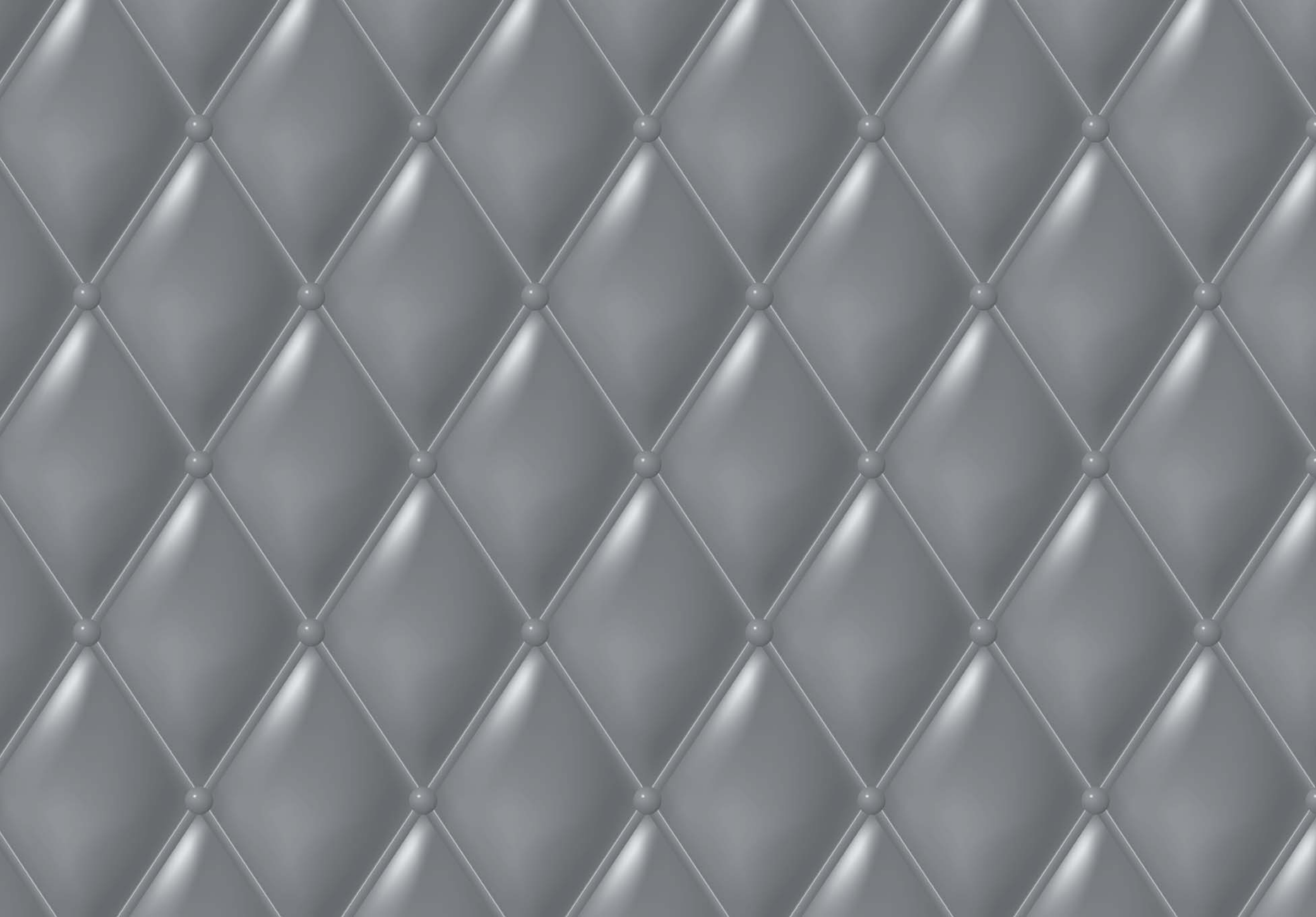


SUITES
@KATONG



for those who appreciate the finest things in life...



SUITES

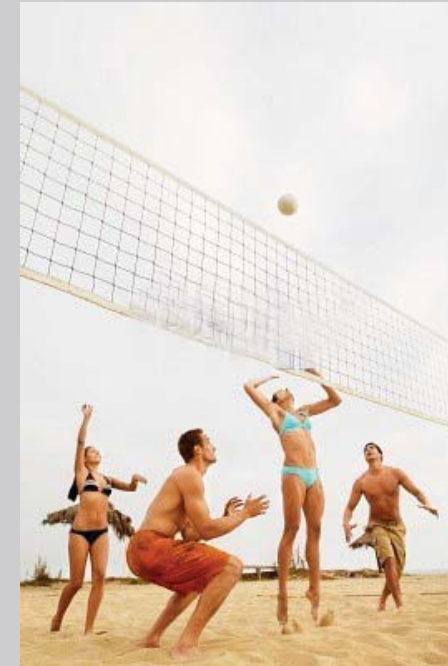


Consisting of 8 shops and 50 freehold residential units, sited in the prestigious eastern precinct of Singapore, provide you with optimum lifestyle and convenience.

@KATONG



Artist's impression only

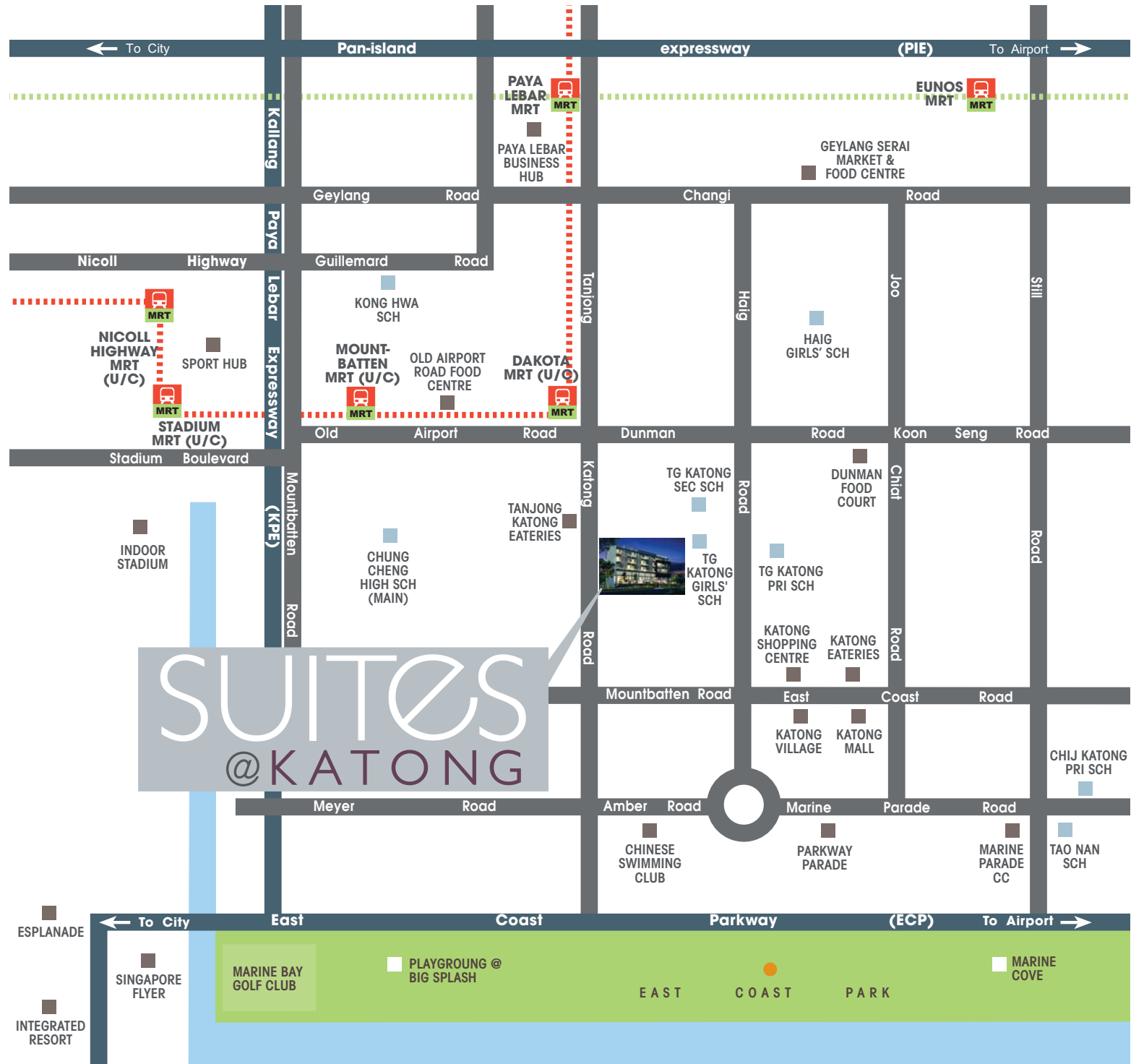


Located minutes from the dazzling East Coast beach, eateries, alfresco cafes and shopping malls, enjoy every amenity within close proximity to Suites@Katong.

With easy drives via ECP, relish the ease of access to the city for business and entertainment.

Your will be delighted with a number of top educational institutions in the vicinity, brings all the conveniences for your young ones.





location map



Revitaliza yourself with a workout at the gym,
take a refreshing dip in the pool and the relaxing jacuzzi,
enjoy your bbq dinner under the stars.





site plan



Artist's impression only

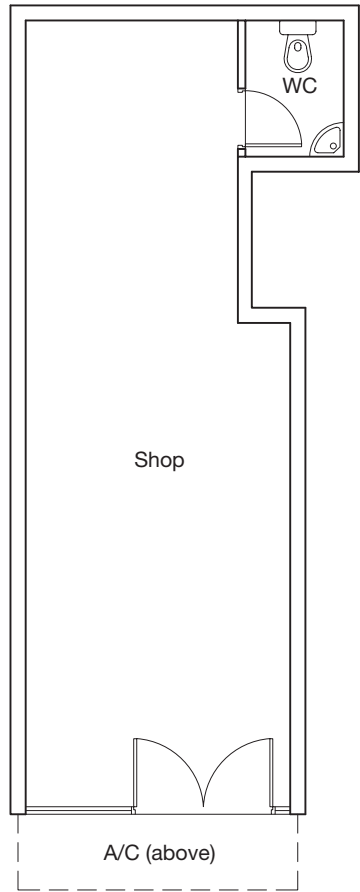


Artist's impression only

SHOP 1

44 sq m

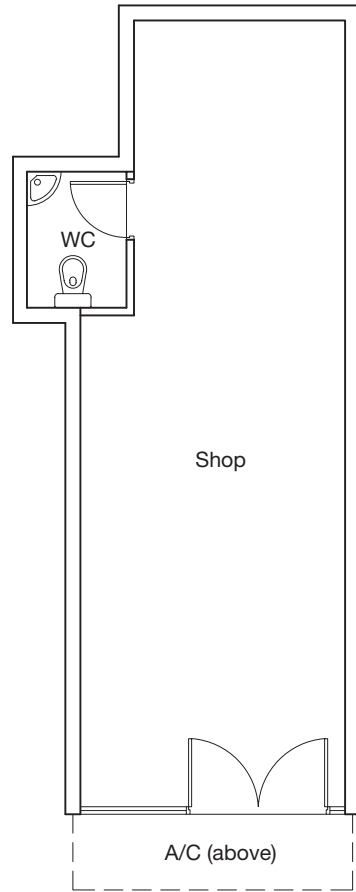
#01-01



SHOP 2

43 sq m

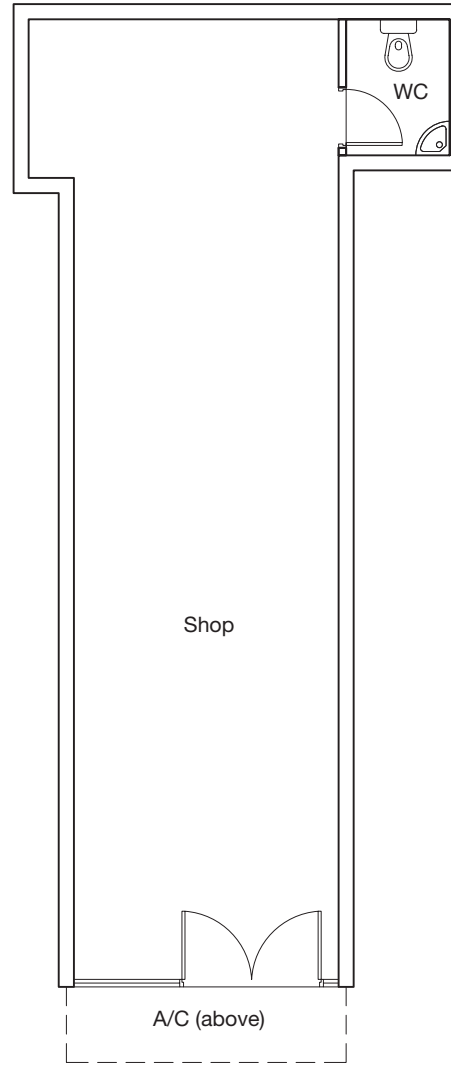
#01-02



SHOP 3

56 sq m

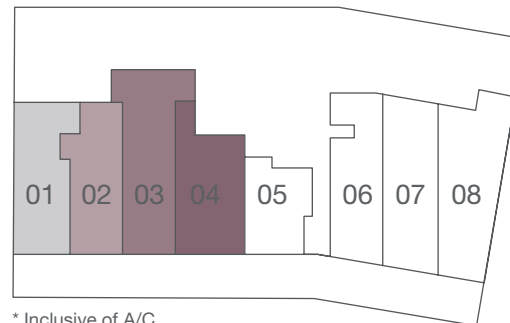
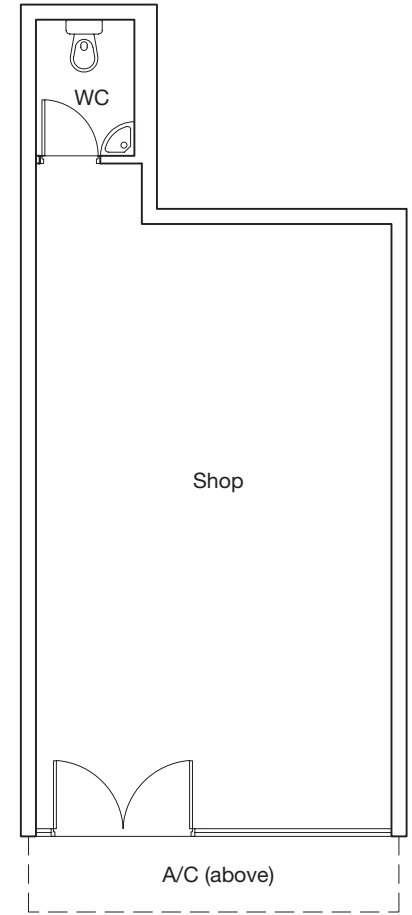
#01-03



SHOP 4

50 sq m

#01-04

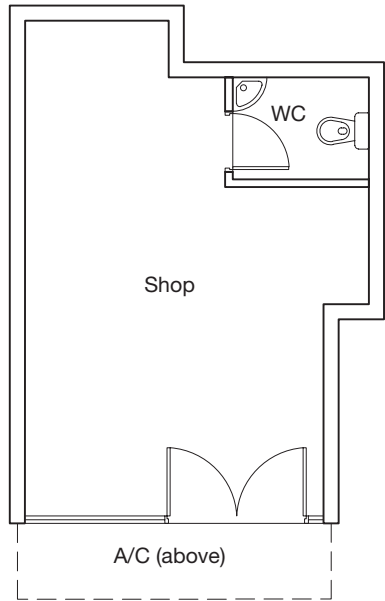


* Inclusive of A/C

SHOP 5

32 sq m

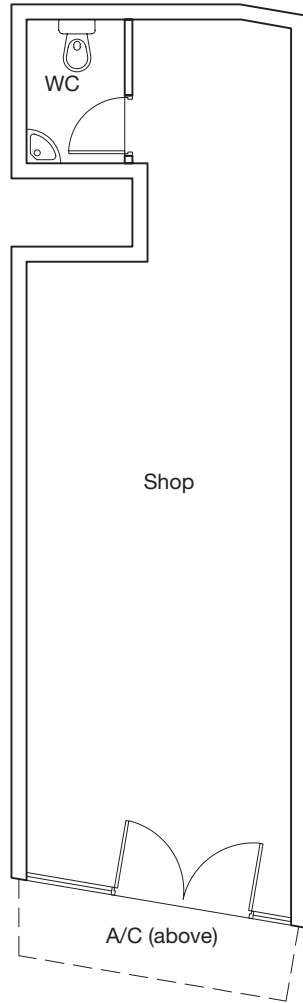
#01-05



SHOP 6

46 sq m

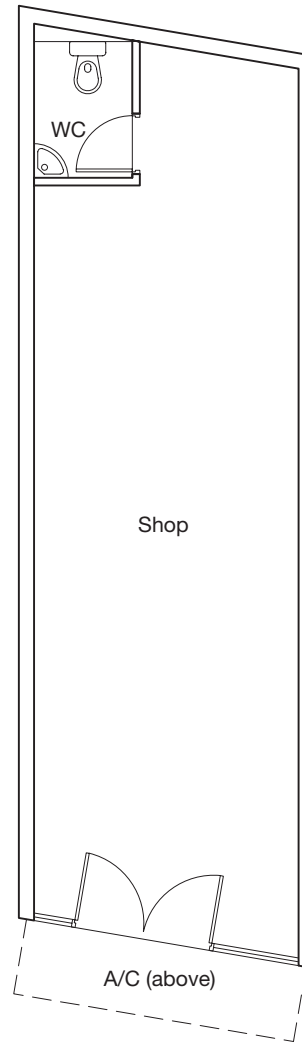
#01-06



SHOP 7

48 sq m

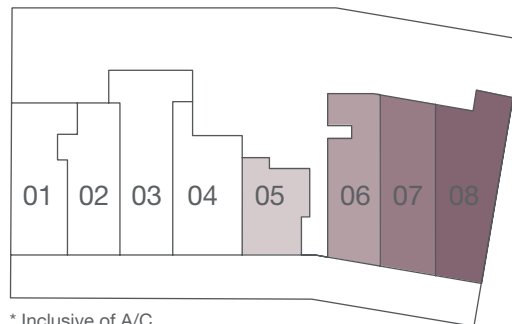
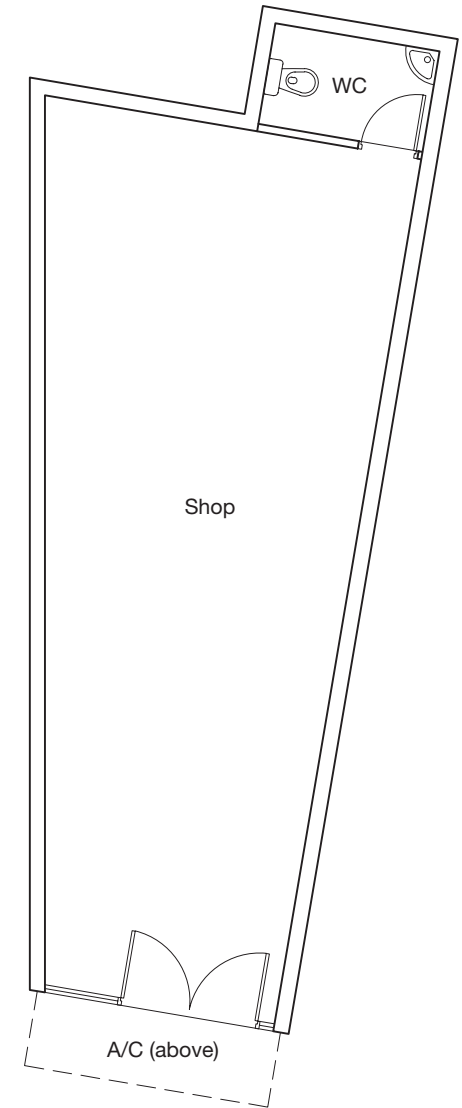
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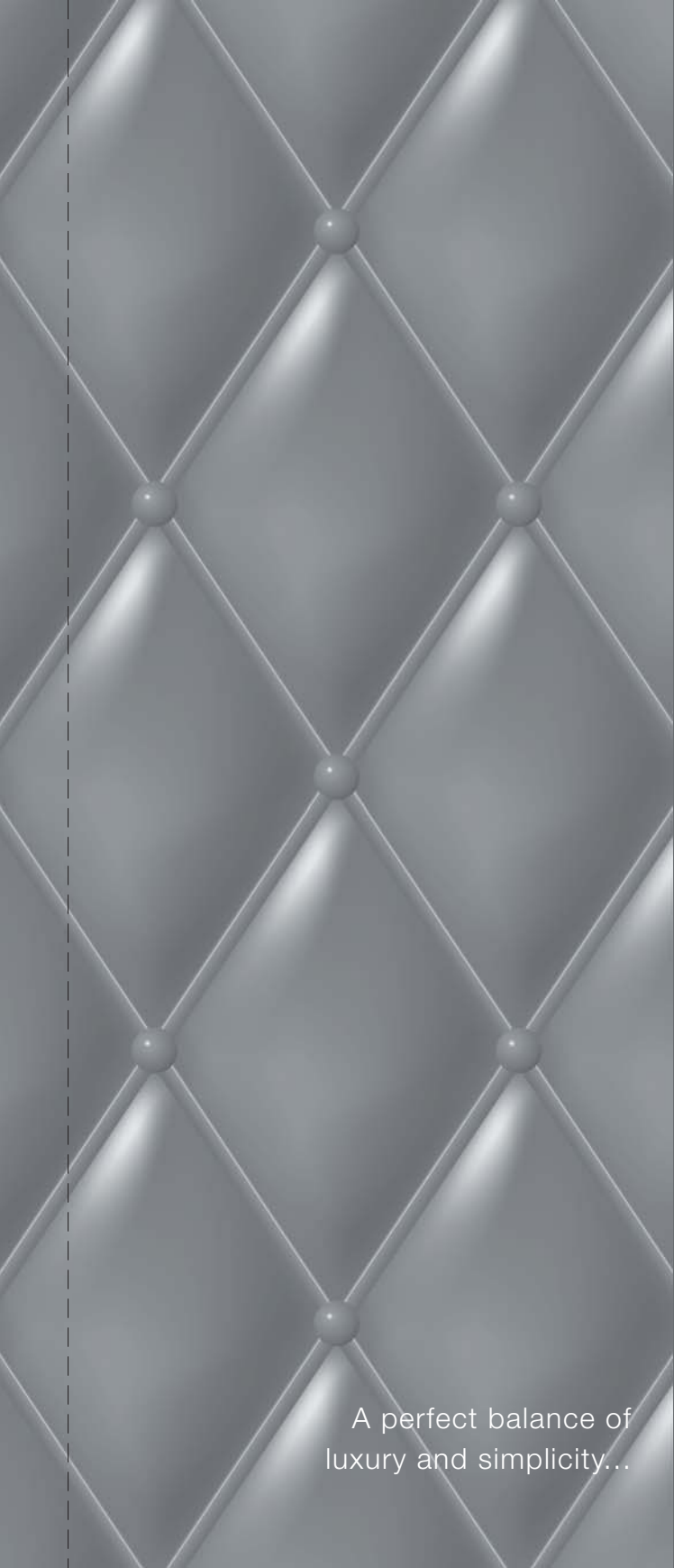
SHOP 8

63 sq m

#01-08



* Inclusive of A/C



A perfect balance of luxury and simplicity...



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Artist's impression only

Reputable designer brands like Bosch and OXO grace your home, making a home that you can truly enjoy.



OXO



Artist's impression only

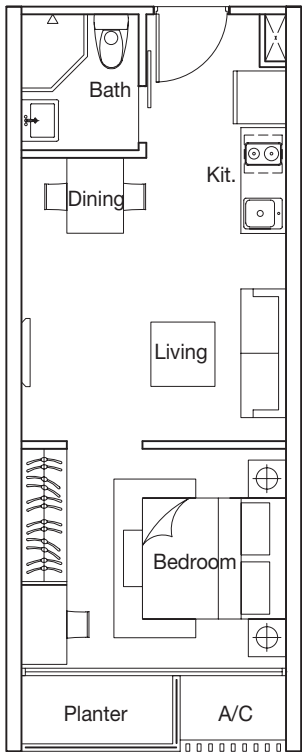


BOSCH

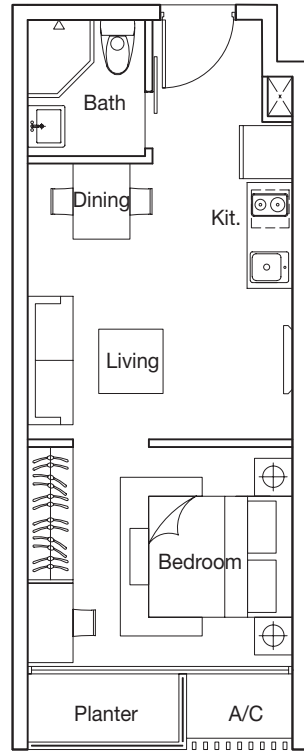




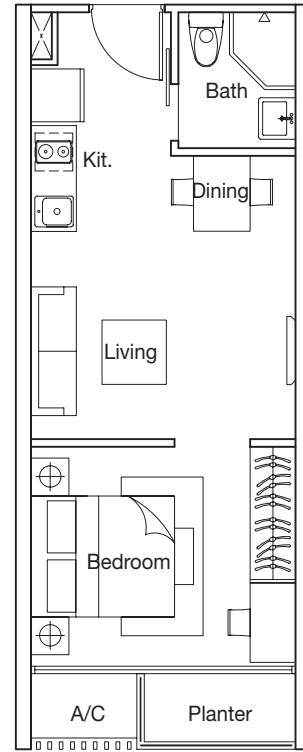
TYPE **A** 36 sq m • 1 bdrm
 #02-11 • #02-13 • #03-11 • #03-13



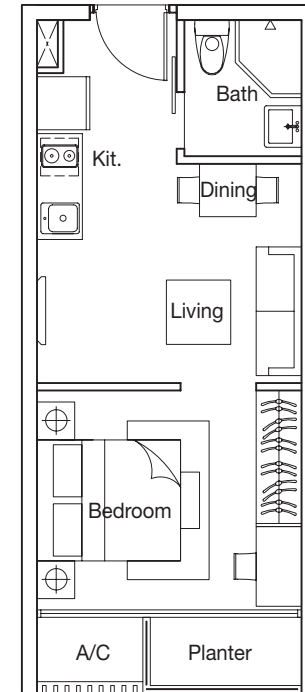
TYPE **A1** 35 sq m • 1 bdrm
 #02-09 • #03-09



TYPE **B** 36 sq m • 1 bdrm
 #02-10 • #02-12 • #03-10 • #03-12



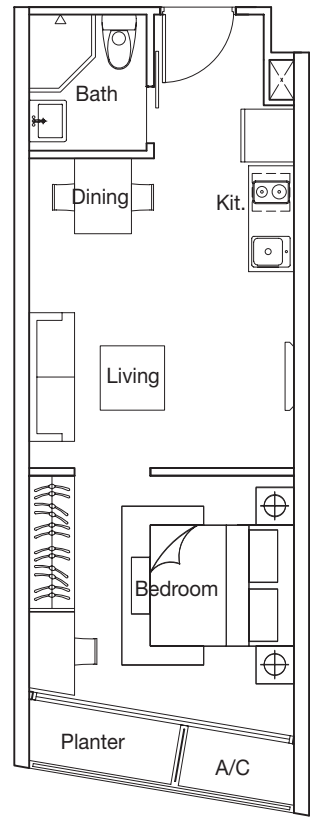
TYPE **C** 33 sq m • 1 bdrm
 #02-08 • #03-08



* Inclusive of Planters & A/C

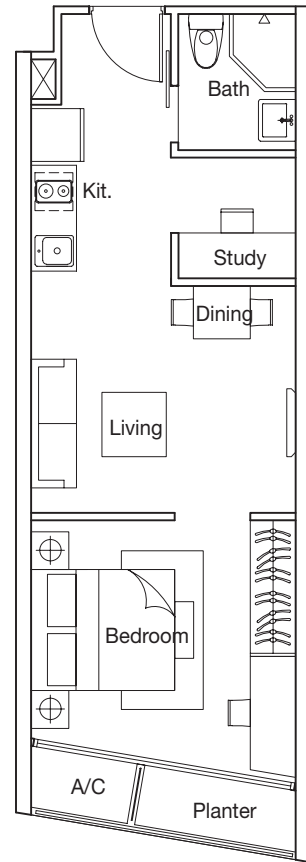
TYPE **D** 38 sq m • 1 bdrm

#02-07 • #03-07



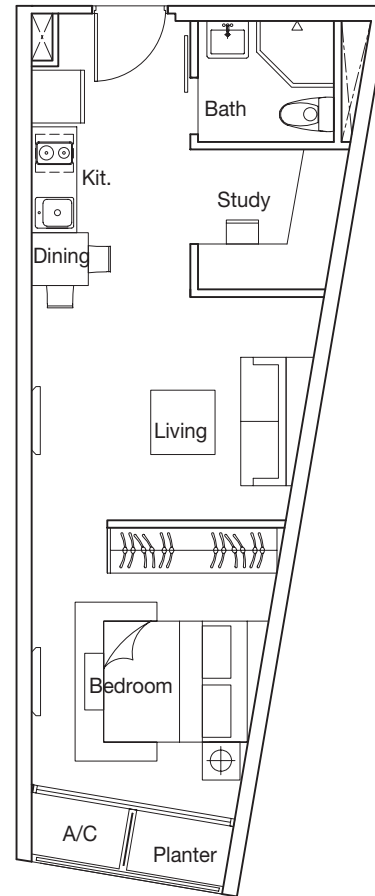
TYPE **E** 40 sq m • 1+1 bdrm

#02-06 • #03-06



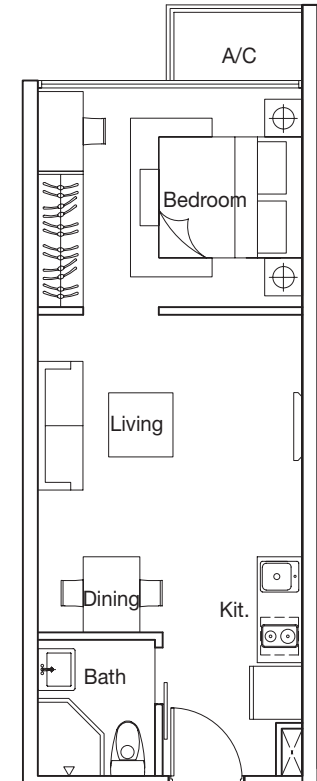
TYPE **F** 42 sq m • 1+1 bdrm

#02-05 • #03-05



TYPE **G** 36 sq m • 1 bdrm

#02-14 • #03-14

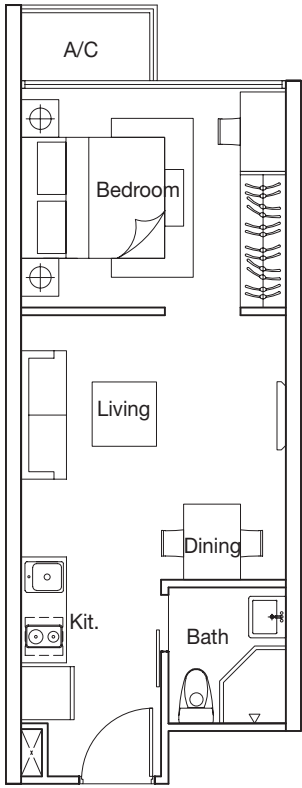


* Inclusive of Planters & A/C



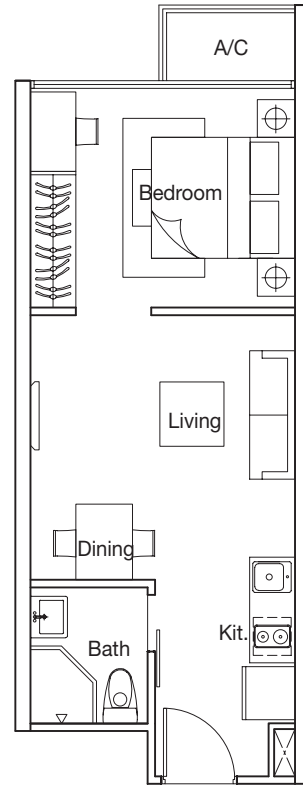
TYPE **H** 35 sq m • 1 bdrm

#02-15 • #03-15



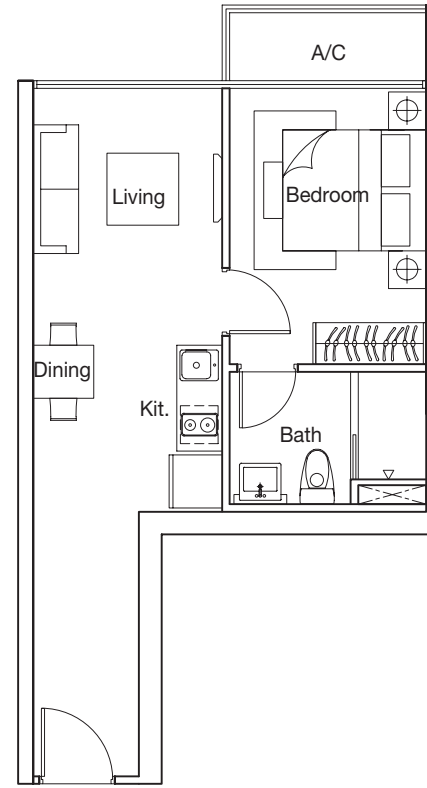
TYPE **J** 35 sq m • 1 bdrm

#02-16 • #03-16



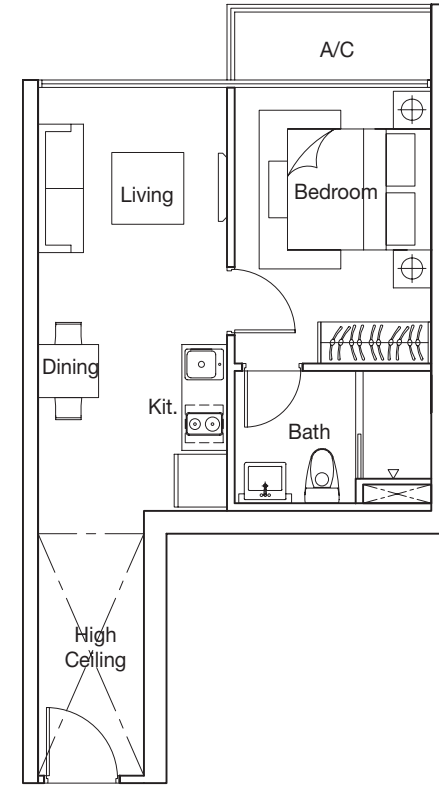
TYPE **K** 39 sq m • 1 bdrm

#02-17 • #03-17



TYPE **K1** 44 sq m • 1 bdrm

#04-17

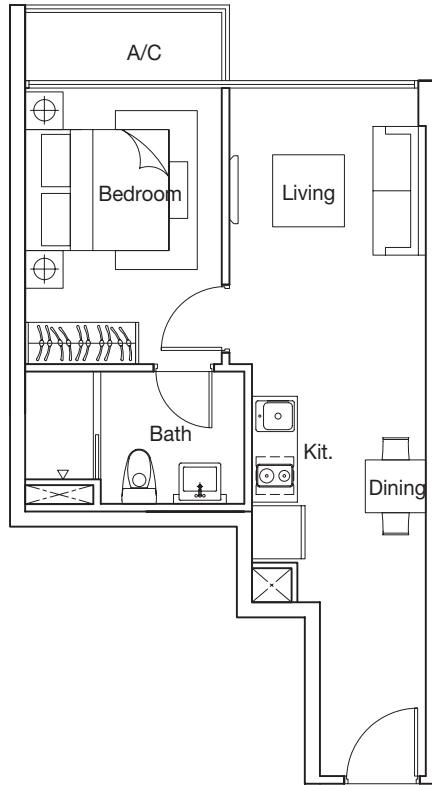


* Inclusive of A/C



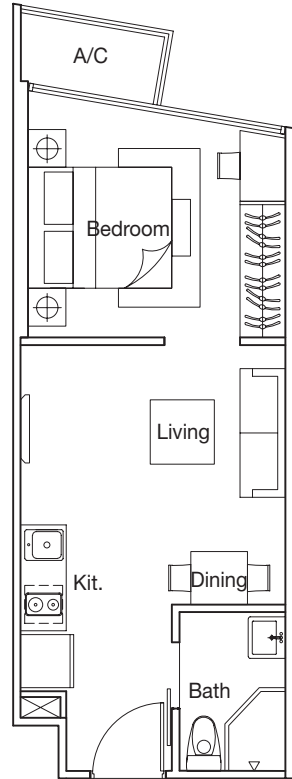
TYPE **L** 40 sq m • 1 bdrm

#02-01 • #03-01 • #04-01



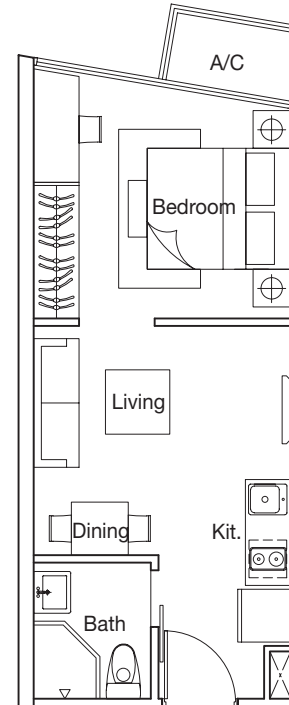
TYPE **M** 33 sq m • 1 bdrm

#02-02 • #03-02



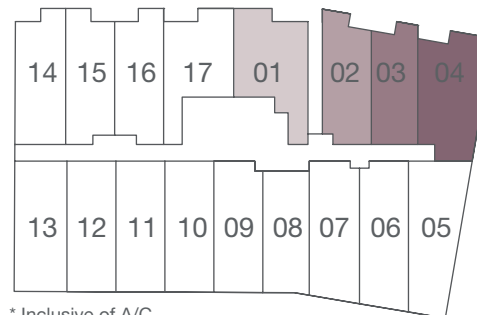
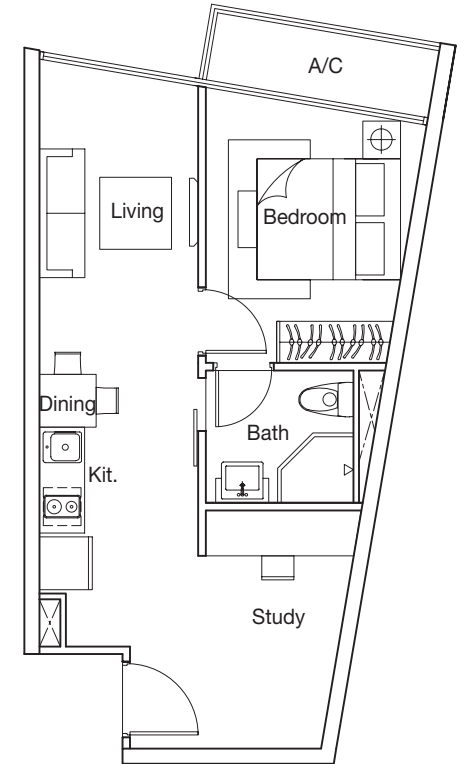
TYPE **N** 31 sq m • 1 bdrm

#02-03 • #03-03



TYPE **P** 42 sq m • 1+1 bdrm

#02-04 • #03-04



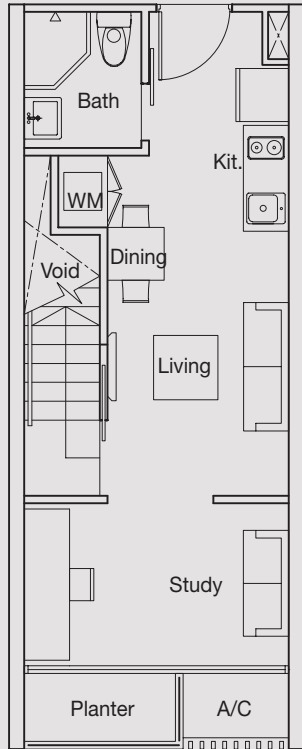
* Inclusive of A/C

PH **A** 75 sq m • 1+1 bdrm

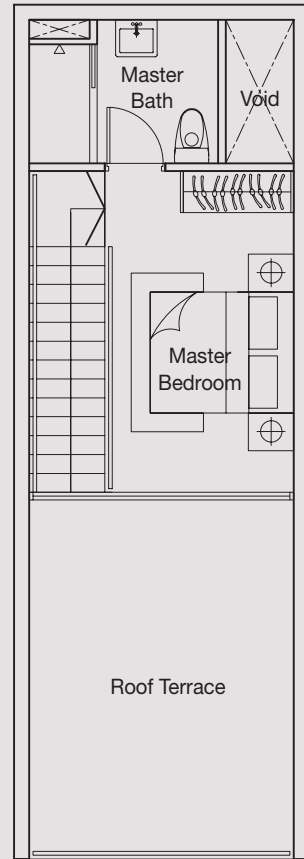
#04-11 • #04-13

PH **B** 75 sq m • 1+1 bdrm

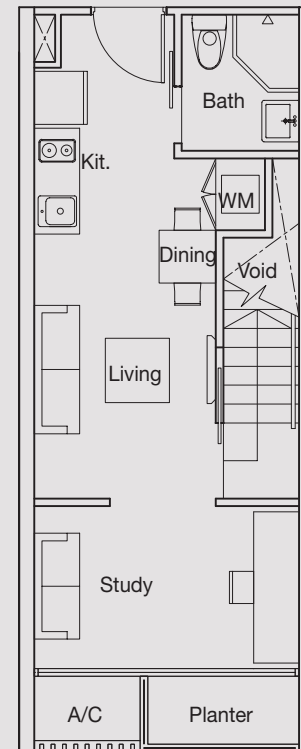
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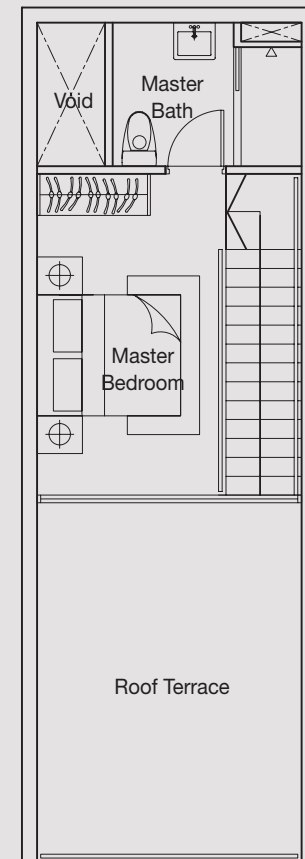
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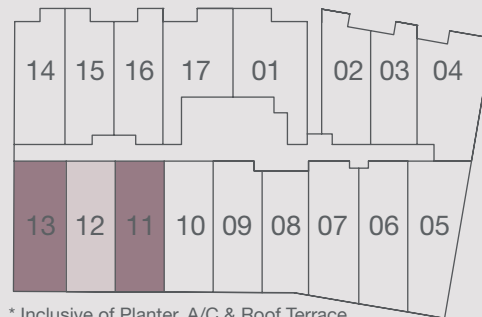
UPPER



LOWER



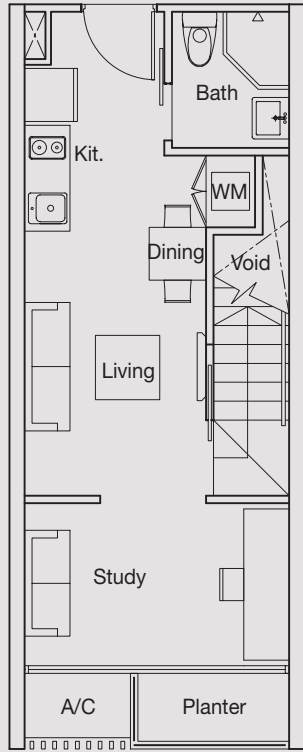
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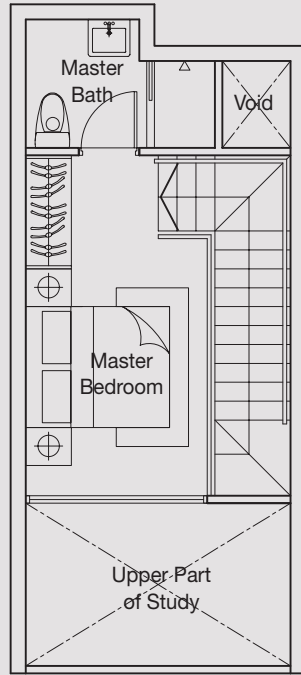
* Inclusive of Planter, A/C & Roof Terrace



PH C 66 sq m • 1+1 bdrm
#04-10

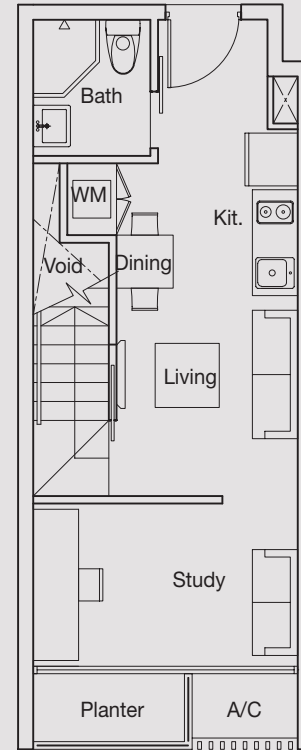


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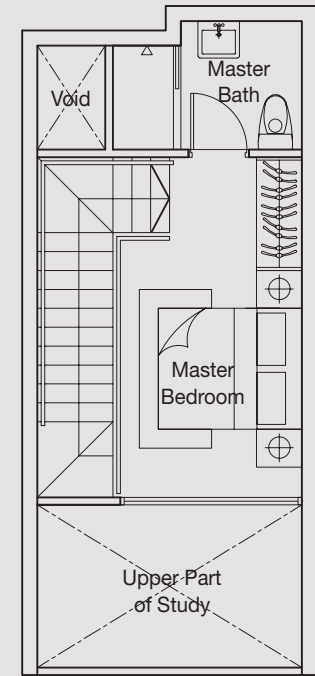


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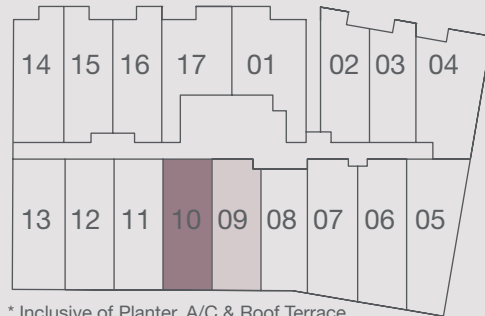
PH D 65 sq m • 1+1 bdrm
#04-09



LOWER



UPPER

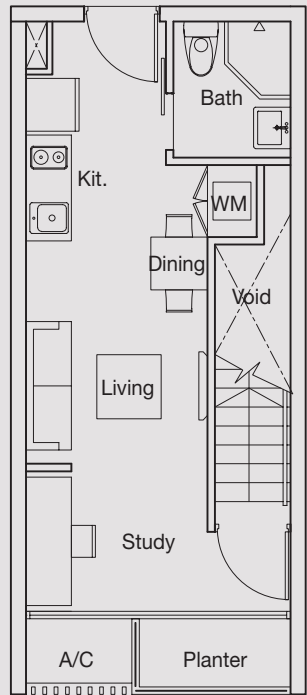


* Inclusive of Planter, A/C & Roof Terrace

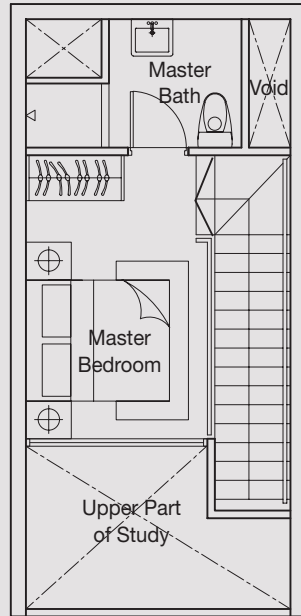


PH E 60 sq m • 1+1 bdrm

#04-08



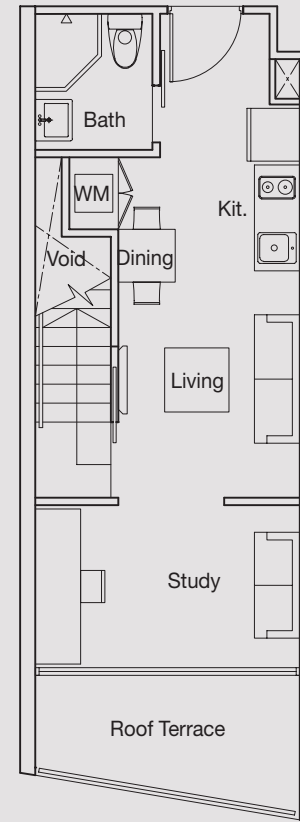
LOWER



UPPER

PH F 73 sq m • 1+1 bdrm

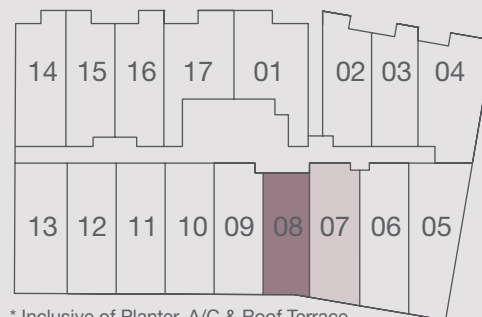
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LOWER



UPPER

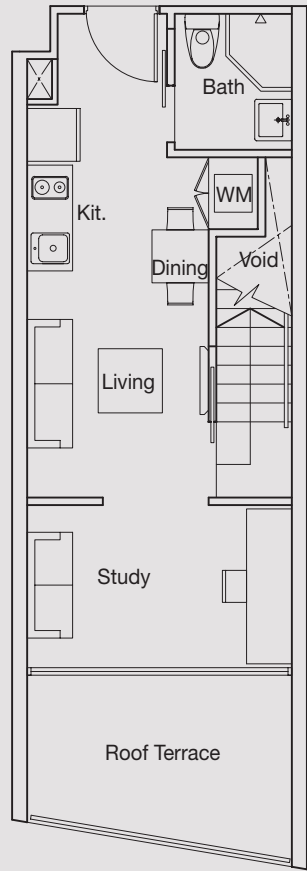


* Inclusive of Planter, A/C & Roof Terrace

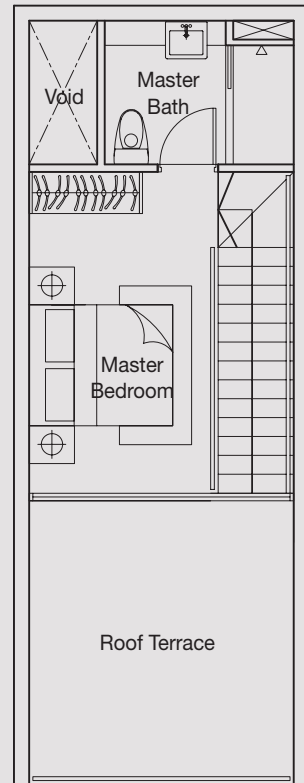


PH G 75 sq m • 1+1 bdrm

#04-06



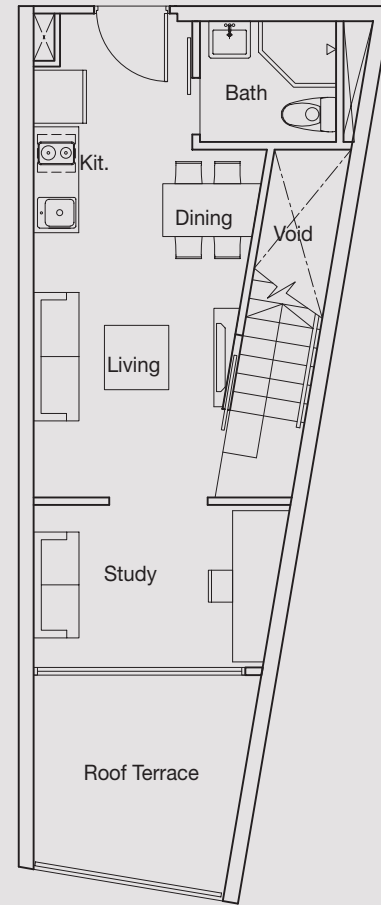
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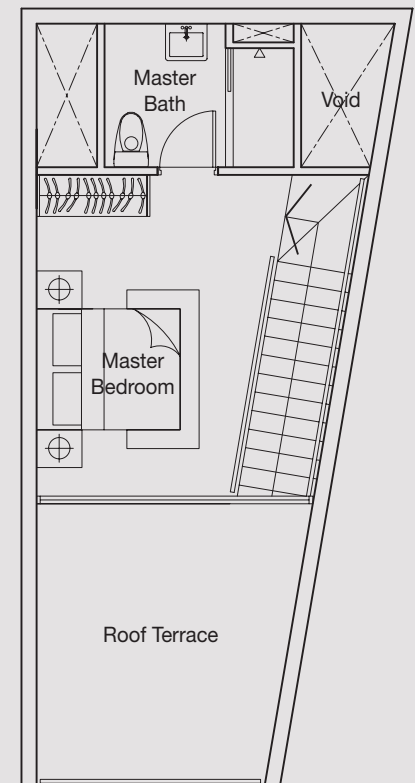
UPPER

PH H 79 sq m • 1+1 bdrm

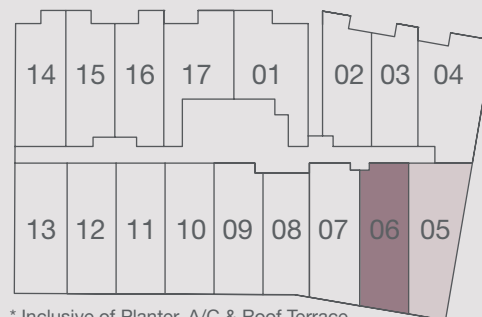
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LOWER



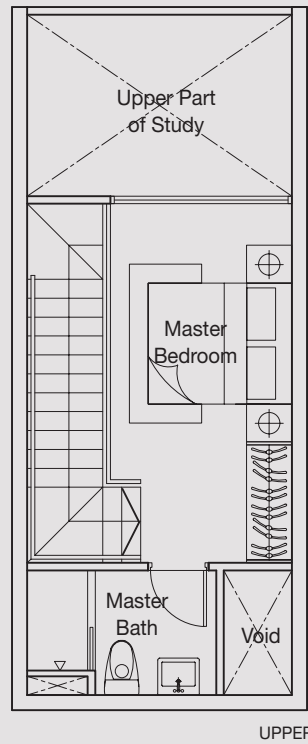
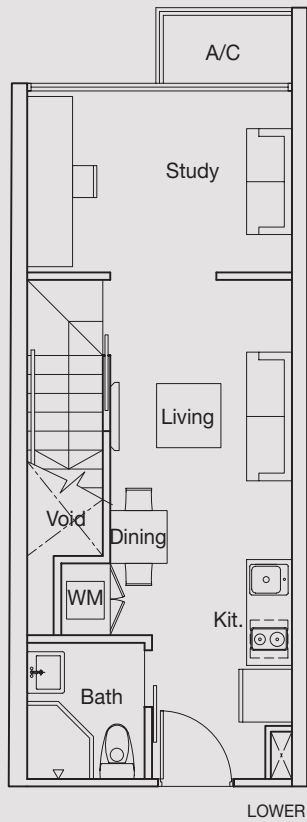
UPPER



* Inclusive of Planter, A/C & Roof Terrace

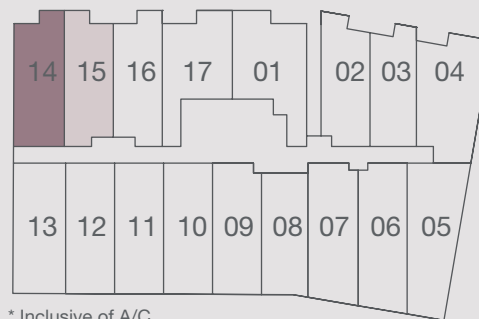
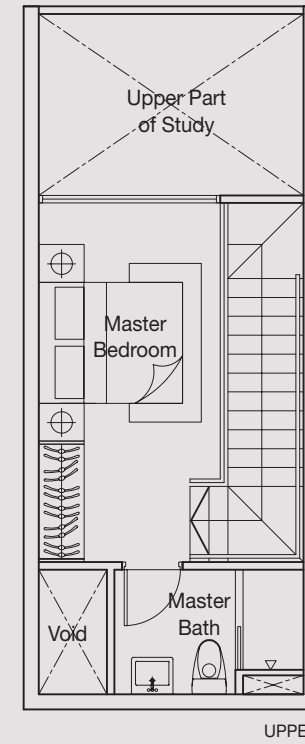
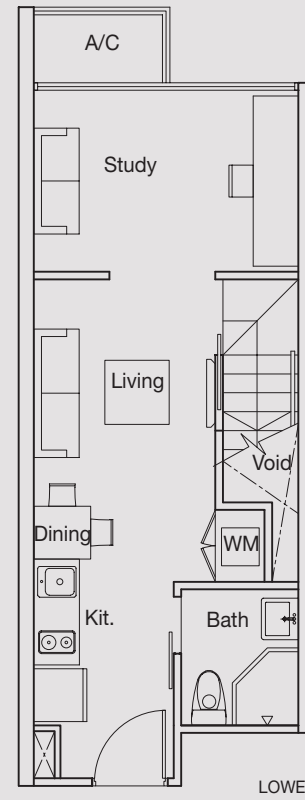
PH J 68 sq m • 1+1 bdrm

#04-14



PH K 67 sq m • 1+1 bdrm

#04-15

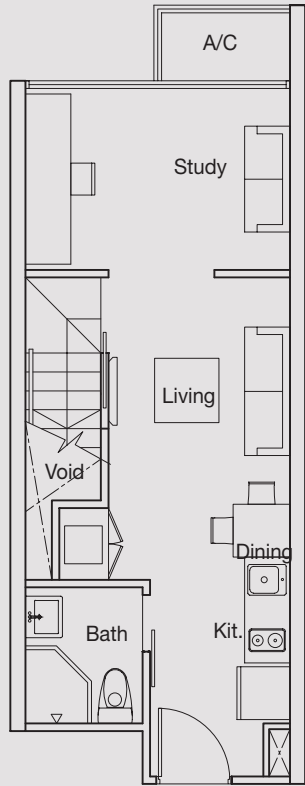


* Inclusive of A/C

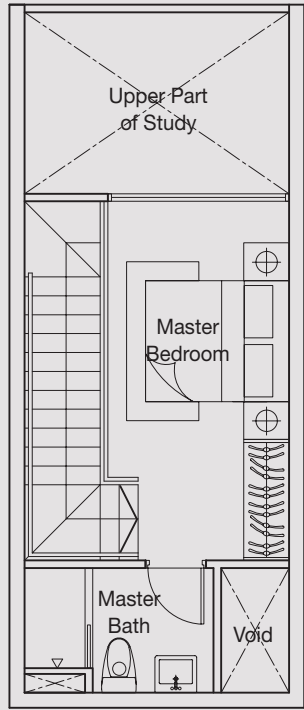


PH L 67 sq m • 1+1 bdrm

#04-16



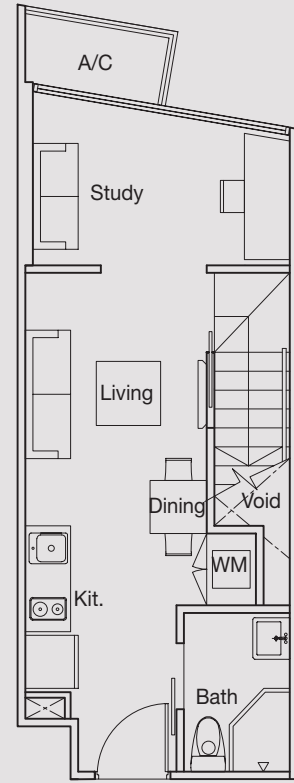
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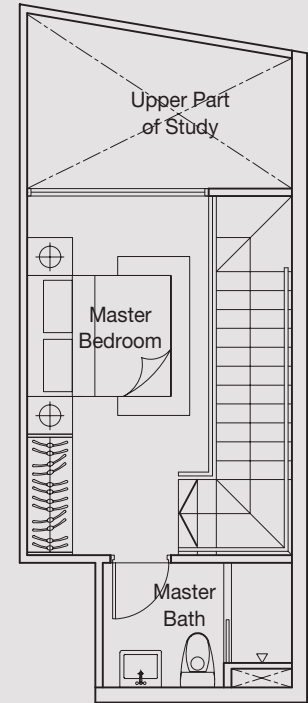
UPPER

PH M 63 sq m • 1+1 bdrm

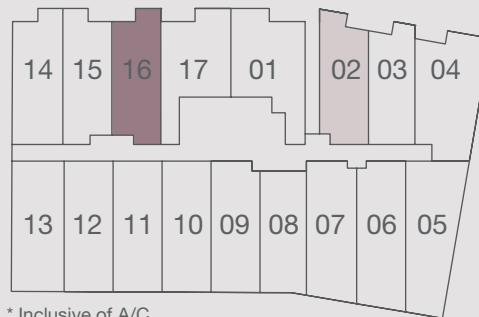
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LOWER



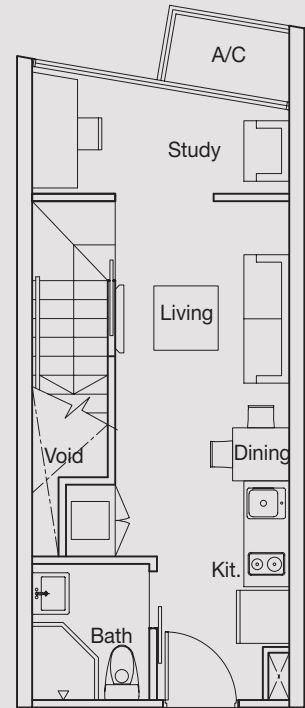
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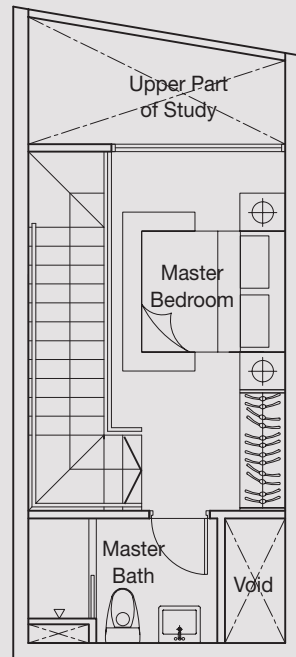
* Inclusive of A/C

PH N 58 sq m • 1+1 bdrm

#04-03



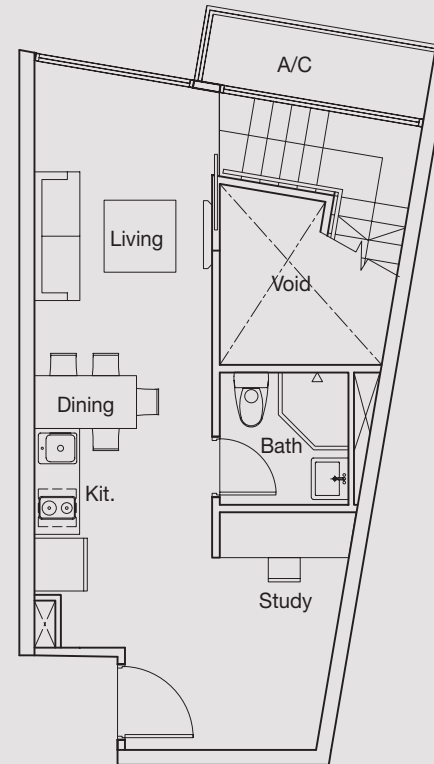
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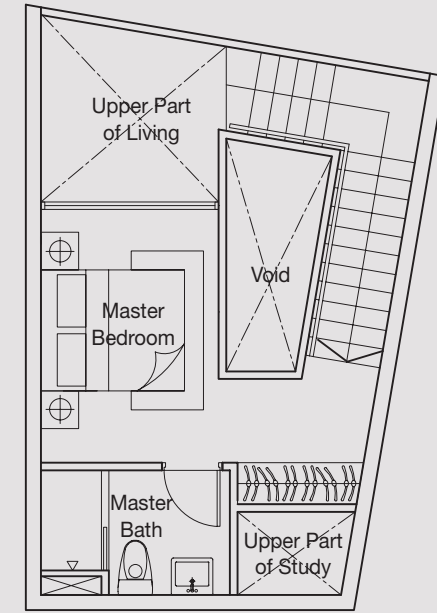
UPPER

PH P 74 sq m • 1+1 bdrm

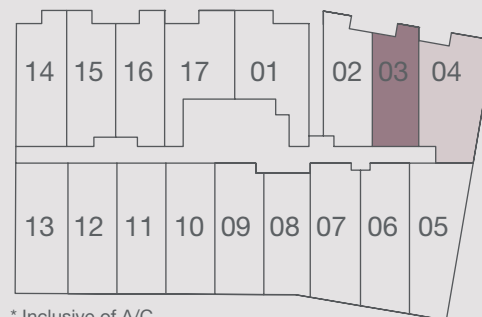
#04-04



LOWER



UPPER



* Inclusive of A/C



1. **Foundation**
Pile to engineer's design.
2. **Superstructure**
Reinforced concrete structure to engineer's specification.
3. **Walls**
 - a) External Wall
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 tenalised timber and/or mild steel.

5. **Ceiling**
For Shops
 - a) Shop
Skim coat and/or ceiling board with emulsion paint finish.
 - b) Toilet
Skim coat and/or water resistant ceiling board with emulsion paint finish.

For Common Areas

- a) Lift Lobbies
Skim coat and/or ceiling board with emulsion paint finish.
- b) Covered Walkway
Skim coat and/or ceiling board with emulsion paint finish.
- c) Staircase Shelter
Skim coat with emulsion paint finish.

6. **Finishes**

- Wall**
For Shops
- a) Shop
Plaster and/or skim coat with emulsion paint finish.
 - b) Toilet
Ceramic tiles and/or homogenous tiles finish.

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

For Common Areas

- a) Lift Lobbies
Ceramic tiles and/or stones and/or plaster with emulsion paint finish
- b) Covered Walkway
Plaster and/or skim coat with emulsion paint finish.
- c) Staircase Shelter
Plaster and/or skim coat with emulsion paint finish.
- d) Carpark
Plaster and/or skim coat with emulsion paint finish.

Floor

For Shops

- a) Shop
Cement and sand screed finish.
- b) Toilet
Ceramic tiles and/or homogenous tiles finish.

For Common Areas

- a) Lift Lobbies
Ceramic tiles and/or stones with skirting tiles finish.
- b) Covered Walkway
Ceramic tiles and/or homogenous tiles with skirting tiles finish.
- c) Staircase Shelter
Cement and sand screed finish with nosing.
- d) Carpark
Cement and sand screed finish.

7. **Doors**

Timber door with quality imported locks brand for toilet only.

8. **Sanitary Fittings**

- a) Toilet : 1 pedestal water closet
1 basin with tap
1 mirror
1 toilet paper holder

9. **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.

Electrical Schedule (Shops)

UNIT TYPE	Power tapped-off (30A TPN ISOL)	Water tapped-off	Floor trap tapped-off	Telecom tapped-off	Television tapped-off
Shop 1	1	1	1	1	1
Shop 2	1	1	1	1	1
Shop 3	1	1	1	1	1
Shop 4	1	1	1	1	1
Shop 5	1	1	1	1	1
Shop 6	1	1	1	1	1
Shop 7	1	1	1	1	1
Shop 8	1	1	1	1	1

10. **Lightning Protection**

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

11. **Painting**

- a) Internal wall
Emulsion water-based paint.
- b) External wall
Selected oil-based base coat and water-based exterior paint.

12. **Water Proofing**

Waterproofing shall be provided to floors of toilet (if any).

13. **Driveway and Car Park**

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

14. **Additional Items**

- a) Railing
Mild steel for common stair railing. Steel and/or glass for other railings.
- b) Lift
1 passenger lift (iKONEi or equivalent) from first to sixth floor.

Note:

Marble and Granite: Marble and granite are natural stone material containing veins with tonality 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. 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 can be felt at the joint.

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.

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RESIDENTIAL 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
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.**For Common Areas**
 - a) Lift Lobbies
Skim coat and/or ceiling board with emulsion paint finish.
 - b) Staircase Shelter
Skim coat with emulsion paint finish.
 - 6. Finishes**
Wall
For Apartments
 - a) Living/Dining, Bedrooms, Study
Plaster and/or skim coat with emulsion paint finish.
 - b) Master Bath, Common Bathrooms
Ceramic tiles and/or homogenous tiles finish
 - c) Balcony
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
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) Staircase Shelter
Plaster and/or skim coat with emulsion paint finish.**Floor**
For Apartments
 - a) Living/Dining
Compressed marble and/or ceramic tiles and/or homogenous tiles 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, 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) Staircase Shelter
Cement and sand screed finish with nosing.
- 7. Windows**
Powder coated aluminum framed with approximately 6 mm glass.
- 8. Doors**
 - a) Main Entrance
Fire-rated timber door
 - b) Bedrooms
Timber decorative door
 - c) Bathrooms
Timber decorative door and/or PVC door and/or aluminum bi-fold door
 - d) Staircase Shelter
PSB approved blast door
 - e) Ironmongery
Imported Quality Locksets
- 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.
- 16. Recreation Facilities**
The followings are provided:
 - a) Lap pool
 - b) Barbecue Pit
 - c) Gymnasium
- 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) Fencing
Brickwall and/or steel railing on brickwall.
 - h) Lift
1 passenger lift ('KONE' or equivalent) from first to sixth floor.

RESIDENTIAL SPECIFICATIONS

UNIT TYPE	Lighting Point	Power Point	TV Point	Telephone Point	Data Point	Water Heater	Cooker Point	Hood Point	Bell Point	Audio Intercom	Isolator
TYPE A	4	11	2	2	1	1	1	1	1	1	1
TYPE A1	4	11	2	2	1	1	1	1	1	1	1
TYPE B	4	11	2	2	1	1	1	1	1	1	1
TYPE C	4	11	2	2	1	1	1	1	1	1	1
TYPE D	4	11	2	2	1	1	1	1	1	1	1
TYPE E	5	13	2	3	1	1	1	1	1	1	1
TYPE F	5	13	2	3	1	1	1	1	1	1	1
TYPE G	5	13	2	3	1	1	1	1	1	1	1
TYPE H	4	11	2	2	1	1	1	1	1	1	1
TYPE J	4	11	2	2	1	1	1	1	1	1	1
TYPE K	5	11	2	2	1	1	1	1	1	1	1
TYPE K1	5	11	2	2	1	1	1	1	1	1	1
TYPE L	5	11	2	2	1	1	1	1	1	1	1
TYPE M	5	11	2	2	1	1	1	1	1	1	1
TYPE N	5	11	2	2	1	1	1	1	1	1	1
TYPE P	6	13	2	3	1	1	1	1	1	1	1
TYPE PH A	8	15	3	3	1	2	1	1	1	1	2
TYPE PH B	8	15	3	3	1	2	1	1	1	1	2
TYPE PH C	7	14	3	3	1	2	1	1	1	1	2
TYPE PH D	7	14	3	3	1	2	1	1	1	1	2
TYPE PH E	7	13	3	3	1	2	1	1	1	1	2
TYPE PH F	9	16	3	3	1	2	1	1	1	1	2
TYPE PH G	9	16	3	3	1	2	1	1	1	1	2
TYPE PH H	9	16	3	3	1	2	1	1	1	1	2
TYPE PH J	8	15	3	3	1	2	1	1	1	1	2
TYPE PH K	8	14	3	3	1	2	1	1	1	1	2
TYPE PH L	8	14	3	3	1	2	1	1	1	1	2
TYPE PH M	8	15	3	3	1	2	1	1	1	1	2
TYPE PH N	8	15	3	3	1	2	1	1	1	1	2
TYPE PH P	9	15	3	3	1	2	1	1	1	1	2

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NAME OF PROJECT	Suites @ Katong
ADDRESS OF PROJECT	263 Tanjong Katong Road, Singapore 437050
DEVELOPER	Oxley Wealth Pte Ltd
TENURE OF LAND	Estate in Free Simple (Freehold)
LEGAL DESCRIPTION	LOT 1022V MK 25
PLANNING APPROVAL NO.	ES20091124R0205
BUILDING PLAN NO.	A1694-00169-2009 BP01 dated 25th March 2010
DEVELOPER'S LICENCE NO.	C0621
TOP NO LATER THAN	31 Dec 2014
LEGAL COMPLETION NO LATER THAN	31 Dec 2017

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