



SKYSUITES17



Beauty is yours to savour, at SkySuites 17.



SkySuites17 offers modern high-rise living with 30 floors of exquisite apartments, ranging from cosy 1-bedroom units to spacious multi-level penthouses.

Cutting edge design nestled within lush landscapes, a paradise for those with discerning tastes and demanding expectations.

SkySuites17 – an address that says you deserve the best in life.





Located minutes from Singapore's city centre in a quiet suburb that is both convenient and charming.

SkySuites17 is surrounded by open spaces and greenery as well as top-notch medical centres, well-established schools and irresistible entertainment options, all just a short walk or ride away.

The bustling sights and sounds of Singapore are easily accessible through Novena MRT station, just minutes away from your abode. Drivers will find it a breeze to zip around with well-connected roads and easy access to two major expressways – the Pan Island Expressway and the Central Expressway.

At SkySuites17, you are at the centre of attraction while enjoying your very own piece of Eden.



LOCATION MAP





A modern city unfolds from your very apartment.....





where the view will take your breath away.....





Luxury envelopes you here.....



FACILITIES PLAN



- | | | |
|----------------------|----------------------------|-----|
| 1. 50M LAP POOL | 10. BBQ PITs | 19. |
| 2. SOCIAL POOL | 11. SEATING ALCOVE | 20. |
| 3. SUNDECK | 12. CHILDREN PLAYGORUND | |
| 4. POOL DECK | 13. JACUZZI | |
| 5. SPA JET | 14. LIFT LOBBY | |
| 6. RELAXATION DECK | 15. CLUBHOUSE | |
| 7. MANAGEMENT OFFICE | 16. GYMNASIUM | |
| 8. LAWN | 17. TREE PLAZA | |
| 9. WADING POOL | 18. SHOWER / CHANGING ROOM | |

The living is easy at SkySuites17,
with top-notch facilities available at your doorstep for your pleasure.
Enjoy life to the fullest.



19. STEAM BATH
20. TOILET

SKY TERRACE



DOM







artist's impression only

Keep in tip-top shape with a workout in the well-equipped gym, soothe away the stress of the day while sweating it out in the steam rooms or spend a lazy afternoon wading in the luxurious 50-metre lap pool. For that special memorable weekend, there's nothing like a delicious BBQ to bring family and friends together.





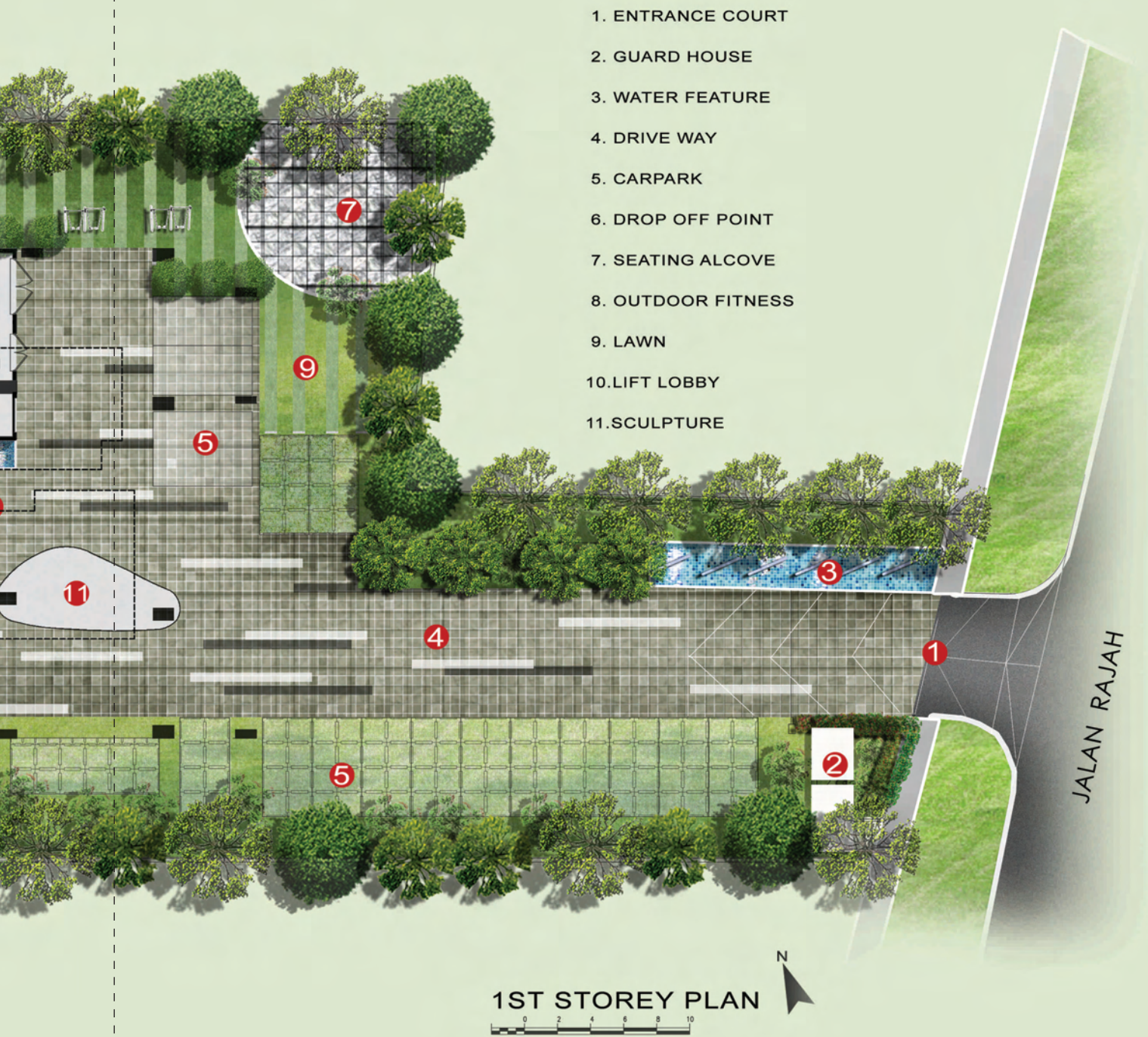
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Children can play to their hearts' content in their very own dedicated Children's Pool and Children's Playground.

AH HOOD ROAD



SITE PLAN



The very latest in contemporary design meets thoughtful touche to make you feel at home while laying the world at your feet. SkySuites17 is built for those who treasure a holistic lifestyle that caters to every need.





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artist's impression only

Spacious and luxurious home with an eye for detail, draped in class and chic from head to toe. Utmost perfection with uncompromised quality and finishing, provide a home that you can truly enjoy.



artist's impression only



artist's impression only



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SKYSUITES17 DIAGRAMMATIC CHART

L30				Aa #30-04	Ba #30-05
L29	PH 2 #29-01		PH 1 #29-03	A #29-04	B #29-05
L28	B1a #28-01	A1 #28-02	C #28-03	A #28-04	B #28-05
L27	B1a #27-01	A1 #27-02	C #27-03	A #27-04	B #27-05
L26	B1a #26-01	A1 #26-02	C #26-03	A #26-04	B #26-05
L25	B1a #25-01	A1 #25-02	C #25-03	A #25-04	B #25-05
L24	B1a #24-01	A1 #24-02	C #24-03	A #24-04	B #24-05
L23	B1a #23-01	A1 #23-02	C #23-03	A #23-04	B #23-05
L22	B1a #22-01	A1 #22-02	C #22-03	A #22-04	B #22-05
L21	B1a #21-01	A1 #21-02	C #21-03	A #21-04	B #21-05
L20	B1a #20-01	A1 #20-02	C #20-03	A #20-04	B #20-05
L19	B1a #19-01	A1 #19-02	C #19-03	A #19-04	B #19-05
L18	B1a #18-01	A1 #18-02	C #18-03	A #18-04	B #18-05
L17	B1a #17-01	A1 #17-02	C #17-03	A #17-04	B #17-05
L16	B1a #16-01	A1 #16-02	C #16-03	A #16-04	B #16-05
L15	B1a #15-01	A1 #15-02	C #15-03	A #15-04	B #15-05
L14	B1a #14-01	A1 #14-02	C #14-03	A #14-04	B #14-05
L13	B1a #13-01	A1 #13-02	C #13-03	A #13-04	B #13-05
L12	B1a #12-01	A1 #12-02	C #12-03	A #12-04	B #12-05
L11	B1a #11-01	A1 #11-02	C #11-03	A #11-04	B #11-05
L10	B1a #10-01	A1 #10-02	C #10-03	A #10-04	B #10-05
L09	B1a #09-01	A1 #09-02	C #09-03	A #09-04	B #09-05
L08	B1a #08-01	A1 #08-02	C #08-03	A #08-04	B #08-05
L07	B1 #07-01	A1 #07-02		Aa #07-04	B #07-05
L06	SKY TERRACE				
L05	CAR PARK				
L04	CAR PARK				
L03	CAR PARK				
L02	CAR PARK				
L01	CAR PARK / LOBBY				

 1 Bedroom

 3 Bedroom

 2 Bedroom

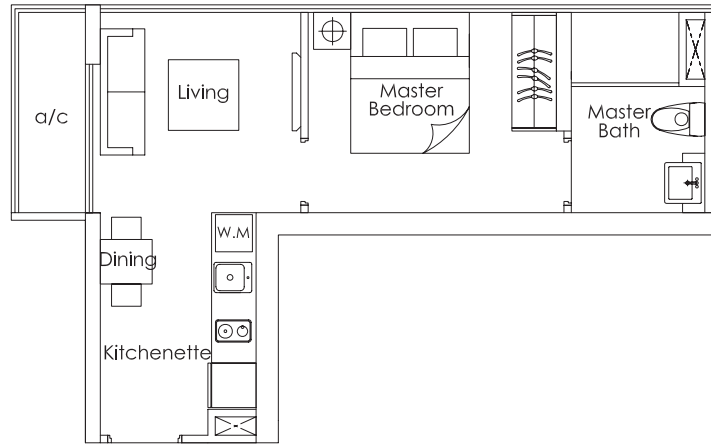
 4 Bedroom Penthouse

TYPE A

1 bdrm

34 sq m

#08-04 to #29-04



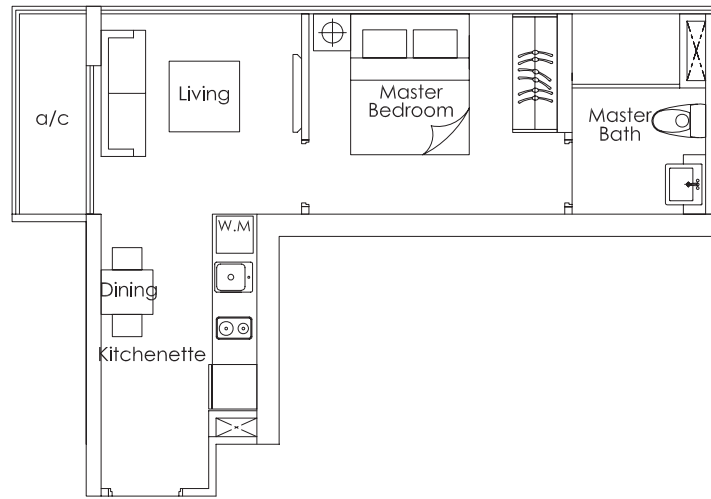
TYPE Aa

1 bdrm

35 sq m

#07-04

#30-04

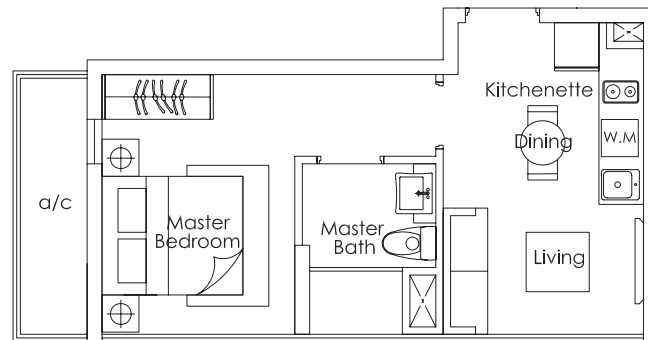


TYPE A1

1 bdrm

33 sq m

#07-02 to #28-02

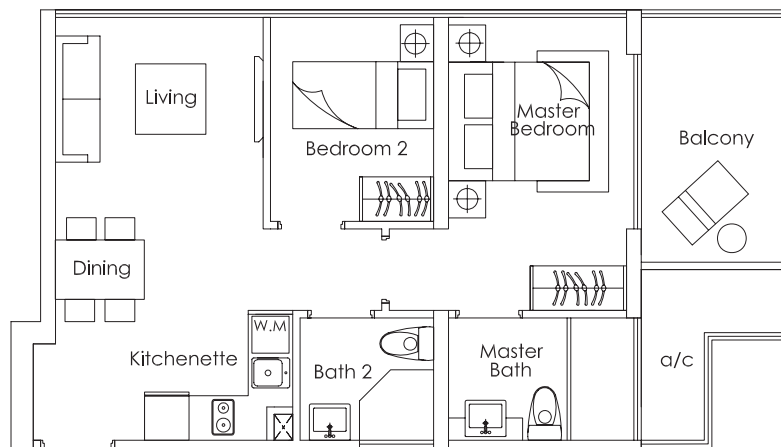


TYPE B

2 bdrm

57 sq m

#07-05 to #29-05

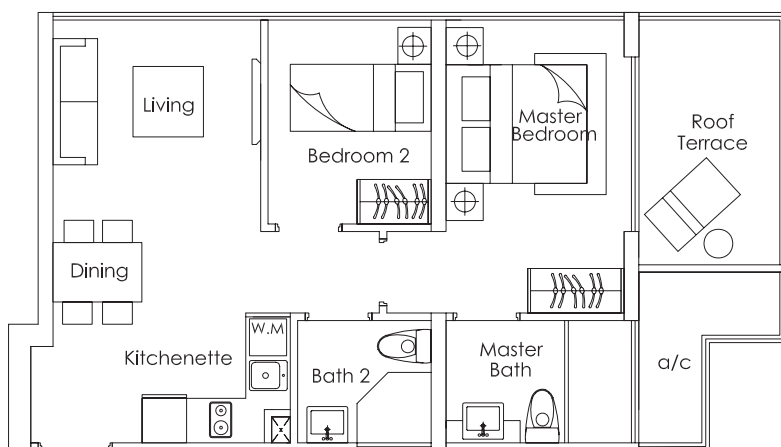


TYPE Ba

2 bdrm

57 sq m

#30-05

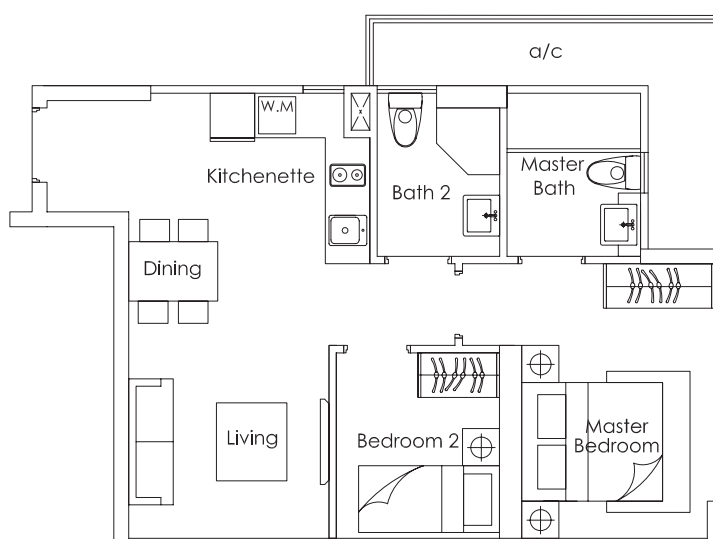


TYPE B1

2 bdrm

56 sq m

#07-01

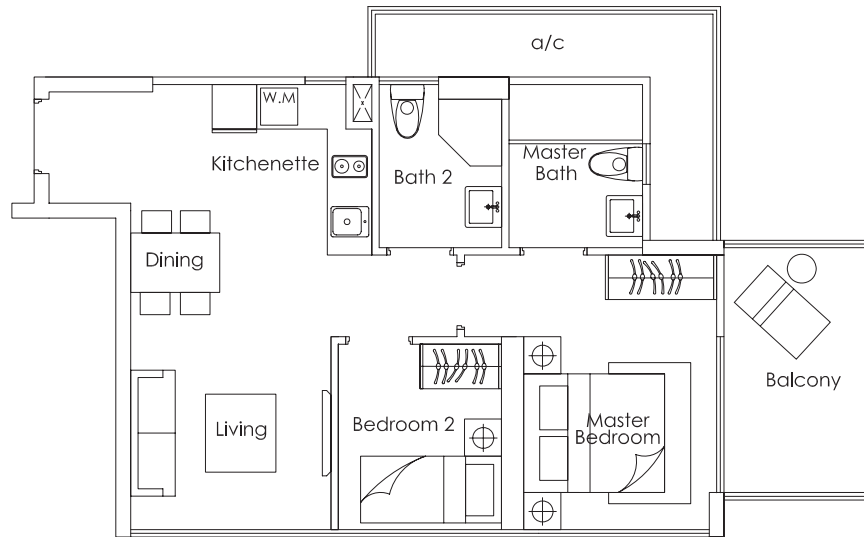


TYPE B1a

2 bdrm

63 sq m

#08-01 to #28-01

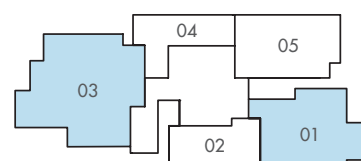
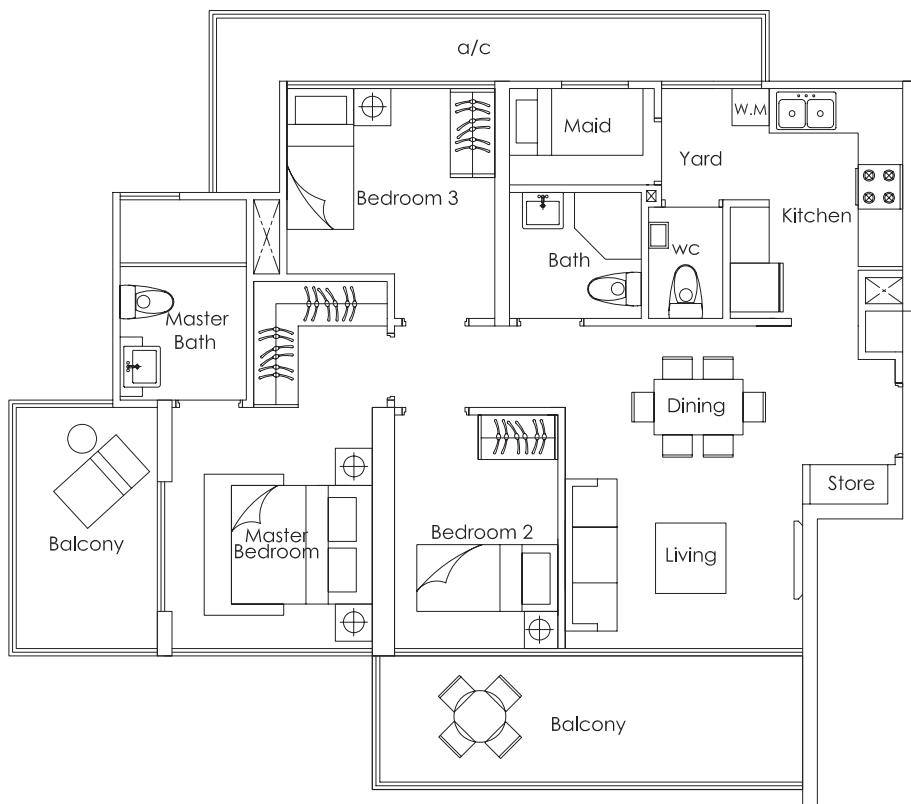


TYPE C

3 bdrm

99 sq m

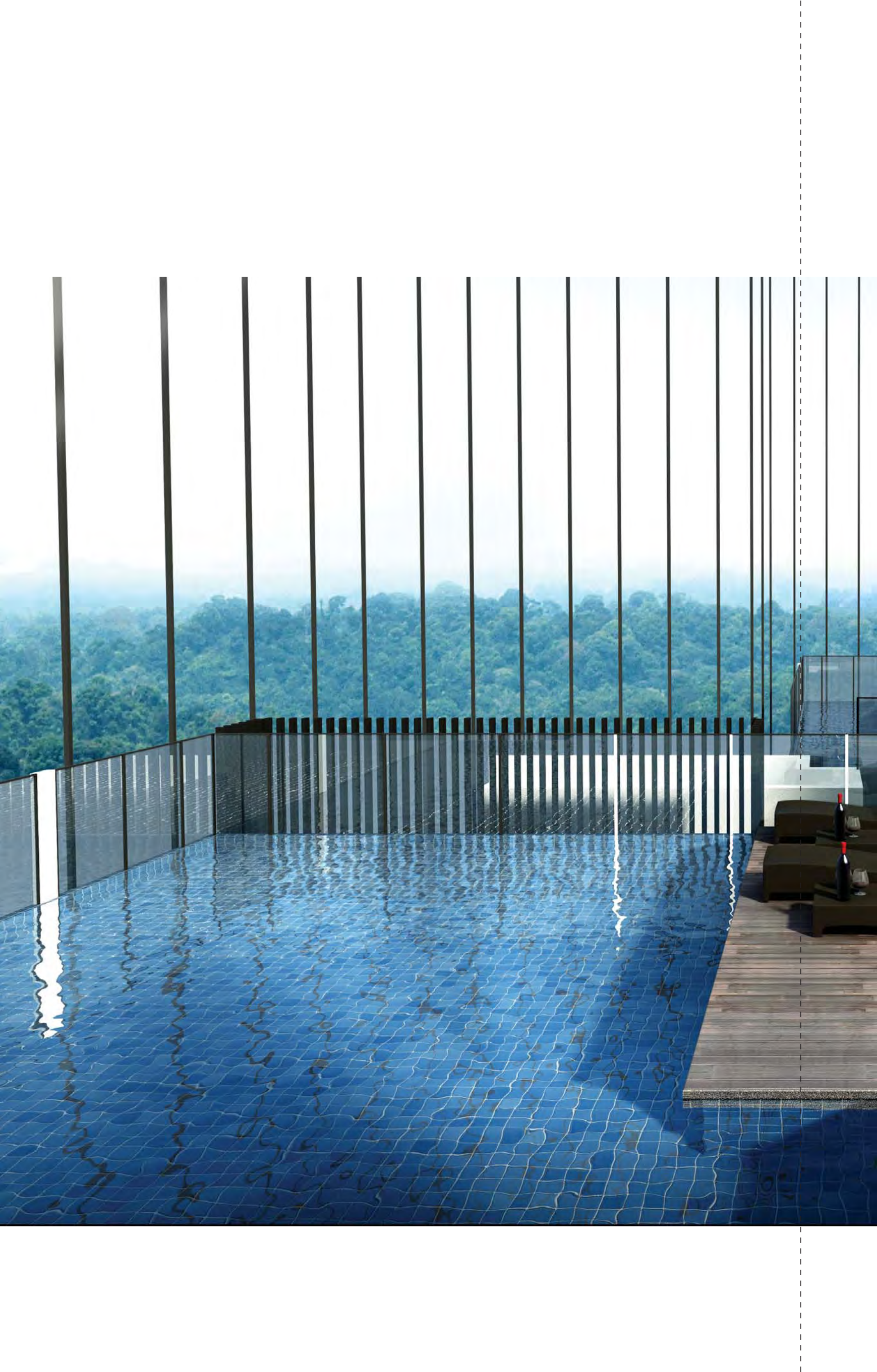
#08-03 to #28-03



P E N T H O U S E



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Leave the worries of the day behind, relax and indulge....



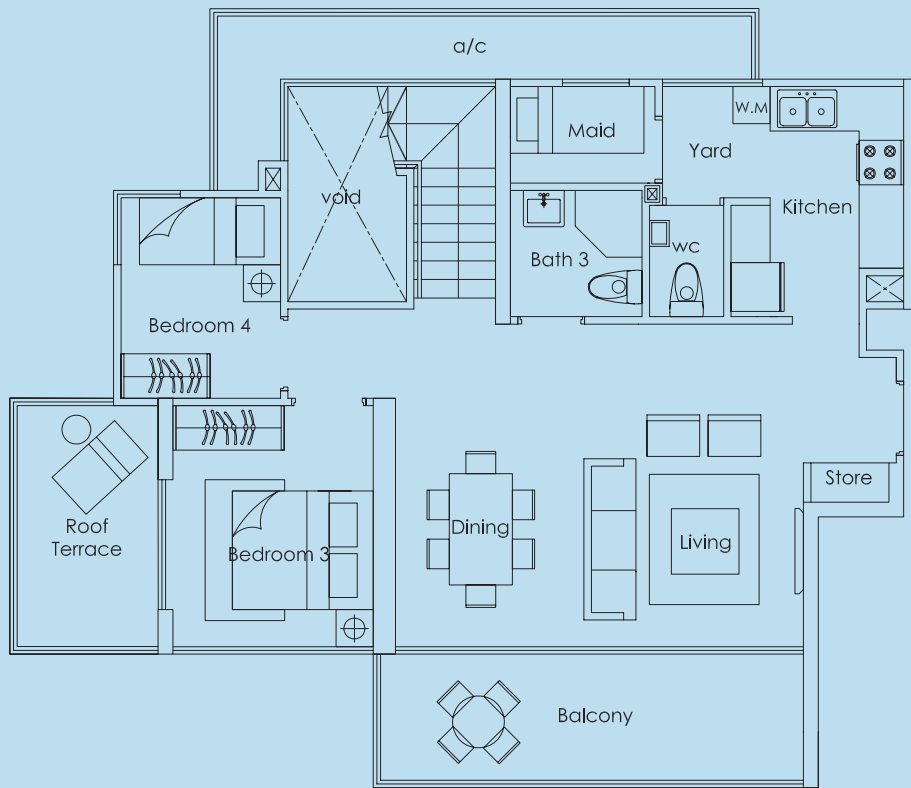
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TYPE PH-1

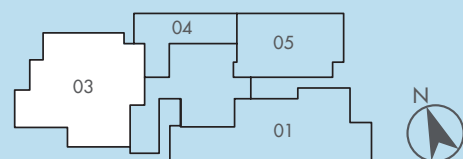
4 bdrm

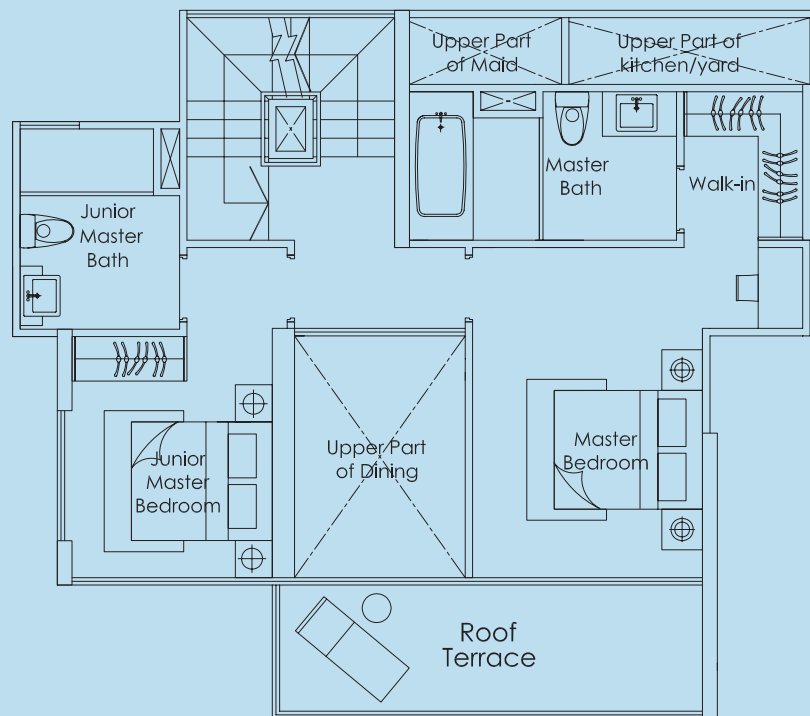
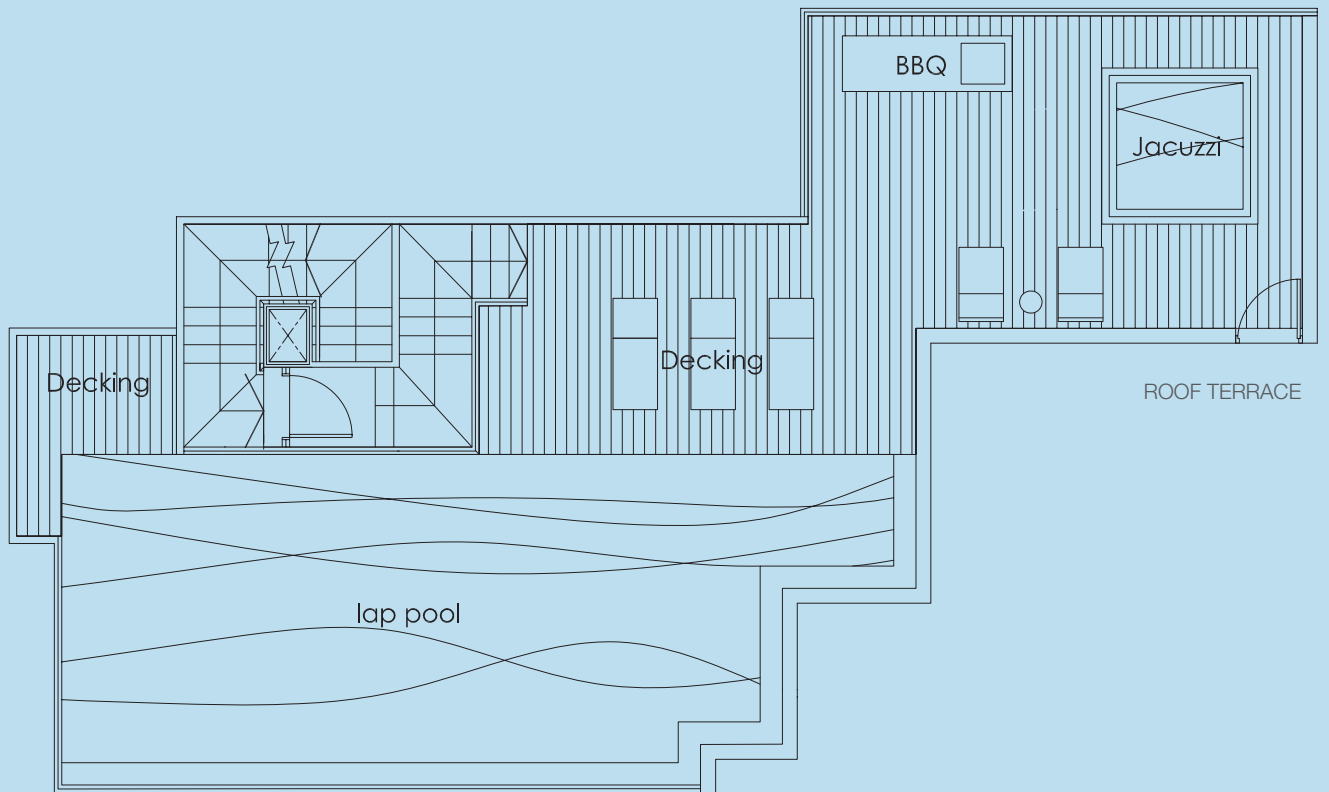
278 sq m

#29-03



LOWER





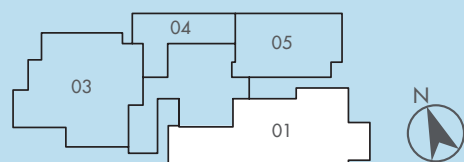
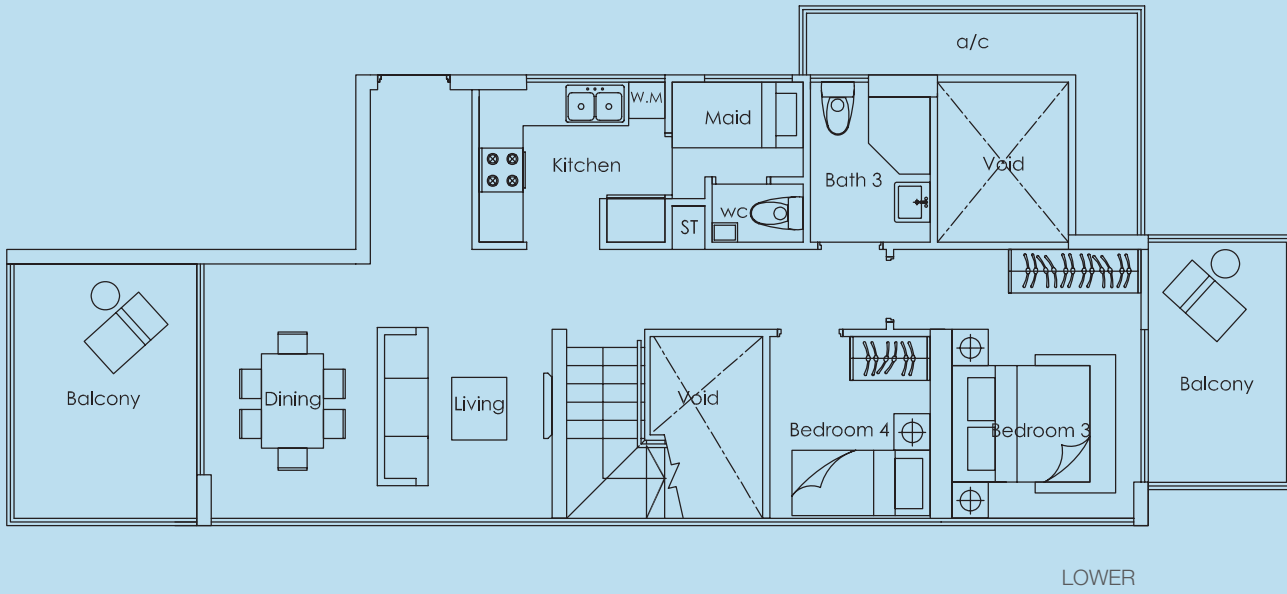
UPPER

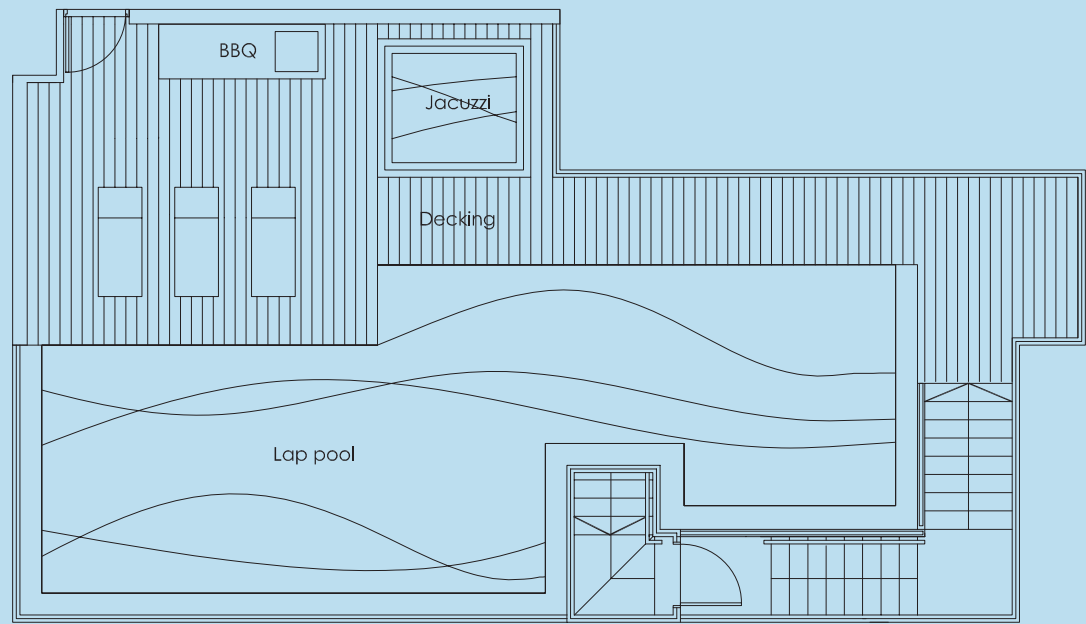
TYPE PH-2

4 bdrm

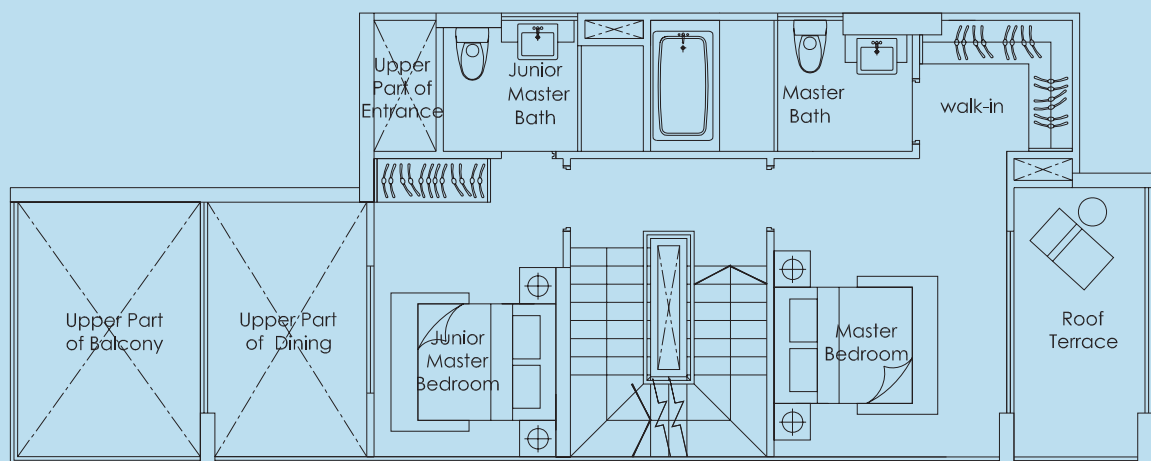
253 sq m

#29-01





ROOF TERRACE



UPPER

SPECIFICATIONS

1. FOUNDATION
Reinforced concrete bored and/or precast concrete and/or steel H piles or any approved foundation
2. SUPERSTRUCTURE
Reinforced and/or prestressed concrete using grade 35 concrete manufactured from ordinary Portland cement complying with SS26 and steel reinforcement bar complying with SS2 or any approved structure
3. WALLS
 - (a) External Wall
Reinforced concrete/clay bricks and/or lightweight concrete blocks and/or weatherproof dry wall partitions
 - (b) Internal Wall
Reinforced concrete/clay bricks and/or lightweight concrete blocks and/or dry wall partitions
4. ROOF
Reinforced concrete flat roof with appropriate waterproofing system
5. CEILING
 - (a) Living, Dining, Bedroom, Balcony, Kitchenette
Skim coat and/or plaster and/or ceiling board and/or bulk head with emulsion paint
 - (b) Master Bath, Common Bath, Kitchen
Ceiling board with emulsion paint
6. FINISHES

WALL
FOR APARTMENTS

 - (a) Living, Dining, Bedroom, Balcony
Skim coat and/or plaster with emulsion paint
 - (b) Master Bath
Marble/granite and/or crystallized glass and/or ceramic tiles
 - (c) Common Bath
Homogeneous/ceramic tiles
 - (d) Kitchen, Kitchenette, WC
Homogeneous/ceramic tiles and/or skim coat and/or plaster with emulsion paint

Note: Bathroom, Kitchen, Kitchenette and WC wall tiles up to false ceiling height and on exposed surfaces only.
No tiles/marbles behind kitchen cabinets, bathroom cabinets, mirrors and false ceiling.

FOR COMMON AREAS

 - (a) Lift Lobby (1st storey)
Granite and/or marble and/or homogeneous/ceramic tiles and/or timber veneer and/or mirror
 - (b) Lift Lobby (2nd to 30th storey), Staircase
Plaster and/or skim coat with emulsion paint

FLOOR
FOR APARTMENTS

 - (a) Living, Dining, Kitchenette
Compressed marble tiles
 - (b) Master Bath
Marble/granite tiles
 - (c) Bedroom
Timber flooring
 - (d) Kitchen, Balcony, WC, Roof terrace
Homogeneous/ceramic tiles

FOR COMMON AREAS

 - (a) Lift Lobby (1st storey)
Granite and/or marble tiles and/or homogeneous/ceramic tiles
 - (b) Lift Lobby (2nd to 30th storey)
Homogeneous/ceramic tiles
 - (c) Staircase
Cement and sand screed
7. WINDOW
Aluminium framed with clear and/or tinted and/or frosted and/or sandblasted glass and/or acid etched glass.
8. DOOR
 - (a) Main Entrance
Approved fire-rated timber door
 - (b) Bedrooms, Bathrooms
Laminated and/or timber veneer door
 - (c) Balcony, Roof Terrace
Aluminium framed sliding/swing glass door
 - (d) Selected quality locksets and ironmongery shall be provided to all doors
9. SANITARY FITTINGS
 - (a) Master Bath
 - 1 wash basin and mixer tap
 - 1 pedestal water closet
 - 1 sunken shower with shower mixer and hand shower set (for Type C only)
 - 1 shower cubicle with shower screen, shower mixer and hand shower set (All except Type C)
 - 1 toilet roll holder
 - 1 mirror
 - 1 long bath tub complete with shower/bath mixer set (for Type PH only)
 - (b) Common Bath
 - 1 wash basin and mixer tap
 - 1 shower cubicle with shower screen, shower mixer and hand shower set
 - 1 pedestal water closet
 - 1 toilet roll holder
 - 1 mirror
 - (c) WC
 - 1 pedestal water closet
 - 1 wash basin with tap
 - 1 two-way tap and shower set
 - 1 toilet roll holder

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

10. ELECTRICAL INSTALLATION
 - (a) Refer to Electrical Schedule for details.
 - (b) All electrical wiring below false ceiling shall generally be concealed where possible. Electrical wiring above false ceiling and store shall be in exposed conduits, trucking or on tray.
11. TV/TELEPHONE
TV point and telephone point to living/bedrooms.
 - (a) Refer to Electrical Schedule for details.
 - (b) Apartments shall be cable-ready.
12. LIGHTNING PROTECTION
Lightning protection system shall be provided in compliance with Singapore Standard CP 33:1996.
13. PAINTING
Emulsion paint to internal and external walls
14. WATERPROOFING
Waterproofing shall be provided at bathroom, balcony, kitchen and reinforced concrete flat roof when applicable
15. DRIVEWAY
Driveway/drop-off point shall be of reinforced concrete and/or granite and/or pebble wash finish and/or homogeneous and/or ceramic and/or paver and/or tarmac
16. RECREATION FACILITIES
 - (a) Gymnasium
 - (b) Shower/Changing room
 - (c) Toilet
 - (d) Steam room
 - (e) Jacuzzi
 - (f) Lap pool
 - (g) Social pool
 - (h) Wading pool
 - (i) Children's playground
 - (j) Clubhouse
 - (k) BBQ pits
 - (l) Outdoor fitness
17. ADDITIONAL ITEMS
 - (a) Kitchen Cabinets and Appliances:
Built-in high and low kitchen cabinets with solid surface top complete with sink, hob, hood, oven (for Type C) and microwave (for Type A/A1 and B/B1).
Built-in high and low kitchen cabinets with solid surface top complete with sink, hob, hood, oven and microwave (for Type PH).
 - (b) Wardrobes
Built-in wardrobes to all bedrooms.
 - (c) Air-Conditioning
Wall mounted multi-split air-conditioning to bedrooms, dining and living room.
 - (d) Hot water
Hot water supply to bathroom, kitchen and kitchenette.
 - (e) Security System
 - (i) Closed Circuit Television (CCTV) System
Cameras strategically located in 1st and 6th storey lift lobby, carpark area and designated common areas
 - (ii) Audio Telephony Intercom System
Audio Telephony Intercom between lobby/guardhouse and apartment units using telephone line (without phone set)
 - (f) Transponder System
Vehicular entry at main entrance

Note:
Where warranties are given by the manufacturers and/or contractors and/or suppliers of the above installation, the vendor shall assign to the purchaser such warranties at the time when possession of the building unit is delivered to the purchaser.

Marble, compressed marble, granite, sandstones are natural stone materials which offer no absolute uniformity in their veins, colour, tonality and pattern as these are natural characteristics arising from their varied mineral composition and impurities. Natural fissure lines, fossils and pigmentation can appear on the surfaces of the polished marble and granite being a result of the formation process. While such material can be pre-selected before installation, this non-conformity cannot be avoided.

Timber strips are natural materials containing veins and tonality differences. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation.

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

Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur by all manufacturers. The purchaser is recommended to take up home insurance cover glass breakage to cover this possible event.

Purchaser and/or the management corporation, whichever is applicable, is liable to pay annual fee, subscription fee and such other fees to the Starhub Cable Vision Ltd (SCV) or any other relevant authorities.

Layout/location of wardrobes, kitchen cabinets, fan coil units, all electrical points and plaster ceiling board are subject to Architect's sole discretion and final design.

Choice of brand and model of fittings, equipment, installation and appliances supplied shall be at the sole discretion of the vendor.

Regular maintenance by the Purchaser of the air-conditioning systems, including the cleaning of filters and condensation pipes, is essential for efficient running and prolonging their operating life.

ELECTRICAL SCHEDULE

DESCRIPTION	TYPE A/A1	TYPE B/B1	TYPE C	Type PH
Lighting Point	4	6	11	18
13A Switch Socket Outlet	8	10	12	14
Connector Unit	2	2	2	2
Telephone Outlet	2	3	4	5
Television Outlet	2	3	4	5
Bellpoint	1	1	1	1

OUR OTHER PROJECTS



LUMINAIRE
On Devonshire



Pure
CENTENNIAL



rhapsody
on mt Elizabeth



ROSEWOOD
SUITES



Stevens
suites

Another Premier Development by



EL Development www.eldev.com.sg

Developer **EL Development (Balestier) Pte Ltd (BRN: 201007429Z)** • Sales License No **C0716** • Lot No **4470A of MK 17 at Jalan Rajah**
Tenure **Estate in Fee Simple (Freehold)** • BP No **A1694-00184-2010 BP01 dated 13 January 2011** • Expected Date of TOP **31 Dec 2015**
Expected Date of Legal Completion **31 Dec 2018**

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