



Floor Plans



## Presenting a canvas for your imagination

Shelford Suites commands picturesque views of nature's greenery, the lights of the city and beyond. This truly exclusive freehold condominium consists of 77 apartments set in the midst of the lush tropical gardens of a private residential estate.

This prestigious neighbourhood is within easy access to excellent schools, fine dining and quality amenities for your everyday necessities. What's more, its prime location is near the Botanical Gardens, the new Circle Line MRT, the Orchard Road shopping belt as well as the Central Business District.

Select from a suite of 2- and 3-bedroom apartments, as well as exquisite penthouses – all 77 apartments are perfected with a private lift lobby. The design of the condominium is a celebration of space – creating a sense of expansive living.

Whatever your ideas, Shelford Suites has unlimited variations to make your home a unique reflection of you.

# Site Plan



## LEGEND

- A.** Guard House
- B.** Water Feature
- C.** Arrival Plaza
- D.** Foot Reflexology Walk
- E.** Fitness Area
- F.** Children's Playground
- G.** Club House
  - Function Room
  - Gymnasium
  - Lounge
  - Male and Female Changing Rooms with Steam Rooms
- H.** Garden Plaza
- I.** Children's Pool
- J.** Lap Pool
- K.** Pool Deck
- L.** Sun Deck
- M.** BBQ Terrace
- N.** Water Cascade
- O.** Spa Pool
- P.** Relaxation Plaza
- Q.** Manicured Lawn Garden



Artist's Impression

# Schematic Diagram

# 2-Bedroom Apartment

## No.16 Shelford Road

	01	02	03	04	05	06	07	08	09	10	
ATTIC											ATTIC
5	PHC 1-1 (01)	B3b-1	PHC 2-1 (03)	B3b-1	PHC 2-1 (05)	B3b-1	PHC 2-3 (07)	B3b-1	B3a-1	B4b-3	5
4	B4b-1	B3a-1	B3b-1	B3a-1	B3b-1	B3a-1	B3b-1	B3a-1	B3b-1	B4a-3	4
3	B4a-1	B3b-1	B3a-1	B3b-1	B3a-1	B3b-1	B3a-1	B3b-1	B3a-1	B4b-3	3
2	B4b-2	B3a-2	B3b-2	B3a-2	B3b-2	B3a-2	B3b-2	B3a-2	B3b-2	B4a-2	2
1	B2g-1	B1g-1	B1g-1	B1g-1	B1g-1	B1g-1	B1g-1	B1g-1	B1g-1	B2g-2	1
Level											Level

## No.16A Shelford Road

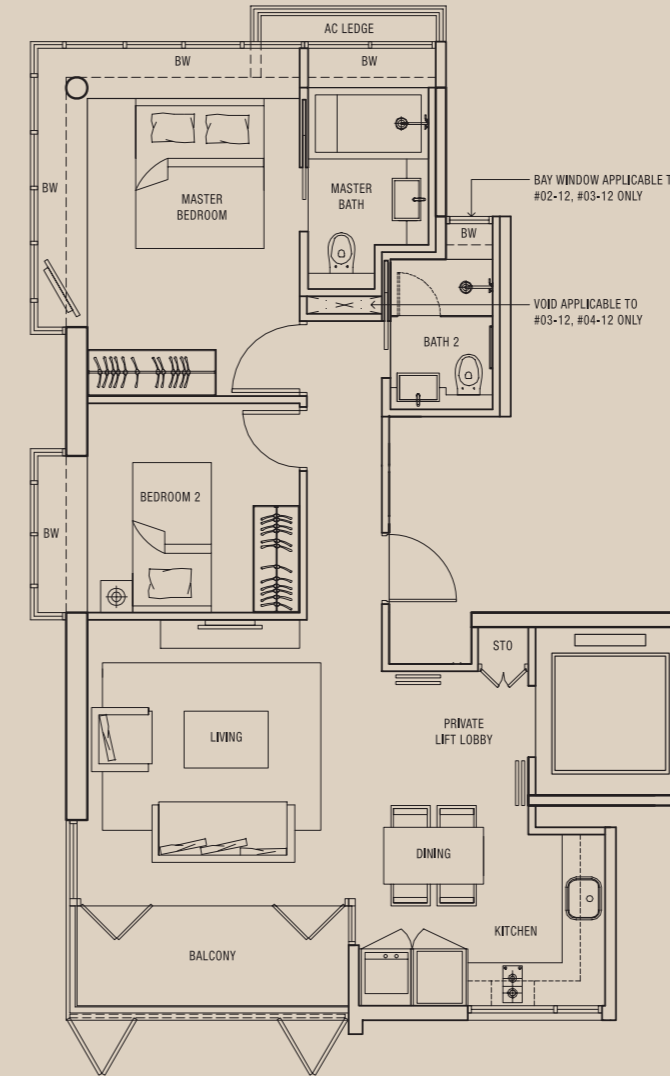
	12	11	
ATTIC	PHC 3 (11)		
5			
4	A1-1	A1-2	
3	A1-1	A1-2	
2	A1-1	A1-2	
1			
Level			

## No.16B Shelford Road

	13	14	15	16	
ATTIC					ATTIC
5	B3b-1	PHC 2-2 (14)	B3b-1	PHC 1-2 (16)	5
4	B3b-3	B3b-1	B3a-1	B4b-1	4
3	B3b-1	B3a-1	B3b-1	B4a-1	3
2	B3b-4	B3b-2	B3a-2	B4b-2	2
1	B1g-3	B1g-2	B1g-4	B2g-3	1
Level					Level

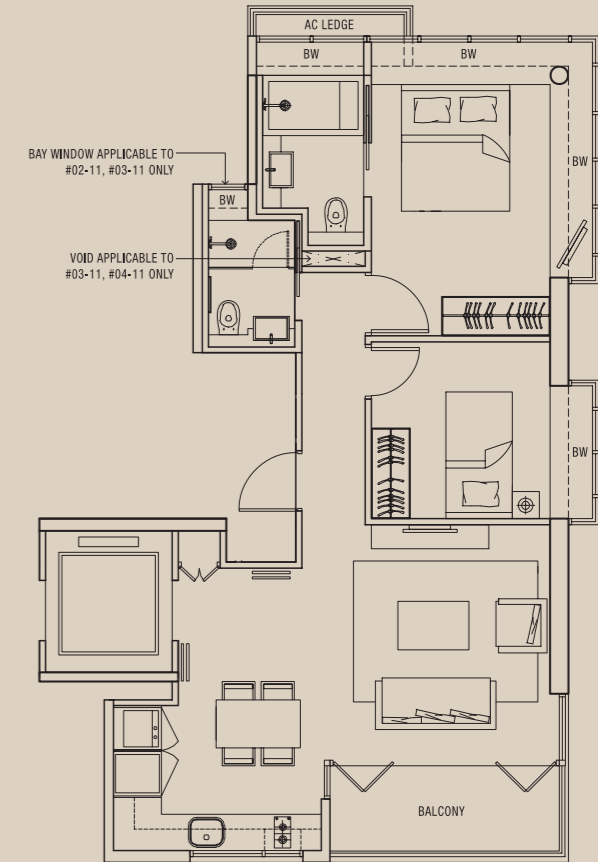
Legend:

			
2-Bedroom Apartment	3-Bedroom Apartment	3-Bedroom Penthouse	4-Bedroom Penthouse



**A1-1**

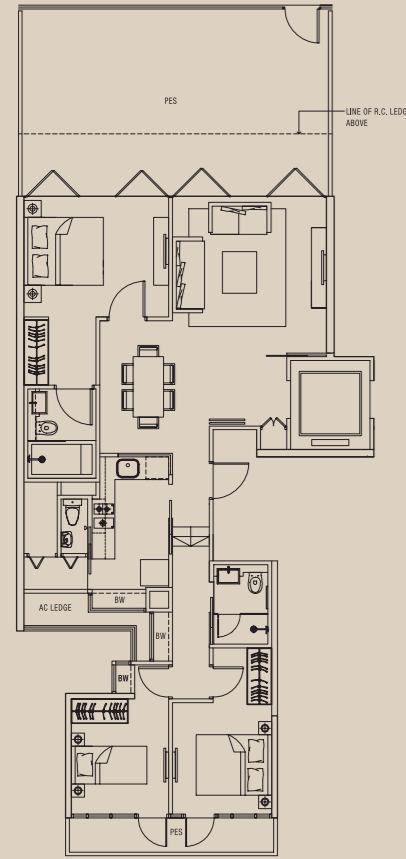
83sqm (893sqft)  
#02-12, #03-12  
#04-12



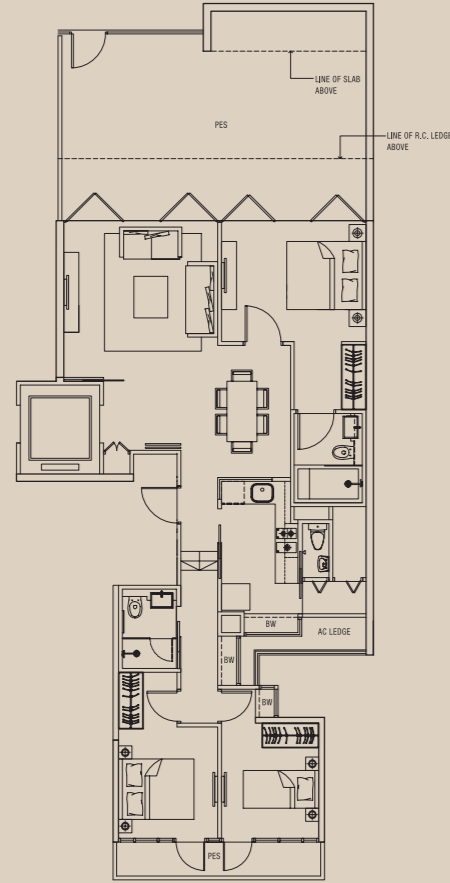
**A1-2**

83sqm (893sqft)  
#02-11, #03-11  
#04-11

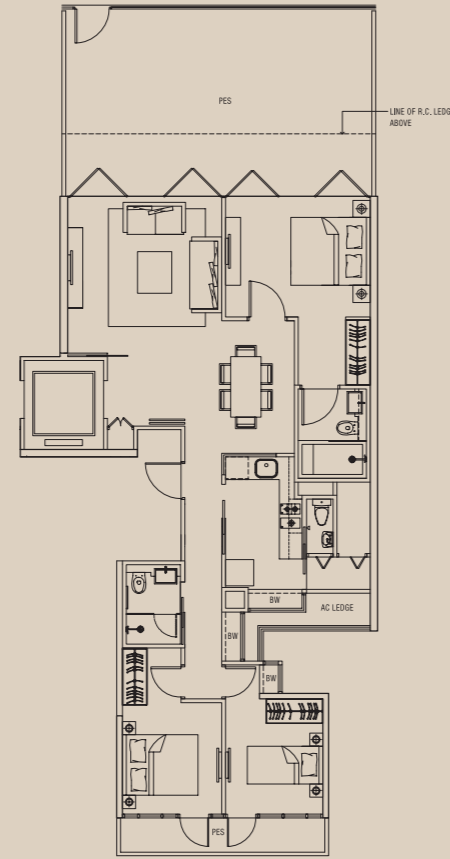
# 3-Bedroom Apartment



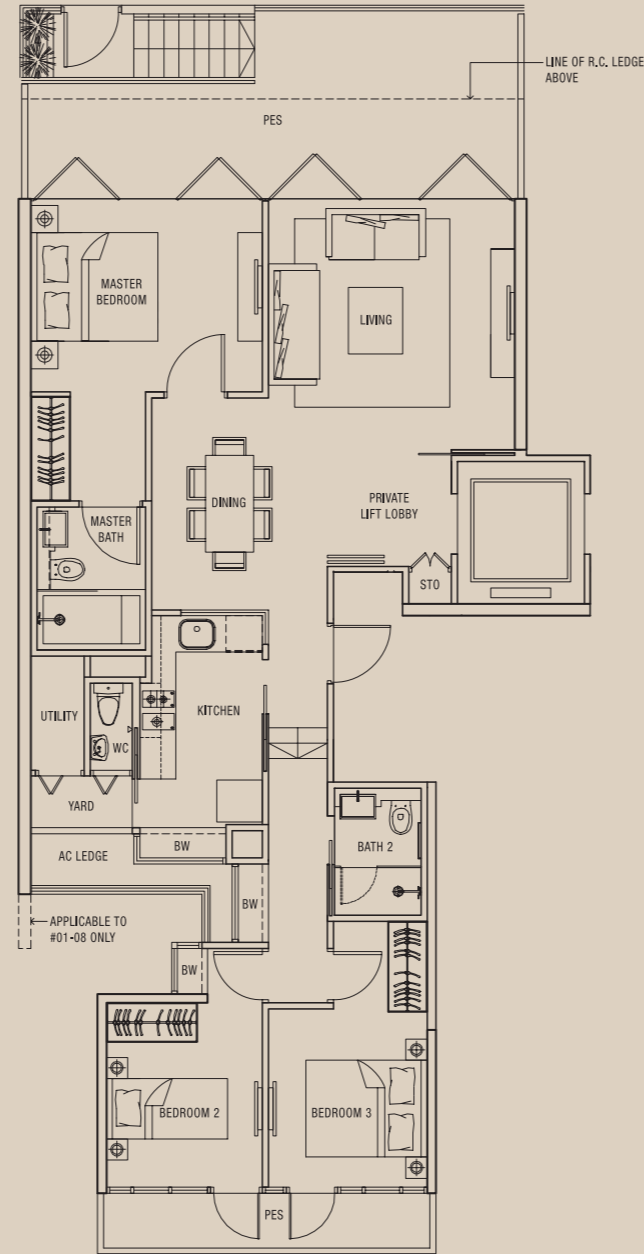
■ **B1g-2** ■  
149sqm (1,604sqft)  
#01-14



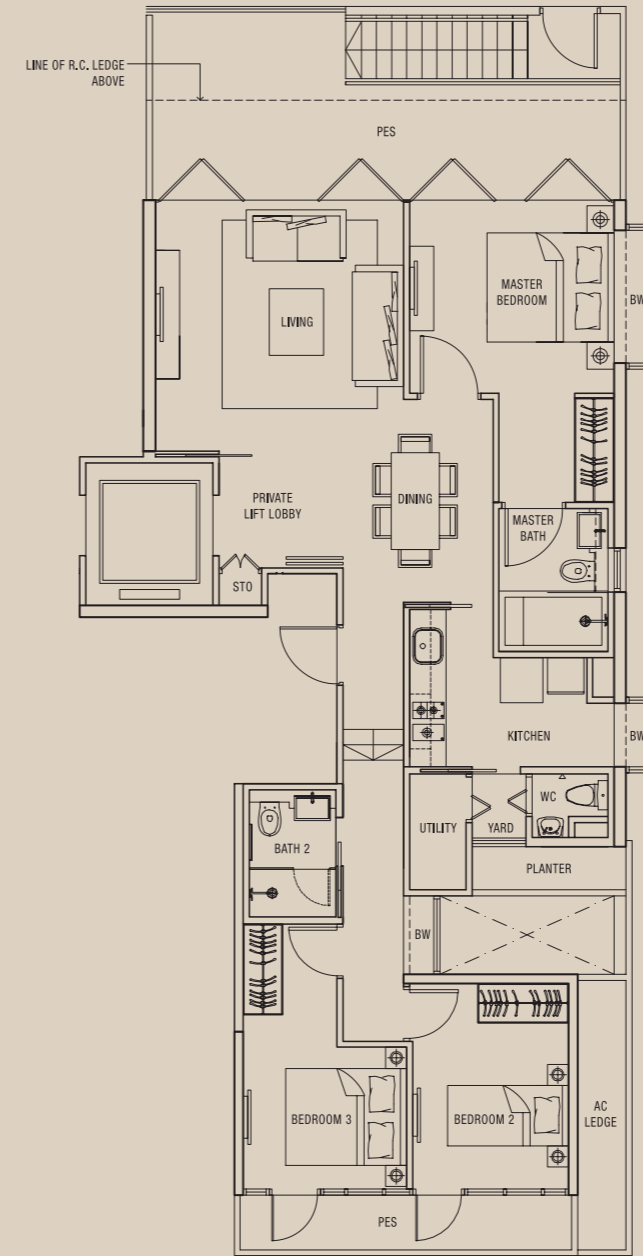
■ **B1g-3** ■  
152sqm (1,636sqft)  
#01-13



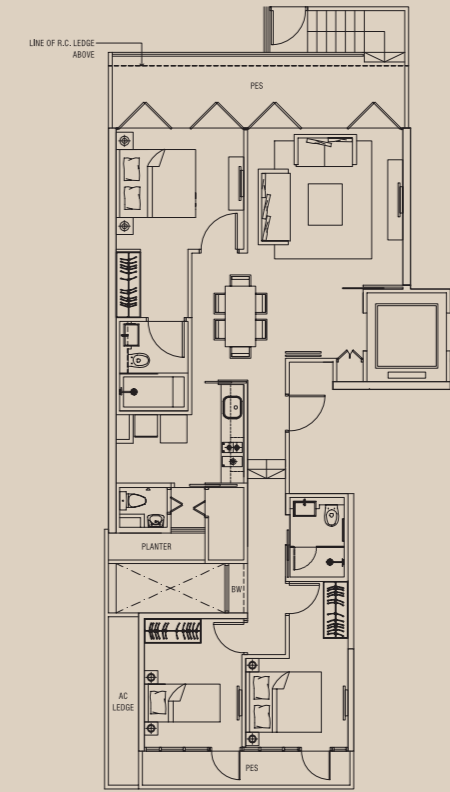
■ **B1g-4** ■  
149sqm (1,604sqft)  
#01-15



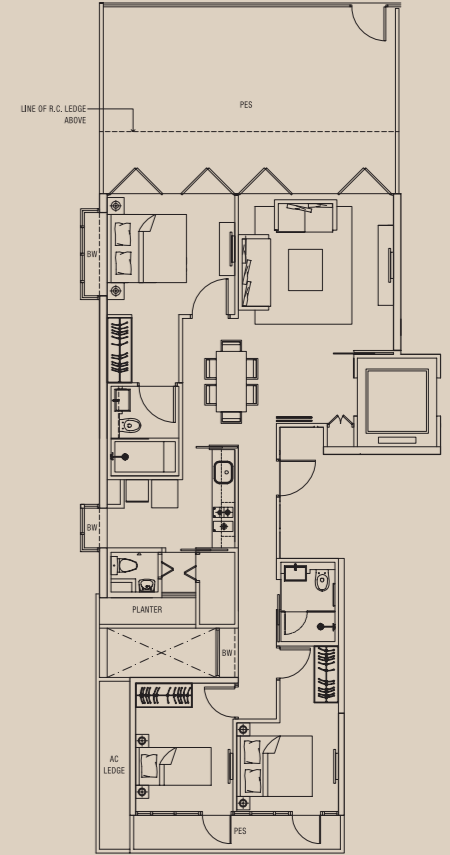
■ **B1g-1** ■  
134sqm (1,442sqft)  
#01-02, #01-03, #01-04, #01-05,  
#01-06, #01-07, #01-08, #01-09



■ **B2g-1** ■  
134sqm (1,442sqft)  
#01-01



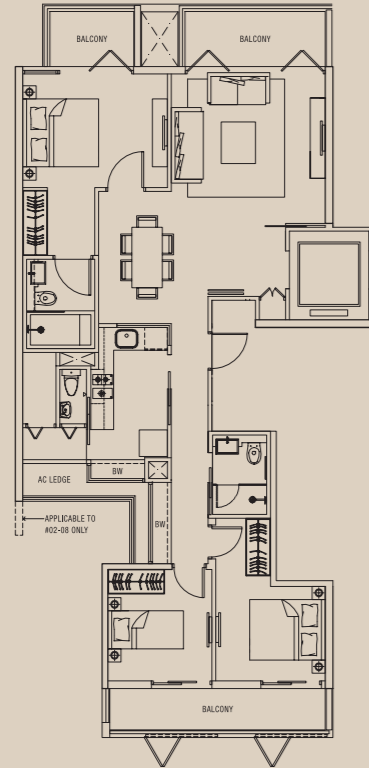
■ **B2g-2** ■  
127sqm (1,367sqft)  
#01-10



■ **B2g-3** ■  
148sqm (1,593sqft)  
#01-16

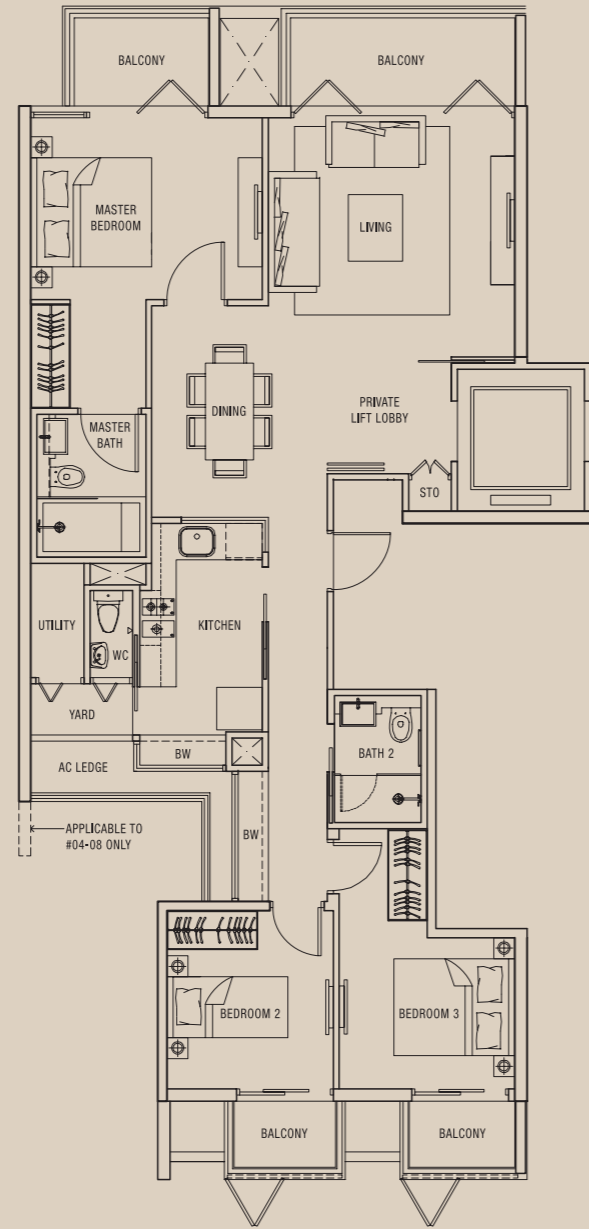
# 3-Bedroom Apartment

# 3-Bedroom Apartment



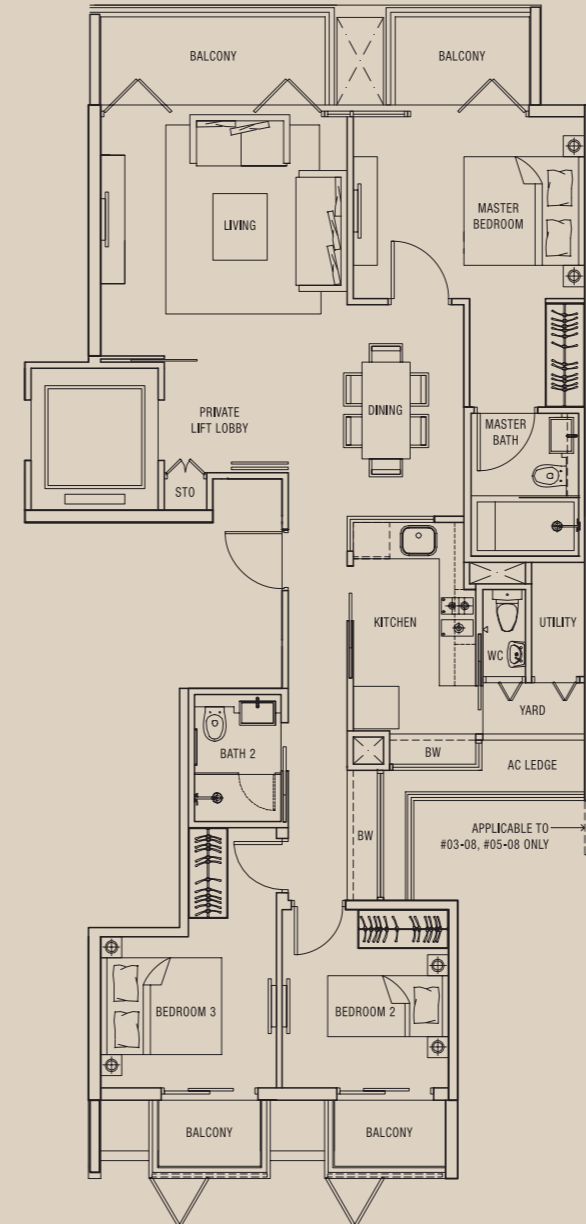
■ **B3a-2** ■

120sqm (1,292sqft)  
#02-02, #02-04, #02-06,  
#02-08, #02-15



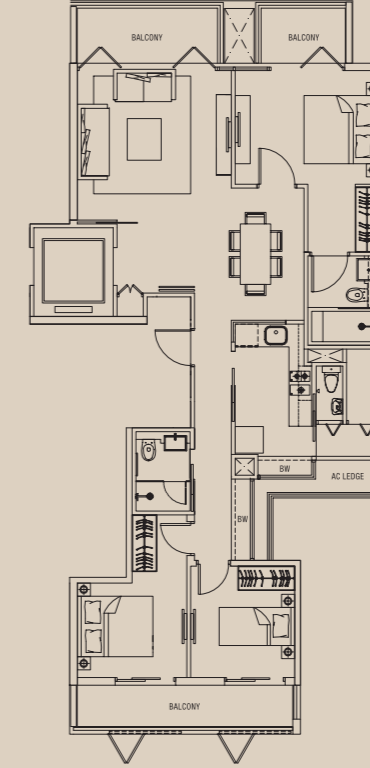
■ **B3a-1** ■

118sqm (1,270sqft)  
#03-03, #03-05, #03-07, #03-09, #03-14,  
#04-02, #04-04, #04-06, #04-08, #04-15,  
#05-09



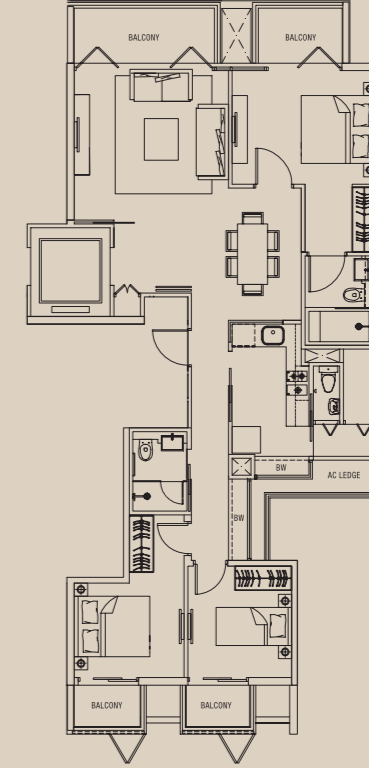
■ **B3b-1** ■

118sqm (1,270sqft)  
#03-02, #03-04, #03-06, #03-08, #03-13, #03-15,  
#04-03, #04-05, #04-07, #04-09, #04-14,  
#05-02, #05-04, #05-06, #05-08, #05-13, #05-15



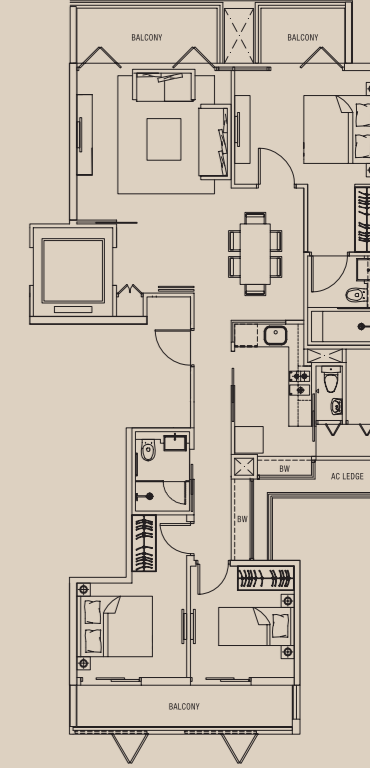
■ **B3b-2** ■

120sqm (1,292sqft)  
#02-03, #02-05, #02-07,  
#02-09, #02-14



■ **B3b-3** ■

118sqm (1,270sqft)  
#04-13

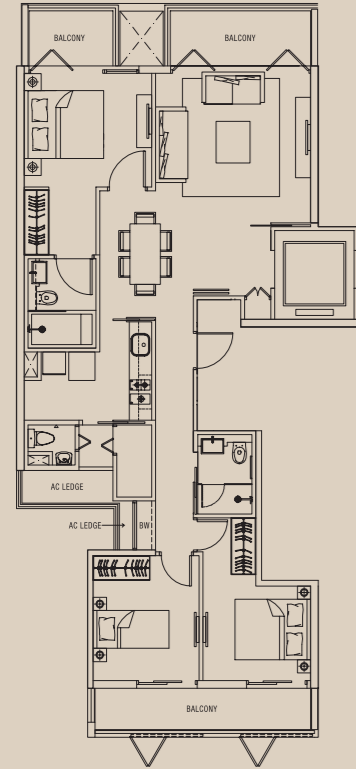


■ **B3b-4** ■

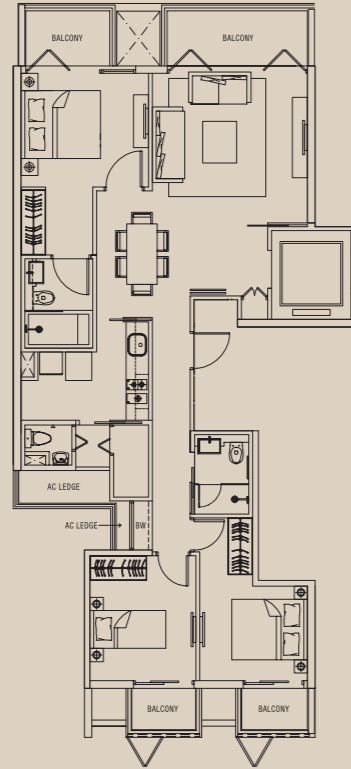
120sqm (1,292sqft)  
#02-13

# 3-Bedroom Apartment

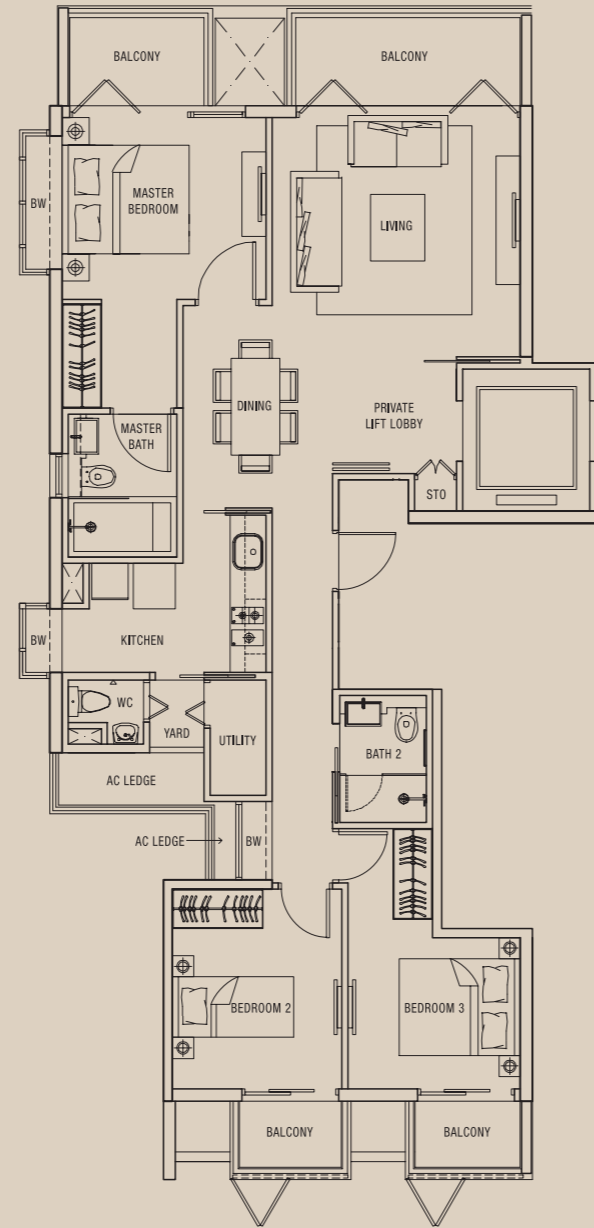
# 3-Bedroom Apartment



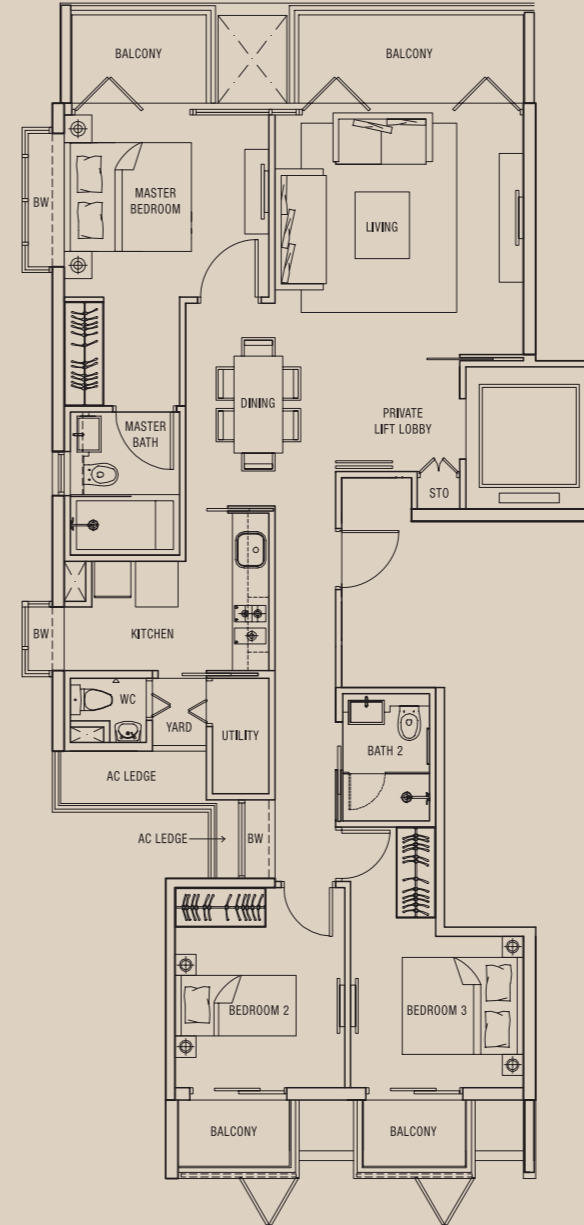
**B4a-2**  
116sqm (1,249sqft)  
#02-10



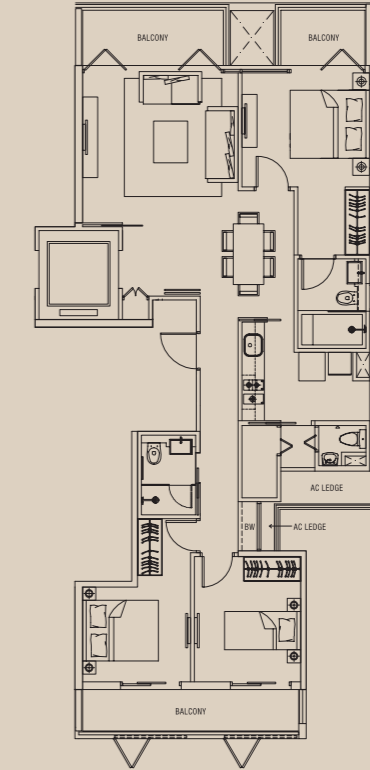
**B4a-3**  
114sqm (1,227sqft)  
#04-10



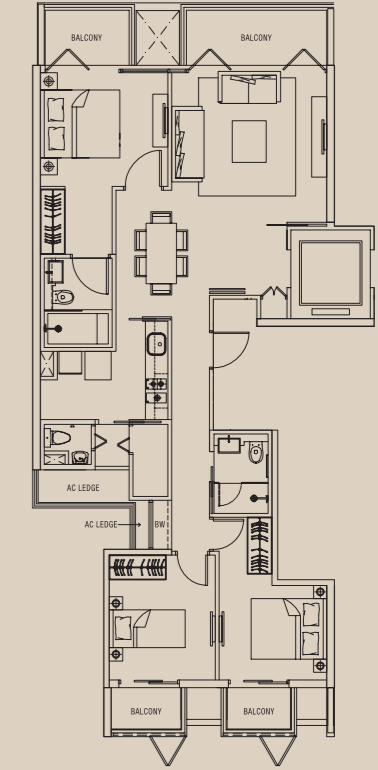
**B4a-1**  
116sqm (1,249sqft)  
#03-01, #03-16



**B4b-1**  
116sqm (1,249sqft)  
#04-01, #04-16



**B4b-2**  
118sqm (1,270sqft)  
#02-01, #02-16



**B4b-3**  
114sqm (1,227sqft)  
#03-10, #05-10

# 3-Bedroom Apartment

# Specifications

## 1. FOUNDATION

Reinforced concrete piles

## 2. SUPERSTRUCTURE

Precast and/or cast in-situ concrete framework

## 3. ROOF

Reinforced concrete flat roof with waterproofing and insulation. Metal roof with insulation where applicable

## 4. CEILING

### Typical Unit

Private Lift Lobby, Corridor to Bedrooms, Bathrooms, Kitchen, WC and Utility (at 1st storey)

- Plasterboard with paint  
Living, Dining, Bedrooms, Store, Yard, Utility (except at 1st storey), Bedrooms  
- Concrete slab with skim coating and paint

### Penthouse

Private Lift Lobby, Foyer, Study, Family Area, Corridor to Bedrooms, Bedrooms (except type PHC3), Bathrooms, Dry & Wet Kitchen and WC

- Plasterboard with paint  
Living, Dining, Bedrooms (only for type PHC3), Store, Yard and Utility  
- Concrete slab with skim coating and paint

## 5. WALLS

### External Walls

- Reinforced/Precast Concrete with Sprayed Texture Coating

### Internal Walls

- Reinforced wall and/or lightweight concrete block and/or dry wall partition system with emulsion paint

## 6. FINISHES

### Wall

External (Includes internal side of Balcony, Planter, Open Roof Terrace, Private Enclosed Space and AC Ledges)

- Sprayed textured coating, where applicable

### Typical Unit

Private Lift Lobby, Living, Dining, Bedrooms, Corridor leading to Bedrooms, Bathrooms, Utility, Store and Yard

- Emulsion paint to soffit of slab or false ceiling, where applicable

### Master Bath

- Marble finish to false ceiling height and on exposed surfaces only

Other Bathrooms, Kitchen and WC

- Tiles finish to false ceiling height and on exposed surfaces only

### Penthouse

Private Lift Lobby, Foyer, Study, Family Area, Living, Dining, Bedrooms, Corridor leading to Bedrooms, Dry Kitchen, Bathrooms, Utility, Store and Yard

- Emulsion paint to soffit of slab or false ceiling, where applicable

### Master Bath

- Marble finish to false ceiling height and on exposed surfaces only

Other Bathrooms, Powder Room, Wet Kitchen and WC

- Tiles finish to false ceiling height and on exposed surfaces only

## Floor

### Typical Unit

Private Lift Lobby, Living, Dining, Store, Corridor leading to Bedrooms and

Master Bath

- Marble finish

Bedrooms

- Timber flooring

Other Bathrooms, Kitchen, Utility, Yard, Balcony, Open Roof Terrace,

Private Enclosed Space and WC

- Homogeneous tiles

### Penthouse

Private Lift Lobby, Foyer, Study, Family Area, Living, Dining, Store, Corridor

leading to Bedrooms, Dry Kitchen and Master Bath

- Marble finish

Bedrooms

- Timber flooring

Other Bathrooms, Wet Kitchen, Utility, Yard, Balcony, Open Roof Terrace,

Private Enclosed Space and WC

- Homogeneous tiles

### Internal Staircases

- Timber/Marble finish

## 7. WINDOWS

Aluminum framed windows with glazing

## 8. DOORS

### Main Entrance

Sliding and/or Sliding and

Folding glass door

### (From Private Lift Lobby)

Side Entrance

Approved fire-rated door

Bedrooms, Bathrooms,

Hollow core timber flush door/

sliding door

Powder Room, Yard

Aluminum framed glass sliding

folding doors

Master Bedroom, Living, Dining

to Balcony/Private Enclosed

Space/Open Roof Terrace

(where applicable), Bedroom 4

to Terrace

Other Bedrooms to Balcony/

Framed sliding glass door/Framed

glass door

Private Enclosed Space

(where applicable)

Kitchen

Frameless sliding glass door,

where applicable

Utility and WC

Aluminum framed sliding folding door

Store

Hollow core timber flush door/sliding door

Private Enclosed Space

Mild steel grille door

Open Roof Terrace/Master

Glass door

Bath to Outdoor Bath

(where applicable)

## 9. SANITARY WARES, FITTINGS AND ACCESSORIES

### Master Bathroom

- 1 sunken bath

- 1 glass shower screen

- 1 set of shower mixer

- 1 soap holder

- 1 vanity counter with cabinet

- 1 semi-recessed basin with basin mixer

- 1 wall-hung water closet

- 1 toilet paper holder

- 1 towel rail

- Cabinet with mirror sliding door

### Other Bathrooms

- 1 glass shower cubicle

- 1 set of shower mixer

- 1 soap holder

- 1 vanity counter with cabinet

- 1 semi-recessed basin with basin mixer

- 1 wall-hung water closet

- 1 toilet paper holder

- 1 towel rail

- Mirror

### Powder Room

- 1 vanity counter with cabinet

- 1 semi-recessed basin with basin mixer

- 1 wall-hung water closet

- 1 toilet paper holder

- 1 soap holder

- Mirror

### WC

- 1 bib tap

- 1 shower handset

- 1 wash basin with tap

- 1 pedestal water closet

- 1 toilet paper holder

- 1 soap holder

Private Enclosed Space, Open Roof Terrace, Yard

- 1 bib tap

## 10. ELECTRICAL INSTALLATION

a. Electrical wiring below false ceiling within the units shall generally be concealed where possible

b. Electrical wiring above false ceiling entrance to DB closet shall be in exposed tray, conduits or trunking

## ELECTRICAL SCHEDULE

	A1-1 A1-2	B1g-1 B1g-2 B1g-3 B1g-4	B2g-1 B2g-2 B2g-3	B3a-1 B3a-2 B3b-1 B3b-2 B3b-3 B3b-4	B4a-1 B4a-2 B4a-3 B4b-1 B4b-2 B4b-3	PHC1-1 PHC1-2	PHC2-1 PHC2-2 PHC2-3	PHC3
Lighting Point	15	28	25	27	24	42	39	36
Power Point	13	22	19	21	18	21	22	27
Washer/Dryer Point	1	1	1	1	1	2	2	2
Cooker Hob Point	1	1	1	1	1	2	2	2
Cooker Hood Point	1	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	1
Electrical Water Heater Point	2	2	2	2	2	3	3	3
Data Point	3	4	4	4	4	5	5	5
SCV Outlet	3	4	4	4	4	5	5	5
Telephone Point	3	4	4	4	4	5	5	5
Bell Point	1	1	1	1	1	1	1	1

## 11. TV/TELEPHONE

Refer to Electrical Schedule for details

## 12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard CP33:1996

## 13. PAINTING

### External Walls

- Sprayed textured coating/paint to designated areas

### Internal Walls

- Emulsion paint

## 14. WATERPROOFING

Waterproofing shall be provided for Bathrooms, Powder Room, WC, Yard, Planters, Balcony, Terrace, Open Roof Terrace, Swimming Pool, RC Flat Roof, Pool Deck and Basements

## 15. DRIVEWAY AND CARPARK

Surface Driveway: Stone/pavers/concrete  
Basement Car Park: Reinforced concrete slab with floor hardener

## 16. RECREATION FACILITIES

- Club House with Function Room, Gymnasium, Lounge, Male & Female Changing Rooms and Steam Rooms  
- Lap Pool  
- Children's Pool  
- Spa Pool  
- BBQ Terrace  
- Children's Playground  
- Fitness Area  
- Foot Reflexology Walk  
- Water Features  
- Relaxation Plaza  
- Sun Deck  
- Pool Deck  
- Garden Plaza  
- Manicured Lawn Garden

## 17. ADDITIONAL ITEMS

### Outdoor Jacuzzi

- Provided for all Penthouses

### Built-in Wardrobe

- Quality wardrobes provided to all Bedrooms

### Kitchen Cabinets/Appliances

Built-in kitchen cabinet with solid surface worktop complete with cooker hob, hood, built-in oven, kitchen sink with mixer, refrigerator and washer-cum-dryer  
- Provided for all units (except Penthouses)

Built-in kitchen cabinet with solid surface worktop complete with cooker hob, hood, built-in oven, kitchen sink with mixer, wine cooler, washer and dryer  
- Provided for all Penthouses

### Hot Water Supply

- Electric storage water heater to provide hot water to all Bathrooms and Kitchens

### Town Gas

- Provided to all Kitchens, where applicable  
- For Types A1-1 and A1-2, electrical hob is provided

### Air-Conditioner

- Ducted air-conditioning system to Living, Dining and Master Bedroom  
- Wall-mounted fan coil unit to other Bedrooms and Study/Family, where applicable

### Security System

- Telephony system between Guard House and Apartment Units, and between Lift Lobbies and Apartment Units  
- Proximity Card access system to first storey Lift Lobbies, Basement Lift Lobbies and within lift car  
- Closed circuit television system to selected common areas  
- Auto car barrier system using proximity transponder card access

### IT Feature

- Broadband internet connectivity will be provided

### Waste Disposal System

- Pneumatic waste conveyance system will be provided

### Ironmongery

- Good quality ironmongery to all doors

## NOTES

### Air-conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the purchaser on a regular basis. This includes the clearing of filters and condensate pipes, re-charging of refrigerate. The purchaser is advised to engage his/her own contractor to service the air-conditioning system on a regular basis in order to ensure good working condition of the system.

### Cable Television and/or Internet Access

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

### Brand and Model

The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

### Internet Access

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such other relevant entities/authorities for internet services to the Unit, and to make all necessary payments to the Internet Service Provider and/or such other relevant entities/authorities.

### Marble and Granite

Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, it is not possible to achieve total uniformity and consistency of colour and appearance between the individual pieces of marble or granite. 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. The colour, tonality and pattern of marble or granite selected and installed shall be subject to availability.

### Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points,

Air-Conditioner Ducts, Fittings and Appliances, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, air-conditioner ducts, fittings and appliances, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final 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/Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

### Web Portal of the Housing Project

The Purchaser will have to pay the 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.

### Timber

Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the Vendor and the builder.

### Dimmable Switches

The Living and Dining and Master Bedroom of the Unit will be provided with dimming switches for selected lighting points which are suitable only for incandescent and halogen bulbs up to a maximum of 300 watts. The Purchaser will have to make his own arrangements for modifications if other types of lights are used.

### False Ceiling

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

### Mechanical Ventilation System

To ensure good working condition of the mechanical ventilation system/exhaust system, the system has to be maintained by the Purchaser on a regular basis.

### Planter

No soil material or turf/plants are provided to planters.

### Prefabricated Toilets

Certain bathrooms, powder rooms and toilets may be of prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.

### Tiles

Selected tile sizes and tile surface flatness cannot be perfect, and are subject to acceptable range described in Singapore Standards SS 483: 2000.

### Terrace, Open Roof Terrace, Balcony and Private Enclosed Spaces

Where the Unit is designed with Terrace, Open Roof Terrace, Balcony or Private Enclosed Spaces, which are open or covered by trellises/ pergolas, the Purchaser shall not cover up or erect any roof structure over them, nor shall he allow them to be covered up or roofed over, except with the prior approval in writing of the relevant competent authorities and the Vendor or the Management Corporation after the initial period (as defined in the Building Maintenance and Strata Management Act 2004 (Act 47 of 2004)) when the Vendor has handed over the management of the Housing Project to the Management Corporation.

Reasonable care has been taken in the preparation of this brochure, and the construction of the scale model and the show-suite (collectively "the Collaterals"), but the developer does not warrant the accuracy of the Collaterals. The statements, information and depictions in the Collaterals may 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 artists' impressions only, and are not representations of fact. All information contained in the Collaterals, including plans and specifications, are current at the time of printing, and are subject to such changes as are required by the developer or the relevant authorities. The floor areas stated in the brochure are approximate measurements and subject to final survey.

• Developer : City Developments Ltd (Co. Reg. No. 1963003162) • Tenure of Land : Estate in Fee Simple (Freehold) • Lot No. : Lot Nos. 3388R, 3508N, 3510K, 3512X & 5480C MK 17 at Sheldford Road • Developer License no. : B1811 (Amendment 2) • Building Plan Approval No. & Date : A1360-0001-2006-BP01 (2nd October 2007), A1360-0001-2006-BP02 (1st November 2007), A1360-0001-2006-BP03 (23rd November 2007) • Expected Date of TOP : 30th June 2011 • Expected Date of Legal Completion : 30th June 2014

• Architect : New Space International Architectural Practice (NSIAP) Pte Ltd • Landscape Consultant : Site Concept International • M&E Engineer : Beca Carter Hollings & Ferner (S.E Asia) Pte Ltd • C&S Engineer : LSW Consulting Engineers • Quantity Surveyor : KPK Quantity Surveyors Singapore Pte Ltd • Project Interior Designer : Index Design Pte Ltd





**CITY DEVELOPMENTS LIMITED**

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Website at <http://www.cdl.com.sg>