

Versilia

on Haig

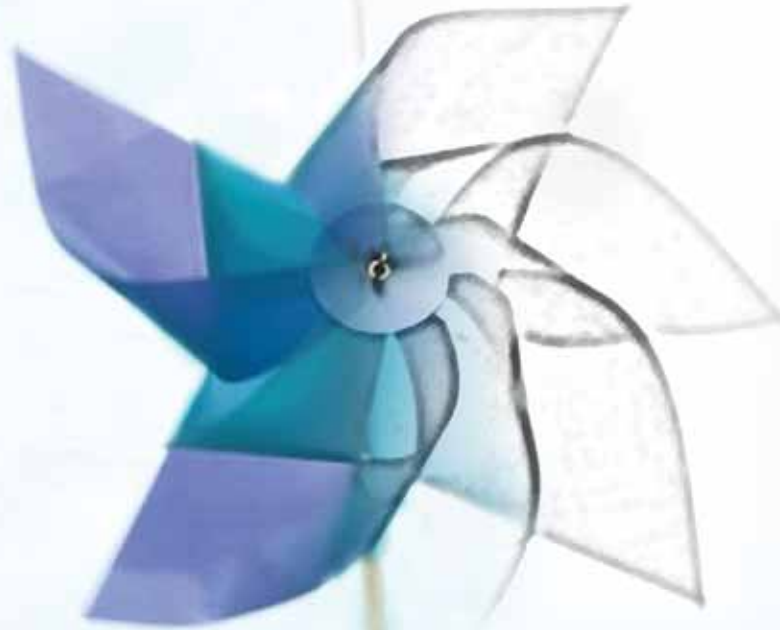


Make Your Home

truly you



Freehold



Distinctive pieces evoke a myriad of emotions. Exceptional in a class of its own.

Delicately designed to set you apart from the rest. Inspired living takes on a new form, from a unique perspective. Yours.

Versilia on Haig.

This is how you imagined life to be.



The culmination of good design bears the last word in comfort



Artist's Impression





Artist's Impression

Embody the beauty of harmony that exemplifies space, style and simplicity. Where 128 freehold exquisitely designed condominium units in two 19-storey blocks present the perfect backdrop for unparalleled luxury. Artfully designed with eclectic touches, the modern architecture takes best advantage of surrounding views. Whilst higher floor units bask in unobstructed sea vistas, units on the lower floors can revel in soothing sceneries of an environmental deck with communal facilities. More than a place to live, this is a way of life.



Artist's Impression

The difference is in the details, clear in its purpose and defined by quality. With thoughtfully planned layouts, the selection of 1-bedroom, 2+study, 3-bedroom, 3+study apartments as well as 3-bedroom and 4-bedroom penthouses with sky terrace accommodate diverse lifestyles. With a North-South orientation, residents can enjoy ample light and breeze with an expansive balcony and bay windows. Featuring 4 units per lobby, experience a cosier, exclusive atmosphere at all times.



discerning standard





Chic as it is functional, the wardrobe system fulfils the ability to beautify space and yet provides every conceivable ease for all storage needs. Combining clean lines with smooth accents and a wide array of storage options, the wardrobes are carefully planned for maximum usage and satisfaction. Furnished with timber flooring, the generously spaced bedrooms brim with personality and warmth whilst pampering the senses to quiet relaxation and casual splendour.

Embrace multi-sensorial experiences, set amidst a pin-wheel designed recreational sanctuary. From an indulgent bubble jet pool, jacuzzi, lap pool to the therapeutic heated spa pool, the diverse facilities offer many ways to calm the body and mind. Or entertain family and friends at the BBQ deck, party terrace and garden terrace. For kids who love the outdoors, the kid's pool, playground and rain curtain ring jets add further excitement to fun activities. From the young to the young at heart, unlimited leisure pursuits can be savoured to the heart's desires.



a. Entrance Water Feature

b. Lap Pool

c. Jacuzzi Area

d. Heated Spa Pool

e. Wading Pool with Rain Curtain Ring Jets

f. Bubble Jet Pool



g. Children's Playground

h. BBQ Decks with Trellis

i. Pool Deck

j. Outdoor Reading Corner with Trellis

k. Outdoor Shower Area



l. Gymnasium

m. Function Room

n. Changing Rooms & Steam Baths

o. Pedestrian Side Gate

p. Sentry Post

BUTTERWORTH LANE



IPOH LANE



HAIG ROAD

a

b

c

n

n

k

05

01

Block 31

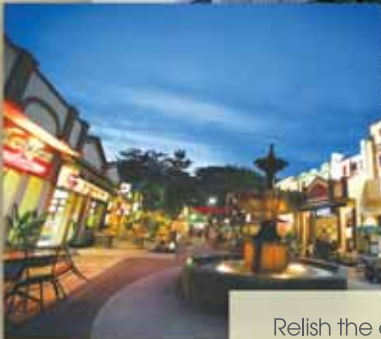
02



And the freedom to rediscover a world of endless possibilities







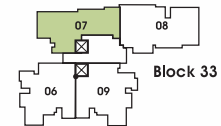
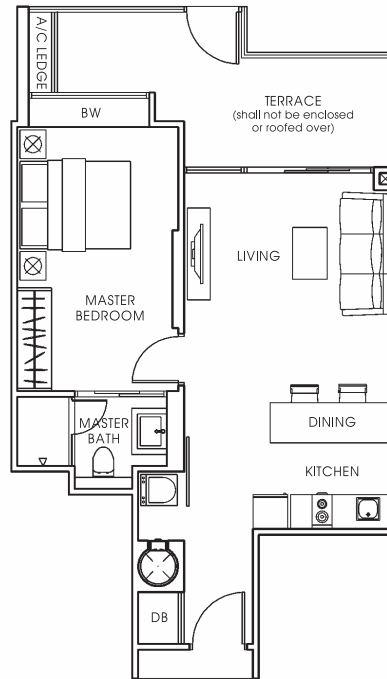
Relish the excitement of urban living in the East, in a charming vicinity where renowned schools and institutions surround. With Parkway Parade in close proximity, it's hard to pass up a variety of conveniences at the doorstep. Be equally enthralled with dining choices of popular Katong eateries. Minutes away Paya Lebar MRT, PIE and ECP proffer easy access to CBD and anywhere in the island. Whether to enjoy the beach or myriad recreational amenities, the East Coast Park is just closeby.



TYPE A-G (1-bedroom)

#03-05

Area : 667 sq ft / 62 sq m
(incl. terrace & a/c ledge)

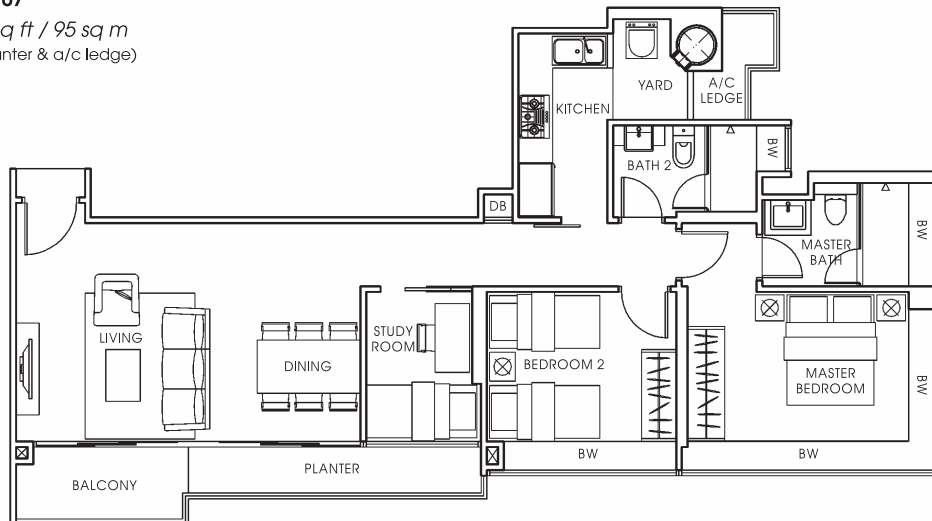


TYPE B (2-bedroom + study)

#03-02 ~ #17-02

#03-07 ~ #17-07

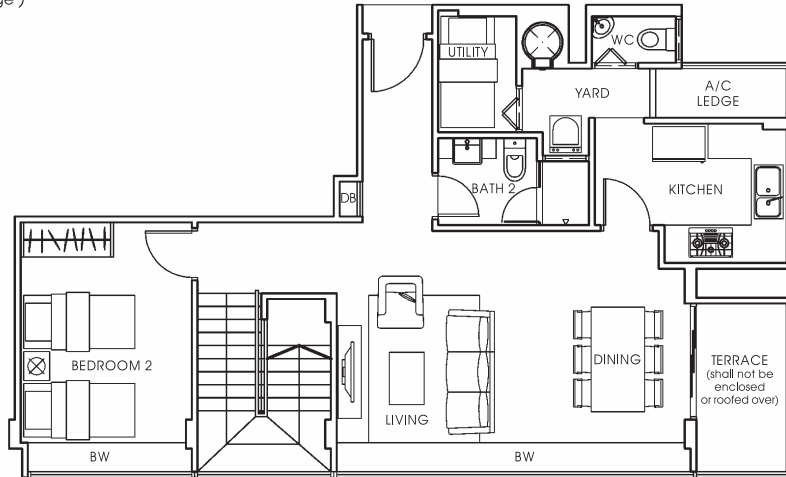
Area : 1,023 sq ft / 95 sq m
(incl. balcony, planter & a/c ledge)



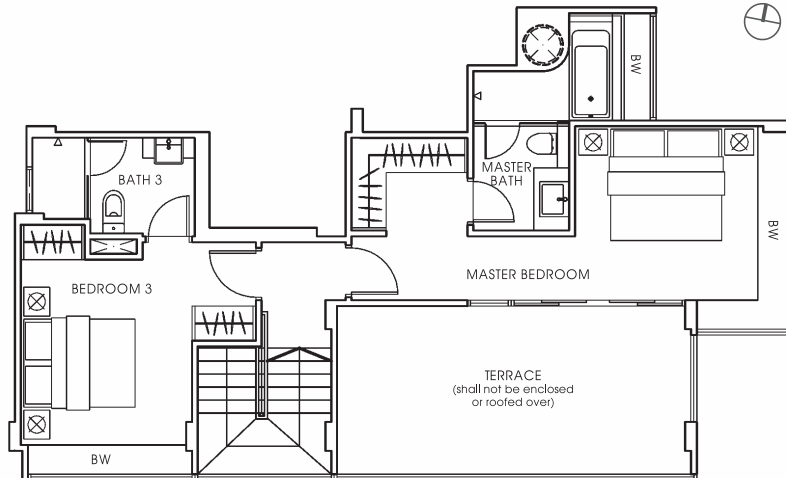
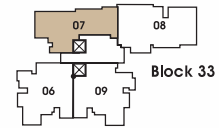
TYPE B-P (3-bedroom Penthouse + Utility)

#18-02 & #18-07

Area : 1,690 sq ft / 157 sq m
(incl. terrace & a/c ledge)



Lower Storey

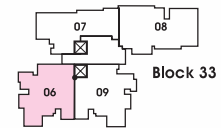
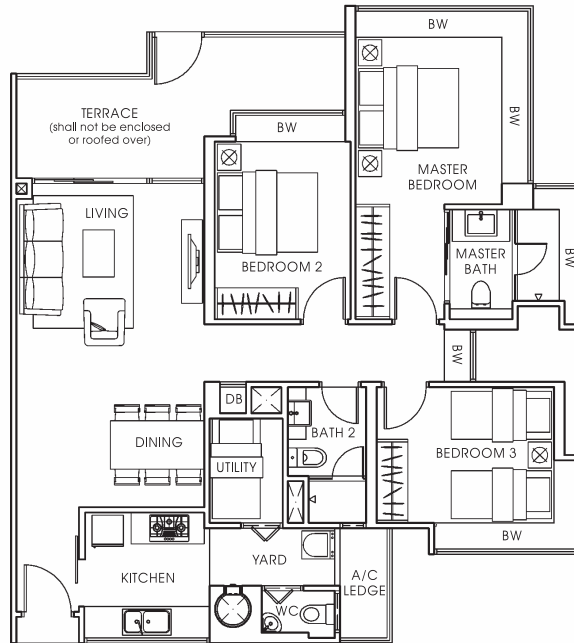


Upper Storey

TYPE C1-G1 (3-bedroom + utility)

#03-01

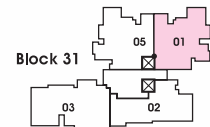
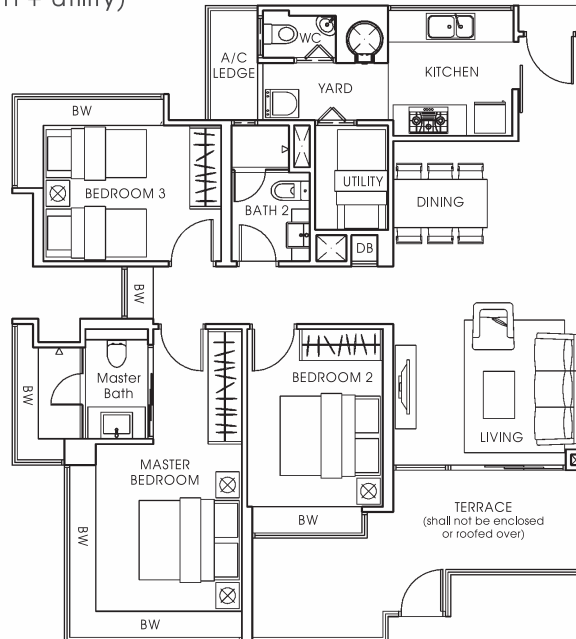
Area : 1,206 sq ft / 112 sq m
(incl.terrace & a/c ledge)



TYPE C1-G2 (3-bedroom + utility)

#03-06

Area : 1,227 sq ft / 114 sq m
(incl.terrace & a/c ledge)

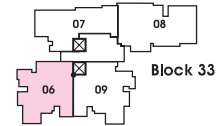
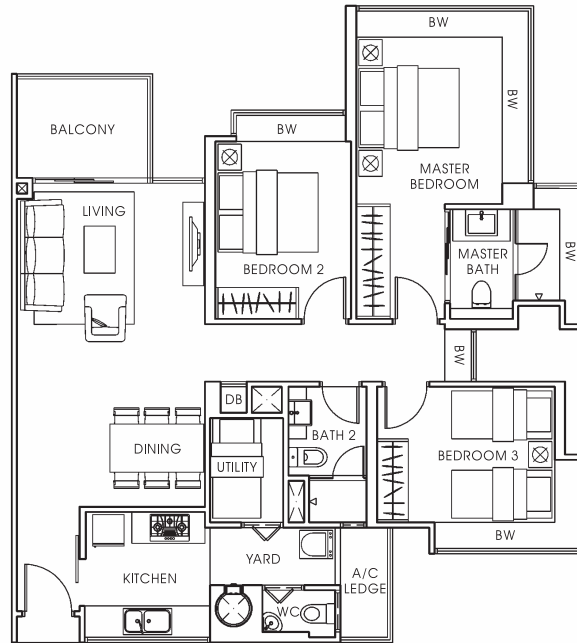


TYPE C1 (3-bedroom + utility)

#04-01 ~ #17-01

#04-06 ~ #17-06

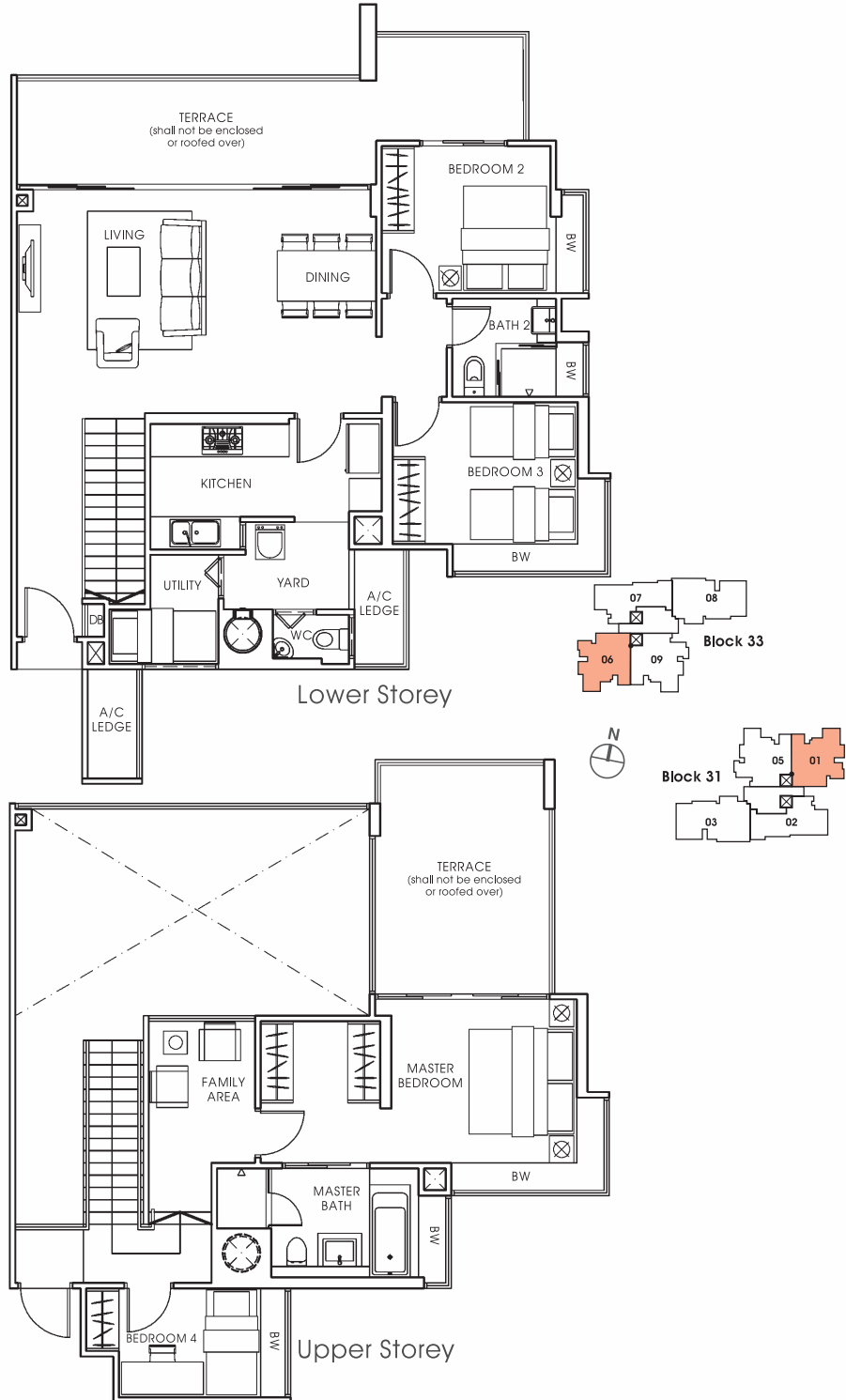
Area : 1,130 sq ft / 105 sq m
(incl. balcony & a/c ledge)



TYPE C1-P (4-bedroom Penthouse + Family + Utility)

#18-01 & #18-06

Area : 2,217 sq ft / 206 sq m
(incl. terrace, a/c ledge & strata void)

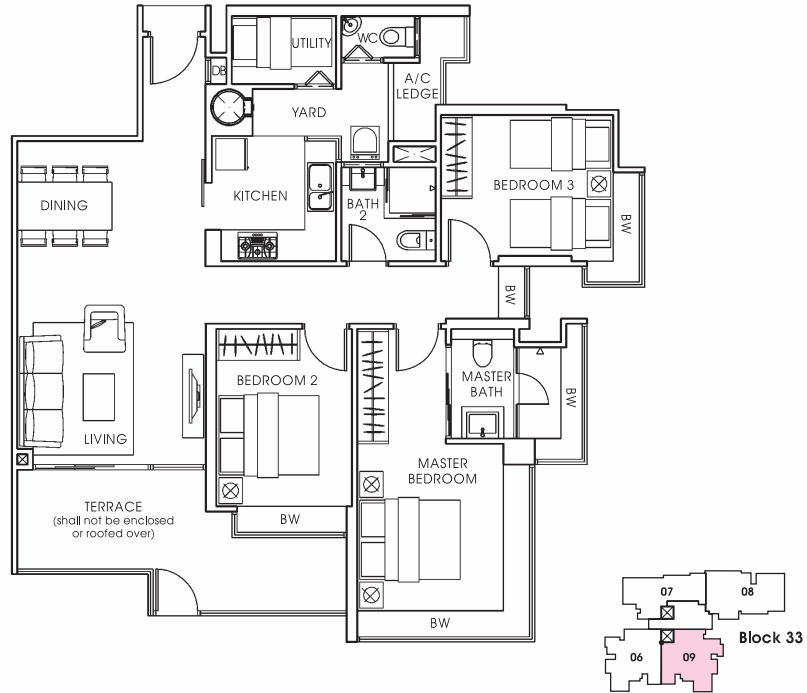


All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

TYPE C2-G (3-bedroom + utility)

#03-09

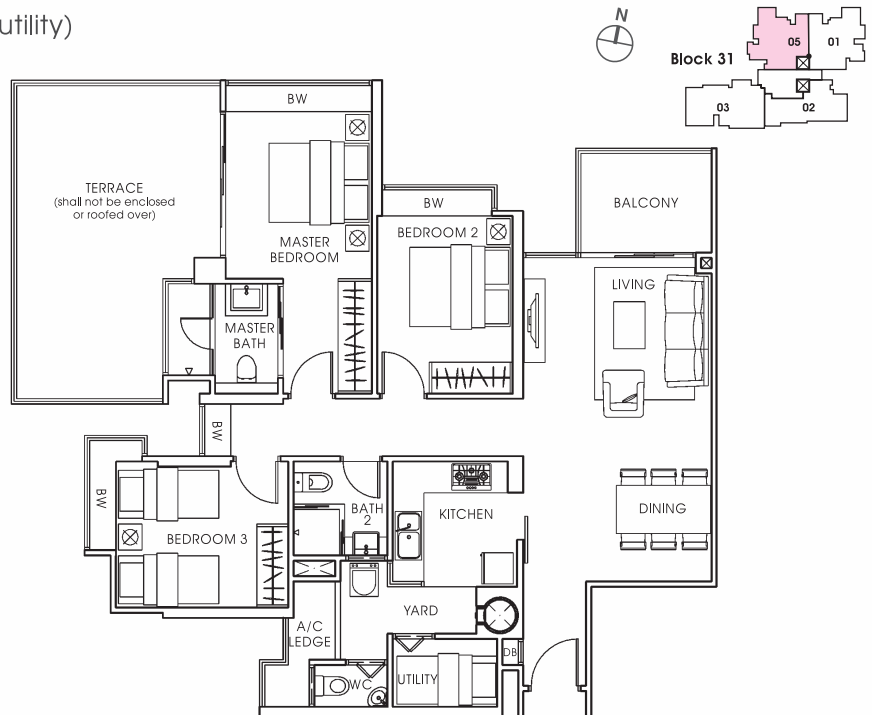
Area : 1,216 sq ft / 113 sq m
(incl. terrace & a/c ledge)



TYPE C2-a (3-bedroom + utility)

#04-05

Area : 1,335 sq ft / 124 sq m
(incl. balcony, terrace & a/c ledge)

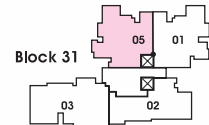
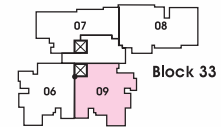
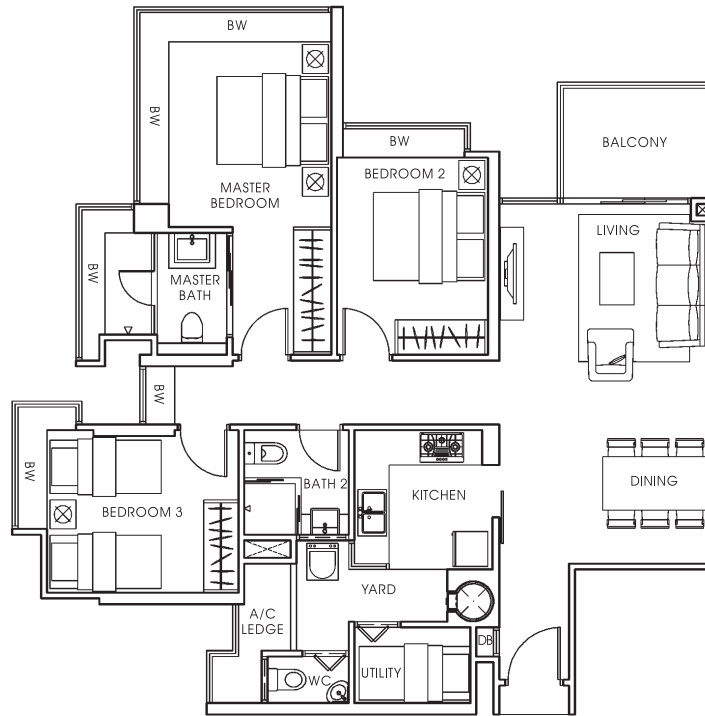


TYPE C2 (3-bedroom + utility)

#05-05 ~ #17-05

#04-09 ~ #17-09

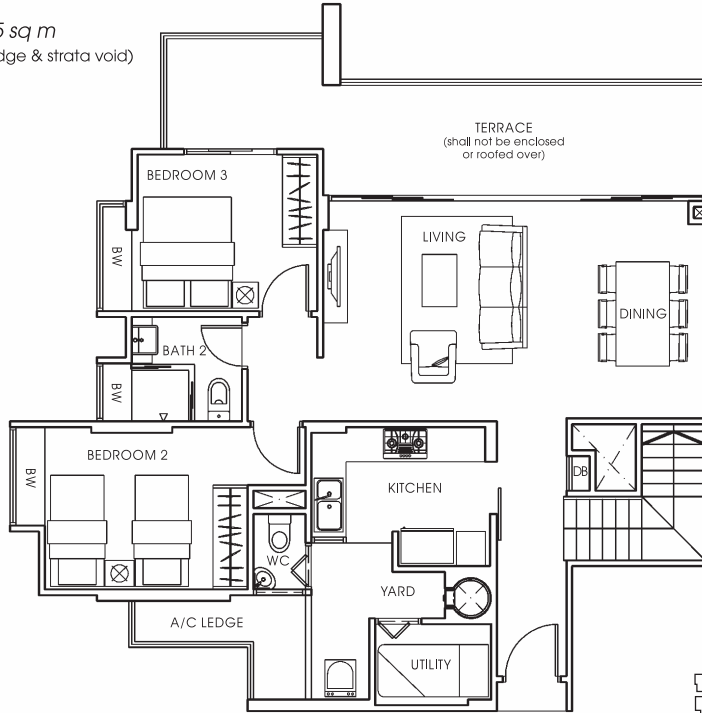
Area : 1,130 sq ft / 105 sq m
(incl. balcony & a/c ledge)



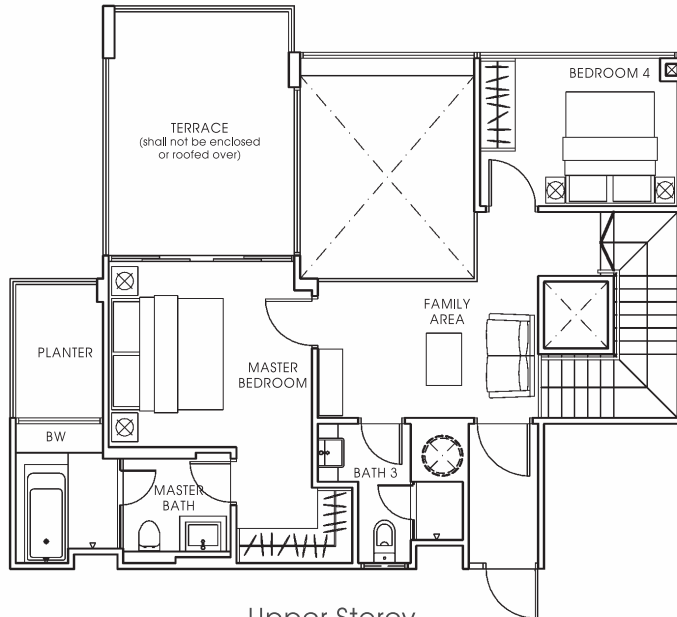
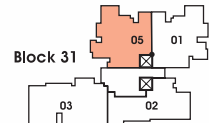
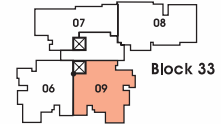
TYPE C2-P (4-bedroom Penthouse + Family + Utility)

#18-05 & #18-09

Area : 2,099 sq ft / 195 sq m
(incl. terrace, planter, a/c ledge & strata void)



Lower Storey



Upper Storey

TYPE D-G1 (3-bedroom + study + utility)

#03-03

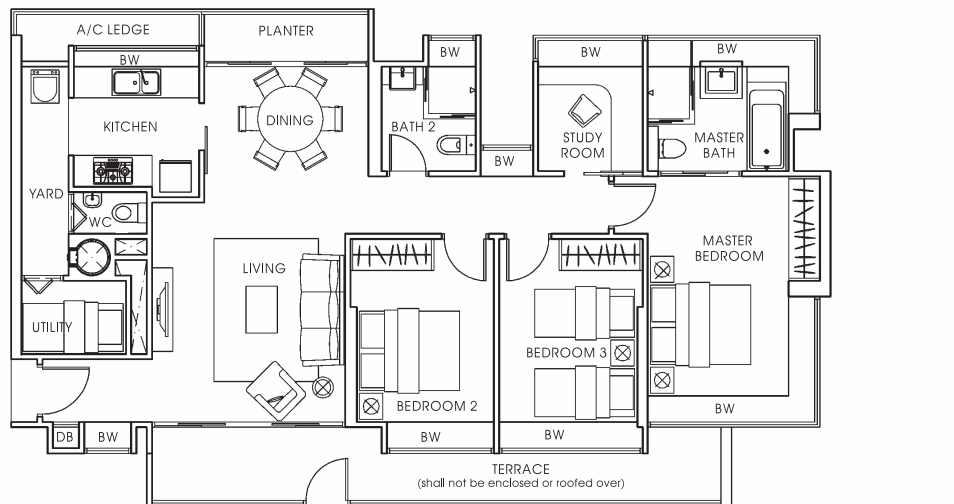
Area : 1,442 sq ft / 134 sq m
(incl. terrace, planter & a/c ledge)



TYPE D-G2 (3-bedroom + study + utility)

#03-08

Area : 1,399 sq ft / 130 sq m
(incl. terrace, planter & a/c ledge)

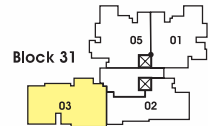
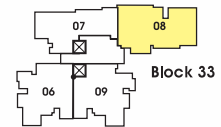
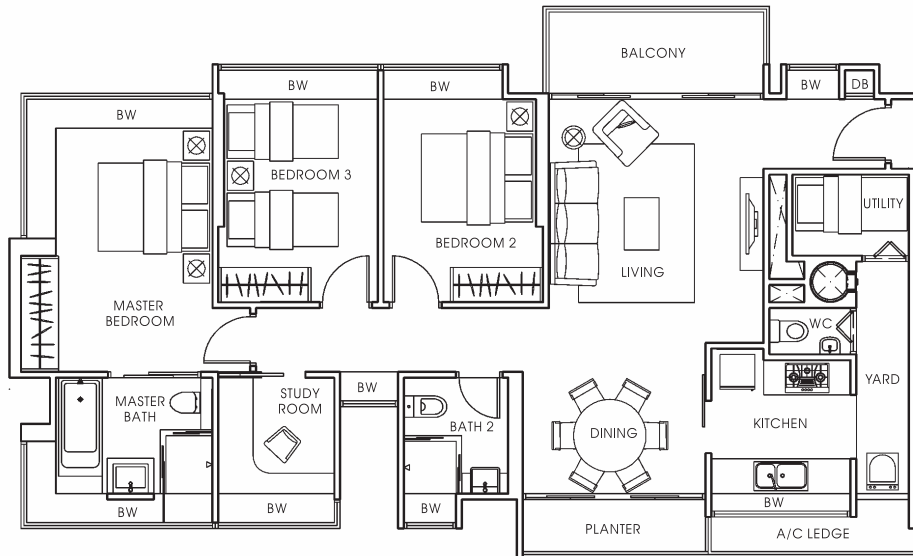


TYPE D (3-bedroom + study + utility)

#04-03 ~ #17-03

#04-08 ~ #17-08

Area : 1,313 sq ft / 122 sq m
(incl. balcony, planter & a/c ledge)

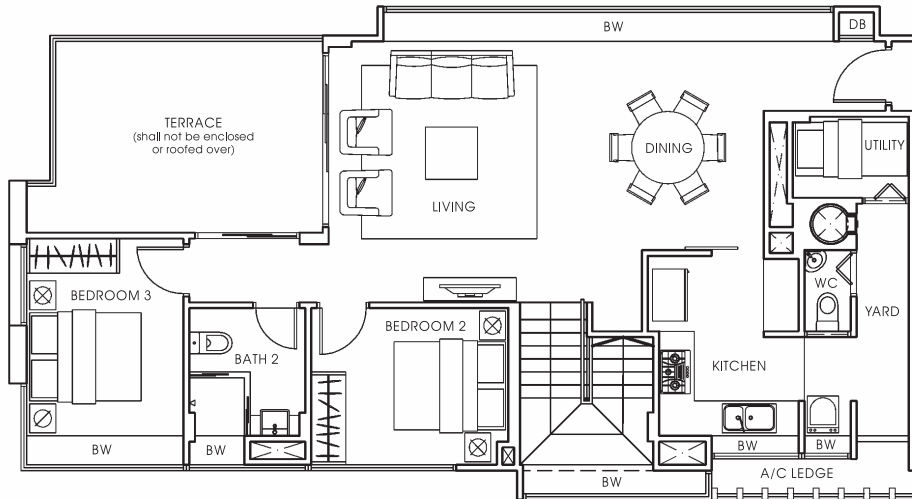


TYPE D-P (4-bedroom Penthouse + Family + Utility)

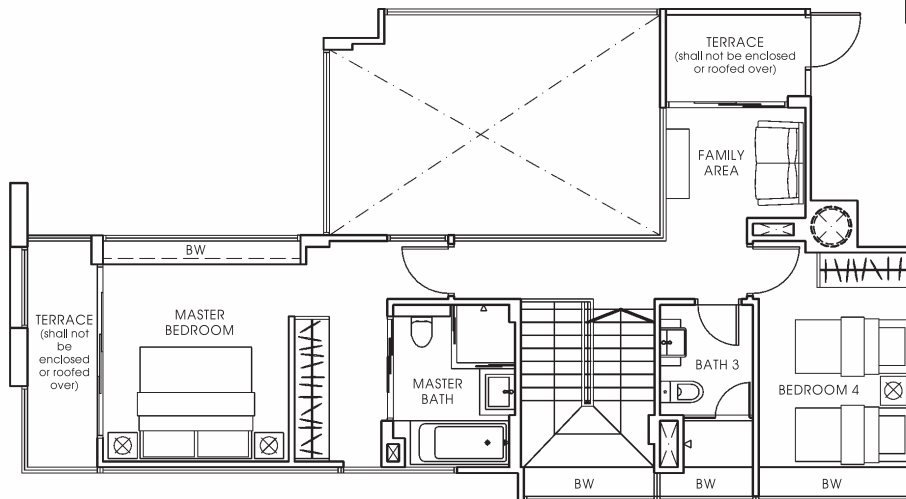
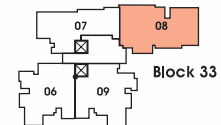
#18-03 & #18-08

Area : 2,293 sq ft / 213 sq m

(incl. terrace, a/c ledge & strata void)



Lower Storey



Upper Storey

Specifications

1. FOUNDATION

Piles foundation

2. SUB-STRUCTURE & SUPER-STRUCTURE

Reinforced concrete/precast reinforced concrete to Engineer's specifications

3. WALLS

- a) External : Brick and/or reinforced concrete wall
- b) Internal : Concrete block and/or brick and/or precast concrete wall with cement and sand plaster and/or dry wall system and/or skim coat (where applicable)

4. ROOF

Reinforced concrete flat roof with appropriate insulation (where applicable) and waterproofing

5. CEILING

For All Apartment Types

- a) Living, Dining, Bedrooms, Study Room*, Family Area*, Kitchen, Utility*, DB, Yard* and WC* : Skim coat and/or ceiling board with paint finish
- b) Bathrooms : Ceiling board with paint finish

For Common Area

- c) Lift Lobbies : Ceiling board with paint finish
- d) Carparks and Staircases : Skim coat with paint finish

6. FINISHES

a) Wall

For All Apartment Types

- i) Living, Dining, Bedrooms, Study Room*, Family Area*, Utility*, DB, Yard*, Balcony*, and Terrace* : Paint finish
- ii) Kitchen, Bathrooms and WC* : Tiles

For Common Area

- i) Lift Lobbies : Tiles and/or plaster and/or skim coat with paint finish
- ii) Corridors and Staircases : Cement and sand plaster and/or skim coat with paint finish

b. Floor

For All Apartment Types

- i) Living and Dining : Compressed marble with skirting
- ii) Bedrooms, Study Room* and Family Area* : Timber flooring with skirting
- iii) Bathrooms, Kitchen, Utility*, DB, Yard*, WC*, Balcony* and Terrace* : Tiles

For Common Area

- i) Lift Lobbies, Corridors, Staircases from 1st storey to 3rd Storey Landing : Tiles
- ii) Staircases from 3rd Storey upwards : Cement and sand screed

7. WINDOWS

Powder coated aluminium framed windows with glazing

8. DOORS

- a) Main Entrance : Approved fire rated timber door in veneer finish
- b) Bedrooms : Timber hollow core door in veneer finish
- c) Study Room* : Timber hollow core door in veneer finish and/or with glass panel
- d) Bathrooms : Timber hollow core door in veneer finish or powder coated aluminium framed glass door
- e) Kitchen : Timber hollow core door in veneer finish with glass panel

- f) Utility* and WC* : Slide and fold aluminium framed door with acrylic panel
- g) Balcony* and Terrace* : Powder coated aluminium framed glass door

IRONMONGERY

Selected quality locksets

10. Others

a) Balcony* For Types:

- i) B : Galvanized steel railing
- ii) C1, C2, C2-a, D : Tempered glass

b) Terrace* For Types:

- i) A-G, C1-G1, C1-G2, C2-G, C2-a, D-G1 and D-G2 : Tempered glass
- ii) B-P and D-P : RC parapet wall with tempered glass and/or with windows
- iii) C1-P and C2-P : RC parapet wall with tempered glass

c) Planter* for Types:

- i) B, D-G1, D-G2 and D : Galvanized steel railing
- ii) C2-P : RC parapet wall with tempered glass
- d) Internal Staircase* : Timber flooring and galvanized steel railing with timber handrail

11. SANITARY WARES AND FITTINGS

a) Master Bath For Types:

- i) A-G, C1-G1, C1-G2, C2-G, B, C1, C2 and C2-a
- 1 shower cubicle with shower mixer and hand shower set
 - 1 vanity basin with mixer tap
 - 1 water closet
 - 1 mirror with cabinet
 - 1 toilet paper holder

ii) D-G1, D-G2, D, B-P, C1-P, C2-P and D-P

- 1 long bath with bath/shower mixer and hand shower
- 1 shower cubicle with shower mixer and hand shower set
- 1 vanity basin with mixer tap
- 1 water closet
- 1 mirror or 1 mirror with cabinet
- 1 toilet paper holder

b) Bath 2* and Bath 3*

- 1 shower cubicle with shower mixer and hand shower set
- 1 vanity basin with mixer tap
- 1 water closet
- 1 mirror cum shelving
- 1 toilet paper holder

c) WC*

- 2 way tap with hand shower set
- 1 basin with tap
- 1 water closet
- 1 mirror
- 1 toilet paper holder

12. ELECTRICAL INSTALLATION

All electrical wiring is concealed except electrical wiring in conduits exposed above ceiling board and DB. Refer to Electrical Schedule for details

13. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard CP 33 : 1996

14. PAINTING

- a) External Wall : Texture coating and/or paint finish to designated areas
- b) Internal Wall : Paint finish

15. WATERPROOFING

Waterproofing to floors of Kitchen, Bathrooms, Yard*, WC*, Planter*, Balcony* and Terrace*

16. DRIVEWAY AND CARPARK

Driveway, 1st and 2nd Storey Carpark : Tiles and/or stone and/or pavers and/or reinforced concrete

17. FACILITIES

- a) Entrance Water Feature
- b) Lap Pool
- c) Water Jet Corner
- d) Bubble Jet Pool
- e) Heated Spa Pool
- f) Wading Pool with Rain Curtain Ring Jets
- g) Children's Playground
- h) BBQ Deck with Trellis
- j) Party Terrace
- k) Pool Deck
- l) Outdoor Reading Corner with Trellis
- m) Outdoor Shower Area
- n) Gymnasium
- o) Function Room
- p) Changing Rooms and Steam Rooms
- q) Pedestrian Side Gate

18. SOIL TREATMENT

Anti-termite soil treatment by Specialist, where applicable.

19. ADDITIONAL ITEMS

- a) Wardrobes : To all Bedrooms
- b) Kitchen Cabinets / Appliances : Kitchen cabinet with solid surface counter top complete with kitchen sink, built-in oven, cooker hood and gas hob
- c) Air-Conditioning : Split unit air-conditioning system to Living, Dining, all Bedrooms, Study Room* and Family Area*
- d) Intercom : Audio Intercom system to individual units (linked to Sentry Post, Lift Lobbies on 1st and 2nd storey)
- e) Television / Cable Vision : Refer to Electrical Schedule for details
- f) Local Area Network : Data point with Category 5e cables or other equivalent cabling for internet-ready connection in all Bedrooms and Study Room*.
- g) Wireless Internet Connectivity : To Pool Deck Area on 3rd Storey
- h) Mechanical Ventilation System : To Master Bath of Type A-G only
- j) Water Heaters : Hot water provision to Bathrooms and Kitchen
- k) Gas Supply : Town gas supply to Kitchen
- l) Card Access System : To selected locations
- m) Car Access System : Electronic parking system with the use of transponder
- n) Closed Circuit Television System : Surveillance cameras to lift lobbies at 1st, 2nd, 3rd storey and Pedestrian Side Gate
- o) Clothes Hanger : To Yard*

Note:

Marble, granite, slates are natural stone materials containing veins with tonality differences. There will be colour and marking 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.

As timber is a natural product, it is not possible to achieve total consistency of colour and grain in its selection and installation.

Air-conditioning system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters and clearing of condensate pipes to ensure good working condition of the system.

Layout/Location of wardrobes, kitchen cabinets and fan coil units are subject to Architect's sole discretion and final design.

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

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/Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit/Building is delivered to the Purchaser, Provided always that the Vendor shall not be answerable or responsible to the Purchaser for any failure on the part of the manufacturers and/or contractors and/or suppliers to maintain or repair any defects thereto.

The Purchaser is liable to pay annual fee, subscription fee and such other fee 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.

- * Study Room – for Type B, D-G1, D-G2 and D only
- * Yard and Bath 2 – for all types except Type A-G only
- * Bath 3 – for Types B-P, C2-P and D-P only
- * Utility and WC – for all types except Type A-G and B only
- * Balcony – for Type B, C1, C2-a, C2 and D only
- * Terrace – for Type A-G, B-P, C1-G1, C1-G2, C2-G, C2-a, C1-P, C2-P, D-G1, D-G2 and D-P only
- * Planter – for Type B, C2-P, D-G1, D-G2 and D only
- * Internal Staircase – for Type B-P, C1-P, C2-P and D-P only
- * Family area – for Type C1-P, C2-P and D-P only

ELECTRICAL SCHEDULE

	A-G	C1-G1 C1-G2	D-G1 D-G2	B	C1	C2-G C2 C2-a	D	B-P	C1-P	C2-P	D-P
LIGHTING POINT	8	15	19	12	15	17	19	22	23	29	29
13A SWITCH SOCKET OUTLET	9	18	18	11	18	18	18	16	23	21	21
TELEPHONE POINT	2	3	5	4	3	4	5	4	6	6	6
SCV TV POINT	2	3	5	3	3	4	5	4	6	6	6
BELL POINT	1	1	1	1	1	1	1	1	1	1	1
WATER HEATER POINT	1	2	3	2	3	2	3	3	3	3	4
COOKER HOOD POINT	1	1	1	1	1	1	1	1	1	1	1
GAS COOKER HOB POINT	1	1	1	1	1	1	1	1	1	1	1
OVEN POINT	1	1	1	1	1	1	1	1	1	1	1
ISOLATOR FOR A/C	2	2	2	2	2	2	2	3	3	3	3
DATA POINT	2	4	5	3	4	4	5	4	5	5	5

Another Quality Project brought to you by :

Hoi Hup Realty Pte Ltd

Established since 1983, Hoi Hup Realty Pte Ltd has developed over 900 private residential units since the mid 1990s and currently has over 500 units at different stages of development.

Through dedication and steadfast commitment, Hoi Hup's philosophy is to create living spaces that are of the highest level of style, comfort and functionality within an urban yet convenient locale. With a combination of quality interiors and distinctive designs, many of our properties have been extremely well received by the market and to date, our latest developments, Suites @ Cairnhill, The Ford at Holland and Waterford Residence have been fully sold. With a good reputation and years of expertise, Hoi Hup aspires to be the niche developer that adds a personal touch to all projects.



Suites @ Cairnhill at Cairnhill Road



Waterford Residence at Kim Yam Road



The Ford @ Holland at Ford Avenue

UNVEILING SOON:

- ~ Freehold Luxurious apartments at Killiney Road in Prime District 9
- ~ Freehold Cluster houses at Charlton Lane in District 19
- ~ Design, Build and Sell Scheme Public Housing at Boon Keng Road

Developer:



HOI HUP REALTY PTE LTD
2 Jalan Kilang Barat, #09-01 Panasonic Building,
Singapore 159346 Tel: 6222 6722 Fax: 6271 9282

A Member Of:



Developer: Hoi Hup Realty Pte Ltd (ROC: 198302097M) • Developer's Licence No: C0197 • Tenure of Land: Estate in fee simple • Lot No.: 4418A MK 25 at Ipoh Lane
• Building Plan No.: A1404-00220-2006-BP01 dated 24 April 2007 & A1404-00220-2006-BP02 dated 22 June 2007 • Expected Date of TOP: 30 June 2012 • Expected Date of Legal Completion: 30 June 2015

