

THE MKZ

The art of living begins...

Feel the jovial exuberance of the city, where arts, culture and entertainment blend into an ample playground for the lucky few who get to live and breathe it 24/7. Flanked by the charming historical districts of Bugis and Little India, while close to the latest and brightest of Orchard Road, this is where you want to be for a lifetime. **THE MKZ – FREEHOLD.**

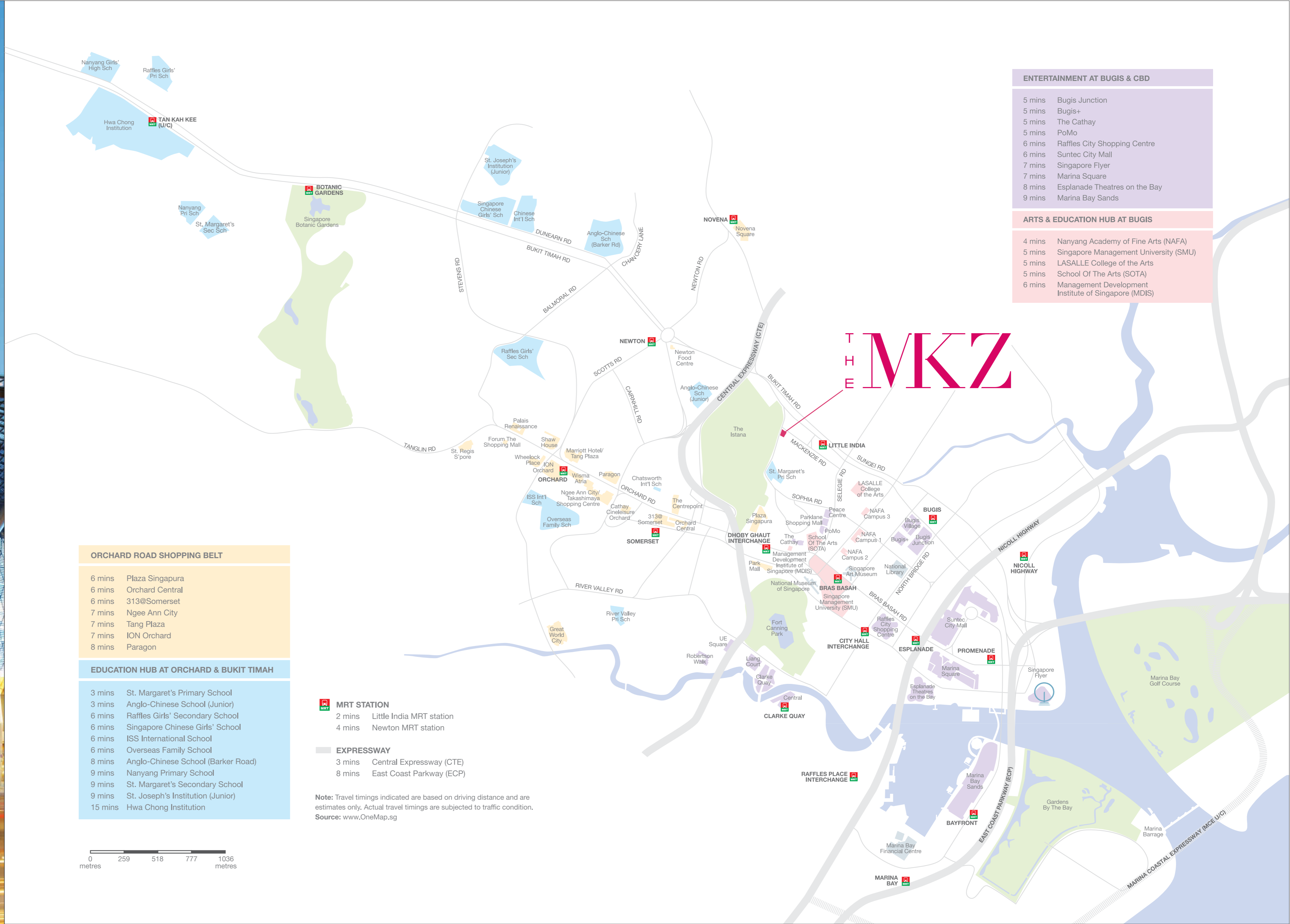
THE MKZ

Bringing overflowing joy
to wherever you go

There is an old Chinese proverb saying 'If there is light in the soul, there is beauty in the person. And if there is beauty in oneself, there is harmony in the home.'

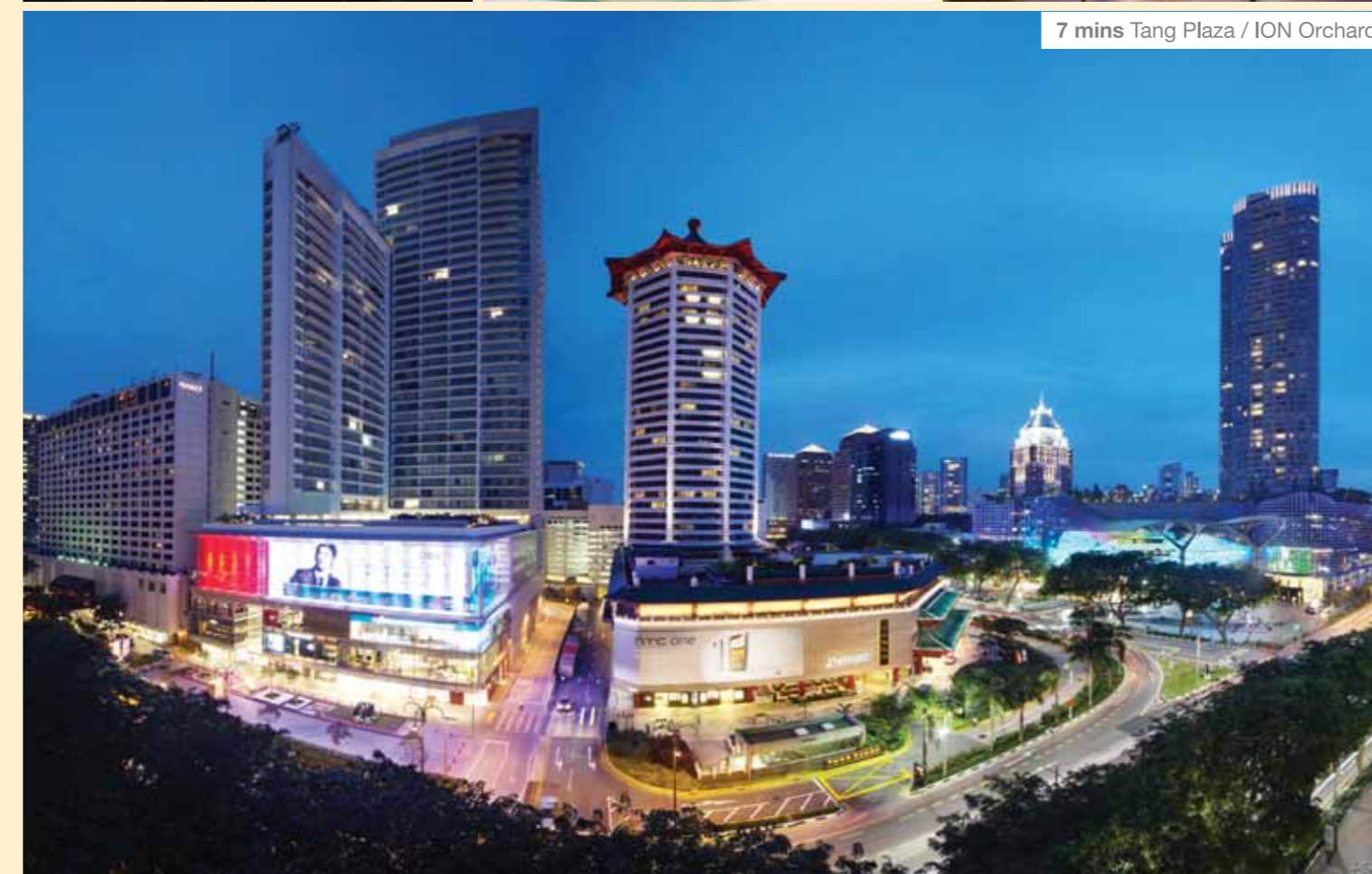
Experience a peaceful oasis nestled in the heart of a vibrant city that brings new light to your life. Every waking moment brings on smiles that stretch from ear to ear to welcome another opulent day. Every luxurious convenience is close at hand. Everything seems to be made for you the day you arrive.





ORCHARD ROAD SHOPPING BELT

THE MKZ



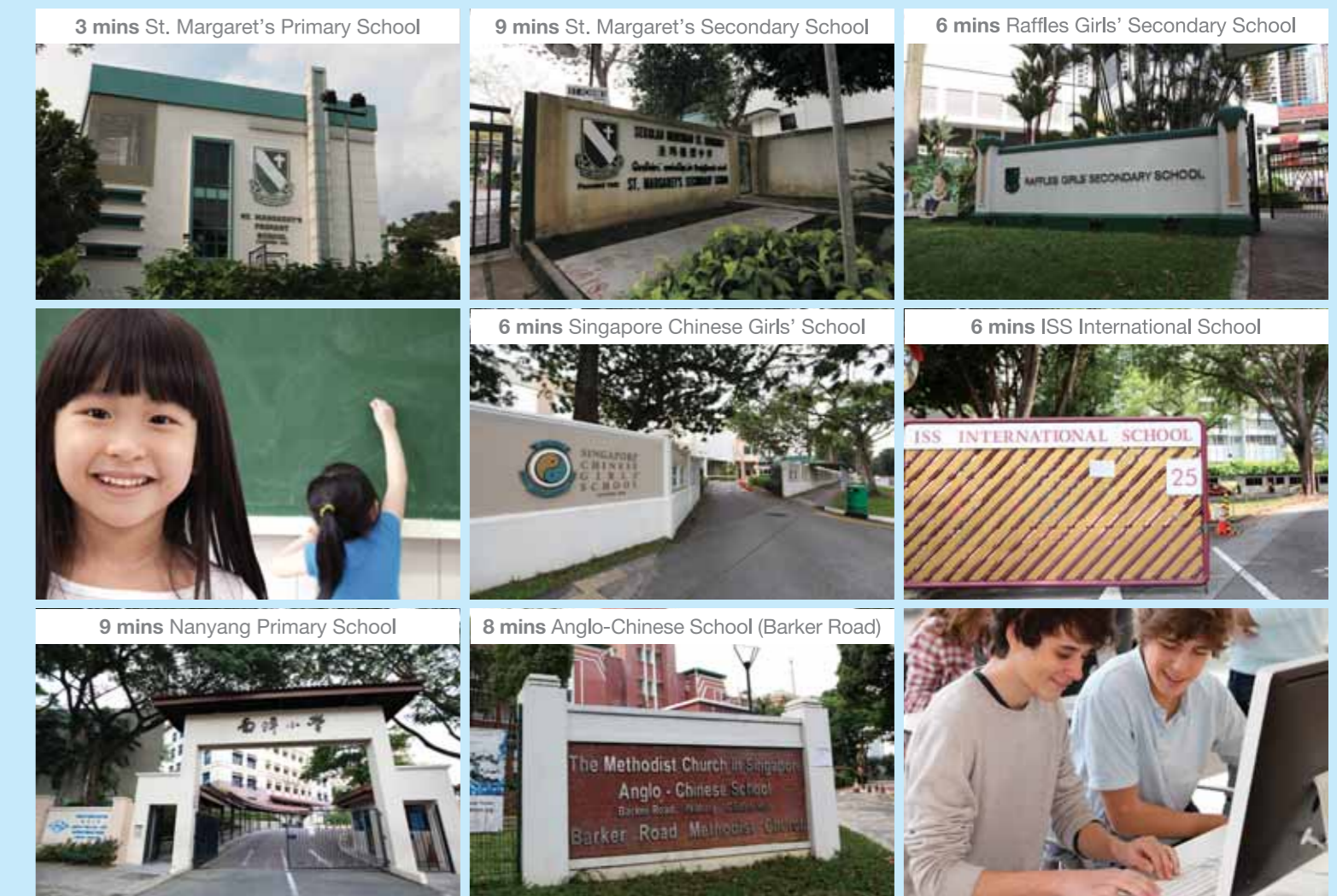
Experience complete satisfaction at the centre of convenience

“ The only joy in the world is to begin. ”
- Cesare Pavese (1908 – 1950)

When everyday is bright and smooth sailing, every dream is within reach. Go everywhere you want within minutes and do anything you wish. Here at District 9, the choice of receiving abundant joy is at your fingertips. Where your luxurious journey begins...

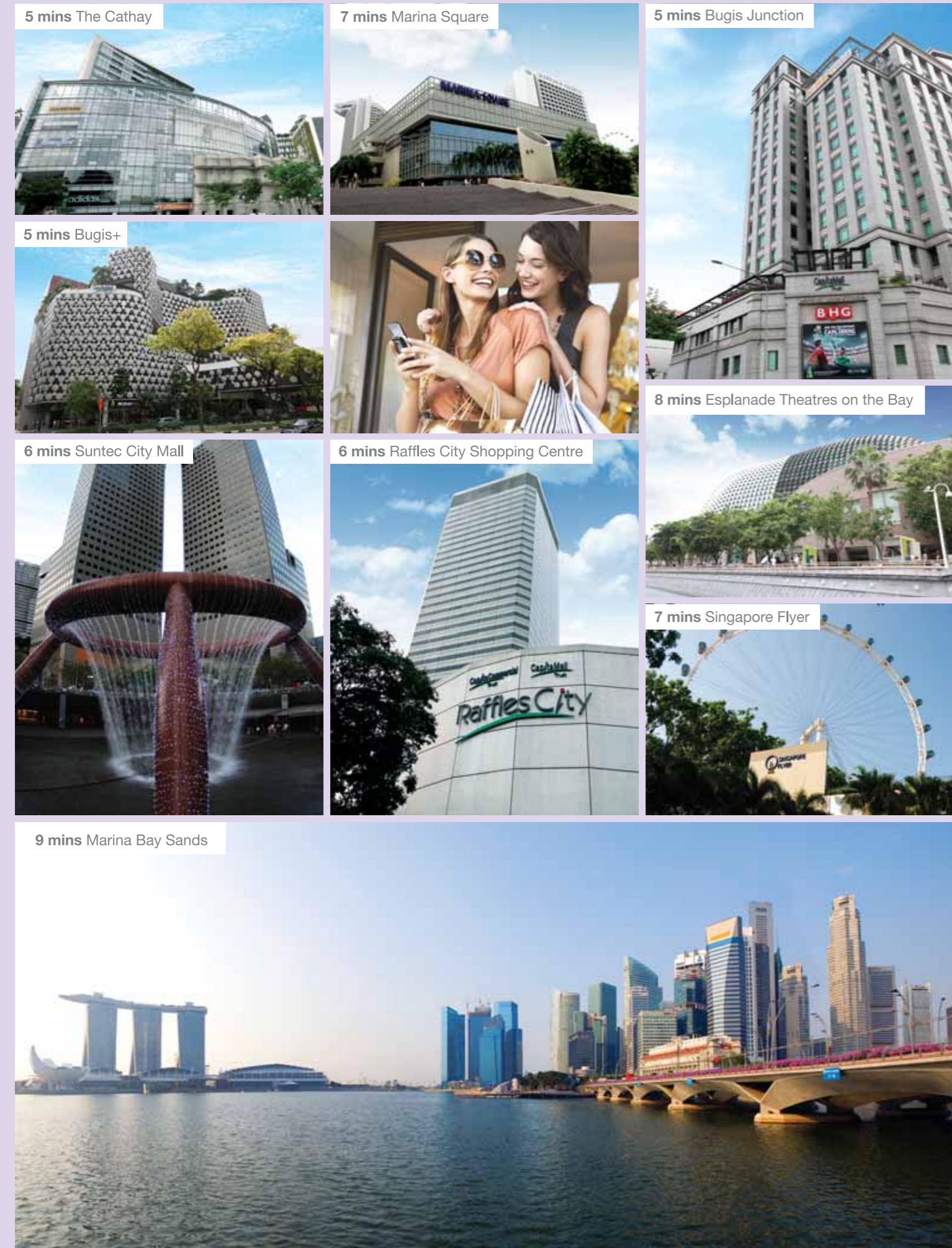
EDUCATION HUB AT ORCHARD & BUKIT TIMAH

THE MKZ



ENTERTAINMENT AT BUGIS
& CENTRAL BUSINESS DISTRICT

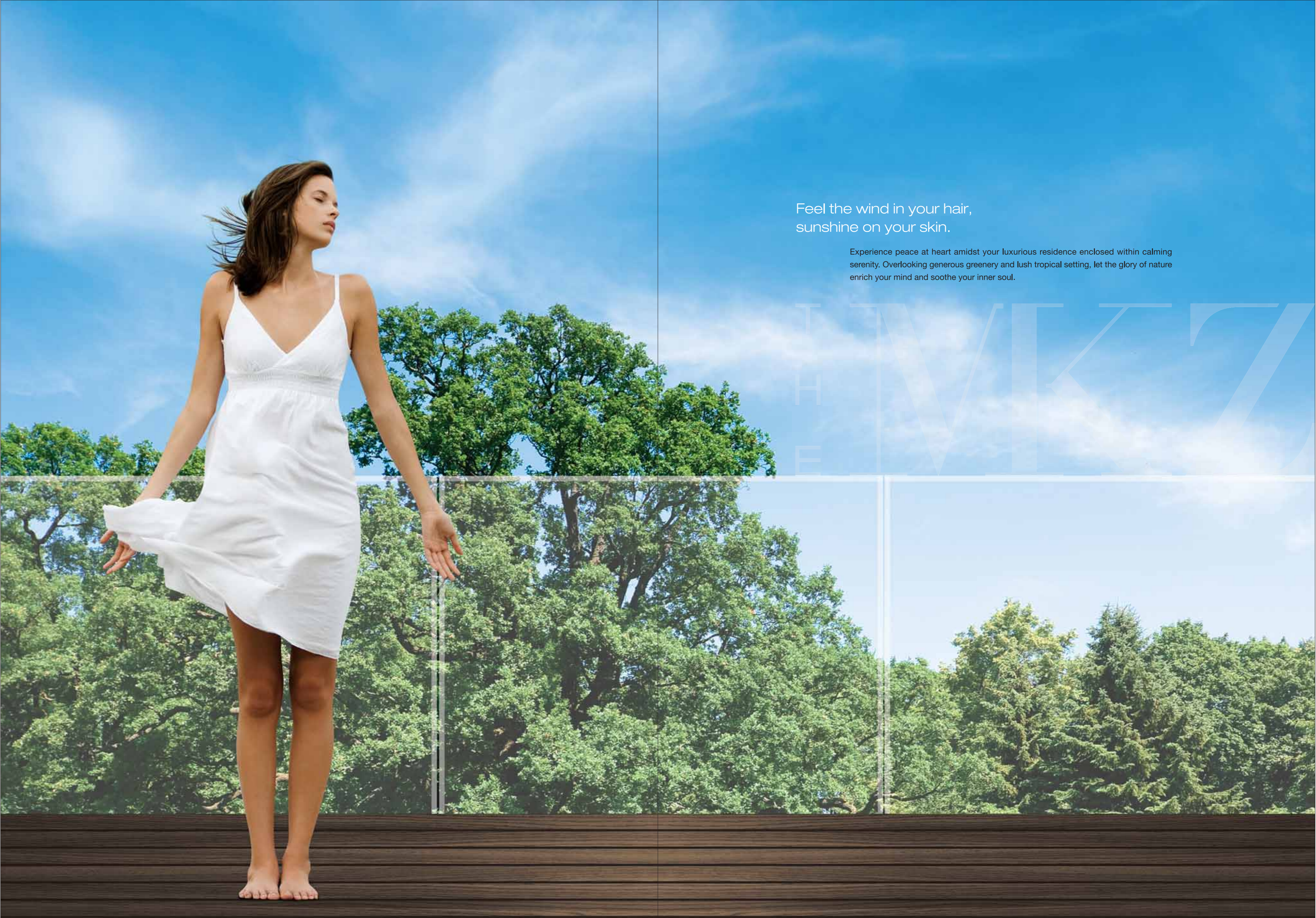
THE MKZ



ARTS & EDUCATION HUB
AT BUGIS

THE MKZ





Feel the wind in your hair,
sunshine on your skin.

Experience peace at heart amidst your luxurious residence enclosed within calming serenity. Overlooking generous greenery and lush tropical setting, let the glory of nature enrich your mind and soothe your inner soul.

THE VIEW

Bask in the festivity of life

Refresh and uplift your energy with a dip in the Swimming Pool. Lounge by the Pool Deck for a golden tan, or treat your beloved family and friends to a mouth-watering barbecue party.



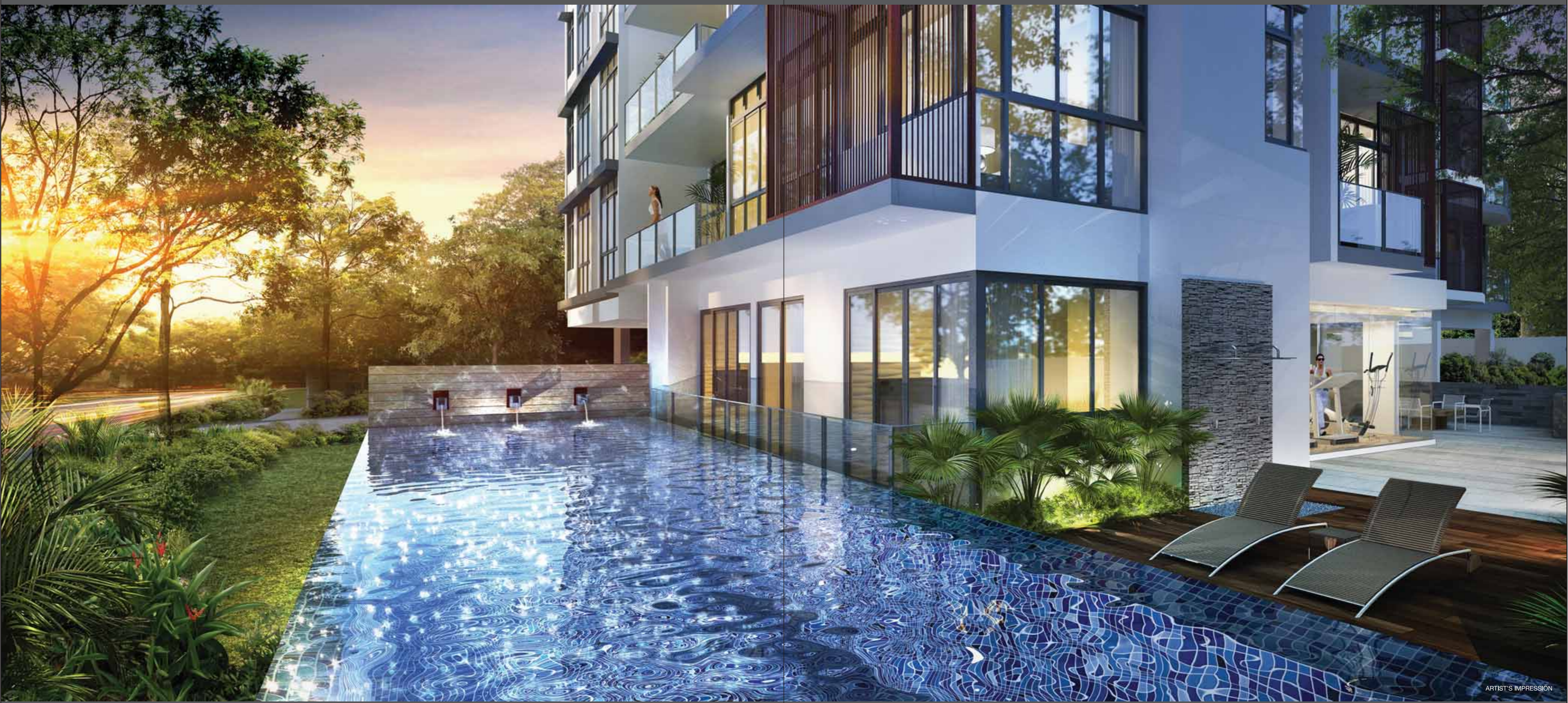
ARTIST'S IMPRESSION

URA CARPARK

0 2 4 6 8 metres

- A Swimming Pool
- B Pool Deck
- C Gymnasium
- D Outdoor Seating Area
- E Barbeque Area





ARTIST'S IMPRESSION

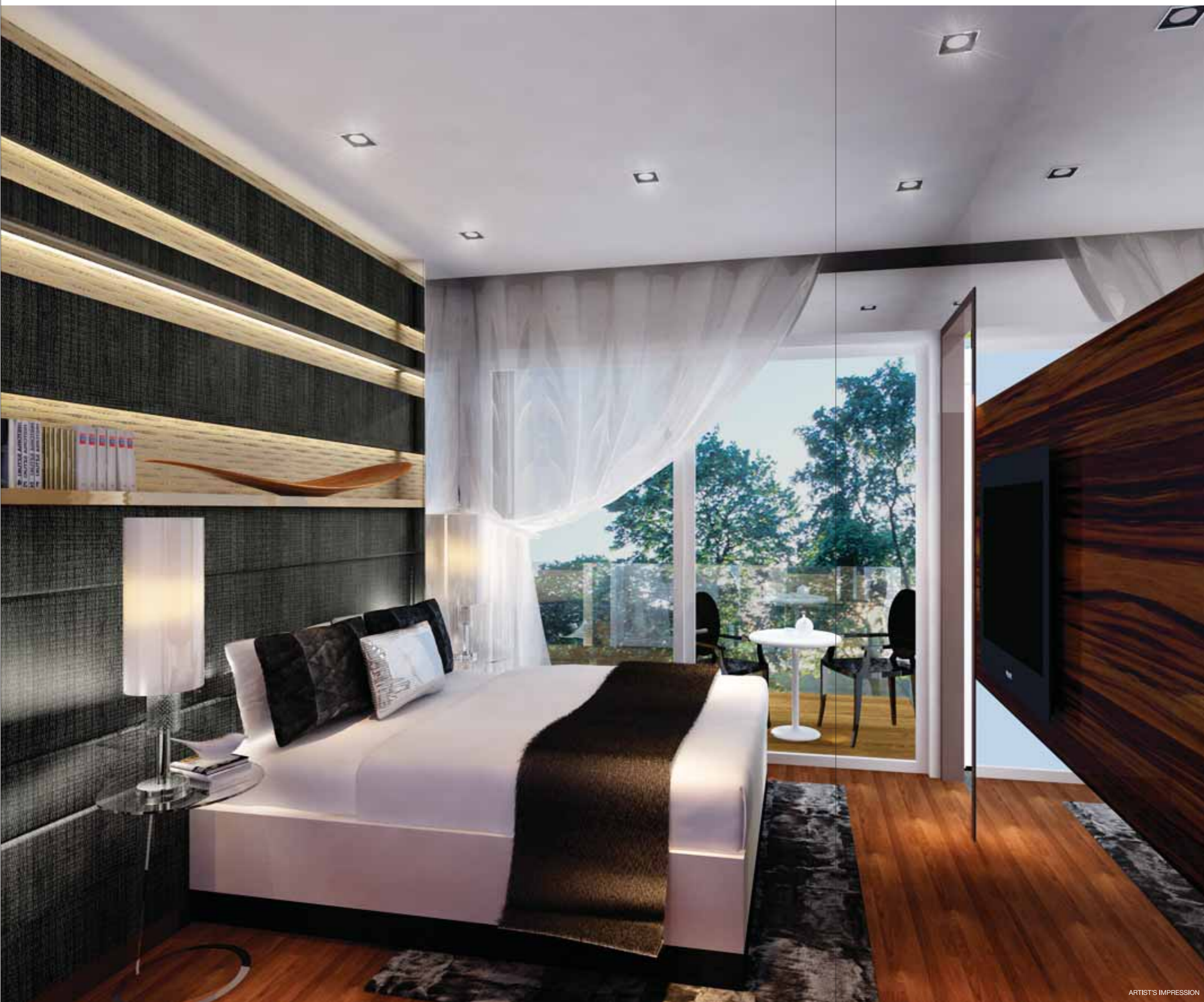
Let the colours fill your life.

Colour symbolises different mood or carries a different meaning. When you get home after a long day at work, you hope your home-sweet-home could bring you peace and harmony. Thus, the choice of colours plays a very important role in your life.

Here are some suggestions to compliment your luxurious abode:

- Red : attraction, warmth, strength and energy
- Orange : sense of purpose, organisation
- Blue : calm, relaxation
- Green : health, potential
- Purple : spiritual guidance
- Yellow : energy, life
- Pink : love, romance
- Black : mood, perception





ARTIST'S IMPRESSION

Sweet dreams are made of these...

Our bedroom is where we rest our mind and renew our soul. It lures us in, excites and calms us at the same time. Here are some tips to make sweet dreams come true:

- Choose skin colours like pale white to chocolate brown to relax the eyes and renew the mind.
- In the day, open the windows to let in fresh air frequently so that the room will be full of oxygen and healthy to sleep in.
- At night, use candles to soothe the senses or a dimmer to relax your mind.
- Avoid having TV, computer or work related materials so that your time in the room is purely to rest and relax, and not to overwork.



Kitchen and Bathroom

Poised beside the living area is the attention-grabbing aspect of a gorgeous kitchen that comes with fully fitted hood, hob and oven, making your cooking experience more exciting. The integrated fridge that sits elegantly in the cabinet, creates a synergistic and stylish kitchen for the new generation.

The bathrooms are pictures of suave sophistication. While the marble floor creates a relaxing and luxurious experience in this enclosure, the granite feature walls give a good dose of comfort.

Premium Fittings



With a focus on making every moment a luxury experience, all Master Bathrooms, Junior Master Bathrooms and Bathroom 1 are fitted with the premium Duravit SensoWash® shower-toilet system. Combining sanitation with convenient washing, SensoWash® assures users the most pleasant and refreshing bathroom experience. More than just toilet hygiene, SensoWash® allows personalised water volume and temperature, nozzle position and drying temperature, all easily adjustable with a remote control, for absolute comfort.



A highly-respected name in sanitary wares, efficient and stylish tap fittings from award-winning GROHE will add elegance and class to your bathrooms. With a focus on exceptional detailing, THE MKZ brings you total comfort at the most intimate moments.



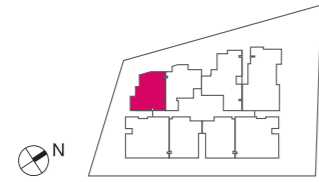
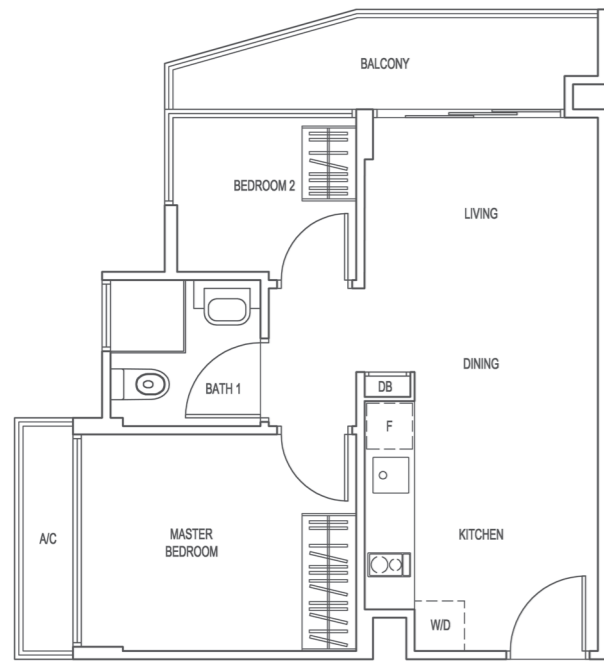
Fully fitted with superior kitchen fittings from world-renowned Bosch, THE MKZ presents the new benchmark in contemporary living. Each stunning apartment comes equipped with an integrated refrigerator that blends into the kitchen layout to create a slick appearance and slimline aesthetics. As the leader in luxury kitchen wares, Bosch combines advanced innovation, premium craftsmanship and chic designs to ensure user satisfaction.



All photographs featured are impressions only.

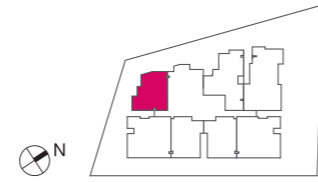
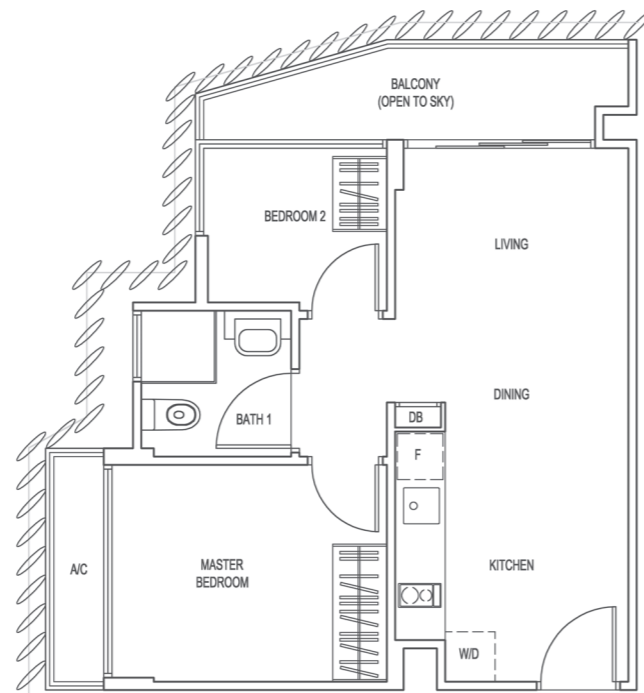
TYPE A 2-BEDROOM

Unit #02-07 to #05-07
Area 46 sqm



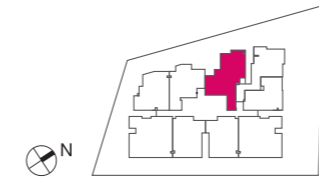
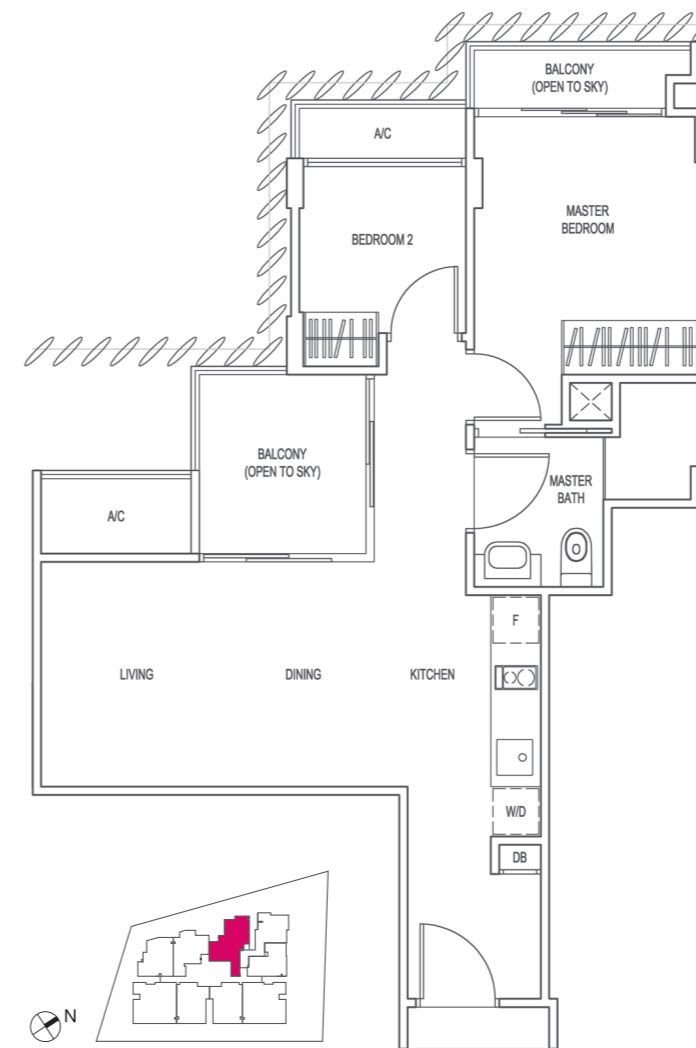
TYPE Aa 2-BEDROOM

Unit #06-07
Area 46 sqm



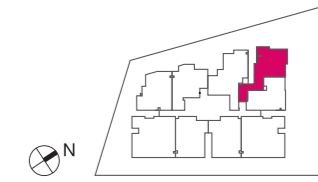
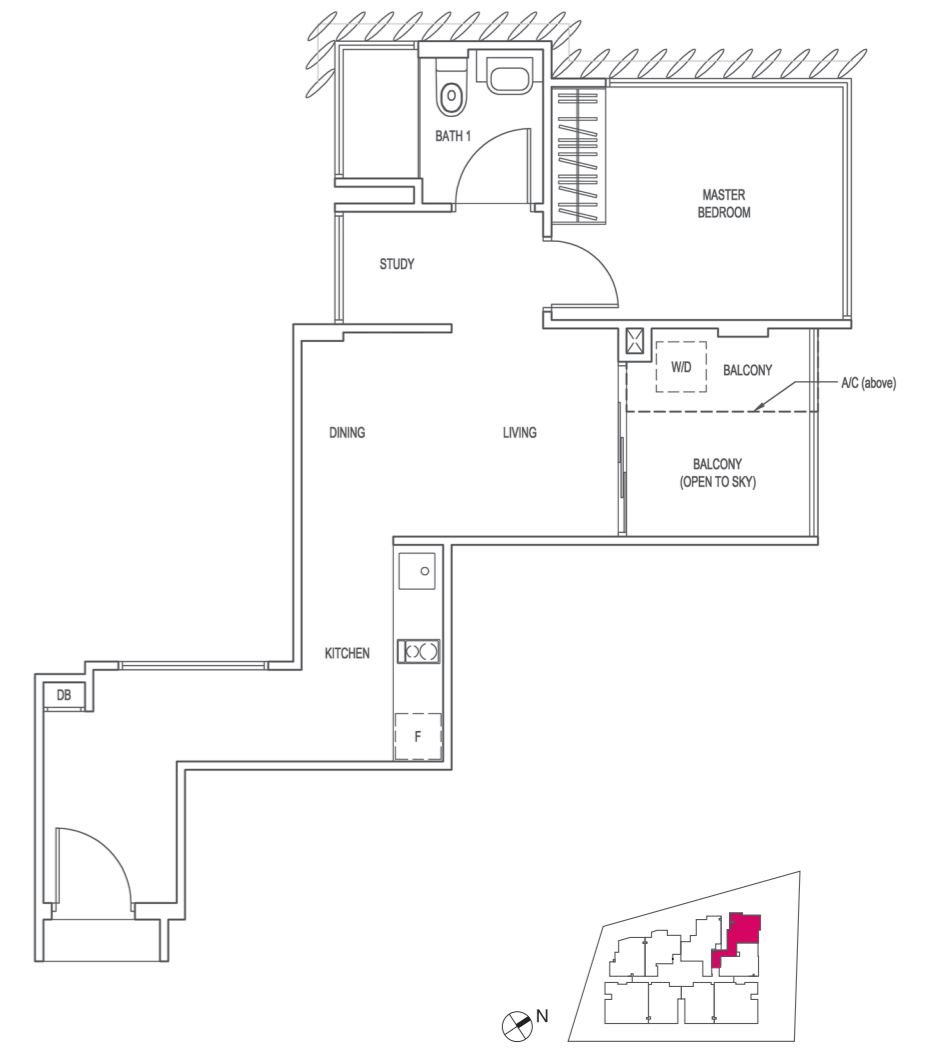
TYPE A2 2-BEDROOM

Unit #06-09
Area 56 sqm



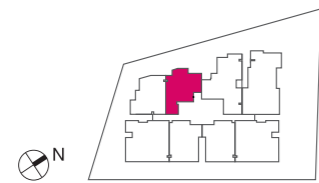
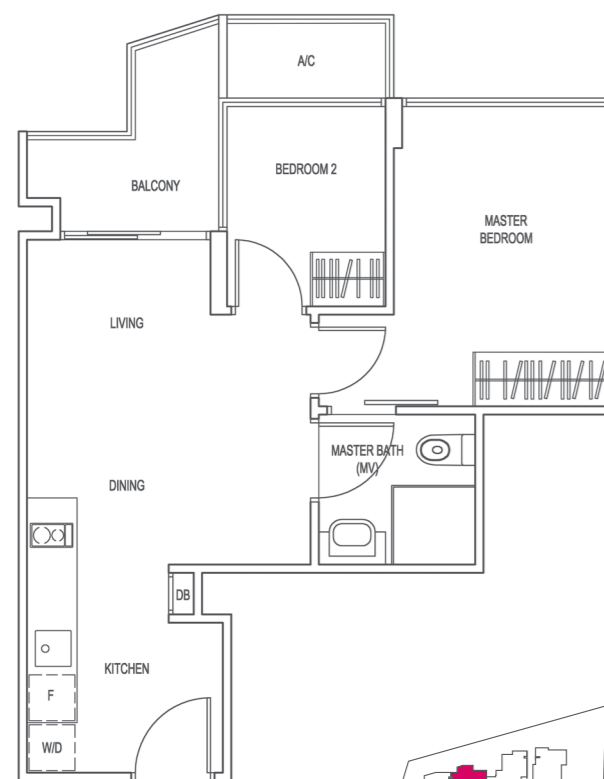
TYPE A3 1+1-BEDROOM

Unit #06-01
Area 48 sqm



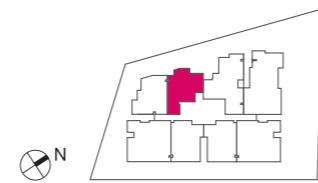
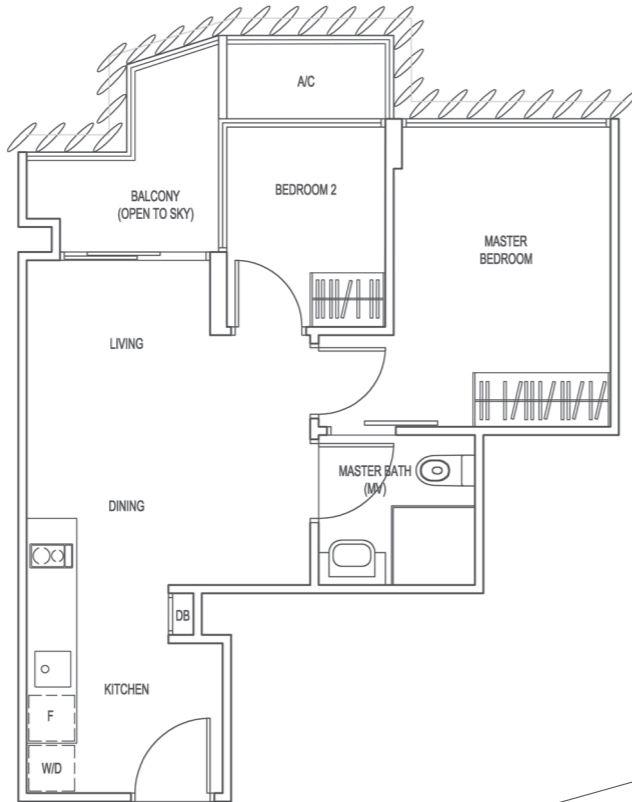
TYPE A1 2-BEDROOM

Unit #02-08 to #05-08
Area 46 sqm



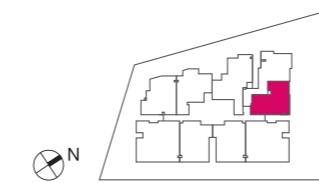
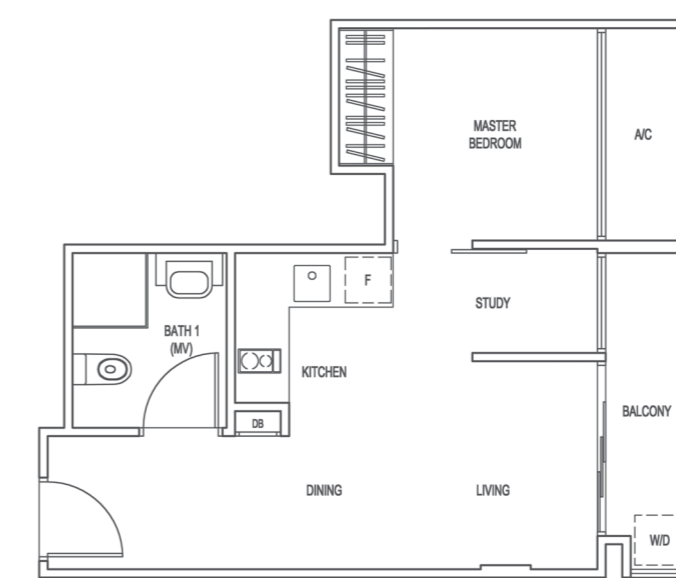
TYPE A1a 2-BEDROOM

Unit #06-08
Area 46 sqm



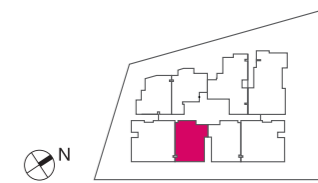
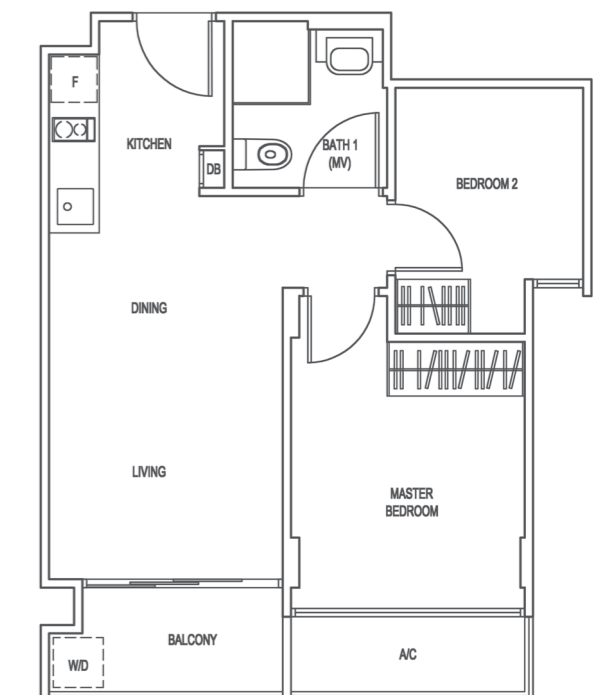
TYPE A4 1+1-BEDROOM

Unit #06-02
Area 41 sqm



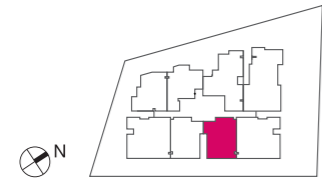
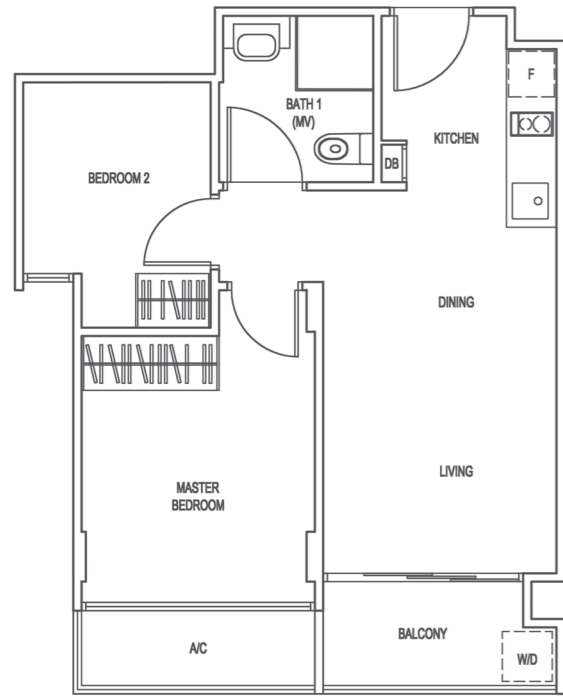
TYPE B 2-BEDROOM

Unit #02-05 to #06-05
Area 48 sqm



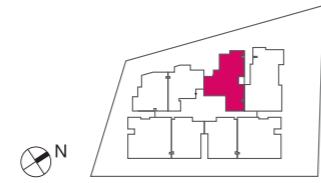
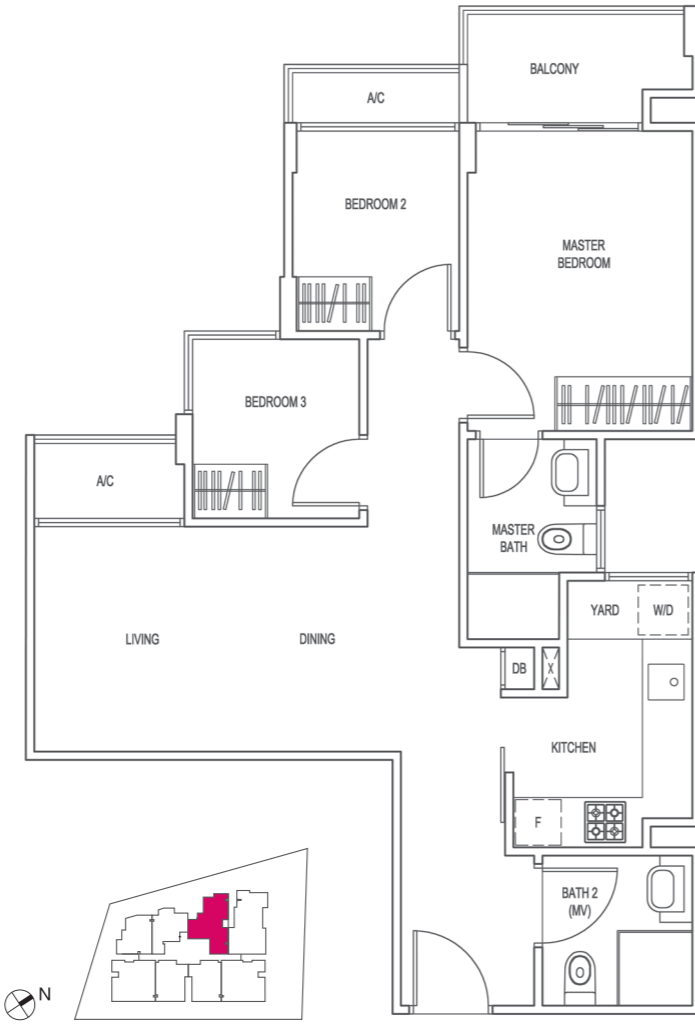
TYPE B (M) 2-BEDROOM

Unit #02-04 to #06-04
Area 48 sqm



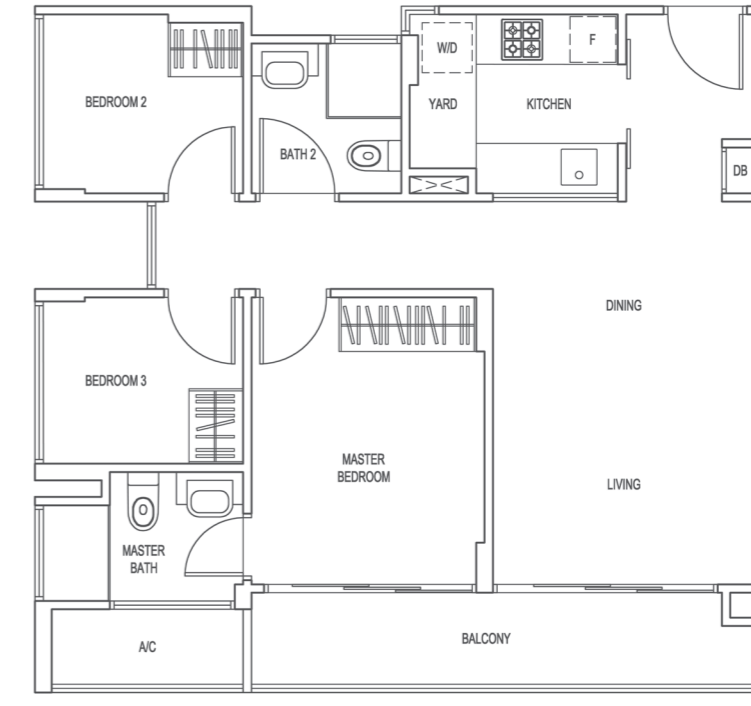
TYPE C 3-BEDROOM

Unit #02-01 to #05-01
Area 65 sqm



TYPE C1 (M)

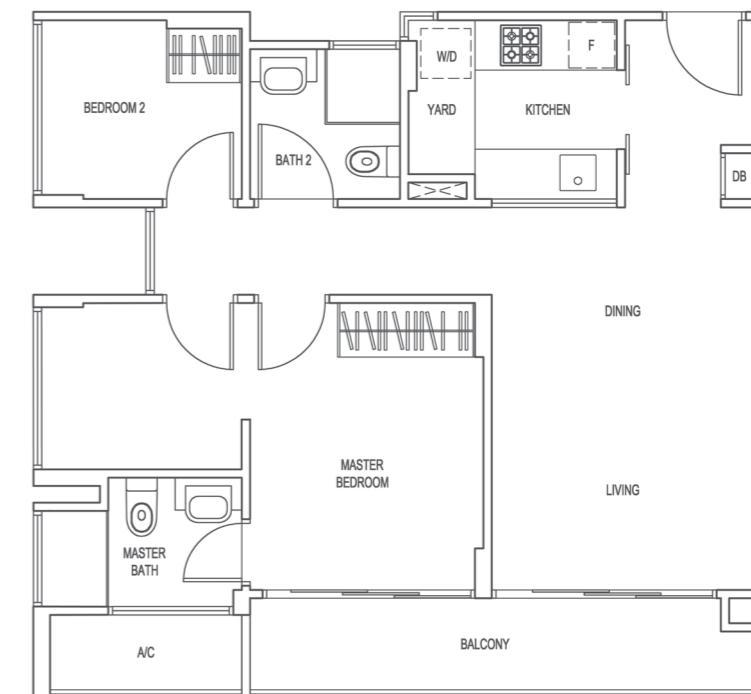
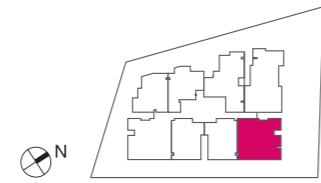
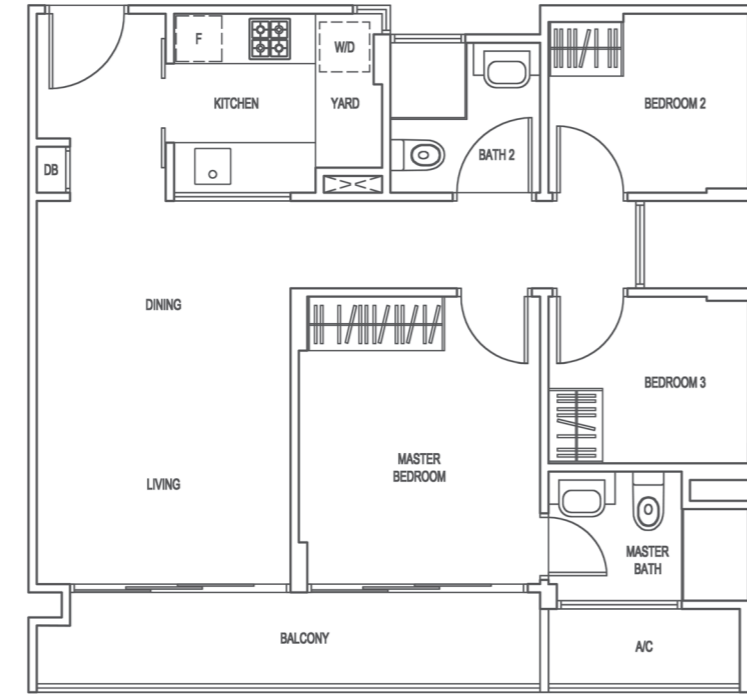
Unit #02-06 to #05-06
Area 68 sqm



Type C1 (M) [3-Bedroom]

TYPE C1 3-BEDROOM

Unit #02-03 to #06-03
Area 68 sqm

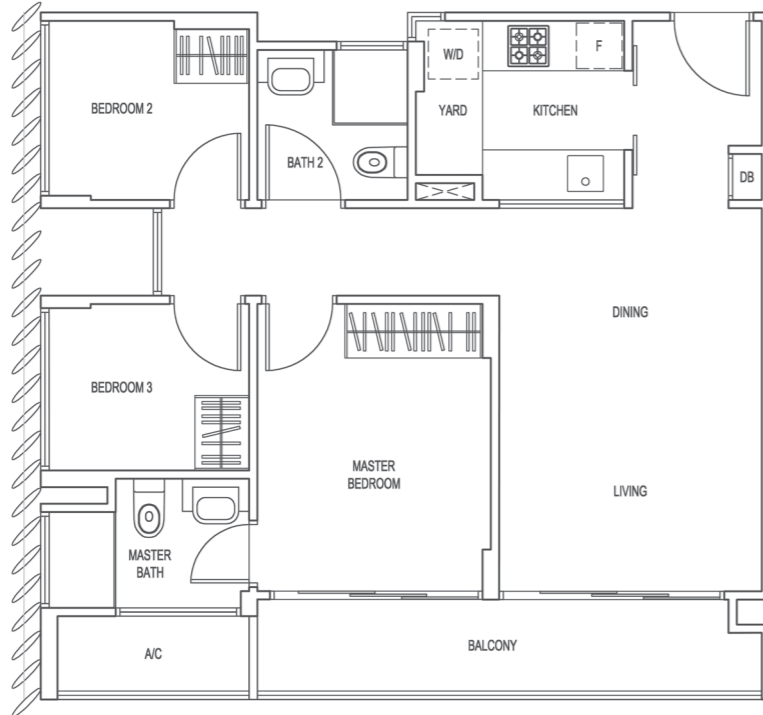


Type C1 (M) [2-Bedroom]

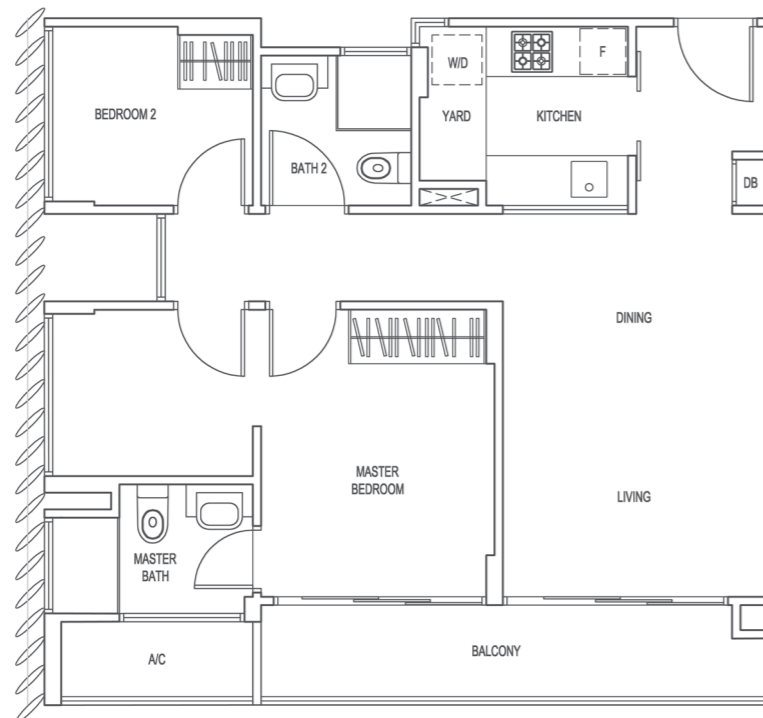


TYPE C2

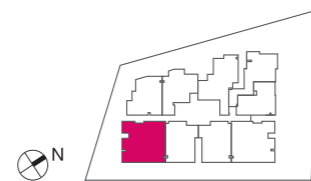
Unit #06-06
Area 68 sqm



Type C2 [3-Bedroom]

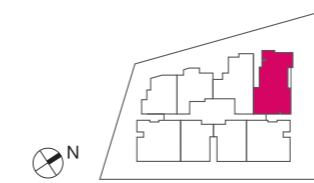
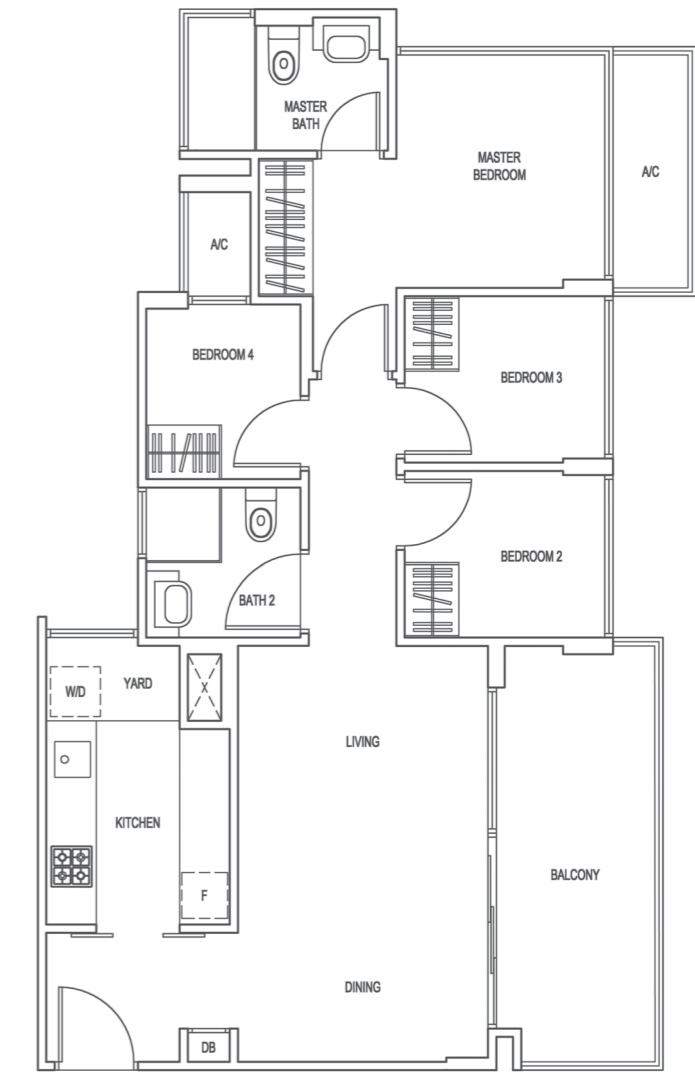


Type C2 [2-Bedroom]



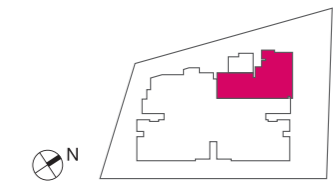
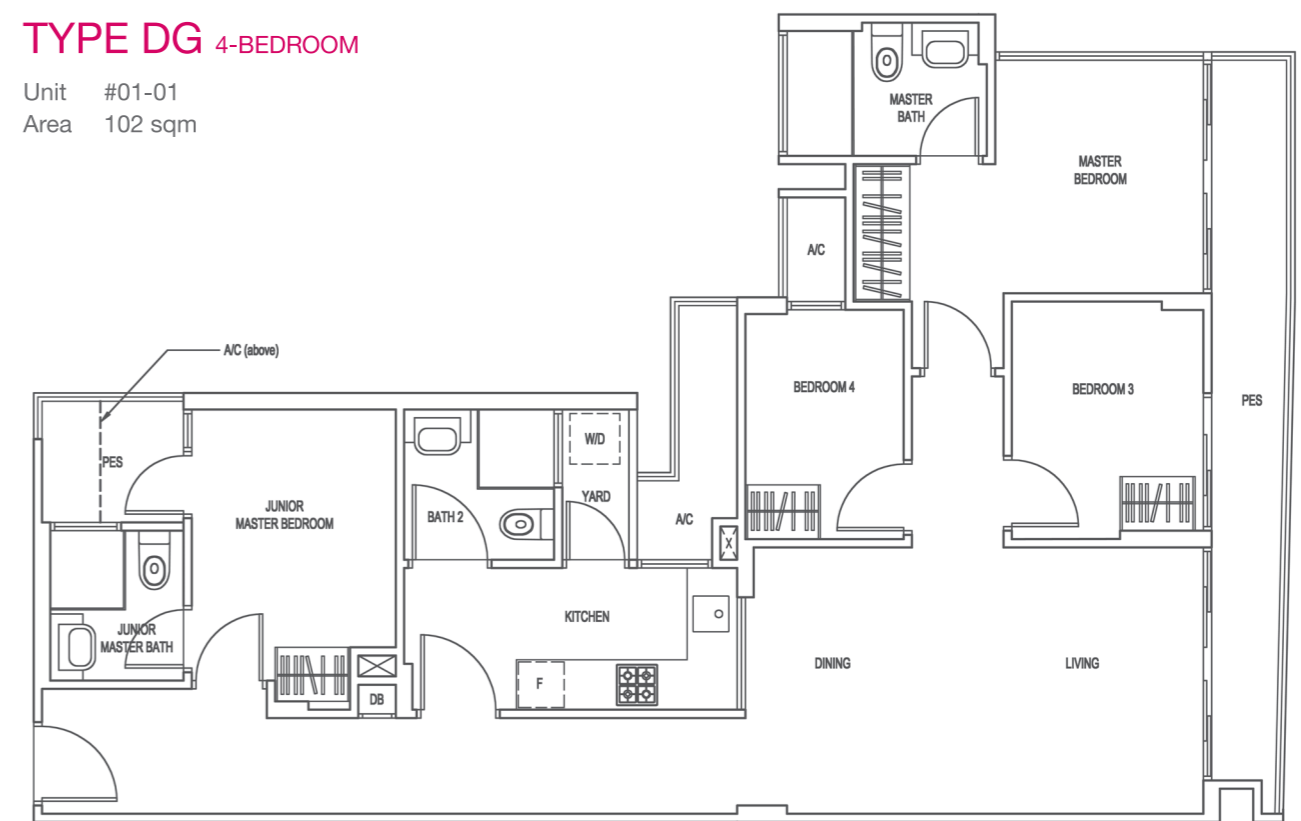
TYPE D 4-BEDROOM

Unit #02-02 to #05-02
Area 79 sqm



TYPE DG 4-BEDROOM

Unit #01-01
Area 102 sqm



Specifications

FOUNDATION

Bored piles and/or concrete piles and/or steel H piles and/or raft foundation.

SUBSTRUCTURE & SUPERSTRUCTURE

Reinforced concrete framework and/or steel frame.

WALL

- External: Common clay bricks and/or precast panel and/or reinforced concrete generally.
- Internal: Common clay bricks and/or cement blocks and/or lightweight blocks and/or precast panels and/or reinforced concrete and/or dry wall generally.

ROOF

- Flat Roof: Reinforced concrete roof with waterproofing and insulation.

CEILING

For Apartments

- Living/Dining, Master Bedroom, Junior Master Bedroom, Bedroom, Study, Balcony & PES:
Skim coat with emulsion paint generally and plaster board ceiling where applicable.
- Master Bathroom, Junior Master Bathroom, Bathroom 1, Bathroom 2, Kitchen & Yard:
Plaster board with emulsion paint.

FINISHES

Internal Wall Finishes (For Apartments)

- a) Living/Dining, Master Bedroom, Junior Master Bedroom, Bedroom & Study:
- Cement and sand plaster and/or skim coat with emulsion paint finish.
- b) Master Bathroom, Junior Master Bathroom, Bathroom 1 & Bathroom 2:
- Marble and/or granite laid up to false ceiling height and on exposed surface.
- c) Kitchen & Yard (except Type DG)
- Ceramic and/or homogenous tiles laid up to false ceiling height and on exposed surface only.
- d) Balcony, Balcony (Open To Sky), PES & Yard (Type DG only):
- Cement and sand plaster and/or skim coat with emulsion paint finish.

Internal Floor Finishes (For Apartments)

- a) Living/Dining, Kitchen & Study:
- Marble with skirting.
- b) Master Bedroom, Junior Master Bedroom & Bedroom:
- Timber parquet and/or timber strip with timber skirting.
- c) Master Bathroom, Junior Master Bathroom, Bathroom 1 & Bathroom 2:
- Marble flooring.
- d) Balcony, Balcony (Open To Sky), PES & Yard
- Ceramic and/or homogenous tiles.
- e) A/C Ledge:
- Cement and sand screed finish.

WINDOWS

Aluminum framed glass windows.

Note:

- a) All aluminum frames shall be powder coated and/or natural anodized finish.
- b) All windows are either side hung or top hung or bottom hung or sliding or any combination of the above mentioned.
- c) All glazing below 1m from floor level shall be tempered and/or laminated glass.
- d) All glazing to be plain float and/or tinted glass.

DOORS

- a) Main Entrance:
Approved fire-rated timber door.
- b) Master Bedroom, Junior Master Bedroom, Bedroom, Master Bathroom, Junior Master Bathroom, Bathroom 1 & Bathroom 2:
Timber door and/or PVC door.
- c) Balcony, Balcony (Open To Sky) & PES:
Aluminum framed glass door.
- d) Kitchen (Types C, C1, C1(M), C2, D & DG only):
Aluminum framed glass door and/or timber door with viewing glass panel.
- e) Yard (Type DG only):
Aluminum framed glass door and/or timber door and/or PVC door.

Note:

- a) All aluminum frames shall be powder coated and/or natural anodized finish.
- b) Doors can either be of swing and/or sliding and/or bi-fold type with or without fixed glass panel.
- c) All glazing to be plain float and/or tinted glass.

IRONMONGERY

Main Entrance door, other timber doors and aluminum framed glass door shall be provided with locksets.

SANITARY FITTINGS

- a) Master Bathroom, Junior Master Bathroom & Bathroom 1
- 1 x Shower screen and/or cubicle c/w shower mixer, overhead shower & shower handset.
- 1 x Basin c/w tap mixer and cabinet below.
- 1 x Water closet c/w bidet wash.
- 1 x Toilet roll holder
- 1 x Towel rail.
- 1 x Mirror c/w cabinet.

- b) Bathroom 2:
- 1 x Shower screen and/or cubicle c/w shower mixer & shower handset.
- 1 x Basin c/w tap mixer and cabinet below.
- 1 x Water closet.
- 1 x Toilet roll holder.
- 1 x Towel Rail.
- 1 x Mirror.

- c) Kitchen:
- 1 x Sink c/w sink mixer.

- d) Yard:
- 1 x Bib tap

ELECTRICAL INSTALLATION/TV/TELEPHONE

- Electrical wiring will be 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 at A/C ledge.
- The routing and location of services points within the apartment units shall be at the sole discretion of the Architect and Engineer.
- Cable-Readiness to comply with authorities' requirements.
- Mechanical ventilation provided in bathroom (where applicable).

LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with the current edition of Singapore Code of Practice.

WATERPROOFING

Waterproofing to floors of Kitchen, Yard, Master Bathroom, Junior Master Bathroom, Bathroom 1, Bathroom 2, Balcony, Balcony (Open To Sky), PES, Basement, Swimming Pool and Reinforced Concrete Flat Roof.

PAINTING

- a) Internal Walls:
- Emulsion paint.
- b) External Walls:
- Weather shield paint and/or spray textured coating at selected areas only.

DRIVEWAY AND CAR PARK

Concrete finished with floor hardener and/or perforated concrete slab and/or interlocking pavers and/or aeration slab (where applicable).

RECREATIONAL FACILITIES

- a) Swimming Pool
- b) Pool Deck
- c) Barbeque Area
- d) Gymnasium
- e) Outdoor Seating Area

ADDITIONAL ITEMS

- a) Wardrobes:
Built-in wardrobe to all bedrooms.
- b) Kitchen Cabinets:
 - i) Built-in kitchen cabinets with solid surface counter top, cooker hood and cooker hob.
Electrical Hob: Type A, Aa, A1, A1a, A2, A3, A4, B, B(M) only
Gas Cooker Hob: Type C, C1, C1(M), C2, D, DG only
 - ii) One stainless steel sink c/w sink mixer.
 - iii) Built-in conventional oven.
 - iv) Built-in integrated refrigerator.
- c) Air-conditioning to Living/Dining, Master Bedroom, Junior Master Bedroom, Bedroom & Study.
- d) Hot Water Supply to Master Bathroom, Junior Master Bathroom, Bathroom 1, Bathroom 2 & Kitchen.
- e) Security:
Audio intercom system to main door only.

Note:

- 1) The brand and model of all equipment supplied shall be provided subject to market availability and the sole discretion of the Vendor.
- 2) Layout/location of wardrobes, kitchen cabinets, fan coil units, electrical points, telephone points and door swing positions are subject to Architect's sole discretion and final design.
- 3) Connection, subscription and other fees for television, SCV, Internet and other service providers whether chosen by the Purchaser or appointed by the Vendor or the management corporation when constituted will be paid by the Purchaser.
- 4) Equipment for SCV and other cable services will be paid and installed by Purchaser.
- 5) Timber is a natural material containing grain and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
- 6) Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and marking caused by the complex mineral composition and incorporated impurities. While such material can be pre-selected before installation, this non-conformity cannot be totally avoided. Granite 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 difference may be felt at the joints.
- 7) All doors either be of swing or sliding or bi-fold type.
- 8) 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.
- 9) While every reasonable care has been taken in preparing this brochure 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 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 representation of facts. 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 any amendments approved by the building authorities. Floor areas are approximate measurements and subject to final survey. The choice of brand and model of fittings, equipment, installation and appliances supplied shall be at the sole discretion of the Vendor.
- 10) The air-conditioning system has to be cleaned and maintained regularly to ensure that it is in good and proper working condition. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.
- 11) For cyclical maintenance work to be carried out to the building façade, owners shall allow access to the maintenance team.

Roxy-Pacific Holdings Limited A Homegrown Specialty Property and Hospitality Group

Established in May 1967, Roxy-Pacific Holdings Limited is a trusted, homegrown specialty property and hospitality group, principally engaged in the development and sale of residential properties. The Company also owns the Grand Mercure Roxy Hotel and other investment properties.

We have, over the years, grown our portfolio to include both residential and commercial developments. Our landmark properties include the Grand Mercure Roxy Hotel and Roxy Square Shopping Centre.

Our focus on being a developer of distinctive and high quality projects has seen us grown into a highly regarded listed property and hospitality group.



GRAND MERCURE ROXY HOTEL



THE AMBROSIA



SPOTTISWOODE 18



NOVA 88



THE MARQUE @ IRRAWADDY

THE MKZ

DEVELOPER



**RL Central
Pte. Ltd.**

Developer: **RL Central Pte. Ltd. (ROC No.: 201108167E)** Developer's Licence No.: **C0940** Tenure of Land: **Estate in Fee Simple in respect of Lot 00550T TS 19 at Mackenzie Road**
Expected Date of TOP: **30 June 2017** Expected Date of Legal Completion: **30 June 2020**

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All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to change as may be required by us and/or the competent authorities and shall not form part of any offer and contract nor constitute any warranty by us and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Sale & Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser and shall supercede all statements, representations or promises made prior to the signing of the Sale & Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the marketing agents.