

THE
AMERALD
STUDIO

YOUR PERSONAL
SANCTUARY AWAITS



Developer :



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ABOUT US

At Precise Development Pte Ltd, our core values remain unchanged since we began more than 30 years ago.

Committed to **P**rofessionalism, **R**eliability, **E**fficiency,

Cost Effectiveness, **I**ntegrity, **S**afety and **E**nvironmental

Sustainability, we have built a reputation renowned for

delivering outstanding quality and value. Allowing us to

attain ISO 9001:2008 accreditation as well as an A1 grading

under BCA's Construction Workhead program. With our

proven track record, we have attracted clientele from both

the public and private sector such as building and civil

engineering projects, as well as the development of landed

estates, condominiums and commercial buildings.

Constantly striving for higher achievements, we will

continue to provide quality developments to our clients,

while forging stronger ties with new and existing partners.



Artist inspiration

THE AMERALD STUDIO

Nestled in the vibrant Katong district, Amerald Studio is a single block freehold development comprising of 10 boutique apartments. Providing a unique blend of sophisticated urban living with a touch of lush greenery in one of Singapore's most desirable locales.



A HEARTBEAT AWAY FROM ALL THE ACTION



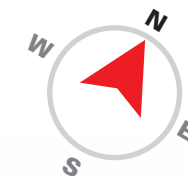
Get away from it all and still be an easy commute away from the heart of the city. Located at Haig Road near to the upcoming Dakota and Paya Lebar MRT stations, Amerald Studio offers an endless array of around-the-clock entertainment options, top-notch schools and amenities – all within close vicinity. Drivers also enjoy quick access to major expressways, the East Coast Parkway (ECP), Pan Island Expressway (PIE) and Kallang Paya Lebar Expressway (KPE), for the ultimate convenience.





THE PERFECT GETAWAY
RIGHT AT HOME

Relax with loved ones and feel rejuvenated amid garden surroundings that simply melt away the stress of the day. Delight in a refreshing dip in the pool, while catching up with friends and family over a sizzling BBQ. The luxuries of life are now just a few steps from your home.



- 1. BBQ Pit
- 2. Swimming Pool
- 3. Pool Deck
- 4. Landscape
- 5. Main Entrance
- 6. Side Gate

MAKE YOUR DREAM HOME A REALITY



Offering a broad array of apartments to suit any lifestyle and budget, owning the perfect home for you and your loved ones can be a reality.

5th Storey	TYPE F #05-01 166 sqm	TYPE G #05-03 153 sqm	
4th Storey	TYPE D #04-01 83 sqm	TYPE E #04-03 75 sqm	
3rd Storey	TYPE A #03-01 39 sqm	TYPE B #03-02 45 sqm	TYPE C #03-03 75 sqm
2nd Storey	TYPE A #02-01 39 sqm	TYPE B #02-02 45sqm	TYPE C #02-03 75 sqm

LEGEND

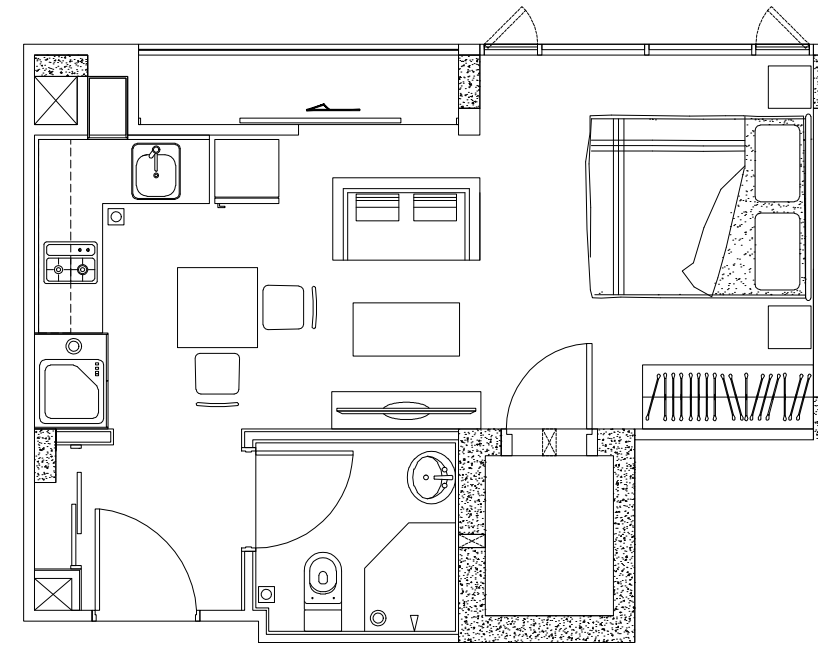
- Studio
- 2 Bed-Room
- 3 Bed-Room Penthouse with Roof Terrace
- 2 Bed-Room Penthouse with Roof Terrace

REVEL IN ELEGANT COMFORT



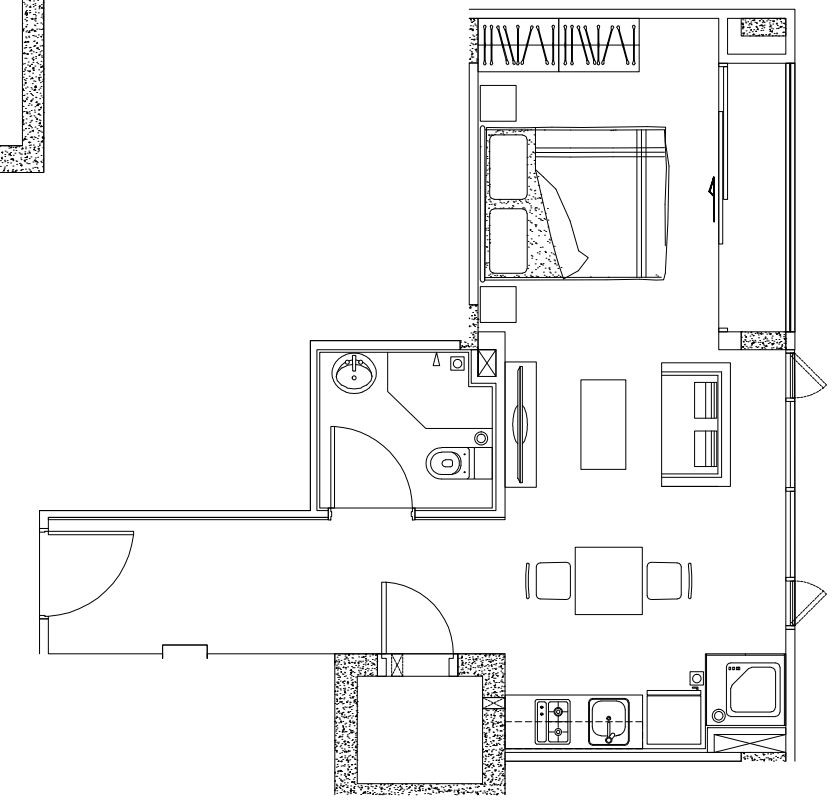
Artist inspiration

TYPE A 39SQM
#02-01 / #03-01

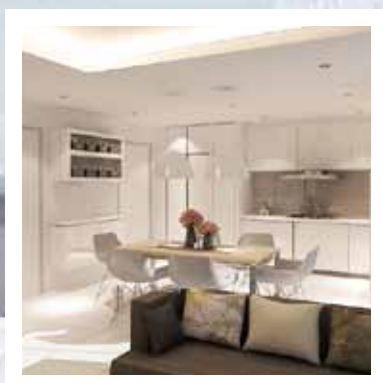


Defined by clever clean layouts and efficient use of space, the **STUDIO** befits individuals and newly married couples that appreciate elegant simplicity, lightness and chic style.

TYPE B 45SQM
#02-02

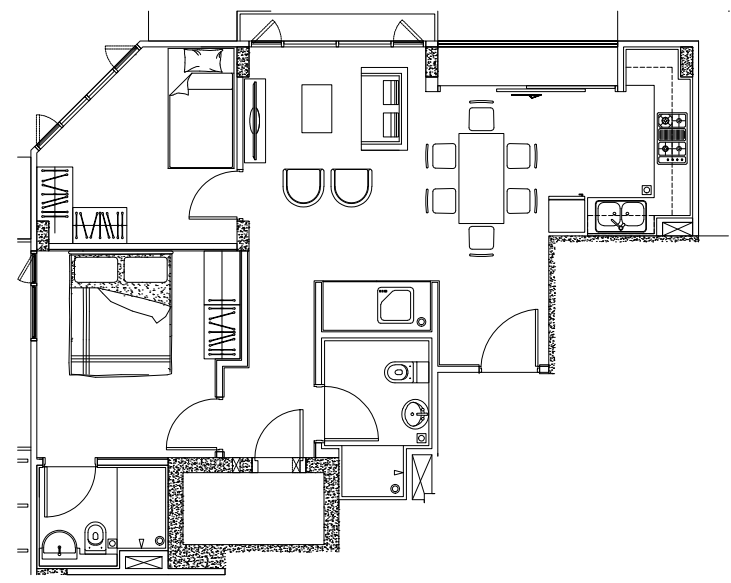


AWAKEN TO PRISTINE LIVING

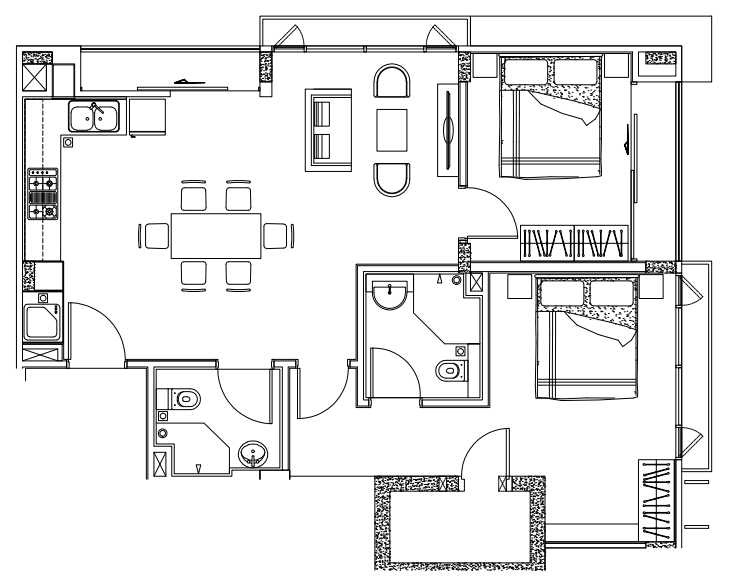


Artist inspiration

TYPE C 75SQM
#02-03 / #03-03

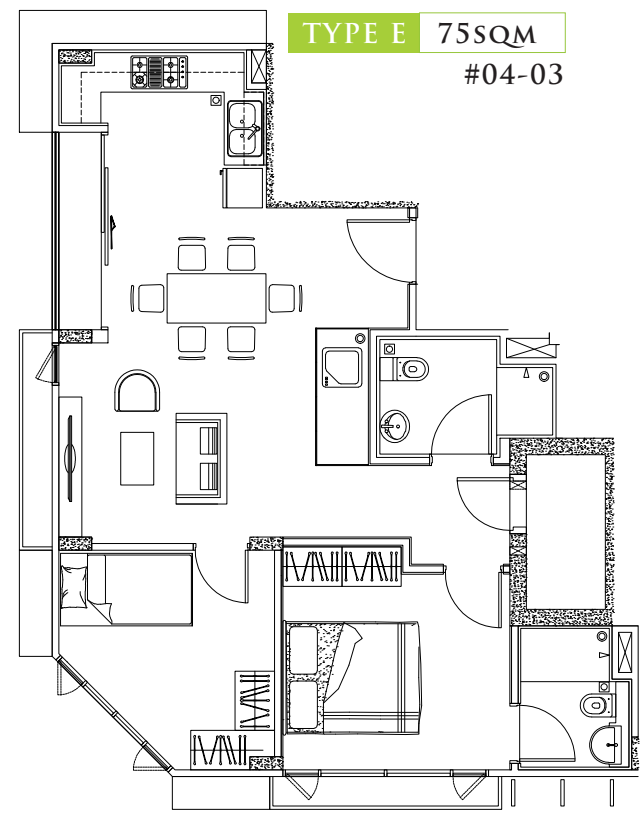


TYPE D 83SQM
#04-01

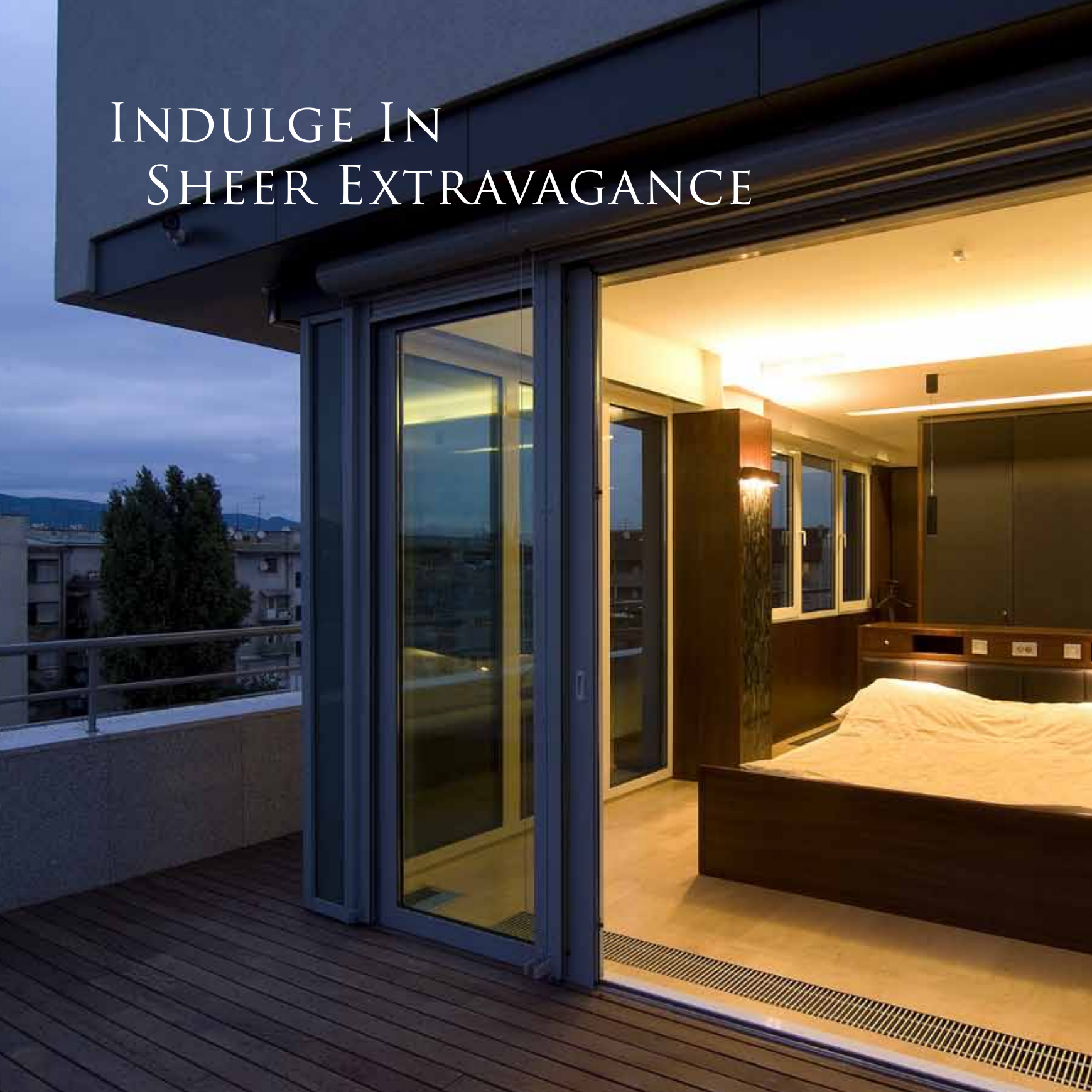


Inviting interiors with ample daylight and exquisite finishes, set against a backdrop of peaceful solitude greet you and your loved ones the moment you step into our **2-BEDROOM**.

TYPE E 75SQM
#04-03



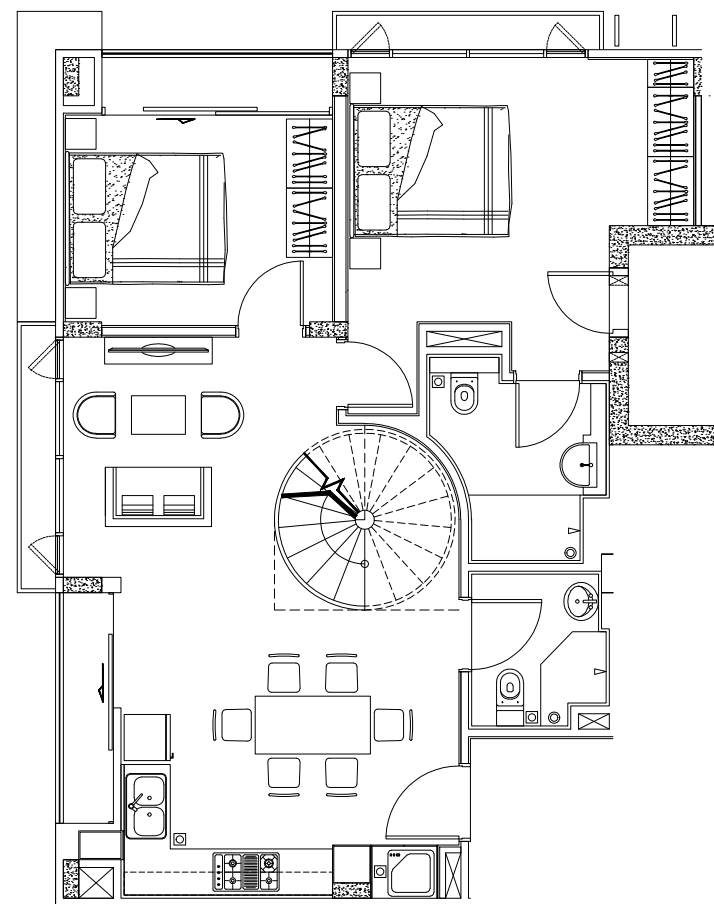
INDULGE IN SHEER EXTRAVAGANCE



Relish in a life that is uncompromised with our **PENTHOUSE F**. Offering the pinnacle of luxurious living with spacious interiors, premium furnishings and a personal Jacuzzi, it is also the ideal setting for entertaining guests with a versatile sun deck that easily transforms into additional lounging area. Savour a life of indulgence only a select few can enjoy.

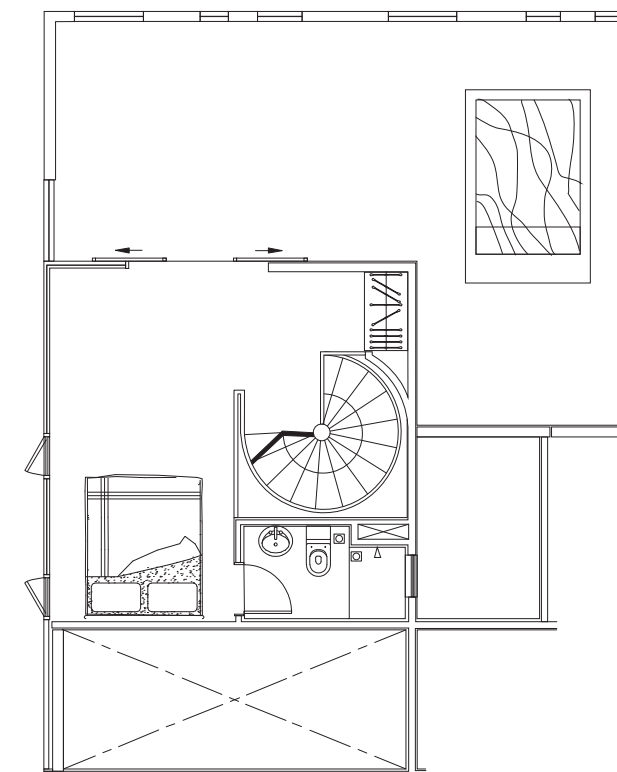
TYPE F 166SQM

#05-01



TYPE F ATTIC

#06-01



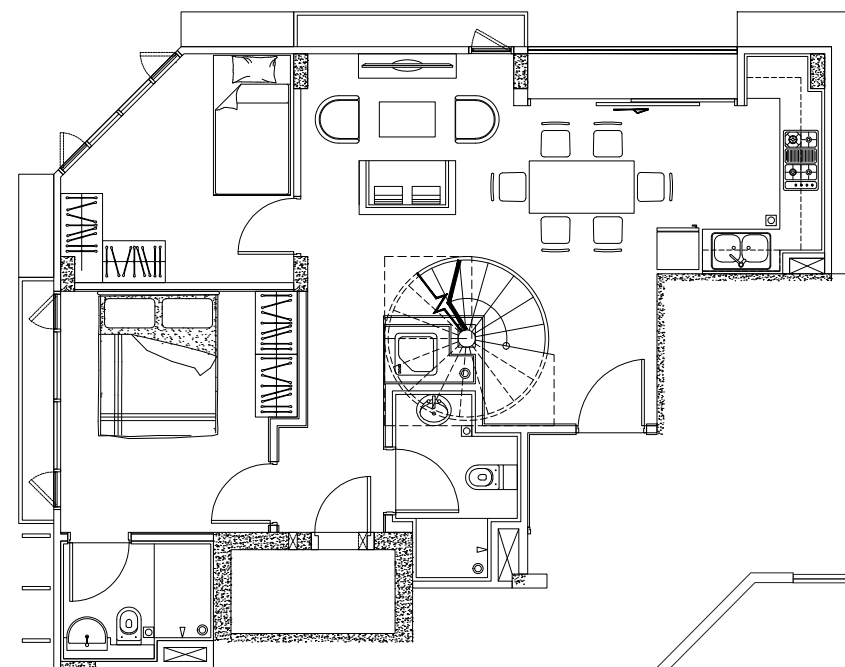
BASK IN A LIFE OF LUXURY



Everything you ever wanted in a perfect home, you will find in our **PENTHOUSE G**. With roomy living spaces that still retain a cosy, intimate charm, it also boasts embellishments like exquisite fixtures and finishings, a private roof terrace and personal Jacuzzi. For those who appreciate the finer things.

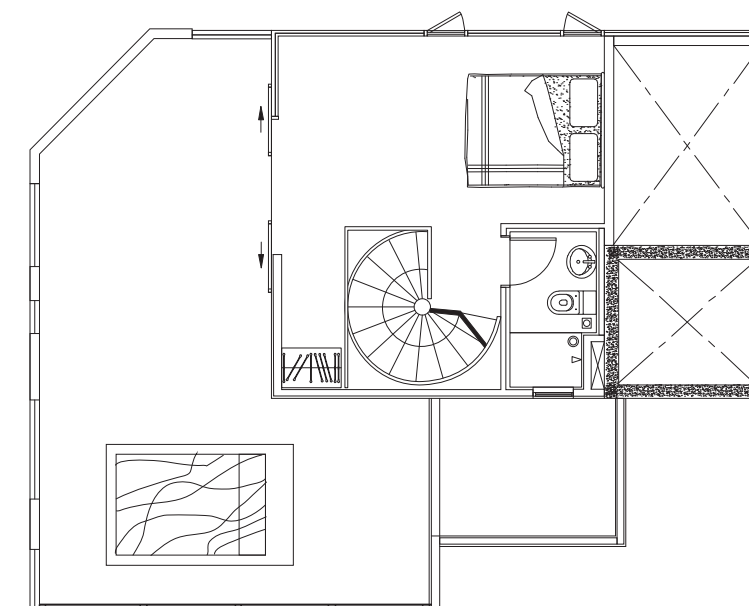
TYPE G 153SQM

#05-03



TYPE G ATTIC

#06-03



BUILDING ON UNIQUE PERSPECTIVES

1. **Foundations**
Pile to engineer's design.
2. **Superstructure**
Reinforced concrete structure to engineer's design & specifications.
3. **Walls**
 - a. External: Reinforced concrete and/or common brick walls
 - b. Internal: Reinforced concrete and/or common brick walls
4. **Roof**
Reinforced concrete flat roof with water-proofing
5. **Ceiling**
 - a. Living/Dining/Bedroom: Skim coat and/or water resistant ceiling board with emulsion paint finish
 - b. Bathrooms & Kitchen: Skim coat and/or water resistant ceiling board with emulsion paint finish
 - c. Household Shelter: Skim coat with emulsion paint finish
 - d. Other Areas: Skim coat and/or ceiling board with emulsion paint finish where applicable
6. **Finishes**
Studio & Apartment's Wall
 - a. Living/Dining/Bedroom/Household shelter: Plaster and/or skim coat with emulsion paint finish
 - b. Master Bath/Bathroom: Ceramic tiles finish
 - c. Balcony: Plaster and/or skim coat with emulsion paint finish
 Note: No files behind mirrors and above false ceiling

Studio & Apartment's Floor
 - d. Living/Dining/Kitchen/Household shelter/Balcony: Ceramic tiles finish
 - e. Bedroom: Ceramic tiles/or timber strips flooring
 - f. Master Bath/Bathroom: Ceramic tiles finish
 - g. A/C Ledges: Cement screed
7. **Windows**
Powder coated/natural anodized aluminium framed with plain float and/or tinted glass
8. **Doors**
Aluminium with glass or timber door complete with lockset.
Steel door household shelter as per authority's requirement.
9. **Sanitary Fittings**
Master Bathroom
 - a. 1 shower bath with mixer, rain-shower head and shower set
 - b. 1 basin with mixer tap and counter top
 - c. 1 pedestal water closet
 - d. 1 mirror
 - e. 1 toilet paper holder
Bathroom
 - f. 1 shower bath with shower mixer and shower set
 - g. 1 basin with mixer tap and counter top
 - h. 1 pedestal water closet
 - i. 1 mirror
 - j. 1 toilet paper holder
10. **TV/Telephone**
TV/Telephone point to be provided in Living Room & Master Bedroom
11. **Lightning Protection**
Lightning Protection system to be provided accordance with the current edition of Singapore Code of Practice
12. **Painting**
 - a. Internal Wall: Emulsion paint
 - b. External Wall: Emulsion paint/spray textured coating where applicable
13. **Waterproofing**
Waterproofing to reinforced concrete flat roof/floor slab of bathroom, kitchen, balcony and planter
14. **Driveway & Carpark**
 - a. Concrete floor and/or ceramic finish
 - b. Mechanized Car Parking System
15. **Facilities**
 - a. Swimming Pool
 - b. Barbecue Area

16. **Additional Items**
 - a. **Kitchen Cabinets**
 - Kitchen cabinets with solid surface counter top complete with electrical hob & cooker hood
 - 1 stainless steel sink complete with mixer tap
 - b. **Wardrobes**
 - Built-in wardrobes for all bedrooms (If any)
 - c. **Air-conditioning**
 - Split-unit air conditioner provided in living/dining & bedrooms
 - d. **Water Heater**
 - Hot water supply provided in all bathroom and kitchen
 - e. **Railing**
 - Mild steel for common stair railing
 - Mild steel and/or glass for other railing
 - f. **Security**
 - Audio intercom to all units; Main door only
 - g. **Lift**
 - 1 passenger lift
 - h. **Fencing**
 - Brick-wall and/or steel railing on brick-wall and/or chain-link fencing
 - i. **Jacuzzi**
 - only for penthouse units

NAME OF PROJECT	: The Amerland Studio
DEVELOPER	: Precise Development Pte Ltd
DEVELOPER'S LICENSE NO	: C0671
TENURE OF LAND	: Estate in fee simple
LOT ON.	: 3356P & 7018M, MK 25 at Haig Road
BUILDING PLAN NO	: A1166-00135-2009 BP01
EXPECTED DATE OF TOP	: 31 Dec 2012
EXPECTED DATE OF LEGAL COMPLETION	: 31 Dec 2012

Whilst every reasonable care has been in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not be regarded as statements of representation of facts. All information and specifications are current at the time of going to the press and are subject to change as may be renderings and illustrations contained in this brochures are artist's impressions only and photographs are only decor suggestions and none can be regarded as representation of act. Area are approximate measurements and subject to final survey.

Note:

- a. **Timber** is a natural product that does not have total consistency of colour and gain. Thus it is not possible to achieve total consistency of colour and gain in their selection and installation.
- b. **Air-conditioning system** has to be maintained and cleaned on regular basis by the purchasers. This includes the cleaning of filters and condensation pipes to ensure good working condition of the system.
- c. The layout of the **Wardrobe/Kitchen Cabinets/Mechanical Ventilation Units and Air-conditioning Fan Coil Units** (if any) are subjected to architect's sole discretion and final design.
- d. **Household Shelter** is designed for use as civil defence shelter. The walls, ceiling, floor and door of the household shelter shall not be hacked, frilled, altered or removed.

YOUR PARADISE CLOSE TO HOME

A GREAT PLACE TO LIVE, WORK & PLAY

Located just 30mins from the Singapore-Johor jetty in Teluk Ramunia,

RAMUNIA BAY is our latest

development offering

Matahari (17 units) and Bayu (26 units) residential terraces, plus Semarak shophouses (4 units).

Allowing you to live, work and play in one convenient location.



Semarak Shophouse (3,400sqft)



Matahari Terrace (2,000sqft)



Bayu Terrace (2,100sqft)