



THE VERTE





TRANQUILITY, COMFORT, FREEDOM... HOME...

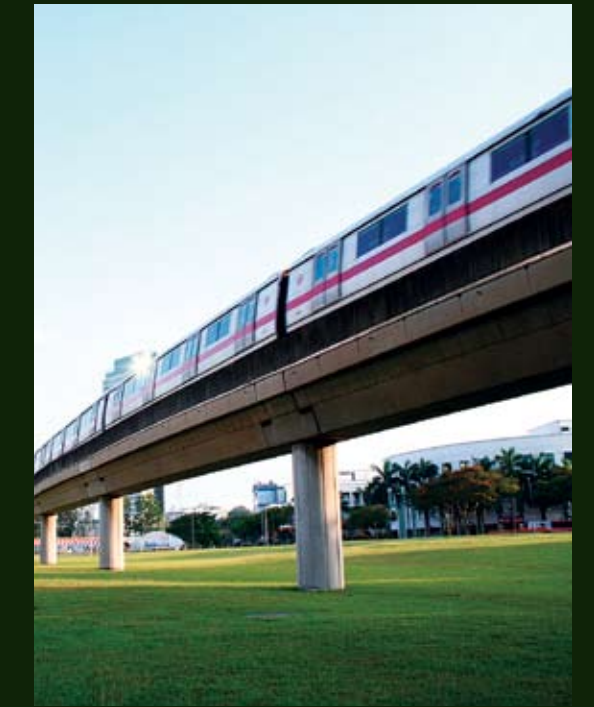


THE VERTE

Developed by ROXY HOMES

After a day in South East Asia's most dynamic city, you'll want your home to be an escape to quiet relaxation and undisturbed privacy. Realise your vision with a limited edition residence at THE VERTE, where Zen-like luxury and uncomplicated design offers a calming respite from the world.

PERFECTLY BALANCED



Await an uncommon resort living experience set against the lush greens of Telok Kurau Park and the vibrant pulse of Katong. Located mere minutes from East Coast Road and just 400 metres from Kembangan MRT station, THE VERTE guarantees unparalleled access to premiere restaurants, luxury shopping, reputable schools and the waterfront.





LOVE WHERE YOU LIVE



Come home, sit back, relax, and enjoy the tree-lined approach to grand living. A new gold standard of fitness and social amenities, THE VERTE comes complete with a luxuriously long 25 meter lap pool and a state-of-the-art fitness centre so you can blow off steam and stay in shape.



THE VERTE

- 5 mins walk to Kembangan MRT
- Next to Telok Kurau Park
- Easy access to East Coast Park via Siglap Park Connector
- Minutes to the city and airport via the ECP & PIE
- Near reputable schools and Siglap/Katong eateries





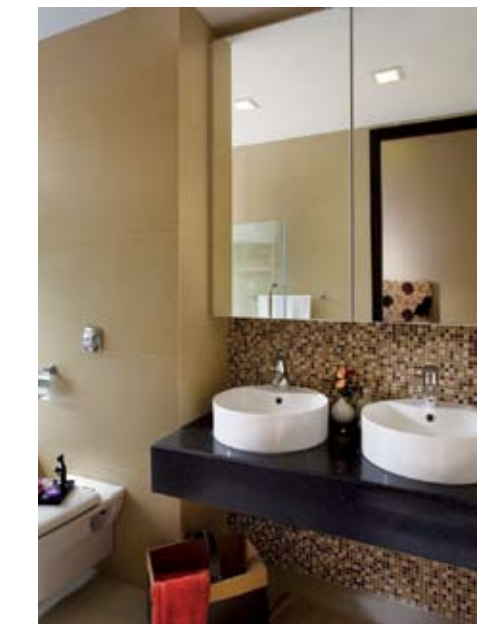
AN EAST SIDE ORIGINAL



Home is a resort destination at THE VERTE. Limited ground floor suites come complete with private plunge pools, putting a whole new spin to having fun in the sun. And with just 36 distinctive and distinguished residences, you'll be treated to a new standard of privacy and comfort. Low-profile housing clusters throughout this idyllic neighbourhood promise captivating panoramas of the park and of the city, while thoughtful touches and striking design make THE VERTE a hallmark of contemporary living.



A WHOLE NEW WORLD



Distinctive design meets luxurious retreat at THE VERTE. Stunning penthouse units and gracefully designed three- and four-bedroom apartments are precisely calibrated to take advantage of everything modern city life offers.



LEGEND

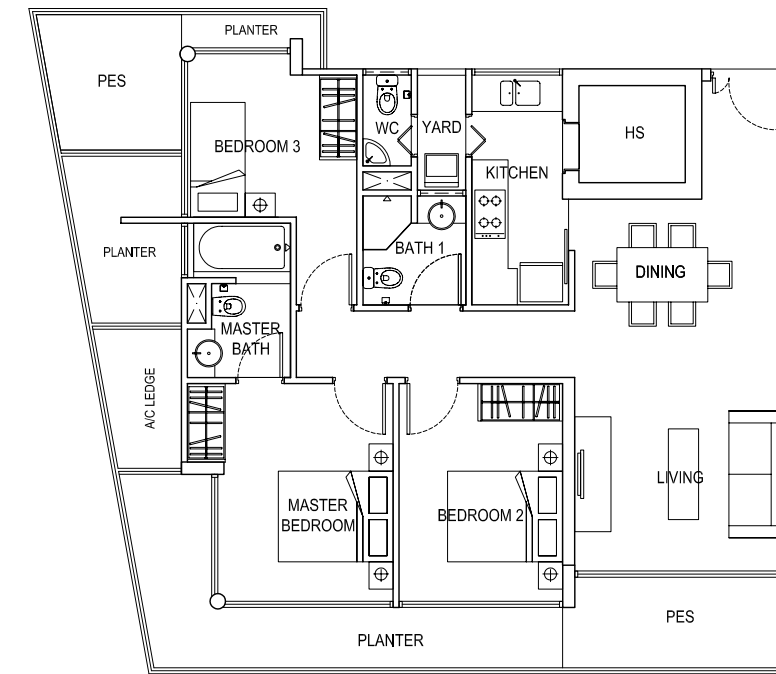
- A** : Swimming Pool
- B** : Pool Deck
- C** : Sun Deck
- D** : Gymnasium
- E** : Water Playground



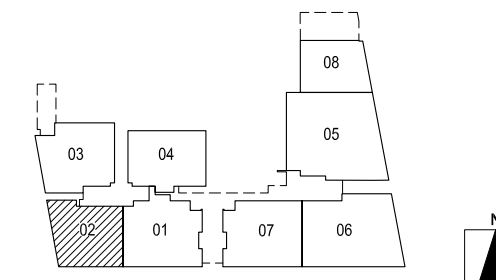
PARK

PARK CONNECTOR

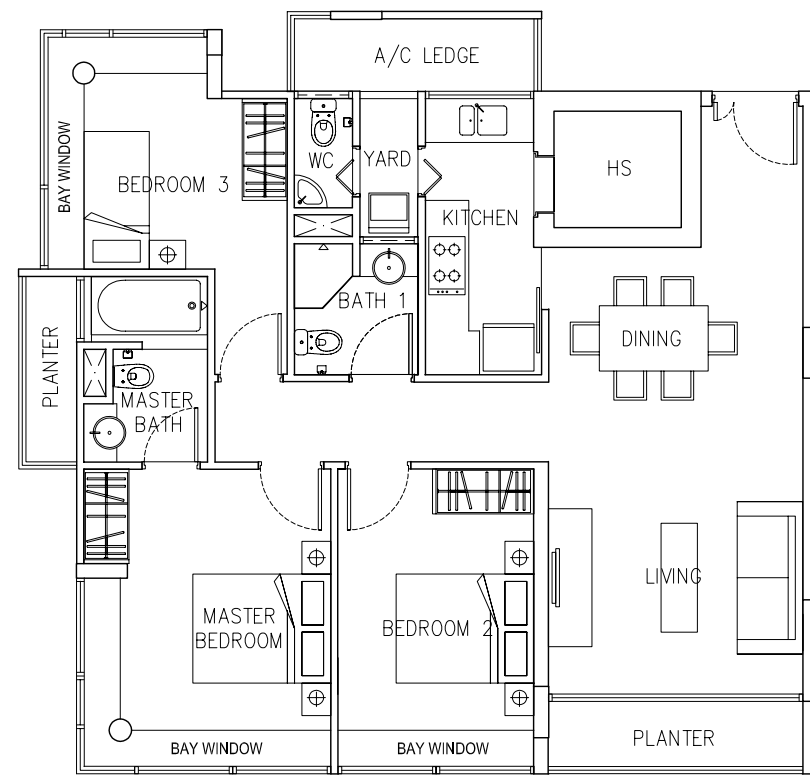
FLOOR PLANS ■



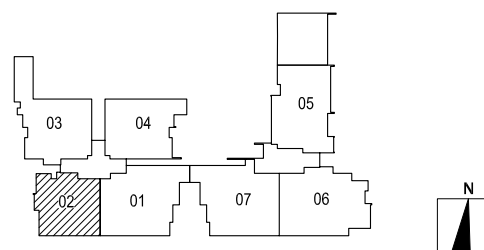
TYPE A3 - G #01-02
 (118 sqm / 1270 sqft)



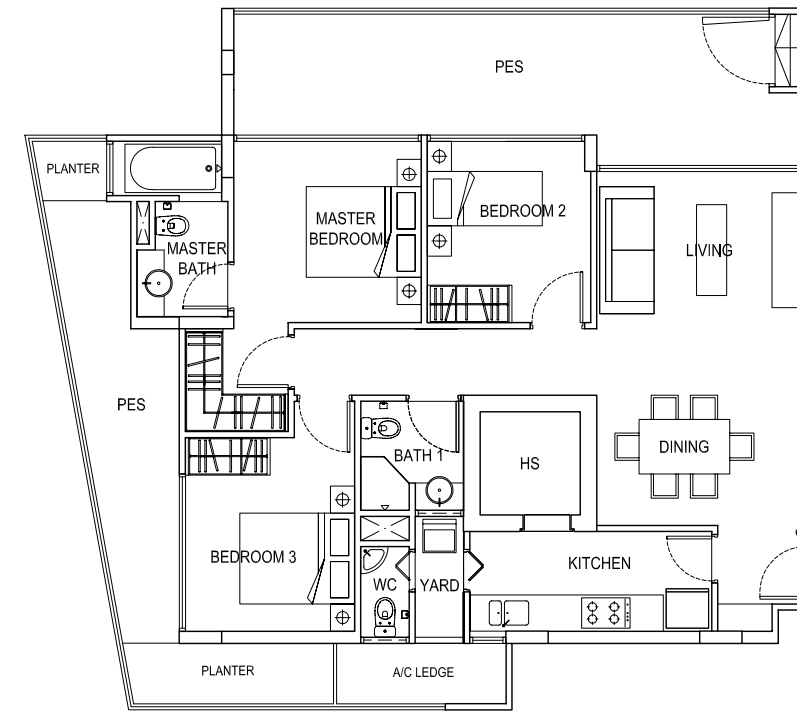
* ALL PES, BALCONIES, PLANTERS & ROOF TERRACE AREAS ARE "NOT TO BE ENCLOSED OR ROOFED OVER".



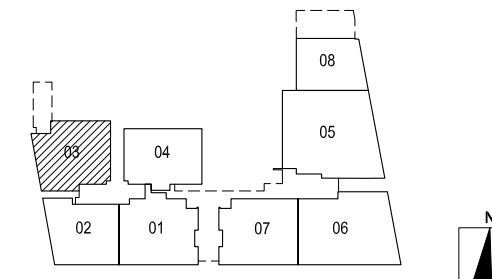
TYPE A3 #02-02, #03-02, #04-02
(102 sqm / 1098 sqft)



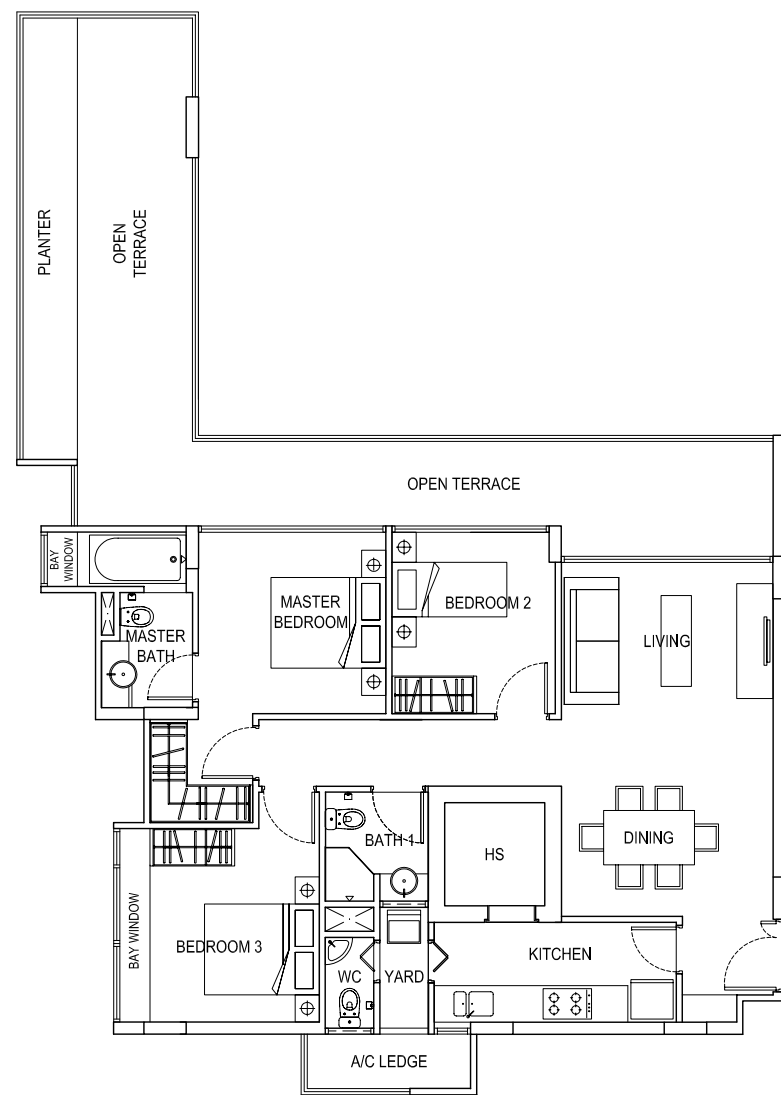
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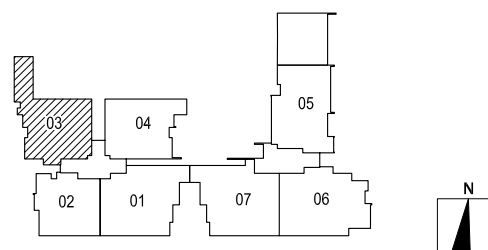
TYPE A1 - G #01-03
(128 sqm / 1378 sqft)



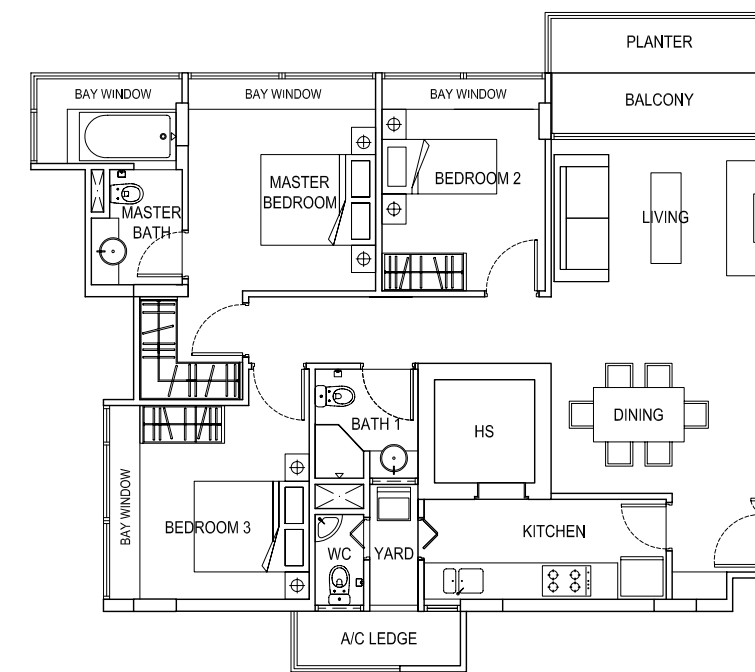
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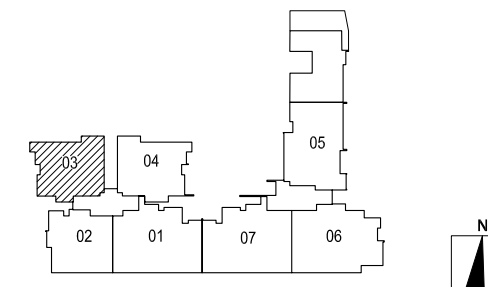
TYPE A1-2 #02-03
(132 sqm / 1421 sqft)



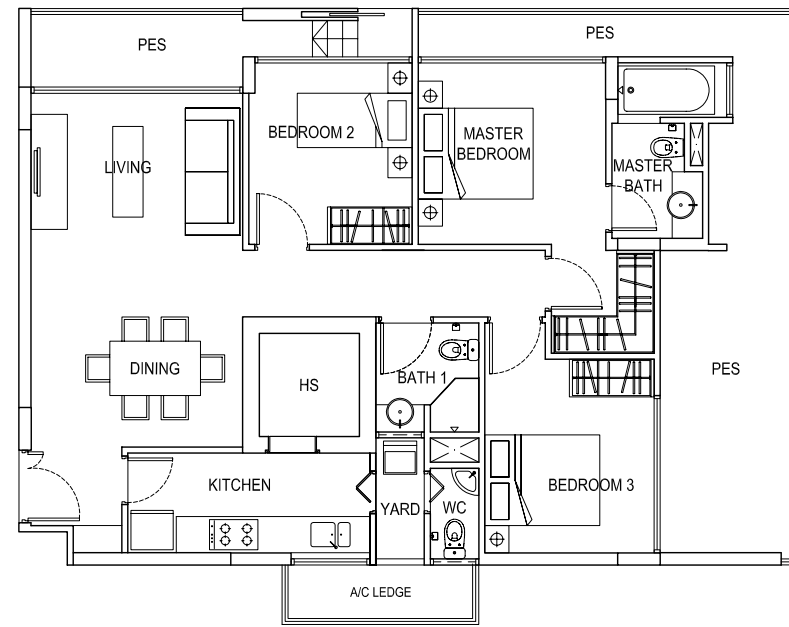
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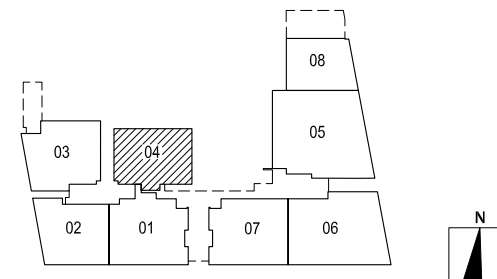
TYPE A1 #03-03, #04-03
(103 sqm / 1109 sqft)



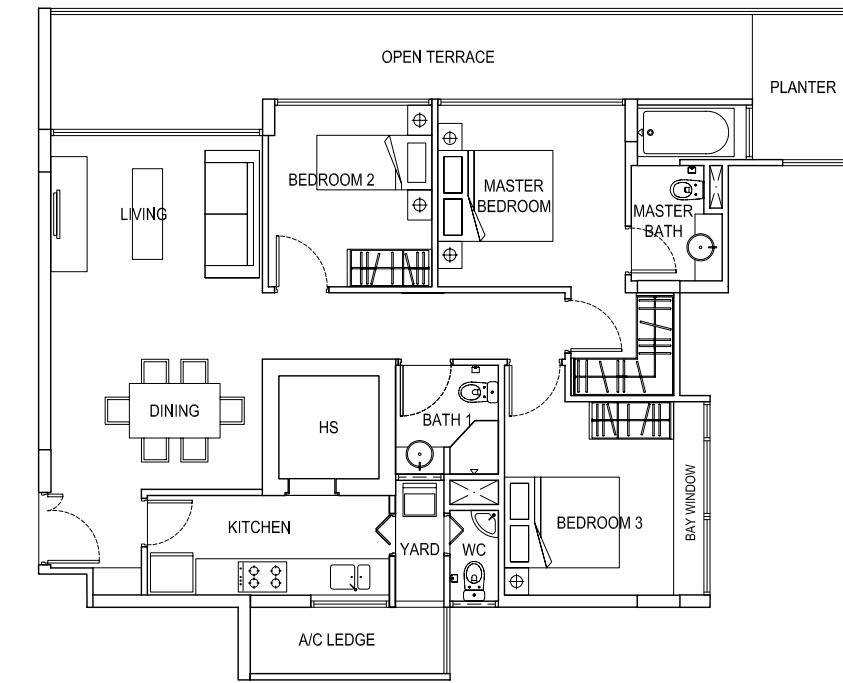
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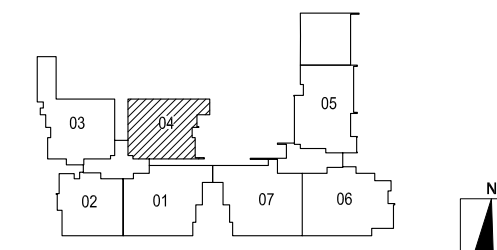
TYPE A2 - G #01-04
(118 sqm / 1270 sqft)



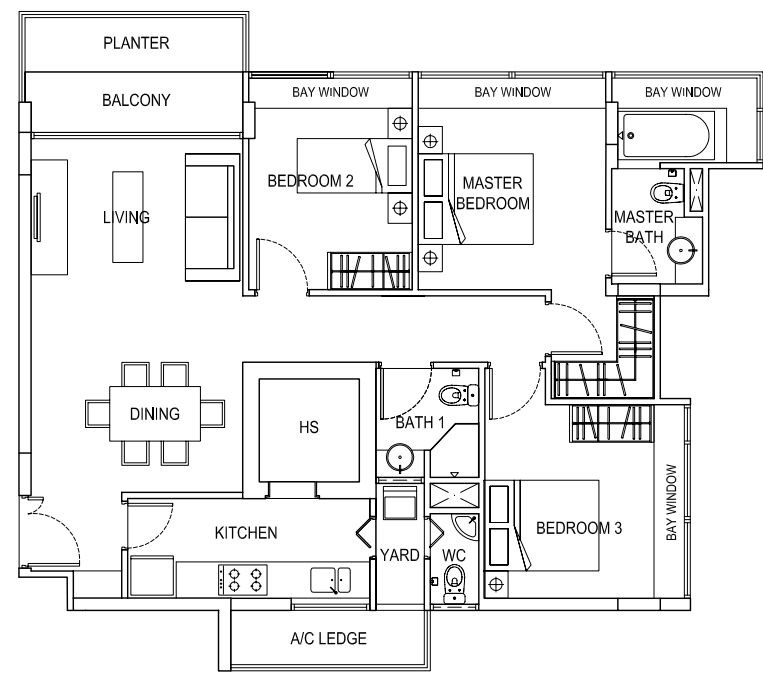
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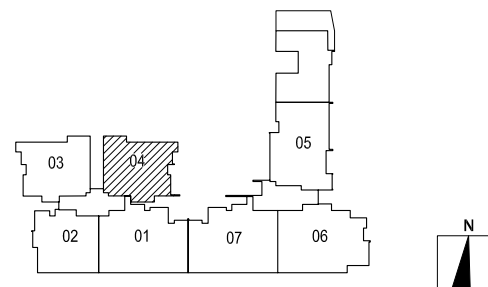
TYPE A2 - 2 #02-04
(116 sqm / 1249 sqft)



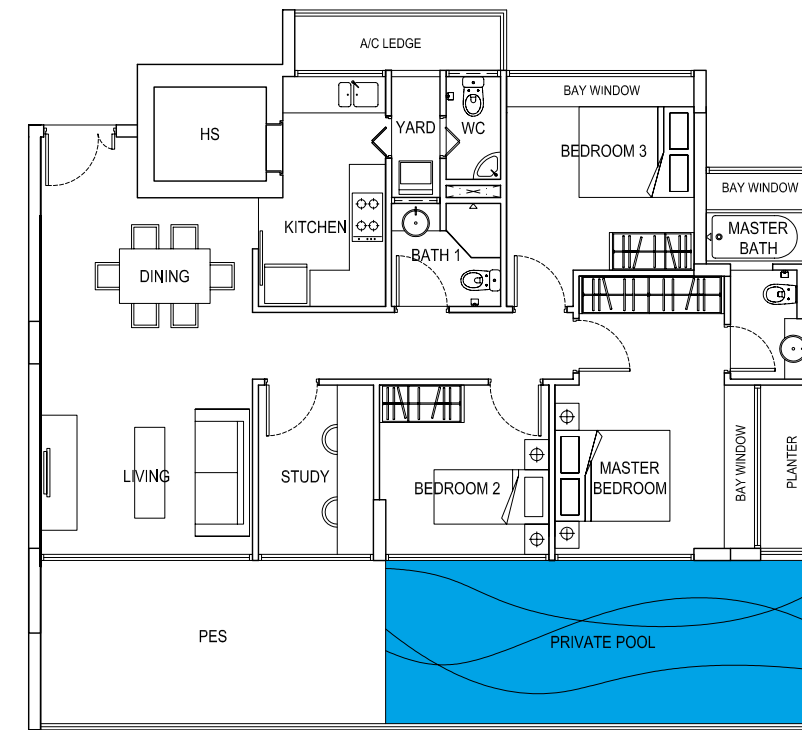
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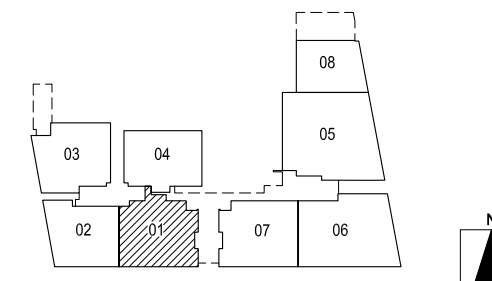
TYPE A2	#03-04, #04-04
(104 sqm / 1119 sqft)	



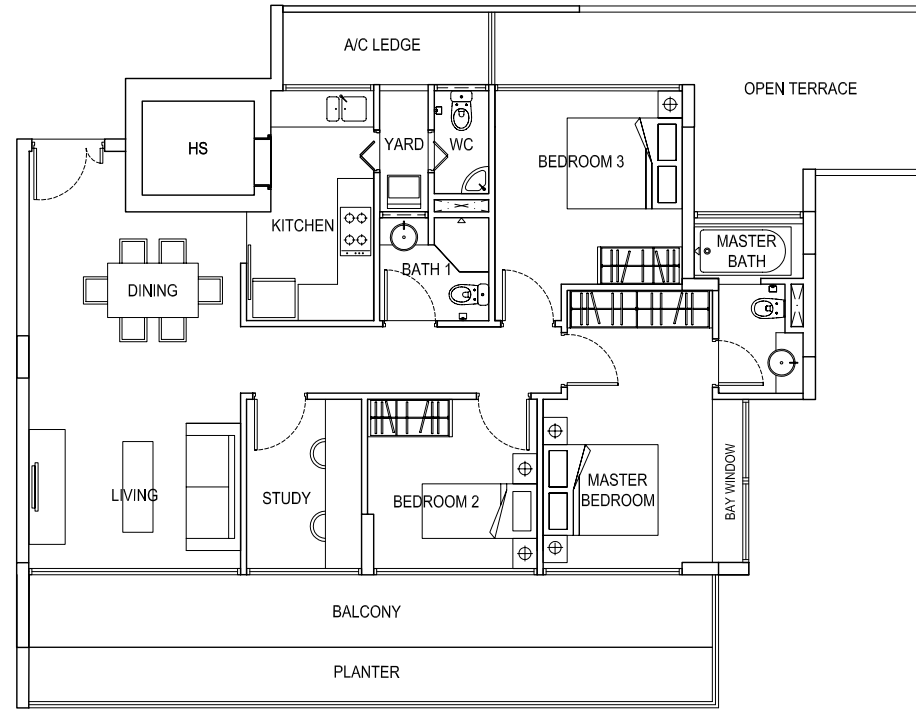
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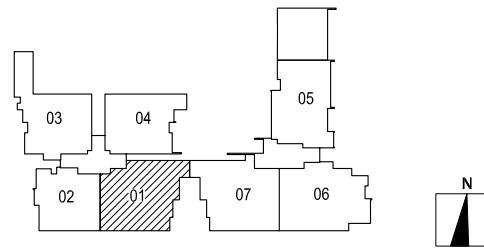
TYPE B1 - G	#01-01
(139 sqm / 1496 sqft)	



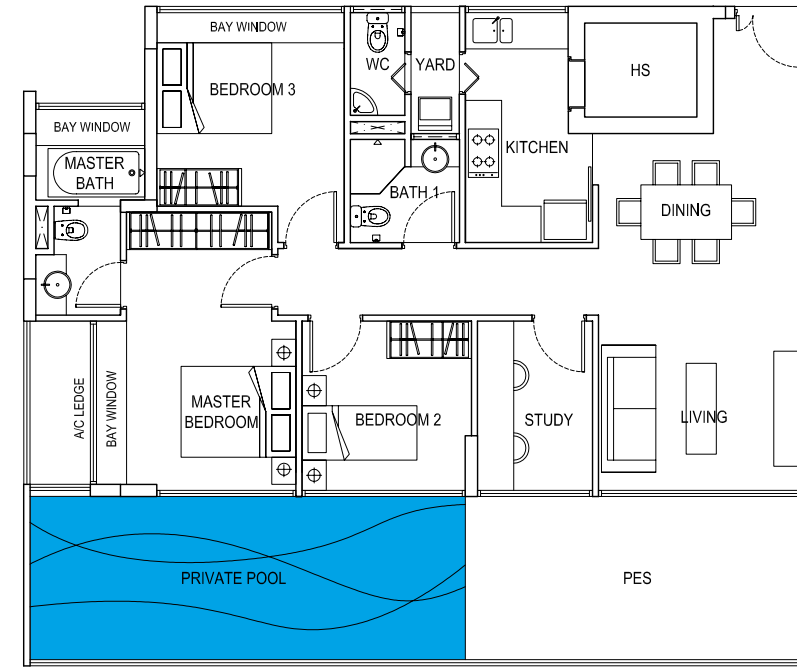
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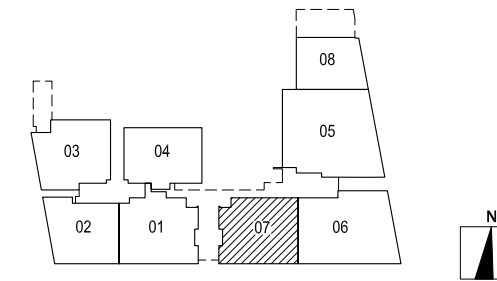
TYPE B1 - 2 #02-01
(140 sqm / 1507 sqft)



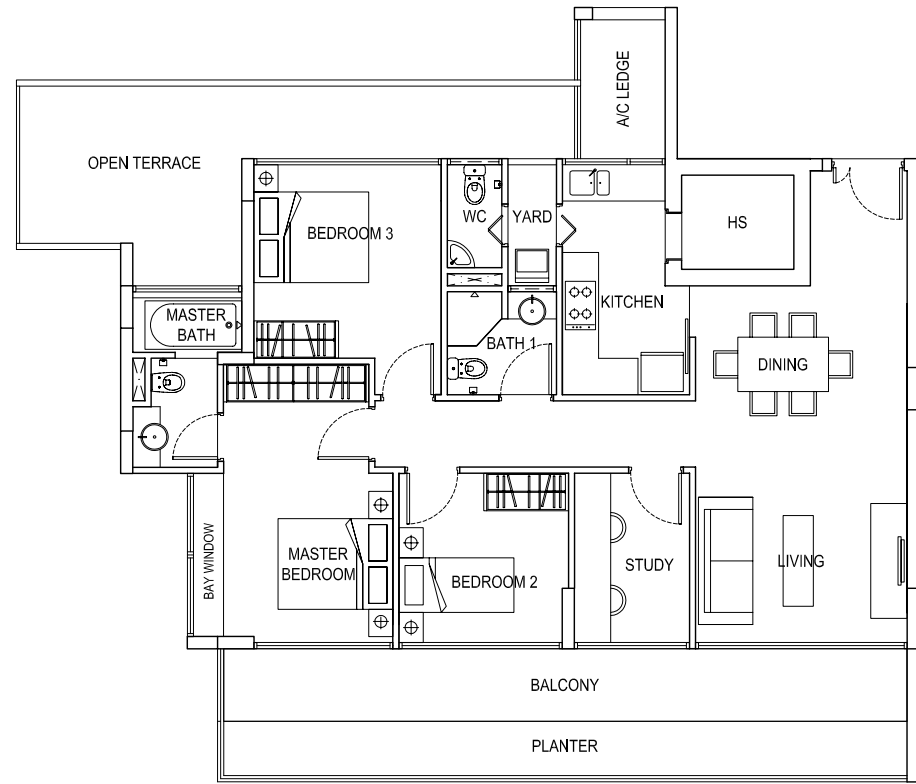
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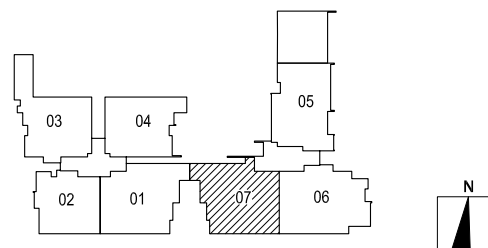
TYPE B2 - G #01-07
(137 sqm / 1475 sqft)



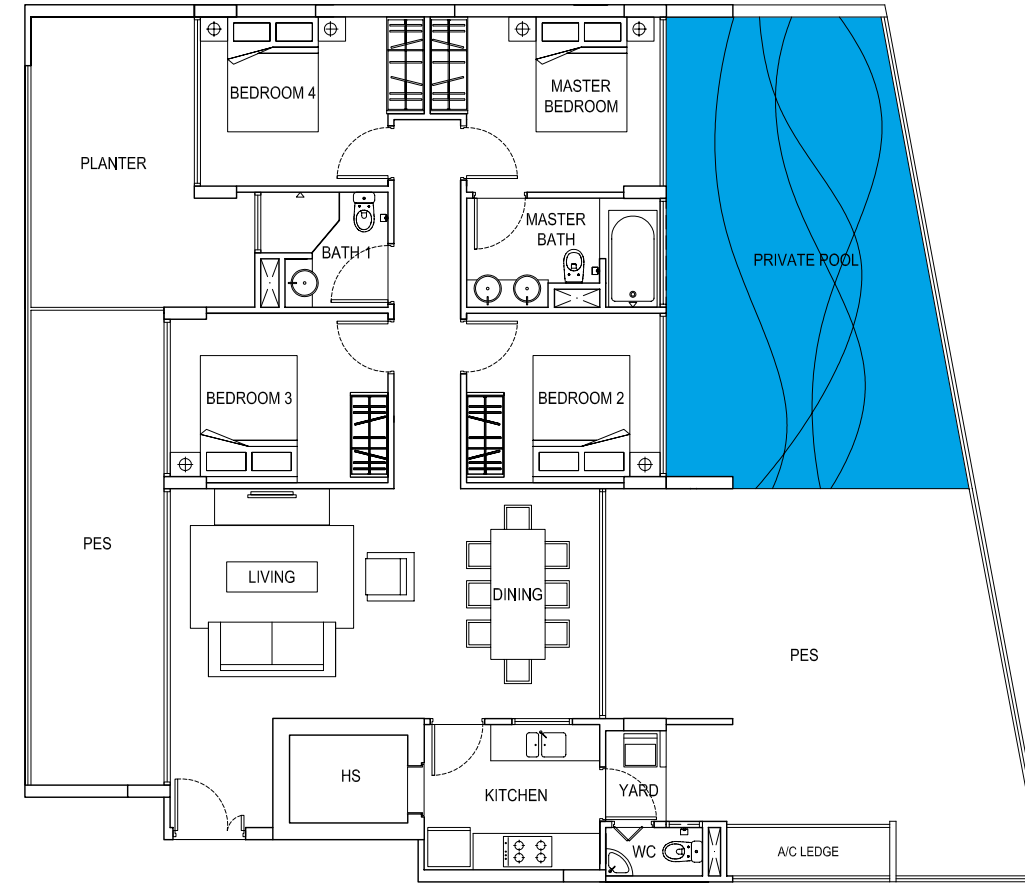
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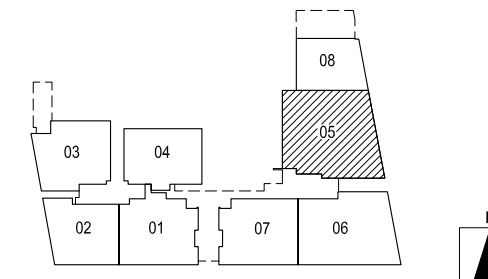
TYPE B2 - 2 #02-07
(144 sqm / 1550 sqft)



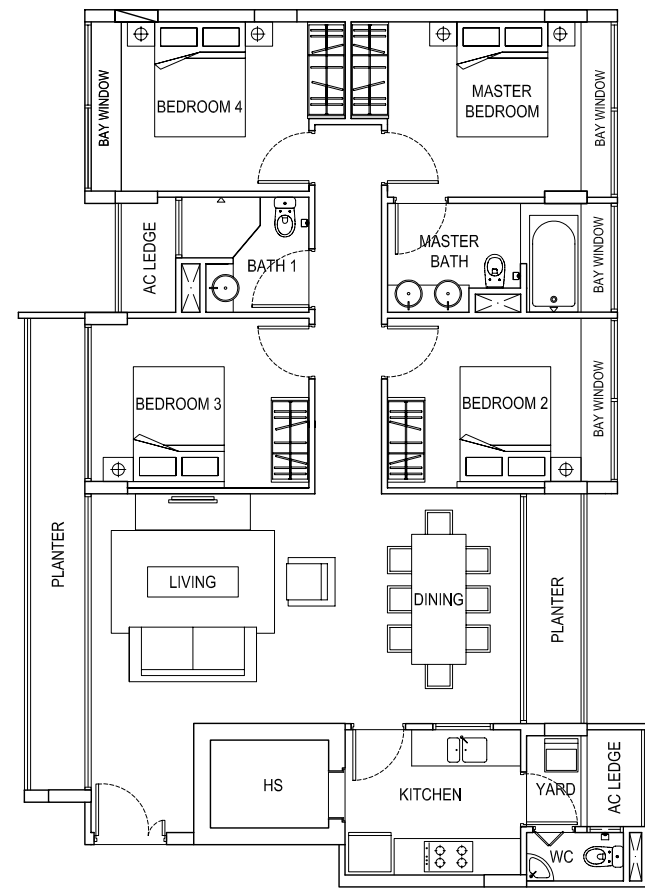
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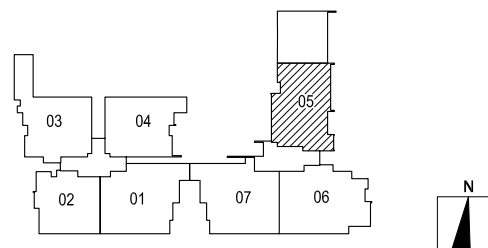
TYPE C2 - G #01-05
(215 sqm / 2314 sqft)



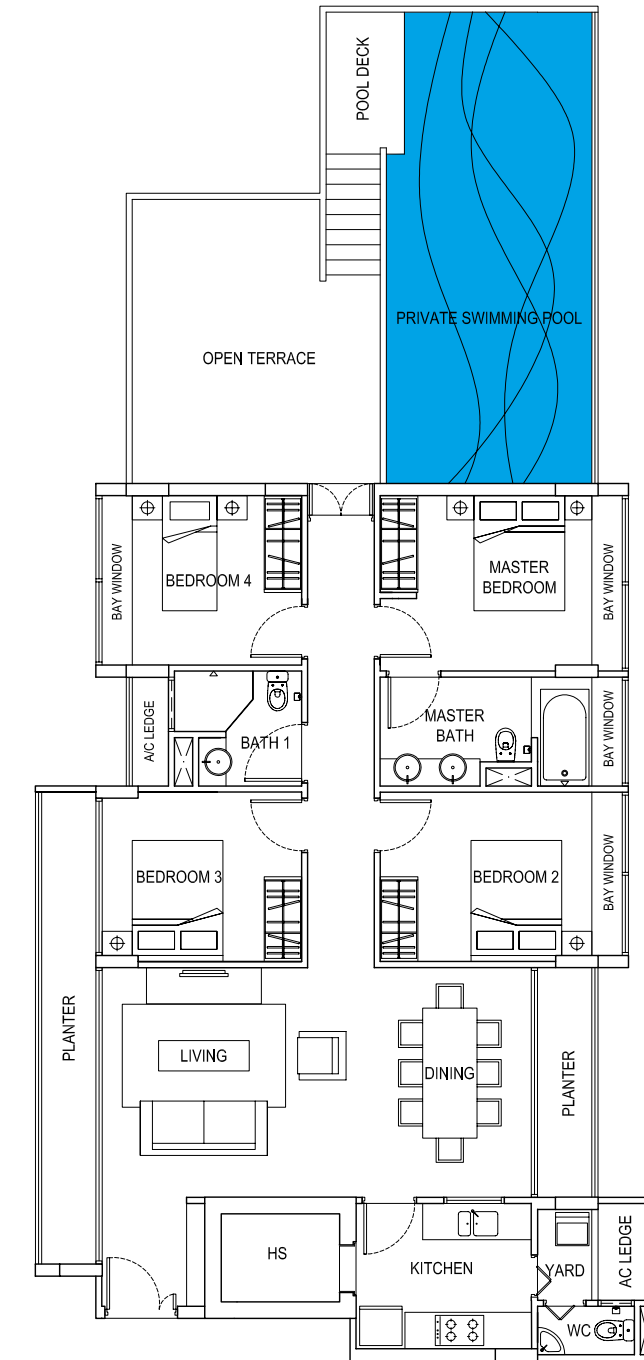
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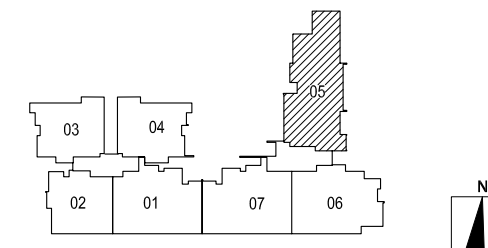
TYPE C2 #02-05, #03-05
(127 sqm / 1367 sqft)



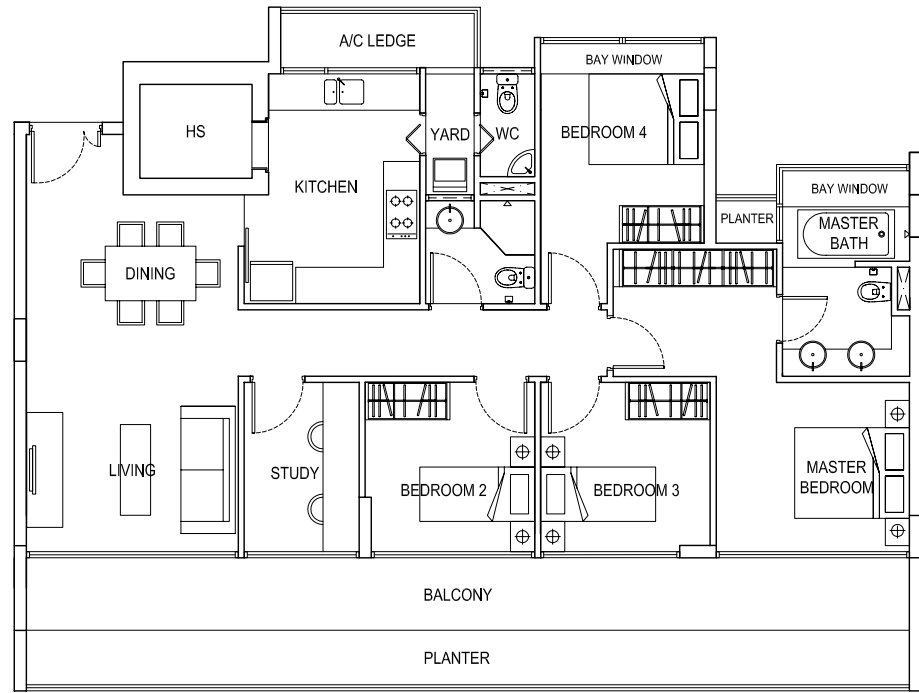
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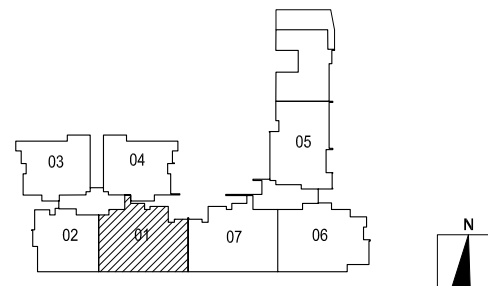
TYPE C2-3 #04-05
(181 sqm / 1948 sqft)



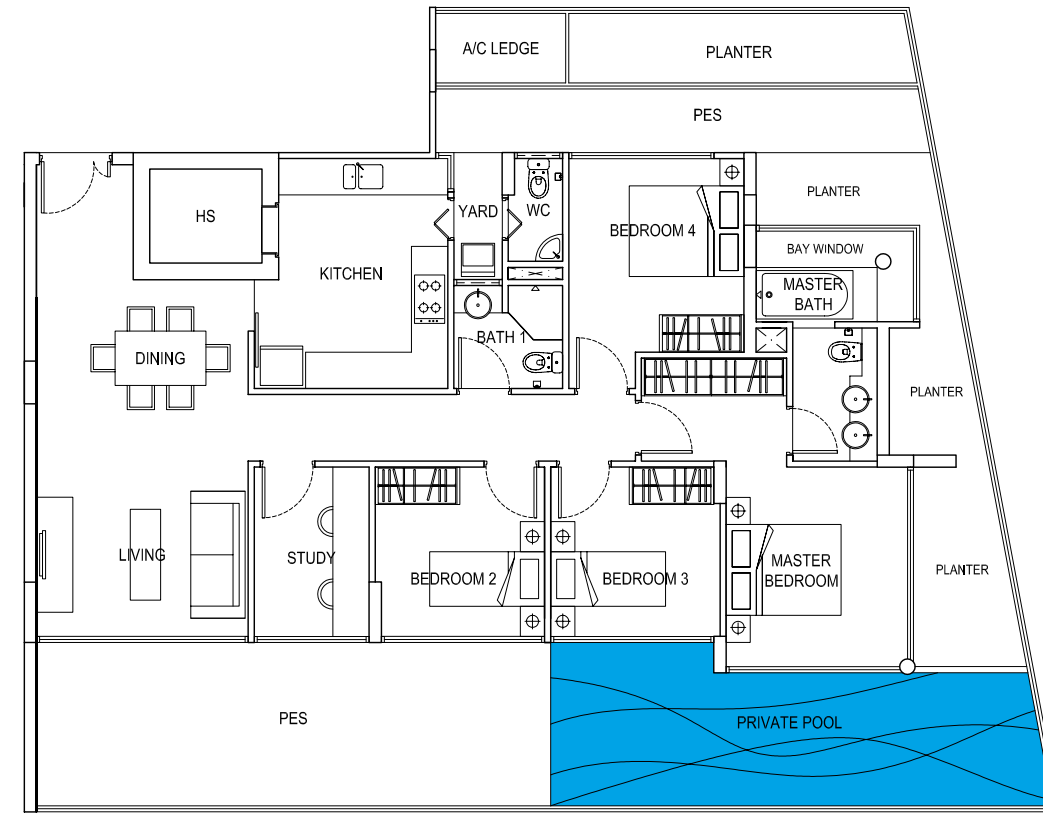
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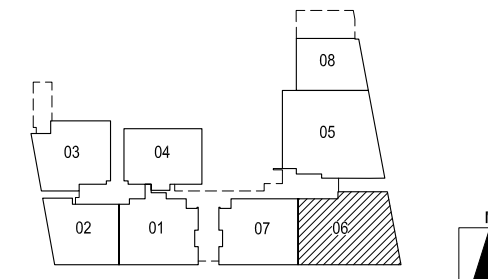
TYPE C3 #03-01, #04-01
(148 sqm / 1593 sqft)



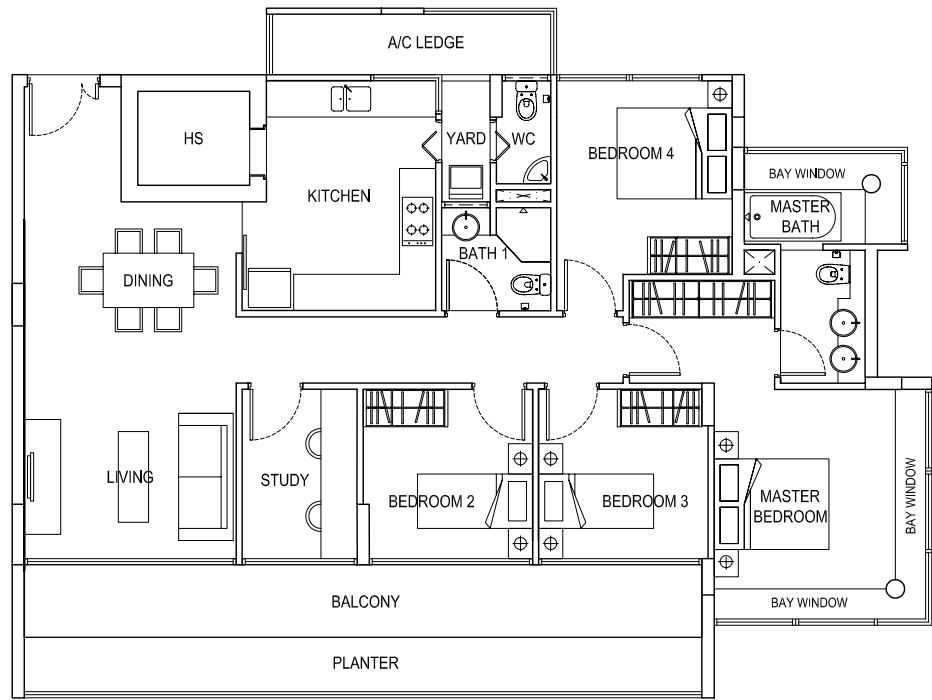
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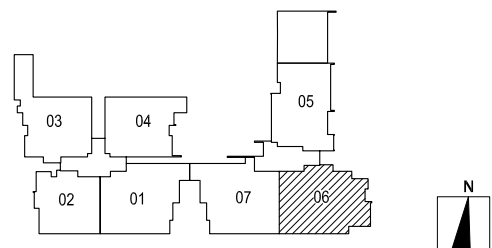
TYPE C1 - G #01-06
(191 sqm / 2056 sqft)



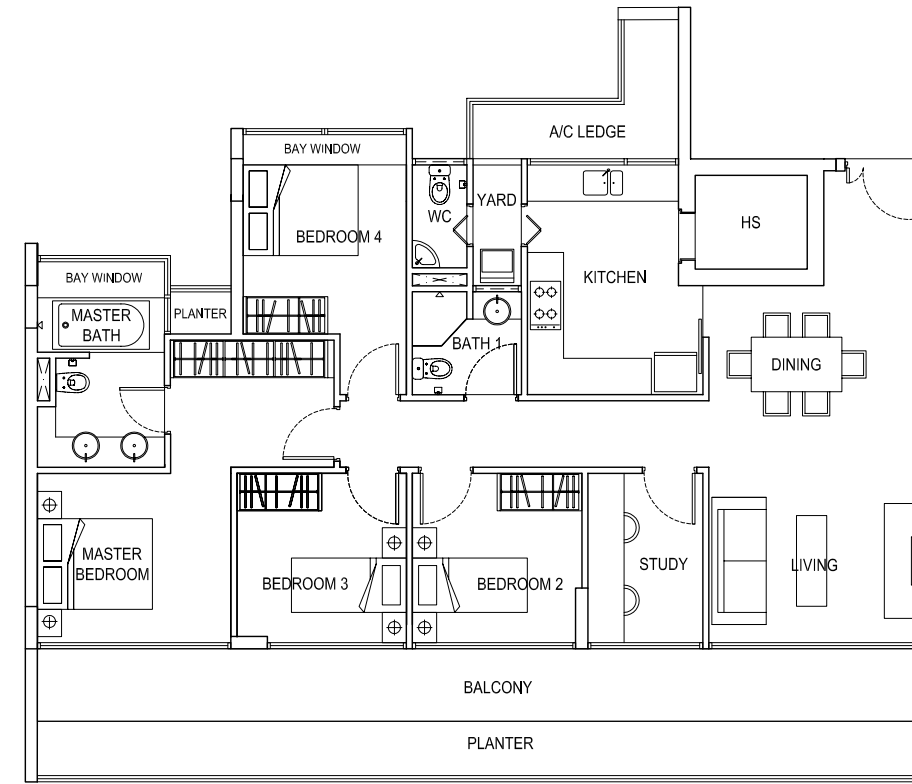
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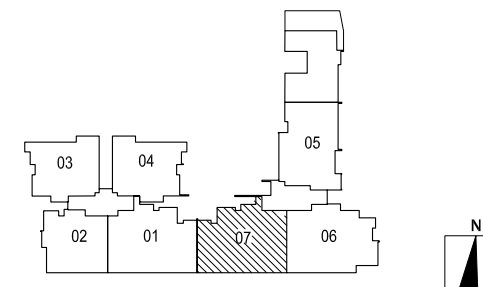
TYPE C1	#02-06, #03-06, #04-06
(147 sqm / 1582 sqft)	



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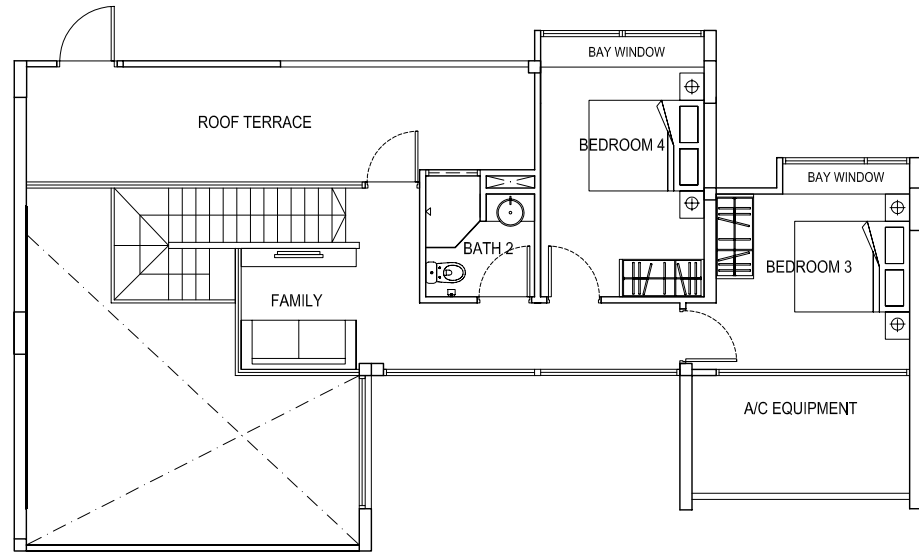


TYPE C4	#03-07, #04-07
(151 sqm / 1625 sqft)	

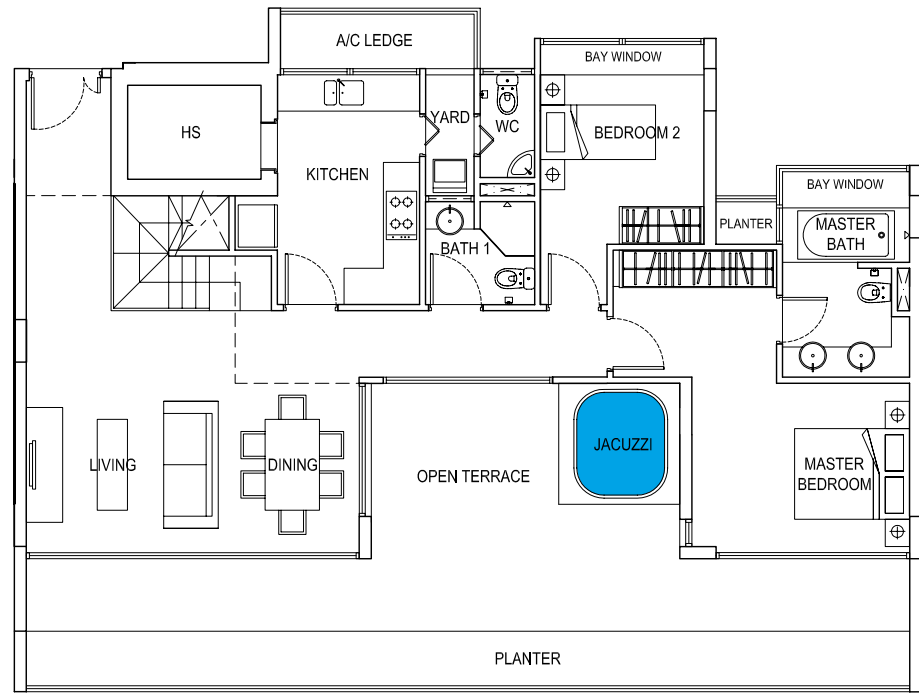


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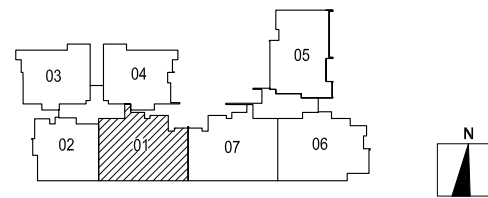
UPPER STOREY



LOWER STOREY

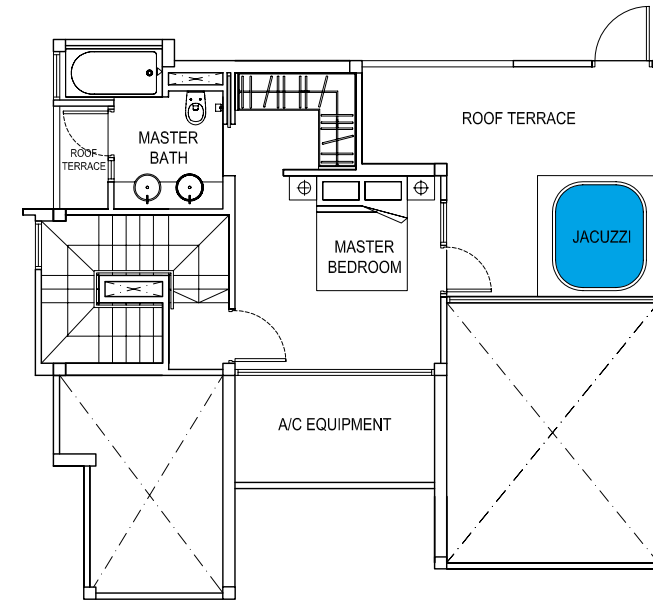


TYPE E4 - P #05-01
(241sqm / 2594 sqft)

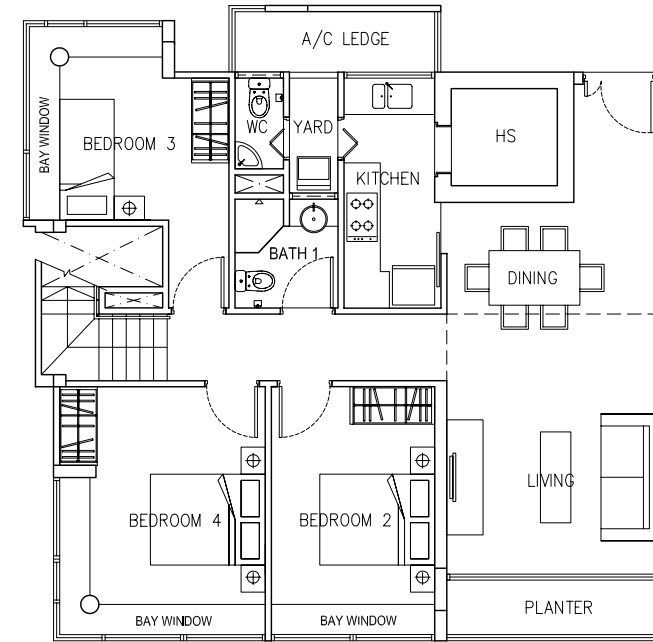


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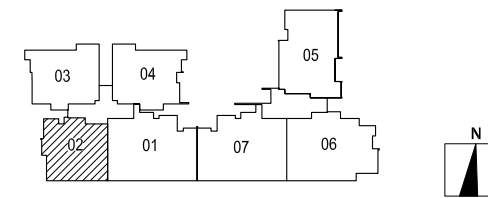
UPPER STOREY



LOWER STOREY

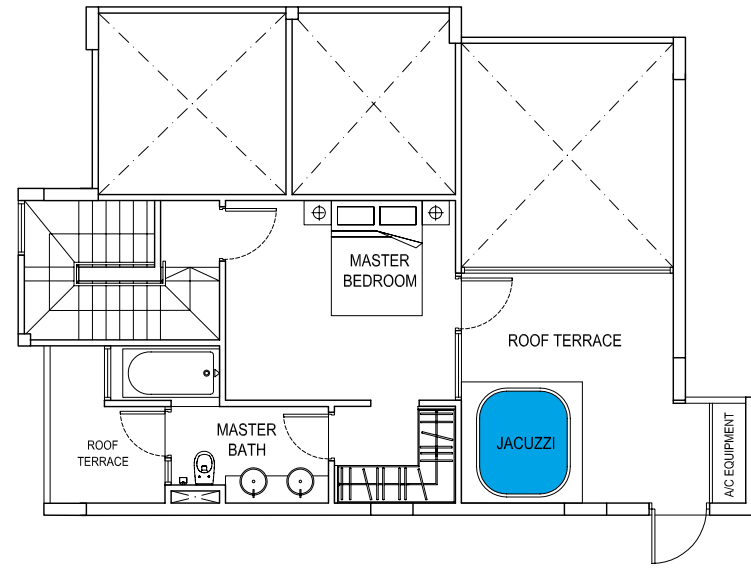


TYPE D3 - P #05-02
(177 sqm / 1905 sqft)

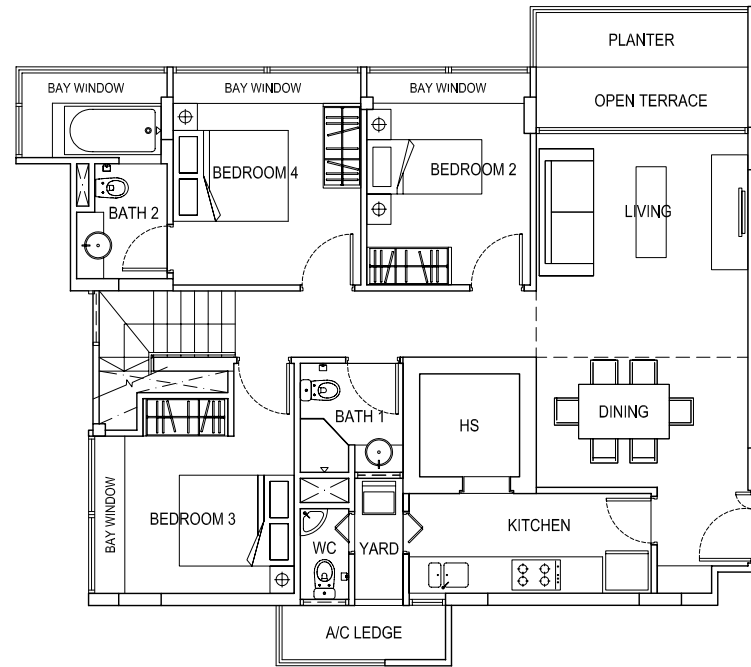


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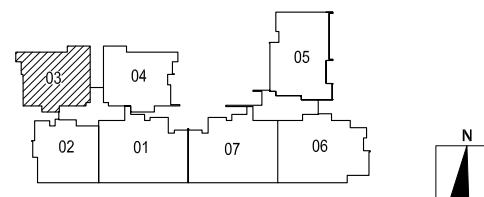
UPPER STOREY



LOWER STOREY

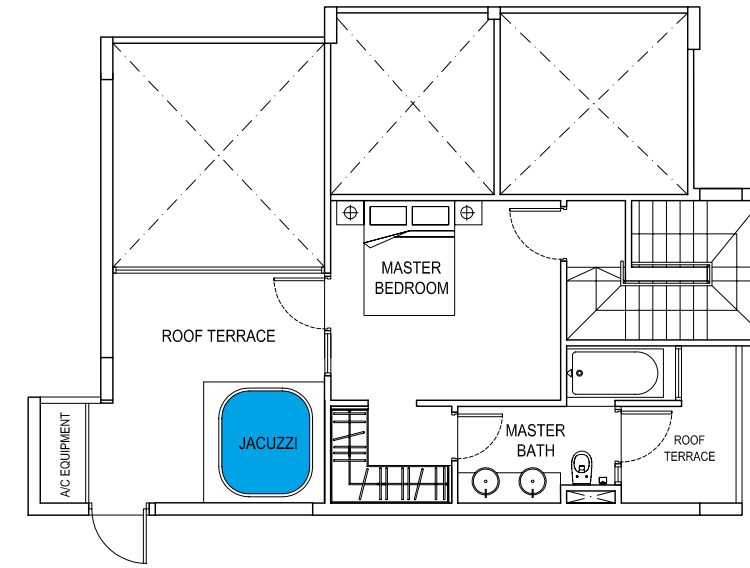


TYPE D1 - P #05-03
(183 sqm / 1970 sqft)

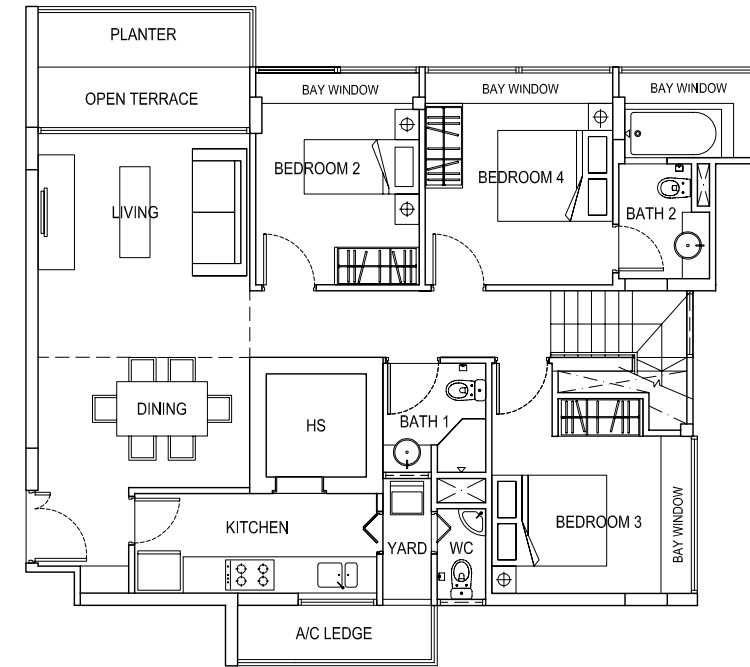


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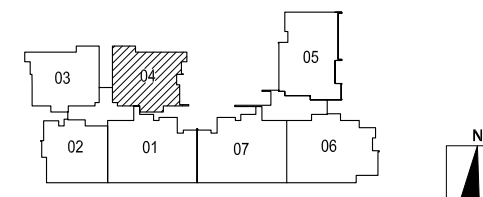
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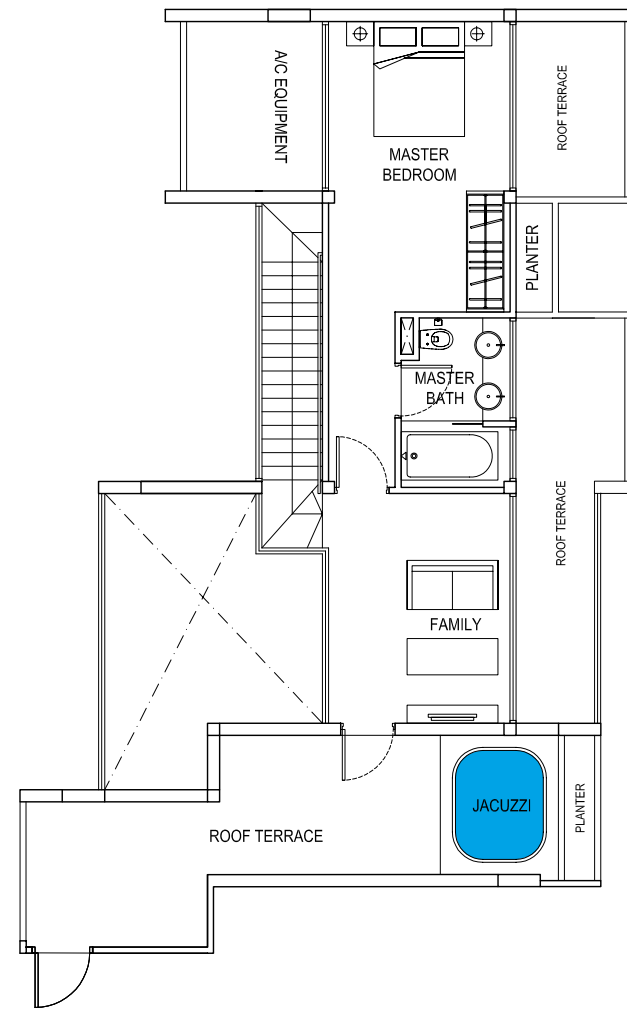
LOWER STOREY



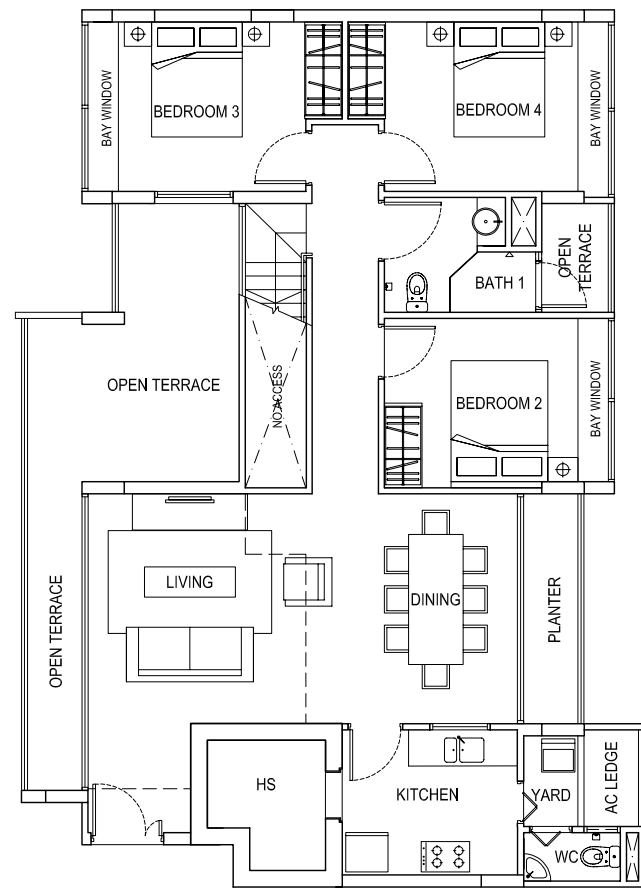
TYPE D2 - P #05-04
(184 sqm / 1981 sqft)



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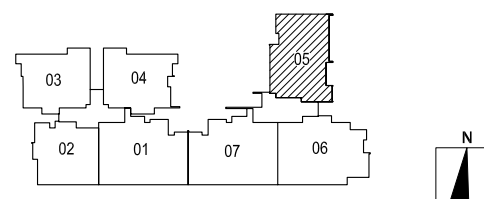


UPPER STOREY

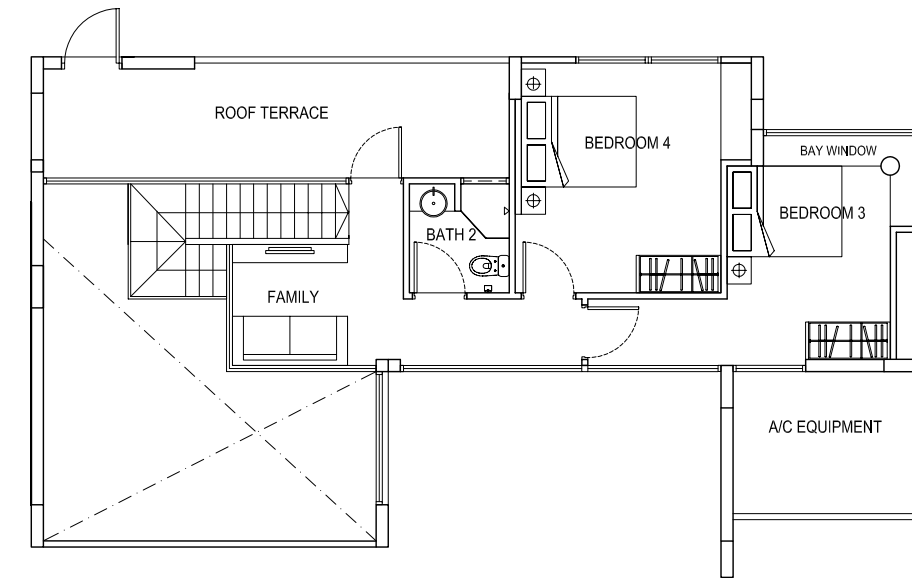


LOWER STOREY

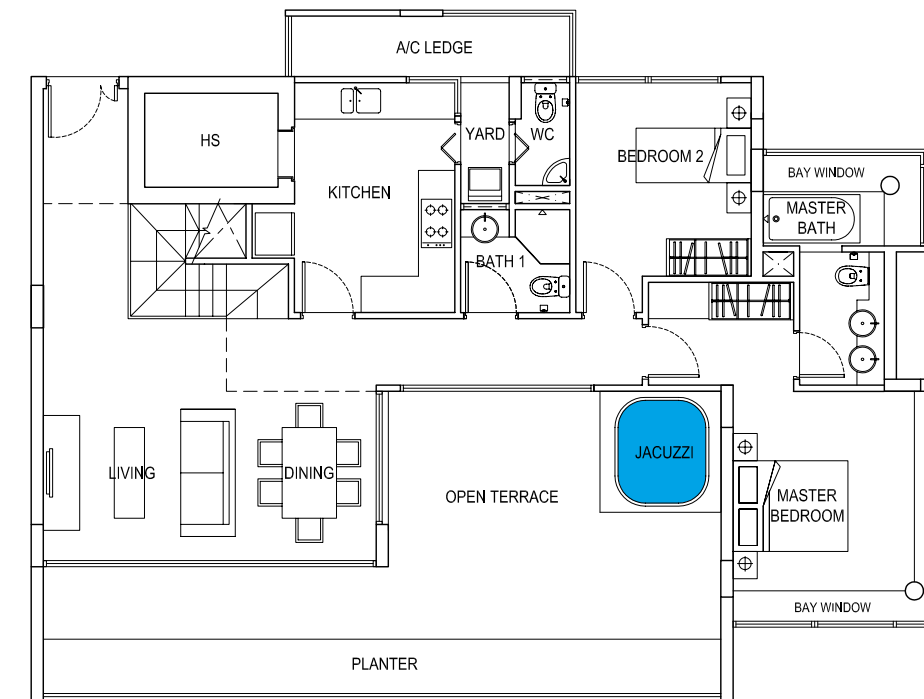
TYPE C2 - P #05-05
(230 sqm / 2476 sqft)



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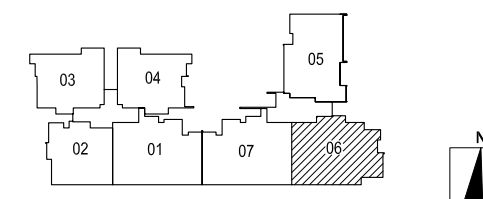


UPPER STOREY



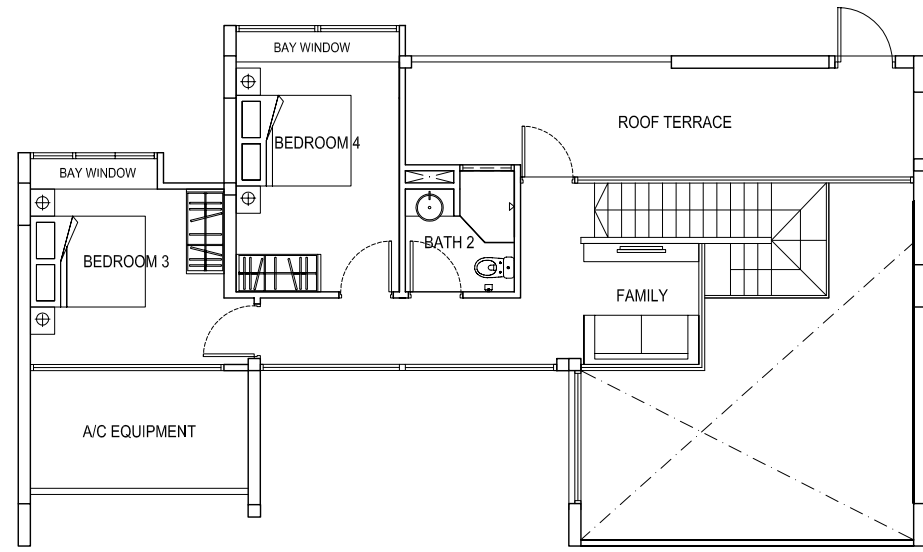
LOWER STOREY

TYPE C1 - P #05-06
(238 sqm / 2562 sqft)

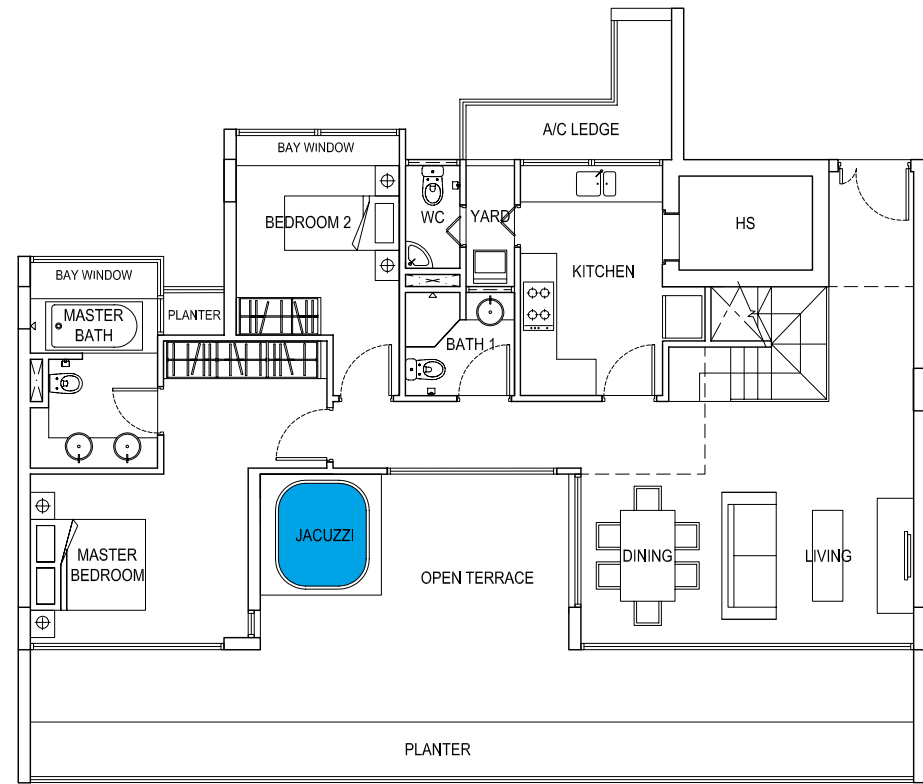


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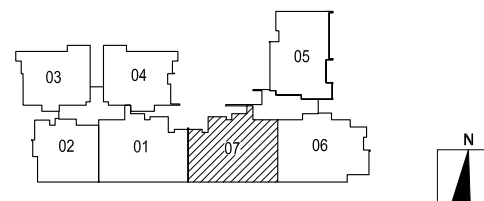
UPPER STOREY



LOWER STOREY

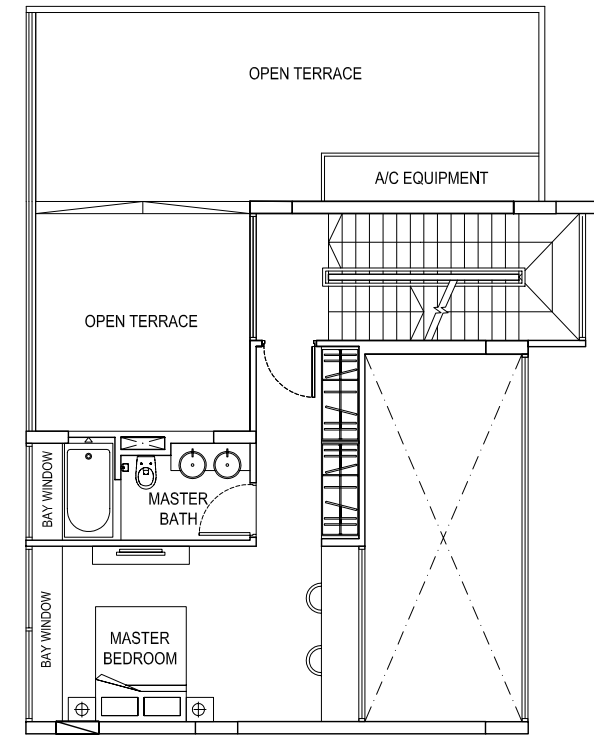


TYPE E5 - P #05-07
(241sqm / 2594 sqft)

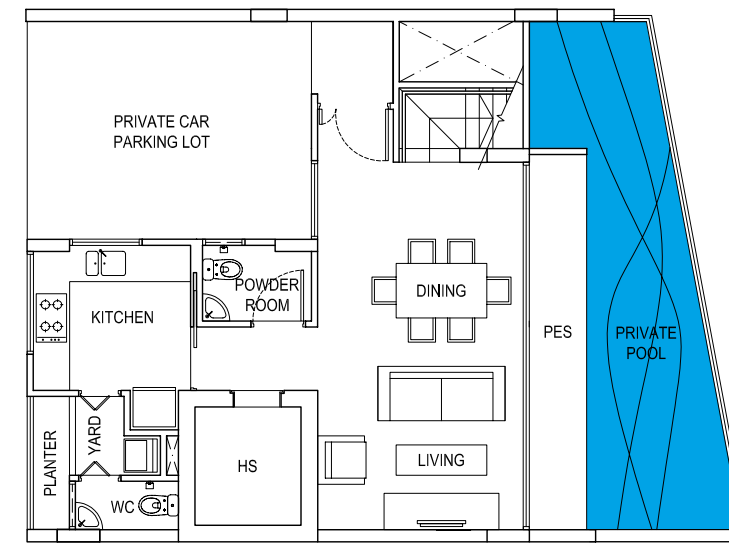


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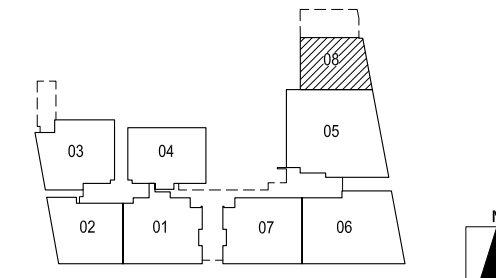
2ND STOREY



1ST STOREY



TOWNHOUSE #01-08
(256 sqm / 2756 sqft)



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THE VERTE

SPECIFICATIONS FOR APARTMENTS

1. Foundation
Steel "H" Piles or Bored Piles or Concrete Piles

2. Super-Structure
Reinforced concrete

3. Walls
External: Bricks and/or reinforced concrete generally.
Internal: Bricks and/or light weight blocks and/or reinforced concrete and/or precast panels and/or drywall partition generally.

4. Roof
Reinforced concrete roof with waterproofing and insulation and/or metal roofing over reinforced concrete.

5. Ceiling (Apartments)
a) Living / Dining, Bedrooms, Study, Household Shelter, Balcony, Yard & WC :
Skim coats with emulsion paint generally and fibrous plaster board ceiling where applicable.
b) Master Bath, Bath 1, Bath 2, Powder Room & Kitchen :
Fibrous plaster board with emulsion paint.

6. Finishes
a) Internal Wall (Apartments)
i) Living / Dining, Bedrooms, Study, Household Shelter, Yard, Balcony, Open Terrace & Roof Terrace :
Cement and sand plaster with emulsion paint generally.

ii) Kitchen & WC:
Ceramic or homogeneous tiles (up to false ceiling height and no tiles behind cabinets).

iii) Master Bath, Bath 1, Bath 2 & Powder Room :
Ceramic or homogeneous or mosaic tiles (up to false ceiling height and no tiles behind cabinets and mirrors).

b) Floor (Apartments)
i) Living, Dining :
Marble with timber skirting

ii) Bedrooms :
Natural timber strip flooring with timber skirting.

iii) Study :
Natural timber strip flooring with timber skirting.

iv) Kitchen, Household Shelter, Yard & WC :
Ceramic or homogeneous tiles.

v) Master Bath, Bath 1, Bath 2 & Powder Room :
Ceramic or homogeneous tiles

vi) PES, Private Pool, Balcony, Open Terrace, Roof Terrace & Roof A/C Equipment space :
Ceramic or homogeneous tiles

vii) Planter areas & A/C Ledge :
Cement finish.

7. Windows
a) Powder Coated or Anodised Aluminium framed windows with clear or tinted glass
b) Bathrooms – Powder Coated or Anodised Aluminium framed windows with frosted glass. Clear glass for Bay Window areas only

8. Doors
a) Main entrance :
Approved fire-rated timber door

b) Bedrooms, Master Bath, Bath 1, Bath 2 & Powder Room :
Timber flush door.

c) Kitchen :
Timber flush door with glass panel.

d) Yard :
Timber door and/ or Powder Coated or Anodised Aluminium framed glass door

e) WC :
PVC bi-fold door.

f) PES, Open Terrace, Roof Terrace, Balcony, Roof A/C Equipment space & Planter (where applicable) :
Powder Coated or Anodised Aluminium framed glass door or Aluminium paneled door.

9. Sanitary Fittings
a) Master Bath
1 Bath tub c/w glass door, waterspout, shower mixer, overhead shower & shower handset.
1 Basin (2 basins for Types C1-G, C1, C1-P, C2-G, C2, C2-3, C2-P, C3, C4, D1-P, D2-P, D3-P, E4-P, E5-P & Townhouse)
1 Wall-hung water closet
1 Toilet roll holder
1 Towel rail
1 Mirror
b) Bath 1
1 Glass shower cubicle c/w shower mixer & shower set
1 Basin
1 Pedestal water closet
1 Toilet roll holder
1 Towel rail
1 Mirror

c) Bath 2 (For Types D1-P, D2-P Only)
1 Bath tub c/w glass door, waterspout, shower mixer, overhead shower & shower handset.
1 Basin
1 Wall-hung water closet
1 Toilet roll holder
1 Towel rail
1 Mirror

d) Bath 2 (For Types E4-P, C1-P, E5-P Only)
1 Glass shower cubicle c/w shower mixer & shower set
1 Basin
1 Pedestal water closet
1 Toilet roll holder
1 Towel rail
1 Mirror

e) Powder Room (For Townhouse Only)
1 Basin
1 Pedestal water closet
1 Toilet roll holder
1 Towel rail
1 Mirror

f) WC
1 Basin
1 Pedestal water closet
1 Toilet roll holder
1 Towel rail
1 Mirror

10. Electrical Installation/ Telephone/ TV/ FM
a) Electrical wiring will be in 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 in Yard.
b) The routing of services within the apartment units shall be at the sole discretion of the Architect and/or Engineer.
c) Cable-Readiness to comply with BCA's requirements.

Note: The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Starhub Cable Vision Ltd (SCV) 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.

11. Lightning Protection
Lightning Protection System shall be provided in accordance with Singapore Standard CP 33:1996.

12. Painting
a) External walls:
Spray textured coating at selected areas / Emulsion paint.

b) Internal walls :
Emulsion paint.

13. Waterproofing
Waterproofing is provided to Private Pool, Bathrooms, Kitchen, Balcony, Yard, Open Terrace, Roof Terrace, Roof A/C Equipment space, R.C. flat roof & Planter Boxes.

14. Recreation facilities
Swimming pool
Children Water Play Equipment
Children's pool
Pool Deck
Sun Deck
Gym

15. Additional Items
a) Kitchen Cabinets - High and low level kitchen cabinets.
b) Kitchen Appliances - Cooker hob, cooker hood and oven.

c) Bedroom Wardrobes - Wardrobes to all bedrooms

d) Air-conditioning - Exposed wall mounted split unit air-conditioner to all bedrooms, study and living/ dining.

e) Security - Audio intercom system.

f) Private Pool - For Unit (Type: Townhouse, B1-G, B2-G, C1-G, C2-G, C2-3)

g) Jacuzzi - For Unit (Type: Type C1-P, C2-P, D1-P, D2-P, D3-P, E4-P, E5-P)

While every reasonable care has been taken in preparing this leaflet 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 are 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 representations of fact. 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 amendments approved by the building authorities. Floor areas are approximate measurements and subject to final survey.

The choice of brand and model of fittings, equipments, installation and appliances supplied shall be at the sole discretion of the vendor.

Marble & Granite
Marble 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 or granite hence 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.

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.

Timber
Timber strips are natural materials containing veins and tonal difference. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation. Occasional appearance of "Knots" are a natural characteristic of timber.

Wardrobes, Kitchen Cabinets and Fan Coil Units
Layout/Location of wardrobes, kitchen cabinets and fan coil units are subject to Architect's sole discretion and final design.

OTHER QUALITY DEVELOPMENTS

