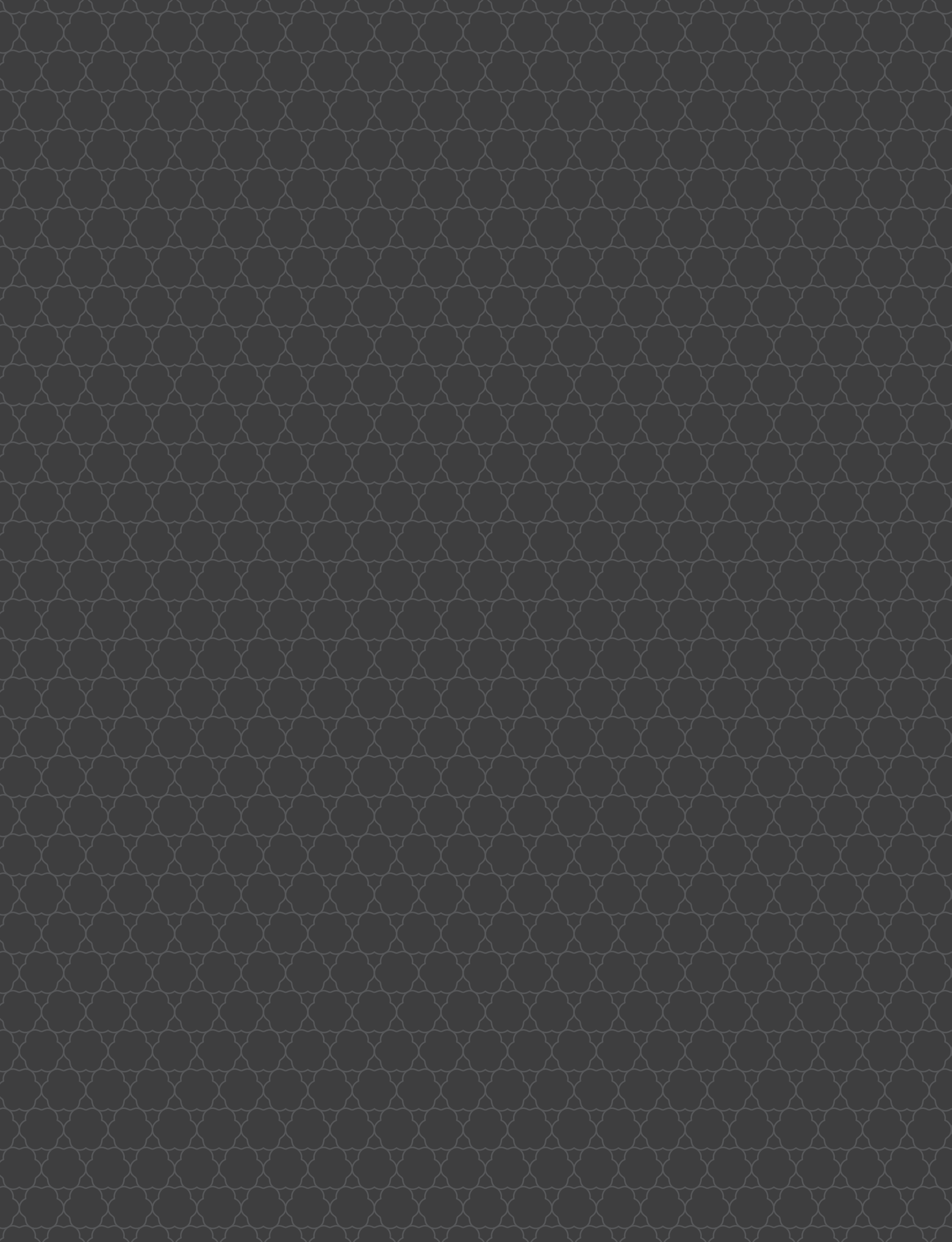


S E V E N T Y

SAINT PATRICK'S





SAINT PATRICK'S

C O N T E N T S

W E L C O M E T O
70 SAINT PATRICK'S

Pages 06 to 15
Homes
at 70 Saint Patrick's



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Life and Places
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D E S I G N T E A M

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Project Team, Artist's Impressions,
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P L A N S & D E T A I L S

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Specifications & Statutory Information



T H E D E V E L O P E R

Pages 122 to 123
Awards & Notable Projects

“What does it mean to live well in Singapore? UOL’s answer is in its portfolio. Since our founding in 1963, a spirit of innovation and a passion for masterpieces have led us to create quality developments recognized internationally for their architectural excellence. Our design-led residential projects are recognized with some of industry’s highest accolades — but beyond the hall of fame, it is the pleasure in seeing how our properties translate into beautiful homes that inspires us to continue pushing the envelope.

70 Saint Patrick’s is envisioned to be a rethinking of conventional condominiums. Can we carve unique living spaces out of one development? Can we accommodate different lifestyles for all? Great thought has been put into the configuration of blocks and interior layouts to make for a specific, yet also harmonious and organic living environment.

We believe you will find 70 Saint Patrick’s
a beautiful address to call home.”



COME HOME TO
TRANQUILITY...

C O M E H O M E T O
P R I V A C Y . . .





COME HOME TO
RELAXATION...



C O M E H O M E T O
F A M I L Y . . .

W E L C O M E T O
7 0 S A I N T P A T R I C K ' S . . .





P E O P L E & P L A C E S

Saint Patrick's sits in the Katong District, and from the trunk of East Coast Road seaward to East Coast Parkway, small, quaint one-way streets run up and down, housing along them a colourful mix of heritage shops, cafés, and even whole art enclaves.

Close to the sea, this neighbourhood was where the early local Peranakan community had settled to build homes. Today, home museums and boutiques such as The Intan and Rumah Bebe still hold on to the last vestiges of this unique culture. At other places, the past gives way to the new. The Goodman Arts Centre has found a perfect dwelling place on a beautiful old campus site. New neighbours, like comfort-food cafe The Garden Slug and bike store Cannasia, have also come into the heritage district and added their characters.

But what makes a neighbourhood truly special? The charm of places is always the people.

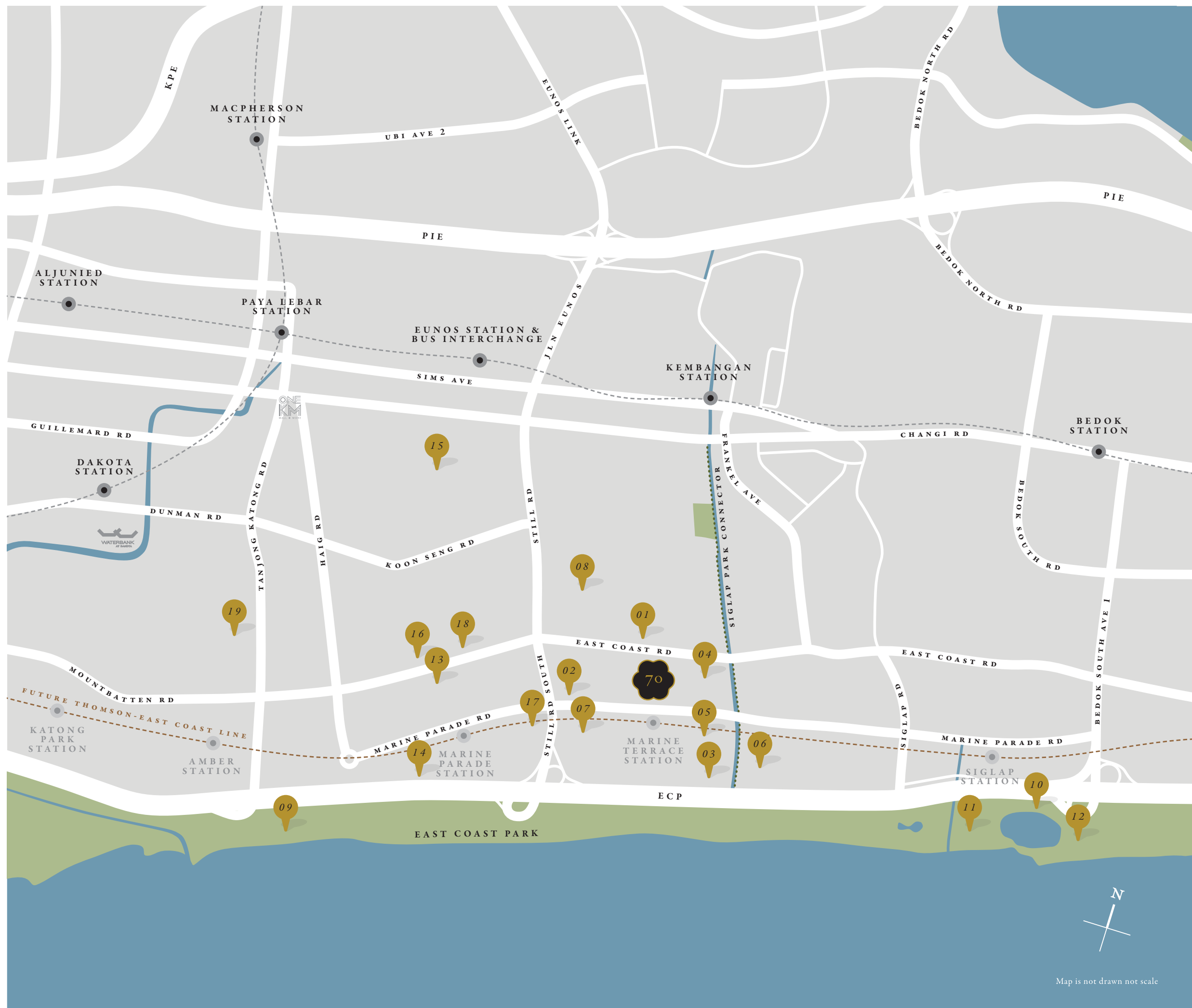
On the recommendation of insiders we visited these places, believing behind the shutters it is not just a meal, two wheels, or a piece of craft souvenir to be found, but people and people's stories we can get to know. So we knocked on their doors and asked, *What do you do here? Why? What is the special of the day?* Here are the stories of the neighbourhood — as the residents tell it. ○

LOCATION



70 Saint Patrick's Road
Singapore 424175

- 01 NAFA Arts Kindergarten
- 02 CHIJ Katong Primary School
- 03 Ngee Ann Primary School
- 04 Saint Patrick's Secondary School
- 05 CHIJ Katong Convent
- 06 Victoria Junior College
- 07 Tao Nan School
- 08 The Garden Slug
- 09 Playground @ Big Splash
- 10 Ski 360
- 11 East Coast Seafood Centre
- 12 East Coast Food Centre
- 13 112 Katong
- 14 Parkway Parade Shopping Centre
- 15 The Intan
- 16 Rumah Bebe
- 17 Marine Parade Library
- 18 F&B Cluster along East Coast Rd
- 19 F&B Cluster along Tanjong Katong Rd



R U M A H B E B E

Beyond the *pintu pagar*¹ at 113 East Coast Road was a lively scene. People had come in, bright and brisk with ready orders, to buy their breakfasts. The last packs of *nasi lemak* were just sold to a family who decided they would eat in, at the single round table in the *tua thianh*². Lucky them to have gotten their rice sets; for even if it was a spread that was on the table, much of them had pieces of paper stuck on them: a name, a phone number — they had already been reserved.

Apart from the buffet of food though, everything around us belied that this was a place one could pick up a good breakfast. Beadwork slippers, porcelain, jewellery and ornamental knick-knacks filled up dark wood cupboards and ornate display cases. The people were a mix too; there were tourists, maps back in the bag and cameras out, and then there were the locals — regulars, because they were asking for Bebe, just as we were. We found the Bebe Seet fluttering between the front parlour welcoming new walk-ins and the hall tucked behind where she had been helping customers try out *kebaya*³. It was only eleven in the morning.



"I don't cook mass... Even my Ayam Buah Keluak is ordered by the pot and individually cooked — one chicken at a time!"



“*Rumah Bebe means House of Bebe.*”

Rumah Bebe is a Peranakan heritage store, one of the last of its kind offering traditional Baba-Nyonya costumes, delicacies, decorative objects as well as beading classes.

“Rumah Bebe means House of Bebe,” Seet shared. True to the name, Seet receives visitors like guests at home — people go by first names, and when the warm aroma of stove-cooked meals wafts through the shophouse, nothing feels more like home.

With a team of staff, Seet whips up Peranakan dishes in the back kitchen and personally texts her customers her daily specials. Popular items such as curry puffs (baked, not fried) can be sold out by 1pm, and during festive season pineapple tarts (available, by popular request, in mega size) must be pre-ordered months in advance. Everything is limited availability and strictly while-stocks-last.

“I don’t cook mass,” Seet confessed. Even my Ayam Buah Keluak is ordered by the pot and individually cooked — one chicken at a time! The taste is better.”

Beyond being a great cook, Seet is also an artist and collector working hard to preserve a culture that is being whittled away. “There was a time of modernisation when Peranakans didn’t care too much about heritage,” she shared. “Girls threw away *kebayas*, they say, ‘if I wear my *kebaya*, I look like my mama’. Now people are realizing there is something interesting about this culture.” To Seet, keeping the heritage alive involves adapting it to the times — something she explores through updating the *kebayas* to more contemporary silhouettes, and, of course, whipping up a storm with her food. ○



¹ Swinging fence doors that front entrances of houses. They provide ventilation while maintaining privacy, and are usually ornate in decoration in Peranakan households.

² Literally ‘big hall’, the traditional reception hall of a Peranakan house

³ A traditional blouse-dress

⁴ A classic dish made with chicken and black nuts originating from Indonesia

“...the café is unpretentious; you feel like it is home, you can wear anything you want, we say, ‘make this place yours.’”



T H E G A R D E N S L U G

“It was insanity. We were young, reckless and stupid,” Sharon Foong says, recalling the time when she and two friends dreamt up plans for the café.

The year was 2006 and Singapore had a small to non-existent indie café culture. Foong shares, “At that time there was really missing a kind of place where it’s comfortable, cosy, and where service was great. It sounds clichéd but it’s really for our passion for service that we wanted to open a café. We craved a place like that.”

The Garden Slug thus opened its doors — not merely on a dream but also a kind of daring. There was a street in Telok Kurau already known for a famous veterinary clinic and the various pet wellness services. Where others saw risk in such a location, the entrepreneurs saw opportunity.

“It’s not tried and tested but we thought, ‘never try never know’. We had an idea. The core idea is that the café is unpretentious; you feel like it is home, you can wear anything you want — we say, ‘make this place yours’. And we wanted to serve rustic, wholesome, hearty food — real food, not fussy things.”





*“We wanted to serve rustic, wholesome, hearty food
— real food, not fussy things.”*

All of which are exactly what customers who have been returning to The Garden Slug want too. Never mind that its owners did not have formal culinary training, items that come out of the kitchen — mainly western fare and, sometimes, fusion and experimental dishes in the weekly specials — mostly garner rave reviews. The café’s insistence on eating well also translates into a customizable menu. Carbonaras can be made vegetarian, portions can be halved, and for careful eaters, the café has no shortage of healthy options. Whether it is creamy, indulging comfort or the beta-carotene of pumpkins that is desired, there is always the feel-good food here.

Ambience wise, the café is casual and comfortable, and the free wifi and multiple tableside power points invite customers to linger longer. There is a small library of books and magazines to browse and borrow from. Unless it is hosting a private event, the café will have on a typical day customers working on their laptops or pet owners chilling out with their poodles at the outside tables.

Foong believes that it is the combination of their food, service and the space that has helped them overcome the many challenges in their last nine years, including what had been, in the earlier years, the rise of local cafés, and even the recession that closed so many of them. Notably, The Garden Slug has also partnered up with Daughters of Tomorrow, a social enterprise that works with NGOs in third world communities to employ disadvantaged women to make products for sale. Great food, great service, great ambience and a chance to support a great cause — what more can one ask of a café? ○

“I wanted to learn about my culture, and one of the best ways to understand it is to collect its material culture.”



T H E I N T A N

To start at the beginning, it was a low, reclining planter’s chair with its pair of awkward extendable arms laid out on a relaxed veranda of an Anglo-Indian style bungalow that caught Alvin Yapp’s eye. Yapp was told that this would have been found in his grandparents’ home, reserved for his grandfather the Peranakan patriarch’s sole use. The chair and the accompanying Peranakan stories fascinated Yapp, then a young Baba without an inkling of his heritage, but one whose curiosity was certainly piqued.

Not long before, Yapp had been to a Peranakan play. He recalls, “I understood nothing of the play because it was in Baba Malay, but I realized I wanted to learn about my culture, and one of the best ways to understand it is to collect its material culture.” A collection and a culture did Yapp collect.

After purchasing the planter’s chair, Yapp started acquiring other Peranakan articles — some as big as bridal beds, others as small as Nyonya hairpins — as he also learnt the stories and customs behind them. As his store and knowledge grew, so did the requests to view the collection.

“At first it was just friends and family who came, and I often hosted them for teas and dinners. Later, the word spread and more people — friends of friends, friends of friends of friends — started coming.” In 2003, Yapp officially turned his Marine Parade apartment into a home museum, which he decided to call The Intan.

“The Intan means the rose-cut diamond. The Peranakans love the cut, it is flatter so it doesn’t shine too much; at the same time it is a subtle way to show off wealth. My idea for The Intan is to showcase the different facets of Peranakan culture,” Yapp explains.

In 2007, Yapp moved into his current terrace unit in Joo Chiat which he styled after a traditional Peranakan household. As how it has always been, the passionate collector continues to live with his trove.



“The Intan means the rose-cut diamond.”

Viewing at The Intan is strictly by appointment only. Yapp likes to start his tours at his carefully appointed reception, where visitors can sit at the beautifully carved, mother-of-pearl inlay seating set to listen to stories behind the antiques, ornaments, and curiosities that surround them. Also displayed here is an ancestral altar, arrayed with receptacles such as censers and beaded *kueh*⁵ holders. Tingkats, or tiffin carriers, line the staircase to the upstairs gallery that is modelled after a traditional bridal chamber. On this floor, Yapp’s first acquisition, the planter’s chair, takes pride of place.

Beyond being a home museum that provides guided tours, Yapp shares that The Intan has evolved to become a popular venue for private tea sessions and dinners featuring Peranakan cuisine. The not-for-profit space has also been active in supporting events and community projects including jewellery exhibitions, art shows, and violin recitals. Beyond its community outreach, Yapp hopes that The Intan, a personal dream-come-true, can inspire others to pursue their passion. ◻



⁵ Snack items that can include cakes, cookies, dumplings, pudding, biscuit, and pastries.



"The cool breeze, sunshine and trees make it a rare space to protect and cherish."

d, Singapore 439053

GOODMAN ARTS CENTRE

We began in the studio of Frontier Danceland where dancers rehearsed their routine — by turn contraction and release, flow and sharp twists, jetés that went as high as the ceiling and that drop to the floor, all rhythm and speed. We then adjourned to Goodman Ceramic Studio, a calm, naturally ventilated workshop where little clay masterpieces moulded by children over the weekend had been laid out to dry. Here, ceramist Susan Stack sat amid the wheels and pug-mills to put the glaze on a new piece, focused and unhurried. The third studio was the world of painter Tay Bak Chiang — light-filled, peaceful, charged with life of the *wuxia*-inspired⁶ pieces the Chinese ink artist had been working on in the studio. Finally, we ended our day at Creative Hub, a centre that promotes mental wellbeing through expressive art therapy classes such as painting and dance. By now dark clouds that had been gathering all afternoon finally brought rain, and the teachers were waiting for the next class of students to arrive, probably late because of the weather.



*“a 7-hectare site comprising 48 arts and creative groups,
38 shared facilities as well as 2 F&B establishments
of high-quality fare...”*

Visiting the four studios was all in a full afternoon’s tour at Goodman Arts Centre (GAC), but this was not even a tenth of what the arts and creative enclave had to offer. We were at one of Singapore’s biggest arts enclave — one that Tenny Kwan, Director of the centre’s Facilities & Operations, put in perspective: “a 7-hectare site comprising 48 arts and creative groups, 38 shared facilities as well as 2 F&B establishments of high-quality fare.”

Located between a private residential estate and the flatted housing of a HDB heartland, GAC occupies an old school site. Originally the campus of Tun Seri Lanang Secondary School in the 50s and 60s, the school was later home to LaSalle College of the Arts and, subsequently, School of The Arts. Today, old classrooms serve as converted studios for artists, dance troupes, and musicians, some of whom are Singapore’s most noted Cultural Medallion recipients.

Backdropping the quiet but palpable creative life is the lush, serene campus grounds. Walking through the sprawling site, even Kwan, who works here, was full of admiration. “The cool breeze, sunshine and trees make it a rare space to protect and cherish,” he reflected. “We want it to remain this way.”

GAC’s artistic tenants are not the only ones privy to this haven. The public is welcome to enjoy its beautiful grounds too. Performances by resident groups and the centre’s annual open house present great opportunities to visit, as do the ceramic and art therapy classes. There is also the dining to look forward to — La Barca (named for the boat-shaped site it sits on) serves up Tuscan fare with a modern twist, and Café Melba (interestingly, located at the school’s former basketball court) offers a great kids menu. ○



⁶ Chinese fiction featuring adventures of swordsmen and martial artists



*"It's good to have your own bike,
the roads in Singapore are some
of the best in the world."*

C A N N A S I A

There are the roads and the weather that we know, and there are the roads and the weather that a cyclist knows. When covering distance on the power of one's own legs, everything — temperature, terrain, the gradient of the slope outside one's house — becomes sharp, clear, immediate and important. A tree-lined road is viscerally cooler, storm clouds in the distance could cause rightful worry, and a descent down a familiar road, usually unnoticed in the car, might make for a day's most exhilarating moments.

For bike shop owner and triathlete Chris Bray, Frankel Avenue is one road he knows like the back of his hand, with his bike boutique Cannasia located on this charming street.

"What we do here is a lifestyle. It's good to have your own bike, the roads in Singapore are some of the best in the world," the UK-born, two-time Ironman finisher shares.



“...in the early days, we were literally buying stuff and selling them from the back of a pickup truck at races.”

With Cannasia, Chris, who started racing as a boy, has turned a personal sporting interest into a business representing one of the world’s most iconic bike brands today.

“It’s pretty much a labour of love,” Chris shares. “We started in ‘92 in Thailand but in the early days, we were literally buying stuff and selling them from the back of a pickup truck at races.” Today, Cannasia handles import, export, wholesale, distribution and retail. Mixing business with play is all in a day’s work for Chris. For one, this is the boss who rides to work every morning on his Cannondale Supersix Evo Black Inc — deemed by him and many industry critics as “the best bike in the world”.

Looking at Cannondale’s hall-of-fame history and its outstanding track record, it is easy to understand why Chris chose the brand. This is the maker of CAAD10 (the current generation of Cannondale’s signature aluminium road frame), the iconic Lefty suspension fork and the BB30 standard (along with the world’s lightest and stiffest Hollowgram crankset), not to mention also the pros’ choice. Most famously, Peter Sagan rides a SuperSix Evo ‘green machine’ that’s hand painted in Cannondale’s brand colour by Italian artist Lara Cassanell; while Ironman-distance world record holder Chrissie Wellington rides the time-tested Slice Hi-Mod.

There is no doubting Cannondale is cutting edge technology, but for Chris, the gear is only part of the story. “What I find particularly inspiring is that you’ve got 80-year-olds doing Ironmans and these guys are finishing within the cut-off time of 70 hours,” he shares.

For those with sporting ambition, know that Chris is a licensed coach and Cannasia has a second 6000sqft shop incorporated with an impressively equipped training centre. Both concept stores stock accessories and offer bike maintenance services. While Cannasia takes care of athletes very well, casual hobbyists enjoy a piece of the action too. Cannondale offers a comprehensive range of urban bikes, and has also started making cycles for children. The Bad Boy, Cannondale’s ever-popular urban bike, is now available in bite-size as the new Street 24” kids bike. ◻





D E S I G N T E A M

The best condominium developments offer room and scope for their architects and designers to dream — visions and plans that point towards a strong and interesting conceptual direction without being at all prescriptive.

70 **Saint Patrick's** is envisioned as a rethinking of conventional condominiums and it desires to recognize, celebrate and house a whole spectrum of modern lifestyles. With this in mind, the development welcomes creative exploration and three design specialists were engaged to interpret the unique vision. Consortium 168 Architects, landscape architecture firm Sitetectonix, and experiential design studio Ministry of Design, both well-respected and recognised in the industry, contributed their expertise. In the next pages, the three designers share their philosophies, approaches and thinking behind key plans and design decisions. ☉

“It is about how a unit should be oriented, what it should see, how much light can come in, how the layout flows... what is best for homeowners.”



— DESIGN TEAM —

THE ARCHITECT



When Laurence Tan set up Consortium 168 Architects in 1982, he wanted to practise “architecture with heart” — architecture that truly considers the people inhabiting it. It follows that at C168, design is undertaken with an inside-out approach and the first design decisions are always made for the individual unit. “It is about how a unit should be oriented, what it should see, how much light can come in, how the layout flows... what is best for homeowners,” explains director Koon Wai Leong, who oversees the firm’s projects with Tan. The strategy for 70 Saint Patrick’s is no different.

In this development, some of the architects’ key aims include creating maximum vista, maximum day lighting, and through ventilation for individual units. A variety of unique unit layouts is also creatively imagined for different lifestyles. “The creation of vastly different internal layouts necessitated a departure from the usual condominium rectilinear block,” Koon shares of the residential blocks, each of which take after a boomerang form with wings spiralling out on ends. Notably, the blocks are also spread across the site in a pinwheel pattern, oriented for the enjoyment of maximum vistas and privacy.



Exterior View



View from Balcony

Koon explains that, in effect, “the units at the wings will have living and dining space facing the main landscaped space and the kitchen facing the secondary landscaped space. The other units with pools in front and behind are designed with living and dining rooms facing front and back, thus creating dual views and through ventilation. They also enjoy better privacy as there are less shared common walls and most units do not overlook units next to them.”

Considered design gestures make for quiet luxuries, but on top of creating practical living spaces for the urban context, Koon and Tan say they want to reinstall ideals of apartment living — something which the architects feel are increasingly disappearing from new condominium developments.



The Clubhouse



Main Drop-off

A detail the architects included is the pitched roof at the attic floors of the wings, which when combined with the gable end walls recalls the quintessential house shape. “The domicile imagery provides a visual link to the historical significance of the Katong and East Coast area of being a laid back and affluent landed housing area,” Koon shares.

Believing that it is important for living areas to offer a good amount of spaciousness, openness and flexibility for homeowners to create their own homes, Tan and Koon also note that these units enjoy bigger floor areas on top of considerations such as daylighting, ventilation and connection to the surroundings. “If these fundamentals are met, architects really need not do much for the homeowners to enjoy their homes very much,” Koon says. ○

“It celebrates a certain materiality that is more than a project that is merely painted over, or that is just very glassy. There is a certain tactility, a certain honesty in it ...”



— DESIGN TEAM —

THE INTERIOR DESIGNER



“Maybe it isn’t just your generic couple who might stay here. They might be your couple who are intrepid travellers because although they are rooted in Singapore and perhaps raised in the East, they are also very worldly, very wise, they travel half the year...” Colin Seah describes.

The life story of the couple Seah has been relating is entirely fictitious, but of course he is talking in context of the show gallery of 7^o **Saint Patrick’s**. The condominium show units are essentially just that — they are made up stories, a picture of our dream homes.

Being tasked to create the show gallery of 7^o **Saint Patrick’s** is by no means an easy task, considering this is a development that accommodates diverse lifestyles, if not one that rethinks typical condominium living. Where does one begin, with only imaginary people, lifestyles and aspirations to begin work with?

The Director and Founder of experiential design studio, Ministry of Design, went about it as he would any other project: he and his team studied the overall development, and then made sure that above this research, the team had enough creative space “to dream freely”. This process — having a solid understanding of the development and then building upon it freely — ensure that project transcends convention, but do not become mere flights of fancy.



Balcony

For Seah, the materiality of St Patrick's was a clear standout. He explains, "We found that this is more than a project that is merely painted over, or that is just very glassy. There is a certain tactility, a certain honesty in it which becomes the common thread through the project that we wanted to celebrate. We do so by using this materiality as our baseline for the design."

Upon this, the narrative of the imaginary couple was then created, with their lifestyle and aspirations fleshed out in details that go right down to their taste in music, art and design.



Actual Showflat Photo

Living & Dining Room

"...maybe it isn't just your generic couple who might stay here; it might be your couple who are intrepid travellers because although they are rooted in Singapore and perhaps raised in the East, they are also very worldly, very wise."



Bedroom

Actual Showflat Photo

Seah shares that designing in the residential context is very personal and in fact his own experiences inevitably come through into the work. Even so, he is careful to consider the people he is creating for. He explains, "Nobody is generic anymore so this show unit is not meant to be exclusionary, but neither is it so generic that you I would walk in and go 'this is so blah'.

Using my own ideas of home as a basis is not about the ego or being self-centered. By imagining that you are designing for yourself, the passion is ignited and things flow and the intuitive nature by which design is governed comes." The strategy works, because while the design gallery is rich and inspired it isn't prescriptive — exactly what the open and all-embracing vision of 7° Saint Patrick's is all about. ○



"...landscaped spaces need to have a certain sense of beauty about them."

— DESIGN TEAM —

THE LANDSCAPE ARCHITECT



To take a stroll through the grounds of 7^o Saint Patrick's is to take a walk through the master plan of Helen Smith-Yeo. As the development's landscape architect, Smith-Yeo is responsible for creating the character of the estate. She considers the big-picture plan of placements and connections holistically, but is also in charge of the details — the type of decking that would bring one to the clubhouse, for example, or the species of plants that should characterize each individual pocket garden. Unlike architecture, landscape design is less concrete, more backdrop; and because what it creates is often a sense of place from a series of spaces. Unlike a tall building one can stand before and be in awe of; the landscape can sometimes get overlooked by the public. But to Smith-Yeo, Director of landscape architecture, urban design and planning firm Sitetectonix, this relative anonymity works just fine.

"To us, what we want to do well is the work itself," the architect shares. "The satisfaction is in seeing the work built and built well and ultimately the best reward is the appreciation of people who use the spaces we create. We are not really looking for fame, not trying to be superstars." What Smith-Yeo pursues is design excellence and by that she means the designed landscape has to rise above fulfilling all their functional aspects and be memorable. "Landscaped spaces need to have a certain sense of beauty about them."



Top view of Bio Pond



Jacuzzi & Screening Room

For 7^o Saint Patrick's, because the way the blocks are sited creates disparate pockets of common spaces, Smith-Yeo first structure all facilities and common spaces into five larger organizing thematic zones. At the centre of the development is the social and wellness zone where the clubhouse, the gym as well as the 50m lap pool and hydro gym are located. Around this central zone, the rest of the common zones, including a quiet private sanctuary, an exciting leisure zone, as well as a more naturalistic zone are conceptualized as a series of experience offering their respective amenities.



“The bio pond is something more ephemeral, naturalistic and organic in character...”



A notable feature of 70 **Saint Patrick's** is that it has a bio pond with 'Fire Flies' Deck. “This is something more ephemeral, naturalistic and organic in character,” Smith-Yeo explains. “As a concept, bio ponds are relatively new to condos although they have been used in Europe for a long time. For 70 **Saint Patrick's**, we combined this idea with these places in Malaysia that have a lot fireflies and they become beautiful attractions, so we thought of adapting and abstracting that for an urban setting.” What results is a pocket of “dreamlike” wilderness — a welcome addition to a property already decked out with top quality modern amenities. ○



Swimming Pool



P L A N S & D E T A I L S



Artist's impression only. All information are current and are subject to such changes as maybe required by the developer and/or relevant authorities.

Plan is not drawn to scale

**P R I V A T E
S A N C T U A R Y**

**S O C I A L
N I C H E**

**W E L L N E S S
H U B**

**N A T U R E
R E T R E A T**

**L E I S U R E
E N C L A V E**

- 01 Guard House
- 02 Arrival Fountain
- 03 Drop-Off Portal
- 04 Tea Pavilion
- 05 Meditation Deck
- 06 Wet Reflexology
- 07 Dry Reflexology

- 08 Jacuzzi
- 09 Water Jets Loungers
- 10 Poolside Pavilion
- 11 Wading Pool
- 12 Poolside Lawn
- 13 Fountain Jets
- 14 Alfresco Deck

- 15 Clubhouse
- 16 Club Lawn
- 17 Putting Green
- 18 Glistening Pool

- 19 Exercise Lawn
- 20 Sunning Deck
- 21 Hydro Gym
- 22 50m Lap Pool
- 23 Hydro Lounge
- 24 Sunning Lawn
- 25 Hydro Jets

- 26 Gym
- 27 Yoga Deck
- 28 Trellis Pool
- 29 Trellis Pool Lounge

- 30 'Fire Flies' Deck
- 31 Bio-Pond
- 32 Reflecting Pool
- 33 Scent Garden
- 34 Jacuzzi Loungers
- 35 Bubble Pool
- 36 Tanning Deck

- 37 Screening Room
- 38 Barbeque Pavilion
- 39 Private Jacuzzi
- 40 Maintenance Gate
- 41 Kid's Play Lawn
- 42 Kid's Play Area
- 43 Kid's Wet Play Area
- 44 Fitness Corner

CHOICE OF UNIT

2 BEDROOM	2 BEDROOM PREMIUM	3 BEDROOM	3 BEDROOM PREMIUM	3 BEDROOM PREMIUM +STUDY	4 BEDROOM DUAL KEY
2 BEDROOM PENTHOUSE		3 BEDROOM PENTHOUSE		4 BEDROOM PENTHOUSE	

BLOCK 70

05	06	01	02	03	04
PH3 #05-05 / 1173sqft	A3 #05-06 / 840sqft	PH6 #05-01 / 1647sqft	PH2 #05-02 / 1055sqft	A4 #05-03 / 872sqft	PH5 #05-04 / 1346sqft
B2 #04-05 / 1087sqft	B2 #03-05 / 1087sqft	A2 #04-01 / 840sqft	A1 #04-02 / 700sqft	B3 #04-03 / 1184sqft	B3 #03-03 / 1184sqft
B2 #02-05 / 1087sqft	A2 #02-01 / 840sqft	A2 #03-01 / 840sqft	A1 #03-02 / 700sqft	B3 #02-03 / 1184sqft	B3 #02-03 / 1184sqft
B2Ga #01-05 / 1119sqft	A2Ga #01-01 / 818sqft	A2Ga #02-01 / 840sqft	A1G #01-02 / 732sqft	B3G #01-03 / 1216sqft	B3G #01-03 / 1216sqft

BLOCK 72

07	08	09	10	11	12
PH3 #05-07 / 1173sqft	A3 #05-08 / 840sqft	PH6 #05-09 / 1647sqft	PH2 #05-10 / 1055sqft	A4 #05-11 / 872sqft	PH5 #05-12 / 1346sqft
B2 #04-08 / 1087sqft	B2 #03-08 / 1087sqft	A2 #04-09 / 840sqft	A1 #04-10 / 700sqft	B3 #04-11 / 1184sqft	B3 #03-11 / 1184sqft
B2 #02-08 / 1087sqft	A2 #02-09 / 840sqft	A2 #03-09 / 840sqft	A1 #03-10 / 700sqft	B3 #02-11 / 1184sqft	B3 #02-11 / 1184sqft
B2G #01-08 / 1119sqft	A2G #01-09 / 872sqft	A2G #02-09 / 840sqft	A1G #01-10 / 732sqft	B3G #01-11 / 1216sqft	B3G #01-11 / 1216sqft

BLOCK 76

13	14	15	16	17	18
B1 #05-13 / 936sqft	PH4 #05-14 / 1281sqft	PH2 #05-15 / 1055sqft	PH6 #05-16 / 1647sqft	PH4 #05-17 / 1281sqft	B1 #05-18 / 936sqft
B5 #04-13 / 1302sqft	B5 #03-13 / 1302sqft	A1 #04-15 / 700sqft	A2 #04-16 / 840sqft	B5 #04-18 / 1302sqft	B5 #03-18 / 1302sqft
B5 #02-13 / 1302sqft	A1 #02-15 / 700sqft	A1 #03-15 / 700sqft	A2 #03-16 / 840sqft	B5 #02-18 / 1302sqft	B5 #02-18 / 1302sqft
B5Ga #01-13 / 1270 sqft	A1G #01-15 / 732sqft	A1G #02-15 / 700sqft	A2G #01-16 / 872sqft	B5Ga #01-18 / 1270sqft	B5Ga #01-18 / 1270sqft

BLOCK 78

19	20	21	22	23	24
PH5 #05-19 / 1346sqft	A4 #05-20 / 872sqft	PH2 #05-21 / 1055sqft	PH6 #05-22 / 1647sqft	A4 #05-23 / 872sqft	PH5 #05-24 / 1346sqft
B3 #04-20 / 1184sqft	B3 #03-20 / 1184sqft	A1 #04-21 / 700sqft	A2 #04-22 / 840sqft	B3 #04-23 / 1184sqft	B3 #03-23 / 1184sqft
B3 #02-20 / 1184sqft	A1 #02-21 / 700sqft	A1 #03-21 / 700sqft	A2 #03-22 / 840sqft	B3 #02-23 / 1184sqft	B3 #02-23 / 1184sqft
B3G #01-20 / 1216sqft	A1G #01-21 / 732sqft	A1G #02-21 / 700sqft	A2G #01-22 / 872sqft	B3Ga #01-23 / 1206sqft	B3Ga #01-23 / 1206sqft

BLOCK 80

25	26	27	28	29	30
B1 #05-25 / 936sqft	PH4 #05-26 / 1281sqft	PH2 #05-27 / 1055sqft	PH1 #05-28 / 1033sqft	PH4 #05-29 / 1281sqft	B1 #05-30 / 936sqft
B5 #04-26 / 1302sqft	B5 #03-26 / 1302sqft	DK #04-28 / 1410sqft	DK #03-28 / 1410sqft	B5 #04-30 / 1302sqft	B5 #03-30 / 1302sqft
B5 #02-26 / 1302sqft	B5G #01-26 / 1270sqft	DK #02-28 / 1410sqft	DKGa #01-28 / 1442sqft	B5 #02-30 / 1302sqft	B5G #01-30 / 1270sqft

BLOCK 82

31	32	33	34	35	36
PH5 #05-31 / 1346sqft	A4 #05-32 / 872sqft	PH1 #05-33 / 1033sqft	PH2 #05-34 / 1055sqft	A4 #05-35 / 872sqft	PH5 #05-36 / 1346sqft
B3 #04-31 / 1184sqft	B3 #03-31 / 1184sqft	DK #04-33 / 1410sqft	DK #03-33 / 1410sqft	B4 #04-35 / 1270sqft	B4 #03-35 / 1270sqft
B3 #02-31 / 1184sqft	B3G #01-31 / 1216sqft	DK #02-33 / 1410sqft	DKGa #01-33 / 1442sqft	B4 #02-35 / 1270sqft	B4Ga #01-35 / 1195sqft

BLOCK 84

40	39	37	38	42	41
PH5 #05-40 / 1346sqft	A4 #05-39 / 872sqft	PH2 #05-37 / 1055sqft	PH6 #05-38 / 1647sqft	A4 #05-42 / 872sqft	PH5 #05-41 / 1346sqft
B4 #04-39 / 1270sqft	B4 #03-39 / 1270sqft	A1 #04-37 / 700sqft	A2 #04-38 / 840sqft	B4 #04-42 / 1270sqft	B4 #03-42 / 1270sqft
B4 #02-39 / 1270sqft	B4G #01-39 / 1195sqft	A1 #03-37 / 700sqft	A2 #03-38 / 840sqft	B4 #02-42 / 1270sqft	B4 #02-42 / 1270sqft

BLOCK 86

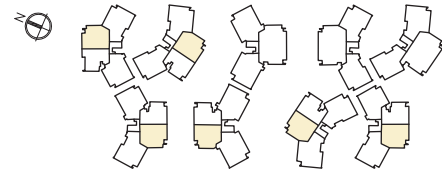
43	44	45	46	47	48
PH3 #05-43 / 1173sqft	A3 #05-44 / 840sqft	PH6 #05-45 / 1647sqft	PH2 #05-46 / 1055sqft	A4 #05-47 / 872sqft	PH5 #05-48 / 1346sqft
B2 #04-43 / 1087sqft	B2 #03-43 / 1087sqft	A2 #04-45 / 840sqft	A1 #04-46 / 700sqft	B3 #04-48 / 1184sqft	B3 #03-48 / 1184sqft
B2 #02-43 / 1087sqft	A1 #02-45 / 700sqft	A2 #03-45 / 840sqft	A1 #03-46 / 700sqft	B3 #02-48 / 1184sqft	B3 #02-48 / 1184sqft
B2G #01-43 / 1119sqft	A1G #01-45 / 872sqft	A2G #02-45 / 840sqft	A1G #01-46 / 732sqft	B3G #01-48 / 1216sqft	B3G #01-48 / 1216sqft

BLOCK 88

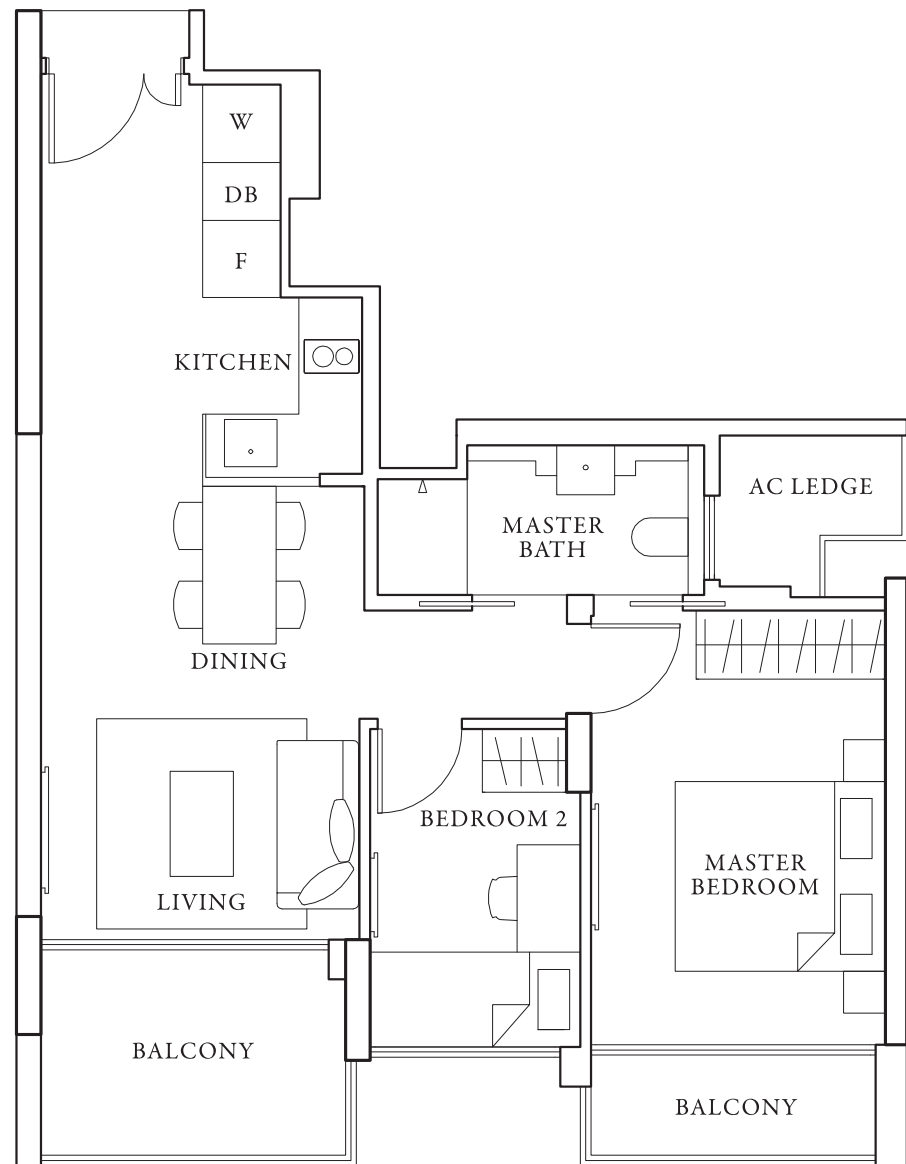
49	50	51	52	53	54
PH5 #05-49 / 1346sqft	A4 #05-50 / 872sqft	PH2 #05-51 / 1055sqft	PH1 #05-52 / 1033sqft	A4 #05-53 / 872sqft	PH5 #05-54 / 1346sqft
B3 #04-50 / 1184sqft	B3 #03-50 / 1184sqft	DK #04-52 / 1410sqft	DK #03-52 / 1410sqft	B3 #04-54 / 1184sqft	B3 #03-54 / 1184sqft
B3 #02-50 / 1184sqft	B3G #01-50 / 1216sqft	DK #02-52 / 1410sqft	DKGa #01-52 / 1442sqft	B3 #02-54 / 1184sqft	B3Ga #01-54 / 1206sqft

2 BEDROOM

A1



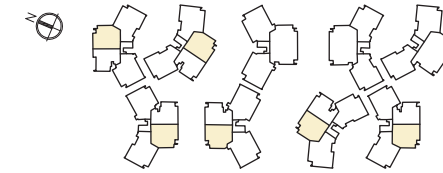
Area 65 sqm / 700 sqft



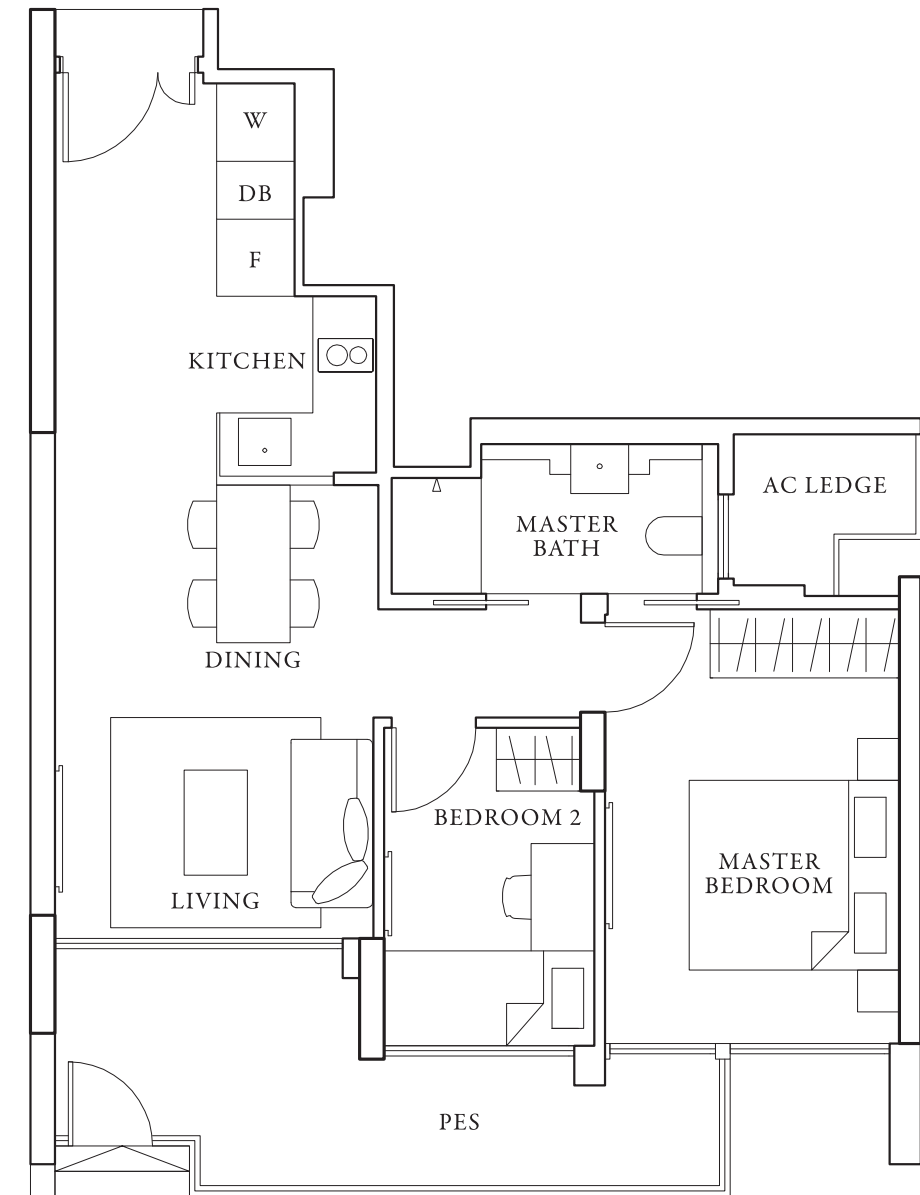
#02-02 to #04-02 [mirror] #02-10 to #04-10 [mirror] #02-15 to #04-15 #02-21 to #04-21
#02-37 to #04-37 #02-46 to #04-46 [mirror]

2 BEDROOM

A1G



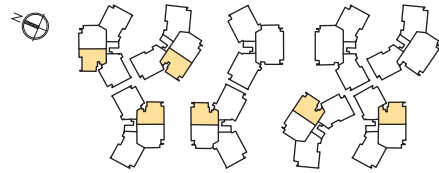
Area 68 sqm / 732 sqft



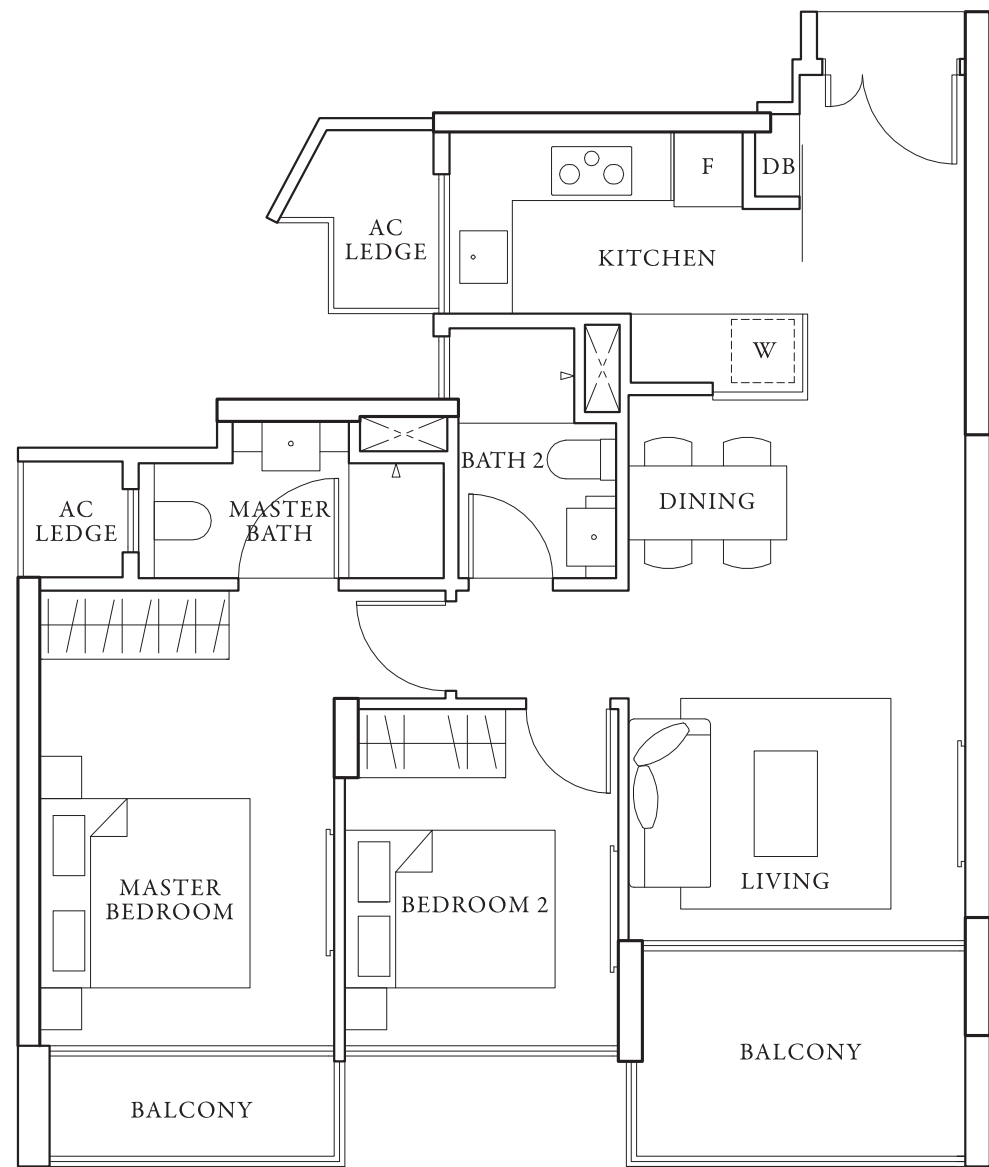
#01-02 [mirror] #01-10 [mirror] #01-15 #01-21 #01-37 #01-46 [mirror]

2 BEDROOM PREMIUM

A2



Area 78 sqm / 840 sqft

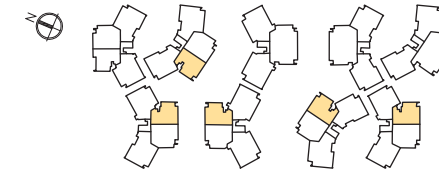


#02-01 to #04-01 [mirror] #02-09 to #04-09 [mirror] #02-16 to #04-16 #02-22 to #04-22
#02-38 to #04-38 #02-45 to #04-45 [mirror]

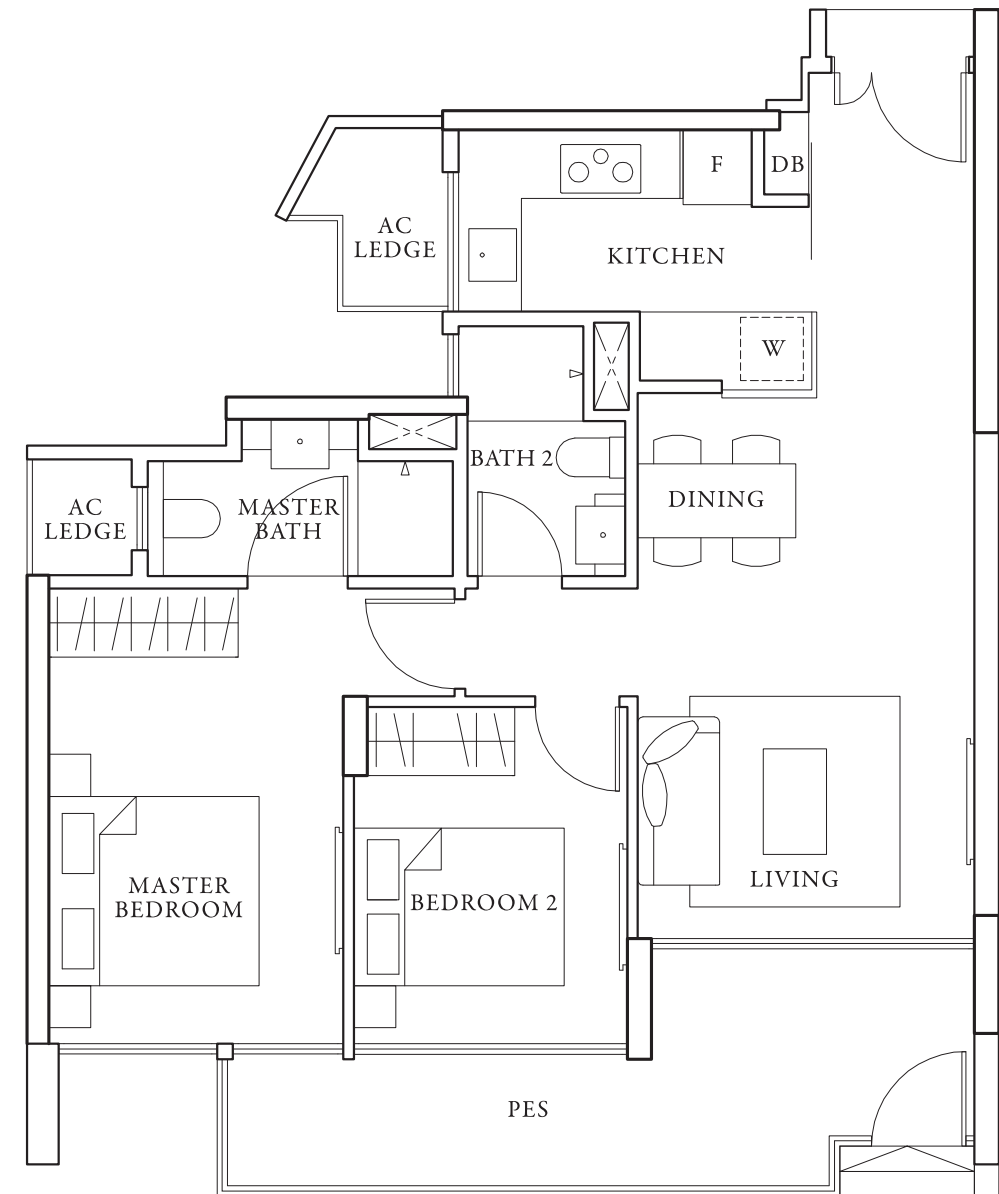
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2 BEDROOM PREMIUM

A2G



Area 81 sqm / 872 sqft

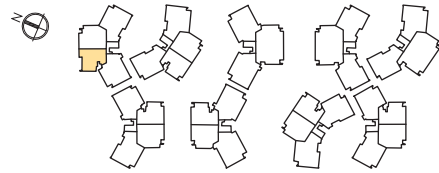


#01-09 [mirror] #01-16 #01-22 #01-38 #01-45 [mirror]

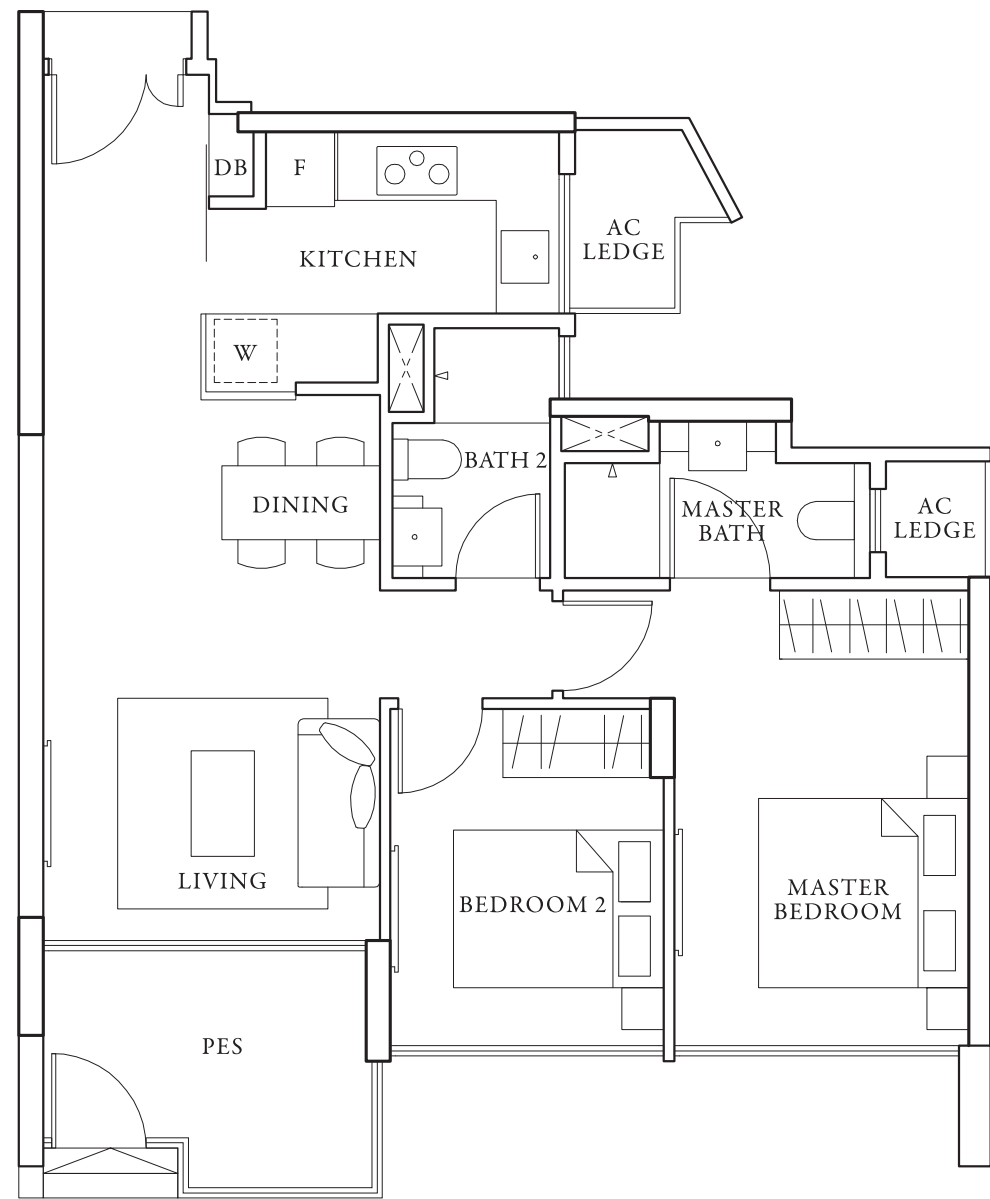
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2 BEDROOM PREMIUM

A2Ga



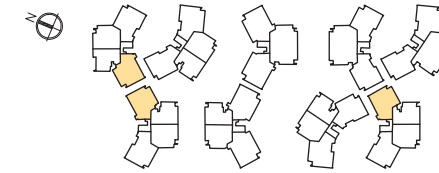
Area 76 sqm / 818 sqft



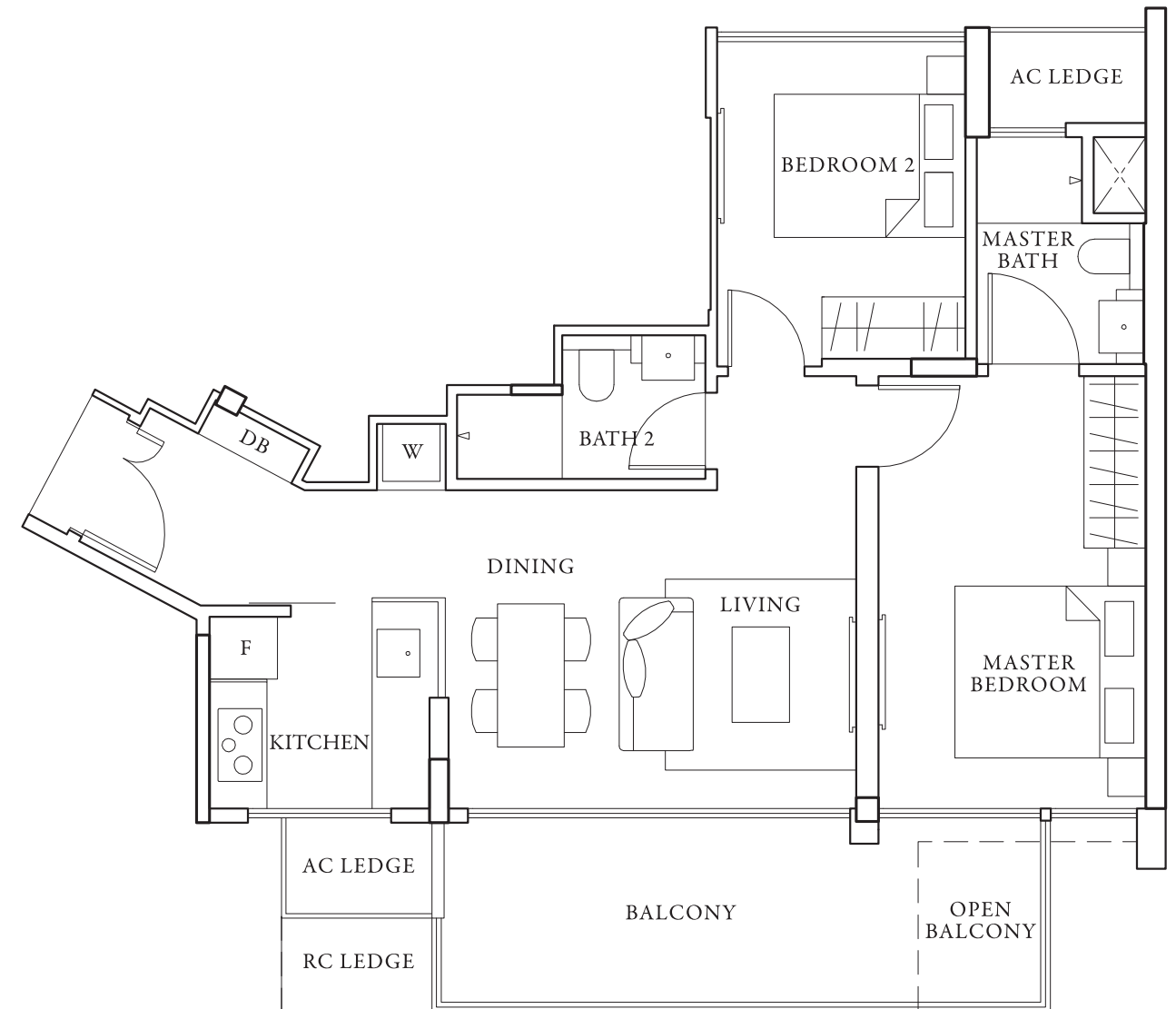
#01-01

2 BEDROOM PREMIUM

A3



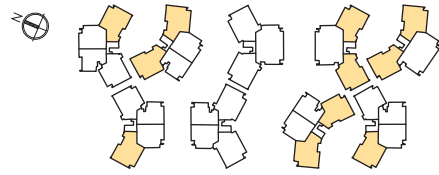
Area 78 sqm / 840 sqft



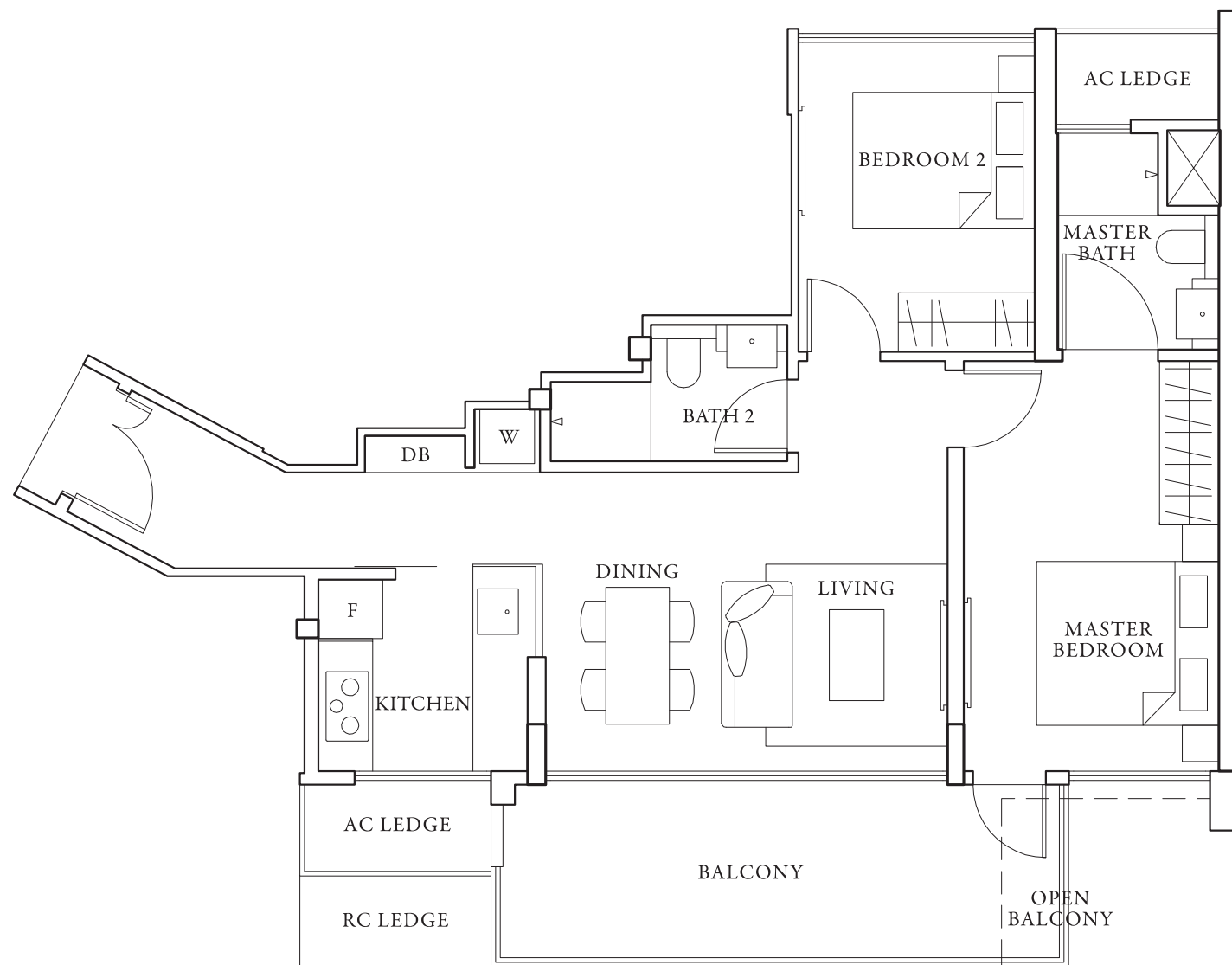
#05-06 #05-08 #05-44

2 BEDROOM PREMIUM

A4



Area 81 sqm / 872 sqft



- #05-03 [mirror] #05-11 [mirror] #05-20 #05-23 [mirror] #05-32 #05-35 [mirror]
- #05-39 [mirror] #05-42 #05-47 [mirror] #05-50 #05-53 [mirror]

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A Housekeeper's Guide to

T H E M A R B L E F L O O R

Universally loved for its elegance and its luxury, marble is also a soft and absorbent material that can be prone to staining and etching. To keep your precious stone gleaming underfoot, know these essential dos and don'ts.



1

Vacuum or sweep the floor at least once or twice a week.

This helps to eliminate sand and grit — the biggest enemies of marble surfaces. A doormat at the entrance is also nifty for capturing dirt.

2

Use only neutral or gentle cleaners mixed properly with water.

Marble is sensitive to any acid or high alkaline chemicals including ammonia, alcohol, and vinegar.

3

Clean and dry in sections.

Wet cleaning cloth (or mop), wring, work on a manageable area of floor and immediately wipe dry with another soft cloth. Continue on to the next section of floor until the entire floor is done, changing out any dirtied water in the process.

4

Clean up spillages immediately.

Marble is porous and can easily be discoloured by food, ink, and even water. Wipe up any spills promptly with a soft cloth, dipped before in a mild cleaning solution if necessary.

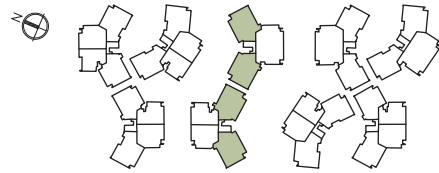
5

Invest in regular care.

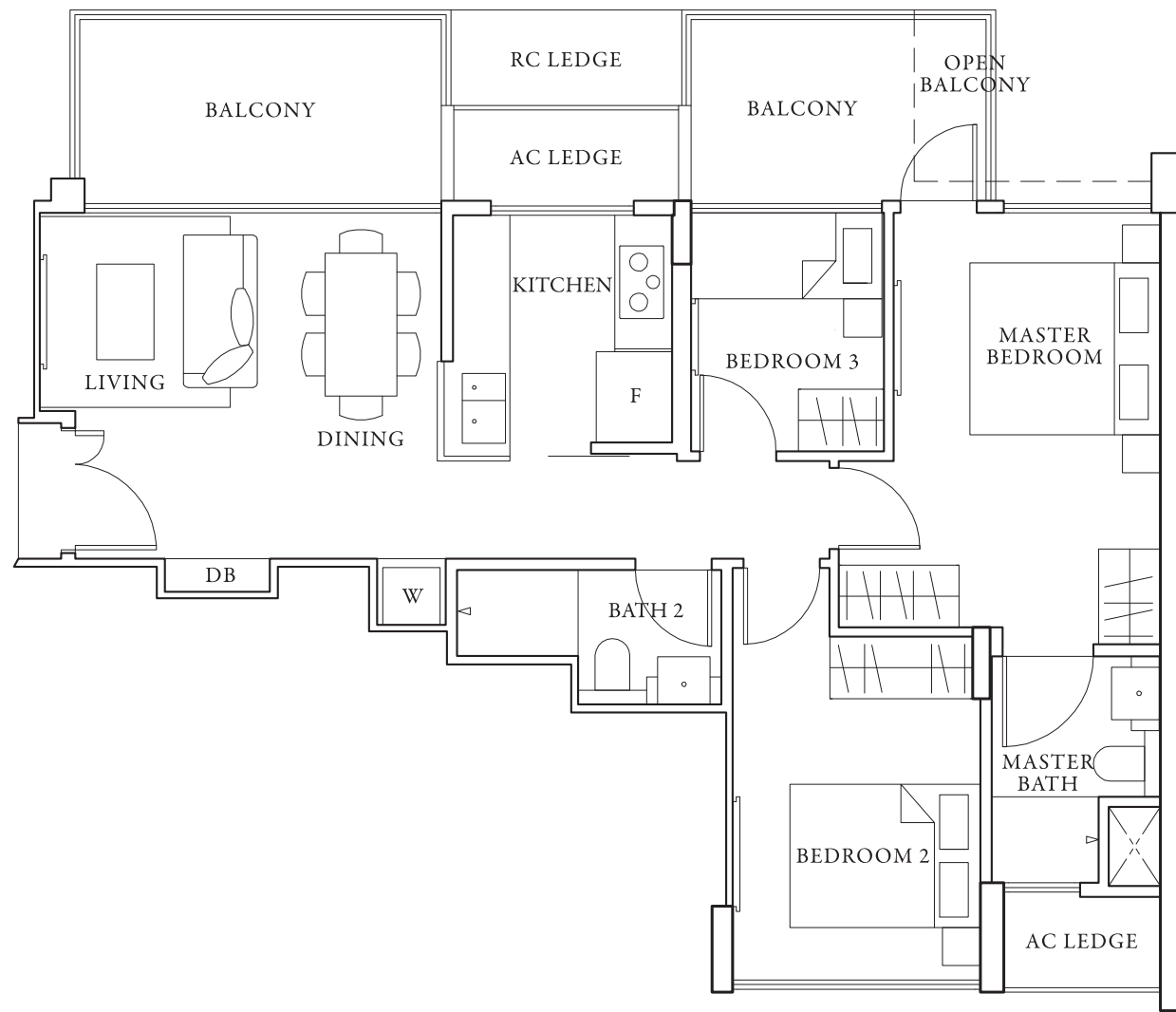
A protective, premium sealer is the first and most important safeguard against stains and moisture. A yearly resealing may be required especially when the floor is exposed to medium to heavy traffic.

3 BEDROOM

B1



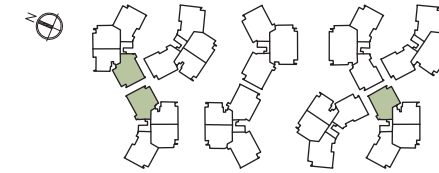
Area 87 sqm / 936 sqft



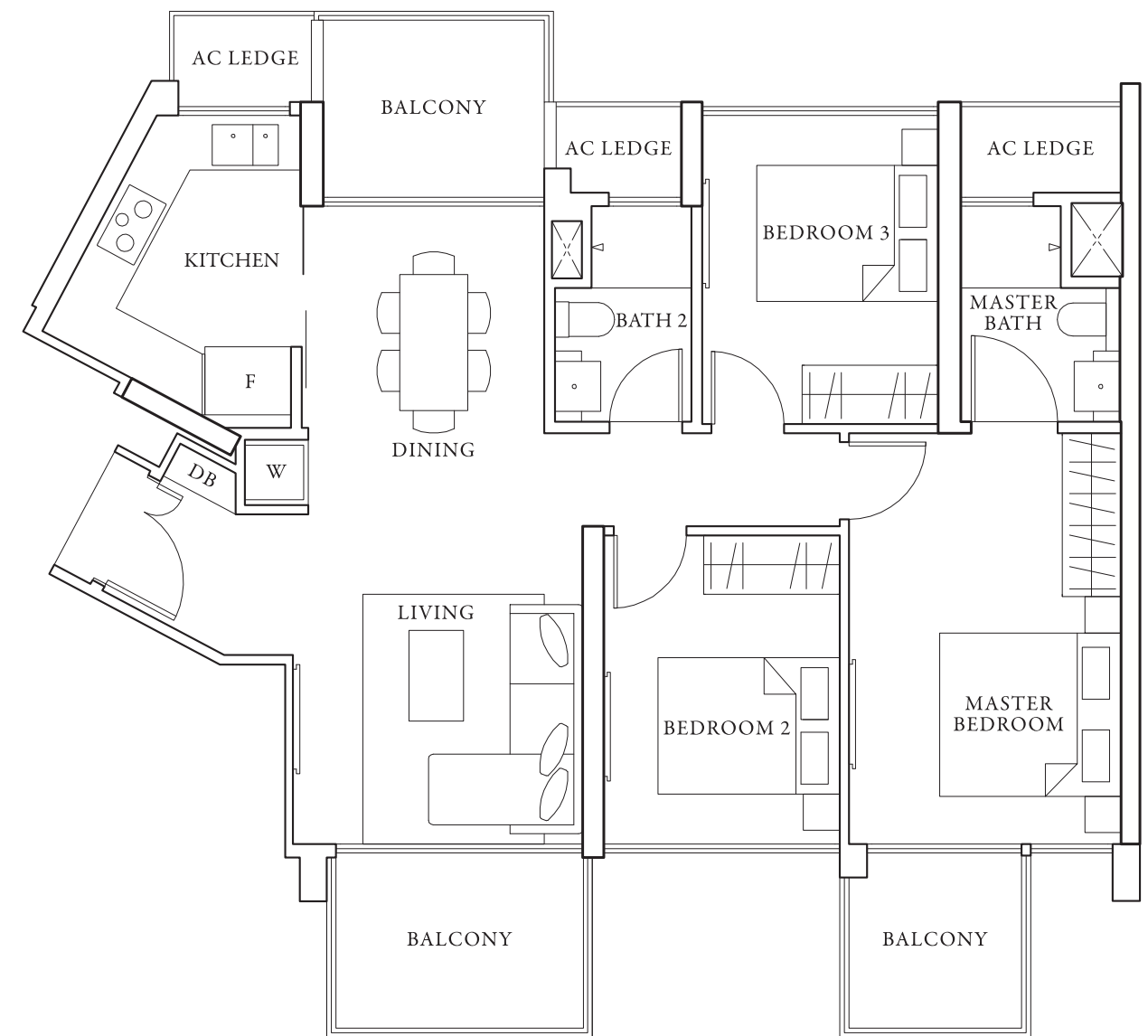
#05-13 #05-18 [mirror] #05-25 #05-30 [mirror]

3 BEDROOM

B2



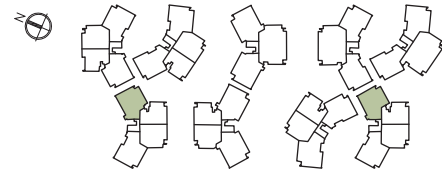
Area 101 sqm / 1087 sqft



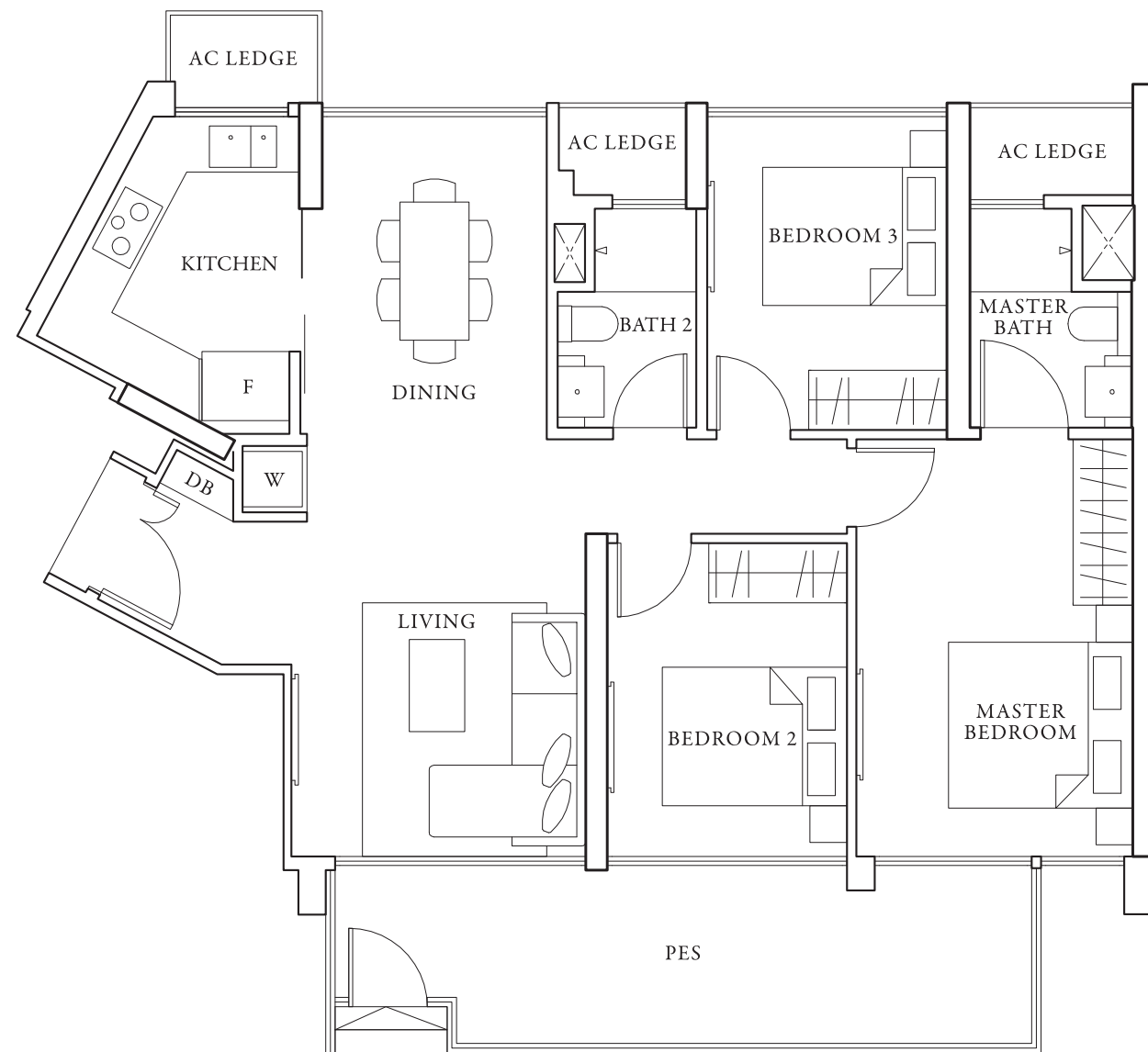
#02-05 to #04-05 #02-08 to #04-08 #02-43 to #04-43

3 BEDROOM

B2G



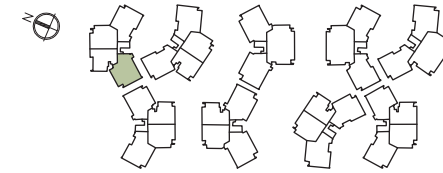
Area 104 sqm / 1119 sqft



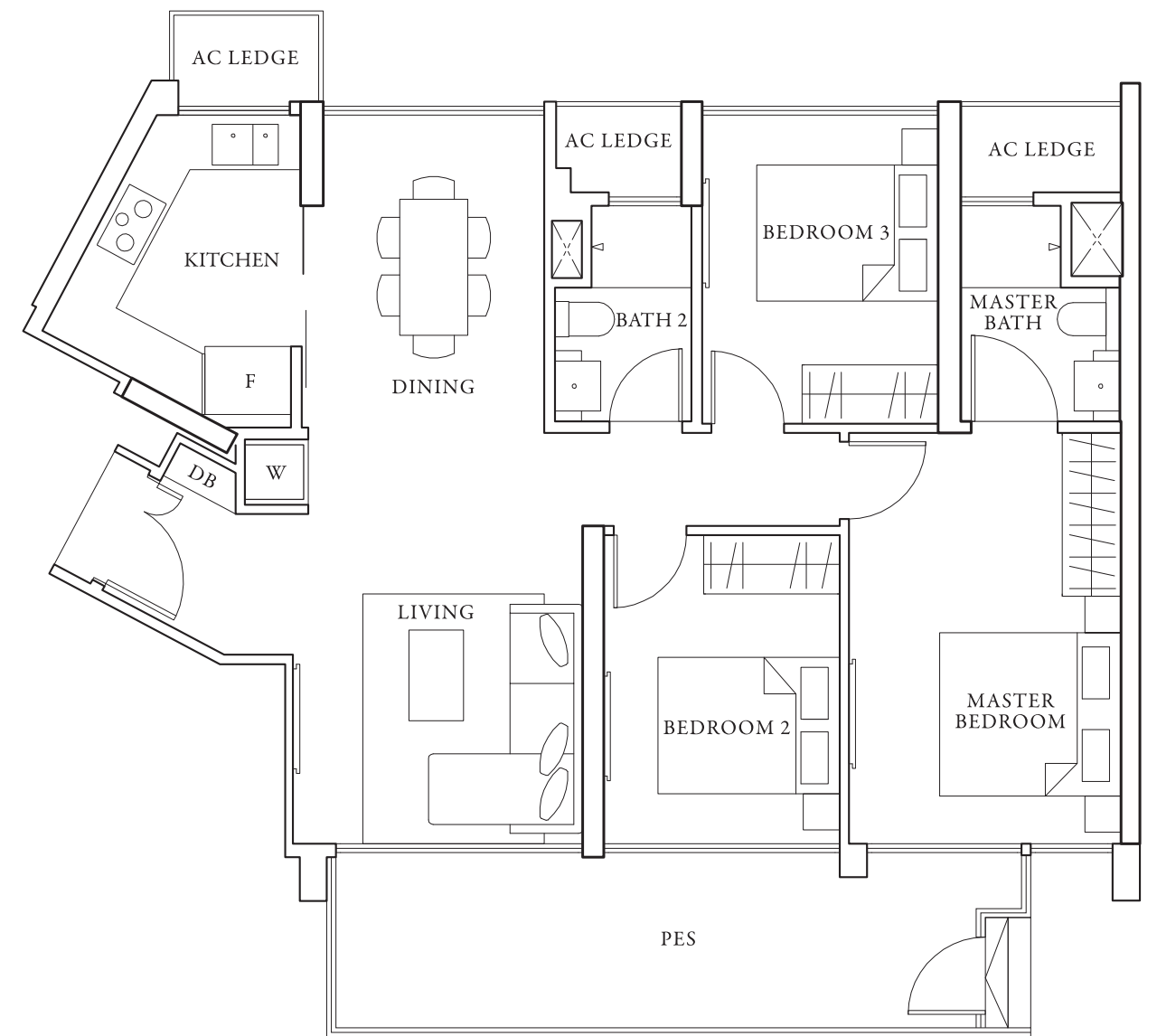
#01-08 #01-43

3 BEDROOM

B2Ga



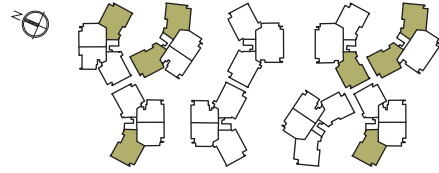
Area 104 sqm / 1119 sqft



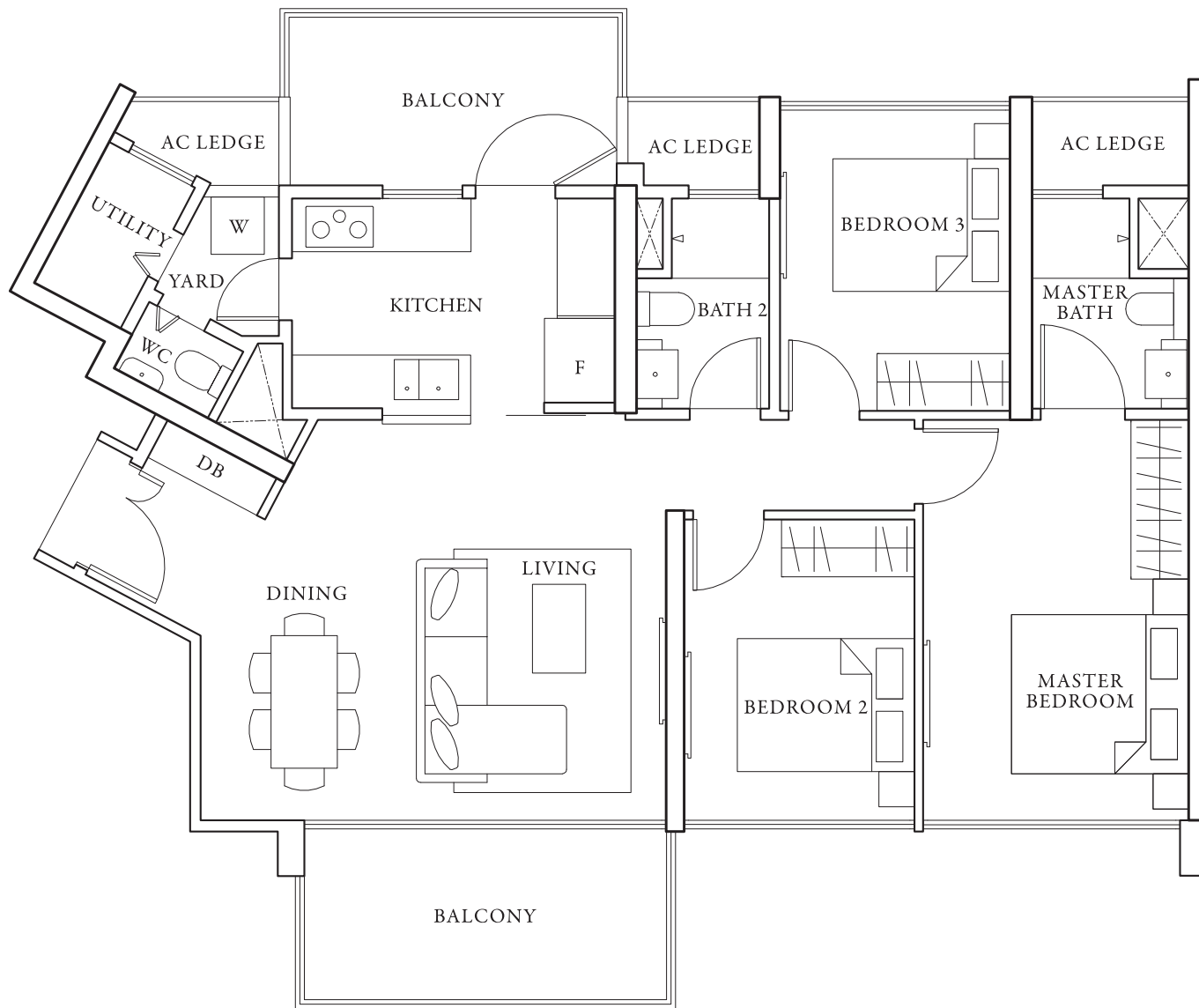
#01-05

3 BEDROOM PREMIUM

B3



Area 110 sqm / 1184 sqft

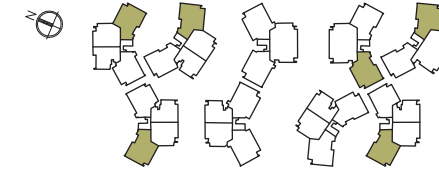


#02-03 to #04-03 [mirror] #02-11 to #04-11 [mirror] #02-20 to #04-20 #02-23 to #04-23 [mirror]
#02-31 to #04-31 #02-48 to #04-48 [mirror] #02-50 to #04-50 #02-54 to #04-54 [mirror]

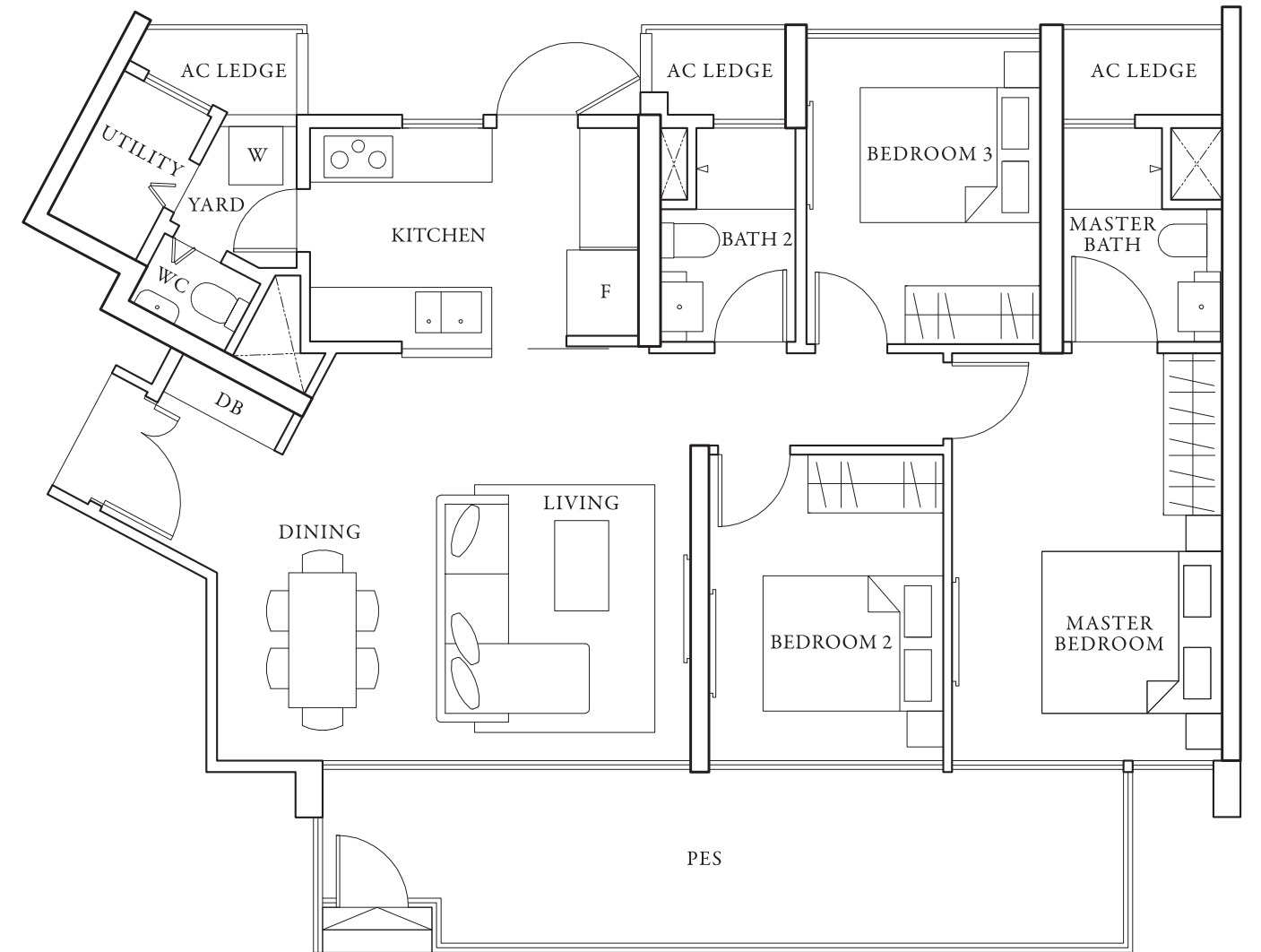
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3 BEDROOM PREMIUM

B3G



Area 113 sqm / 1216 sqft

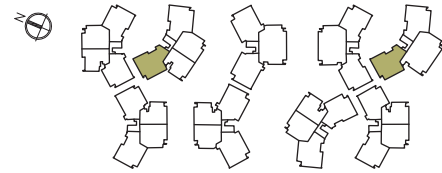


#01-03 [mirror] #01-11 [mirror] #01-20 #01-31 #01-48 [mirror] #01-50

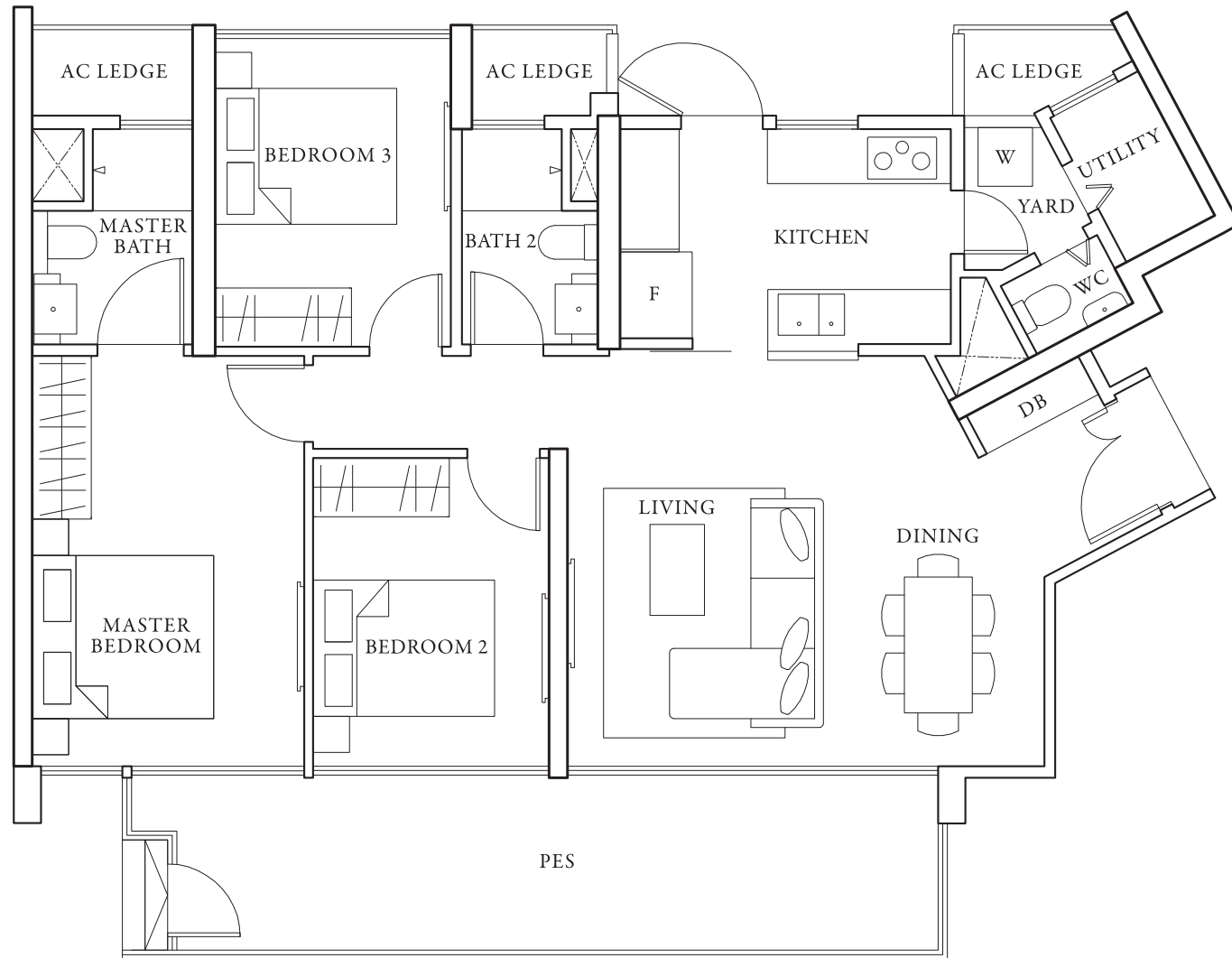
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale and do not form part of the contract.

3 BEDROOM PREMIUM

B3Ga



Area 112 sqm / 1206 sqft

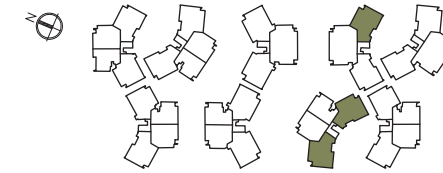


#01-23 #01-54

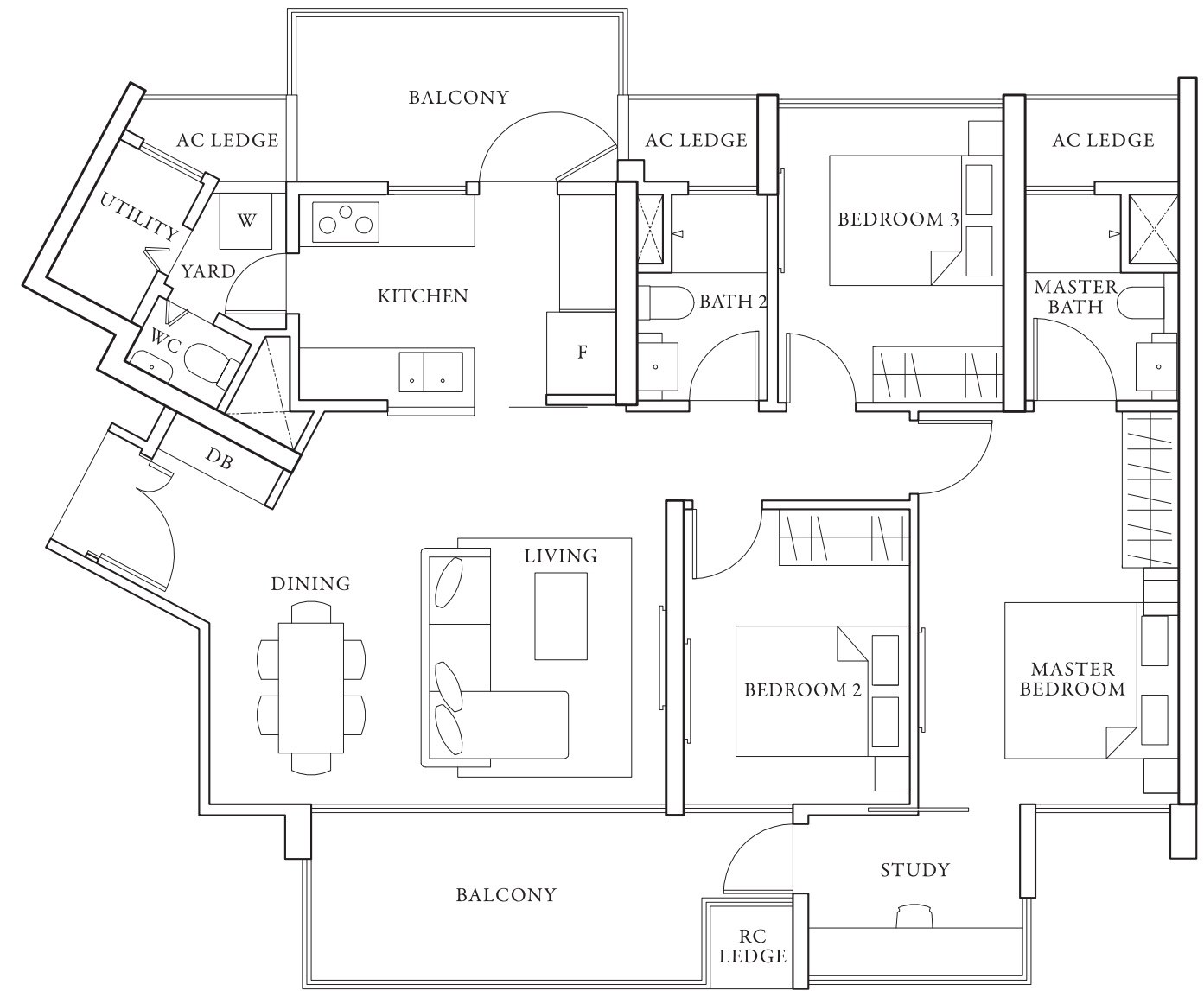
3 BEDROOM PREMIUM

+ STUDY

B4

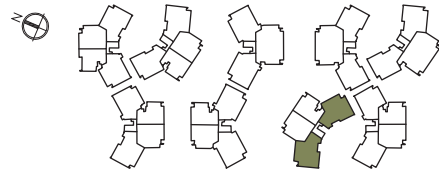


Area 118 sqm / 1270 sqft

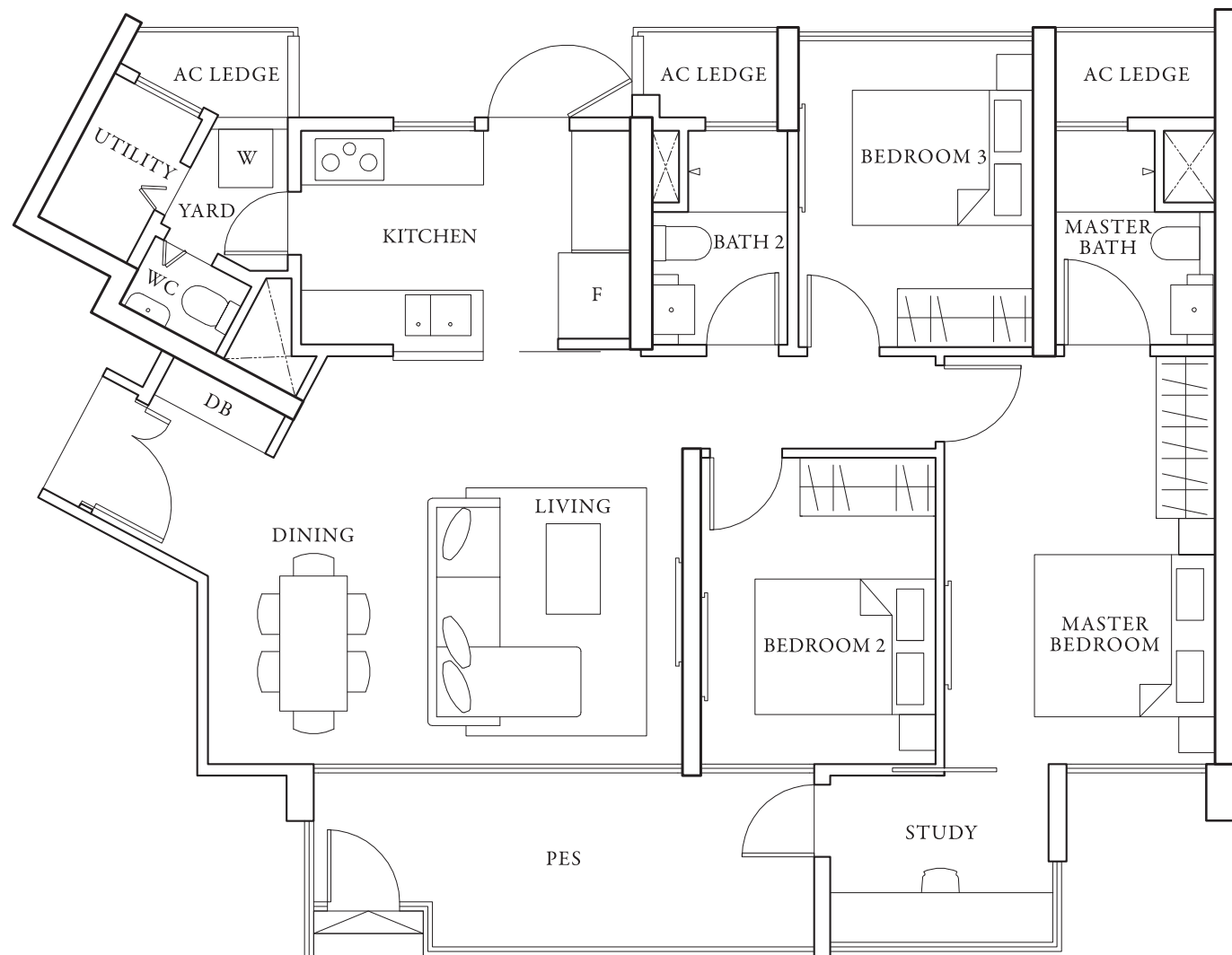


#02-35 to #04-35 [mirror] #02-39 to #04-39 [mirror] #02-42 to #04-42

3 BEDROOM PREMIUM + STUDY B4G

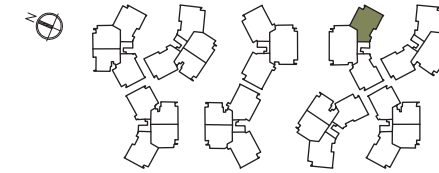


Area 111 sqm / 1195 sqft

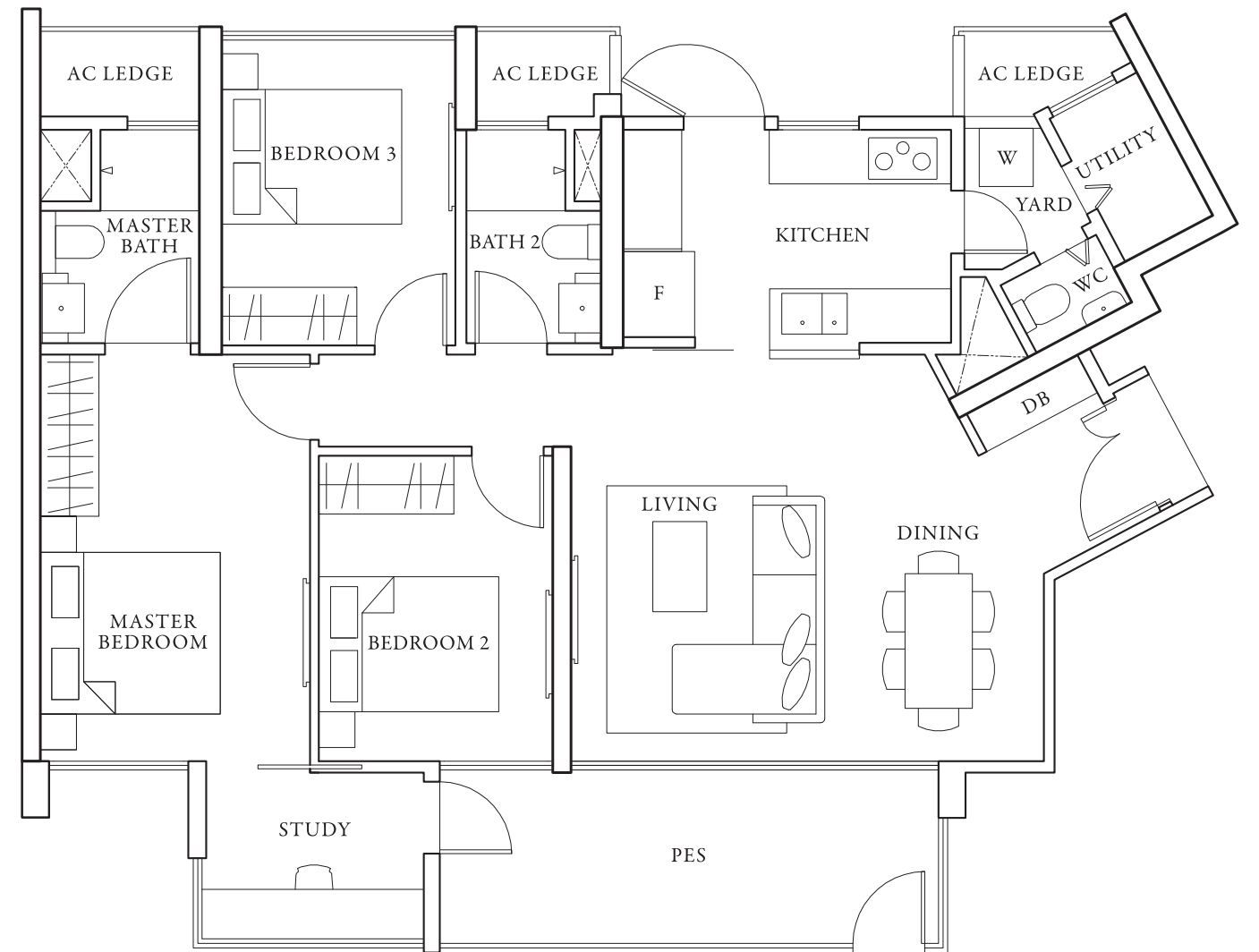


#01-39 [mirror] #01-42

3 BEDROOM PREMIUM + STUDY B4Ga

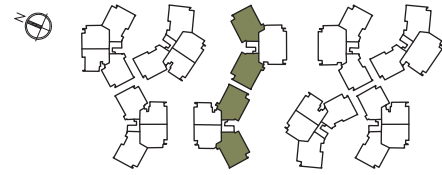


Area 111 sqm / 1195 sqft



#01-35

3 BEDROOM PREMIUM + STUDY B5



Area 121 sqm / 1302 sqft

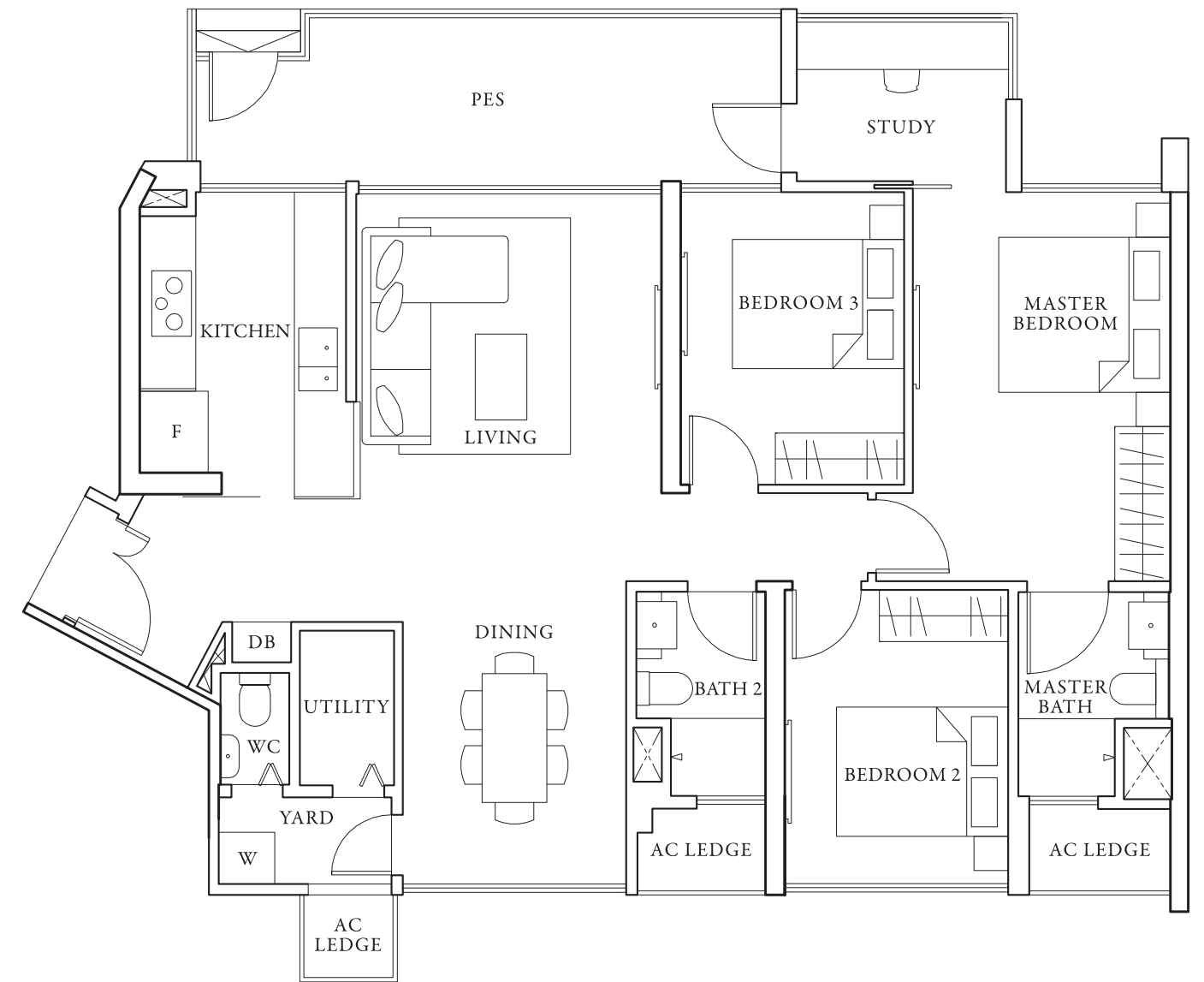


#02-13 to #04-13 #02-18 to #04-18 [mirror] #02-26 to #04-26 #02-30 to #04-30 [mirror]

3 BEDROOM PREMIUM + STUDY B5G

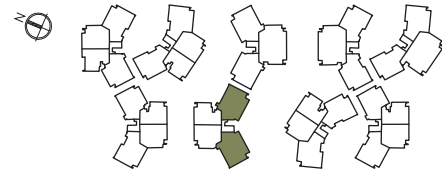


Area 118 sqm / 1270 sqft

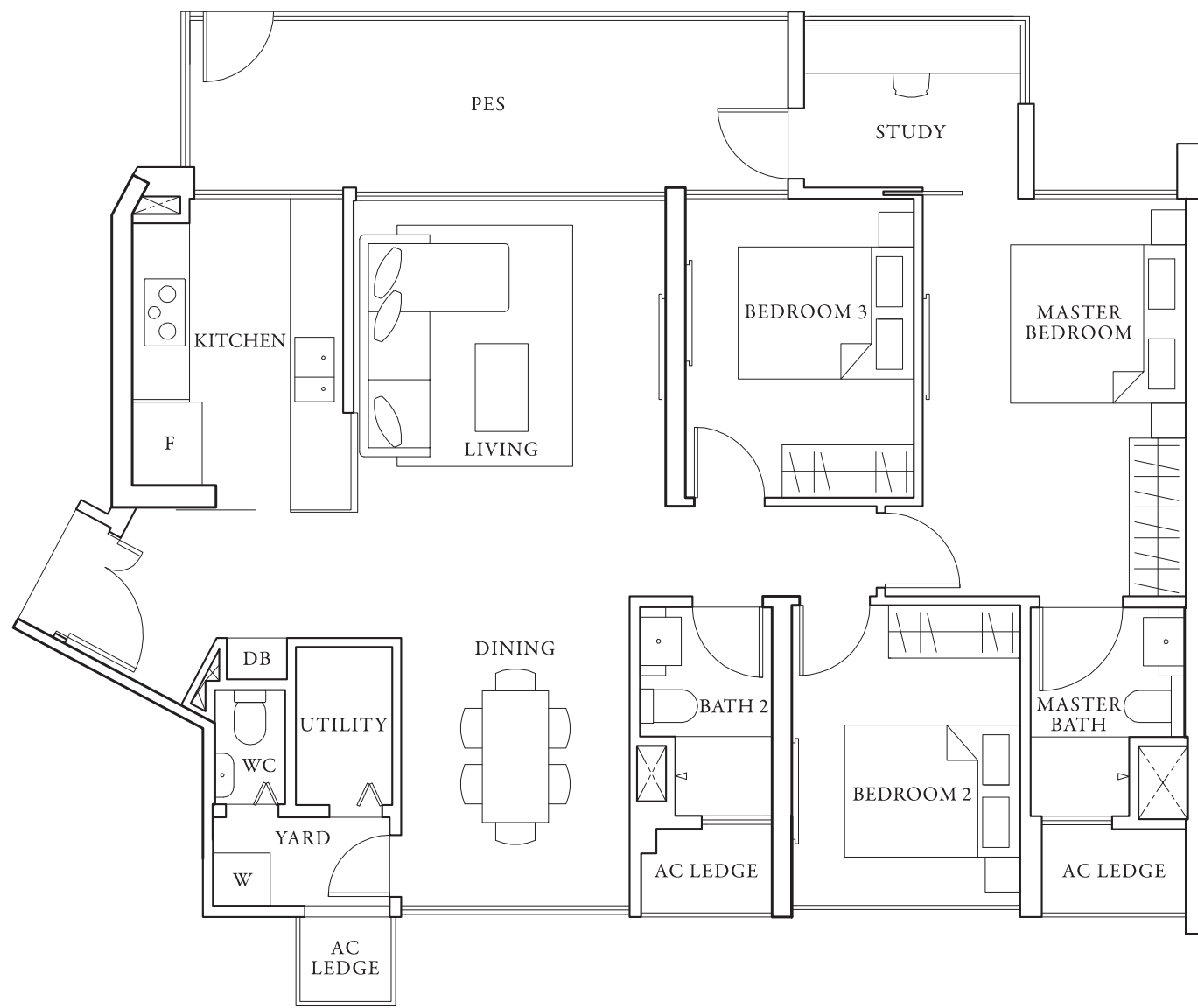


#01-26 #01-30 [mirror]

3 BEDROOM PREMIUM + STUDY B5Ga



Area 118 sqm / 1270 sqft



#01-13 #01-18 [mirror]

A Housekeeper's Guide to

T H E R E F R I G E R A T O R

The refrigerator is the backbone of every kitchen but also one of the most overlooked appliances. It doesn't ask for a lot of care but a proper setup and some periodic attention can significantly enhance the performance and longevity of this pantry workhorse.

1

Locate the refrigerator away from heat sources.

A heated environment can tax the refrigerator's cooling system, causing it to consume energy which translates into bigger bills. Heat sources include water heaters, stoves and sunny windows.

2

From time to time, check door gaskets for a good seal.

Close the door on a piece of paper and try to remove the paper. If the paper is not held snugly in place, adjust the door or replace the seal.

3

*Vacuum the coils at the back of the unit at least once a year.
(or at six-monthly intervals if there are pets at home)*

Dirty coils can cause overheating which in turn will shut the refrigerating system down. To clean, unplug the unit, pull out from the wall and reach behind or under with a vacuum cleaner nozzle.

4

Check for food spoilages once a week.

Toss out anything past its prime to prevent overcrowding. This helps to keep cold air circulating freely for optimal refrigeration.

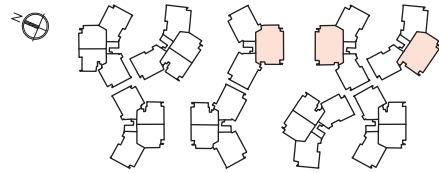
5

Clean the interiors.

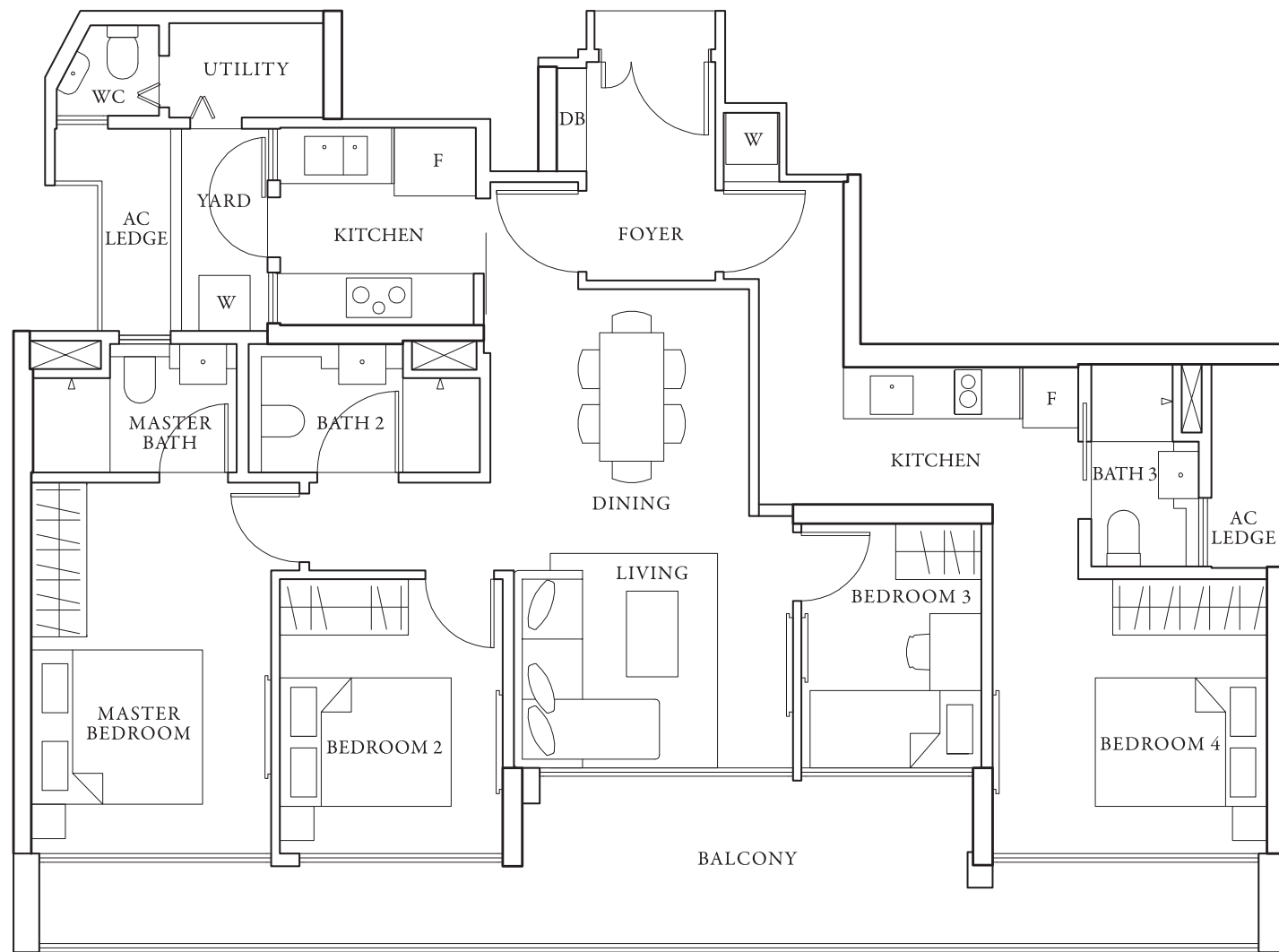
Empty contents into a cooler box, remove all the drawers and clean them in the sink using a sponge, warm water, and liquid dish soap. Leave these out to air-dry. Wipe down the interior including shelf seams and door seals, working from top to bottom. Use a brush and baking soda solution for stubborn, caked-on grime.

4 BEDROOM DUAL KEY

DK



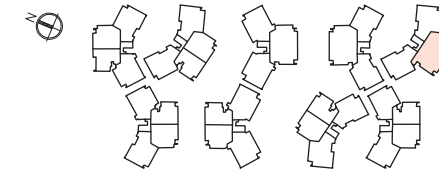
Area 131 sqm / 1410 sqft



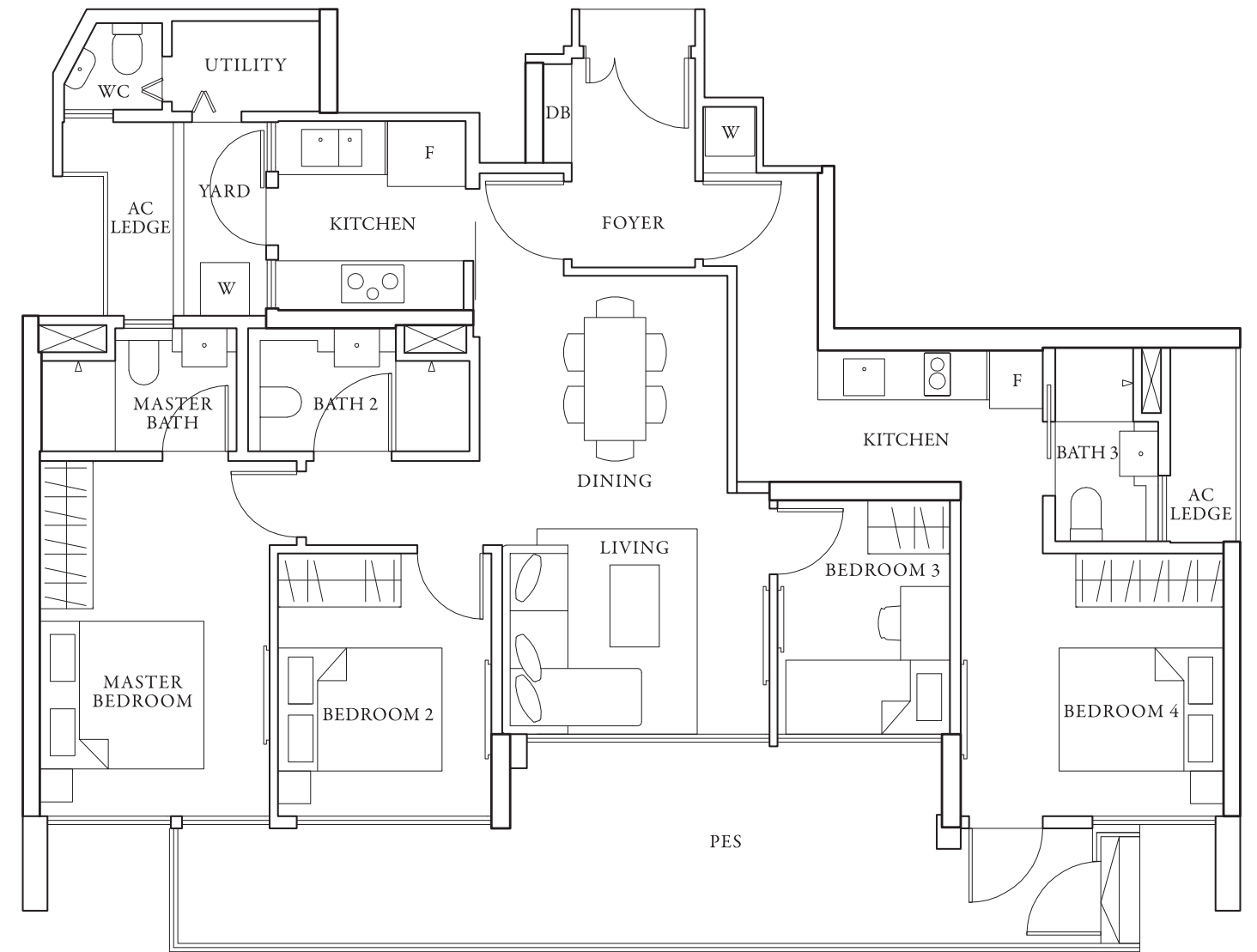
#02-28 to #04-28 #02-33 to #04-33 [mirror] #02-52 to #04-52

4 BEDROOM DUAL KEY

DKG



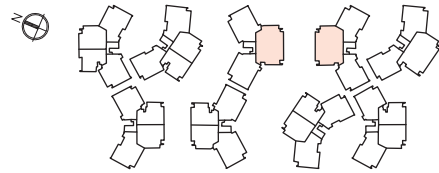
Area 134 sqm / 1442 sqft



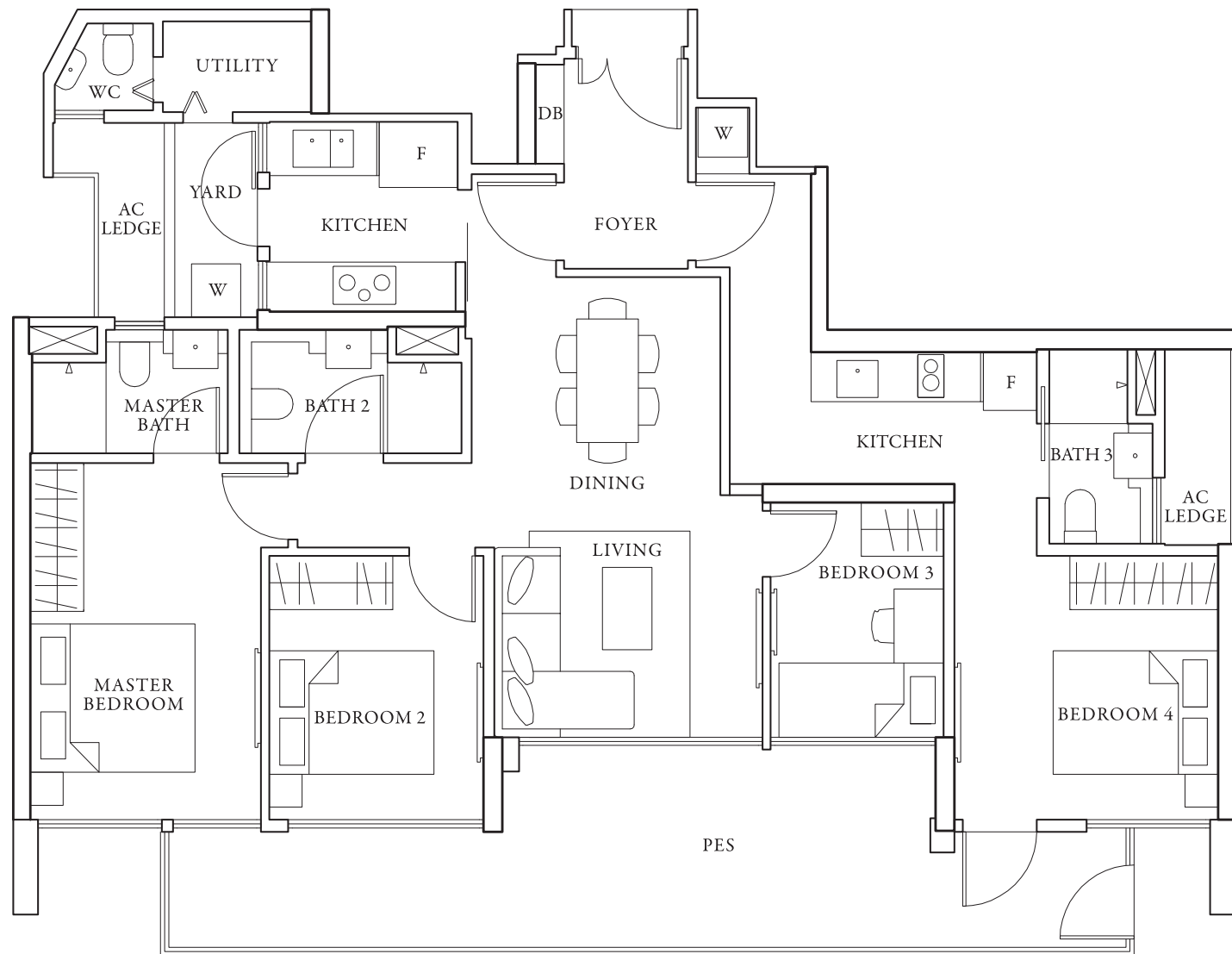
#01-52

4 BEDROOM DUAL KEY

DKGa



Area 134 sqm / 1442 sqft



#01-28 #01-33 [mirror]

A Housekeeper's Guide to

THE SOLID SURFACE COUNTERTOP

The solid surface countertop is the hero of the modern household. High-performance yet low-maintenance, taking care of it is a breeze. To make it go the extra mile as it is designed to, heed these practical tips.

1

Keep your countertop dry.

Water left to dry on the countertop causes film buildup, which gives a dull and blotchy surface finish.

2

Choose the right cleaning tools for your surface.

Most residues can be taken care of with warm soapy water or a dedicated countertop cleaner. For high-gloss surfaces, use only soft cloths or sponges instead of abrasive cleaning pads.

3

Use mats and trivets.

Place hot objects and appliances such as electric skillets on flame-resistant mats or on solid trivets (with rubber tip feet), even if your countertop is heat-resistant.

4

Use a cutting board.

Refrain from cutting or chopping directly on countertop because while minor cuts and scratches can be buffed away, deeper cuts may require the services of a professional at an added expense.

5

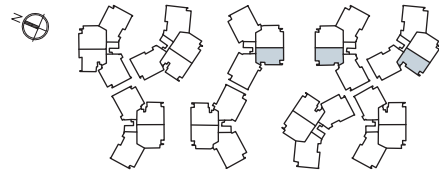
Work fast.

If you choose to use diluted household bleach for disinfection, do not allow bleach to remain in contact with countertop for more than two minutes.

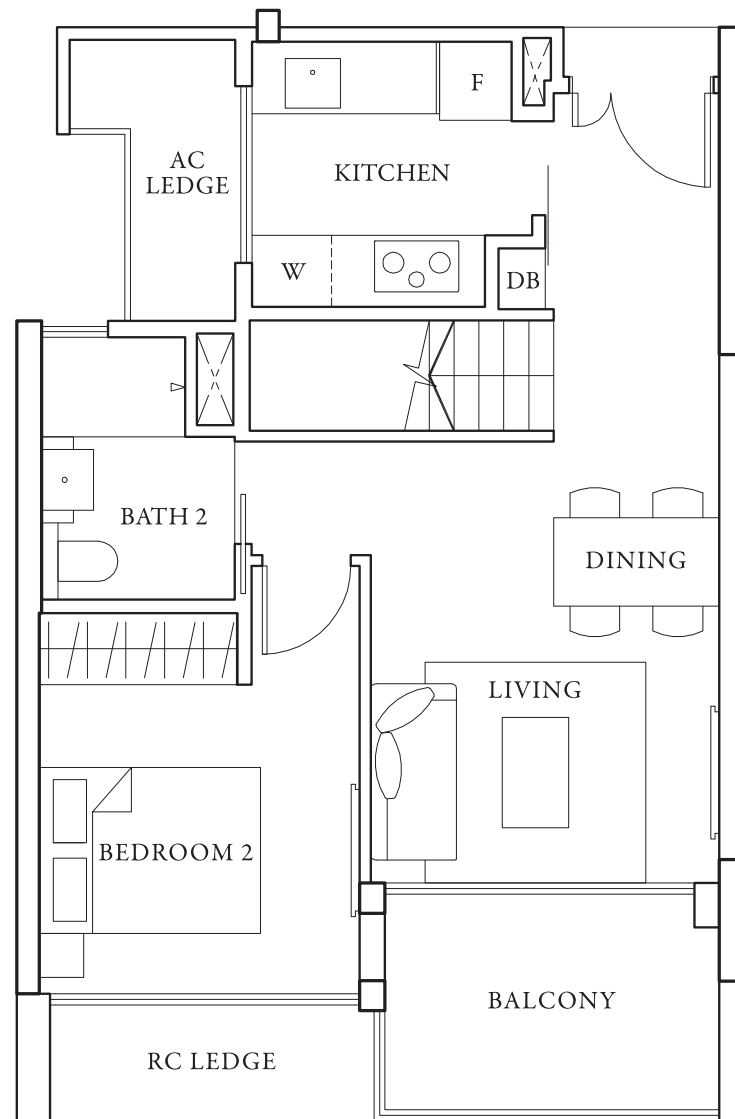


2 BEDROOM PENTHOUSE

PH 1

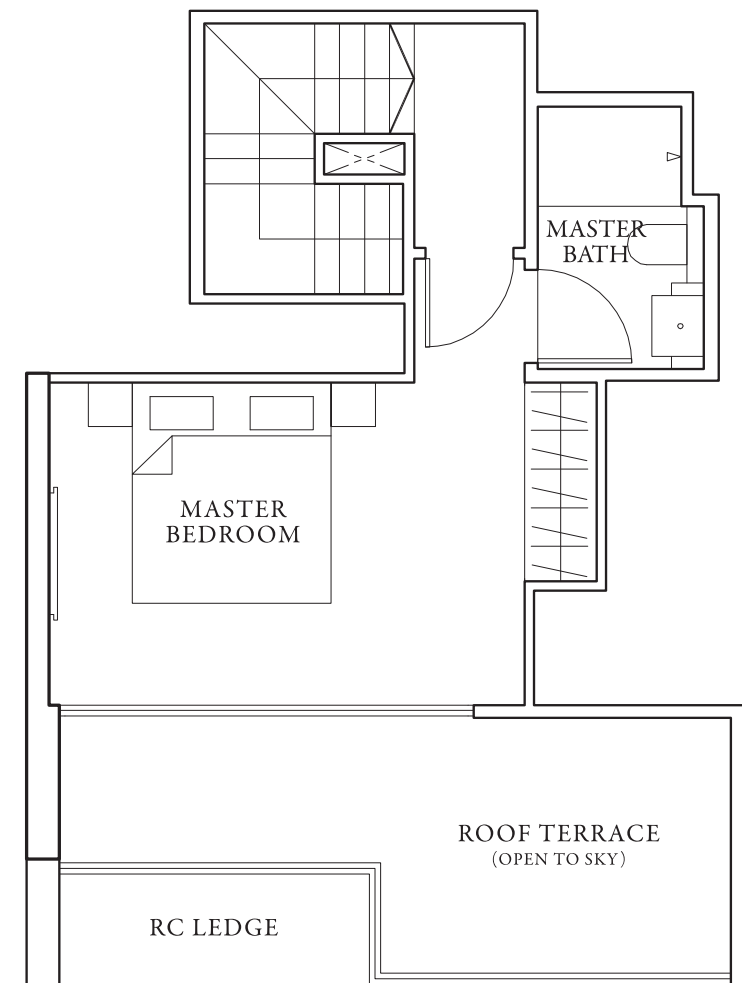


Area 96 sqm / 1033 sqft



Lower level

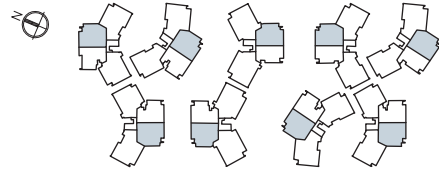
#05-28 #05-33 [mirror] #05-52



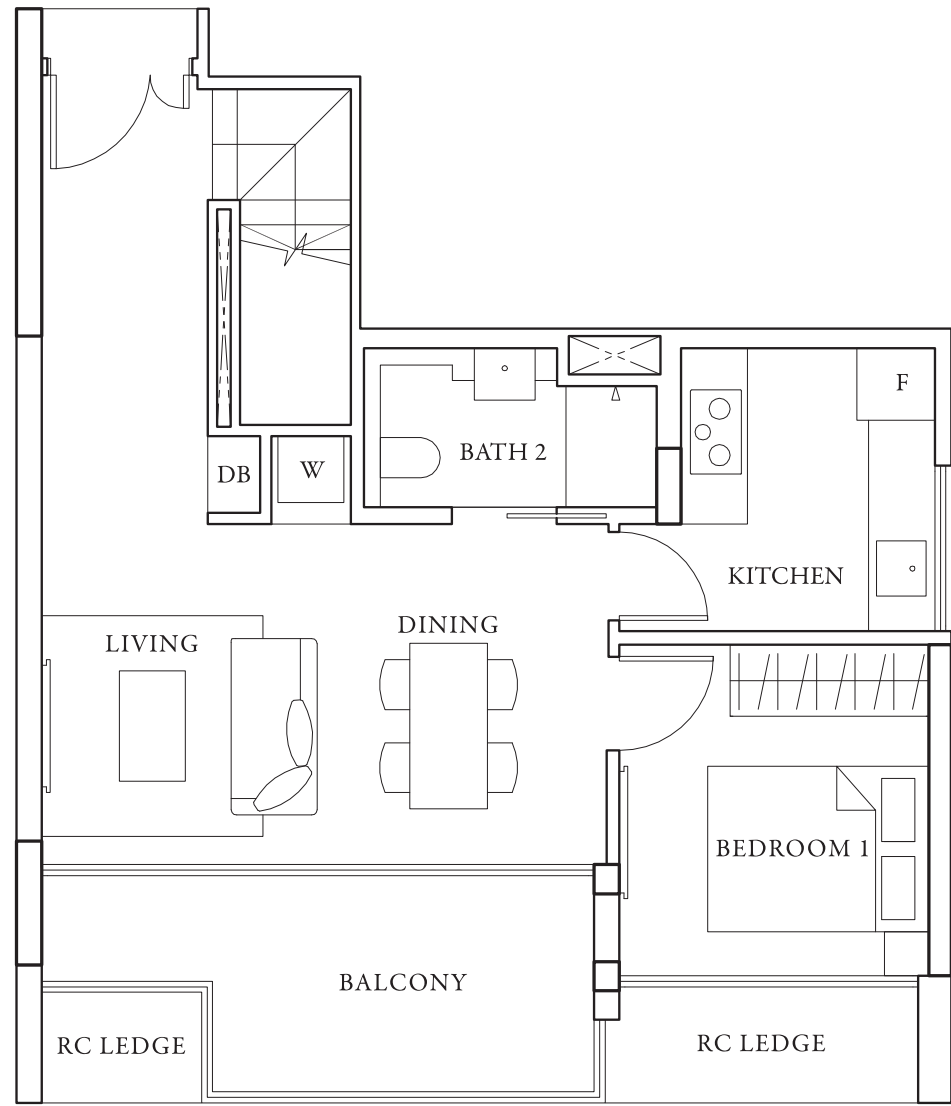
Upper level

2 BEDROOM PENTHOUSE

PH 2



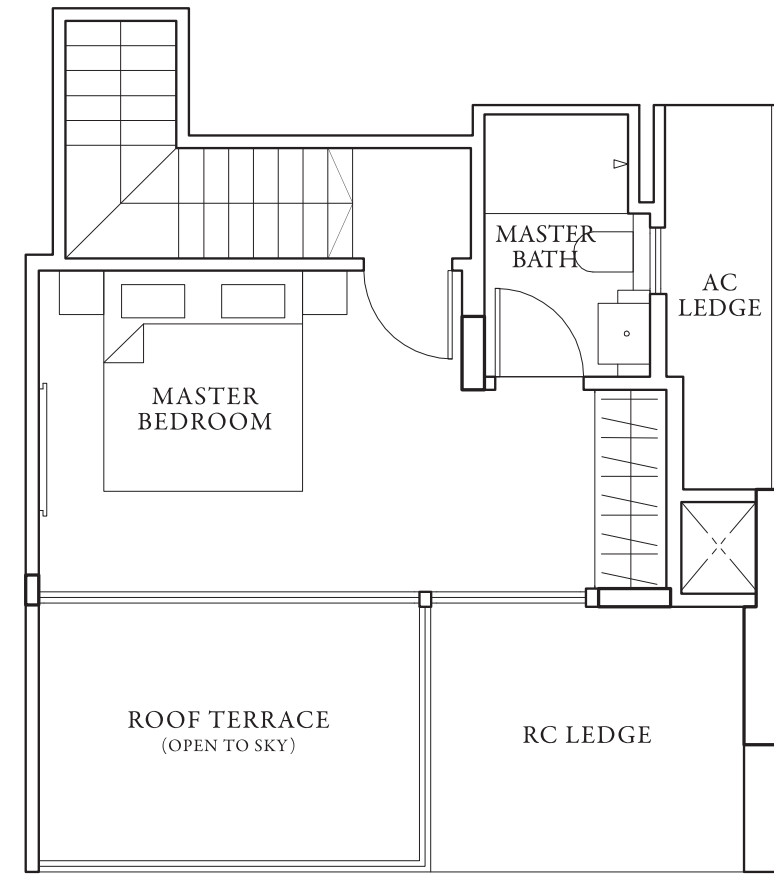
Area 98 sqm / 1055 sqft



Lower level

#05-02 [mirror] #05-10 [mirror] #05-15 #05-21 #05-27 #05-34 [mirror]
#05-37 #05-46 [mirror] #05-51

The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale and do not form part of the contract.

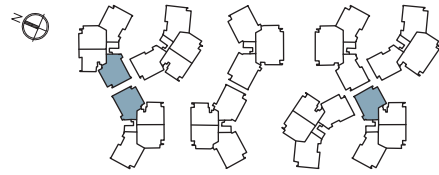


Upper level

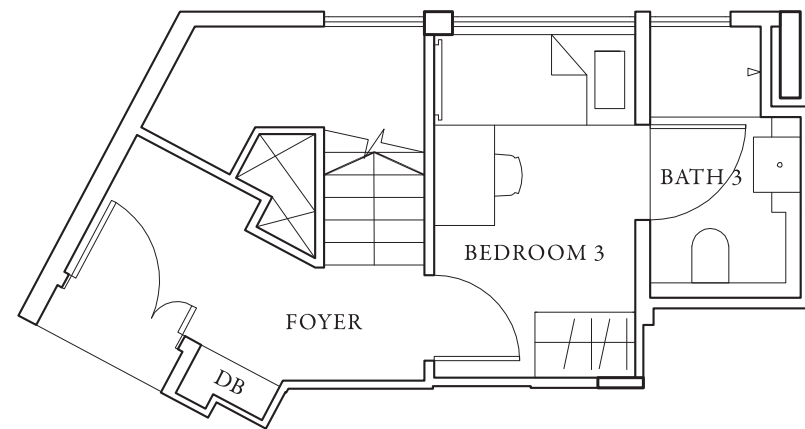
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale and do not form part of the contract.

3 BEDROOM PENTHOUSE

PH 3

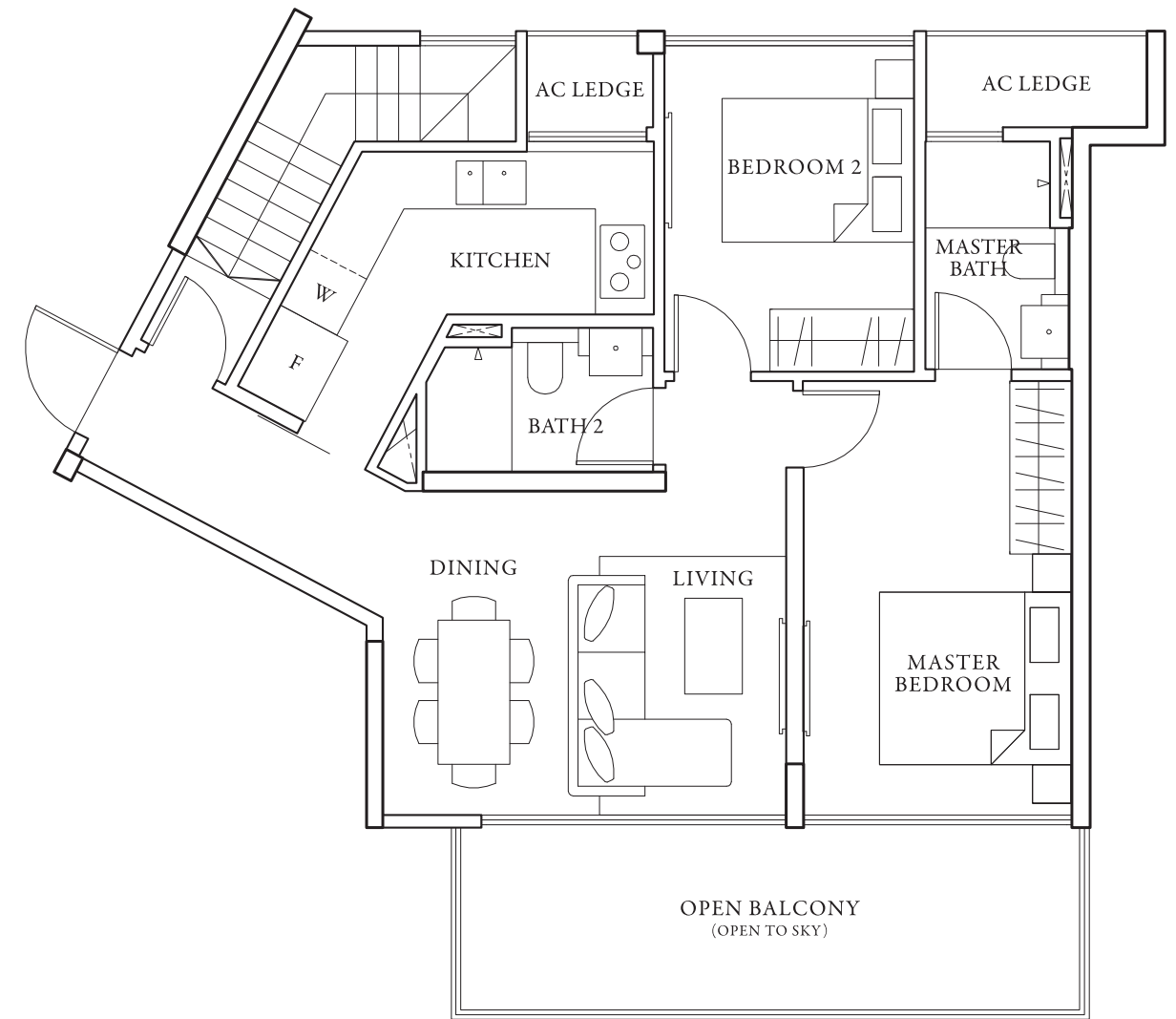


Area 109 sqm / 1173 sqft



Lower level

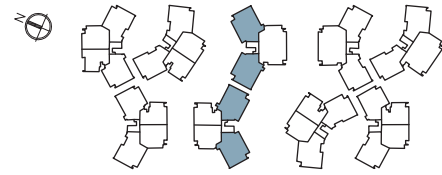
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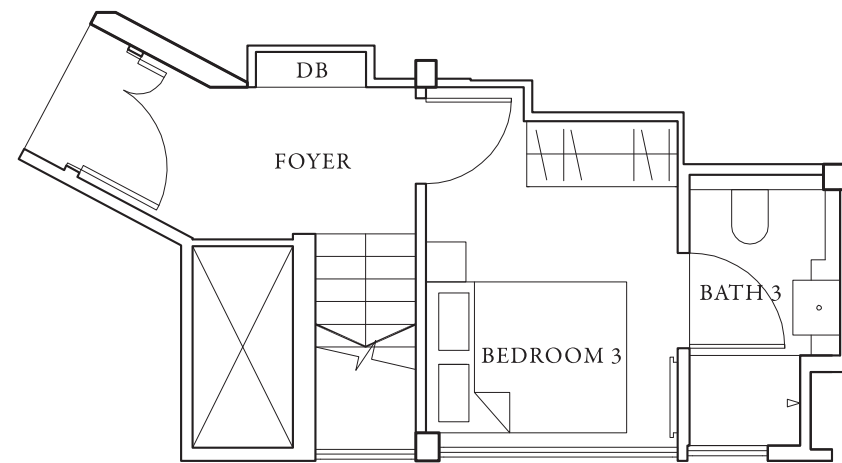
Upper level

3 BEDROOM PENTHOUSE

PH 4

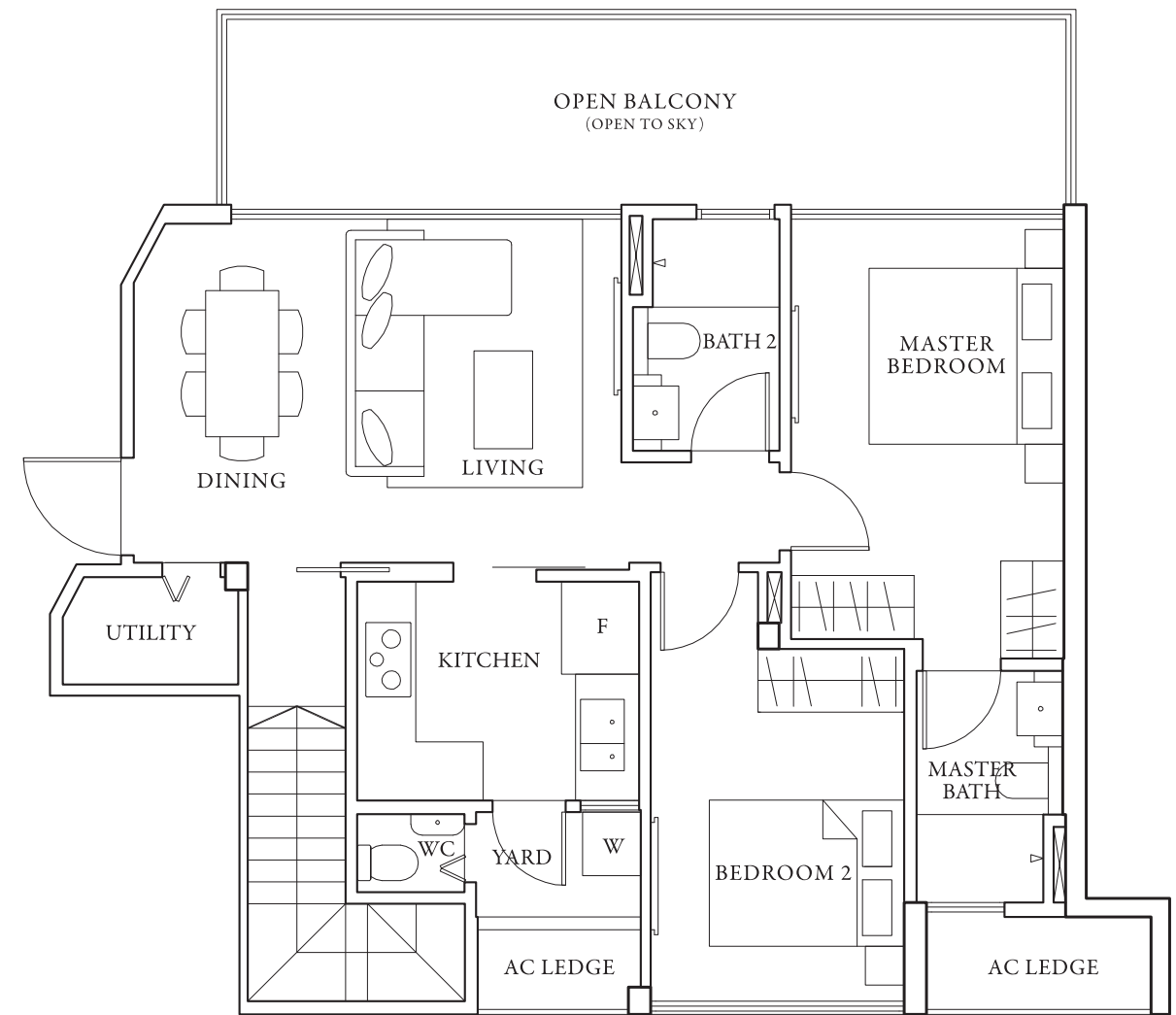


Area 119 sqm / 1281 sqft



Lower level

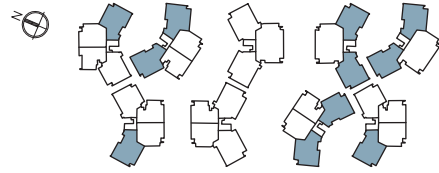
#05-14 #05-17 [mirror] #05-26 #05-29 [mirror]



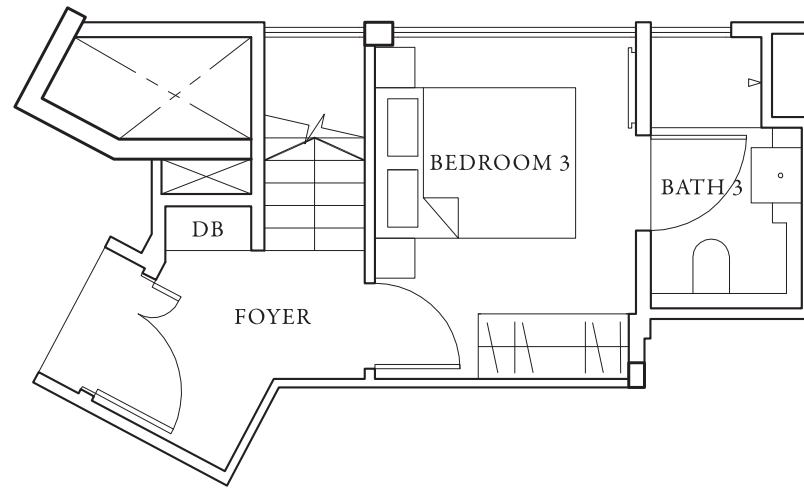
Upper level

3 BEDROOM PENTHOUSE

PH 5



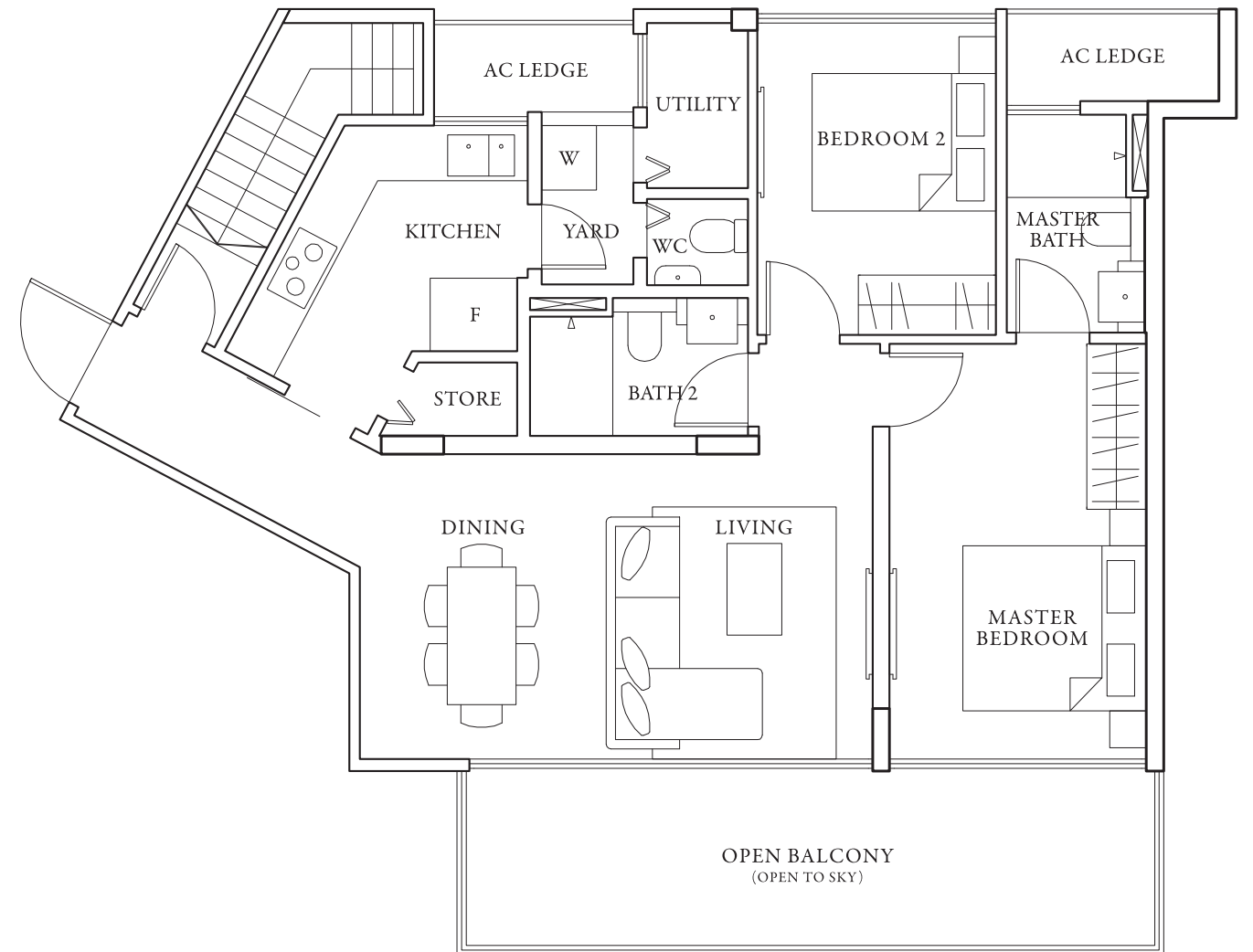
Area 125 sqm / 1346 sqft



Lower level

#05-04 [mirror] #05-12 [mirror] #05-19 #05-24 [mirror] #05-31 #05-36 [mirror]
#05-40 [mirror] #05-41 #05-48 [mirror] #05-49 #05-54 [mirror]

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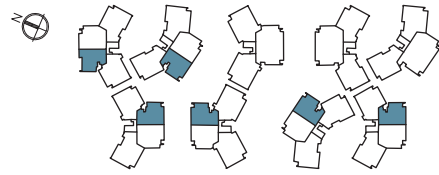


Upper level

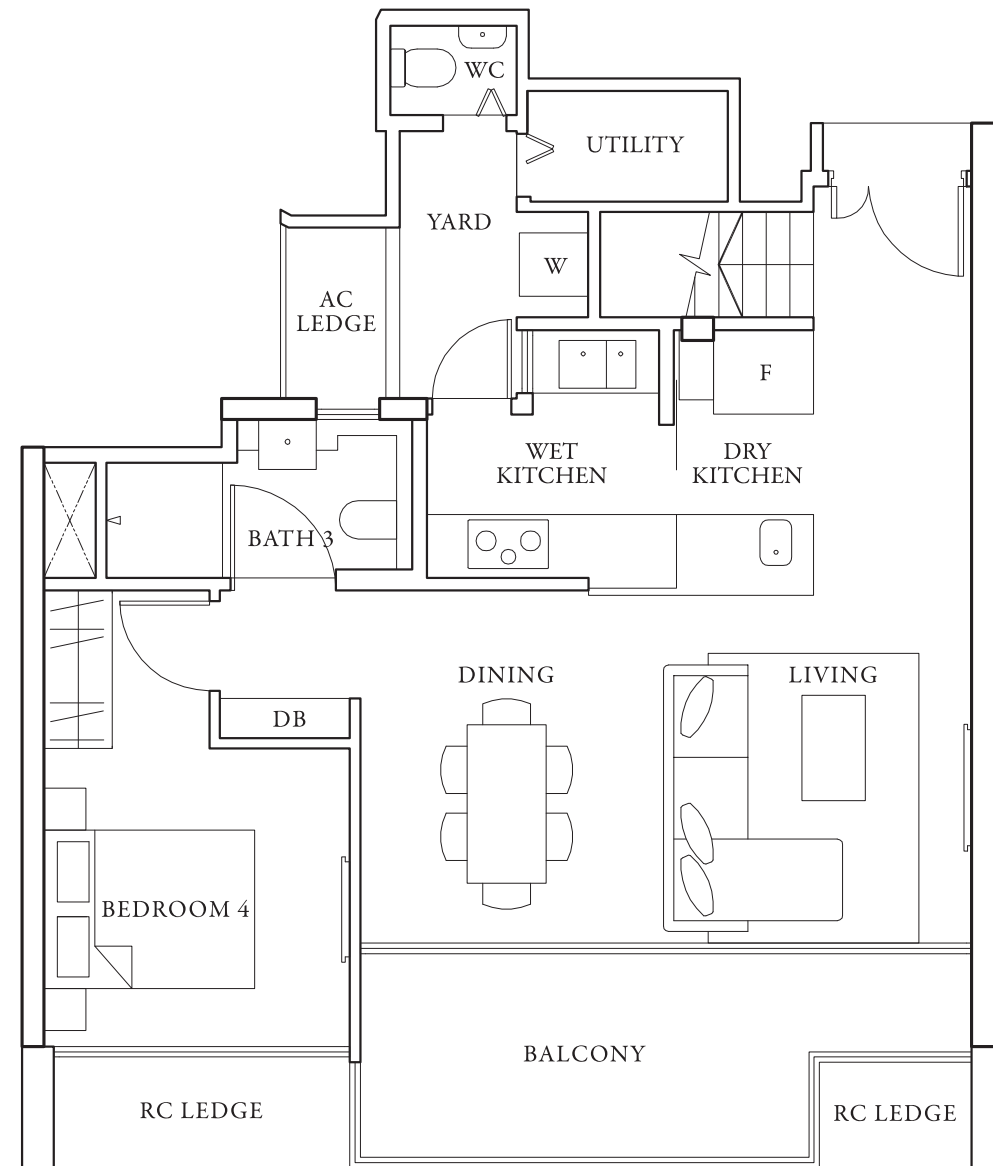
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale and do not form part of the contract.

4 BEDROOM PENTHOUSE

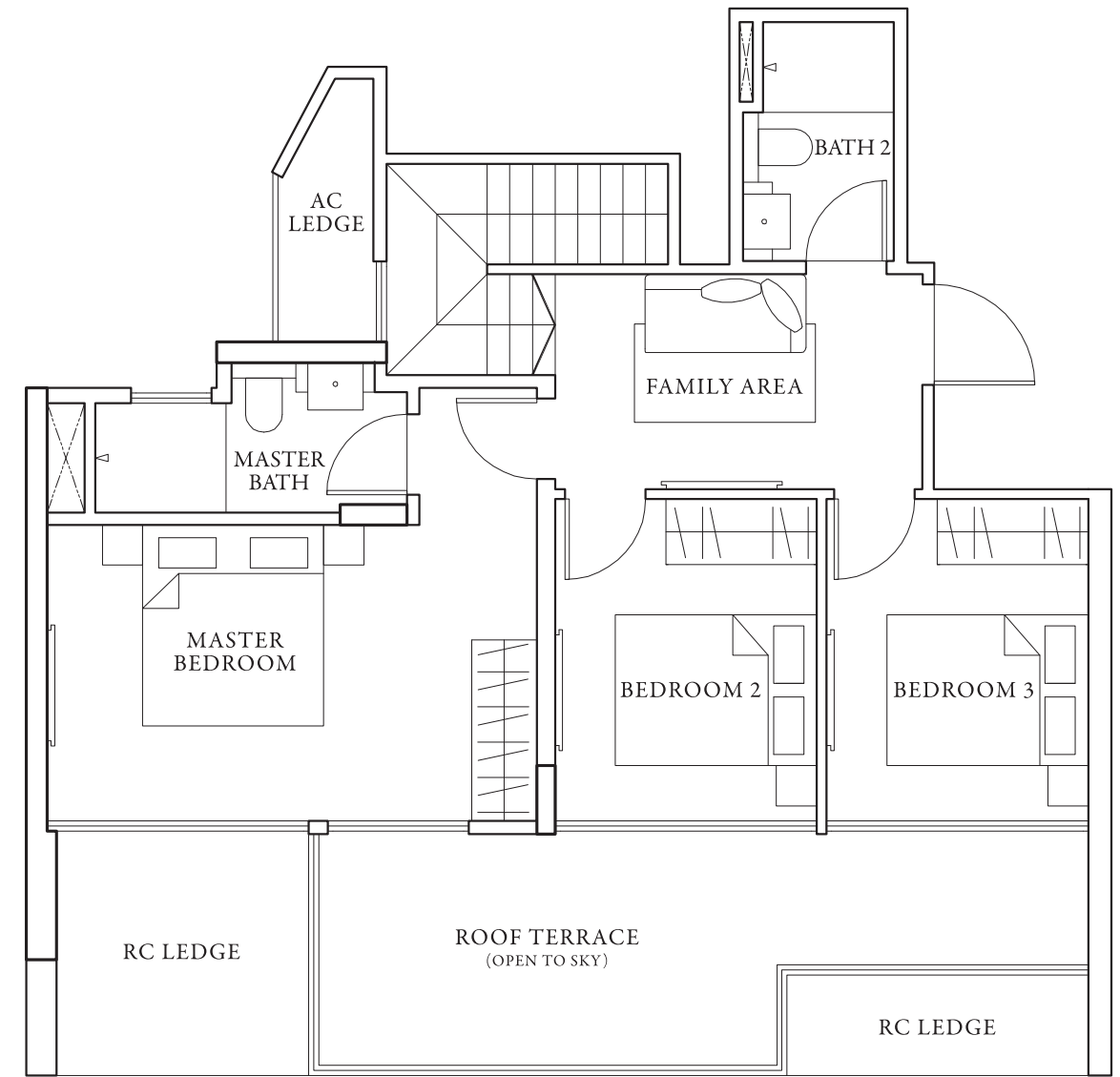
PH 6



Area 153 sqm / 1647 sqft



Lower level



Upper level

#05-01 [mirror] #05-09 [mirror] #05-16 #05-22 #05-38 #05-45 [mirror]

SPECIFICATIONS

1. FOUNDATION
Footing and/or raft and/or piled foundation
2. SUPERSTRUCTURE
Cast in-situ and/or precast reinforced concrete and/or steel structure
3. WALLS
 - a. External Wall : In-situ reinforced concrete wall and/or external precast concrete panels
 - b. Internal Wall : Internal Precast concrete panels and/or in-situ reinforced concrete wall and/or drywall partition system
4. ROOF
 - a. Pitched Roof : Reinforced concrete slab with insulation and waterproofing system
 - b. Flat Roof : Reinforced concrete slab with insulation and waterproofing system
5. CEILING
 - (i) Units
 - a. Living/Dining, Bedrooms, Study, Wet Kitchen, Dry Kitchen, Utility, Master Bath, Bath, WC, Store, Foyer, Family Area, Balcony, Open Balcony, Private Enclosed Space (PES), Roof Terrace and Yard : Cement sand plaster with emulsion paint and/or skim coat with emulsion paint and/or plaster ceiling boards and/or bulkhead to designated areas with emulsion paint finish
 - b. Moisture resistant board with emulsion paint and/or box-ups with emulsion paint at designated areas (where applicable)
 - (ii) Common Areas
 - a. Lift Lobbies : Skim coat and/or plaster ceiling boards and/or box-ups to designated areas with emulsion paint finish
 - b. Car Park areas, Staircases, Storey Shelters : Skim coat and/or plaster ceiling boards with emulsion paint finish
6. FINISHES
 - A. Wall
 - (i) Units
 - a. Living/Dining, Bedrooms, Study, Utility, Store, Yard, Foyer, Family Area, Balcony, Open Balcony, Roof Terrace and Private Enclosed Space (PES) : Cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and at exposed surfaces only)
 - b. Master Bath and Bath : Homogenous tiles/Stone tiles (up to false ceiling and at exposed surfaces only)
 - c. Wet Kitchen/Dry Kitchen : Homogenous tiles and/or cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and at exposed surfaces only)
 - d. WC : Homogeneous tiles (up to false ceiling and at exposed surfaces only)
 - (ii) Common Areas – Internal Wall Finishes
 - a. Basement, 1st Storey Lift Lobbies, Typical Lift Lobbies and Club House : Ceramic tiles and/or homogeneous tiles and/or cement sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and at exposed surfaces only)
 - b. Common Corridors, Staircases and Staircase Storey Shelter, Car Parks and Ramps : Cement sand plaster and/or skim coat with emulsion paint finish
 - (iii) Common Areas – External Wall Finishes

All External Walls : Cement sand plaster and/or skim coat with spray textured coating and/or emulsion paint finish
 - B. Floor
 - (i) Units
 - a. Living/Dining, Foyer, Family Area : Natural marble tiles with paint finished timber skirting
 - b. Bedrooms and Study : Timber flooring with timber skirting
 - c. Wet Kitchen, Master Bath, Bath and WC : Homogeneous tiles
 - d. Utility, Balcony, Private Enclosed Space (PES), Roof Terrace, Yard and Store : Homogeneous tiles with tiles skirting
 - e. Dry Kitchen : Natural marble tiles with white painted timber skirting
 - f. Internal Staircase for Penthouses : Natural marble tiles to staircase thread
 - (ii) Common Areas
 - a. Basement, 1st Storey Lift Lobbies, Typical Lift Lobbies : Homogeneous tiles
 - b. Staircases and Staircase Storey Shelter : Cement sand screed finish with nosing tile
 - c. Car parks and Ramps : Concrete floor with hardener
 - d. Boundary Walls : In-situ reinforced concrete wall and/or BRC fence and/or painted galvanised mild steel fence
7. WINDOWS
Powder-coated aluminum framed window with tinted glass and/or clear glass and/or frosted glass glazing where applicable
8. DOORS
 - a. Entrance : Approved fire-rated timber door
 - b. Bedrooms, Master Bath, Bath and Study : Hollow Core Timber Door
 - c. Wet Kitchen : Timber framed swing door with infill glass panel and/or frameless sliding glass door (where applicable)
 - d. WC, Utility, Store : PVC folding door
 - e. Balcony and Roof Terrace : Powder-coated finished aluminum framed sliding door and/or fixed glass panel with tinted glazing and/or swing door with integrated window

SPECIFICATIONS

- f. Private Enclosed Space (PES) : Swing Grille Gate
Selected good quality locksets and ironmongery shall be provided to doors (where applicable).

9. SANITARY FITTINGS

Master Bath	1 glass shower compartment complete with shower mixer set 1 marble vanity top complete with basin and mixer and cabinet below 1 wall hung water closet 1 mirror with integrated closet 1 towel rail 1 toilet paper holder
Bath	1 glass shower compartment complete with shower mixer set 1 solid surface vanity top complete with basin and mixer and cabinet below 1 pedestal or wall hung water closet 1 mirror with integrated closet 1 towel rail 1 toilet paper holder
WC (where applicable)	1 shower set with tap 1 pedestal water closet 1 wall hung basin with tap 1 toilet paper holder
Kitchen/Yard	1 washing machine bib tap
Roof Terrace, Private Enclosed Space (PES) only	1 bib tap

10. ELECTRICAL INSTALLATION

- a. Wiring for lighting and power shall be concealed conduit except for spaces within DB's closet and areas above false ceiling, which shall be exposed conduit/trunking
- b. Refer to Electrical Schedule for provision of lighting points/power points for apartment units

11. TV/TELEPHONE POINTS

Refer to electrical schedule for provision of telephone points/TV points for apartment units.

12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with current edition of Singapore Standard SS555 (Part 1 to 4)

13. PAINTING

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

14. WATER PROOFING

Waterproofing shall be provided to floors of Master Bath, Bath, WC, Kitchen, Yard, Roof Terrace, Balcony, Private Enclosed Space (PES) and reinforced concrete flat roof.

15. DRIVEWAY AND CAR PARK

- a. Homogenous tiles and/or concrete flooring with hardener to driveway
- b. Concrete floor with hardener to Car Park and ramps to Car Park

16. RECREATION FACILITIES

- Private Sanctuary
1. Guard House
 2. Arrival Fountain
 3. Drop-Off Portal
 4. Tea Pavilion
 5. Meditation Deck
 6. Wet Reflexology
 7. Dry Reflexology

Social Niche

8. Jacuzzi
9. Water Jets Loungers
10. Poolside Pavilion
11. Wading Pool
12. Poolside Lawn
13. Fountain Jets
14. Alfresco Deck
15. Clubhouse
16. Club Lawn

S P E C I F I C A T I O N S

17. Putting Green
18. Glistening Pool

Wellness Hub

19. Exercise Lawn
20. Sunning Deck
21. Hydro Gym
22. 50m Lap Pool
23. Hydro Lounge
24. Sunning Lawn
25. Hydro Jets
26. Gym
27. Yoga Deck
28. Trellis Pool
29. Trellis Pool Lounge

Nature Retreat

30. 'Fire Flies' Deck
31. Bio-Pond
32. Reflecting Pool
33. Scent Garden
34. Jacuzzi Loungers
35. Bubble Pool
36. Tanning Deck

Leisure Enclave

37. Screening Room
38. Barbeque Pavilion
39. Private Jacuzzi
40. Maintenance Gate
41. Kid's Play Lawn
42. Kid's Play Area
43. Kid's Wet Play Area
44. Fitness Corner

Others : Management Office

17. ADDITIONAL ITEMS

- a. Kitchen Cabinets :
Solid surface counter top with high and/or low kitchen cabinets and stainless steel sink with water tap
- b. Kitchen Appliances :
 - (i) Cooker hob, cooker hood and built-in oven for all unit types (except for Type A1 and DK studio unit)
 - (ii) Electrical hob, cooker hood and built-in oven for Type A1 and DK Studio Unit only
- c. Washer cum dryer of varying sizes for all unit types
- d. Wardrobes : Built-in wardrobes to all bedrooms
- e. Air-Conditioning System : Single/Multi-spilt air cooled system/Exposed Wall Mounted Fan Coil Unit
- f. Audio Intercom : Audio Intercom provided
- g. Hot Water Supply : Hot water provided to all Master Bath, Bath except WC and Kitchen
- h. Town Gas : Town Gas is supplied to kitchen gas hob for all unit types except A1 and DK studio unit which will be provided with electric hob
Note: Turn-on and utilities charges shall be borne by the Purchaser.
- i. Glass Railing : Balcony, Private Enclosed Space (PES) and Roof Terrace
- j. Security System : Carpark Barrier System at main entrance, Card Access System at Pedestrian Side Gate, Gym and designated lift lobbies

S P E C I F I C A T I O N S

NOTES:

Marble/Compressed Marble/Limestone/Granite

Marble/compressed marble/limestone/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/compressed marble/limestone/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 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.

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.

Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers 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.

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.

Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Gas Heater Control, 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, gas heater control, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

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.

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.

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.

Glass

Glass is widely used in residential developments and may break/shatter due to accidental knocks or other causes. In addition, glass is a manufactured material and the Purchaser may wish to note that it may not be 100% free from impurities. These impurities may on rare occasions cause spontaneous glass breakage in certain pieces of tempered glass that may be used where applicable. It is difficult to detect these impurities, which may be present in tempered glass. The Purchaser may wish to take up insurance(s) covering glass breakage. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

Mechanical Ventilation System

The mechanical ventilation system for the bathroom and any other areas within the Unit's is to be maintained by the Purchaser on a regular basis.

Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/ stone works behind kitchen cabinets/long bath/vanity cabinet/mirror.

Tiles

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

Color Scheme and Treatment

The color scheme and treatment of façade, balcony, roof terrace and private enclosed space are subject to Architect's sole discretion and final design.

Mobile Phone Reception

Telephone reception on mobile phones within the Housing Project is subject to availability/provision of satellite/wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the Vendor.

ELECTRICAL SCHEDULE

Description	Unit Type															
	A1 A1G	A2 A2G A2Ga	A3	A4	B1	B2 B2G B2Ga	B3 B3G B3Ga	B4 B4G B4Ga	B5 B5G B5Ga	DK DKG DKGa	PH 1	PH2	PH3	PH4	PH5	PH6
Lighting Point	10	13	15	14	15	15	19	20	19	24	16	15	21	24	24	26
13A Switch Socket Outlet	17	20	19	19	23	24	25	27	28	31	21	19	24	26	25	30
Weather Proof Switch Socket Outlet	1	1	1	1	1	1	2	2	2	1	1	1	1	1	1	2
Ceramic Hob	1	-	-	-	-	1	-	-	-	1	-	-	-	-	-	-
Gas Hob	-	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1
Hood	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Refrigerator Point	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1
Water Heater Point	2	3	3	3	3	3	3	3	3	5	3	3	4	4	4	4
Bell Point	1	1	1	1	1	1	1	1	1	2	1	1	2	2	2	2
Cable TV Point	3	3	3	3	4	4	4	4	4	5	3	3	4	4	4	5
Telephone Outlet	3	3	3	3	4	4	4	4	4	5	3	3	4	4	4	5
Audio Intercom	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1
Data Outlet	3	3	3	3	4	4	4	5	5	5	3	3	4	4	4	5
Aircon Isolator	2	2	2	2	2	2	3	3	2	3	2	2	2	2	2	3

FLOORPLANS

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DISCLAIMER

Reasonable care has been taken in the preparation of this brochure, and the construction of the scale model and the show gallery (collectively "the Marketing Materials"), but the developer and/or its agent(s) do not warrant the accuracy of the Marketing Materials and shall not be held responsible for any inaccuracies therein. The statements, information and depictions in the Marketing Materials are believed to be correct but shall not be relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. In particular, visual representations such as pictures and drawings are artist's impressions only, and are not representations of fact. All information contained in the Marketing Materials, including plans and specifications, are current at the time of printing, and are subject to such changes as are required or approved by the developer or the relevant authorities. The floor areas stated in brochure are approximate measurements and are subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statements or representations (whether contained in the Marketing Materials or be given by the developer and/or its agent(s) or otherwise).

STATUTORY INFORMATION

NAME OF HOUSING PROJECT

Seventy Saint Patrick's

DEVELOPER

UOL Development (St Patrick) Pte Ltd
Co Regn No. 201023035C

DEVELOPER'S LICENCE NUMBER

C1067

TENURE OF LAND

Freehold

EXPECTED DATE OF VACANT POSSESSION

31st December 2017

EXPECTED DATE OF LEGAL COMPLETION

31st December 2020

LOT & MUKIM NUMBER

Lot 5544N & 5545X MK26

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Website : www.70stpatricks.com.sg
Email : enquiries@70stpatricks.com.sg

CONSULTANTS

ARCHITECT

Consortium 168 Architects

LANDSCAPE ARCHITECT

Sitetectonix

INTERIOR DESIGNER

Ministry of Design

BRANDING CONSULTANT

FARM

A W A R D S

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2014

Seventy St Patrick's, Singapore
International Property Awards (Asia Pacific)
— Residential Developments, Singapore

Thomson Three, Singapore
International Property Awards (Asia Pacific)
— Residential High Rise Development, Singapore

Spottiswoode Residences, Singapore
International Property Awards (Asia Pacific)
— Residential High Rise Development, Singapore

Riverbank @ Fernvale, Singapore
BCA Green Mark Award
(Gold)

International Property Awards (Asia Pacific)
— Residential Landscape Architecture, Singapore

PARKROYAL on Pickering Singapore
International Property Awards
— New Hotel Construction and Design, Singapore

International Property Awards
— New Hotel Construction and Design, Singapore

International Property Awards
— Hotel Architecture, Singapore

International Property Awards
— Commercial Landscape Architecture

International Property Awards
— Hotel Interior, Singapore

2013

PARKROYAL on Pickering Singapore
President's Design Award 2013
— Design of the Year

Skyrise Greenery Awards
— Outstanding Skyrise Greenery Project Award

World Green Roof Congress 2013
— World Best Roof Greening Project Award

FIABCI Singapore Property Awards 2013
— Hotel category

Double Bay Residences, Singapore
Skyrise Greenery Awards
— Skyrise Greenery
(Excellence Award)

FIABCI Singapore Property Awards 2013
— High Rise Category

Katong Regency — UOL Edge Gallery, Singapore
International Property Awards (Asia Pacific)
— Best Interior Design Show Home Asia Pacific
(5-Star)

International Property Awards (Asia Pacific)
— Best Interior Design Show Home Singapore
(5-Star)

2013

Nassim Park Residences, Singapore
International Property Awards
— Development Multiple Units Singapore
(Highly Commended, Asia Pacific)

Duchess Residences, Singapore
International Property Awards
— Best Landscape Architecture Singapore
(5-Star, Asia Pacific)

Newton Suites, Singapore
International Property Awards
— Apartment Singapore
(Highly Commended, Asia Pacific)

International Property Awards
— Residential High-rise Development Singapore
(Highly Commended, Asia Pacific)

2012

Duchess Residences, Singapore
MIPIM Asia Awards
— Best Residential Development
(Silver)

Nassim Park Residences, Singapore
Singapore Institute of Architects Architectural
Design Awards
(Honourable Mention)

2011

Nassim Park Residences, Singapore
South East Asia Property Awards
(Best Condo Development, South East Asia)

South East Asia Property Awards
(Best Condo Development, Singapore)

Duchess Residences, Singapore
FIABCI Singapore Property Awards
— Residential Low-rise Category

2010

Newton Suites, Singapore
ULI Awards 2010
(Excellence, Asia Pacific)

One-North Residences, Singapore
FIABCI Prix d'Excellence Award
— Residential Category
(1st Runner Up)

2009

Newton Suites, Singapore
MIPIM Asia Award 2009
(Residential Developments)

International Architecture Award

Green Good Design Award

FIABCI Prix d'Excellence Award
— Residential Category
(1st Runner Up)

One-North Residences, Singapore
Asia Pacific Residential Property Awards
(Best Architecture, Multiple Units)

Cityscape Asia Real Estate Awards 2009
— Best Urban Design & Master Planning
(Highly Commended)

2008

Newton Suites, Singapore
World Architecture Awards
— High-rise Residential
(Finalist)

International High-rise Award
(Top 5 Finalists)

Design for Asia Award 2008
(Gold Award)

Australian Institute of Architects'
National Architecture Awards 2008
(Award for International Architecture)

2007

Newton Suites, Singapore
Emporis Skyscraper Award 2007
(Sliver Award)

1 Moulmein Rise, Singapore
Aga Khan Award
(for Architecture)

Singapore's President Design Award
(Design of the Year 2007)

2006

1 Moulmein Rise, Singapore
Arcasia Awards
(for Architecture)

2005

1 Moulmein Rise, Singapore
FIABCI Prix d'Excellence Award 2005

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