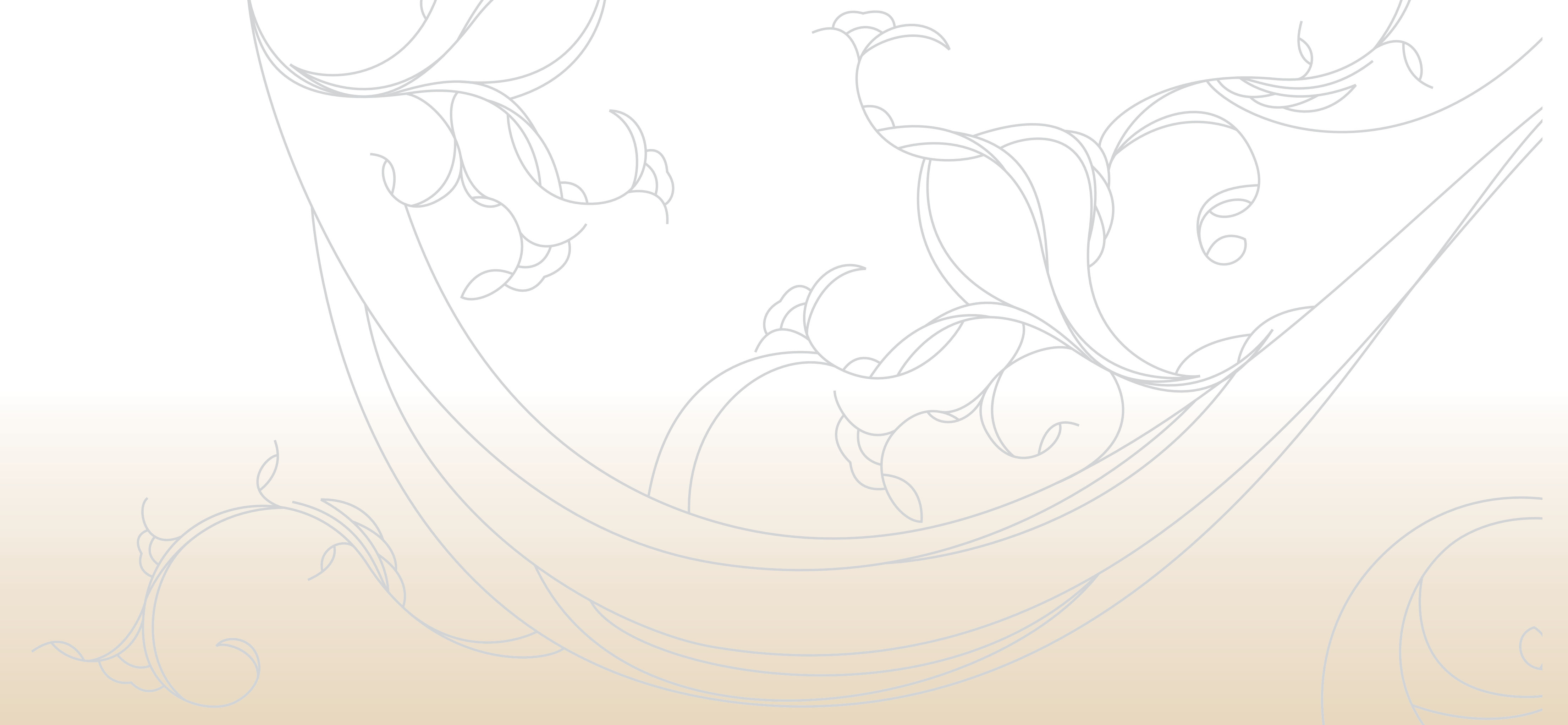


TREASURE
ON BALMORAL





Situated at a most sought after neighbourhood,

TREASURE

ON BALMORAL

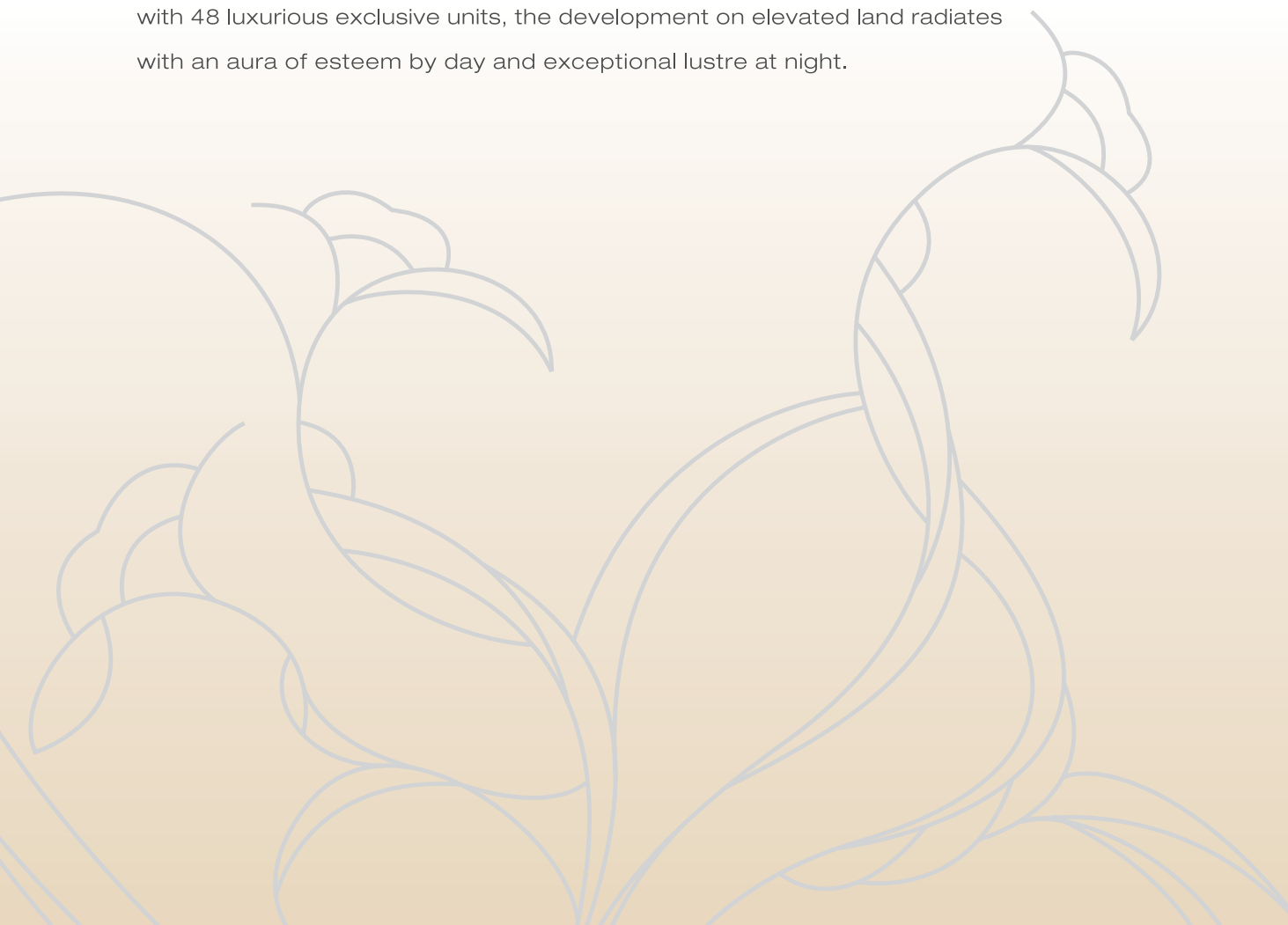
is a place that dreams are made of...a unique
sanctuary of serene surroundings, lavish living spaces
and a wealth of leisure activities.

Where fond experiences between family and loved ones
are yours to treasure forever.

DISCOVER A REALM OF MAGNIFICENCE AND DISTINCTION

As a lavish **FREEHOLD** development in the centre of District 10,
Treasure on Balmoral offers a unique city living experience within the residential
established environs of Orchard Road.

Exquisite and sculptural, Treasure on Balmoral glitters with prestige. Conceived
with 48 luxurious exclusive units, the development on elevated land radiates
with an aura of esteem by day and exceptional lustre at night.







Singapore Chinese Girls' School

Chinese International School

BUKIT TIMAH ROAD

Anglo-Chinese School

Raffles Town Club

BALMORAL ROAD

STEVENS ROAD

STEVENS ROAD

The Pines Club

Raffles Girls' Secondary School

Tanglin Club

SINGAPORE BOTANIC GARDENS

TREASURE

ON BALMORAL

ANDERSON ROAD

The American Club

Shangri-La Hotel

Shaw House

Tanglin Shopping Centre

ORCHARD ROAD

Tangs Plaza

Wheelock Place

Ion Orchard



Goodwood Park

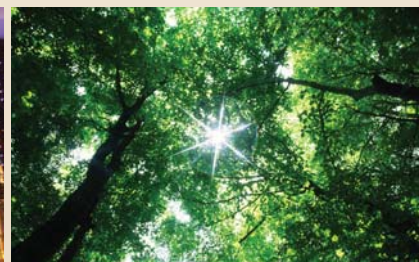
SCOTTS ROAD

Grand Hyatt Singapore

SPLENDID LOCALE

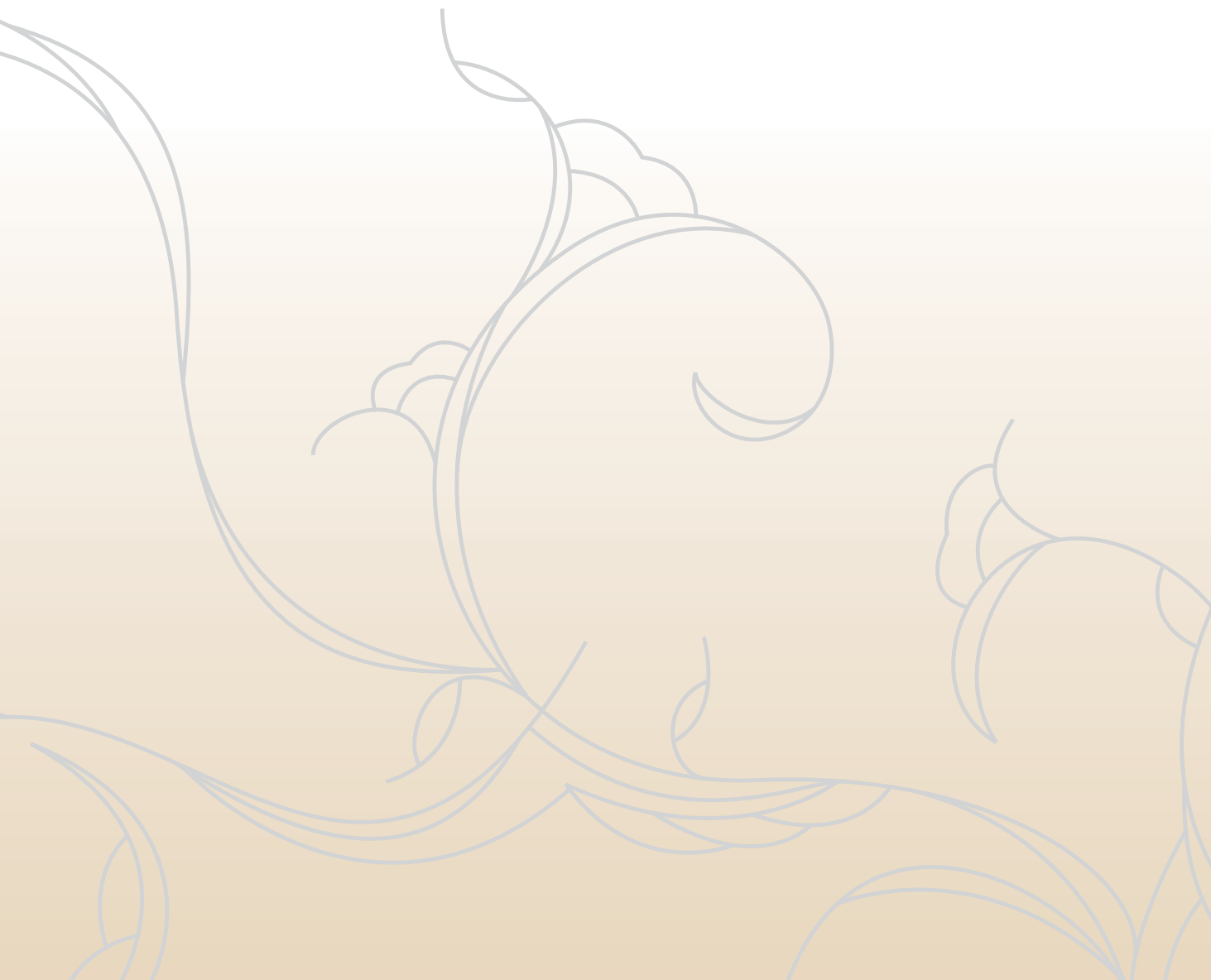
Set like a jewel amidst a tree-lined premium locale, Treasure on Balmoral's vicinity sparkles with distinction.

Flanked by prestigious membership clubs, reputable educational institutions and privileged neighbourhoods, Treasure on Balmoral is only two minutes away from Scotts Road and Orchard Road's vibrant shopping, dining and entertainment venues.



THE ESSENCE OF BLISS REVEALED

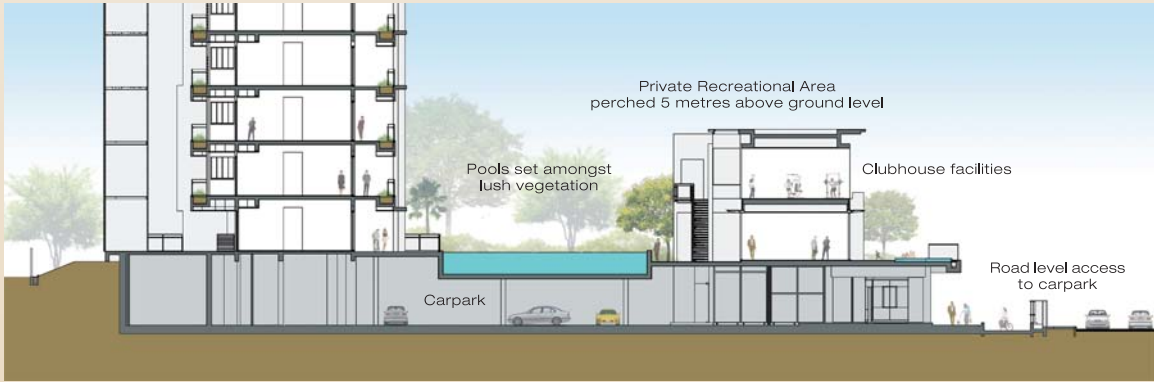
A spectacle of grandeur awaits every arrival. A sweeping high ceiling entrance welcomes your presence. Splendid green terraces laden with luxuriant foliage fill the senses with pleasing colours and scents. At a distance, the shimmering water wall complements the glittering presence of the two-storey clubhouse.







MASTER CRAFTED LIFESTYLE AND RECREATION SPLENDOUR



SITE PLAN

Legend

- 1 Pedestrian Side Gate
- 2 Carpark Entrance (Ground Level)
- 3 Guard House (Ground Level)
- 4 Arrival Plaza (Ground Level)
- 5 Landscape Pool
- 6 Entertainment Deck
- 7 Clubhouse
 - i) Multi-Purpose Room with Kitchenette
 - ii) Gymnasium
 - iii) Female Changing Room with Steam Room
 - iv) Male Changing Room with Steam Room
- 8 Aqua Gym
- 9 Splash Pool
- 10 Lap Pool
- 11 Hydromassage Pool
- 12 Sun Tanning Pool Deck
- 13 Meditation Deck
- 14 Management Office (Ground Level)
- 15 Children's Playground
- 16 Barbecue and Outdoor Dining
- 17 Water Wall
- 18 Fitness Alcove
- 19 Foot Reflexology Path





ELEVATED HIDEAWAY

Here, leisure time will be cherished and enjoyed.

Fitness enthusiasts will appreciate the fully equipped modern gymnasium with splendid landscaped views, the outdoor fitness alcove or the invigorating aqua gym. For those who enjoy meditation, seek inner calm at the meditation deck. Indulge in holistic therapy at the hydrotherapy pool or the cleansing warmth of the steam room.

Mingle with friends at the poolside entertainment deck, enjoy grilled fare at the barbecue pavilion or hold private parties at the clubhouse that features a contemporary multi-purpose room with kitchenette.





SEAMLESS PALATIAL SPACE

Treasure cool cross ventilation, the sensation of unhindered fresh breezes and generous natural lighting in a home with minimal dividing walls and absolute spatial freedom.

Versatile interior design imparts both indoor and outdoor dining pleasure within each sizeable unit plus wide, spacious balconies.

Penthouse homeowners will have the privilege of enjoying a tranquil swim in the private pool at their roof garden, al fresco parties and more, enriching the dual interior and exterior experiences of their residence.

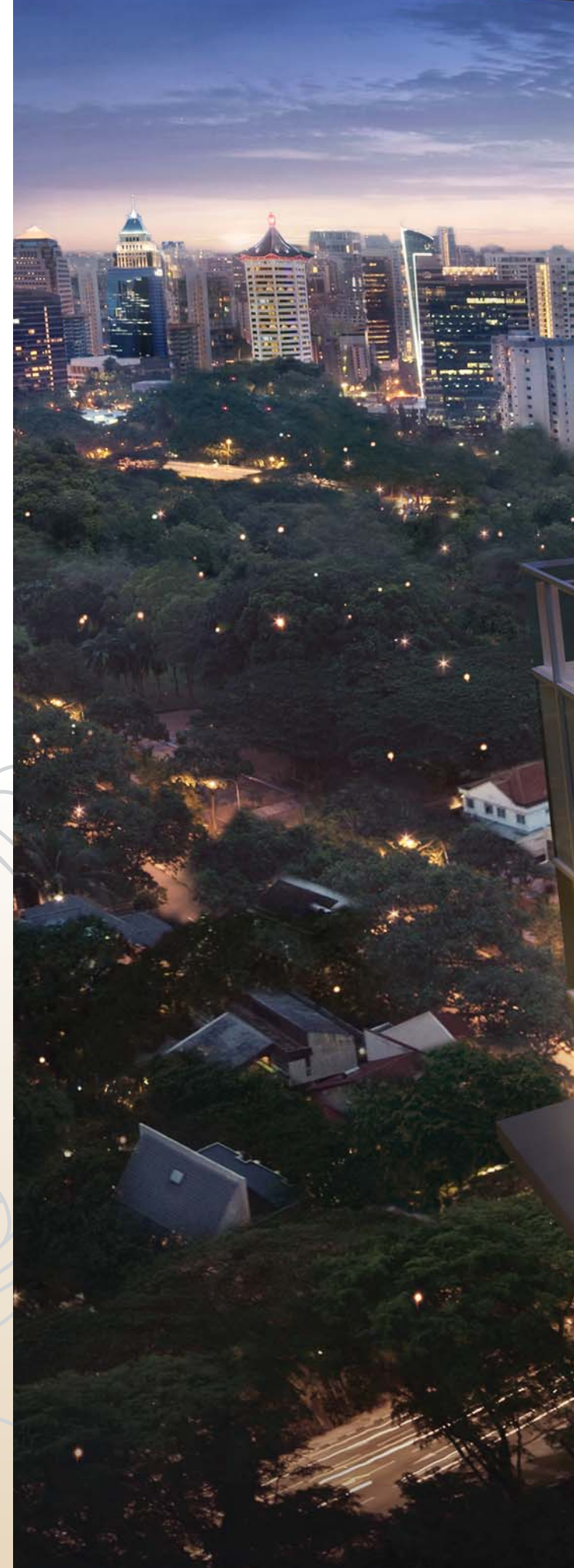


Artist's Impression



SPLENDID VANTAGE POINT

Appreciate the beauty of inviting views of landscaped greenery, the pool or cosmopolitan vibe of the city from the comfort of your living space.







GAGGENAU

GIRA

hansgrohe

LAUFEN
bathrooms

LAVISH AESTHETIC

Timeless elegance with a hint of romanticism elevates the status of every residence. Premier designer fittings and fixtures are all meticulously chosen for their enduring characteristic that will always remain stylish for years to come.

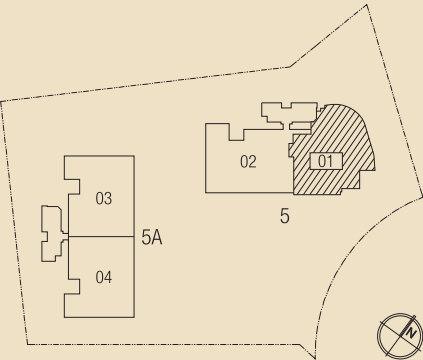




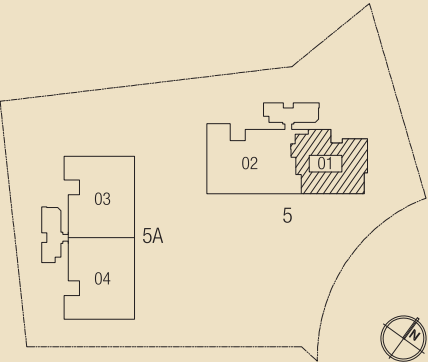
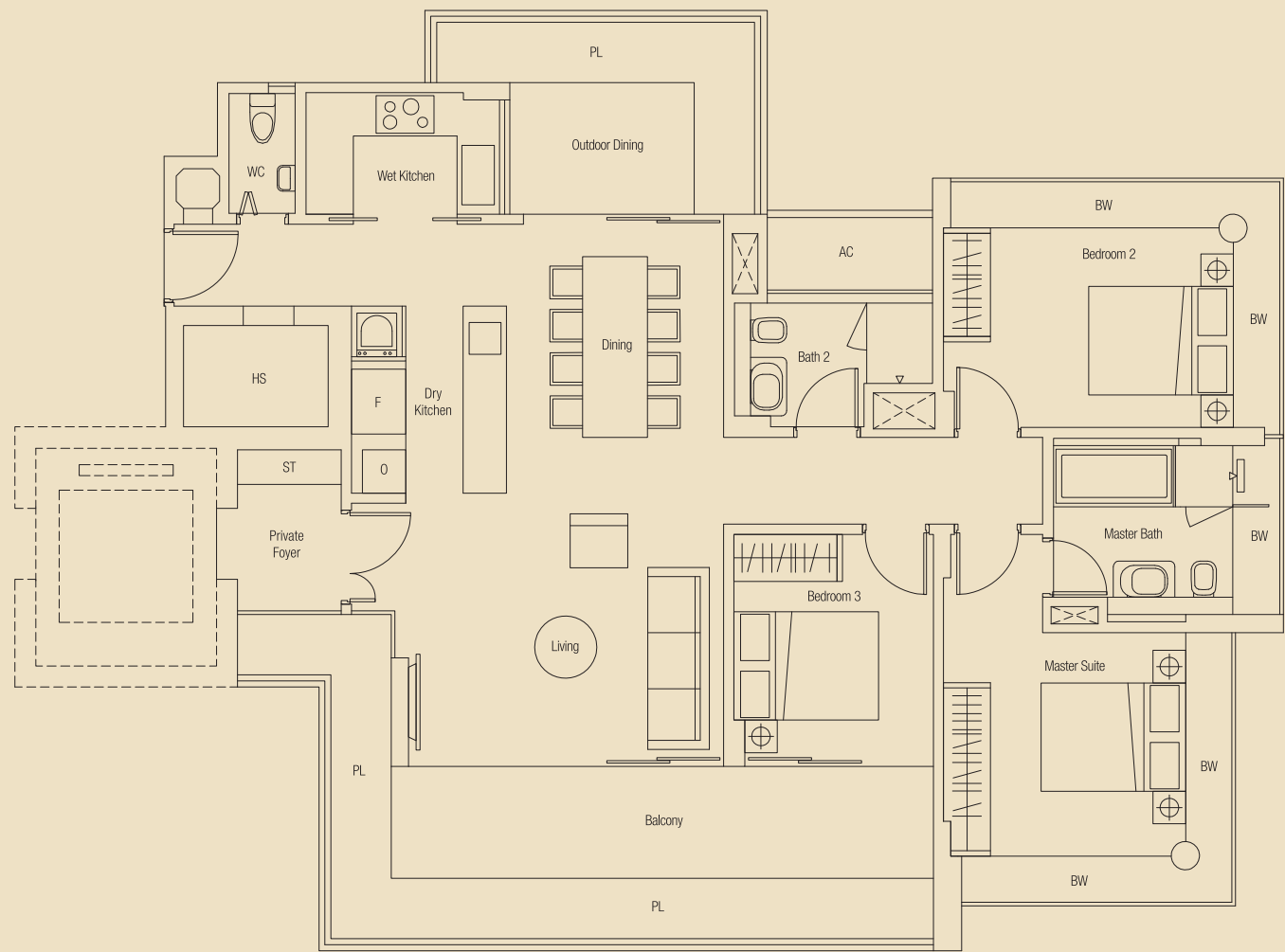


FLOOR PLANS

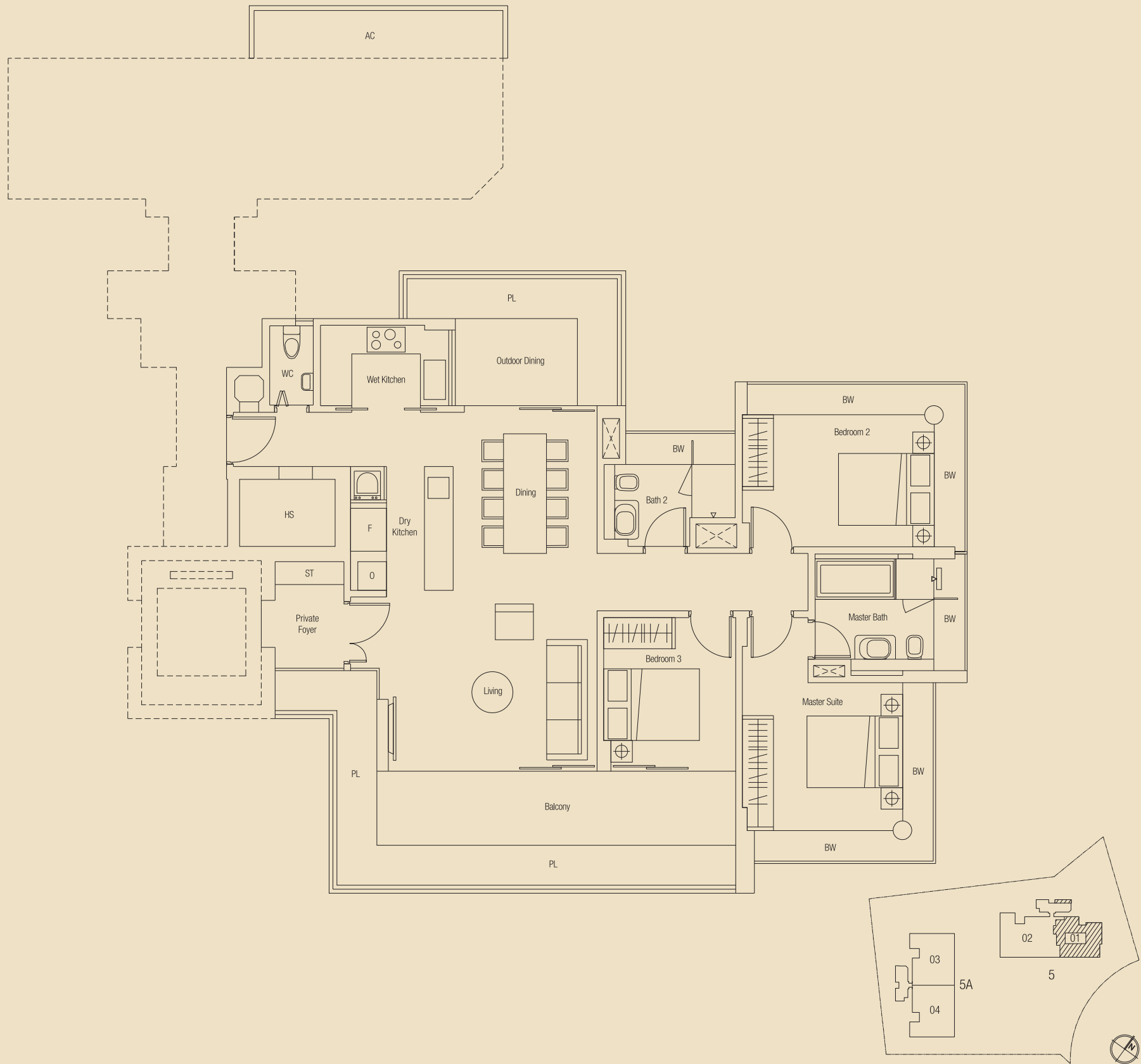
TYPE A1-G
3-Bedroom
248 sq m / 2670 sq ft
#01-01



TYPE A1a
3-Bedroom
158 sq m / 1701 sq ft
#02-01



TYPE A1
3-Bedroom
164 sq m / 1765 sq ft
#03-01 to #10-01

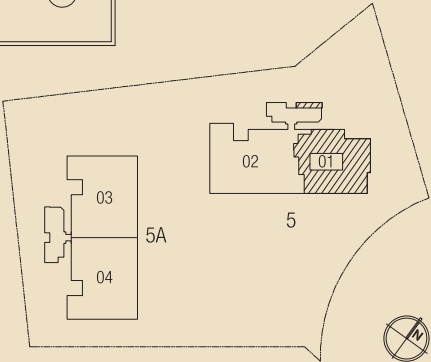
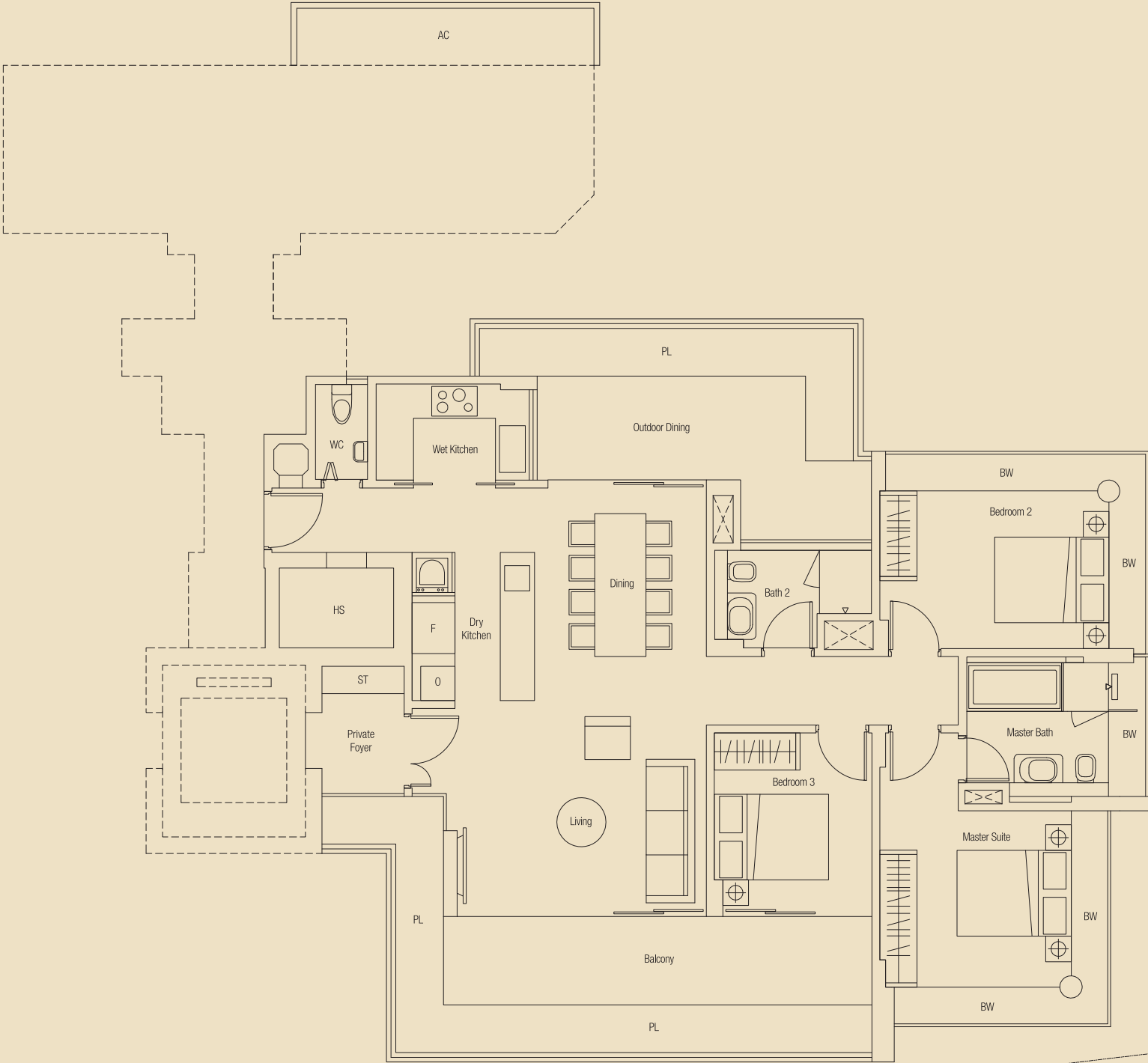


TYPE A1b

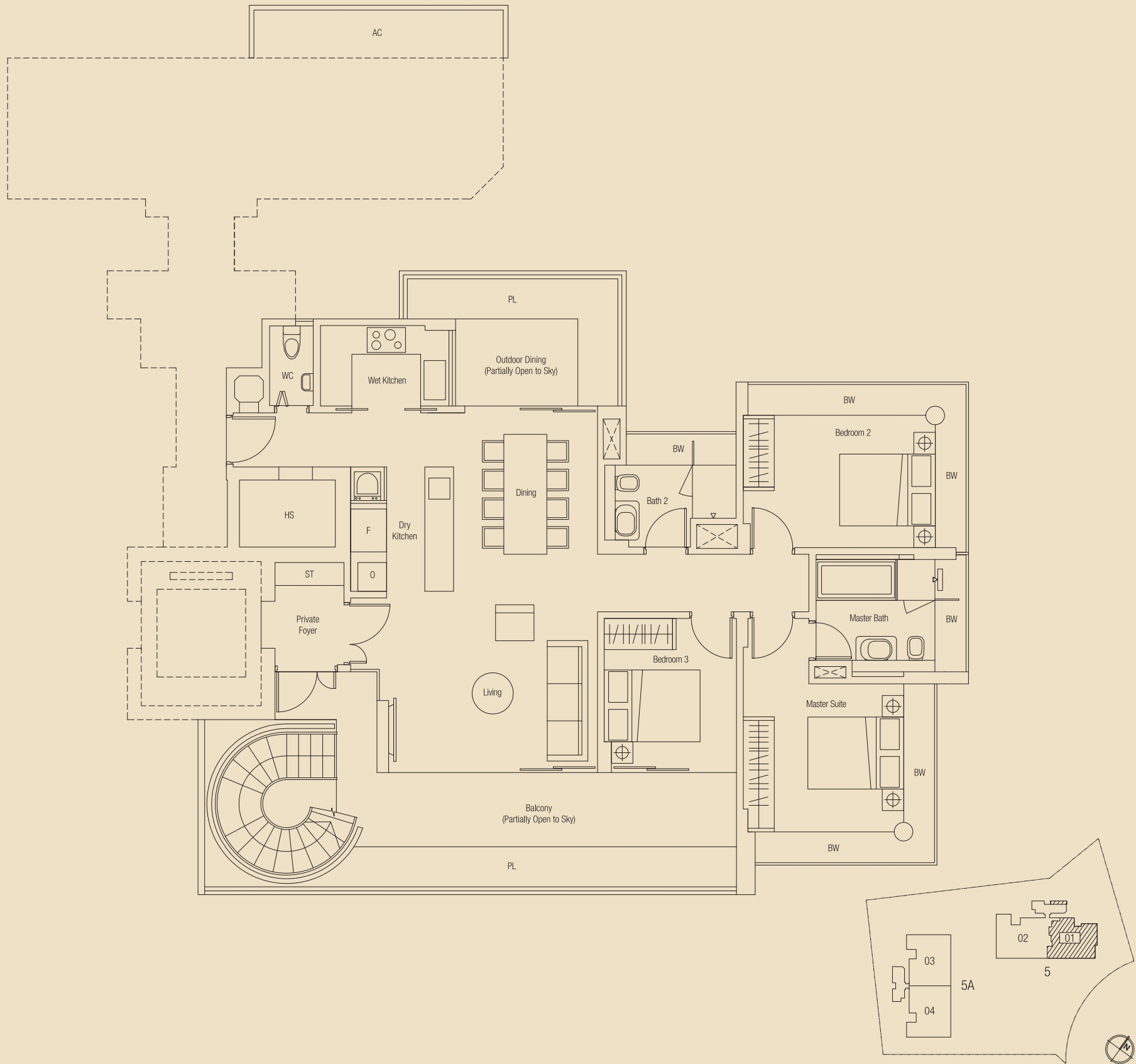
3-Bedroom

171 sq m / 1841 sq ft

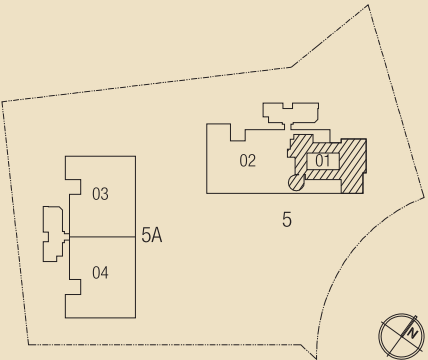
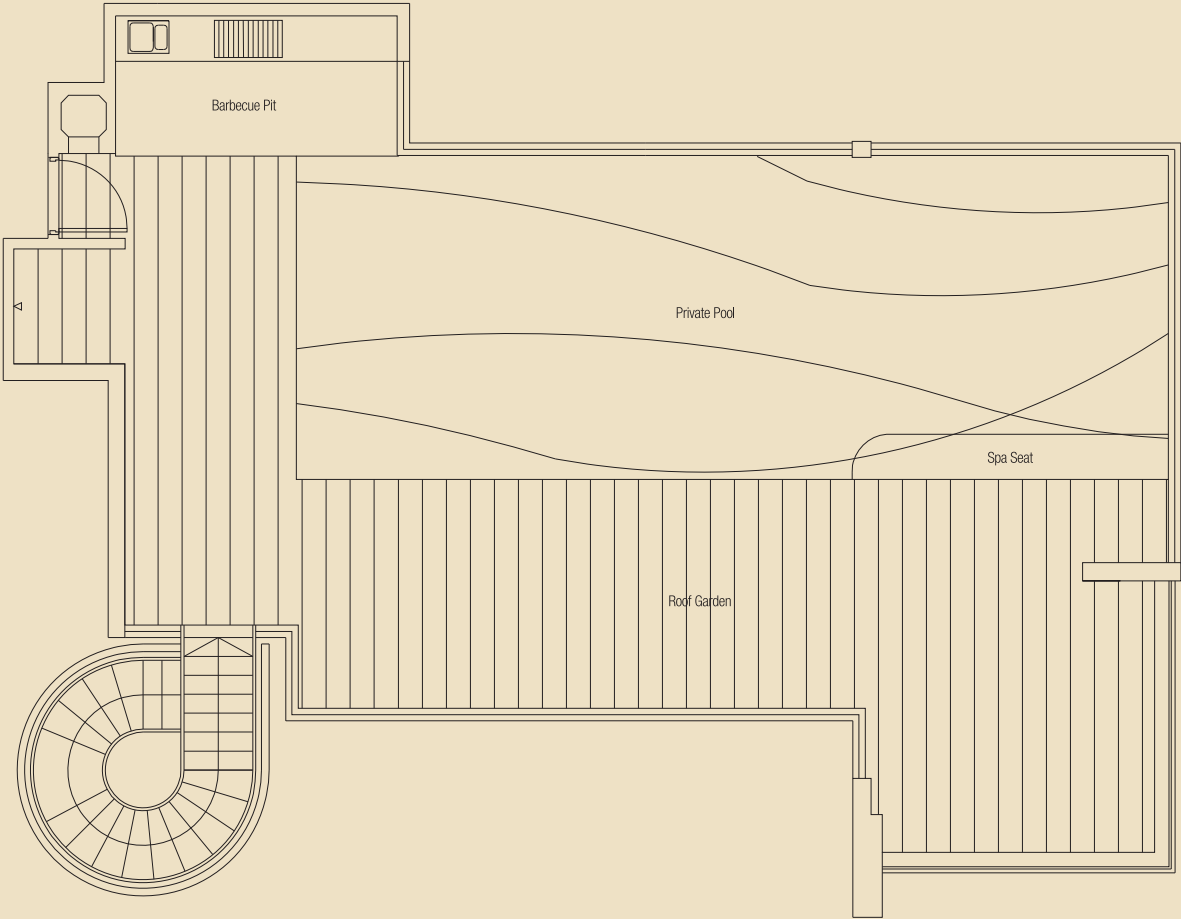
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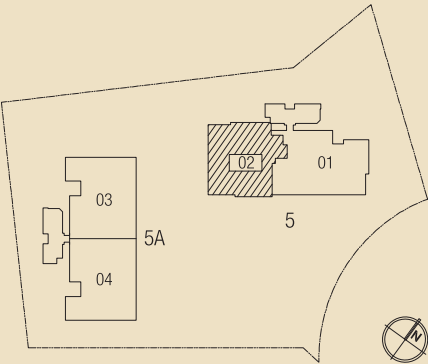
TYPE A1-P
Penthouse (Living - Lower Level)
303 sq m / 3262 sq ft
#12-01



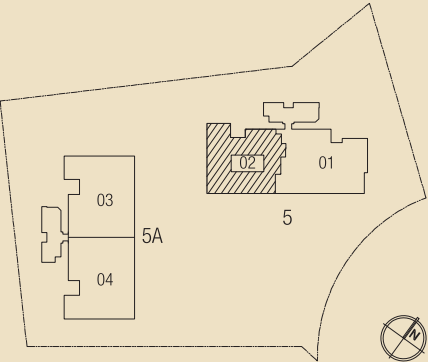
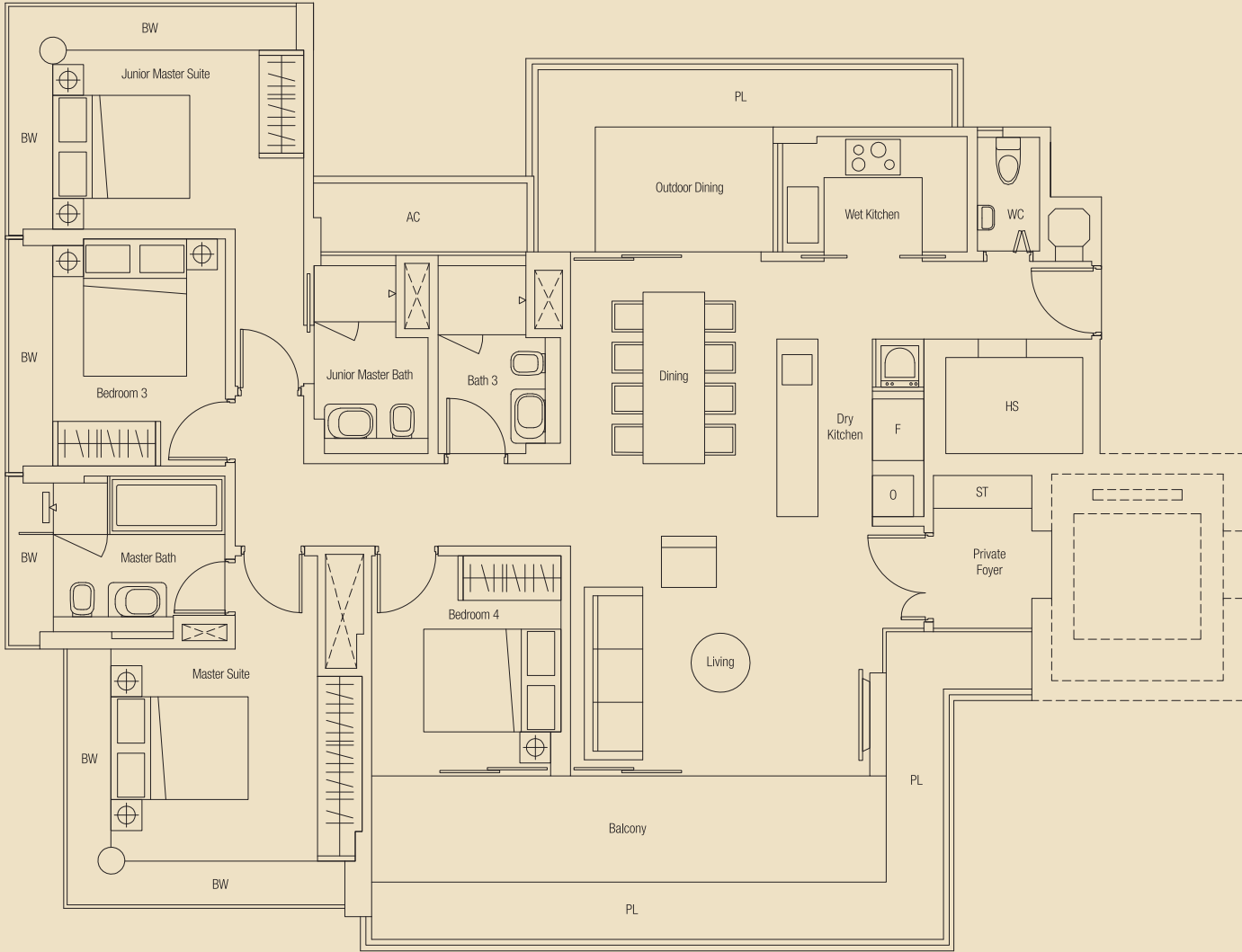
TYPE A1-P
Penthouse (Lifestyle - Upper Level)
Roof Garden with Private Pool



TYPE B1-G
4-Bedroom
193 sq m / 2078 sq ft
#01-02



TYPE B1a
4-Bedroom
180 sq m / 1938 sq ft
#02-02

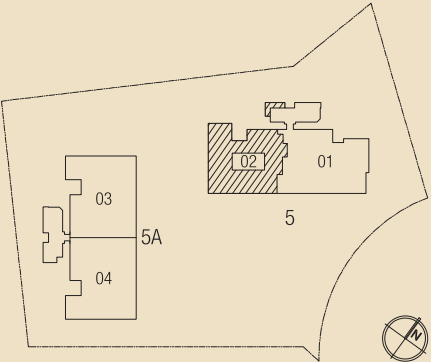


TYPE B1

4-Bedroom

186 sq m / 2002 sq ft

#03-02 to #10-02

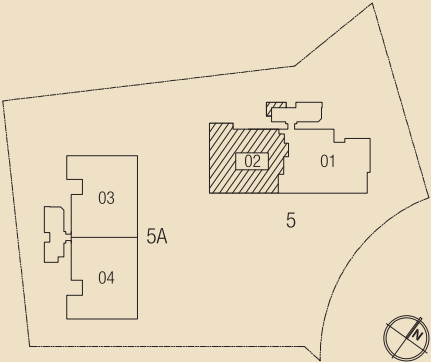
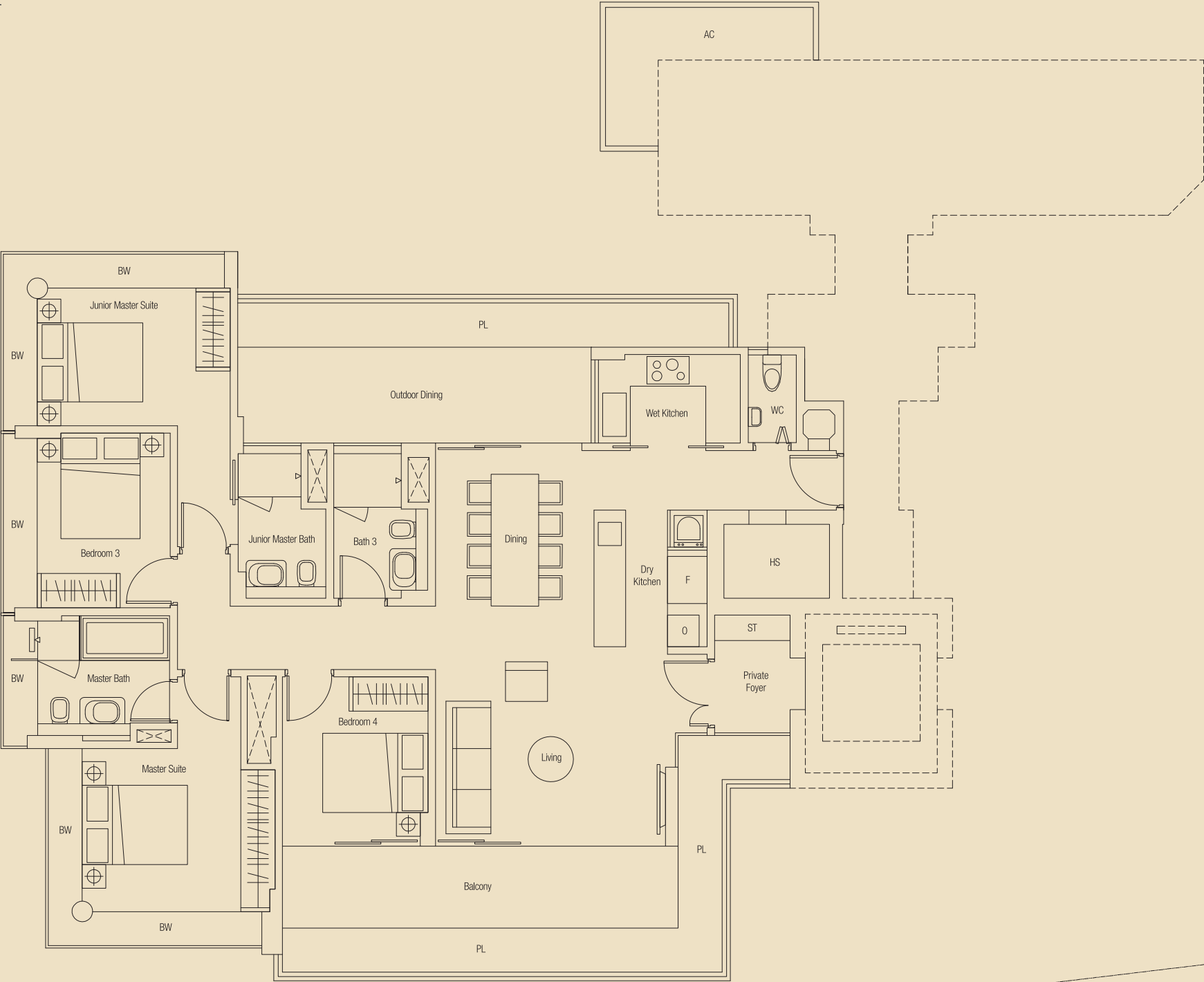


TYPE B1b

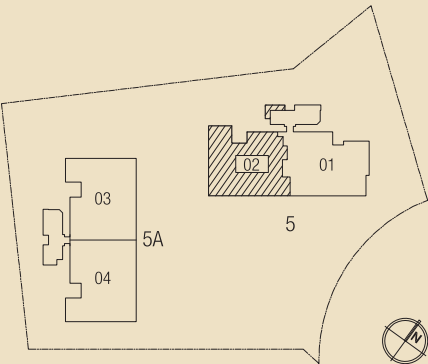
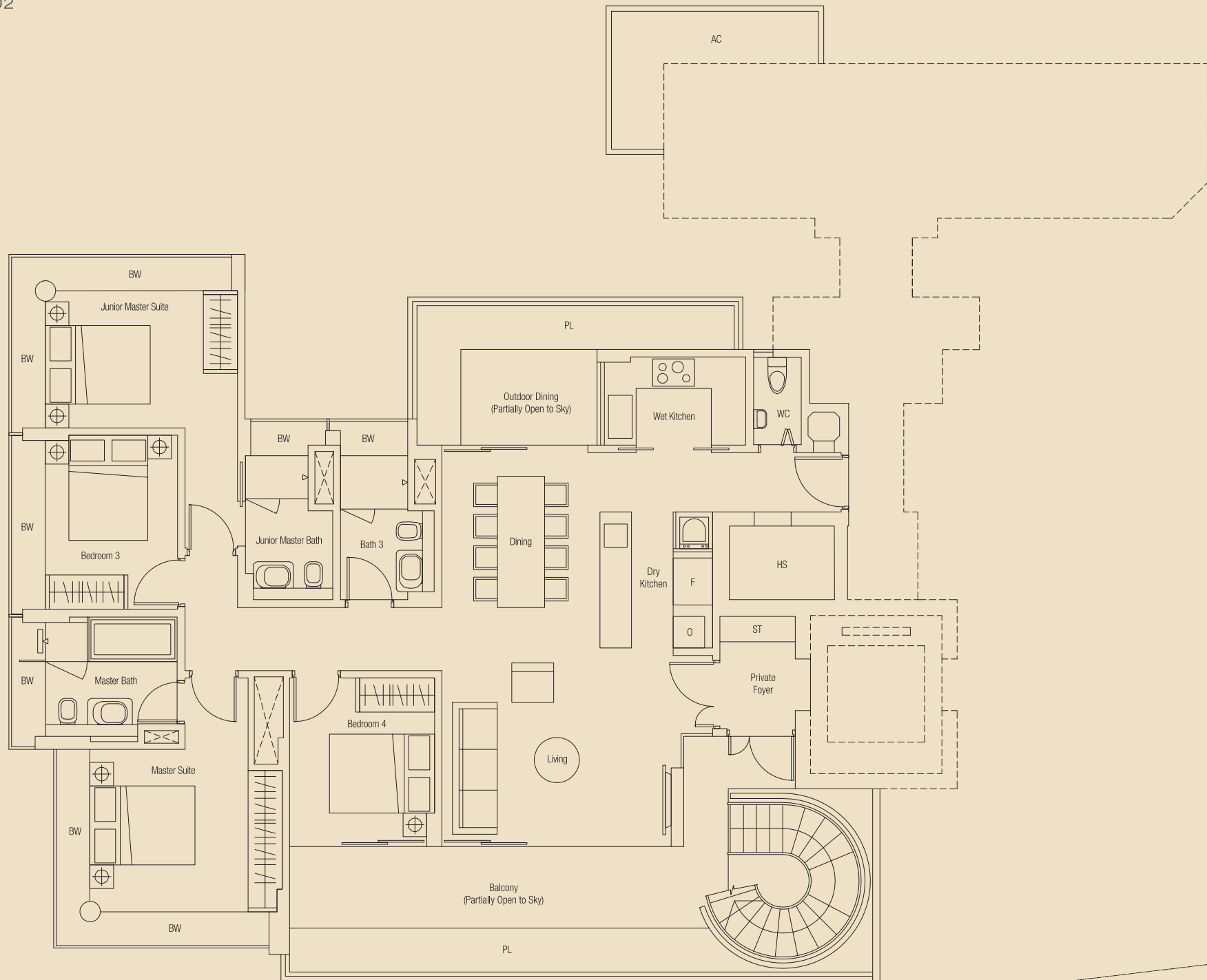
4-Bedroom

193 sq m / 2078 sq ft

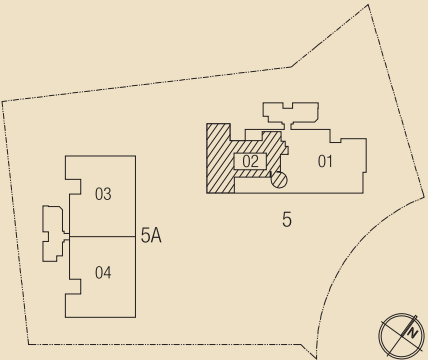
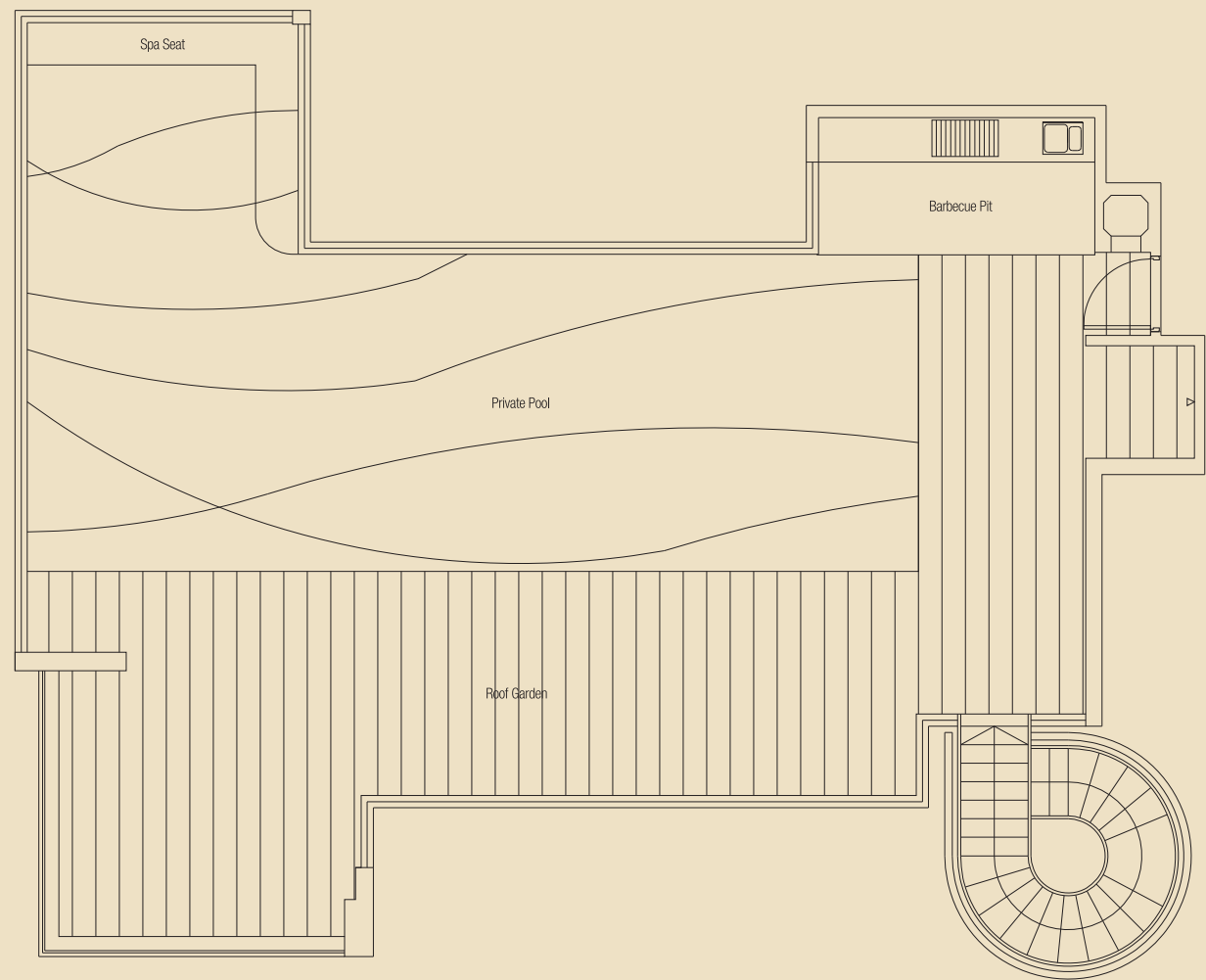
#11-02



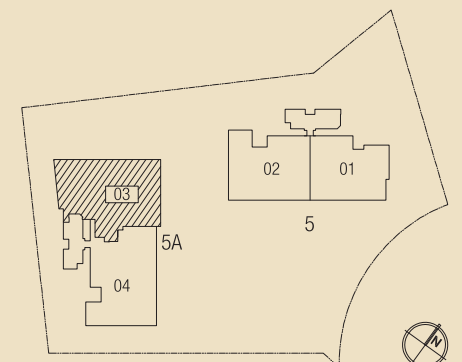
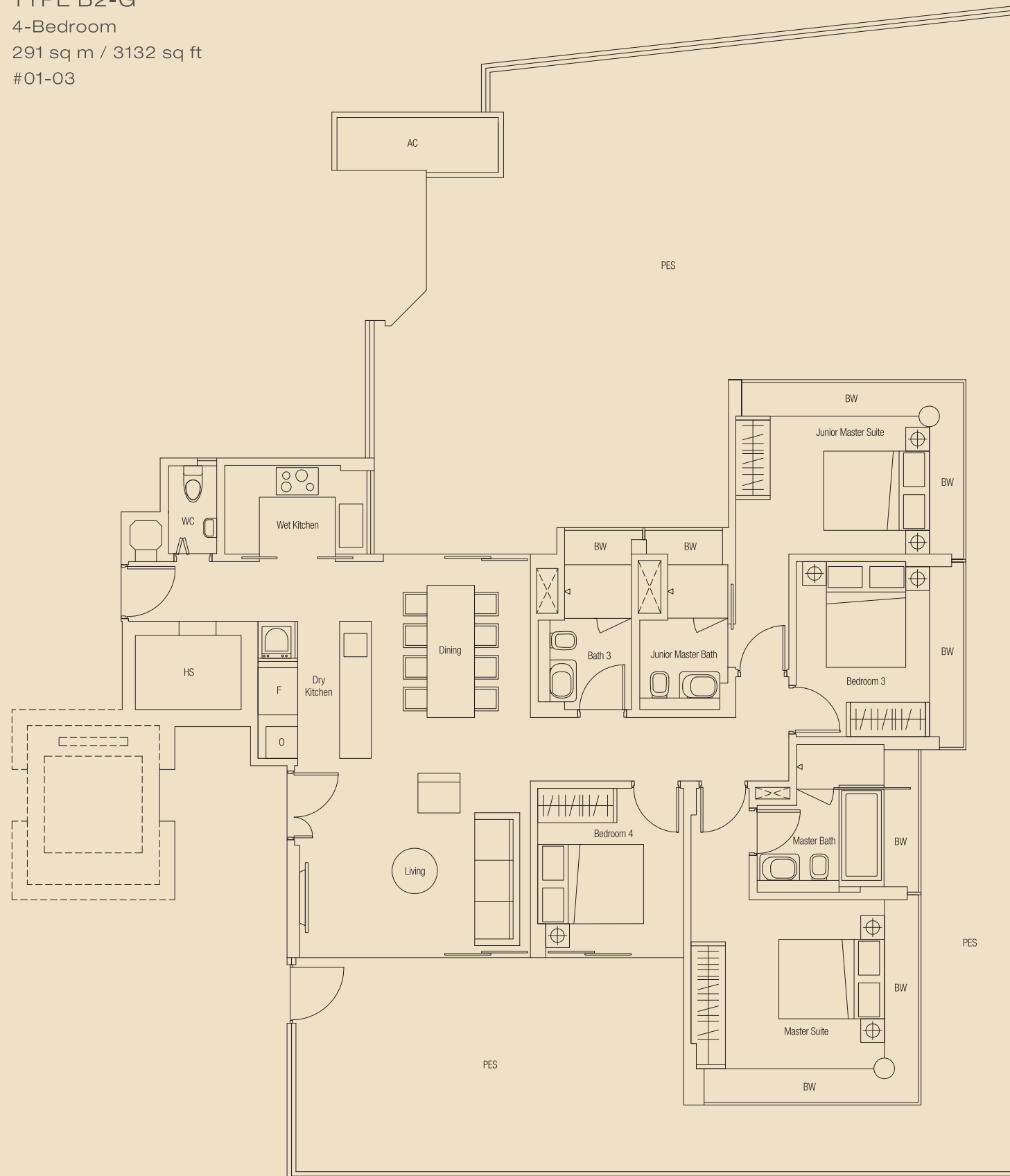
TYPE B1-P
Penthouse (Living - Lower Level)
340 sq m / 3660 sq ft
#12-02



TYPE B1-P
Penthouse (Lifestyle - Upper Level)
Roof Garden with Private Pool



#01-03

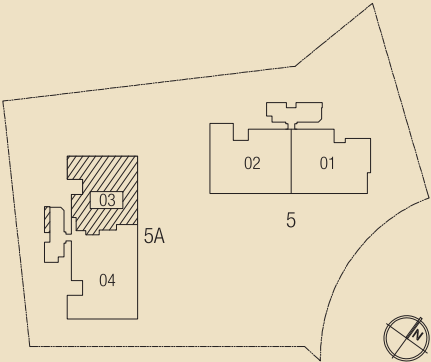
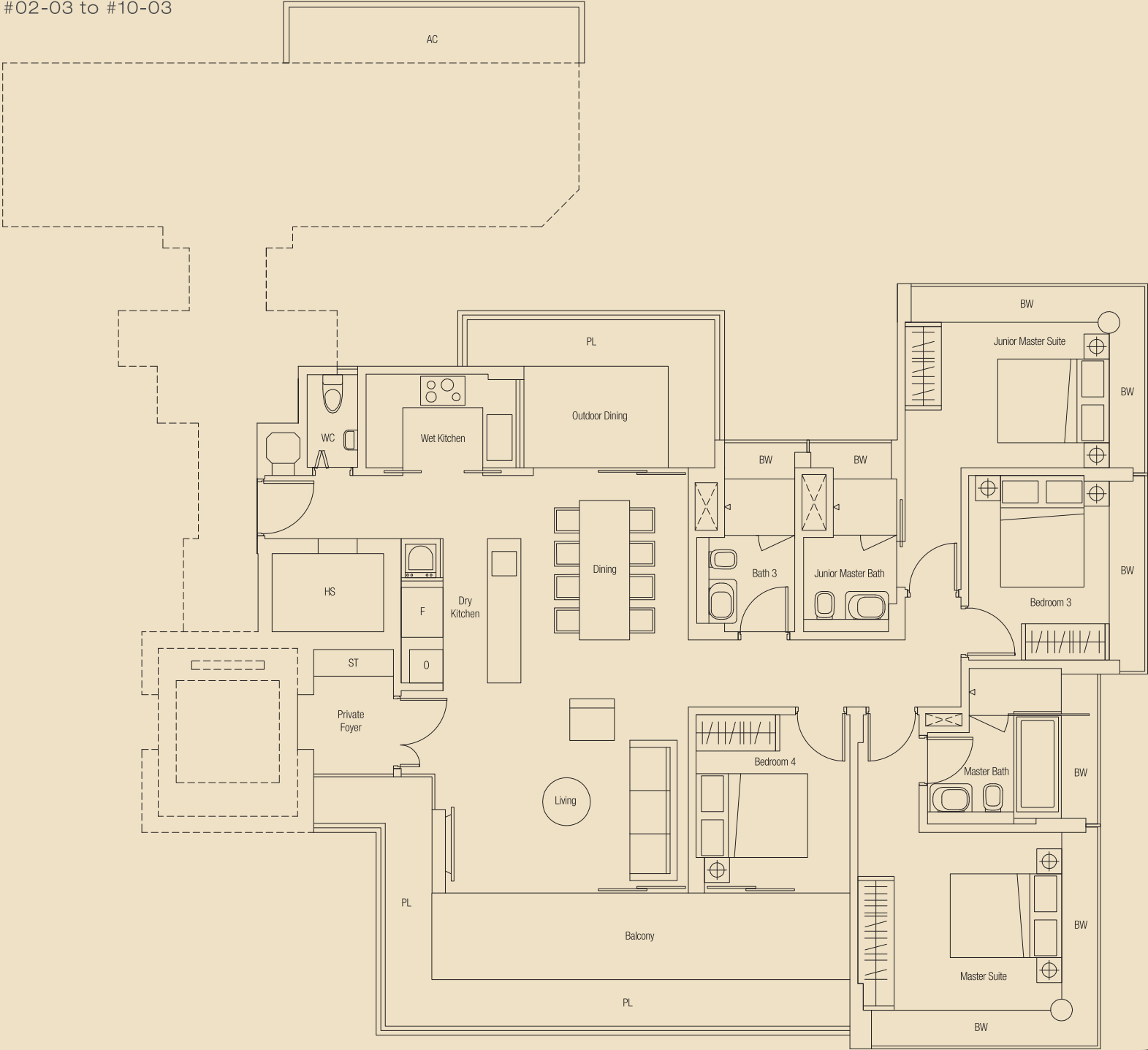


TYPE B2

4-Bedroom

185 sq m / 1991 sq ft

#02-03 to #10-03

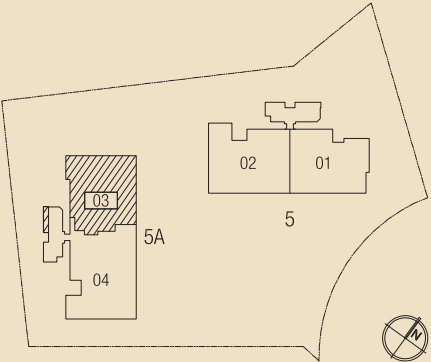
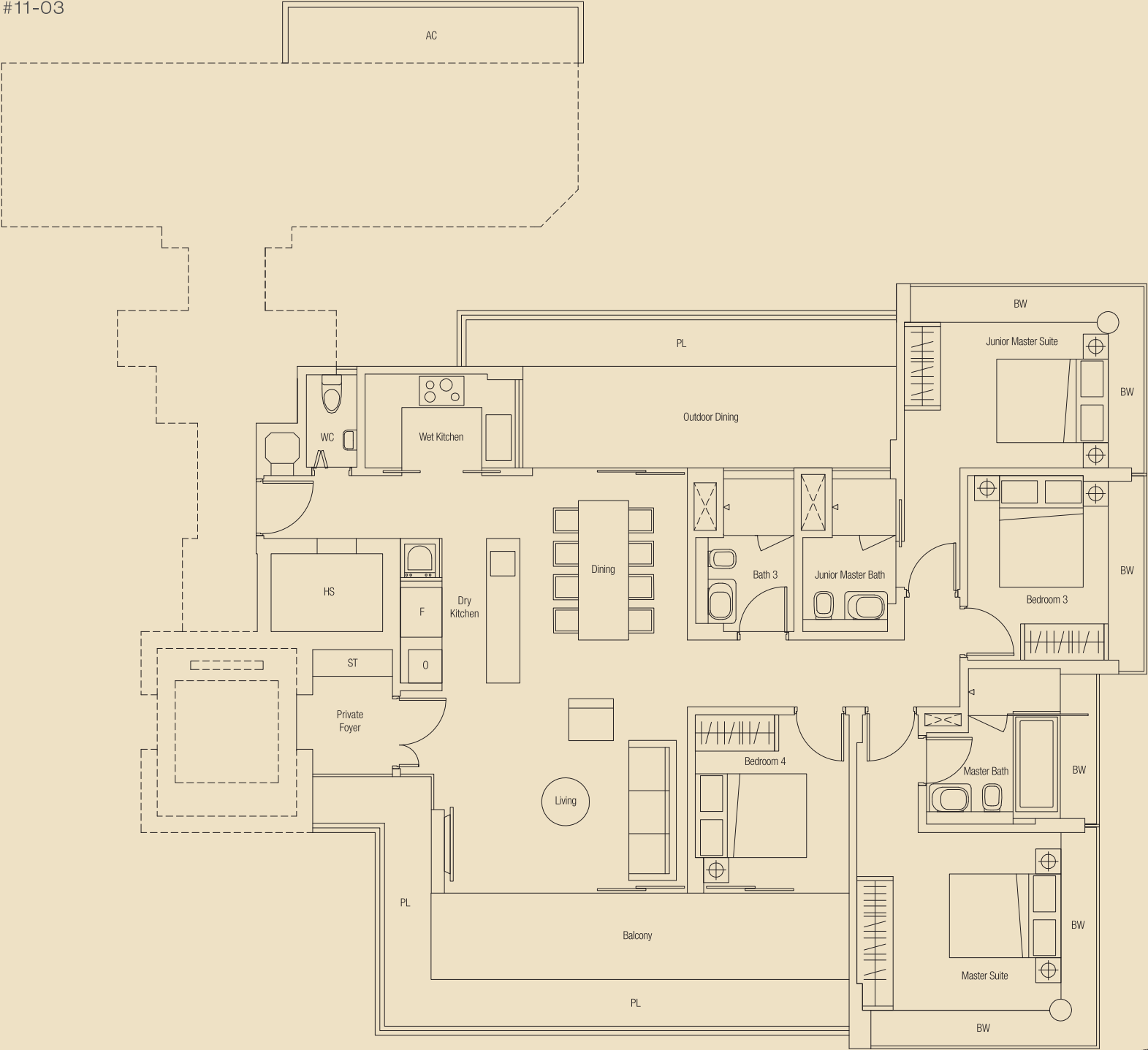


TYPE B2b

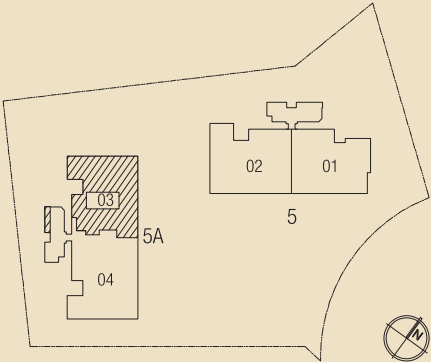
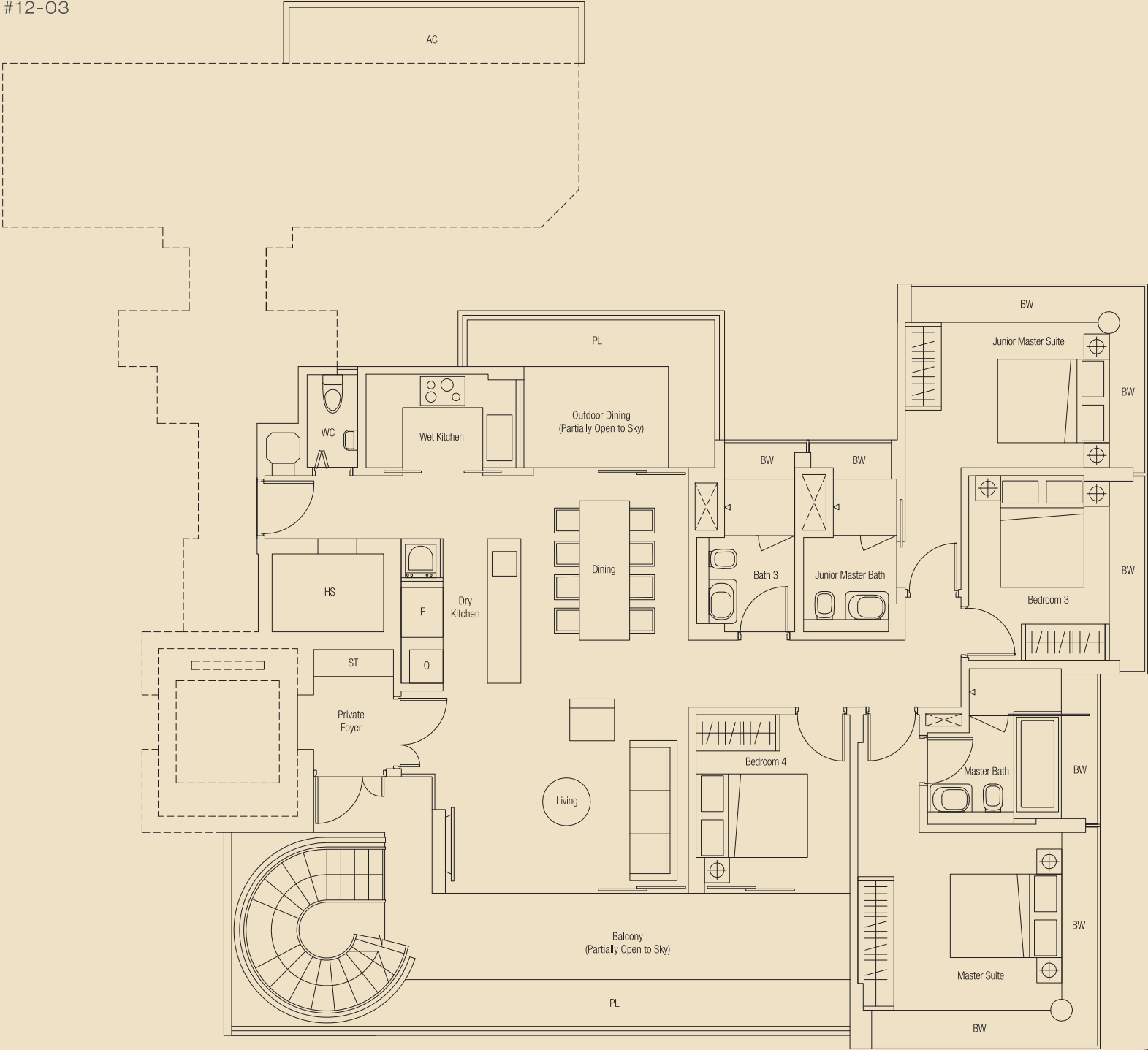
4-Bedroom

193 sq m / 2078 sq ft

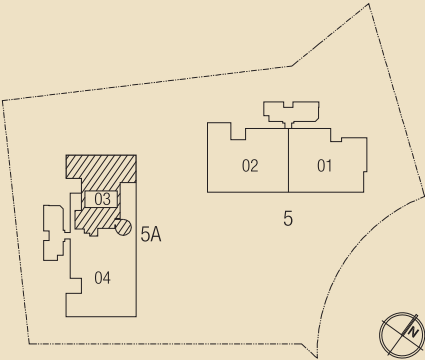
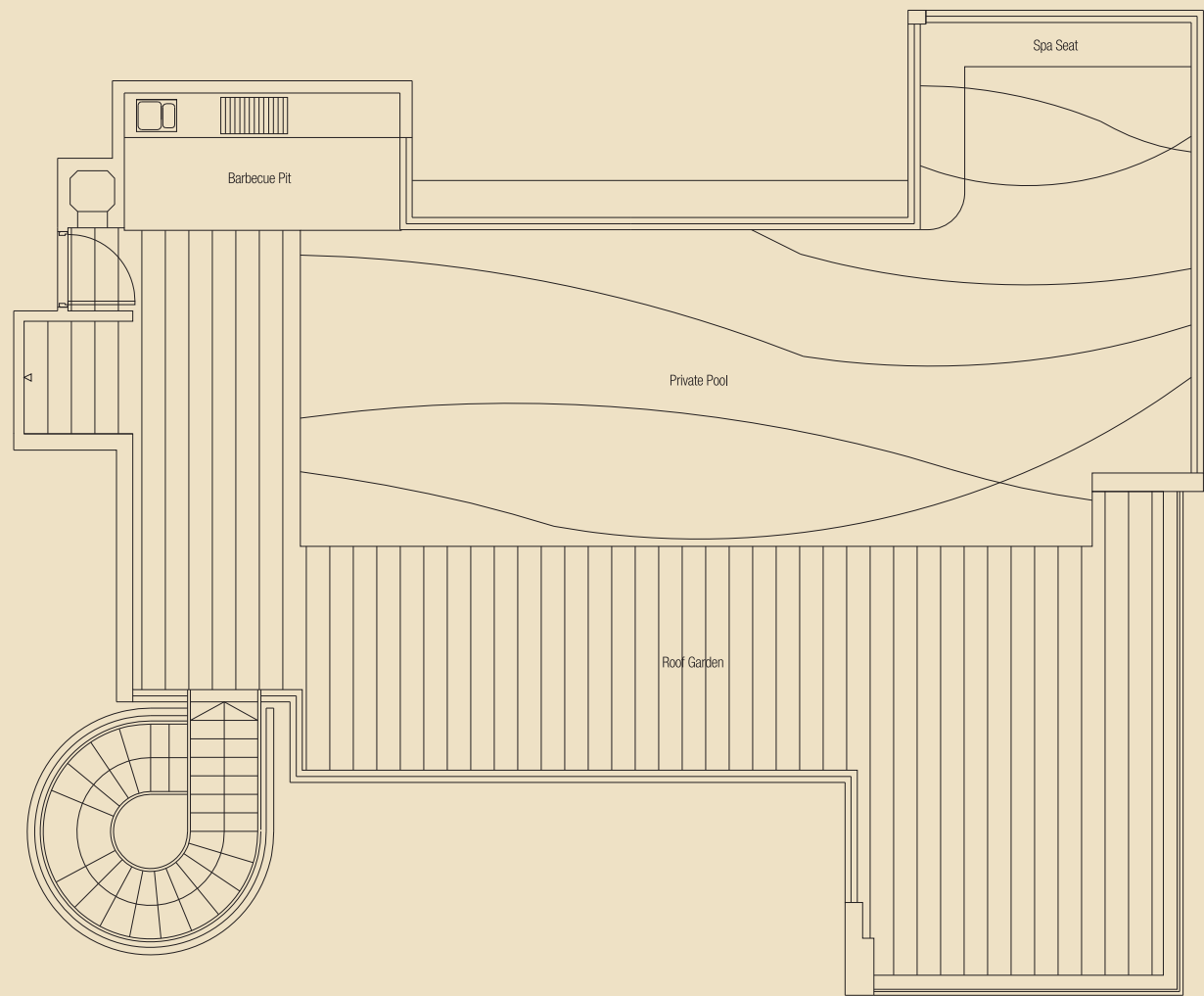
#11-03



TYPE B2-P
Penthouse (Living - Lower Level)
341 sq m / 3671 sq ft
#12-03



TYPE B2-P
Penthouse (Lifestyle - Upper Level)
Roof Garden with Private Pool

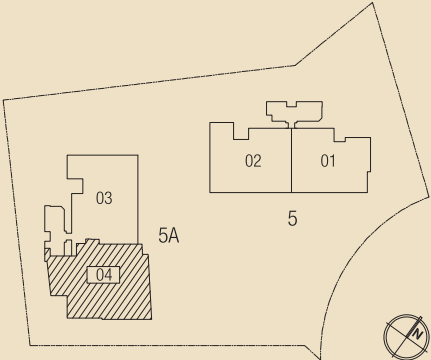


TYPE B3-G

4-Bedroom

288 sq m / 3100 sq ft

#01-04

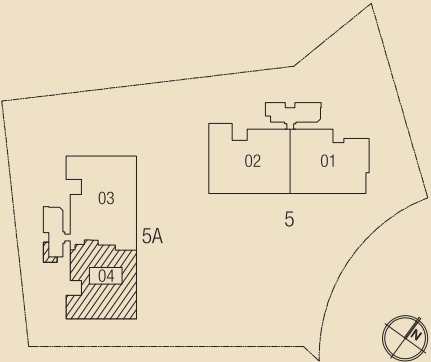
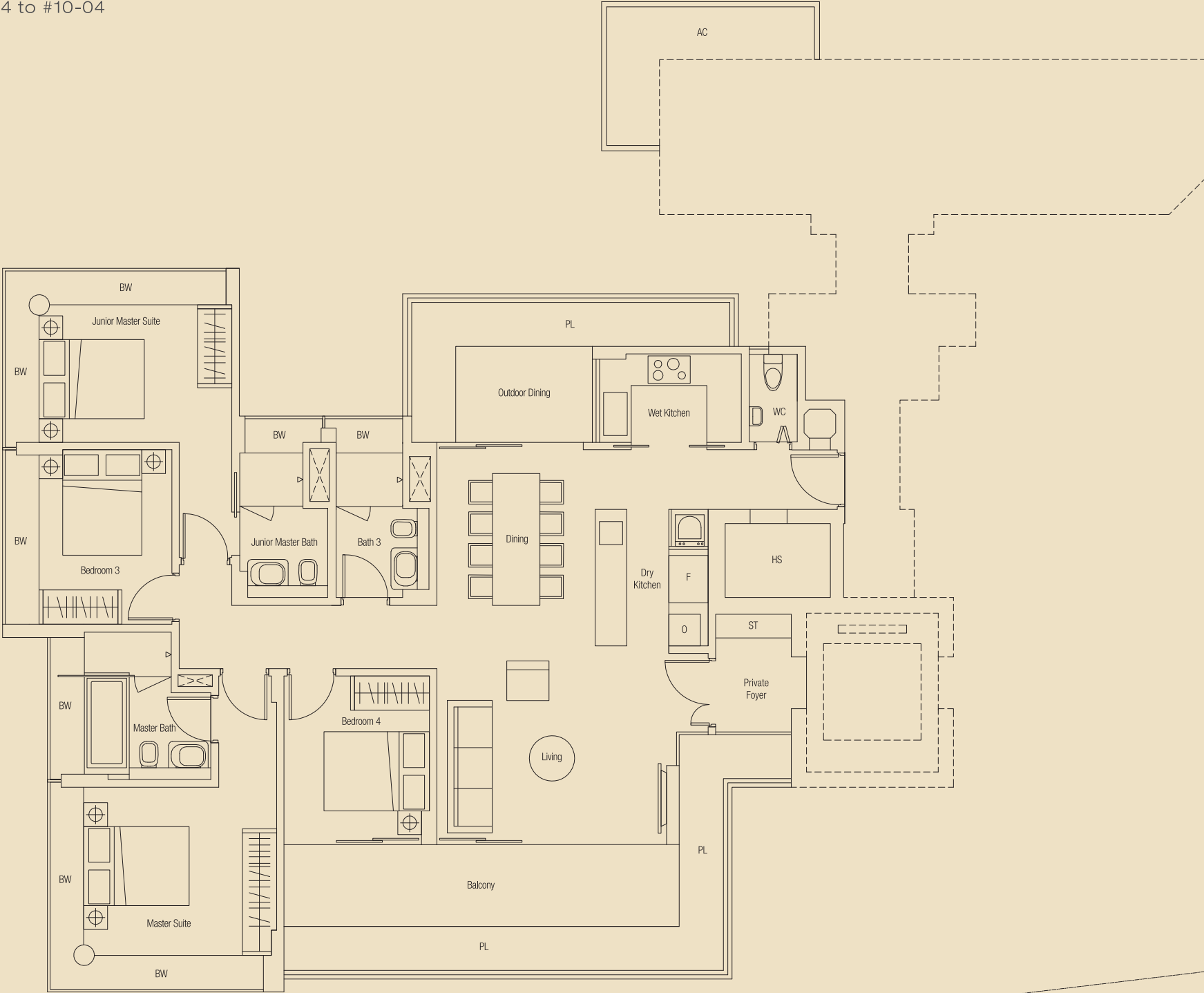


TYPE B3

4-Bedroom

187 sq m / 2013 sq ft

#02-04 to #10-04

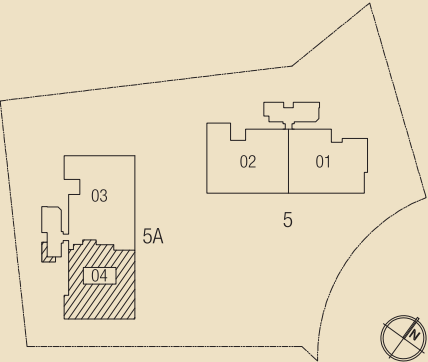
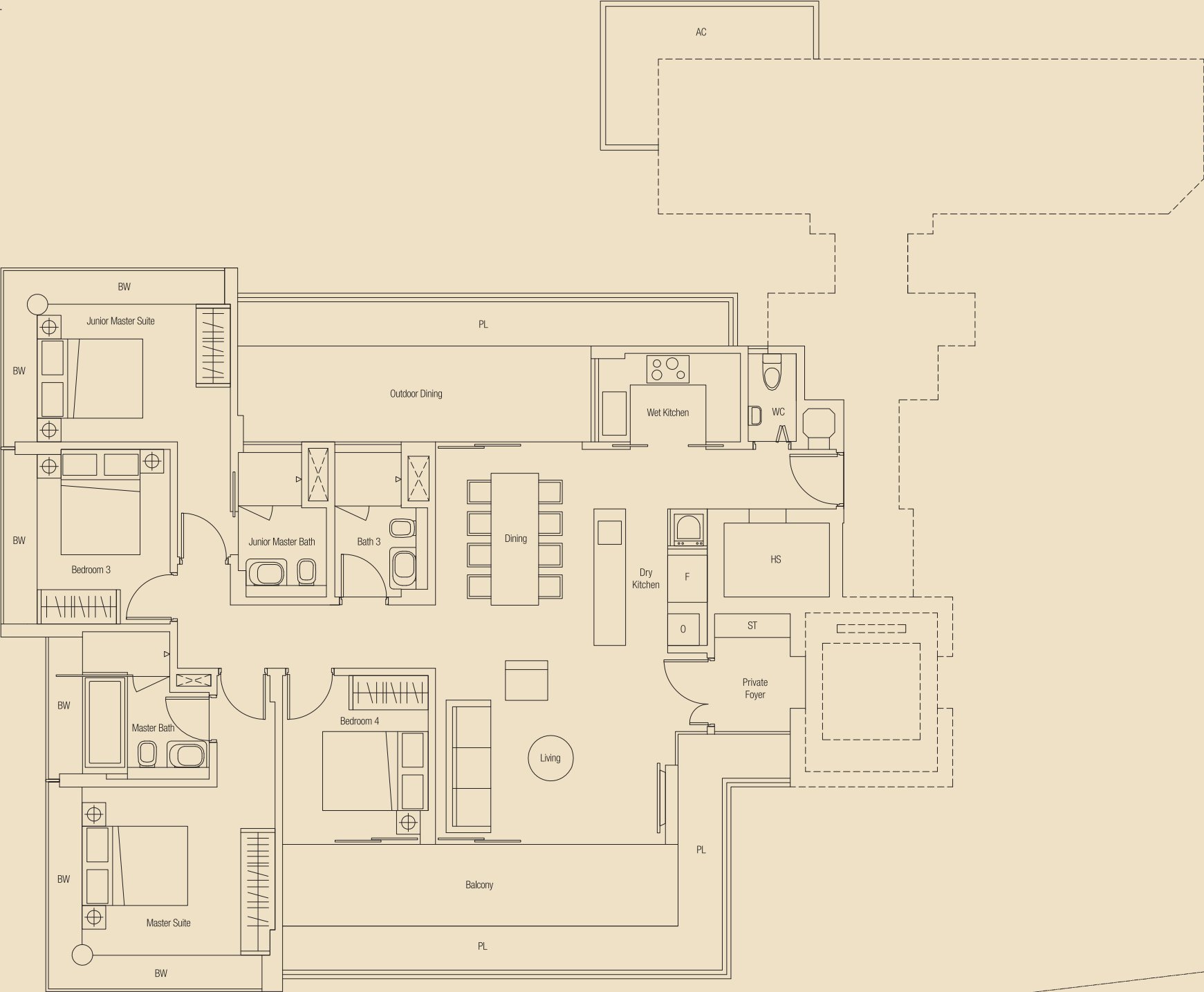


TYPE B3b

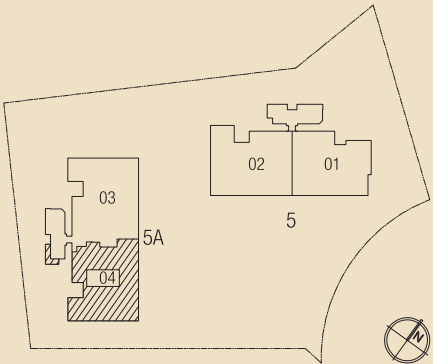
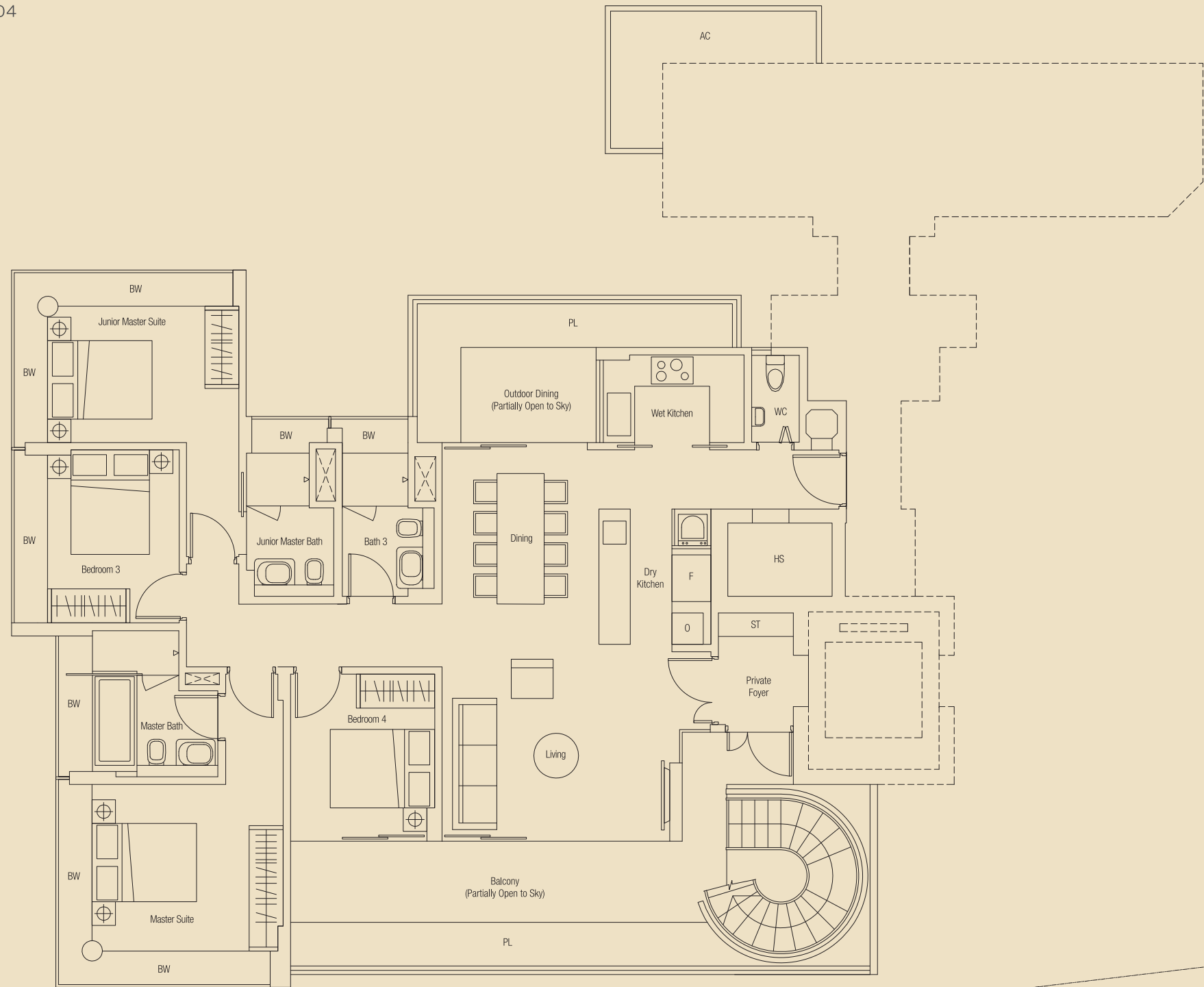
4-Bedroom

194 sq m / 2088 sq ft

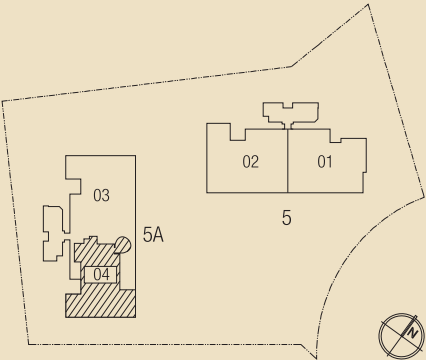
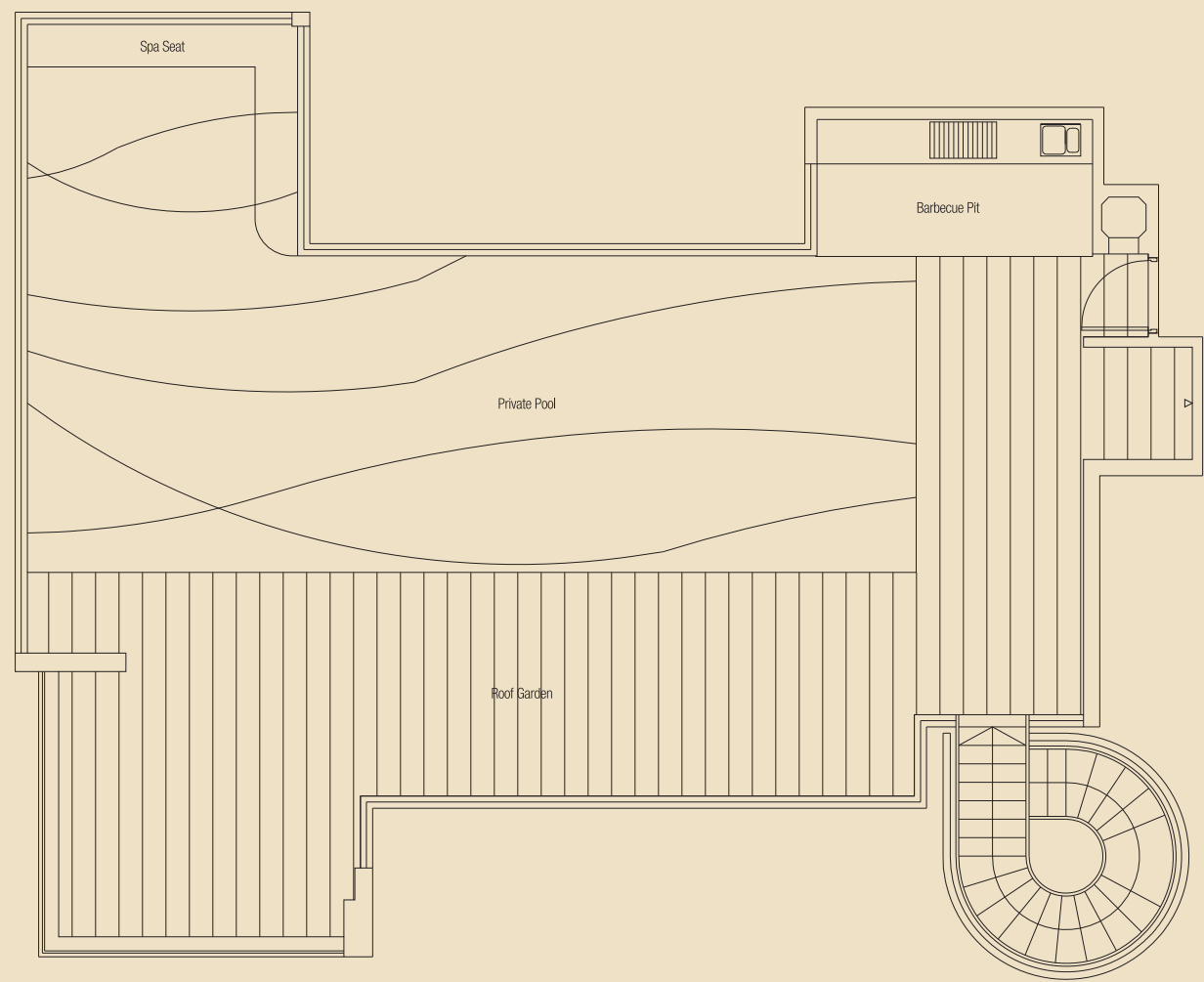
#11-04



TYPE B3-P
Penthouse (Living - Lower Level)
343 sq m / 3692 sq ft
#12-04



TYPE B3-P
Penthouse (Lifestyle - Upper Level)
Roof Garden with Private Pool



SPECIFICATIONS

1. FOUNDATION

Reinforced concrete bored piles

2. SUPERSTRUCTURE

Reinforced concrete structures

3. WALLS

- a. External

b. Internal
- :

:
- Reinforced concrete columns and/or common clay bricks with plaster and/or skim coat with paint finish

Clay brick walls and/or dry wall partition system with plaster and/or skim coat with paint finish

4. ROOF

- Flat Roof

:

Reinforced concrete flat roof with appropriate insulation and waterproofing system (where applicable)

5. CEILING (FOR APARTMENT)

- a. Private Foyer, Wet Kitchen, Bathrooms and WC

b. Living, Dining, Dry Kitchen, Passage to Bedrooms, Bedrooms, ST, HS, Balcony and Outdoor Dining

:

:

Plaster ceiling board with paint finish

Cement and sand plaster and/or skim coat with paint finish or plaster ceiling board

6. FINISHES

Wall (For Apartment)

- a. Private Foyer

b. Living, Dining, Dry Kitchen, Passage to Bedrooms, Bedrooms, ST and HS

c. Wet Kitchen

d. Bathrooms

e. WC

f. Balcony, Outdoor Dining, PL and Roof Garden

g. Private Pool with Spa Seat

:

:

:

:

:

:

Stones and/or tiles and/or cement and sand plaster with paint finish and/or fixed glass panel

Cement and sand plaster and/or dry wall with paint finish

Cement and sand plaster with paint finish and/or tiles and/or stainless steel panel (to exposed areas only)

Marble and/or tiles (to exposed areas only)

Tiles (to exposed areas only)

Cement and sand plaster and/or skim coat with spray texture coating and/or paint finish

Tiles and/or mosaics and/or skim coat with spray texture coating and/or paint finish

Wall (For Common Area)

- a. Lift Lobby

b. Staircase and External Wall

:

:

Stones and/or tiles and/or cement and sand plaster with paint finish

Cement and sand plaster and/or skim coat with paint finish

Floor (For Apartment)

- a. Private Foyer, Living, Dining, Dry Kitchen, Passage to Bedrooms and ST

b. Bedrooms

c. Wet Kitchen, WC, HS, PES, Balcony and Outdoor Dining

d. Bathrooms

e. PL

f. Roof Garden

g. Private Pool with Spa Seat

:

:

:

:

:

:

Marble with skirting

Timber floor with skirting

Tiles

Marble and/or tiles

Cement and sand screed and/or skim coat

Tiles and/or timber deck

Tiles and/or mosaics

Floor (For Common Area)

- a. Lift Lobby

b. Staircase from Basement to 1st Storey

c. Staircase from 1st Storey onwards

:

:

:

Stones and/or tiles

Tiles with nosing

Cement and sand screed with nosing tiles

7. WINDOWS

Powder coated aluminium framed windows with tinted glass and/or safety glass (where applicable)

8. DOORS

- a. Main Entrance and Rear Entrance

b. Bedrooms, Bath 2 and Bath 3

c. Wet Kitchen

d. Master Bath and Junior Master Bath

e. HS

f. WC

g. PES, Balcony, Outdoor Dining and Roof Garden

:

:

:

:

:

:

Approved fire-rated timber door

Timber door

Frameless glass door

Timber framed frosted glass door

Metal door as approved by the Relevant Authorities

Aluminium framed acrylic door

Aluminium framed glass door

9. OTHERS

- a. PES

b. Balcony, Outdoor Dining and PL

c. Staircase to Roof Garden

d. Roof Garden
- : Parapet wall and/or glass railing with stainless steel handrail and/or reinforced concrete wall and metal grille gate

: Parapet wall and/or glass railing with stainless steel handrail

: Glass railing with stainless steel handrail

: Parapet wall and/or glass railing with stainless steel handrail and metal trellis above designated areas

10. SANITARY FITTINGS

Master Bath

- a. 1 long bath with mixer, filler and hand shower
- b. 1 shower cubicle with overhead shower, shower mixer and hand shower
- c. 1 vanity top complete with 1 basin and mixer with cabinet below
- d. 1 water closet
- e. 1 mirror
- f. 1 toilet paper holder
- g. 2 robe hooks

Junior Master Bath, Bath 2 and Bath 3

- a. 1 shower cubicle with shower mixer and hand shower
- b. 1 vanity top complete with 1 basin and mixer with cabinet below
- c. 1 water closet
- d. 1 mirror
- e. 1 toilet paper holder
- f. 2 robe hooks

WC

- a. 1 mixer with hand shower
- b. 1 basin with mixer
- c. 1 water closet
- d. 1 toilet paper holder

PES, Balcony and Roof Garden

- 1 bib tap

11. ELECTRICAL INSTALLATION AND TV/TELEPHONE

Electrical wiring in concealed/exposed conduit/trunking (where applicable)

DESCRIPTION	UNIT TYPE					
	A1-G	A1/A1a/A1b	B1-G/B2-G /B3-G	B1/B1a/B1b /B2/B2b/B3b	A1-P	B1-P/B2-P /B3-P
Lighting Point	27	19	31	24	31	36
Switched Socket Outlet	15	14	19	16	16	18
Connection Unit for Appliance	8	8	8	8	9	9
Isolator for Air Conditioner	2	2	2	2	2	2
Isolator for Spa/Pool	0	0	0	0	1	1
Water Heater Point	3	3	4	4	3	4
Telephone Point	5	5	6	6	5	6
Data Point	4	4	5	5	4	5
TV Point	5	5	6	6	5	6
Audio/Video Intercom Unit	1	1	1	1	2	2
Door Bell Point	2	2	2	2	2	2

12.LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standard CP 33:1996

13.PAINTING

Paint finish to external wall, internal wall and ceiling (where appropriate)

14.WATERPROOFING

To floor of Wet Kitchen, Bathrooms, WC, PES, Balcony, Outdoor Dining, PL, Roof Garden and Private Pool with Spa Seat (where applicable)

15.DRIVEWAY AND CARPARK

Entrance Driveway and Carpark : Reinforced concrete with stone or epoxy paint finish

16.RECREATION FACILITIES

Recreation Pools

- a. Lap Pool
- b. Splash Pool
- c. Hydromassage Pool
- d. Aqua Gym

Outdoor Activity Areas

- e. Sun Tanning Pool Deck
- f . Children's Playground
- g. Barbecue and Outdoor Dining
- h. Fitness Alcove
- i . Foot Reflexology Path
- j . Meditation Deck
- k. Entertainment Deck

Indoor Recreation Facilities

- l. Clubhouse
 - i. Multi-Purpose Room with Kitchenette
 - ii. Gymnasium
 - iii. Female Changing Room and Steam Room
 - iv. Male Changing Room and Steam Room

17. ADDITIONAL ITEMS

- a. Kitchen Cabinet/Appliance : i. Dry Kitchen - Kitchen cabinet with countertop complete with sink and mixer, built-in refrigerator, steam oven and conventional oven
 - ii. Wet Kitchen - Kitchen cabinet with countertop complete with sink and mixer, induction hob and cooker hood
- b. Air-Conditioning : Split unit air-conditioning for Living, Dining, Dry Kitchen and Bedrooms
- c. Wardrobe : To Bedrooms
- d. Water Heater : Hot water provision to Kitchens, Bathrooms and WC
- e. Intercom : Audio/Video intercom system to individual units (linked to selected strategic locations at Common Area)
- f . Fingerscan Biometric Lockset : To Apartment's Main Entrance Door
- g. Cable Vision : Television outlet for cable vision services will be provided
- h. Barbecue Pit : To Roof Garden
- i . Outdoor Shower : To Roof Garden
- j . Security Reader : To selected strategic locations at Common Area
- k. Closed Circuit Television System : Surveillance camera to strategic locations at Common Area
- l. Car Access System : Auto car barrier system to Main Entrance

NOTE:

1. 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. 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.
3. 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.
4. 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.
5. Tiles sizes and tile surface flatness cannot be perfect, and are subject to acceptable ranges described in Singapore Standards (SS 483: 2000).
6. No soil material or turf/plants are provided to the PL.
7. No tiles behind/below kitchen cabinet, long bath and mirror. Wall surface above the false ceiling level will be left in its original bare condition.
8. Where the Unit is provided with Balcony (Partially Open to Sky)/Outdoor Dining (Partially Open to Sky)/PES/Roof Garden, the Purchaser shall not cover up or erect any roof or structure over or enclosing the Balcony (Partially Open to Sky)/Outdoor Dining (Partially Open to Sky)/PES/Roof Garden, nor shall the Purchaser allow the Balcony (Partially Open to Sky)/Outdoor Dining (Partially Open to Sky)/PES/Roof Garden to be covered up or roofed over.
9. 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.
10. 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.
11. 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.
12. 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.
13. All information, specifications and statements herein shall not be treated to form part of an offer or contract. Floor plans are subject to amendments as may be required by the relevant authorities. Visual representations, model, showflat displays and illustrations, photographs, art renderings and other graphic representations and references, not limited to landscape and furniture, are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are only approximate measurements and subject to final survey.
14. The Sale and Purchase Agreement shall form the entire agreement between the Developer and Purchaser and shall supersede all statements, representations or promise made prior to the signing of the Sale and Purchase Agreement and shall in no way modified by any statements, representations or promise made by the Developer or the Marketing Agents.

AC : Air-Con Ledge
BW : Bay Window
HS : Household Shelter
PES : Private Enclosed Space
PL : Planter
ST : Storage Space

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