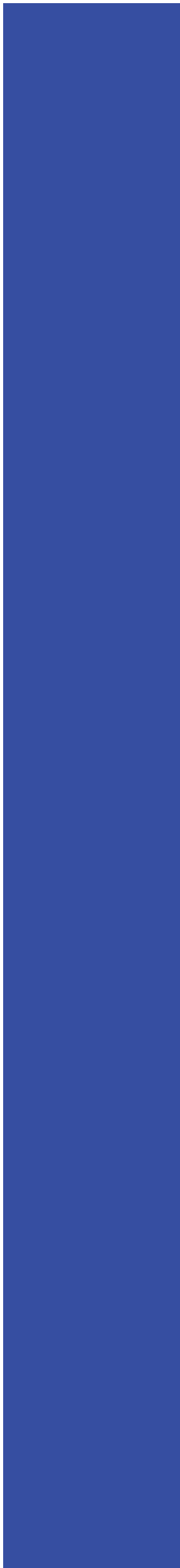
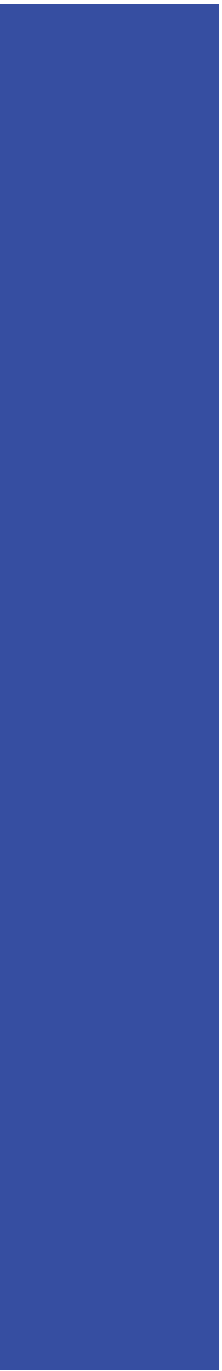


SHELFORD<sup>23</sup>

23





LESS IS MORE



MORE PRIVACY



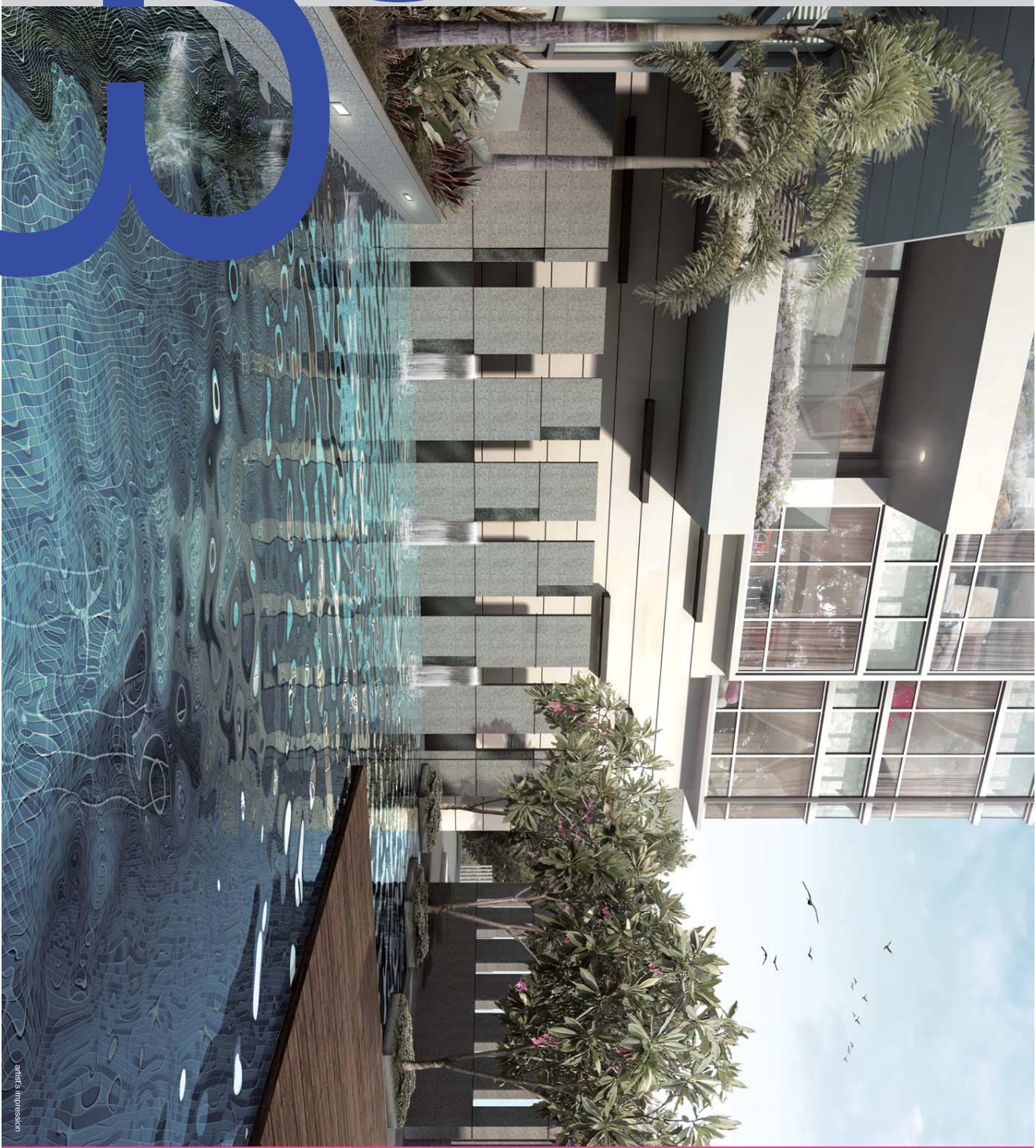
ES





MORE SPACE

CS



www.saudia.com





artefact impression

MORE EXCLUSIVITY

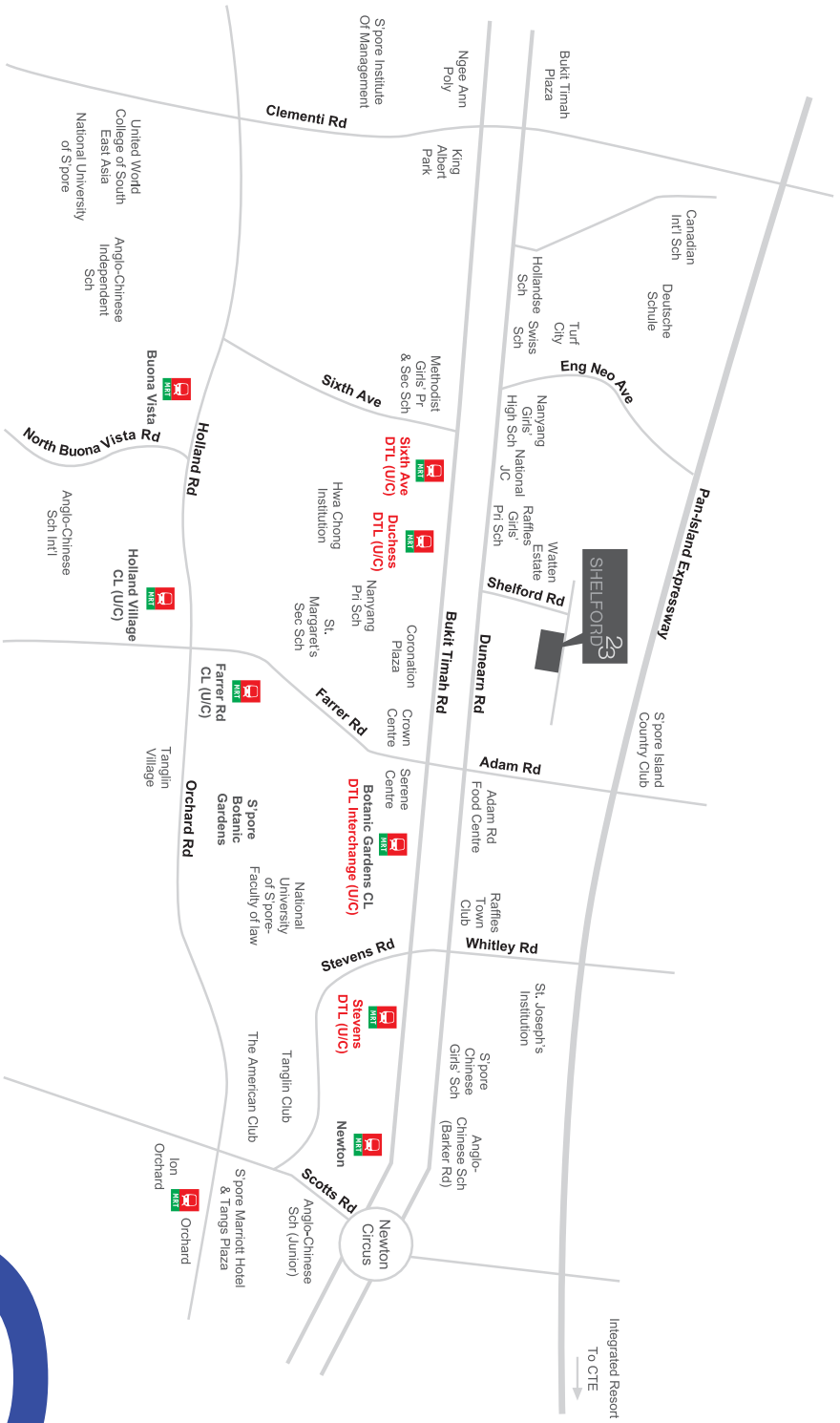
You have finally arrived. This is a life that beats the same beats as the deepest yearnings of your heart. Be prepared to lose yourself in this architecture of contemporaneous refinement that simply keeps abreast with austere tranquility in a wealth of lush landscapes. Created in time and space for you to pursue your passions in leisurely pursuits, a life like this can only be found here, within this exquisite and exclusive 33 units of luxurious living for only a select few at Shellford 23.



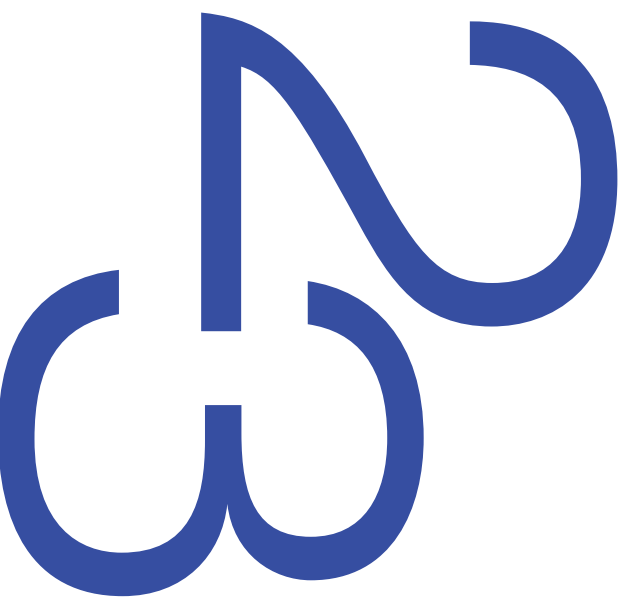




SILENCE MAKES STATEMENT



\*Circle line target completion by mid 2009  
 DTL (Downtown Line) Stage 2 target completion by 2015





UNDERSTATED STATEMENT

In an enclave that manifests an abundance of serenity and warmth, you are among a community of high society recognised with just a mention of the address. A haven for those who desire to get away from the buzz of the corporate world, this is the place that will greet you daily with the nourishing rudiments of the mind and body, for you to reflect, refresh and recharge. Invoking a sense of desire to relax, you will want to stay home to indulge in timeless moments with yourself or your loved ones, at the swimming pool, recreational pool or spend gathering leisurely with friends at the pavilion or barbecue area. There is nothing these 2 modish 5-storey buildings cannot offer. Most worrious is that Shellford 23 is just a stone's throw away from everything anyone needs. Located near famous schools in the Bukit Timah area and minutes to Orchard Road and other prominent shopping and dining destinations in Singapore via the well-connected expressways in the vicinity, you will feel life is completely gratifying.











Impression only

STATEMENT OF SUBSTANCE

SR



With a refined expression defining every space within your home, impressing anyone at your doorstep with an awe-inspiring sense of arrival is effortless. Reside in any of the 2-bedroom, 2+study, 3-bedroom, 3+study apartments with 3 to 4 units only at every level or 7 lavishly created penthouses that come with roof terraces an uncompromising feeling of exclusivity tends to overwhelm you everytime upon returning home. With optimal balance between space and comfort, the design continuity from the living room to even the bathrooms is accented with stylish modernity that satisfies both needs. Bringing you only luxurious finishes and fittings that fill every corner of your apartment, the true statement of luxury begins right from the entrance featuring meticulous detailing. There's no reason to look further, this is a home created for the ultimate lifestyle choice, the choice to live a life in sophisticated style.







**LEGEND**

- a) BBQ Area
- b) Children's Playground
- c) Wading Pool
- d) Pedestrian Side Gate
- e) Pool Deck
- f) Swimming Pool
- g) Main Entrance
- h) Recreational Pool
- i) Water Jet Area
- j) Bubble Jet Corner
- k) Trellis Pavillion
- l) Water Feature
- m) Male and Female Steam Baths
- n) Gymnasium
- o) Male and Female Changing Rooms



## Diagrammatic Chart

### 23 Shelford Road S(288413)

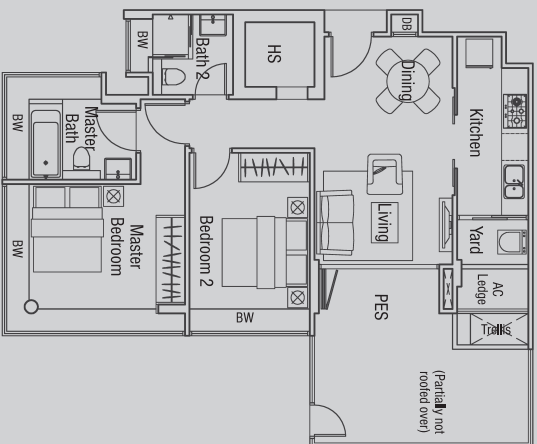
<b>5 &amp; Attic</b>	<b>A1-P</b> 3-bdrm (1528 sqft)	<b>C3-P</b> 3-bdrm (1787 sqft)	<b>D-P</b> 3-bdrm + Study (1959 sqft)
<b>4</b>	<b>A1</b> 2-bdrm (829 sqft)	<b>C3</b> 3-bdrm (1173 sqft)	<b>D</b> 3-bdrm + Study (1313 sqft)
<b>3</b>	<b>A1</b> 2-bdrm (829 sqft)	<b>C3</b> 3-bdrm (1173 sqft)	<b>D</b> 3-bdrm + Study (1313 sqft)
<b>2</b>	<b>A1-a</b> 2-bdrm (861 sqft)	<b>C3-a</b> 3-bdrm (1227 sqft)	<b>D</b> 3-bdrm + Study (1313 sqft)
<b>1</b>	<b>A1-G</b> 2-bdrm (969 sqft)	<b>C3-G</b> 3-bdrm (1195 sqft)	
<b>Floor / unit</b>	<b>01</b>	<b>02</b>	<b>03</b>

### 23A Shelford Road S(286655)

<b>5 &amp; Attic</b>	<b>B1-P</b> 3-bdrm (1755 sqft)	<b>B1-P</b> 3-bdrm (1755 sqft)	<b>C1-P</b> 3-bdrm (1668 sqft)	<b>C2-P</b> 3-bdrm (1765 sqft)
<b>4</b>	<b>B1-a</b> 2-bdrm + Study (1012 sqft)	<b>B1-a</b> 2-bdrm + Study (1012 sqft)	<b>C1</b> 3-bdrm (1238 sqft)	<b>C2</b> 3-bdrm (1346 sqft)
<b>3</b>	<b>B1</b> 2-bdrm + Study (1012 sqft)	<b>B1</b> 2-bdrm + Study (1012 sqft)	<b>C1</b> 3-bdrm (1238 sqft)	<b>C2</b> 3-bdrm (1346 sqft)
<b>2</b>	<b>B1</b> 2-bdrm + Study (1012 sqft)	<b>B1</b> 2-bdrm + Study (1012 sqft)	<b>C1</b> 3-bdrm (1238 sqft)	<b>C2</b> 3-bdrm (1346 sqft)
<b>1</b>	<b>B2-G</b> 2-bdrm + Study (1141 sqft)	<b>B1-G</b> 2-bdrm + Study (1216 sqft)	<b>C1-G</b> 3-bdrm (1421 sqft)	
<b>Floor / unit</b>	<b>04</b>	<b>05</b>	<b>06</b>	<b>07</b>

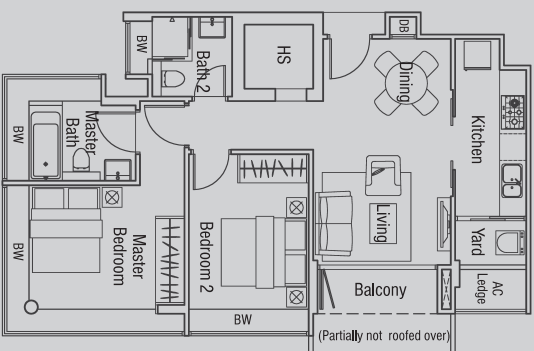
### Type A1-G (2-Bedroom)

Unit #01-01  
Area 969 sqft / 90 sqm



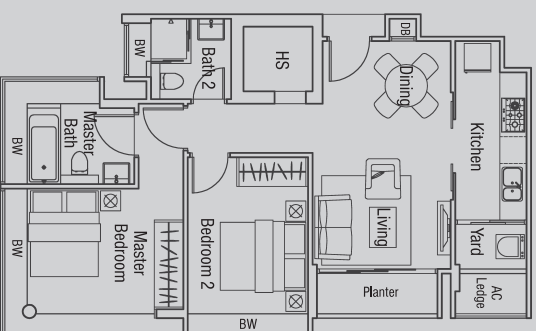
### Type A1-a (2-Bedroom)

Unit #02-01  
Area 861 sqft / 80 sqm

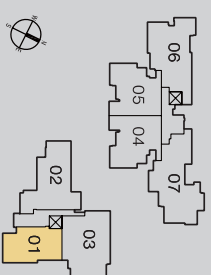


### Type A1 (2-Bedroom)

Unit #03-01 & #04-01  
Area 829 sqft / 77 sqm



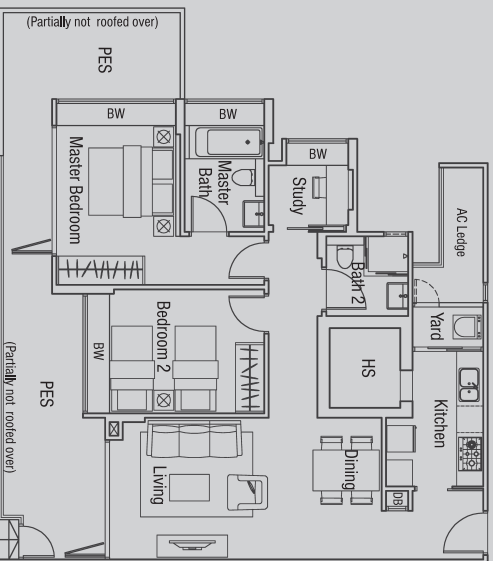
All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.





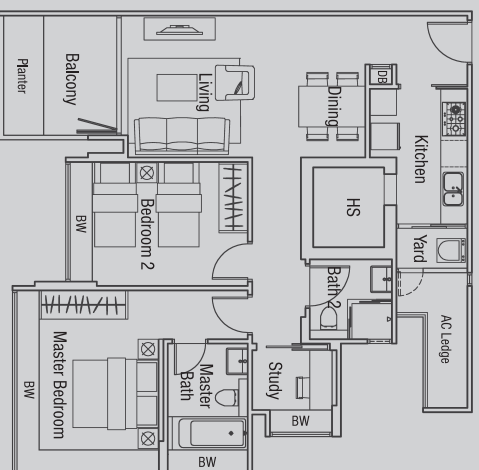
### Type B1-G (2-Bedroom + Study)

Unit #01-05  
Area 1216 sqft / 113 sqm



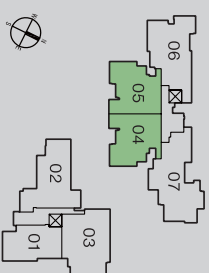
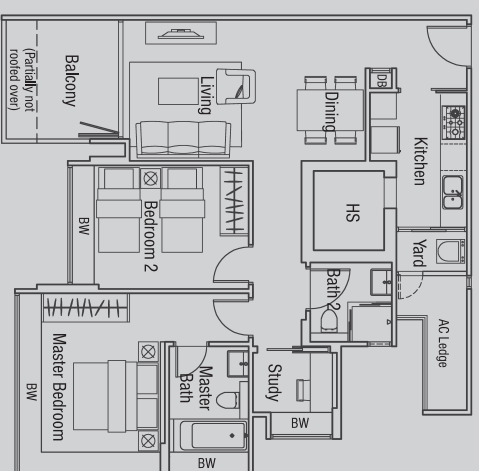
### Type B1 (2-Bedroom + Study)

Unit #02-04 & #03-04  
#02-05 & #03-05  
Area 1012 sqft / 94 sqm



### Type B1-a (2-Bedroom + Study)

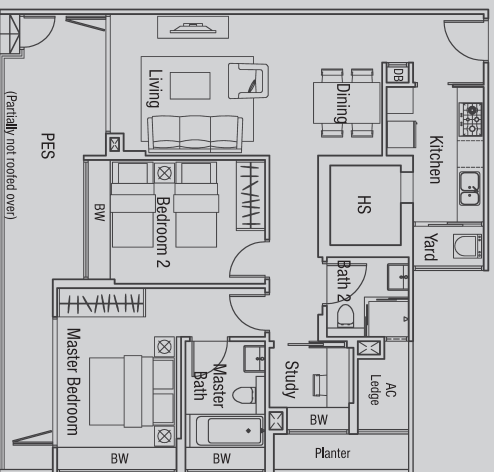
Unit #04-04 & #04-05  
Area 1012 sqft / 94 sqm



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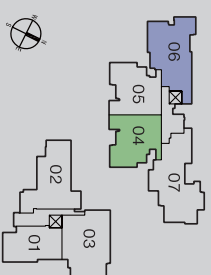
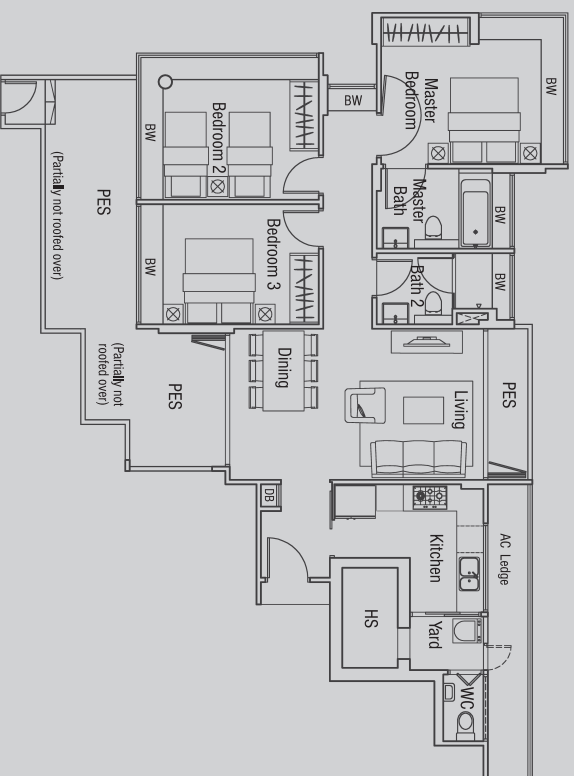
### Type B2-G (2-Bedroom + Study)

Unit #01-04  
Area 1141 sqft / 106 sqm



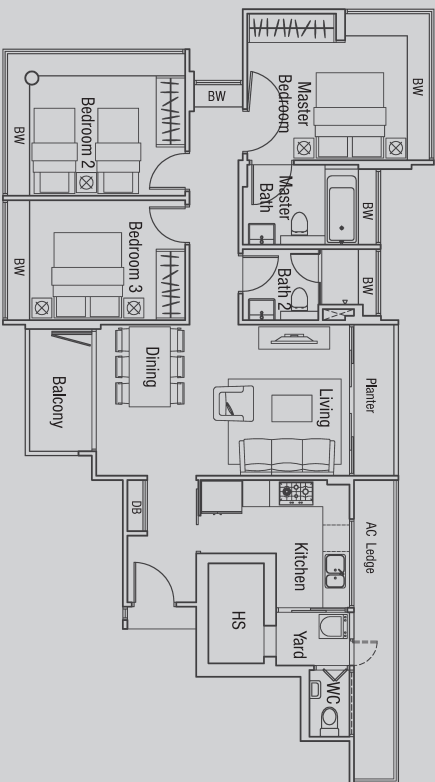
### Type C1-G (3-Bedroom)

Unit #01-06  
Area 1421 sqft / 132 sqm



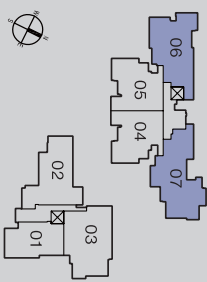
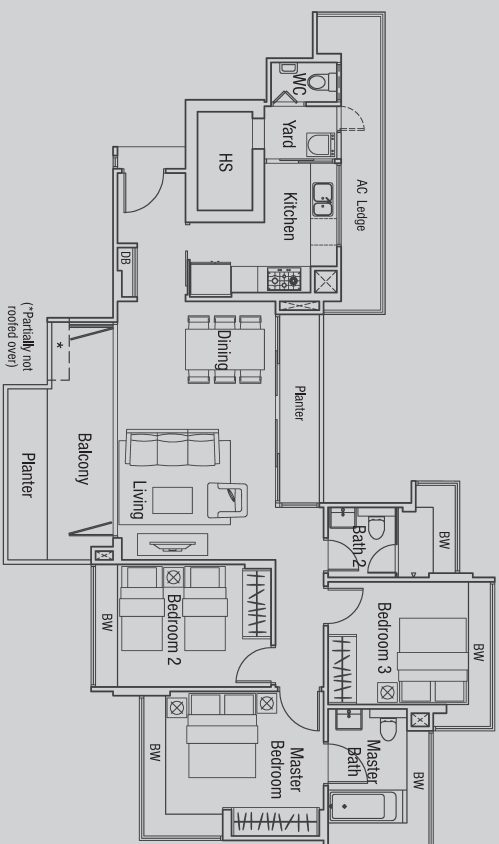
**Type C1 (3-Bedroom)**

Unit #02-06, #03-06 & #04-06  
 Area 1238 sqft / 115 sqm



**Type C2 (3-Bedroom)**

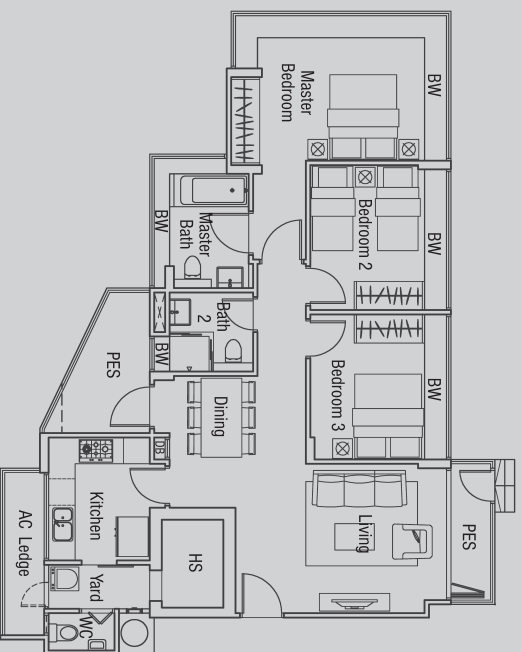
Unit #02-07, #03-07 & #04-07  
 Area 1346 sqft / 125 sqm  
 \*For #04-07 only



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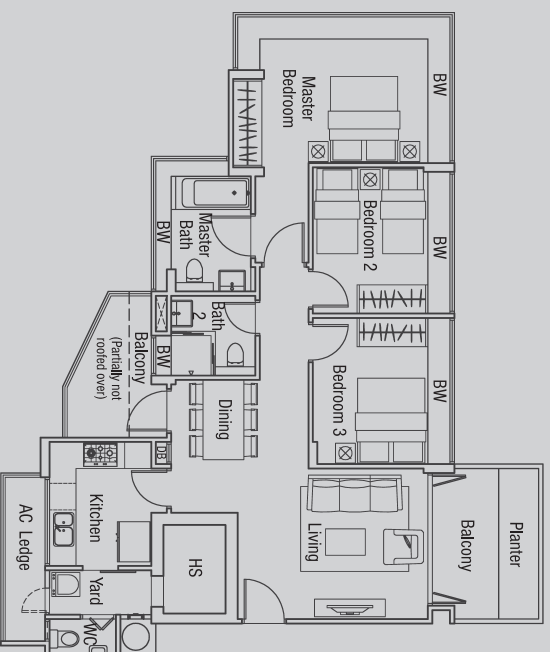
### Type C3-G (3-Bedroom)

Unit #01-02  
Area 1 195 sqft / 111 sqm

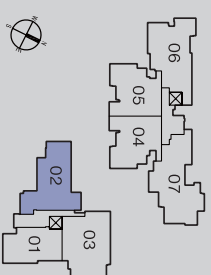


### Type C3-a (3-Bedroom)

Unit #02-02  
Area 1 227 sqft / 114 sqm

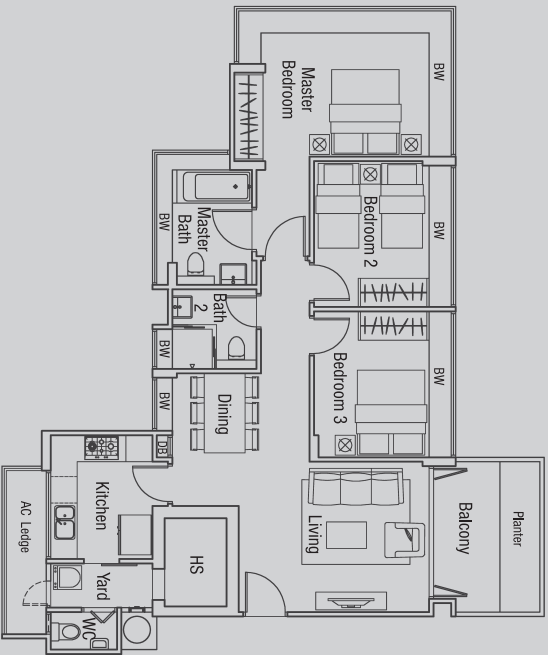


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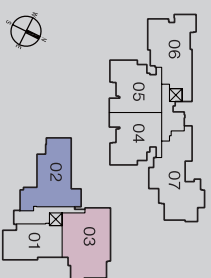
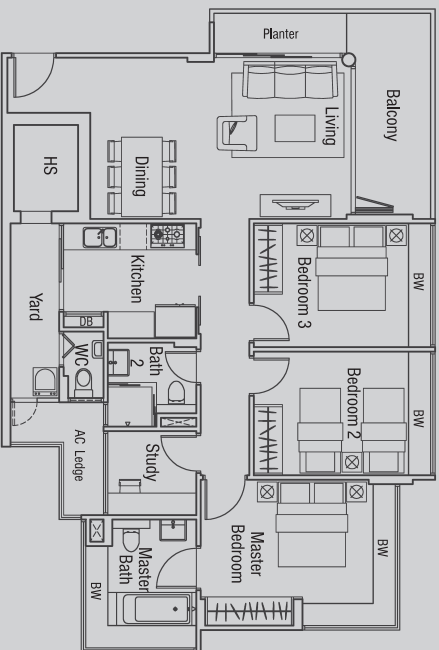
### Type C3 (3-Bedroom)

Unit #03-02 & #04-02  
Area 1173 sqft / 109 sqm



### Type D (3-Bedroom + Study)

Unit #02-03, #03-03 & #04-03  
Area 1313 sqft / 122 sqm

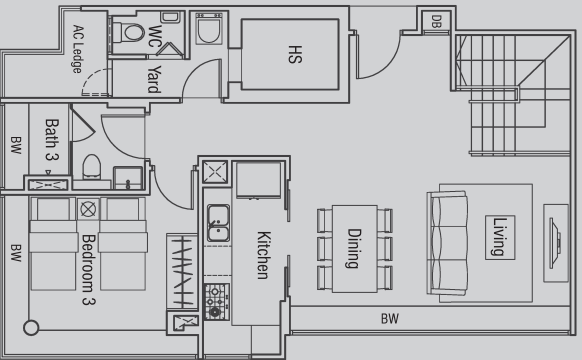


All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

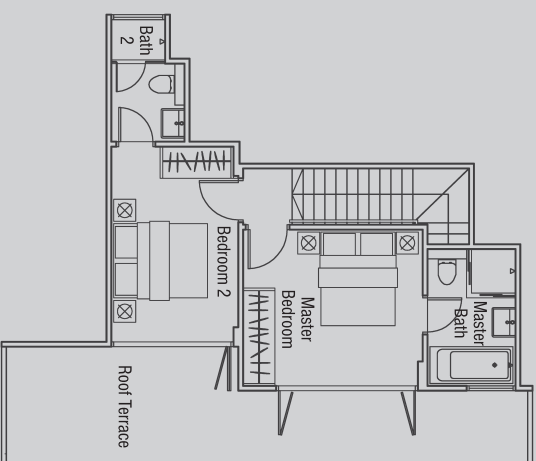
### Type A1-P (3-Bedroom Penthouse)

Unit #05-01

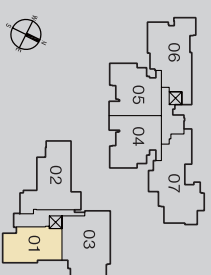
Area 1528 sqft / 142 sqm



5th Storey



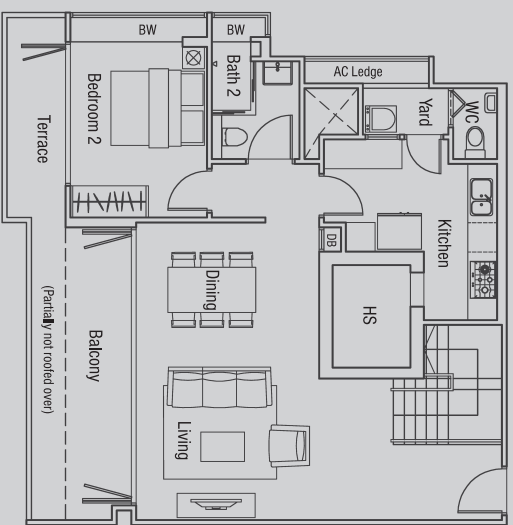
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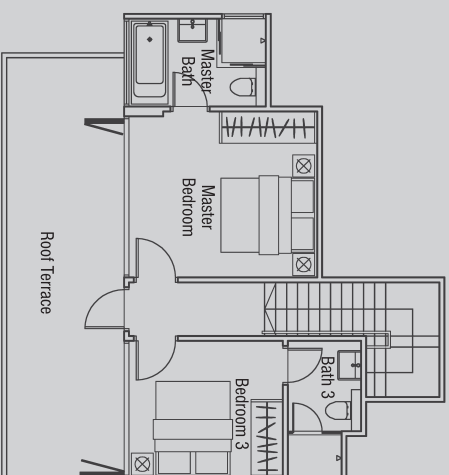
All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

### Type B1-P (3-Bedroom Penthouse)

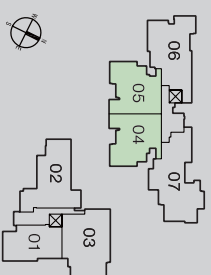
Unit #05-04 & #05-05  
Area 1755 sqft / 163 sqm



5th Storey



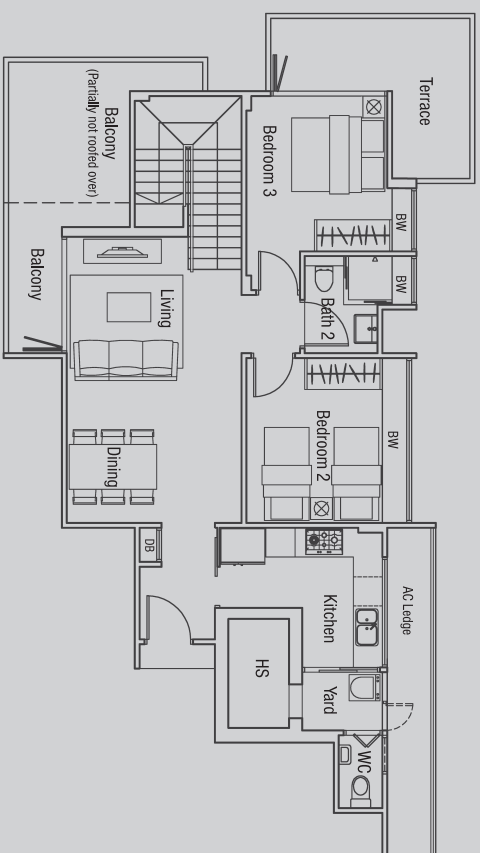
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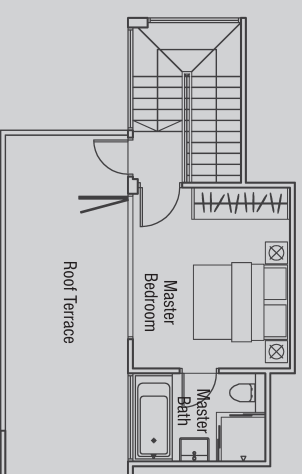
All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

### Type C1-P (3-Bedroom Penthouse)

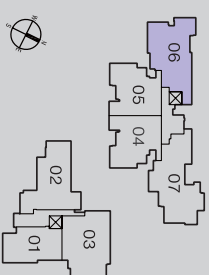
Unit #05-06  
Area 1668 sqft / 155 sqm



5th Storey



Attic

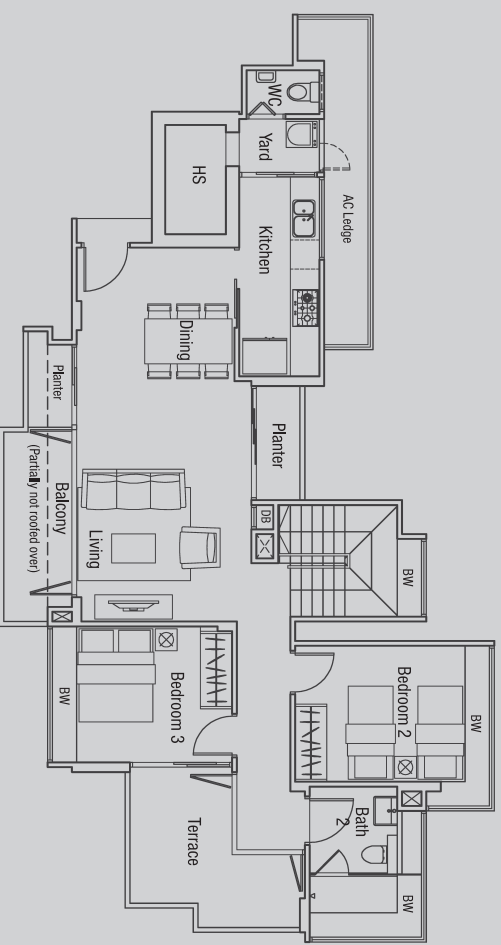


All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

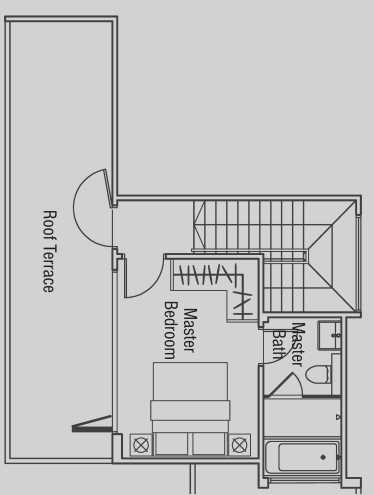


### Type C2-P (3-Bedroom Penthouse)

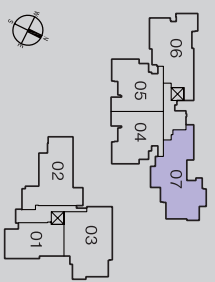
Unit #05-07  
Area 1 765 sqft / 164 sqm



5th Storey



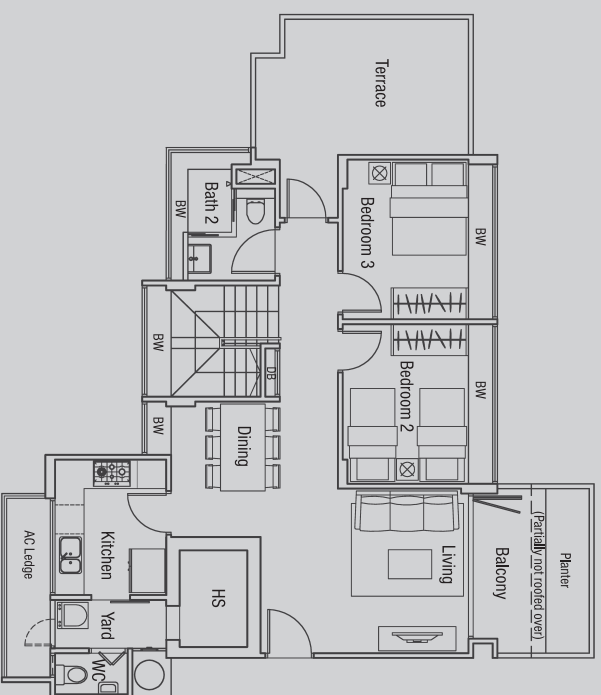
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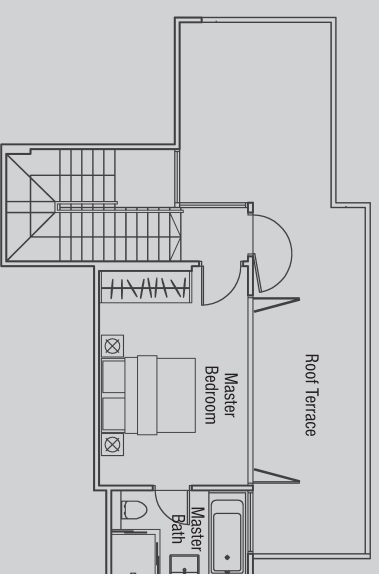
All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

### Type C3-P (3-Bedroom Penthouse)

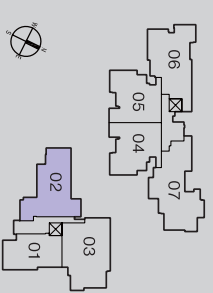
Unit #05-02  
Area 1787 sqft / 166 sqm



5th Storey



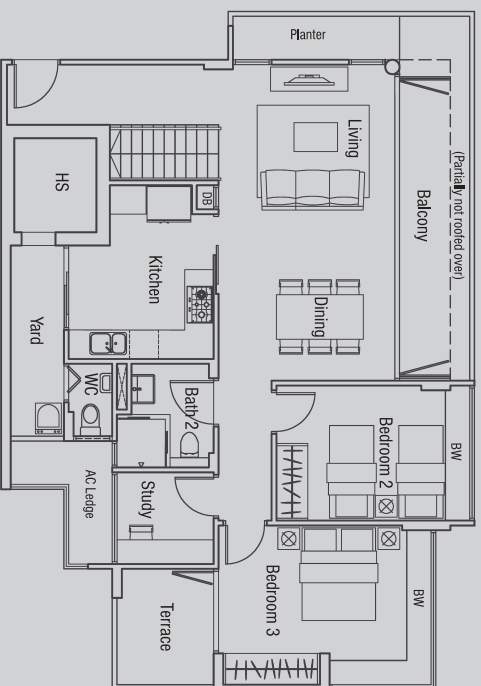
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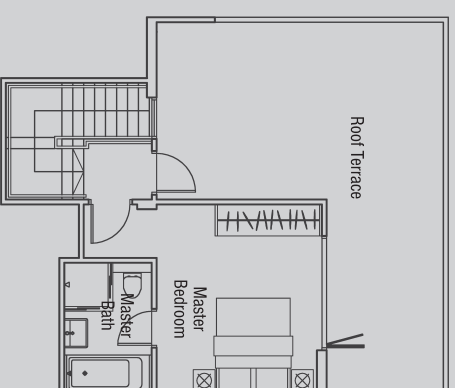
All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

### Type D-P (3-Bedroom + Study/Penthouse)

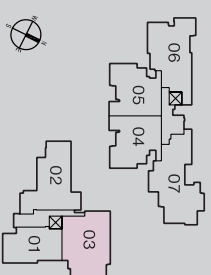
Unit #05-03  
Area 1959 sqft / 182 sqm



5th Storey



Attic



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## Specifications

FOUNDATION	Reinforced concrete foundation	
SUB-STRUCTURE & SUPER-STRUCTURE	Reinforced concrete to Engineer's specifications	
WALLS	a) External b) Internal	: Brick and/or reinforced concrete wall : Brick and/or concrete block and/or precast concrete wall and/or dry wall partition system
ROOF	a) Flat Roof b) Pitched Roof	: Reinforced concrete flat roof with appropriate insulation (where applicable) and waterproofing system : Metal deck roof with appropriate insulation
CEILING	a) Apartment i) Living, Dining, Bedrooms, Study Room*, Kitchen, DB, HS, Yard and WC ii) Bathrooms b) Common Area i) Lift Lobbies ii) Basement Carpark and Staircases	: Skim coat and/or ceiling board and/or box up to designated areas with paint finish : Ceiling board with paint finish : Ceiling board with paint finish : Skim coat with paint finish
FINISHES	a) Wall: Apartment i) Living, Dining, Bedrooms, Study Room*, HS, Yard, Balcony*, PES*, Terrace and Roof Terrace ii) Kitchen iii) Bathrooms and WC b) Wall: Common Area i) Lift Lobbies ii) Corridors and Staircases	: Cement and sand plaster and/or skim coat and/or dry wall with paint finish : Tiles and/or paint finish : Tiles : Tiles and/or plaster and/or skim coat with paint finish : Cement and sand plaster and/or skim coat with paint finish
	c) Floor: Apartment i) Living and Dining ii) Bedrooms and Study Room* iii) Kitchen, DB, HS, Yard, Bathrooms, WC*, Balcony*, PES*, Terrace* and Roof Terrace d) Floor: Common Area i) Lift Lobby, Corridors, Staircases from Basement up to 2nd Storey Landing ii) Staircases from 2nd Storey upwards	: Compressed marble with skirting or Engineered timber flooring with skirting : Engineered timber flooring with skirting : Tiles : Tiles : Tiles
WINDOWS	Aluminum powder coated framed windows with glazing	: Tiles : Cement and sand screed
DOORS	a) Main Entrance b) Bedrooms, Study Room*, Bathrooms c) Kitchen d) Household Shelter e) WC* f) Yard, Balcony*, PES*, Terrace* and Roof Terrace*	: Approved fire rated timber door in veneer finish : Hollow core timber door in veneer finish : Aluminum frame door in acrylic finish or hollow core timber door in acrylic finish with glass panel : Metal door as approved by relevant authority : Slide and fold Aluminum framed door with acrylic panel : Aluminum powder coated framed glass door
IRONMONGERY	Selected quality locksets	
OTHERS	a) PES* b) Balcony* c) Terrace* and Roof Terrace* d) Internal Staircase*	: Metal railing and/or parapet wall : Metal railing and/or parapet wall and/or glass railing : Reinforced concrete parapet wall and/or glass railing and/or metal railing : Engineered timber flooring and metal railing with timber handrail
SANITARY WARES AND FITTINGS	a) Master Bath (for all types except Penthouses Type A1-P, B1-P, C1-P, C2-P, C3-P and D-P) - 1 bond bath with bath/shower mixer and hand shower - 1 vanity basin with mixer tap - 1 water closet - 1 mirror and glass shelving - 1 toilet paper holder - 1 bib tap b) Master Bath (for all Penthouses Type A1-P, B1-P, C1-P, C2-P, C3-P and D-P) - 1 bond bath with bath/shower mixer and hand shower - 1 shower cubicle with shower mixer, shower rail extension and hand shower set - 1 vanity basin with mixer tap - 1 water closet - 1 mirror and glass shelving - 1 toilet paper holder - 1 bib tap c) Bathrooms - 1 shower cubicle with shower mixer and hand shower set - 1 vanity basin with mixer tap - 1 water closet - 1 mirror and shelving - 1 toilet paper holder - 1 bib tap d) WC* - 2-way tap with hand shower set - 1 basin with tap - 1 water closet - 1 mirror - 1 toilet paper holder e) Yard, PES*, Terrace* and Roof Terrace* - 1 bib tap	
ELECTRICAL INSTALLATION	All electrical wiring is concealed except electrical wirings in conduits exposed above false ceiling and DB. Refer to Electrical Schedule for details	
LIGHTNING PROTECTION	Lightning protection system shall be provided in accordance with Singapore Standard CP 33 : 1996	
PAINTING	a) External Wall b) Internal Wall	: Textured coating and/or paint finish to designated areas : Paint finish
WATERPROOFING	Waterproofing to floors of Kitchen, Bathrooms, Yard, WC*, Balcony*, PES*, Planter*, Terrace* and Roof Terrace*	
DRIVEWAY AND CARPARK	a) Basement Carpark and Driveway	: Reinforced concrete
FACILITIES	a) Swimming Pool b) Recreational Pool c) Water Jet Area d) Bubble Jet Corner e) Wading Pool f) Children's Playground g) Gymnasium h) Trellis Pavilion i) Pool Deck j) BBQ Area k) Male and Female Changing Rooms l) Male and Female Steam Baths m) Pedestrian Side Gate	

**SOIL TREATMENT**  
Anti-termite soil treatment by Specialist, where applicable

**ADDITIONAL ITEMS**

- a) Wardrobes : To all Bedrooms
- b) Kitchen Cabinets / Appliances
- i) Typical Units  
Built-in Kitchen cabinets with solid surface counter top complete with sink, cooker hood, gas hob, built-in oven, integrated dishwasher and free-standing refrigerator
- ii) Penthouse Units  
Built-in Kitchen cabinets with solid surface counter top complete with sink, cooker hood, gas hob, built-in oven, integrated dishwasher and free-standing refrigerator
- c) Air-Conditioning system : Split unit air-conditioning system to Living, Dining, Bedrooms and Study Room
- d) Intercom : Audio/Video intercom system to individual units (linked to Pedestrian Side Gate, Lift Lobbies at Basement and 1st Storey)
- e) Telephone / Cable Vision : Refer to Electrical Schedule for details
- f) Wireless Internet Connectivity : To Pool Deck Area
- g) Water Heaters : Hot water provision to Bathrooms and Kitchen
- h) Internal Refuse Chute : Type C3-G, C3 and C3-P only
- i) Card Access System : To Gymnasium and Lift Lobbies at Basement and 1st Storey
- j) Car Access System : Auto gate with remote control
- k) Closed Circuit Television System : Surveillance cameras to Lift Lobbies at Basement, 1st Storey and Pedestrian Side Gate and/or strategic locations

Note:  
Colour of window frames and glass subject to Architect's selection.

The type and colour of sanitary wares, fittings and accessories are subject to availability and Architect's selection.

No tile/stone work behind/below kitchen cabinet, long bath and mirror. All wall finishes shall be terminated at ceiling board level and provided on exposed area only.

Marble, granite and slates are natural stone materials containing veins with tonally differences. There will be colour and marking caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity 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. Tonality and pattern of marble or granite selected and installed shall be subject to availability.

**ELECTRICAL SCHEDULE**

TYPE	A1-G A1	A1-a	A1-P	B1-G B2-G	B1-a B1	B1-P	C1-G C3-G C1	C2	C3-a C3	C1-P	C2-P	C3-P	D	D-P
LIGHTING POINT	10	11	18	14	13	22	15	15	14	17	18	16	16	22
POWER POINT	8	8	9	9	9	10	12	10	12	11	9	11	11	11
WATER HEATER POINT	3	3	4	3	3	4	3	3	3	3	3	3	3	3
AUDIO/VIDEO INTERCOM	1	1	1	1	1	1	1	1	1	1	1	1	1	1
TV/SCV OUTLET	4	4	5	5	5	5	5	5	5	5	5	5	6	6
TEL OUTLET	4	4	5	5	5	5	5	5	5	5	5	5	6	6
KITCHEN HOOD UNIT	1	1	1	1	1	1	1	1	1	1	1	1	1	1
KITCHEN HOB UNIT	1	1	1	1	1	1	1	1	1	1	1	1	1	1
KITCHEN OVEN UNIT	1	1	1	1	1	1	1	1	1	1	1	1	1	1
FRIDGE UNIT	1	1	1	1	1	1	1	1	1	1	1	1	1	1
WASHING MACHINE UNIT	1	1	1	1	1	1	1	1	1	1	1	1	1	1
DRYER UNIT	1	1	1	1	1	1	1	1	1	1	1	1	1	1
DOOR CHINE	1	1	1	1	1	1	1	1	1	1	1	1	1	1
AIR CON ISOLATOR	2	2	2	2	2	2	2	2	2	2	3	2	2	3

Engineered timber strips are natural materials with complex variation in tone, colour and grain. It is not possible to achieve total consistency of colour and grain in its selection and installation.

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 and clearing of condensate pipes and charging of gas.

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

The choice of brand and model of fittings, equipment, installation and appliances supplied shall be at the Vendor's sole discretion.

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

If the Purchaser requires internet access to the Unit, the Purchaser will have to make direct arrangement with the Internet Service Provider and is liable to pay all the applications, subscriptions and other fees for the Internet services.

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/Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit/Building is delivered to the Purchaser. Provided always that the Vendor shall not be answerable or responsible to the Purchaser for any failure on the part of the manufacturers and/or contractors and/or suppliers to maintain or repair any defects thereto.

Balcony, Terrace and Roof Terrace shall not be roofed over or enclosed.

- \* PES – For Type A1-G, B1-G, B2-G, C1-G and C3-G only
- \* Balcony – For Type A1-a, B1, B1-a, C1, C2, C3, C3-a, D, B1-P, C1-P, C2-P, C3-P and D-P only
- \* Bath 3 – For Type A1-P and B1-P only
- \* Internal Staircase and Roof Terrace – For Type A1-P, B1-P, C1-P, C2-P, C3-P and D-P only
- \* Terrace – For Type B1-P, C1-P, C2-P, C3-P and D-P only
- \* Planter – For Type B2-G, A1, B1, C1, C2, C3, C3-a, D, C2-P, C3-P and D-P only
- \* Study Room – For Type B1-G, B2-G, B1, B1-a, D and D-P only
- \* WC – For Type C1-G, C3-G, C1, C2, C3, C3-a, D, A1-P, B1-P, C1-P, C2-P, C3-P and D-P only

## Hoi Hup Realty Pte Ltd

### About Us

Hoi Hup Realty Pte Ltd is a well-established property developer based in Singapore. Under Hoi Hup Group of companies, our portfolio sports numerous localies both prominent and notable sold-out developments like Waterford Residence, Suites @ Cairnhill and The Ford @ Holland.



Waterford Residence



Suites @ Cairnhill



The Ford @ Holland

Our recent projects include Versilia on Haig, Charlton Villas, and City View @ Boon Keng – a DBSS public housing development jointly developed with Sunway Concrete Products Pte Ltd.



Versilia on Haig  
128 freehold  
condominium units



Charlton Villas  
Strata Housing development comprising 39 units of  
3-storey strata terrace units & 4 strata semi-detached units



City View @ Boon Keng  
Design, Build and Sell Scheme (DBSS)  
public housing development with 714 units

Through the philosophy of creating living spaces of the highest level of style, comfort and functionality, we established ourselves locally as an exceptionally esteemed property developer, forging into the fray, high-quality living spaces for today's diverse market.

With unflinching, dedicated and steadfast commitment, Hoi Hup Realty Pte Ltd has clinched numerous accolades, most notably, the BCA Best Buildable Design Award Merit 2007 and Construction Excellence Award 2008 for the De Royale Condominium and the coveted SME 500 Award for its exceptionally promising SME. With years of industry experience and a proven track record for excellence, Hoi Hup Realty Pte Ltd is poised to take its position as a premier niche developer, adding that personal touch to all projects served, because at Hoi Hup, we craft homes for you.

Coming your way...

Luxurious freehold apartments at Killiney Road District 9

Developer: Hoi Hup Stamford Realty Pte Ltd (ROC2007090396). Developer's Licence No.: C0320. Tenure of Land: Estate in Fee Simple (freehold). Lot No.: 6706T MK 17. Location: Stamford Road. Expected Date of TOP: 31 December 2012

While every reasonable care has been taken in preparing this brochure, the developer cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statement or representation of facts. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development. All information and specifications are current at the time of press and are subject to change as maybe required and cannot form part of an offer or contract.

Another Prestigious Development By

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