



## THE ADARA



Roxy  
Homes  
Pte Ltd

**Huttons**  
realestategroup

[www.roxypacific.com.sg](http://www.roxypacific.com.sg)

Developer: Roxy Homes Pte Ltd (197000550H) • Developer's License No.: C0332 • Lot No.: Lots 05776V, 05777P MK26 at 9 Chapel Road • Tenure of land: Estate In Fee Simple  
Expected date of TOP: 31 December 2010 • Expected date of legal completion: 31 December 2013 • Building Plan No.: A1634-00813-2007-BP01 dated 14 January 2008

CITY LIVING REDEFINED

A branch with white flowers and green leaves against a dark, textured background.

SMOOTH | SWANK | SENSUAL

## THE ADARA

by ROXY HOMES

Who says owning an apartment in town is the only way to live it up?  
Welcome to THE ADARA, where stylish city living has a new postal code in the east.  
Situated in the heart of bustling Katong, THE ADARA provides the best of  
both worlds: the convenience and excitement of urban living and the  
nostalgic charm of a cultural hub.



## ■ THE ADARA

- Within 1 km from Tao Nan Primary School
- 5 min walk to Parkway Parade
- Easy access to East Coast Park
- Minutes to the city and airport via the ECP & PIE
- Near reputable schools and Siglap/Katong eateries



Conveniently located near major expressways like the ECP and the PIE, and mere minutes away from Kembangan and Eunos MRT station, THE ADARA caters to all your cosmopolitan needs with little effort on your part. So sit back, relax and be charmed by this rich cultural melting pot in the East, where traces of its historic past as a prestigious seaside town for Singapore's wealthiest still remain. Today, you'll find everything you need here, from shopping to eating, leisure and entertainment. The little ones most precious to your heart will find days of endless fun at the playground, while your young scholars will discover the world of opportunities that await them at prestigious and conveniently located schools like Tao Nan and Victoria Junior College.

# SLEEK, SHARP & SENSUAL

STEP INSIDE THE ADARA TO EXPERIENCE  
A WORLD OF ARCHITECTURAL EXCELLENCE  
AND SOPHISTICATED INTERIOR DESIGN.



## MEMBERS ONLY

Embrace your inner urbanite at THE ADARA. Located within minutes of every modern amenity you could think of but tucked away far enough so you can still enjoy your privacy, the luxury boutique development is the epitome of modern living.



**LEGEND**

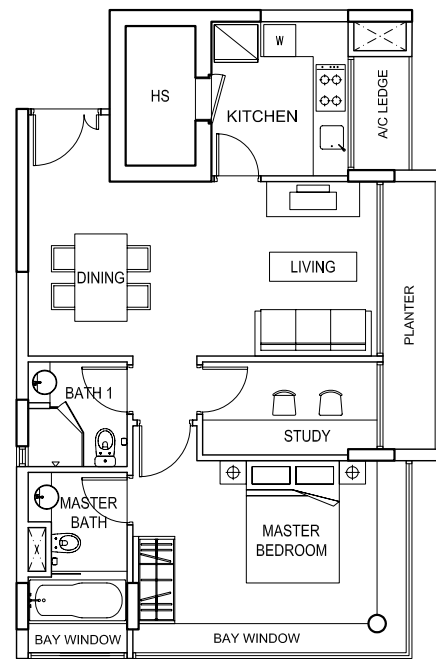
- A** : Swimming Pool
- B** : Jacuzzi Corner
- C** : Pool Deck
- D** : Gymnasium
- E** : Playground



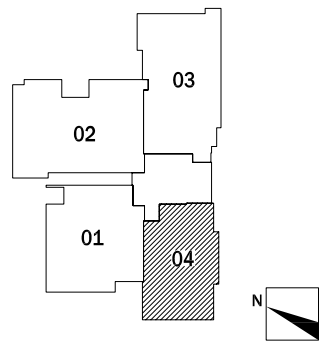
CHAPEL ROAD



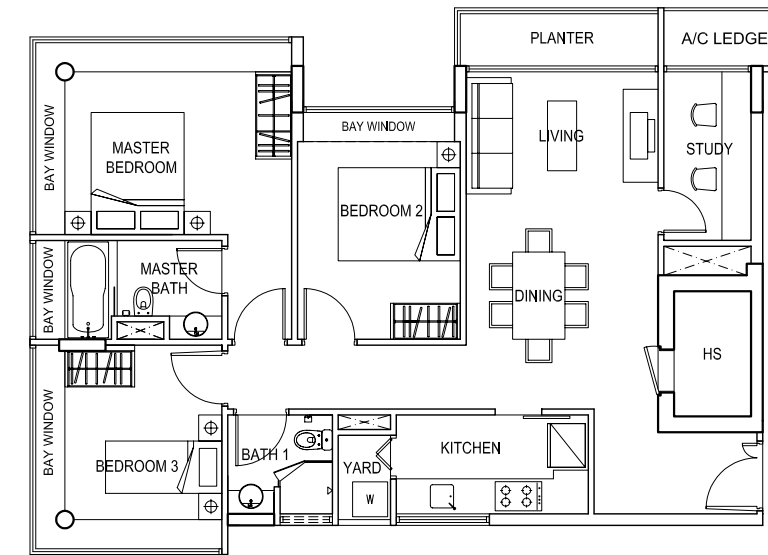
**FLOOR PLANS**



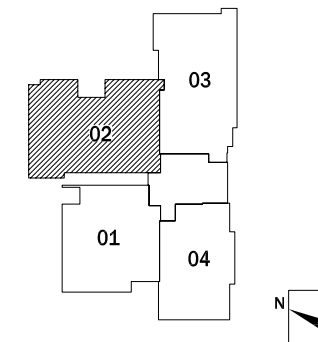
**TYPE A** #02-04, #03-04, #04-04  
(72 sqm / 775 sqft)



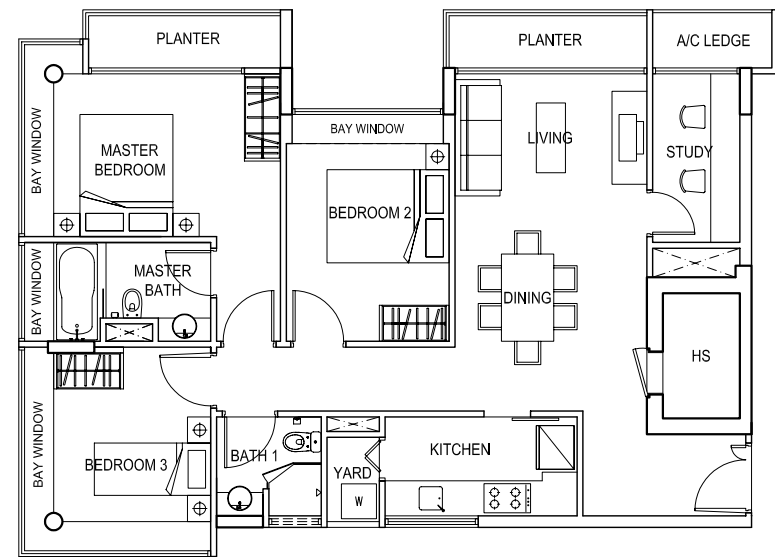
\* ALL PES, BALCONIES, PLANTERS & ROOF TERRACE AREAS ARE "NOT TO BE ENCLOSED OR ROOFED OVER".



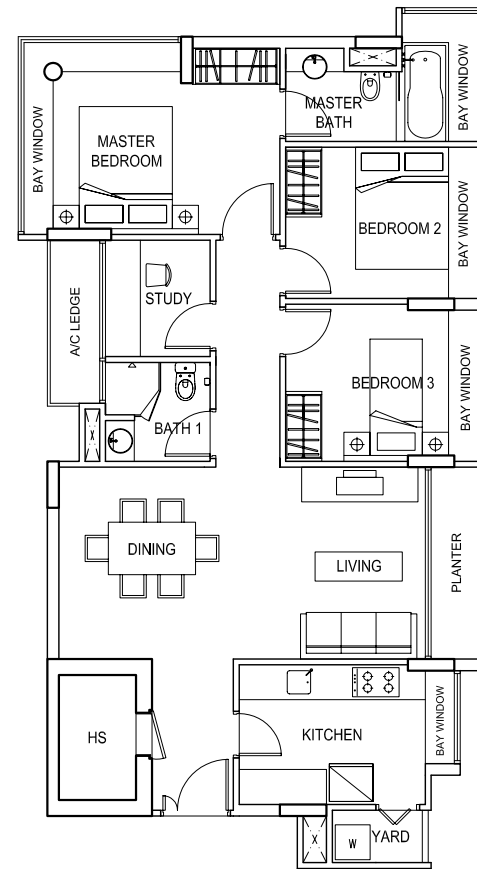
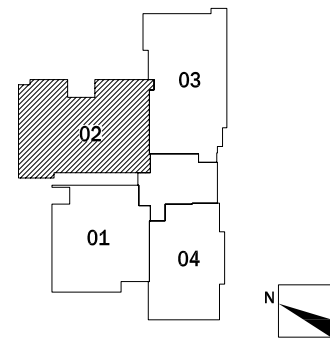
**TYPE C** #03-02, #04-02  
(102 sqm / 1098 sqft)



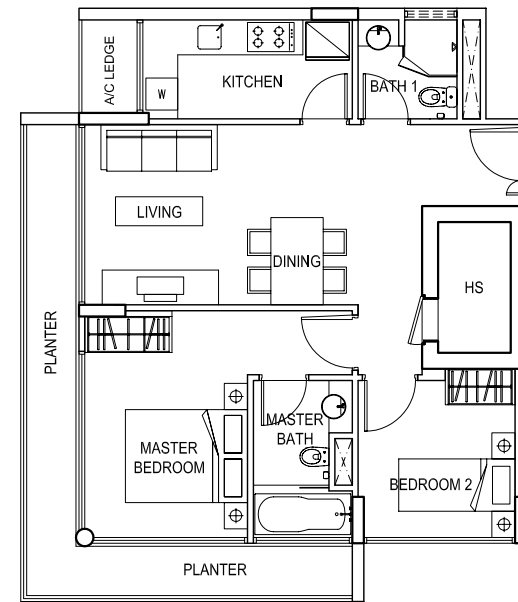
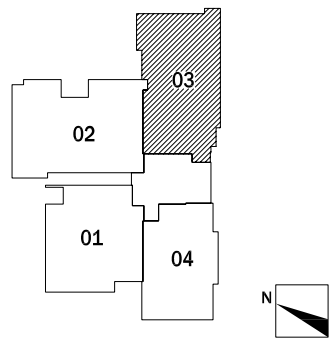
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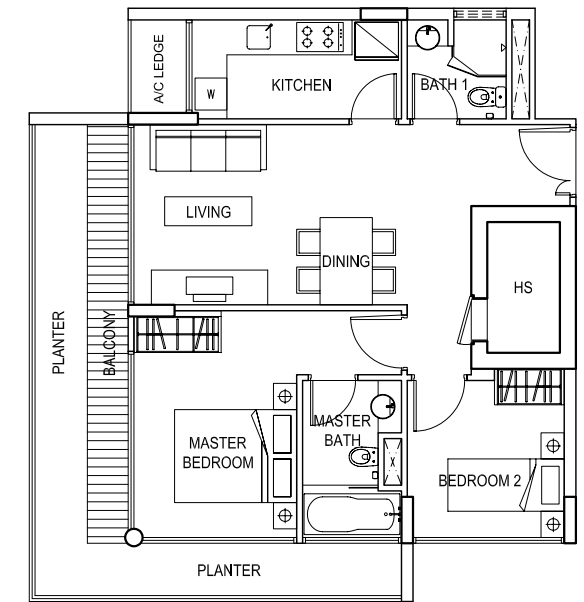
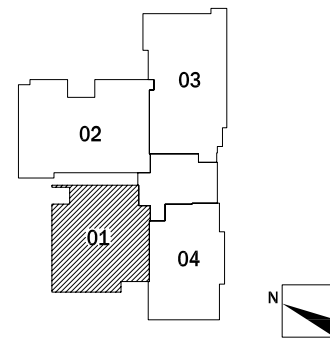
**TYPE C-2** #02-02  
(104 sqm / 1119 sqft)



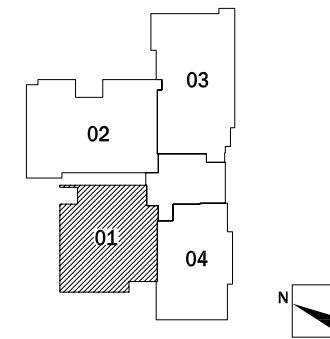
**TYPE D** #02-03, #03-03, #04-03  
(99 sqm / 1066 sqft)



**TYPE B** #03-01, #04-01  
(79 sqm / 850 sqft)



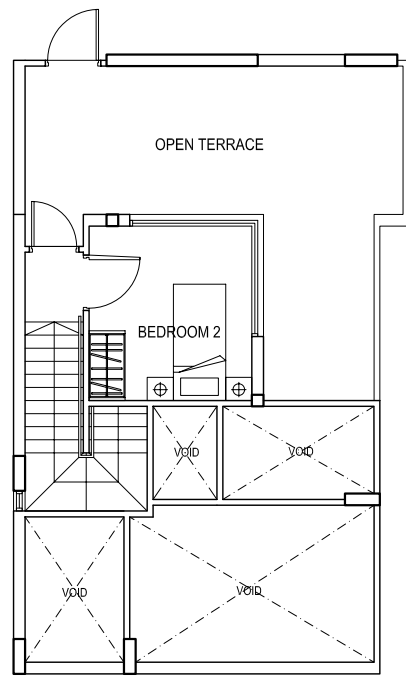
**TYPE B-2** #02-01  
(85 sqm / 915 sqft)



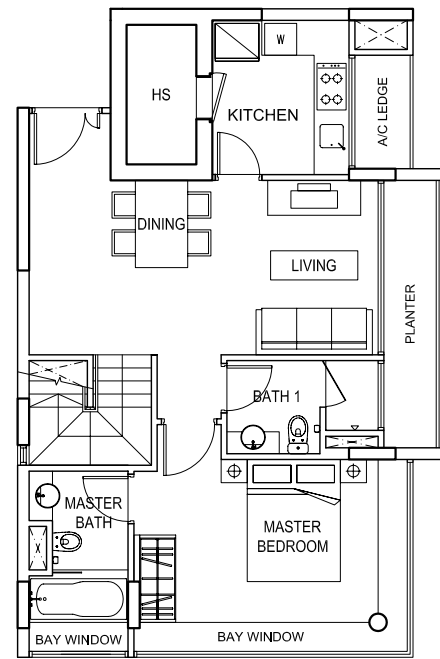
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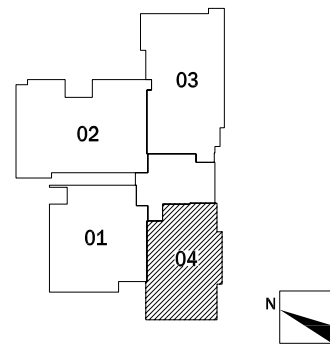


UPPER STOREY

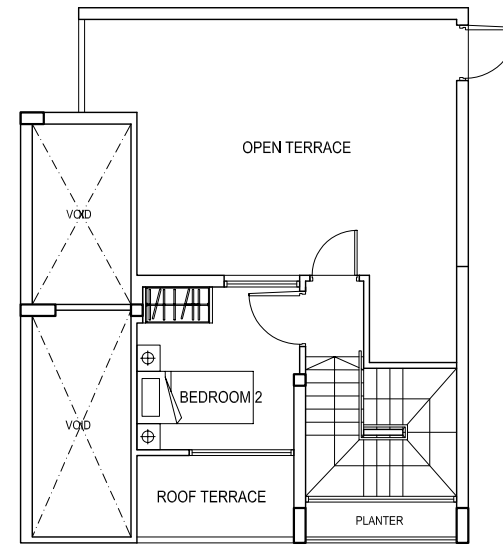


LOWER STOREY

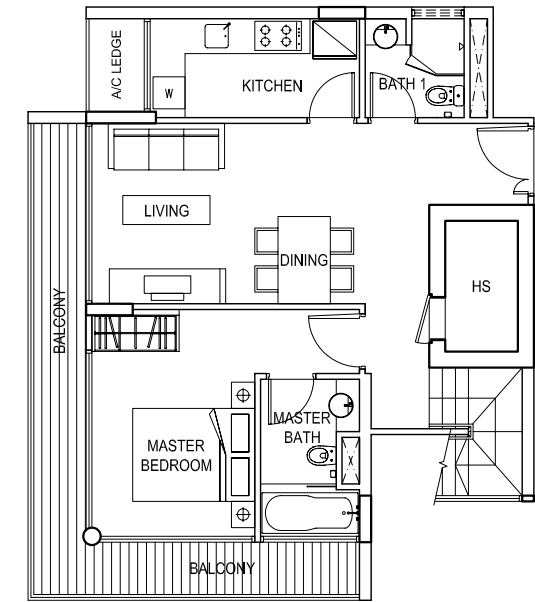
**TYPE A-P** #05-04  
(123 sqm / 1324 sqft)



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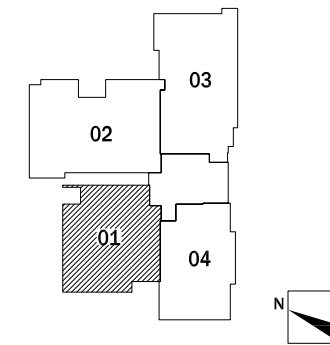


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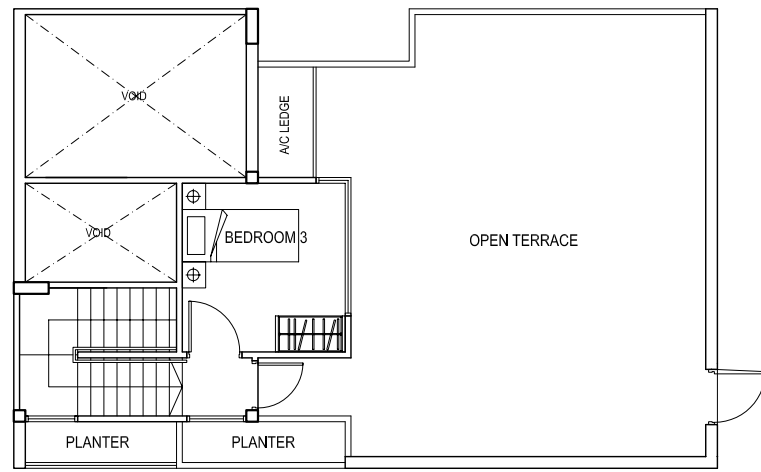


LOWER STOREY

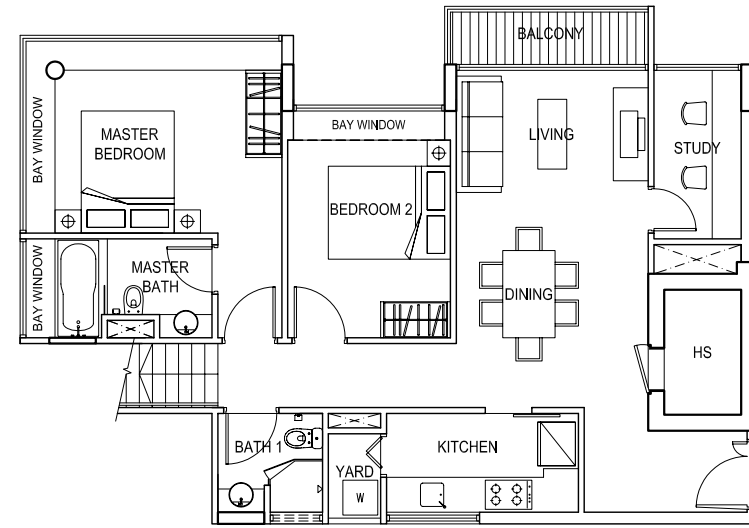
**TYPE B-P** #05-01  
(138 sqm / 1485 sqft)



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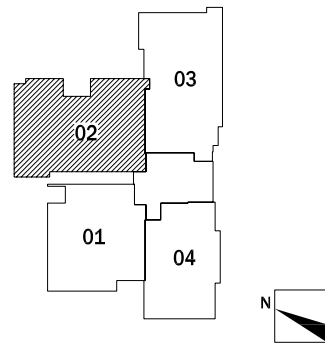


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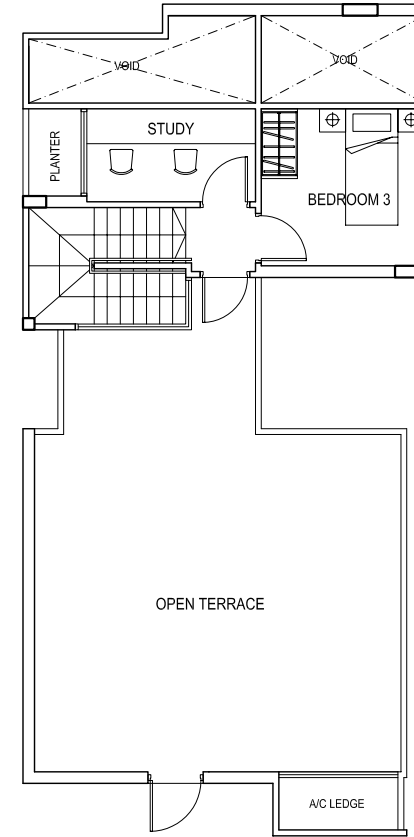


LOWER STOREY

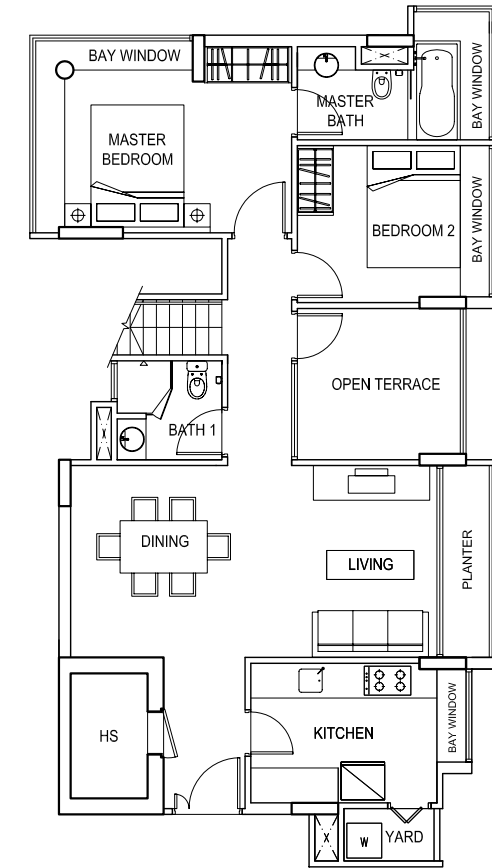
**TYPE C-P** #05-02  
(174 sqm / 1873 sqft)



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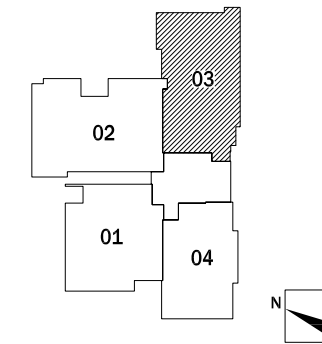


UPPER STOREY



LOWER STOREY

**TYPE D-P** #05-03  
(167 sqm / 1798 sqft)



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# THE ADARA

## SPECIFICATIONS FOR APARTMENTS

- 1. Foundation**  
Steel "H" Piles or Bored Piles or Concrete Piles
- 2. Super-Structure**  
Reinforced concrete
- 3. Walls**  
External: Bricks and/or reinforced concrete generally.  
Internal: Bricks and/or light weight blocks and/or reinforced concrete and/or precast panels and/or drywall partition generally.
- 4. Roof**  
Reinforced concrete roof with waterproofing and insulation and/or metal roofing with insulation.
- 5. Ceiling (Apartments)**
  - a) Living / Dining, Bedrooms, Study, Household Shelter, Balcony and Yard :  
Skim coats with emulsion paint generally and fibrous plaster board ceiling where applicable.
  - b) Master Bath, Bath 1 & Kitchen :  
Fibrous plaster board with emulsion paint.
- 6. Finishes**
  - a) Internal Wall (Apartments)
    - i) Living / Dining, Bedrooms, Study, Household Shelter, Yard, Balcony, Open Terrace & Roof Terrace :  
Cement and sand plaster with emulsion paint generally.
    - ii) Kitchen :  
Ceramic or homogeneous tiles (up to false ceiling height and no tiles behind cabinets).
    - iii) Master Bath & Bath 1 :  
Ceramic or homogeneous or mosaic tiles (up to false ceiling height and no tiles behind cabinets and mirrors).
  - b) Floor (Apartments)
    - i) Living, Dining :  
Marble with timber skirting
    - ii) Bedrooms :  
Natural timber strip flooring with timber skirting.
    - iii) Study :  
Natural timber strip flooring with timber skirting
    - iv) Kitchen, Household Shelter & Yard :  
Ceramic or homogeneous tiles.
    - v) Master Bath & Bath 1 :  
Ceramic or homogeneous tiles
    - vi) Balcony, Open Terrace & Roof Terrace :  
Ceramic or homogeneous tiles
    - vii) Planter areas & A/C Ledge :  
Cement finish.
- 7. Windows**
  - a) Powder Coated or Anodised Aluminium framed windows with clear or tinted glass
  - b) Bathrooms – Powder Coated or Anodised Aluminium framed windows with frosted glass. Clear glass for Bay Window areas only

- 8. Doors**
    - a) Main entrance :  
Approved fire-rated timber door
    - b) Bedrooms Master Bath & Bath 1 :  
Timber flush door.
    - c) Kitchen :  
Timber flush door with glass panel.
    - d) Yard :  
Bi-fold door
    - e) Open Terrace, Roof Terrace, Balcony & Planter (where applicable) :  
Powder Coated or Anodised Aluminium framed glass door or Aluminium paneled door.
  - 9. Sanitary Fittings**
    - a) Master Bath (For All Types )  
1 Bathtub c/w waterspout, shower mixer, overhead shower & shower handset.  
1 Basin  
1 Wall-hung water closet  
1 Toilet roll holder  
1 Towel rail  
1 Mirror
    - b) Bath 1 (For All Types )  
1 Glass shower cubicle c/w shower mixer & shower set  
1 Basin  
1 Pedestal water closet  
1 Toilet roll holder  
1 Towel rail  
1 Mirror
  - 10. Electrical Installation/ Telephone/ TV/ FM**
    - a) Electrical wiring will be in concealed conduits where possible. Where there is a false ceiling, the electrical wiring will be in surface mounted conduit in the ceiling space. Exposed trunking in Yard.
    - b) The routing of services within the apartment units shall be at the sole discretion of the Architect and/or Engineer.
    - c) Cable-Readiness to comply with BCA's requirements.
- Note: The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Starhub Cable Vision Ltd (SCV) 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.
- 11. Lightning Protection**  
Lightning Protection System shall be provided in accordance with Singapore Standard CP 33:1996.
  - 12. Painting**
    - a) External walls :  
Spray textured coating at selected areas / Weather shield emulsion paint generally.
    - b) Internal walls :  
Emulsion paint.
  - 13. Waterproofing**  
Waterproofing is provided to Bathrooms, Kitchen, Balcony, Yard, Open Terrace, Roof Terrace, R.C. flat roof & Planter Boxes.

- 14. Recreation facilities**  
Swimming Pool  
Pool Deck  
Jacuzzi Corner  
Children's Playground  
BBQ Area  
Gym
- 15. Additional Items**
  - a) Kitchen Cabinets – High and low level kitchen cabinets.
  - b) Kitchen Appliances – Cooker hob, cooker hood and oven.
  - c) Bedroom Wardrobes – Wardrobes to all bedrooms
  - d) Air-conditioning – Exposed wall mounted split unit air-conditioner to all bedrooms and living/ dining.
  - e) Security – Audio Intercom system.

While every reasonable care has been taken in preparing this leaflet and the plans attached, the developer and its agents cannot be held responsible for any inaccuracies therein. All statements, specifications and plans are believed to be correct but are not to be regarded as statements or representations of fact. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development and cannot be regarded as representations of fact. Photographs or images contained in this brochure do not necessarily represent as built standard specifications. All information and specifications are current at the time of press and are subject to change as may be required and cannot form part of an offer or contract. All plans are subject to amendments approved by the building authorities. Floor areas are approximate measurements and subject to final survey.

The choice of brand and model of fittings, equipments, installation and appliances supplied shall be at the sole discretion of the vendor.

**Marble & Granite**  
Marble 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 or granite hence 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.

**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.

**Timber**  
Timber strips are natural materials containing veins and tonal difference. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation. Occasional appearance of "Knots" are a natural characteristic of timber.

**Wardrobes, Kitchen Cabinets and Fan Coil Units.**  
Layout/Location of wardrobes, kitchen cabinets and fan coil units are subject to Architect's sole discretion and final design.



THE AZZURO  
LUXURY LIVING IN THE EAST



the montage



THE NCLAVE

## OTHER QUALITY DEVELOPMENTS



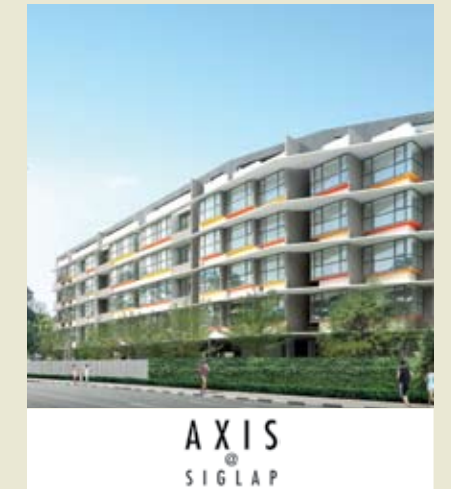
The medley  
The Perfect Home for All



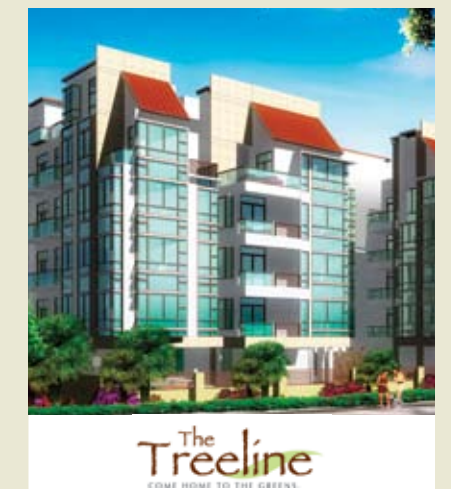
ST. PATRICK'S LOFT  
A new level of luxury living



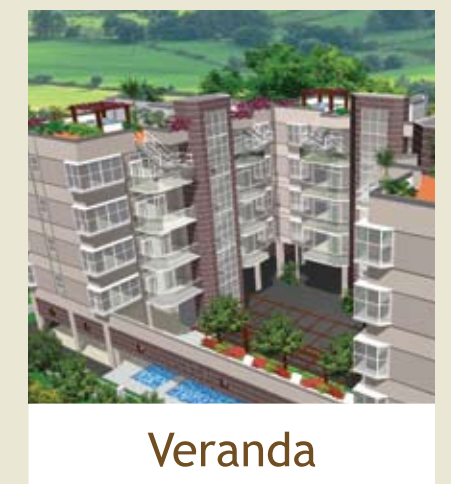
martia residence  
privacy is a destination



AXIS  
SIGLAP



The Treeline  
FROM HOME TO THE GREENS



Veranda