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Stevens
suites



Stevens suites

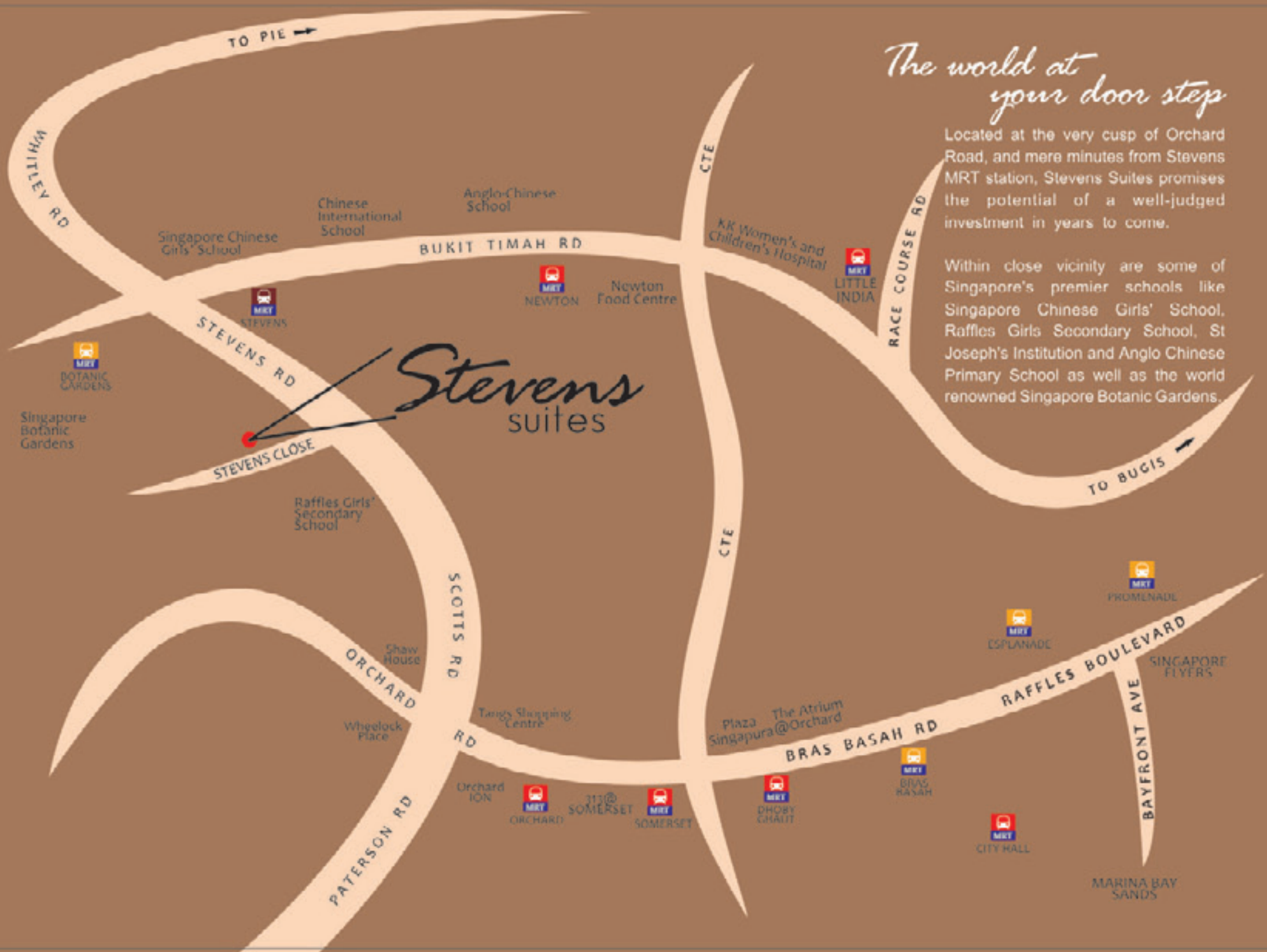
A Symbol of Unmistakable Prestige

Nestled in the prestigious District 10 enclave, Stevens Suites is an exquisite sanctuary designed with only the truly privileged in mind. Located amidst the tranquil good class bungalow neighbourhood of tree-lined avenues and lush surroundings, this luxurious boutique development with an exclusive 32 freehold units in a resort-style setting, bears the hallmarks of unmistakable prestige.

For the Aspiring

Expect to be in the good company of those conversant in the ways of the world, where brand is more than a name and the quintessence of finer living is a metropolitan lifestyle in the heart of the city. For the discerning, there can only be one address to call home - Stevens Suites, a development delightfully personal, a home uniquely yours.





The world at your door step

Located at the very cusp of Orchard Road, and mere minutes from Stevens MRT station, Stevens Suites promises the potential of a well-judged investment in years to come.

Within close vicinity are some of Singapore's premier schools like Singapore Chinese Girls' School, Raffles Girls Secondary School, St Joseph's Institution and Anglo Chinese Primary School as well as the world renowned Singapore Botanic Gardens.





*Recharge,
Revitalize, Rejuvenate*

Uplift mind, body and soul amid the seamless tapestry of verdant foliage and calming tunes from cascading waterscapes. Soothe weary senses at the jacuzzi or enjoy a meditative moment in the idyllic setting of the trolly cabana. At Stevens Suites, little touches of indulgence have been so thoughtfully and subtly put together - for your exclusive pleasure.



Be pampered with little indulgences

Unwind at the fully-equipped gym or chill out in the alluring crystal-clear waters of the 25m lap pool fringed by an elegant timber board-walk. Expansive barbecue spaces make perfect venues for intimate soirees whilst the little ones play to their heart's content in play areas specially crafted for their use.



Facilities Plan

1ST STOREY

- | | | | |
|----------------------|--------------------|------------------|------------------|
| A. COURTYARD | E. JACUZZI | I. SIDE GATE | M. WATER GARDEN |
| B. STANDING SHOWER | F. CHILDREN'S POOL | J. FLORAL GARDEN | N. WATER CASCADE |
| C. POOL DECK | G. BBQ | K. GUARDHOUSE | |
| D. 25 METER LAP POOL | H. PLAYGROUND | L. TRELIS CABANA | |

BASEMENT

- O. GYMNASIUM
- P. MANAGEMENT OFFICE
- Q. MALE CHANGING/ STEAM ROOM
- R. FEMALE CHANGING/ STEAM ROOM
- S. WATER CASCADE WITH REFLECTIVE POND



S T E V E N S R O A D

S T E V E N S C L O S E

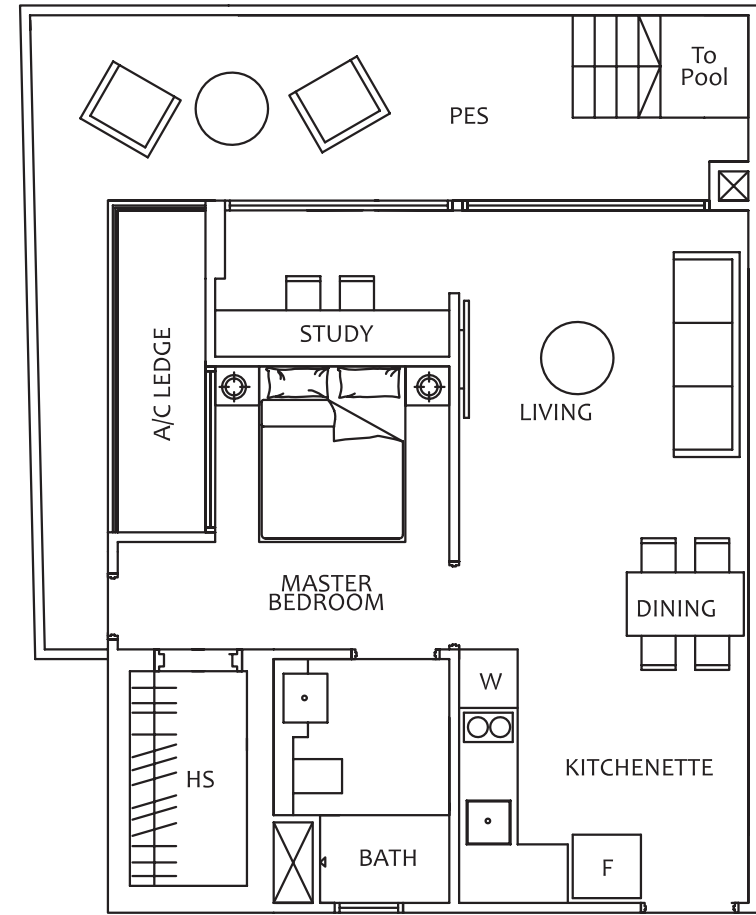
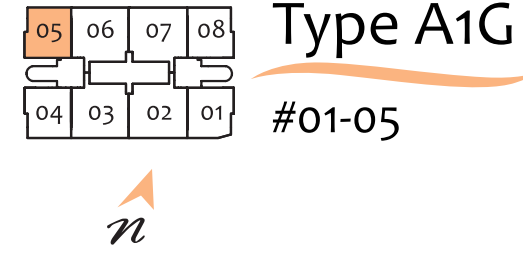






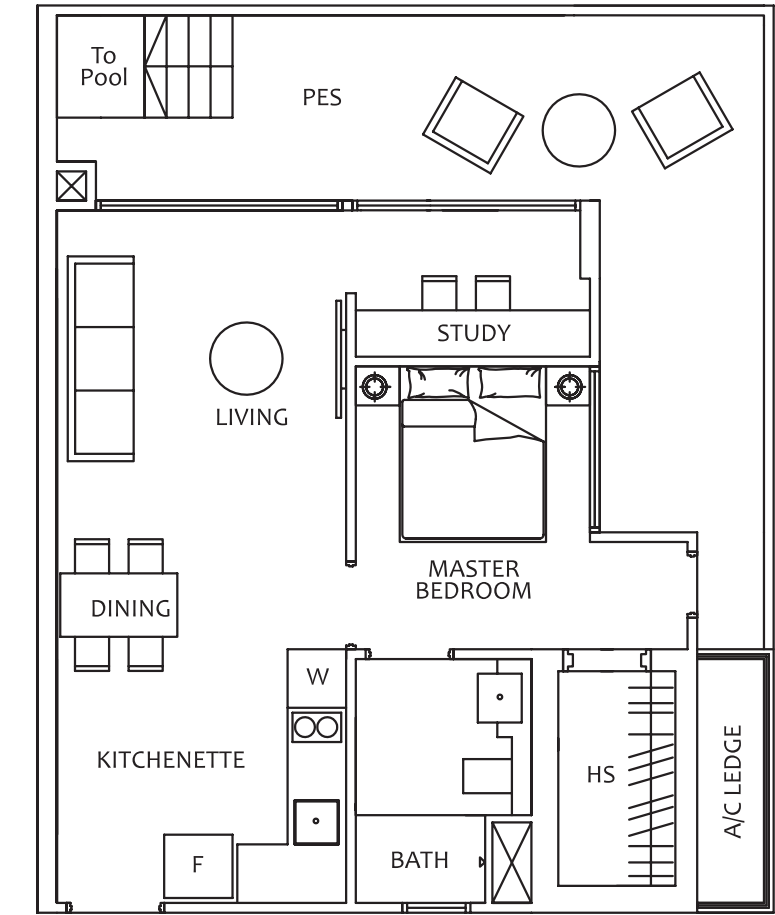
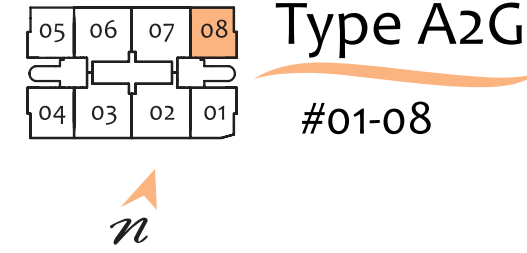


1 Bedroom + Study
65 sqm/ 700 sqft



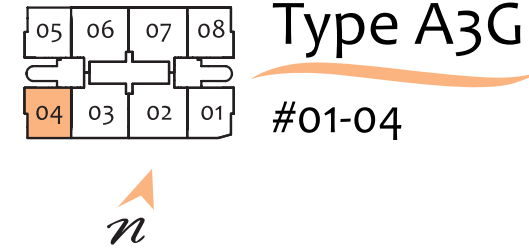
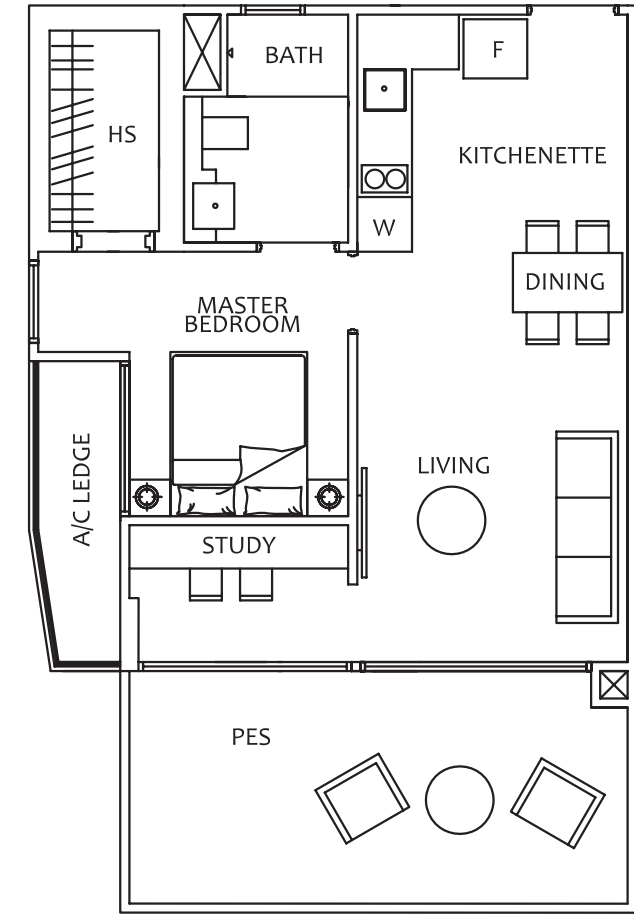
The above plans are subject to changes as may be approved by the relevant authorities. Areas are approximate measurements and are subject to final survey. Plans are not up to scale.

1 Bedroom + Study
67 sqm/ 721 sqft



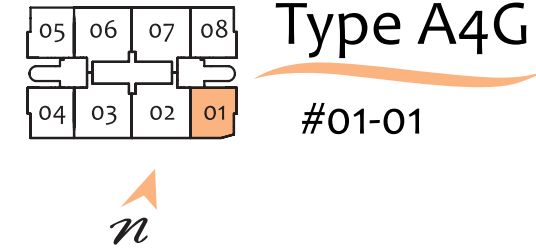
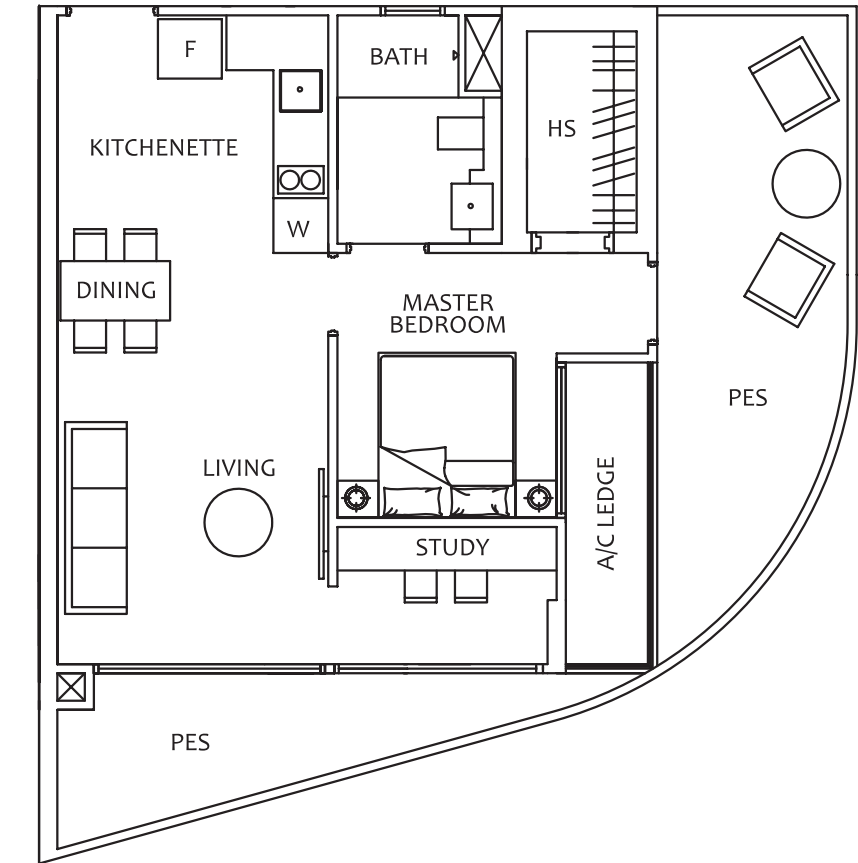
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1 Bedroom + Study
61 sqm/ 657 sqft



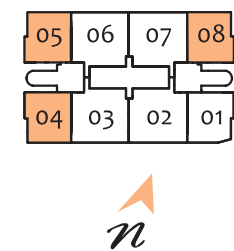
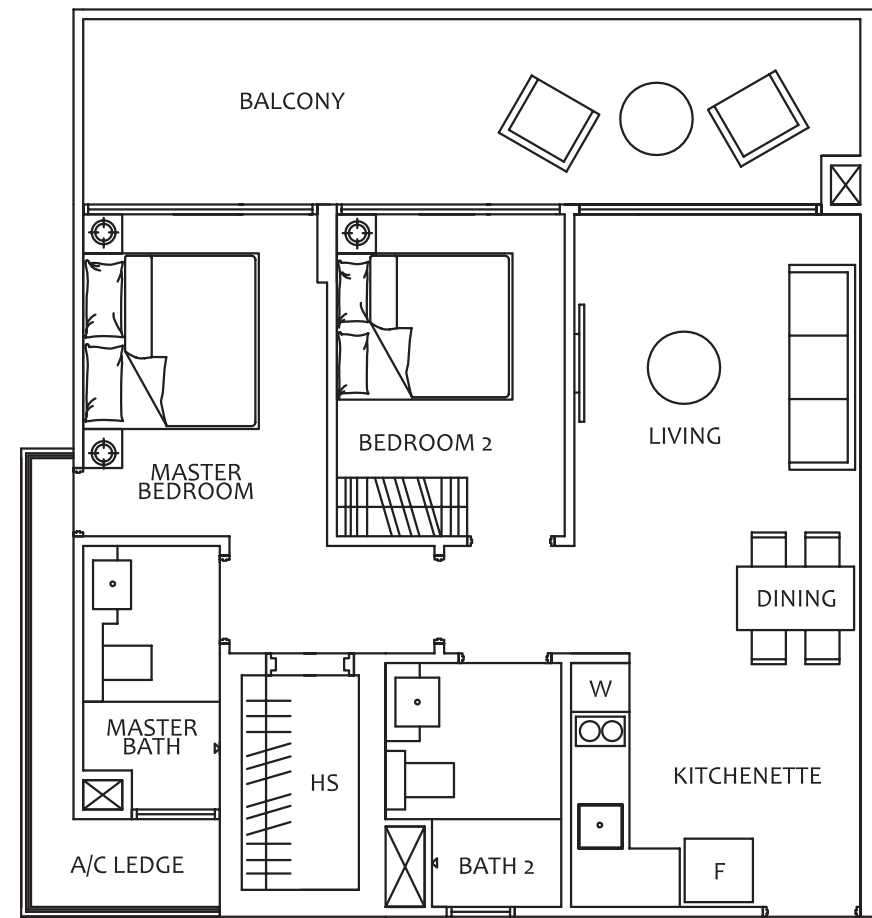
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1 Bedroom + Study
68 sqm/ 732 sqft



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2 Bedroom
76 sqm/ 818 sqft

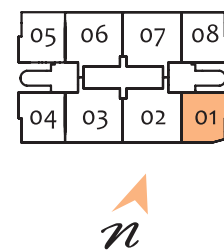
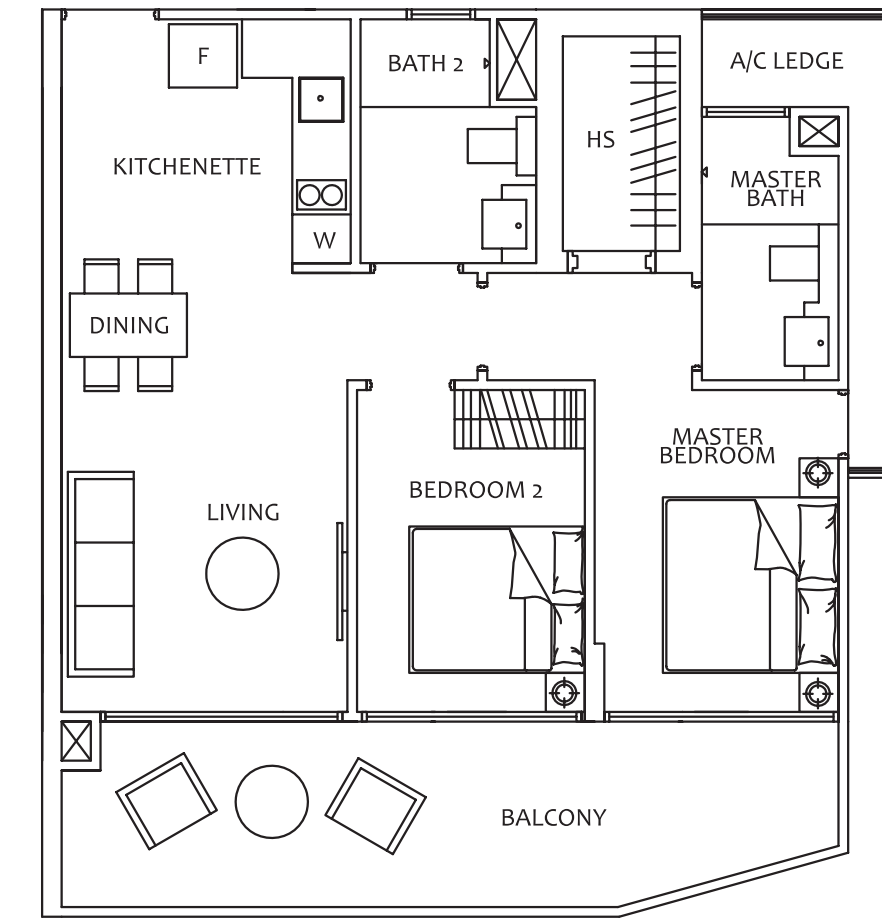


Type B

#02-04 #03-04 (mirror)
#02-05 #03-05
#02-08 #03-08 (mirror)

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2 Bedroom
75 sqm/ 807 sqft

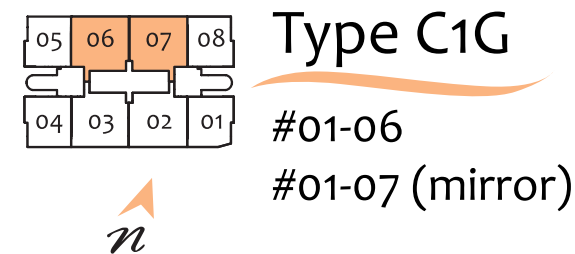
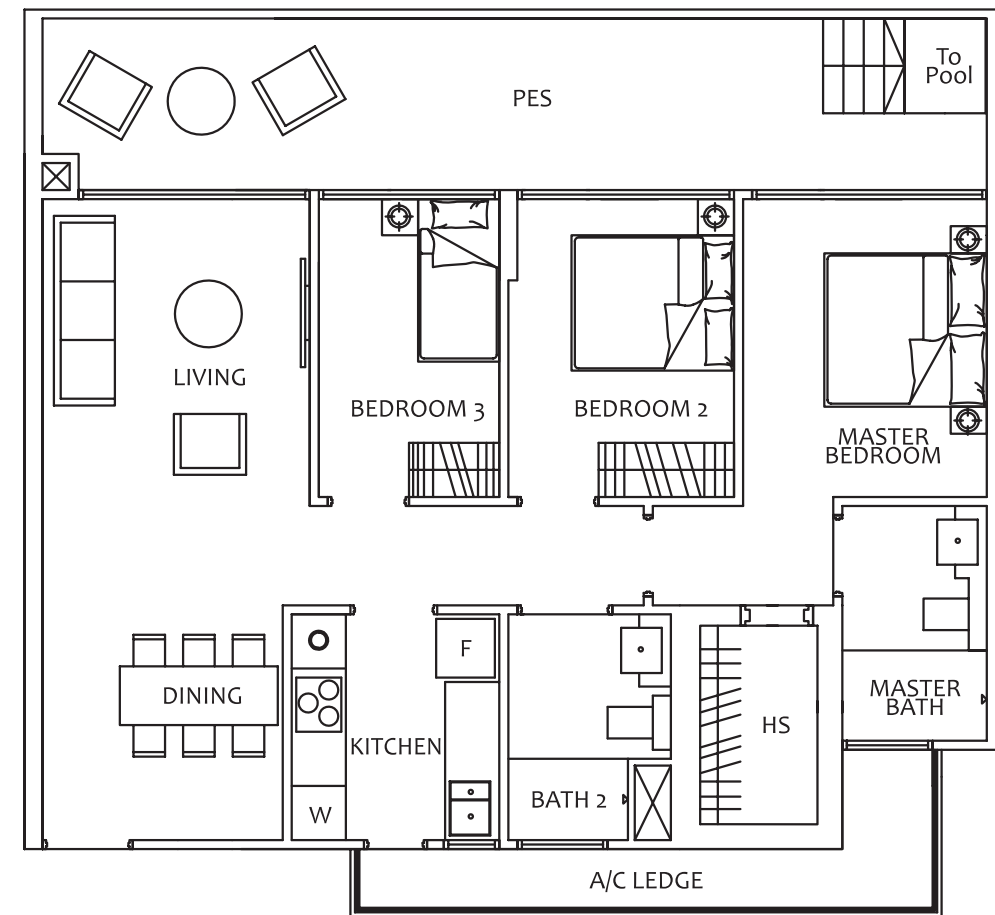


Type B1

#02-01 #03-01

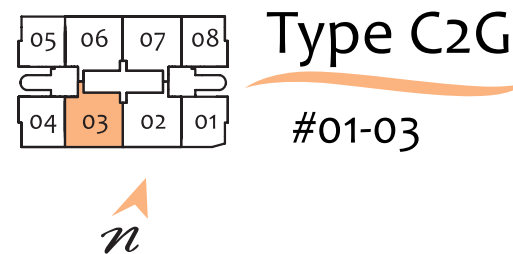
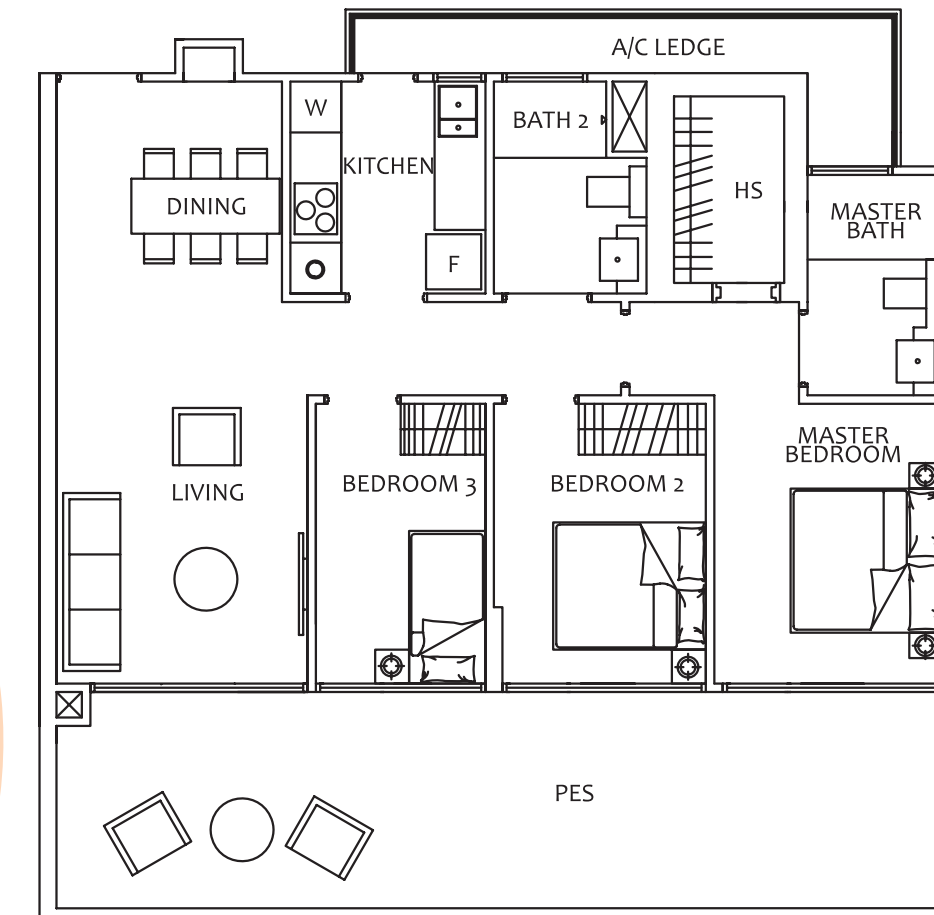
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3 Bedroom
101 sqm/ 1087 sqft



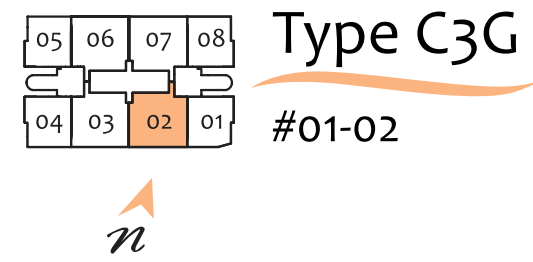
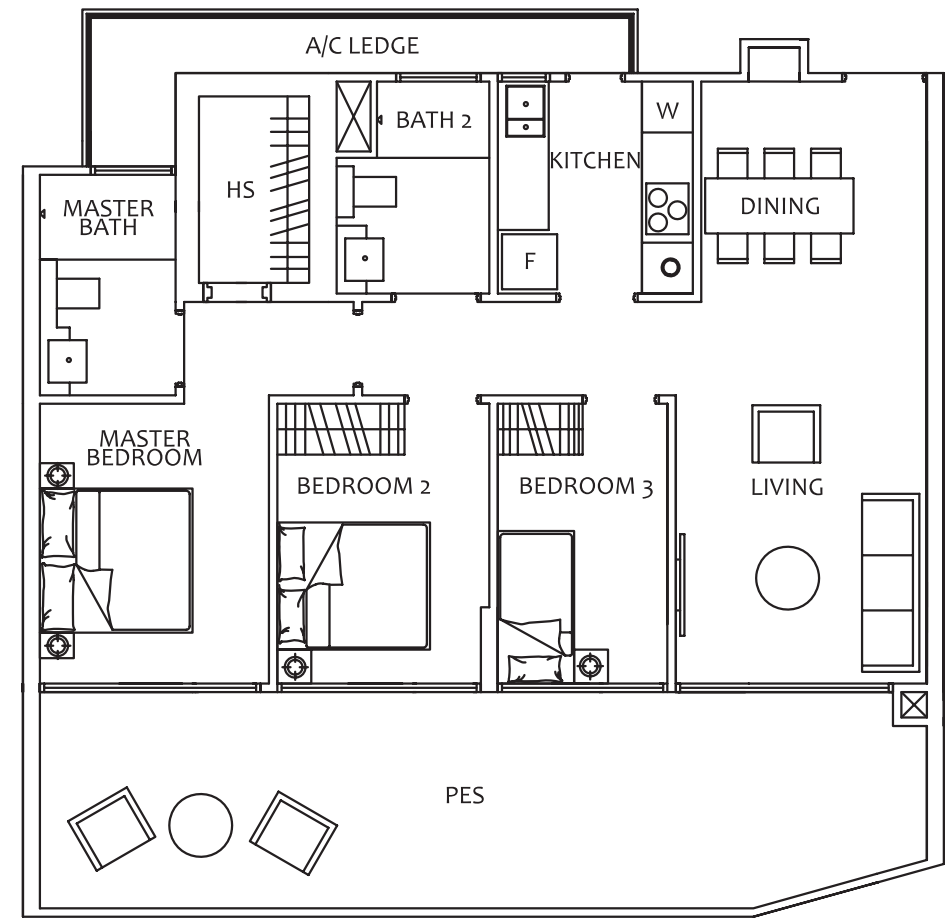
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3 Bedroom
109 sqm/ 1173 sqft



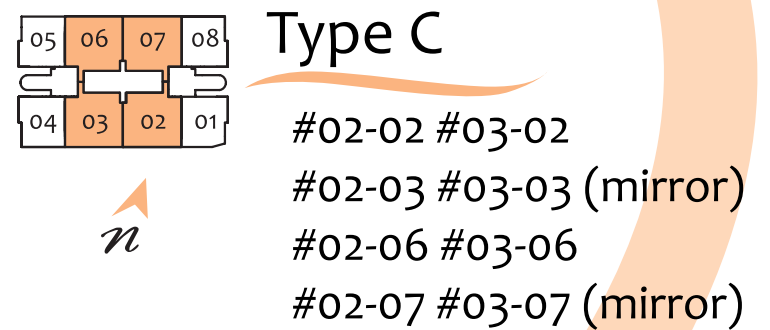
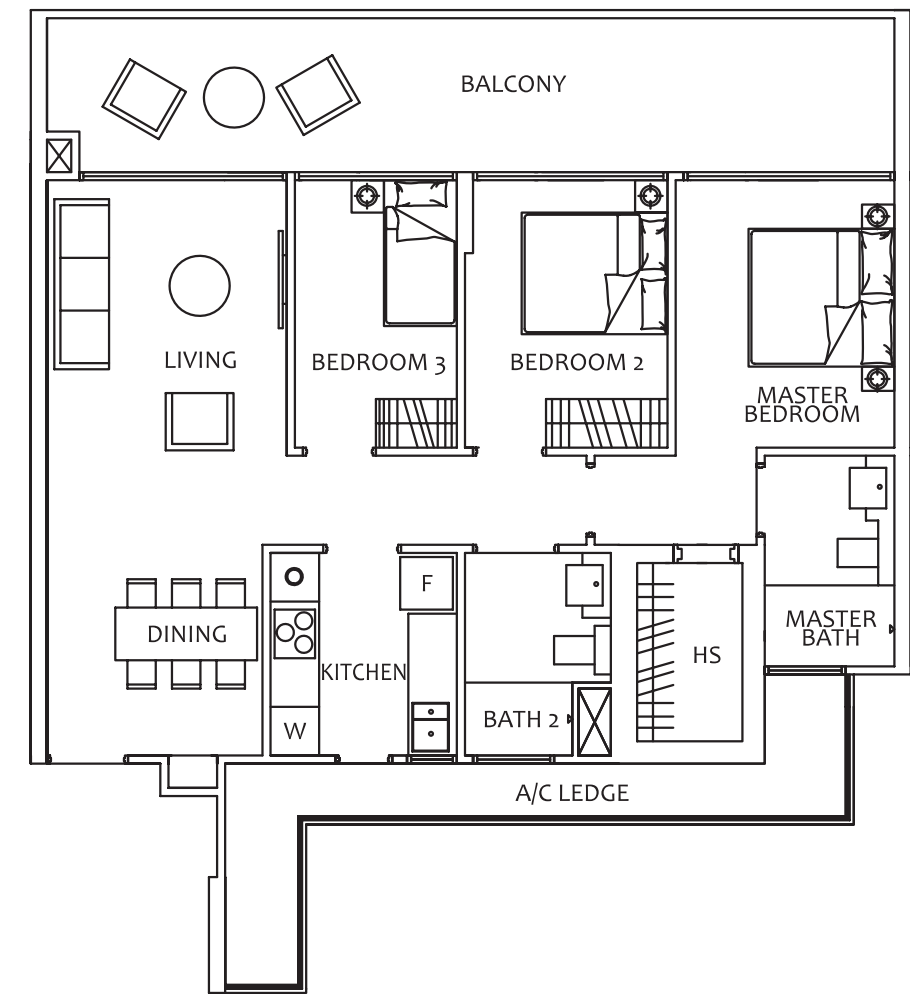
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3 Bedroom
108 sqm/ 1163 sqft



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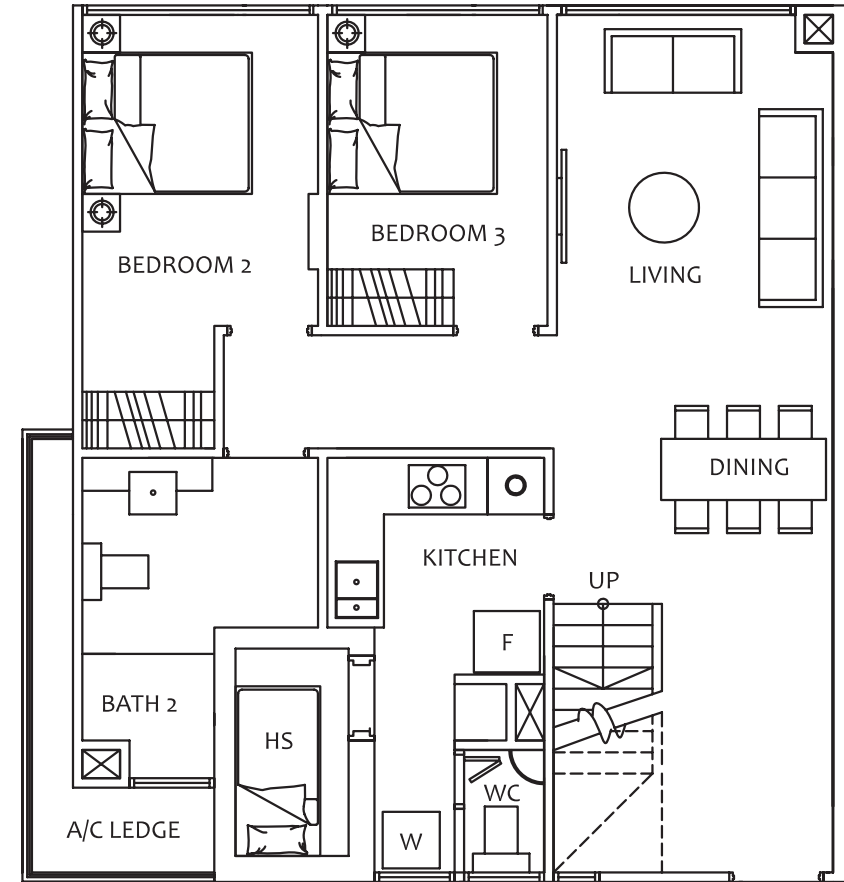
3 Bedroom
105 sqm/ 1130 sqft



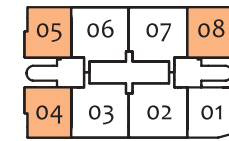
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3 Bedroom Penthouse

140 sqm/ 1507 sqft



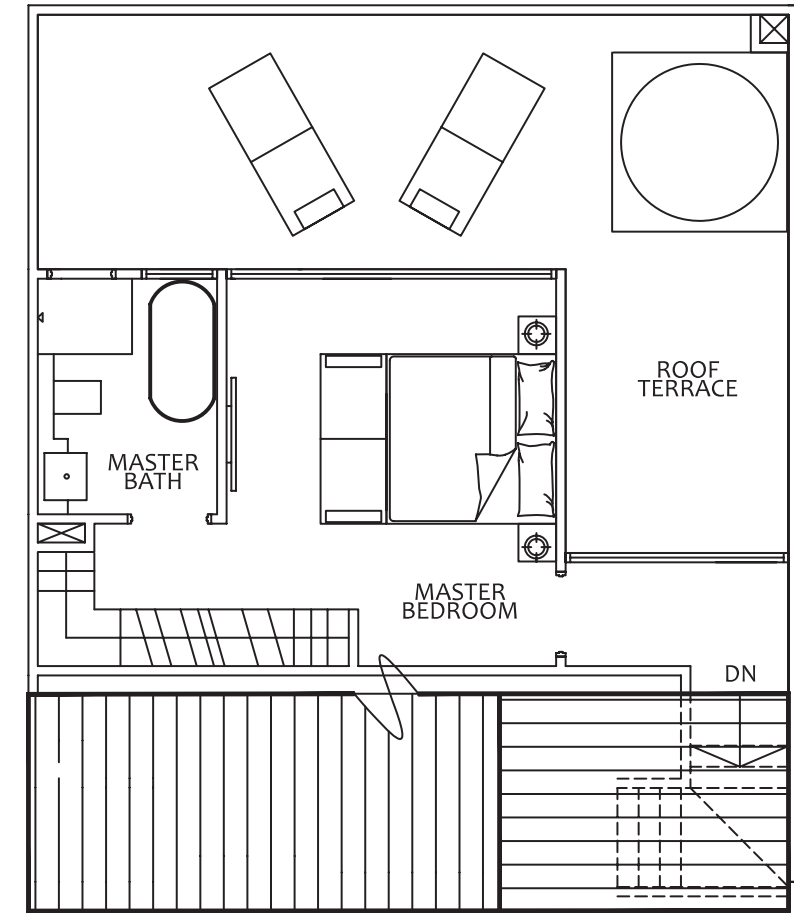
Lower Penthouse



Type PH1

- #04-04 (mirror)
- #04-05
- #04-08 (mirror)

The above plans are subject to changes as may be approved by the relevant authorities. Areas are approximate measurements and are subject to final survey. Plans are not up to scale.

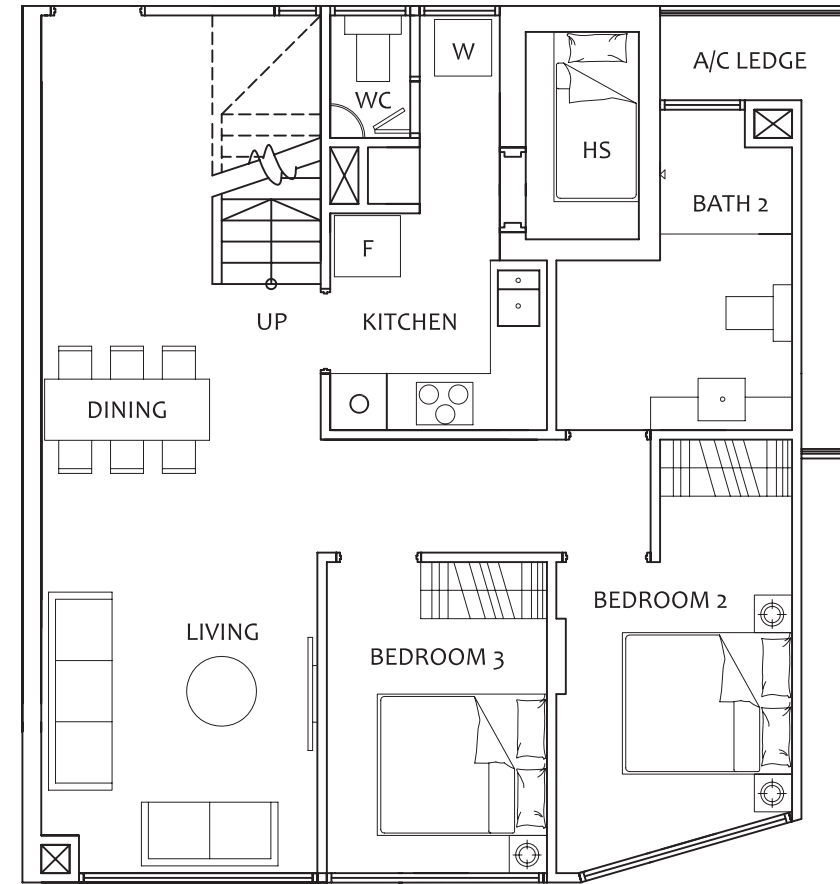


Upper Penthouse

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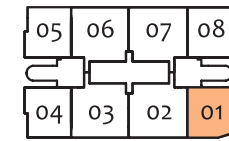
3 Bedroom Penthouse

139 sqm/ 1496 sqft



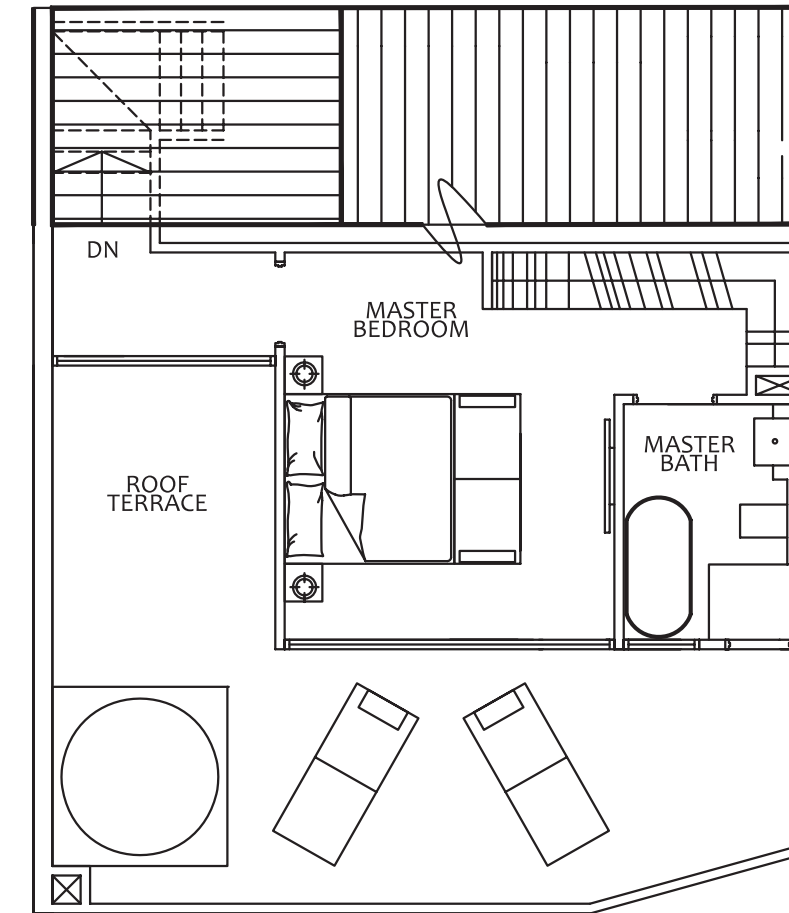
Lower Penthouse

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Type PH2

#04-01

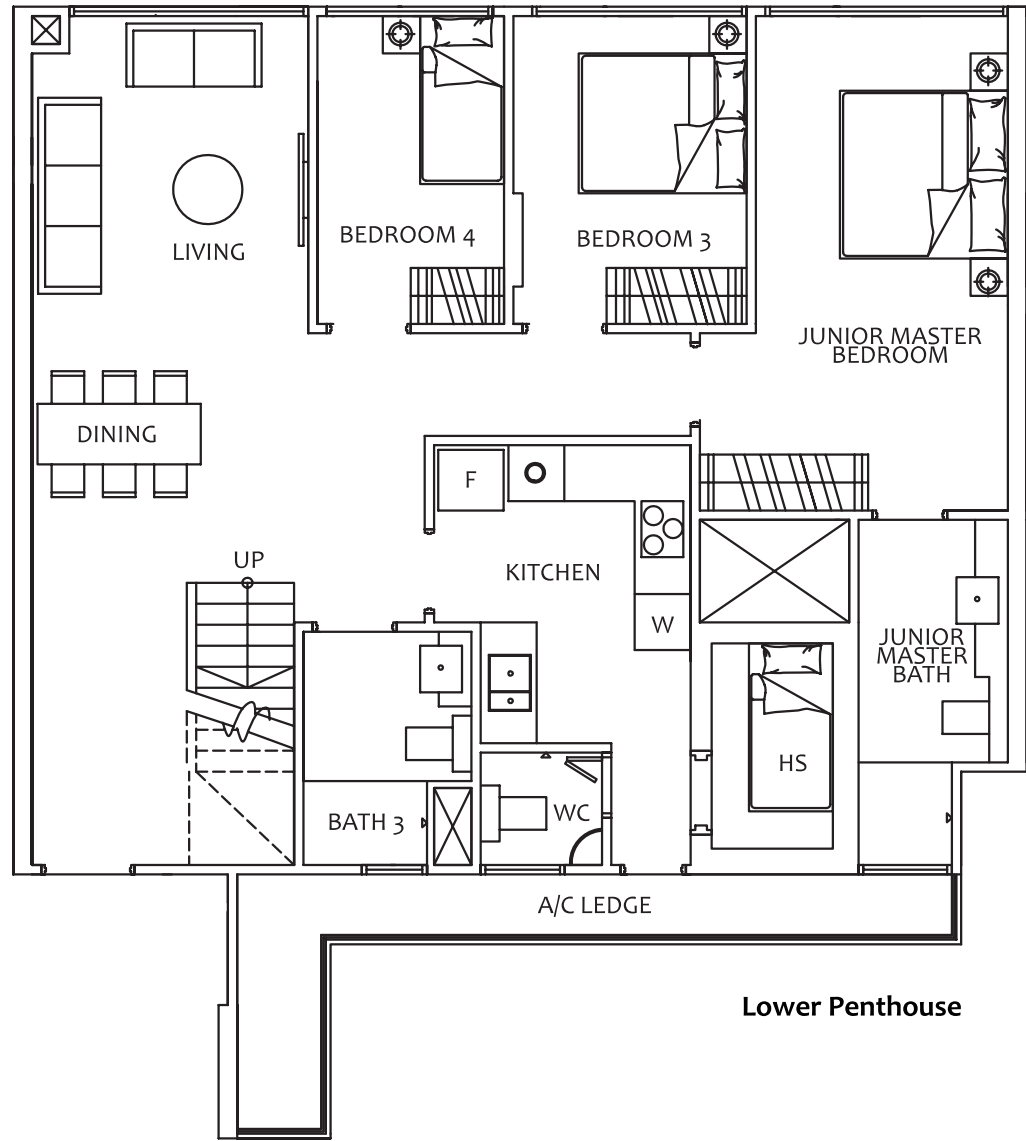


Upper Penthouse

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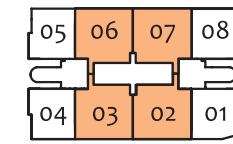
4 Bedroom Penthouse

184 sqm/ 1981 sqft



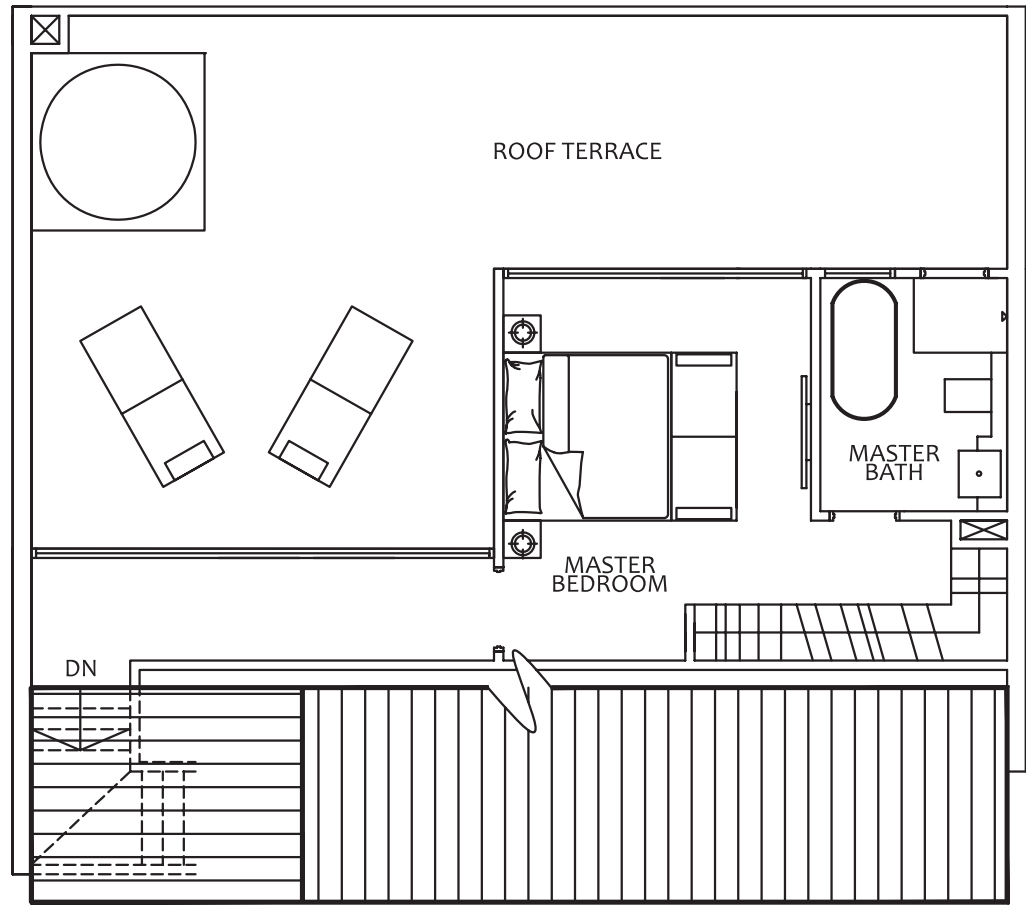
Lower Penthouse

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Type PH3

- #04-02
- #04-03 (mirror)
- #04-06
- #04-07 (mirror)



Upper Penthouse

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Specifications

1. FOUNDATION

Reinforced concrete piles and/or other approved foundation

2. SUPERSTRUCTURE

Reinforced concrete structure and/or steel structure and/or other 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

Metal and/or reinforced concrete flat roof with appropriate insulation and waterproofing system

5. CEILING

- a) Living, Dining, Bedroom, Household Shelter, Balcony
Skim coat and/or plaster and/or ceiling board and/or bulk head with emulsion paint
- b) Master Bath, Common Bath, Kitchen, Kitchenette, WC
Ceiling board with emulsion paint

6. FINISHES

WALL

FOR APARTMENTS

- a) Living, Dining, Bedroom, Household Shelter, Balcony
Skim coat and/or plaster with emulsion paint
- b) Master Bath, Common Bath
Polished marble tiles
- c) 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 (Basement and 1st storey)
Granite and/or marble and/or homogeneous/ceramic tiles and/or timber veneer
- b) Lift Lobby (2nd to 4th storey), Staircase
Plaster and/or skim coat with emulsion paint

FLOOR

FOR APARTMENTS

- a) Living, Dining, Kitchenette, Master Bath, Common Bath
Polished marble and/or granite tiles
- b) Bedroom, Study
Timber flooring
- c) Kitchen, Balcony, Household Shelter, WC
Homogeneous/ceramic tiles

FOR COMMON AREAS

- a) Lift Lobby (Basement and 1st storey)
Granite and/or marble tiles and/or homogeneous/ceramic tiles
- b) Lift Lobby (2nd to 4th storey)
Homogeneous/ceramic tiles with skirting
- c) Staircase
Cement and sand screed

7. WINDOW

Aluminium framed with clear and/or tinted and/or frosted and/or sandblasted and/or acid etched glass.

8. DOOR

- a) Main Entrance
Approved fire-rated solid timber door complete with door viewer and door closer
- b) Bedrooms/Bathrooms
Hollow core laminated and/or timber veneer door
- c) Household Shelter
Steel blast door
- d) Balcony
Aluminium framed sliding/swing glass door
- e) Selected quality locksets and ironmongery shall be provided to all doors

9. SANITARY FITTINGS

- a) Master Bath
Vanity top with washing basin and mixer tap
1 shower cubicle with shower screen, shower mixer, overhead shower and hand shower set
1 long bath tub complete with shower/bath mixer set (for Type PH only)
1 wall hung water closet
1 towel rail
1 toilet roll holder
1 mirror
- b) Common Bath
Vanity top with washing basin and mixer tap
1 shower cubicle with shower screen, shower mixer and hand shower set
1 pedestal type water closet
1 towel rail
1 toilet roll holder
1 mirror

- c) WC
1 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 and 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

- a) Internal walls
Emulsion paint
- b) External walls
Spray texture coating/polyurethane paint/emulsion paint

14. WATERPROOFING

Waterproofing shall be provided at bathroom, kitchen and reinforced concrete flat roof.

15. DRIVEWAY

Driveway shall be of reinforced concrete and/or granite and/or pebble wash finish and/or homogeneous ceramic tile and/or interlocking tiles.

16. RECREATION FACILITIES

- a) Gymnasium
- b) Male and Female Changing room with Steam room
- c) Jacuzzi
- d) Swimming pool
- e) Children's pool
- f) Children's playground
- g) Barbeque area
- h) Reflective pool with Trellis Cabana

17. ADDITIONAL ITEMS

- a) Kitchen Cabinets and Appliances:
Built-in high and low kitchen cabinets with solid surface top complete with sink, hob, hood, dishwasher, oven and microwave (for Type C and PH).
Built-in high and low kitchen cabinets with solid surface top complete with sink, hob, hood, dishwasher, combo oven with microwave (for Type AG and B).
- b) Wardrobes
Built-in wardrobes to all bedrooms.
Wardrobe pole system and accessories shall be provided for fixing in HS subject to authority's approval for Master bedrooms
- c) Air-Conditioning
Wall mounted multi-split air-conditioning to bedrooms and dining/living rooms
- d) Water Heater
Central gas water heater to bathroom and kitchen.
- e) Security System
 - i) Closed Circuit Television (CCTV) System
Cameras strategically located in basement and 1st storey lift lobbies 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, 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						
	A1G/ A2G	A3G	A4G	B/B1	C/C1G/ C2G/C3G	PH1/ PH2	PH3
Lighting Point	8	6	7	10	12	20	22
13A Switch Socket Outlet	17	17	18	17	22	26	29
15A Switch Socket Outlet	0	0	0	0	1	1	1
Connector Unit	4	4	4	4	4	4	4
Telephone Outlet	4	4	4	4	5	5	6
Television Outlet	4	4	4	4	5	5	6
Data Outlet	3	3	3	3	4	4	5
Door Chime	1	1	1	1	1	1	1

Our Other Projects



Rhapsody on Mt Elizabeth



Rosewood Suites



Parc Centennial



Illuminaire on Devonshire

Another Premier Development by:



www.eldev.com.sg

Developer: EL Development (Stevens) Pte Ltd (BRN: 200913962G)

Sales License No: C0595

Lot No: 01253V of TS 25 at Stevens Close

Tenure: Estate in Fee Simple (Freehold)

BP No: A1700-00246-2009-BP01 dated 13 May 2010

Expected Date of TOP: 31 Dec 2014

Expected Date of Legal Completion: 31 Dec 2017

Exclusive Marketing Agency:



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