





**CONVENIENCE AND
CONNECTIVITY WITH
YOU AT THE HEART**

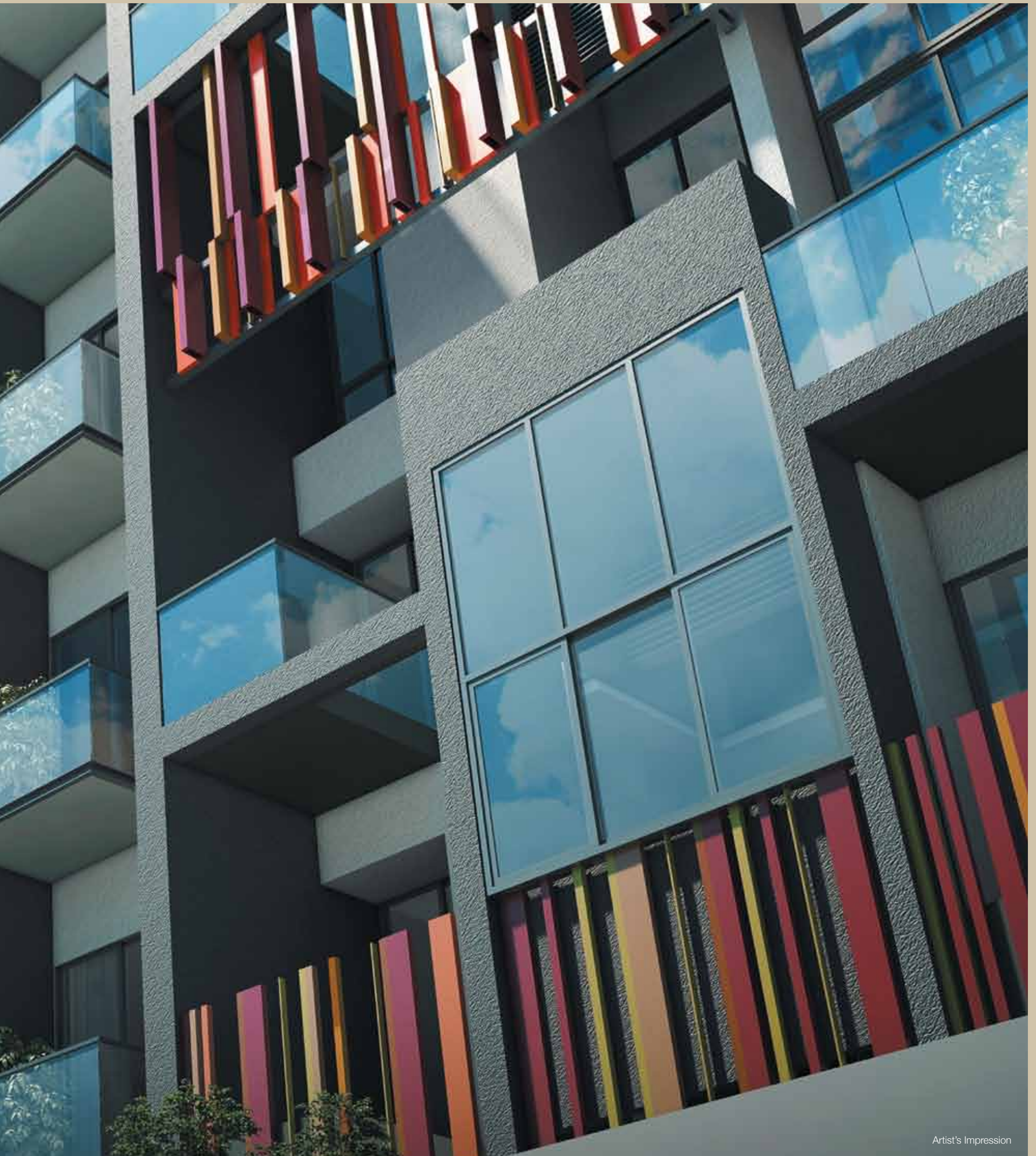




To be at home, is to be at the centre of it all

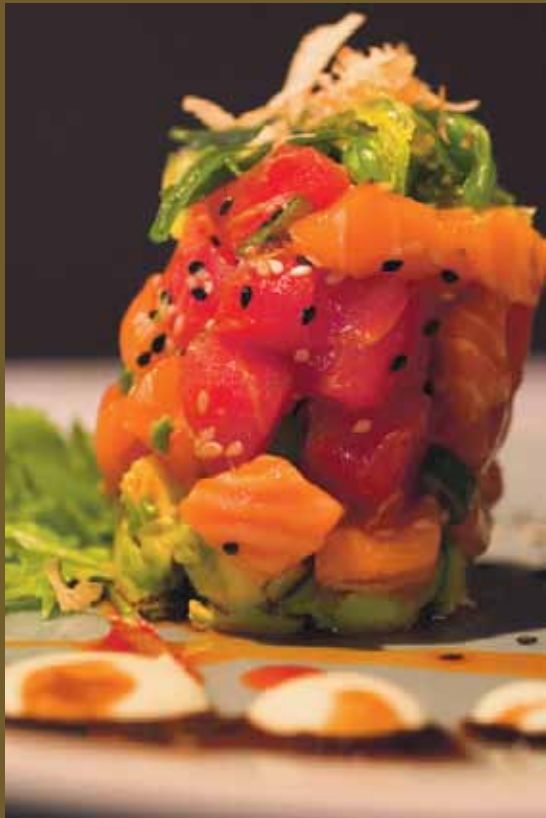
It's time to see the light, and experience the joy of living in bright new ways. The Centren reinvents the very concept of urban living, presenting a collection of homes that offers tranquil and refined living in the midst of a pulsating metropolis. Come home, and you'll discover a soothing sanctuary designed to put the heart and soul at ease. Step out, and you will find everything that's exciting and attractive in the city located conveniently just an arm's length away. This is more than just a place to call home – it is the centre of your whole new lifestyle.

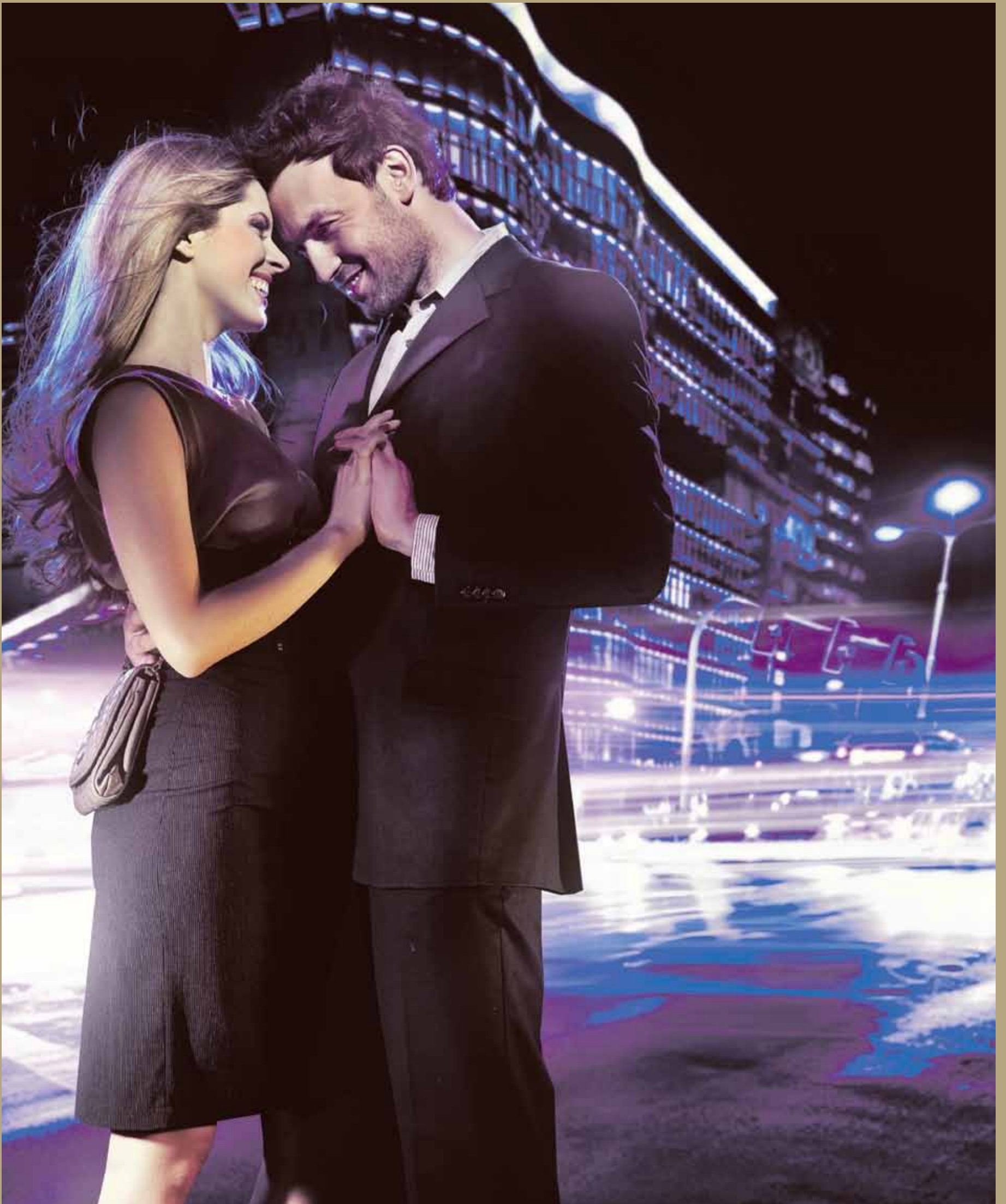




A Whole New World Is Within Reach

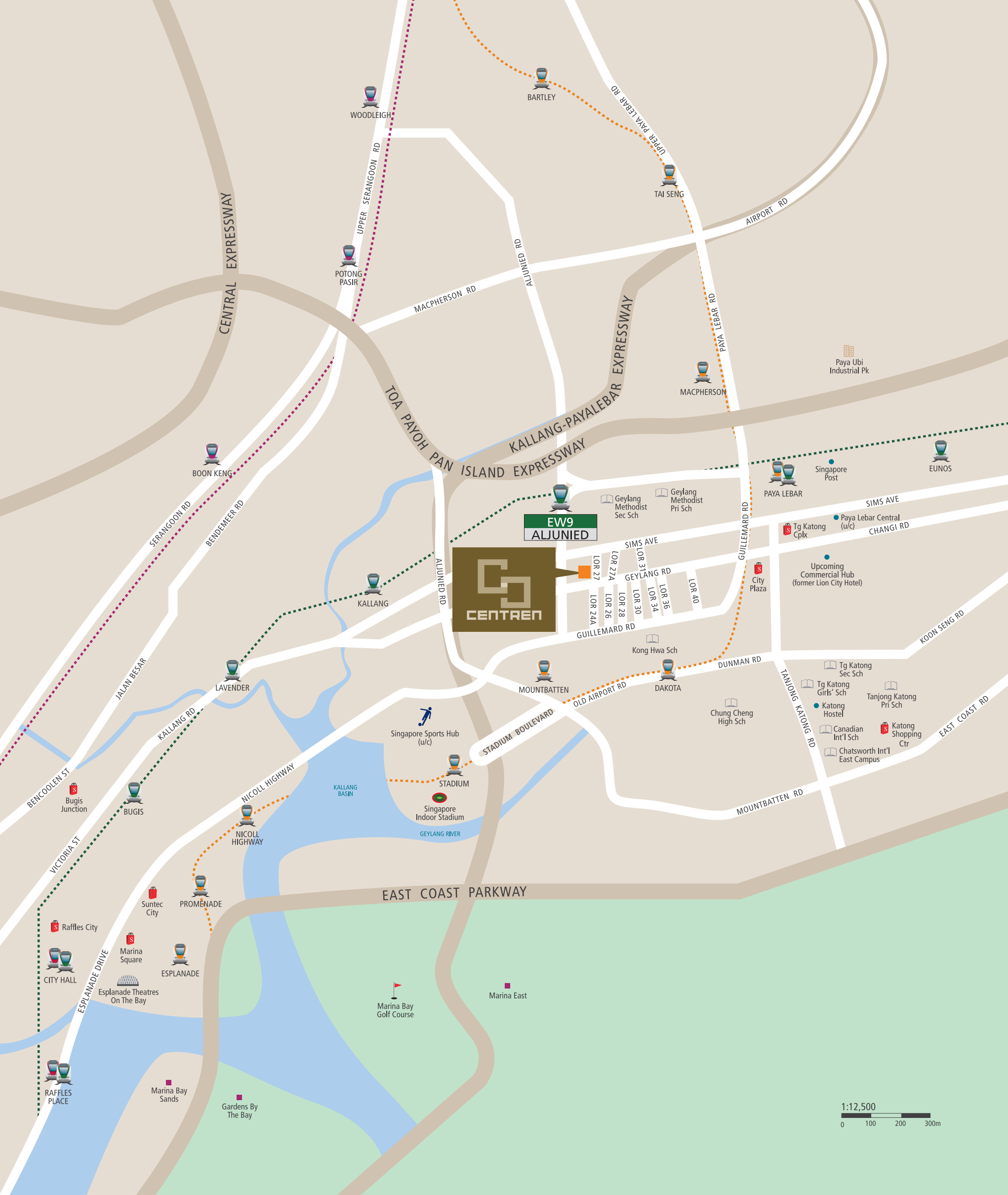
To be able to reside at The Centren, is to enjoy an exciting urban lifestyle where everything you have ever desired is just round the corner. Sizzling entertainment, non-stop wining and dining, and shopping at its finest are all yours to savour, and all so very close to home. Step into your new home here, and you are ready to step up to the very best of the good life.







With the Aljunied and Dakota MRT stations both within walking distance, getting to your destination anywhere on the island is a breeze. Enjoying a highly strategic location, The Centren offers you easy access to a collection of renowned schools, major shopping malls, pulsating nightlife, the Marina Bay downtown as well as the popular East Coast recreation belt.



EW9
ALJUNIED

WOODLEIGH
BARTLEY
TAI SENG

POTONG PASIR
UPPER SERANGOON RD

BOON KENG
SERANGOON RD
BENDEMEER RD

KALLANG

LAVENDER

Bugis Junction

BUGIS

NICOLL HIGHWAY

PROMENADE

Raffles City

CITY HALL

Marina Square

ESPLANADE

Esplanade Theatres On The Bay

RAFFLES PLACE

Marina Bay Sands

Gardens By The Bay

Singapore Sports Hub (u/c)

STADIUM

Singapore Indoor Stadium

KALLANG BASIN

GEYLANG RIVER

EAST COAST PARKWAY

Marina Bay Golf Course

Marina East

MOUNTBATTEN

STADIUM BOULEVARD

STADIUM

Singapore Indoor Stadium

MOUNTBATTEN

DAKOTA

Chung Cheng High Sch

Kong Hwa Sch

GUILLEMARD RD

GEYLANG RD

SIMS AVE

GEYLANG RD

SIMS AVE

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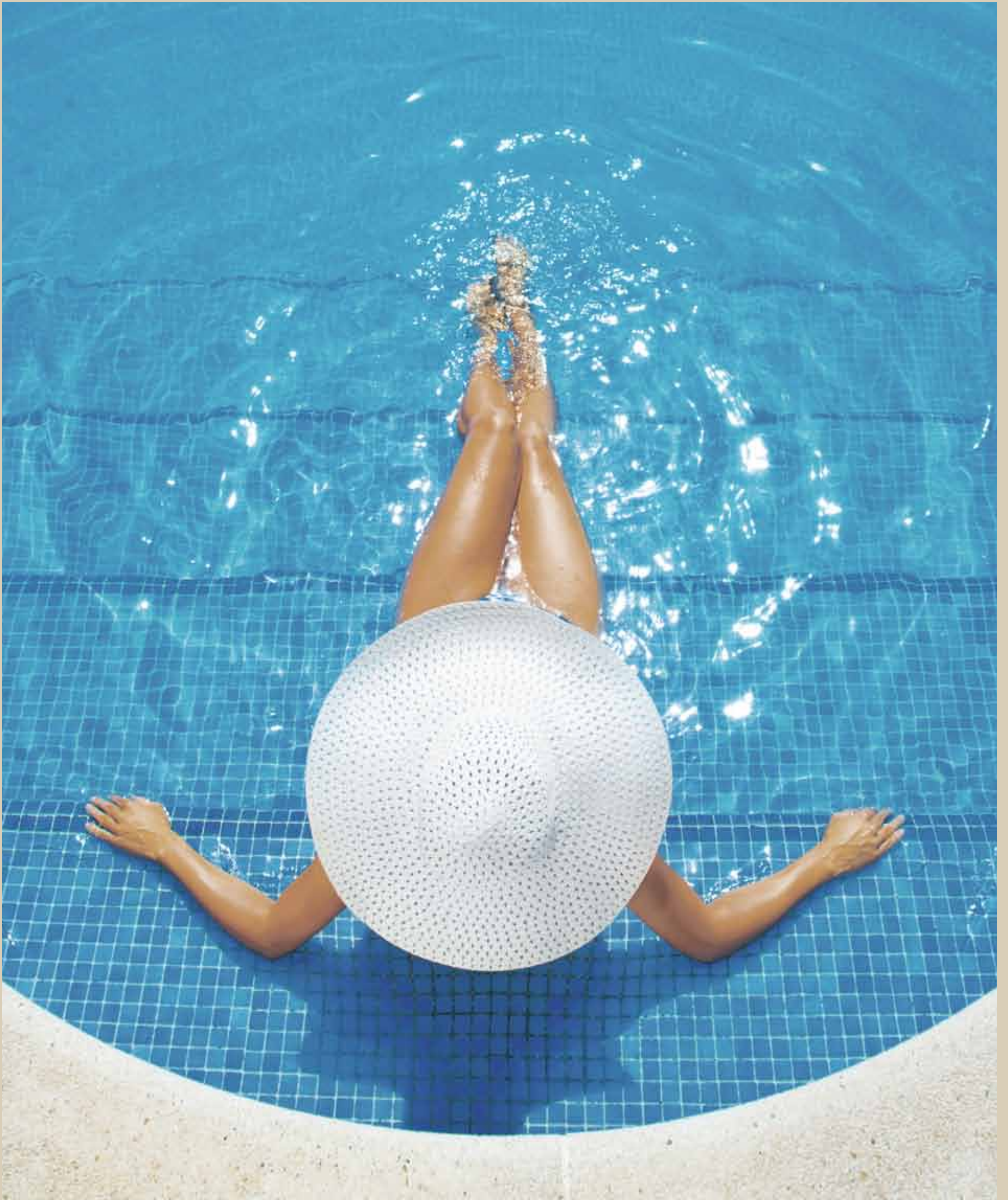
SIMS AVE

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More Fun, More Joy, More Memorable Moments

When it comes to making the most of your leisure hours, The Centren has all the brightest ideas. Be it taking a cooling dip in the pool or simply lounging around, keeping in shape with a good workout or gathering for a sizzling barbecue affair, there will always be much more to enjoy.











Artist's Impression



1st Storey

- A** Pedestrian Entrance
- B** Landscaped Garden
- C** Carpark Entrance

- D** BBQ Area
- E** Gym

3rd Storey

- F** Swimming Pool
- G** Outdoor Gym
- H** Shading Pavilion

See the Art of Living in A Whole New Light

Life takes on a new shine when daily living becomes a heartfelt experience that you can indulge in, day after day. Designed with your utmost comfort in mind, every home at The Centren is a haven that radiates warmth and joy. Sit back, relax, and lose yourself in the serenity that comes with living life exactly the way you want it.









Artist's Impression





Artist's Impression

Feel the difference, when you can lose yourself in sheer luxury and find new ways to enjoy your personal space every day. The Centren was created with you at the very centre, and that's why you will never run out of reasons to love the place you call home. From living room to kitchen to bedroom, every square foot is not meant just to provide living space, but a thoughtful way to light up your life.





Artist's Impression

Comfort finds a perfect match in opulent luxury, with high quality fittings and top-notch appliances, making this a choice home that's ready to pamper you at anytime. From living room to bedroom, and bathroom to kitchen, you will find nothing but the most cherished brands working to make your everyday life an easy and pleasant affair.



Diagrammatic Chart

Storey	East Elevation Along Lorong 27				
8	Service Road	C8 #07-02	C5 #07-01	A1 #08-08	C4 #07-07
7				A1 #07-08	
6		C8 #05-02	C5 #05-01	A1 #06-08	C4 #05-07
5				A1 #05-08	
4		C8 #03-02	C2 #03-01	A1 #04-08	C1 #03-07
3				A1 #03-08	
2		A2 #02-02	B3 #02-01	A1 #02-08	B3 #02-07
1		Parking			

Storey	West Elevation				
8	Neighbour	C3 #07-06	B2 #08-05	C3 #07-04	C3 #07-03
7			B2 #07-05		
6		C3 #05-06	B2 #06-05	C3 #05-04	C3 #05-03
5					
4		C7 #03-06	B2 #04-05	C6 #03-04	C6 #03-03
3					
2		Parking			
1		Parking			

- TYPE A – 2-bedroom
- TYPE B – 2-bedroom + 1 study
- TYPE C – 3-bedroom

TYPE A1

2-bedroom

Unit #02-08, #03-08, #04-08, #05-08,
#06-08, #07-08, #08-08

Area 51 sqm / 549 sqft

2nd Storey

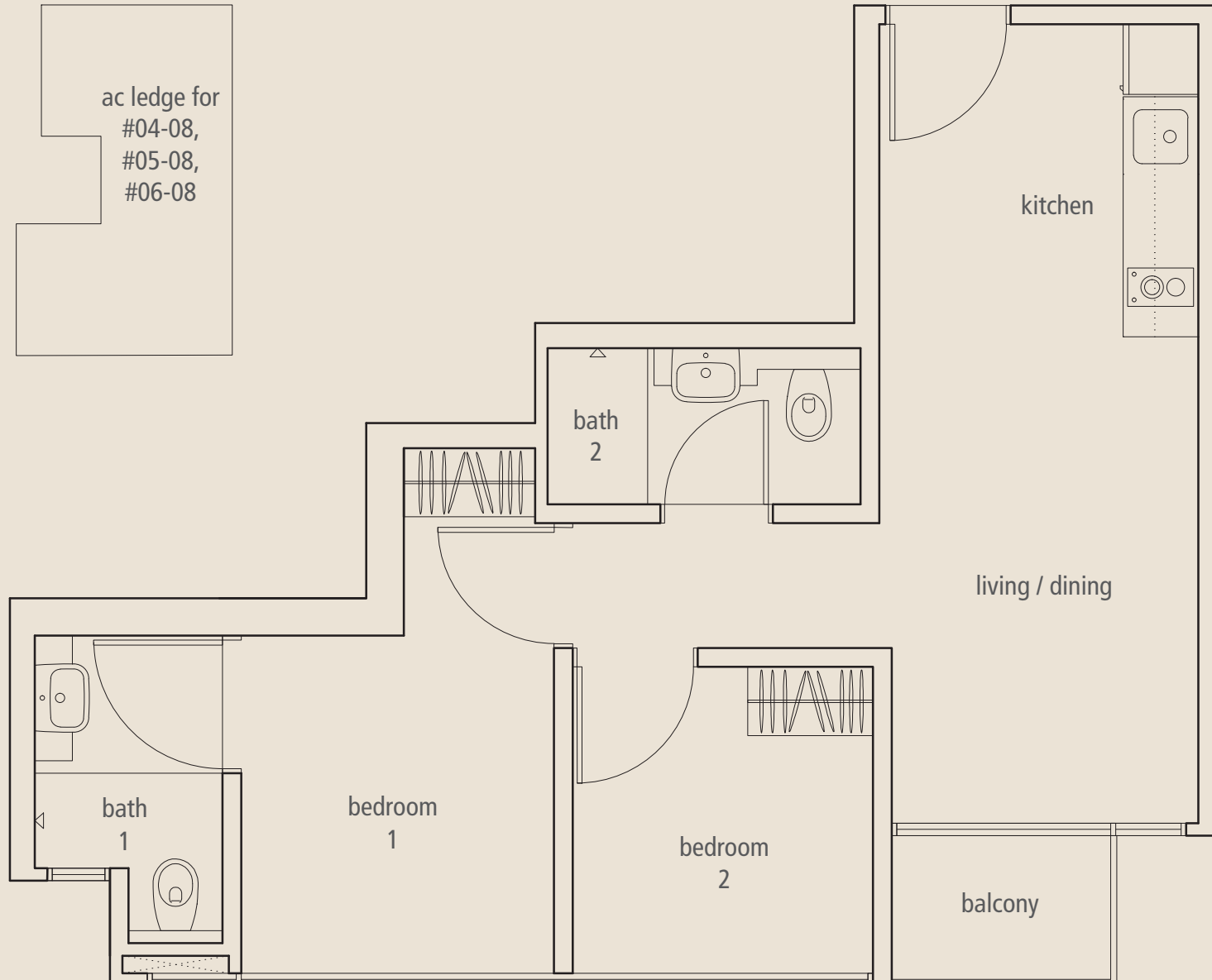


3rd - 8th Storey



ac ledge for
#02-08, #03-08, #07-08, #08-08

ac ledge for
#04-08,
#05-08,
#06-08

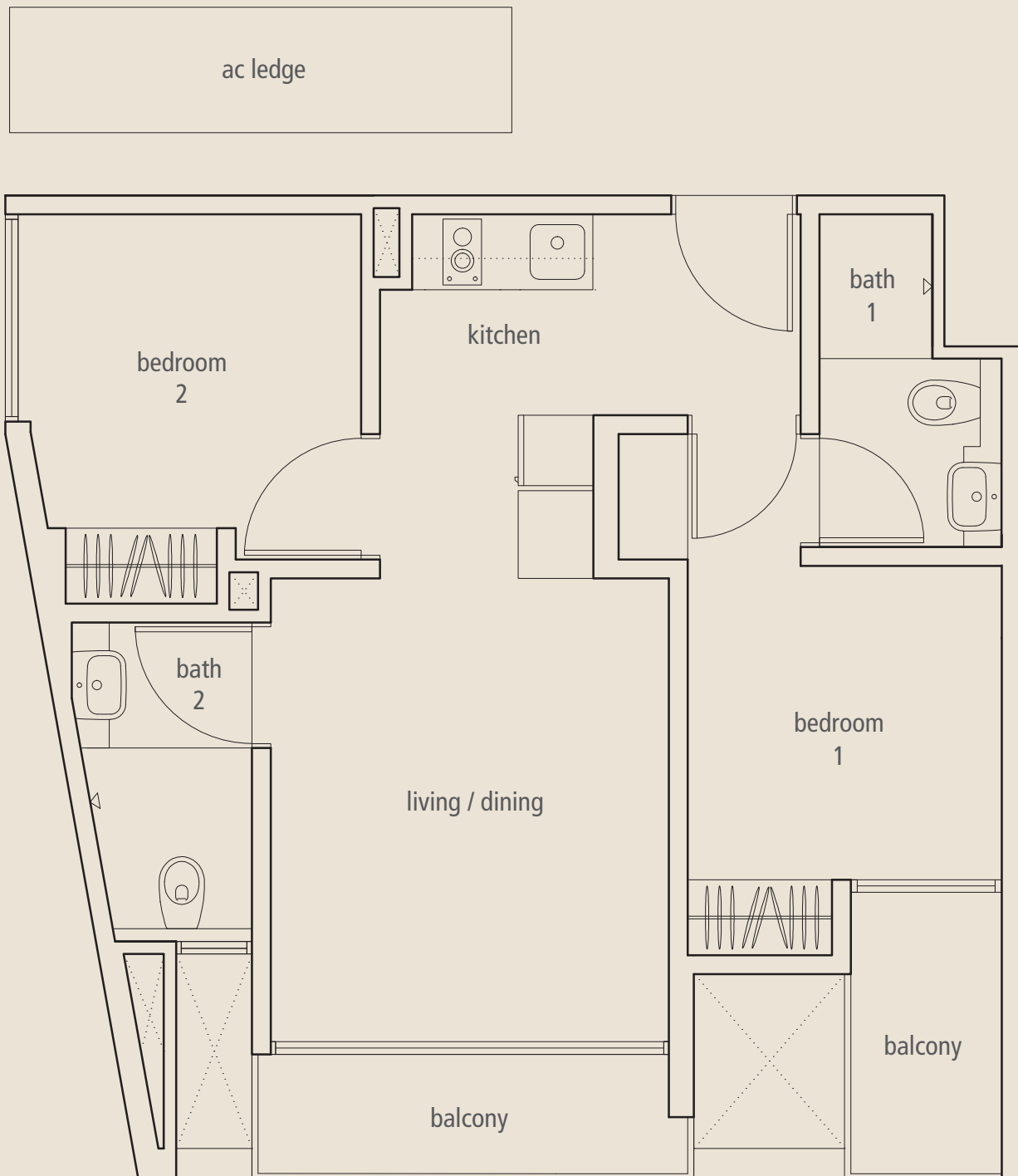
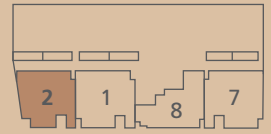


TYPE A2

2-bedroom

Unit #02-02

Area 58 sqm / 624 sqft

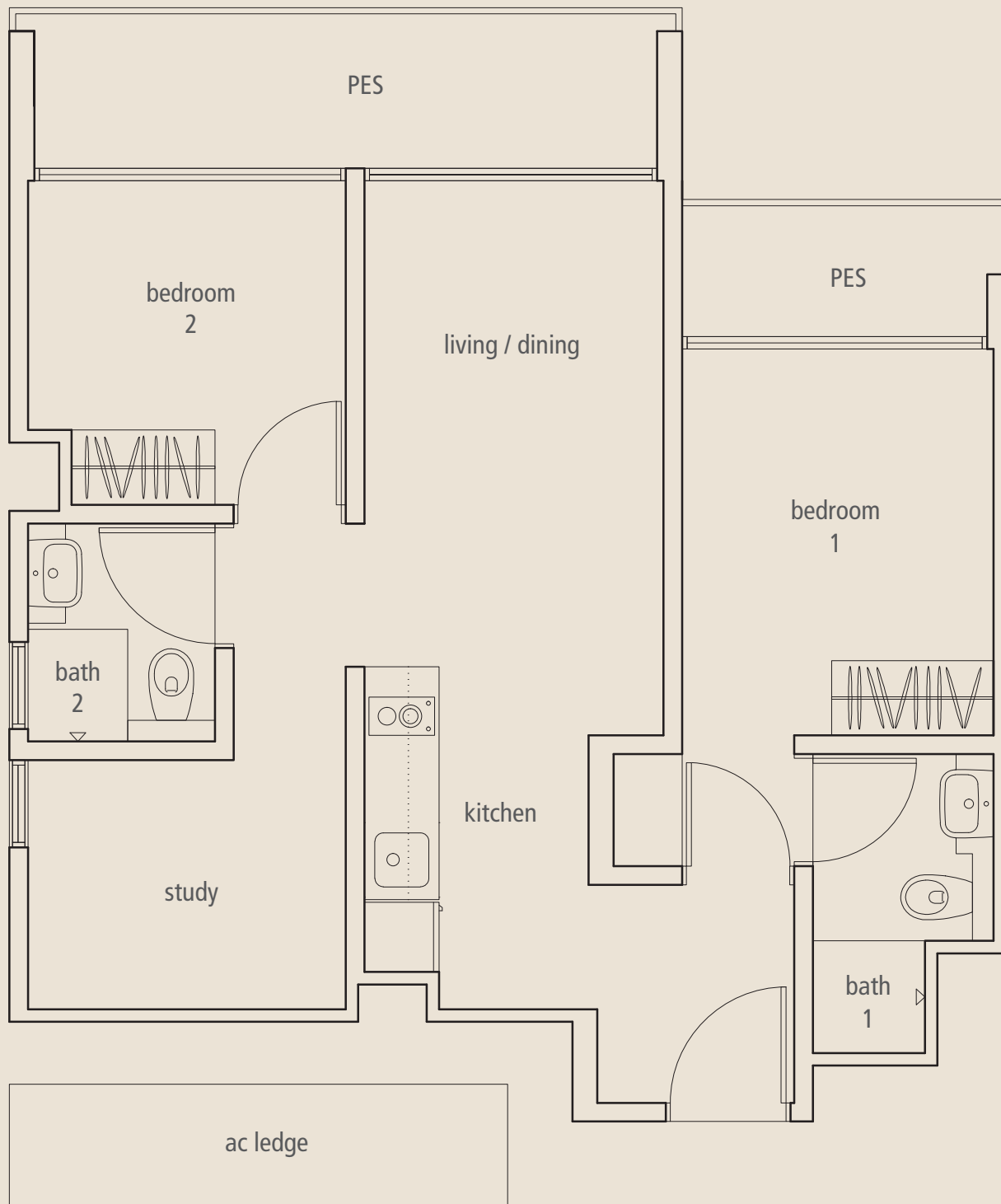
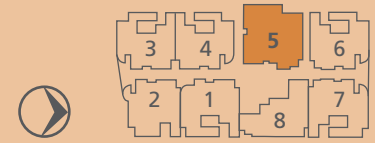


TYPE B1

2-bedroom + 1 study

Unit #03-05

Area 64 sqm / 689 sqft



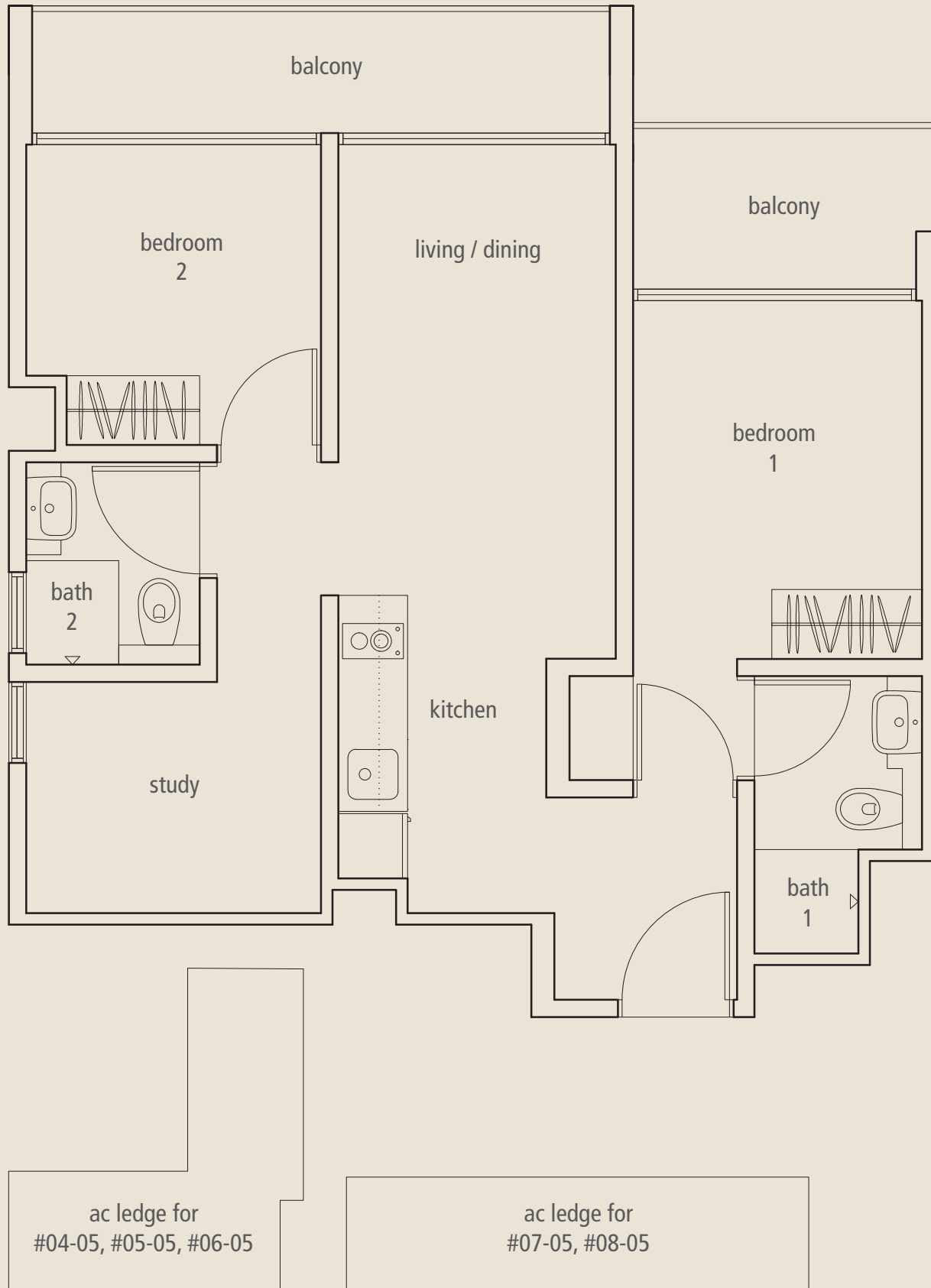
TYPE B2

2-bedroom + 1 study

Unit #04-05, #05-05, #06-05

#07-05, #08-05

Area 64 sqm / 689 sqft

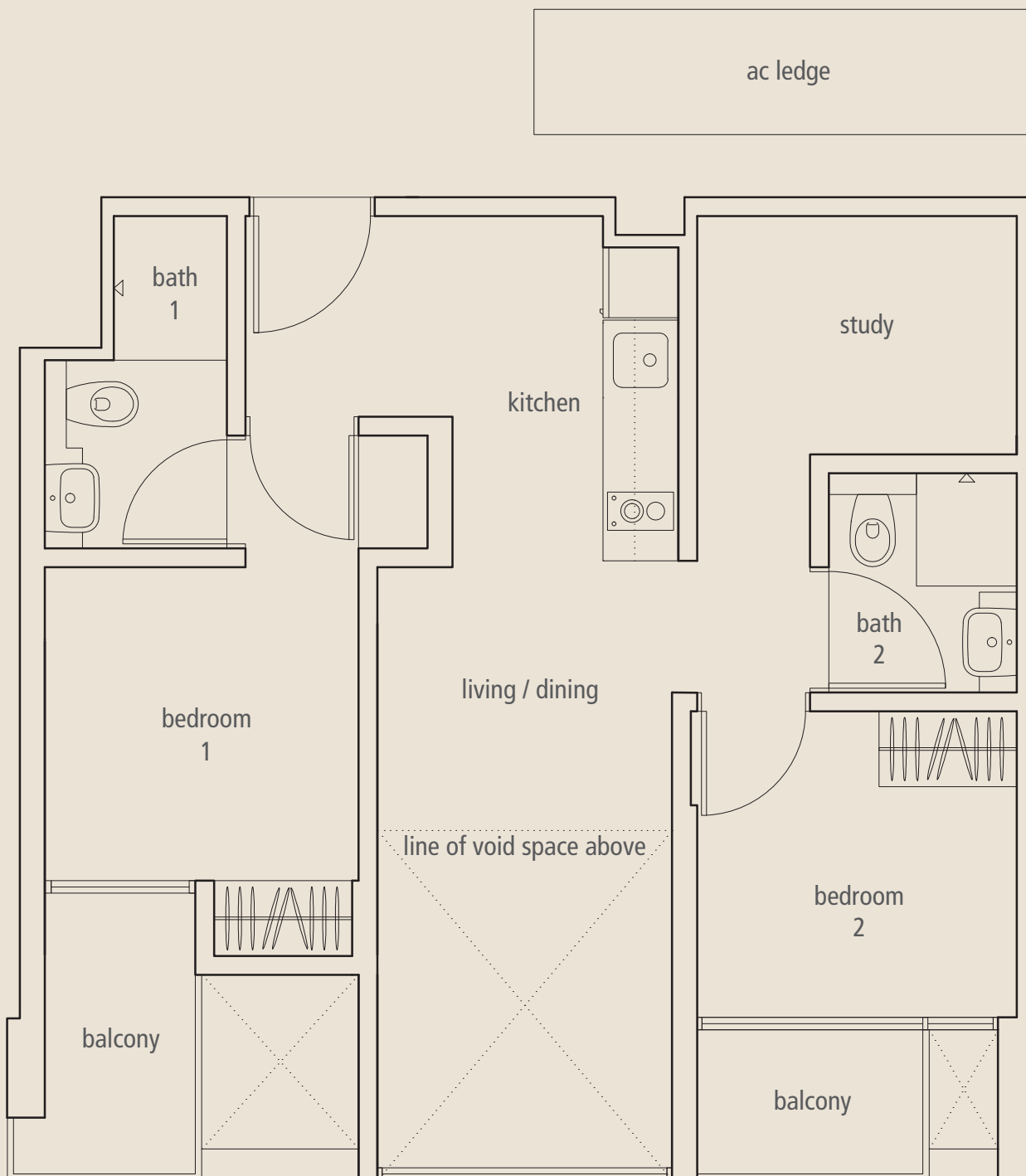
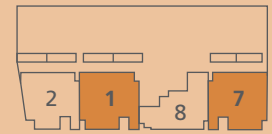


TYPE B3

2-bedroom + 1 study

Unit #02-01, #02-07 (mirror of #02-01)

Area 69 sqm / 743 sqft

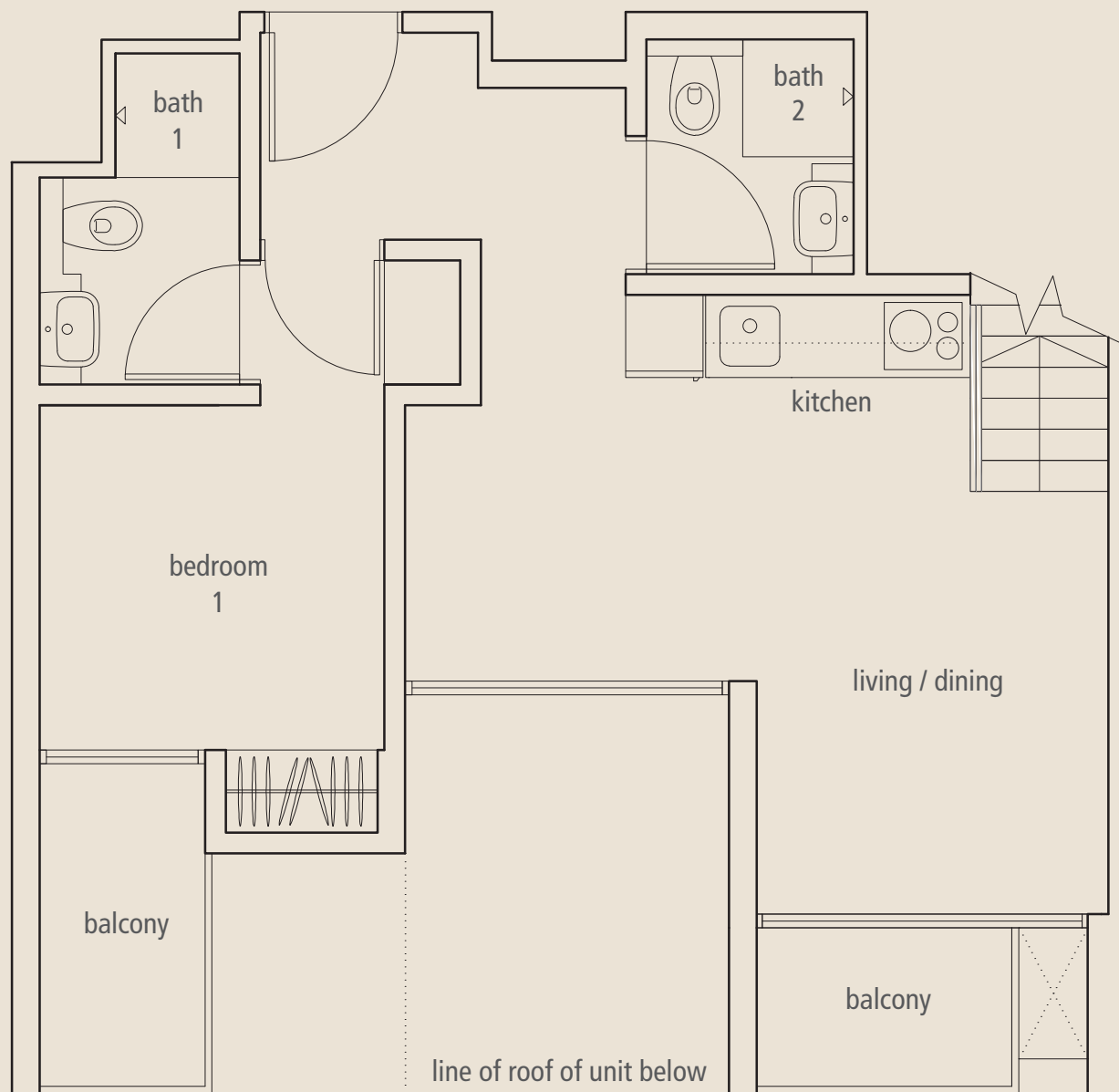


TYPE C1

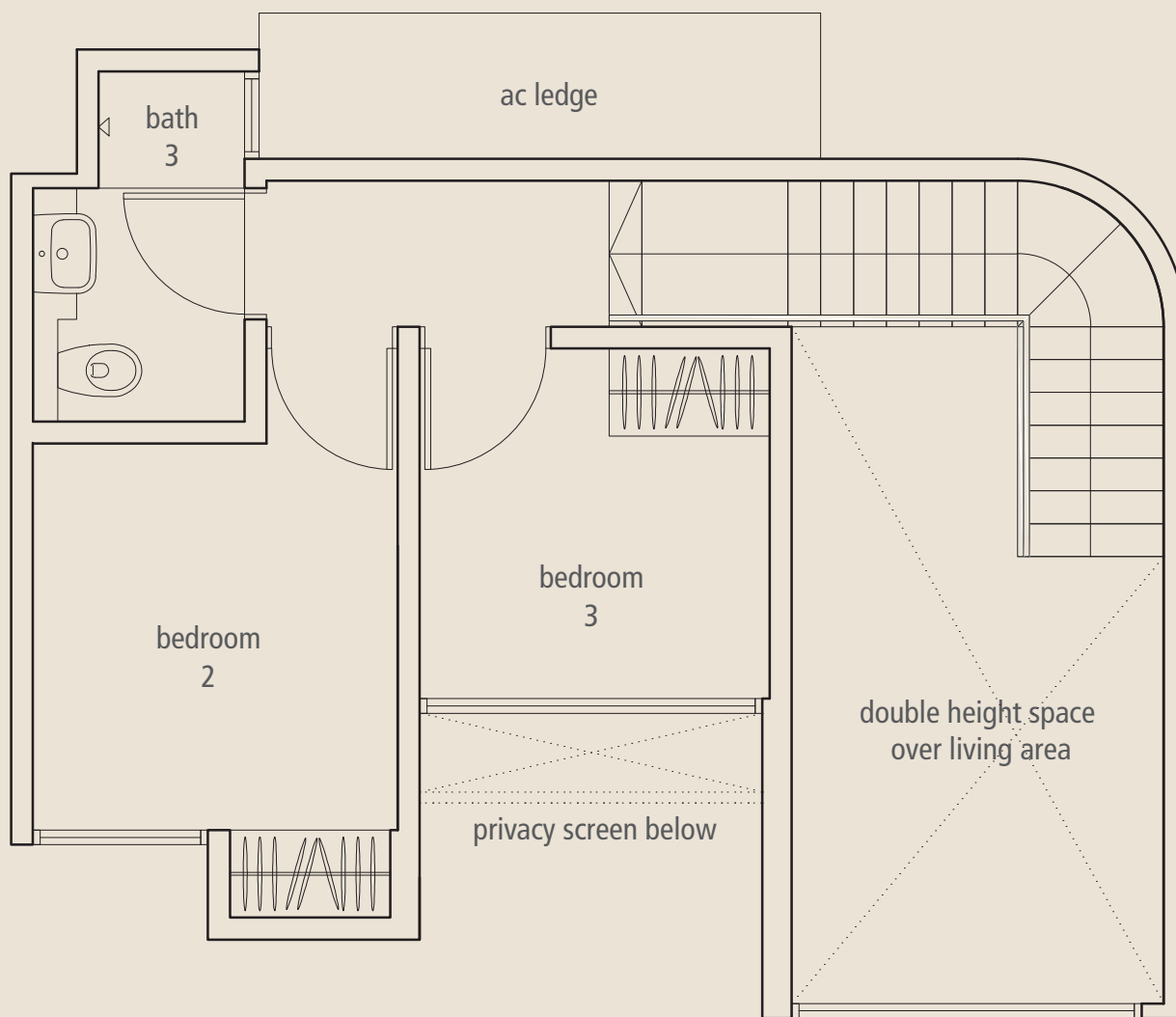
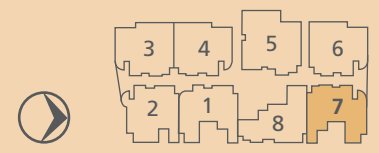
3-bedroom (double storey)

Unit #03-07

Area 89 sqm / 958 sqft



LOWER STOREY



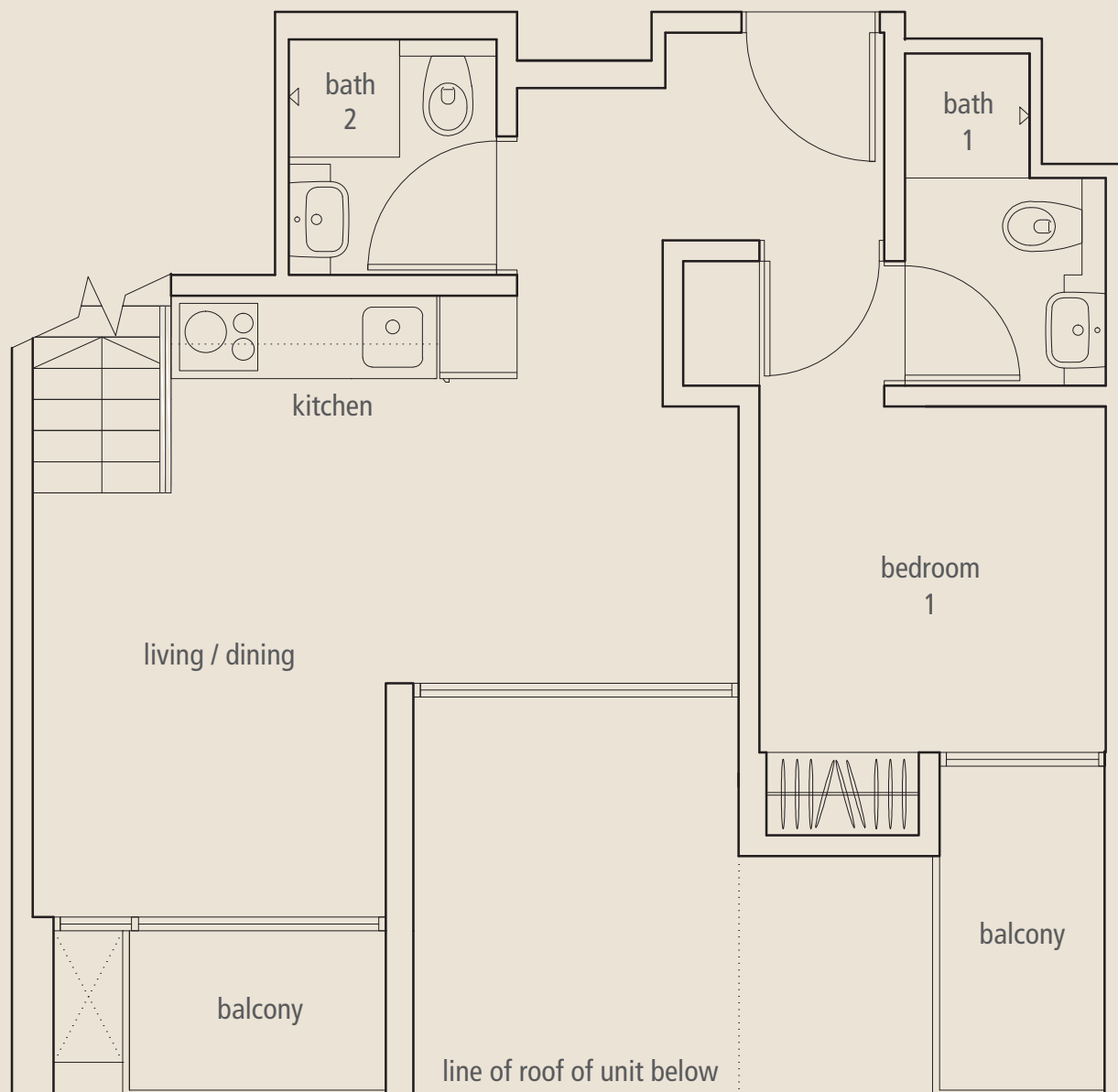
UPPER STOREY

TYPE C2

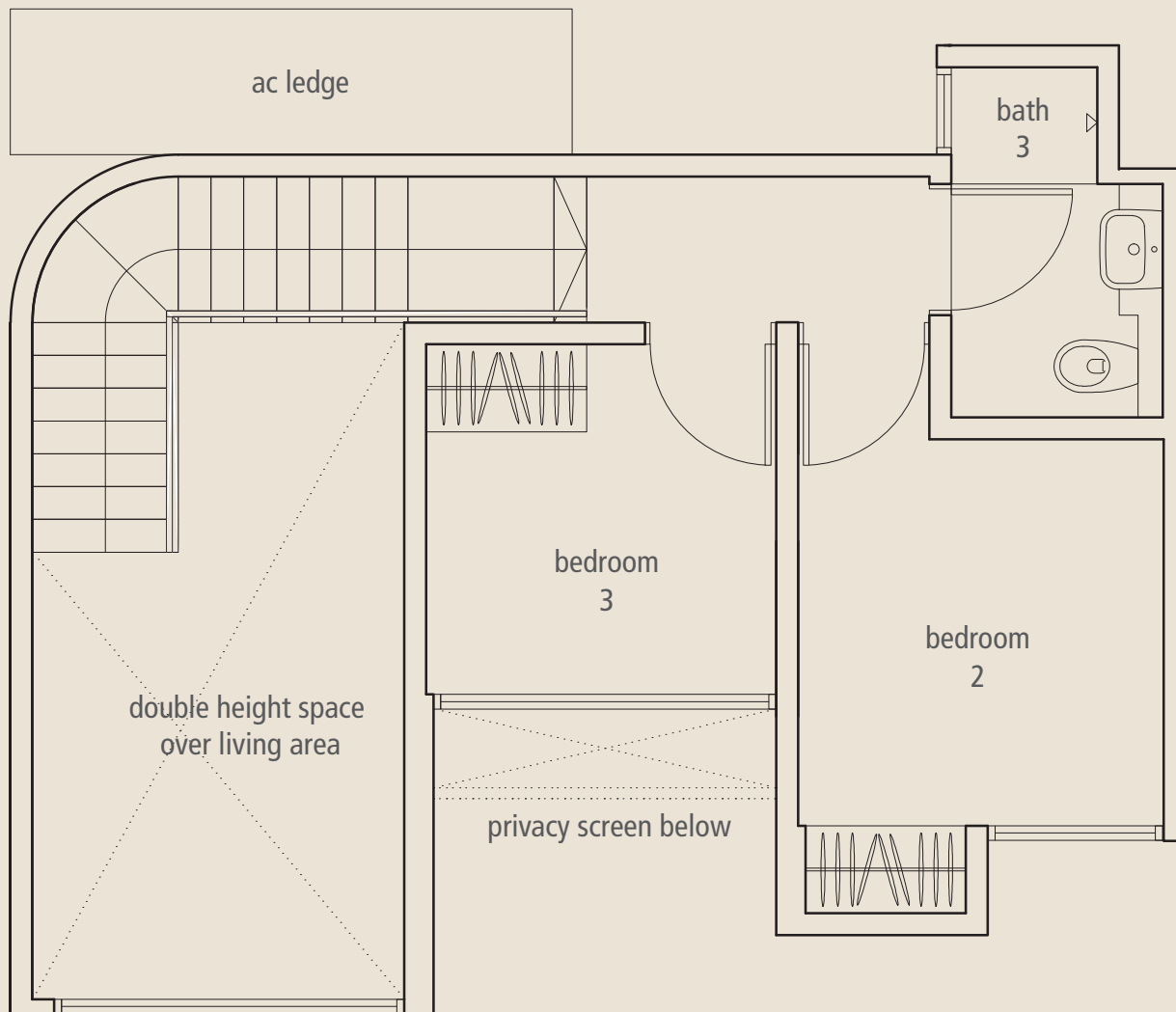
3-bedroom (double storey)

Unit #03-01

Area 90 sqm / 969 sqft



LOWER STOREY



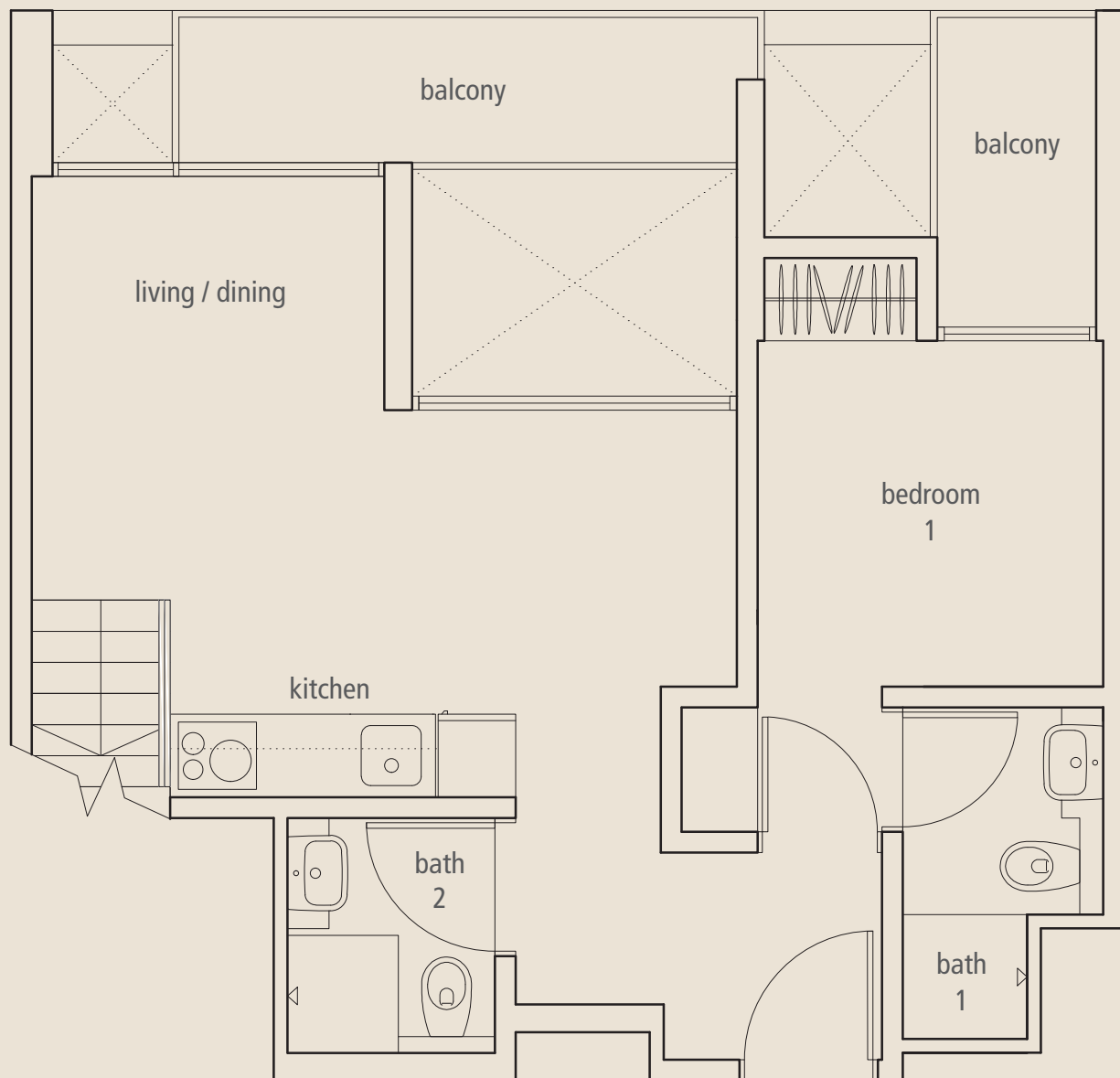
UPPER STOREY

TYPE C3

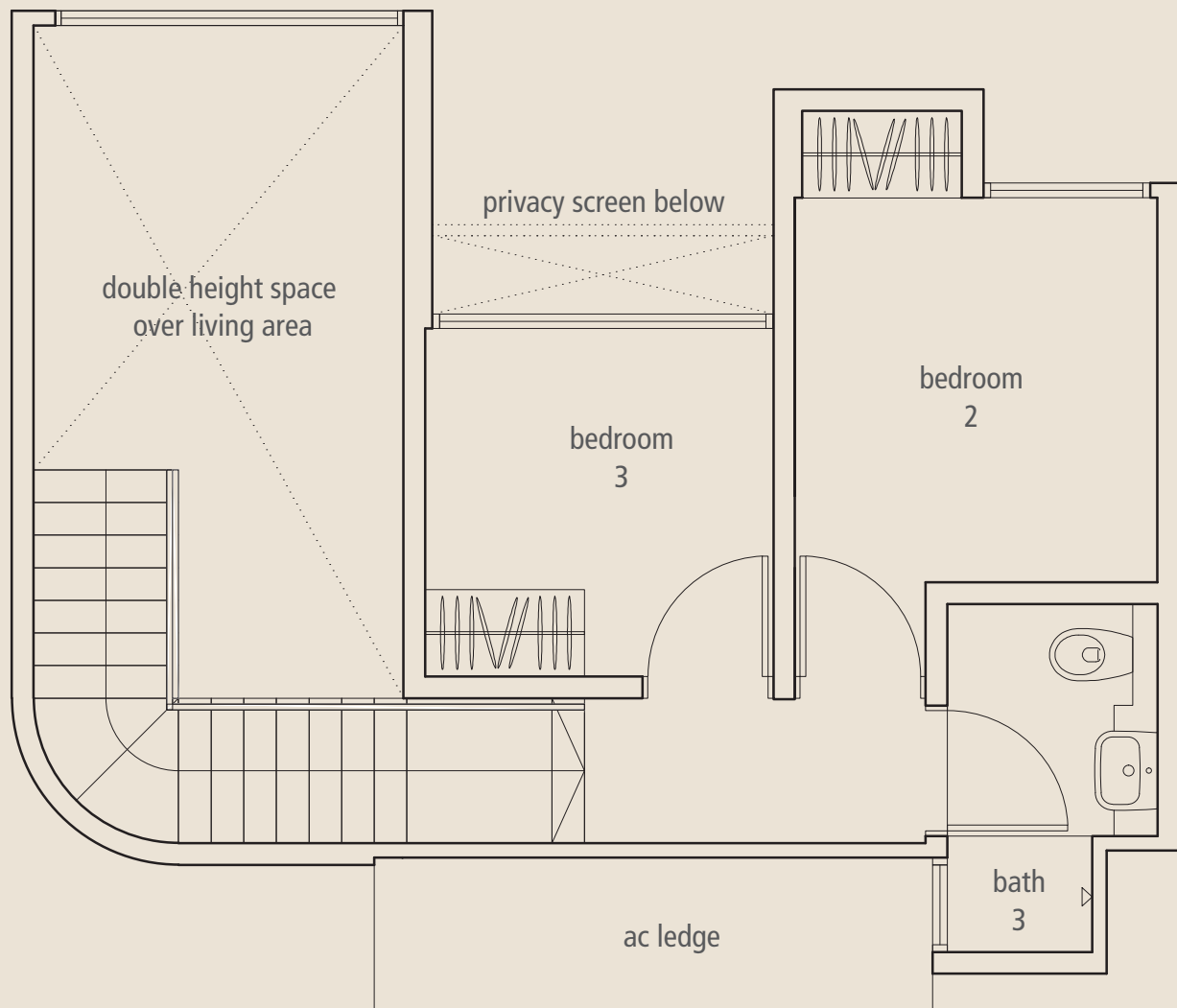
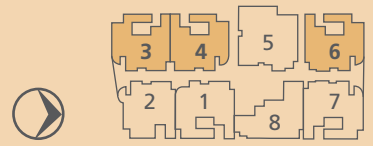
3-bedroom (double storey)

Unit #05-03, #05-04 (mirror of #05-03), #05-06 (mirror of #05-03),
#07-03, #07-04 (mirror of #07-03), #07-06 (mirror of #07-03)

Area 91 sqm / 980 sqft



LOWER STOREY



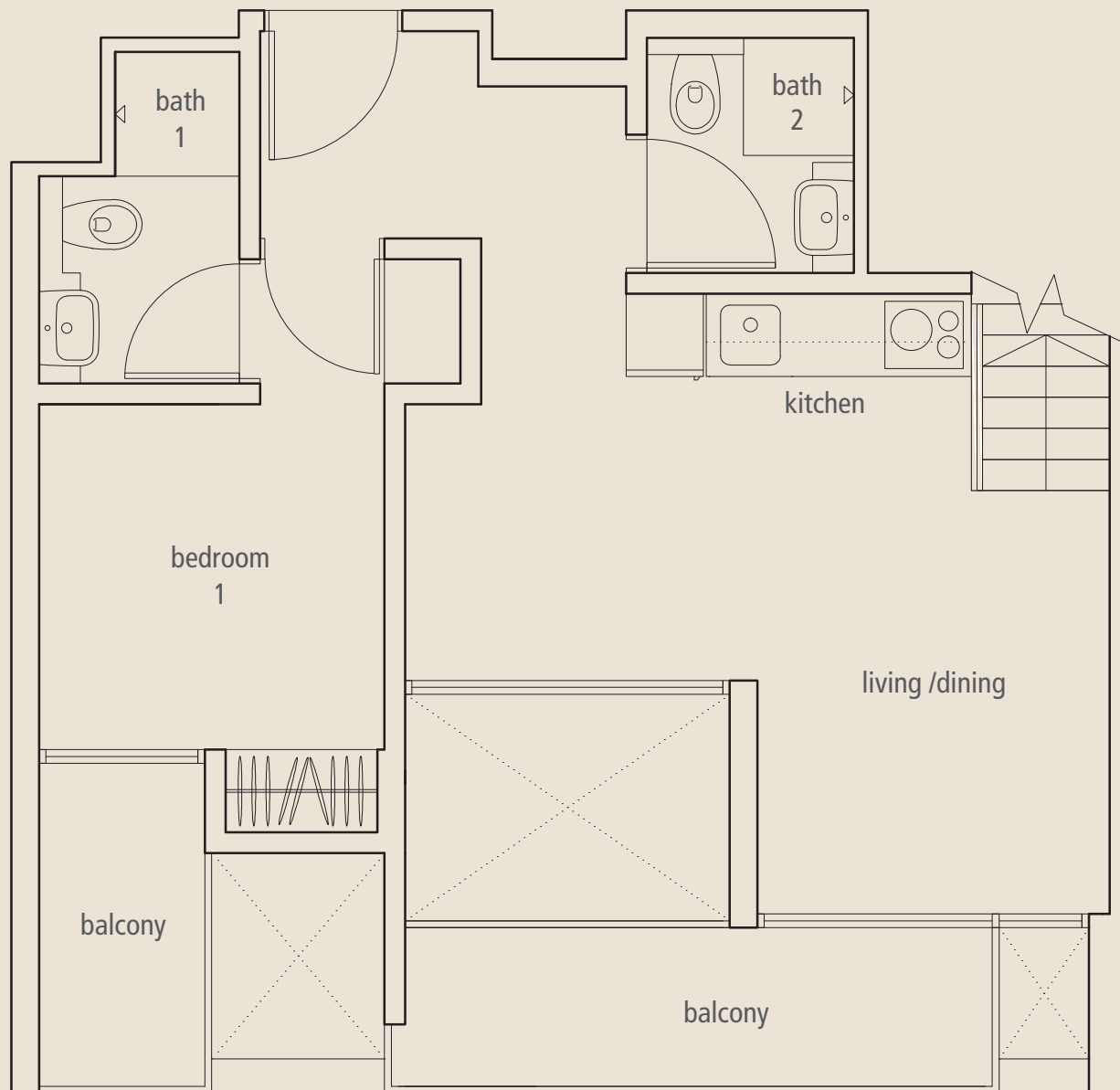
UPPER STOREY

TYPE C4

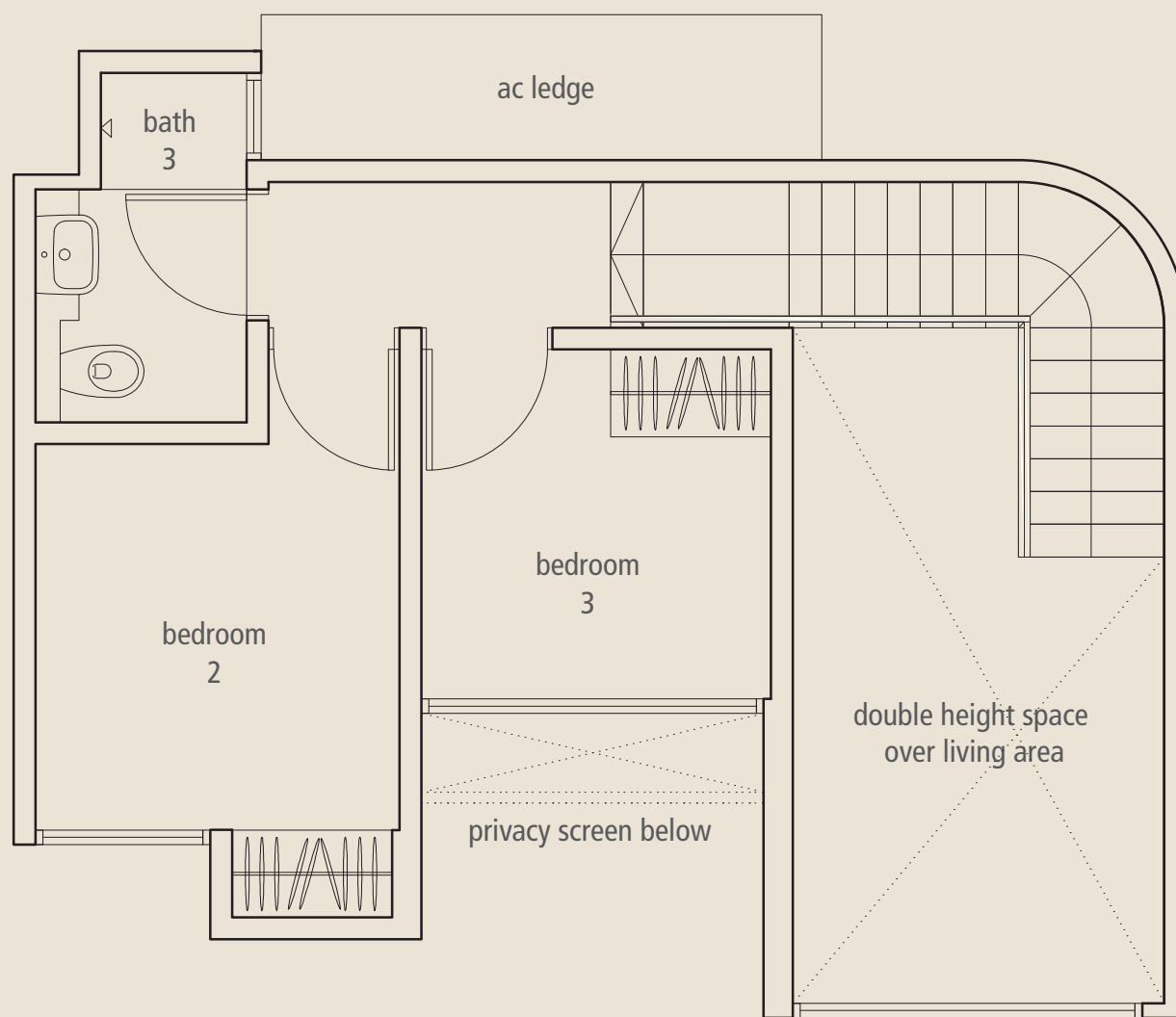
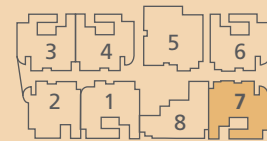
3-bedroom (double storey)

Unit #05-07, #07-07

Area 92 sqm / 990 sqft



LOWER STOREY



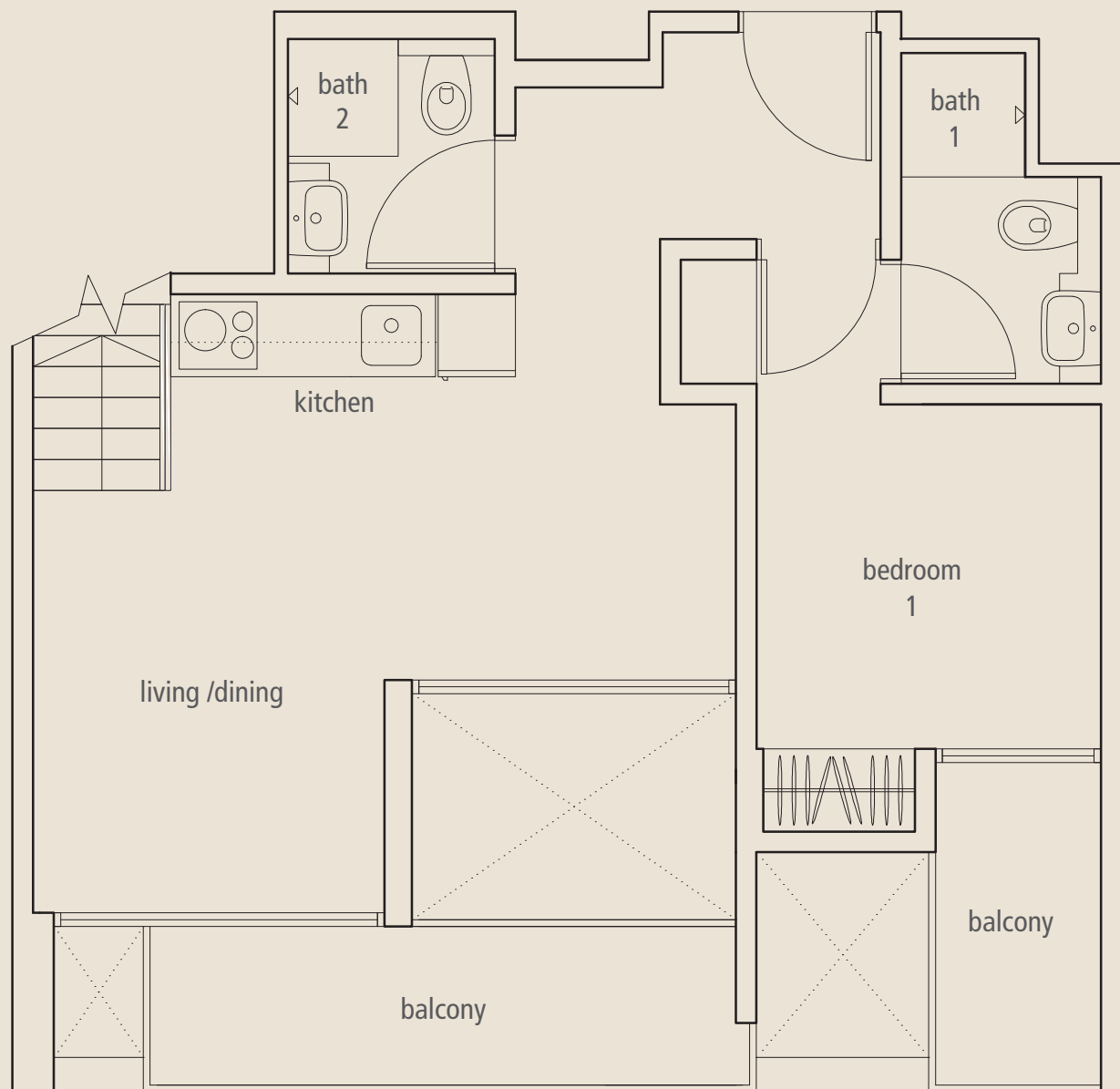
UPPER STOREY

TYPE C5

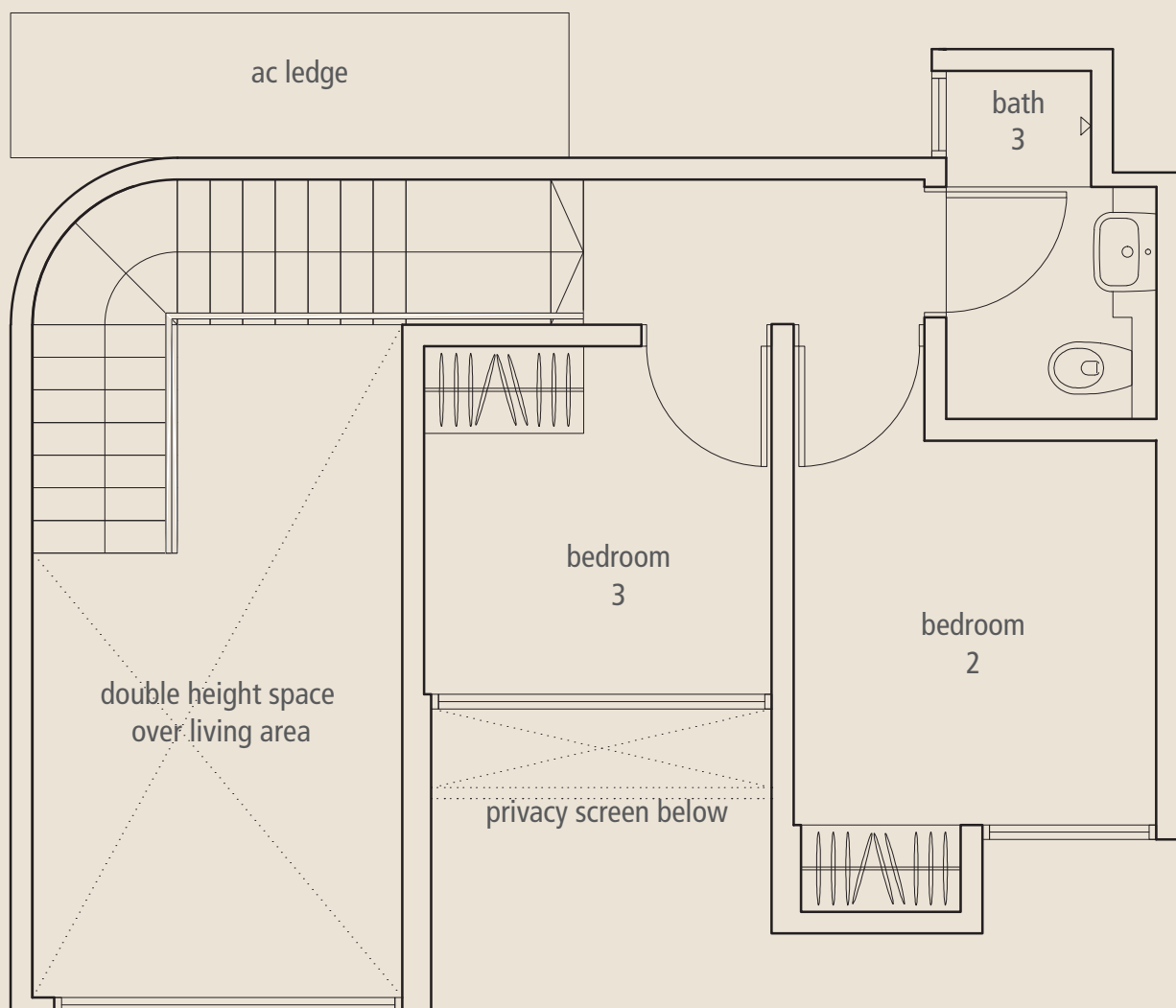
3-bedroom (double storey)

Unit #05-01, #07-01

Area 93 sqm / 1,001 sqft



LOWER STOREY



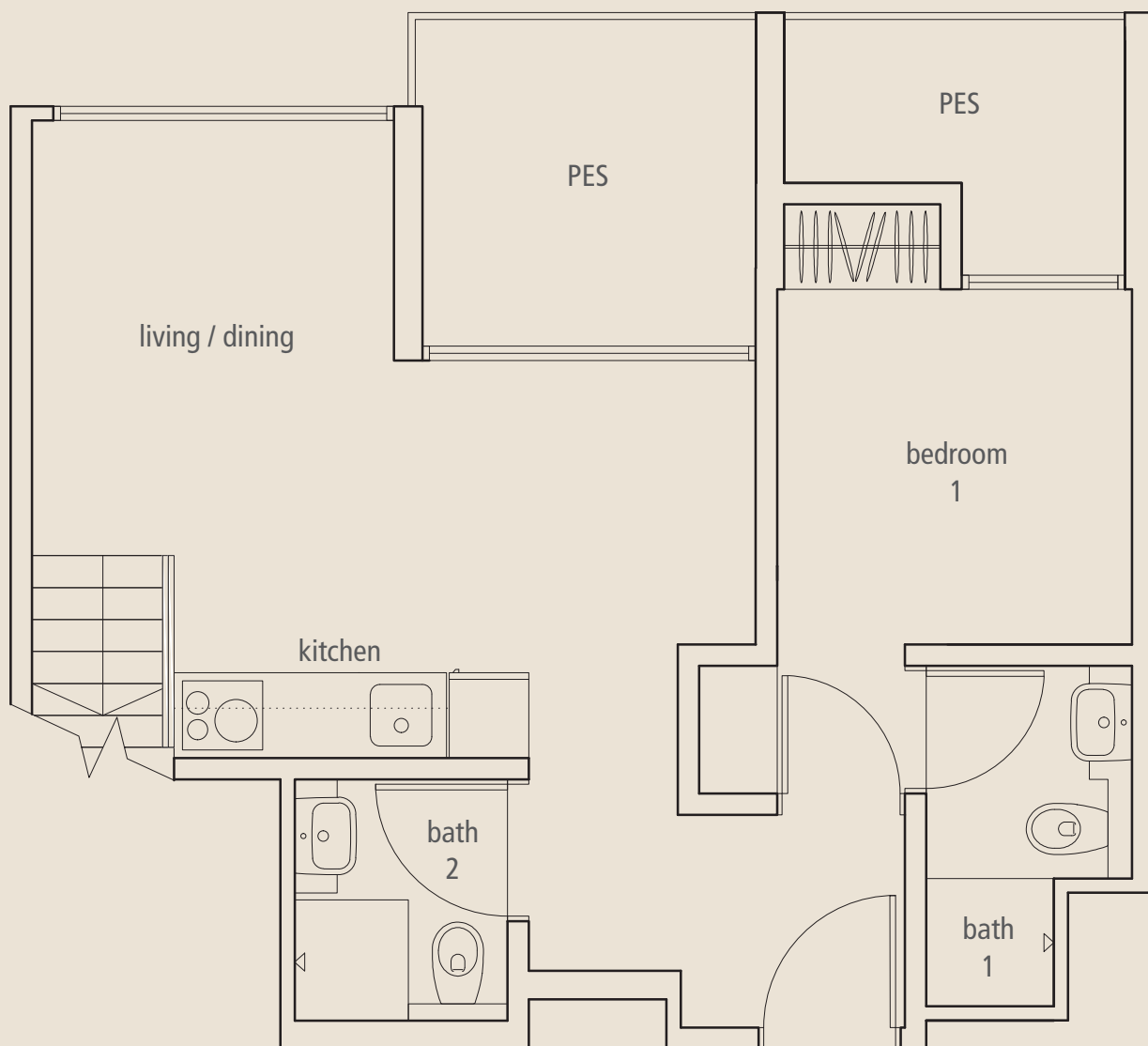
UPPER STOREY

TYPE C6

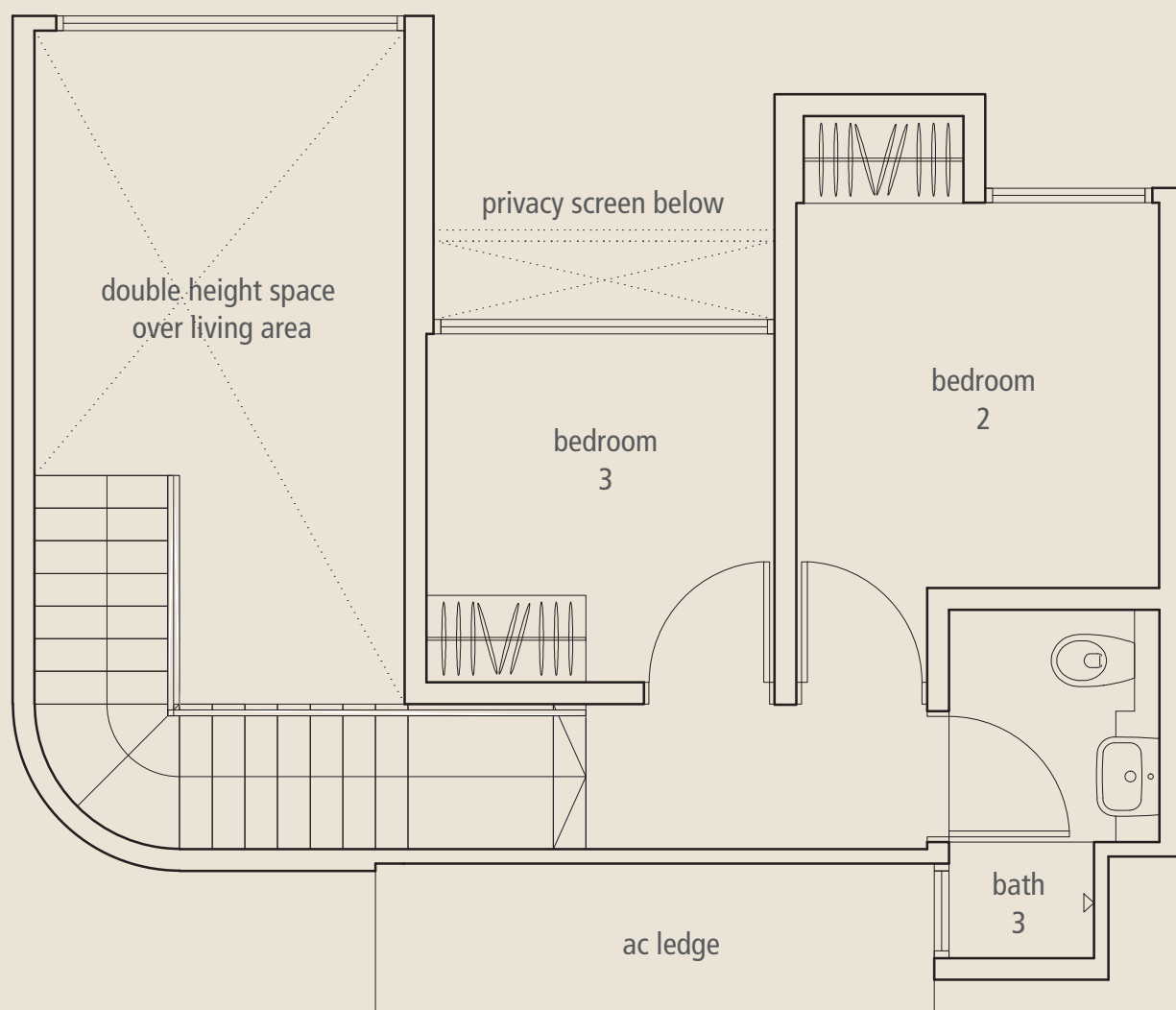
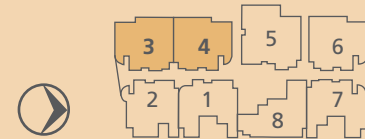
3-bedroom (double storey)

Unit #03-03, #03-04 (mirror of #03-03)

Area 93 sqm / 1,001 sqft



LOWER STOREY



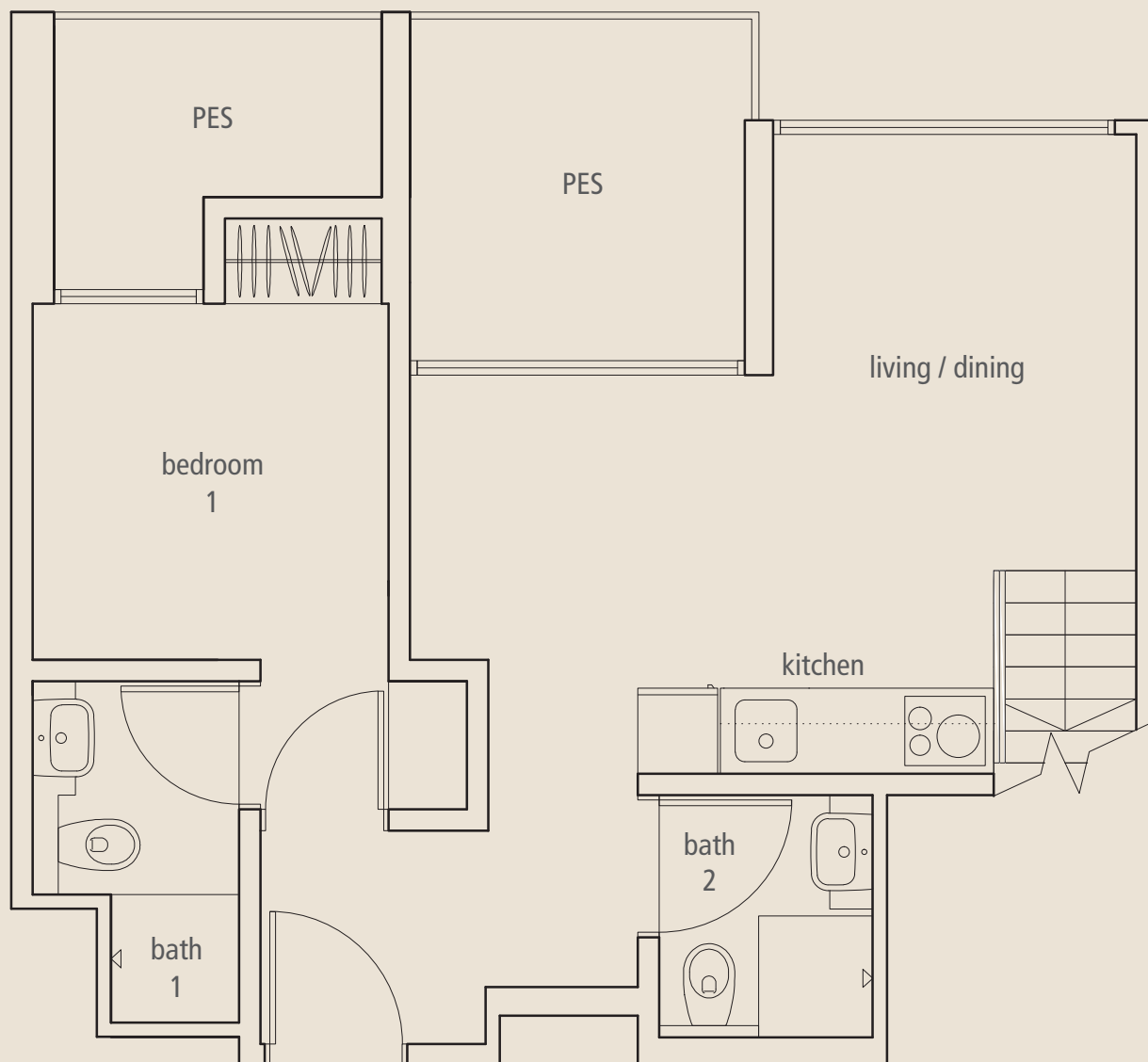
UPPER STOREY

TYPE C7

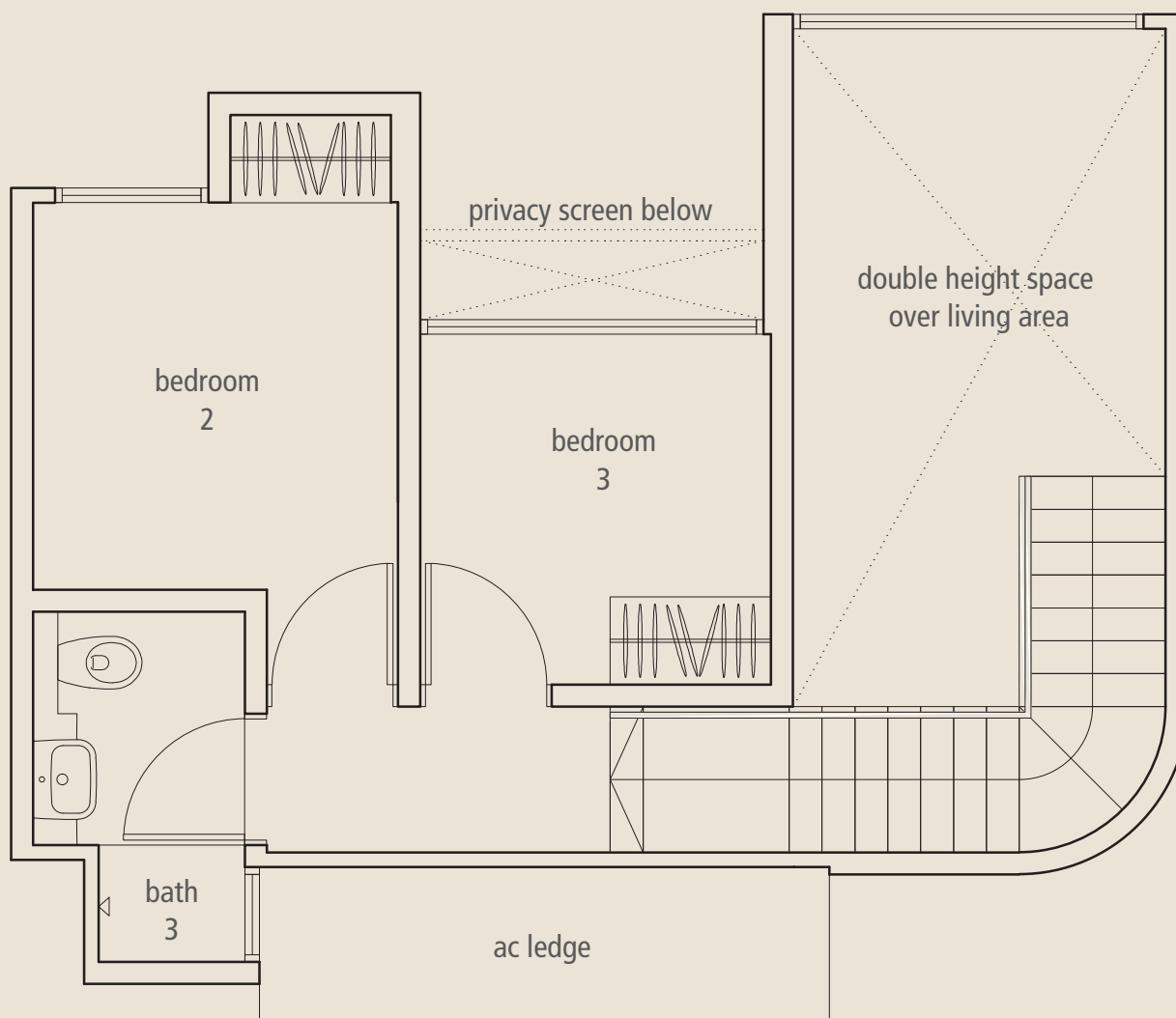
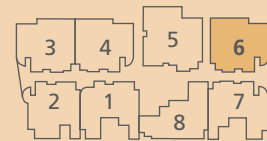
3-bedroom (double storey)

Unit #03-06

Area 94 sqm / 1,012 sqft



LOWER STOREY



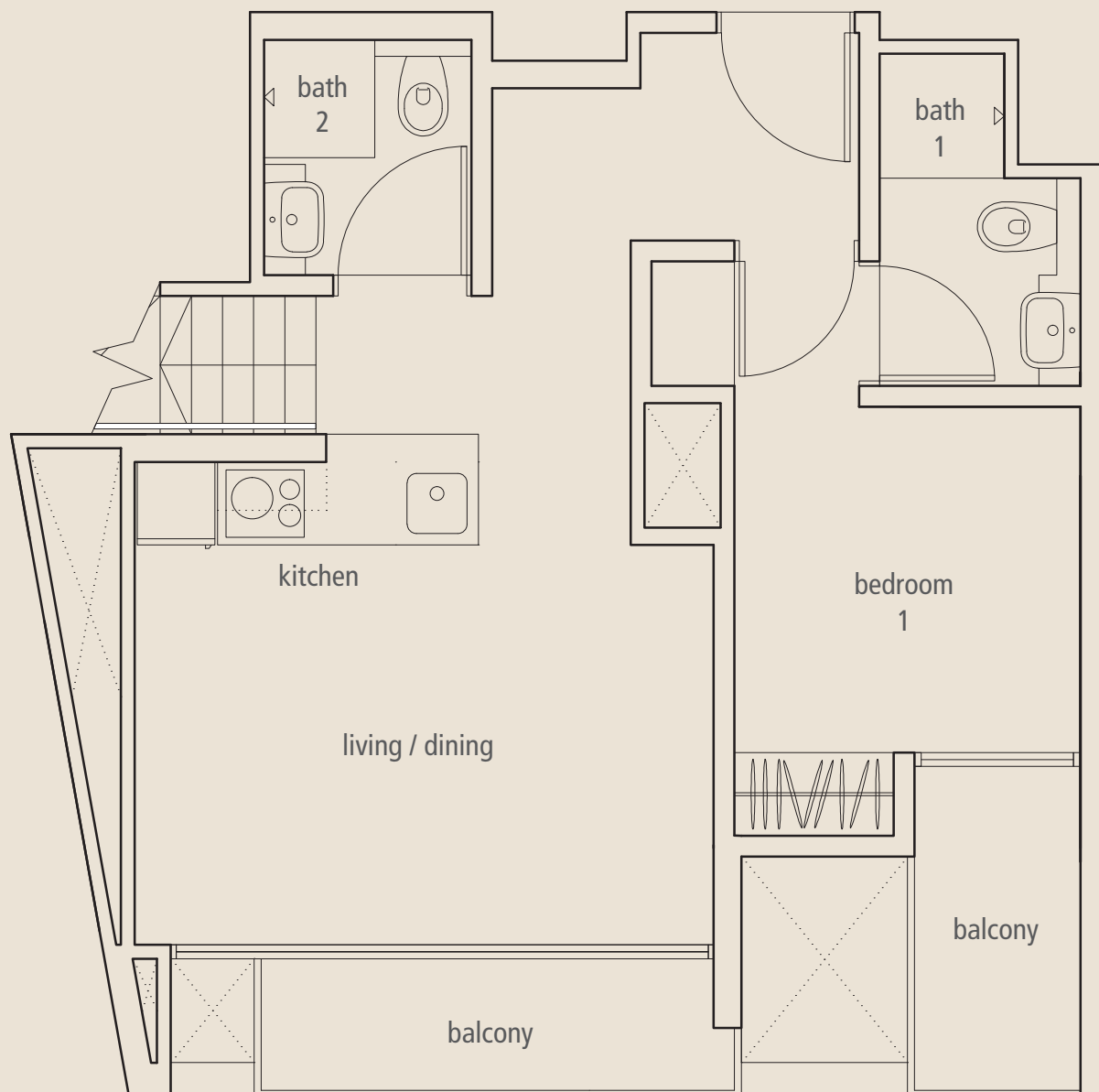
UPPER STOREY

TYPE C8

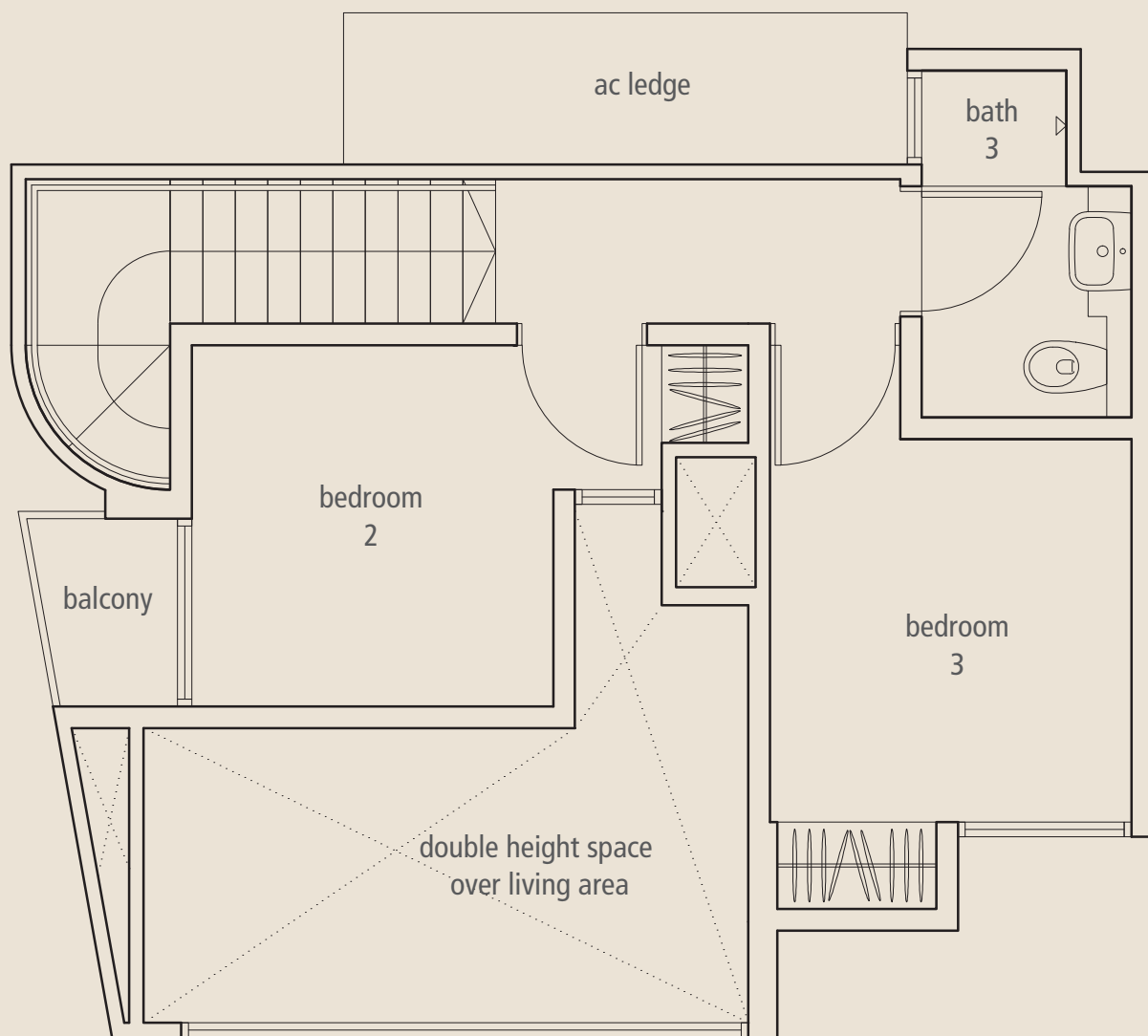
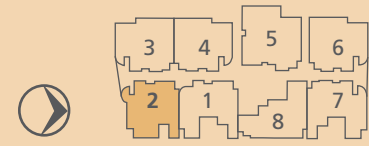
3-bedroom (double storey)

Unit #03-02, #05-02, #07-02

Area 95 sqm / 1,023 sqft



LOWER STOREY



UPPER STOREY

SPECIFICATIONS

1. FOUNDATION

Pile foundation to engineer's requirements

2. SUPERSTRUCTURE

Reinforced concrete structure to engineer's requirements

3. WALLS

External Pre-cast Concrete Panels and/or Common clay brick to Architect's selection or Engineer's requirements
Internal Dry Wall Partition and/or Common clay brick and / or Pre-cast Concrete panels to Architect & Engineer's requirements

4. ROOF

Reinforced concrete flat roof

5. CEILING

Living / Dining / Bedrooms / Study / Balcony & Private Terrace Skim coat and/or plaster ceiling boards with emulsion paint to Architect's selection
Bathroom Moisture resistant plaster ceiling boards with emulsion paint finish to Architect's selection

6. FINISHES

Wall (For Apartments)
Living / Dining / Bedrooms / Study / Balcony / Private Terrace Cement and Sand plaster and/or skim coat with emulsion paint to Architect's selection
Bathroom Homogenous and/or Ceramic tiles lay up to false ceiling height (exposed area only) to Architect's design

Wall (For Common Areas)
1st Storey Lift Lobbies / Typical lift lobbies / Staircases / Pool Area / Swimming Pool Homogenous and / or Ceramic tiles and / or Cement and sand plaster and/or skim coat with emulsion paint to Architect's selection

Floor (For apartments)
Living / Dining / Kitchen / Bedroom / Study Homogenous tiles to Architect's selection
Loft / Staircase to Loft Timber parquet to Architect's selection
Bathroom Ceramic and/or homogenous tiles to Architect's selection

Balcony / Private Terrace Ceramic and/or homogenous tiles to Architect's selection

A/C Ledge Cement & Sand screeding

Floor (Common Areas)
a) 1st storey lift lobby Homogenous and/or Ceramic tiles to Architect's selection
b) Typical lift lobbies Homogenous and/or Ceramic tiles to Architect's selection
c) Staircases Homogenous and / or ceramic tiles and / or Cement & sand screed with nosing tiles to Architect's selection
d) Pool area Homogenous and/or Ceramic Tiles and/or Timber deck and / or Pebble wash to Architect's selection
e) Swimming Pool Mosaic and/or ceramic tiles to Architect's selection
f) Walkway / Pavement Homogenous and/or ceramic tiles and/or stone paving to Architect's selection

7. WINDOWS

Powder coated aluminum framed windows with approx. 6/8mm thick glass to Engineer's specifications.

8. DOORS

a) Main Entrance Fire-rated timber door to Architect's design
b) Bedrooms / Bathrooms Hollow core timber door to Architect's design
c) Ironmongery Locksets and hinges to Architect's selection

9. RAILINGS

Mild steel for common stair railings. Aluminum and/or steel and/or tempered laminated glass for other railings.

10. SANITARY WARES AND FITTINGS

Bathroom
a) 1 shower with shower mixer, rain shower and shower set to Architect's selection
b) 1 wash basin and mixer tap to Architect's selection
c) 1 water closet to Architect's selection
d) 1 mirror to Architect's design
e) 1 toilet paper holder to Architect's selection

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 SS555 2010

13. PAINTING

a) External Walls Weather resistant emulsion paint and /or textured coating and paint to Architect's selection
b) Internal Walls Emulsion paint to Architect's selection

14. WATERPROOFING

Waterproofing is provided to floors of Bathrooms, Balcony, Private Terrace, W.C., R.C. Flat Roof and where required

15. DRIVEWAY & CAR PARK

a) Surface Driveway Heavy duty homogenous tiles and/or concrete imprint to Architect's selection
b) Mechanical Car Parking System According to specialist's specifications

16. RECREATIONAL FACILITIES

a) Swimming Pool
b) Gym
c) Landscaping

17. OTHER ITEMS

a) Kitchen Cabinets High and low kitchen cabinets with solid surface work top complete with sink and mixer to Architect's design & selection
b) Kitchen Appliances Cooker Hob and cooker hood, integrated fridge and washer-cum-dryer to Architect's selection
c) Bedroom Wardrobes Built-in wardrobes to all bedrooms to Architect's design & selection
d) Air-conditioning Multi-split air-conditioning to all Bedrooms and Living / Dining to M&E Engineer's selection
e) Audio Intercom System Gate post with audio intercom to apartment units to M&E Engineer's selection
f) Electric Water Heater Hot water supply to all bathrooms and kitchen to M&E Engineer's requirements
g) Soil Treatment Anti-termite soil treatment by specialists' specifications
h) Cable Vision Provision of cable and outlet only

Notes to Specifications

a. Timber strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

b. Air-conditioning system

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

c. Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

d. Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.

e. Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

f. 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 will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

g. Web Portal of the Housing Project

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

h. False Ceiling

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

i. Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

j. Mechanical Ventilation System

Mechanical Ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

k. Mechanised Car Parking System

The mechanised car parking system has to be maintained regularly by the specialist to ensure that it is in good and proper working condition.

l. Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/ stone works behind kitchen cabinets/vanity cabinet/mirror.

Additional notes

Types of residential and commercial units located in the Housing Project:

Residential flats

Total number of units in each class:

- Type A – 2 Bedroom Units x 8
- Type B – 2 Bedroom + study Units x 8
- Type C – 3 Bedroom Units x 18

Description of common property:

1st storey Landscaped garden and Indoor Gym. 3rd Storey Communal Swimming Pool Deck with communal planters, open air gym and shading pavilion and all common property as defined in the Building Maintenance and Strata Management Act (Cap. 30C) and the Land Title (Strata) Act (Cap. 158).

Description of car parking spaces:

10 surface car parking lots, 24 mechanised car parking lots (maximum dimensions of vehicle is: Length 5250mm, Width 2150mm - including both side mirrors, Height 2000mm and Weight of 2600kg) and 1 handicapped car parking lot.

Purpose of Housing Project and restrictions as to use:

The Housing Project is strictly for residential occupation ONLY. Restrictions as to use are contained in Schedule A of the Sale and Purchase Agreement.

ELECTRICAL SCHEDULE

Type	Lighting Point	13A S/S/O	2X13A S/S/O	TV Point	Telephone Point	Data Point	Water Heater Point	Cooker Hob Point	Cooker Hood Point	Isolator for CU	Intercom Point	Bell Point
Type A	8	3	3	3	3	3	2	1	1	1	1	1
Type B	9	3	4	4	4	4	2	1	1	1	1	1
Type C	12	4	4	4	4	4	3	1	1	2	1	1



Developer: Pinnacle Development (L27) Pte Ltd • Tenure of Land: Freehold • Legal Description: LOT(s) 06627M, 06628W, 06629V, 06630M & 06631W of MK24 at Lor 27 Geylang • Building Plan No.: A2099-00654-2012-BP01 • Developer License: C1093
• TOP: no later than 31 December 2018 • Legal Completion: no later than 31 December 2021

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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.

The Sales & 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 Sales & Purchase Agreement and shall in no way modified by any statements, representations or promise made by the developer or the Marketing agents.

