

S T A D I A

NAME OF PROJECT	STADIA
ADDRESS OF PROJECT	27 Yio Chu Kang Road, Singapore 545542
DEVELOPER	Asimont Development Pte Ltd
TENURE OF LAND	Freehold
LOT / MUKIM NO.	MK18 on Lot 07147K PT, 09105A at 27 Yio Chu Kang Road
BUILDING PLAN NO.	A1276-00361-2007-BP01 dated 28/02/08
DEVELOPER'S LICENCE NO.	C0386
EXPECTED DATE OF TOP	31 Dec 2010
EXPECTED DATE OF LEGAL COMPLETION	Dec 2013

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A low-angle, upward-looking photograph of a person's feet sticking up from a field of tall, green grass. The feet are positioned in the center of the frame, with the toes pointing towards the top. The grass is vibrant green and appears to be blowing in the wind. The background is a bright blue sky filled with soft, white, wispy clouds. The overall mood is one of freedom and connection with nature.

An inspiration of limitless vision...





Stadia, a freehold development with timeless modernity of clean lines. Featuring 56 units with selection of 1+1, 2, 3-bedroom apartments and 2-storey penthouse apartments, to suit a variety of lifestyles.

Artist's Impression only

Redefine the beauty of simplicity...



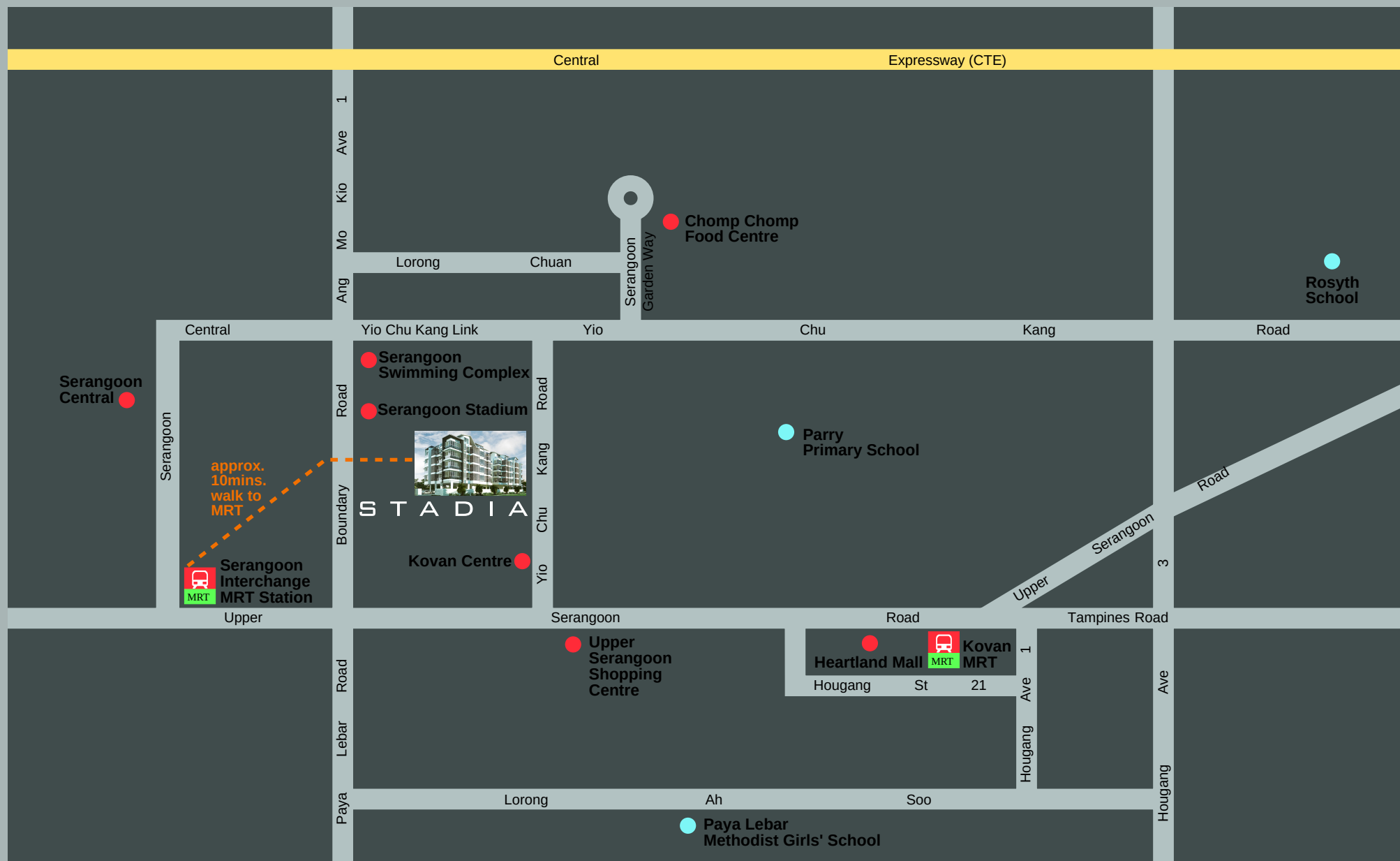


Artist's Impression only

A mere stone's throw away from everything that matters...
Shopping malls, food centres, choices of renowned schools brings you all the conveniences you deserve.
Major expressway and MRT ensures travelling round island easily accessible.

Experience life...





LOCATION MAP



Indulge your senses...



Get rejuvenated with a workout at the gym and the fitness corner, take a dip in the shimmering pool, while the young ones have fun at the wading pool with water play features and at the children palyground, or enjoy a sizzling bbq dining with your close ones...



Artist's Impression only





Artist's Impression only



Using space to a maximum,
combining comfort with functionality,
adding a sense of luxury and
convenience to you living...



Artist's Impression only



Artist's Impression only

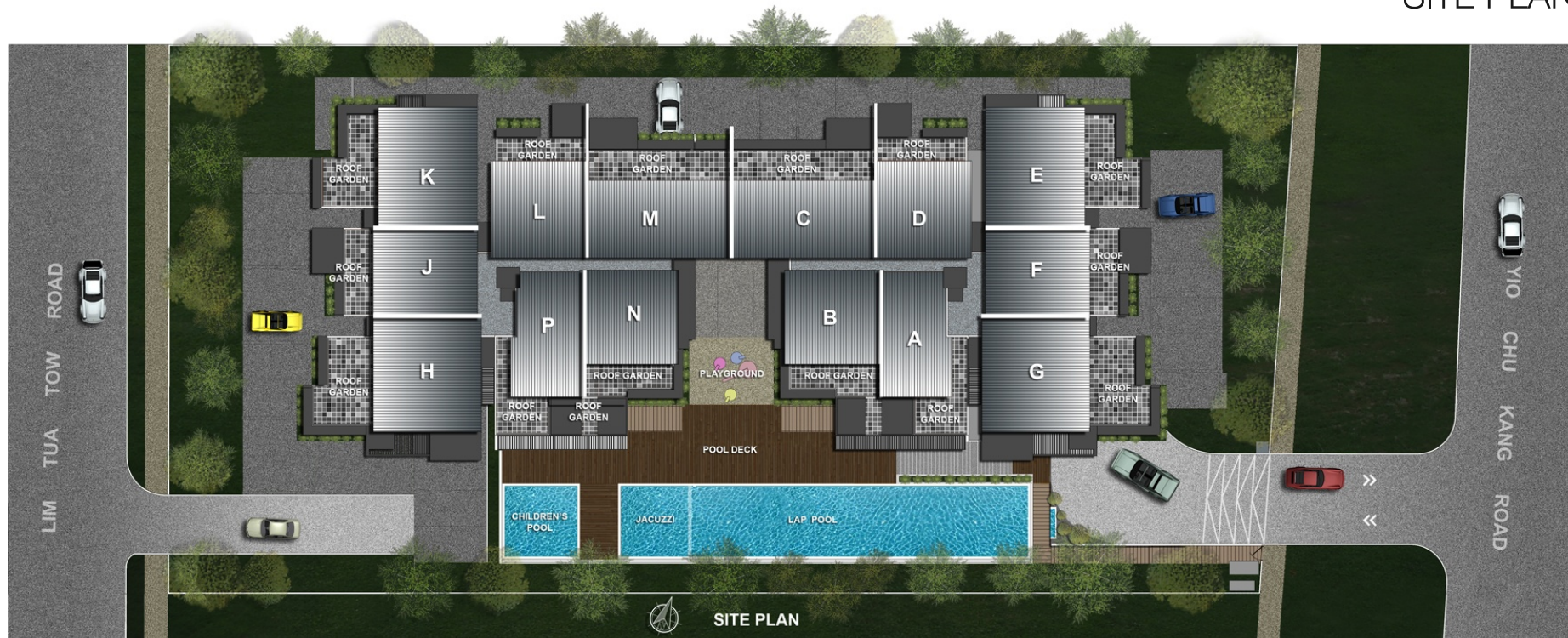


Artist's Impression only



Artist's Impression only

SITE PLAN

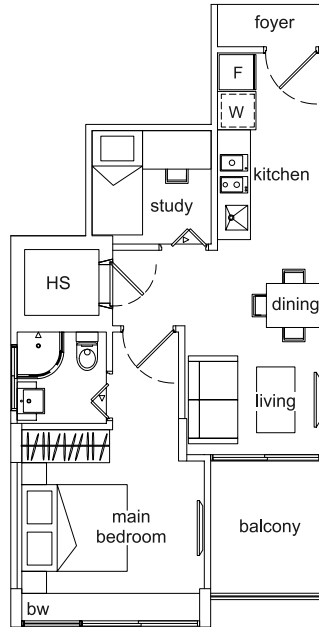


where exquisite living begins...

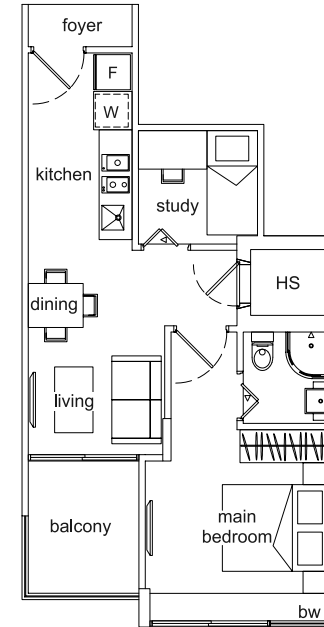


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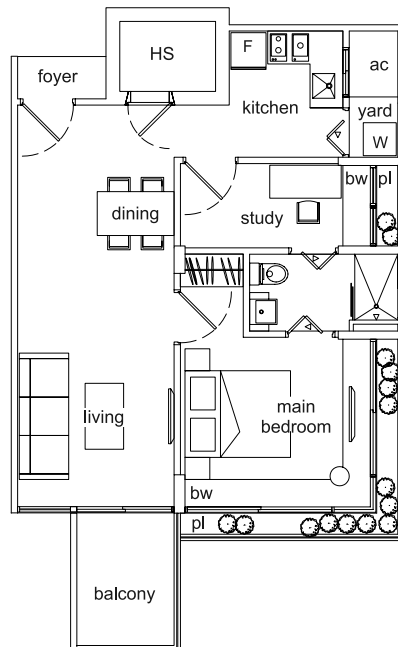
type P
1+1 bdrm | #02-14
#03-14
53 sq m | #04-14



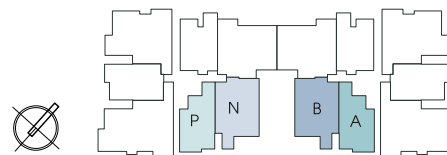
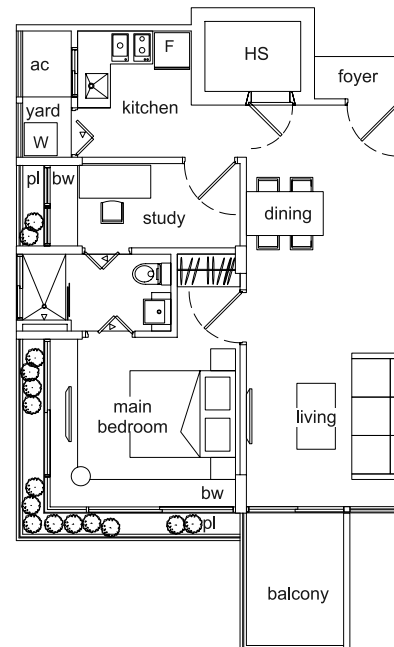
type A
1+1 bdrm | #02-01
#03-01
53 sq m | #04-01



type N
1+1 bdrm | #02-13
#03-13
69 sq m | #04-13

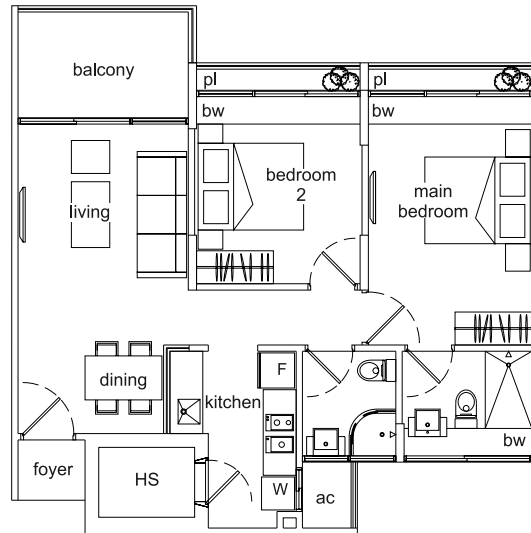


type B
1+1 bdrm | #02-02
#03-02
69 sq m | #04-02



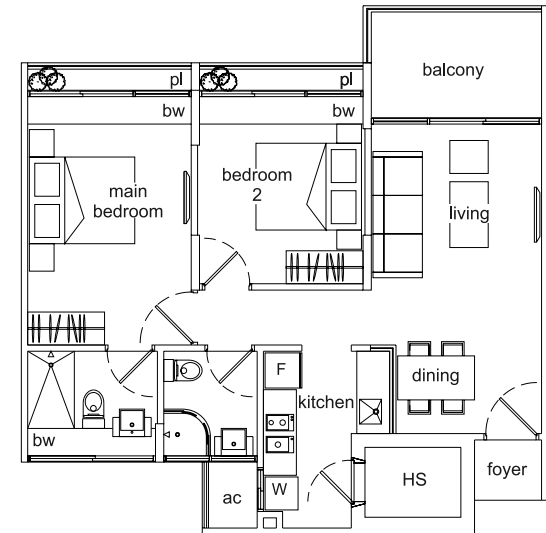
type M

2 bdrm | #02-12
#03-12
80 sq m | #04-12



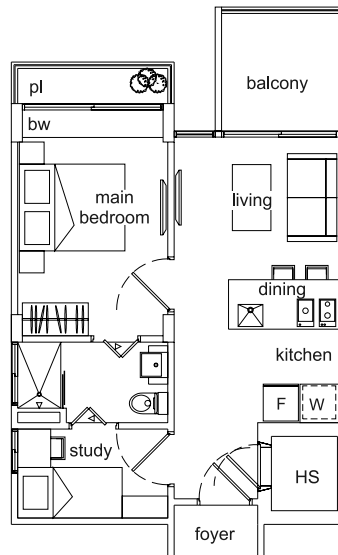
type C

2 bdrm | #02-03
#03-03
80 sq m | #04-03



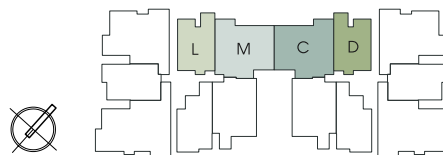
type L

1+1 bdrm | #02-11
#03-11
53 sq m | #04-11

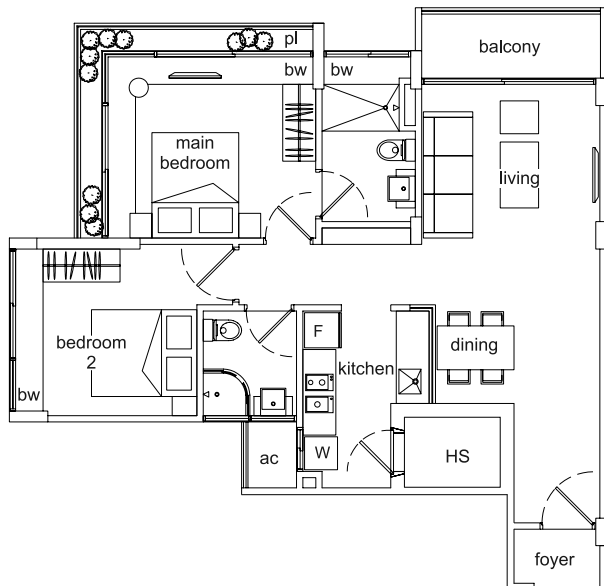


type D

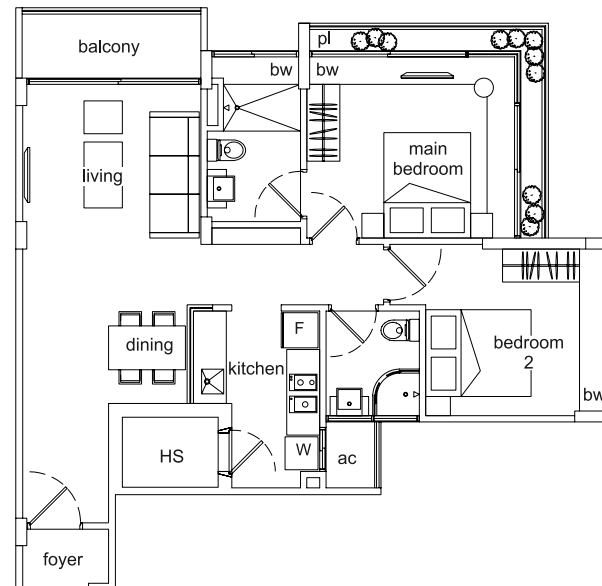
1+1 bdrm | #02-04
#03-04
53 sq m | #04-04



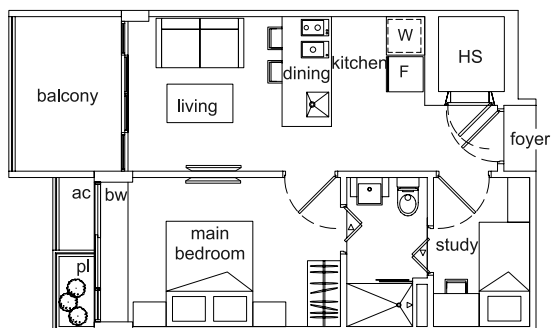
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2 bdrm | #02-10
#03-10
84 sq m | #04-10



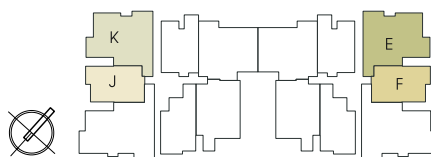
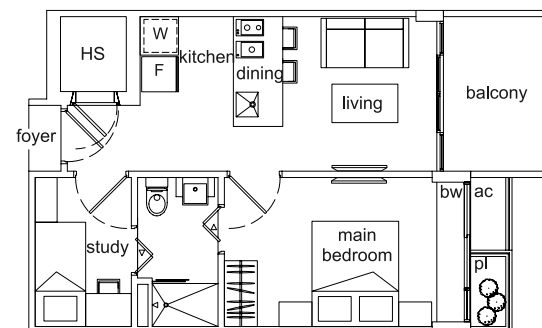
type E
2 bdrm | #02-05
#03-05
84 sq m | #04-05



type J
1+1 bdrm | #02-09
#03-09
53 sq m | #04-09

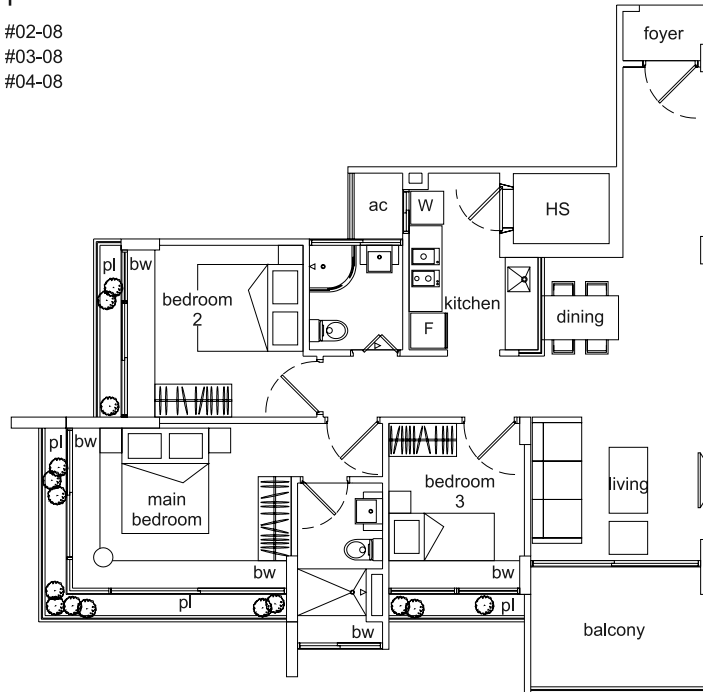


type F
1+1 bdrm | #02-06
#03-06
53 sq m | #04-06



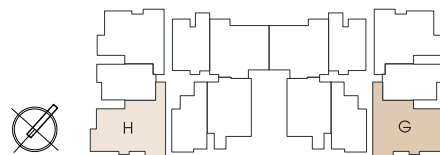
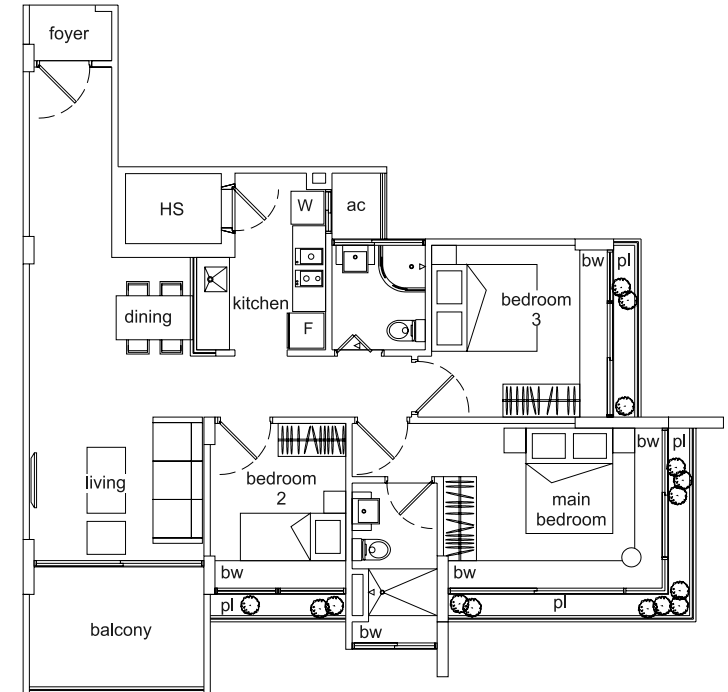
type H

3 bdrm | #02-08
 #03-08
 99 sq m | #04-08

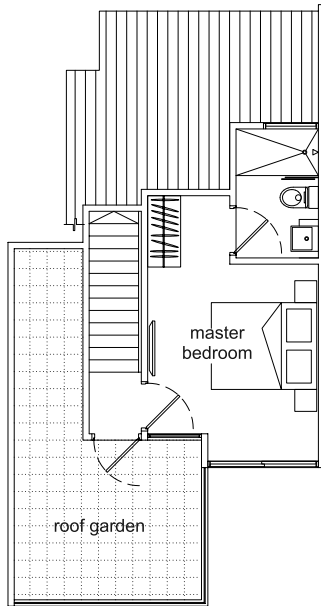


type G

3 bdrm | #02-07
 #03-07
 99 sq m | #04-07

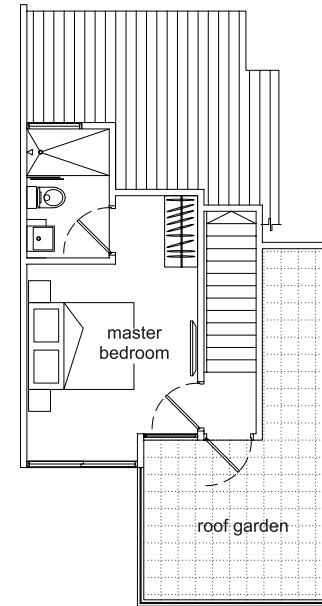


ph P
2 bdrm
90 sq m | #05-14

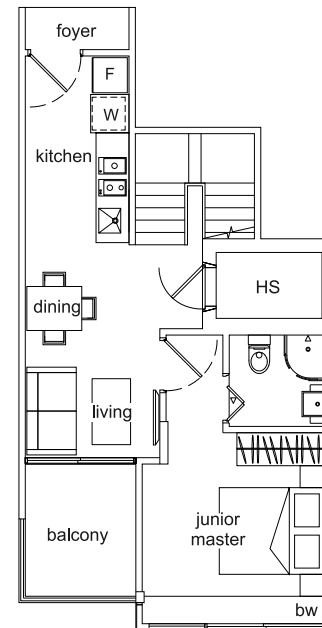
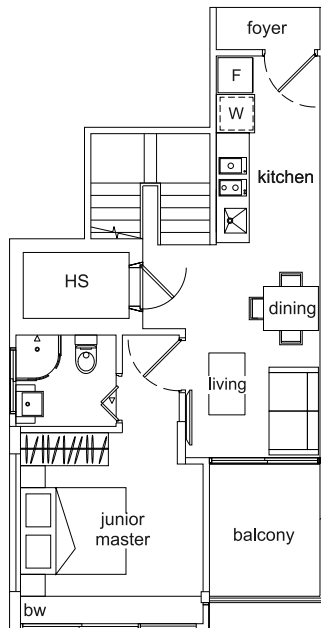


attic

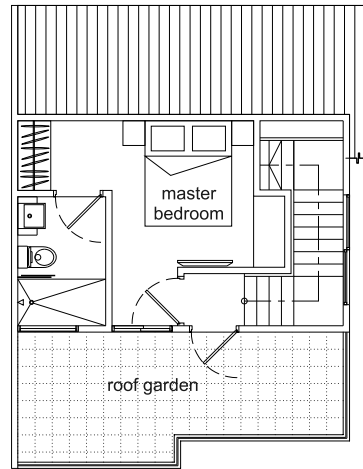
ph A
2 bdrm
90 sq m | #05-01



attic

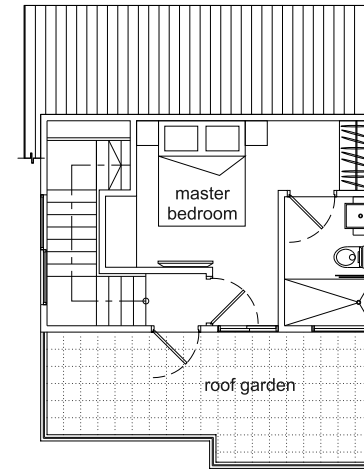


ph N
2 bdrm
106 sq m | #05-13

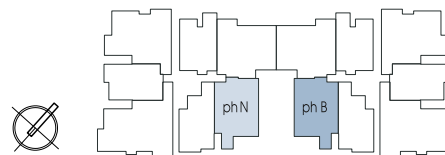
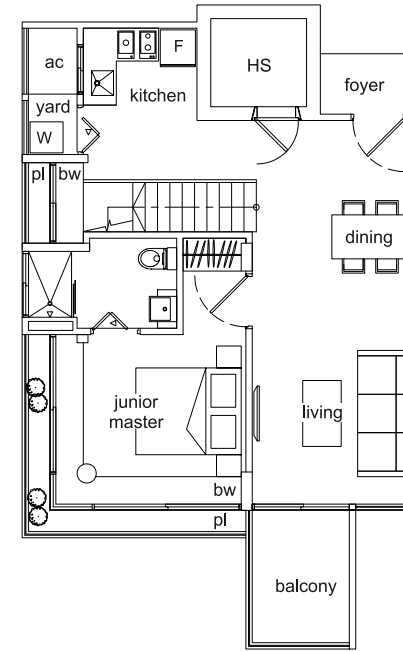
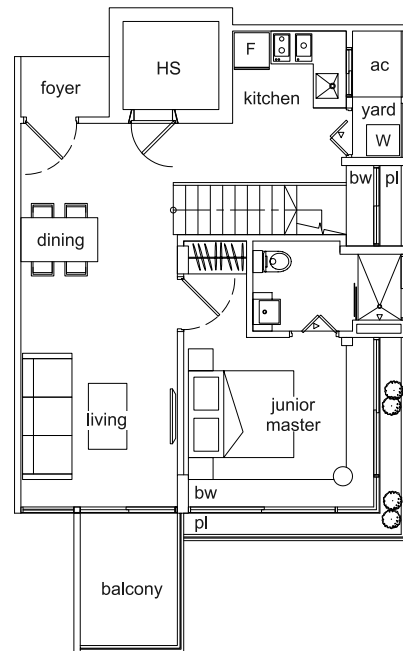


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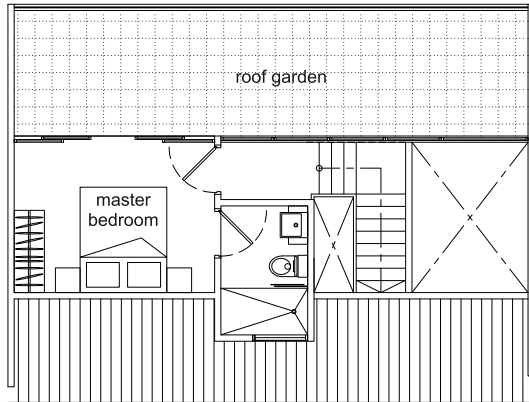
ph B
2 bdrm
106 sq m | #05-02



attic

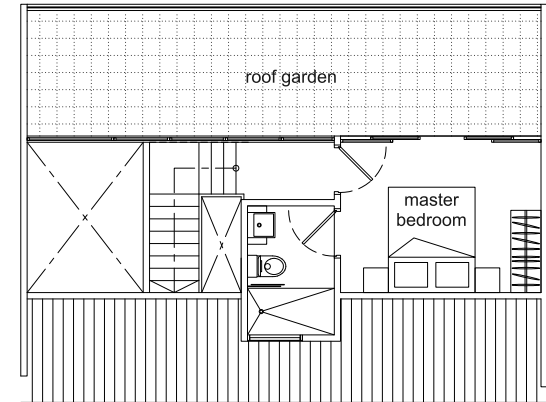


ph M
2+1 bdrm
130 sq m | #05-12

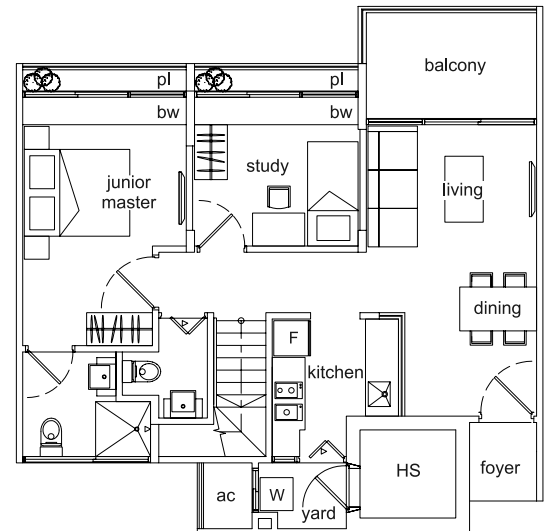
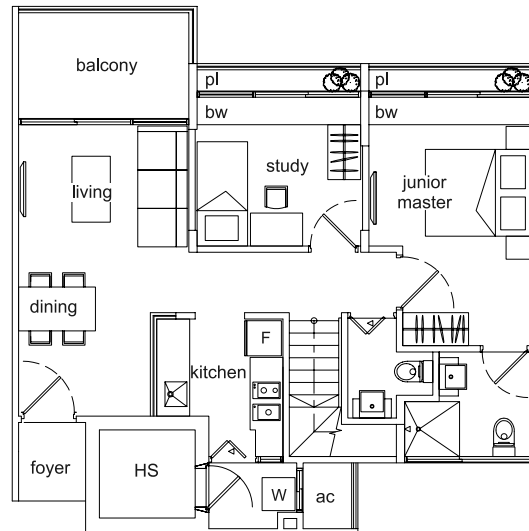


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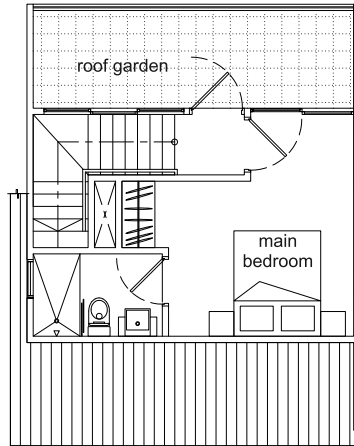
ph C
2+1 bdrm
130 sq m | #05-03



attic

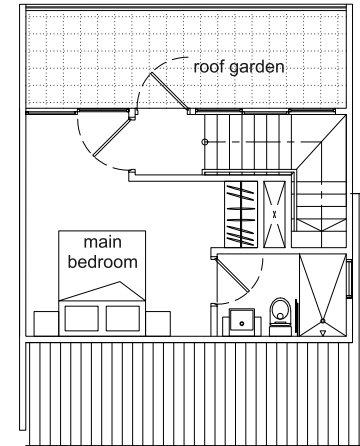


ph L
2 bdrm
89 sq m | #05-11

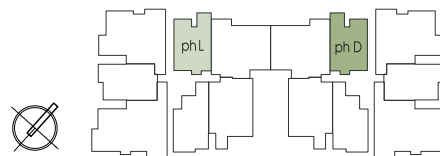
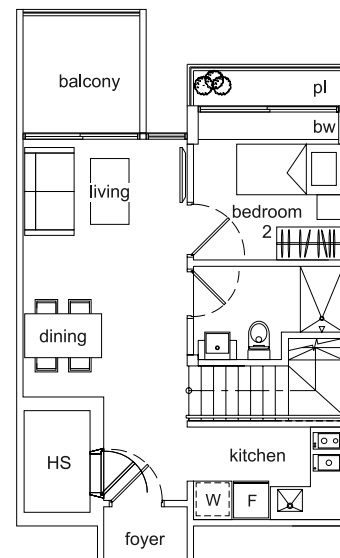
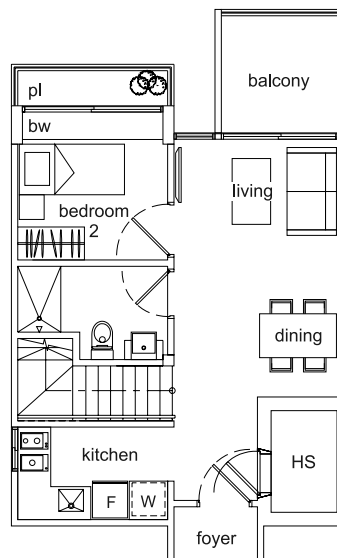


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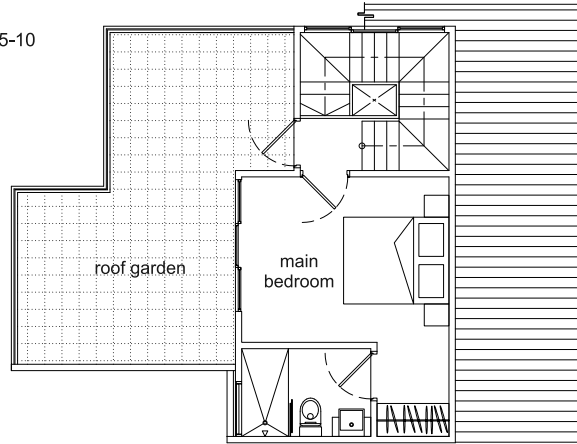
ph D
2 bdrm
89 sq m | #05-04



attic

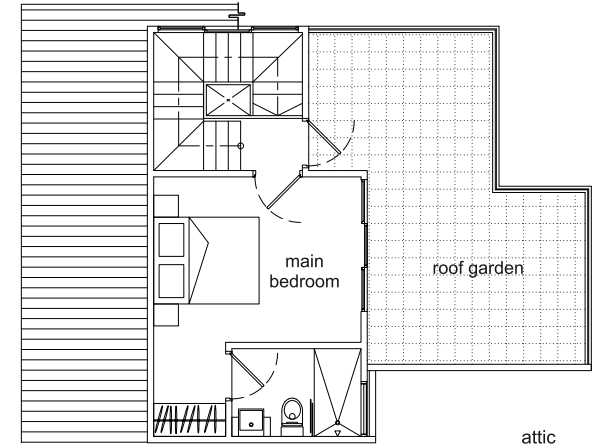


ph K
3 bdrm
151 sq m
(incl. void 21 sq m) | #05-10

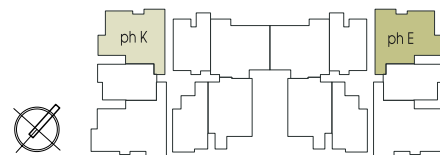
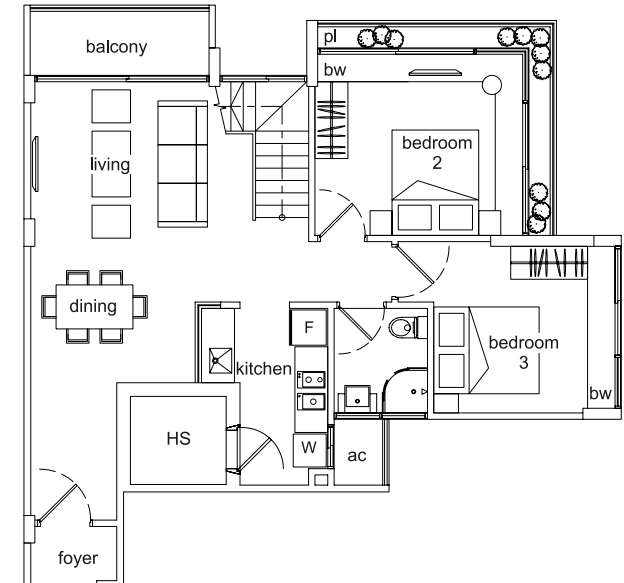
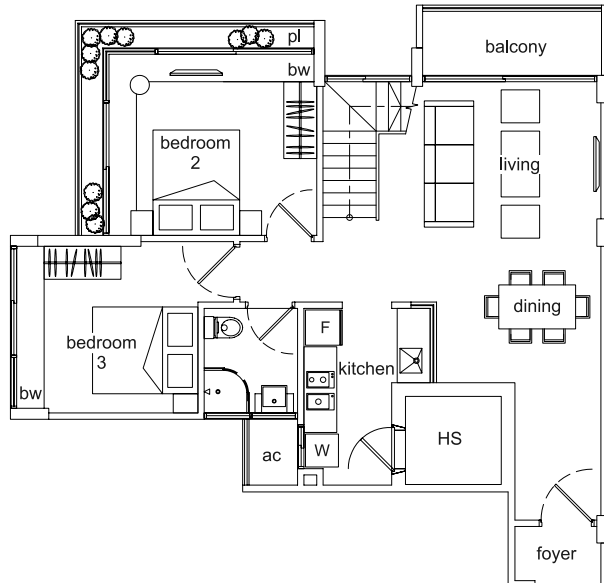


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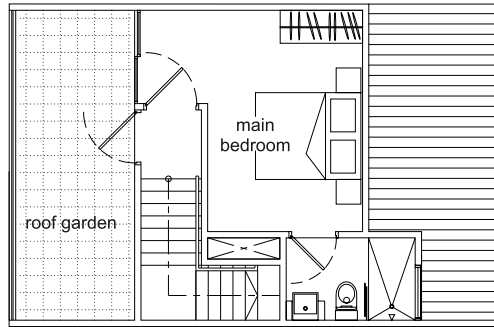
ph E
3 bdrm
151 sq m
(incl. void 21 sq m) | #05-05



attic

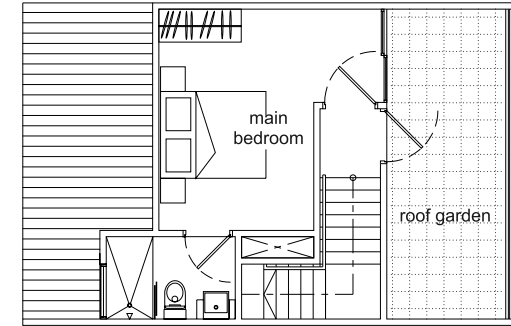


ph J
2+1 bdrm
90 sq m | #05-09

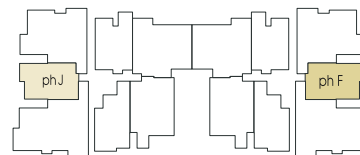
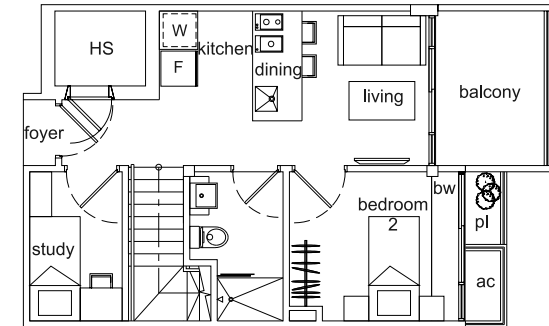
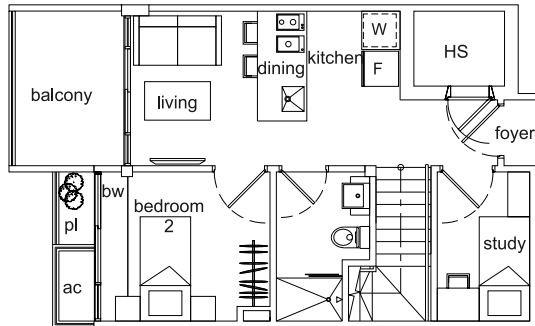


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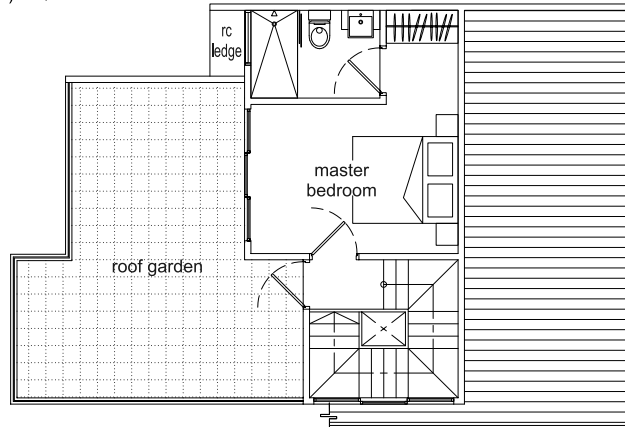
ph F
2+1 bdrm
90 sq m | #05-06



attic

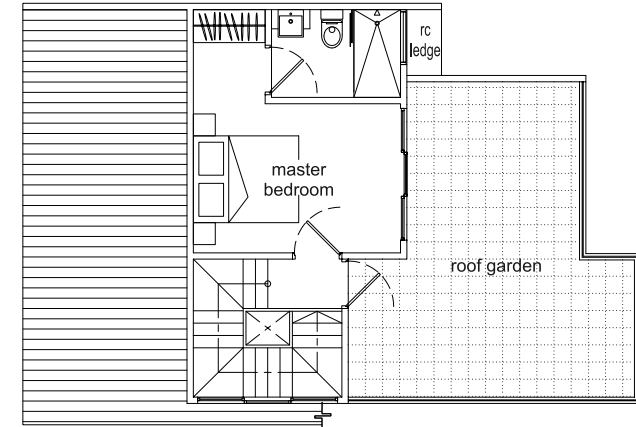


ph H
3 bdrm
168 sq m
(incl. void 24 sq m) #05-08

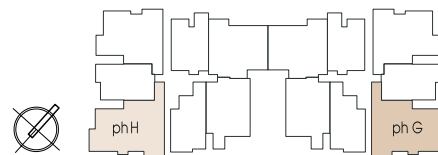
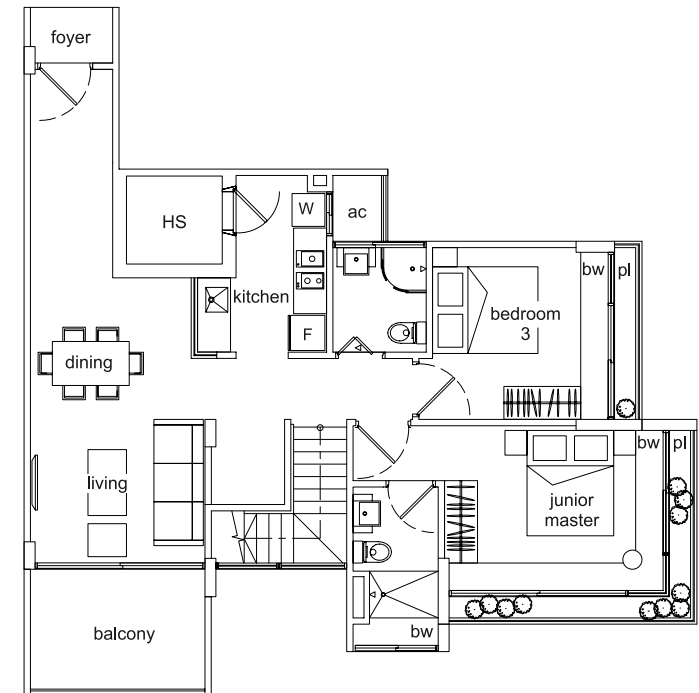
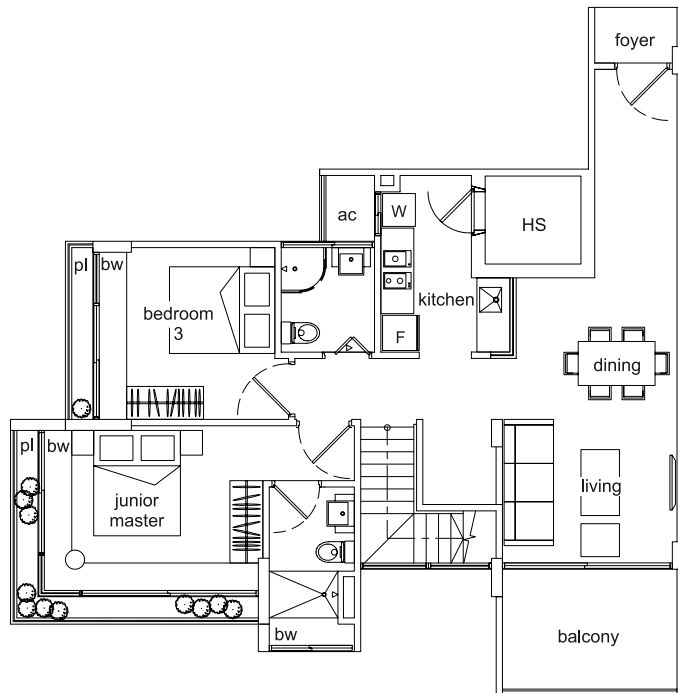


attic

ph G
3 bdrm
168 sq m
(incl. void 24 sq m) #05-07



attic



SPECIFICATIONS

1. Foundation

RC Pile to PE’s design and BCA approval.

2. Super-Structure

Reinforced concrete using Grade 30.

3. Walls

- External : R.C. wall / Common clay brick.
- Internal : Precast Wall Panels / Common clay brick.

4. Roof

- Flat roof : Reinforced concrete roof with waterproofing and insulation.
- Curve roof : Profiled metal roof with insulation on steel truss to engineer’s design.

5. Ceiling

- Living / Dining, Bedrooms, Household Shelter & Yard : Cement and sand plaster and/or Skim coat with emulsion paint.
- Master Bath, Common toilet & Kitchen : Moisture resistant plaster ceiling boards with emulsion paint.

6. Finishes

Wall (For Apartments)

- Living / Dining, Bedrooms, Household Shelter & Yard : Cement and Sand plaster and/or skim coat with emulsion paint.
- Master Bath, Bath 2, Common toilet & Kitchen : Homogeneous and/or ceramic tiles laid up to false ceiling height (exposed areas only)

Wall (For Common Areas)

- 1st Storey Lift Lobby : Granite / Ceramic tiles up to false ceiling height (exposed areas only)
- Typical Lift Lobbies, : Ceramic tiles up to false ceiling height (exposed areas only), and/or cement and sand plaster with emulsion paint.
- Staircases : Cement and Sand plaster and/or skim coat with emulsion paint.
- External Wall : Cement and Sand plaster and/or skim coat with weatherproof paint.

Floor (For Apartments)

- Living & Dining : Marble.
- Bedroom / Study : Timber Strip Floorinng with similar skirting.
- Master Bath / Common Toilet : Granite.
- Kitchen / Household Shelter / Yard & Balcony : Ceramic tiles.
- Planter Box & A/C Ledge : Smooth cement finish.

Floor (Common Areas)

- 1st Storey Lift Lobby : Granite / Ceramic tiles.
- Typical Lift Lobbies : Ceramic tiles.
- Staircases from 1st up to 2ndStorey : Ceramic tiles.
- Staircases from 2ndStorey onwards : Cement and sand screed with nosing tiles.
- Pool Area : Pebble Wash / Timber Deck / Granite Tiles and/or Cement screed.
- Walkway / Pavement : Granite Tile / Pebble wash / Cement Screed.

7. Windows

Powder coated aluminum framed windows with min. 6 mm think clear glass.

8. Doors

- a. Main Entrance - Fire-rated timber veneer door.
- b. Bedrooms, Bathrooms - Semi-hollow core laminated finished door.
- c. Kitchen (if applicable) - Frameless glass door and/or semi-hollow core laminated finished door.
- d. Household Shelter - PSB approved blast door.
- e. Roof Garden - Powder coated aluminium framed doors with float/tempered tinted glass.
- f. Ironmongery - Quality locksets and hinges

9. Railings

Glass panels / Mild Steel in painted Finish.

10. Sanitary Wares and Fittings

- Master Bath**
 - a. 1 bath area with shower mixer complete with rainshower system
 - b. 1 basin and mixer tap with shelving below
 - c. 1 water closet
 - d. 1 mirror
 - e. 1 toilet paper holder
- Common Bath**
 - a. 1 shower cubicle complete with shower mixer and shower set.
 - b. 1 basin and mixer tap with shelving below
 - c. 1 water closet
 - d. 1 mirror
 - e. 1 toilet paper holder

11. Electrical Installation / Telephone / TV / FM

TYPE	Lighting Point	13A S/S/O	2X13AS/S/O	Water Heater	Television Point	Telephone Point	CookerUnit	Hood Unitt	Isolator	Bell
A / P	9	3	8	2	4	4	1	1	1	1
B / N	9	4	9	2	4	4	1	1	1	1
C / M	10	6	10	3	4	4	1	1	2	1
D / L	9	4	8	2	4	4	1	1	1	1
E / K	10	6	10	3	4	4	1	1	2	1
F / J	9	4	9	2	4	4	1	1	1	1
G / H	15	7	11	3	5	5	1	1	2	1
ph A / ph P	12	7	9	3	4	4	1	1	2	1
ph B / ph N	13	8	9	3	4	4	1	1	2	1
ph C / ph M	16	8	12	3	5	5	1	1	2	1
ph D / ph L	13	7	10	3	4	4	1	1	2	1
ph E / ph K	16	10	10	3	5	5	1	1	2	1
ph F / ph J	13	8	10	3	4	4	1	1	2	1
ph G / ph H	17	10	11	4	5	5	1	1	2	1

12. Lightning Protection

Lightning Protection System shall be provided in accordance with Singapore Code of Practice.

13. Painting

- a. External walls : Spray textured coating / emulsion paint.
- b. Internal walls : Selected emulsion paint.

14. Water Proofing

Waterproofing provided to floors of Bathrooms, Kitchen, W.C., R.C. flat roof, Planter Box and where required.

15. Driveway and Car Park

Surface Driveway Carpark : Granite / Cement powered float finish.

16. Recreation Facilities

- a. Swimming pool with Jacuzzi
- b. Children’s Wading Pool
- c. Barbecue pit
- d. Gym
- e. Children’s Playground

17. ADDITIONAL ITEMS

- a. Kitchen Cabinets : High and low kitchen cabinets with solid surface worktop complete with sink and mixer.
- b. Kitchen Appliances : Cooker Hob and Hood.
- c. Bedroom Wardrobes : Provided as indicated in layout.
- d. Air-conditioning : Mitsubishi Electric Inverter or similar Multi-split air-conditioning to all Bedrooms and Living /Dining area.
- e. Audio Intercom System : To all apartment units.
- f. Electric Water Heater : Hot water supply to all bathrooms and kitchen.
- g. Soil Treatment : Anti-termite soil treatment by specialist subjected to approval by the relevant authorities.
- h. Fencing : BRC fence for perimeter fencing.

Note:
Marble, Limestone and Granite
*Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are prepolished 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
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.

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 shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

Cable Television and/or Internet Access
*The Purchaser is liable to pay annual fee, subscription fee and such other fees to the 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.*

Materials, Fittings, Equipment, Finishes, Installations and Appliances
Subject to Clause 14.3, 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.

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

Air Conditioning
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 cleaning of filters, clearing the condensate pipes and charging of gas.