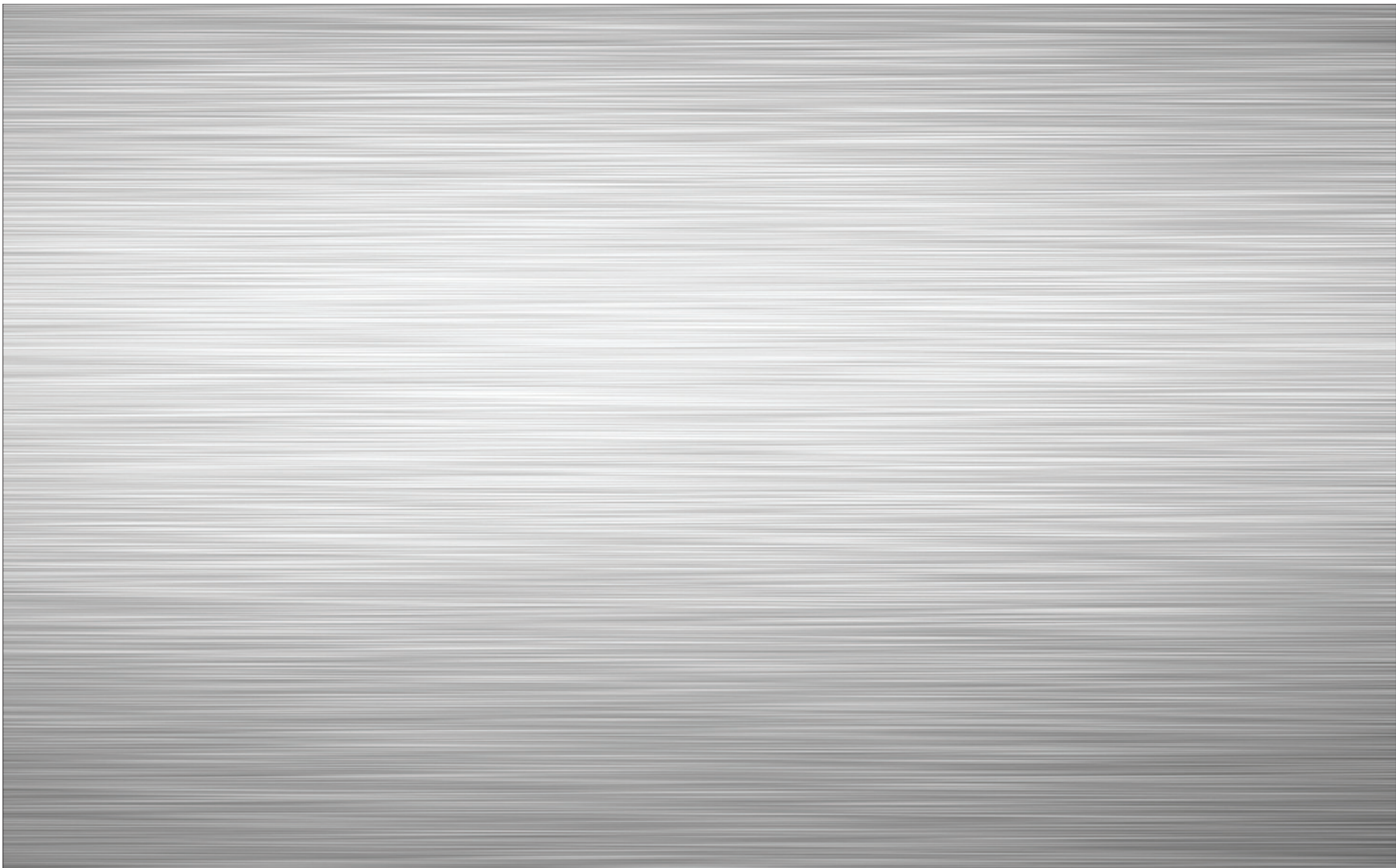


[SUITES 123]
SOHO DESIGN



REACH BEYOND BALANCE AND SIMPLICITY





Artist's Impression Only

Comprising of 37 exclusive freehold residences and 6 shops, where modern architecture elevates **soho*** living to new heights of sophistication.

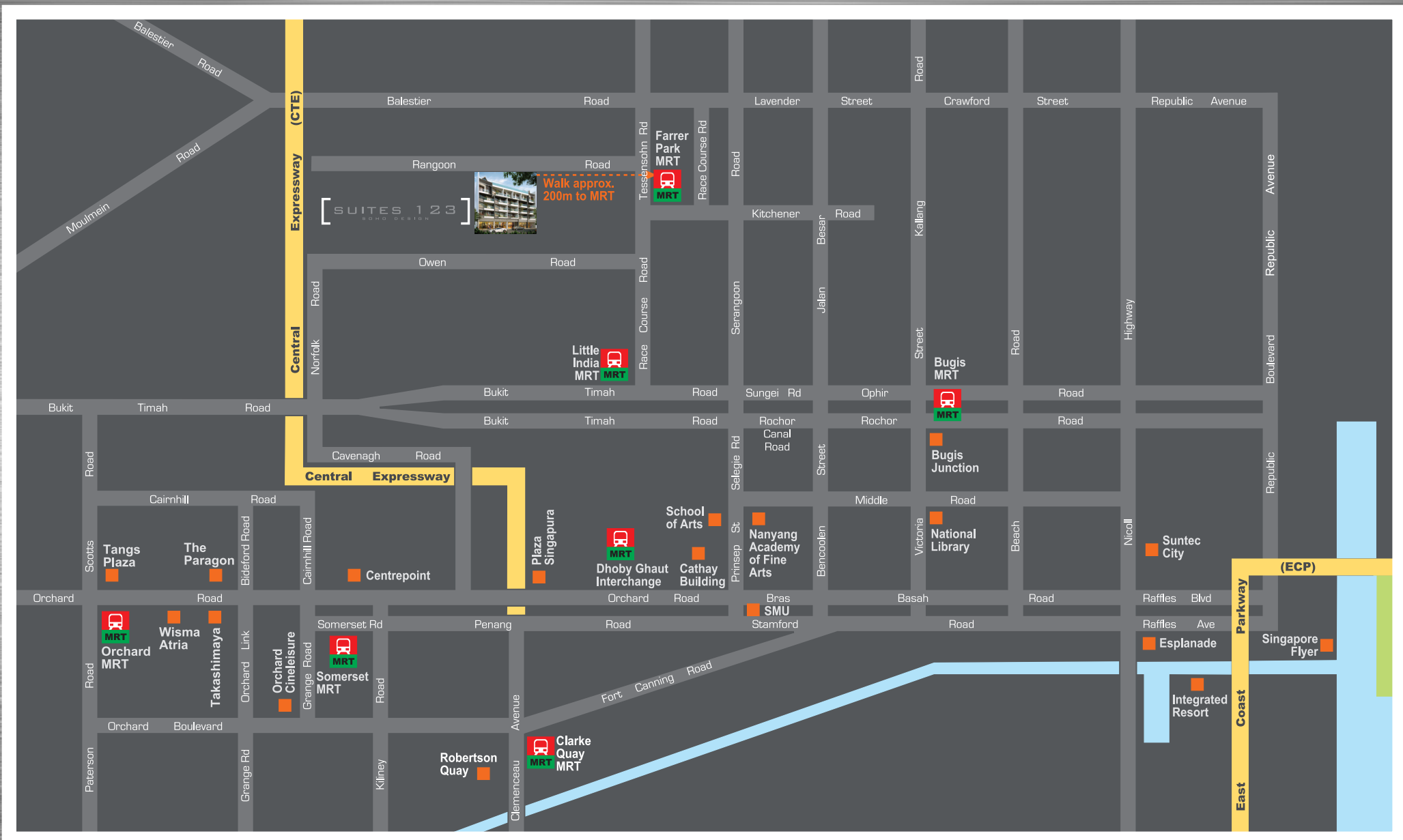
* See note 8



Artist's Impression Only

A wide array of conveniences is minutes away...





Relax and rejuvenate...



pool



jacuzzi



gym



bbq



Artist's Impression Only

[SITE PLAN]



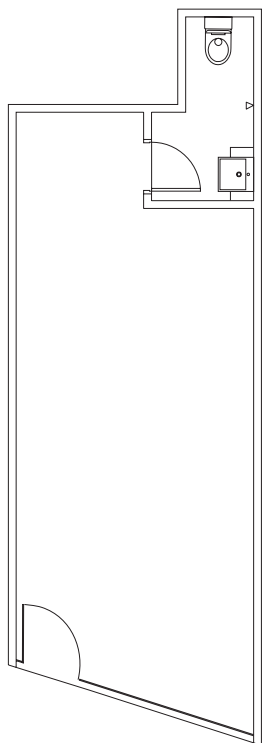


Lobby for residents Artist's Impression Only

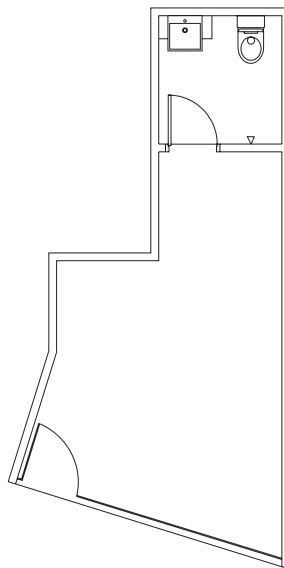


SHOPS

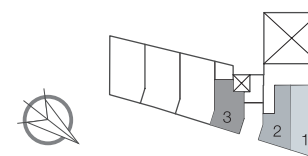
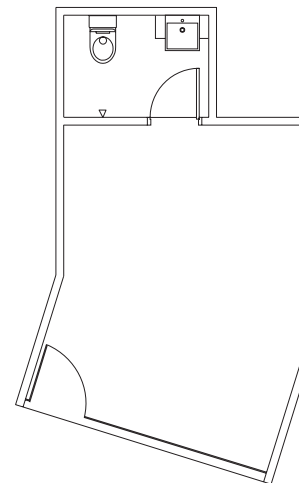
Shop 1
377 sq ft
#01-01



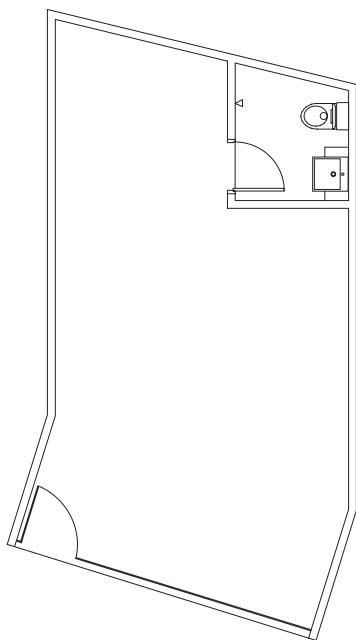
Shop 2
237 sq ft
#01-02



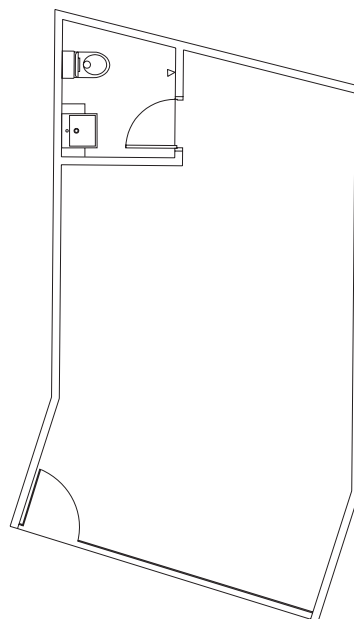
Shop 3
237 sq ft
#01-03



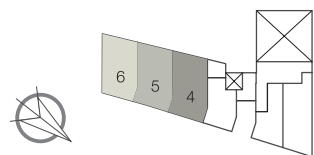
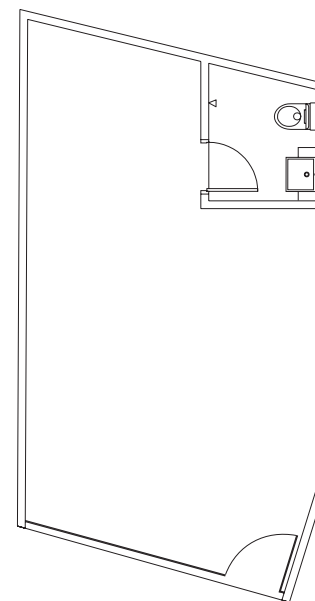
Shop 4
398 sq ft
#01-04



Shop 5
388 sq ft
#01-05



Shop 6
366 sq ft
#01-06





type D / X1 - Artist's Impression Only

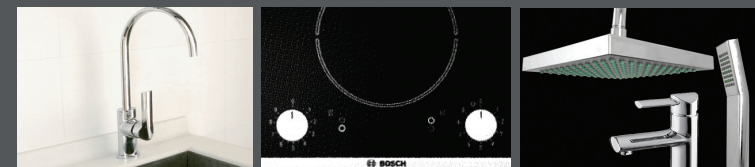


type D (X2) Artist's Impression Only



type D (X3) Artist's Impression Only

Versatile yet functional layout complemented by superb fittings and finishings, suited to the modern taste of every discerning owner.

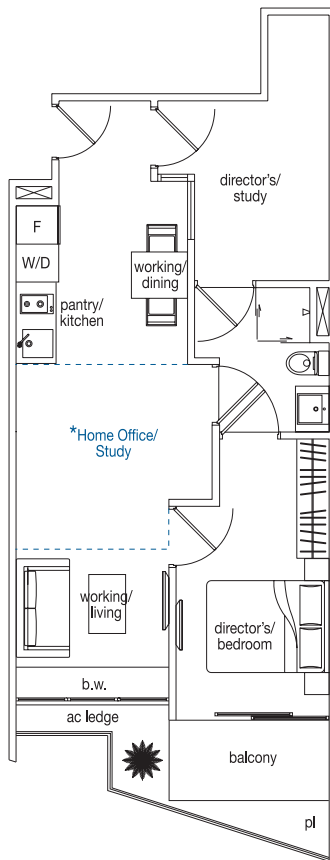




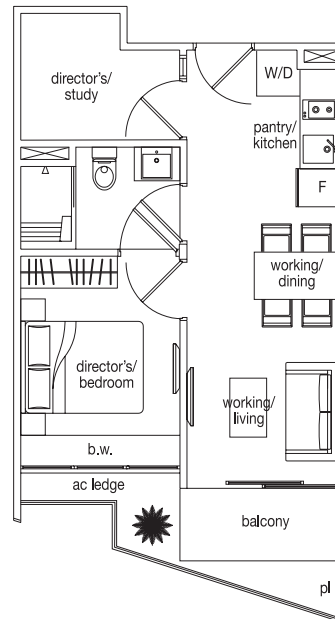
type D (X4) Artist's Impression Only



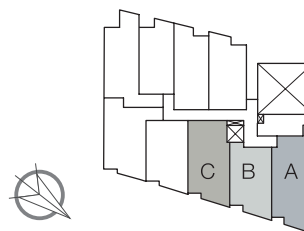
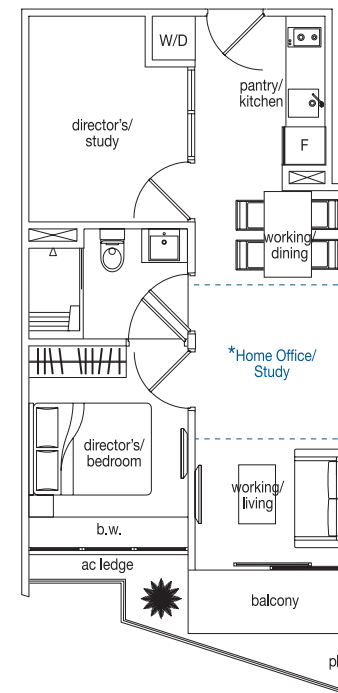
type A
667 sq ft
1+1+1* bdrm
 #02-01
 #03-01
 #04-01



type B
495 sq ft
1+1 bdrm
 #02-02
 #03-02
 #04-02



type C
581 sq ft
1+1+1* bdrm
 #02-03
 #03-03
 #04-03



type D

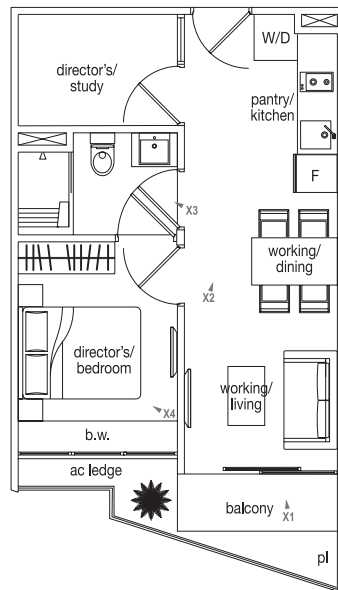
495 sq ft

1+1 bdrm

#02-04

#03-04

#04-04



type E

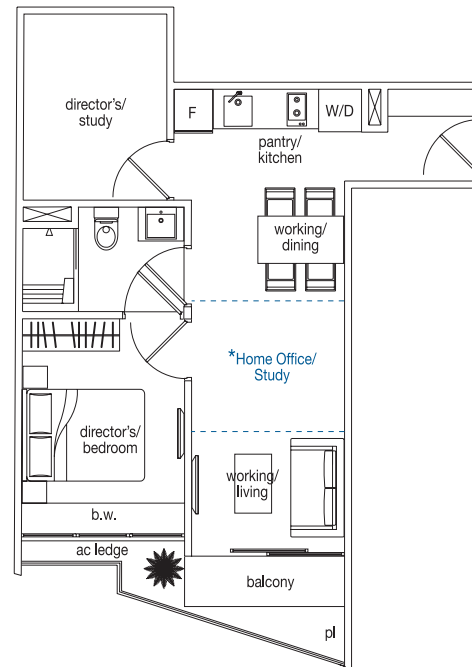
581 sq ft

1+1+1* bdrm

#02-05

#03-05

#04-05



type F

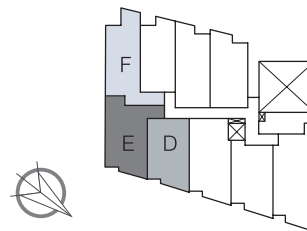
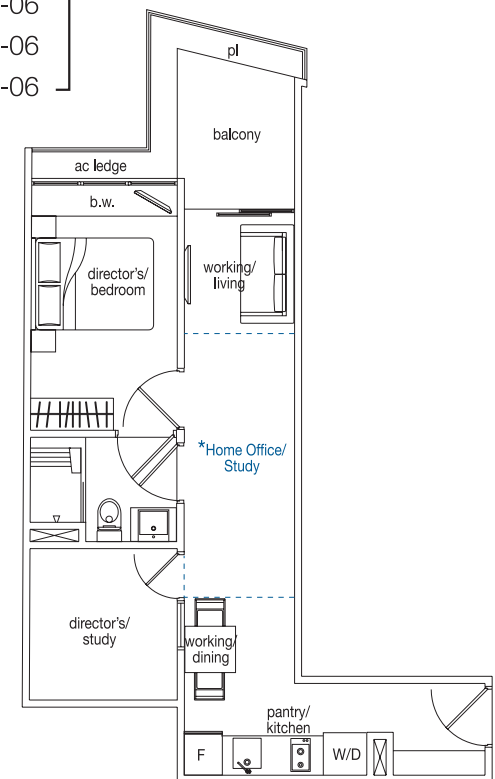
581 sq ft

1+1+1* bdrm

#02-06

#03-06

#04-06



type G

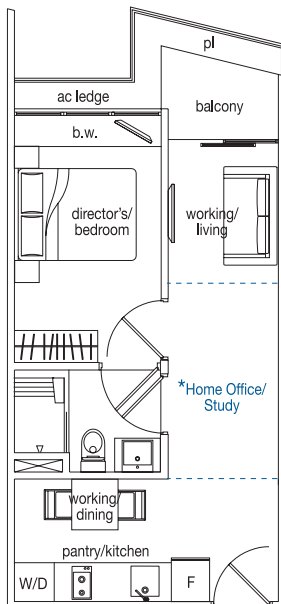
441 sq ft

1+1* bdrm

#02-07

#03-07

#04-07



type H

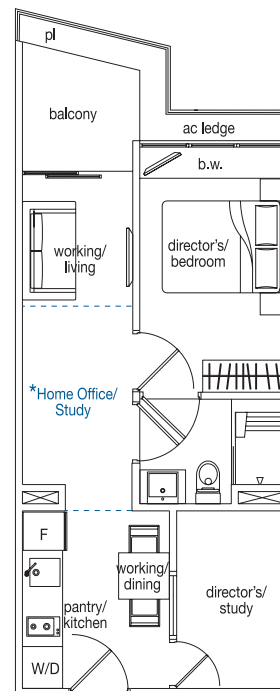
495 sq ft

1+1+1* bdrm

#02-08

#03-08

#04-08



type I

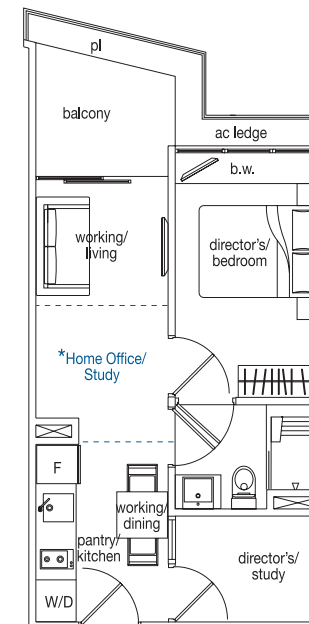
474 sq ft

1+1+1* bdrm

#02-09

#03-09

#04-09

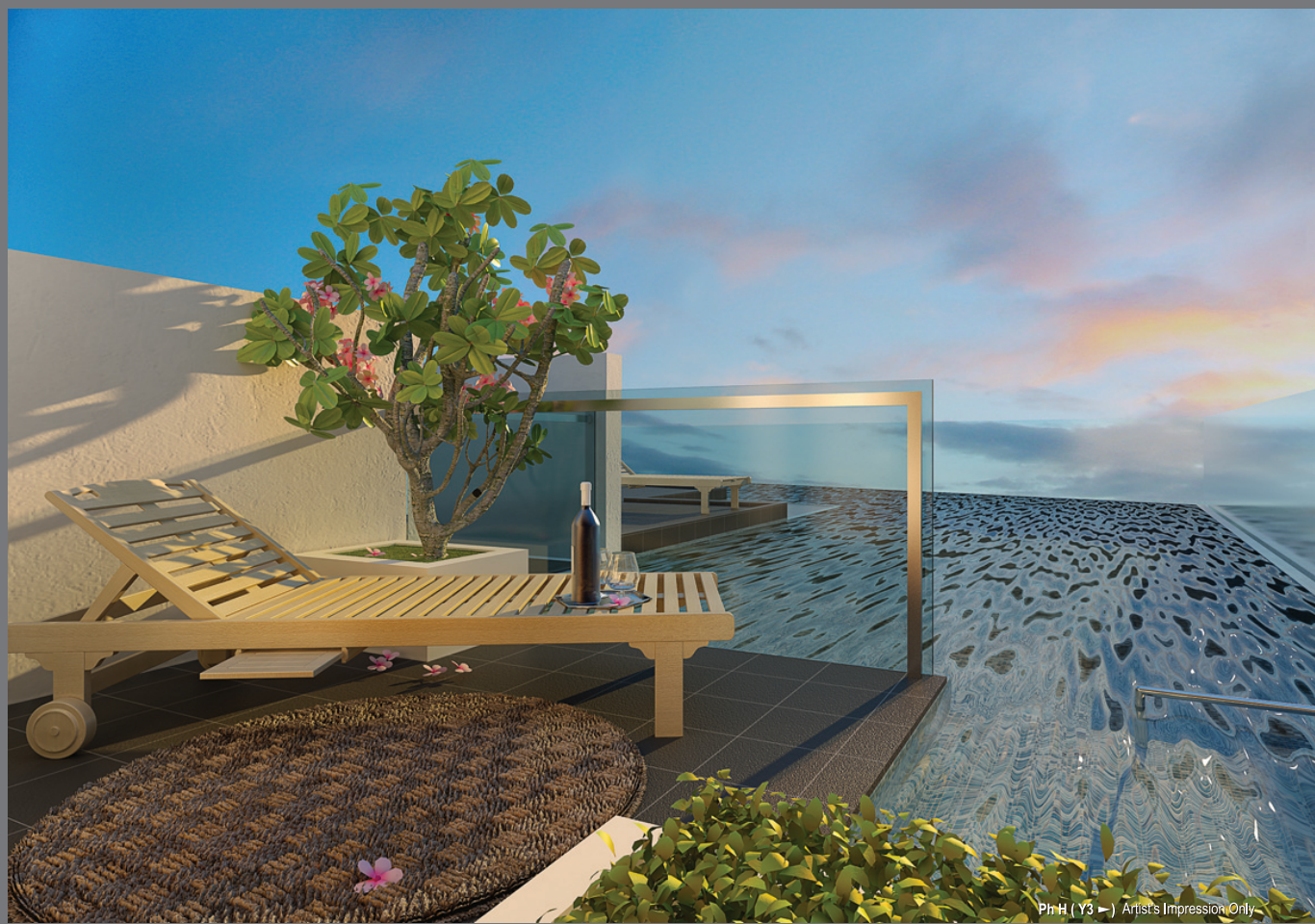




*Home Office / Study

Ph H (Y1) Artist's Impression Only

[PENTHOUSE]

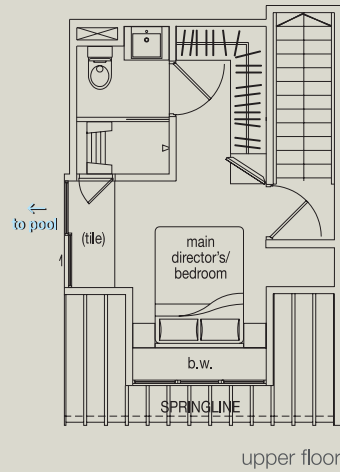
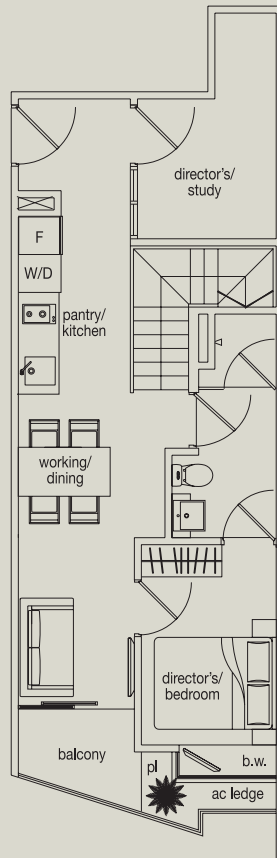


Every moment is a delightful experience...

P E N T H O U S E

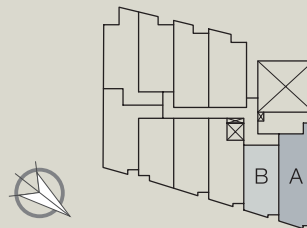
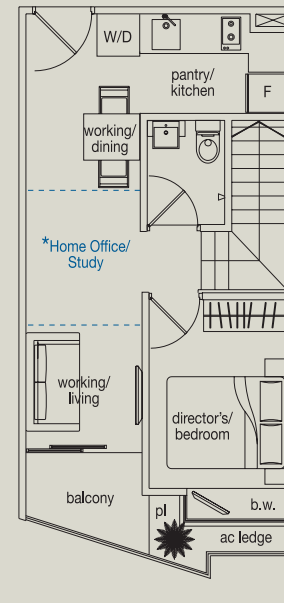
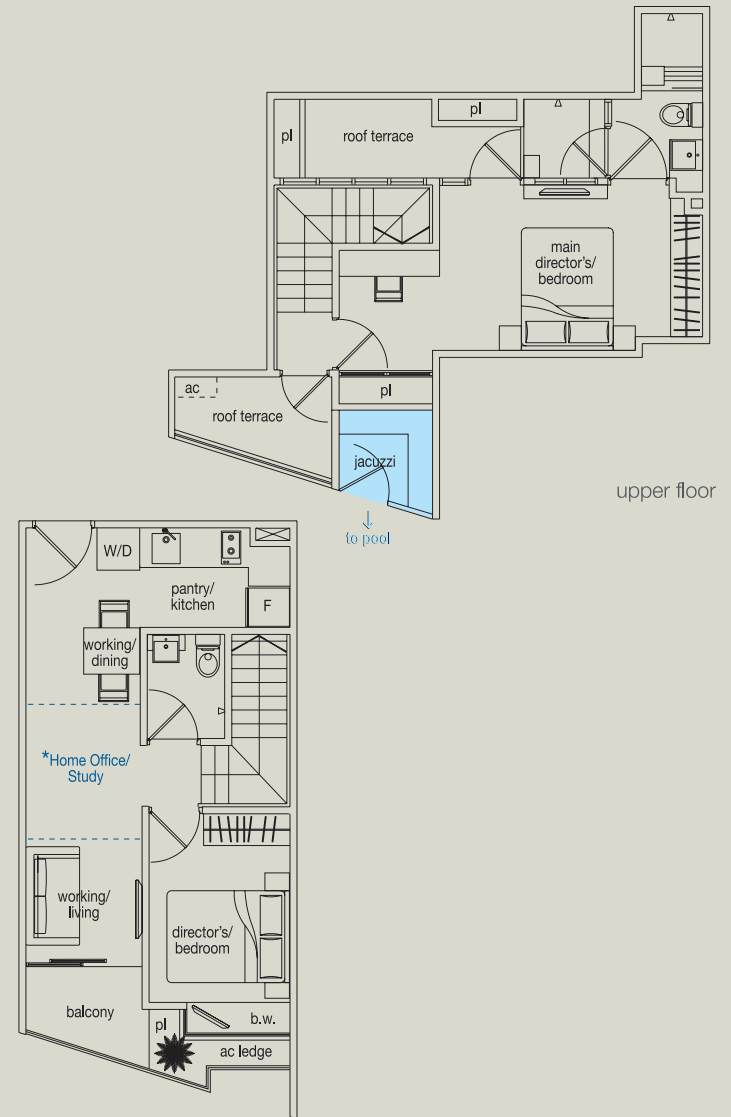
Ph A
850 sq ft
2+1 bdrm
#05-01

Pool
Access



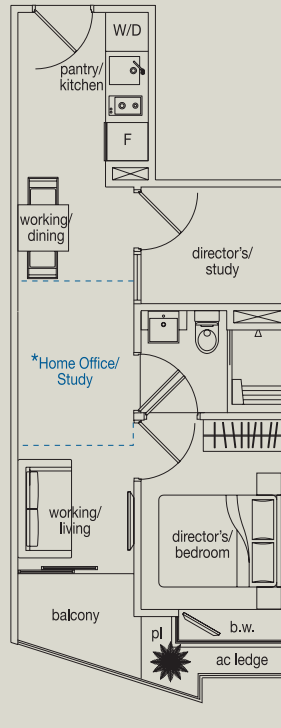
Ph B
872 sq ft
2+1* bdrm
#05-02

Pool
Access

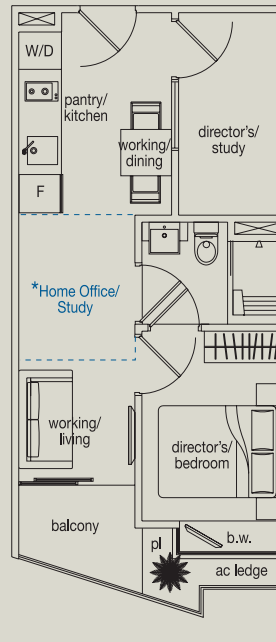


P E N T H O U S E

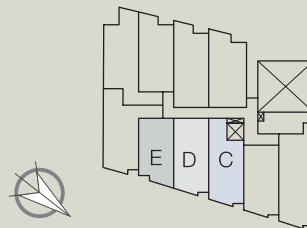
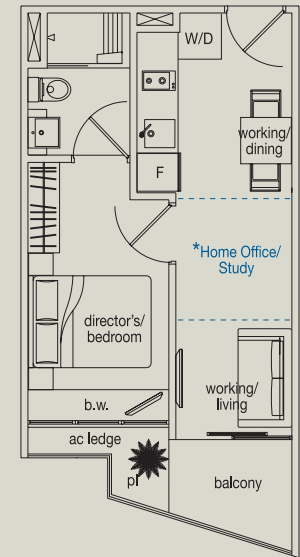
Ph C
452 sq ft
1+1+1* bdrm
#05-03



Ph D
452 sq ft
1+1+1* bdrm
#05-04



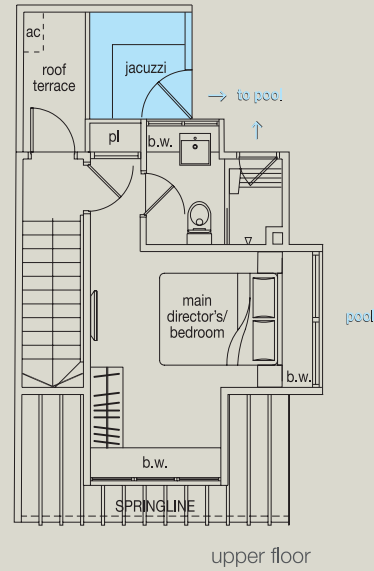
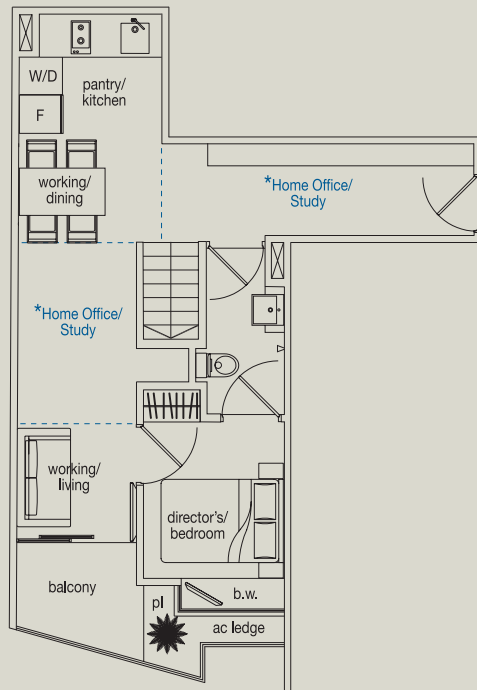
Ph E
388 sq ft
1+1* bdrm
#05-05



P E N T H O U S E

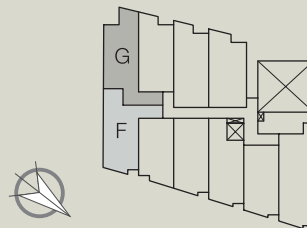
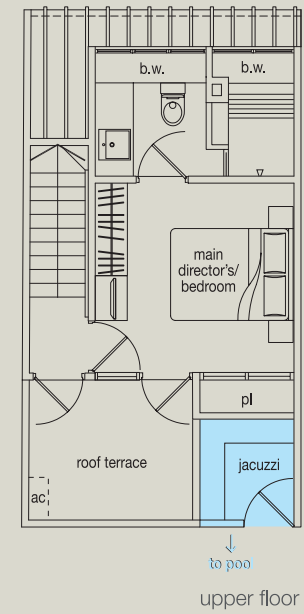
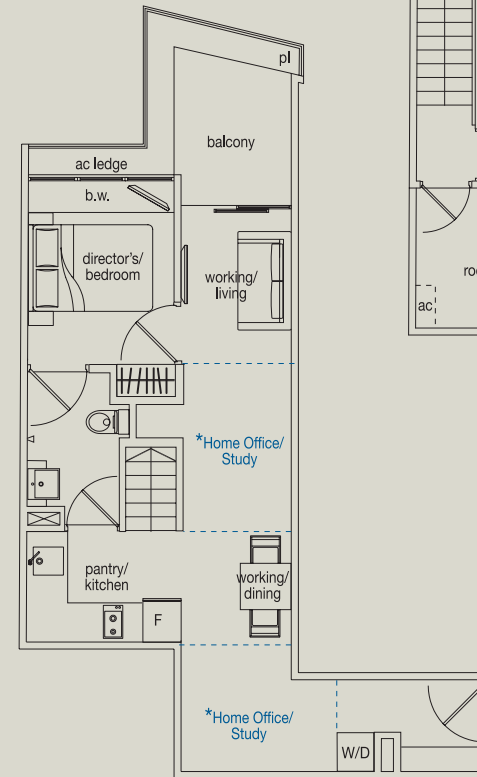
Ph F
840 sq ft
2+1* bdrm
#05-06

Pool
Access



Ph G
915 sq ft
2+1* bdrm
#05-07

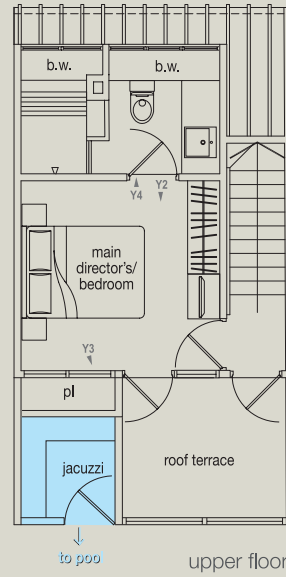
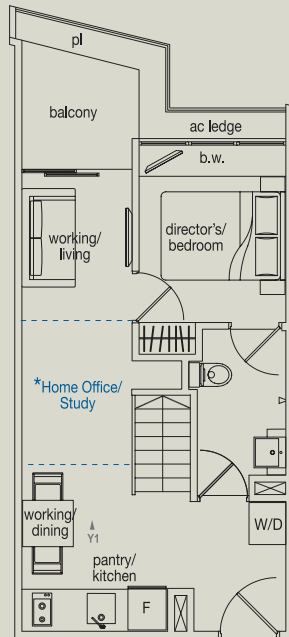
Pool
Access



P E N T H O U S E

Ph H
818 sq ft
2+1* bdrm
#05-08

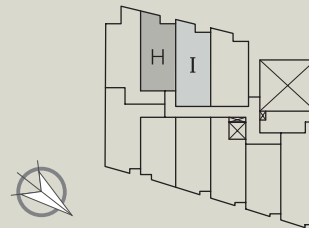
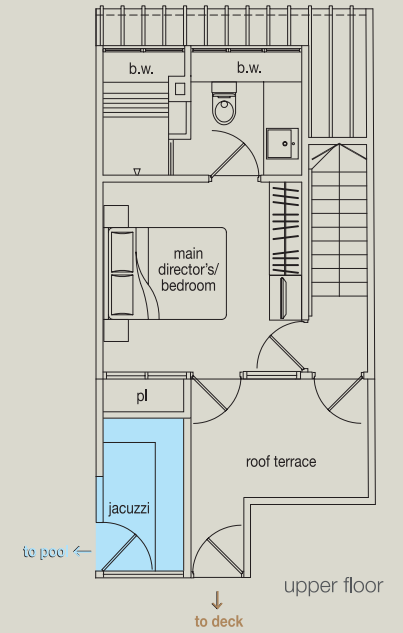
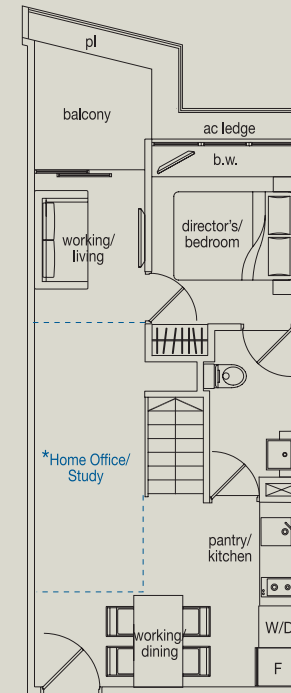
Pool
Access



Ph I
872 sq ft
2+1* bdrm
#05-09

Pool
Access

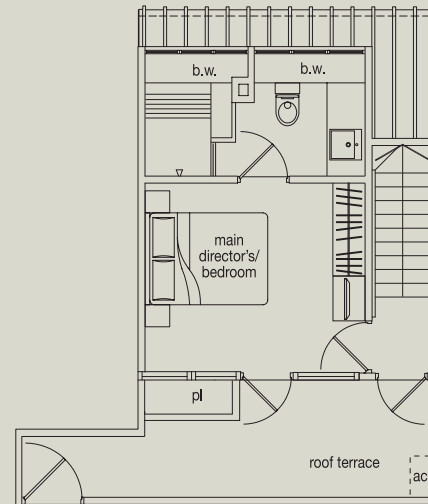
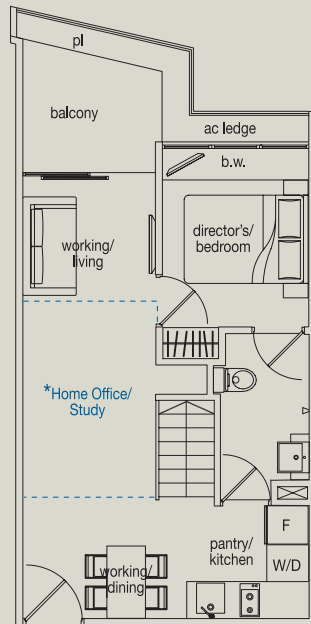
Deck
Access



P E N T H O U S E

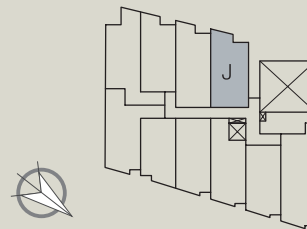
Ph J
861 sq ft
2+1* bdrm
#05-10

Deck
Access



↓
to deck

upper floor



Shop Specification

STRUCTURE	: Reinforced concrete to engineer's design.
BRICK	: Clay bricks and/or concrete blocks and/or dry/lightweight wall panels.
ROOFING TILES	: Reinforced concrete flat roof and/or metal roof. Roof structure of reinforced concrete and/or tenalised timber and/or mild steel.
ROOFING TIMBERS	: Tenalised timber (if any).
CEILING	: Water resistance ceiling boards and/or fiber gypsum plasterboard and/or skim coat with emulsion paint finish.
WINDOWS	: Aluminium with glass.
DOORS	: Aluminium with glass/acrylic or decorative timber or decorative timber with glass panel or glass panel. Steel door for staircase shelter as per requirement of authority. Lobby door with security access to attic.
LOCKS	: All locks are of "Vbh" or equivalent.
DECORATION	: Not Applicable.
FLOORING	: i) Internal <ul style="list-style-type: none">• Cement sand screed.• Ceramic/Homogenous tiles and/or stones for toilet. ii) Common Area <ul style="list-style-type: none">• Ceramic/Homogenous tiles and/or stones for walkway, corridor, lobby, pool deck, terrace, toilet, gymnasium and BBQ area.• Cement screed with nosing tiles for staircase shelter.
WALL FINISHES & WALL TILES	: i) Internal <ul style="list-style-type: none">• Ceramic/Porcelain/Homogenous and/or mosaic tiles to ceiling height for toilet (visible area).• Cement plaster with emulsion paint. ii) External/Common Area <ul style="list-style-type: none">• Plaster with paint.• Skim coat plaster with paint to staircase shelter as per requirement of authority.• Selected area with Ceramic/Porcelain/Homogenous tiles and/or stones.
SANITARY INSTALLATION	
SANITARY WARES	: Quality sanitary wares in toilet.
SANITARY FITTINGS	: Quality fittings in toilet.
ELECTRICAL INSTALLATION	: Electrical tap-off unit along corridor for individual unit. (Note: Purchaser to apply for electrical meter to be installed in meter compartment. Tap-off power subject to MCST approval.)

ELECTRICAL SCHEDULE:

UNIT TYPE		D	E	S	C	R	I	P	T	I	O	N
		Power Tap-off Point	Water Tap-off Point	Floor Trap	Telephone Tap-off Point	TV Tap-off Point						
S H O P	#01-01	1	1	1	1	1						
	#01-02	1	1	1	1	1						
	#01-03	1	1	1	1	1						
	#01-04	1	1	1	1	1						
	#01-05	1	1	1	1	1						
	#01-06	1	1	1	1	1						

ADDITIONAL ITEMS

RAILING	: Mild steel for common stair railing. Steel and/or glass for other railings.
LIFT	: 1 passenger lift ("Kone"or equivalent) from first to attic floor.
PARKING	: Total 37 carpark lots with metal and/or concrete and/or ceramic and/or stone finish. Consist of mechanical and surface lots.
RECREATION FACILITIES	: a) Swimming Pool of approximate size 28m x 3.5m. b) Jacuzzi of approximate size 1.9m x 1.8m. c) Aircon gymnasium of approximate size 3.8m x 3.5m. d) BBQ.
WATERPROOFING	: Waterproofing to reinforced concrete flat roof and toilet.
AIR-CONDITIONERS	: Nil. Designated condenser space provided. Air-conditioner provided in gymnasium.

Note:

- 1) **Marble, Limestone and Granite:** Marble, limestone and granite are natural 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 marable, limestone or granite as well as non-uniformity between pieces 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. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.
- 2) **Materials, Fittings, Equipment, Finishes, Installations and Appliances:** 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.
- 3) **Internet Access:** If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

Residential Specification

FOUNDATION	: Reinforced Concrete Piles to engineer's design.
SUPERSTRUCTURE	: Reinforced concrete using Grade 30 concrete manufactured from Portland Cement complying with SS26 steel reinforcement bar complying with SS22.
WALLS	
a) External Wall	: Clay bricks and/or concrete blocks finished with cement plaster.
b) Internal Wall	: Clay bricks and/or concrete blocks finished with cement plaster and/or dry/lightweight wall panel.
ROOF	: Reinforced concrete flat roof and/or metal roof. Roof structure of reinforced concrete and/or tenalised timber and/or mild steel.
CEILING	: Water resistance ceiling boards and/or fiber gypsum plasterboard and/or skim coat with emulsion paint finish.
FINISHES	:
a) Wall	
i) Internal	<ul style="list-style-type: none">• Ceramic/Porcelain/Homogenous and/or mosaic tiles to ceiling height for pantry/kitchen (visible area) and bathroom (visible area).• Cement plaster for working/living, working/dining, director's/bedroom, director's/study (if any) and Home Office/Study (if any).• Skim coat plaster to staircase shelter as per requirement of authority.
ii) External/Common Area	<ul style="list-style-type: none">• Cement plaster.• Selected area with Ceramic/Porcelain/Homogenous tiles and/or stones.
b) Floor	
i) Internal	<ul style="list-style-type: none">• Homogenous with timber skirting for working/living, working/dining, director's/study (if any), Home Office/Study (if any) and pantry/kitchen.• Ceramic/Homogenous tiles and/or stones for bathroom.• Random teak strips for director's/bedroom and staircase within unit (if any).
ii) External (If any)	<ul style="list-style-type: none">• Ceramic/Porcelain/Homogenous tiles and/or stones for balcony and roof terrace.
iii) Common Area	<ul style="list-style-type: none">• Ceramic/Homogenous tiles and/or stones for walkway, corridor, lobby, pool deck, terrace, toilet, gymnasium and BBQ area.• Cement screed with nosing tiles and/or Ceramic/Porcelain/Homogenous tiles and/or stones for staircase.
WINDOWS	: Aluminium with tinted glass.
DOORS	: Aluminium with glass/acrylic or decorative timber or decorative timber with glass panel or glass panel. Steel door for staircase shelter as per requirement of authority. Lobby door/gate with security release/intercom.
SANITARY WARES/ FITTINGS	: a)Internal Area (i) Main Bathroom <ul style="list-style-type: none">- 1 shower with shower screen, overhead shower and shower/bath mixer- 1 vanity top complete with basin and mixer tap- 1 water closet- 1 mirror- 1 paper holder

- (ii) Bathroom (if any)
- 1 shower with shower screen, shower head and shower/bath mixer
 - 1 vanity top complete with basin and mixer tap
 - 1 water closet
 - 1 mirror
 - 1 paper holder

- (iii) Kitchen
- 1 kitchen sink with tap

ELECTRICAL INSTALLATION : All electrical wiring to be in concealed conduits and main in surface trunking/pipes. Where there is a false ceiling, the electrical wiring above false ceiling is in exposed conduits. Mechanical ventilation provided in bathroom (if required). Heater of "Ariston" or equivalent. Refer to Electrical Schedule for details.

TV/FM/TELEPHONE : The number of TV/FM/telephone points - please refer to the Electrical Schedule for details.

LIGHTNING PROTECTION : Lightning protection system shall be in accordance to Singapore Standard CP33:1996.

ELECTRICAL SCHEDULE:

UNIT TYPE		D E S C R I P T I O N								
		Lighting Point	13A Single Socket	13A Double Socket	Telephone Outlet	TV/SCV Outlet	Water Heater Switch	Bell Point	Cooker Point	Isolator
R e s i d e n c e	Type A	12	11	4	3	3	3	1	1	1
	Type B	8	9	4	3	3	2	1	1	1
	Type C	10	10	4	3	3	2	1	1	1
	Type D	8	9	4	3	3	2	1	1	1
	Type E	10	10	4	3	3	2	1	1	1
	Type F	9	9	4	3	3	2	1	1	1
	Type G	7	7	3	2	2	2	1	1	1
	Type H	8	8	4	3	3	2	1	1	1
	Type I	8	8	4	3	3	2	1	1	1
P e n t h o u s e	PH A	18	11	5	4	4	3	1	1	2
	PH B	20	8	5	4	4	2	1	1	2
	PH C	8	9	4	3	3	2	1	1	1
	PH D	8	9	4	3	3	2	1	1	1
	PH E	8	6	3	3	3	1	1	1	1
	PH F	17	9	5	3	3	3	1	1	2
	PH G	17	12	4	3	3	3	1	1	2
	PH H	16	10	4	3	3	3	1	1	2
	PH I	15	7	3	3	3	3	1	1	2
	PH J	15	7	5	3	3	3	1	1	2

Residential Specification

PAINTING	: Water-based emulsion paint for working/living, working/dining, director's/bedroom, director's/study (if any) and Home Office/Study (if any). Oil-based base-coat and water-based finishing coat paint for external.
WATERPROOFING	: Waterproofing to reinforced concrete flat roof and bathroom.
PARKING	: Total 37 carpark lots with metal and/or concrete and/or ceramic and/or stone finish. Consist of mechanical and surface lots.
RECREATION FACILITIES	: a) Swimming Pool of approximate size 28m x 3.5m. b) Jacuzzi of approximate size 1.9m x 1.8m. c) Aircon gymnasium of approximate size 3.8m x 3.5m. d) BBQ.
ADDITIONAL ITEMS	
AIR-CONDITIONERS	: Split type air conditioner ("Daikin" or equivalent) provided in working/living, working/dining, director's/bedroom, director's/study (if any) and gymnasium.
CABINET & WARDROBE	: Pantry/Kitchen cabinet with stainless steel sink. Cooker hob and hood provided. Wardrobe provided in all director's/bedroom.
LOCKS	: All locks are of "Vbh" or equivalent.
RAILING	: Mild steel for common stair railing. Steel and/or glass for other railings.
LIFT	: 1 passenger lift ("Kone" or equivalent) from first to attic floor.
INTERCOM	: Audio intercom to apartments.

Note:

- 1) Marble, Limestone and Granite:** Marble, limestone and granite are natural 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 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. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.
- 2) 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 their selection and installation.
- 3) Materials, Fittings, Equipment, Finishes, Installations and Appliances:** 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.
- 4) 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.
- 5) Internet Access:** If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.
- 6) Air-conditioning system:** 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.
- 7) Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards:** Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.
- *8) SOHO (Small Office Home Office):** Change of use to home office: The list of allowable uses on the upper floors of "residential with 1st storey commercial zones" includes home office (HO) (see Urban Redevelopment Authority (URA) circular URA/PB/2003/35-PPD). The change of use of private residential homes for HO will be authorised for the stipulated period under URA's HO scheme upon satisfying certain conditions (see URA's website www.ura.gov.sg for details on the HO scheme) once the proposal is registered with URA. Note: The developer does not in anyway guarantee or bear any fees or costs for such approval or its subsequent renewal. Intending purchasers are advised to satisfy themselves of HO approvals by checking with URA or any other Authority.

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NAME OF PROJECT	: Suites 123
ADDRESS OF PROJECT	: 123 Rangoon Road S (218401)
DEVELOPER	: Macly Assets Pte Ltd
TENURE OF LAND	: Freehold
LEGAL DESCRIPTION	: Lot 00611K, 98762W, 98763V, 98764P, 98766A, 98771N TS18
PLANNING APPROVAL NO.	: ES 2007 0730 R0193
BUILDING PLAN NO.	: A1276 00374 2007 BPO1
DEVELOPER'S LICENCE NO.	: C 0420
TOP NO LATER THAN	: 31 Dec 2012
LEGAL COMPLETION NO LATER THAN	: 31 Dec 2015

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