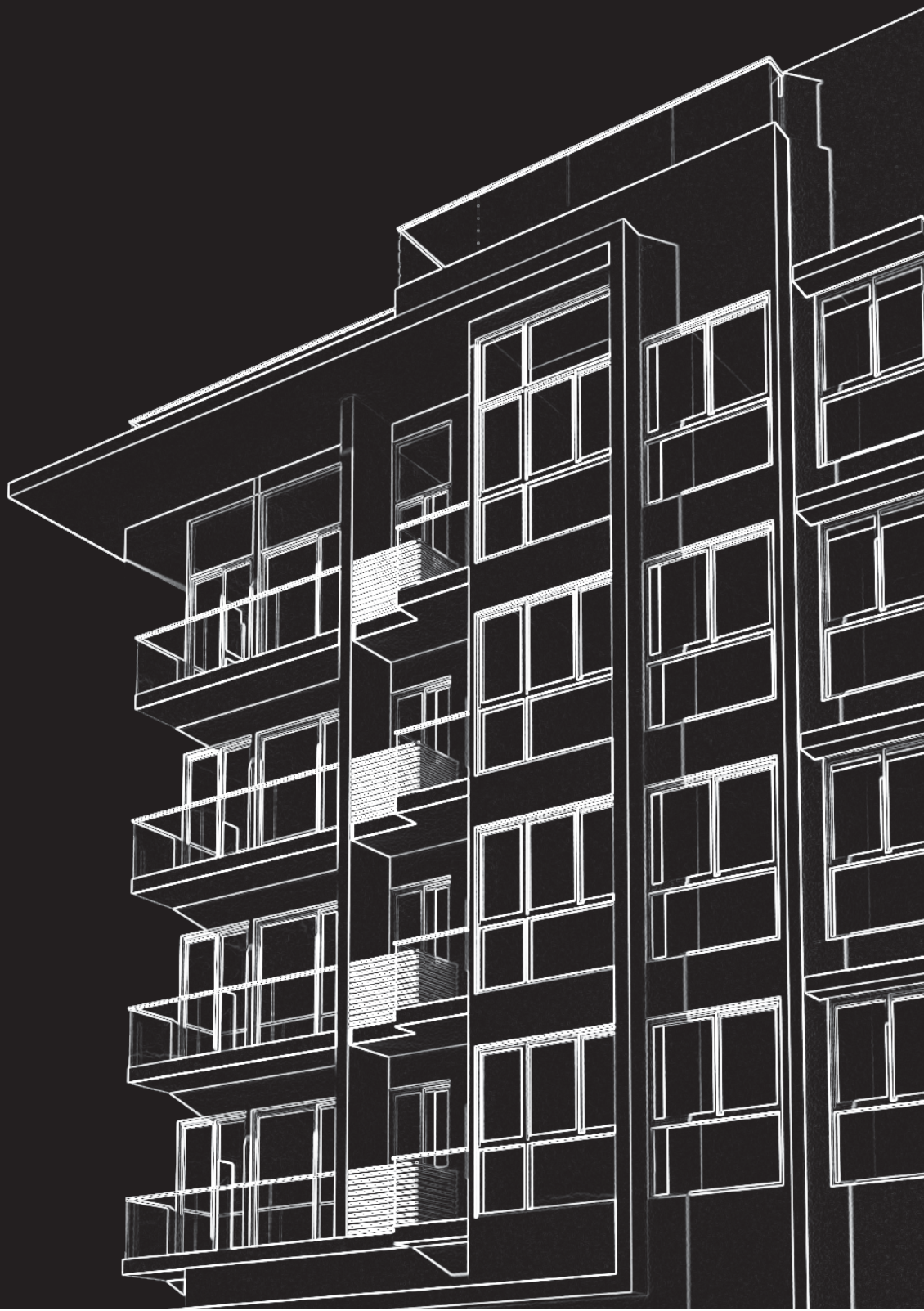


THE VANDERLINT



THANE

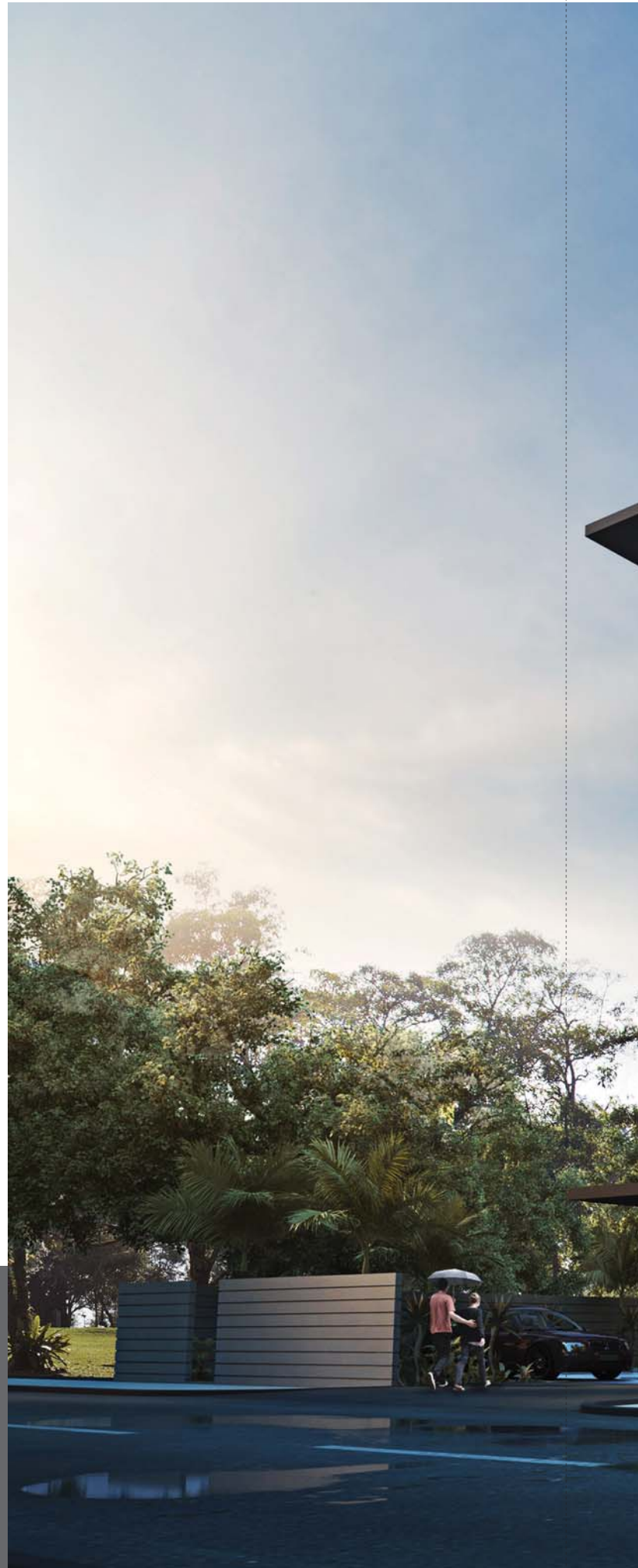
VAN

DEER

LINNT



an exciting lifestyle awaits you...



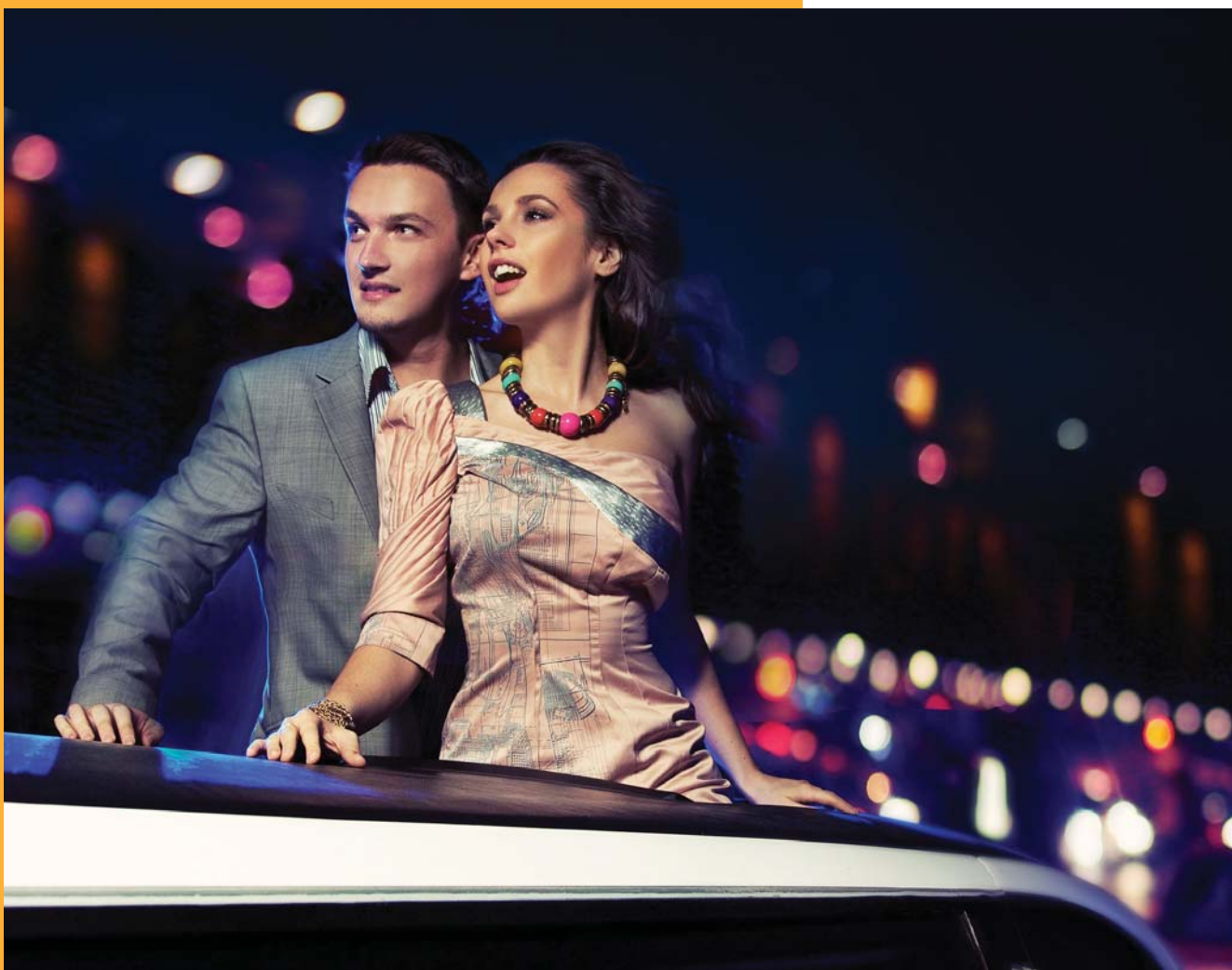
Exclusive living for the discerning few...

Freehold with only 20 residences, experience the most that life can give you. Situated in the heart of bustling Katong, providing the convenience and excitement of the nostalgic charm of the east.



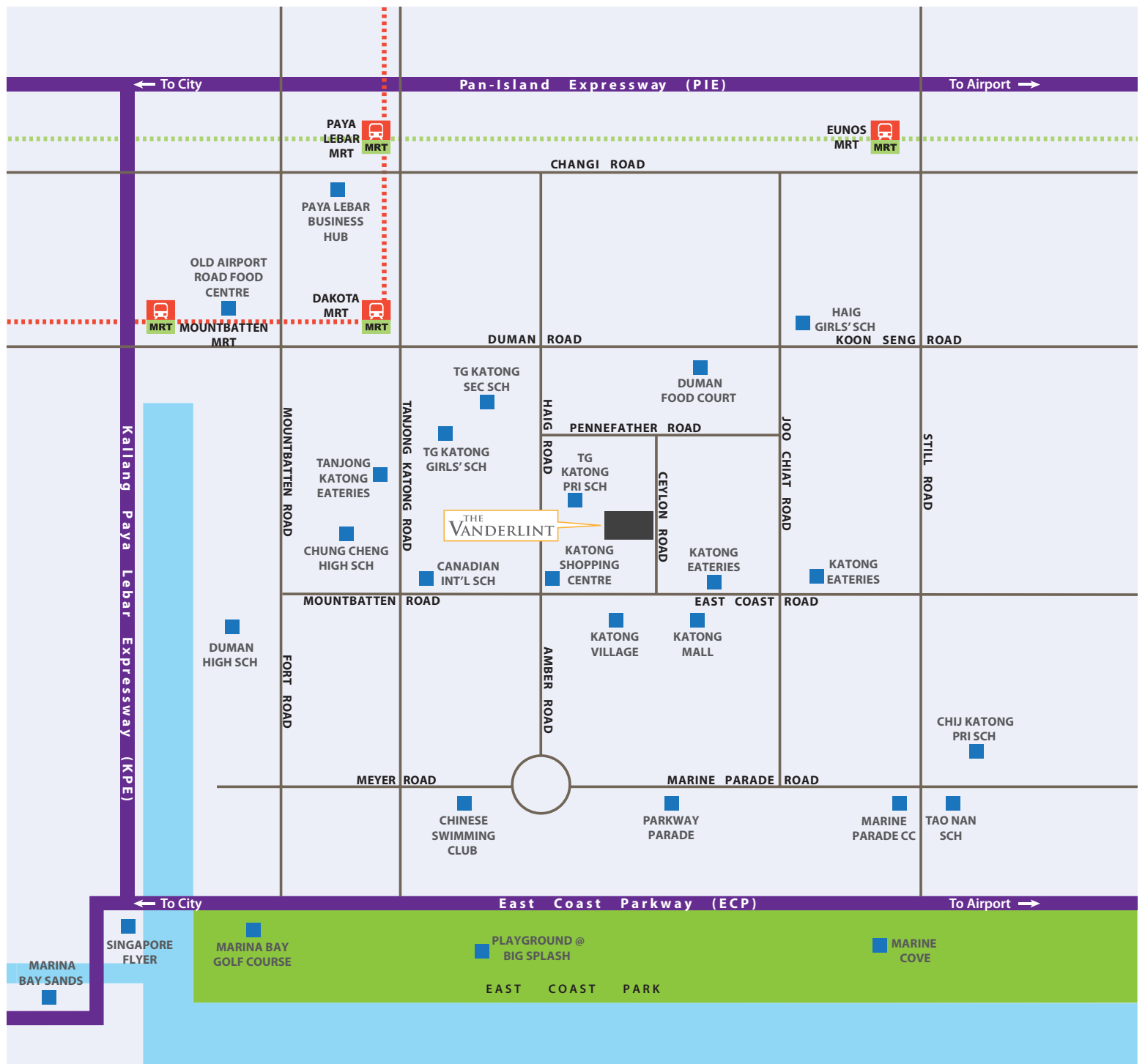
THE VANDERLINT
37 Ceylon Road

artist impression only



Feel the **pulse** of the city...

Enjoy every convenience imaginable with close proximity. Located minutes away from the East Coast Parkway Expressway and Pan-Island Expressway, with a stone's throw away from Dakota MRT station, travelling is a breeze around the island.





THE
VAN
DER
LINT



3 mins to Parkway Parade



within 2km to Lao Nan Sch



2 mins to Katong Eateries



2 mins to 112 Katong (new)



10 mins to East Coast Park



mins to Marine Parade MRT (future)



12 mins to City

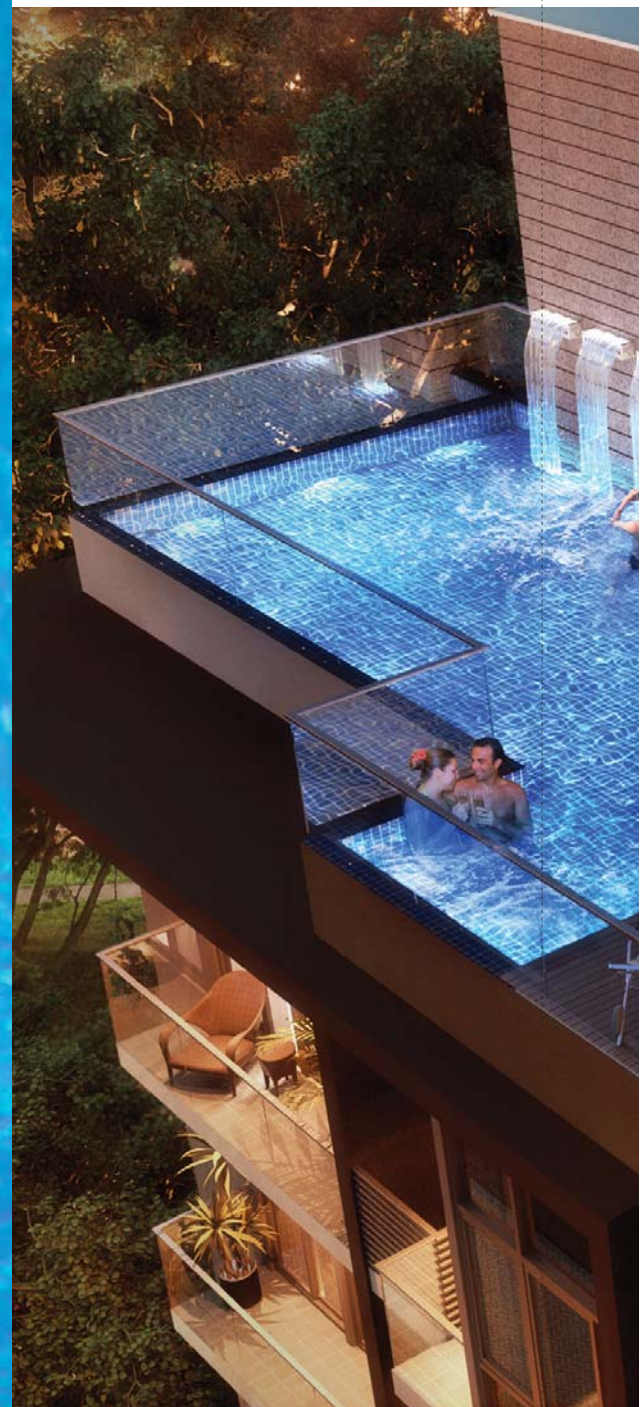


within 2km to Tanjong Katong Pri

Countless options for shopping, dining and entertainment beckon with malls such as 112 Katong, Parkway Parade, the famous gastronomic delights of Katong and entertainment attractions like Marina Bay Sands to indulge in. For nature lover, head towards the East Coast Park for an evening stroll. Highly reputable schools for the young ones are also conveniently nearby.

An **ideal** complement to your life...

Relax and unwind, melt away the stress of the day in the jacuzzi or lazing by the pool under the glazing stars. Invite family and friends to a memorable time over a sizzling hot bbq meal.





artist impression only



THE VAN DER LINT



- A** Swimming Pool
- B** Jacuzzi
- C** BBQ
- D** Pool Deck





artist impression only



Quality fittings and finishes throughout every apartment to complement each stylishly designed unit in perfect unity with your refined life.



artist impression only



artist impression only



artist impression only

hansgrohe

 **BOSCH**

 **DURAVIT**



artist impression only



artist impression only

A home that reflects your **exquisite** style...

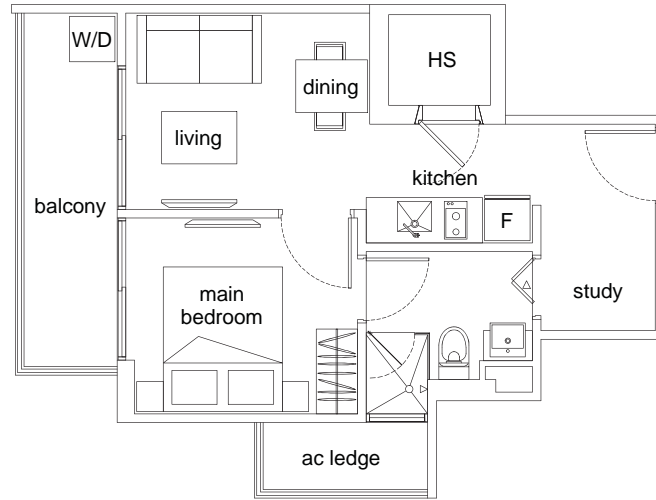
type **A**

1+1 bdrm | 43sqm

#02-01

#03-01

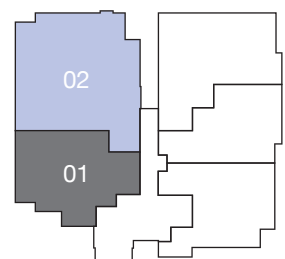
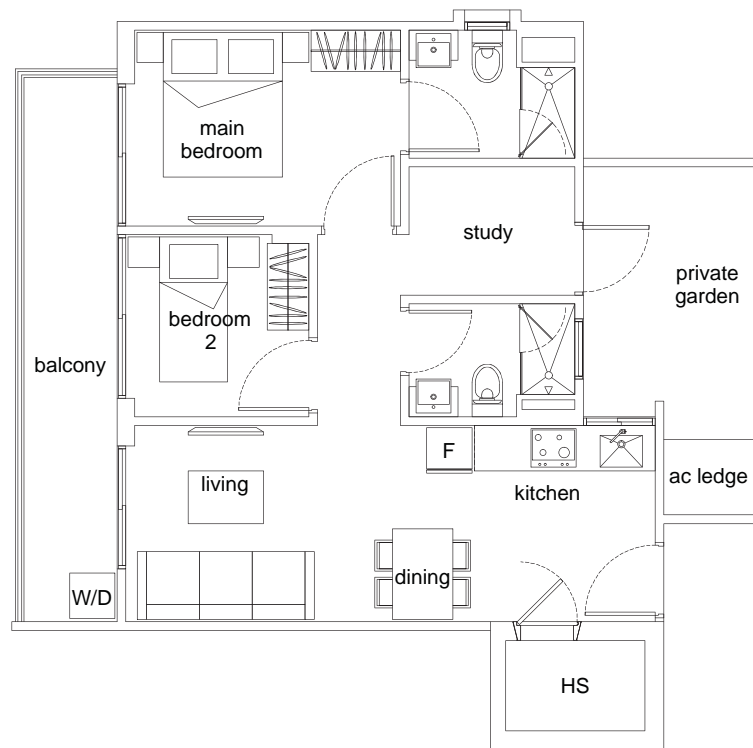
#04-01



type **B**

2+1 bdrm | 76 sqm

#02-02

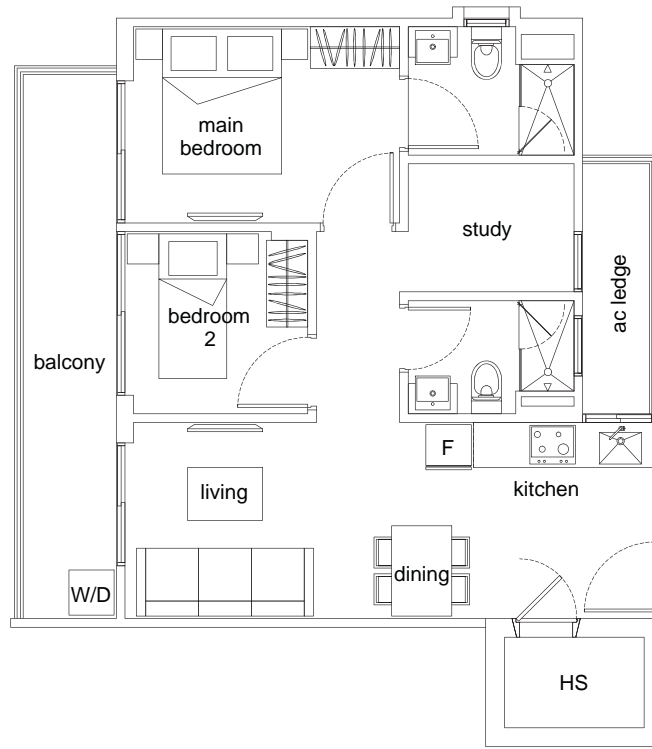


type **B1**

2+1 bdrm | 69 sqm

#03-02

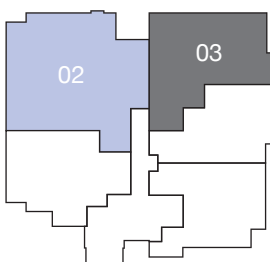
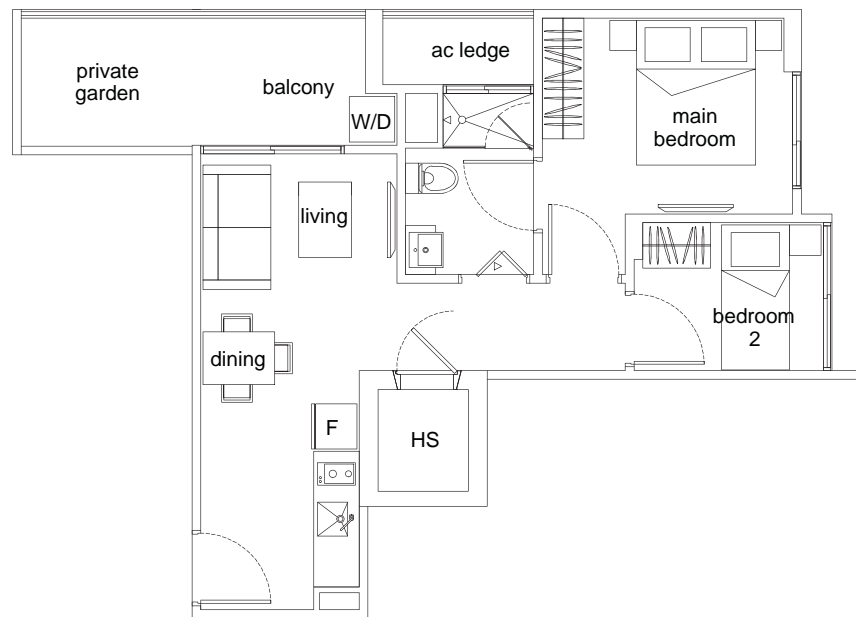
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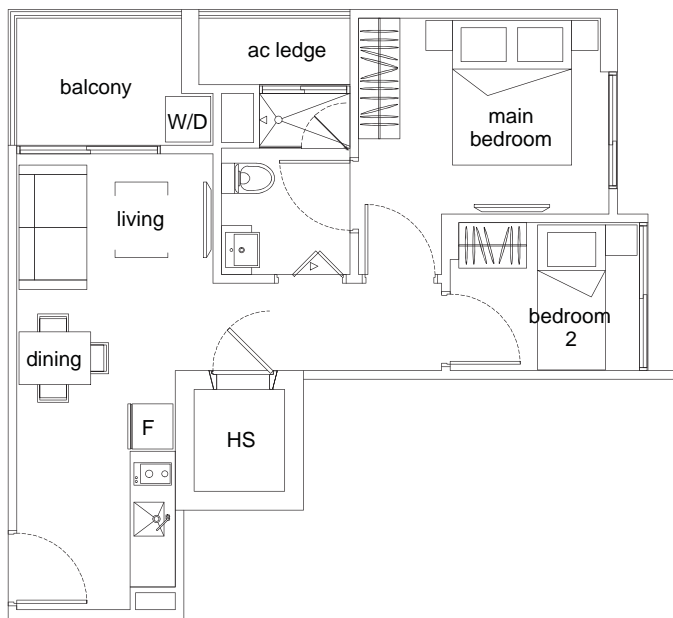


type **C**

2 bdrm | 54sqm

#02-03





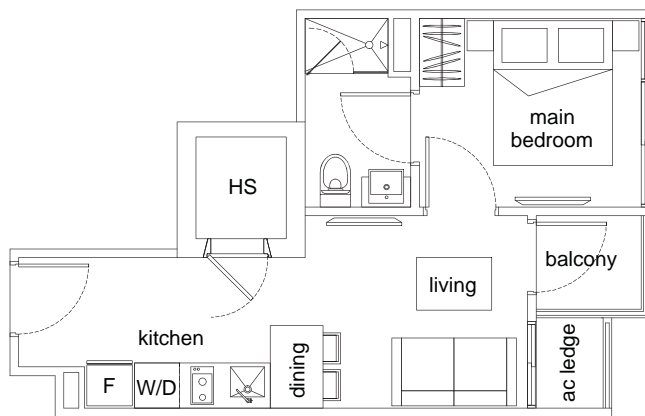
type C1

2 bdrm | 49 sqm

#03-03

#04-03

#05-03



type D

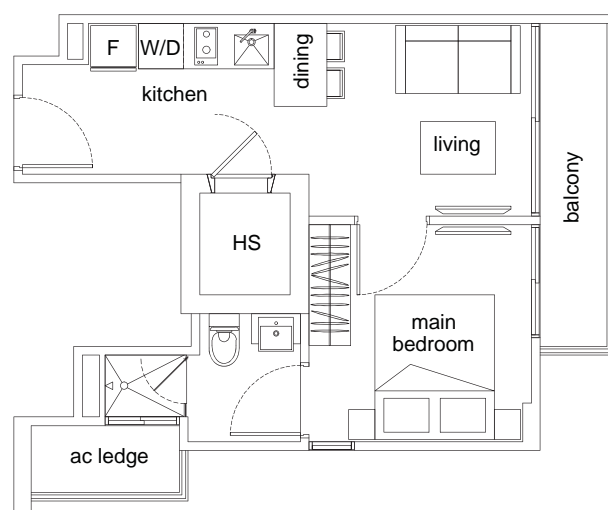
1 bdrm | 35 sqm

#02-04

#03-04

#04-04

#05-04



type E

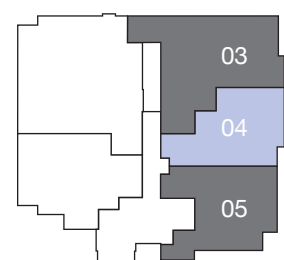
1 bdrm | 39 sqm

#02-05

#03-05

#04-05

#05-05

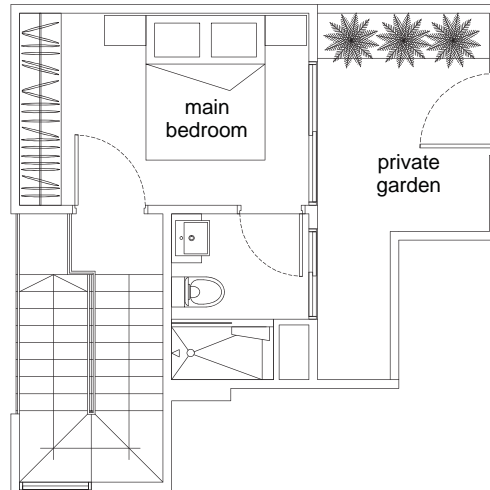


penthouse

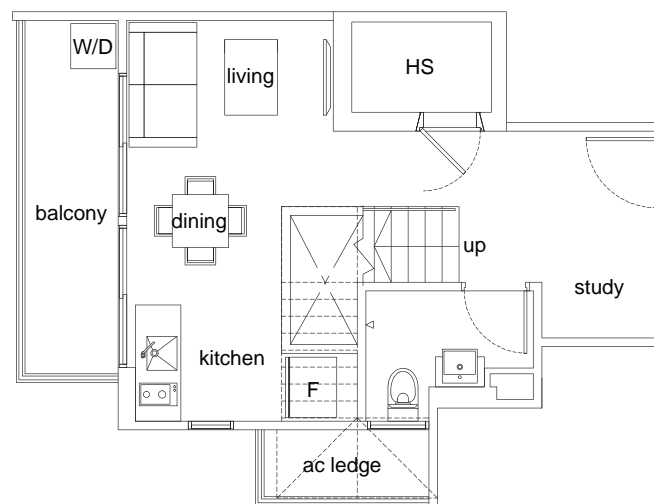
type PH F

1+1 bdm | 86 sqm

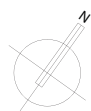
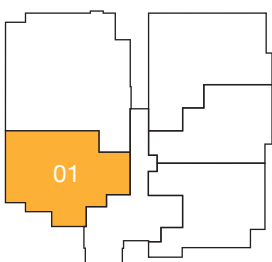
#05-01



Upper Storey



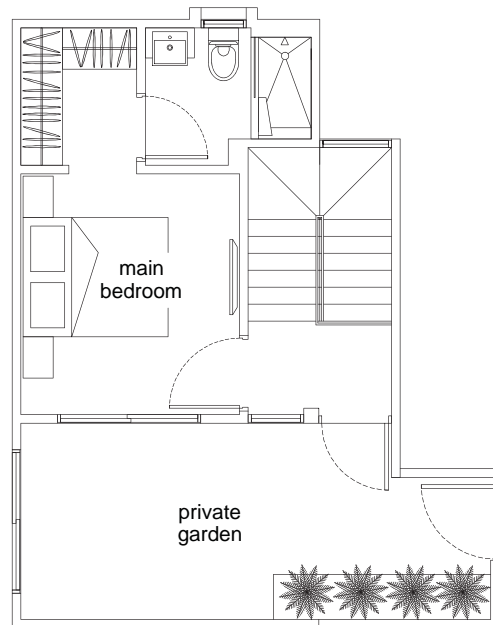
Lower Storey



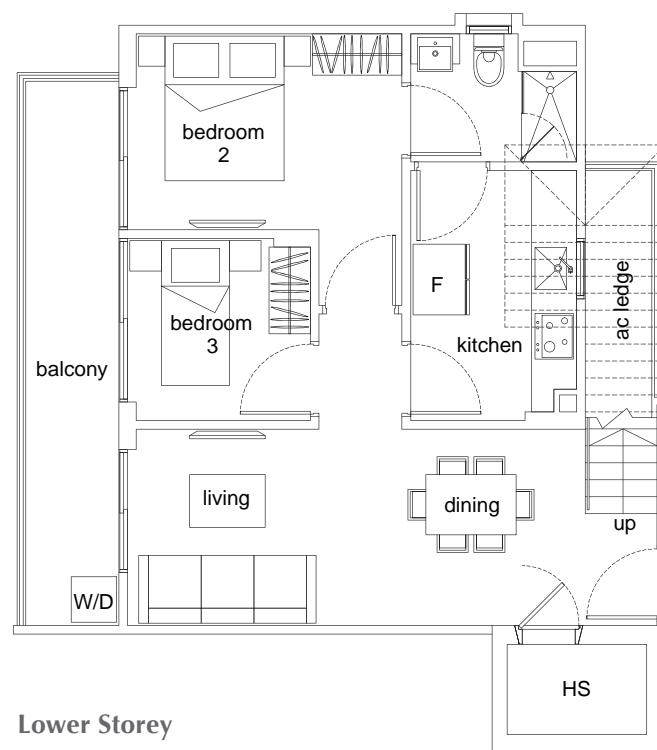
type PH G

3 bdrm | 124 sqm

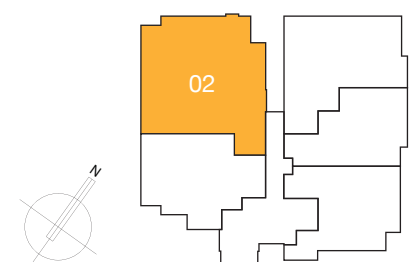
#05-02



Upper Storey



Lower Storey



specifications

1. FOUNDATION

Reinforced Concrete Piling

2. SUPER-STRUCTURE

Reinforced Concrete using Grade 30 Concrete

3. WALLS

External

- R.C. wall and/or Common clay brick

Internal

- Dry Partitions and/or Precast Wall Panels / Common clay brick and/or light weight blocks/ reinforced concrete

4. ROOF

- Reinforced concrete flat roof and/or metal roof.

5. CEILING

Living / Dining, Bedrooms,
Household Shelter, Study & Balcony

- Cement and sand plaster and/or Skim coat with emulsion paint.

Bathrooms & Kitchen

- Moisture resistant plaster ceiling boards with emulsion paint.

6. FINISHES

Wall (For Apartments)

Living / Dining, Bedrooms,
Household Shelter, Study & Balcony

- Cement and Sand plaster and/or skim coat with emulsion paint.

Bathrooms

- Homogeneous and/or Ceramic and/or Porcelain tiles laid up to false ceiling height (exposed areas only).

Kitchen

- Homogeneous and/or Ceramic and/or Porcelain tiles between cabinets only.

Wall (For Common Areas)

1st Storey Lift Lobby

- Part Ceramic and/or Homogenous tiles up to false ceiling height (exposed areas only).

Typical Lift Lobby

- Cement and sand plaster with emulsion paint.

Staircase

- Cement and sand plaster and/or skim coat with emulsion paint.

External Wall

- Cement and sand plaster and/or skim coat with weatherproof paint.

Floor (For Apartments)

Living & Dining

- Compressed Marble and/or Homogenous tiles.

Bedrooms & Staircases

- Timber strip (Random length).

Study

- Compressed Marble and/or Timber strip.

Bathrooms

- Ceramic and/or Homogeneous tiles.

Kitchen, Household Shelter & Balcony

- Ceramic and/or Homogeneous tiles.

Planter Box & A/C Ledge

- Smooth cement finish

Floor (Common Areas)

1st Storey Lift Lobby

- Homogeneous tiles.

Typical Lift Lobby

- Homogeneous tiles.

Staircase from 1st up to 2nd storey

- Homogeneous tiles.

Staircase from 2nd storey onwards

- Cement and sand screed with nosing tiles.

Pool Area

- Timber strip and/or Homogeneous tiles and/or Pebble wash and/or Cement screed.

Walkway / Pavement

- Pebble wash and/or Cement screed.

7. WINDOWS

Powder coated aluminium framed windows with min. 6 mm thick tinted / clear glass.

8. DOORS

a. Main Entrance

- Fire-rated timber / laminated finished door

b. Bedrooms & Bathrooms

- Semi-hollow core timber veneer / laminated finished door

c. Household Shelter

- PSB approved blast door

d. Balconies

- Powder coated aluminium framed doors with float clear / tinted glass

e. Ironmongery

- Quality Lockset to Architect's selection.

9. RAILINGS

Mild Steel in painted finish

10. SANITARY WARES AND FITTINGS

Bath

a. 1 bath area with shower mixer

b. 1 basin and mixer tap with shelving below

c. 1 water closet

d. 1 mirror

e. 1 toilet paper holder

f. 1 towel bar

11. ELECTRICAL INSTALLATION / TELEPHONE / TV / FM

Based on M&E Schedule.

12. LIGHTNING PROTECTION SYSTEM

Lightning Protection System shall be provided in accordance with Singapore Standard Code of Practice.

13. PAINTING

a. External Walls

- Spray textured coating / Emulsion paint.

b. Internal Walls

- Selected Emulsion paint.

14. WATERPROOFING

Waterproofing provided to floors of Bathrooms, R.C. flat roof and where required.

15. DRIVEWAY & CARPARK

a. Driveway & Carpark

- Homogeneous tiles and/ or Cement powered float finish.

16. RECREATIONAL FACILITIES

a. Swimming Pool with Jacuzzi

b. Barbecue area

17. ADDITIONAL ITEMS

- | | |
|--------------------------|---|
| a. Kitchen Cabinets | - High and low kitchen cabinets with solid surface worktop complete with sink and tap. |
| b. Kitchen Appliances | - Bosch Cooker Hob, Integrated Fridge & Microwave Oven. |
| c. Bedroom Wardrobes | - Provided to main bedroom only. |
| d. Air-conditioning | - Multi-split air-conditioning to all Bedrooms and Living / Dining area. |
| e. Audio Intercom System | - To all apartment units. |
| f. Electric Water Heater | - Hot water supply to all bathrooms. |
| h. Soil Treatment | - Anti-termites soil treatment by specialist subject to approval by the relevant authorities. |

Note:

Marble, Limestone and Granite

Marble, limestone 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, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are prepolished 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. *Subject to Clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

Timber

Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

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.

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.

Materials, Fittings, Equipment, Finishes, Installations, Sanitary Wares and Appliances

Subject to Clause 14.3, the brand, colour and model of all materials, fittings, equipment, finishes, installations, sanitary wares and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

Layout

Layout / Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject 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.

Internet Access

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Server Provider and/or such relevant entities/ authorities for internet services to the Property and to make all necessary payments to the Internet Service Provider and/or the relevant entities/ Authorities.

Name of Project:	The Vanderlint
Developer:	Urban East Developments Private Limited
Address of Project:	87 Ceylon Road
Tenure of Land:	Freehold
Building Plan No:	A1276-00563-2011-BP01
Legal Description:	MK 26, Lot No. 98992M
Developer's Licence No:	C0851
Expected Date of TOP:	31/12/2015
Expected Date of Legal Completion:	31/12/2017

INTERIOR
CONSULTANT:



Tel: +65 6281 9500 Fax: +65 6383 0116
www.sumisura.asia

BROCHURE
DESIGN BY:



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