

WILKIE 80

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NAME OF PROJECT : Wilkie 80  
ADDRESS OF PROJECT : 80 Wilkie Road S (228079)  
DEVELOPER : Macly Capital Pte Ltd  
TENURE OF LAND : Freehold (Estate in Fee Simple)  
LEGAL DESCRIPTION : Lots 277W, 470C & 615 M PT TS19  
PLANNING APPROVAL NO. : ES 2006 0714 R0201  
BUILDING PLAN NO. : A1276-0302-2007-BP01  
DEVELOPER'S LICENCE NO. : C 0205  
TOP NO LATER THAN : 31 Dec 2012  
LEGAL COMPLETION NO LATER THAN : 31 Dec 2015

Whilst 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 decor suggestions and none can be regarded as representation of fact. Areas are approximate measurements and subject to final survey.

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Interior consultant:



[www.lurve.com.sg](http://www.lurve.com.sg)

Brochure design by:

**AMELIA HOE**  
[AMELIAHOELM@YAHOO.COM.SG](mailto:AMELIAHOELM@YAHOO.COM.SG)



Savour the sense of freedom...



Featuring 50 sophisticated units, nestled in lush greenery in the city, presenting an elegant and exciting lifestyle.



A world of tranquility and serenity.





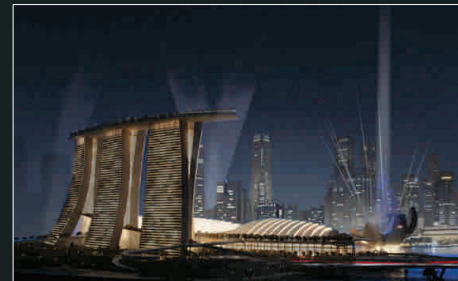
Artist's Impression Only





Enjoy a quiet morning at Emily park, catch up or shop with friends, enlighten your sense at the Esplanade and the surrounding educational hubs, experience the buzz with the Integrated Resort, with major expressway and mrt station minutes away, travelling is effortless.







Refresh in the pool, or work out at the gymnasium, or simply enjoy a barbecue gathering with friends and family.



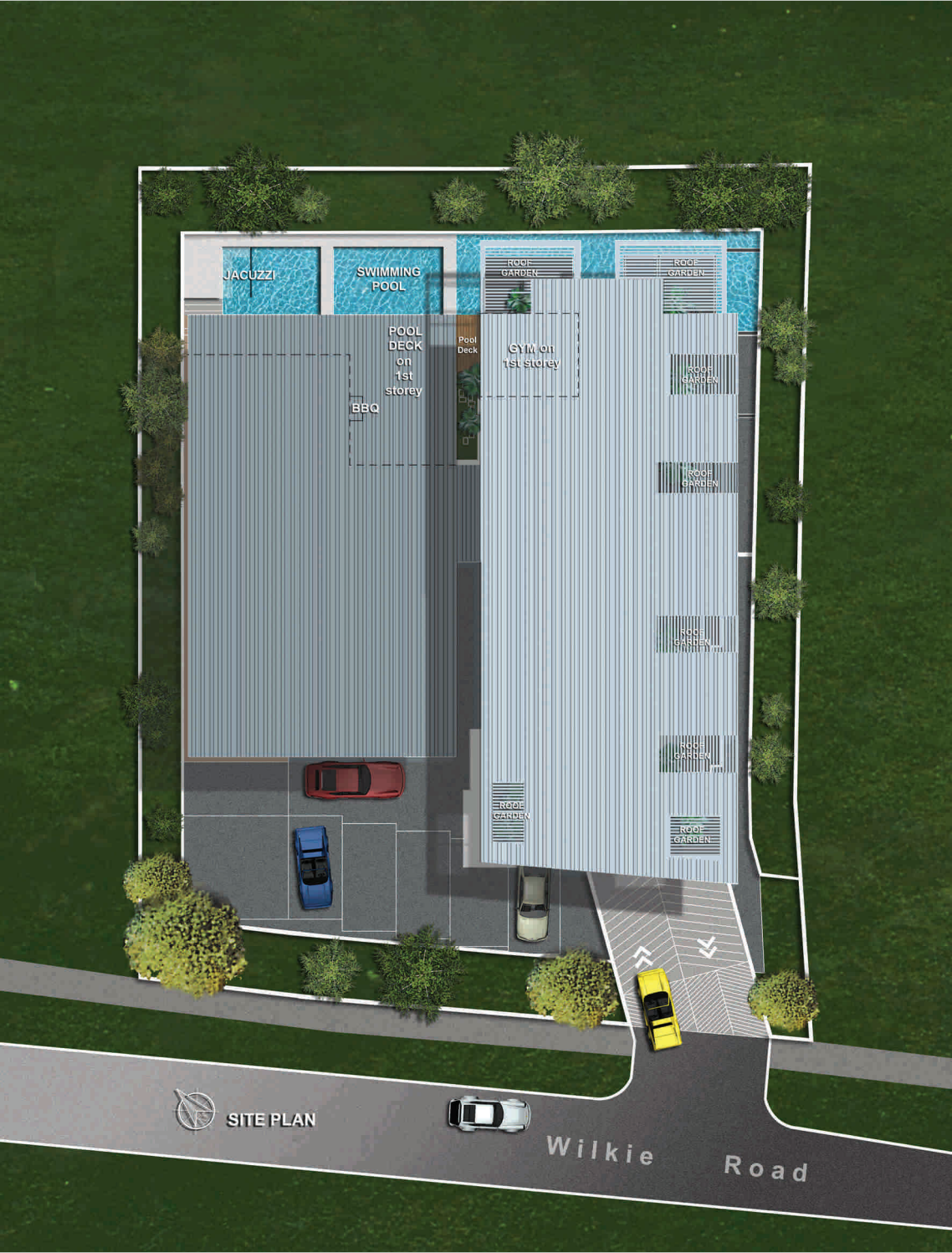




Born to dream...



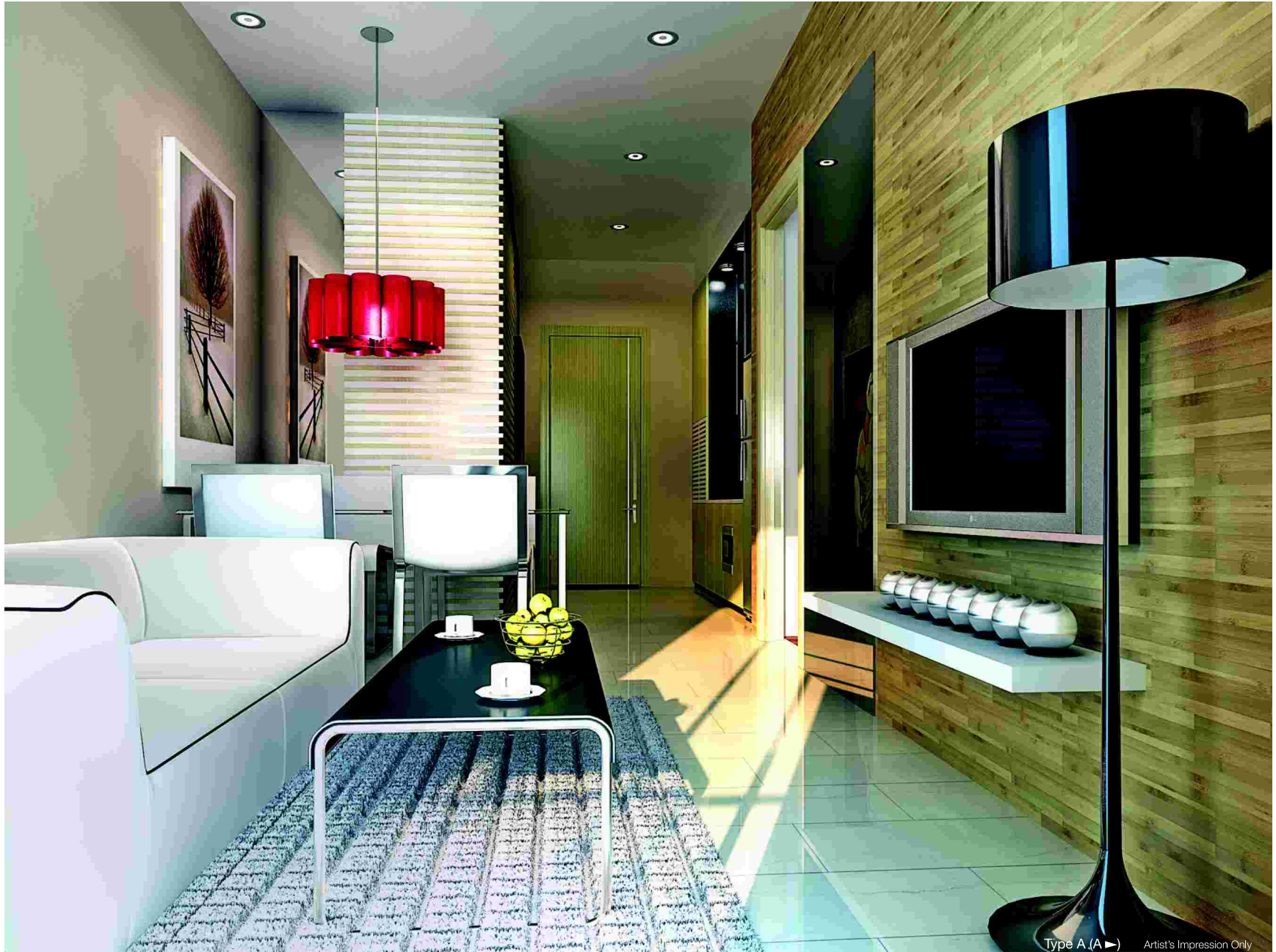
# SITE PLAN





Every unit features clean lines design with functional layouts that bring convenience to everyday life.







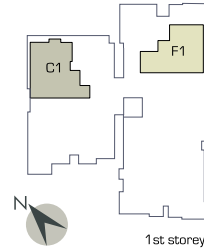
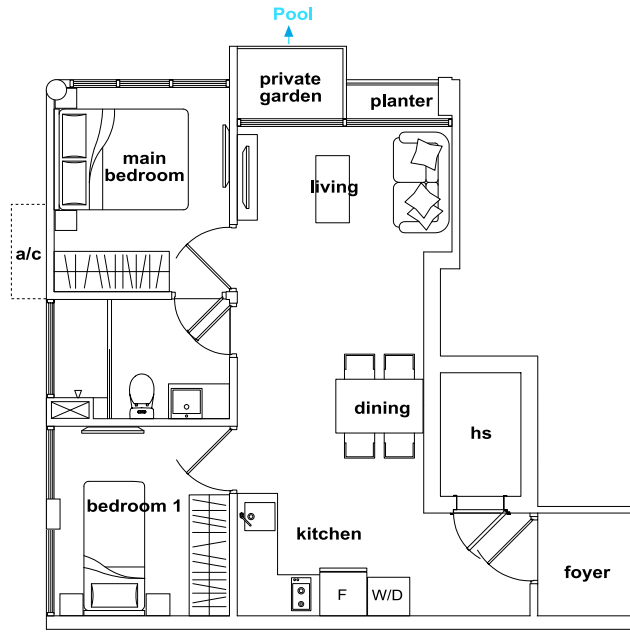
Quality fittings. Minimum maintenance.



TYPE **C1**  
2 bdrm  
603 sq ft

#01-03

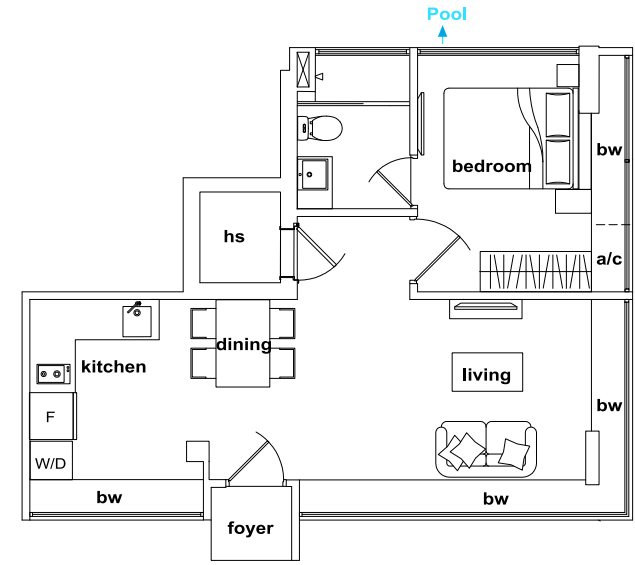
Pool Side



TYPE **F1**  
1 bdrm  
549 sq ft

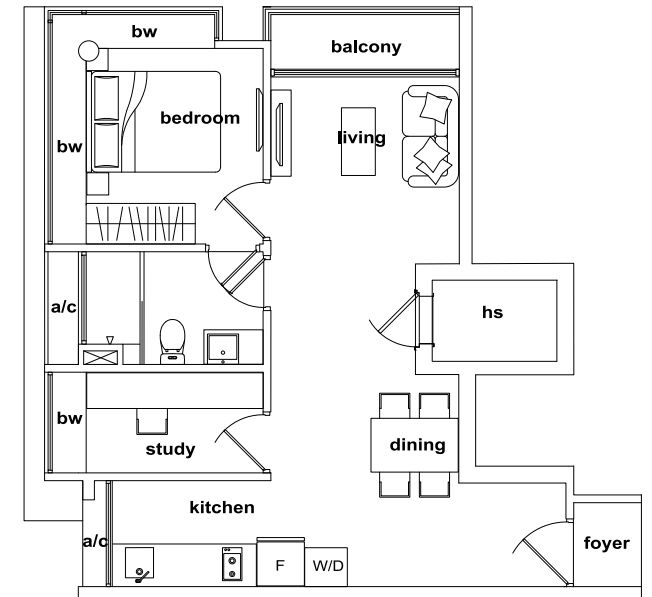
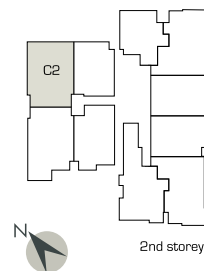
#01-06

Pool Side



TYPE **C2**  
1+1 bdrm  
635 sq ft

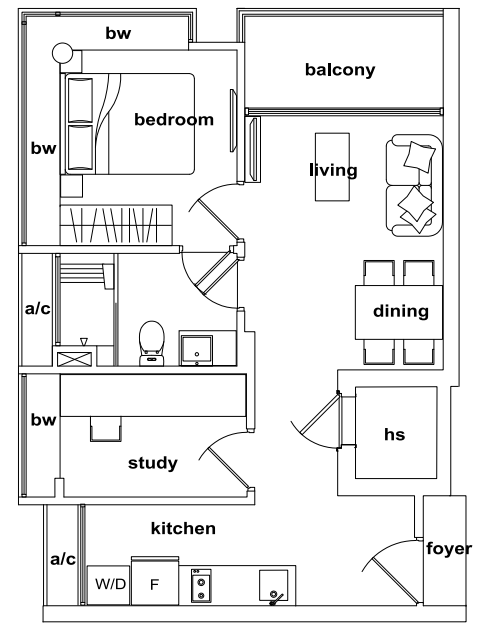
#02-03



**TYPE C**  
 1+1 bdrm  
 592 sq ft

#03-03\*  
 #04-03  
 #05-03

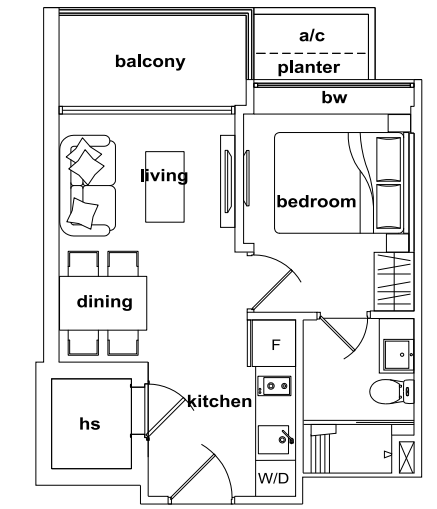
\*No sunken bath



**TYPE D**  
 1 bdrm  
 420 sq ft

#03-04\*  
 #04-04\*  
 #05-04

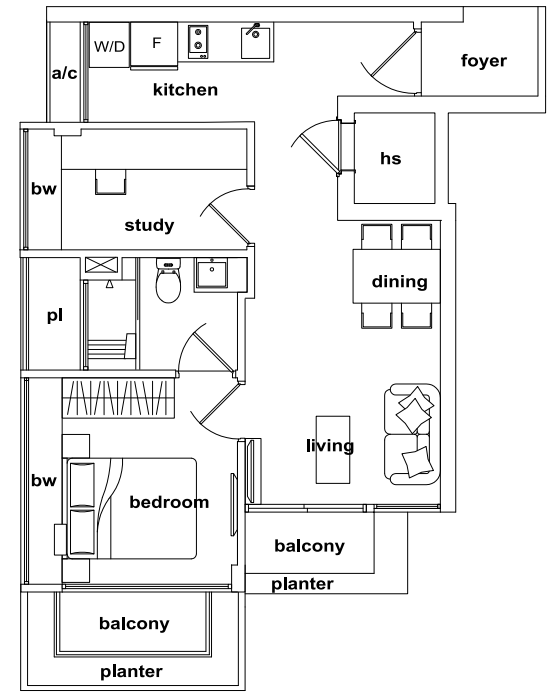
\*No sunken bath



**TYPE B**  
 1+1 bdrm  
 635 sq ft

#03-02\*  
 #04-02  
 #05-02

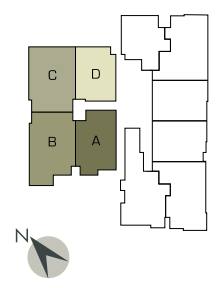
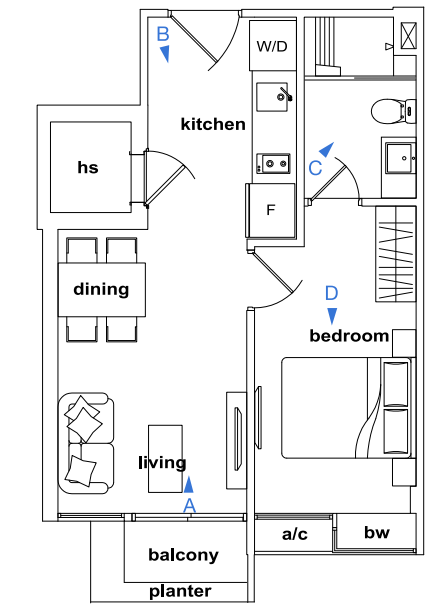
\*No sunken bath



**TYPE A**  
 1 bdrm  
 474 sq ft

#03-01\*  
 #04-01  
 #05-01

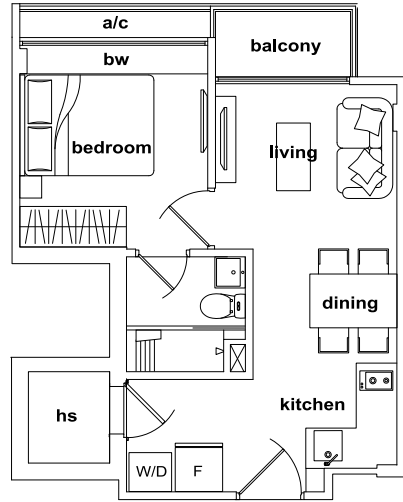
\*No sunken bath





**TYPE D1**  
1 bdrm  
398 sq ft

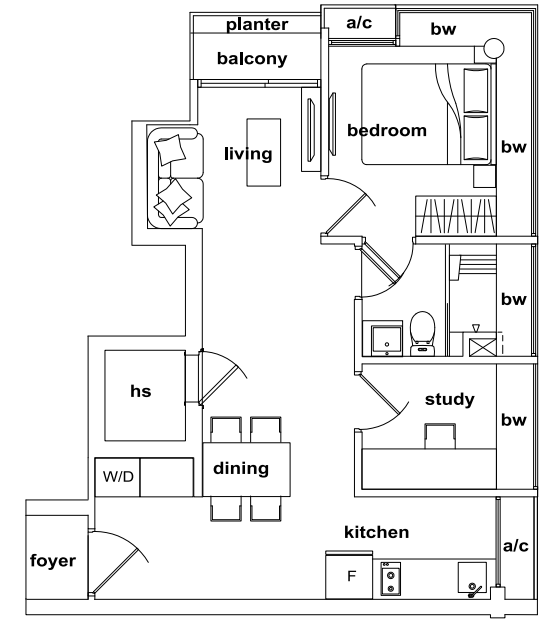
#02-04



**TYPE F**  
1+1 bdrm  
581 sq ft

#02-06\*  
#03-06  
#04-06  
#05-06  
#06-06

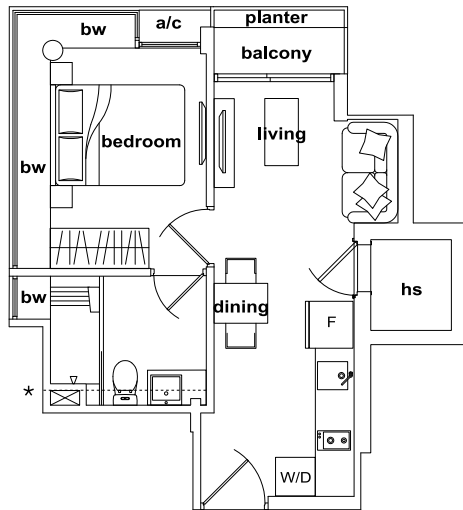
\*No sunken bath



**TYPE E**  
1 bdrm  
398 sq ft

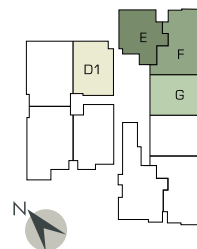
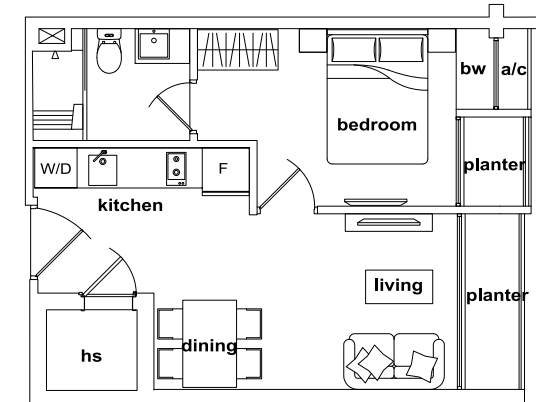
#02-05\*  
#03-05  
#04-05  
#05-05  
#06-05

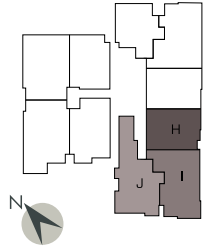
\*No sunken bath  
388 sq ft



**TYPE G**  
1 bdrm  
441 sq ft

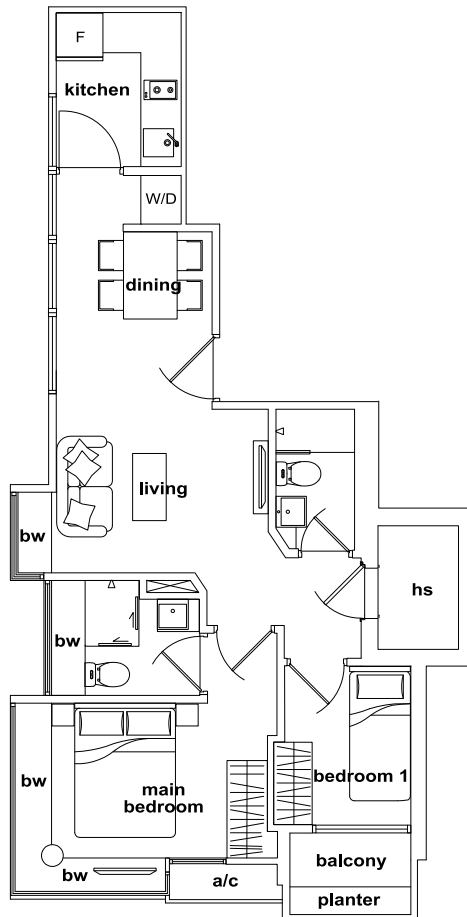
#02-07  
#03-07  
#04-07  
#05-07  
#06-07





**TYPE J**  
2 bdrm  
603 sq ft

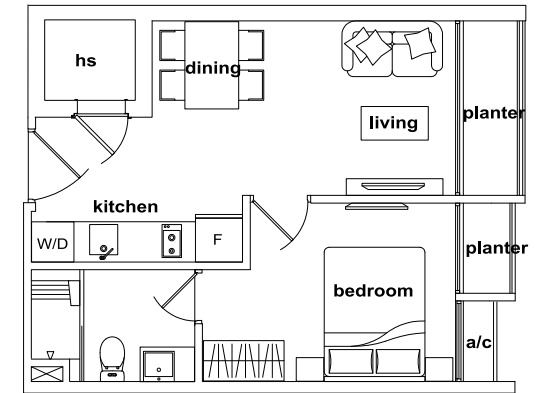
- #02-10
- #03-10
- #04-10
- #05-10
- #06-10



**TYPE H**  
1 bdrm  
431 sq ft

- #02-08\*
- #03-08
- #04-08
- #05-08
- #06-08

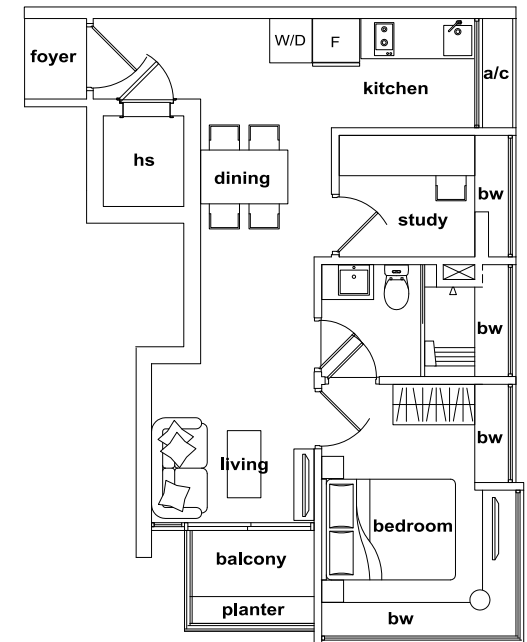
\*No sunken bath



**TYPE I**  
1+1 bdrm  
560 sq ft

- #02-09\*
- #03-09
- #04-09
- #05-09
- #06-09

\*No sunken bath





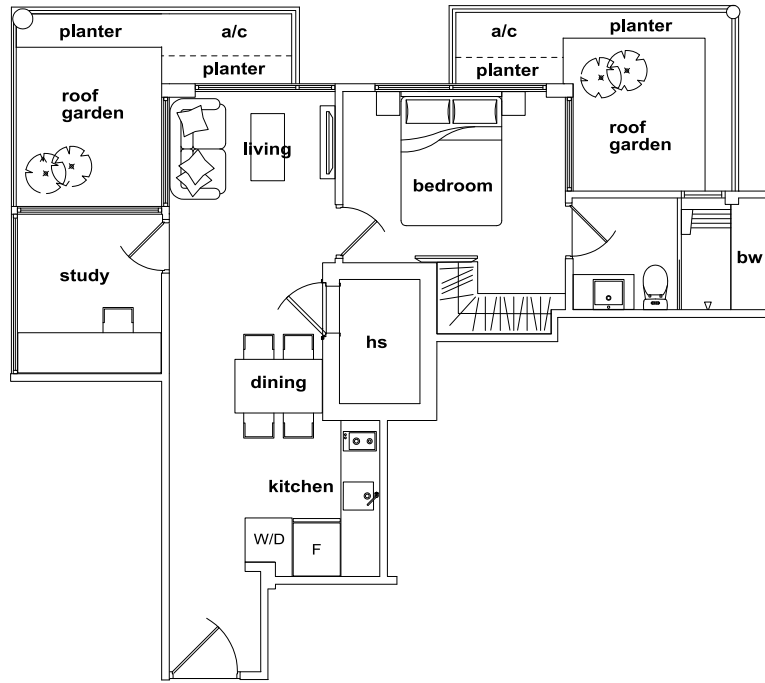
Type PHD (Y▶) Artist's Impression Only



Penthouses with roof garden bring the outdoor to indoors.

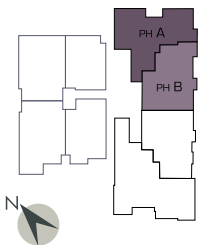
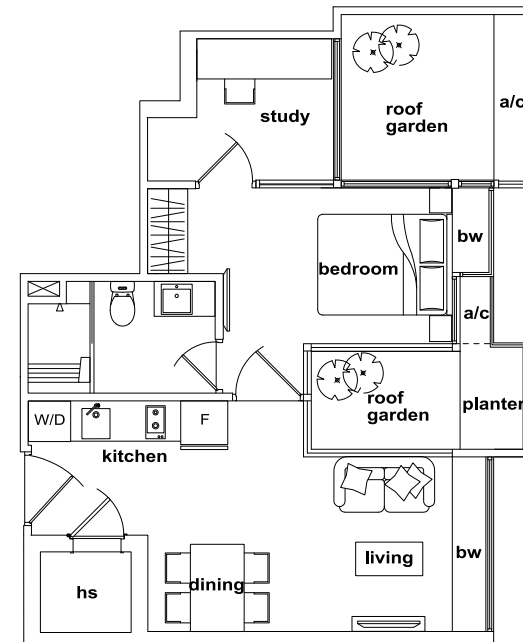


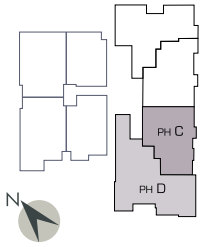
PH A  
 1+1 bdrm  
 710 sq ft  
 #07-05



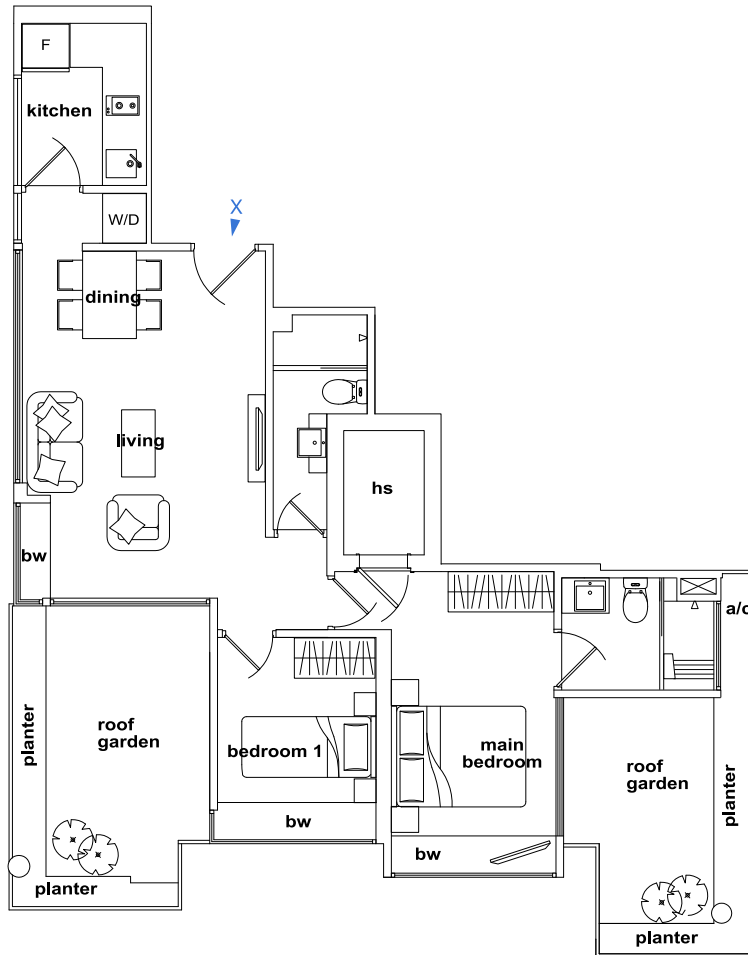
PH B  
 1+1 bdrm  
 624 sq ft  
 #07-07

■ Garden Surround

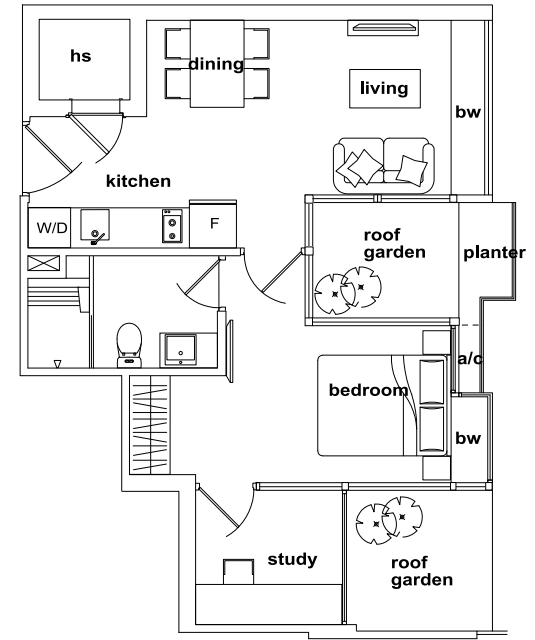




PH D  
2 bdrm  
915 sq ft  
#07-10



PH C  
1+1 bdrm  
603 sq ft  
#07-08  
Garden Surround



**SPECIFICATION**

- FOUNDATION** : Bored Piles to engineer’s design
- SUPERSTRUCTURE** : Reinforced concrete using Grade 30 concrete manufactured from Portland Cement complying with SS26, steel reinforcement bar complying with SS22.
- WALLS** : a) External Wall  
Clay bricks and/or concrete blocks finished with cement plaster.
- b) Internal Wall  
Clay bricks and/or concrete blocks finished with cement plaster and/or dry/lightweight wall panel.
- ROOF** : Reinforced concrete flat roof and/or metal roof. Roof structure of reinforced concrete and/or tenalised timber and/or mild steel.
- CEILING** : Water resistance ceiling board and/or fiber gypsum plasterboard and/or skim coat with emulsion paint finish.
- FINISHES** : a) Wall
- i) Internal
- Ceramic/Porcelain/Homogenous and/or mosaic tiles to ceiling height for kitchen (visible area) and bathrooms.
  - Cement plaster for living, dining, bedroom and study (if any).
  - Skim coat plaster to house shelter as per requirement of authority.
- ii) External/Common Area
- Cement plaster.
  - Selected area with Ceramic/Porcelain/Homogenous tiles and/or stones.
- b) Floor
- i) Internal
- Marble with timber skirting for living, dining and kitchen(Except Type J and PH D).
  - Ceramic/Porcelain/Homogenous tiles and/or stones for bathroom, kitchen(Type J and PH D) and house shelter.
  - Random teak strips for bedroom and study (if any).
- ii) External (If any)
- Ceramic/Porcelain/Homogenous tiles and/or stones for balcony and roof garden.
- iii) Common Area
- Ceramic/Porcelain/Homogenous tiles and/or stones for walkway, foyer, corridor, lobby, apron, terrace, toilet, shower point, pool deck, gymnasium and BBQ area.
  - Cement screed with nosing tiles, and/or ceramic/homogenous tiles and/or stones for staircase.
- WINDOWS** : Aluminium with glass.
- DOORS** : Aluminium with glass/acrylic or decorative timber or decorative timber with glass panel or glass panel. Steel door for house shelter as per requirement of authority. Main door with security release/intercom.
- SANITARY WARES/ FITTINGS** : a) Internal Area
- i) Main Bathroom
- 1 shower with shower screen, overhead shower and shower/bath mixer
  - 1 vanity top complete with basin and mixer tap
  - 1 water closet
  - 1 mirror
  - 1 paper holder
- ii) Bathroom (if any)
- 1 shower with shower screen, shower head and shower/bath mixer
  - 1 vanity top complete with basin and mixer tap
  - 1 water closet
  - 1 mirror
  - 1 paper holder
- iii) Kitchen
- 1 kitchen sink with tap
- ELECTRICAL INSTALLATION** : All electrical wiring to be in concealed conduits and main in surface trunking/pipes. Where there is a false ceiling, the electrical wiring above false ceiling is in exposed conduits. Mechanical ventilation provided in bathroom (if required). Heater of “Ariston” or equivalent. Refer to Electrical Schedule for details.
- TV/FM/TELEPHONE** : The number of TV/FM/telephone points – please refer to the Electrical Schedule for details.
- LIGHTNING PROTECTION** : Lightning protection system shall be in accordance to Singapore Standard CP33:1996.
- PAINTING** : Water-based emulsion paint for living, dining, bedroom,study (if any) and house shelter. Oil-based base coat and water-based finishing coat paint for external.
- WATERPROOFING** : Waterproofing to reinforced concrete flat roof and bathroom.

- PARKING** : Total 50 car park lots with metal and/or concrete and/or ceramic and/or stone finish. Consist of 31 mechanical lots (13 lots car dimension H1.85m x W1.8m x L5m, 18 lots car dimension H1.55m x W1.85m x L5m), 10 Basement lots and 9 first floor lots.
- RECREATION FACILITIES** : a) Swimming Pool of approximate size 24m x 3.3m.  
b) Jacuzzi of approximate size 1.5m x 3.3m.  
c) Air-con gymnasium of approximate size 4.5m x 3m.  
d) BBQ
- ADDITIONAL ITEMS**
- AIR-CONDITIONERS** : Split-unit system air conditioner (“Daikin” or equivalent) provided in living, dining, bedroom, study (if any) and gymnasium.
- CABINET & WARDROBE** : Kitchen cabinet with stainless steel sink. Cooker hob and hood provided. Wardrobe provided in all bedrooms.
- LOCKS** : All locks are of “Vbh” or equivalent.
- RAILING** : Mild steel for common stair railing. Steel and/or glass for other railings.
- LIFT** : 1 passenger lift (“Kone” or equivalent) from first floor to 7th floor.
- INTERCOM** : Audio intercom to apartments.

**Note:**

- 1)**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 pre-polished before laying and care had 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. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.
- 2)**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.
- 3)**Materials, Fittings, Equipment, Finishes, Installations and Appliances:** Brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect’s selection, market availability and the sole discretion of the Vendor.
- 4)**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 Provider (ISP) or any other relevant party or any other 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.
- 5)**Internet Access:** If the purchaser requires internet access, the purchaser will have to make direct arrangements with the Internet Service 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.
- 6)**Air-conditioning System:** 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.
- 7)**Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards:** Layout/location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to architects’ sole discretion and final design.

**ELECTRICAL SCHEDULE:**

UNIT TYPE		D	E	S	C	R	I	P	T	I	O	N
		Lighting Point	13A Single Socket	13A Double Socket	Telephone Outlet	TV/SCV Outlet	Water Heater Switch	Bell Point	Cooker Point	Isolator		
Residence	A	9	10	3	3	3	1	1	1	1	1	1
	B	12	10	5	4	4	1	1	1	1	1	1
	C	11	9	4	4	4	2	1	1	1	1	1
	C1	11	9	4	4	4	2	1	1	1	1	1
	C2	11	9	4	4	4	2	1	1	1	1	1
	D	8	6	4	3	3	1	1	1	1	1	1
	D1	8	8	4	4	3	1	1	1	1	1	1
	E	7	9	3	3	3	1	1	1	1	1	1
	F	11	10	5	4	4	1	1	1	1	1	1
	F1	8	9	4	3	3	1	1	1	1	1	1
	G	10	9	3	3	3	1	1	1	1	1	1
	H	10	9	3	3	3	1	1	1	1	1	1
	I	11	10	4	4	4	1	1	1	1	1	1
	J	12	11	4	4	4	2	1	1	1	1	1
Penthouse	PH A	13	10	4	4	4	1	1	1	1	1	1
	PH B	12	9	4	4	4	1	1	1	1	1	1
	PH C	12	8	4	4	4	1	1	1	1	1	1
	PH D	12	11	4	4	4	1	1	1	1	1	1