

STUDIOS @ MARNE

A contemporary vision that redefines the way we live...





Artist's impression only

Comprising of 46 freehold residential apartments and 3 retail shops, tucked away in its own corner of quietude, yet within close proximity to the city, provide optimum comfort and convenience.

Relax and unwind while luxuriating by the pool, enjoy the reflections of the shimmering sun, every moment at Studio@Marne, is a delightful experience.



Artist's impression only



Farrer Park MRT - 3 mins



City Square Mall - 3 mins



Connection (mediplex) - 5 mins



National Library - 10 mins



NAFA - 10 mins



SMU - 12 mins



CBD - 12 mins



Singapore Flyer - 15 mins



Integrated Resort - 15 mins

With MRT station a stone's throw away and easy drives via CTE and ECP, relish the ease of access to the city. Delight in the endless array of shopping, dining and entertainment, a perfect balance between exclusivity and convenience.





SITE PLAN

- High Ceiling Studio
- 2 bedroom
- Studio
- Retail Shop



Legend :

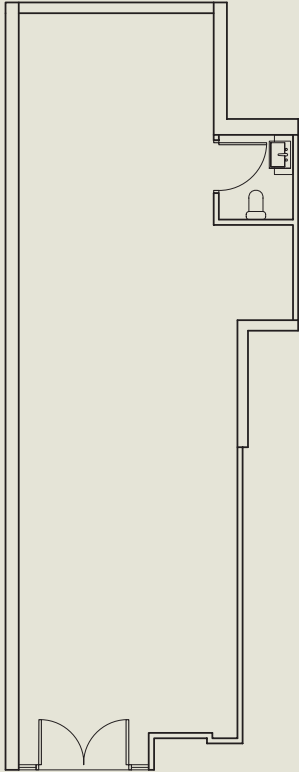
- a Swimming Pool
- b Pool Deck
- c BBQ Pits
- d Bench Seating
- e Roof terrace
- f Parking

UNIT DISTRIBUTION PLAN

	01	02	03	04	05	06	07	08	09	10
L6	-	TYPE J	TYPE C1	TYPE D1	TYPE E2	TYPE E2	TYPE D1	TYPE F1	TYPE K	-
L5	-	TYPE H	TYPE C	TYPE D	TYPE E	TYPE E	TYPE D	TYPE F	TYPE I	-
L4	TYPE B	TYPE A	TYPE C	TYPE D	TYPE E	TYPE E	TYPE D	TYPE F	TYPE G	TYPE B
L3	TYPE B	TYPE A	TYPE C	TYPE D	TYPE E	TYPE E	TYPE D	TYPE F	TYPE G	TYPE B
L2	TYPE B1	TYPE A1	TYPE C	TYPE D	TYPE E1	TYPE E1	TYPE D	TYPE F	TYPE G1	TYPE B1
L1	RETAIL 1	RETAIL 2	RETAIL 3	-	-	-	-	-	-	-

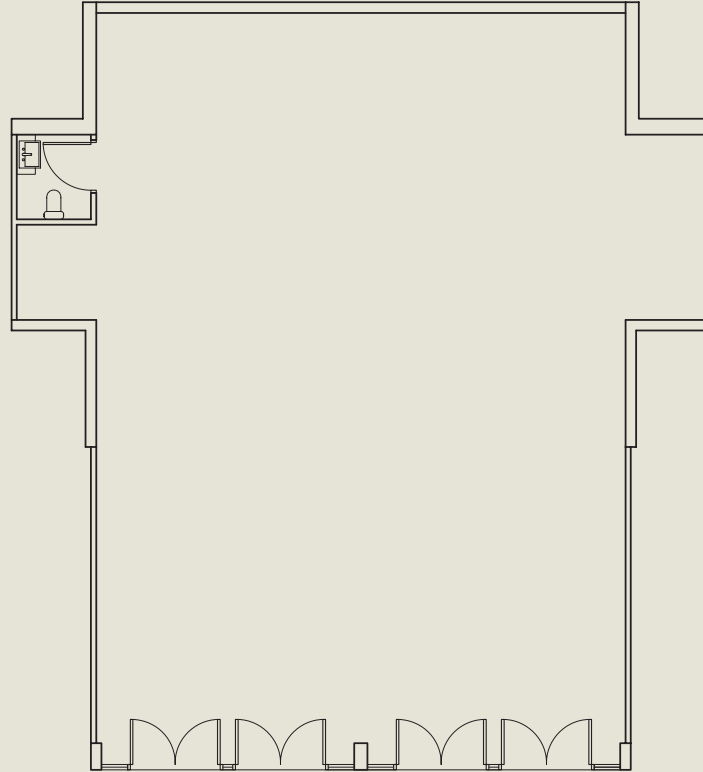
Retail 1

(65 sq m / 700 sq ft)
1ST STOREY



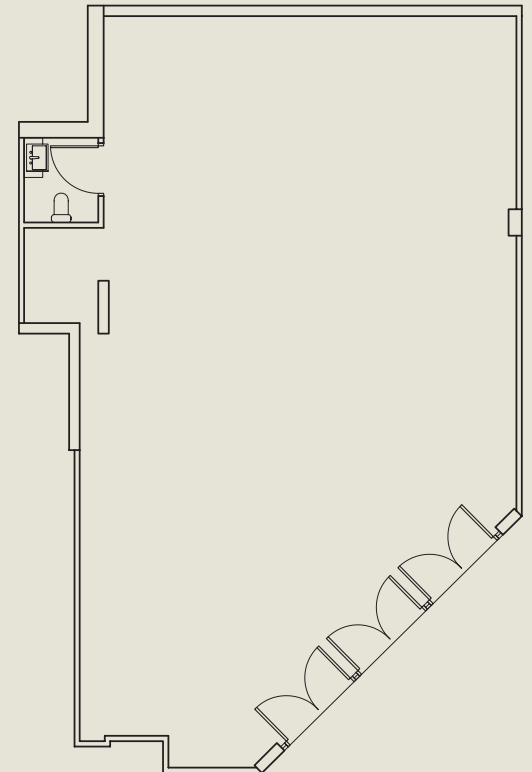
Retail 2

(157 sq m / 1690 sq ft)
1ST STOREY



Retail 3

(111 sq m / 1195 sq ft)
1ST STOREY



• Plans are subject to change as may be approved by the relevant authority. Areas are approximate measurements and subject to final survey. Plans are not to scale







Artist's impression only



Artist's impression only

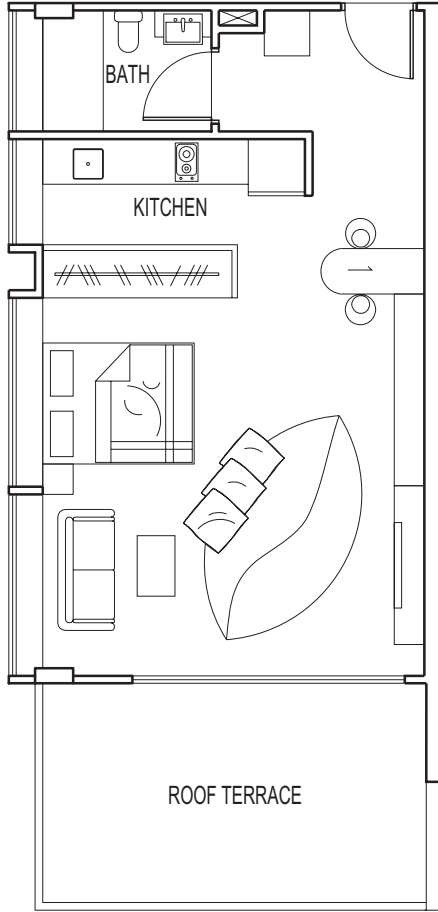


Artist's impression only

TYPE A1

65 sq m / 700 sq ft

#02-02

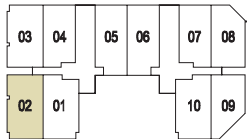
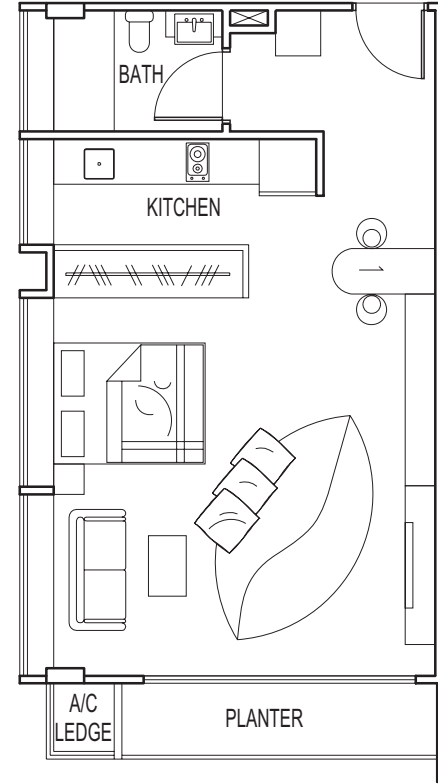


TYPE A

55 sq m / 592 sq ft

#03-02

#04-02

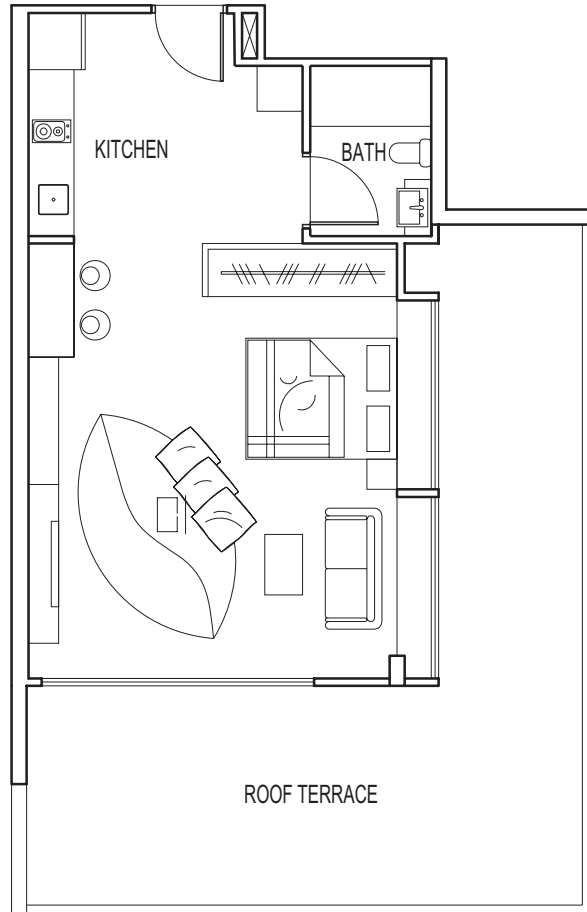


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TYPE B1

82 sq m / 883 sq ft

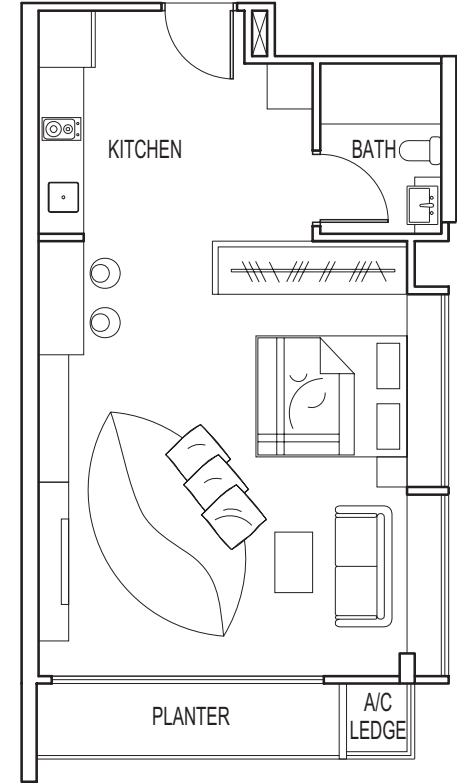
#02-01
#02-10



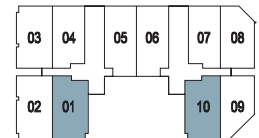
TYPE B

52 sq m / 560 sq ft

#03-01
#04-01
#03-10
#04-10



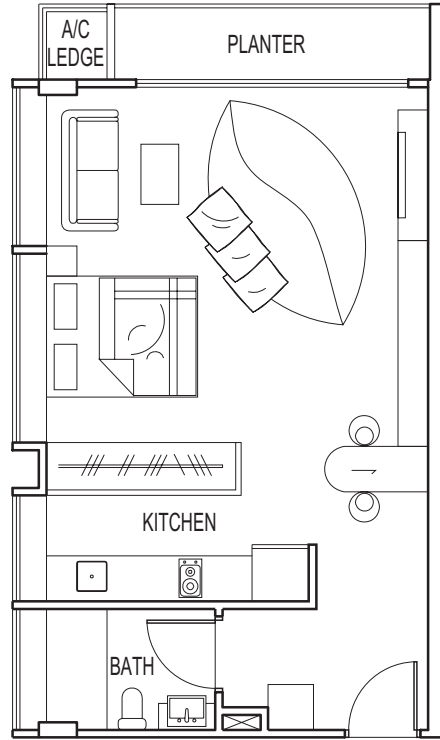
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TYPE C / CI (High Ceiling)

53 sq m / 570 sq ft

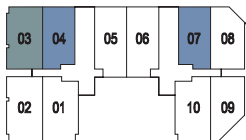
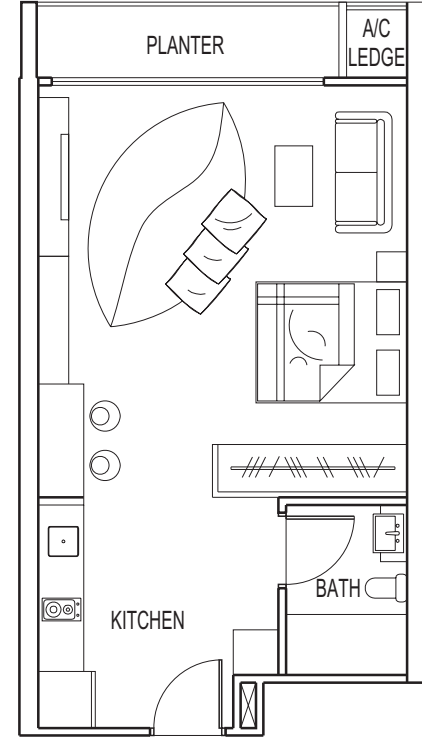
- #02-03
- #03-03
- #04-03
- #05-03
- #06-03 (CI)



TYPE D / DI (High Ceiling)

55 sq m / 592 sq ft

- #02-04
- #03-04
- #04-04
- #05-04
- #06-04 (DI)
- #02-07
- #03-07
- #04-07
- #05-07
- #06-07 (DI)



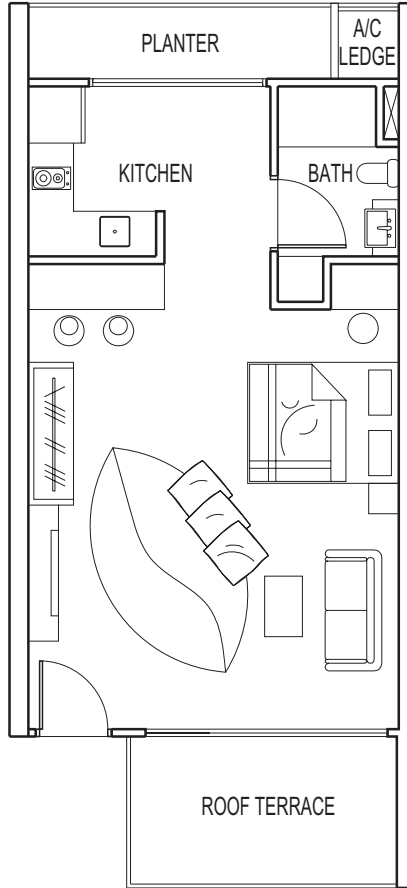
NOT TO SCALE

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TYPE E1

56 sq m / 603 sq ft

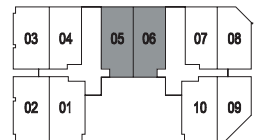
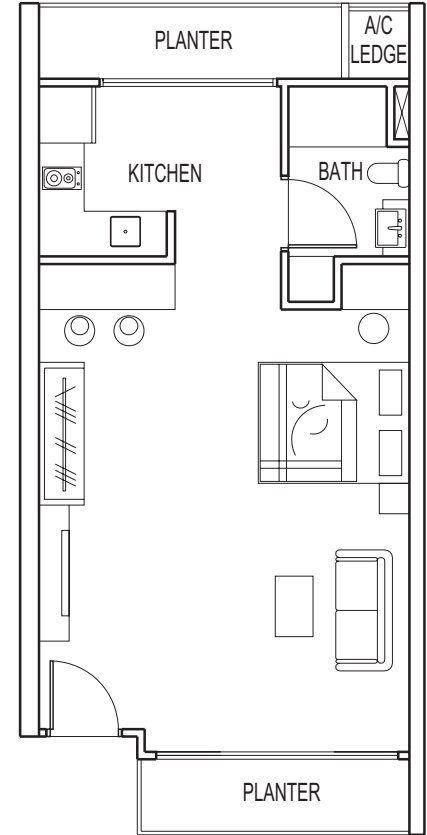
#02-05
#02-06



TYPE E / E2 (High Ceiling)

55 sq m / 592 sq ft

#03-05 #03-06
#04-05 #04-06
#05-05 #05-06
#06-05 (E2) #06-06 (E2)



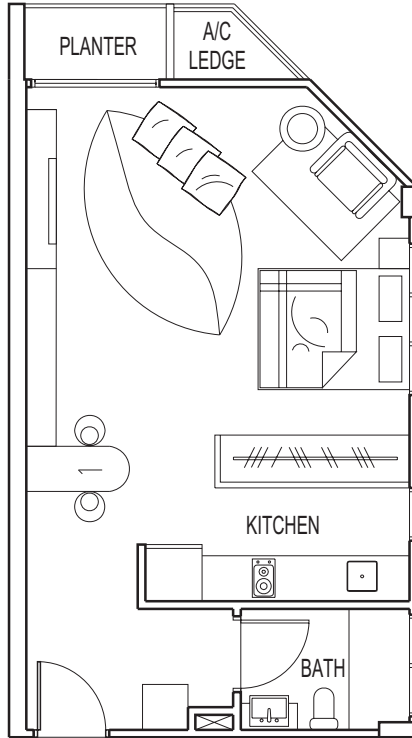
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TYPE F / F1 (High Ceiling)

47 sq m / 506 sq ft

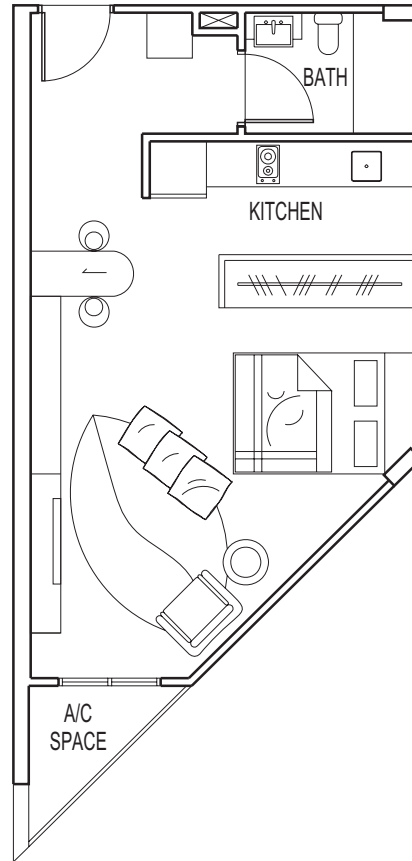
#02-08
#03-08
#04-08
#05-08
#06-08 (F1)



TYPE G1

45 sq m / 484 sq ft

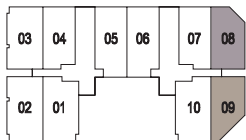
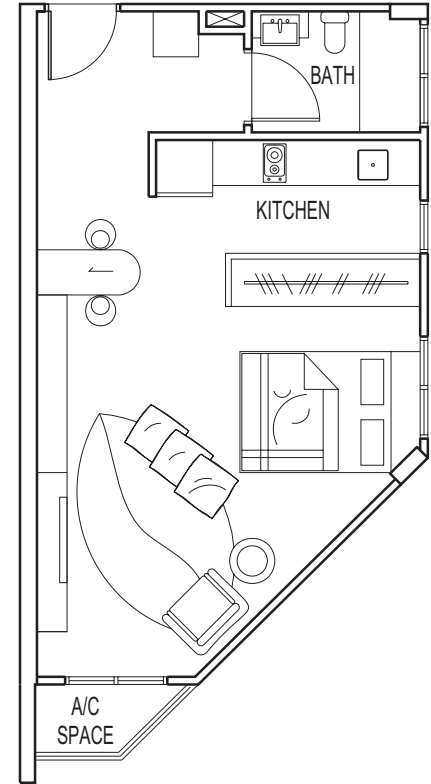
#02-09



TYPE G

44 sq m / 473 sq ft

#03-09
#04-09

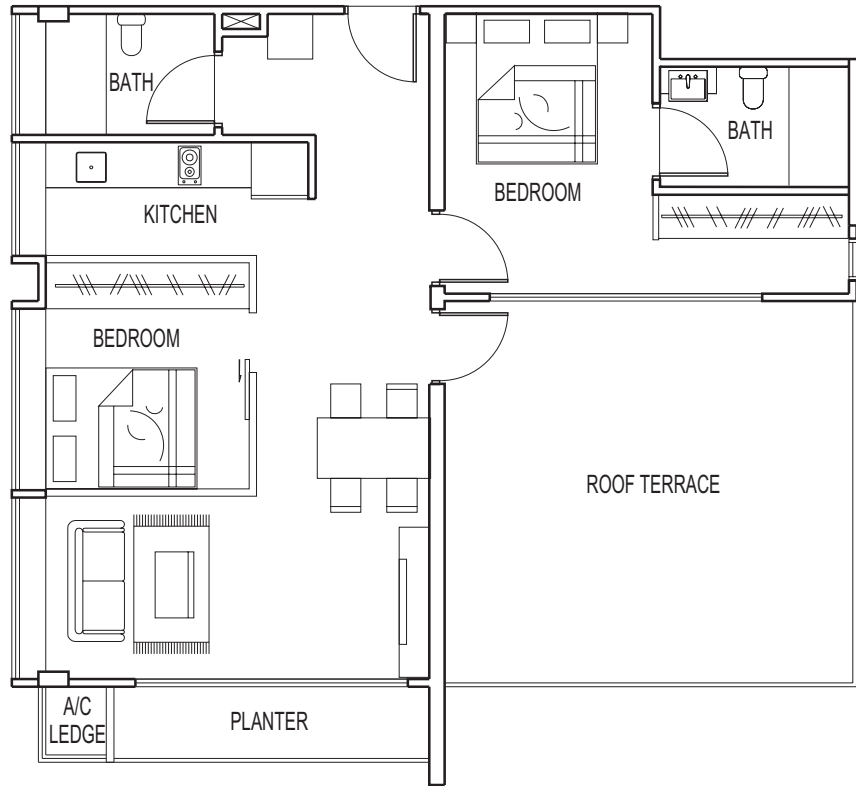


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TYPE H

102 sq m / 1098 sq ft

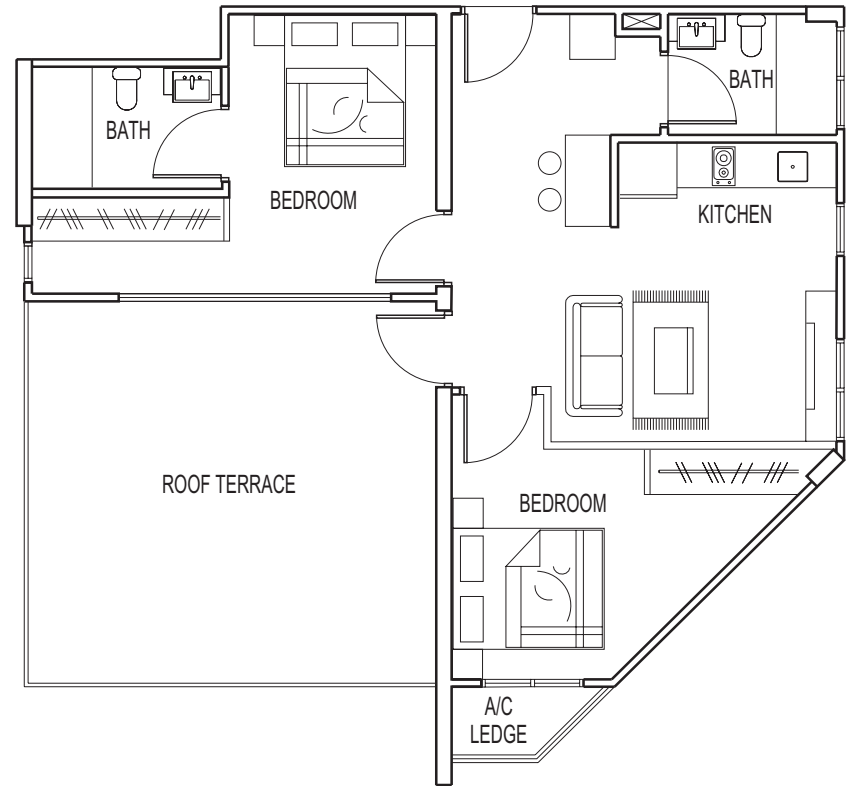
#05-02



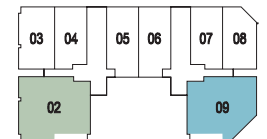
TYPE I

91 sq m / 980 sq ft

#05-09



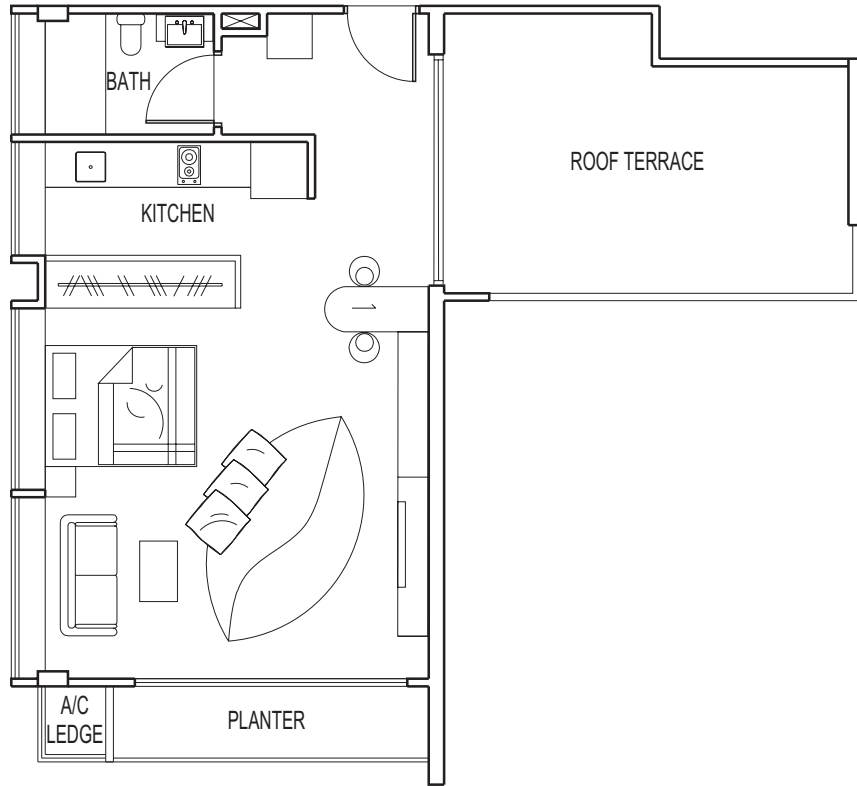
• Plans are subject to change as may be approved by the relevant authority. Areas are approximate measurements and subject to final survey. Plans are not to scale



TYPE J (High Ceiling)

74 sq m /800 sq ft

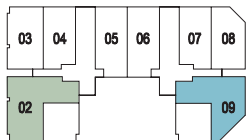
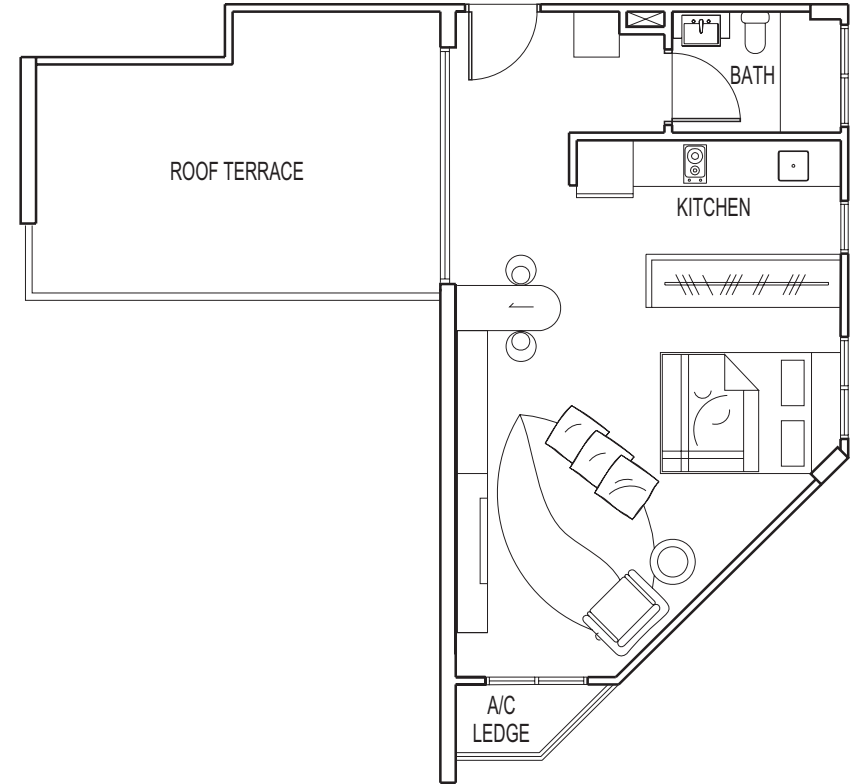
#06-02



TYPE K (High Ceiling)

63 sq m /678 sq ft

#06-09



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1. FOUNDATION

RC piled foundation

2. SUBSTRUCTURE & SUPERSTRUCTURE

Reinforced concrete structure

3. WALLS

External : concrete/brickwall
Internal : concrete/brickwall

4. ROOF

Flat Roof : reinforced concrete roof with waterproofing system

5. CEILING

a) Apartments

i) Living/Dining/Bed : skim coat with emulsion paint and/or plaster board (where applicable)
ii) Bath/Kitchen : plaster board and/or skim coat with emulsion paint (where applicable)

b) Common Area

i) Lift Lobbies & Corridors : skim coat with emulsion paint and/or plaster board (where applicable)
ii) Staircases : skim coat with emulsion paint

6. FINISHES

a) 1) Wall (for apartments)

i) Living/Dining/Bed/Kitchen : cement and sand plaster with emulsion paint
ii) Bath : homogeneous and/or ceramic tiles (up to false ceiling height and at exposed areas only.
No tiles behind vanity cabinets and mirrors. Wall surface above false ceiling level will be left in its original bare condition)

2) Wall (for common areas)

i) 1st Storey Lift Lobbies : homogeneous tiles and/or cement and sand plaster with emulsion paint (where applicable)
ii) Typical Lift Lobbies & Corridors : cement and sand plaster with emulsion paint
iii) Staircases : cement and sand plaster or skim coat with emulsion paint
iv) External Wall : cement and sand plaster

b) 1) Floor (for apartments)

i) Living/Dining/Bed/Kitchen : homogeneous tiles with skirting
ii) Bath : homogeneous and/or ceramic tiles
iii) Roof Terrace : homogeneous and/or ceramic tiles
iv) Planter : bare concrete

2) Floor (for common areas)

i) 1st Storey Lift Lobbies : homogeneous tiles
ii) Typical Lift Lobbies & Corridors : homogeneous tiles
iii) Staircases : cement and sand screed

7. WINDOWS

Powder-coated aluminium-framed sliding and/or casement with tinted/clear glass

8. DOORS

i) Main Entrance : approved fire-rated timber door
ii) Bath : hollow core timber door
iii) Roof Terrace : powder-coated aluminium-framed door with tinted/clear glass
iv) Staircases : approved fire-rated timber door

9. IRONMONGERY

Selected quality locksets and ironmongery to all doors

10. SANITARY FITTINGS

Bathroom : 1 shower screen with shower mixer and shower head
1 vanity top complete with basin and tap
1 water closet
1 mirror
1 toilet paper holder
1 towel rail

Kitchen : 1 single bowl kitchen sink
1 kitchen lever sink tap

Roof Garden (common area) : 1 sink
1 kitchen lever sink tap

11. ELECTRICAL INSTALLATION/TELEPHONE/TV/CABLE VISION

a) Concealed electrical wirings
b) Refer to Electrical Schedule for details

12. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standards CP33.

13. PAINTING

a) Internal Walls : emulsion paint
b) External Walls : weather shield paint and/or spray textured paint

14. WATERPROOFING

Waterproofing to floors of Bathroom, RC Flat Roof, Roof Terrace, Roof Garden and Planters

15. CARPARK

Non-designated 3-tier mechanical carparking system (33 lots)

16. RECREATIONAL FACILITIES AT ROOF GARDEN

a) Lap pool
b) BBQ

17. ADDITIONAL ITEMS

a) Kitchen Cabinets : high and low level kitchen cabinets complete with solid surface worktop
b) Kitchen Appliances : cooker hood and hob
c) Bay Window ledge finishes : i) Living/Kitchen/Bed: plaster and paint
ii) Bathroom: solid surface top
d) Audio Telephone system for communication between respective 1st Storey Lift Lobby and apartment units
e) Electric Water Heater : hot water supply to Shower
f) Card access system at 1st Storey Lift Lobbies
g) Bench top with 1-bowl sink at Roof Garden
h) Air-conditioning: concealed in-ceiling ducted split units complete with diffusers to all studio units. Concealed in-ceiling ducted split units complete with diffusers to Living/Dining and wall mounted split units to Bedroom (Type H & Type I)

Note:

- Air-conditioning system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, topping-up of refrigerant and clearing of condensing pipes to ensure good working condition of the system.
- Where warranties are given by manufacturers and/or suppliers of the above installation, such warranties shall be handed over to the Purchaser at the time when possession of the building unit is delivered to the Purchaser.
- The brand and model of all equipments and appliances supplied will be subject to availability.
- The layout/locations of kitchen cabinets, air-conditioning units, electrical accessories, door swing positions and faAade/planter/roof garden colour scheme are subject to Architect's sole discretion and final design.
- Connection, subscription and other fees for television, SHCV, Internet and other service providers whether chosen by the purchaser or appointed by the vendor or the management corporation when constituted will be paid by the purchaser. The purchaser is responsible for making arrangements with any of the said parties for the service connection for their respective subscriptions.
- Equipment for SHCV will be paid and installed by the purchaser.
- Tiles are pre-polished before laying and care has been taken for their installation. Tiles cannot be repolished after installation and hence some level differences can be felt at the joints.
- Timber is a natural material containing veins and tonality differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

Description of the Mixed Development

Description : A 6-storey mixed development comprising 46 residential apartment units and 3 retail units on the 1st Storey.

Types of Residential Units (46) :	Studio	Type A	-	2 units
		Type A1	-	1 unit
		Type B	-	4 units
		Type B1	-	2 units
		Type C	-	4 units
		Type C1	-	1 unit
		Type D	-	8 units
		Type D1	-	2 units
		Type E	-	6 units
		Type E1	-	2 units
		Type E2	-	2 units
		Type F	-	4 units
		Type F1	-	1 unit
		Type G	-	2 units
2 bedroom	Type G1	-	1 unit	
	Type J	-	1 unit	
	Type K	-	1 unit	
	Type H	-	1 unit	
		Type I	-	1 unit

Common Area : - No sentry post is provided
 - Management Room is not provided
 - Non-designated 3-tier mechanical car parking system (33 lots)
 - No handicap carpark lot within the development.

Units : - The Roof Terrace and Balcony are not to be enclosed or roofed over.
 - No structures or other uses are allowed on the rooftop unless otherwise approved by the Competent Authority.
 - The approved planter boxes, which are exempted from GFA are not to be converted to balcony without prior approval from the Competent Authority.
 - RC or aircon ledges are not to be converted to other uses without the permission of the Competent Authority.
 - No access to RC flat roof except for maintenance only.

ELECTRICAL SCHEDULE

DESCRIPTION	TYPE AA1	TYPE B/B1	TYPE C/C1	TYPE D/D1	TYPE E/E1/E2	TYPE F/F1	TYPE G/G1	TYPE H	TYPE I	TYPE J	TYPE K
Lighting Point	6	6	6	6	6	6	6	7	7	8	8
13A Twin Switch Socket Outlet	5	5	5	5	5	5	5	8	8	5	5
13A Switch Socket Outlet	2	2	2	2	2	2	2	2	2	2	2
13A Switch Socket Outlet - Splashproof	1	1	1	1	1	1	1	1	1	1	1
Door Bell Point	1	1	1	1	1	1	1	1	1	1	1
Shaver Point	1	1	1	1	1	1	1	1	1	1	1
Cooker Unit (Hob & Hood)	1	1	1	1	1	1	1	1	1	1	1
Water Heater Point	1	1	1	1	1	1	1	1	1	1	1
Telephone Point	2	2	2	2	2	2	2	3	3	2	2
SCV Outlet	1	1	1	1	1	1	1	2	2	1	1
A/C Isolator	1	1	1	1	1	1	1	2	2	1	1
Storage Heater	1	1	1	1	1	1	1	1	1	1	1

1. STRUCTURE

Reinforced concrete piled foundation
 Reinforced concrete sub-structure and superstructure

2. WALLS

External : concrete/brickwall
 Internal : concrete/brickwall

3. ROOF

Flat Roof : reinforced concrete roof with waterproofing system

4. CEILING

Unit : Bare concrete
 Toilet : Plaster board and/or skim coat with emulsion paint (where applicable)

5. FLOORING

Unit : Cement and sand screed at 25mm below the common area's finishes at floor level
 Toilet : Homogeneous and/or ceramic tiles

6. WALL FINISHES

Unit : Cement and sand plaster with emulsion paint
 Toilet : Homogeneous and/or ceramic tiles (up to false ceiling height and at exposed areas only, no tiles behind vanity cabinets and mirrors. Wall surface above false ceiling level will be left in its original bare condition)

7. DOORS

Powder-coated aluminium-framed door with clear/tinted glass

8. DECORATION

Powder-coated aluminium-framed shopfront with clear/tinted glass and light box provided behind shopfront

9. LOCKS

Quality locksets and ironmongery to all doors

10. SANITARY INSTALLATION/FITTINGS

1 vanity top complete with basin and tap
 1 water closet
 1 toilet paper roll holder
 1 mirror

11. ELECTRICAL/MECHANICAL INSTALLATION

- One (1) 60-ampere 3 phase (for Retail 1) and 100-ampere 3 phase (for Retail 2&3) normal supply distribution board located within the retail shop will be provided for the purchaser to fit out the lighting and power point locations according to operational requirements
- Five (5) pairs of telephone block terminals (BT) located within retail shop will be provided for the purchaser to fit out the telephone point locations according to operational requirements
- One (1) SCV point will be provided for each retail unit
- No air-conditioning equipments will be provided

12. CARPARK

Non-designated 3-tier mechanical car parking system (33 lots)

Developer: Vyco Pte Ltd (ROC:199702048Z) • Developer's License No.: C0347 • Tenure of Land: Freehold • Lot/Mukim: Lots 2345V, 2346P, 2347T, 2348A, 2349K and 2350T TS 17 at Marne Road • Building Plan No.: A1536-00004-2006-BP01 dated 28/03/2008 • Planning Approval No.: P270107-16Z3-Z000 dated 26/12/2007 • Expected Date of TOP: 31st December 2009 • Expected Date of Legal Completion: 31st December 2012

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