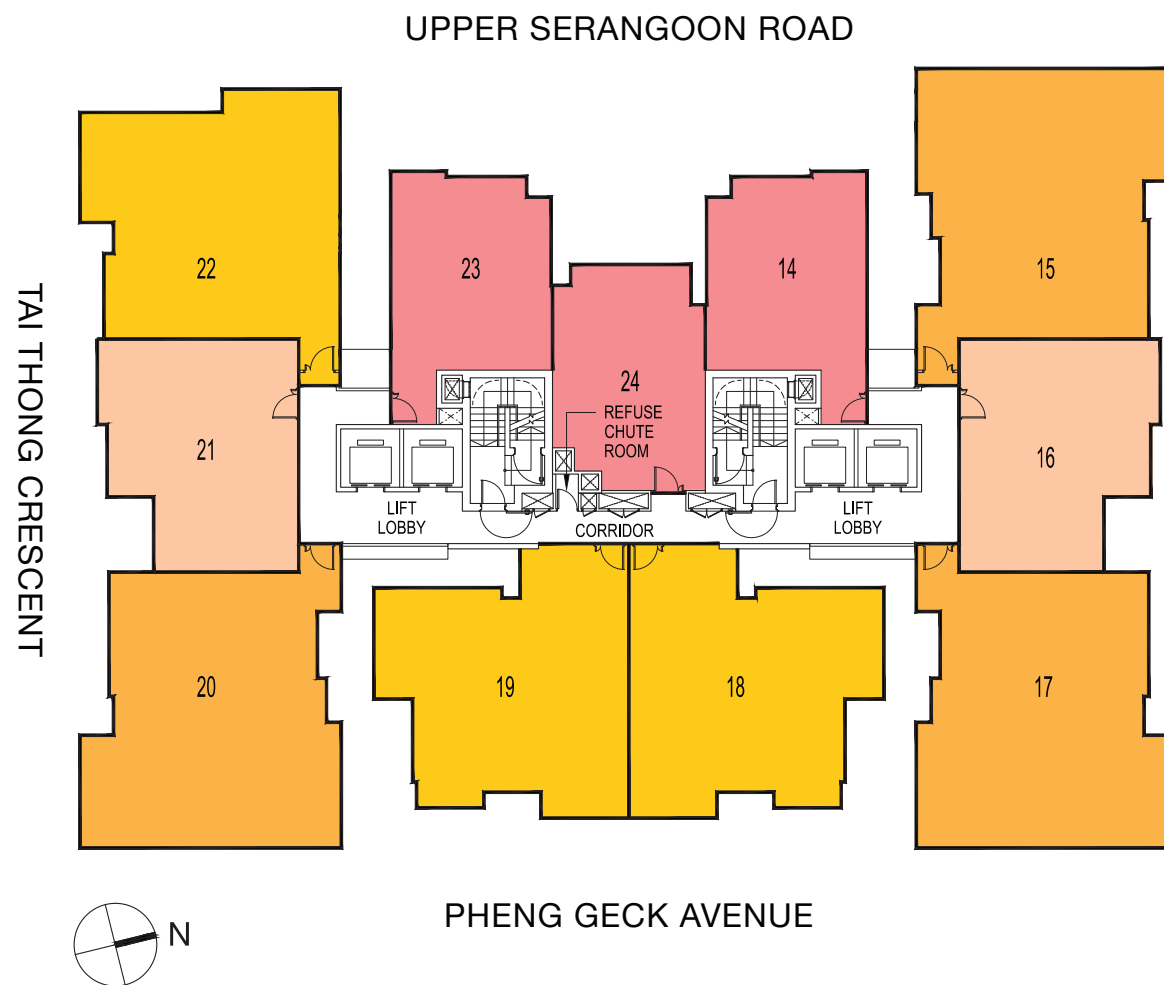
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19	AS1r 527	C3br 1,517	B1r 1,087	C3r 1,582	C1r 1,323	C1r 1,323	C3r 1,582	B1r 1,087	C2r 1,420	AS1r 527	AS2r 527
18	AS1 527	C3b 1,054	B1 656	C3a 1,044	C1 882	C1 882	C3a 1,044	B1 656	C2 958	AS1 527	AS2 527
17	AS1 527	C3b 1,054	B1 656	C3 1,098	C1 882	C1 882	C3 1,098	B1 656	C2 958	AS1 527	AS2 527
16	AS1 527	C3b 1,054	B1 656	C3a 1,044	C1 882	C1 882	C3a 1,044	B1 656	C2 958	AS1 527	AS2 527
15	AS1 527	C3b 1,054	B1 656	C3 1,098	C1 882	C1 882	C3 1,098	B1 656	C2 958	AS1 527	AS2 527
14	AS1 527	C3b 1,054	B1 656	C3a 1,044	C1 882	C1 882	C3a 1,044	B1 656	C2 958	AS1 527	AS2 527
13	AS1 527	C3b 1,054	B1 656	C3 1,098	C1 882	C1 882	C3 1,098	B1 656	C2 958	AS1 527	AS2 527
12	AS1 527	C3b 1,054	B1 656	C3a 1,044	C1 882	C1 882	C3a 1,044	B1 656	C2 958	AS1 527	AS2 527
11	AS1 527	C3b 1,054	B1 656	C3 1,098	C1 882	C1 882	C3 1,098	B1 656	C2 958	AS1 527	AS2 527
10	AS1 527	C3b 1,054	B1 656	C3a 1,044	C1 882	C1 882	C3a 1,044	B1 656	C2 958	AS1 527	AS2 527
09	AS1 527	C3b 1,054	B1 656	C3 1,098	C1 882	C1 882	C3 1,098	B1 656	C2 958	AS1 527	AS2 527
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07	AS1 527	C3b 1,054	B1 656	C3 1,098	C1 882	C1 882	C3 1,098	B1 656	C2 958	AS1 527	AS2 527
06	AS1 527	C3b 1,054	B1 656	C3c 1,259	C1a 1,076	C1a 1,076	C3c 1,259	B1 656	C2 958	AS1 527	AS2 527
05	AS1 527	C3b 1,054	B1 656					B1 656	B2 818	AS1 527	AS2 527
04	AS1a 570	C3b 1,054	B1 656					B1 656	B2 818	AS1a 570	AS2 527
03		C3b 1,054	B1 656					B1 656			
02			B1 656					B1 656			
01			B1p 732					B1p 732			



Artist's Impression

KEY PLAN

Tower Block



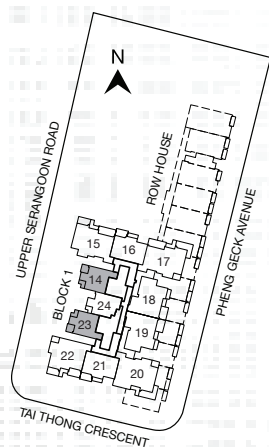
UNIT PLAN

Tower Block

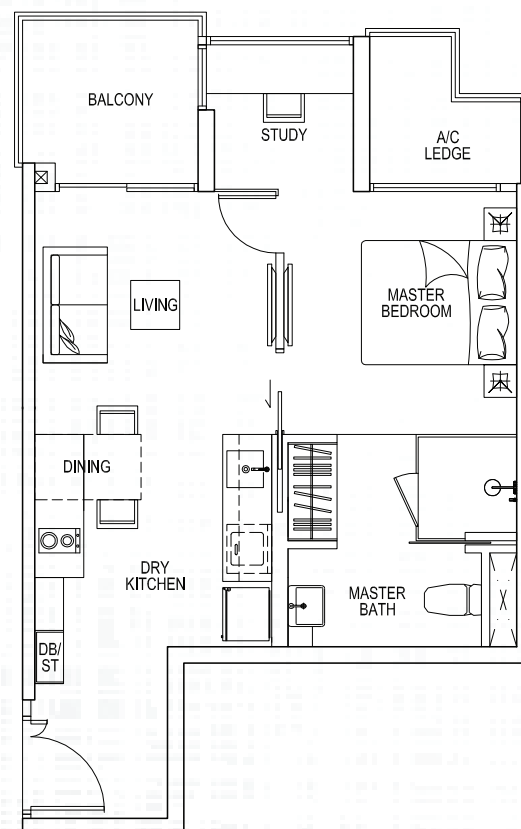
TYPE AS1

**1-BEDROOM +
STUDY**
527sqft

#05-14 to #18-14
(Mirror Image)
#05-23 to #18-23



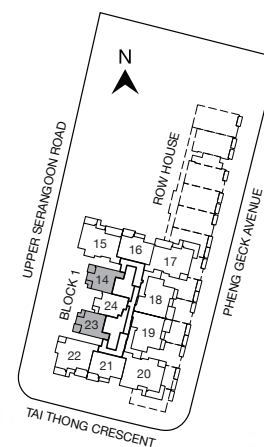
Key Plan



TYPE AS1a

**1-BEDROOM +
STUDY**
570sqft

#04-14
(Mirror Image)
#04-23



Key Plan



Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the Key Plan. The plans are subjected to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

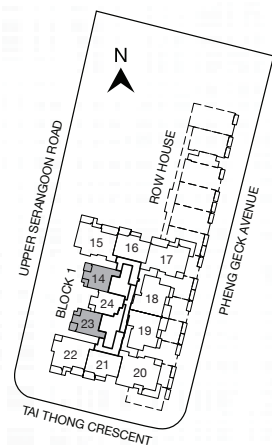
UNIT PLAN

Tower Block

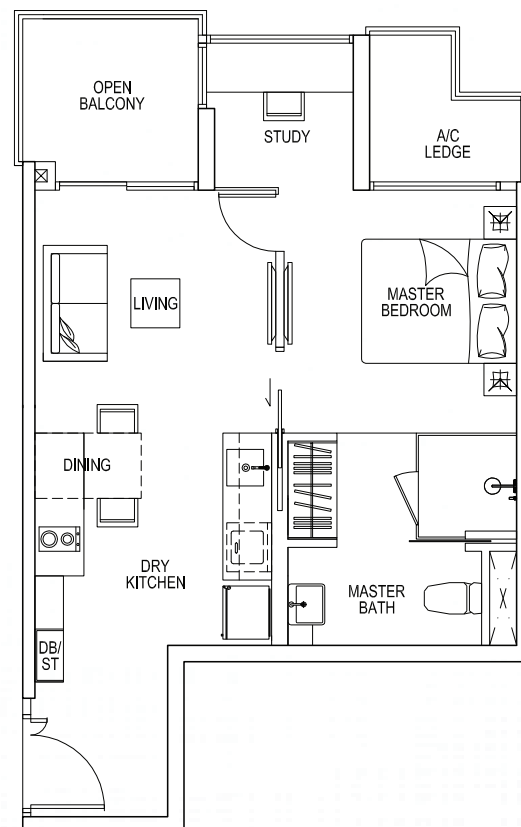
TYPE AS1r

**1-BEDROOM +
STUDY**
527sqft

•
#19-14
(Mirror Image)
#19-23



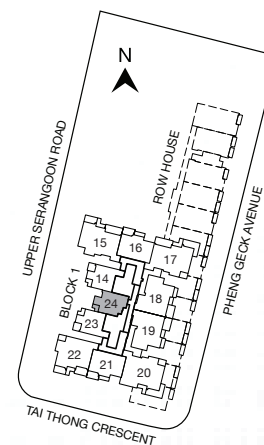
Key Plan



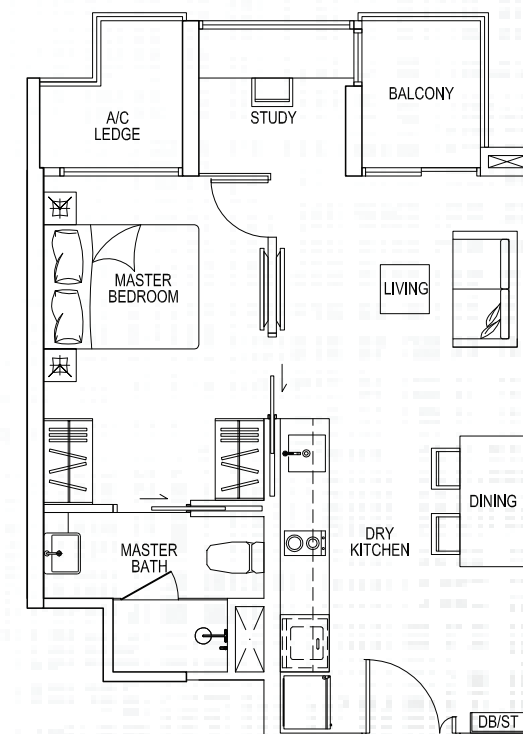
TYPE AS2

**1-BEDROOM +
STUDY**
527sqft

•
#04-24 to #18-24



Key Plan

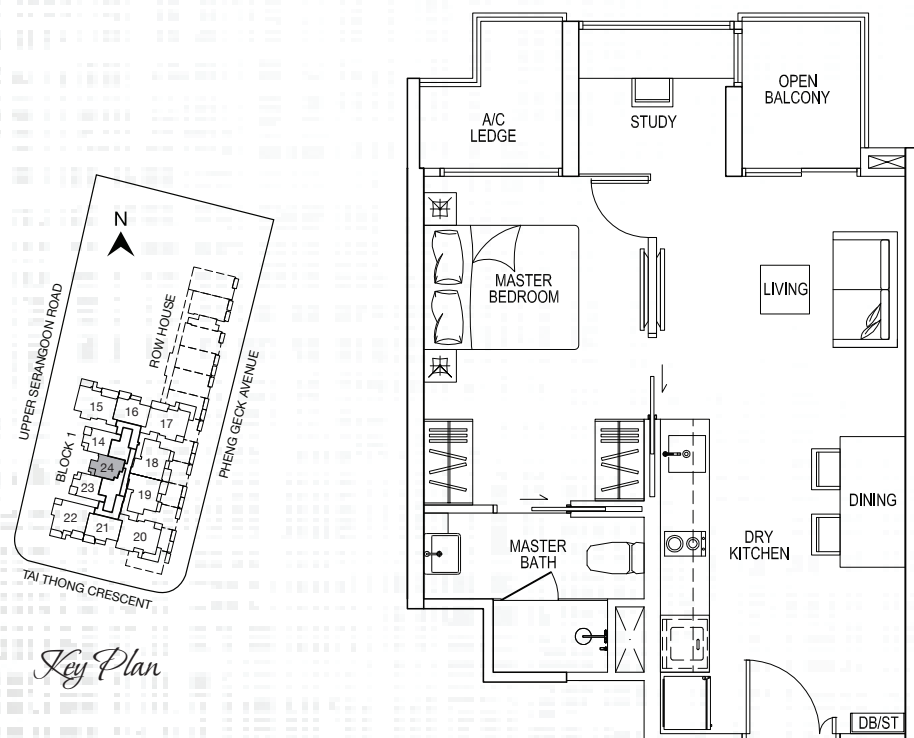


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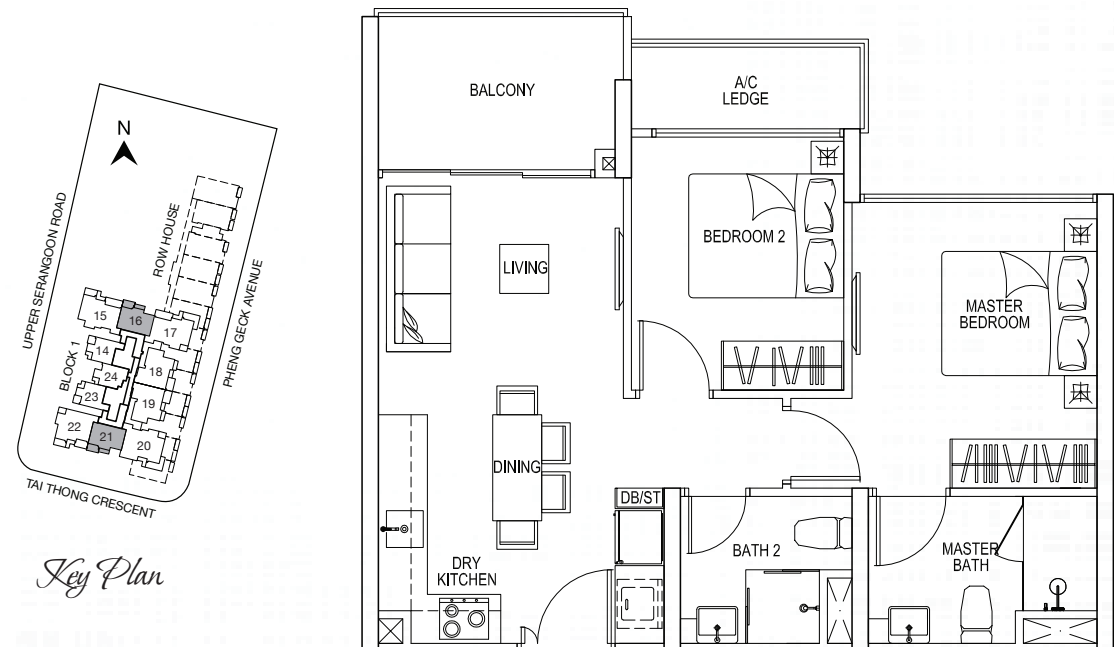
UNIT PLAN

Tower Block

TYPE AS2r
1-BEDROOM +
STUDY
 527sqft
 •
 #19-24



TYPE B1
2-BEDROOM
 656sqft
 •
 #02-16 to #18-16
 #02-21 to #18-21
 (Mirror Image)



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UNIT PLAN

Tower Block



TYPE B1p

2-BEDROOM

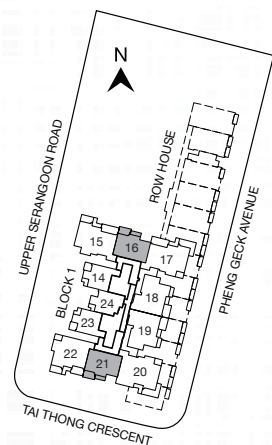
732sqft

•

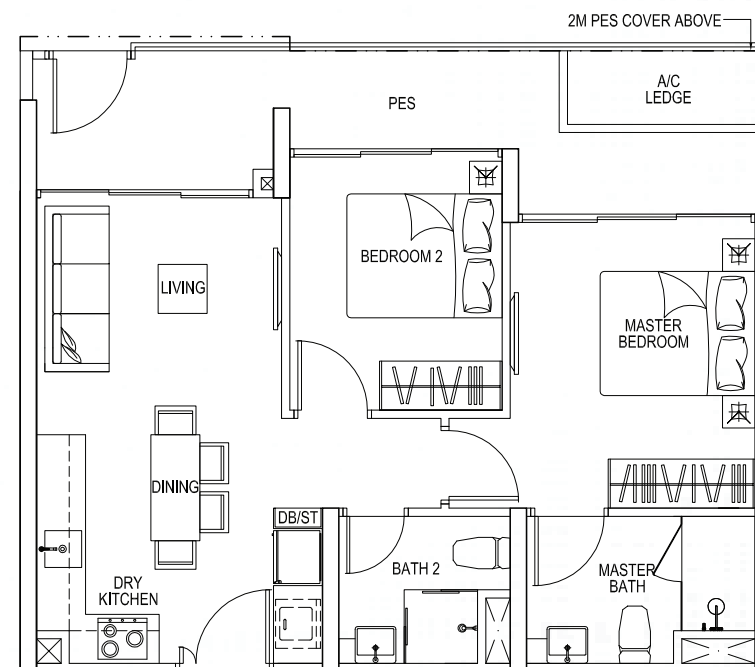
#01-16

#01-21

(Mirror Image)



Key Plan



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UNIT PLAN

Tower Block



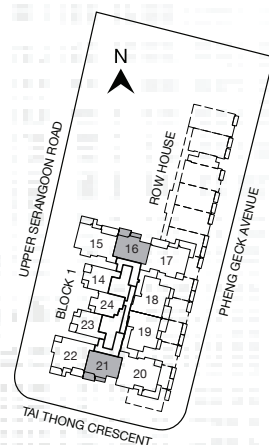
TYPE B1r

2-BEDROOM

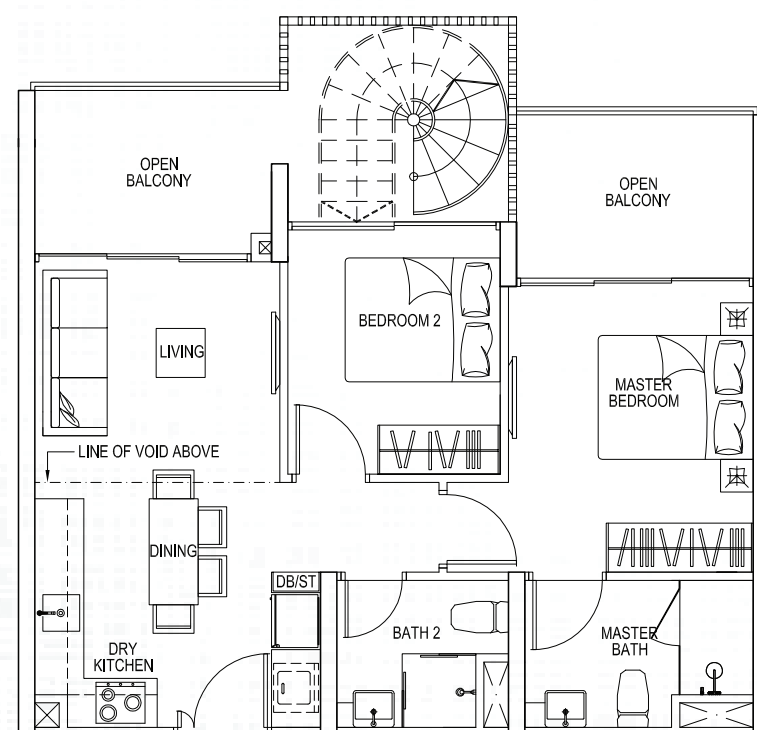
1,087sqft

#19-16

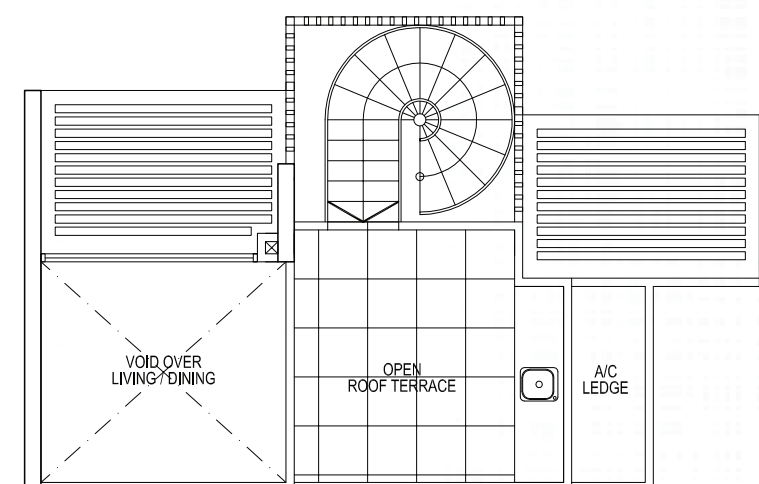
#19-21
(Mirror Image)



Key Plan



19TH STOREY PLAN



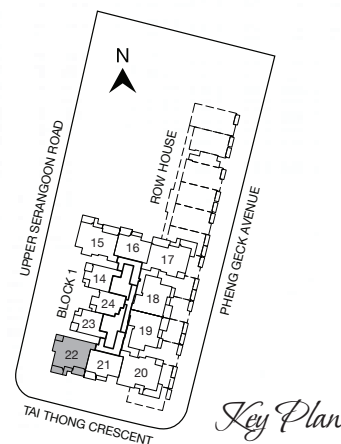
ROOF PLAN

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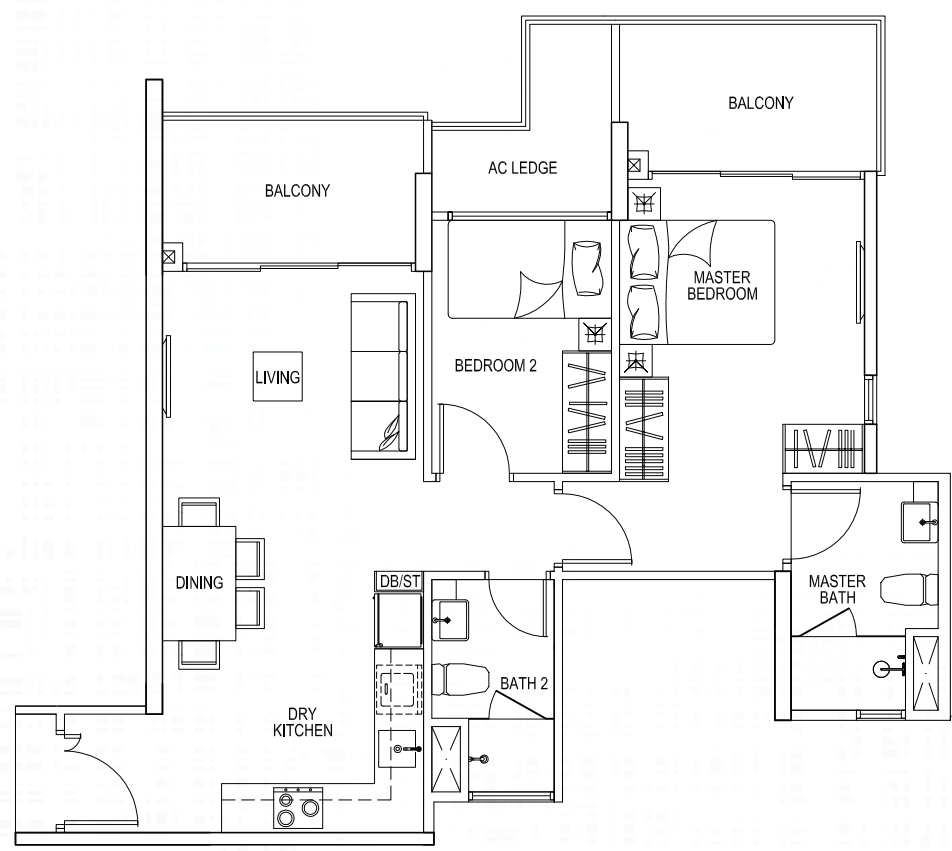
UNIT PLAN

Tower Block

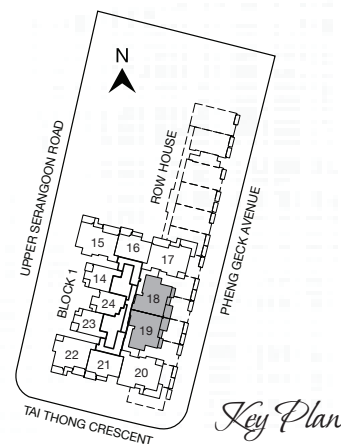
TYPE B2
2-BEDROOM
 818sqft
 •
 #04-22
 #05-22



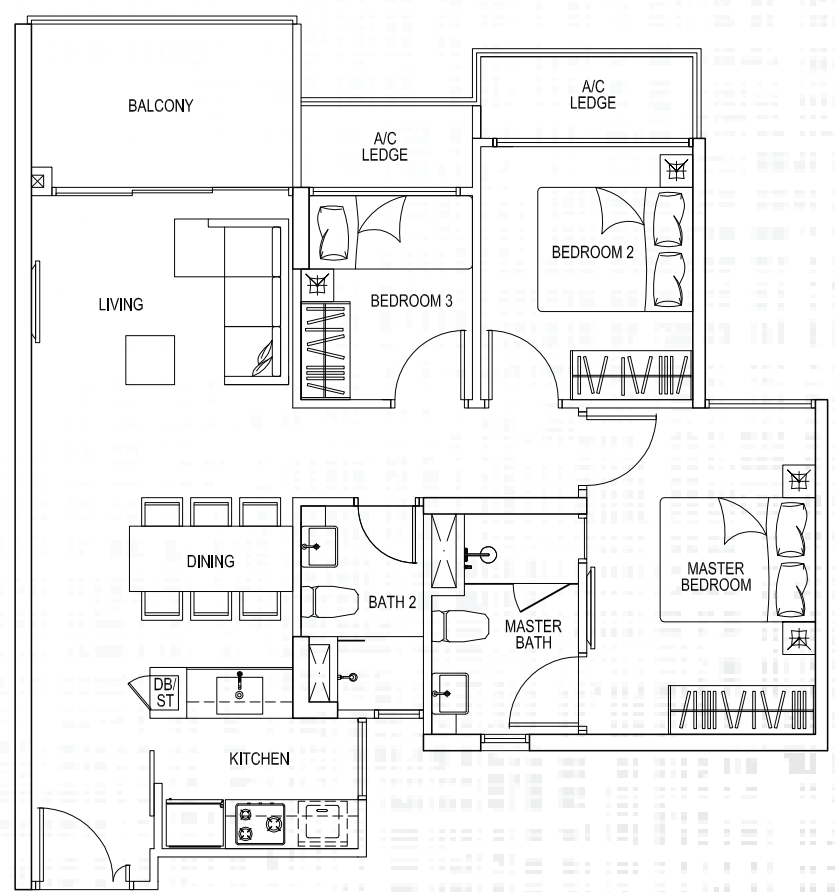
Key Plan



TYPE C1
3-BEDROOM
 882sqft
 •
 #07-18 to #18-18
 (Mirror Image)
 #07-19 to #18-19



Key Plan



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UNIT PLAN

Tower Block



TYPE C1a

3-BEDROOM

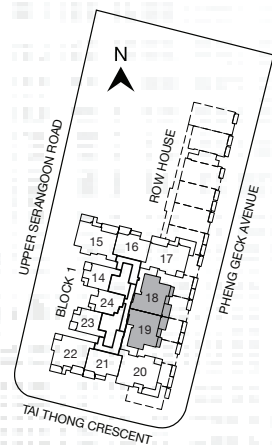
1,076sqft



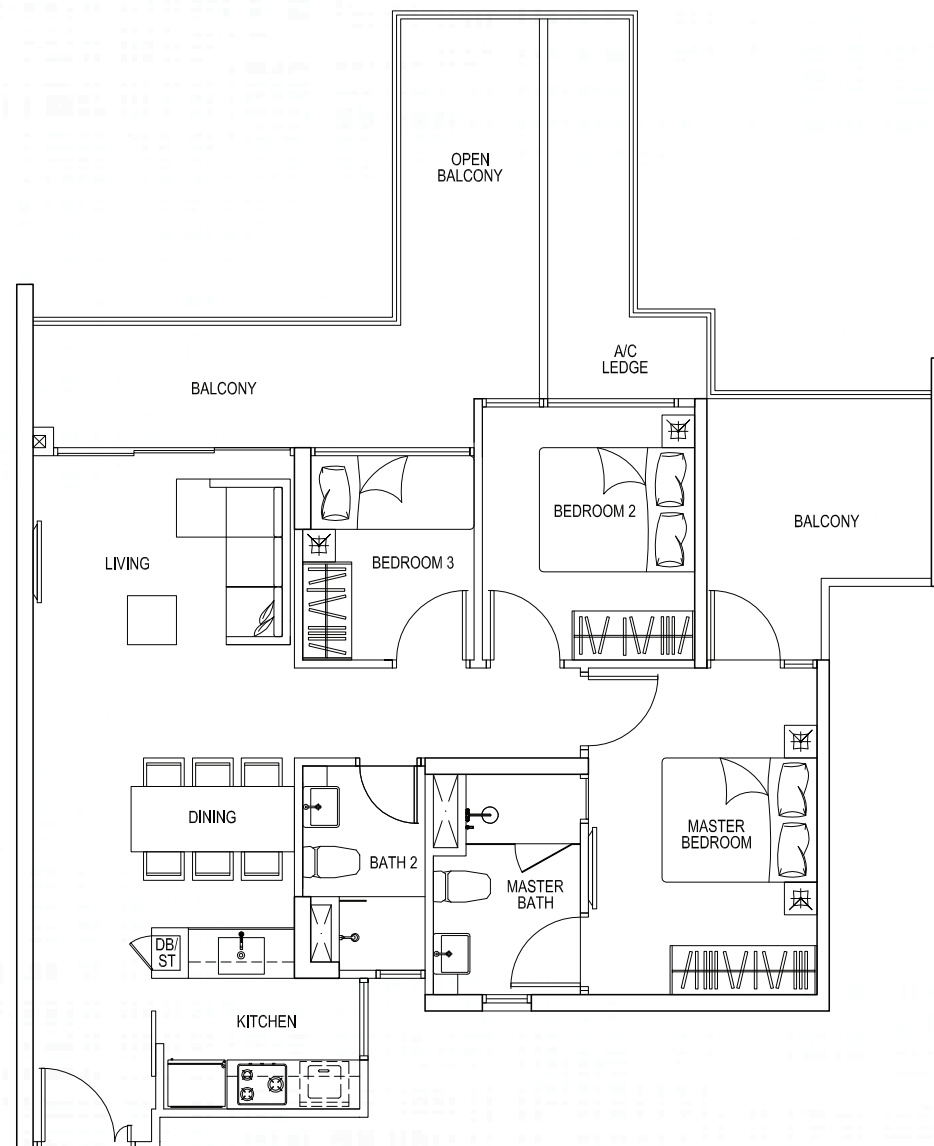
#06-18

(Mirror Image)

#06-19



Key Plan



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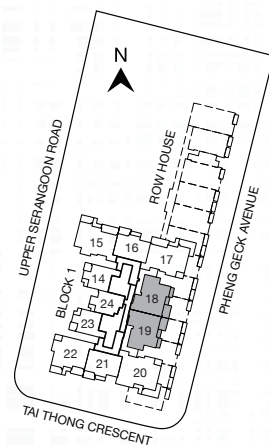
UNIT PLAN

Tower Block

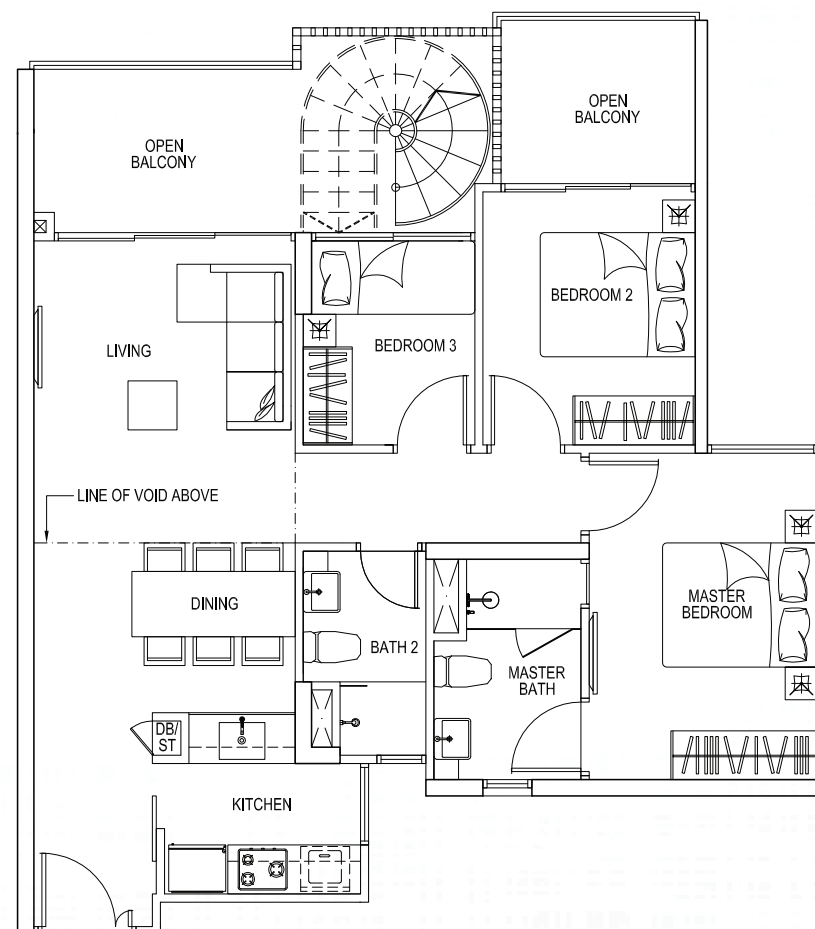
TYPE C1r
3-BEDROOM
 1,323sqft

•
 #19-18
 (Mirror Image)

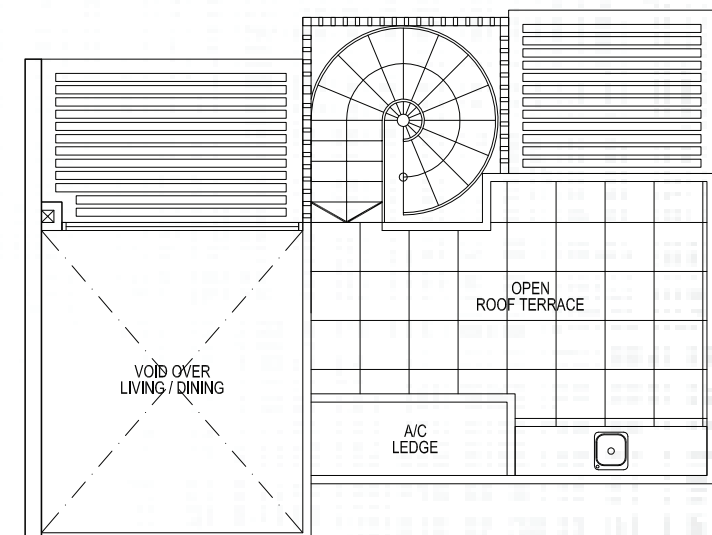
#19-19



Key Plan



19TH STOREY PLAN



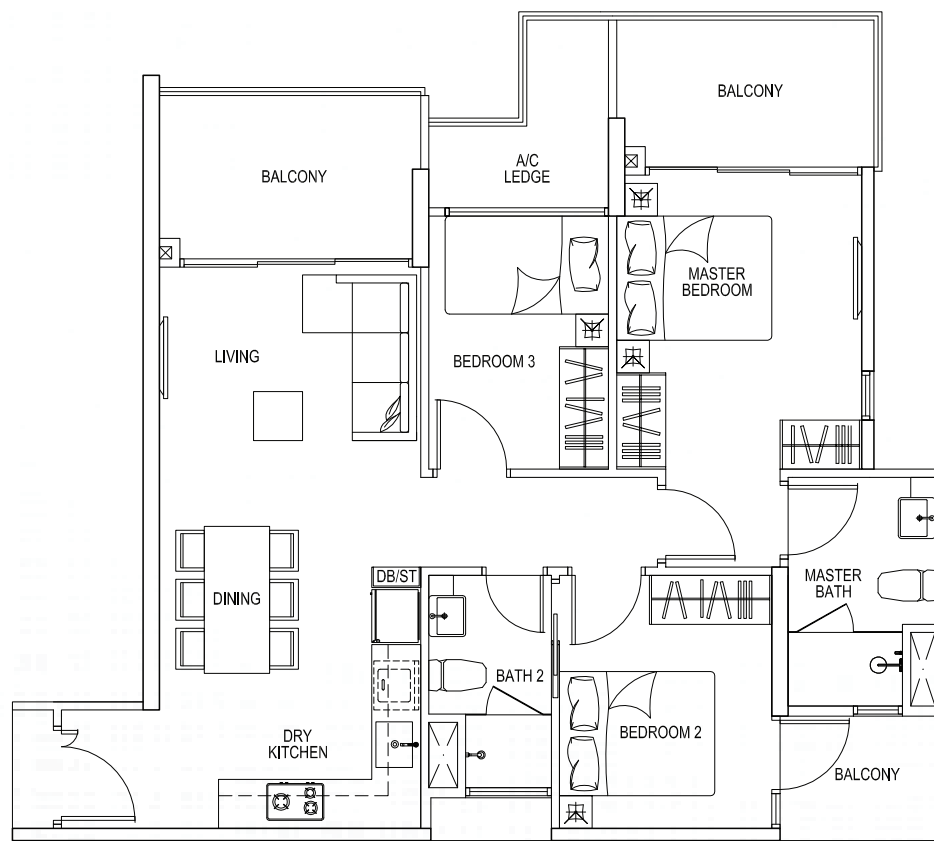
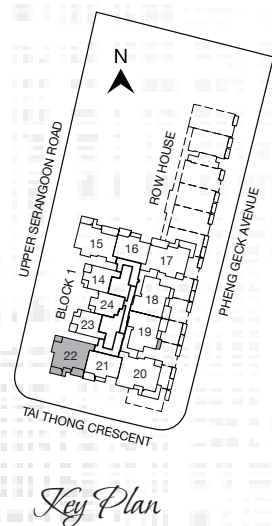
ROOF PLAN

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UNIT PLAN

Tower Block

TYPE C2
3-BEDROOM
958sqft
•
#06-22 to #18-22

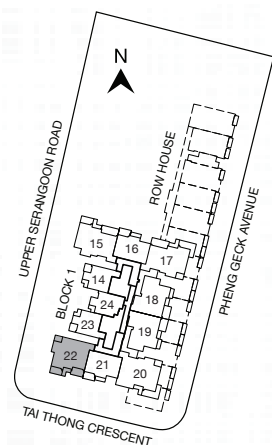


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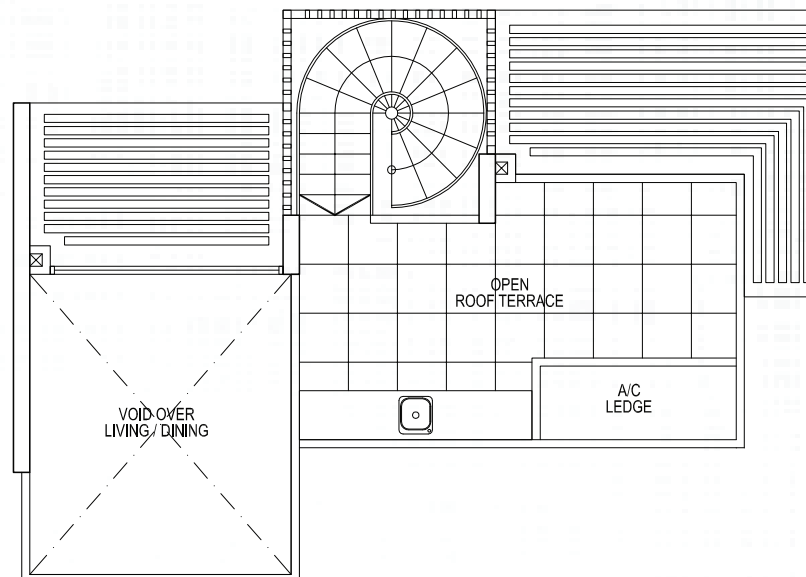
UNIT PLAN

Tower Block

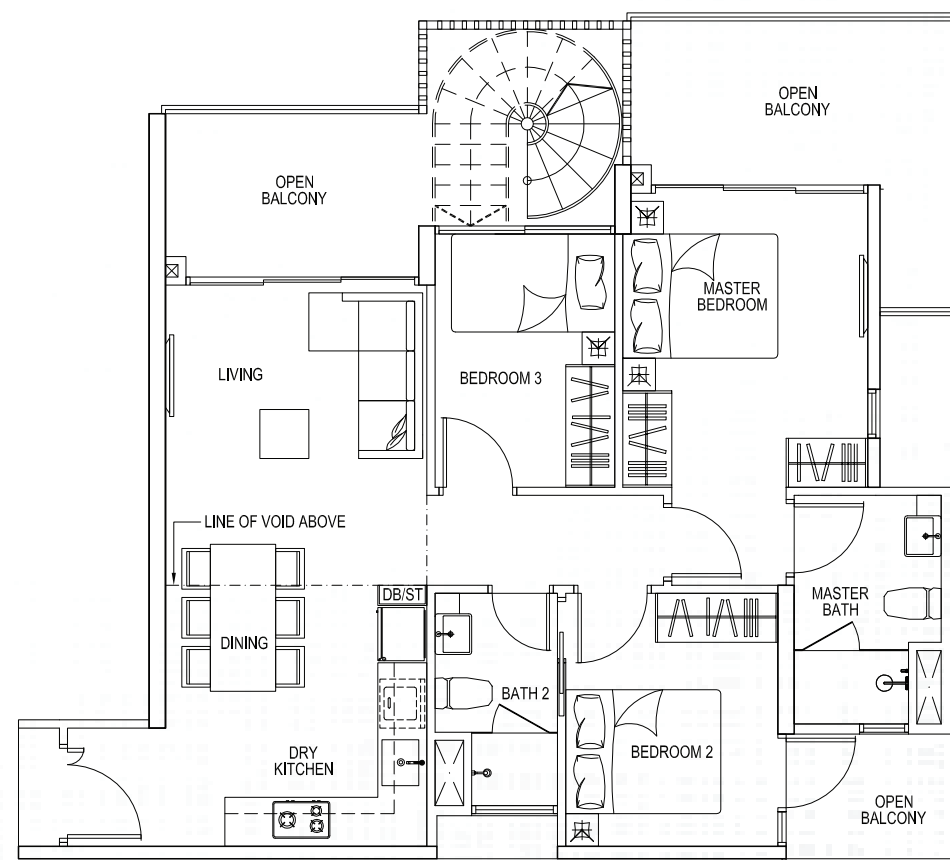
TYPE C2r
3-BEDROOM
 1,420sqft
 #19-22



Key Plan



ROOF PLAN



19TH STOREY PLAN

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UNIT PLAN

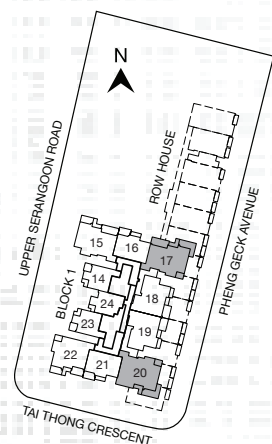
Tower Block

TYPE C3

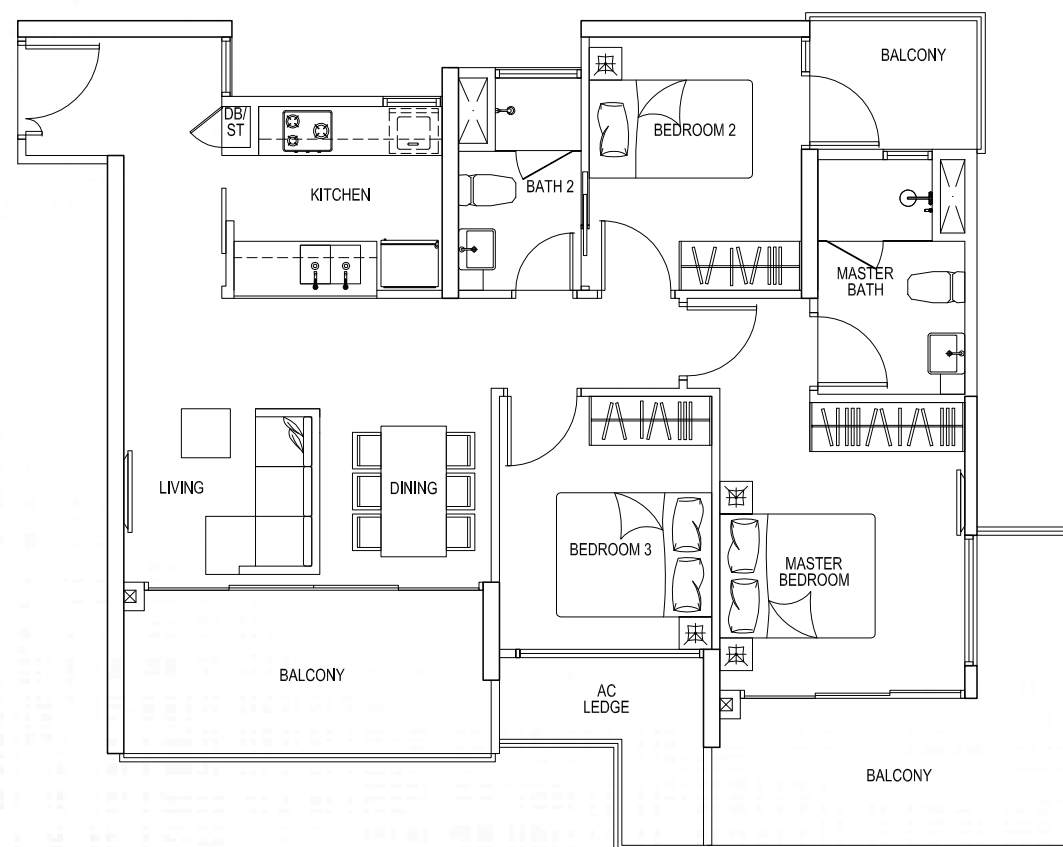
3-BEDROOM (DELUXE)

1,098sqft

#07-17 | #09-17
 #11-17 | #13-17
 #15-17 | #17-17
 (Mirror Image)
 #07-20 | #09-20
 #11-20 | #13-20
 #15-20 | #17-20



Key Plan



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UNIT PLAN

Tower Block

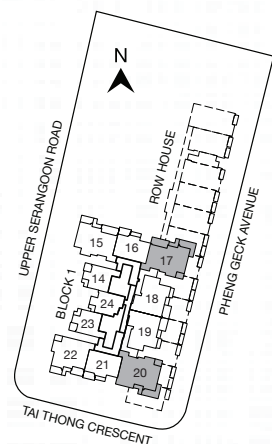
TYPE C3a

3-BEDROOM (DELUXE)

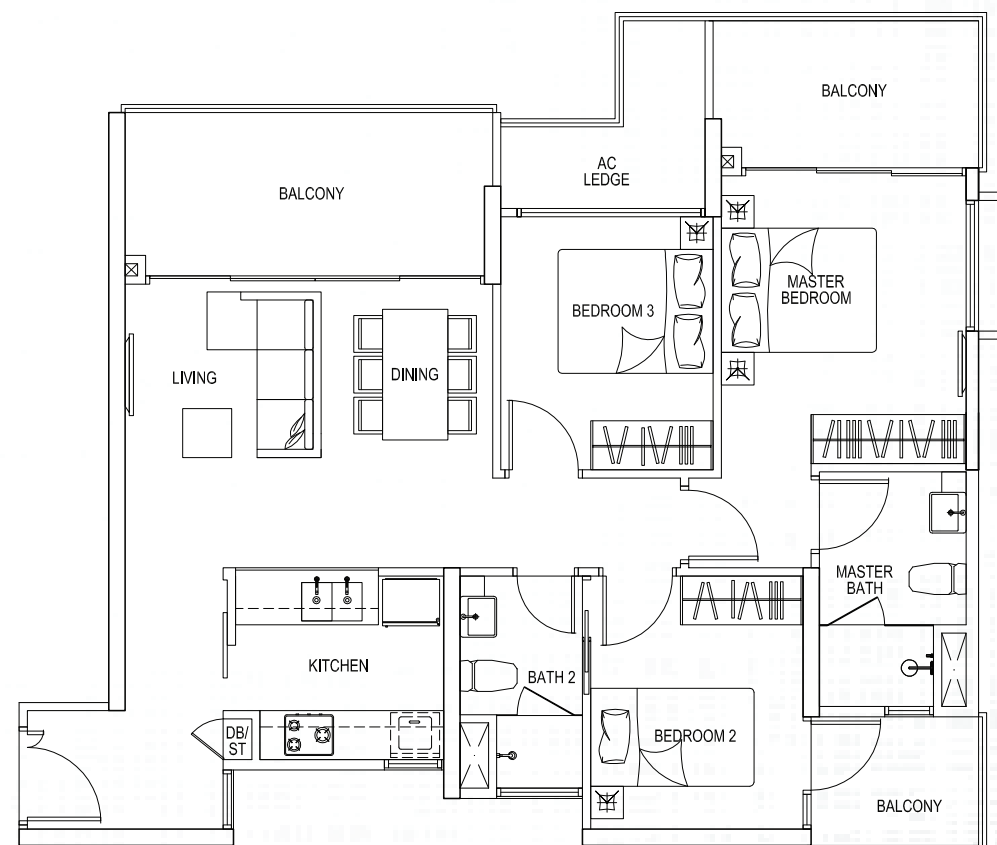
1,044sqft

•
#08-17 | #10-17
#12-17 | #14-17
#16-17 | #18-17

#08-20 | #10-20
#12-20 | #14-20
#16-20 | #18-20
(Mirror Image)



Key Plan



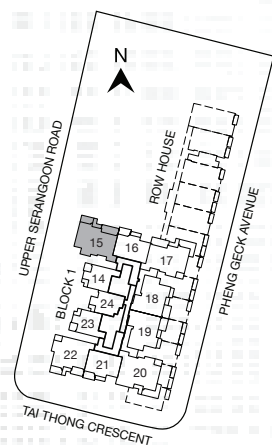
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UNIT PLAN

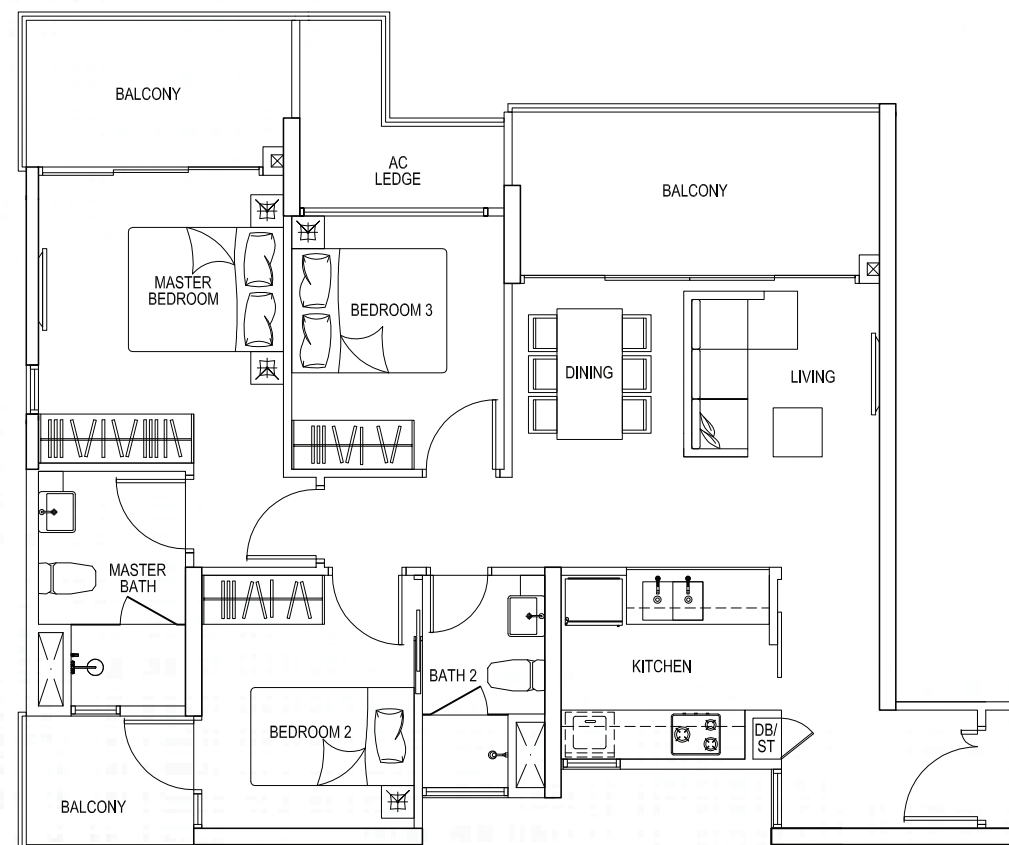
Tower Block

TYPE C3b
3-BEDROOM
(DELUXE)
1,054sqft

#03-15 to #18-15



Key Plan

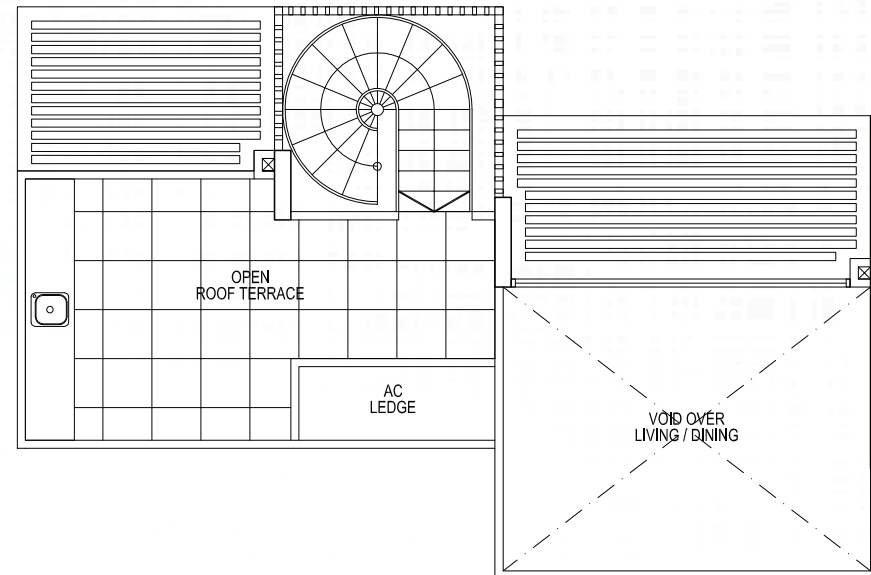
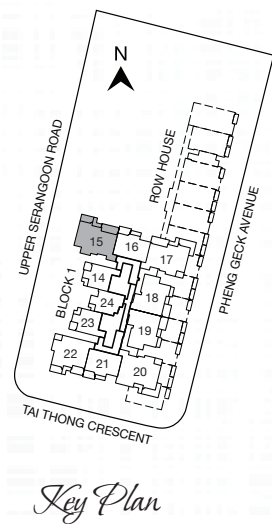


Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the Key Plan. The plans are subjected to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

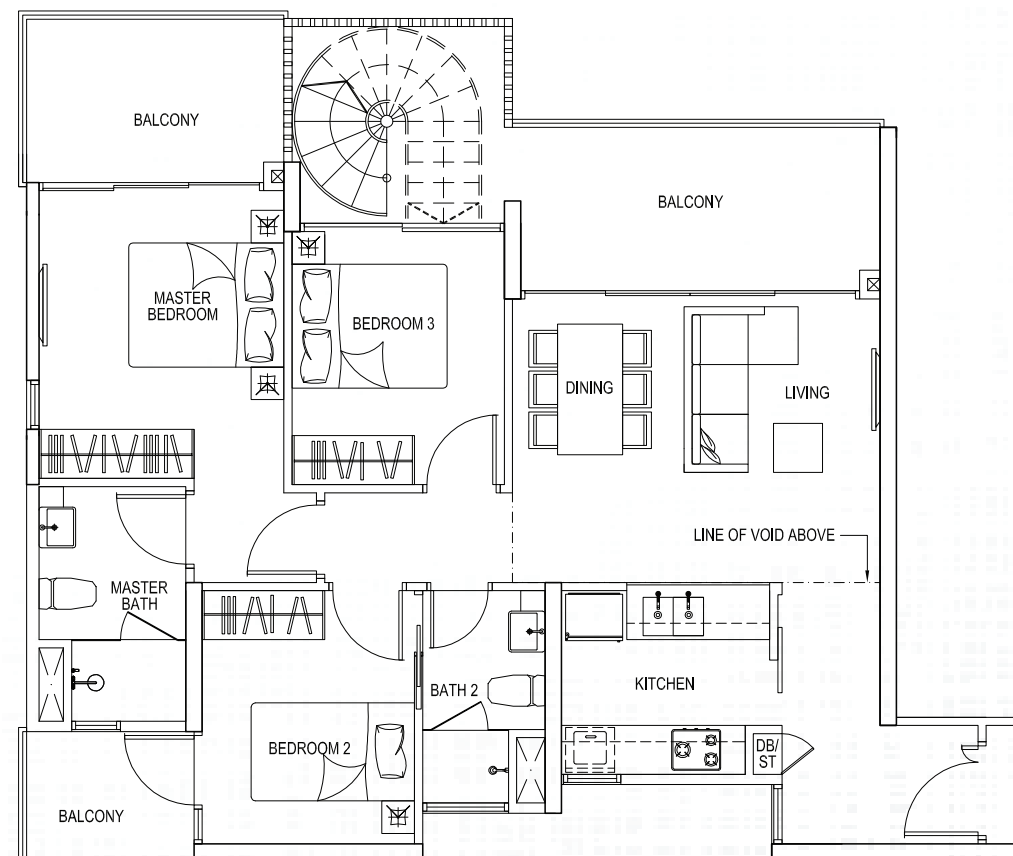
UNIT PLAN

Tower Block

TYPE C3br
3-BEDROOM
(DELUXE)
 1,517sqft
 •
 #19-15



ROOF PLAN



19TH STOREY PLAN

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UNIT PLAN

Tower Block



TYPE C3c

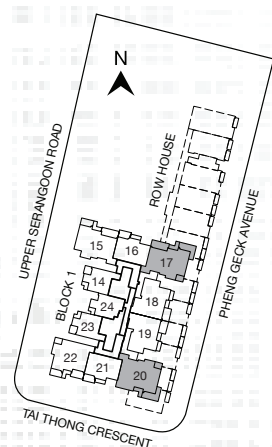
**3-BEDROOM
(DELUXE)**

1,259sqft

•

#06-17

#06-20
(Mirror Image)



Key Plan

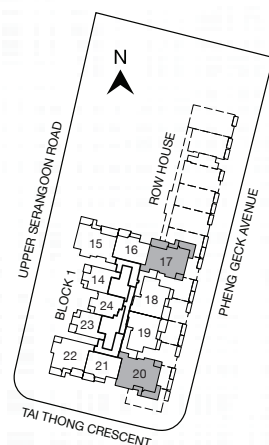


Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the Key Plan. The plans are subjected to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

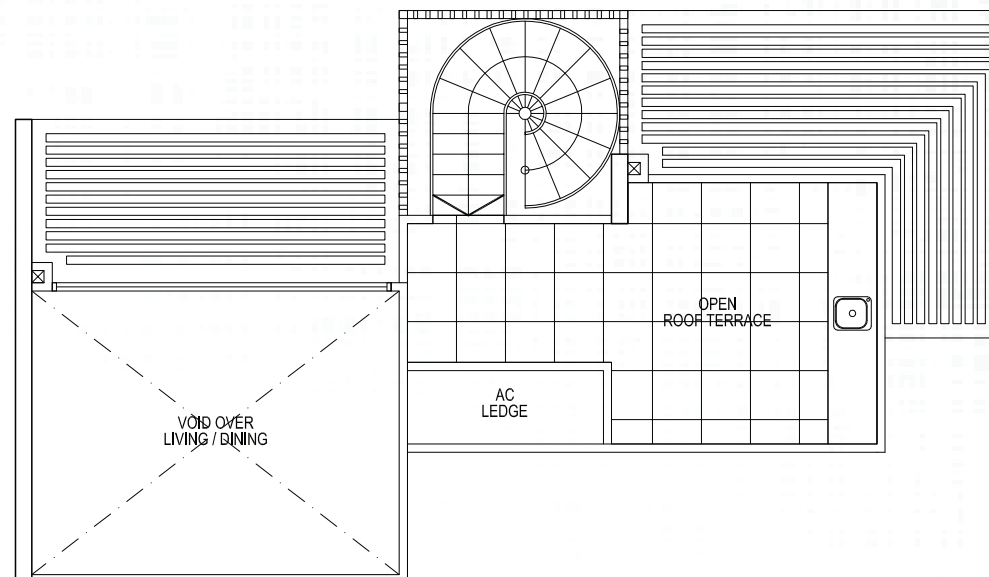
UNIT PLAN

Tower Block

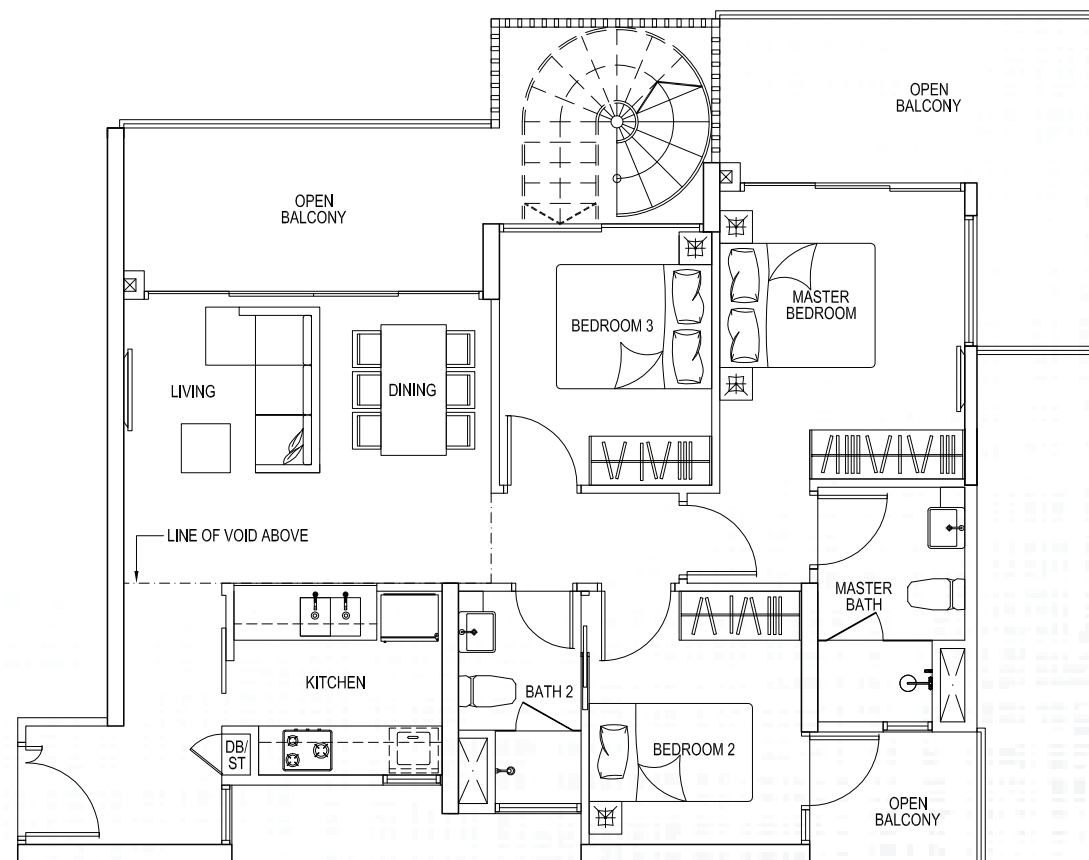
TYPE C3r
3-BEDROOM
(DELUXE)
 1,582sqft
 •
 #19-17
 #19-20
 (Mirror Image)



Key Plan



ROOF PLAN



19TH STOREY PLAN

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ROW HOUSE / SOHO

Artist's Impression

UNIT FLR	13	12	11	10	09	08	07	06	05	04	03	02	01
05	RH3e 1,227	RH3b 1,237	RH3c 1,227	RH3f 1,259	RH3d 1,248	RH3b 1,237	RH3c 1,227	RH3b 1,237	RH3 1,431	RH3a 1,399	RH3 1,431	RH3a 1,399	RH3g 1,517
04													
03	RH2a 699	RH2 689	RH2 689	RH2b 710	RH2b 710	RH2 689	RH2 689	RH2 689	RH2 689	RH2 689	RH2 689	RH2 689	RH2c 785
02	RH1a 1,786	RH1 1,786	RH1 1,786	RH1 1,786	RH1 1,786	RH1 1,786	RH1 1,786	RH1 1,786	RH1 1,786	RH1 1,786	RH1 1,786	RH1 1,786	RH1b 1,786
01													
B1													

4th Storey

3rd Storey

2nd Storey

1st Storey

UNIT PLAN

TYPE RH1, RH2, RH2b, RH3b,
RH3c, RH3d, RH3f

#01-12, #02-12, #03-12, #04-12

#01-11, #02-11, #03-11, #04-11

#01-10, #02-10, #03-10, #04-10

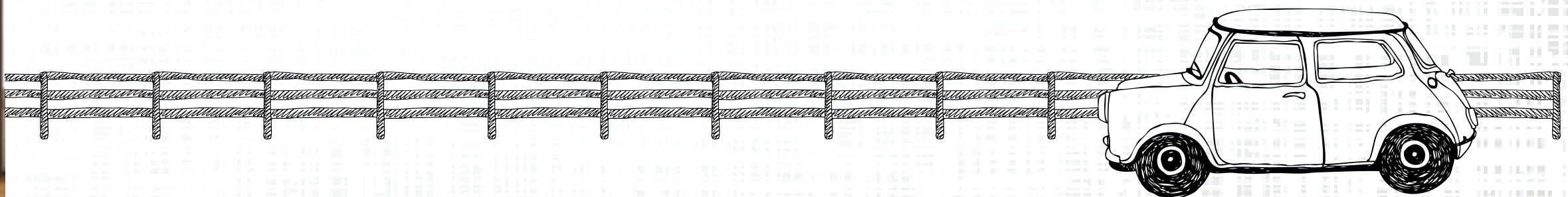
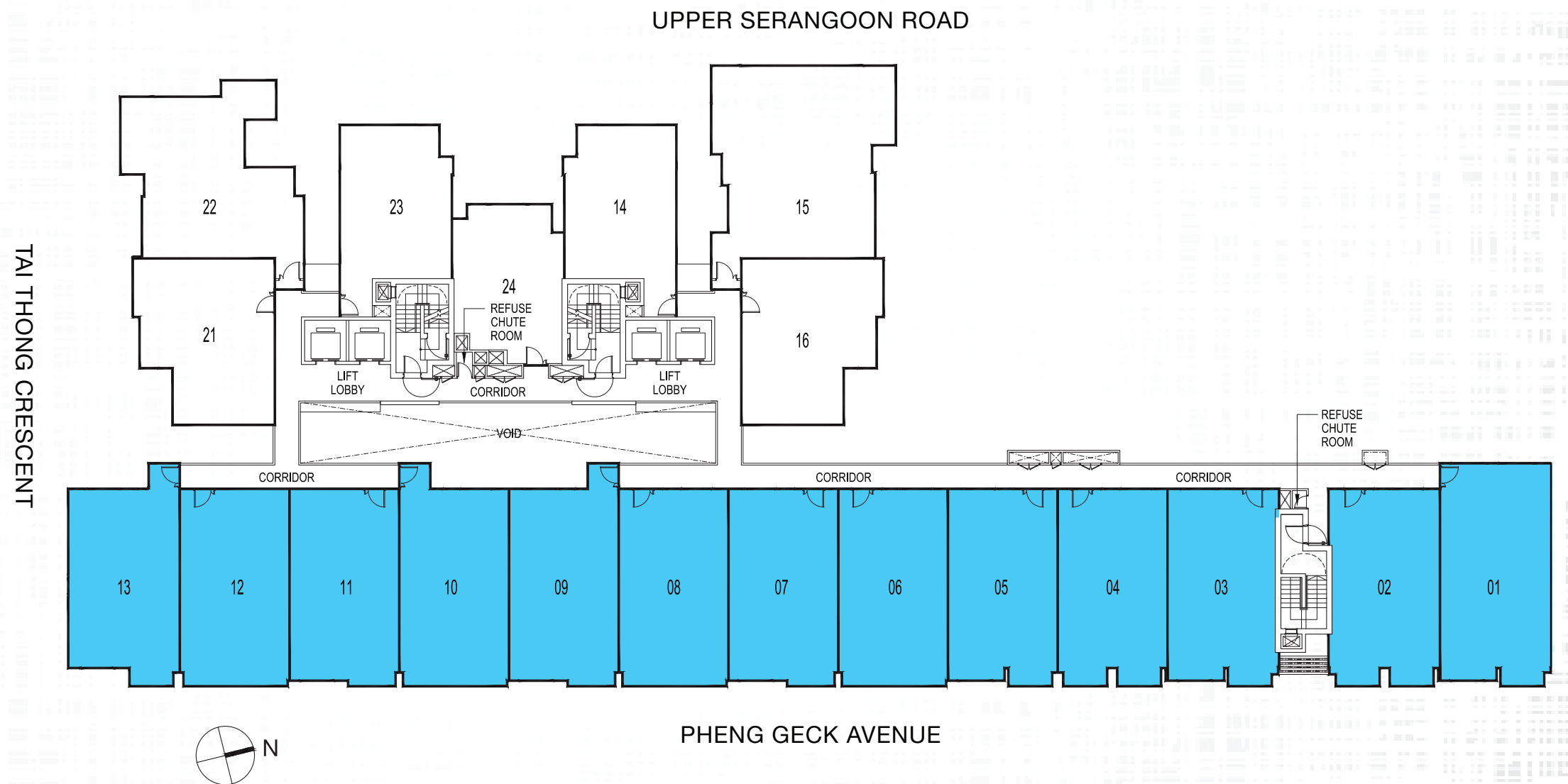
#01-09, #02-09, #03-09, #04-09

#01-08, #02-08, #03-08, #04-08

Artist's Impression - Elevation View

KEY PLAN

Row House / Soka



UNIT PLAN

Row House / Soho



TYPE RH1

1,786sqft

#01-03 | #01-05

#01-07 | #01-09

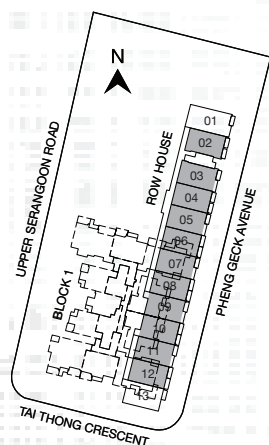
#01-11

(Mirror Image)

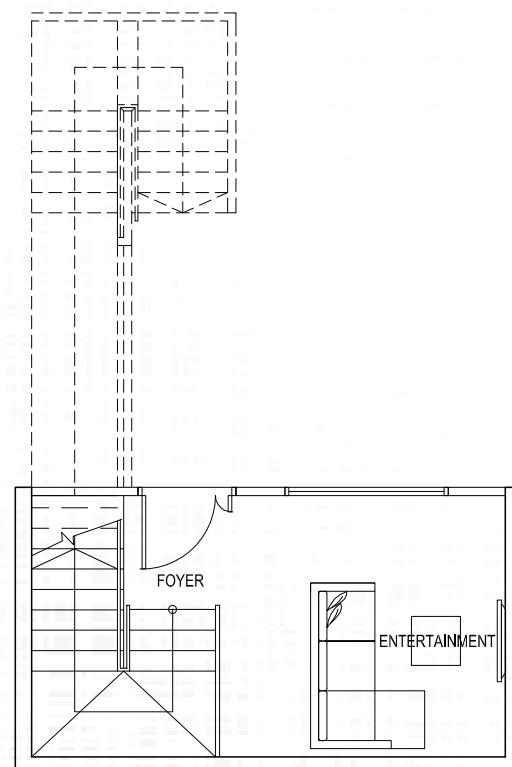
#01-02 | #01-04

#01-06 | #01-08

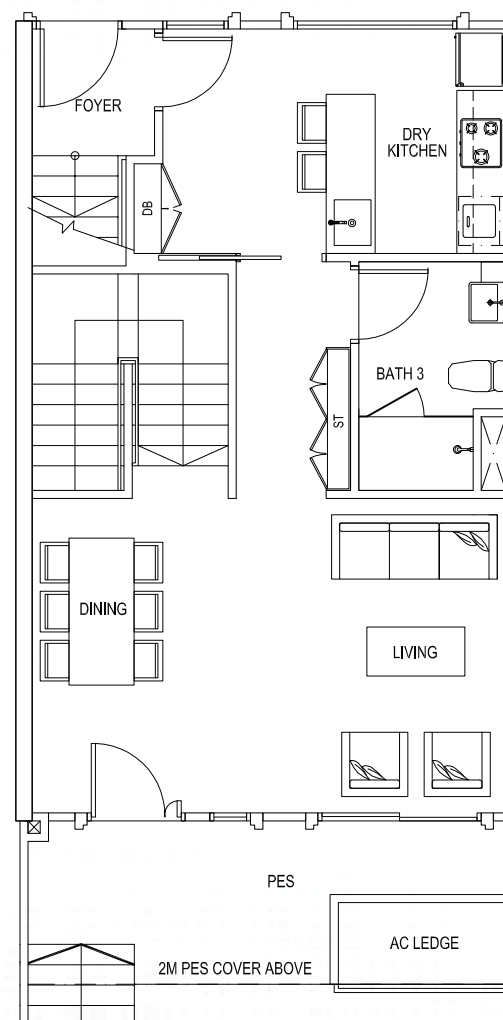
#01-10 | #01-12



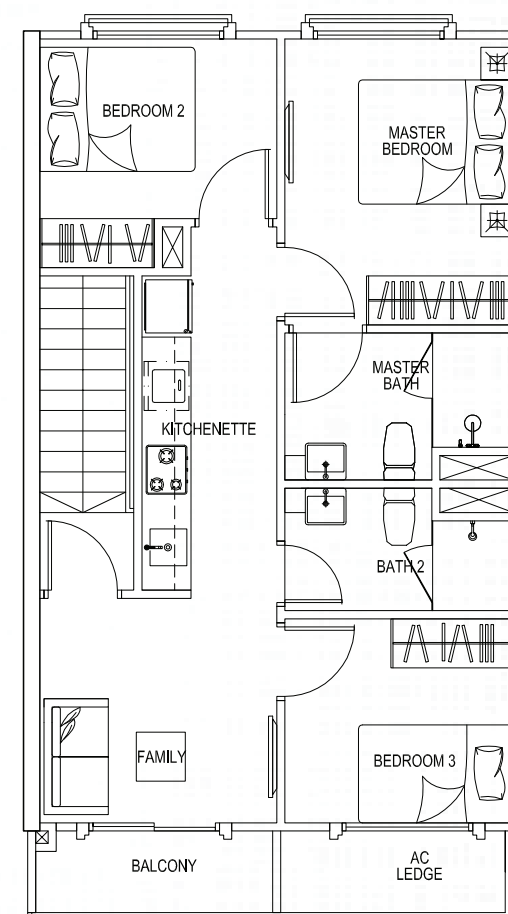
Key Plan



BASEMENT



1ST STOREY PLAN



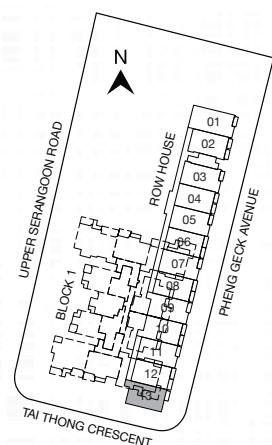
2ND STOREY PLAN

Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the Key Plan. The plans are subjected to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

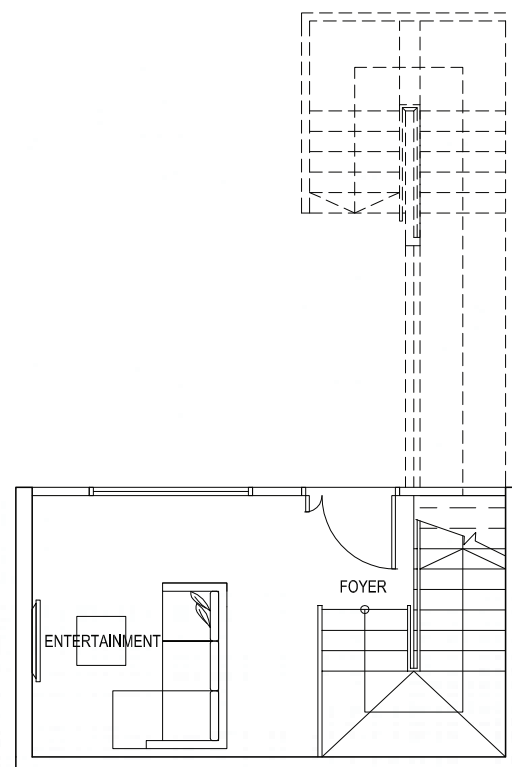
UNIT PLAN

Row House / Soho

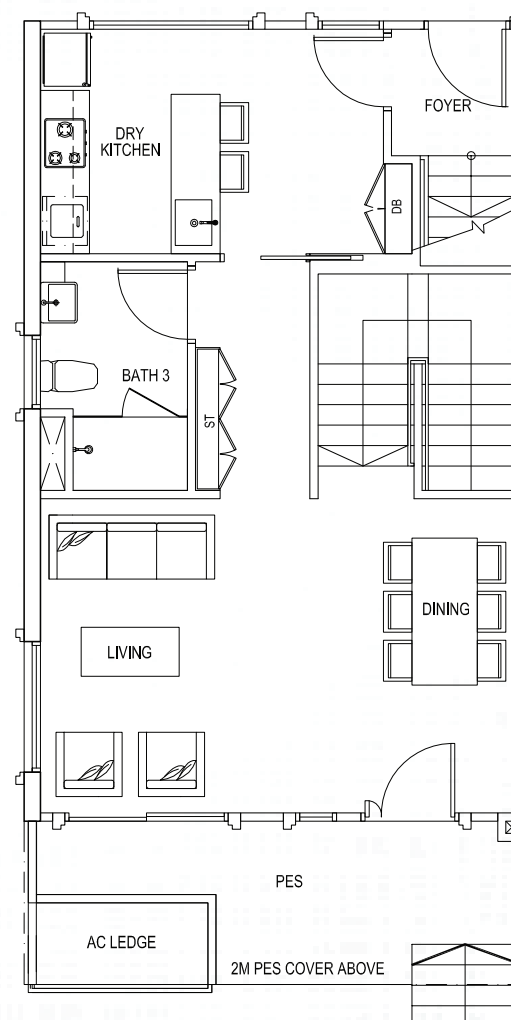
TYPE RH1a
1,786sqft
●
#01-13



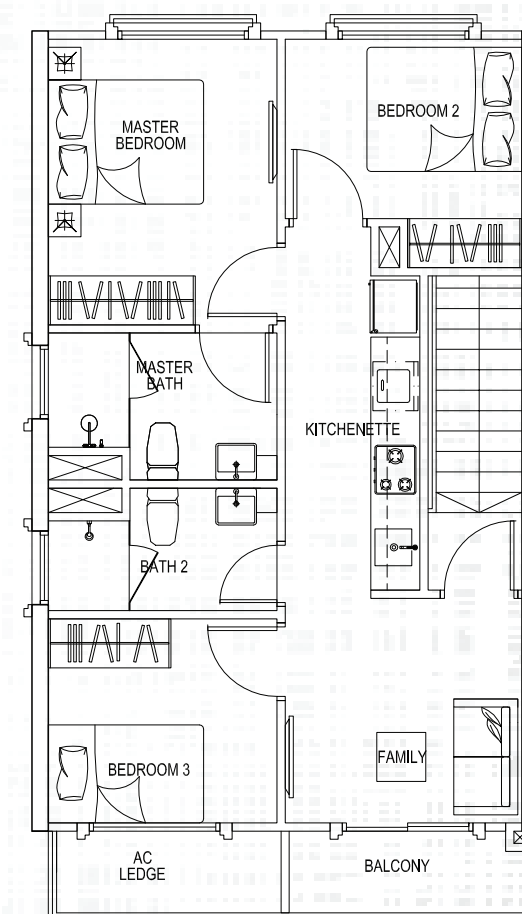
Key Plan



BASEMENT



1ST STOREY PLAN



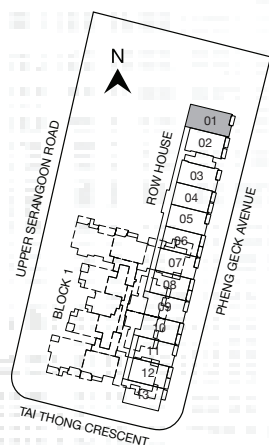
2ND STOREY PLAN

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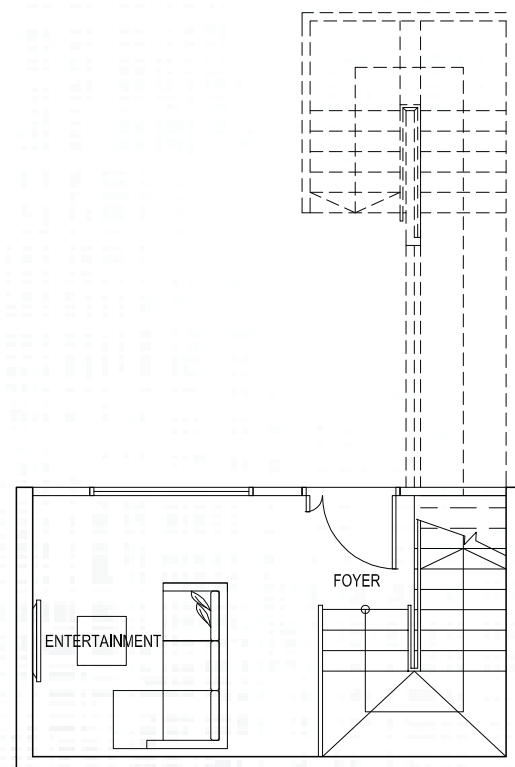
UNIT PLAN

Row House / Soho

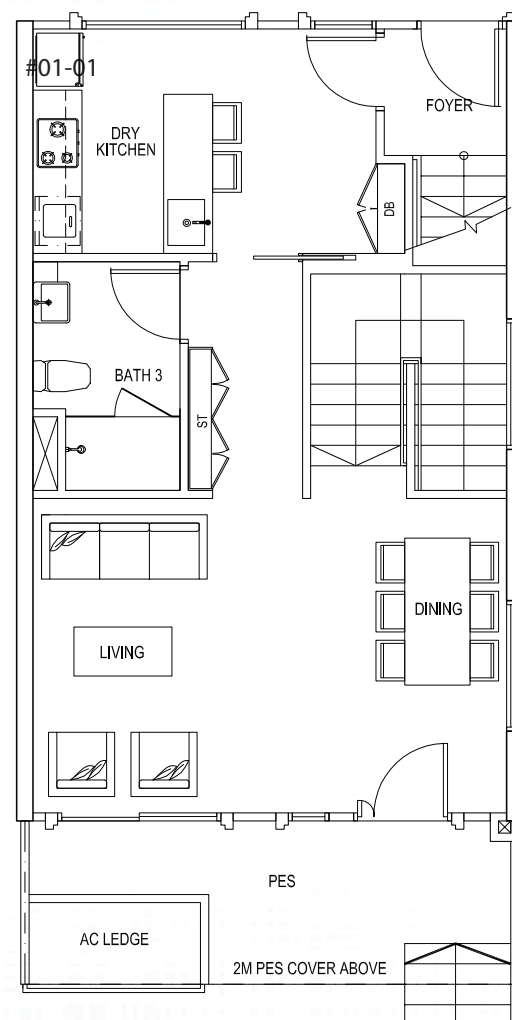
TYPE RH1b
1,786sqft
●
#01-01



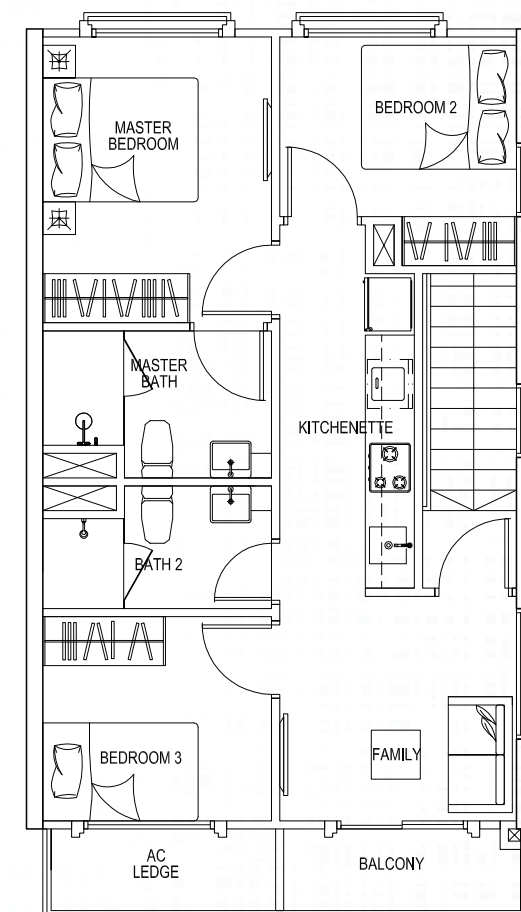
Key Plan



BASEMENT



1ST STOREY PLAN



2ND STOREY PLAN

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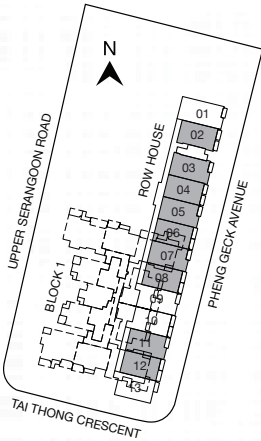
UNIT PLAN

Row House / Soho

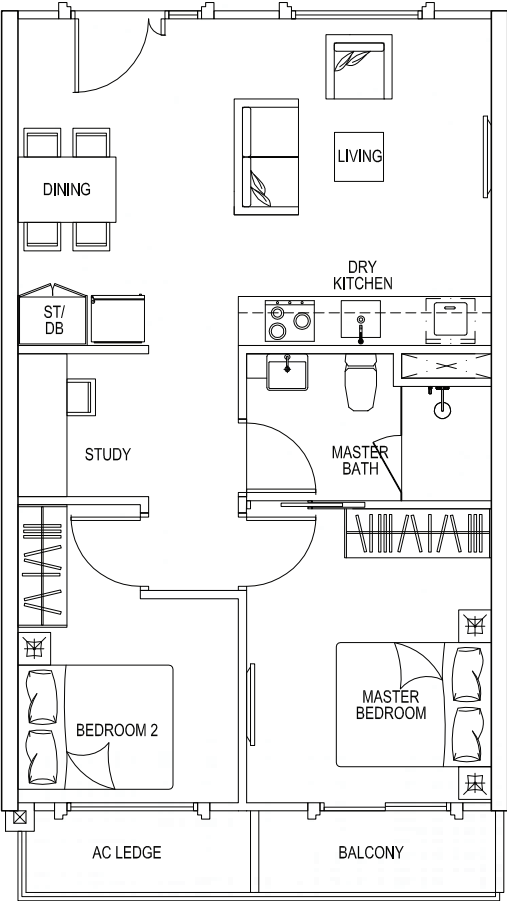
TYPE RH2

689sqft

#03-02 | #03-04
 #03-06 | #03-08
 #03-12
 #03-03 | #03-05
 #03-07 | #03-11
 (Mirror Image)



Key Plan

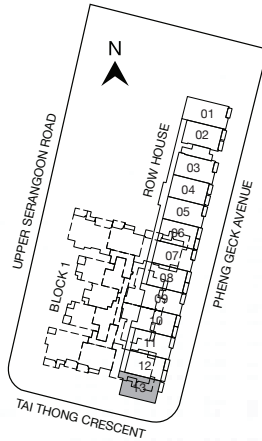


3RD STOREY PLAN

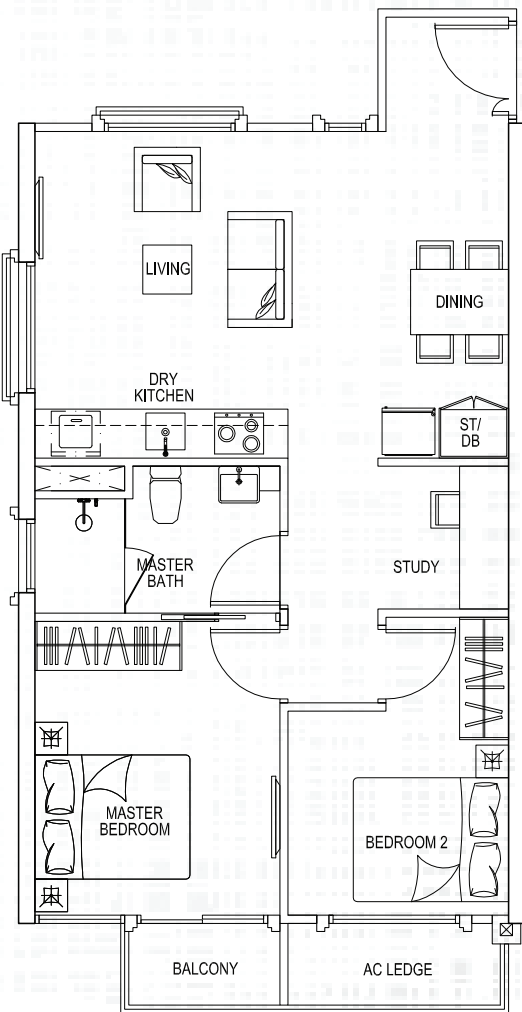
TYPE RH2a

699sqft

#03-13



Key Plan



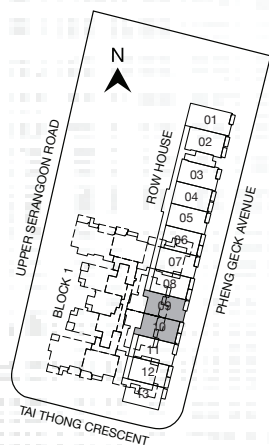
3RD STOREY PLAN

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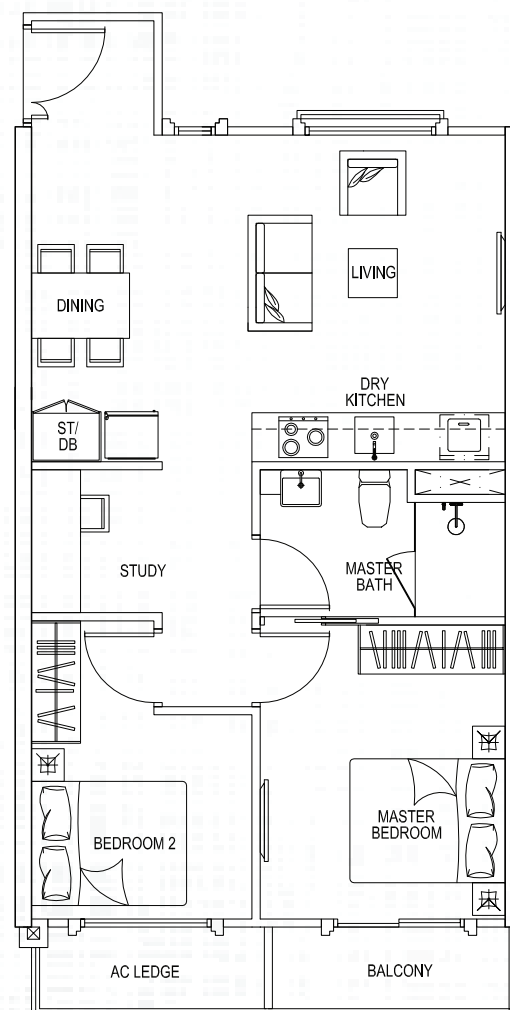
UNIT PLAN

Row House / Soho

TYPE RH2b
710sqft
•
#03-09
(Mirror Image)
#03-10

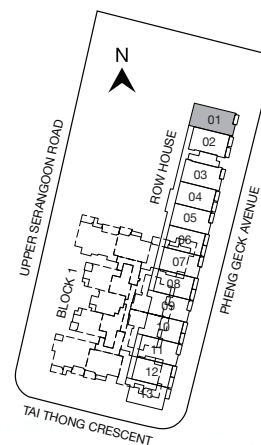


Key Plan

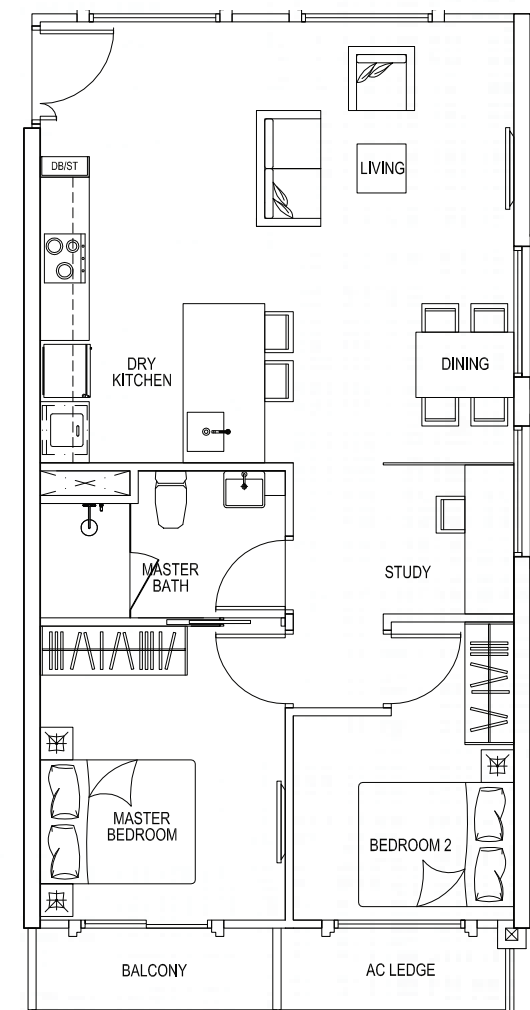


3RD STOREY PLAN

TYPE RH2c
785sqft
•
#03-01



Key Plan



3RD STOREY PLAN

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UNIT PLAN

Row House / Soho



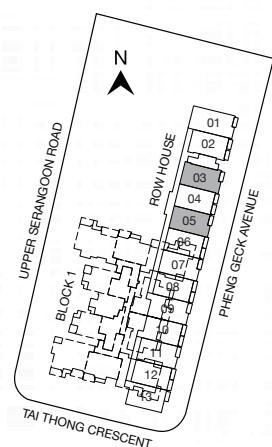
TYPE RH3

1,431sqft

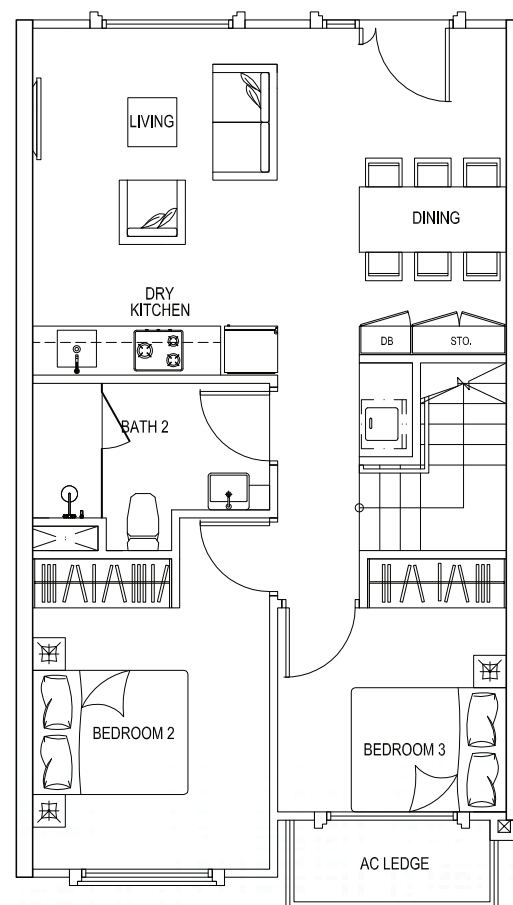


#04-03

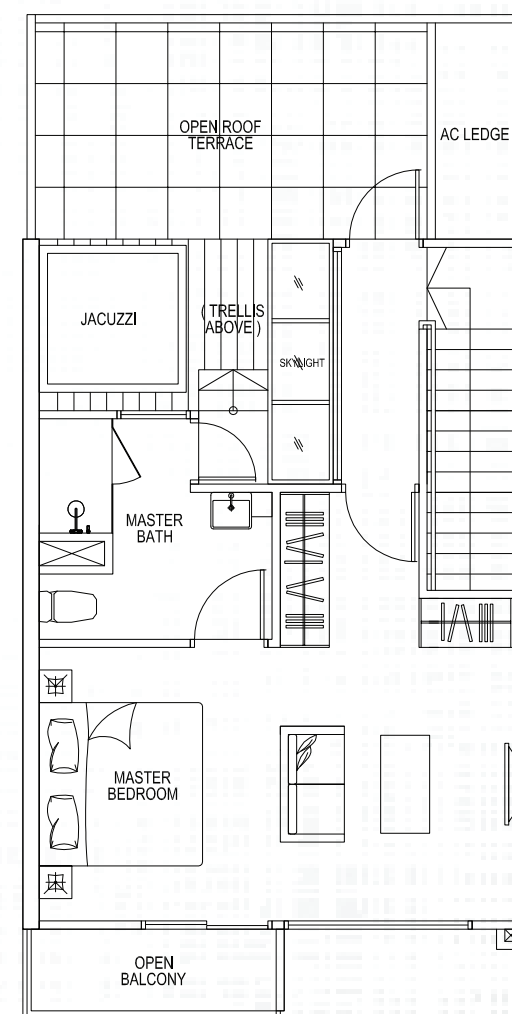
#04-05



Key Plan



4TH STOREY PLAN



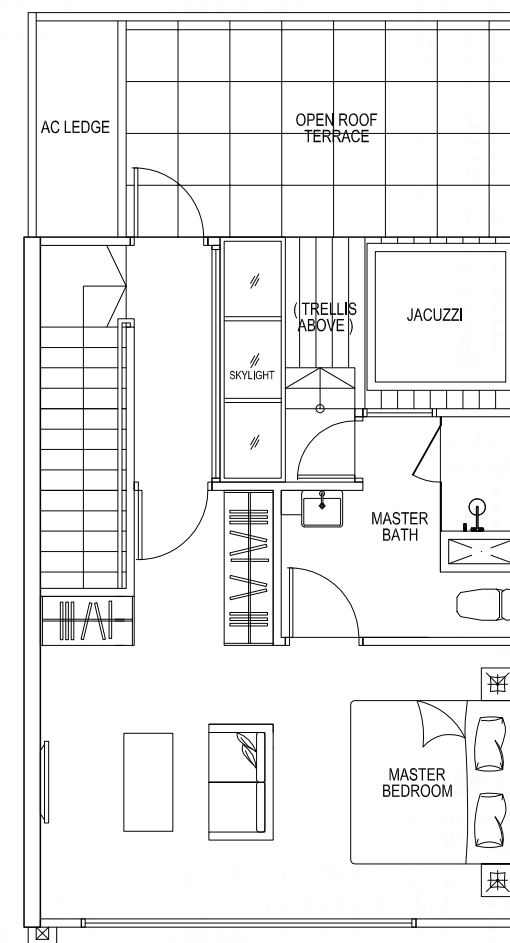
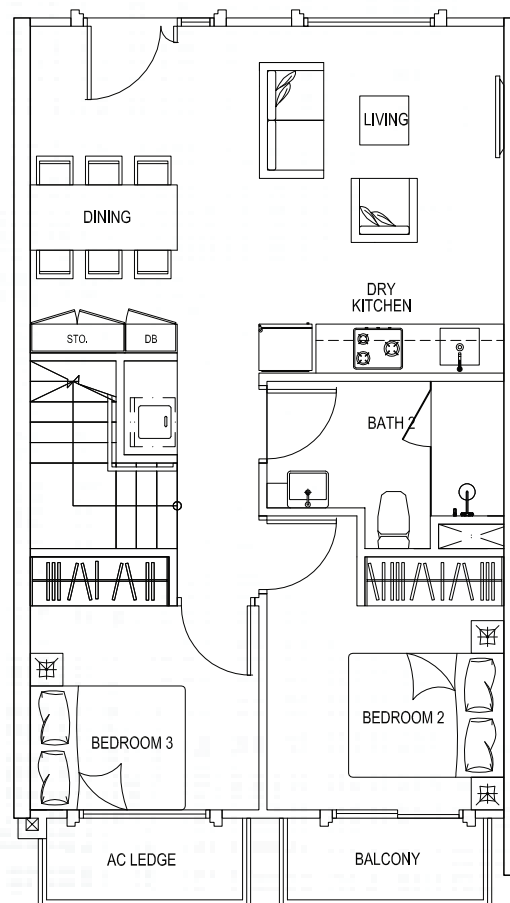
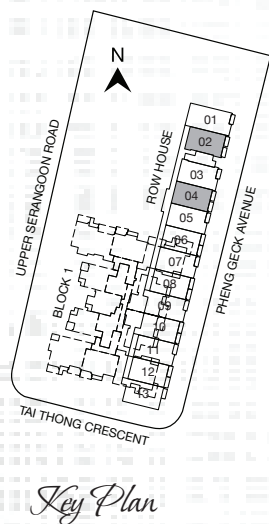
5TH STOREY PLAN

Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the Key Plan. The plans are subjected to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

UNIT PLAN

Row House / Soho

TYPE RH3a
1,399sqft
•
#04-02
#04-04



Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the Key Plan. The plans are subjected to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

UNIT PLAN

Row House / Soho



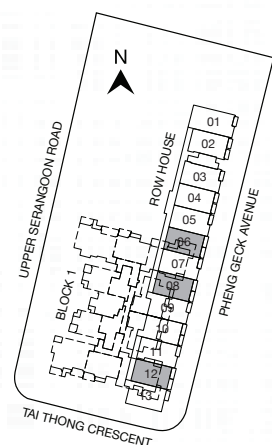
TYPE RH3b

1,237sqft

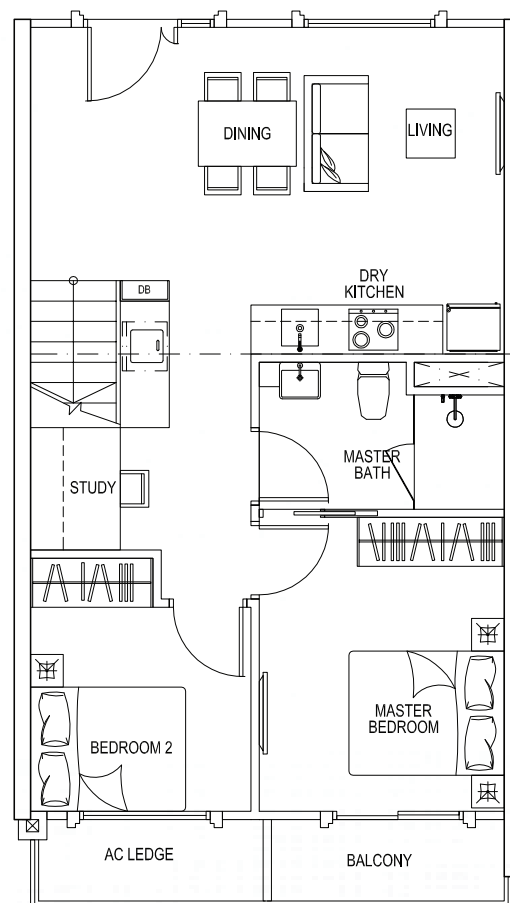
#04-06

#04-08

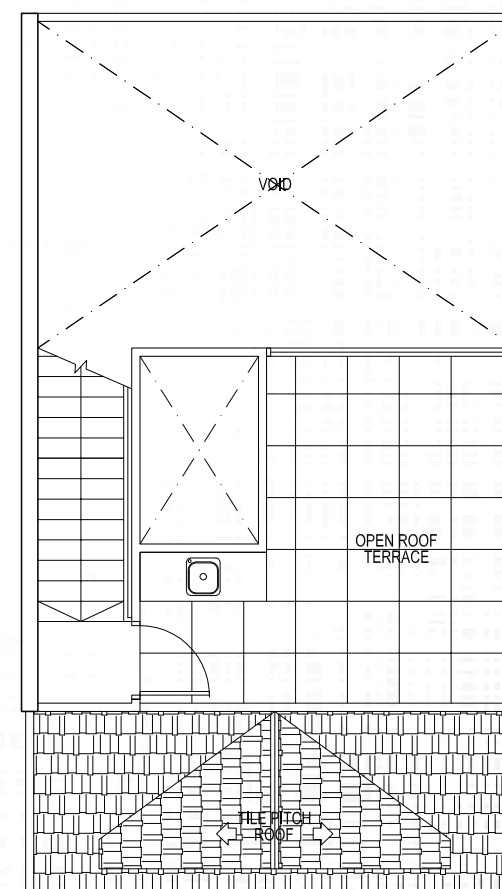
#04-12



Key Plan



4TH STOREY PLAN



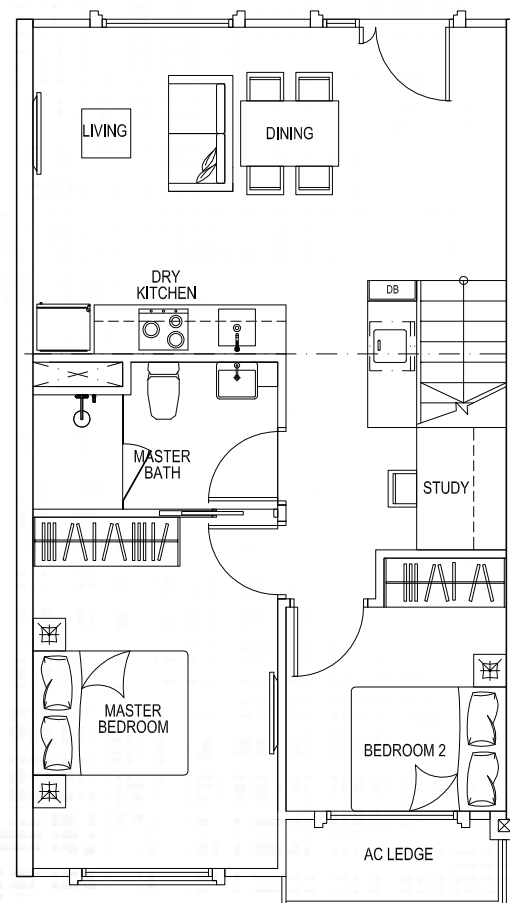
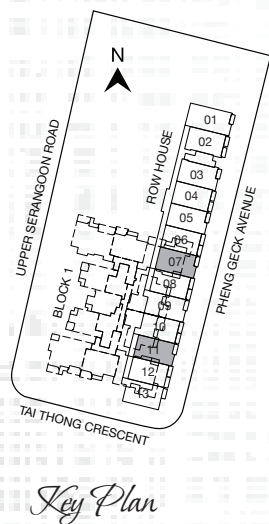
ROOF PLAN

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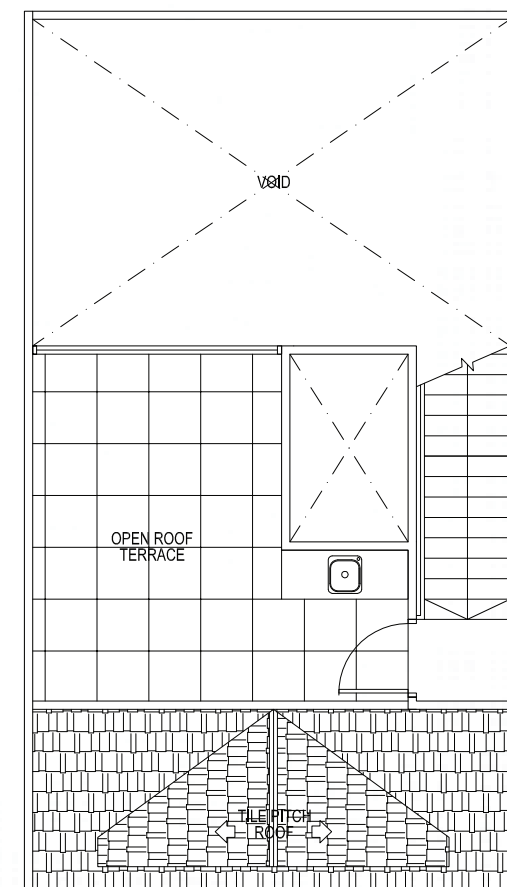
UNIT PLAN

Row House / Soho

TYPE RH3c
1,227sqft
•
#04-07
#04-11



4TH STOREY PLAN



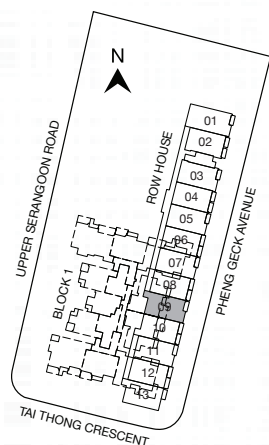
ROOF PLAN

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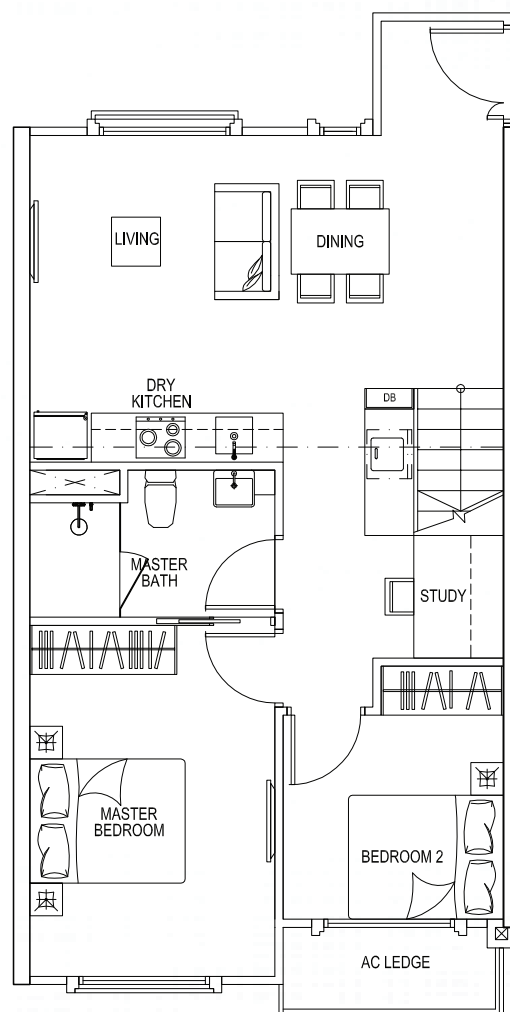
UNIT PLAN

Row House / Soho

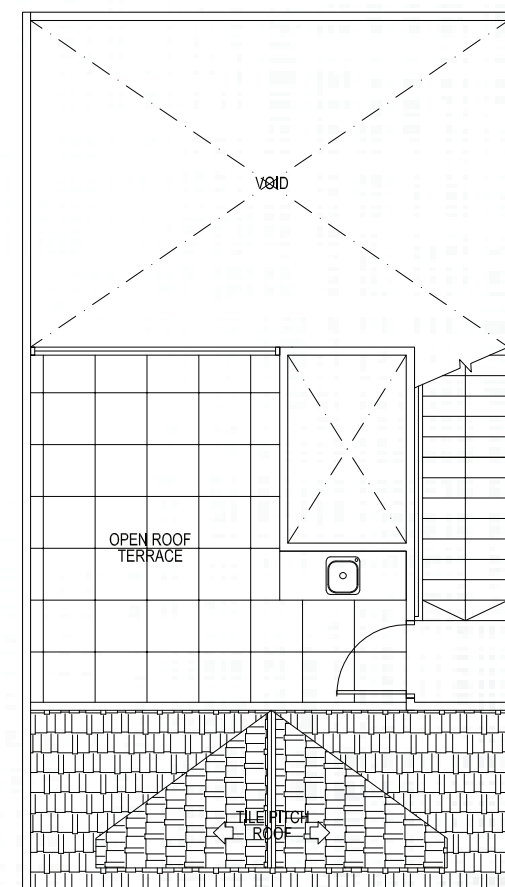
TYPE RH3d
1,248sqft
#04-09



Key Plan



4TH STOREY PLAN



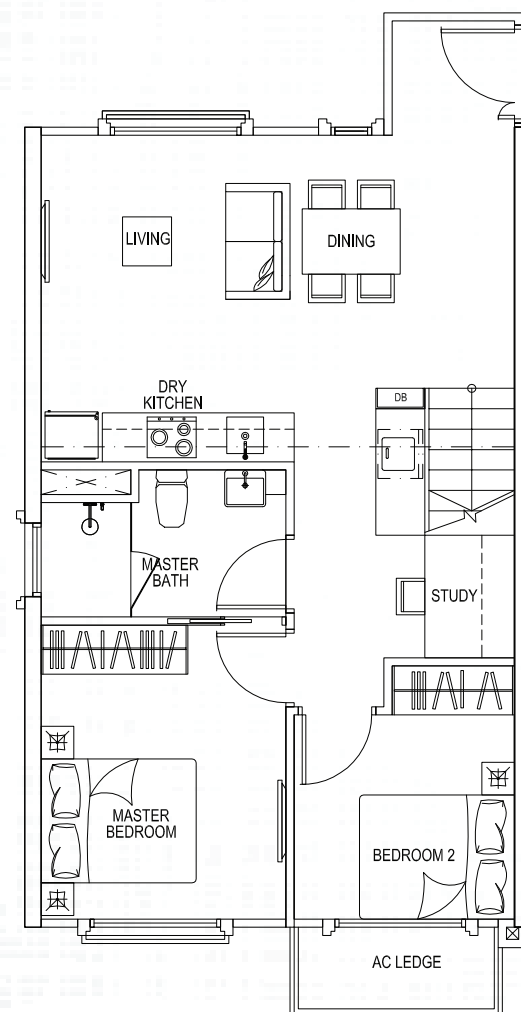
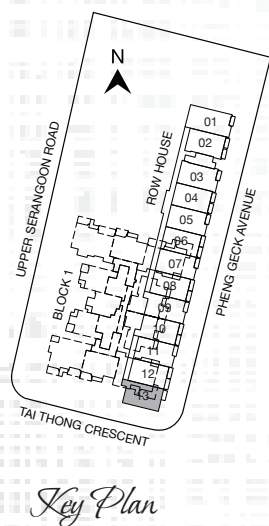
ROOF PLAN

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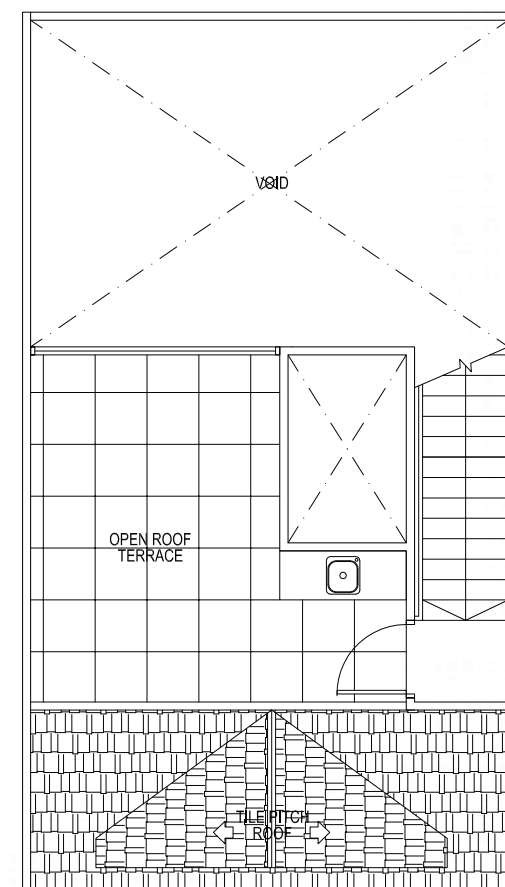
FLOOR PLAN

Row House / Soho

TYPE RH3e
1,227sqft
#04-13



4TH STOREY PLAN



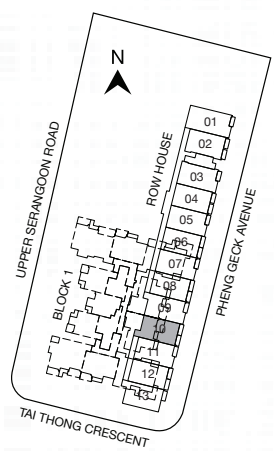
ROOF PLAN

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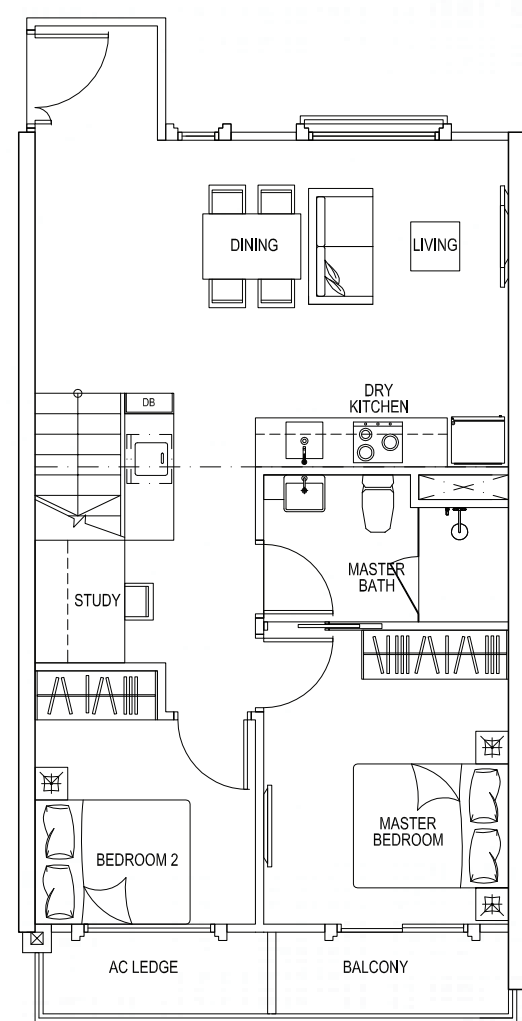
UNIT PLAN

Row House / Soho

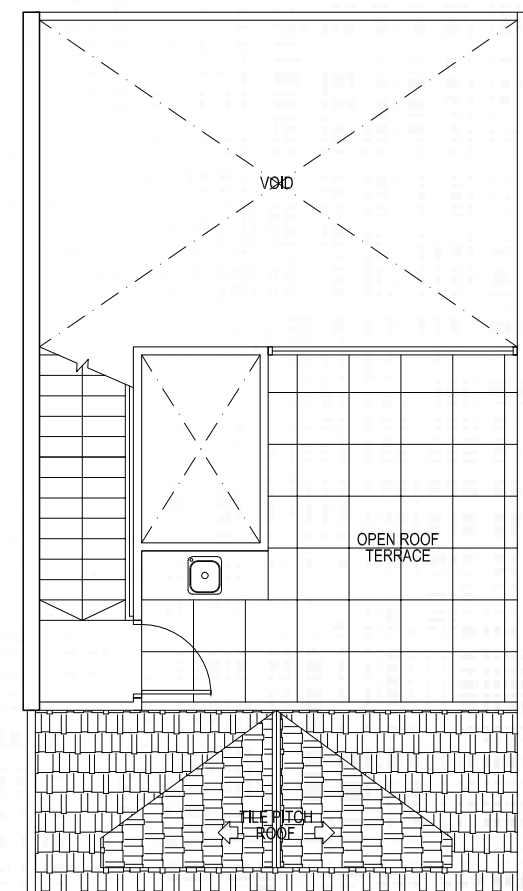
TYPE RH3f
1,259sqft
#04-10



Key Plan



4TH STOREY PLAN



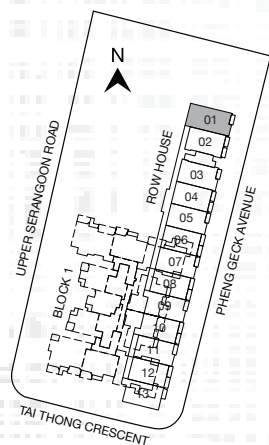
ROOF PLAN

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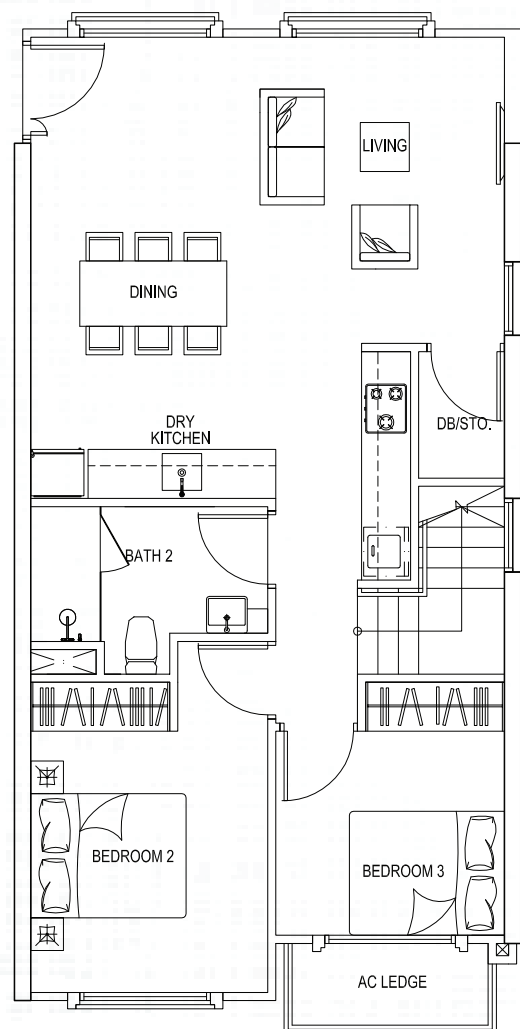
UNIT PLAN

Row House / Soho

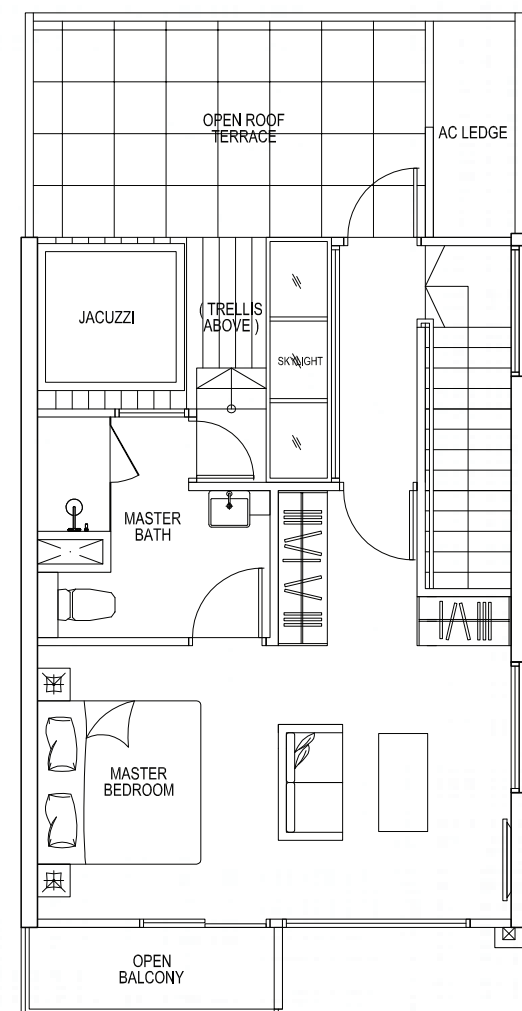
TYPE RH3g
1,517sqft
#04-01



Key Plan



4TH STOREY PLAN



5TH STOREY PLAN

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Come home to the opulent openness and luxurious comfort of Sant Ritz's premium residences and unwind from the day with breathtaking views of the locality's vibrant cityscape, every day.

COOKING UP A STORM

Designed for both novice and professional gourmets alike, Sant Ritz's kitchens are fully fitted with imported deluxe appliances to provide the optimum environment for you to cook up a storm for the ones you love.



FRESHEN UP IN STYLE

Awaken your senses and freshen up with a truly indulgent shower experience amidst imported premium sanitary fittings in Sant Ritz's well-appointed bathrooms.

At Sant Ritz, luxurious style begins right at home.



hansgrohe

BRAVAT
BY DIETRICH 1889

BUILDING SPECIFICATIONS

FOUNDATION

Piled Foundation

SUPERSTRUCTURE

Cast in-situ and/or precast reinforced concrete structure

WALLS

(a) External Walls

- Reinforced concrete and/or precast wall

(b) Internal Walls

- Reinforced concrete and/or common clay brick walls and/or solid block walls and/or drywall partition system and/or precast panel

ROOF

Reinforced concrete roof with appropriate waterproofing and insulation system and/or pitch roof clay tiles

CEILING

(i) For Units

- a. Living, Dining, Family Room, Study, Dry Kitchen, Kitchenette, Bedrooms, Foyer, Store and Corridor leading to Bedrooms/Bathrooms, Balcony and Private Enclosed Space (PES):
Ceiling board and/or bulk head with emulsion paint and/or skim coat with emulsion paint
- b. Kitchen and Bathrooms:
Moisture resistant ceiling board with emulsion paint finish (where applicable)

(ii) For Common Areas

- a. Lift Lobbies:
Skim coat and/or ceiling board
- b. Carparks:
Skim coat and/or bulkhead with emulsion paint finish
- c. Staircases and Staircase Storey Shelter:
Skim coat with emulsion paint finish

FINISHES – WALL

(i) For Units

- a. Living, Dining, Family Room, Study, Bedrooms, Foyer, Store and Corridor leading to Bedrooms:
Cement sand plaster and/or skim coat with emulsion paint (up to false ceiling and on exposed areas only)
- b. Bathrooms:
Ceramic and/or homogeneous tiles (up to false ceiling and on exposed areas only)
- c. Kitchen, Dry Kitchen and Kitchenette:
Ceramic and/or homogeneous tiles and/or plaster and paint (where applicable)

- d. Private Enclosed Space (PES), Balcony, Open Balcony and Open Roof Terrace:

Cement sand plaster and/or skim coat with spray textured coating/emulsion paint finish (up to false ceiling, exposed ceiling and/or on exposed areas only where applicable)

(ii) For Common Areas – Internal Wall

- a. Basement and 1st Storey Lift Lobbies, Clubhouse Lift Lobby:

Ceramic and/or homogeneous tiles and/or stone finish and/or cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and on exposed areas only)

- b. Typical Lift Lobbies:

Ceramic and/or homogenous tiles and/or cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and on exposed areas only)

- c. Common Corridors, Staircases and Staircase Storey Shelter:

Cement sand plaster and/or skim coat with emulsion paint finish

- d. Carparks and Ramps:

Cement sand plaster and/or skim coat with spray textures coating and/or emulsion paint finish

- e. Male and Female Changing Room:

Ceramic and/or homogeneous tiles and/or cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and on exposed areas only)

(iii) For Common Area – External Wall

All External Walls including Raised Planter, Open Roof Terrace, Balcony and Private Enclosed Space (PES): Cement sand plaster and/or skim coat with spray texture coating and/or emulsion paint finish

FINISHES – FLOOR

(i) For Units

- a. Living, Dining, Family Room, Study, Foyer, Store and Corridor leading to Bedrooms:
Ceramic and/or homogenous tiles with timber skirting

- b. Bathrooms:

Ceramic and/or homogenous tiles

- c. Kitchen, Dry Kitchen and Kitchenette:

Ceramic and/or homogenous tiles

- d. Bedrooms:

Timber flooring with timber skirting

- e. Private Enclosed Space (PES), Balcony, Open Balcony and Open Roof Terrace:

Ceramic and/or homogenous tiles with tiles skirting

- f. Internal Staircase:

Timber flooring

- g. External Staircase:

Ceramic and/or homogenous tiles and/or granolithic finish and/or stone

BUILDING SPECIFICATIONS

(ii) For Common Areas – Internal Floor

- a. Basement and 1st Storey Lift Lobbies and Clubhouse Lift Lobby:
Ceramic and/or homogenous tiles and/or stone finish
- b. Typical Lift Lobbies:
Ceramic and/or homogeneous tiles
- c. Staircases and Staircase Storey Shelter:
Concrete finish and/or cement sand screed with nosing tiles
- d. Carparks and Ramps:
Concrete floor
- e. Male and Female Changing Room:
Ceramic and/or homogenous tiles

(iii) For Common Areas – External Floor

- a. Pool Deck Areas:
Homogenous and/or stone finish and/or pebble wash and/or composite timber deck
- b. Pools:
Mosaics and/or ceramic tiles

WINDOWS

Power-coated finish aluminium framed with tinted and/or clear glass and/or frosted glass where appropriate

DOORS

- a. Main Entrance (except Type RH1, RH1a & RH1b)
Approved fire-rated timber door
- b. Main Entrance (for Type RH1, RH1a & RH1b)
Approved fire-rated timber door and/or solid timber door with metal grille (for Living leading to PES only)
- b. Bedrooms and Bathrooms:
Hollow core flush timber door and/or glass door, where applicable
- c. Kitchen
Hollow core flush timber door and/or timber framed door with infill glass panel
- d. Private Enclosed Space (PES), Balcony, Open Balcony and Open Terrace:
Powder-coated finished aluminium framed sliding/swing door and/or fixed glass panel with tinted and/or clear glass and/or frosted glass where appropriate

Notes: Selected good quality locksets and ironmongery shall be provided to all doors

SANITARY FITTINGS

- a. Master Bathroom:
 - 1 shower cubicle with shower screen complete with shower mixer set
 - 1 pedestal water closet
 - 1 wash basin and basin mixer with cabinet below
 - 1 mirror
 - 1 toilet paper holder
 - 1 towel rail
- b. Other Bathrooms:
 - 1 shower cubicle with shower screen complete with shower mixer set
 - 1 pedestal water closet
 - 1 wash basin and basin mixer with cabinet below
 - 1 mirror
 - 1 toilet paper holder
 - 1 towel rail
- c. Dry Kitchen / Kitchen (where applicable):
 - 1 washing machine bib tap
- d. Private Enclosed Space (PES), Open Balcony and Open Roof Terrace (where applicable):
 - 1 bib tap

ELECTRICAL INSTALLATION

- Wiring for lighting and power shall be concealed conduit except for spaces within the DB's closet and areas above false ceiling, which shall be exposed conduit / trunking
- All electrical wiring shall be in accordance with current edition of Singapore Code of Practice CP 5:1998
- Refer to Electrical Schedule for details

TV / CABLE SERVICES / TELEPHONE POINTS

TV / cable services / telephone points shall be provided in accordance with the Electrical Schedule

LIGHTING PROTECTION

Lighting Protection System shall be provided in accordance with Singapore Standard SS 555:2010

PAINTING

- a. Internal Wall:
Emulsion paint
- b. External Wall:
Spray textured coating and/or selected exterior paint

WATER PROOFING

Waterproofing shall be provided to floors of Bathrooms, Kitchen, Yard, PES, Balcony, Open Balcony, Open Roof Terrace, and Reinforced Concrete Flat Roof (where applicable)

BUILDING SPECIFICATIONS

DRIVEWAY AND CAR PARK

- a. Concrete pavers to open driveways and/or stones at vehicular entrance / exit at designated areas
- b. Reinforced concrete slab to carpark and ramps to carpark

RECREATION FACILITIES

Lap Pool
Children’s Play Pool
Wellness Pool
Kids’ Spa
Pool Deck
BBQ Pavilion
Clubhouse
Gymnasium
Function Room
Male and Female Changing Room
Landscaped Courtyards

ADDITIONAL ITEMS

- a. Kitchen Cabinets:
Solid surface countertop complete with high and/or low level kitchen cabinets with mixer and stainless steel sink
- b. Kitchen Appliances:
Cooker hob, cooker hood, built-in oven, washing machine cum dryer and fridge for all kitchens
- c. Wardrobes:
Built-in wardrobes to all Bedrooms
- d. Metal Railing:
Metal Railing with screening for A/C Ledge;
Metal Railing for Private Enclosed Space (PES), Balcony and Open Balcony
- e. Air-Conditioning:
Single/Multi-Split unit air-conditioning system to Living, Dining, Family Room, Study and all Bedrooms
- f. Gas:
Town Gas Supply to all kitchens except Type AS1a, AS1, AS1r, AS2, AS2r, B1p, B1, B1r, B2, RH2, RH2a, RH2b, RH2c, RH3b, RH3c, RH3d, RH3e and RH3f provided with Electric Cooker Hob
- g. Water Heater:
Hot water supply shall be provided to all bathrooms and kitchens
- h. Security:
Lift Car Card Access System
Audio Intercom System to Apartment
Carpark barrier system at main carpark entrance
Closed Circuit Television System (CCTV) at designated common areas

- i. Fibre Broadband:
Provision of conduit for Open Net to lay fibre optic cable into unit

1 number of RJ45 connection point provided within the unit for Next Generation Nationwide Broadband Network (NGNBN)

- j. Audio Intercom System:
Provision of audio intercom system for all units

ELECTRICAL SCHEDULE

For Apartments:

	Unit Type					
Item	AS1 AS1a AS1r AS2 AS2r	B1p B1 B1r B2	C1 C1a C1r C2 C2r C3 C3a C3b C3c C3r C3br	RH1 RH1a RH1b	RH2 RH2b RH2c RH3 RH3a RH3g	RH3b RH3c RH3d RH3e RH3f
Lighting Point	6	6	10	12	8	10
Power Point	8	10	12	14	10	12
SCV Outlet	1	2	3	3	2	3
Telephone Outlet	1	2	3	3	2	3
Data Outlet	1	1	1	1	1	1
Connection Unit for Hood, Hob, Oven	3	3	3	3	3	3
Washing Machine Point	1	1	1	1	1	1
Water Heater Point	1	1	1	1	1	1
Fridge Point	1	1	1	1	1	1
Audio Intercom	1	1	1	1	1	1
Bell Point	1	1	1	1	1	1
Air-Con Isolator	1	2	2	2	2	2

BUILDING SPECIFICATIONS

A. 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 and 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.

B. Timber strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

C. Air-conditioning system

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, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

D. Television and/or Internet Access and/or OpenNet

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers and/or OpenNet or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

E. Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to Clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.

F. Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

G. 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 will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

H. Web Portal of the Housing Project

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

I. False Ceiling

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

J. Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

K. Mechanical Ventilation System

Mechanical Ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

L. Planters

Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.

M. Wall

All wall finishes shall be terminated at false ceiling level. Wall surface above the false ceiling level will be left in its original bare condition. There will be no tiles/stone works behind/below kitchen cabinets / bathroom cabinets / long bath / vanity cabinet / mirror.

N. Tiles

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.

Disclaimer

While every reasonable care has been taken in preparing this brochure, the Developer and the Marketing Agent(s) cannot be held responsible for any inaccuracies or omissions. All statements are believed to be correct but are not to be regarded as statements or representation of facts. Visual representations, displays, illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are approximate measurements and are subject to final survey.

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PREMIUM LIVING WITH SANTARLI REALTY

Santarli Realty Pte Ltd, has majority interest from Santarli Group of Companies, which has a reputable BCA registered A1 contractor. Santarli Construction Pte Ltd is accredited with international quality standard certifications ISO 9001, ISO 14001 and OHSAS 18001.

The Santarli's development vision is to develop and build premium properties with quality design in uniqueness and functionality, giving high value for money to homeowners and investors.

In our future projects, buyers can expect nothing but the best in quality and functionality. To find out more about Santarli Group, please visit **www.santarli.com**.



Past Achievements as a Builder



Lot 1 Shopper's Mall



National Productivity Board Building



Woodlands Civic Centre



Freesia Woods Condominium

Residential

- The Petals Condominium
- Freesia Woods Condominium
- Euphony Gardens Condominium
- The Colony Condominium (Sukhumvit, Thailand)

Commercial

- Keppel Towers
- Forum Galleria
- Palais Renaissance
- Changi Airport
- Woodland's Civic Centre
- Volvo Showroom and Service Centre (Bangkok, Thailand)

Industrial

- Apple Computer Factory
- Communication Techno Centre
- Creative Factory (Qingdao, China)
- Vishay General Semiconductor (Tianjin, China)

Institutional

- Greenwood Primary School
- Mayflower Secondary School
- Christ Church Secondary School
- Defence Medical Research Institute / Military Medicine Institute



Excellent Design

- ✓ Boutique 214 units with majestic foyer and defined drop-off
- ✓ European-like direct access to Row Houses with boulevard streetscape
- ✓ One-to-one carpark in 2 basements
- ✓ Efficient unit layout with no Civil Defence (CD) shelters, planter boxes and bay windows
- ✓ Complete European kitchen appliances including washing machine cum dryer and serving hatch for selected units
- ✓ More usage choices for Row Houses and 1-Bedroom+Study

Good Location

- ✓ Number 1 address with 3 entrances
- ✓ Excellent connectivity
 - 2 min walk to Potong Pasir MRT Station
 - 5 min drive to the city, CTE and PIE
 - 4 stops to Dhoby Ghaut MRT Station
 - Adjacent to shops, mega mall and facilities
 - Close to neighbouring renowned schools

Defensive Investment

- ✓ Value for money purchase at less than \$888,000 for a compact unit and starting from \$1,133psf for Row Houses
- ✓ Value of carpark lots and communal CD shelter area are not computed in price
- ✓ Good rentable outlook supported by nearby commercial business hubs, schools and proximity to city





SANT RITZ