



SUITES  
S@LLINS  
SIMS



Graceful living begins here...







Artist's Impression only

Sophisticated and stylish, Suites @ Sims consists of 48 freehold apartments, located conveniently within minutes to major expressways and MRT stations, perfectly balanced between exclusivity and convenience.





Artist's impression only



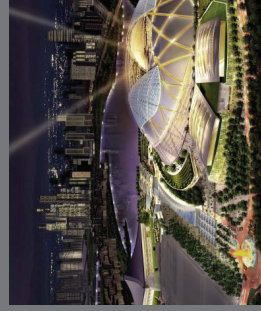
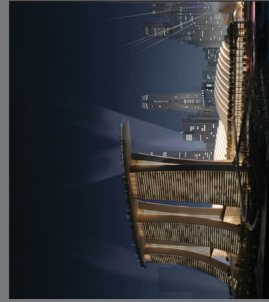
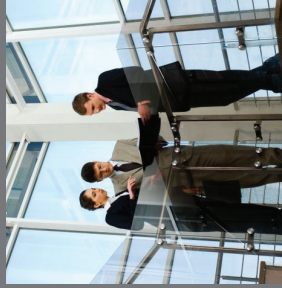


Live, play, work...

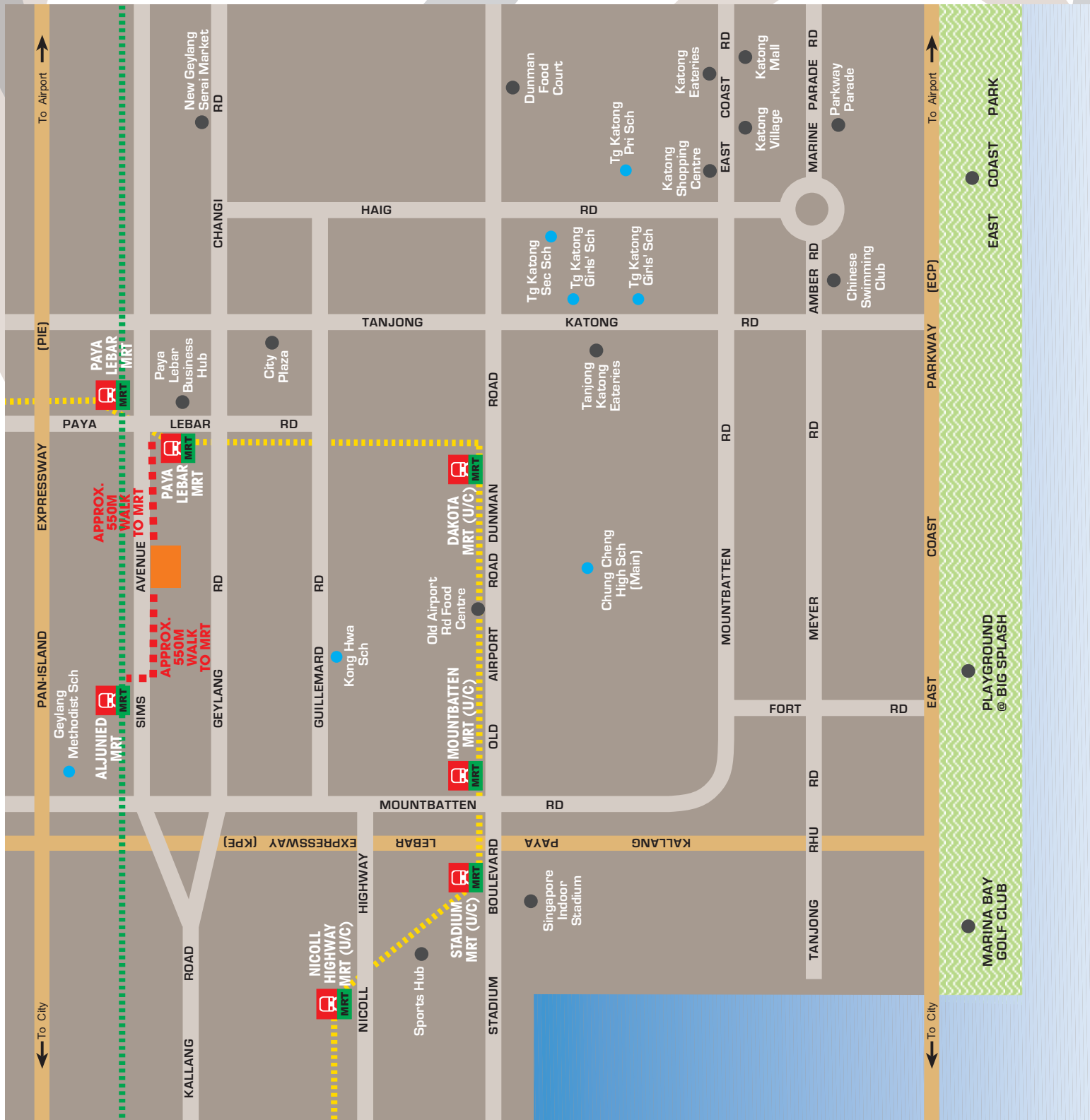
Shopping, dining and entertainment options are within close proximity - shopping malls like Parkway Parade, well-known food centres at Old Airport Road and chic fine dining restaurants and alfresco cafes along Katong.

A short drive via major expressways to the city for business and entertainment.

Minutes from Paya Lebar MRT Interchange station with connection to circle lines and the future Paya Lebar Business Hub - a development of 500,000 sq m of commercial floor space with retail, hotel and offices. Brings all convenience a step closer to you.



# Location Map







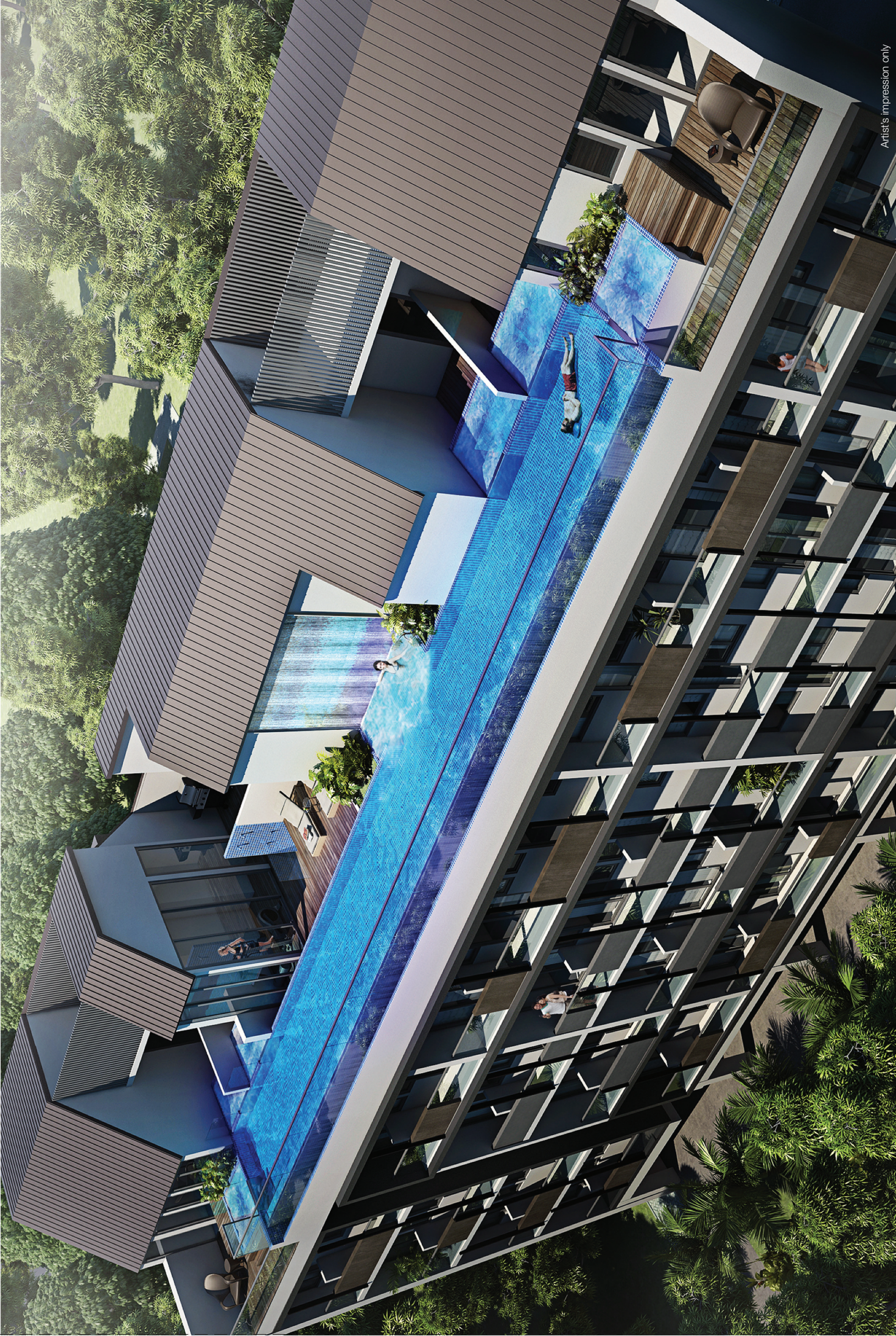
Artist's impression only



Bask by the roof top pool, relax in the inviting Jacuzzi, work your muscles at the gym, or indulge in a sizzling barbeque meal.

Relax and unwind in a haven of sheer pleasure.



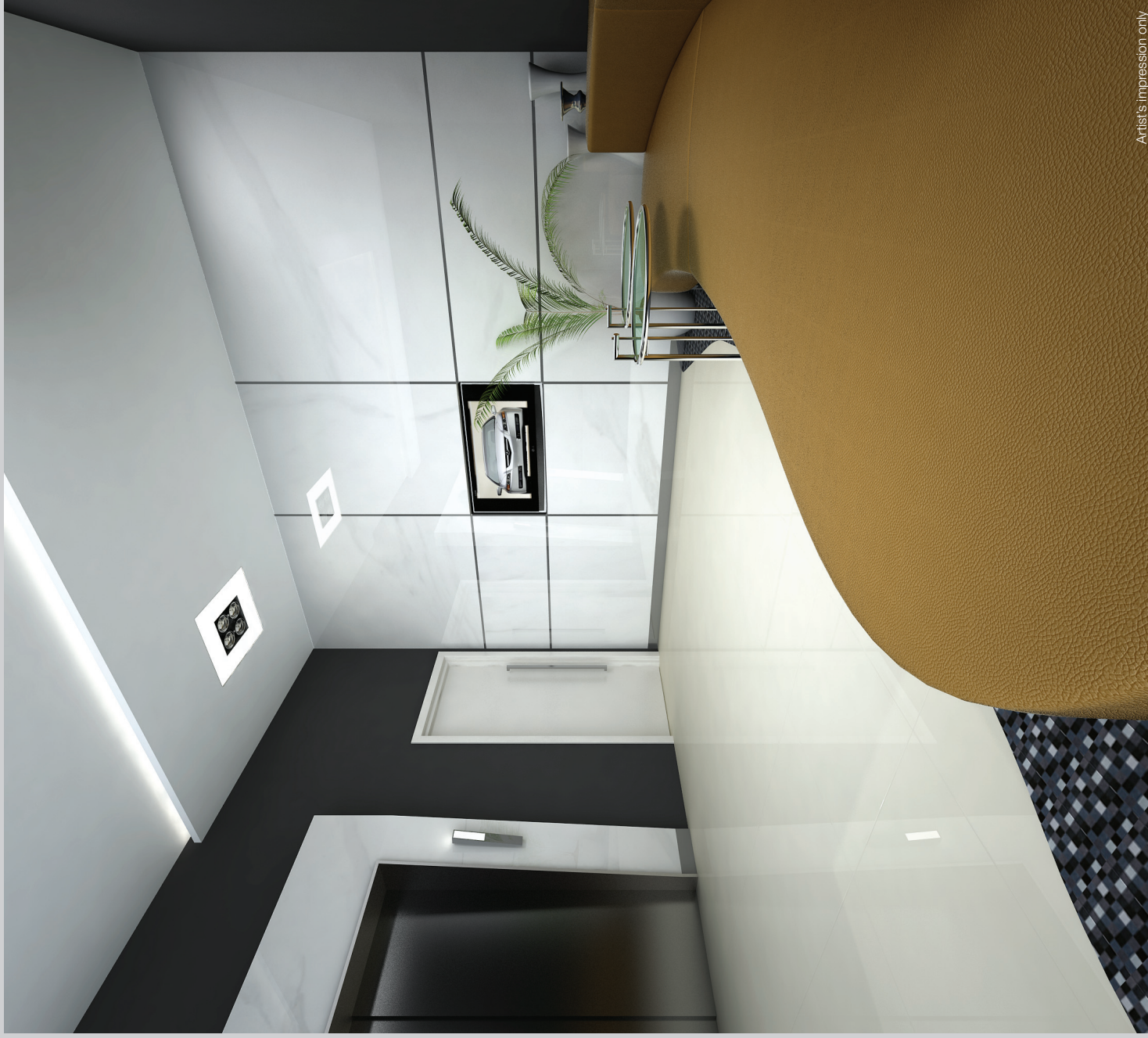


Artist's impression only



## Lobby

Spacious lobby...  
details to complete your lifestyle.











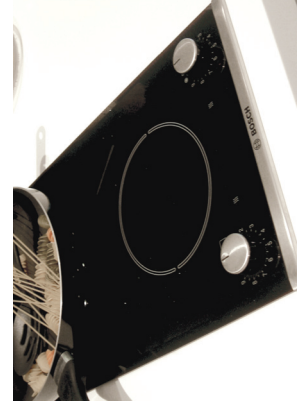




Artist's impression only X3▶

GROHE

DURAVIT



Premium designer fittings, bring luxury living to a new level.



**BOSCH**



# Site plan

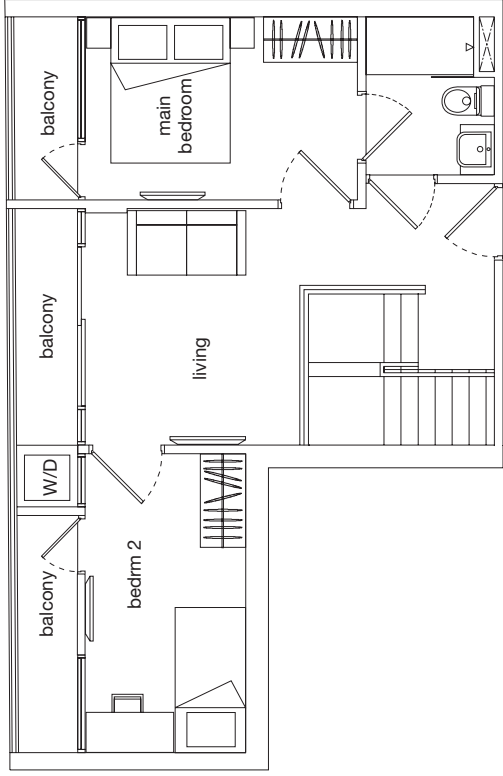
SIMS AVENUE



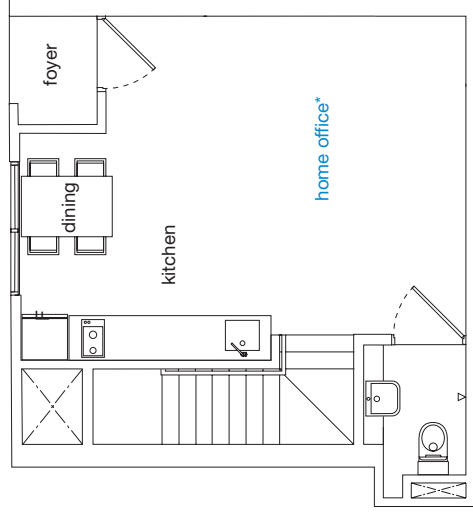
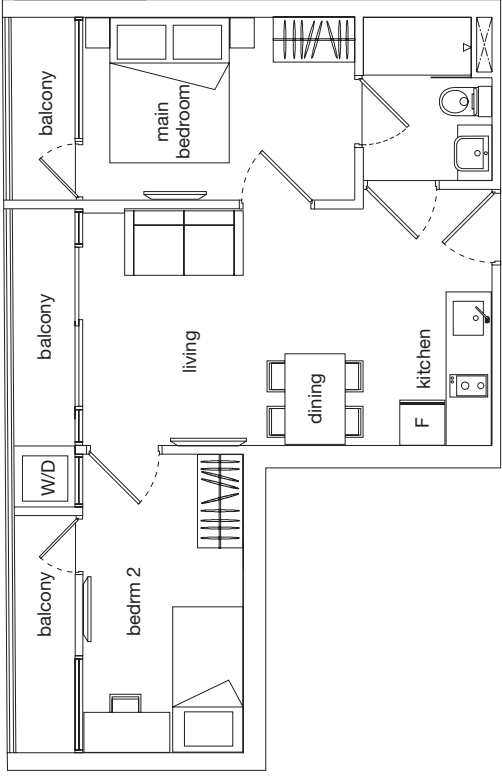
SERVICE ROAD



type **A1**  
 936 sq ft  
 2 bdrm + **HO**  
 #02-01\*



type **A**  
 560 sq ft  
 2 bdrm  
 #03-01\*  
 #04-01\*  
 #05-01\*



Lower level

11	12	01	02	03
10	09	08	07	06
				05
				04



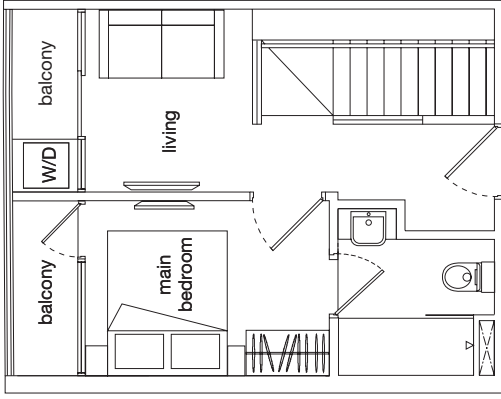
\*AC ledge at attic (refer to specifications)

type **B1**

657 sq ft

1 bdrm + **HO**

#02-02\*



type **B**

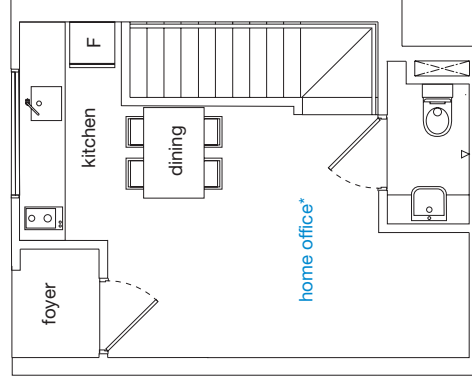
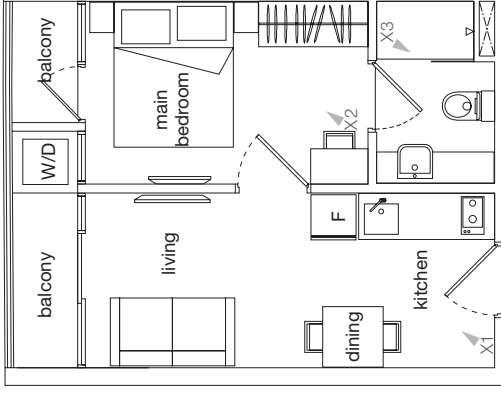
355 sq ft

1 bdrm

#03-02\*

#04-02\*

#05-02\*



Lower level

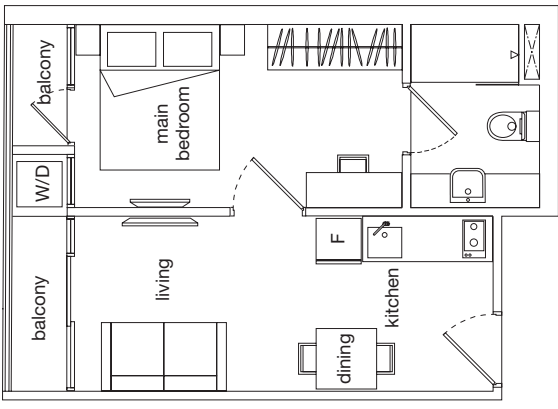
11	12	01	02	03		
10	09	08	07	06	05	04



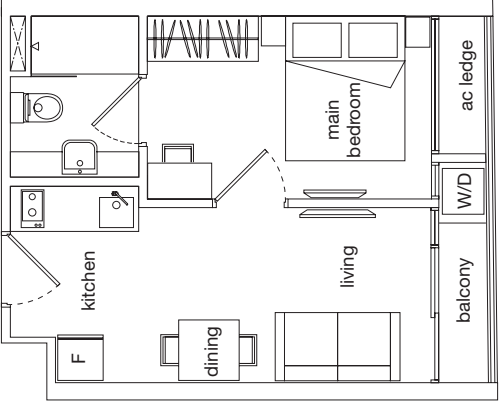
\*AC ledge at attic (refer to specifications)



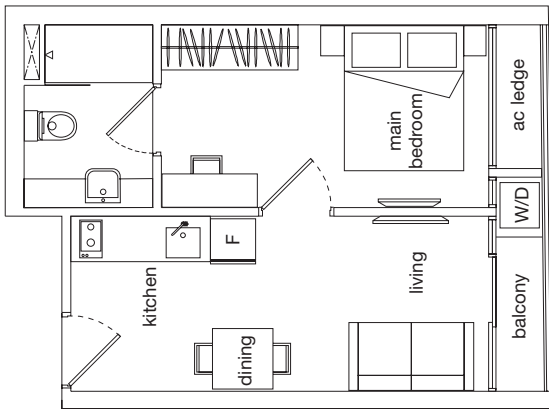
type **C**  
 377 sq ft  
 1 bdrm  
 #02-03\*  
 #03-03\*  
 #04-03\*



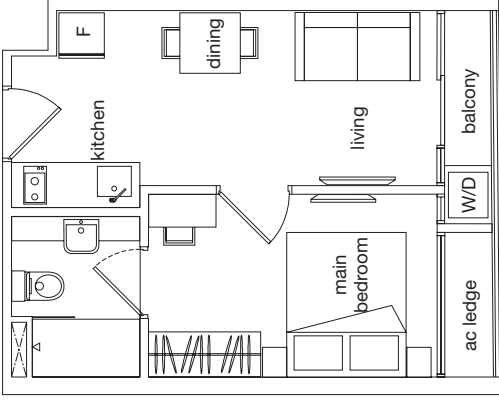
type **E**  
 344 sq ft  
 1 bdrm  
 #02-05  
 #03-05  
 #04-05



type **D**  
 366 sq ft  
 1 bdrm  
 #02-04  
 #03-04  
 #04-04



type **F**  
 344 sq ft  
 1 bdrm  
 #02-06  
 #03-06  
 #04-06  
 #05-06



11	12	01	02	03
10	09	08	07	06
			05	04



\*AC ledge at attic (refer to specifications)



type **G**

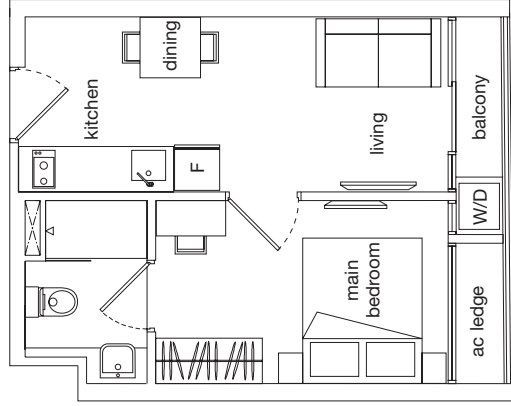
344 sq ft

1 bdrm

#02-07

#03-07

#04-07



type **I**

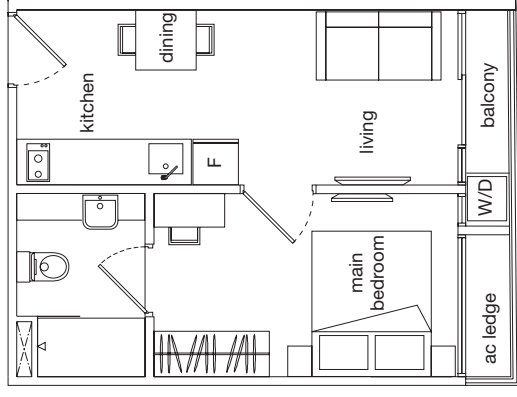
355 sq ft

1 bdrm

#02-09

#03-09

#04-09



type **H**

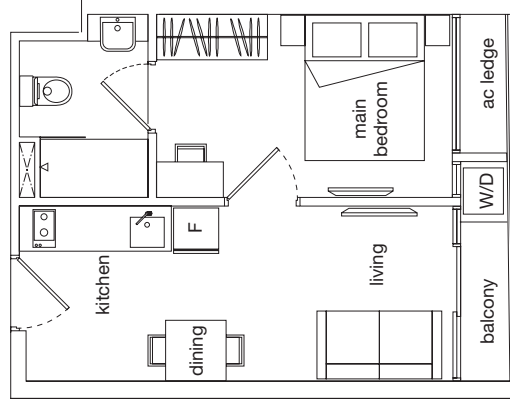
355 sq ft

1 bdrm

#02-08

#03-08

#04-08



type **J**

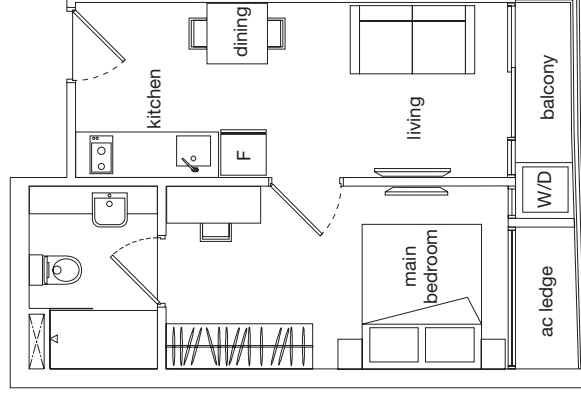
377 sq ft

1 bdrm

#02-10

#03-10

#04-10

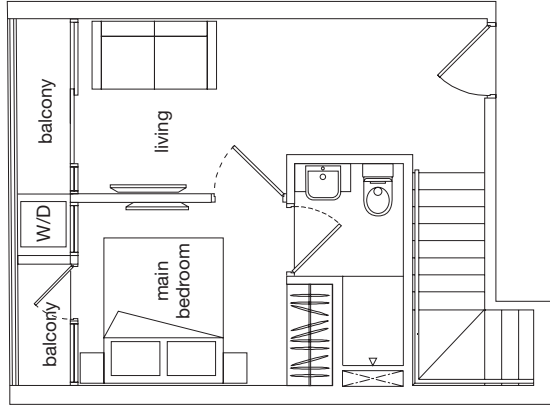


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10	09	08	07	06
				05
				04

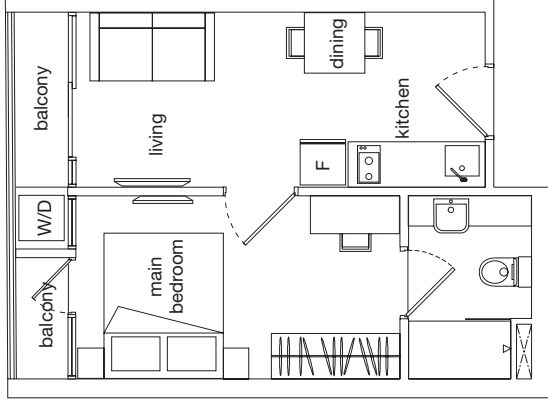




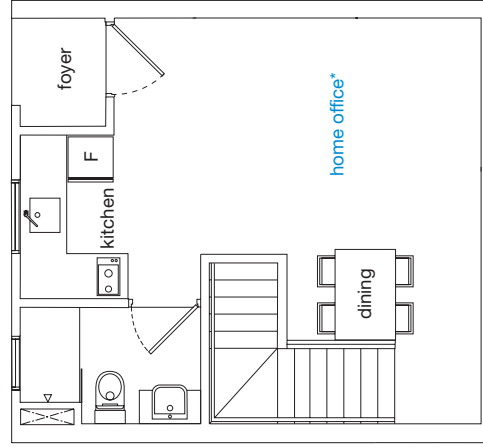
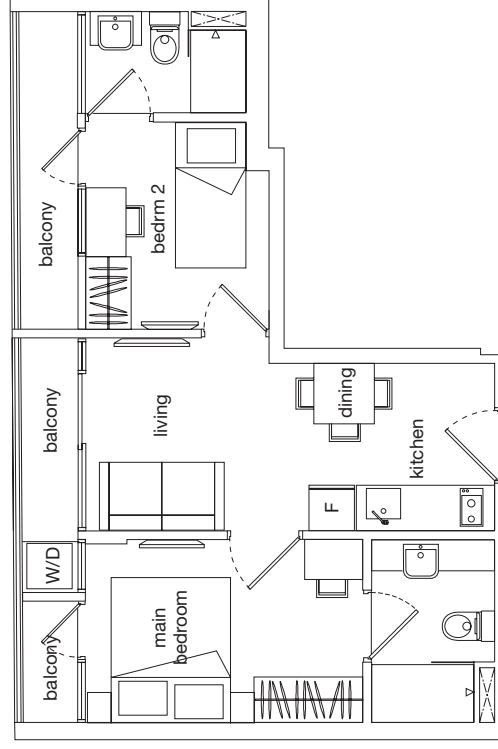
type **K1**  
 743 sq ft  
 1 bdrm + **HO**  
 #02-11\*



type **K**  
 377 sq ft  
 1 bdrm  
 #03-11\*  
 #04-11\*



type **L**  
 517 sq ft  
 2 bdrm  
 #02-12\*  
 #03-12\*  
 #04-12\*  
 #05-12\*



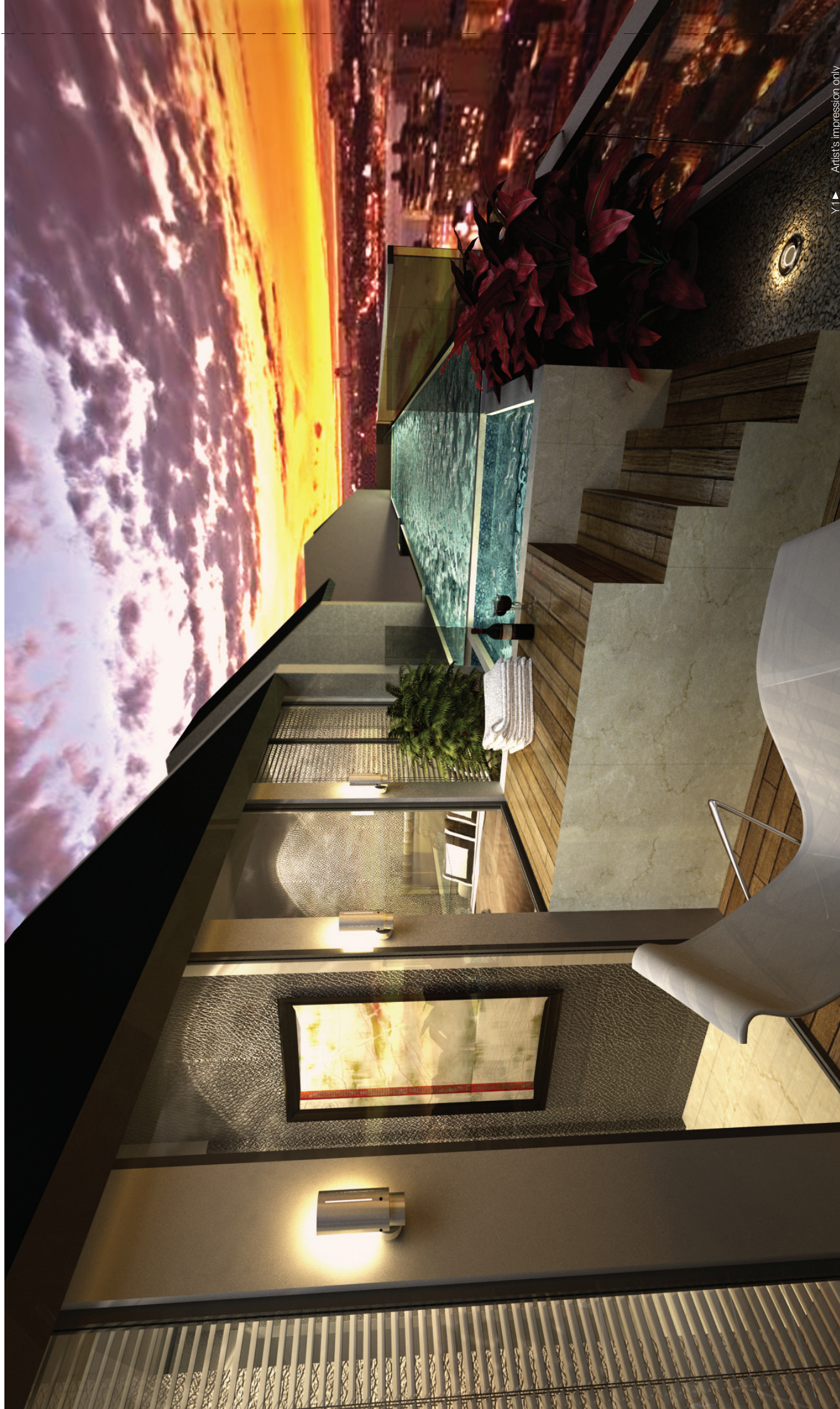
Lower level

11	12	01	02	03
10	09	08	07	06
				05
				04

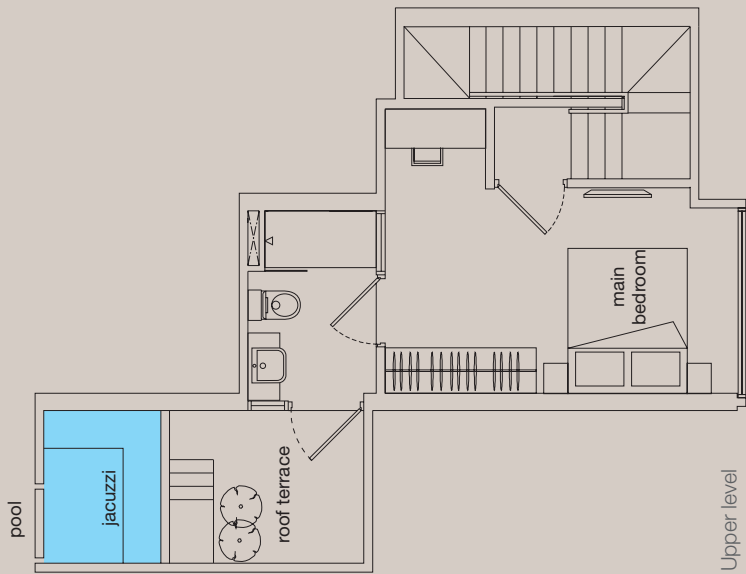


\*AC ledge at attic (refer to specifications)



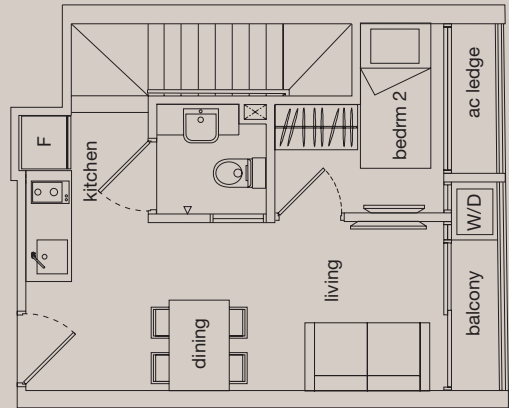




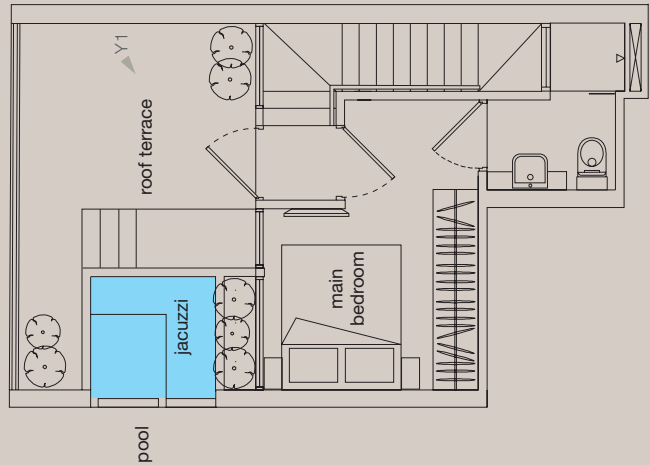


Upper level

PH **D**  
 732 sq ft  
 2 bdrm  
 #05-04  
 private jacuzzi

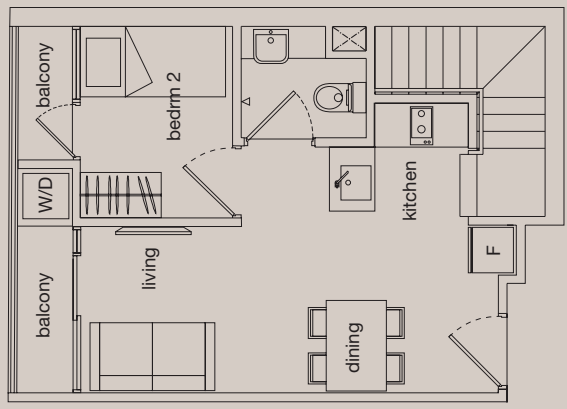


Lower level



Upper level

PH **C**  
 753 sq ft  
 2 bdrm  
 #05-03\*  
 private jacuzzi



Lower level



11	12	01	02	03
10	09	08	07	06
				05
				04

\*AC ledge at attic (refer to specifications)

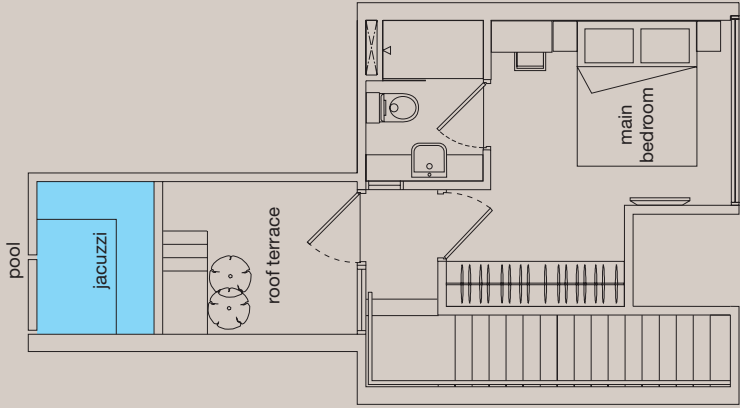
PH E

700 sq ft

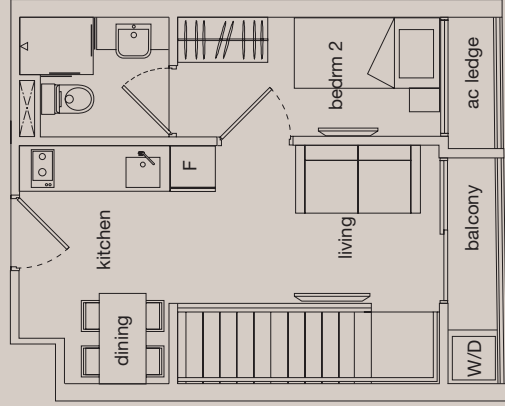
2 bdrm

#05-05

private  
jacuzzi



Upper level



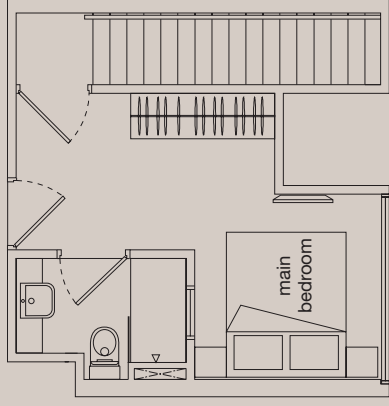
Lower level

PH G

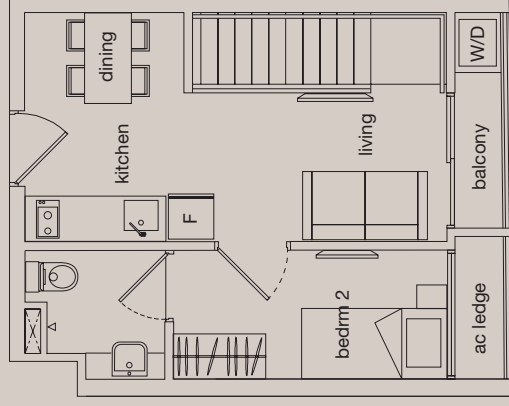
592 sq ft

2 bdrm

#05-07



Upper level



Lower level

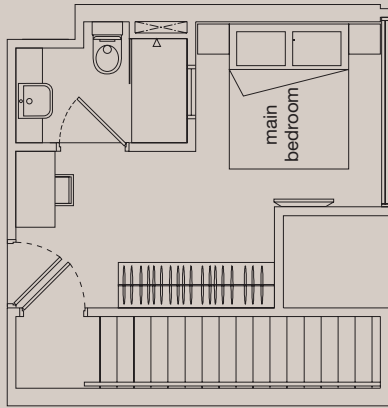


11	12	01	02	03
10	09	08	07	06
				05
				04

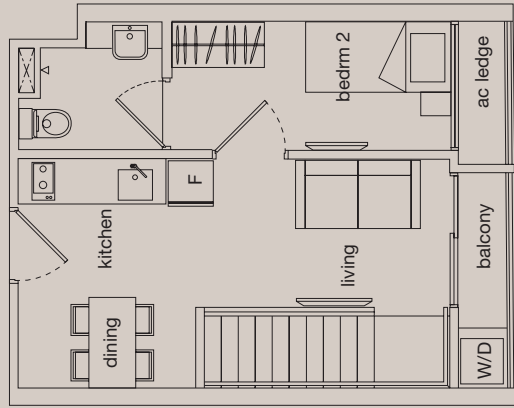


PH H

603 sq ft  
2 bdrm  
#05-08



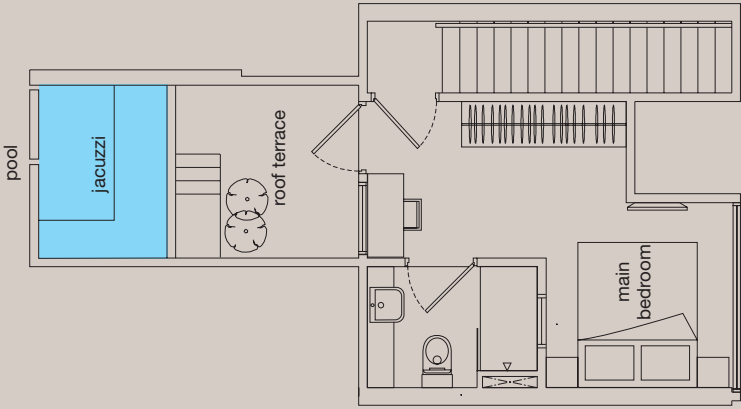
Upper level



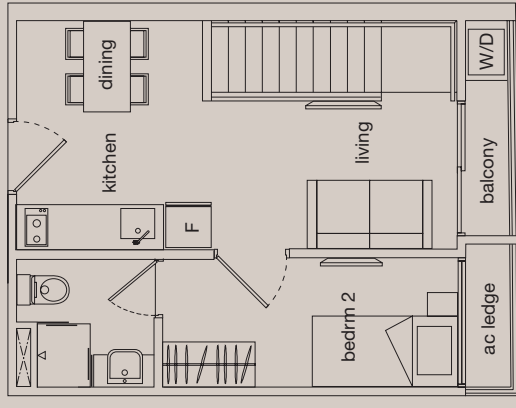
Lower level

PH I

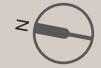
721 sq ft  
2 bdrm  
#05-09  
private jacuzzi



Upper level



Lower level



11	12	01	02	03
10	09	08	07	06
			05	04

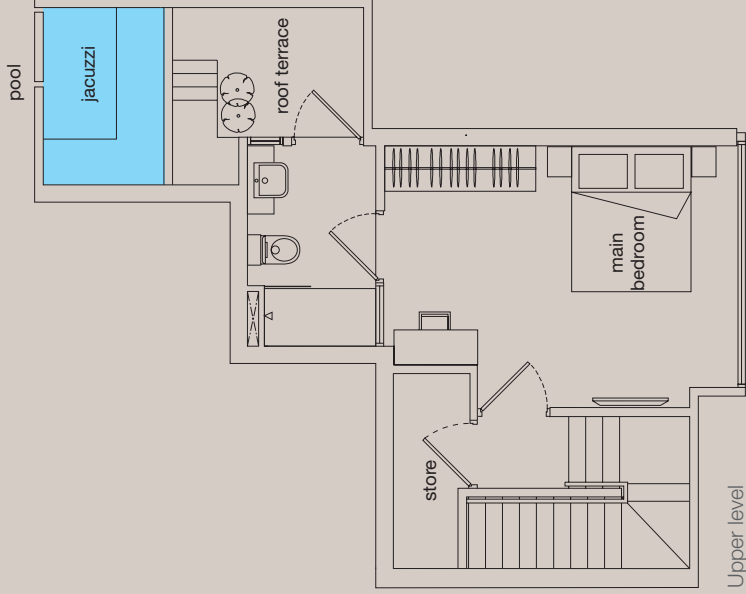
PH J

818 sq ft

2 bdrm

#05-10

private  
jacuzzi



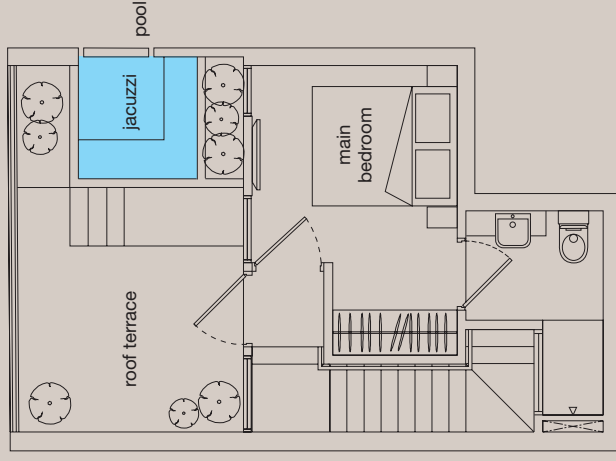
PH K

753 sq ft

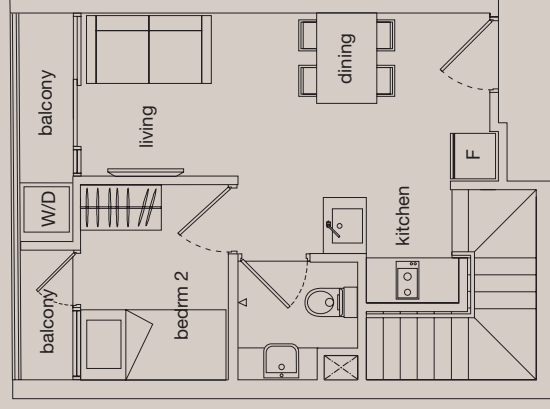
2 bdrm

#05-11\*

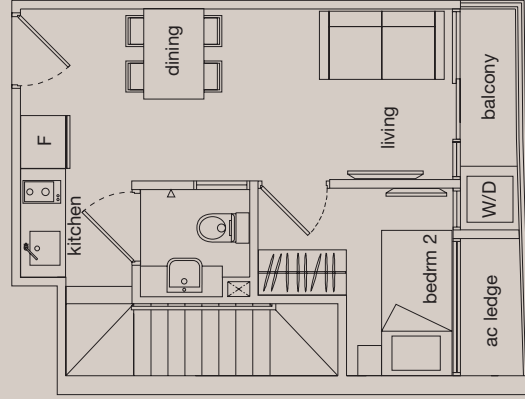
private  
jacuzzi



Upper level



Lower level



Lower level

11	12	01	02	03
10	09	08	07	06
			05	04



\*AC ledge at attic (refer to specifications)



1. FOUNDATION	: Reinforced Concrete and/or Bored Piles to engineer's design.	: 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.
2. SUPERSTRUCTURE	: Reinforced concrete using Grade 35 concrete manufactured from Portland Cement complying with SS26 steel reinforcement bar complying with SS22.	Mechanical ventilation provided in bathroom (if required). Heater of 'Ariston' or equivalent. Refer to Electrical Schedule for details.
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.	10. ELECTRICAL INSTALLATION : The number of TV/FM/telephone points – please refer to the Electrical Schedule for details. 11. TV/FM/TELEPHONE : Lightning protection system shall be in accordance with Singapore Standard CP33:1996.
4. ROOF	: Reinforced concrete flat roof and/or metal roof. Roof structure of reinforced concrete and/or tenalised timber and/or mild steel.	12. LIGHTNING PROTECTION : Water-based emulsion paint for living, dining, bedroom and home office (if any). 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.
5. CEILING	: Moisture resistance ceiling board and/or fiber gypsum plasterboard and/or skim coat with emulsion paint finish.	14. WATERPROOFING : Waterproofing to reinforced concrete flat roof and bathroom.
6. FINISHES	: a) Wall (i) Internal • Ceramic/Porcelain/Homogenous and/or mosaic tiles to ceiling height for kitchen (visible area only) and bathrooms (visible area only). • Cement plaster for living, dining, bedroom and home office (if any). (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 for living, dining, bedroom, kitchen and home office (if any). • Ceramic/Porcelain/Homogenous tiles and/or stones for bathroom. (ii) External (if any) • Ceramic/Porcelain/Homogenous tiles and/or stones for balcony, roof terrace (if any) and foyer (if any). (iii) Common Area • Ceramic/Porcelain/Homogenous tiles and/or stones for walkway, corridor, lobby, apron, terrace, shower point, pool deck, gymnasium and BBQ area. • Cement screed with nosing tiles, and/or Ceramic/Porcelain/Homogenous tiles and/or stones for staircase.	15. PARKING : Mechanized parking system and surface parking lot. 16. RECREATION FACILITIES : a) Swimming Pool b) Common Jacuzzi c) Gymnasium d) BBQ.
7. WINDOWS	: Aluminium with glass.	17. ADDITIONAL ITEMS: (1) AIR-CONDITIONERS: Split type air conditioner ('Daikin' or equivalent) provided in living, dining, bedroom and home office (if any). Air-con ledges for units #02/03/04/05-01, #02/03/04/05-02, #02/03/04/05-03, #02/03/04/05-11 and #02/03/04/05-12 are located at the attic. (2) CABINET & WARDROBE : Kitchen cabinet with stainless steel sink. Cooker hob and hood provided. Wardrobe provided in bedroom (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 C, D, E, I, J and K
8. DOORS	: Aluminium with glass/acrylic or decorative timber or decorative timber with glass panel or glass panel. Steel door for staircase shelter per requirements of authority.	Note: 1) <b>Marble, Limestone and Granite:</b> 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) <b>Timber:</b> 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) <b>Materials, Fittings, Equipment, Finishes, Installations and Appliances:</b> 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) <b>Cable Television and/or Internet Access:</b> 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) <b>Internet Access:</b> 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.
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	

**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. The open roof terrace/PES is not to be enclosed or roofed over.

**10) Home Office (HO):** The list of allowable uses of private residential homes 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 authorized for the stipulated period under URA's HO Scheme upon satisfying certain conditions (see URA's website for details on the HO scheme) once the proposal is registered with URA. Note : The developer does not 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.

**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			
A1	22	6	7	4	4	2	2	2	1	2		
B1	19	6	5	3	3	2	2	2	1	2		
K1	18	7	6	3	3	2	2	2	1	2		
A	13	8	4	3	3	1	1	1	1	1		
B	7	5	3	2	2	1	1	1	1	1		
C	7	5	3	2	2	1	1	1	1	1		
D	7	5	3	2	2	1	1	1	1	1		
E	7	5	3	2	2	1	1	1	1	1		
F	7	5	3	2	2	1	1	1	1	1		
G	7	5	3	2	2	1	1	1	1	1		
H	7	5	3	2	2	1	1	1	1	1		
I	7	5	3	2	2	1	1	1	1	1		
J	7	5	3	2	2	1	1	1	1	1		
K	8	5	3	2	2	1	1	1	1	1		
L	13	7	4	3	3	2	2	2	1	2		
PH C	19	5	4	2	2	2	2	2	1	3		
PH D	17	4	5	3	3	2	2	2	1	3		
PH E	18	6	4	3	3	2	2	2	1	3		
PH G	15	5	4	3	3	2	2	2	1	2		
PH H	15	5	4	3	3	2	2	2	1	2		
PH I	17	6	4	3	3	2	2	2	1	3		
PH J	20	6	5	3	3	2	2	2	1	3		
PH K	19	5	4	3	3	2	2	2	1	3		

NAME OF PROJECT : Suites @ Sims  
ADDRESS OF PROJECT : 468 Sims Avenue S387544  
DEVELOPER : Mactly Pte Ltd  
TENURE OF LAND : Freehold  
LEGAL DESCRIPTION : Lots 04856N, 04858L MK 24  
PLANNING APPROVAL NO. : ES20091224R0171  
BUILDING PLAN NO. : A1276-00471-2009-BP01 (22 Sept 2010)  
DEVELOPER'S LICENCE NO. : C0688  
TOP NO LATER THAN : 31 Dec 2014  
LEGAL COMPLETION NO LATER THAN : 31 Dec 2017

Interior consultant:



www.lourve.com.sg

Brochure design by:

AMELIA HOE  
AMELIAHOELM@YAHOO.COM.SG

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All information and specifications are current at the time of going to the press and are subject to change as may be required and cannot form part of an offer or contract. All plans are subject to any amendments approved or may be approved by the relevant authority.

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