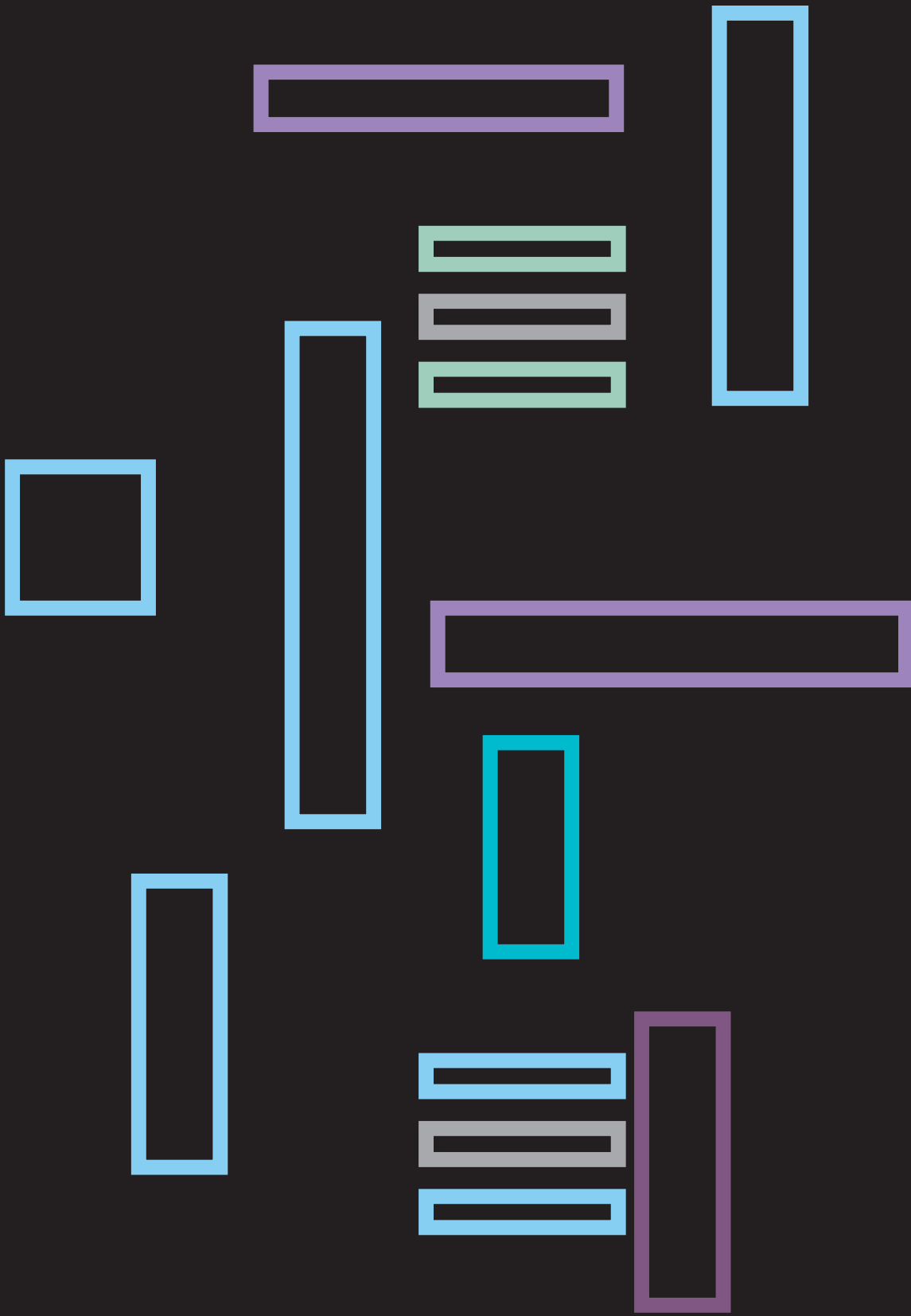
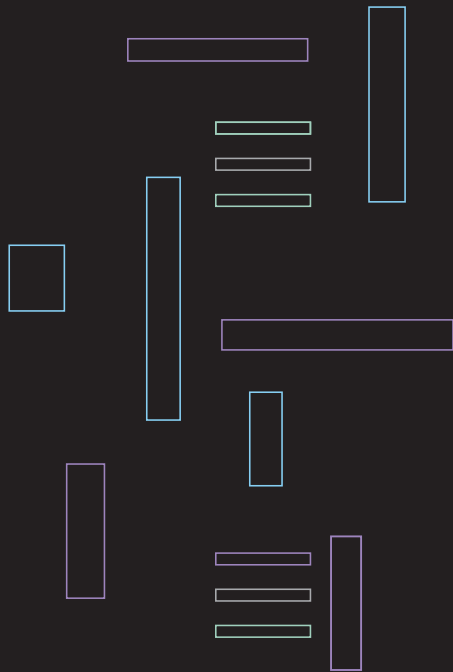


THE VERVE



THE VERVE



A life that exceeds the pinnacle of the finest quality and let you indulge in the most coveted prestige, is truly an out-of-the-box living. It's a style concerted for the discerning few, a living that's one of its kind.



OUT OF THE BOX LIVING





artist's impression

Staying true to its name, the architecture is a creation fused with energetic elements and modish ideals. Blending an assortment of extended balconies in varied dimensions, you get to enjoy living in one that suits your preference best. This distinctive 19-storey of 106 units is an architectural phenomenon that stands out in its vicinity of celebrated residences, stunningly captivating the sights of everyone even from the outside.

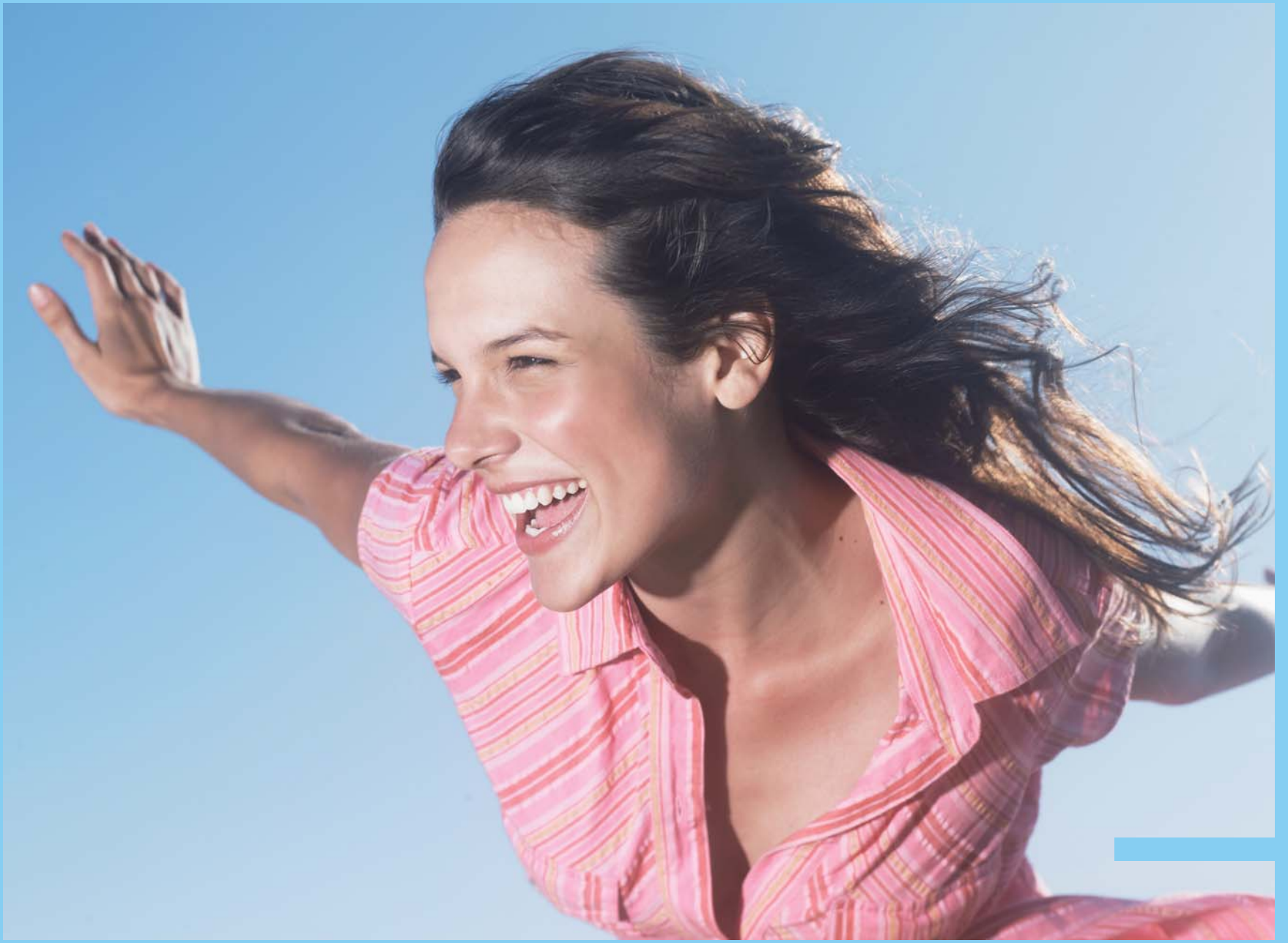


artist's impression

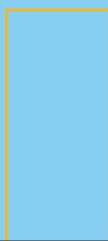
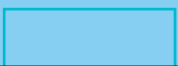
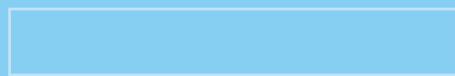




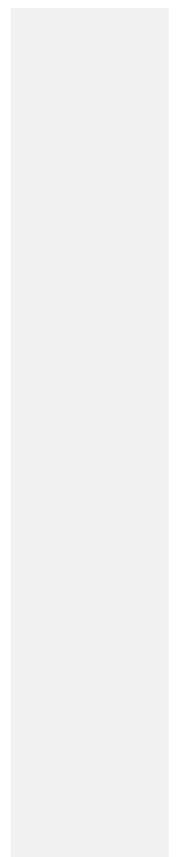
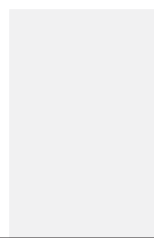
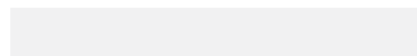
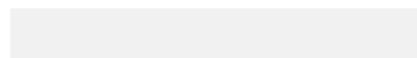
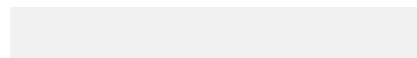
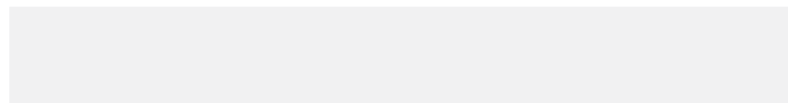
While the exterior is only an appetiser to the tantalising factors created within, everything from the moment you set foot into The Verve is of world-class allure. Unparalleled lifestyle luxuries are all within your grasp for absolute enjoyment. Here, life is about complete freedom. The true freedom to indulge any way you want.



FREEDOM OF S P A C E



[PERSONAL SPACE]



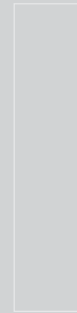
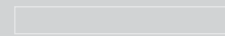
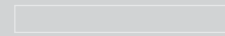
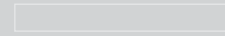
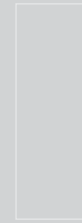
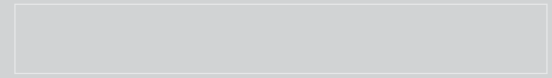
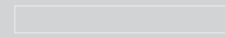
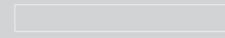
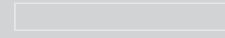
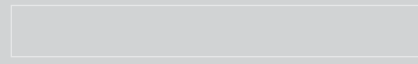
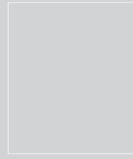


Impression only

Where you have all the liberty to do the things you want, this is the place wafted with complete warmth and passionate elements. With 1, 2-bedroom units and 2-level penthouses created with astute perspectives, life in one is bliss to last eternity. A home where you can truly take pleasure in peaceful moments or partake in gatherings that spice up your life.



Impression only

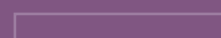
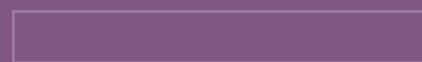




FREEDOM OF EXPRESSION



[YOUR EXPRESSION]





Assembled in the highest quality, the living room and kitchen are elegantly designed with pristine finishing, immaculate floorings and the finest fittings. In the bathroom, you are given a sense of full autonomy to indulge in leisure idling or timeless reflection without a care in the world. Life is simply great.



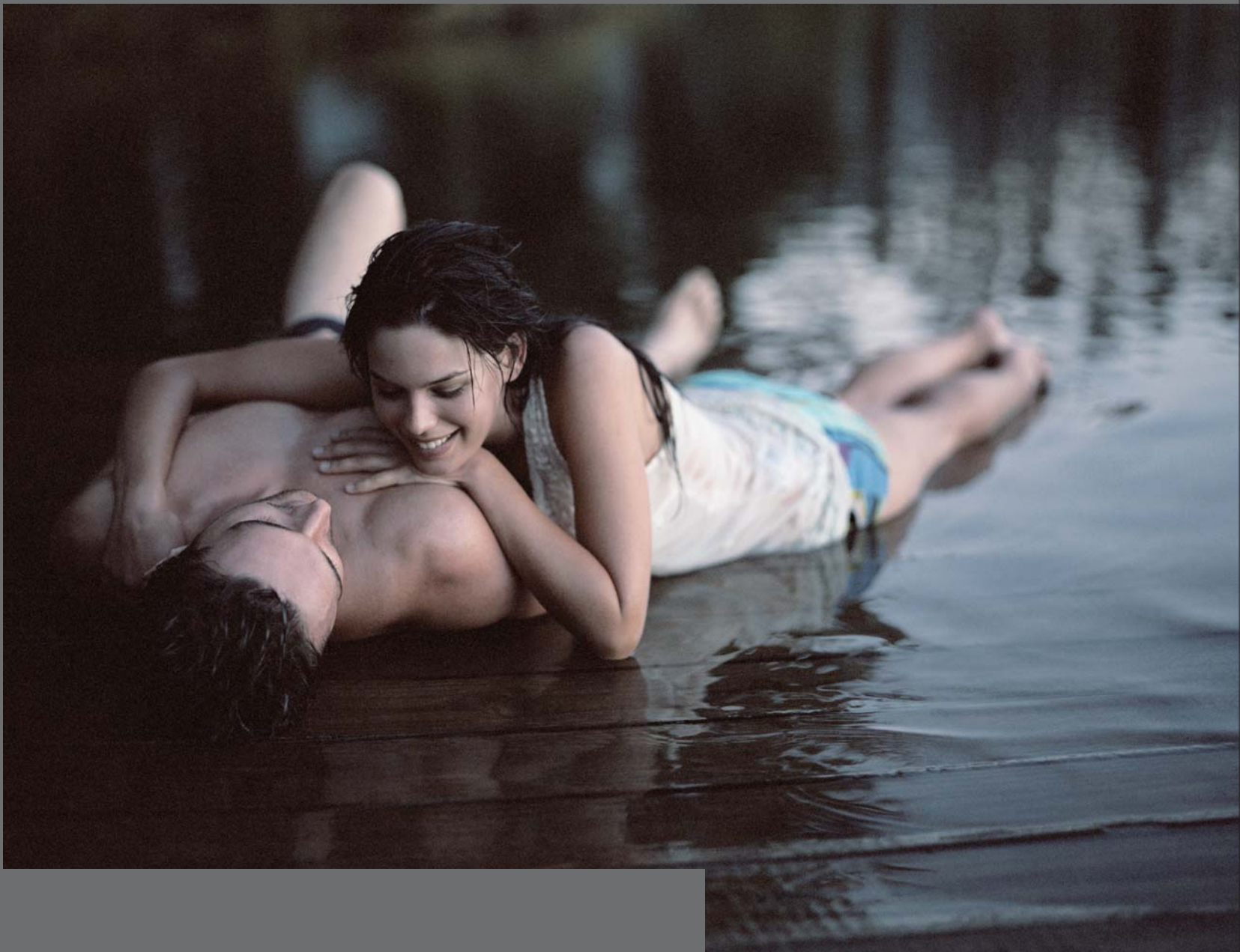
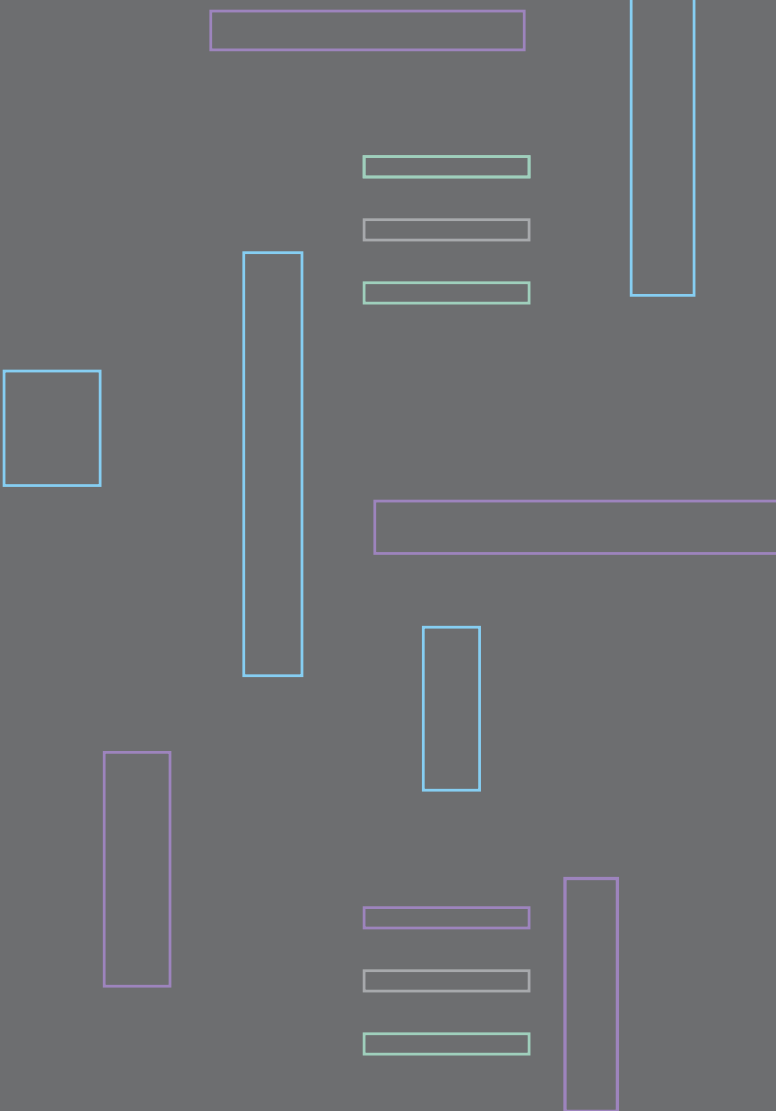


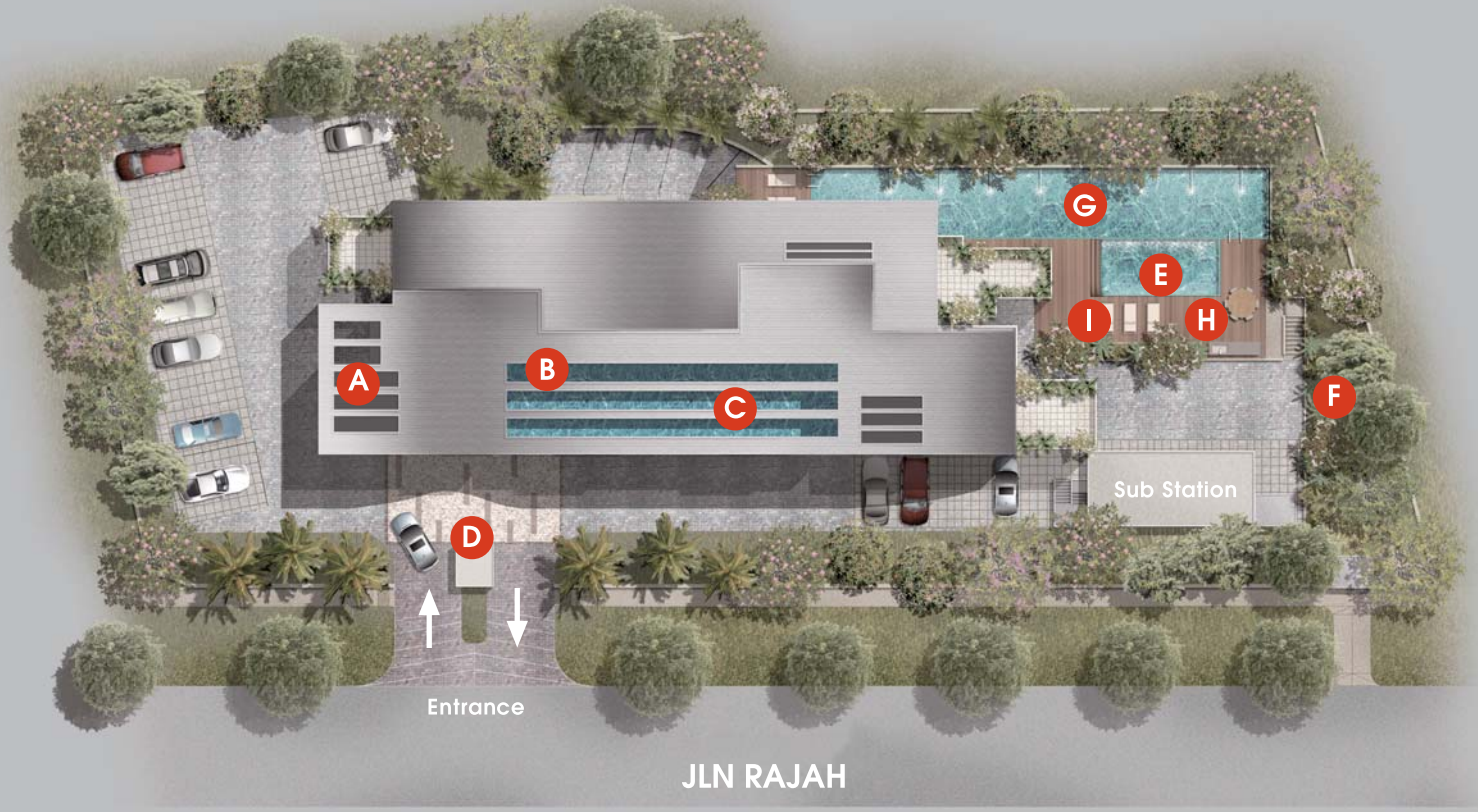
FREEDOM OF M O V E M E N T



[FORWARD MOVEMENT]







artist's impression

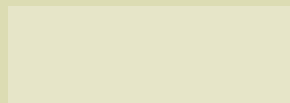
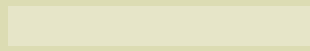
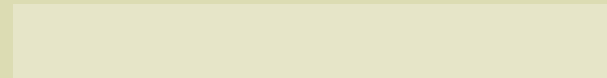
- A) Gym B) Jacuzzi C) Roof Top Swimming Pool D) Guard House E) Wading Pool F) Children's Playground G) Lap Pool H) BBQ I) Pool Deck

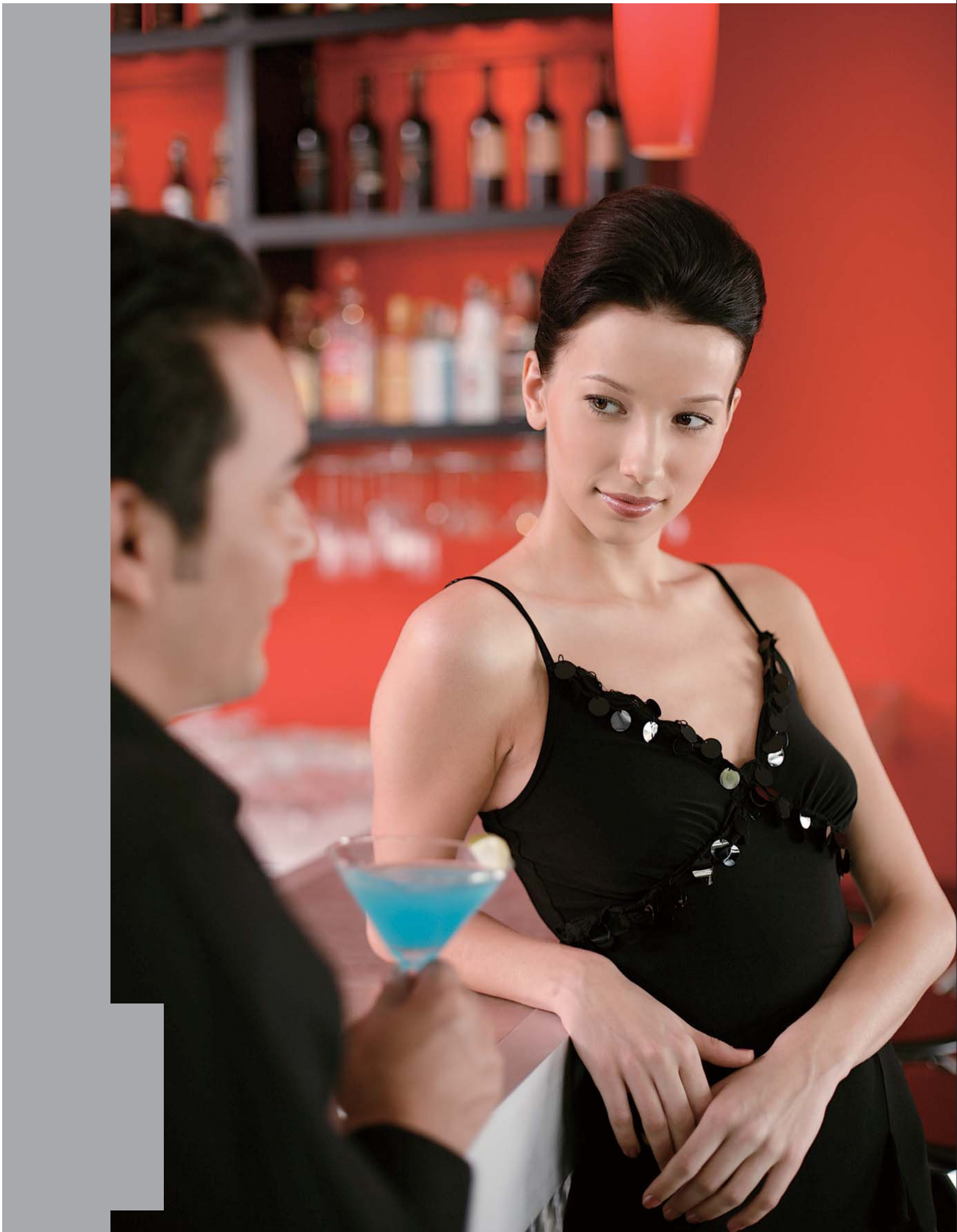


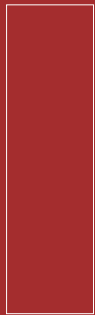
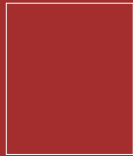


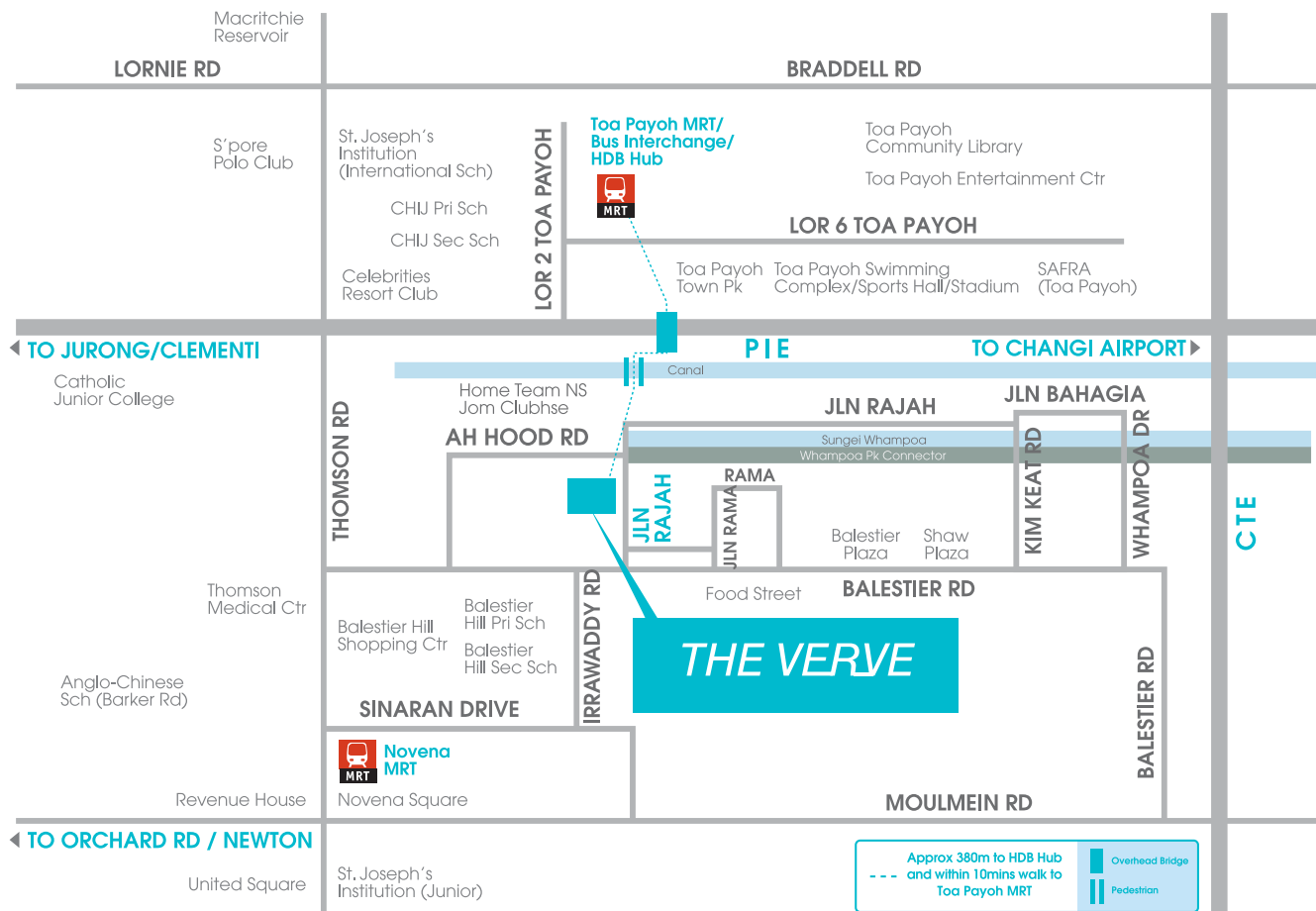
Imagine a lifetime of fulfillment that let you wake up everyday, in total bliss and content. A home you look forward to spending quality time with the people you care about most. An abode that let your dreams take flight, it is here you find all your imaginations come to life. It's in this finest creation with everything you need - your life is complete.

artist's impression











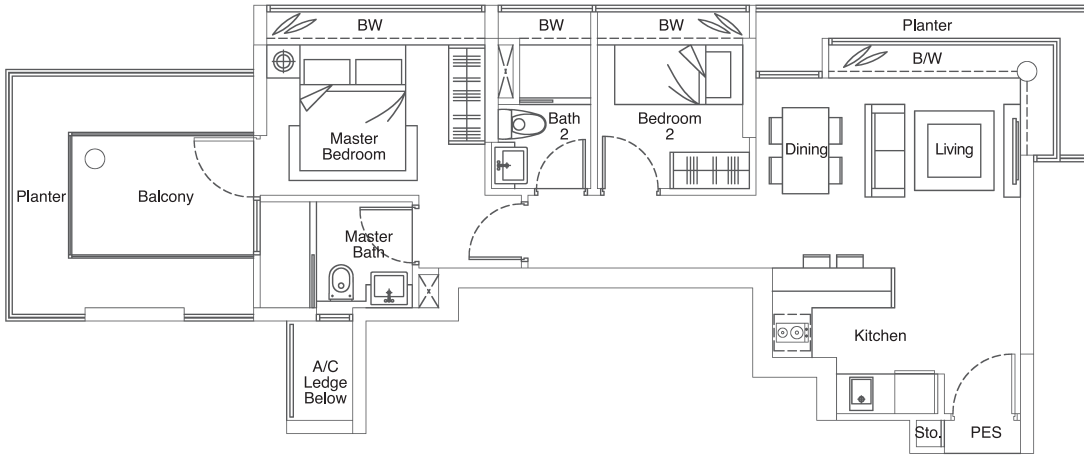
Everything is simply pleasurable. Take off to anywhere in Singapore is a breeze. In just minutes, you are at the Toa Payoh MRT/Bus Interchange and Novena MRT Station to travel to any destination. Ease, stone's throw away, close proximity - all these describe the satisfaction of living in The Verve. With the easily accessible CTE and travel routes linking to the City and popular avenues for hangout, you have the freedom to go places.

Type A (2-Bedroom)

Unit #02-02 to #13-02, #15-02 to #18-02

Area 829 sq ft / 77 sq m

(Inclusive of PES, Bay Window, A/C Ledge, Planter & Balcony)

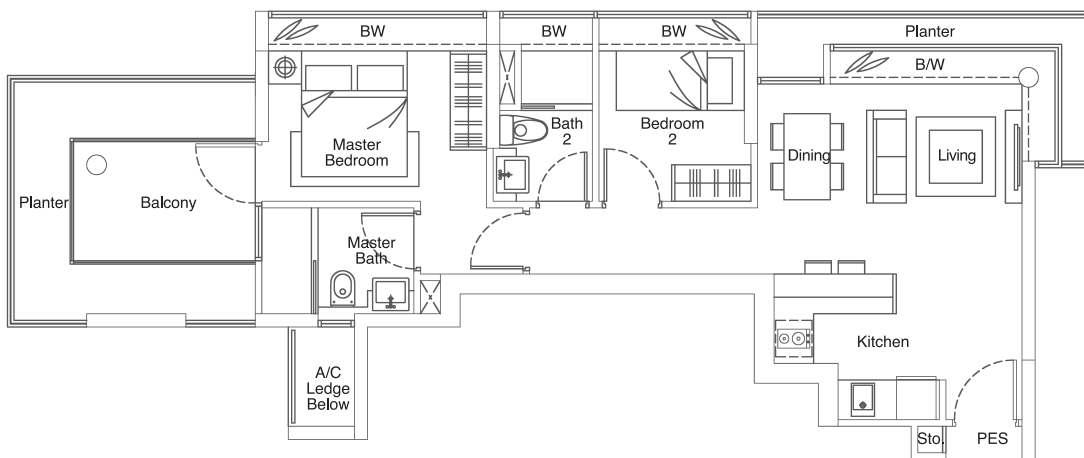


Type A1 High Ceiling (2-Bedroom)

Unit #14-02

Area 1657 sq ft / 154 sq m

(Inclusive of PES, Bay Window, A/C Ledge, Planter & Balcony)

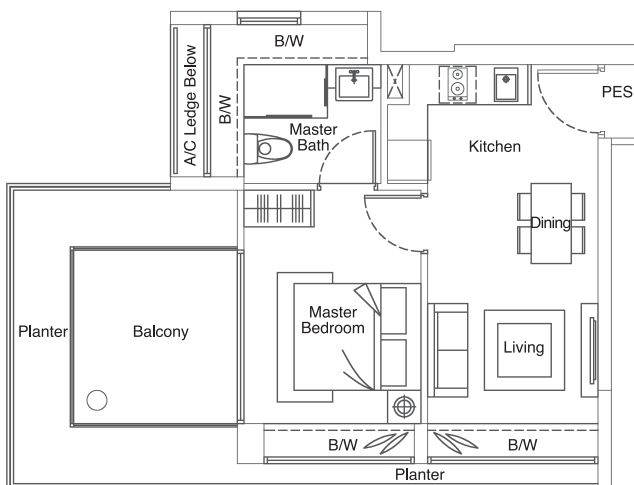


Type B (1-Bedroom)

Unit #02-01 to #13-01, #16-01 to #18-01

Area 603 sq ft / 56 sq m

(Inclusive of PES, Bay Window, A/C Ledge, Planter & Balcony)

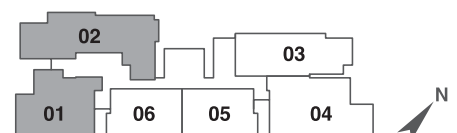
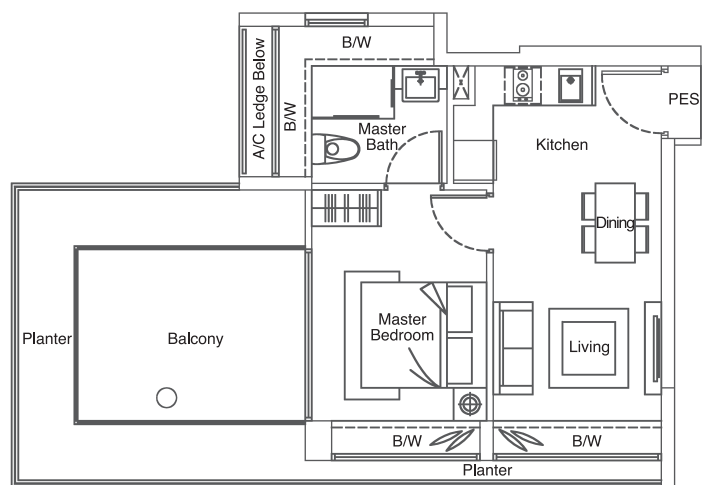


Type B1 (1-Bedroom)

Unit #15-01

Area 646 sq ft / 60 sq m

(Inclusive of PES, Bay Window, A/C Ledge, Planter & Balcony)

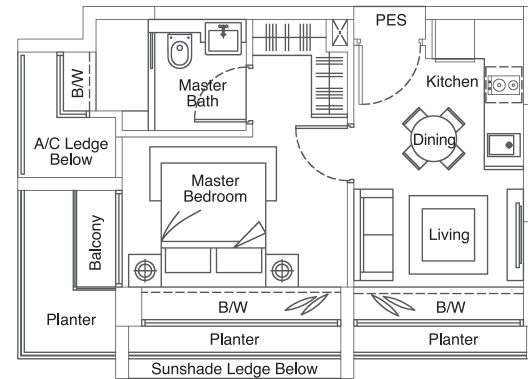


Type C (1-Bedroom)

Unit #02-06 to #13-06, #15-06 to #18-06

Area 441 sq ft / 41 sq m

(Inclusive of PES, Bay Window, A/C Ledge, Planter & Balcony)

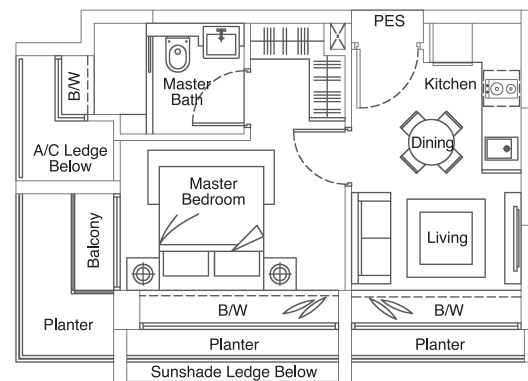


Type C1 High Ceiling (1-Bedroom)

Unit #14-06

Area 882 sq ft / 82 sq m

(Inclusive of PES, Bay Window, A/C Ledge, Planter & Balcony)

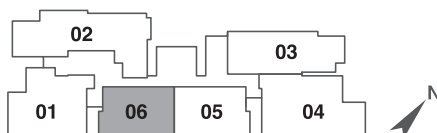
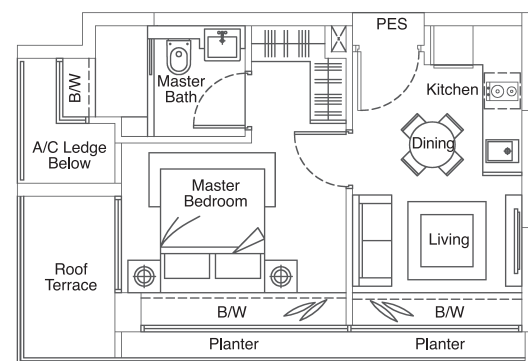


Type C2 (1-Bedroom)

Unit #19-06

Area 441 sq ft / 41 sq m

(Inclusive of PES, Bay Window, A/C Ledge, Planter & Roof Terrace)

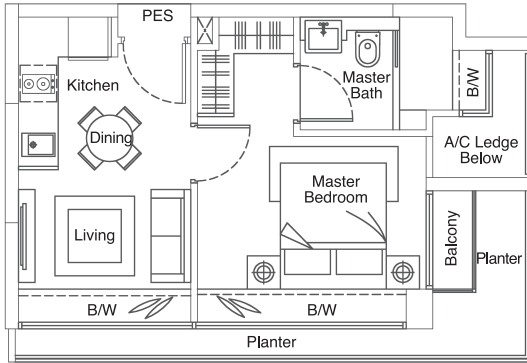


Type D (1-Bedroom)

Unit #02-05 to #13-05, #15-05 to #18-05

Area 441 sq ft / 41 sq m

(Inclusive of PES, Bay Window, A/C Ledge, Planter & Balcony)

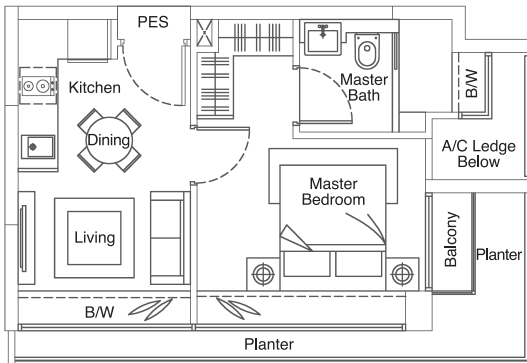


Type D1 High Ceiling (1-Bedroom)

Unit #14-05

Area 882 sq ft / 82 sq m

(Inclusive of PES, Bay Window, A/C Ledge, Planter & Balcony)

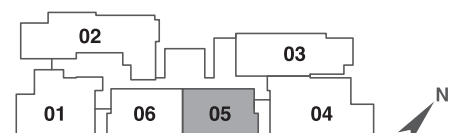
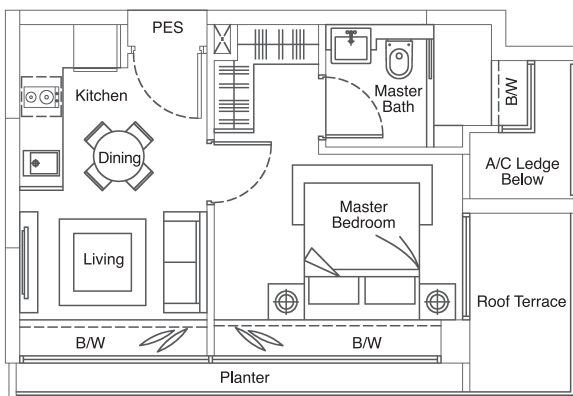


Type D2 (1-Bedroom)

Unit #19-05

Area 441 sq ft / 41 sq m

(Inclusive of PES, Bay Window, A/C Ledge, Planter & Roof Terrace)

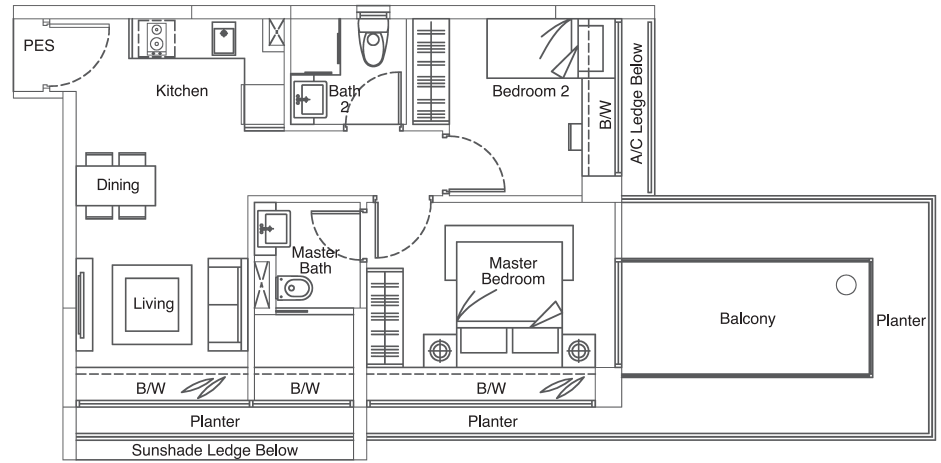


Type E (2-Bedroom)

Unit #03-04 to #13-04, #15-04 to #18-04

Area 796 sq ft / 74 sq m

(Inclusive of PES, Bay Window, A/C Ledge, Planter & Balcony)

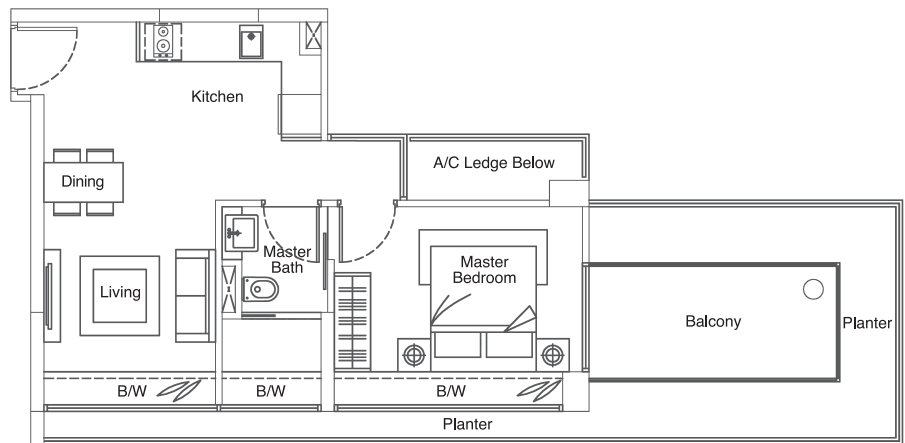


Type E1 (1-Bedroom)

Unit #02-04

Area 700 sq ft / 65 sq m

(Inclusive of PES, Bay Window, A/C Ledge, Planter & Balcony)

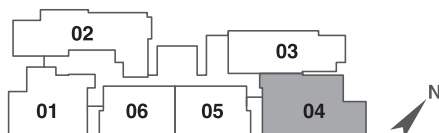
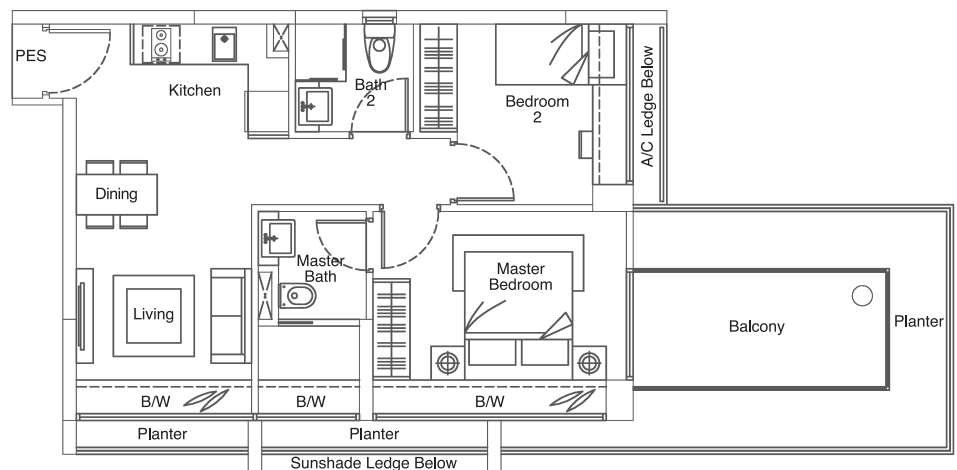


Type E2 High Ceiling (2-Bedroom)

Unit #14-04

Area 1592 sq ft / 148 sq m

(Inclusive of PES, Bay Window, A/C Ledge, Planter & Balcony)

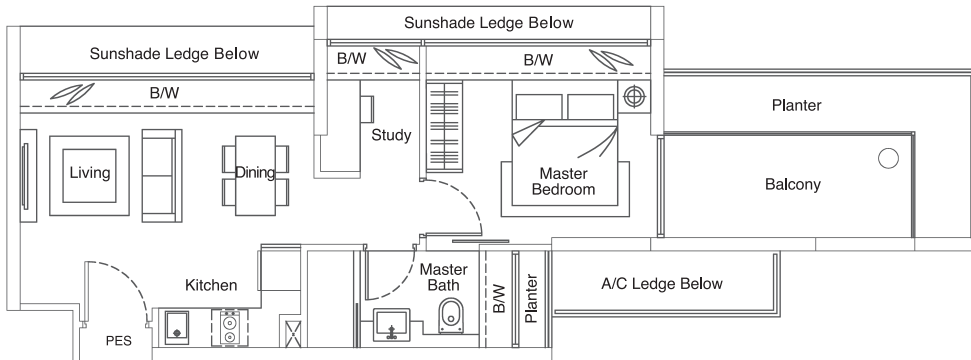


Type F (1-Bedroom + Study)

Unit #03-03 to #13-03, #15-03 to #18-03

Area 624 sq ft / 58 sq m

(Inclusive of PES, Bay Window, A/C Ledge, Planter & Balcony)

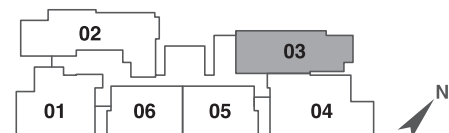
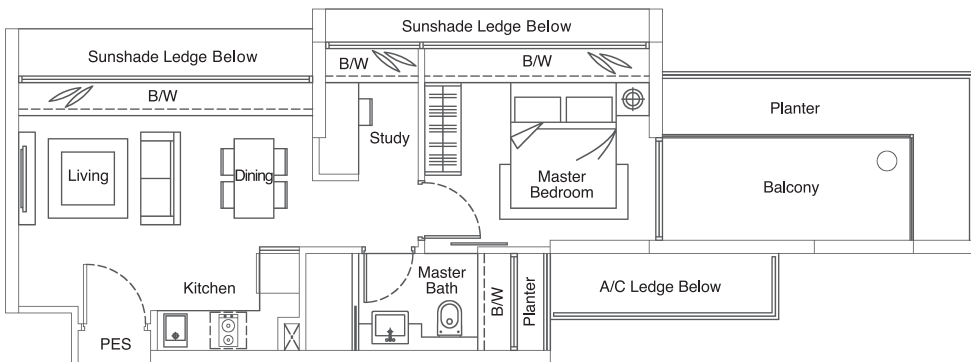


Type F1 High Ceiling (1-Bedroom + Study)

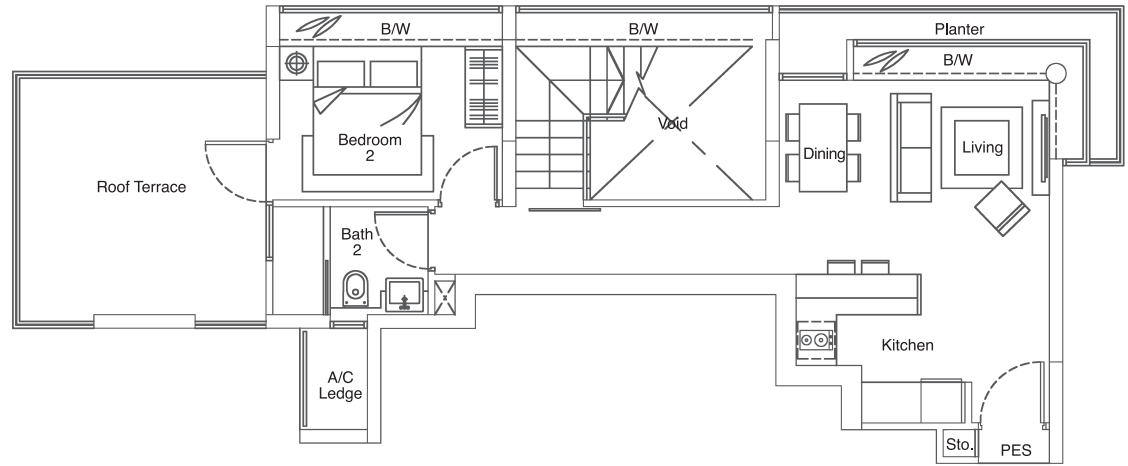
Unit #14-03

Area 1248 sq ft / 116 sq m

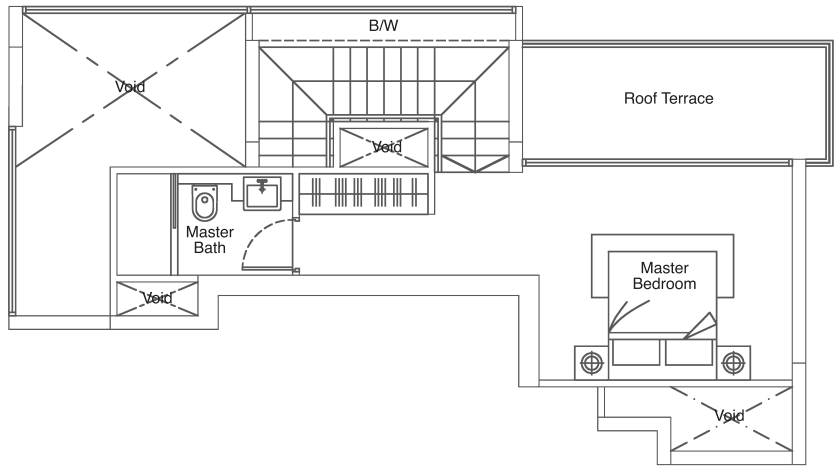
(Inclusive of PES, Bay Window, A/C Ledge, Planter & Balcony)



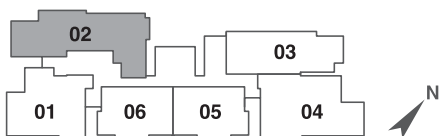
Type PH1 (2-Bedroom)
 Unit #19-02
 Area 1281 sq ft / 119 sq m
 (Inclusive of PES, Bay Window, A/C Ledge, Planter & Roof Terrace)



Lower Storey



Upper Storey

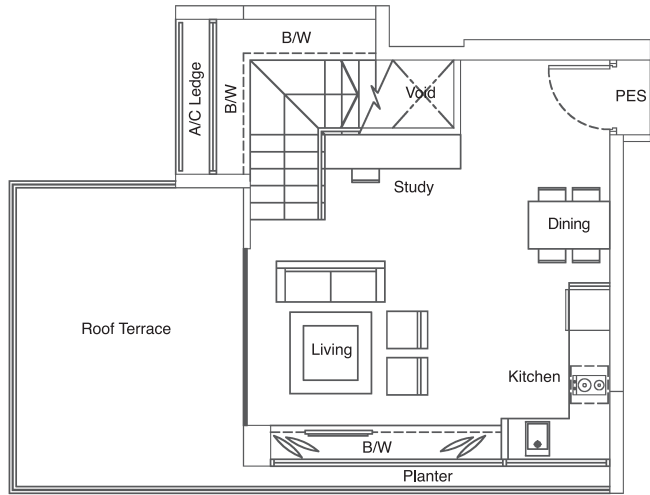


Type PH2 (1-Bedroom + Study)

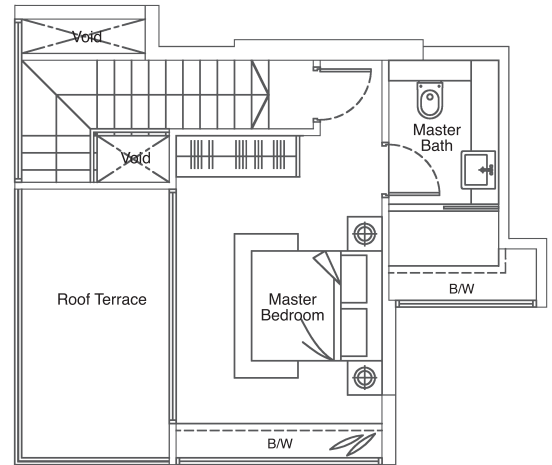
Unit #19-01

Area 1122 sq ft / 95 sq m

(Inclusive of PES, Bay Window, A/C Ledge, Planter & Roof Terrace)



Lower Storey



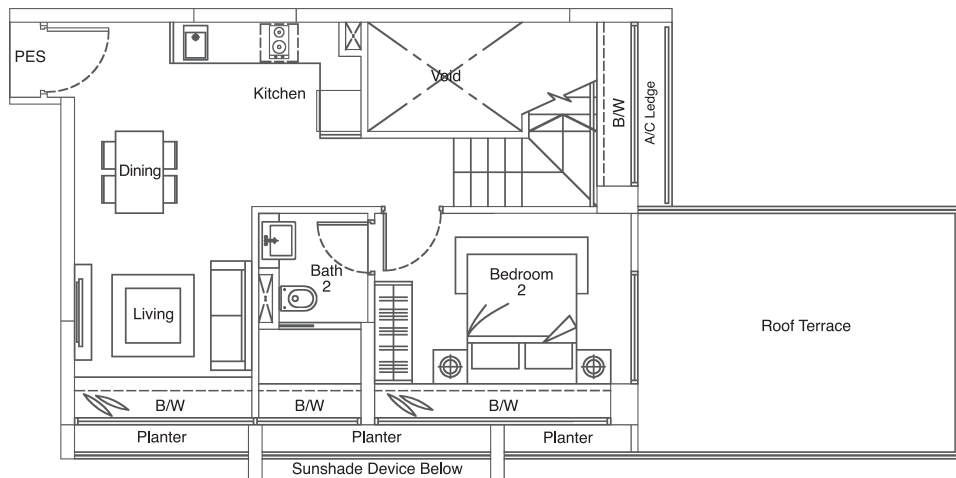
Upper Storey

Type PH3 (2-Bedroom)

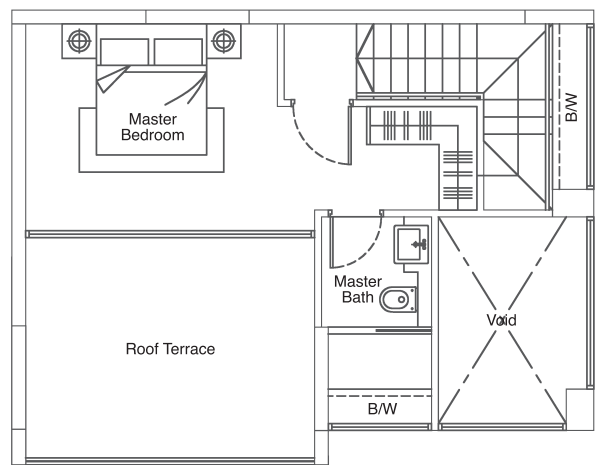
Unit #19-04

Area 1281 sq ft / 119 sq m

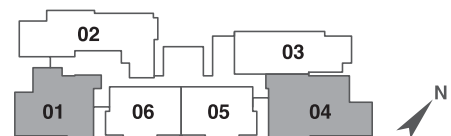
(Inclusive of PES, Bay Window, A/C Ledge, Planter & Roof Terrace)



Lower Storey



Upper Storey

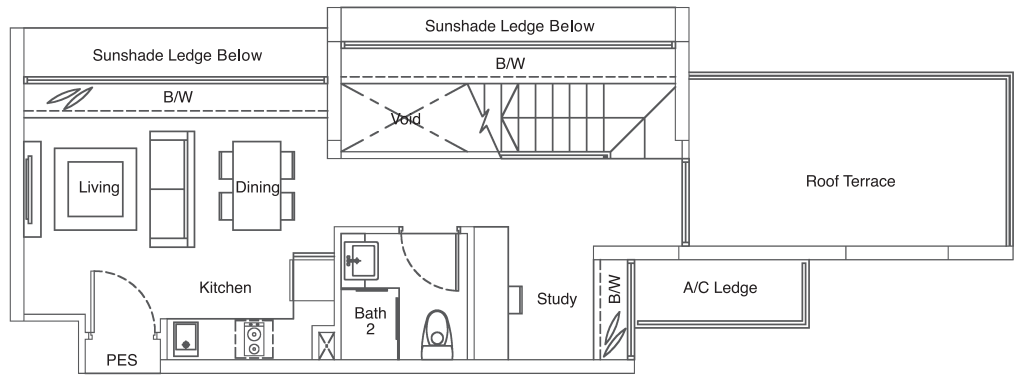


Type PH4 (1-Bedroom + Study)

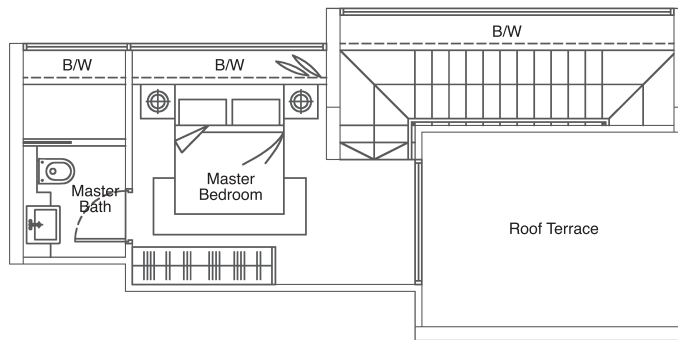
Unit #19-03

Area 1122 sq ft / 95 sq m

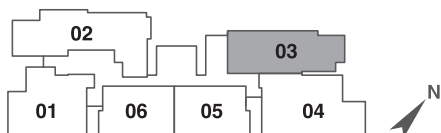
(Inclusive of PES, Bay Window, A/C Ledge, Planter & Roof Terrace)



Lower Storey



Upper Storey



SPECIFICATION

Foundation

Concrete Piled Foundation

Superstructure

Reinforced concrete structure

Walls

External walls : Common clay bricks / Reinforced concrete wall
Internal walls : Common clay bricks and / or dry / lightweight wall panels and / or partition board

Roof

Reinforced concrete slab flat roof with appropriate waterproofing system and metal sheet curve roof

Ceiling

Skim coat to underside of slab / beam and / or fiber gypsum plasterboard and / or water resistance ceiling boards with emulsion paint finish.

Finishes

Wall (for Apartments)

Living /Dining /Master Bedroom/ Bedroom/ Household shelter - Cement and Sand plaster and / or skim coat with emulsion paint

Master Bath/ Bath - Homogenous and / or Ceramic tiles and / or cement and sand plaster with emulsion paint (up to false ceiling height)

Kitchen - Ceramic tiles between top and bottom cabinets only and / or cement and sand plaster with emulsion paint

Wall (for Common Area)

1st Storey Lift Lobbies - Granite and / or Homogenous and / or Ceramic tiles up to false ceiling height (on wall of lift door only)

Typical Lift Lobbies/ Staircase - Ceramic tiles and / or cement and sand plaster and / or skim coat with emulsion paint

Storey Shelter/Staircase - Cement and sand/or skim coat with emulsion paint

Floor (for Apartments)

Living / Dining - Compressed marble tiles with skirting

Master Bedroom / Bedroom - Timber strip flooring with similar skirting

Master Bath/ Bath - Homogenous and / or Ceramic tiles

Balcony / Roof Terrace - Homogenous and / or ceramic tile

Staircase - Timber strip flooring to riser and tread

Planter / air-con ledge - Cement and sand screed finish

Floor (Common Areas)

1st Storey Lift lobby - Granite and / or Homogenous and / or Ceramic tiles

Typical Lift Lobbies - Homogenous and / or Ceramic tiles and / or cement screed

Staircase - Cement and sand screed

Surface Driveway - Stone and / or precast paver and / or reinforce concrete

Basement Driveway and Car Park - Cement with power float finish

BBQ Area / Pool Deck / Children's Playground / Seating area - Timber deck / Granite tiles and / or Ceramic tiles

Windows

Powder coated aluminum frame with tinted/ clear/ frosted glass

Note : All windows are either side-hung, top-hung, sliding, fixed, louvered or any combination of the mentioned

Doors

Main Entrance - Approved fire-rated timber door

Master bedroom / bedrooms - Timber decorative door

Master Bath/ Baths - Timber decorative door / PVC and / or aluminum bi-fold door

Household Shelter - PSB approved blast door

Ironmongery - Imported Quality Locksets

Sanitary Fittings

a. Master Bathroom
- 1 sunken bath and / or 1 shower cubicle with shower mixer and hand shower
- Granite /Marble vanity top with wash basin and mixer tap
- 1 pedestal and / or wall hung water closet
- 1 mirror

b. Baths
- 1 shower cubicle complete with shower mixer
- Granite /Marble vanity top with wash basin and mixer tap
- 1 pedestal water closet
- 1 mirror

Note: The type and color of wares, fittings and accessories are subject to availability and Architect's Selection

Electrical Works

Refer to schedule

Lightning Protection

The lightning protection system shall be provided in accordance with Singapore Standard CP33: 1996

Painting

Emulsion Paint to Internal and External walls

Waterproofing

Waterproofing to Bathrooms, Kitchen, RC flat roof, Planter Box, air-con ledge and when required

Recreational Facilities

- Swimming Pool
- Wading Pool
- Jacuzzi
- BBQ Area
- Gymnasium
- Children's Playground
- Pool Deck

Additional Items

- a. Kitchen Cabinet - Built-in high and low level kitchen cabinets, cooker hob, cooker hood
- b. Wardrobes - Built-in wardrobes to all bedrooms
- c. Air-Conditioning to Living / Dining, Master Bedroom and Bedroom
- d. Hot Water Supply to Master Bathroom and Bath

Security System

- a. Sliding gate /Swing gate for vehicular access with wireless remote control
- b. Audio intercom system in individual unit to the main gate only

Cable Telephone

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Star Hub 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.

Note:

Flooring

Granite / Marble and Compressed Marble are natural materials containing veins and tonality differences. There will be colors 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.

Timber strips are natural materials containing veins and tonality differences. Thus, it is not possible to achieve total consistency of colors and grains in their selection and Installation.

Warranties

Where warranties are given by the manufacturers and / or contractors and / or suppliers of any of the equipments and or appliances installed by the Vendor at the Unit / Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit / Building is delivered to the Purchaser, and the Vendor shall not be answerable for any failure of these manufacturers, contractors, and suppliers to honor any warranty.

Layout

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

Air-conditioning

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

Mechanical Car Parking System

The Mechanical Car Parking System has to be maintained regularly by the specialist to ensure that it is in good and proper working condition. The Vendor shall not be held responsible for the operation, procedure, delay, safety and damages caused with the use of the system.

Description Of Housing Project

General description:

Proposed erection of 19 storey with attic residential flats (total 106 units) with surface and basement car parks, swimming pool and communal facilities on Lot 5425 and 5638 Mk 17 at 23/25 Jalan Rajah

ANOTHER PRESTIGIOUS PROJECT BY

DEVELOPER

ASCEND LAND PTE LTD

ARCHITECT



MARKETING AGENT

Huttons realestategroup

9100 9898
8200 9191

Developer: Ascend Land Pte Ltd (200616841N) • Developer's Licence No: C0348 • Tenure Of Land: Freehold • Lot 5425 and 5638 Mk 17 at 23/25 Jalan Rajah • BP No: A1694-00088-2007-BP01 • Expected TOP Date: 30 June 2012 • Expected Date of Legal Completion: 30 June 2015

While every reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statements of representation of facts. All information and specifications are current at the time of going to the 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 or may be approved by the relevant authority. All art renderings and illustrations contained in this brochure are artist's impressions only and photographs are only décor suggestions and none can be regarded as representation of fact. Areas are approximate measurements and subject to final survey.