

SSS @

SSS @

LIVE
LIFE
WITH
STYLE



SSULITY @ SS SULITY EMPARRO



Artist's Impression only

A PERFECT BLEND OF MODERNITY AND NATURAL SERENITY,
CONSISTING OF 72 FREEDHOLD RESIDENTIAL APARTMENTS,
PROVIDE YOU WITH THE SHEER LUXURY THAT MATCHES YOUR CHIC LIFESTYLE.



Artist's impression only





Artist's impression only.



WORK, PLAY & PLEASURE, ALL WITHIN CLOSE PROXIMITY.

MINUTES TO PAYA LEBAR COMMERCIAL HUB, A DEVELOPMENT OF ABOUT 500,000 SQM OF COMMERCIAL FLOOR SPACE, WITH RETAIL, HOTEL AND OFFICE, BESIDE PAYA LEBAR MRT INTERCHANGE STATION, WITH CONNECTION TO VARIOUS CIRCLE LINES AND CENTRAL DHOBY GAUT STATION. THE LATEST NATIONAL EDUCATION AND TRAINING CAMPUS TO BE BUILT AT PAYA LEBAR CENTRAL IN THE NEAR FUTURE, BRINGS A NEW HIVE TO THE VICINITY.

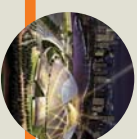
DELIGHTS IN ENDLESS SHOPPING, DINING AND ENTERTAINMENT OPTIONS, FROM THE NEARBY SHOPPING MALLS LIKE PARKWAY PARADE, WELL KNOWN EATERIES ALONG KATONG, OR A SHORT DRIVE VIA MAJOR EXPRESSWAY TO THE CITY, THE EXCITEMENT IS NEVER FAR.

BE SPOILT FOR EDUCATION CHOICES WITH A NUMBER OF ELITE EDUCATION INSTITUTION A STONE'S THROW AWAY.



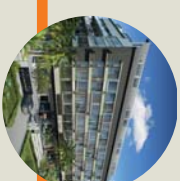
CENTRAL BUSINESS DISTRICT

12 mins



SPORT HUB

8 mins



SUITES @ GULLEMPARO

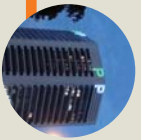
PAYA LEBAR MRT (NE/CIRCLE LINE) PAYA LEBAR BUSINESS HUB
5 mins





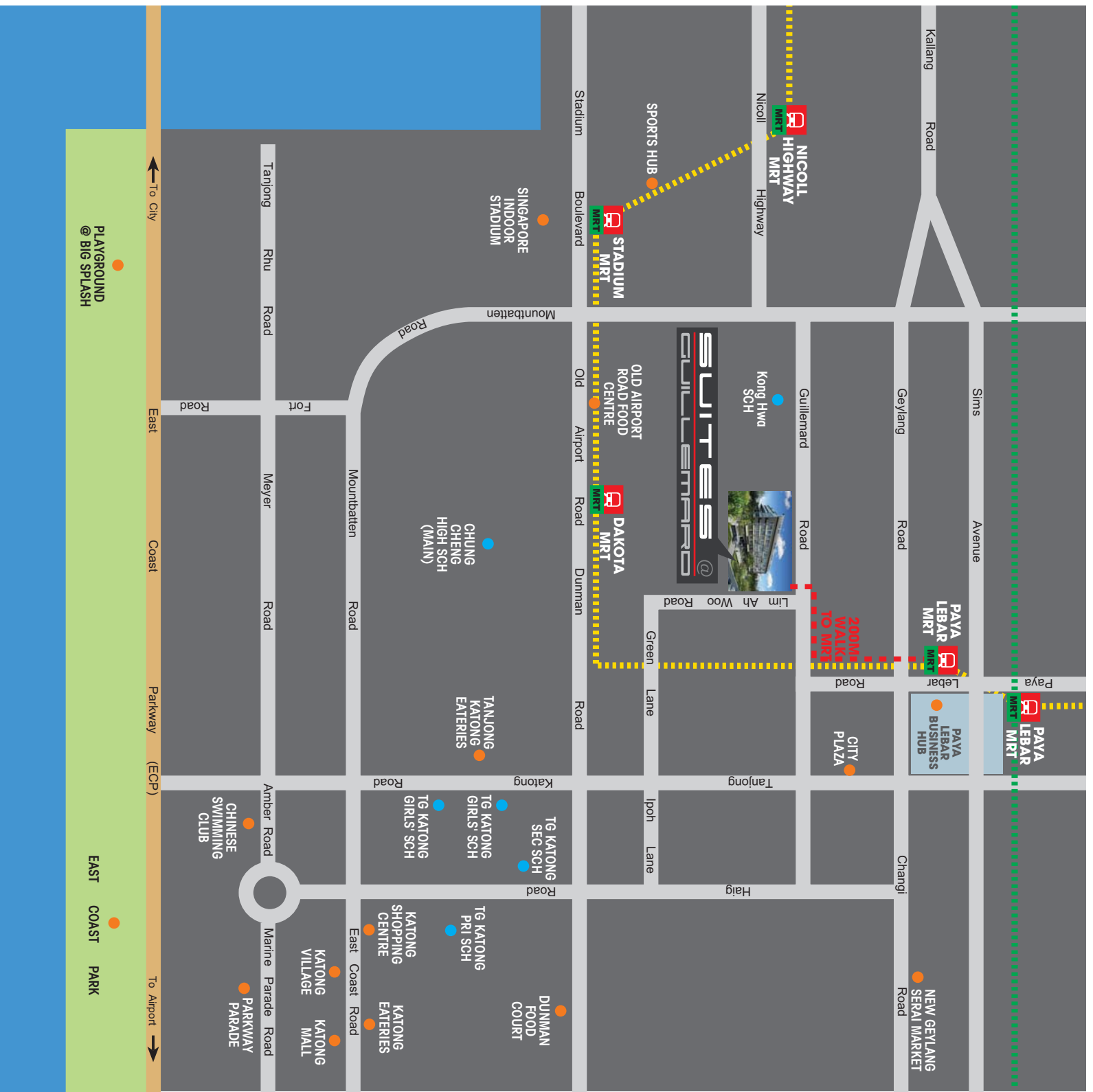
**KATONG
EATERIES**

10 mins



**PARKWAY
PARADE
SHOPPING MALL**

10 mins

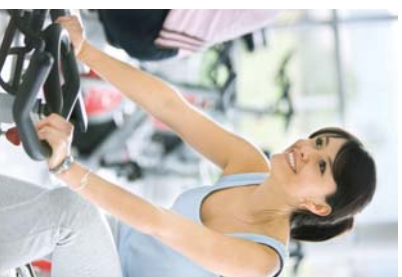


Location Map



RELAX AND UNWIND.

ENJOY A REFRESHING DIP IN THE POOL
AFTER A WORKOUT IN THE GYM,
HOST A BBQ PARTY AT THE POOL DECK,
YOUR EVERY INDULGENCE IS MET.



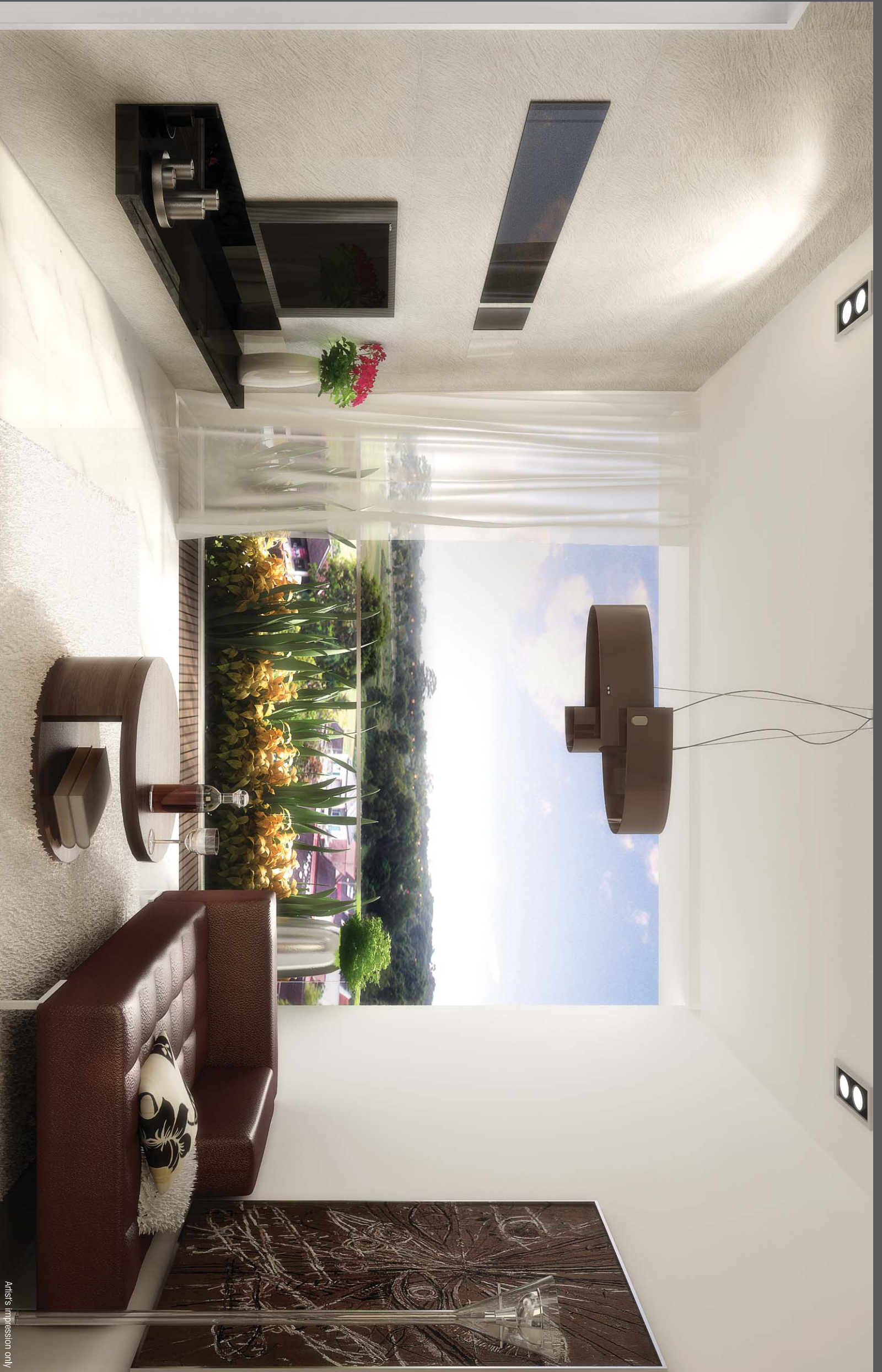




LIM AH WOO ROAD

GUILLEMARD ROAD







FORM AND FUNCTIONALITY.
WELL STRUCTURE AND PLANNED LIVING SPACES,
WITH QUALITY FITTINGS AND FINISHES,
MAKING A HOME THAT YOU CAN TRULY ENJOY.





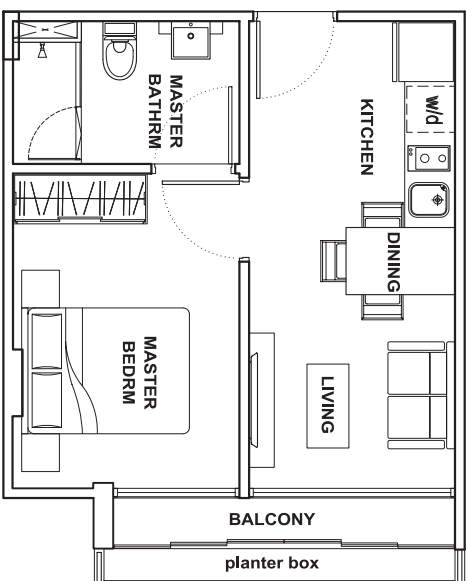
Artist's impression only



Artist's impression only

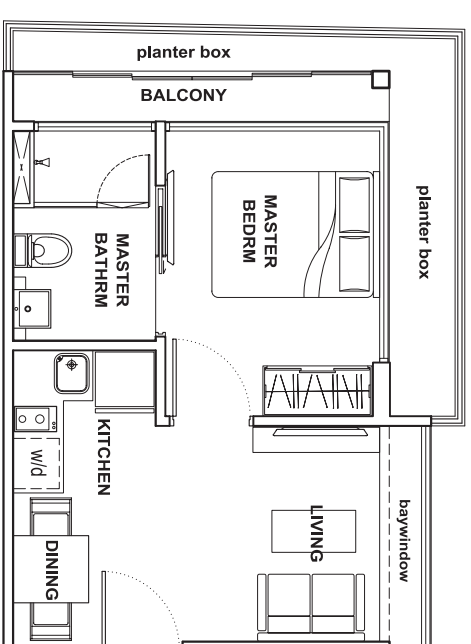
Type A

36 sq m
1 bdrm
#02-01
#03-01
#04-01



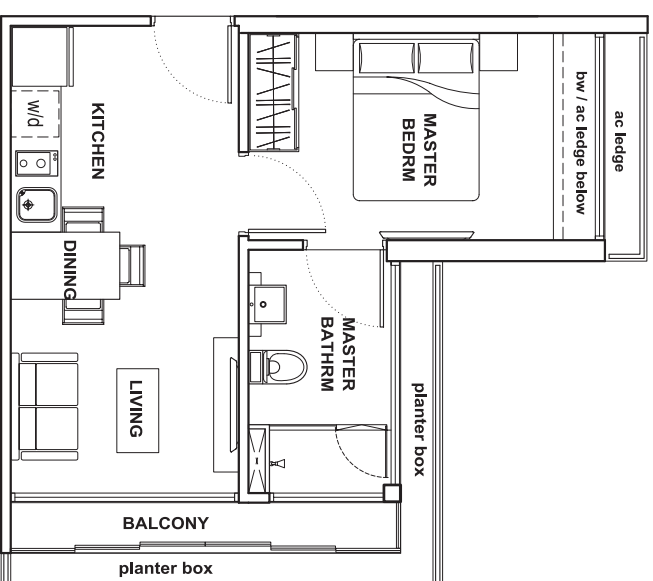
Type C

40 sq m
1 bdrm
#02-03
#03-03
#04-03



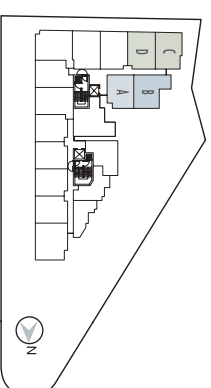
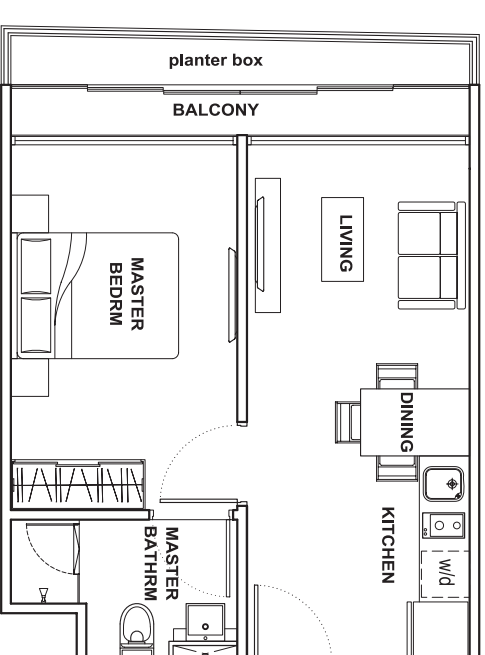
Type B

43 sq m
1 bdrm
#02-02
#03-02
#04-02



Type D

43 sq m
1 bdrm
#02-04
#03-04
#04-04

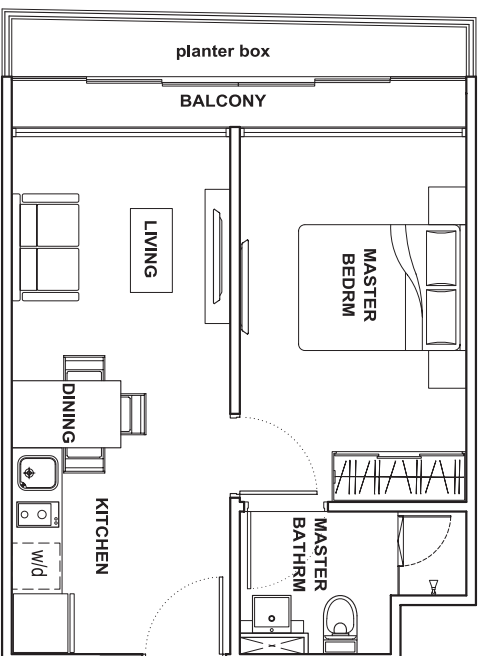


Type E

43 sq m

1 bdrm

#02-05
#03-05
#04-05

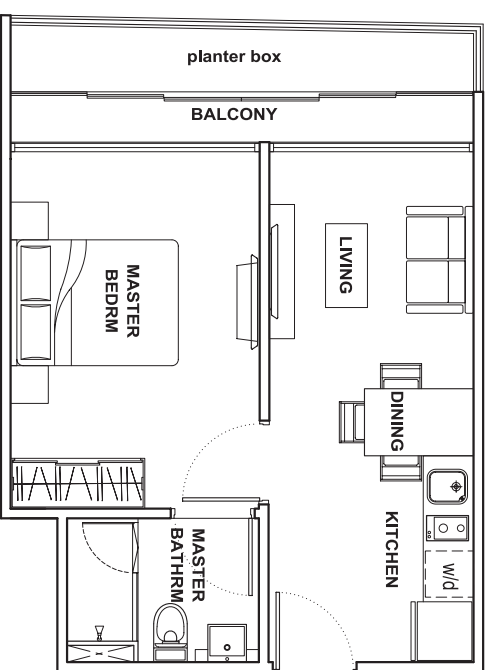


Type F

44 sq m

1 bdrm

#02-06
#03-06
#04-06



Type G

49 sq m

1+1 bdrm

#02-07
#03-07
#04-07

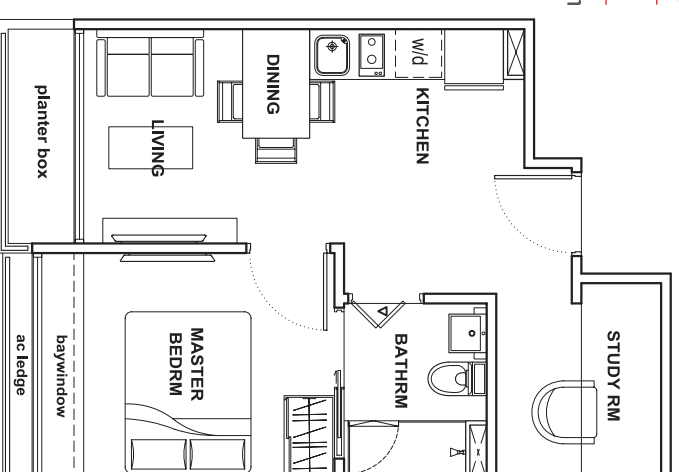


Type H

41 sq m

1+1 bdrm

#02-08
#04-08

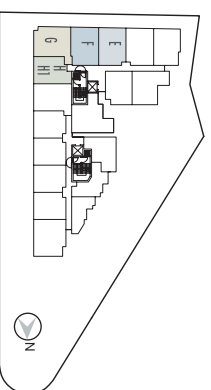
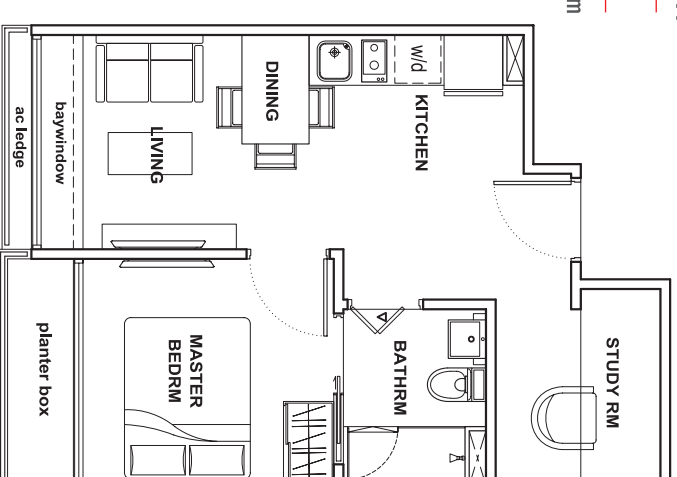


Type H1

41 sq m

1+1 bdrm

#03-08

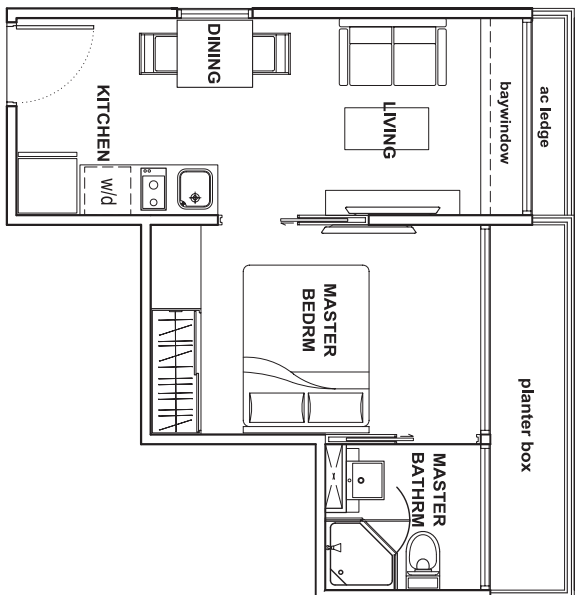


Type J

36 sq m

1 bdrm

- #02-09
- #03-09
- #04-09
- #05-09

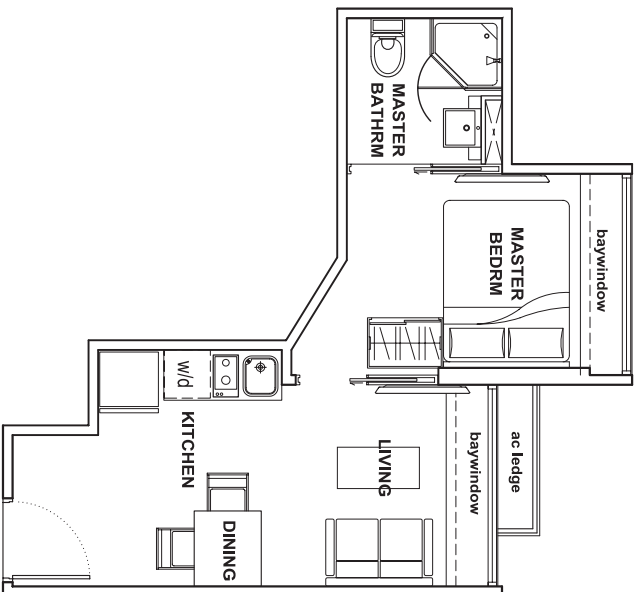


Type K

30 sq m

1 bdrm

- #02-10
- #03-10
- #04-10
- #05-10

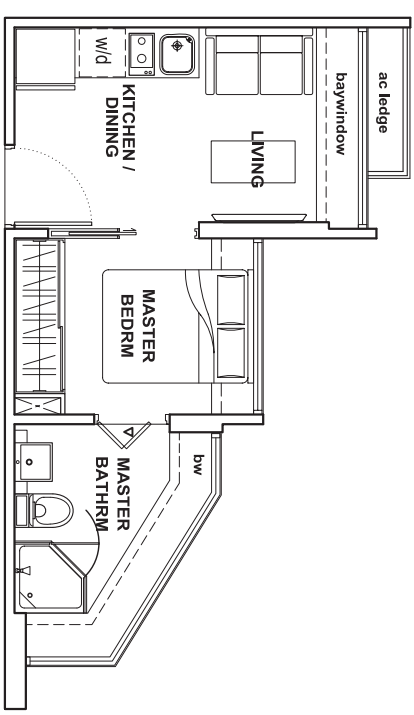


Type L

24 sq m

1 bdrm

- #02-11
- #03-11
- #04-11
- #05-11

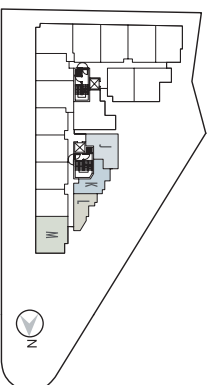
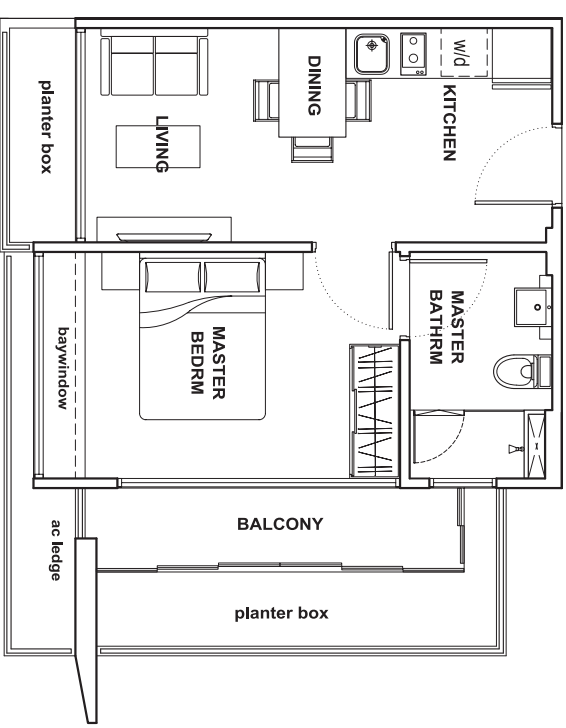


Type M

49 sq m

1 bdrm

- #02-12
- #03-12
- #04-12



Type N

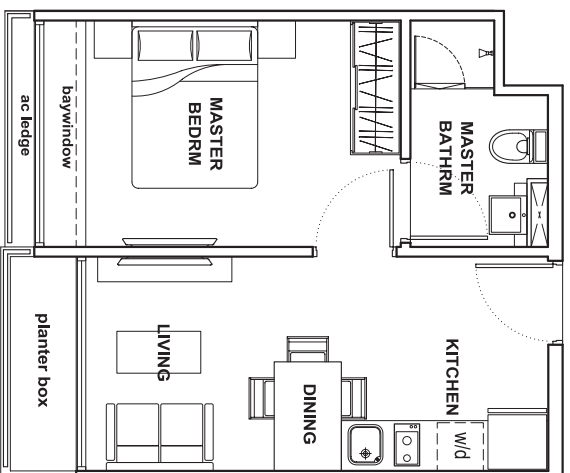
36 sq m

1 bdrm

#02-13

#04-13

#04-15



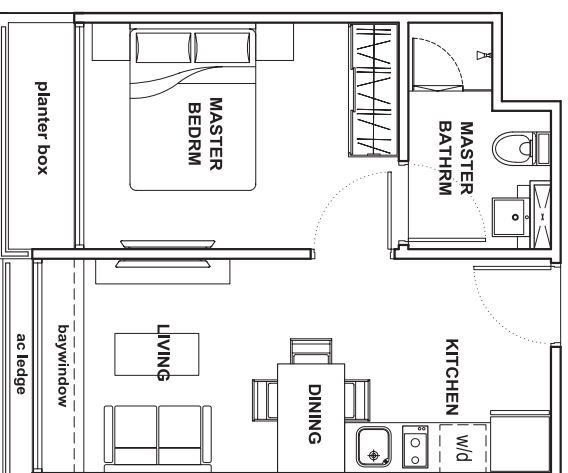
Type N1

36 sq m

1 bdrm

#03-13

#03-15



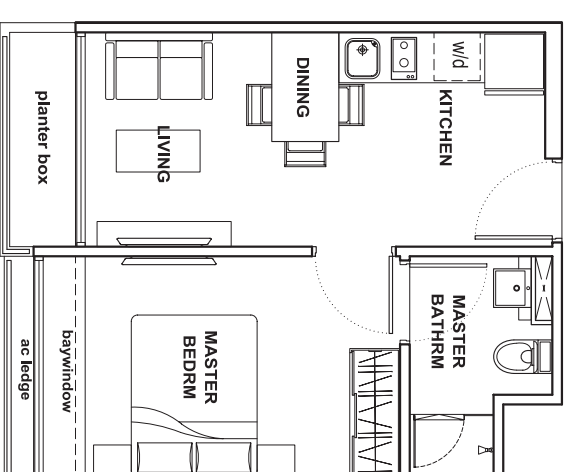
Type P

36 sq m

1 bdrm

#02-14

#04-14

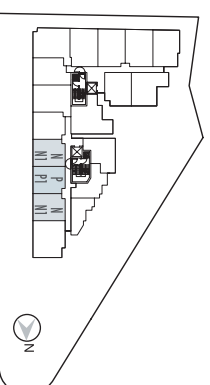
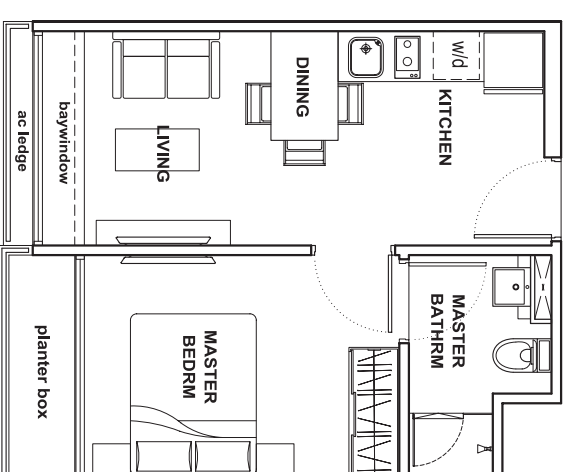


Type P1

36 sq m

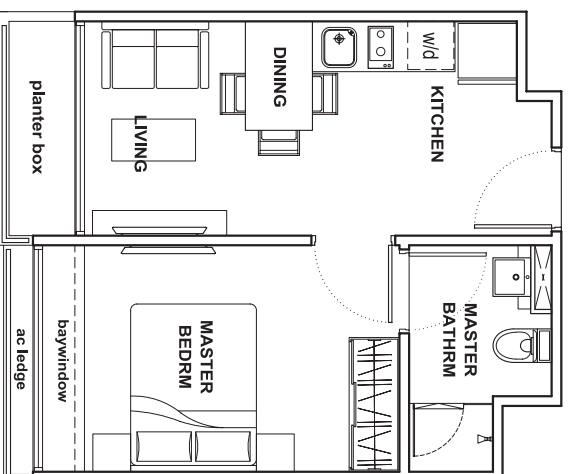
1 bdrm

#03-14



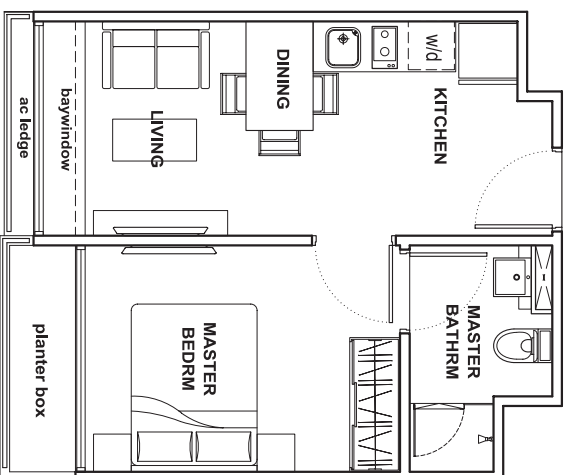
Type Q

36 sq m
1 bdrm
#02-16
#04-16



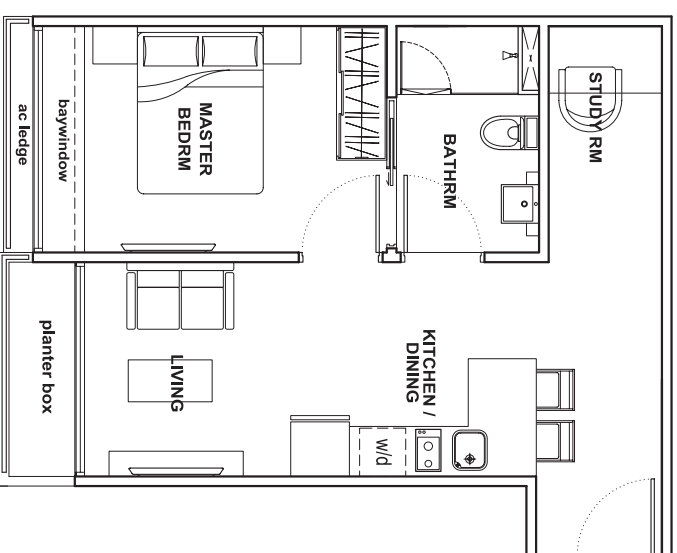
Type Q1

36 sq m
1 bdrm
#03-16



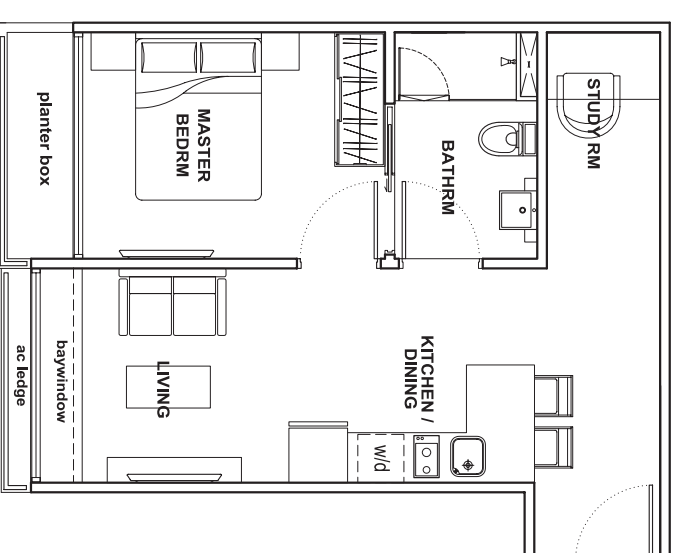
Type R

48 sq m
1+1 bdrm
#02-17
#04-17



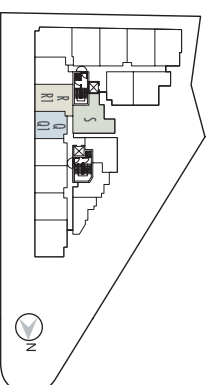
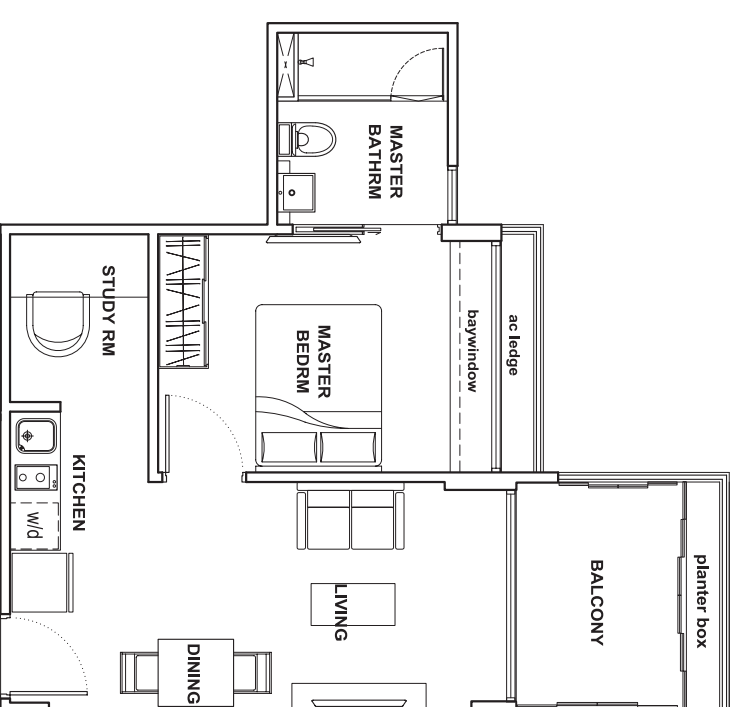
Type R1

48 sq m
1+1 bdrm
#03-17

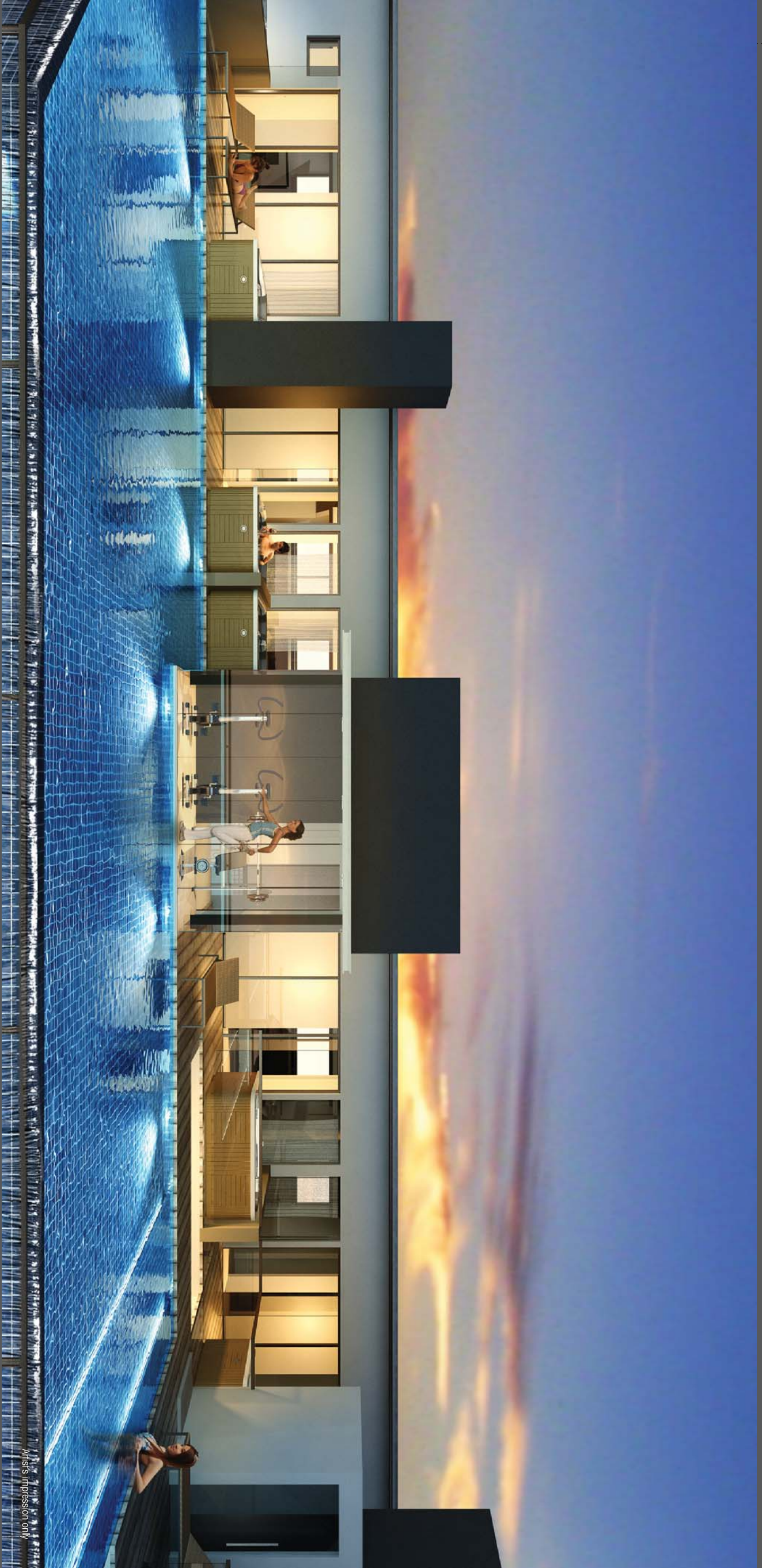


Type S

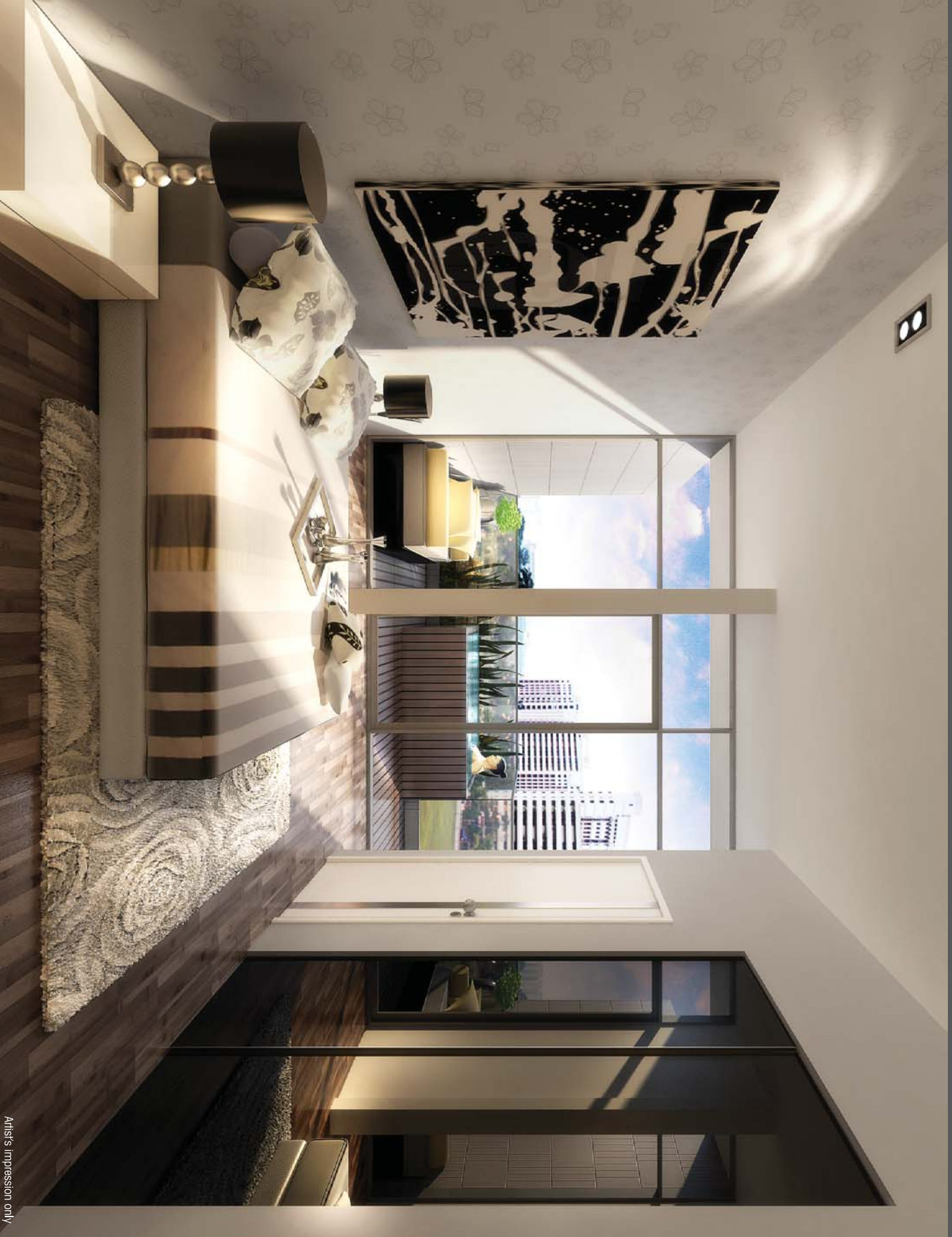
49 sq m
1+1 bdrm
#02-18
#03-18
#04-18
#05-18



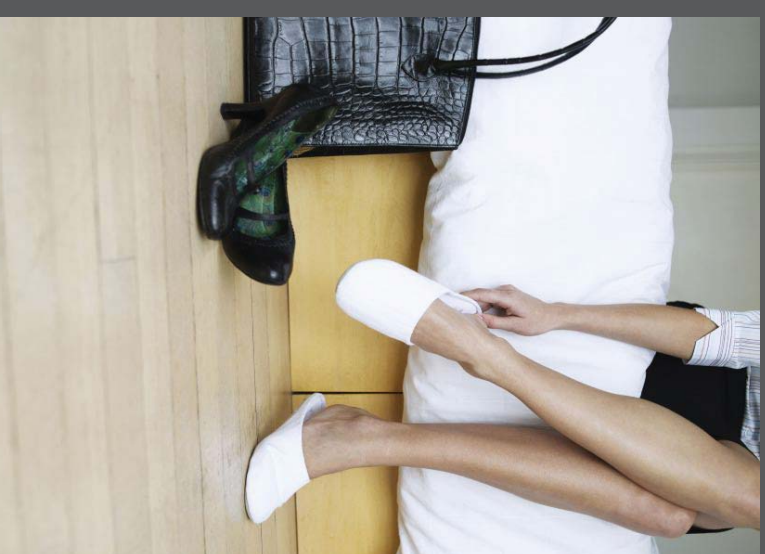
P E N T H O U S E



Artist's impression only



Artist's Impression only.



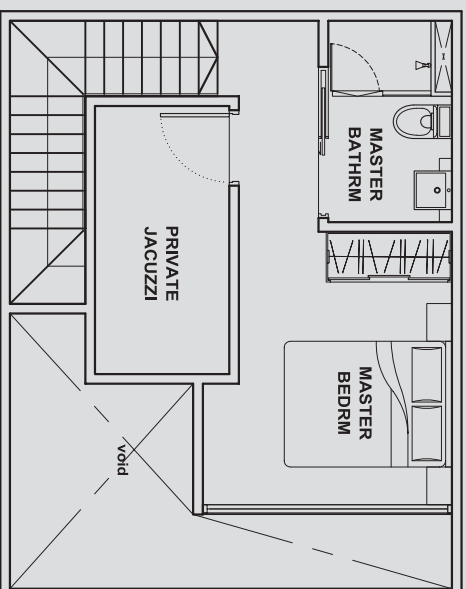
RELAX AT YOUR PRIVATE JACUZZI
UNDER THE STARS.
INDULGE IN THE FINEST THINGS IN LIFE.

PH A

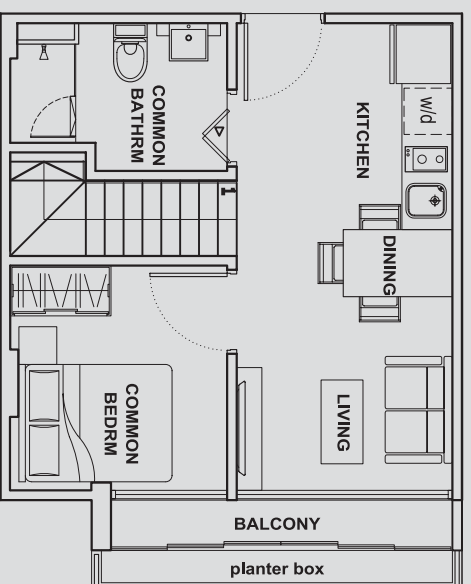
74 sq m

2 bdrm

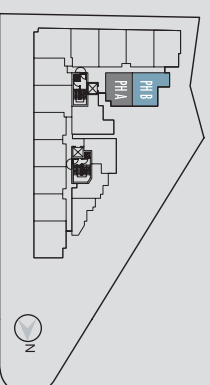
#05-01



Upper Penthouse



Lower Penthouse

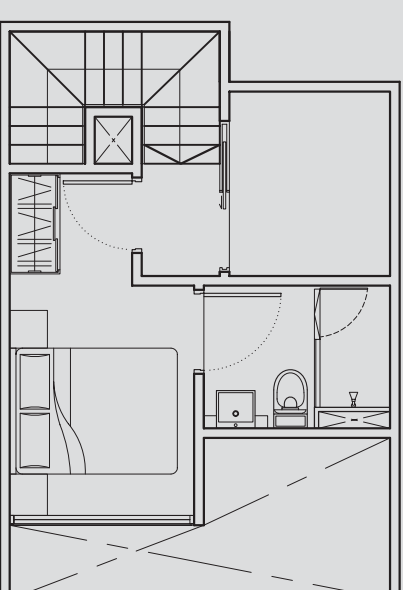


PH B

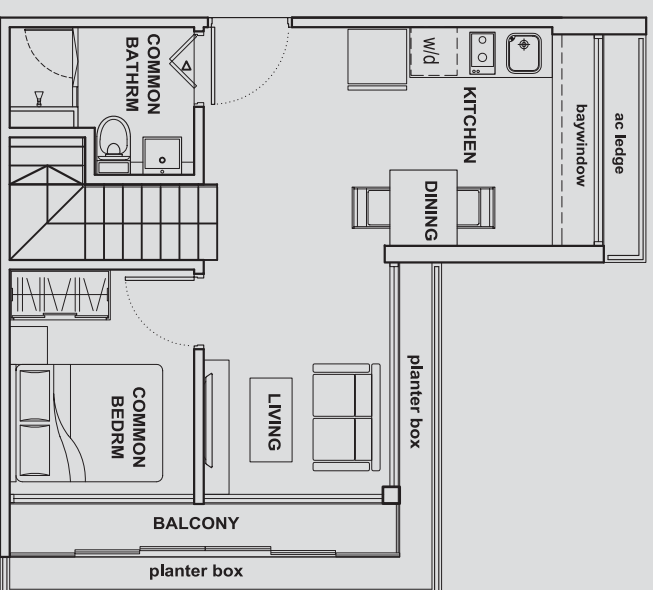
74 sq m

2 bdrm

#05-02



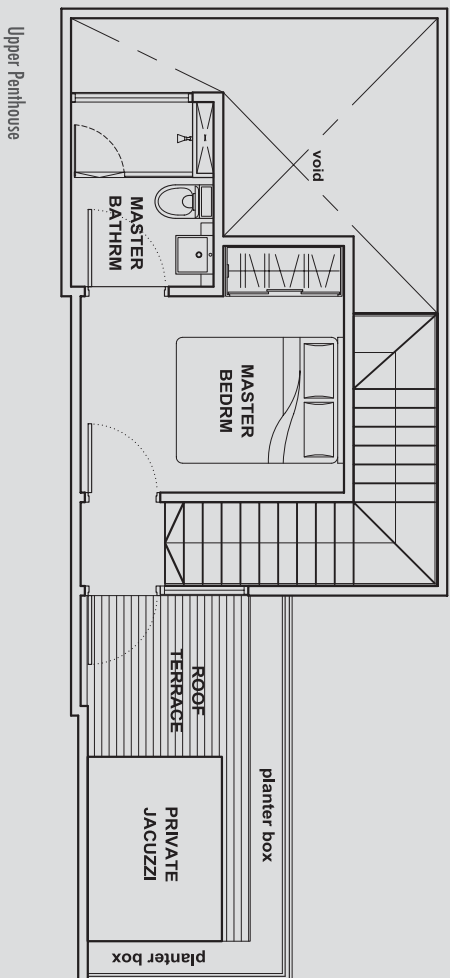
Upper Penthouse



Lower Penthouse

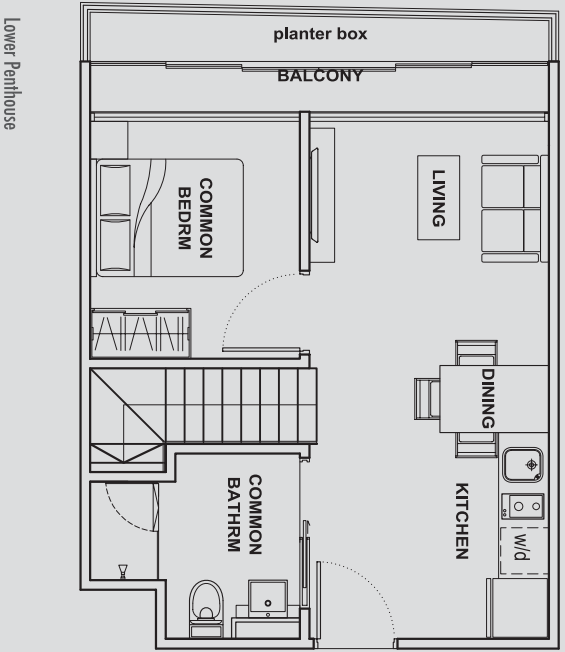
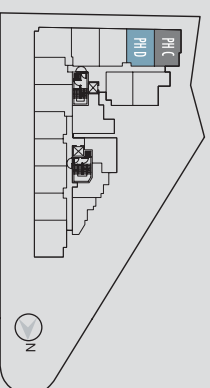
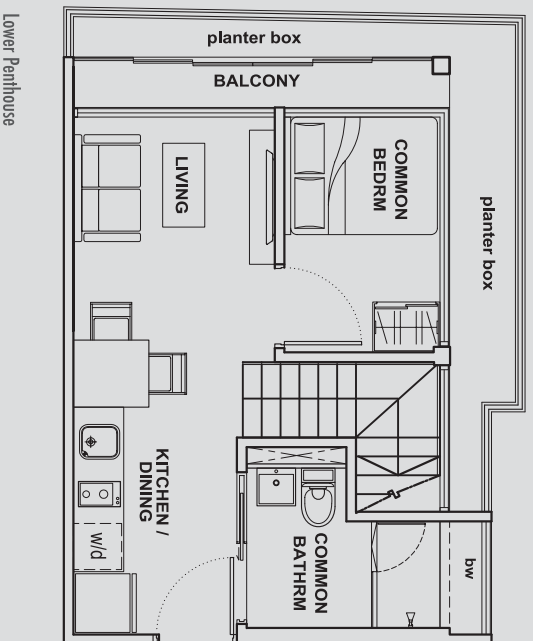
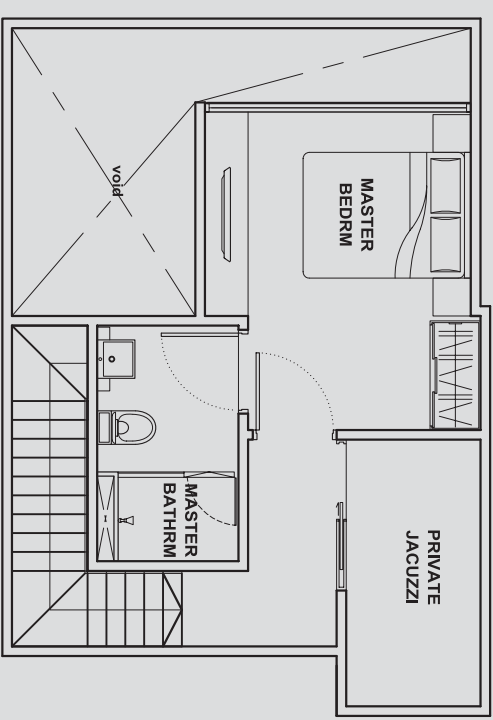
PH C
82 sq m
2 bdrm

#05-03



PH D
88 sq m
2 bdrm

#05-04

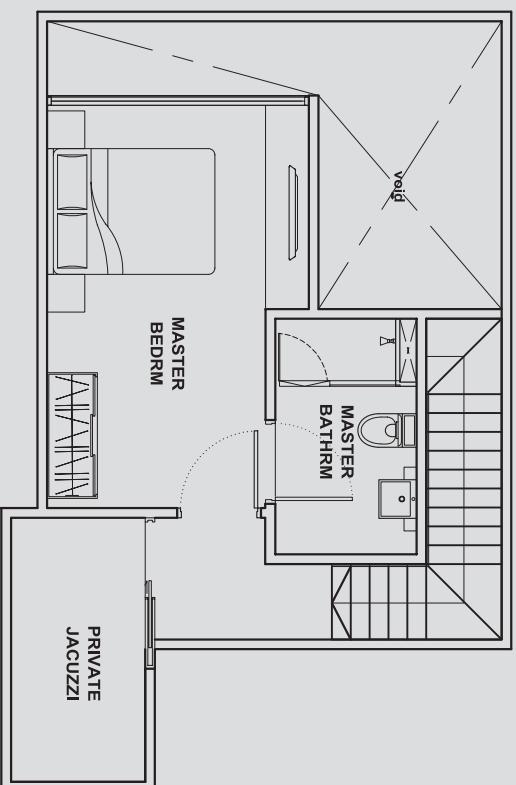


PHE

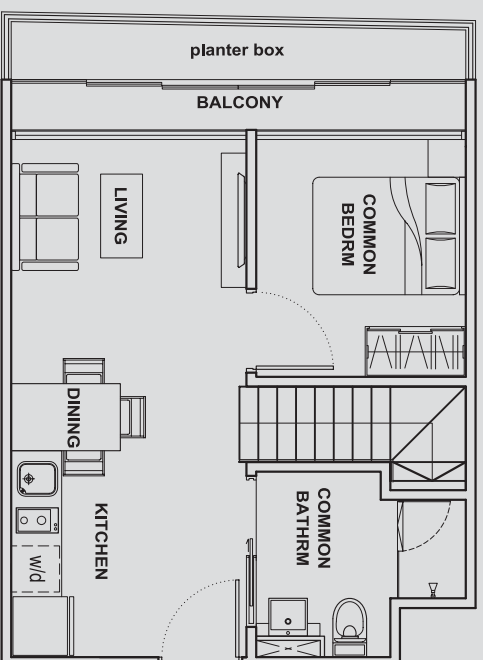
89 sq m

2 bdrm

#05-05



Upper Penthouse



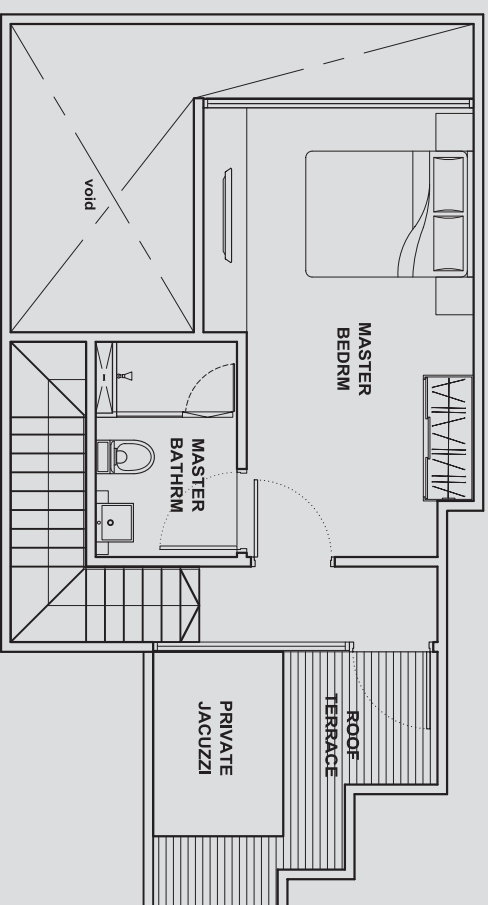
Lower Penthouse

PHF

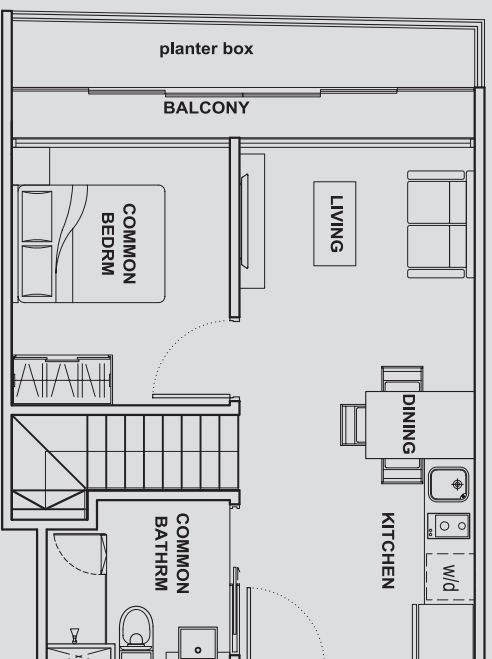
96 sq m

2 bdrm

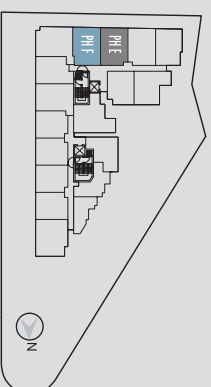
#05-06



Upper Penthouse



Lower Penthouse

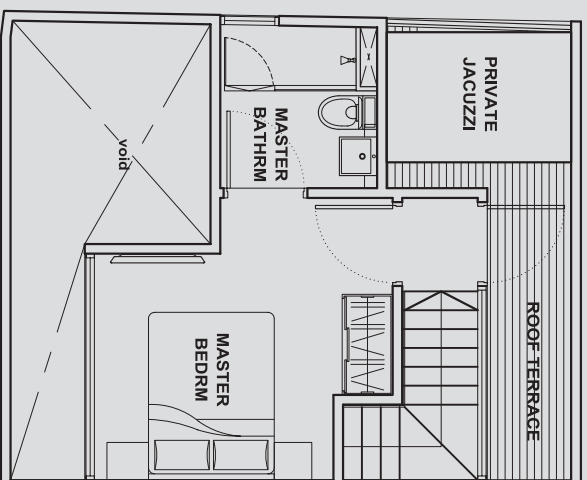


PH G

87 sq m

2 bdrm

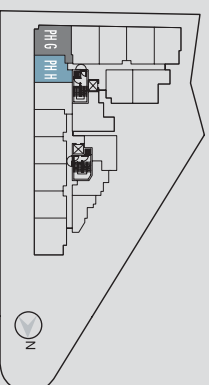
#05-07



Upper Penthouse



Lower Penthouse

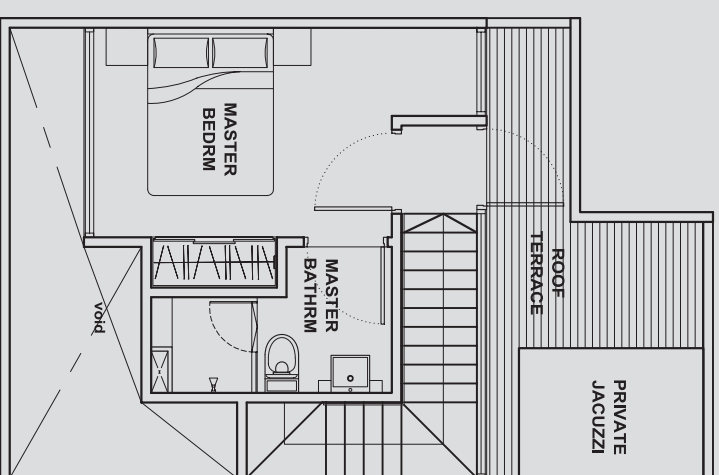


PH H

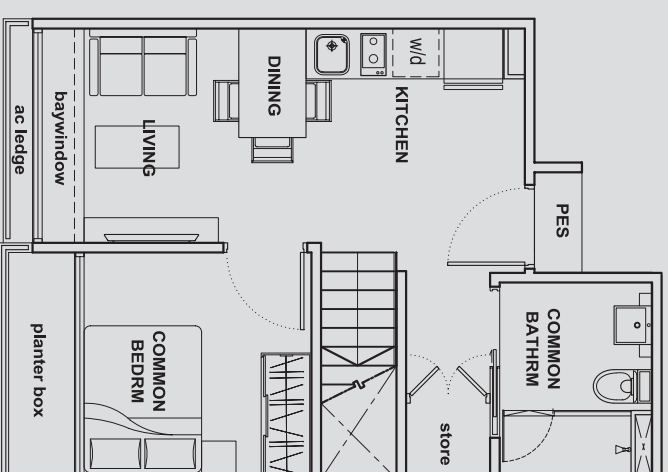
84 sq m

2 bdrm

#05-08



Upper Penthouse



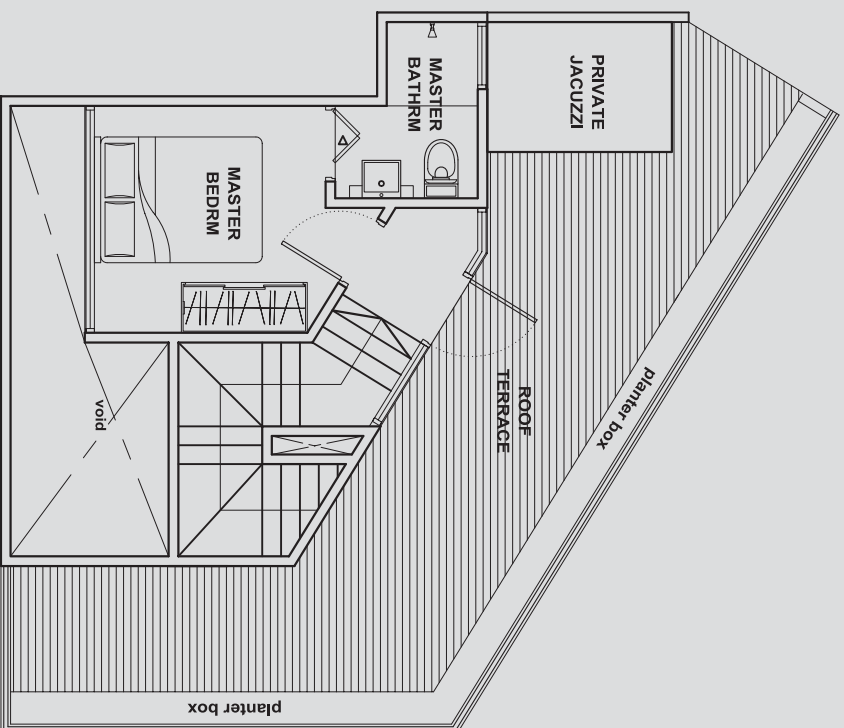
Lower Penthouse

PH M

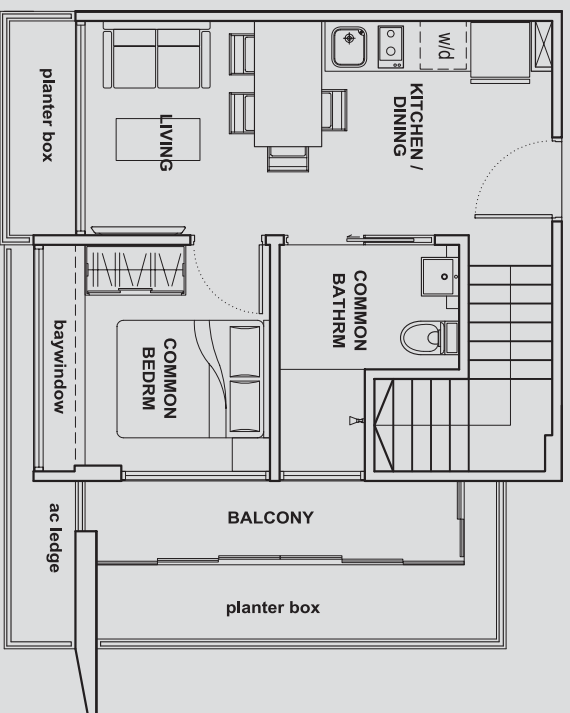
81 sq m

2 bdrm

#05-12



Upper Penthouse



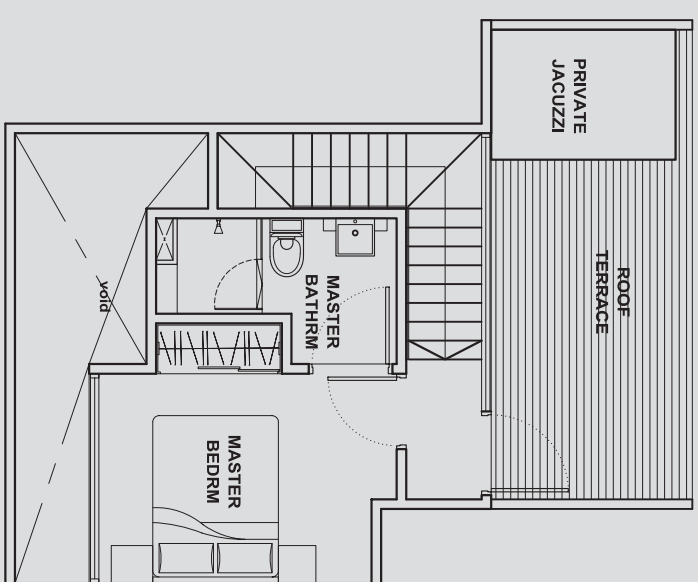
Lower Penthouse

PH N

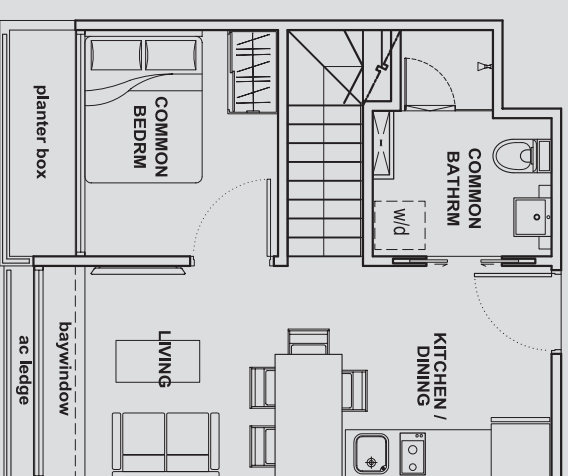
78 sq m

2 bdrm

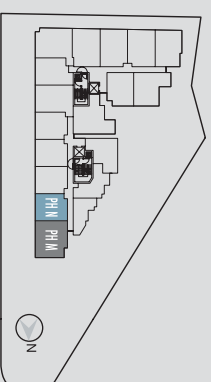
#05-13



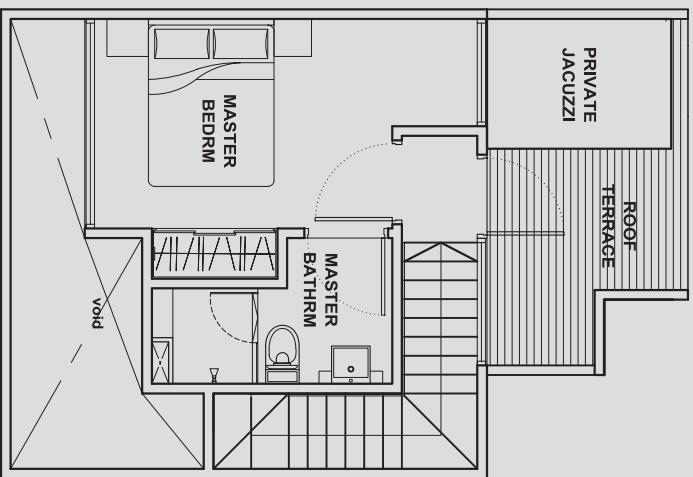
Upper Penthouse



Lower Penthouse

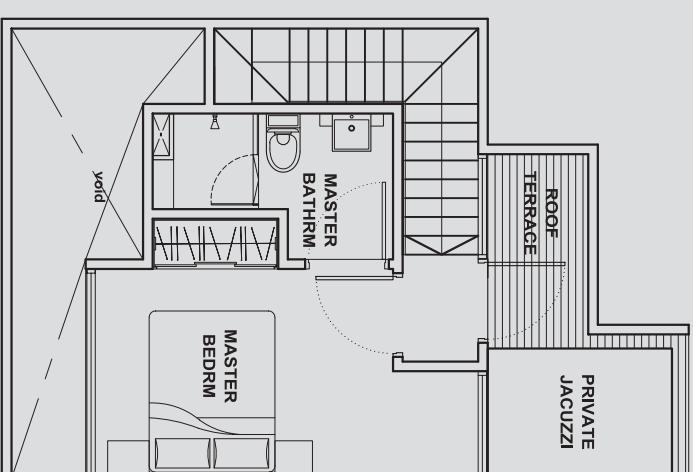


PH P
 78 sq m
 2 bdrm
 #05-14

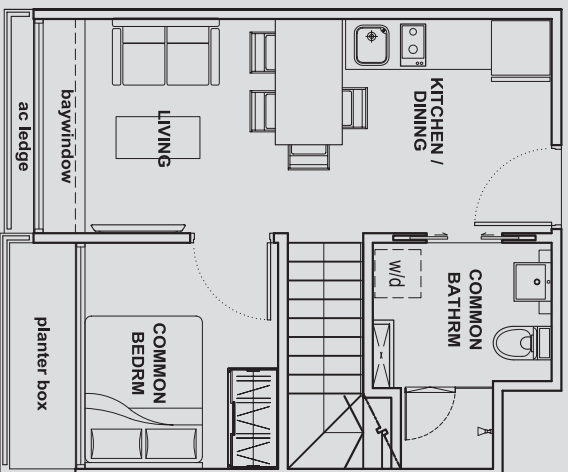


Upper Penthouse

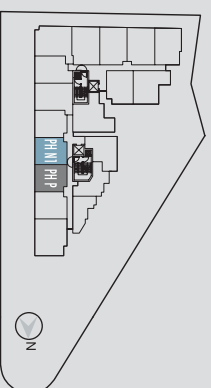
PH N1
 75 sq m
 2 bdrm
 #05-15



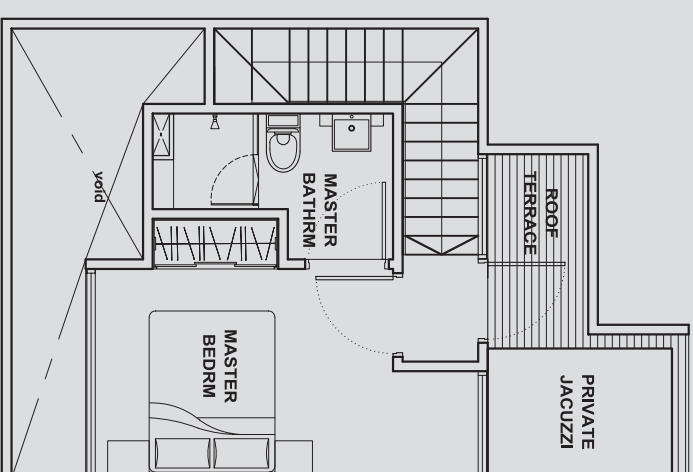
Upper Penthouse



Lower Penthouse



PH N1
 75 sq m
 2 bdrm
 #05-15



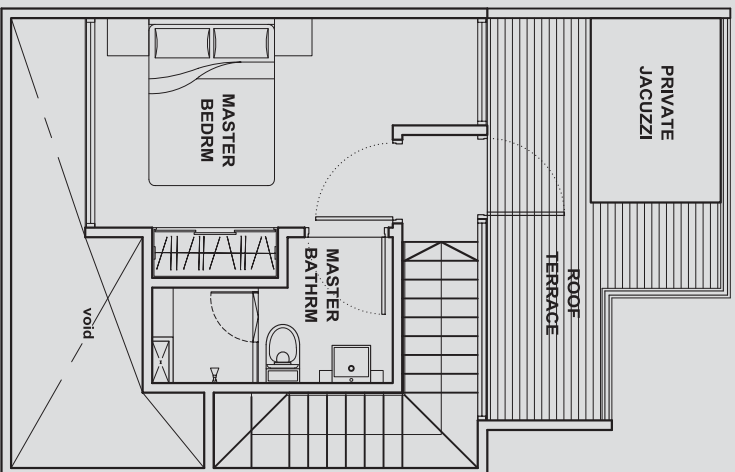
Lower Penthouse

PH Q

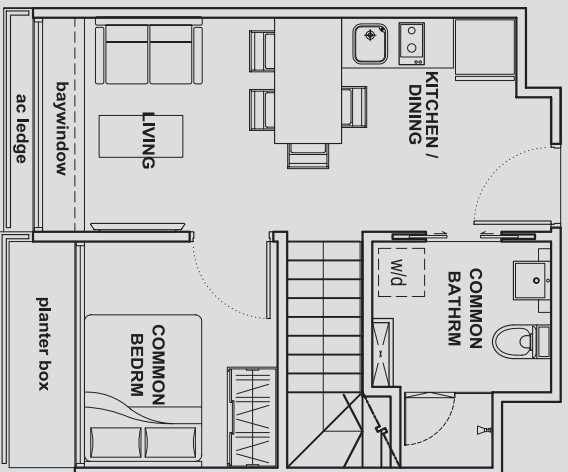
80 sq m

2 bdrm

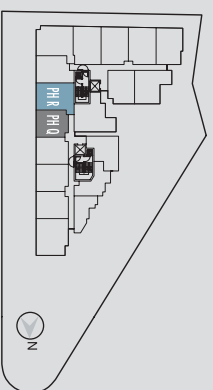
#05-16



Upper Penthouse



Lower Penthouse

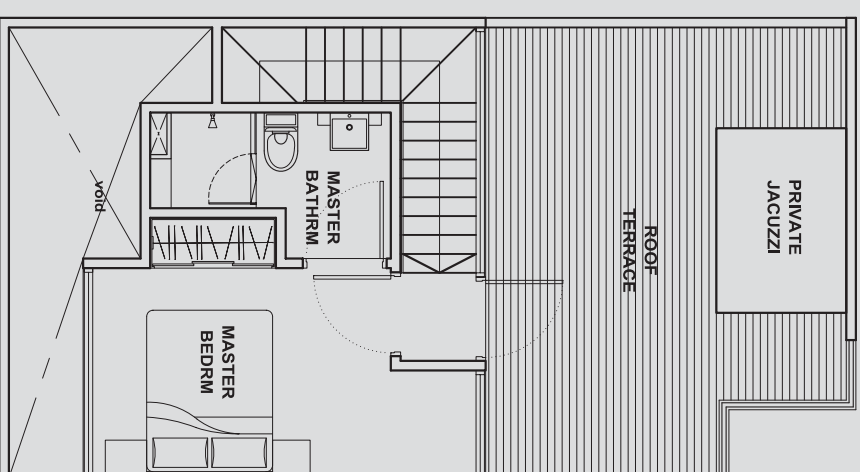


PH R

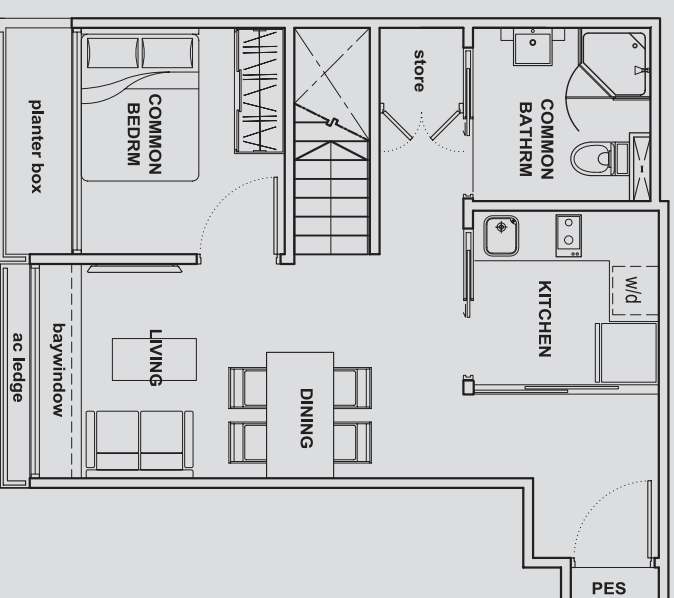
103 sq m

2 bdrm

#05-17



Upper Penthouse



Lower Penthouse

SPECIFICATIONS

1. Foundation

Pile to engineer's design.

2. Superstructure

Reinforced concrete structure to engineer's specification.

3. Walls

a) External Walls

Reinforced concrete and/or common clay brick walls.

b) Internal Walls

Reinforced concrete and/or precast panels (light weight) and/ or dry wall panels and/or common clay brick walls.

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

For Apartments

a) Living/Dining, Bedrooms, Study, Balcony, Yard

Skim coat and/or ceiling board with emulsion paint finish.

b) Bathrooms and Kitchen

Skim coat and/or water resistant ceiling board with emulsion paint finish.

c) Household Shelter

Skim coat with emulsion paint finish.

For Common Areas

a) Lift Lobbies

Skim coat and/or ceiling board with emulsion paint finish.

b) Carpark

Skim coat with emulsion paint finish.

c) Staircases

Skim coat with emulsion paint finish.

6. Finishes

Wall

For Apartments

a) Living/Dining, Bedrooms, Study, Household Shelter, Staircase

Plaster and/or skim coat with emulsion paint finish.

b) Master Bath, Common Bathrooms

Ceramic tiles and/or homogenous tiles finish

c) Open Terrace, Balcony, Yard

Plaster and/or skim coat with emulsion paint finish.

Note: No tiles/stone behind mirrors and above false ceiling.

For Common Areas

a) 1st Storey Lift Lobby

Ceramic tiles and/or stones and/or plaster with emulsion paint finish.

b) Typical Lift Lobbies, Corridors

Ceramic tiles and/or homogenous tiles and/or plaster and/or skim coat with emulsion paint finish.

c) Carpark and Ramps

Plaster and/or skim coat with emulsion paint finish.

d) Corridors

Plaster and/or skim coat with emulsion paint finish.

e) Staircases

Plaster and/or skim coat with emulsion paint finish.

Floor

For Apartments

a) Living/Dining

Ceramic tiles and/or homogenous tiles and/or compressed marble with timber and/or recessed PVC skirting finish.

b) Open Terrace, Balcony

Ceramic tiles and/or homogenous tiles and/or stones tiles finish.

c) Bedrooms, Study, Kitchen, Household Shelter, Yard

Ceramic tiles and/or homogenous tiles finish

d) Bathrooms

Ceramic tiles and/or homogenous tiles and/or stones tiles finish.

e) Attic Bedrooms, Staircase (Penthouse Only)

Random teak strips flooring with timber skirting finish.

f) Planter Boxes, A/C Ledges

Cement screed with paint finish.

For Common Areas

a) 1st Storey/Lift Lobby

Ceramic tiles and/or homogenous tiles and/or stones tiles with skirting tiles finish.

b) Typical Lift Lobbies, Corridors

Ceramic tiles and/or homogenous tiles with skirting tiles finish.

c) Carpark and Ramps

Cement and sand screed finish.

d) Deck, Gymnasium, Walkway

Timber strip and/or ceramic tiles and/or stones tiles finish

e) Staircases

Cement and sand screed finish with nosing.

7. Windows

Powder coated aluminium framed with approximately 6 mm glass.

8. Doors

Aluminium with glass/acrylic or decorative timber or decorative timber with glass panel or glass panel. Steel door for house shelter as per requirement of authority.

Quality/imported locks brand.

9. Sanitary fittings

a) Master Bathroom

1 shower bath with shower mixer, rain-shower head and shower set.

1 basin and mixer tap

1 pedestal water closet

1 mirror

1 toilet paper holder

b) Common Bathroom (if any)

1 shower bath with shower mixer and shower set.

1 basin and mixer tap

1 pedestal water closet

1 mirror

1 toilet holder

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).

Refer to Electrical Schedule for details.

11. TV/Telephone

TV/telephone points shall be provided in accordance to the Electrical Schedule

12. Lightning Protection

Lightning protection system shall be provided in accordance with the current edition of Singapore Code of Practice.

13. Painting

a) Internal wall

Emulsion water-based paint.

b) External wall

Selected oil-based base coat and water-based exterior paint.

14. Water Proofing

Waterproofing to reinforced concrete flat roof and bathrooms (if any).

15. Driveway and Car Park

Concrete floor and/or ceramic and/or stone finish.

The Mechanical Car Parking System has to be maintained regularly by the specialist to ensure that it is in good and proper working condition. The Vendor shall not be held responsible for the operation, procedure, delay, safety and damages caused with the use of the system

16. Recreation Facilities

The followings are provided:

a) Swimming pool

b) Barbecue Pit

c) Gymnasium

d) Private Jacuzzi for Penthouse units (if any)

17. Additional Items

a) Kitchen Cabinets

High and low kitchen cabinets with solid surface countertop complete with gas hob and cooker hood ('BOSCH' brand or equivalent). One stainless steel sink complete with tap.

b) Wardrobes

Built-in wardrobes to all bedrooms (if any).

c) Air-Conditioning

Split type air conditioner ('DAIKIN' or equivalent) provided in living, dining, and bedrooms/ Study.

d) Water Heater

Heater of 'Ariston' or equivalent.

e) Railing

Mild steel for common stair railing. Steel and/or glass for other railings.

f) Security

Audio intercom to all units.

g) Lift

2 passenger lifts ('KONE' or equivalent) from first to fifth floor.

h) Fencing

Brickwall and/or steel railing on brickwall.

Note:

1) **Stone:** Stone is natural material containing veins with tonally differences. There will be colour and marking caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity cannot be totally avoided.

2) **Timber:** Timber is a natural product that does not have total consistency of colour and grain. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation.

3) **Cable Television (SCV):** The purchaser is liable to pay annual fee, subscription fee and such other fees to Starhub Cable vision (SCV) 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.

4) **Internet:** The purchaser is liable to pay Asymmetrical Digital Subscriber Line (ADSL) connection, annual fee, subscription fee and such other fees to Internet service Provider (ISP). The vendor is not responsible to make arrangements with any said parties for the service connection for their respective subscription.

5) **Air-conditioning:** Air-conditioning system has to be maintained and cleaned on a regular basis by the purchasers. This includes the cleaning of filters and condensation pipes to ensure good working condition of the system.

6) **Wardrobe/Kitchen Cabinets, Mechanical Ventilation Units and Air-conditioning Fan Coil Units:** Layout/location of wardrobe/kitchen cabinets, mechanical ventilation units (if any) and air-conditioning fan coil units (if any) are subjected to architect's sole discretion and final design.

Electrical Schedule

UNIT TYPE	Lighting Point	Power Point	TV Point	Telephone Point	Water Heater Point	Cooker Point	Hood Point	Isolator	Bell Point	Audio Intercom	Date Point
TYPE A	5	8	2	2	1	1	1	1	1	1	1
TYPE B	4	8	2	2	1	1	1	1	1	1	1
TYPE C	4	8	2	2	1	1	1	1	1	1	1
TYPE D	4	8	2	2	1	1	1	1	1	1	1
TYPE E	4	8	2	2	1	1	1	1	1	1	1
TYPE F	4	8	2	2	1	1	1	1	1	1	1
TYPE G	5	8	2	2	1	1	1	1	1	1	1
TYPE H	5	8	2	2	1	1	1	1	1	1	1
TYPE J	5	8	2	2	1	1	1	1	1	1	1
TYPE K	4	8	2	2	1	1	1	1	1	1	1
TYPE L	4	7	2	2	1	1	1	1	1	1	1
TYPE M	5	8	2	2	1	1	1	1	1	1	1
TYPE N	4	8	2	2	1	1	1	1	1	1	1
TYPE N1	4	8	2	2	1	1	1	1	1	1	1
TYPE P	4	8	2	2	1	1	1	1	1	1	1
TYPE Q	4	8	2	2	1	1	1	1	1	1	1
TYPE R	5	8	2	2	1	1	1	1	1	1	1
TYPE R1	5	8	2	2	1	1	1	1	1	1	1
TYPE S	6	8	2	2	1	1	1	1	1	1	1
TYPE PH A	7	9	3	3	2	1	1	3	1	1	1
TYPE PH B	7	9	3	3	2	1	1	3	1	1	1
TYPE PH C	7	9	3	3	2	1	1	3	1	1	1
TYPE PH D	7	9	3	3	2	1	1	3	1	1	1
TYPE PH E	7	9	3	3	2	1	1	3	1	1	1
TYPE PH F	7	9	3	3	2	1	1	3	1	1	1
TYPE PH G	7	9	3	3	2	1	1	3	1	1	1
TYPE PH H	7	9	3	3	2	1	1	3	1	1	1
TYPE PH M	7	9	3	3	2	1	1	3	1	1	1
TYPE PH N	7	9	3	3	2	1	1	3	1	1	1
TYPE PH P	7	9	3	3	2	1	1	3	1	1	1
TYPE PH N1	7	9	3	3	2	1	1	3	1	1	1
TYPE PH Q	7	9	3	3	2	1	1	3	1	1	1
TYPE PH R	7	9	3	3	2	1	1	3	1	1	1

NAME OF PROJECT

Suites @ Guillemard

ADDRESS OF PROJECT

70 Lim Ah Woo Road, Singapore 438133

DEVELOPER

Oxley Land Pte Ltd

TENURE OF LAND

Estate in Fee Simple (Freehold)

LEGAL DESCRIPTION

LOT 05624M, 05868T MK25

PLANNING APPROVAL NO.

ES20080716R0170

BUILDING PLAN NO.

A1276-00435-2008

DEVELOPER'S LICENCE NO.

C0553

TOP NO LATER THAN

31 Dec 2014

LEGAL COMPLETION NO LATER THAN

31 Dec 2017

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