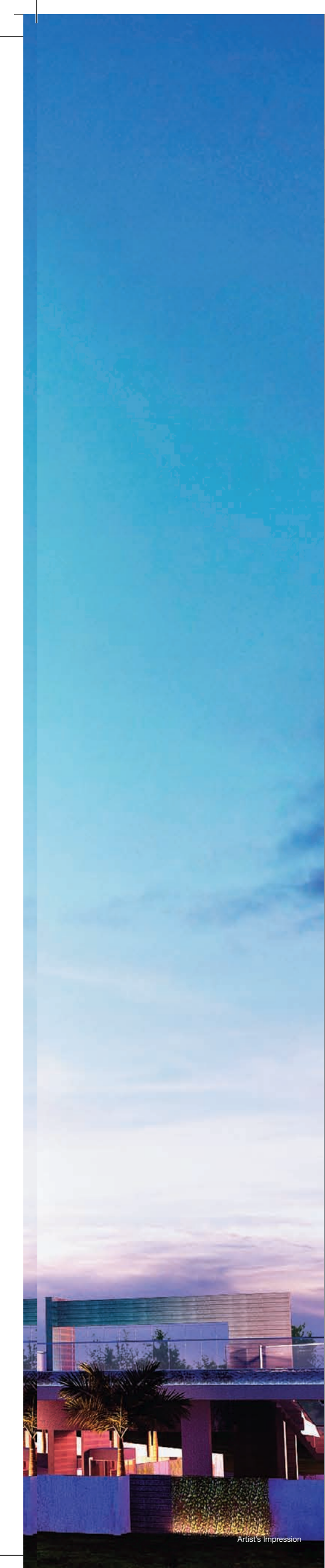


A silver silhouette
stands out at the
Shanghai Road address.
One that is sleek and
cool, smooth and fluid,
solitary and outstanding.
A single tower rises
above its surroundings
draped in quicksilver.
This is THE MERCURY
– where everything and
everybody stops to
enjoy the joys of life.

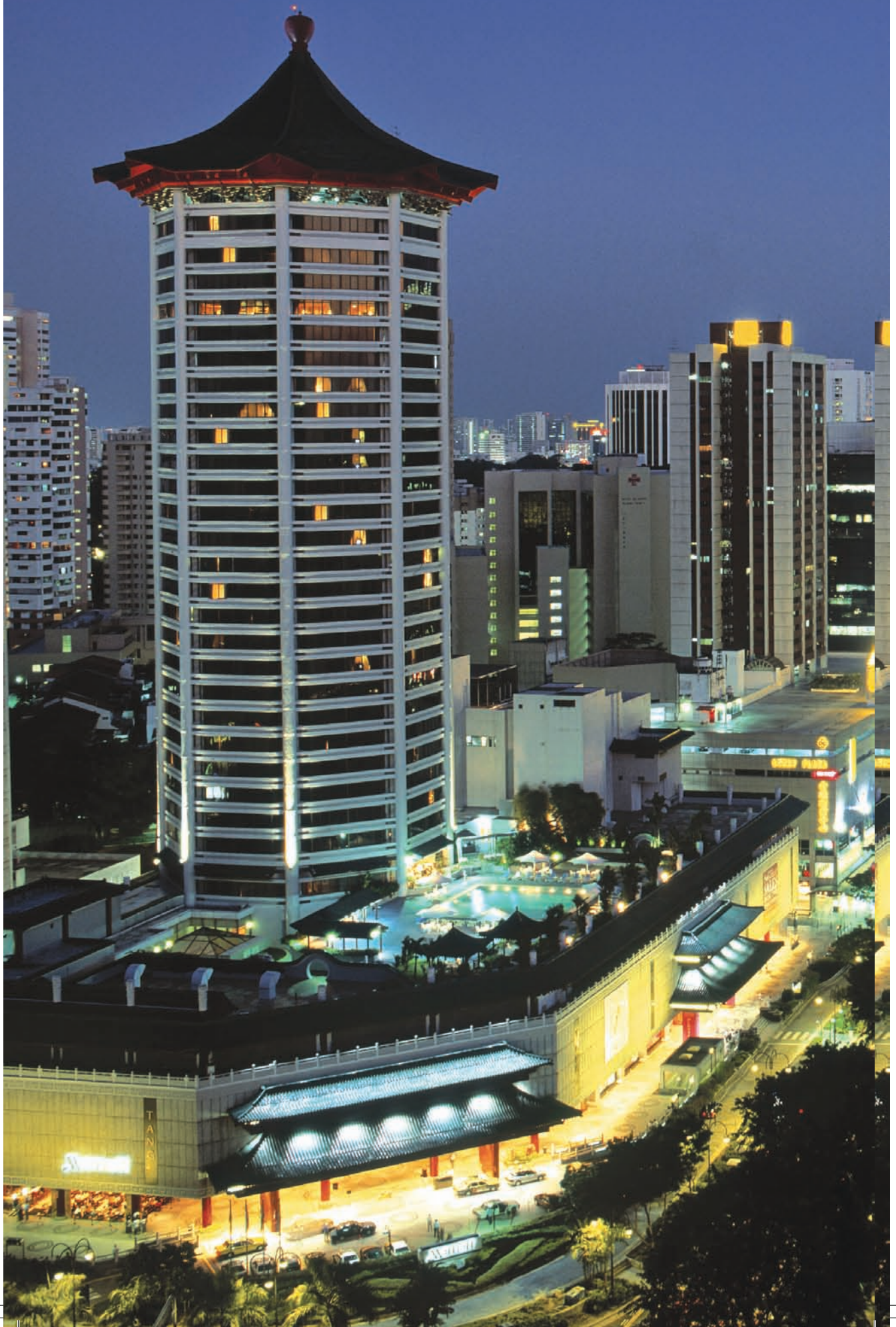


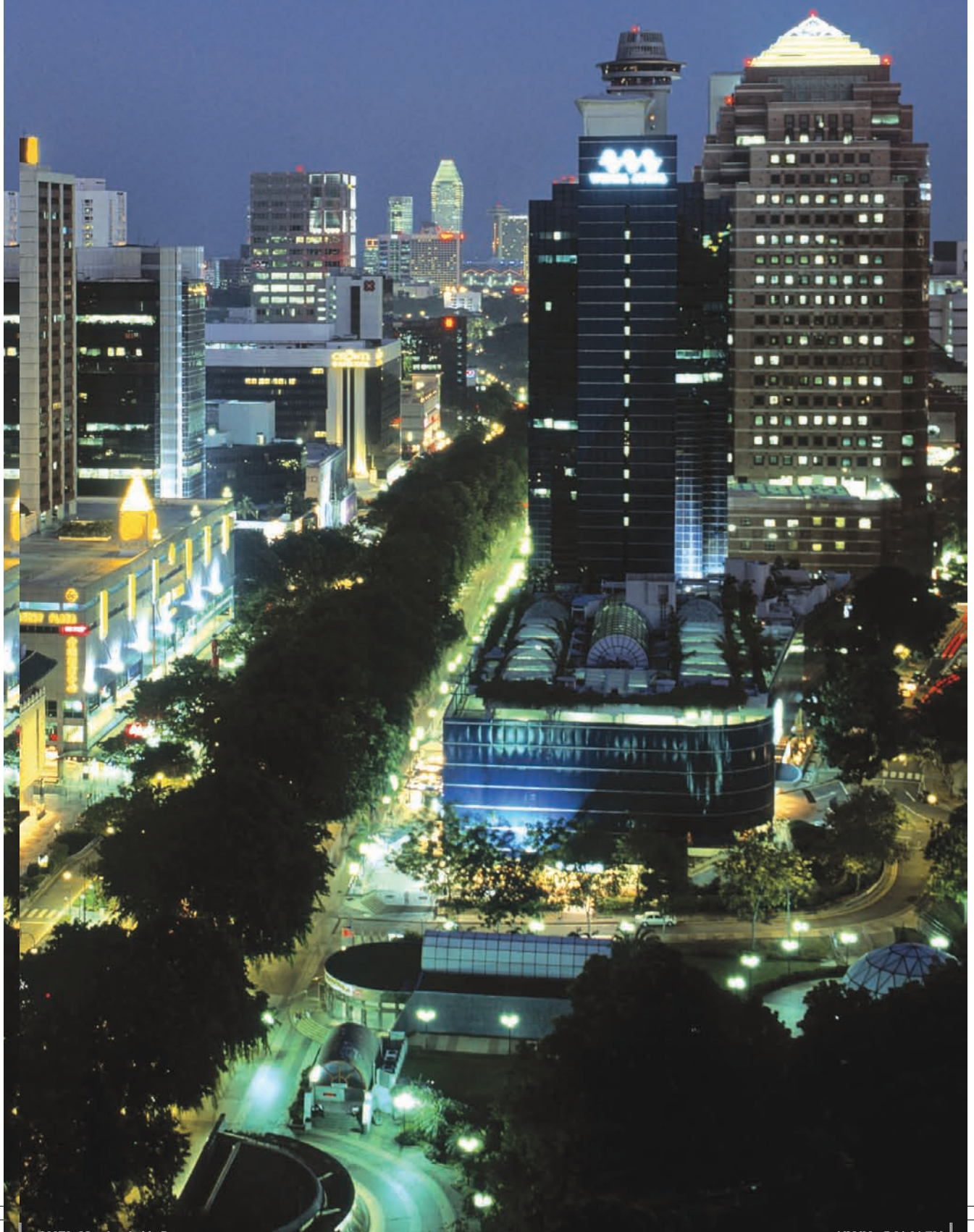


Tranquility tucked away in the heart of the city

Beyond the famed Orchard Road and before the iconic Singapore River, The Mercury stands out as a representation of the world between calm and vibrancy. With 67 units wrapped in 18 storeys of luxury, you can take in the panorama of your contrasting surroundings.

Artist's Impression

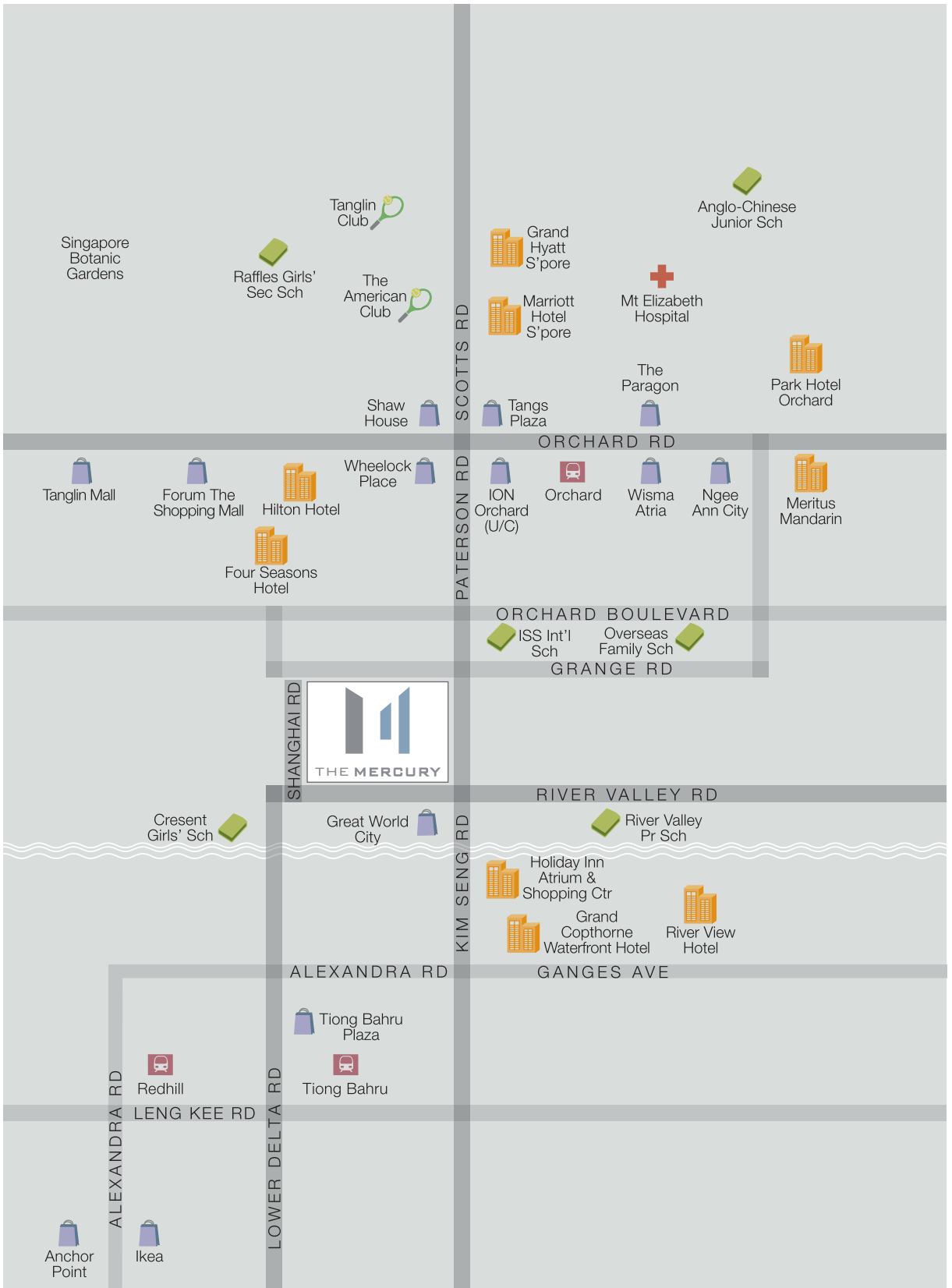


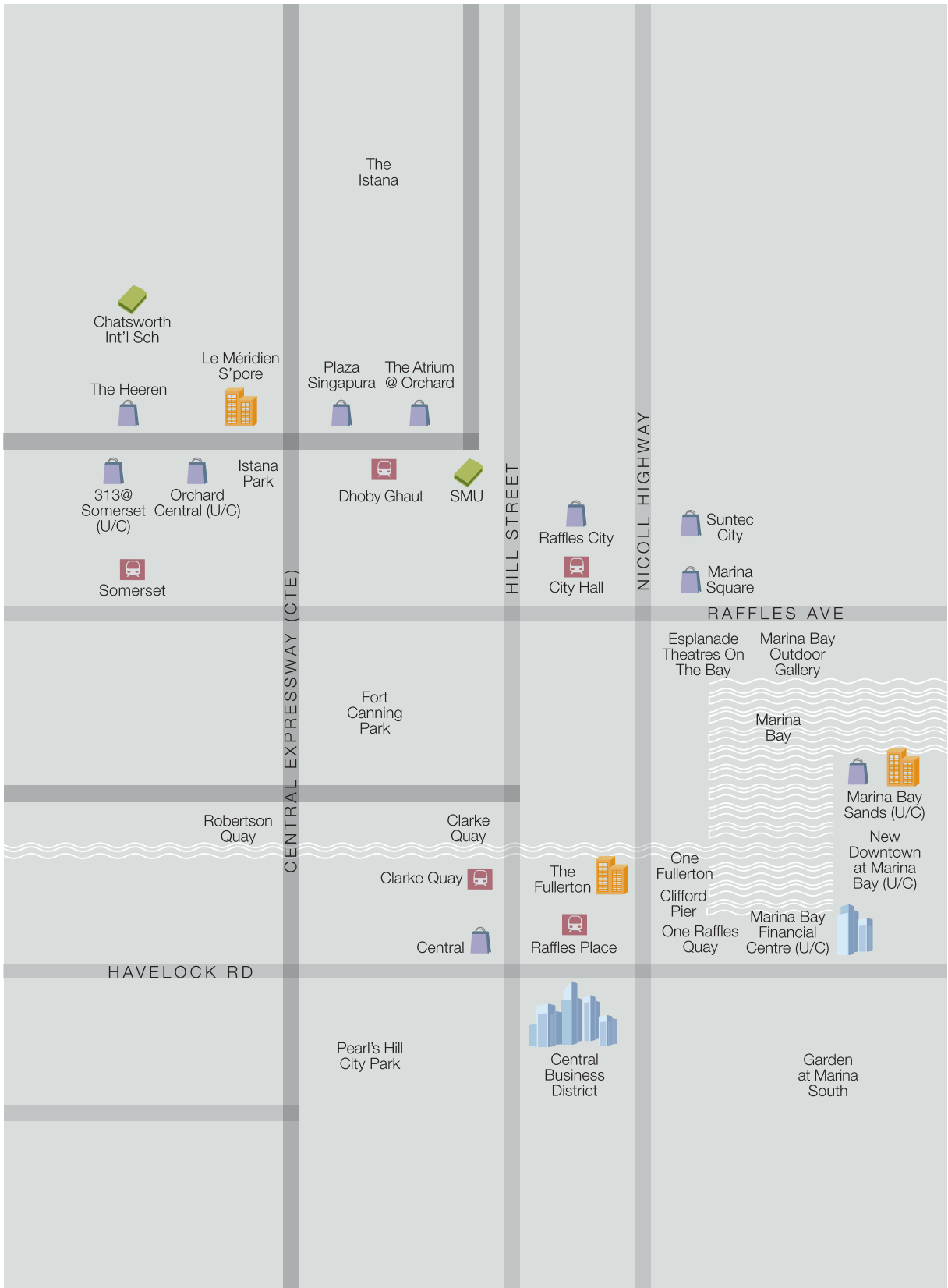


Living at a whole new beat

The changes in the cityscape mean a whole new Orchard Road for the taking. Dine al fresco on the expanded boulevards and shop your heart out at the upcoming megamalls Ion Orchard and Orchard Central, all before you head back home to The Mercury. The rejuvenated Orchard Road touts a renewed retail experience where high fashion and street culture co-exist, with all these mere minutes away, your position at The Mercury is indeed coveted.







Living in an ultra-modern home flanked by both the famed Singapore River and the adrenaline-charged Orchard Road is a widely acknowledged privilege. To sweeten the deal, the highly anticipated Marina Bay area, boasting the new Integrated Resort and the new downtown at Marina Bay, is mere minutes away. The joys of a prime location await, only at The Mercury.





Defining serenity in a contemporary context

The modern aesthetic of the development is clear – strong, defined lines, grill shades and cool greys. However, buffeted by soft greenery, the overall look is one of contemporary serenity. Dive into the infinity-edged pool or have a complete top to toe workout in a state-of-the-art gymnasium. The theme of tranquility is consistent throughout, even to the penthouse roof garden and jacuzzi.



SITE PLAN

LEGEND

- A Swimming Pool
- B Jacuzzi
- C Gymnasium
- D Lobby
- E Deck
- F Children's Pool
- G BBQ Pit







Coziness within grandeur

Come home to tranquility, serenity and peace of mind. The Mercury gives light to the concept of coziness disguised in an ultra-modern façade. Upon arriving home, your grand entrance bespeaks the luxury that is evident in everything from the lush landscaped grounds to the generously spacious units.

Artist's Impression

Modern living reinterpreted

The dream home. One that is sophisticated yet understated. At The Mercury, everything from architectural design to interior layout is done with subtle elegance, a perfect fit for today's cosmopolitan who believes that there is importance in simplicity. The Mercury has everything to do with minimalist beauty wherein you, the owner, can find your personal retreat.

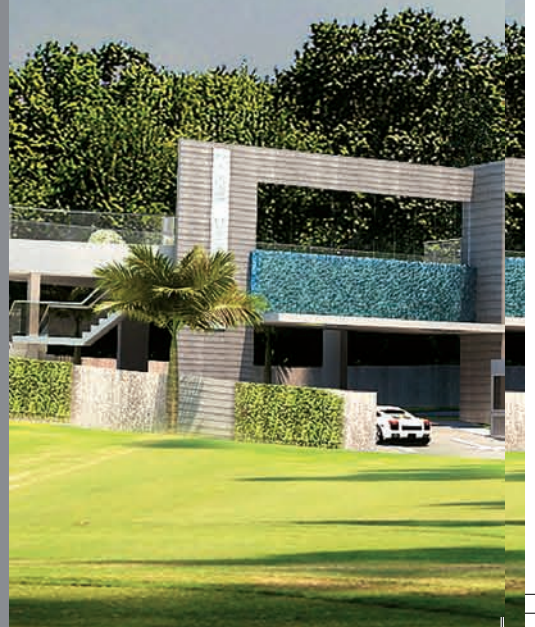






An owner to complete a home

The address, the design aesthetic, the details founded in modernity, The Mercury is a physical realization of your dream home. A place that makes a statement of your arrival with credibility, The Mercury invites you to step into a world where you can experience the best that life has to offer.





Artist's Impression

Diagrammatic Chart

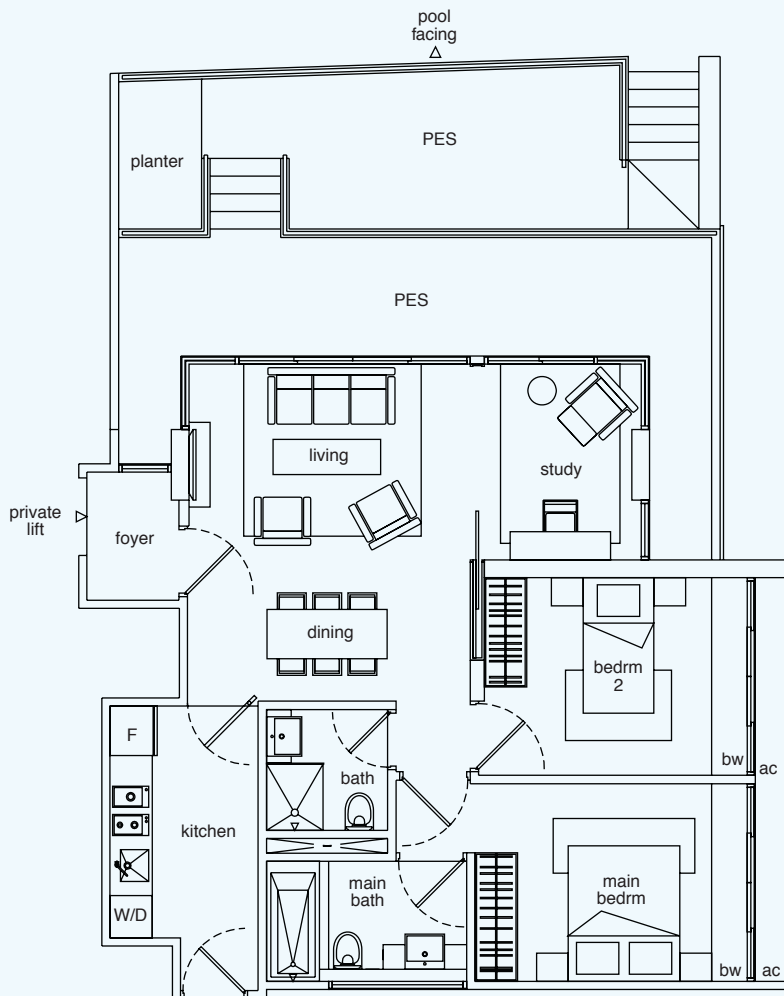
Roof Garden	PH #18-01	PH1#18-04
18	A1 #17-01	A2 #17-04
17	A1 #16-01	A2 #16-04
16	A1 #15-01	A2 #15-04
15	A1 #14-01	A2 #14-04
14	A1 #13-01	A2 #13-04
13	A1 #12-01	A2 #12-04
12	A1 #11-01	A2 #11-04
11	A1 #10-01	A2 #10-04
10	A1 #09-01	A2 #09-04
09	A1 #08-01	A2 #08-04
08	A1 #07-01	A2 #07-04
07	A1 #06-01	A2 #06-04
06	A1 #05-01	A2 #05-04
05	A1 #04-01	A2 #04-04
04	A1 #03-01	A2 #03-04
03	A #02-01	Swimming Pool/ Jacuzzi/ Gym/ BBQ
02	Car Parking	
01	Car Parking	
B1	Car Parking	

Roof Garden	PH3#18-03	PH2 #18-02
18	B1 #17-03	B #17-02
17	B1 #16-03	B #16-02
16	B1 #15-03	B #15-02
15	B1 #14-03	B #14-02
14	B1 #13-03	B #13-02
13	B1 #12-03	B #12-02
12	B1 #11-03	B #11-02
11	B1 #10-03	B #10-02
10	B1 #09-03	B #09-02
09	B1 #08-03	B #08-02
08	B1 #07-03	B #07-02
07	B1 #06-03	B #06-02
06	B1 #05-03	B #05-02
05	B1 #04-03	B #04-02
04	B1 #03-03	B #03-02
03	B1 #02-03	B #02-02
02	Car Parking	
01	Car Parking	
B1	Car Parking	

- 2-Bedroom + Study
- 1 + 1-Bedroom
- Penthouse

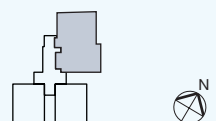
PH & PH1 : 2 + 1-Bedroom + Private Roof Garden
 PH2 & PH3 : 1 + 1-Bedroom + Private Roof Garden

2-Bedroom + Study



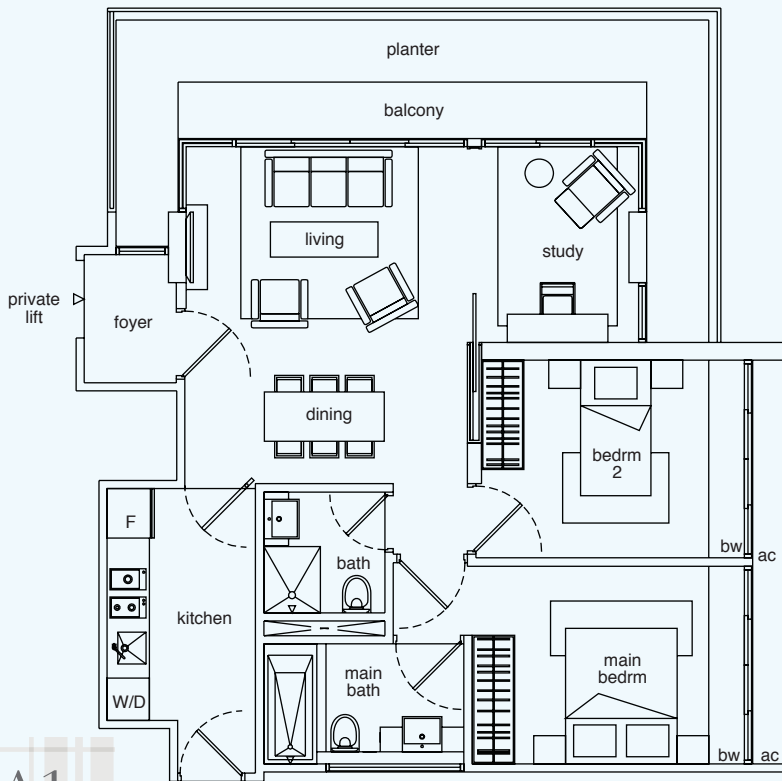
Type A

Area: 117 sqm
2nd storey #02-01



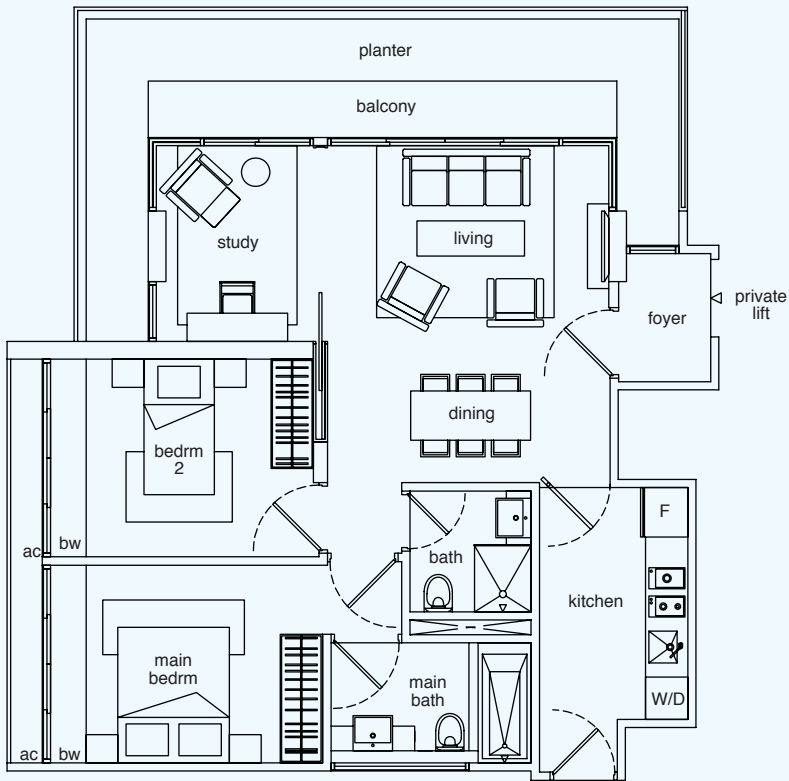
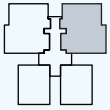
The plans are subject to change as may be required or approved by the relevant authorities.
These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

2-Bedroom + Study



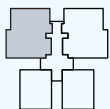
Type A1

Area: 97 sqm
 3rd-17th storey
 #03-01 to #17-01



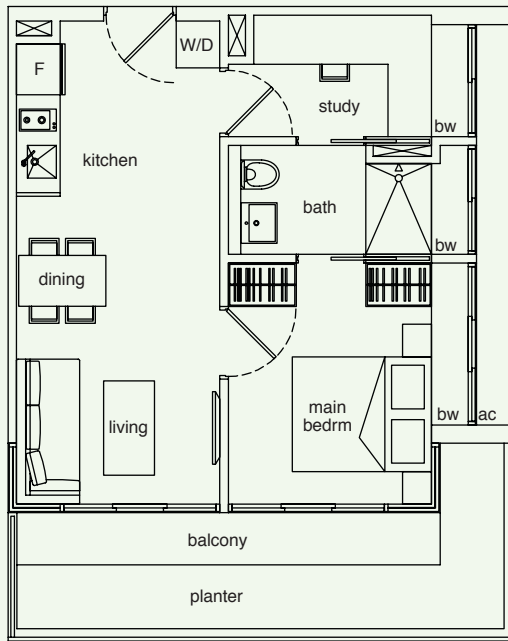
Type A2

Area: 97 sqm
 3rd-17th storey
 #03-04 to #17-04



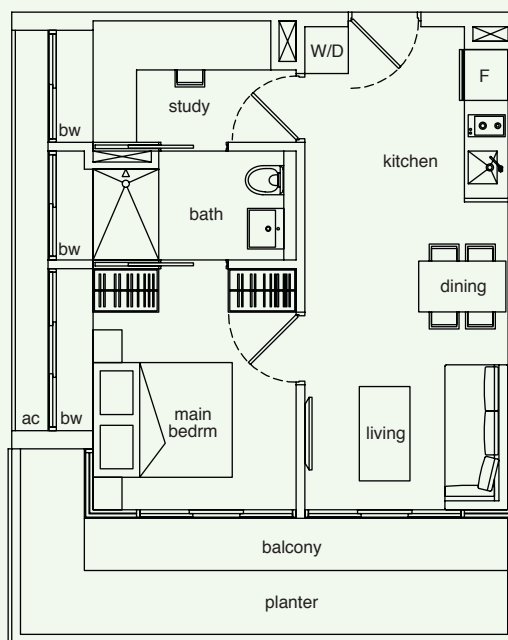
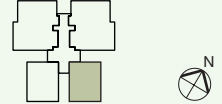
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1 + 1-Bedroom



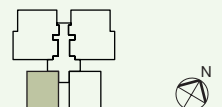
Type B

Area: 59 sqm
 2nd-17th storey
 #02-02 to #17-02



Type B1

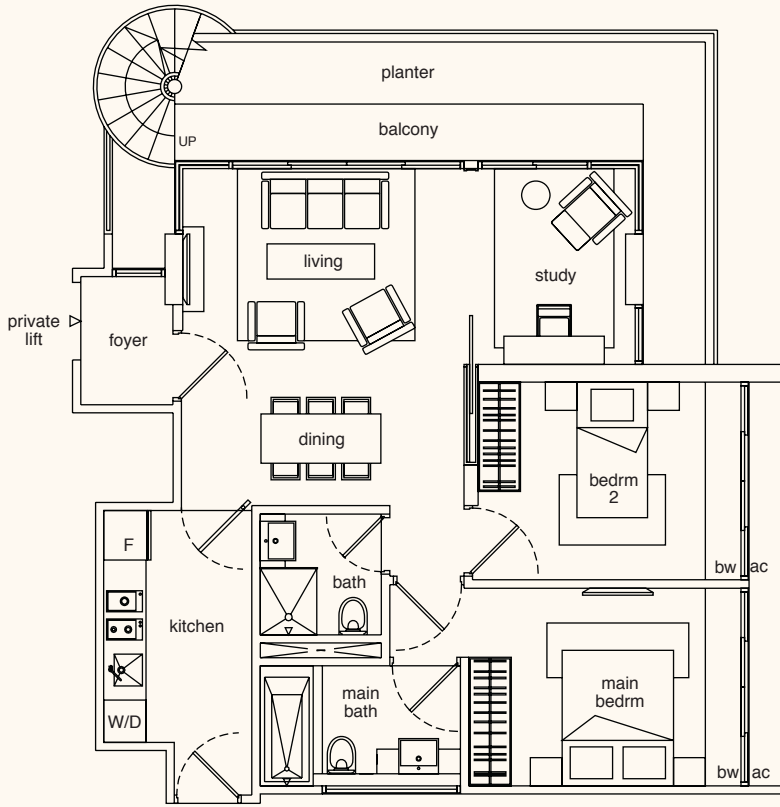
Area: 59 sqm
 2nd-17th storey
 #02-03 to #17-03



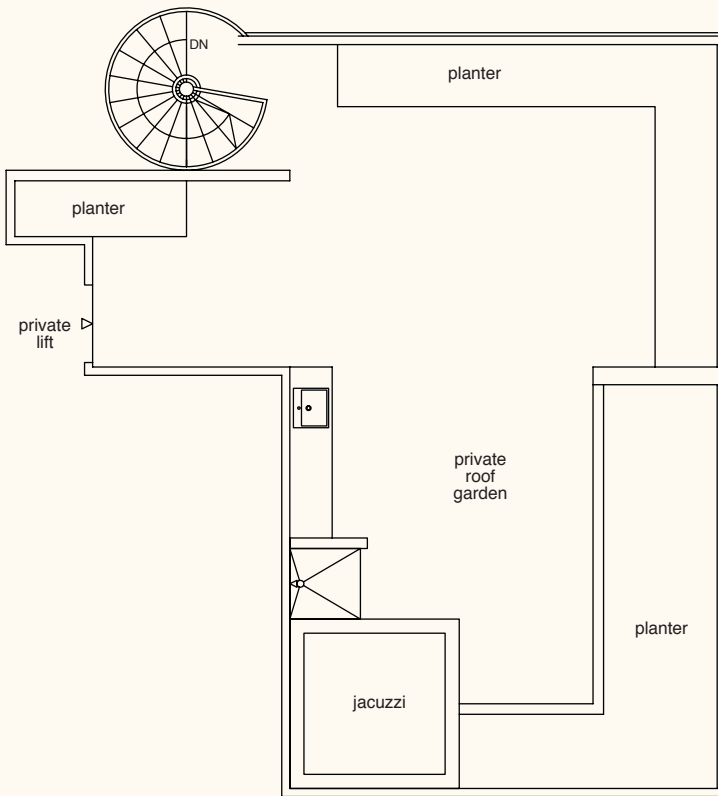
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Penthouse

2-Bedroom + Study + Private Roof Garden



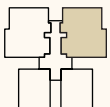
LOWER LEVEL



UPPER LEVEL

Type PH

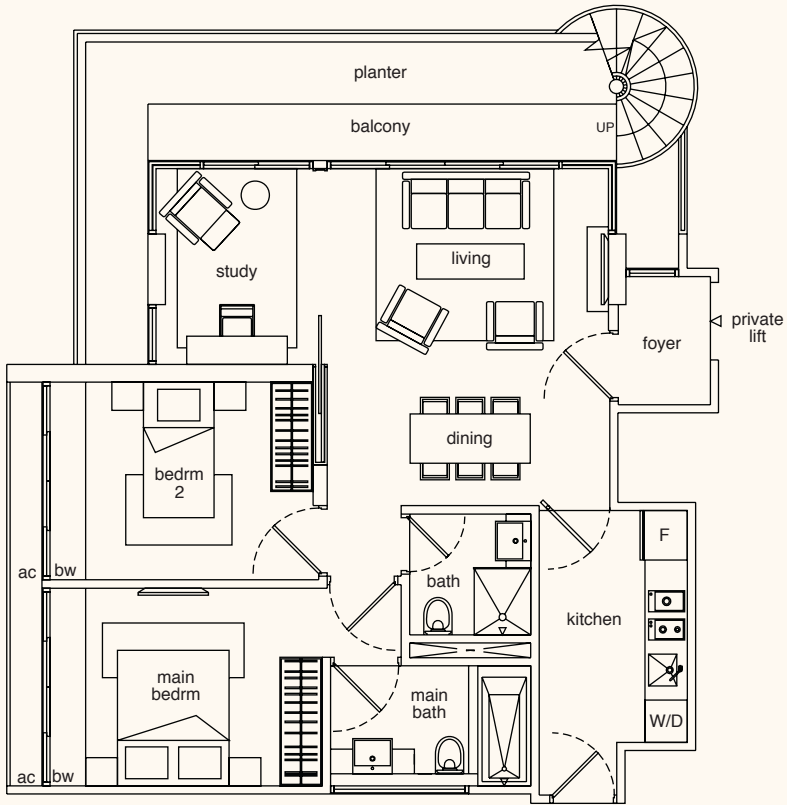
Area: 179 sqm
18th storey #18-01



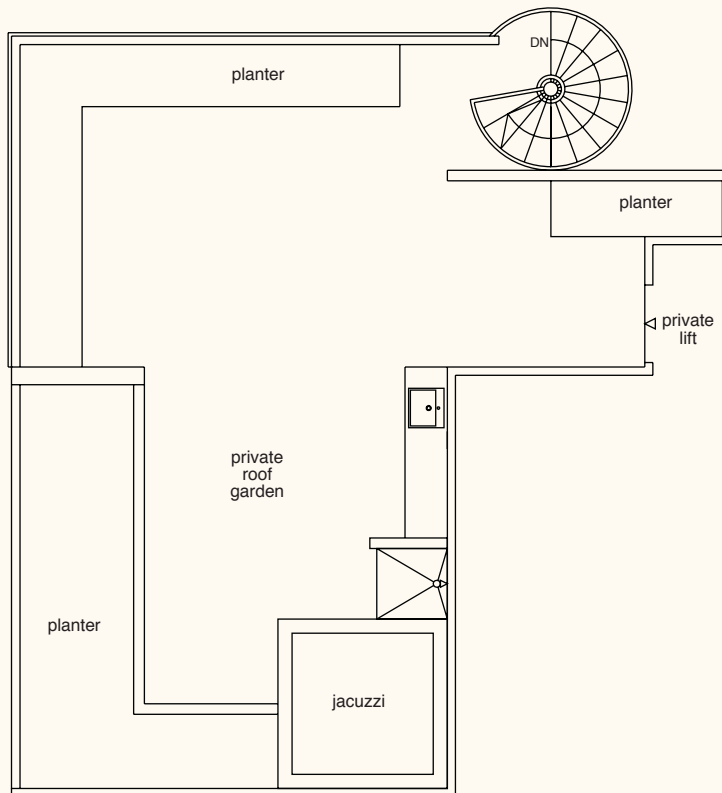
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Penthouse

2-Bedroom + Study + Private Roof Garden



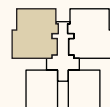
LOWER LEVEL



UPPER LEVEL

Type PH1

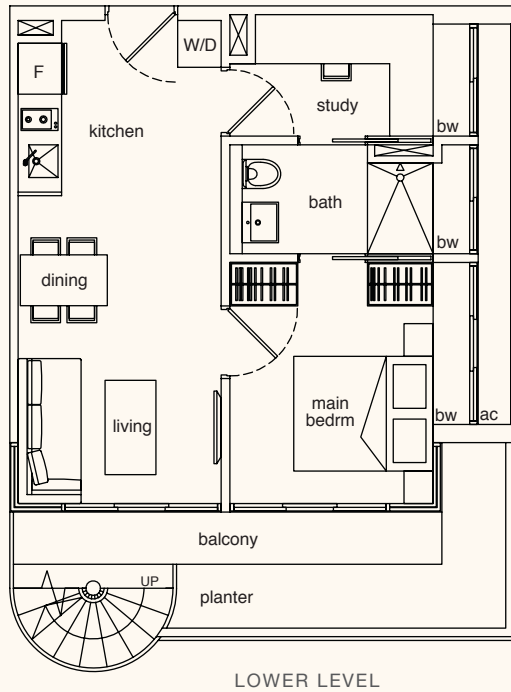
Area: 179 sqm
18th storey #18-04



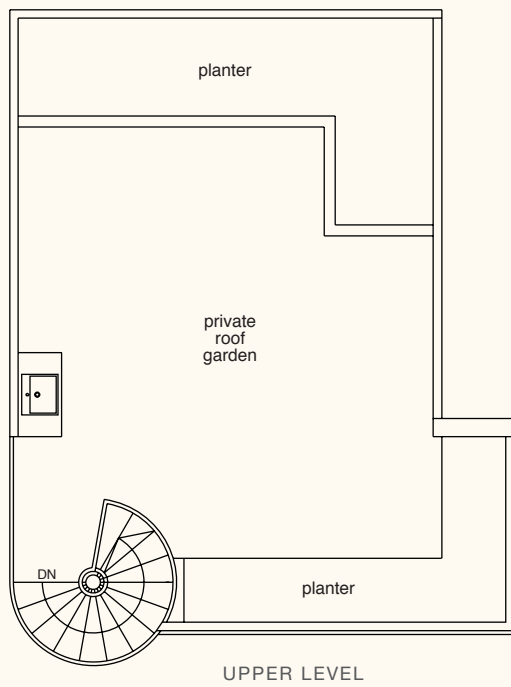
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Penthouse

1 + 1-Bedroom + Private Roof Garden



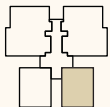
LOWER LEVEL



UPPER LEVEL

Type PH2

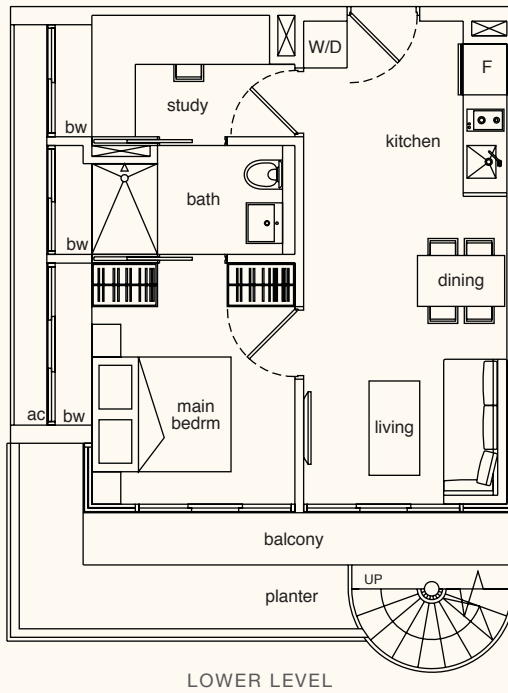
Area: 112 sqm
18th storey #18-02



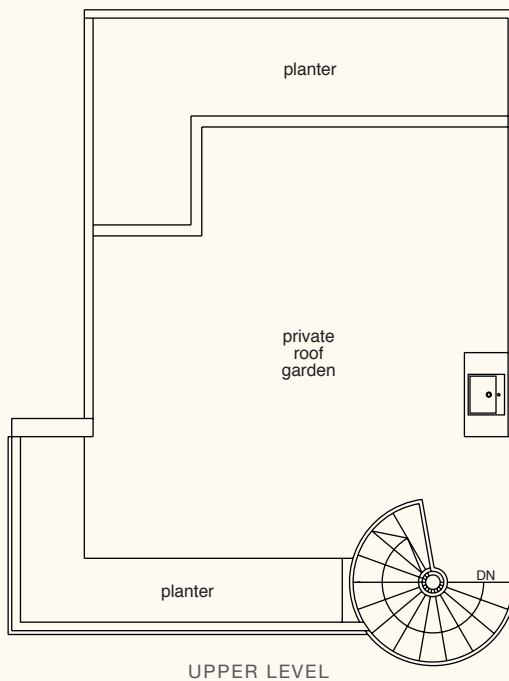
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Penthouse

1 + 1-Bedroom + Private Roof Garden



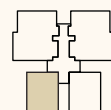
LOWER LEVEL



UPPER LEVEL

Type PH3

Area: 112 sqm
18th storey #18-03



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SPECIFICATIONS

1. FOUNDATION

Reinforced concrete/steel piles to Engineer's Design

2. SUPER-STRUCTURE

Reinforced concrete structure to Engineer's Design

3. WALLS

External – Pre-cast Walling Panels and/or Common clay brick
Internal – Dry wall partition and/or Common clay brick

4. ROOF

Flat roof – Reinforced concrete roof with waterproofing and insulation

5. CEILING

Living/ Dining/ Bedrooms/Study – Skim coat and/or plaster ceiling boards with emulsion paint finish
Master Bath/Common Toilet/Kitchen – Water resistant ceiling board with emulsion paint finish.

6. FINISHES

Wall (For Apartments)

Living/Dining/ Bedrooms/Study – Cement and sand plaster and/or skim coat with emulsion paint
Master Bath – Compressed marble tiles/mosaic tiles and/or homogenous tiles laid up to false ceiling height and on exposed surface only.
Other Bathrooms – Homogenous tiles and/or ceramic tiles laid up to false ceiling height and on exposed surface only.
Kitchen – Homogenous tiles and/or ceramic tiles laid up to designated exposed surface below the false ceiling

Note: No tiles behind kitchen cabinets, mirrors and false ceilings.

Wall (For Common Areas)

1st and 2nd Storey Lift Lobbies – Granite tiles and/or homogenous tiles up to false ceiling height (exposed areas only)
Basement and typical lift lobbies – Cement and sand plaster with emulsion paint finish
Staircases – Cement and sand plaster and/or skim coat with emulsion paint finish
External Wall – Cement and sand plaster and/or skim coat with weather resistant paint finish
Selected areas with ceramic/ homogenous and/or granite tiles

Floor (For Apartments)

Living/Dining – Marble with skirting
Study (Unit Type A, A1, A2, PH, PH1) – Marble with skirting
Study (Unit Type B, B1, PH2, PH3) – Timber strips with skirting
Master Bedroom/Bedroom – Timber strips with skirting
Master Bath – Granite tiles
HS – Homogenous tiles
Kitchen (Unit Type A, A1, A2, PH, PH1) – Homogenous tiles
Kitchen (Unit Type B, B1, PH2, PH3) – Marble tiles
Planter and A/C Ledge – Smooth cement finish screed finish
Balcony/ PES – Homogenous tiles
Private Roof Terrace – Homogenous tiles

Floor (Common Areas)

1st and 2nd storey lift lobbies – Granite tiles and/or homogenous tiles
Typical lift lobbies – Homogenous and/or ceramic tiles
Staircases – Homogenous and/or ceramic tiles (1st to 2nd Storey)/Cement Screed
Pool Area – Pebble wash, timber deck, granite tiles and/or Homogenous tiles
Pool – Mosaic tiles
Walkway/Pavement – Granite tiles, pebble wash and/or homogenous tiles

7. WINDOWS

Powder coated aluminum framed windows with 6mm thick glass.

8. DOORS

Main Entrance – Fire-rated timber door
Secondary Entrance (Unit Type A, A1, A2, PH, PH1) – Fire-rated timber door
Bedrooms/Bathrooms – Hollow core timber
Kitchen (Unit Type A, A1, A2, PH, PH1) – Timber door with glass panel

9. IRONMONGERY

Good quality locksets and ironmongery shall be provided to all doors.

10. **SANITARY WARES AND FITTINGS**

Master Bath (Unit Type A, A1, A2, PH, PH1)

- 1 bathtub complete with shower mixer and shower set
- 1 basin and mixer
- 1 water closet
- 1 mirror
- 1 toilet paper holder

Bath

- 1 shower cubicle complete with shower mixer and shower set
- 1 basin and mixer
- 1 water closet
- 1 mirror
- 1 toilet paper holder

11. **ELECTRICAL INSTALLATION/TELEPHONE/TV/FM**

Unit Type	Lighting Points	13A SSO	13A Twin SSO	Isolator	Cooker Points	Oven Points	Heater Points	TV/SCV Points	Tel. Points
Type A	12	5	6	1	1	1	1	4	4
Type A1	11	4	6	1	1	1	1	4	4
Type A2	11	4	6	1	1	1	1	4	4
Type B	9	3	4	1	1	1	1	3	3
Type B1	9	3	4	1	1	1	1	3	3
Type PH	13	5	6	1	1	1	1	4	4
Type PH1	13	5	6	1	1	1	1	4	4
Type PH2	11	4	4	1	1	1	1	3	3
Type PH3	11	4	4	1	1	1	1	3	3

12. **LIGHTNING PROTECTION SYSTEM**

Lightning Protection System shall be provided in accordance with Singapore Standard CP33 1996.

13. **PAINTING**

- a) External Walls – Weatherproof emulsion paint. Textured coating and paint to designated areas
- b) Internal Walls – Emulsion paint

14. **WATERPROOFING**

Waterproofing shall be provided for Bath, Kitchen, R.C. flat roof, Balconies, Planters, Roof Garden, Roof Terrace, Swimming Pool as and where required.

15. **DRIVEWAY & CARPARK**

- Surface Driveway – Heavy Duty Homogenous Tile and/or concrete slab
- Basement Car park Driveway and Humps – Reinforced concrete slab

16. **RECREATIONAL FACILITIES**

- Swimming Pool with Jacuzzi
- Gym Room
- BBQ Pit
- Children's Playground

17. **ADDITIONAL ITEMS**

- Kitchen Cabinets / Appliances (Unit Type B, B1, PH2, PH3) – Kitchen cabinets with solid surface worktop complete with sink & mixer, electric cooker hob, hood, integrated refrigerator and microwave oven.
- Kitchen Cabinets / Appliances (Unit Type A, A1, A2, PH, PH1) – Kitchen cabinets with solid surface worktop complete with sink & mixer, bottled gas cooker hob, hood, refrigerator and built-in oven.
- Bedroom Wardrobes – Built-in wardrobes to bedrooms
- Air-conditioning – Air-conditioning to bedrooms, living/dining and study
- Card Reader Digital Lockset – To main entrance door
- Audio Intercom System – To apartment units
- Electric Water Heater – Hot water supply to all bathrooms and kitchen
- Cable vision – Provision of cable and outlet only
- Outdoor Jacuzzi – Outdoor Jacuzzi for penthouse units (Unit Type PH and PH1)

Note:

Floorings

Marble and Granite

Granite/Marble and Compressed Marble are natural materials containing veins and 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 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 marble or granite selected and installed shall be subject to availability.

Timber

Timber is a natural material containing grain/vein and tonality differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the Vendor and the builder.

Cable Television and/or Internet Access

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.

Layout

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing position and plaster ceiling boards are subjected to Architect's sole discretion and final design.

Air Conditioning

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.

Materials, Fittings, Equipment, Finishes, Installations and Appliances

The choice of brand, colour and model of all the fittings, equipment, finishes installation and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the vendor.

F R E E H O L D

Developer:



Fortune Shanghai Road Pte Ltd
No. 3 Kallang Way 2A Fong Tat Building Singapore 347493
Tel: 6742 0830 Fax: 6749 0830

Marketing Agent:

Huttons
realestategroup

Tel: 9100 9898 / 8200 9191

• Developer : Fortune Shanghai Road Pte Ltd • Registration No. : 200610903C • Developer's License No. : C0489 • Location : Lot(s) 01440N, 01650X, 01700P & 99746C PT TS24 at 38 Shanghai Road Singapore 248201 • Tenure of Land : Freehold • Building Plan No. :A1276-00419-2008-BP01 dated 19 Dec 2008 • Expected Date of Vacant Possession : 31 Dec 2014 • Expected Date of Legal Completion : 31 Dec 2017

Reasonable care has been taken in the preparation of this brochure, and the construction of the scale model and the show flat (collectively "the Collaterals"), but the developer does not warrant the accuracy of the Collaterals. The statements, information and depictions in the Collaterals may not be relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. In particular, visual representations such as pictures and drawings are artists impressions only, and are not representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to the Developer's architect's selection, market availability and the sole discretion of the Developer. All information contained in the Collaterals, including equipment, materials, fittings, finishes, installations and appliances description, plans and specifications, are current at the time of printing, and are subject to such changes as are required by the developer or the relevant authorities. The floor areas stated in the brochure are approximate measurements and subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises made by the Marketing Agent.