

A romantic couple embracing. The man is on the left, wearing a blue and white striped shirt, looking towards the camera with a slight smile. The woman is on the right, wearing a pink top and a pink beaded necklace, leaning her head against the man's shoulder and smiling warmly. Her hands are clasped in front of her. The background is a dark, neutral color.

studios @ tembeling

discover a whole new level of exquisite living...

A living concept reflecting a lifestyle with a truly unique difference, where 25 exclusive freehold units design to balance modernity and luxury, delivering a home that you can truly enjoy.



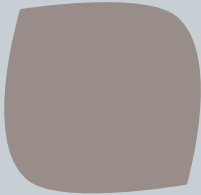


A haven away from the bustle of the city,
yet with close proximity to life's convenience and pleasure.

Indulge in local delights, international gourmet and retail experiences
with eateries and shopping malls a stone's throw away.

Renowned schools are conveniently near. Access any other part of the island
with effortless ease via MRT stations and major expressways located minutes away.

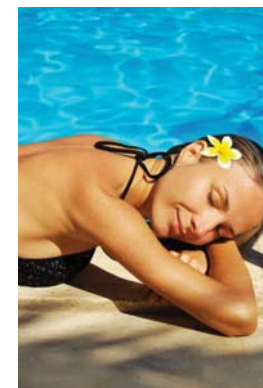
Take a pleasurable evening stroll down the beach.
Enjoy the convenience and accessibility you deserve.







Artist's impression only



Simple pleasure, exclusive indulgence.

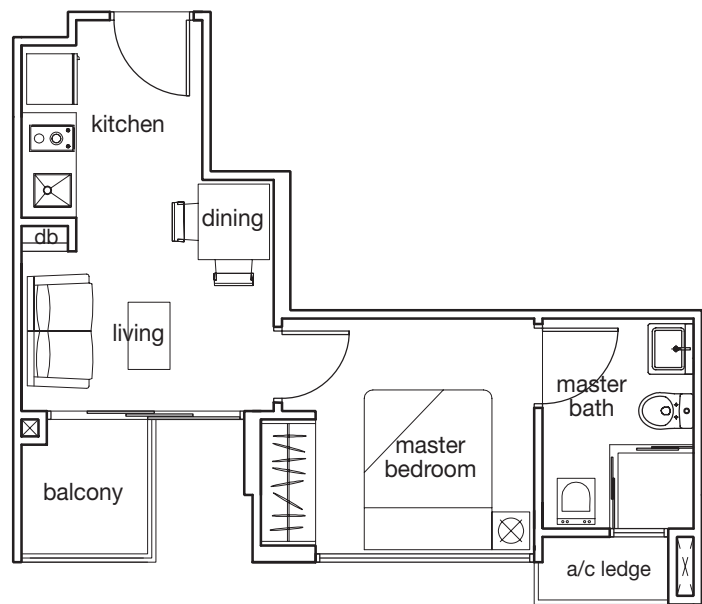
SITE PLAN



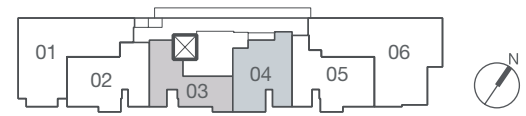
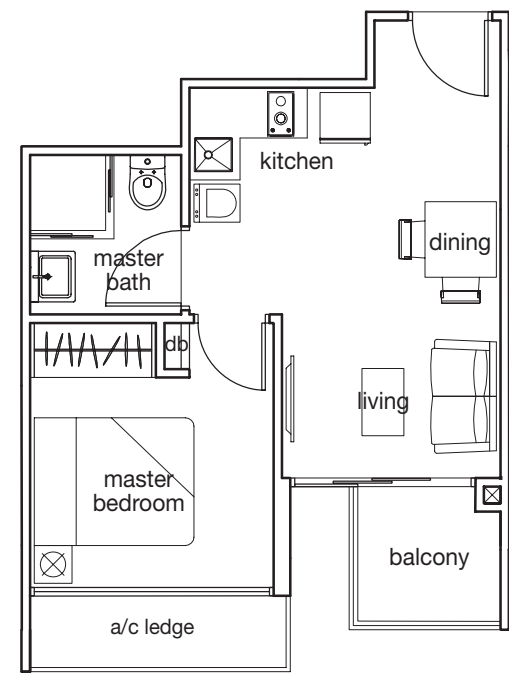
- A Swimming Pool
- B Pool Deck
- C Car Park
- D Water Feature



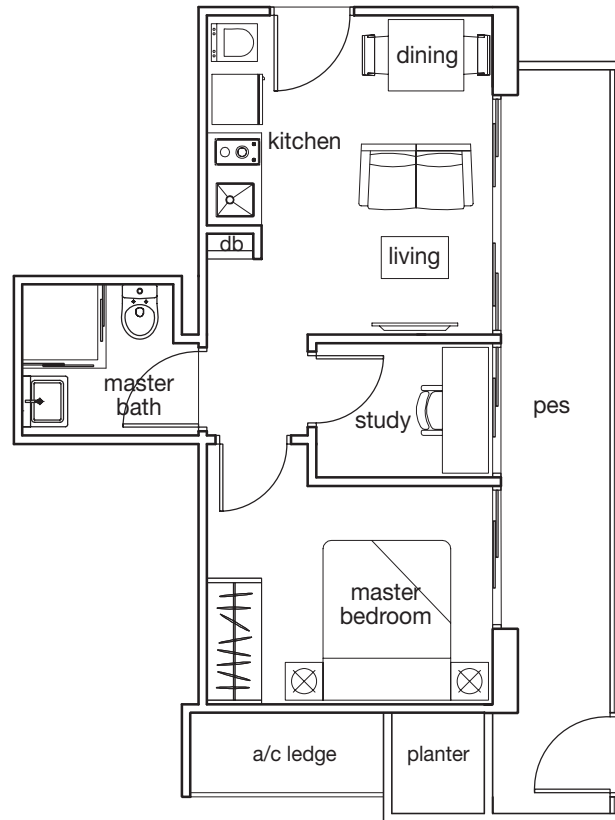
type **A2** • 1 bdrm
 33 sq m / 355 sq ft
 #02-03 • #03-03 • #04-03 • #05-03



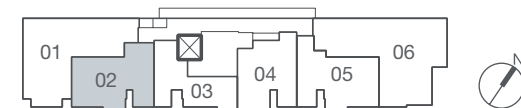
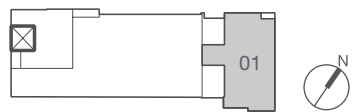
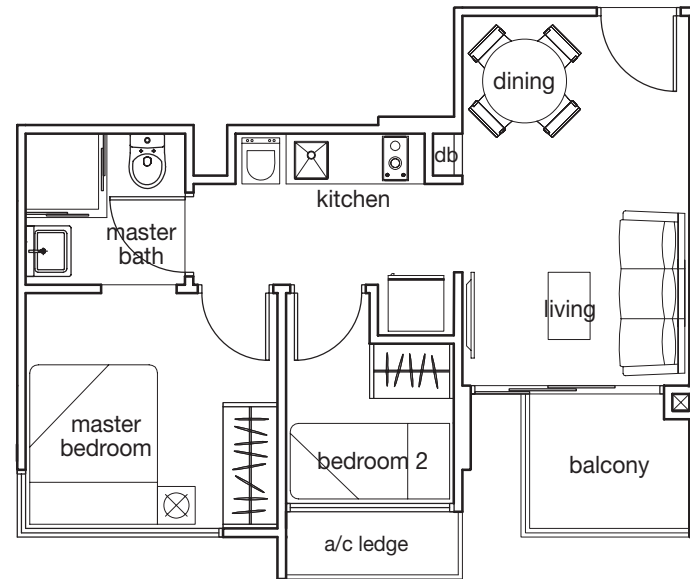
type **A3** • 1 bdrm
 37 sq m / 398 sq ft
 #02-04 • #03-04 • #04-04



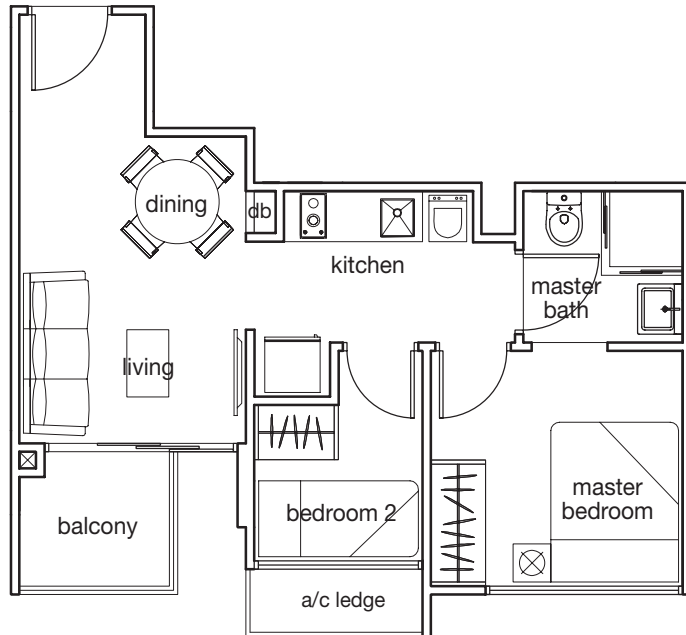
type **A1-G** • 1+1 bdrm
 50 sq m / 538 sq ft
 #01-01



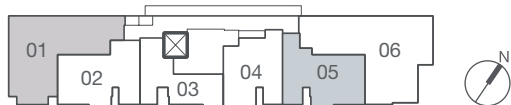
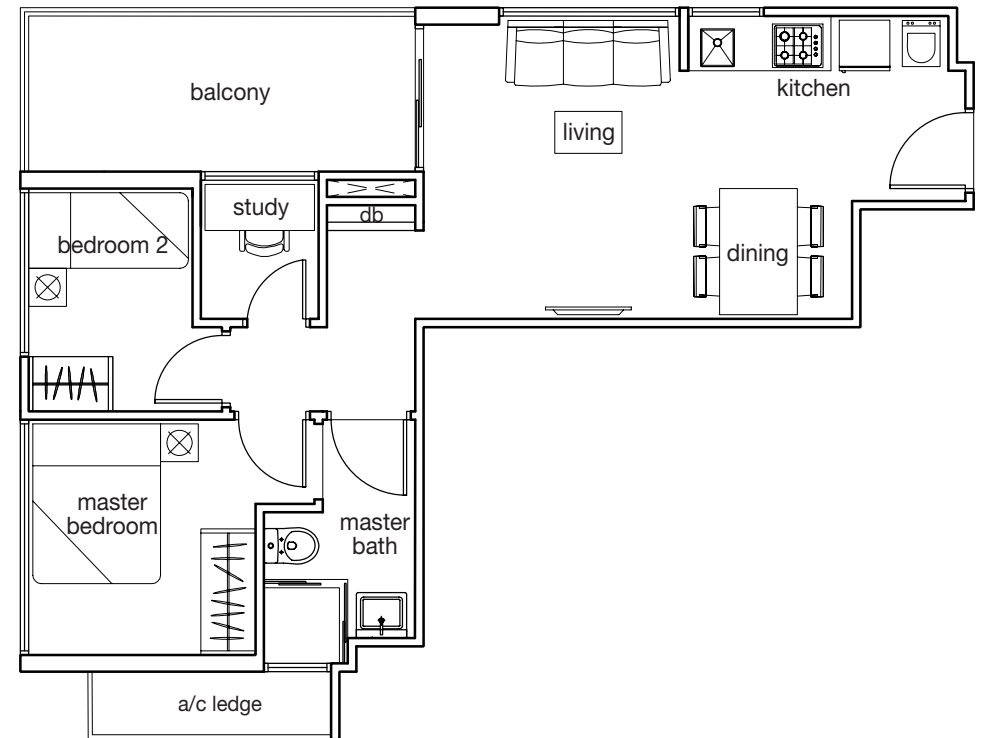
type **B1** • 2 bdrm
 43 sq m / 463 sq ft
 #02-02 • #03-02 • #04-02



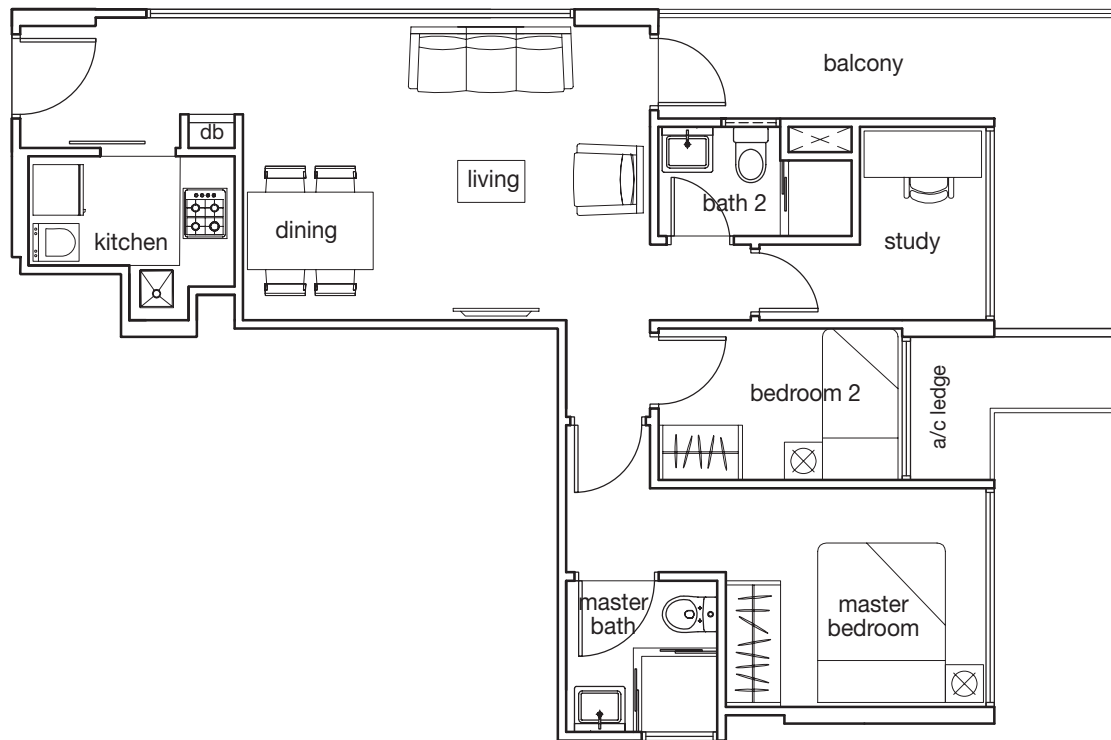
type **B2** • 2 bdrm
 43 sq m / 463 sq ft
 #02-05 • #03-05 • #04-05



type **C1** • 2+1 bdrm
 61 sq m / 657 sq ft
 #02-01 • #03-01 • #04-01

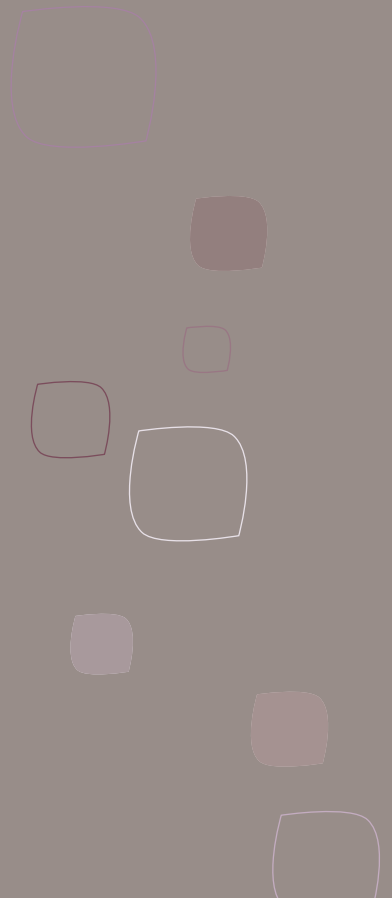


type **C2** • 2+1 bdrm
73 sq m / 786 sq ft
#02-06 • #03-06 • #04-06





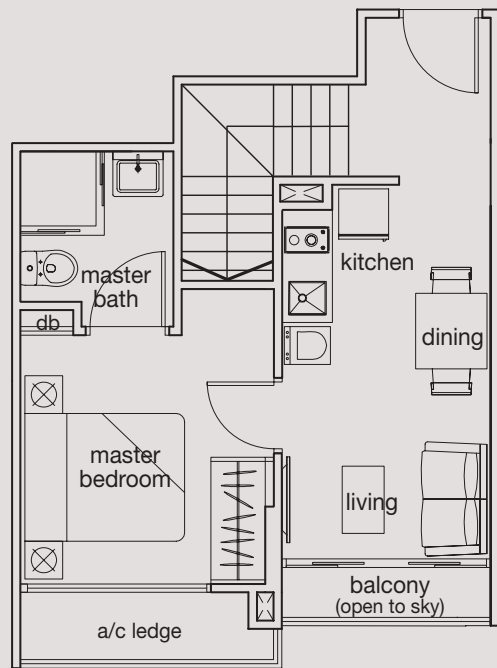
P E N T H O U S E



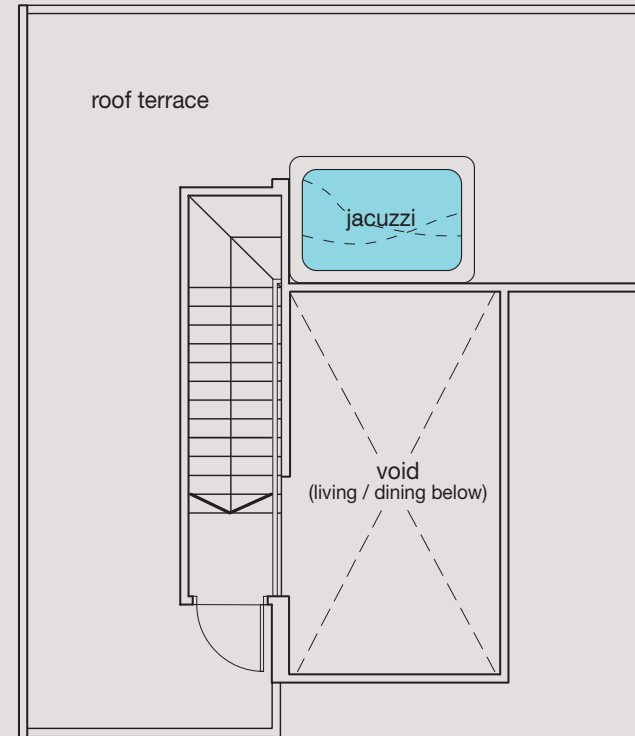
P E N T H O U S E

type **A3-P** • 1 bdrm
92 sq m / 990 sq ft

#05-04



LOWER LEVEL

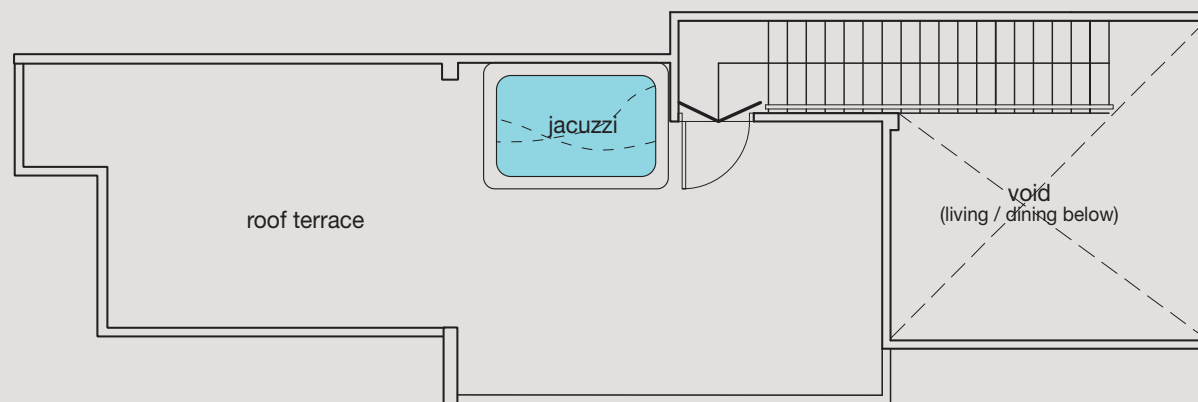
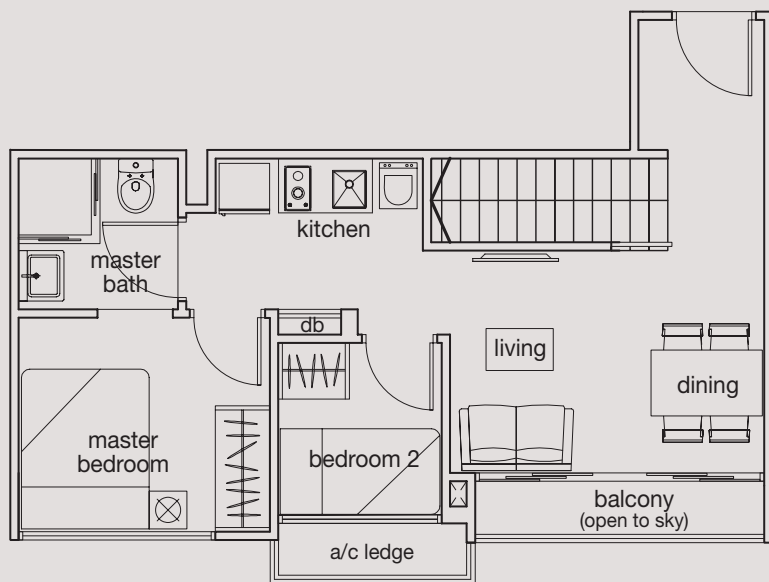


UPPER LEVEL



P E N T H O U S E

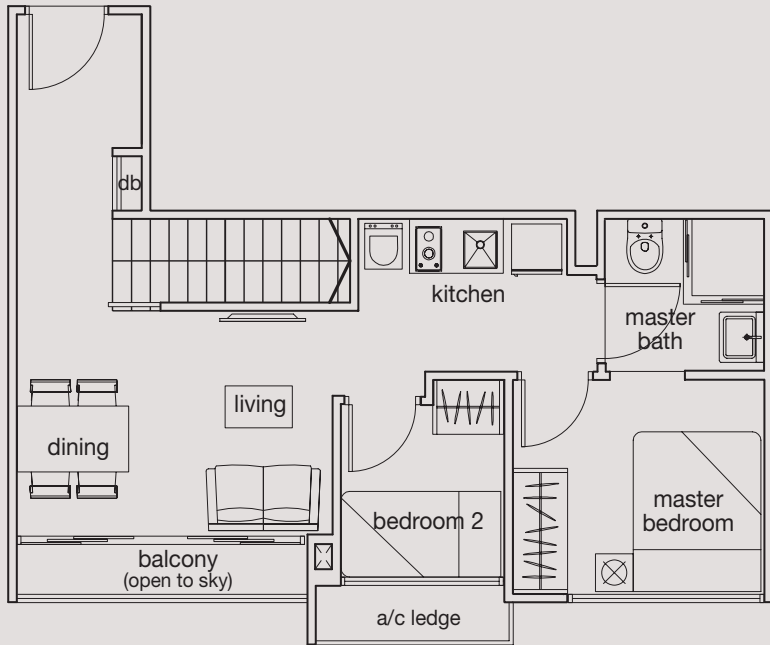
type **B1-P** • 2 bdrm
98 sq m / 1055 sq ft
#05-02



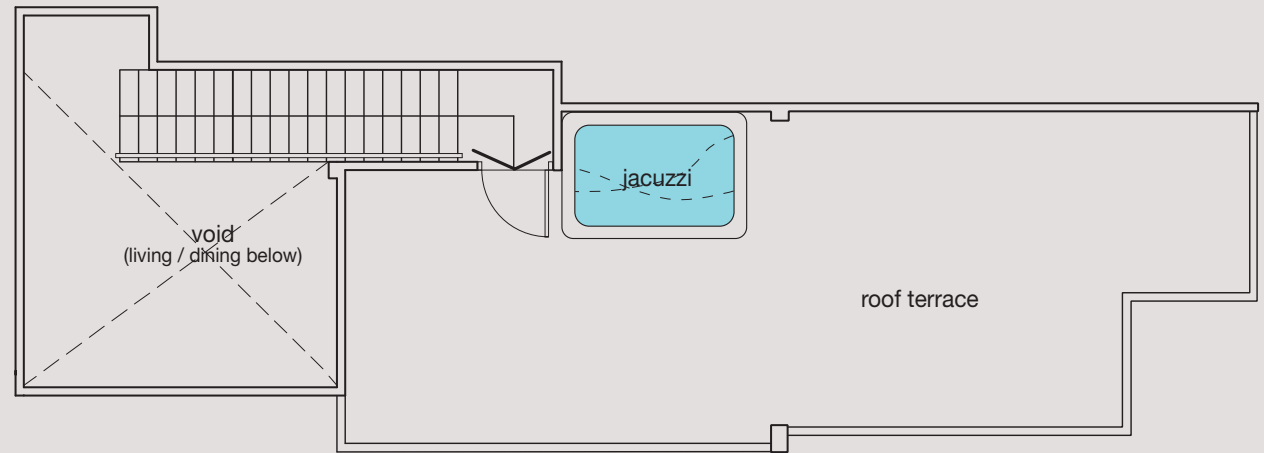
P E N T H O U S E

type **B2-P** • 2 bdrm
106 sq m / 1141 sq ft

#05-05



LOWER LEVEL

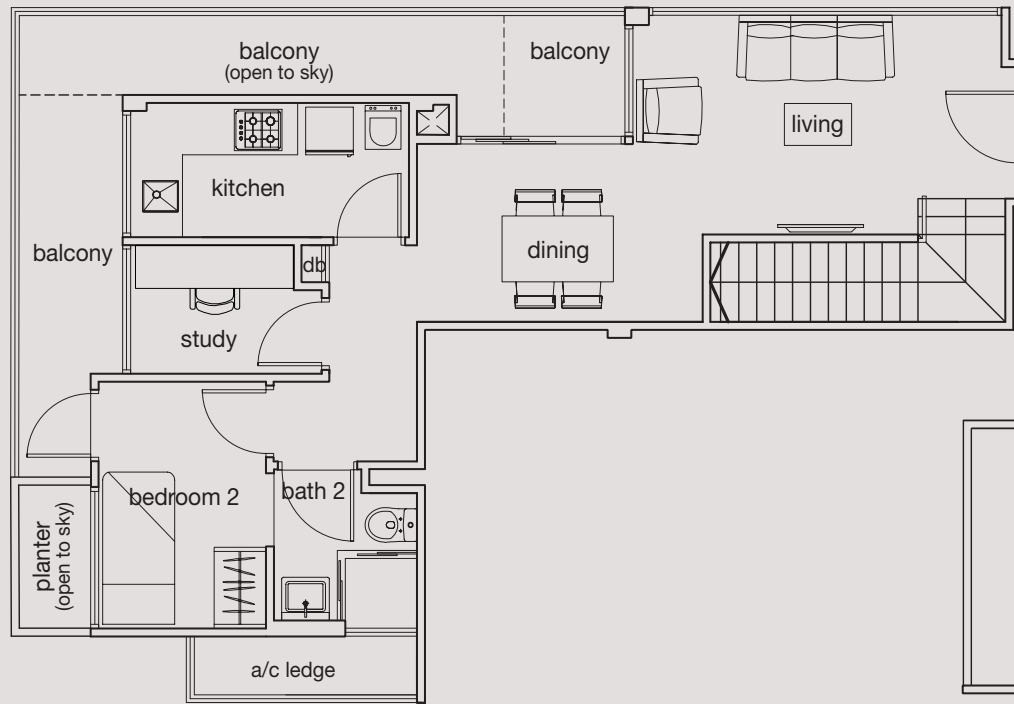


UPPER LEVEL

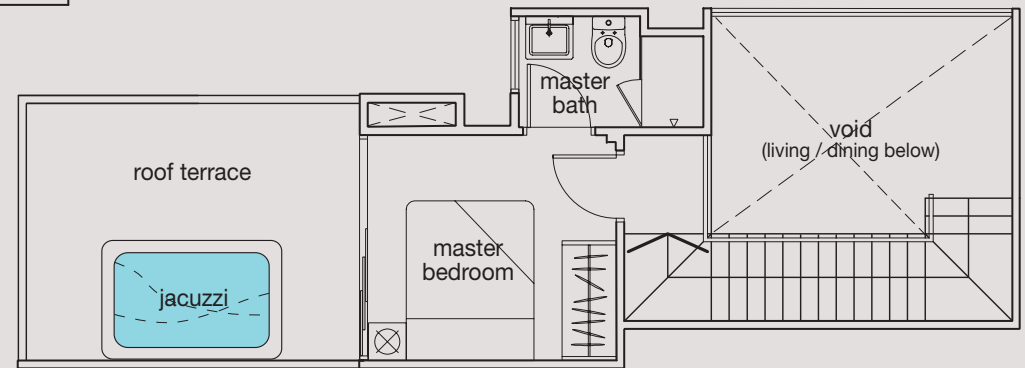


P E N T H O U S E

type **C1-P** • 2+1 bdrm
118 sq m / 1270 sq ft
#05-01



LOWER LEVEL

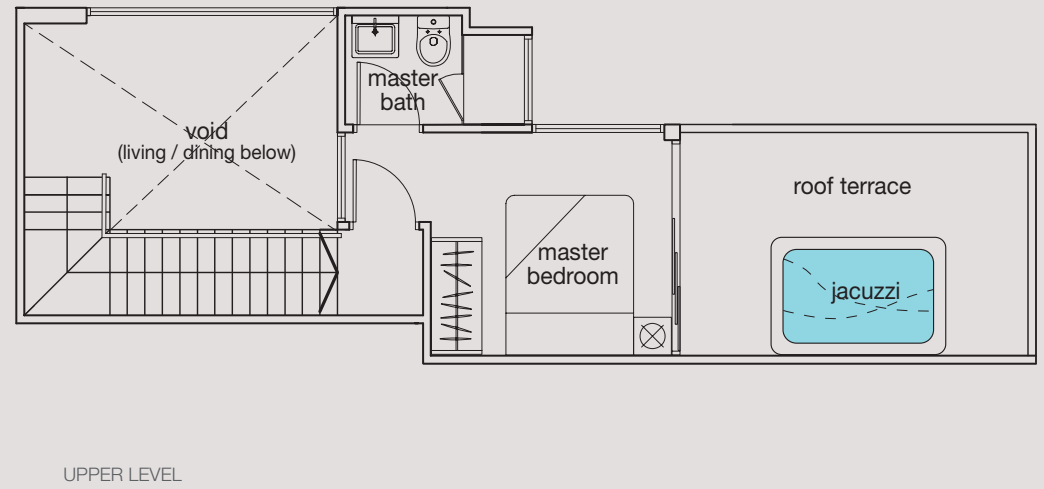
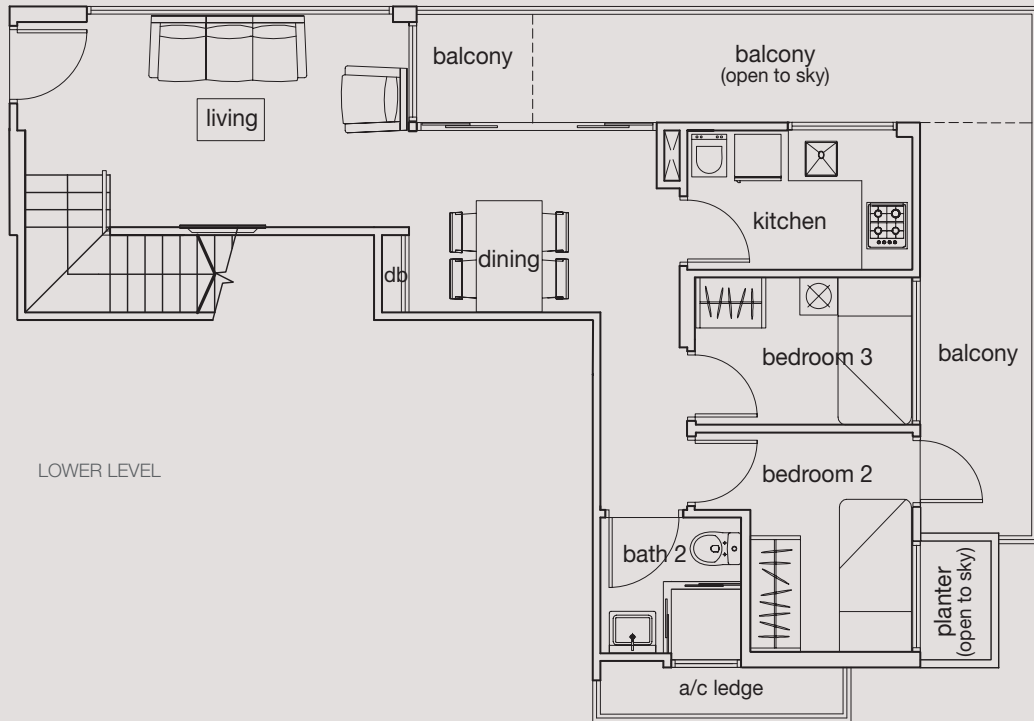


UPPER LEVEL



P E N T H O U S E

type **C2-P** • 3 bdrm
124 sq m / 1335 sq ft
#05-06



1. Foundation

Bored Piles or Concrete Piles or Steel Piles or Micropiles.

2. Substructure & Superstructure

Reinforced concrete Framework and / or steel frame.

3. Wall

External : Common clay bricks and / or reinforced concrete.

Internal : Common clay bricks and / or cement blocks and / or light weight blocks and / or precast panels and / or reinforced concrete and / or dry wall

4. Roof

Flat Roof : Reinforced concrete roof with waterproofing system and insulation.

5. Ceiling [For Apartments]

a) Living, Dining, Master Bedroom, Bedroom, Study, Kitchen (Except Type C2, C1-P and C2-P), Balcony and PES
- Skim coat with emulsion paint and plaster board ceiling where applicable.

b) Master Bathroom, Bathroom and Kitchen (Type C2, C1-P and C2-P)
- Plaster board with emulsion paint.

6. Finishes

a) Internal Wall Finishes [For Apartments]

i) Living, Dining, Master Bedroom, Bedroom and Study
- Cement and sand plaster with emulsion paint.

ii) Master Bathroom, Bathroom and Kitchen
- Ceramic or homogeneous tiles laid up to false ceiling height and on exposed surface only.

b) Floor Finishes [Apartments]

i) Living, Dining and Kitchen (Except Type C2, C1-P and C2-P)
- Compressed marble.

ii) Master Bedroom, Bedroom and Study
- Timber parquet or timber strip flooring.

iii) Master Bathroom, Bathroom, Kitchen (For Type C2, C1-P and C2-P) and Balcony
- Ceramic and/or homogeneous tiles.

iv) PES

- Ceramic tiles and/or homogeneous tiles.

v) Roof Terraces for Penthouse Units

- Ceramic tiles or homogeneous tiles.

7. Windows

Living, Dining, Master Bedroom, Bedroom, Study, Master Bathroom, Bathroom and Kitchen

- Aluminium framed glass windows.

Note: -

- a) All aluminium frames shall be powder coated/natural anodised finish.
- b) All windows are either side hung, top hung or bottom hung or sliding or any combination of the above mentioned.
- c) All glazing below 1m shall be tempered or laminated glass.
- d) All glazing to be plain float and / or tinted glass.

8. Doors

a) Main Entrance
- Approved fire-rated timber door.

b) Master Bedroom, Bedroom and Study
- Timber door.

c) Master Bathroom and Bathroom
- Timber door and / or PVC door.

d) Kitchen (For Type C2, C1-P and C2-P)
- Aluminium framed door and / or Timber door.

e) Balcony, Roof Terrace and PES
- Aluminium framed glass door.

Note: -

- a) All Aluminum frames shall be powder coated and/or natural anodised finished.
- b) Doors can either be of swing and/or sliding and/or bi-fold type with or without fixed glass panel.
- c) All glazing to be plain float and/or tinted glass.

9. Ironmongery

a) Main entrance door and other hollow core timber doors shall be provided with lockset.

10. Sanitary Fittings

a) Master Bathroom

- 1 shower screen with shower mixer and overhead shower
- 1 basin & mixer tap
- 1 pedestal water closet
- 1 paper holder
- 1 towel rail
- 1 medicine cabinet c/w mirror

b) Bathroom

- 1 shower screen with shower mixer and hand shower set
- 1 basin & mixer tap
- 1 pedestal water closet
- 1 mirror
- 1 paper holder
- 1 towel rail

c) Kitchen

- 1 single lever sink mixer
- 1 kitchen sink

h) PES and Roof Terrace

- 1 bib tap

11. Electrical Installation / TV / Telephone

- a) Electrical wiring will be in concealed conduits where possible. Where there is a false ceiling, the electrical wiring will be in surface mounted conduit in the ceiling space.
- b) The routing of services within the apartment units shall be at the sole discretion of the Architect and Engineer.
- c) Cable-Readiness to comply with BCA's requirements.

12. Lightning Protection

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

13. Waterproofing

Waterproofing to floors of Kitchen, Master Bathroom, Bathroom, Roof Terrace, Balcony, Reinforced Concrete flat roof and Open Planters.

14. Painting

a) Internal Walls
- Emulsion paint.

b) External Walls
- Weather shield paint and/or spray textured coating at selected areas only.

15. 1st Storey Car Park

a) Concrete finished with floor hardener and/or perforated concrete slab and/or Interlocking pavers and/or aeration slab (where applicable).

b) Mechanised Car Parking system.

1st Storey Drive Way

c) Concrete finished with floor hardener and/or perforated concrete slab and/or Interlocking pavers and/or heavy duty tiles at selected areas only.

16. Recreational Facilities

- a) Swimming Pool
- b) Pool Deck
- c) Water Feature

17. Additional Items

- a) Wardrobes
- Built-in Wardrobes to all bedrooms.
- b) Kitchen Cabinets
- Built-in cabinets, cooker hob (Ceramic hob for Type A1, Type A2, Type A3, Type B1, Type B2, Type A3-P, Type B1-P and Type B2-P; Gas hob for Type C1, Type C2, Type C1-P and Type C2-P), cooker hood and built-in oven.
- c) Air-conditioning to Living, Dining, Master Bedroom, Bedroom and Study.
- d) Audio intercom (from apartment to main gate only).
- e) Hot Water Supply to Master Bathroom, Bathroom and Kitchen. Units will be provided with water heater. Turn-on and utility charges shall be borne by the Purchaser.
- f) Jacuzzi for all Penthouse units.

18. TV System

- a) SCV TV points provided.

SPECIFICATIONS

Note: -

1. The brand and model of all equipments and appliances supplied will be provided subject to availability.
2. Layout/location of wardrobes, kitchen cabinets and fan coil units are subject to architect's sole discretion and final design.
3. Connection, subscription and other fees for television, SCV, 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.
4. Equipment for SCV will be paid and installed by Purchaser.
5. Timber is a natural material containing grain and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
6. 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, this non-conformity in the marble or granite hence cannot be totally avoided. 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.
7. Doors can either be of swing and/or sliding and/or bi-fold type with or without fixed glass panel.
8. 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.
9. While every reasonable care has been taken in preparing this brochure and the plans attached, the developer and its agents cannot be held responsible for any inaccuracies therein. All statements, specifications and plans are believed to be correct but are not to be regarded as statements or representations of fact. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development and cannot be regarded as representations of fact. Photographs or images contained in this brochure do not necessary represent as built standard specifications. All information and specifications are current at the time of press and are subject to change as may be required and cannot form part of an offer or contract. All plans are subject to amendments approved by the building authorities. Floor areas are approximate measurements and subject to final survey. The choice of brand and model of fittings, equipments, installation and appliances supplied shall be at the sole discretion of the vendor.
10. The air-conditioning system has to be cleaned and maintained regularly to ensure that it is in good and proper working condition. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.
11. For cyclical maintenance work to be carried out to the building facade, owners shall allow access to the maintenance team.

Developer:



Sole Marketing Agent:



Brochure design by:

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AMELIAHOELM@YAHOO.COM.SG

Other Quality Developments



The Verte



Nova 88



The Lucent



The Ambrosia



