SUITES
@
EUNOS

Discover the harmonious union of modernity and tranquility

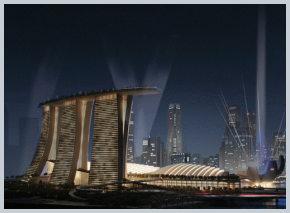
The perfect combination of exclusive living and unbeatable convenience, nestled in a serene residential enclave. Comprising of 24 apartments and 4 penthouses, its modish appeal realising a residence with a timeless aesthetic.


Artist's impression only

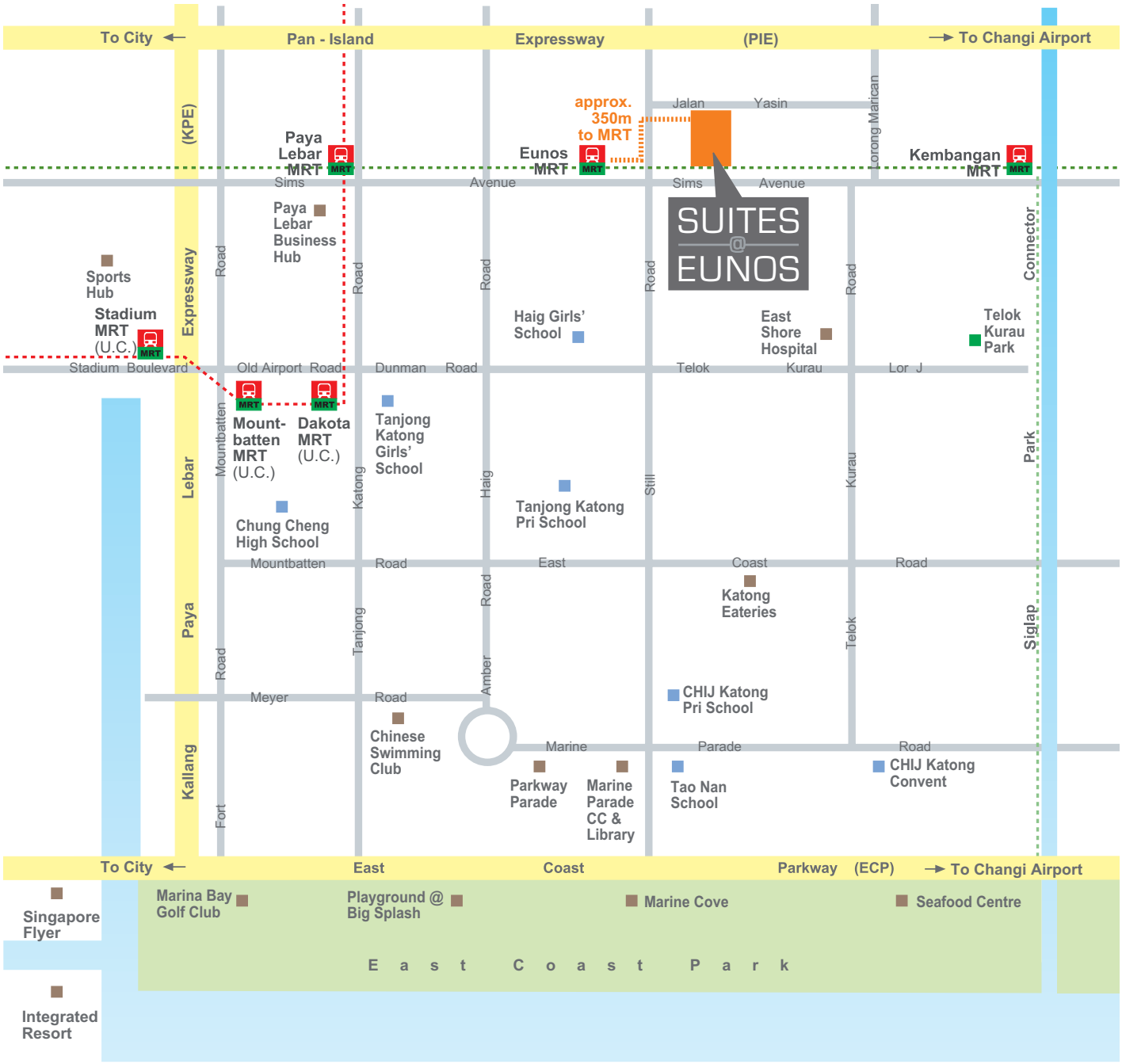
Located 350m away from Eunos MRT station, with shops, market and food centres, all within the vicinity, brings you all the conveniences for your daily living needs.

Shop and dine at the nearby Parkway Parade Shopping Centre. Enjoy your leisure time at the East Coast Park. Getting around the island is a breeze with MRT and major expressways in close proximity.

Live it up to all the excitement!



Location Map



Take a dip in the inviting pool and the relaxing jacuzzi, revitalize yourself with a workout at the gym. Savour the pleasures of relaxation.


Artist's impression only

X1► Artist's impression only

X2► Artist's impression only

X3► Artist's impression only


Artist's impression only

Site Plan


JALAN YASIN
SERVICE ROAD
LEGEND
A SWIMMING POOL
B COMMUNAL POOL DECK
C BBQ AREA
D COMUNNAL JACUZZI
E SHOWER AREA
F GYM
G PRIVATE JACUZZI
H PRIVATE DECK
N

TYPE A

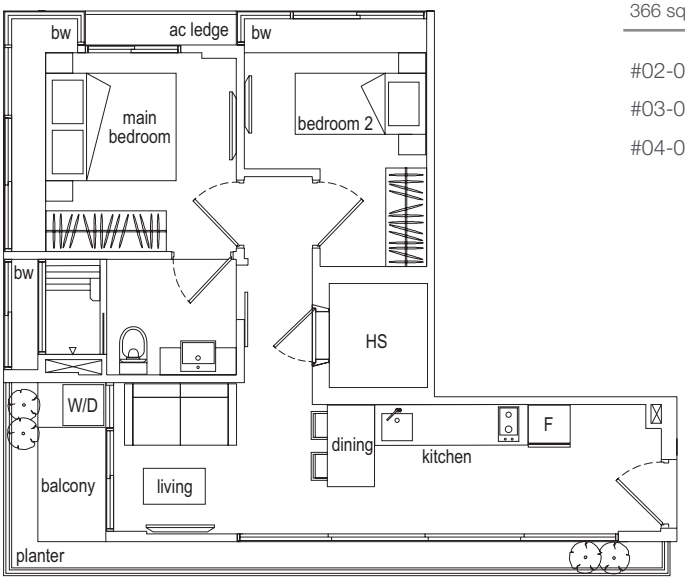
2 bdrm

646 sq ft

#02-01

#03-01

#04-01



TYPE B

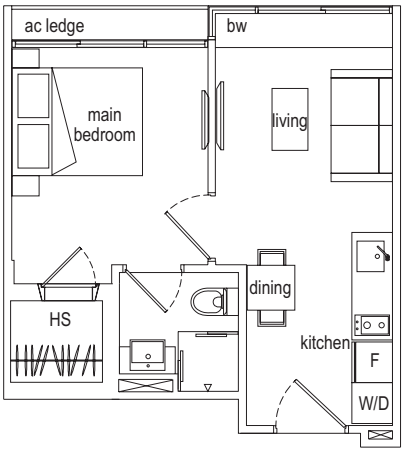
1 bdrm

366 sq ft

#02-02

#03-02

#04-02



TYPE C

1 bdrm

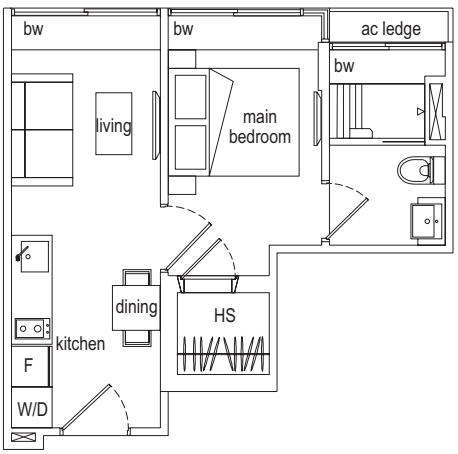
344 sq ft

#02-03

#03-03

#04-03

#05-03



TYPE D

1 bdrm

366 sq ft

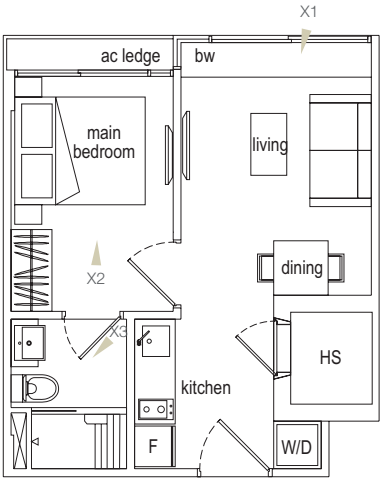
#02-04*

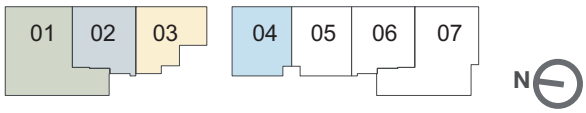
#03-04

#04-04

#05-04

* no sunken bath





TYPE E

1 bdrm

366 sq ft

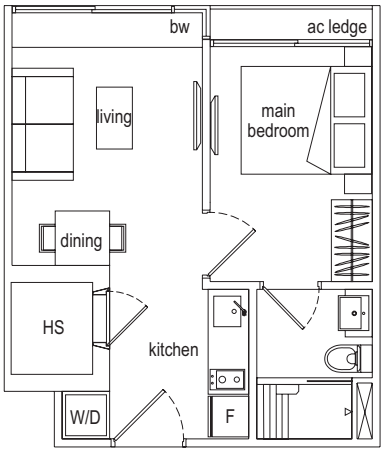
#02-05*

#03-05

#04-05

#05-05

* no sunken bath



TYPE F

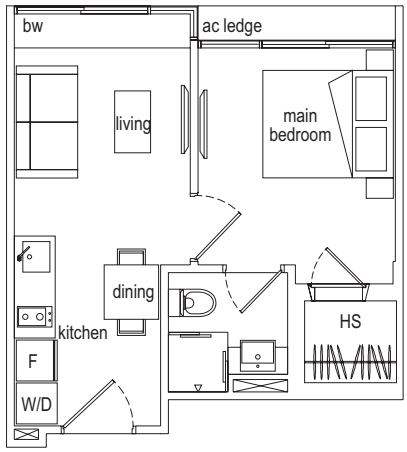
1 bdrm

366 sq ft

#02-06

#03-06

#04-06



TYPE G

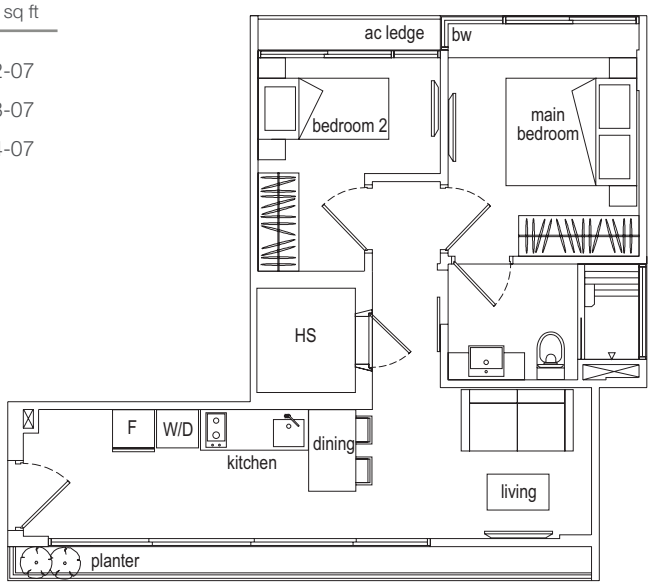
2 bdrm

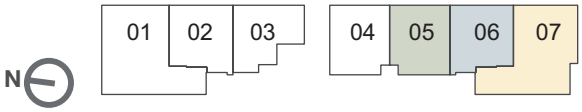
581 sq ft

#02-07

#03-07

#04-07





PENTHOUSE

Y1 ► Artist's impression only

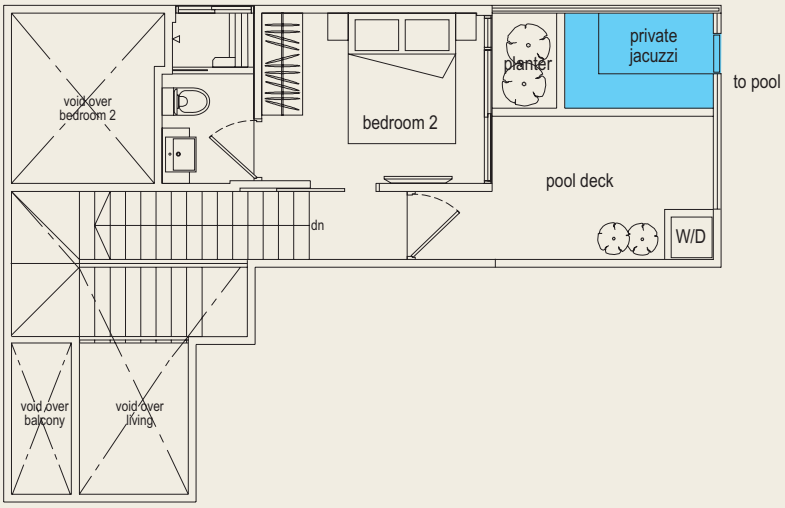
Y2► Artist's impression only

PH A

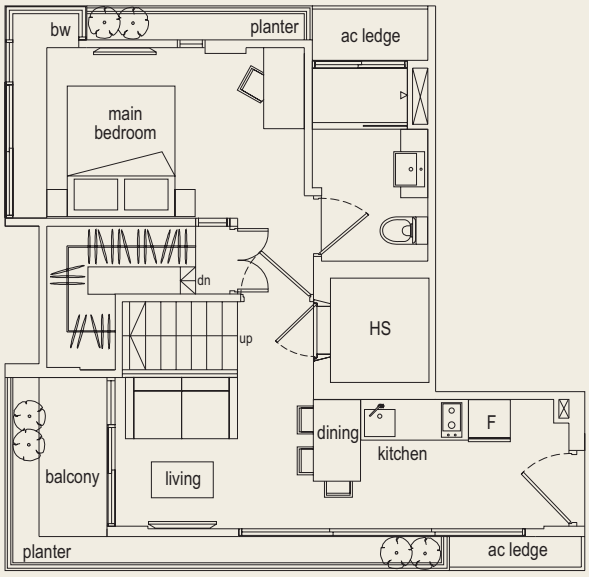
2 bdrm

1109 sq ft

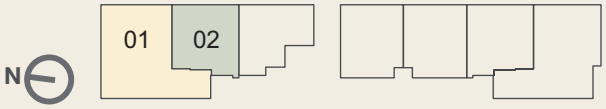
#05-01



upper level



lower level



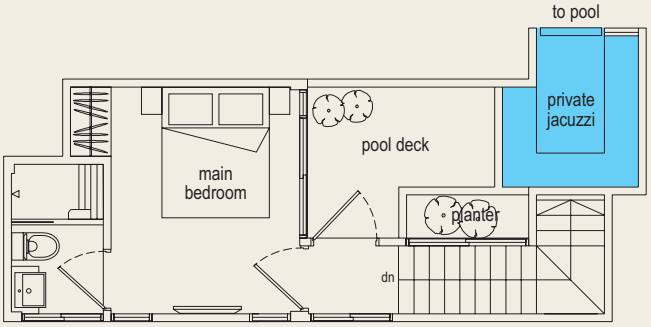
PENTHOUSE

PH B

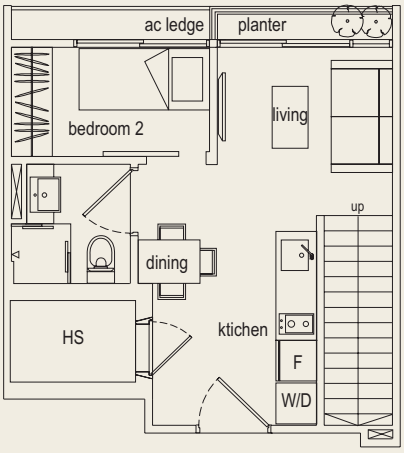
2 bdrm

710 sq ft

#05-02



upper level



lower level

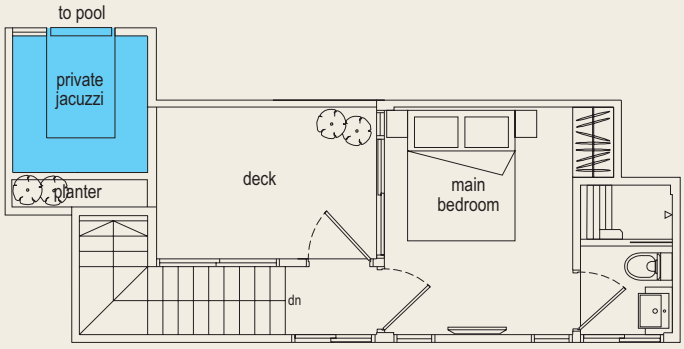
PENTHOUSE

PH F

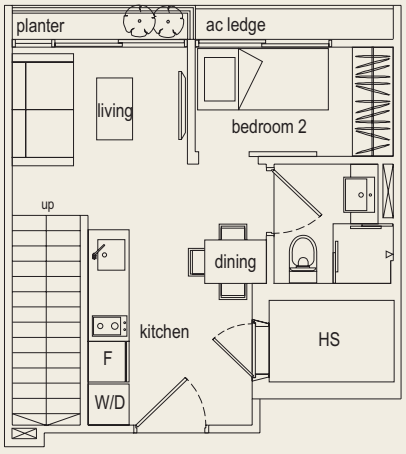
2 bdrm

721 sq ft

#05-06



upper level



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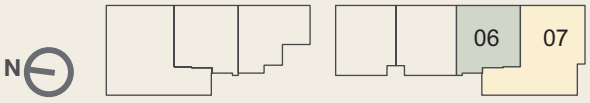


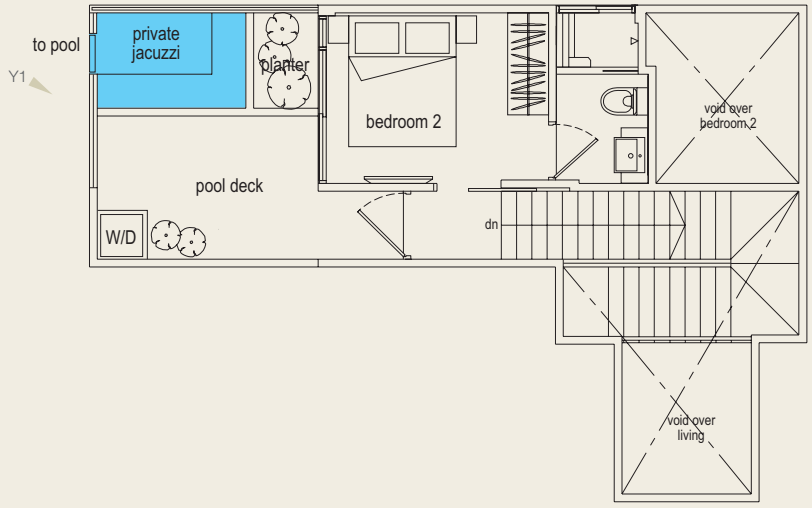
PENTHOUSE

PH G

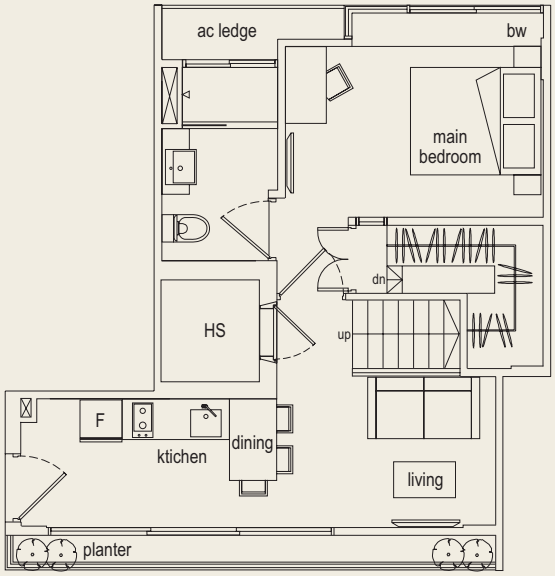
2 bdrm

1055 sq ft

#05-07



upper level



lower level

PENTHOUSE

Specifications

1. FOUNDATION : Reinforced Concrete and/or Bored Piles to engineer's design.

2. SUPERSTRUCTURE : Reinforced concrete using Grade 30 concrete manufactured from Portland Cement complying with SS26 steel reinforcement bar complying with SS22.

3. 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.

4. ROOF : Reinforced concrete flat roof and/or metal roof. Roof structure of reinforced concrete and/or tanalised timber and/or mild steel.

5. CEILING : Moisture resistance ceiling board and/or fiber gypsum plasterboard and/or skim coat with emulsion paint finish.

6. FINISHES : a) Wall
   (i) Internal
   - Ceramic/Porcelain/Homogenous and/or mosaic tiles to ceiling height for kitchen (visible area) and bathrooms.
   - Cement plaster for living, dining and bedroom.
   - Skim coat plaster to household shelter as per requirement of authority.

   (ii) External/Common Area
   - Cement plaster and sand plaster and/or skim coat with emulsion.
   - Selected area with Ceramic/Porcelain/Homogenous tiles and/or stones.

   b) Floor
   (i) Internal
   - Ceramic/Porcelain/Homogenous tiles with timber skirting for living, dining and kitchen
   - Ceramic/Porcelain/Homogenous tiles and/or stones for bathroom and household shelter.
   - Random teak strips for bedroom.

   (ii) External (If any)
   - Ceramic/Porcelain/Homogenous tiles and/or stones for balcony (if any), pool deck (if any) and deck (if any).

   (iii) Common Area
   - Ceramic/Porcelain/Homogenous tiles and/or stones for walkway, corridor, lobby, apron, terrace, toilet, pool deck, shower point, gymnasium and BBQ area.
   - Cement screed with nosing tiles, and/or Ceramic/Porcelain/Homogenous tiles and/or stones for staircase.

7. WINDOWS : Aluminium with glass.

8. DOORS : Aluminium with glass/acrylic or decorative timber or decorative timber with glass panel or glass panel. Steel door for household shelter as per requirement of authority.

9. SANITARY WARES/ FITTINGS : a) Internal Area
   (i) Main Bathroom
   - 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

10. 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.

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

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

13. PAINTING : Water-based emulsion paint for living, dining and bedroom. Oil based base-coat and water-based finishes finishing coat paint for external. Water-based emulsion paint and/or oil based paint for common area.

14. WATERPROOFING : Waterproofing to reinforced concrete flat roof and bathroom.

15. PARKING : Mechanized parking system and surface lots.

16. RECREATION FACILITIES :
   a) Swimming Pool
   b) Common Jacuzzi
   c) Gymnasium
   d) BBQ

17. ADDITIONAL ITEMS:

(1) AIR-CONDITIONERS : Split type air conditioner ('Daikin' or equivalent) provided in living, dining and bedroom.

(2) CABINET & WARDROBE : Kitchen cabinet with stainless steel sink. Cooker hob and hood provided. Wardrobe provided in bedroom (except pole system in house shelter for type B, C and F).

(3) LOCKS : All locks are of 'Vbh' or equivalent.

(4) RAILING : Mild steel for common stair railing. Steel and/or glass for other railings.

(5) LIFT : 1 passenger lift ('Kone' or equivalent) from first to attic floor.

(6) INTERCOM : Audio intercom to apartments.

(7) JACUZZI : For unit type PH A, B, F and G.

ELECTRICAL SCHEDULE:

UNIT TYPE	DESCRIPTION								
	Lighting Point	13A Single Socket	13A Double Socket	Telephon Outlet	TV/SCV Outlet	Water Heater Switch	Bell Point	Cooker Point	Isolator
A	15	5	5	4	4	1	1	1	1
B	7	5	4	3	3	1	1	1	1
C	6	5	5	3	3	1	1	1	1
D	6	5	5	3	3	1	1	1	1
E	6	5	5	3	3	1	1	1	1
F	7	5	5	3	3	1	1	1	1
G	13	6	6	3	3	1	1	1	1
PH A	27	7	5	4	4	2	1	1	3
PH B	16	6	6	3	3	2	1	1	3
PH F	17	6	4	3	3	2	1	1	3
PH G	22	8	5	4	4	2	1	1	3

Note:

1) 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 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 its selection and installation.

3) Materials, Fittings, Equipment, Finishes, Installations and Appliances: 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

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) 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.

9) Purpose of Building Projects and Restriction as to Use : The building project is strictly for residential occupation only. Private car parks are provided. The open roof terrace/PES is not to be enclosed or roofed over.

MACLY
Quality • Value

NAME OF PROJECT	:	Suites @ Eunos
ADDRESS OF PROJECT	:	1 Jalan Yasin S(417958)
DEVELOPER	:	Macly Capital Pte Ltd
TENURE OF LAND	:	Freehold
LEGAL DESCRIPTION	:	Lots 03374V, 03375P, 03376T(PT) MK 23
PLANNING APPROVAL NO.	:	ES 2010 0111 R0162
BUILDING PLAN NO.	:	A1276-00472-2009-BP01 (7 Oct 2010)
DEVELOPER'S LICENCE NO.	:	C0697
TOP NO LATER THAN	:	31 Dec 2014
LEGAL COMPLETION NO LATER THAN	:	31 Dec 2017

Interior consultant:

Lourve

www.lourve.com.sg

Brochure design by:

AMELIA HOE

AMELIAHOELM@YAHOO.COM.SG