

SUITES @
TOPAZ



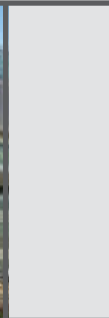
RELISH SERENE MOMENTS...



Comprising 46 exclusive apartments,
with a perfect blend of modernity and tranquility,
discover luxury living at Suites@Topaz.



CONVENIENCE & ACCESSIBILITY



Enjoy everyday with total conveniences.

With Potong Pasir MRT Station minutes away and major expressways so close by, travelling to the city or airport is a breeze.

Enjoy shopping, dining and entertainment at the largest neighbourhood retail - Nex shopping mall.

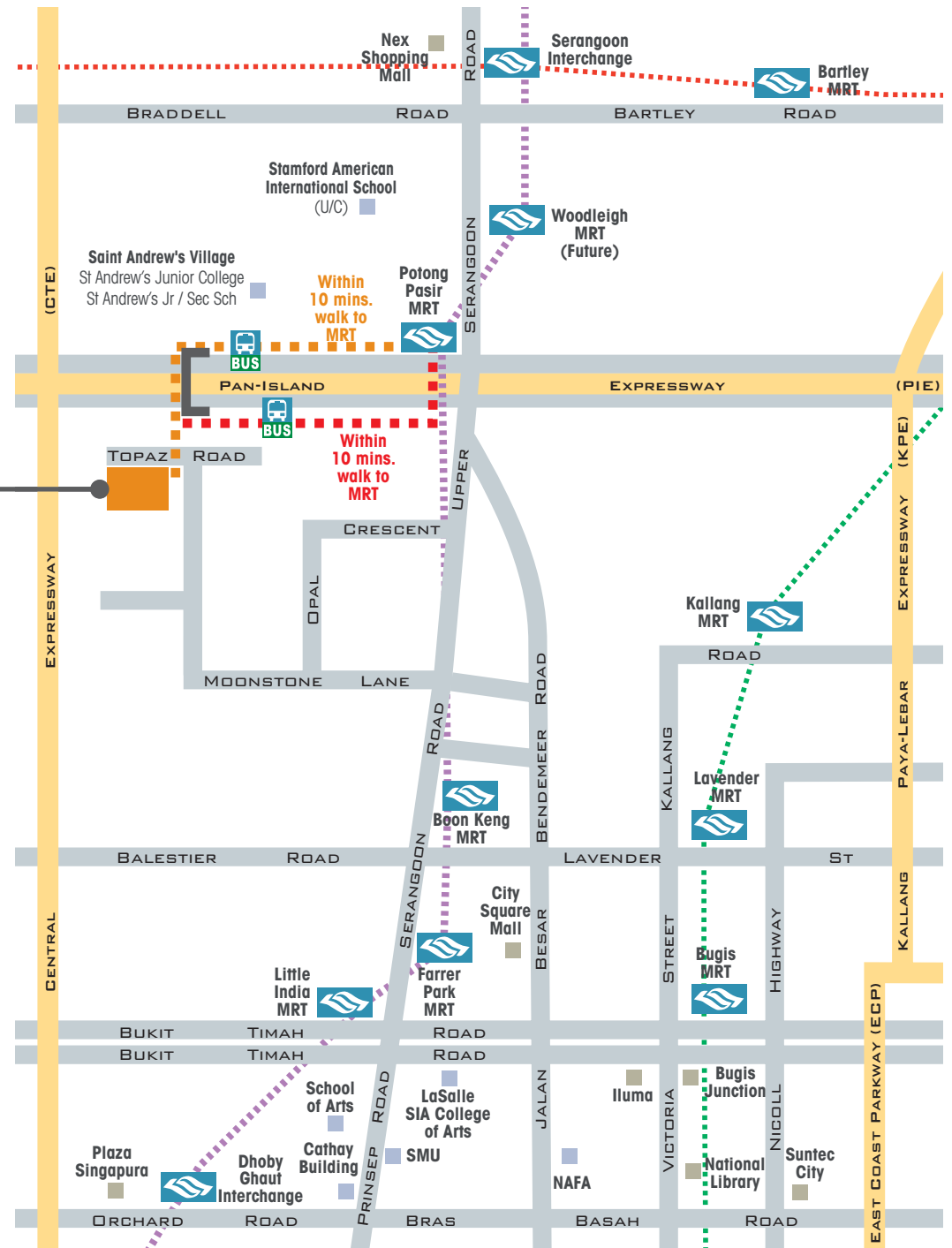
Prestigious schools are all a mere stone's away, delivering a perfect combination of convenience and exclusivity.



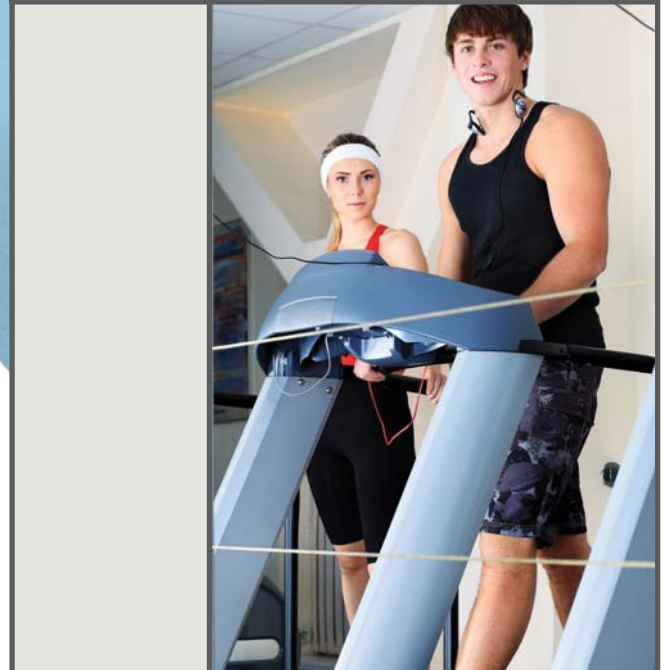


SUITES @ TOPAZ

LOCATION MAP



REFRESH. REVITALIZE. RELAX.



Unwind in the jacuzzi, take a refreshing dip into the pool.
Sweat it out in the gym or enjoy a sizzling bbq meal with friends.





Well thought layouts with uncompromised quality and sophisticated design,
luxury exists everywhere throughout your beautiful home.





Artist's impression only



Artist's impression only



Artist's impression only



Artist's impression only

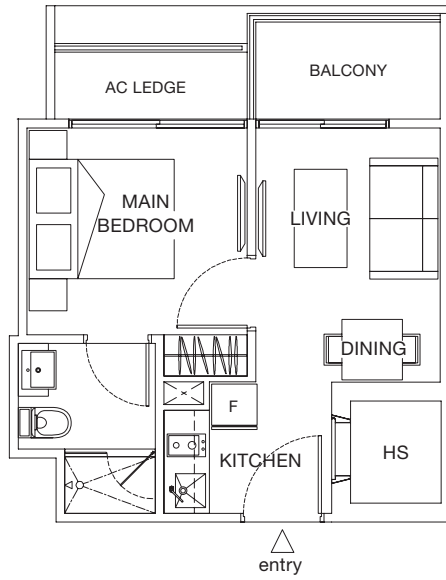
S I T E P L A N



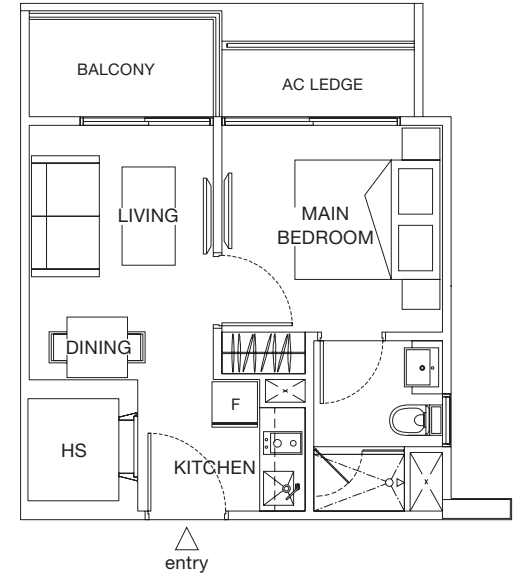
- A** 15m Swimming pool
- B** Pool deck
- C** BBQ area
- D** Private roof garden
- E** Private pool



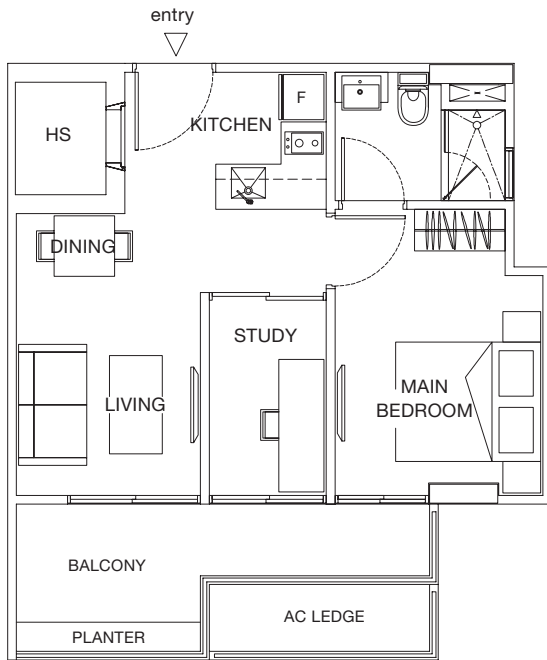
type A
 1 bdrm #02-01
 #03-01
 36 sq m #04-01
 #05-01



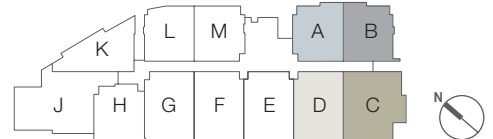
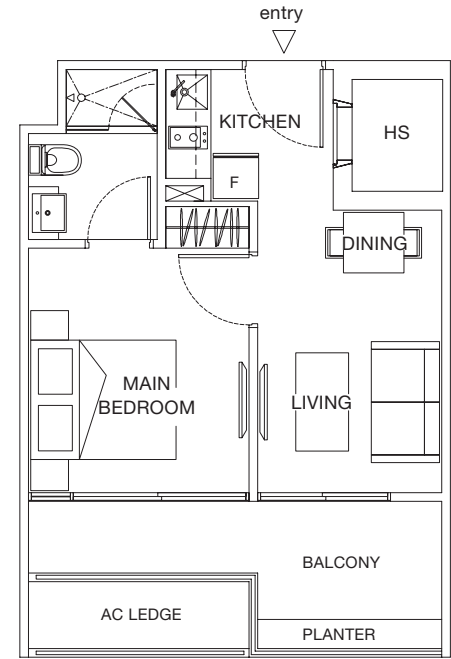
type B
 1 bdrm #02-02
 #03-02
 36 sq m #04-02



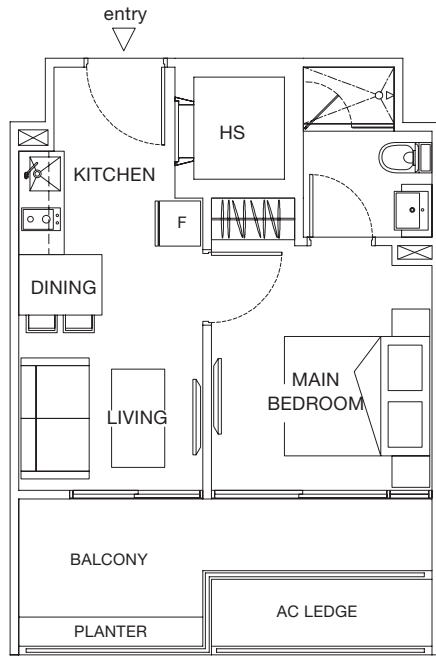
type C
 1+1 bdrm #02-03
 51 sq m



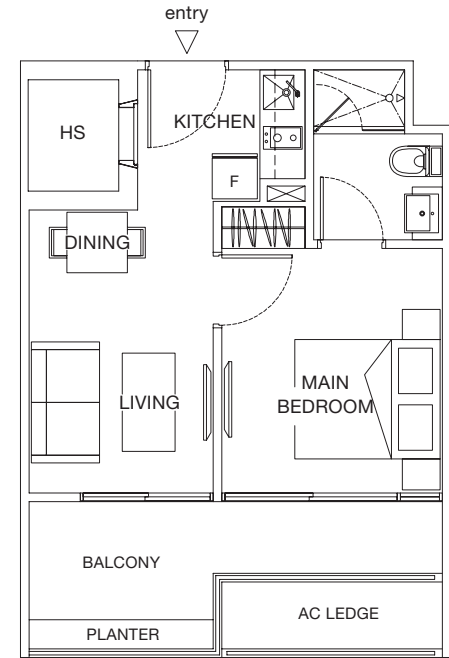
type D
 1 bdrm #02-04
 44 sq m



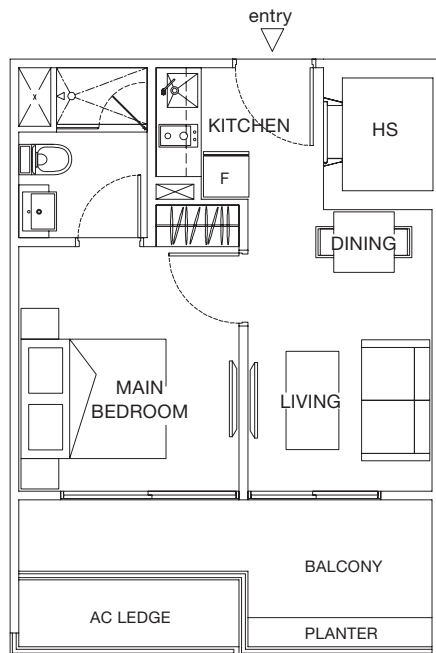
type E
1 bdrm #02-05
44 sq m



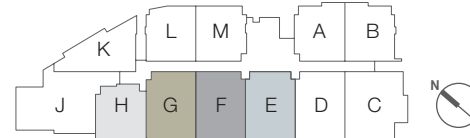
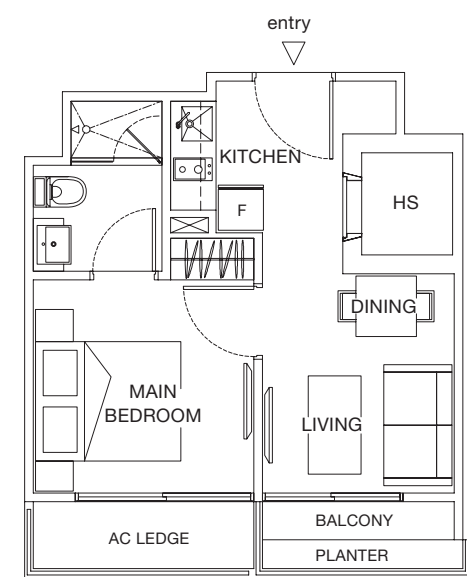
type F
1 bdrm #02-06
44 sq m



type G
1 bdrm #02-07
44 sq m

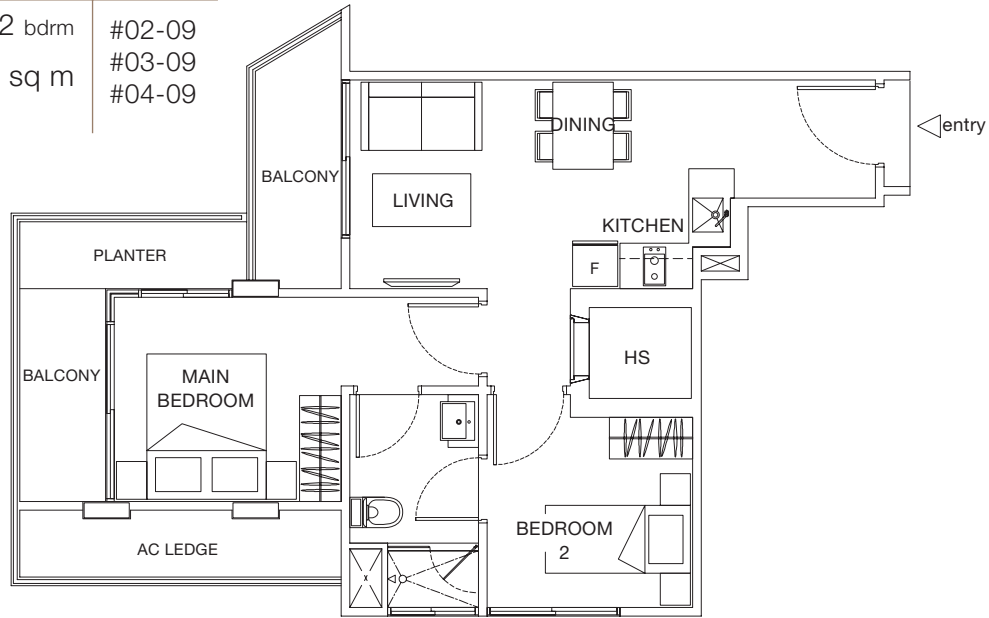


type H
1 bdrm #02-08
#03-08
#04-08
36 sq m



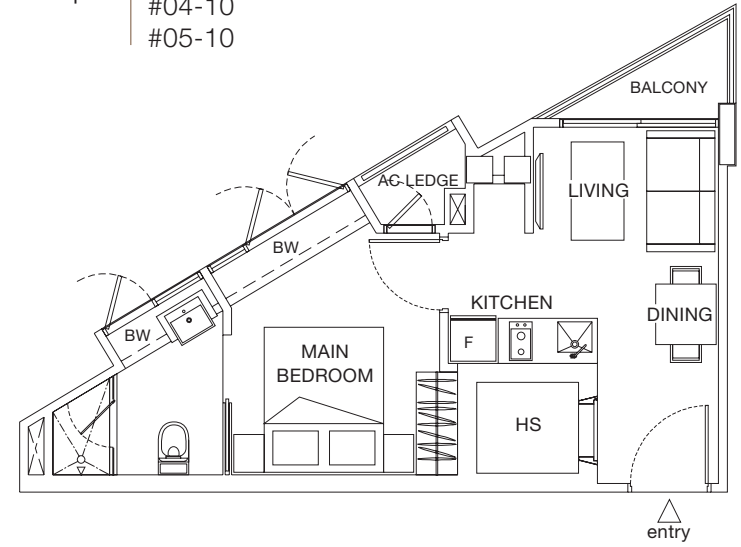
type J

2 bdrm #02-09
#03-09
62 sq m #04-09



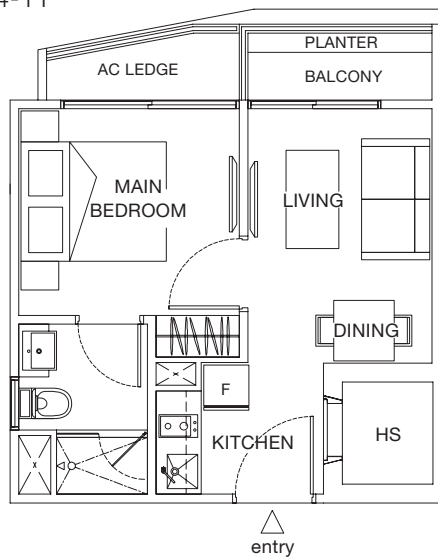
type K

1 bdrm #02-10
#03-10
35 sq m #04-10
#05-10



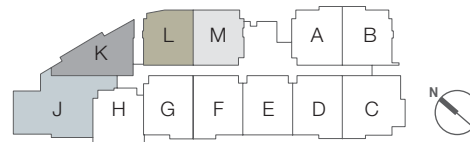
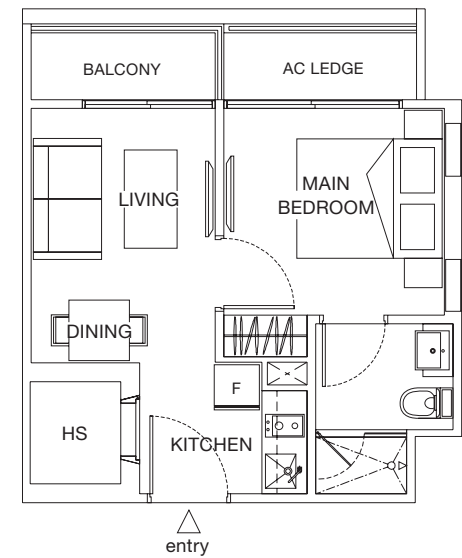
type L

1 bdrm #02-11
#03-11
34 sq m #04-11



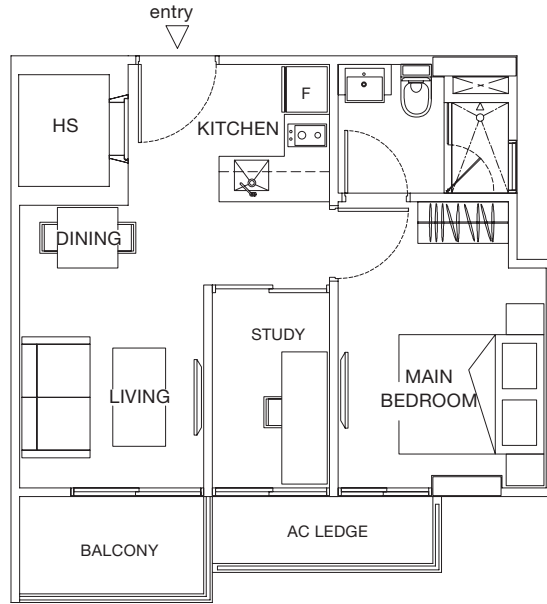
type M

1 bdrm #02-12
#03-12
35 sq m #04-12
#05-12



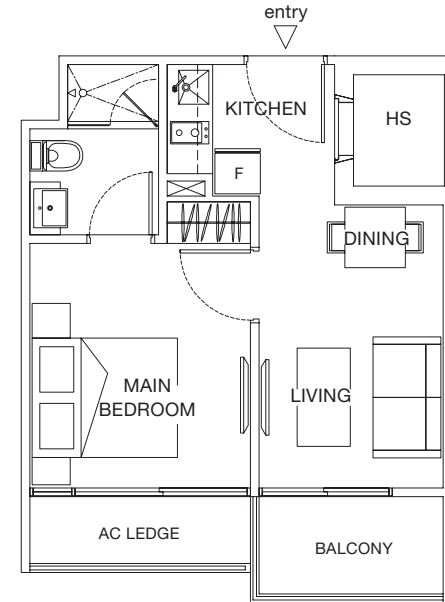
type C1

1+1 bdrm #03-03
46 sq m #04-03



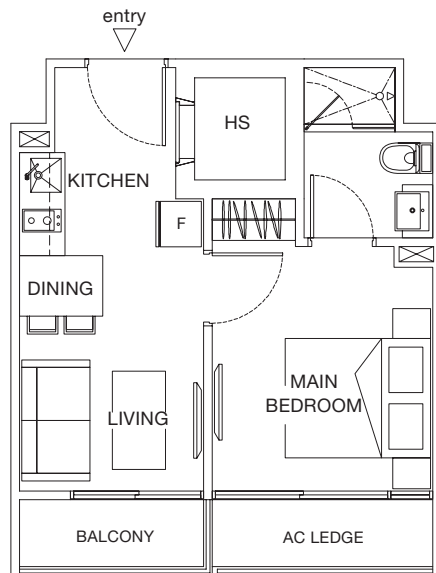
type D1

1 bdrm #03-04
39 sq m



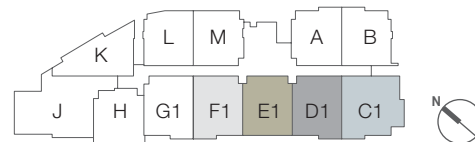
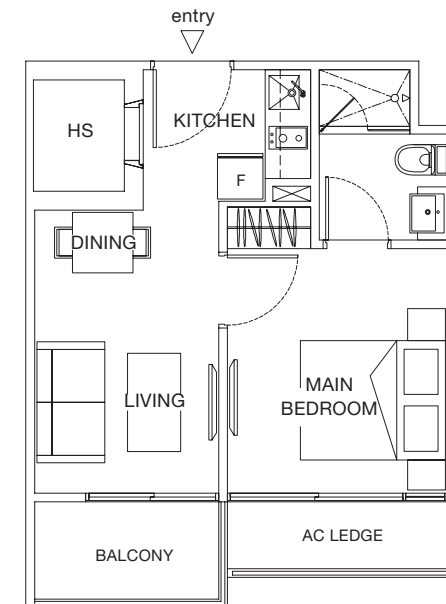
type E1

1 bdrm #03-05
38 sq m



type F1

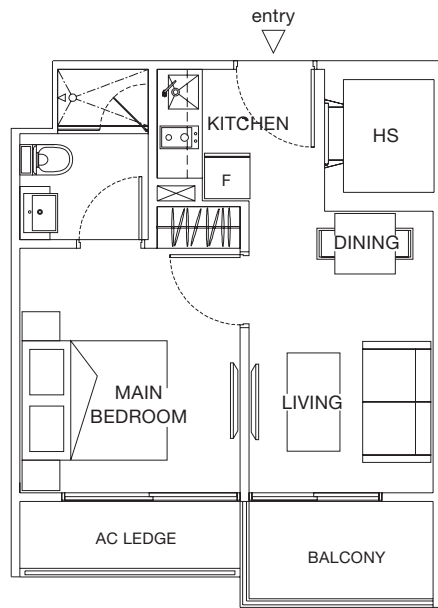
1 bdrm #03-06
39 sq m



type G1

1 bdrm
39 sq m

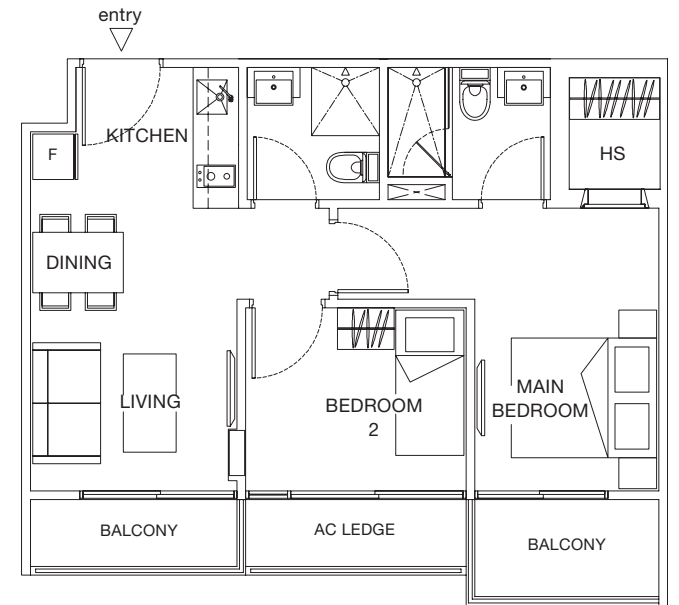
#03-07
#04-07



type D2

2 bdrm
58 sq m

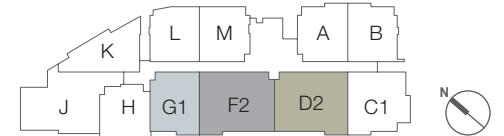
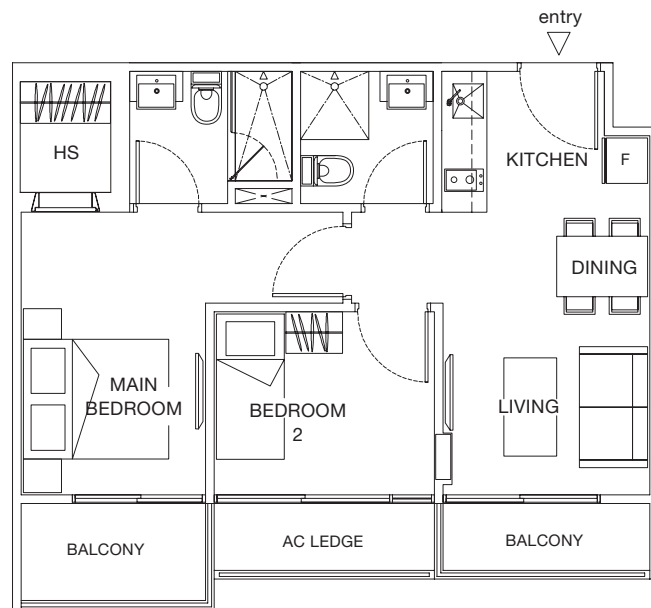
#04-05



type F2

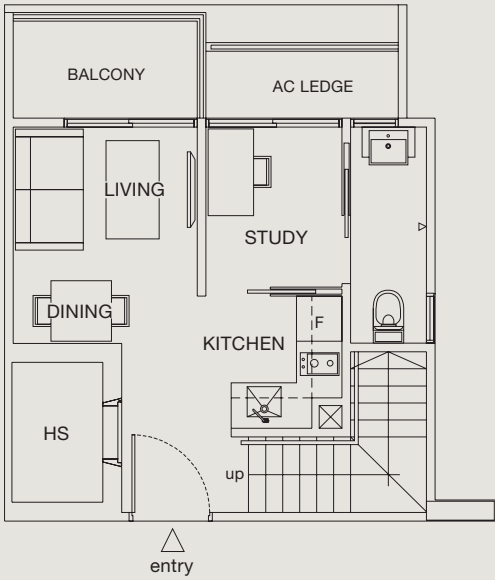
2 bdrm
58 sq m

#04-06

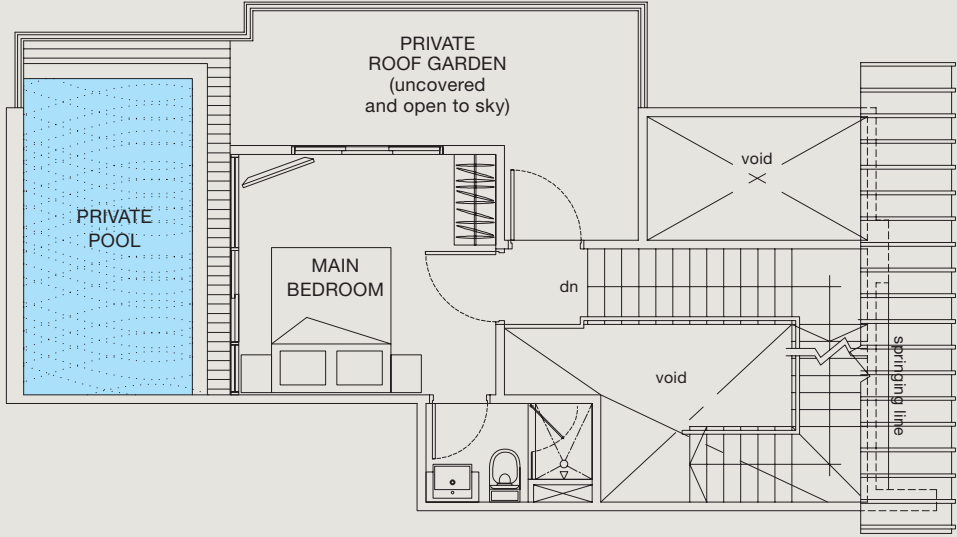


P E N T H O U S E

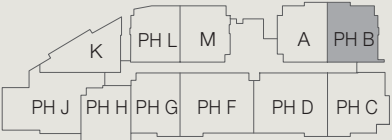
PH B
 1+1 bdrm #05-02
 98 sq m



LOWER LEVEL

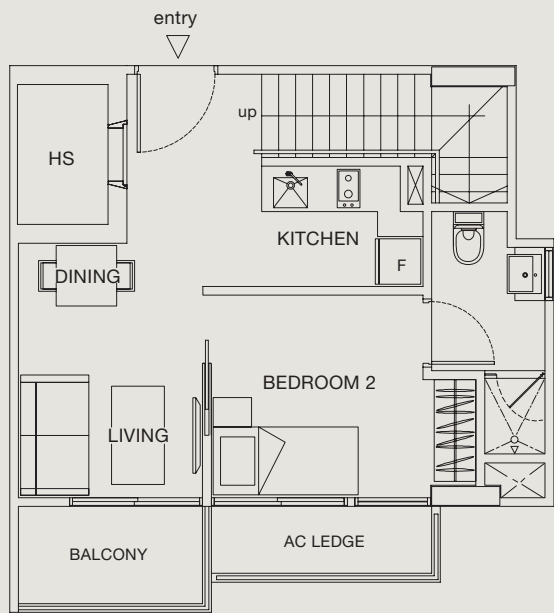


UPPER LEVEL

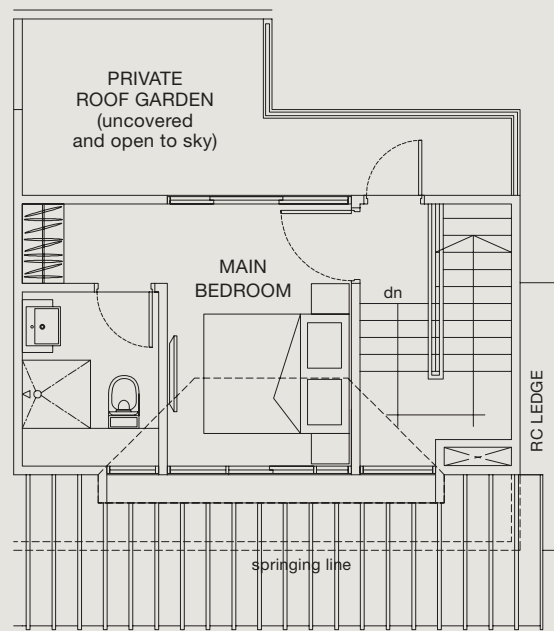


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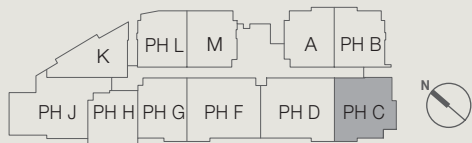
PH C
2 bdrm #05-03
88 sq m



LOWER LEVEL



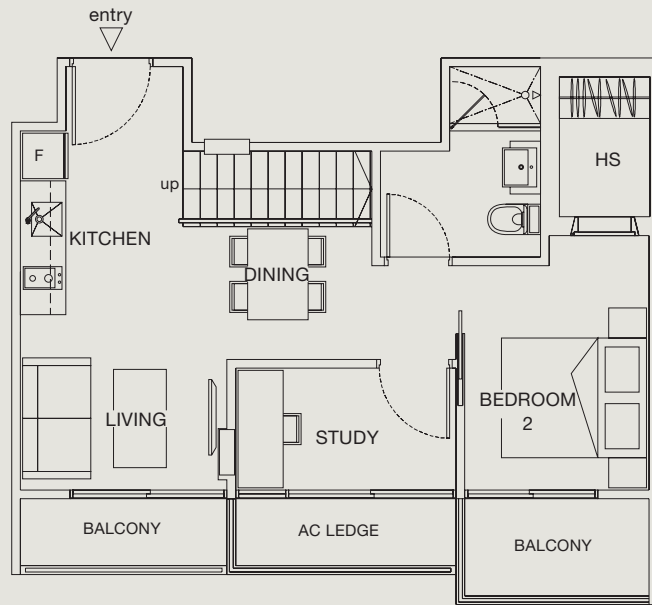
UPPER LEVEL



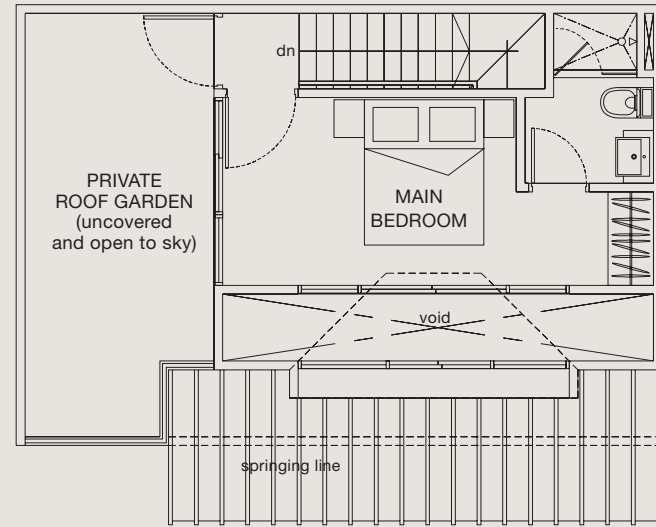
P E N T H O U S E

PH D

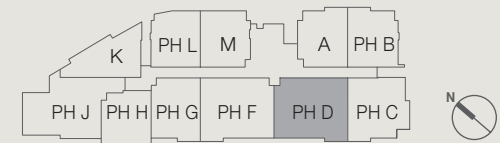
2+1 bdrm #05-05
107 sq m



LOWER LEVEL



UPPER LEVEL

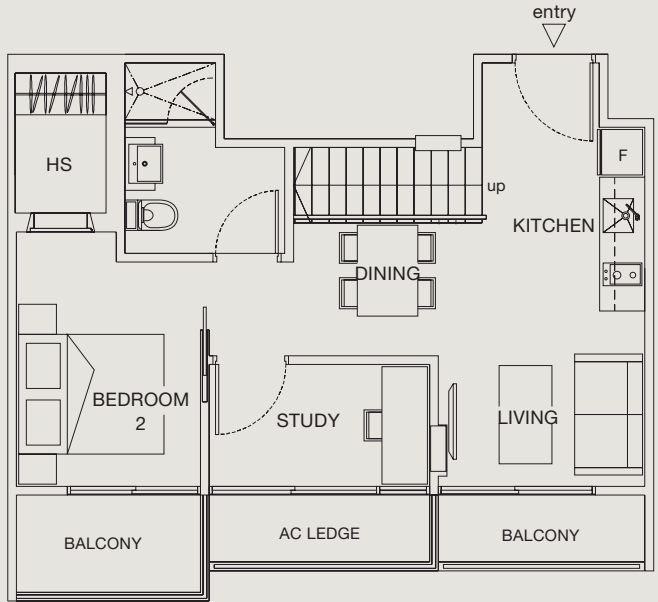


P E N T H O U S E

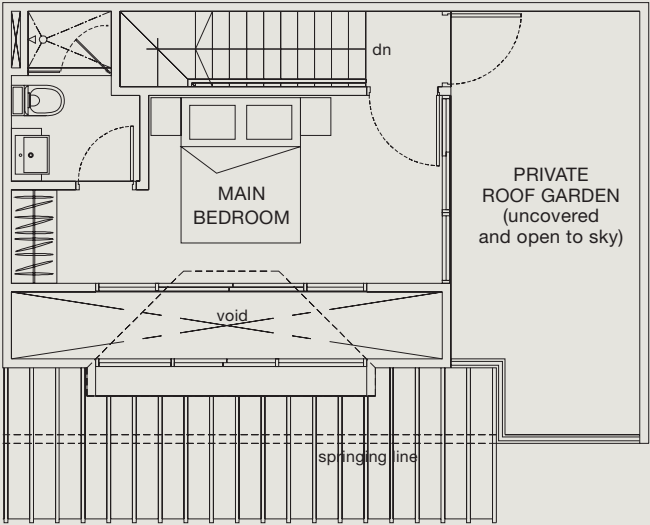
PH F

2+1 bdrm #05-06

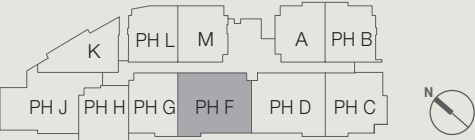
107 sq m



LOWER LEVEL

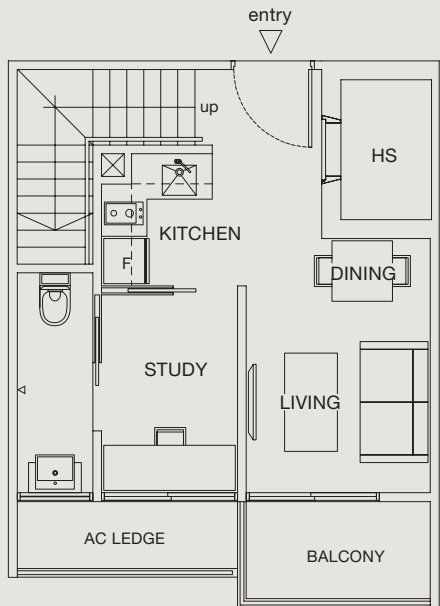


UPPER LEVEL

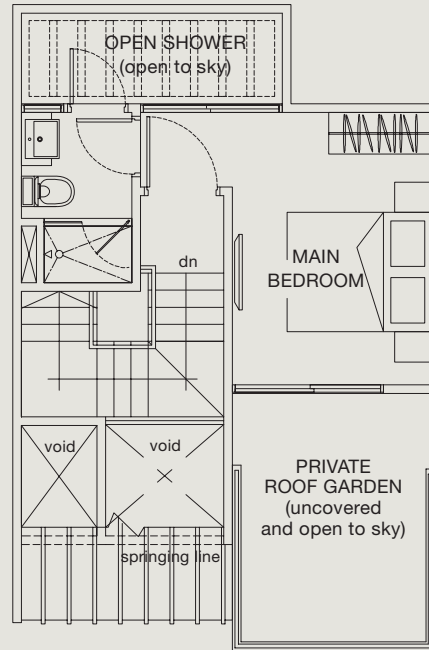


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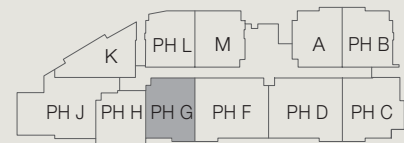
PH G
 1+1 bdrm #05-07
 77 sq m



LOWER LEVEL



UPPER LEVEL

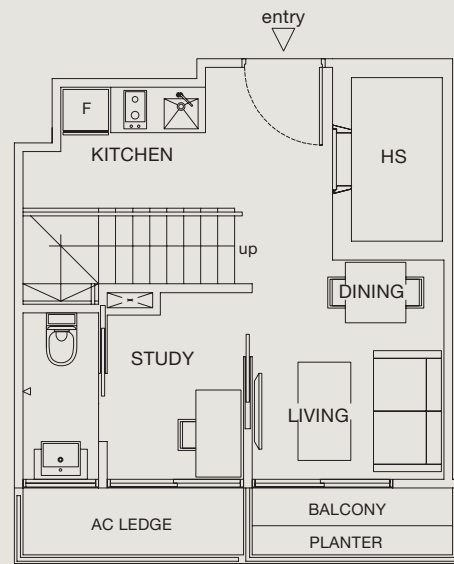


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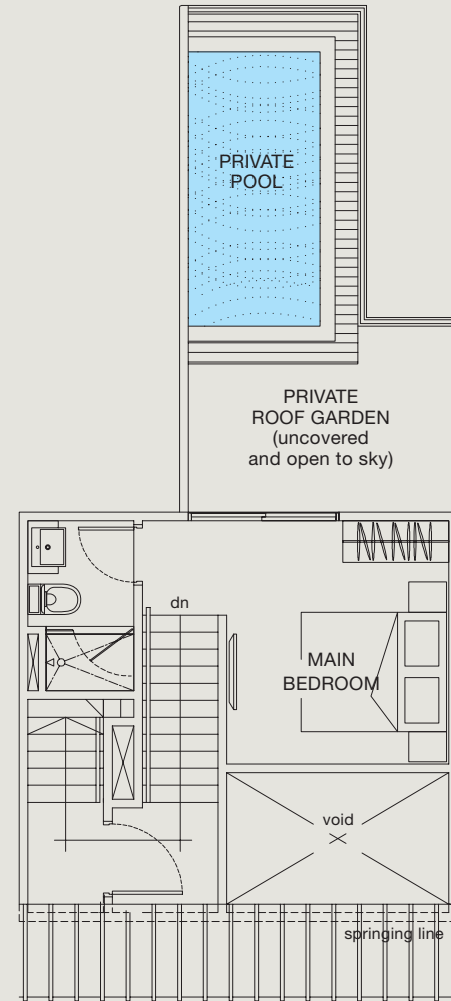
PH H

1+1 bdrm #05-08

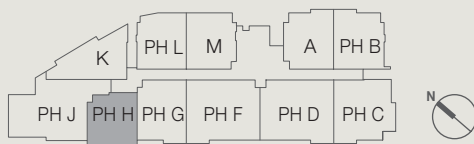
87 sq m



LOWER LEVEL

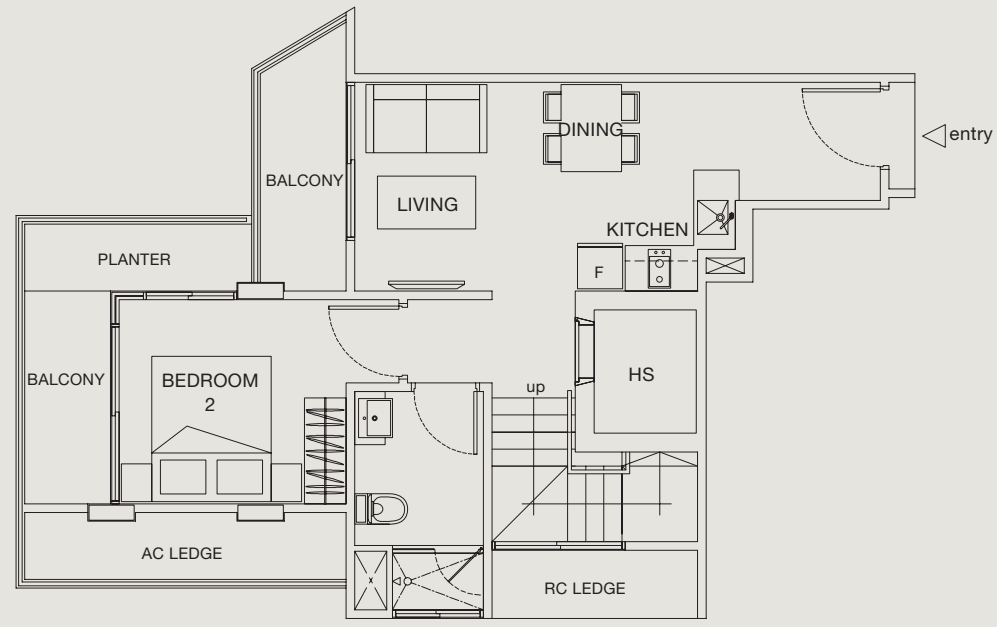


UPPER LEVEL

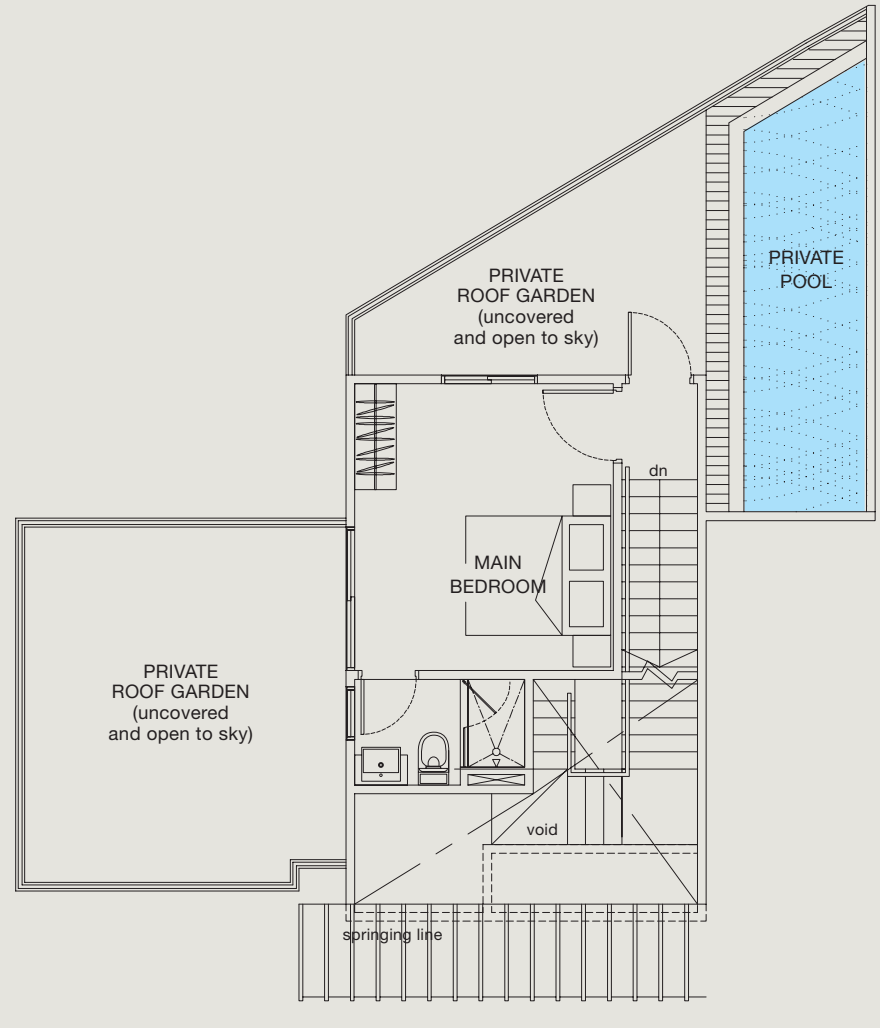


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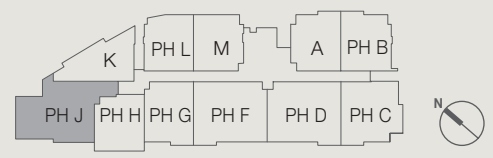
PH J
 2 bdrm #05-09
 136 sq m



LOWER LEVEL

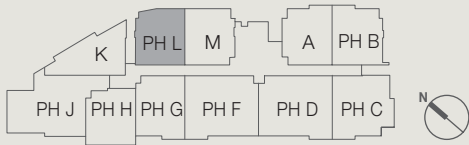
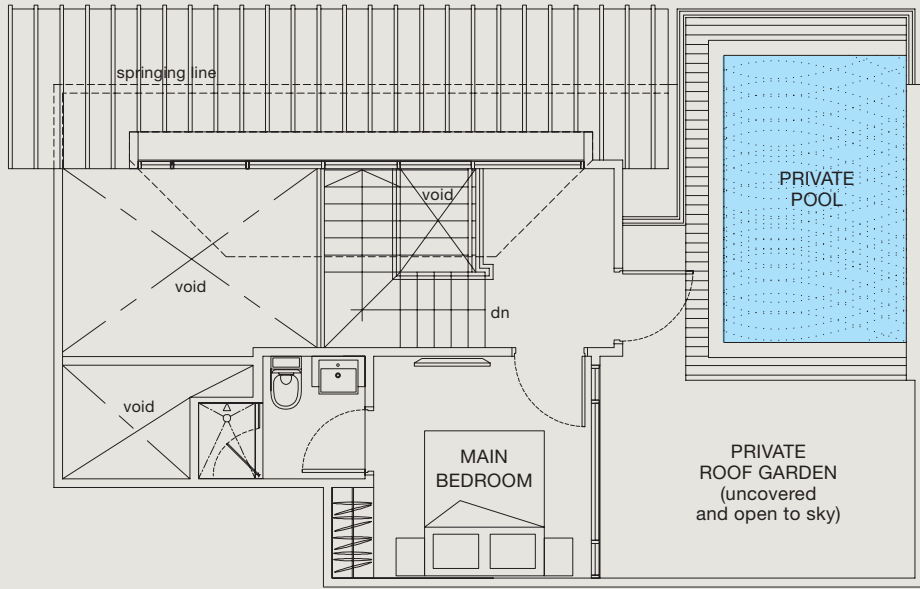
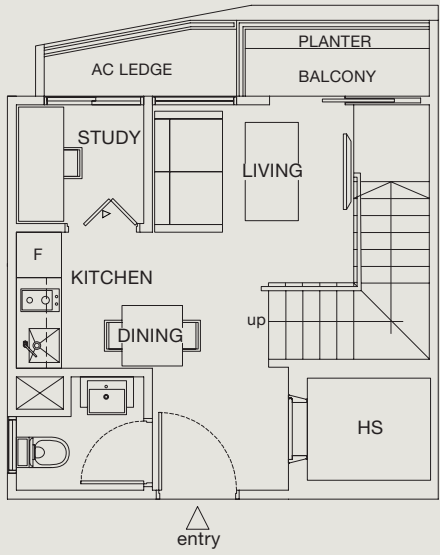


UPPER LEVEL



P E N T H O U S E

PH L	
1+1 bdrm	#05-11
107 sq m	



S P E C I F I C A T I O N S

1. FOUNDATION

Piling system to PE's design and to authority approval

2. SUPER-STRUCTURE

Reinforced concrete using Grade 30

3. WALLS

External - Reinforced concrete wall and/or Common clay brick
Internal - Drywall or Pre-cast Panels and/or Common clay brick

4. ROOF

Flat roof - Reinforced concrete roof with waterproofing and insulation
Sloped roof - Profiled metal roof with insulation on steel truss to engineer's design

5. CEILING

Living, Dining, Study, Kitchen, Bedrooms, Balcony and Household Shelter
- Cement and sand plaster and/or skim coat and/or fibre gypsum plasterboard with base coat emulsion paint.

Bathroom

- Moisture resistant ceiling boards with base coat emulsion paint.

6. FINISHES

Wall (For Apartments)

Living, Dining, Study, Kitchen, Bedrooms, Balcony and Household Shelter
- Cement and sand plaster and/or skim coat with emulsion paint.

Bathroom

- Selected tiles laid up to exposed ceiling height.

Wall (For Common Areas)

1st Storey Lift Lobbies

- Selected tiles laid up to exposed ceiling height.

Typical Lift Lobbies

- Cement and sand plaster with emulsion paint finish.

Staircases

- Skim coat with emulsion paint finish.

External Wall

- Cement and sand plaster and/or skim coat with weatherproof paint finish.

Floor (For Apartments)

Living, Dining, Study and Kitchen

- Compressed Marble and/or Homogeneous tiles with similar skirting

Bedrooms

- Timber Strip Flooring and/or Homogeneous tiles with similar skirting

Bathroom

- Homogeneous Tiles and/or Ceramic Tiles

Balcony and Household Shelter

- Homogeneous Tiles and/or Ceramic Tiles

Planter Box and A/C Ledge

- Smooth cement finish

Floor (Common Areas)

1st Storey Lift Lobbies

- Granite and/or Compressed Marble and/or Homogeneous Tiles

Typical Lift Lobbies

- Homogeneous Tiles and/or Ceramic Tiles

Staircases from 1st up to 2nd storey

- Cement and sand screed with nosing tiles

Staircases from 2nd storey onwards

- Cement and sand screed with nosing tiles

Pool Area

- Pebble Wash and/or Timber Deck and/or Granite Tiles and/or Homogeneous tiles and/or Ceramic Tiles

Walkway / Pavement

- Granite Tile and/or Pebble wash and/or Cement Screed

7. WINDOWS

uPVC and/or Powder coated aluminium framed windows with 6mm minimum thickness clear glass.

8. DOORS

- a. Main Entrance - Fire-rated laminated finished timber door
- b. Bedrooms and Bathrooms - Semi-hollow core veneer finished timber door
- c. Household Shelter - PSB approved blast door
- d. Balcony/ Roof Terrace - Powder coated aluminium framed doors with float/tempered clear glass
- e. Ironmongery - Quality locksets and hinges

9. RAILINGS

Glass panels with Stainless steel capping and/or Galvanised Mild Steel in painted finish

10. SANITARY WARES AND FITTINGS

- a. 1 shower mixer with rain-shower system
- b. 1 basin with mixer tap with top/recess solid surface vanity counter
- c. 1 water closet
- d. 1 mirror
- e. 1 paper holder

11. ELECTRICAL INSTALLATION / TELEPHONE / TV / FM

Refer to Electrical Schedule for details.

12. LIGHTNING PROTECTION SYSTEM

Lightning Protection System shall be provided in accordance with Singapore Standard Code of Practice.

13. PAINTING

- a. External Walls - Spray textured coating and/or emulsion paint
- b. Internal Walls - Selected water based emulsion paint

14. WATERPROOFING

Waterproofing to reinforced concrete flat roof, bathroom, balcony, roof terrace, planter box and where required.

15. DRIVEWAY & CARPARK

- a. Concrete finished with floor hardener and/or Perforated concrete slab with aeration opening (where applicable)
- b. 42 numbers of mechanised parking lots

16. RECREATIONAL FACILITIES

- a. Swimming pool with jacuzzi
- b. Timber pool deck
- c. Gymnasium
- d. BBQ area

17. ADDITIONAL ITEMS

- a. Kitchen Cabinets - High and low kitchen cabinets complete with solid surface worktop, single bowl sink with mixer, electric cooker hob, cooker hood and built-in fridge ('BOSCH' brand or equivalent)
- b. Wardrobes - Built-in wardrobes to all bedrooms only
- c. Air-conditioning - Multi-split air-conditioning ('Mitsubishi Electric' or equivalent) system to all Bedrooms, Study and Living/Dining area.
- d. Intercom System - Audio intercom to all apartment units.
- e. Security System - Sliding gate and/or swing gate for vehicular access with wireless remote control
- f. Electric Water Heater - Hot water supply to all bathrooms and kitchen.
- g. Fencing - BRC fence for perimeter fencing.
- h. Lift - 1 passenger lift ('Kone' or equivalent)

Electrical Schedule

UNIT TYPE	D	E	S	C	R	I	P	T	I	O	N
	Lighting Point	Power Point	TV Point	Telephone Point	Water Heater Point	Cooker	Hood	Isolator	Door Bell	Audio Intercom	TV/ FM Point
A	5	8	2	2	1	1	1	1	1	1	1
B	5	8	2	2	1	1	1	1	1	1	1
C	6	9	2	3	1	1	1	2	1	1	1
D	5	8	2	2	1	1	1	1	1	1	1
E	5	8	2	2	1	1	1	1	1	1	1
F	5	8	2	2	1	1	1	1	1	1	1
G	5	8	2	2	1	1	1	1	1	1	1
H	5	8	2	2	1	1	1	1	1	1	1
J	6	9	2	3	1	1	1	2	1	1	1
K	5	8	2	2	1	1	1	1	1	1	1
L	5	8	2	2	1	1	1	1	1	1	1
M	5	8	2	2	1	1	1	1	1	1	1
C1	6	9	2	3	1	1	1	2	1	1	1
D1	5	8	2	2	1	1	1	1	1	1	1
E1	5	8	2	2	1	1	1	1	1	1	1
F1	5	8	2	2	1	1	1	1	1	1	1
G1	5	8	2	2	1	1	1	1	1	1	1
D2	7	9	2	3	1	1	1	2	1	1	1
F2	7	9	2	3	1	1	1	2	1	1	1
PH B	8	9	2	3	1	1	1	2	1	1	1
PH C	8	9	3	3	1	1	1	2	1	1	1
PH D	9	9	3	3	1	1	1	2	1	1	1
PH F	8	9	3	4	1	1	1	2	1	1	1
PH G	9	8	2	3	1	1	1	2	1	1	1
PH H	8	8	2	3	1	1	1	2	1	1	1
PH J	8	9	3	3	1	1	1	2	1	1	1
PH L	8	8	2	3	1	1	1	2	1	1	1

Note:

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 prepolished 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. *Subject to Clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

Timber

Timber is a natural material containing grains/veins and tonal differences. Thus it is not possible to achieve total consistency on colours and grain in its selection and installation.

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.

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.

Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to Clause 14.3, 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.

Layout

Layout / Location of wardrobes, kitchen cabinets, fan coil units, electrical points, and plaster ceiling boards are subject to Architect's sole discretion and final design.

Air Conditioning

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.

Mechanical Car Parking System

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.

NAME OF PROJECT : Suites @ TOPAZ
ADDRESS OF PROJECT : No. 3 Topaz Road
DEVELOPER : Goodland Development Pte Ltd
COMPANY REGISTRATION NO. : 199300359Z
TENURE OF LAND : Estate in Fee Simple (Freehold)
LEGAL DESCRIPTION : MK 17 Lots 97647W, 97646M and 8748X
BUILDING PLAN NO. : A1276-00475-2009 BP01 dated 26 July 2010
DEVELOPER'S LICENCE NO. : C0636
EXPECTED DATE OF TOP NO LATER THAN : 31 December 2013
EXPECTED DATE OF LEGAL COMPLETION NO LATER THAN : 31 December 2016

ANOTHER PRESTIGIOUS PROJECT BY



GOODLAND
DEVELOPMENT PTE LTD
(A wholly-owned by Goodland Group Limited)

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