





Uncover Luxury Living Beyond Imagination...

For illustration only



Historical charm blends seamlessly with modern ideas to create a lifestyle beyond compare. Treasures@G20 offers discerning individuals a key to luxury.

Indulge in the freedom of living your life. Savour the limitless possibilities that await you.

With choice apartments in a location that is at the crossroads of vibrant lifestyles, Treasures@G20 is for individuals bristling with passion. Just minutes from the city yet enclosed in the quaint beauty of forgotten neighbourhoods, Treasures@G20 is city living at its cosiest.

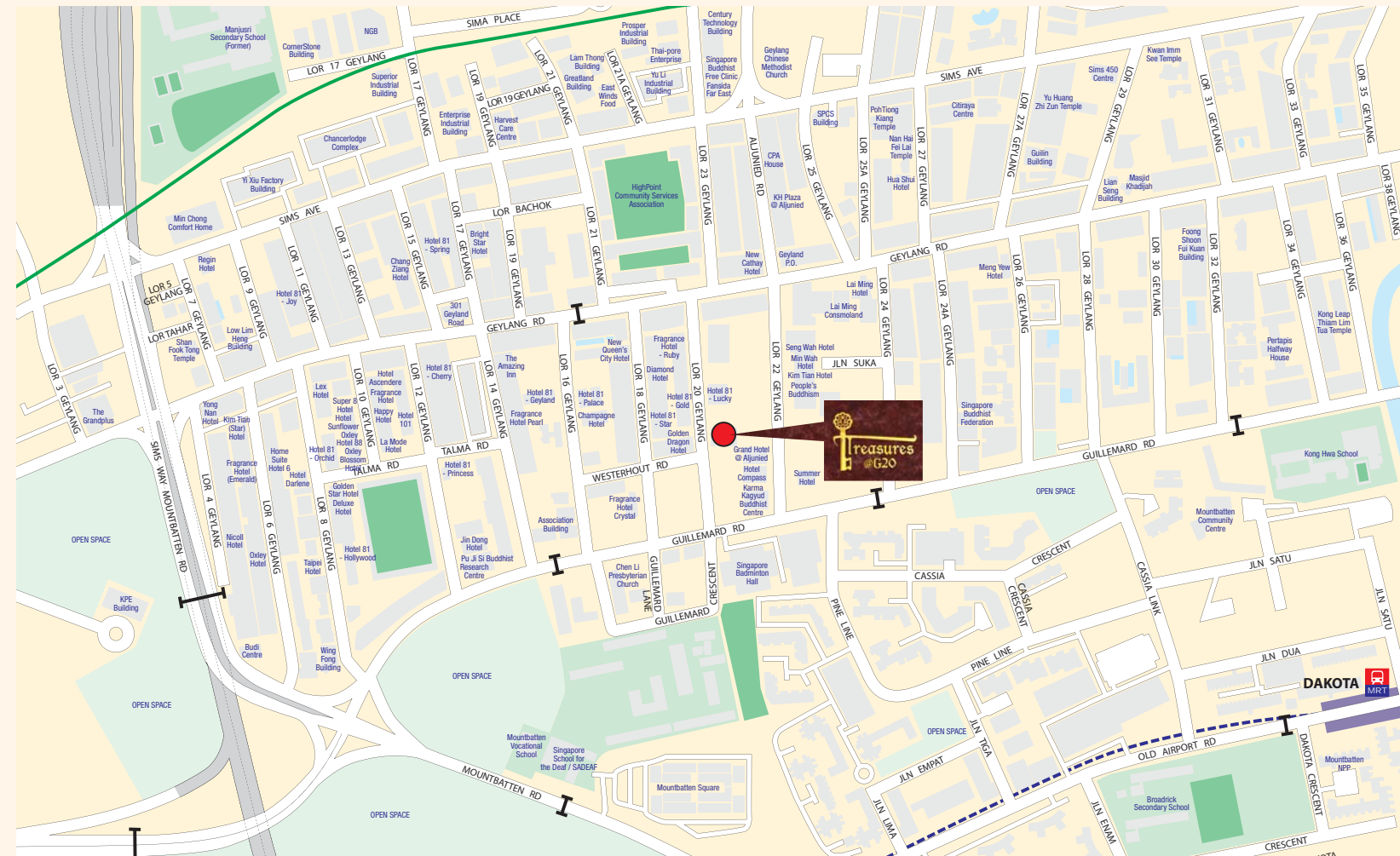
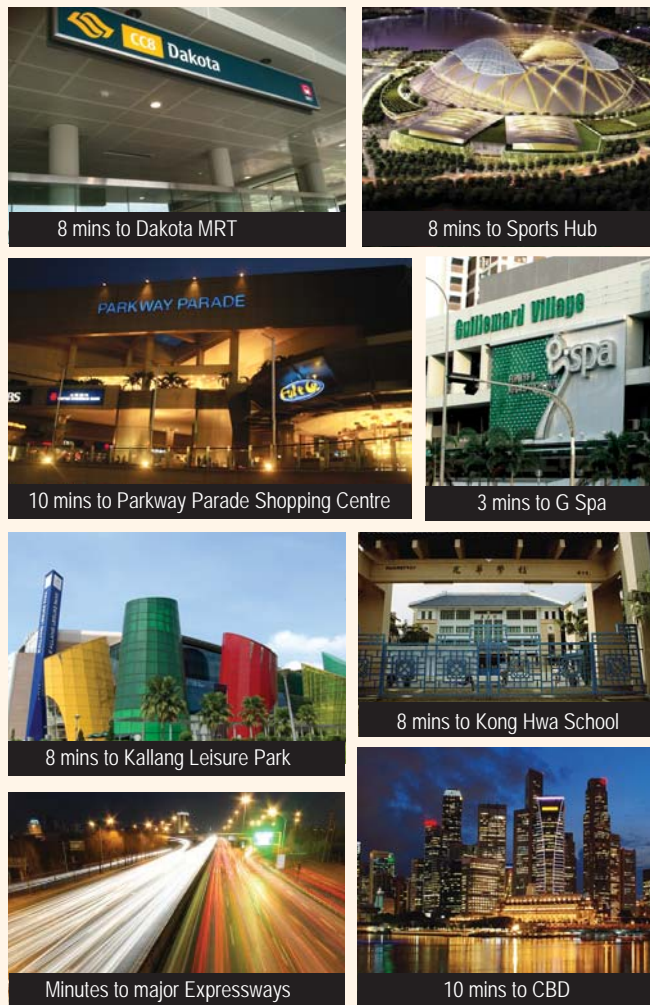


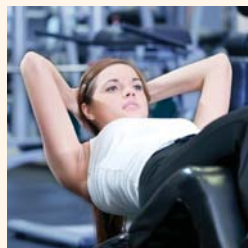
artist impression only



Be connected to all you need....

LOCATION MAP





Believe in Blissful Living....

A surreal experience awaits you at the enchanting rooftop of Treasures@G20. Only the finest amenities complement every facet of your lifestyle. With ample opportunities to make memorable moments with friends and family.

Let magic be a part of your everyday – at Treasures@G20.



Every room in your Treasures@G20 apartment is given that elegant touch. Top name brands are found laid throughout a living space that will fulfill all your aspirations.

Treasures@G20 – where dreams are made reality.



Site Plan



- A** LAP POOL
- B** PLANTER BOX
- C** SHOWER
- D** BBQ PIT
- E** CHANGING ROOM
- F** HANDICAP PLATFORM LIFT

Beautiful fittings make every room a pleasure to be in.

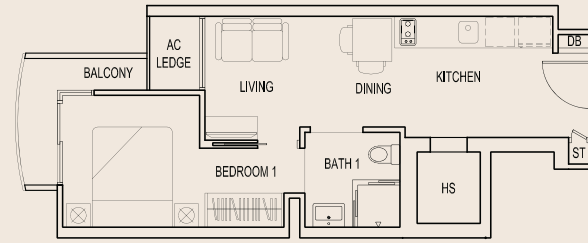
From perfectly-matched colours to rich wooden interiors, no effort is spared to bring luxury to your doorstep. Live the ultimate in modern conveniences coupled with the finest in discerning taste at the one address that can offer you true exceptional living - Treasures@G20.

Look no further for the home of your dreams. Look no further than Treasures@G20.



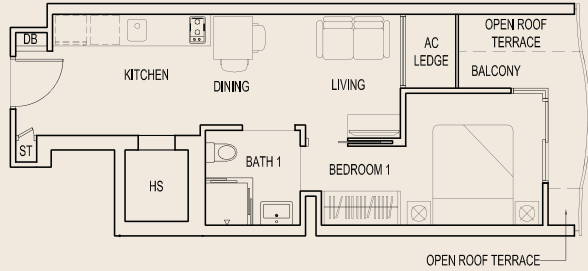
Type A

1 bdrm
 39 sq m / 420 sq ft
 #03-02 #07-06
 #04-02 #04-07 (M)
 #05-02 #05-07 (M)
 #06-02 #06-07 (M)
 #06-03 (M) #07-07 (M)
 #06-06



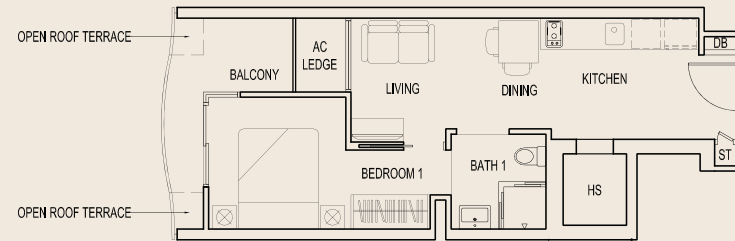
Type A1

1 bdrm
 42 sq m / 452 sq ft
 #03-07
 #05-06 (M)



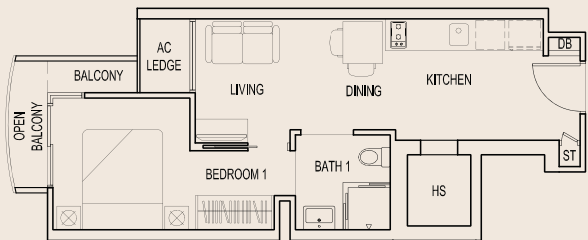
Type A2

1 bdrm
 42 sq m / 452 sq ft
 #02-02
 #05-03 (M)



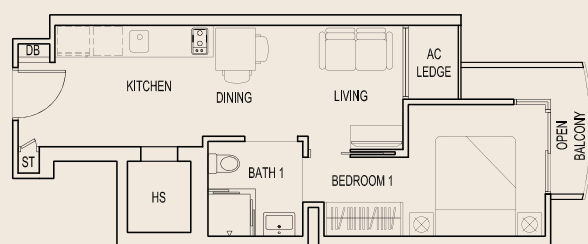
Type A3

1 bdrm
 39 sq m / 420 sq ft
 #07-02
 #07-03 (M)



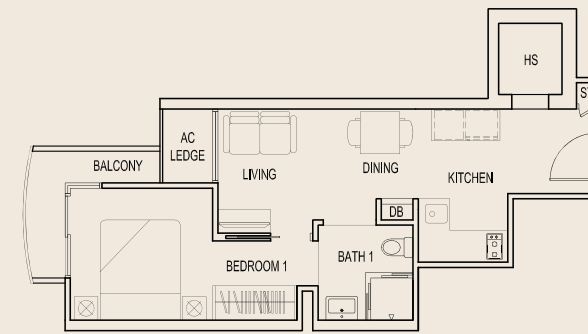
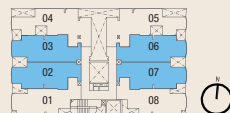
Type A4

1 bdrm
 39 sq m / 420 sq ft
 #08-06 (M)
 #08-07



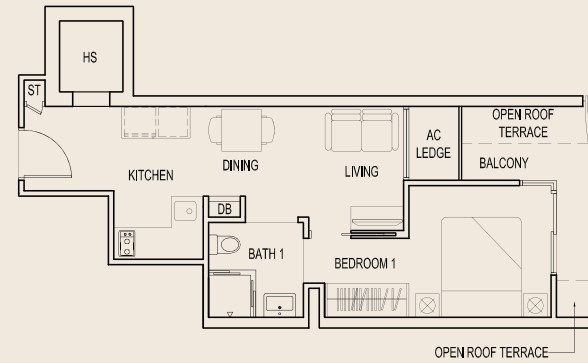
0 1 2 3 4 5 METRES

Area inclusive of Balcony and/or Open Roof Terrace and/or A/C Ledge.
 * (M) - Mirror



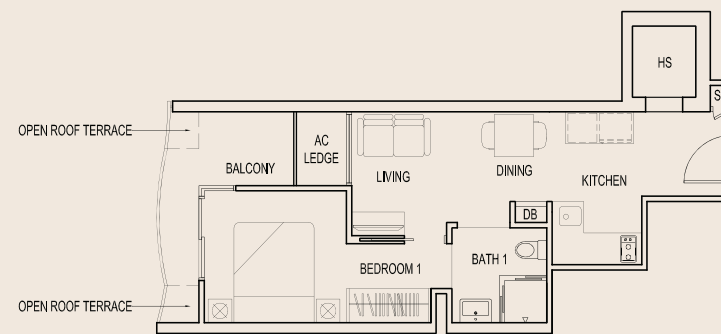
Type B

1 bdrm
 39 sq m / 420 sq ft
 #03-01
 #04-01
 #05-01
 #06-01
 #04-08 (M)
 #05-08 (M)
 #06-08 (M)
 #07-08 (M)



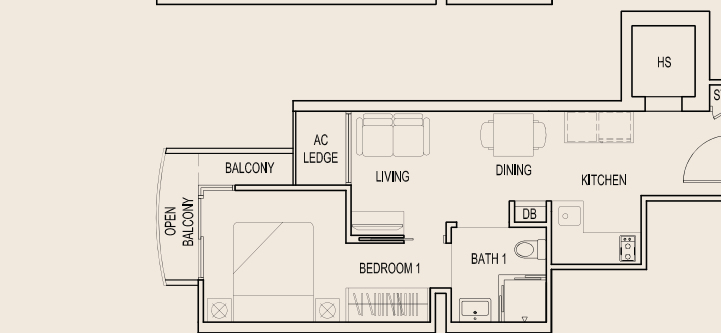
Type B1

1 bdrm
 42 sq m / 452 sq ft
 #03-08



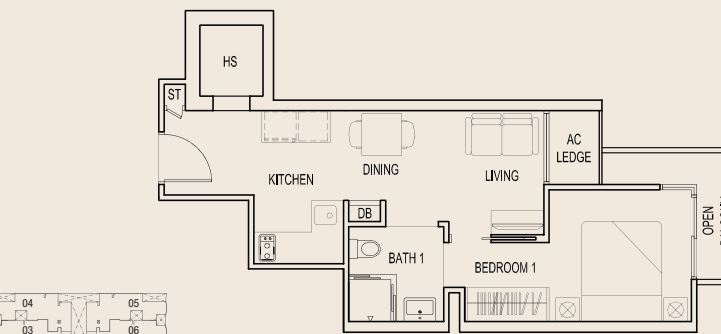
Type B2

1 bdrm
 42 sq m / 452 sq ft
 #02-01



Type B3

1 bdrm
 39 sq m / 420 sq ft
 #07-01



Type B4

1 bdrm
 39 sq m / 420 sq ft
 #08-08

0 1 2 3 4 5 METRES

Area inclusive of Balcony and/or Open Roof Terrace and/or A/C Ledge.
 * (M) - Mirror



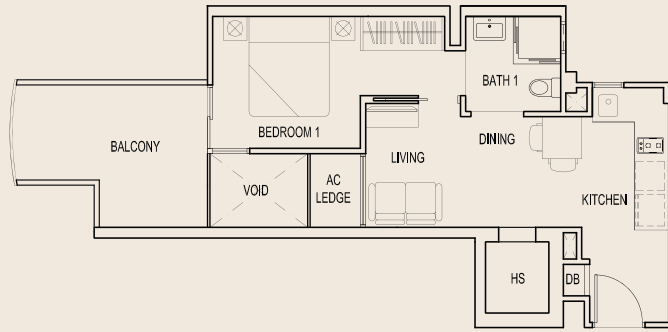
Type C

1 bdrm
46 sq m / 495 sq ft

#06-04

#06-05 (M)

#07-05 (M)

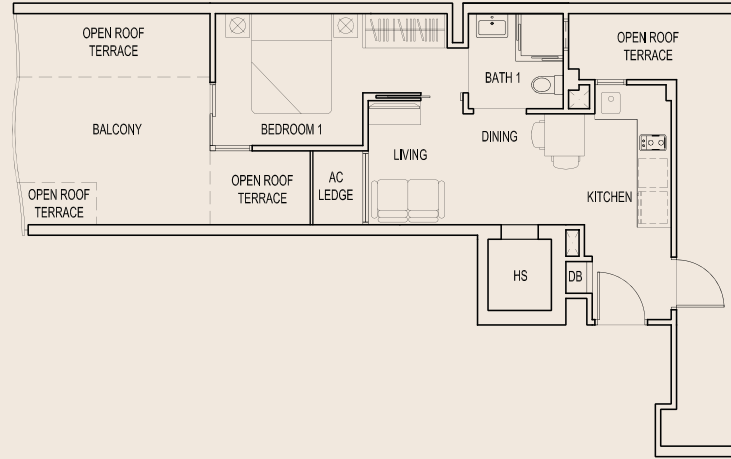


Type C1

1 bdrm
69 sq m / 743 sq ft

#05-04

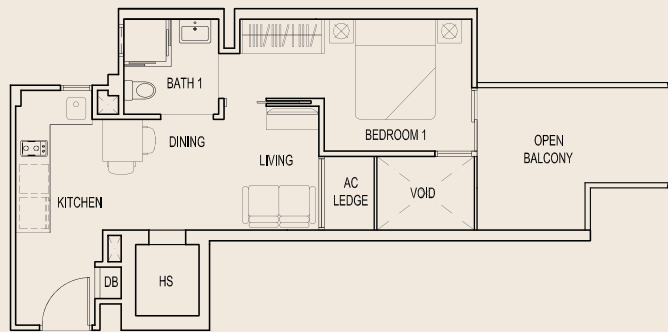
#05-05 (M)



Type C2

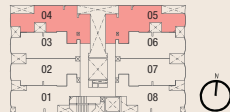
1 bdrm
46 sq m / 495 sq ft

#08-05



0 1 2 3 4 5 METRES

Area inclusive of Balcony and/or Open Roof Terrace and/or A/C Ledge.
* (M) - Mirror

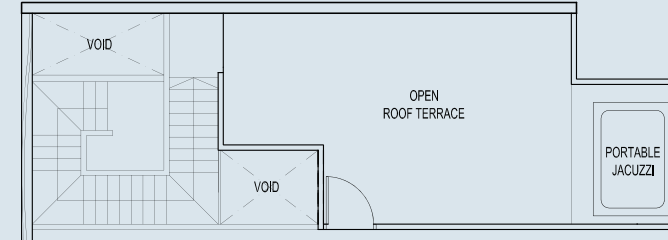


PENTHOUSE

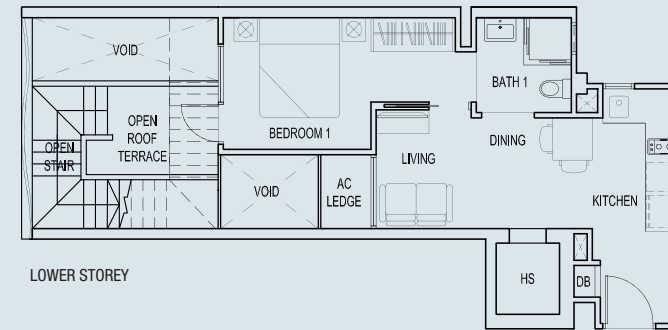
Type CP

1 bdrm
88 sq m / 947 sq ft

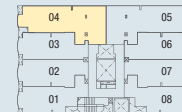
#07-04



UPPER STOREY



LOWER STOREY



Area inclusive of Balcony and/or Open Roof Terrace and/or A/C Ledge.

0 1 2 3 4 5 METRES

Specifications

1. **Foundation**
Bore Piles Foundation / Reinforced Concrete Foundation.
2. **Substructure & Superstructure**
Reinforced Concrete Framework and / Steel Structure.
3. **Wall**
External Wall : Common clay bricks and/or reinforced concrete wall.
Internal Wall : Common clay bricks and/or cement blocks and/or dry wall and/or reinforced concrete wall.
4. **Roof**
Flat Roof : Reinforced concrete roof with appropriate waterproofing system.
5. **Ceiling [For all Units]**
 - a.) Living-cum-Dining, Kitchen, Bedroom 1, Household Shelter and Balcony
Skim coat with emulsion paint with or without box up at designated areas.
 - b.) Bath 1
Plaster board ceiling with emulsion paint.
6. **Finishes**
 - a.) **Internal Wall [For all Units]**
 - i.) Living-cum-Dining and Bedroom 1
Cement and sand plaster with emulsion paint and/or dry wall with emulsion paint.
 - ii.) Kitchen and Bath 1
Ceramic and/or Homogeneous tiles laid up to false ceiling height and on exposed surface only.
 - iii.) Household Shelter
Skim coat with emulsion paint.
 - b.) **Walls [Common Areas]**
 - i.) Lift Lobby (1st Storey Internal Wall)
Ceramic and/or Homogeneous tiles laid up to false ceiling height.
 - ii.) Lift Lobby (2nd Storey to 8th Storey)
Cement and sand plaster with emulsion paint.
 - iii.) Staircase & Landing
Cement and sand plaster or skim coat with emulsion paint.
 - iv.) Corridors
Cement and sand plaster with emulsion paint.
 - v.) External Wall
Cement and sand plaster with external emulsion paint and/or spray textured coating.
 - c.) **Floor [For all Units]**
 - i.) Living-cum-Dining, Kitchen, Bath 1, Household Shelter and Balcony
Ceramic and/or Homogeneous tiles.
 - ii.) Bedroom 1
Timber floor.
 - d.) **Floor [Common Areas]**
 - i.) Lift Lobby (1st to 8th Storey and Roof Terrace)
Ceramic and/or Homogeneous tiles.
 - ii.) Staircase and Landing (1st to 2nd Storey, Roof Terrace)
Ceramic and/or Homogeneous tiles.
 - iii.) Staircase and Landing (2nd Storey to 8th Storey)
Cement and sand screed with or without nosing tiles.
7. **Windows**
 - a.) Living-cum-Dining, Kitchen (Type C, C1, C2 and CP only), Bedroom 1 and Bath 1 (Type C, C1, C2 and CP only)
Aluminum framed window and/or louvered with or without fixed glass panel infill.

Note: -

 - a.) All aluminum frames shall be powder coated finish.
 - b.) All glazing shall be approximately 6mm thick glass.
 - c.) All windows are either sliding, side hung, top hung or bottom hung or any combination of the mentioned.
 - d.) All glazing below 1m shall be laminated glass.
8. **Doors**
 - a.) For all units
 - i.) Main Entrance
Approved fire-rated timber door.
 - ii.) Bedroom 1, Bath 1
Hollow-core timber door.
 - iii.) Household Shelter
Metal door as approved by relevant authority.
 - iv.) Balcony
Aluminium framed sliding and/or swing door with or without fixed glass panel. Glazing shall be approximately 6mm thick.
 - b.) Main Entrance door / door to common lobby and other hollow-core timber doors shall be provided with good quality imported lockset.
9. **Sanitary Fittings (for all units)**
 - a.) Bath 1
 - 1 shower screen with shower mixer, rain shower and shower set.
 - 1 wash basin and mixer tap.
 - 1 water closet.
 - 1 mirror.
 - 1 paper holder.
 - 1 towel rail.
 - b.) Kitchen
 - 1 kitchen sink.
 - 1 lever tap.
10. **Electrical Installation**
 - a.) Concealed electrical wiring will be in conduits where applicable.
 - b.) Cable-Readiness to comply with authorities' requirements.
 - c.) Where there is a false ceiling, the electrical wiring will be in surface mounted conduit in the ceiling space.
 - d.) The routing of services within the units shall be at the sole discretion of the Architect and Engineers.
 - e.) Provision of lighting and power points with concealed electrical wiring within false ceiling levels and/or ceiling.

Specifications

11. **TV/ Telephone**
Television outlet points and telephone outlet points shall be provided in the apartment.
12. **Lightning Protection**
Lightning Protection System shall be provided in accordance with the Singapore Standard SS 555:2010.
13. **Painting**
 - a.) Internal Walls : Water-based Emulsion Paint.
 - b.) External Walls : Textured coating and/or water-based external emulsion paint finish to designated areas.
14. **Waterproofing**
Waterproofing to floors of Bath 1, Open Roof Terraces and Reinforced Concrete Flat Roof and to designated areas at Kitchen and Balconies.
15. **Driveway and Car Park**
 - a.) **Car Park**
 - i.) 37 no. of mechanized car parks are provided according to specialist's specification (First come first serve basis), 1 no. of surface car park and 1 no. of handicap car park.
 - ii.) Concrete finish with floor hardener and/or heavy duty homogeneous tiles.
 - b.) **Driveway**
 - i.) Concrete finish with floor hardener and/or heavy duty homogeneous tiles.
16. **Recreational Facilities**
 - a.) Swimming Pool (approximately 48 sqm)
 - b.) Pool Deck (approximately 54 sqm)
 - c.) Barbecue Area with barbecue pit
17. **Additional Items**
 - a.) Kitchen cabinets
Built-in high and low level kitchen cabinets with solid surface counter top and integrated sink, cooker hob, cooker hood, microwave oven, integrated fridge and washing machine cum dryer.
 - b.) Wardrobes
Built-in wardrobes with doors in laminate finish to Bedroom 1.
 - c.) Split-system Air-conditioning to Living-cum-Dining and Bedroom 1
 - d.) Hot water supply to Bath 1.
 - e.) Audio Intercom System.
 - f.) Card access system to pedestrian gate.

Notes: -**A. Timber strips**

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligation under clause 9 and 17.

B. Air-conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

C. Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service provider or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

D. Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.

E. Layout/Location of Wardrobes, Cabinets, Fan-coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of Wardrobes, Cabinets, Fan-coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards are subject to Architect's final decision and design.

F. 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. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

G. False Ceiling

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to Architect's sole discretion and final design.

H. Glass

Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up additional home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

I. Mechanical Ventilation System

Mechanical Ventilation fans and ductings are provided to toilets that are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

J. Mechanized Car Parking System

The mechanized car parking system has to be maintained regularly by the specialist to ensure that it is in good and proper working condition. It can only fit sedan car sizes.

K. Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles behind kitchen cabinets, vanity cabinet or mirror.

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 amendment approved by the building authorities. Floor area 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.

Developer :**JK 989 Development Pte Ltd**300 Jalan Bukit Ho Swee Equation Building #02-06 Singapore 169566
Tel: 65-6295 7970 Fax: 65-6274 6903

Name of Project: **Treasures@G20** • Address: **35 Lorong 20 Geylang Singapore 398751** • Developer: **JK 989 Development Pte Ltd**
Developer Licence No.: **C0925** • Land Tenure: **Freehold** • Legal Description: **Lots 97744N MK 25 at Lorong 20 Geylang**
Building Plan No.: **A1276-00541-2010-BP03** • Expected TOP Date: **1 April 2016** • Expected Legal Completion Date: **1 April 2019**