



CITY DEVELOPMENTS LIMITED
6877 1818

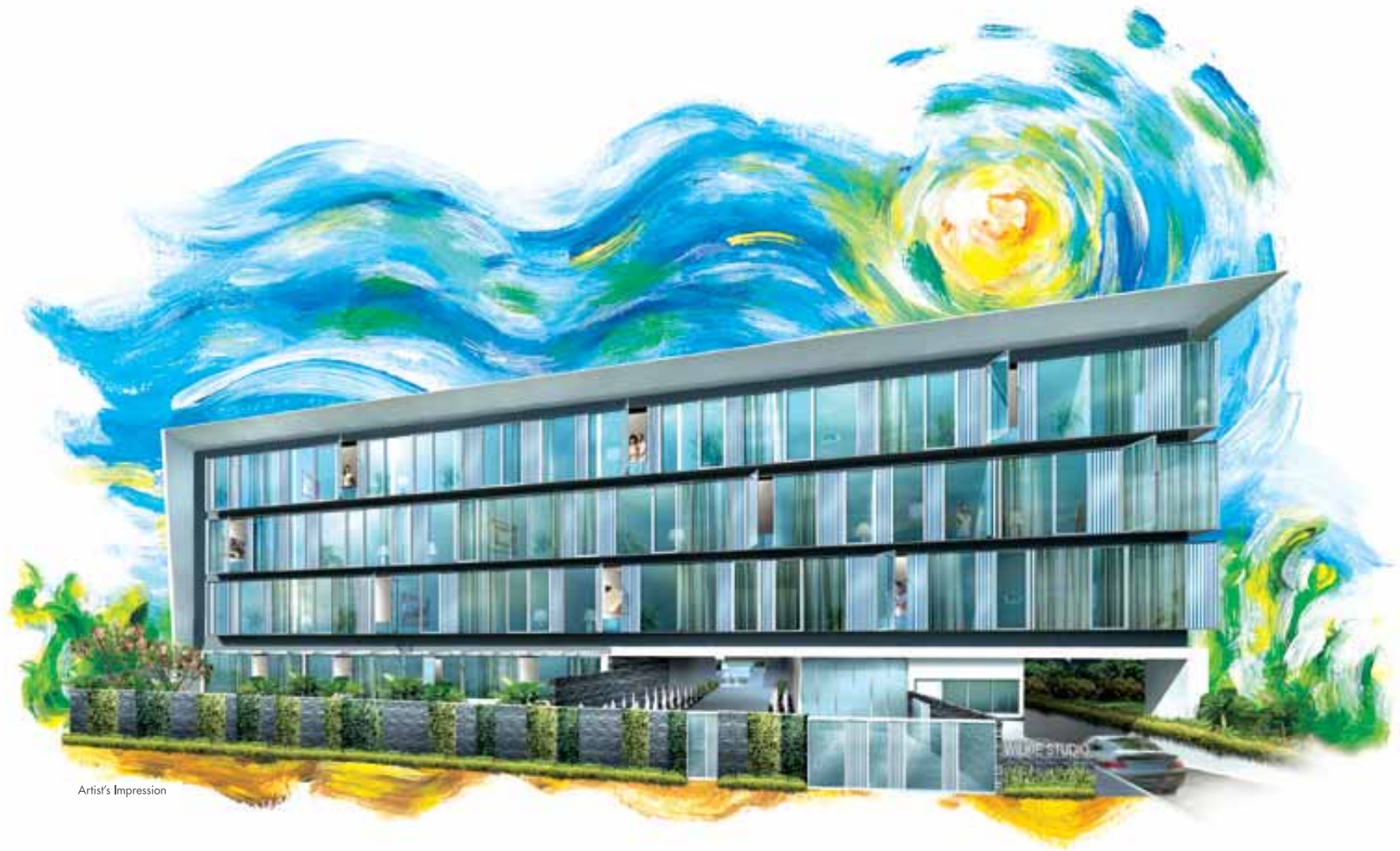
36 Robinson Road #20-01 City House Singapore 068877
Website: www.cdl.com.sg

Project Details • Developer: City Developments Limited (Co. Regn. No. 196300316Z) • Tenure of Land: Estate in Fee Simple (Freehold) • Lot No.: 130V and 99337N TS 19 at Wilkie Road • Developer Licence No.: B1218 (Amendment 1) • Building Plan Approval No. & Date: A0781-00003-2006- BP01 (21/06/2007), A0781-00003-2006- BP02 (23/07/2007) • Expected Date of TOP: 31st March 2011 • Expected Date of Legal Completion: 31st March 2014

Consultants' Details • Architect: ADDP Architects • Landscape Consultant: Site Concept International Pte Ltd • M&E Engineer: Belmacs Pte Ltd • Quantity Surveyor: KPK Quantity Surveyors Singapore Pte Ltd • Interior Designer: Index Design Pte Ltd • C&S Engineer: KTP Consultants Pte Ltd

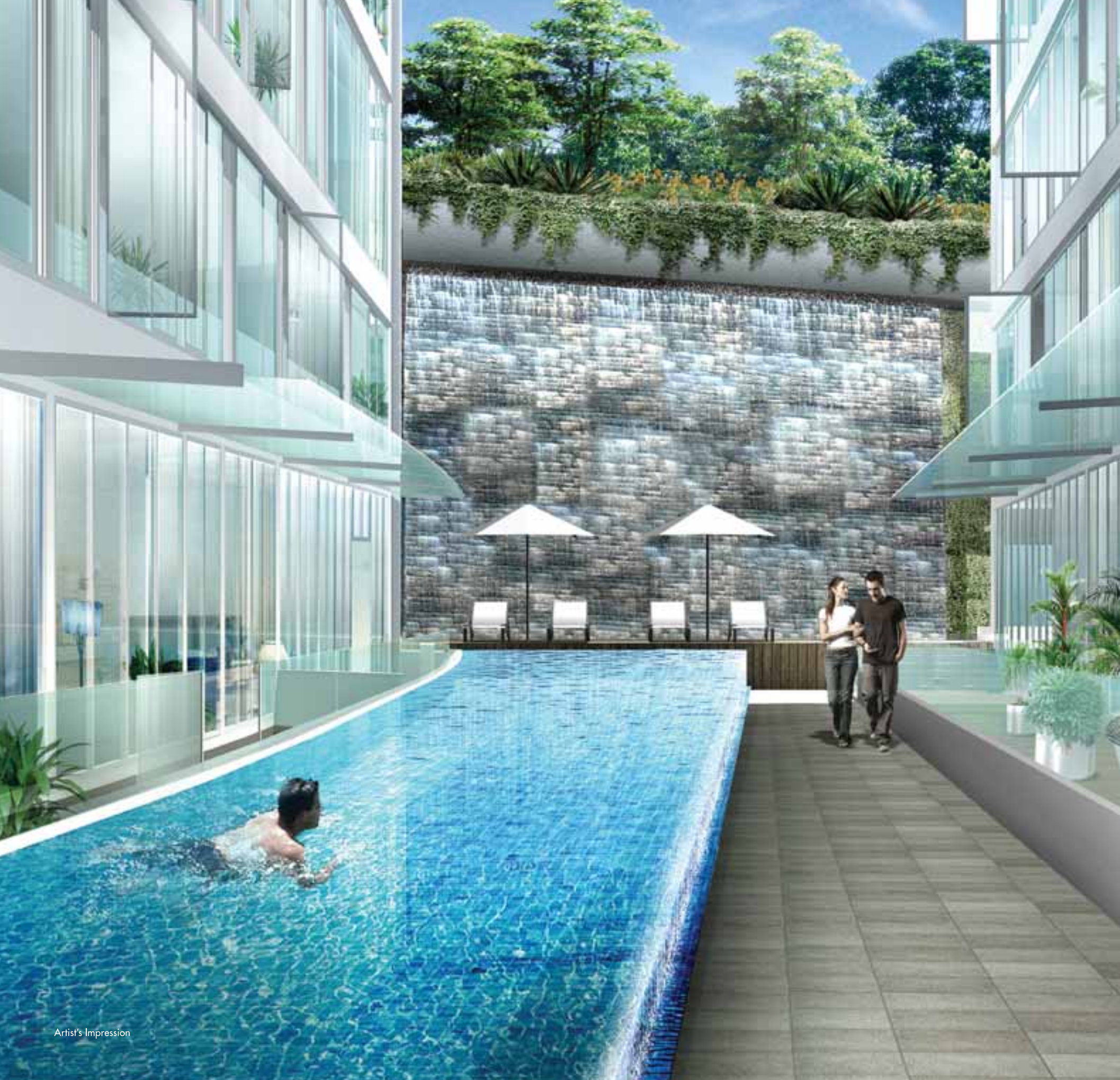
Reasonable care has been taken in the preparation of this brochure, and the construction of the scale model and the show-flat (collectively "the Collaterals"), but the developer does not warrant the accuracy of the Collaterals. The statements, information and depictions in the Collaterals may not be relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. In particular, visual representations such as pictures and drawings are artist's impressions only, and are not representations of fact. All information contained in the Collaterals, including plans and specifications, are current at the time of printing, and are subject to such changes as are required by the developer or the relevant authorities. The floor areas stated in the brochure are approximate measurements and subject to final survey. The plans incorporate amendments to the approved plan No. BP A0781-00003-2006-BP02. The amendments are subject to approval by the relevant authority.

Wilkie Studio



Artist's Impression

Floor Plans





Wilkie Studio

The New Art of Living

Discover a quiet sanctuary, an opulent metropolis and a creative paradise, all in one desirable address.

Nestled within the tranquil and prestigious enclave of District 9, Wilkie Studio is a 40-unit freehold boutique residence offering a luxurious range of 1- to 4-bedroom apartments and penthouses. With its simple, elegant architecture, this chic abode extends to you a world of modern sophistication.

Wilkie Studio's unique location lets you enjoy close proximity to the Central Business District, and with the Dhoby Ghaut and Little India MRT stations just a short walk away, a host of conveniences and amenities are well within your reach.

Indulge in the city's extravagances, with the decadent shopping belts at Orchard Road and Bugis Street mere minutes away. Enrich your artistic flair, exploring Singapore's arts and cultural hub around the corner. And repose in the idyllic charm of nature at Mount Emily Park, a private oasis of verdant greenery, right at your doorstep.

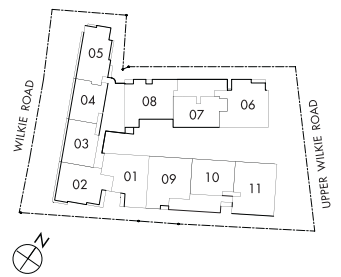
From the exciting, to the inspiring, to the calming - enjoy it all. That's the new art of living, exclusively at Wilkie Studio.

Site Plan



Legend:

- | | | | |
|----|---------------------|----|------------------------|
| A. | Pedestrian Entrance | H. | Pool |
| B. | Entrance Plaza | I. | Spa Pool |
| C. | Water Feature | J. | Sun Deck |
| D. | Guard House | K. | Cascading Feature Wall |
| E. | Restroom | L. | Green Feature Wall |
| F. | Gymnasium | M. | Feature Wall |
| G. | Reflective Pool | | |




Schematic Diagram

Wilkie Studio 86 Wilkie Road

Roof Terrace	PHC1 #04-01	PHD1 #04-02		PHC2 #04-03		PHC3 #04-05		PHC4 #04-06		PHC5 #04-08		PHC6 #04-09		PHC7 #04-11
Level 4								A1 #04-07				A2 #04-10		
Level 3	C1 #03-01	C2 #03-02	B1 #03-03	B2 #03-04	C3 #03-05		C4 #03-06	B3 #03-07	C5 #03-08		C6 #03-09	B4 #03-10	C7 #03-11	
Level 2	C1 #02-01	C2 #02-02	B1 #02-03	B2 #02-04	C3 #02-05		C4 #02-06	B3 #02-07	C5 #02-08		C6 #02-09	B4 #02-10	C7 #02-11	
Level 1				B2P #01-04	C3P #01-05		DC1P #01-06	A1P #01-07	DC2P #01-08		C6P #01-09	A2P #01-10	DC3P #01-11	
Basement														

Legend:

 Type A 1-Bedroom + Study Apartment

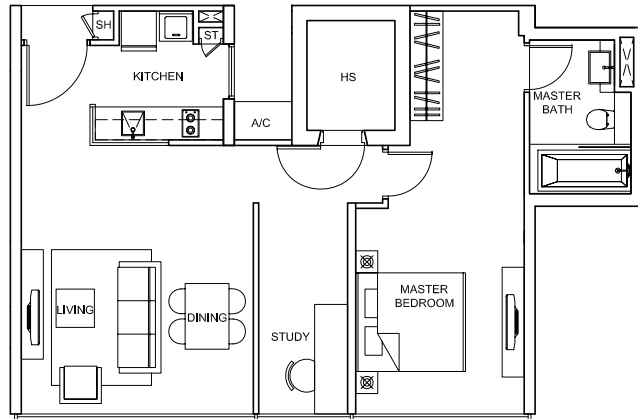
 Type B 2-Bedroom Apartment

 Type C 3-Bedroom Apartment

 Type DC 3- or 4-Bedroom Apartment (with courtyard and private carpark)

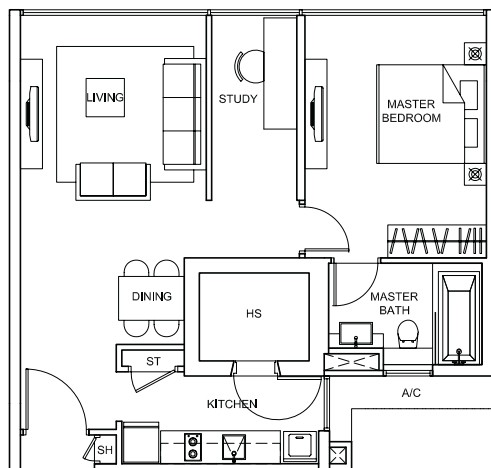
 Type PH Penthouse

1-Bedroom + Study Apartment



TYPE A1

73 sq m (786 sq ft)
#04 - 07

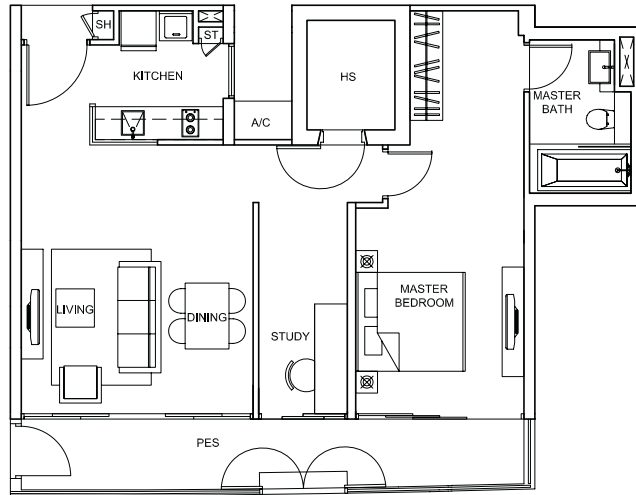


TYPE A2

69 sq m (743 sq ft)
#04 - 10

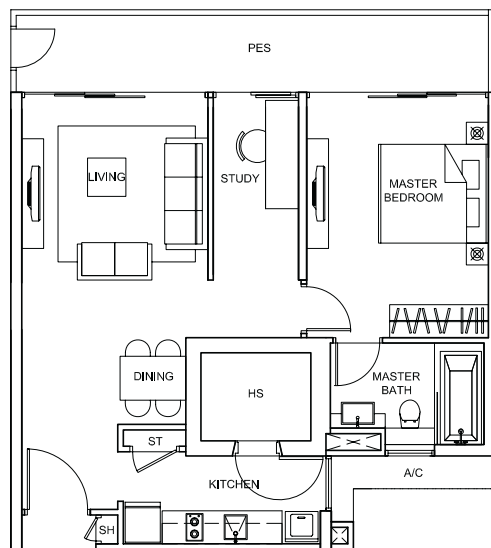
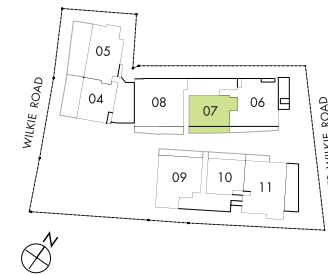


1-Bedroom + Study Apartment



TYPE A1P

86 sq m (926 sq ft)
#01 - 07

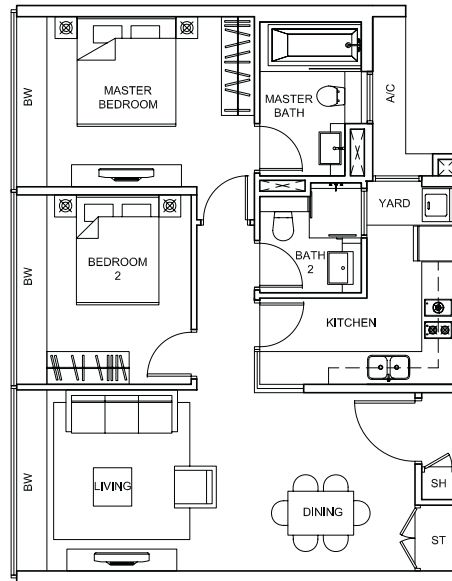


TYPE A2P

82 sq m (883 sq ft)
#01 - 10



2-Bedroom Apartment

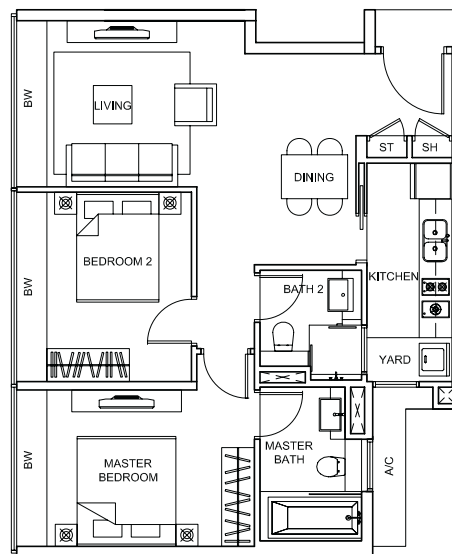
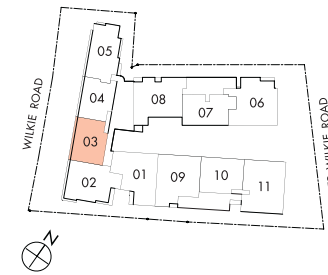


TYPE B1

80 sq m (861 sq ft)

#02 - 03

#03 - 03



TYPE B2

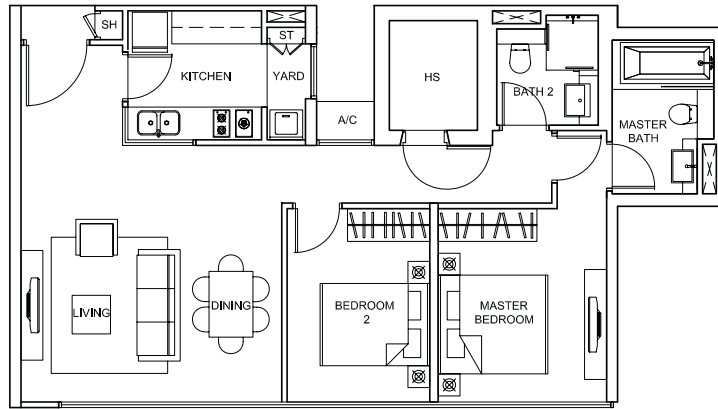
74 sq m (797 sq ft)

#02 - 04

#03 - 04



2-Bedroom Apartment

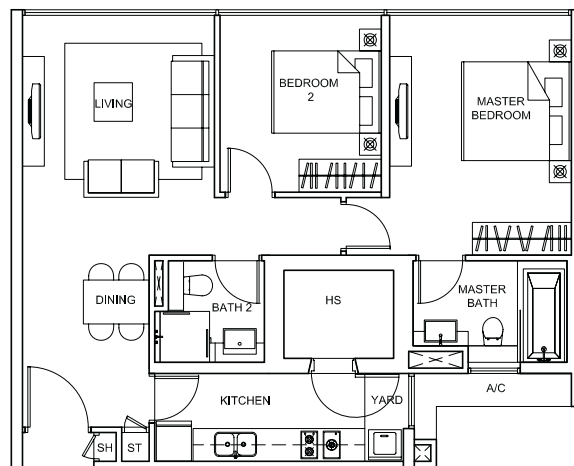


TYPE B3

83 sq m (893 sq ft)

#02 - 07

#03 - 07

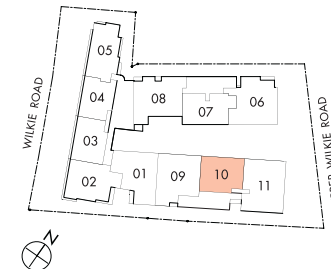


TYPE B4

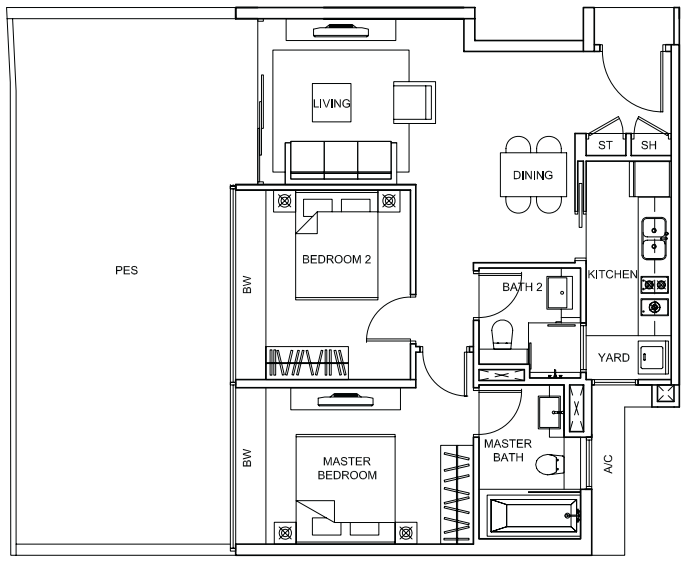
81 sq m (872 sq ft)

#02 - 10

#03 - 10



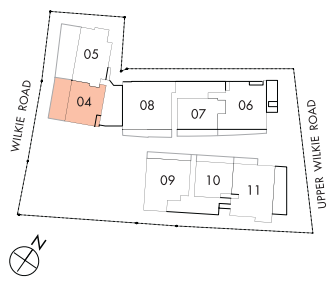
2-Bedroom Apartment



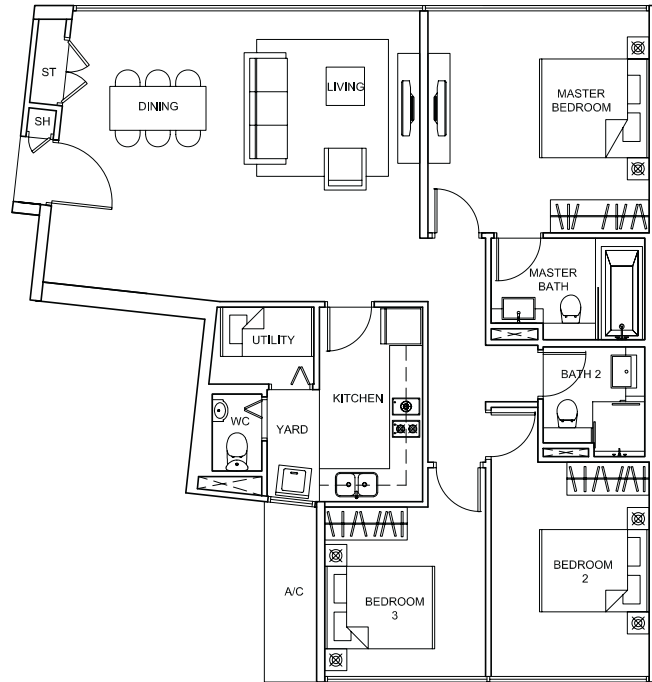
TYPE B2P

114 sq m (1,227 sq ft)

#01 - 04



3-Bedroom Apartment

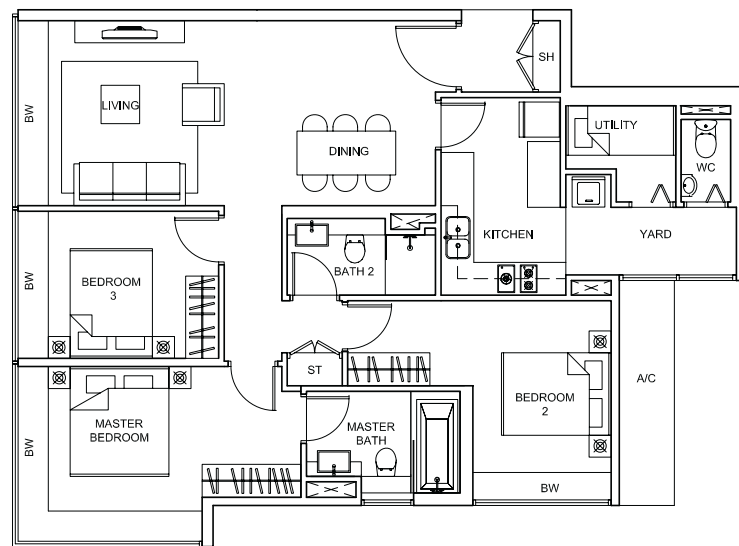
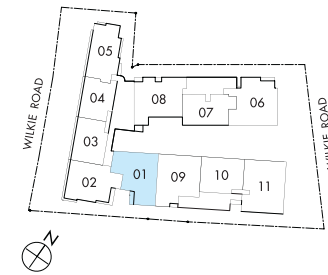


TYPE C1

113 sq m (1,216 sq ft)

#02 - 01

#03 - 01

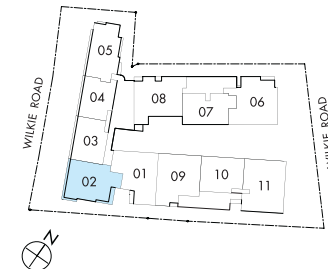


TYPE C2

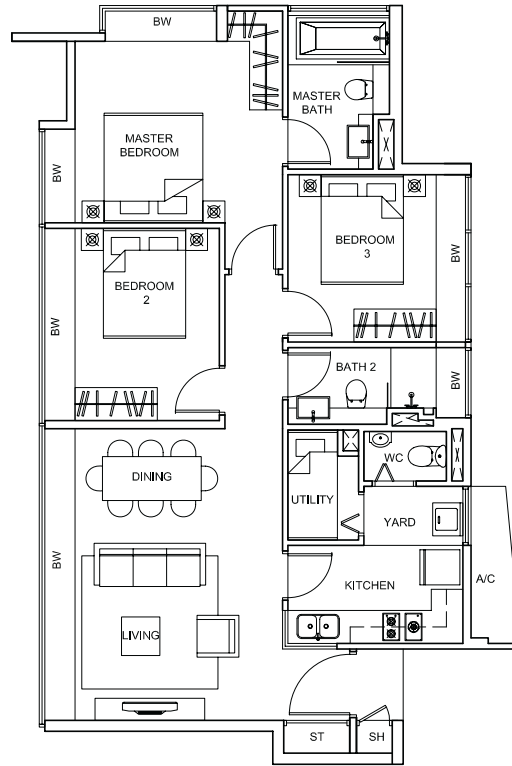
108 sq m (1,163 sq ft)

#02 - 02

#03 - 02



3-Bedroom Apartment

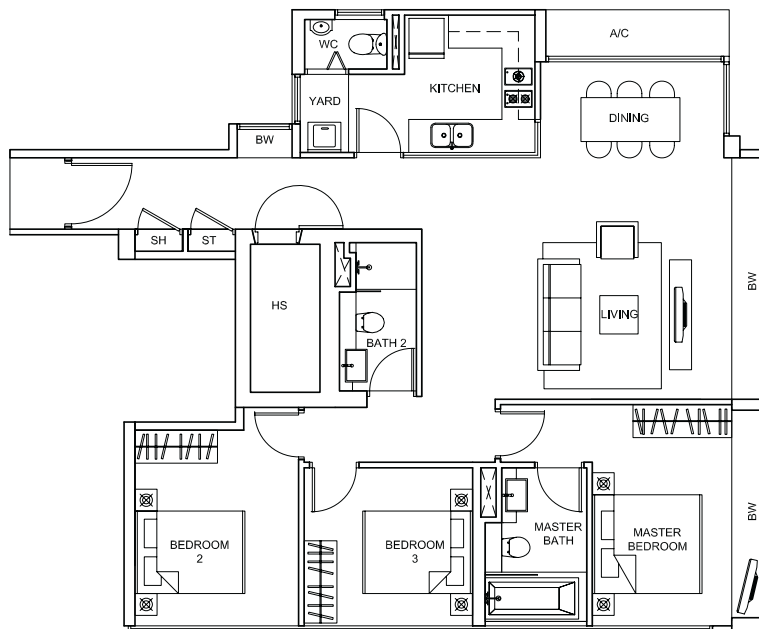
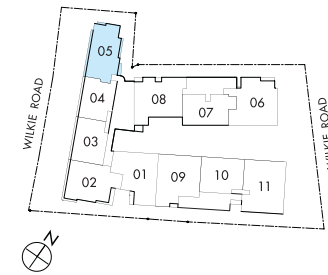


TYPE C3

97 sq m (1,044 sq ft)

#02 - 05

#03 - 05

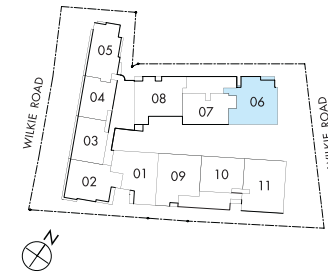


TYPE C4

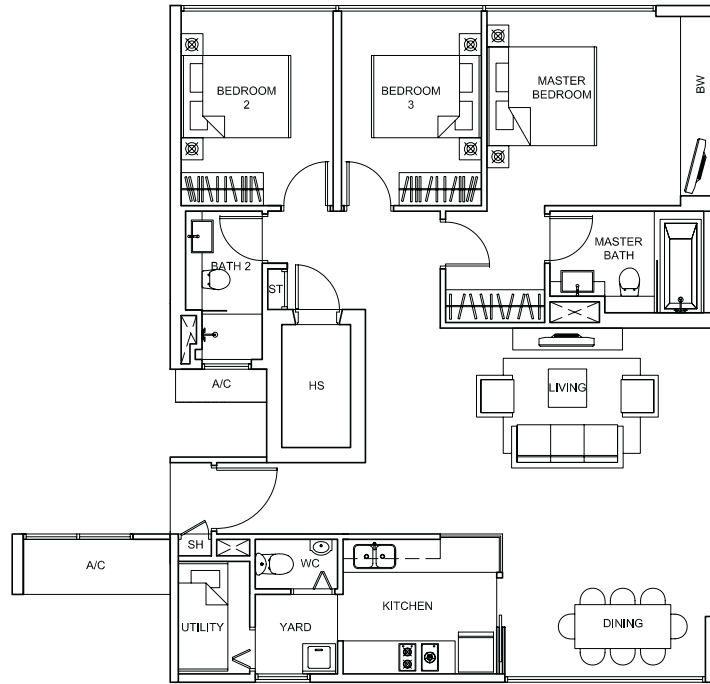
119 sq m (1,281 sq ft)

#02 - 06

#03 - 06



3-Bedroom Apartment

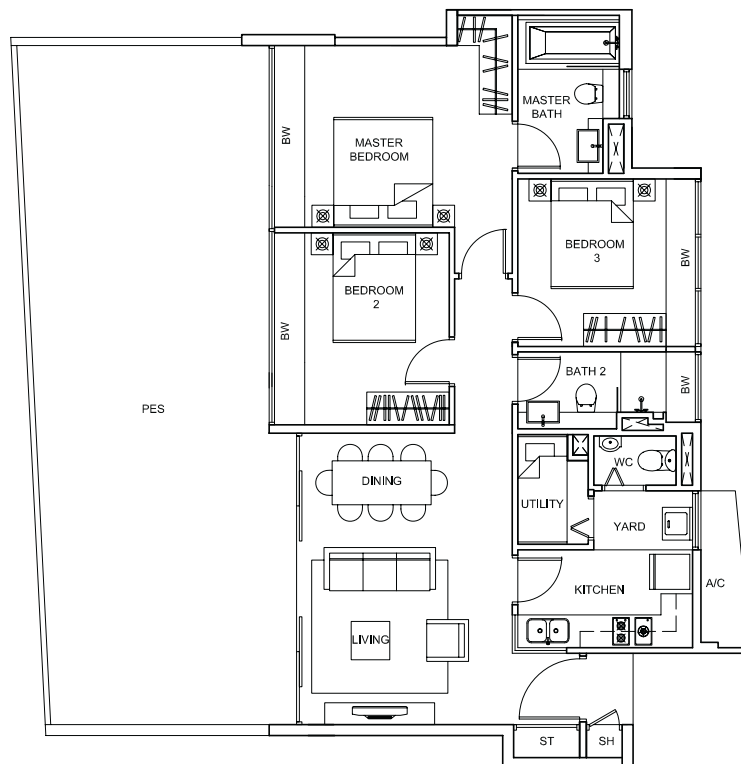
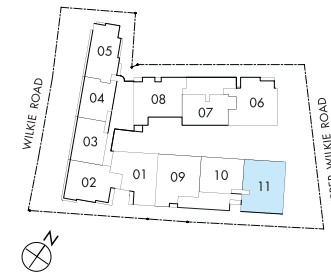


TYPE C7

120 sq m (1,292 sq ft)

#02 - 11

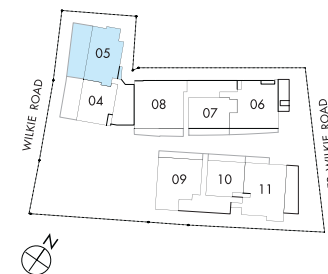
#03 - 11



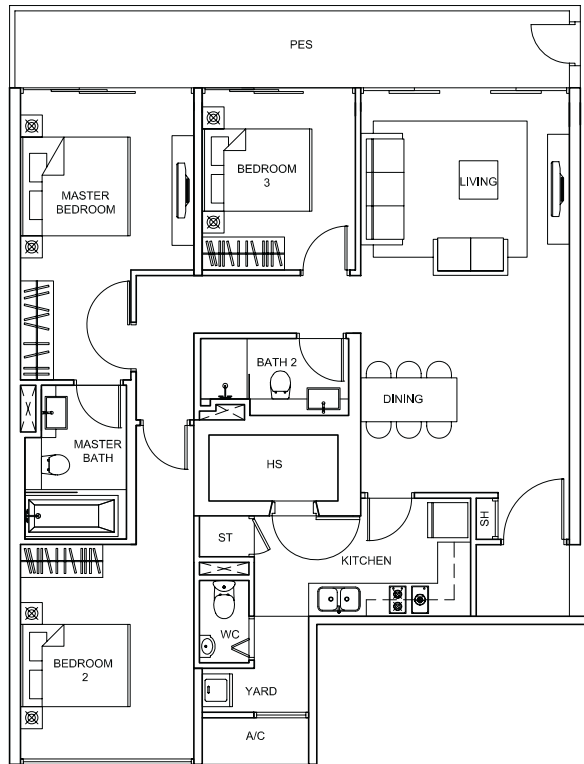
TYPE C3P

152 sq m (1,636 sq ft)

#01 - 05



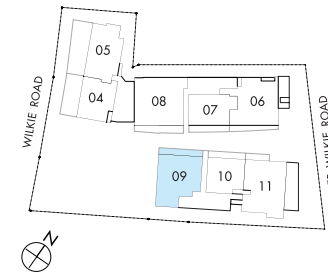
3-Bedroom Apartment



TYPE C6P

127 sq m (1,367 sq ft)

#01 - 09

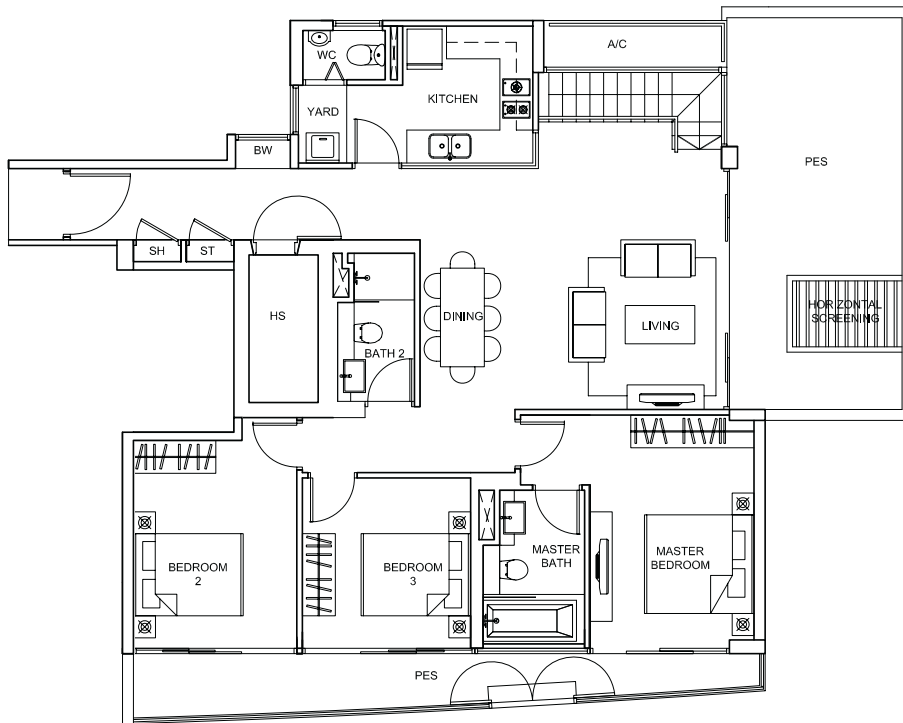
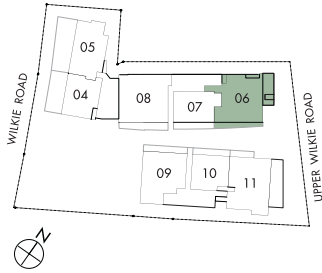


4-Bedroom Apartment (with courtyard and private carpark)

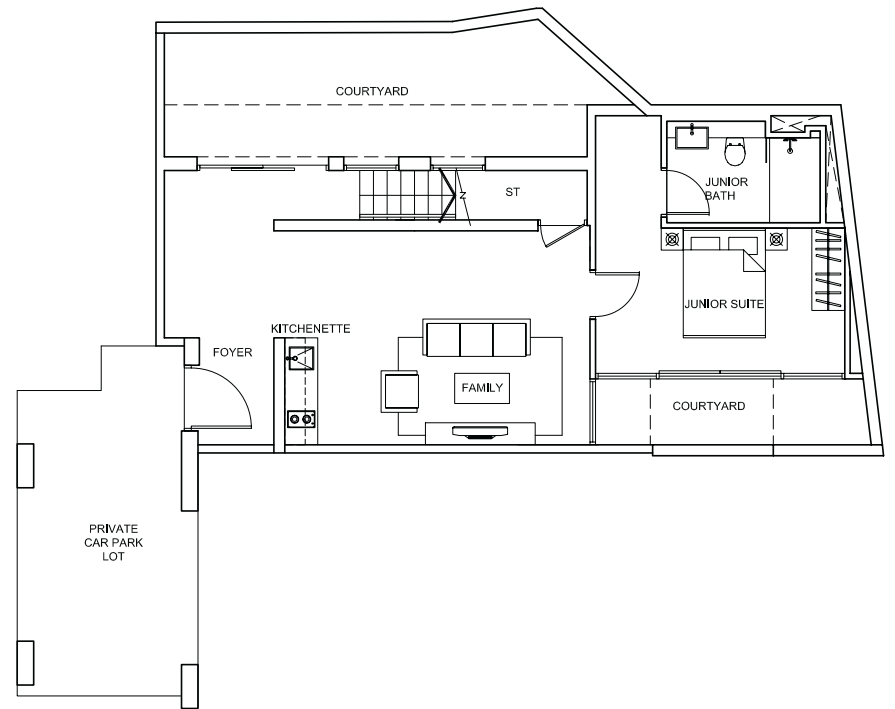
TYPE DC1P

261 sq m (2,809 sq ft)

#01 - 06



Ground Level



Legend: - - - Open trellis above courtyard

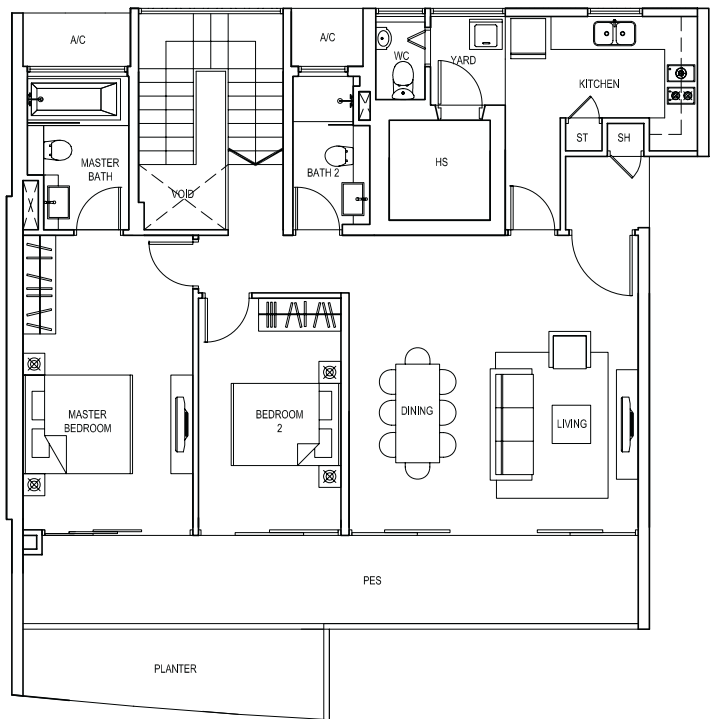
Basement

3-Bedroom Apartment (with courtyard and private carpark)

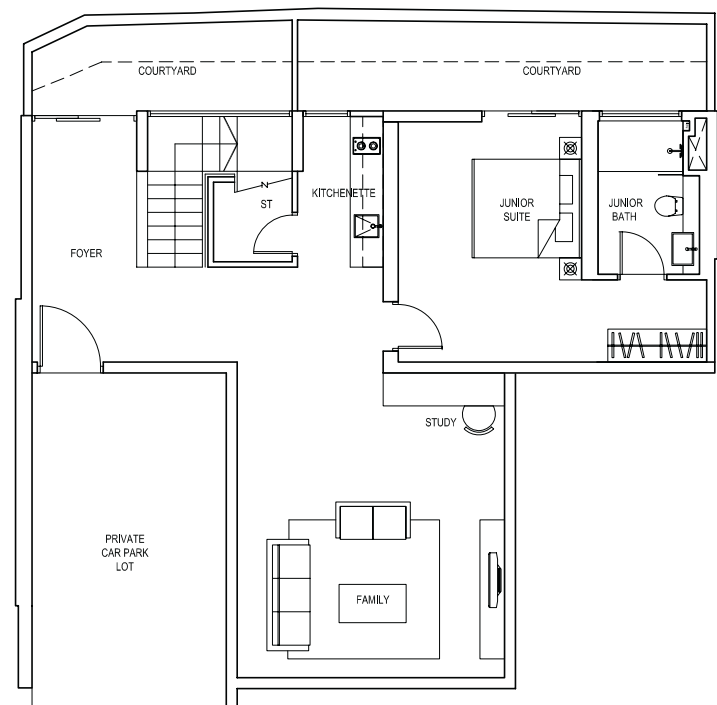
TYPE DC2P

270 sq m (2,906 sq ft)

#01 - 08



Ground Level



Legend: - - - Open trellis above courtyard

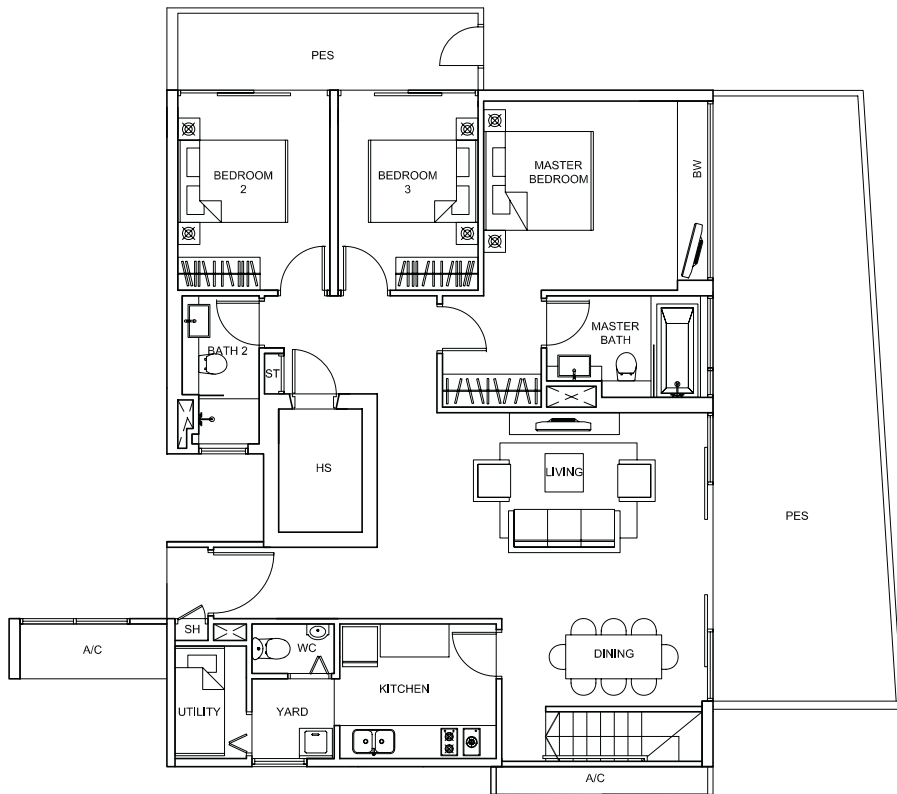
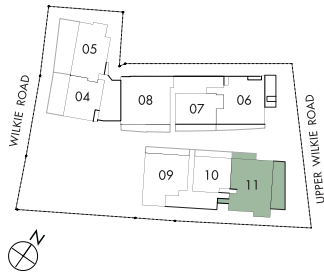
Basement

4-Bedroom Apartment (with courtyard and private carpark)

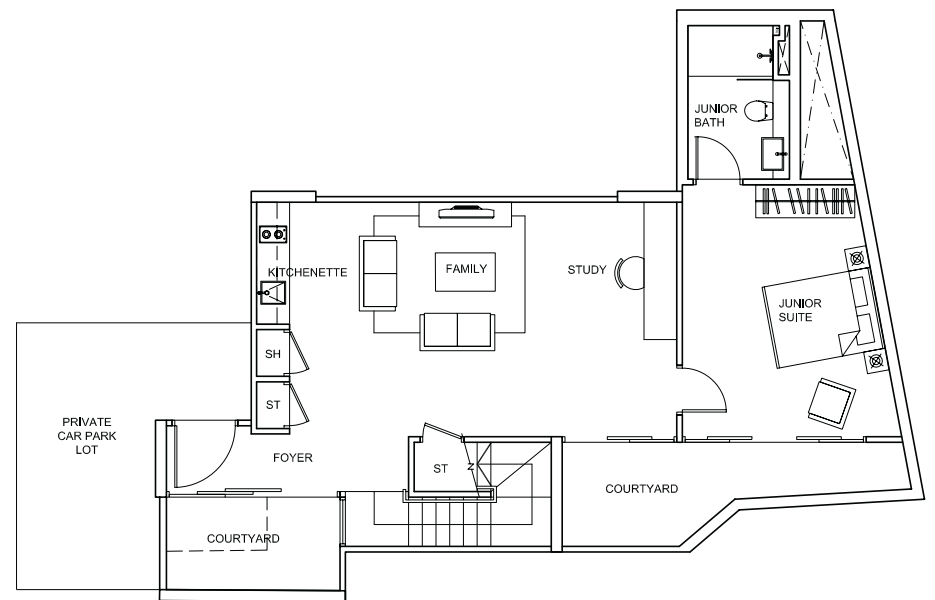
TYPE DC3P

266 sq m (2,863 sq ft)

#01 - 11



Ground Level



Legend: - - - Open trellis above courtyard

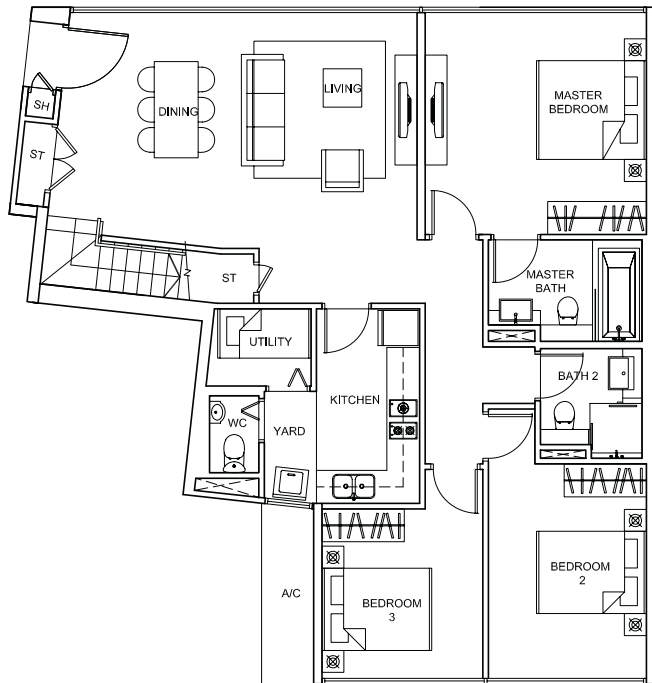
Basement

Penthouse

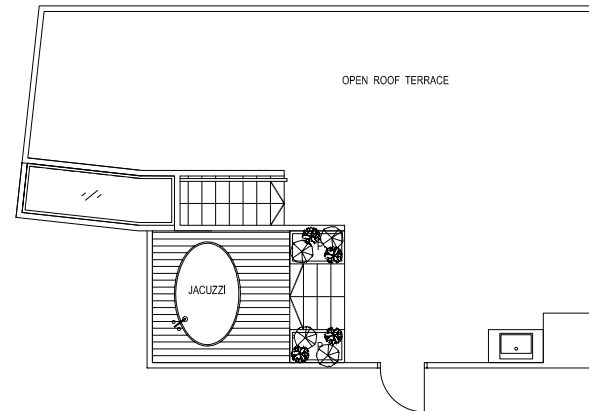
TYPE PHC1

174 sq m (1,873 sq ft)

#04 - 01



Lower Level



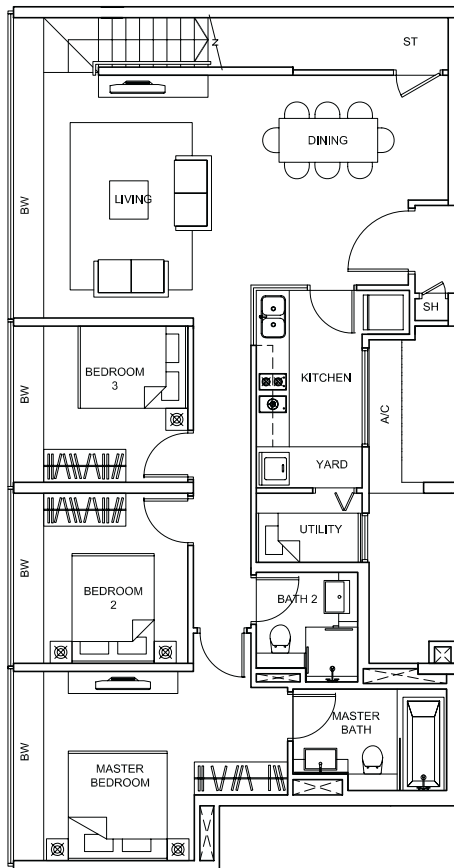
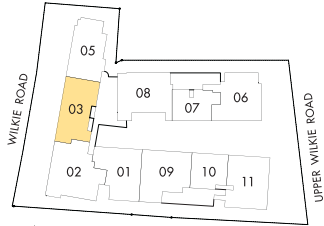
Upper Level

Penthouse

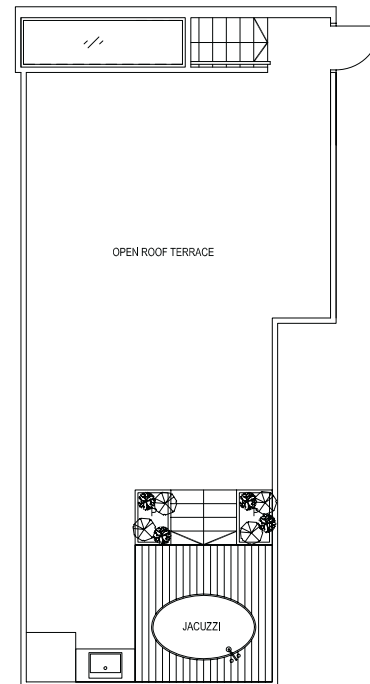
TYPE PHC2

173 sq m (1,862 sq ft)

#04 - 03



Lower Level



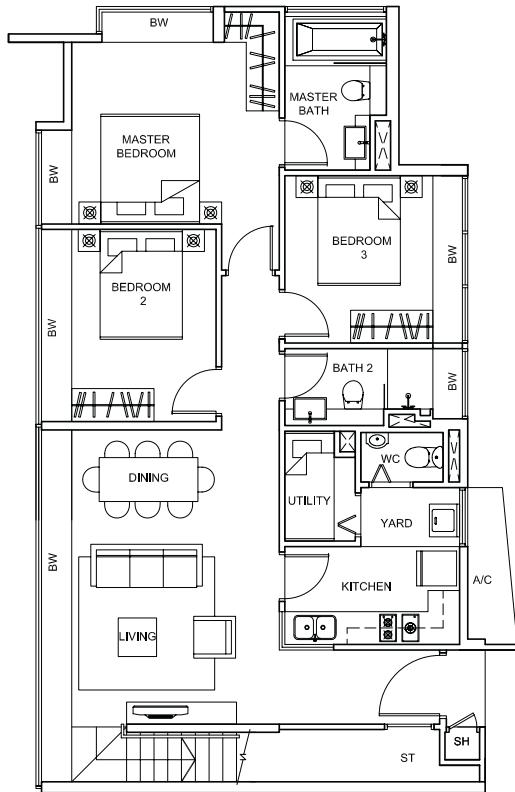
Upper Level

Penthouse

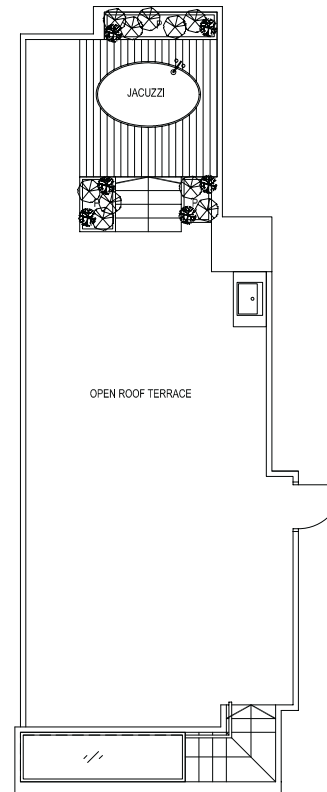
TYPE PHC3

169 sq m (1,819 sq ft)

#04 - 05



Lower Level



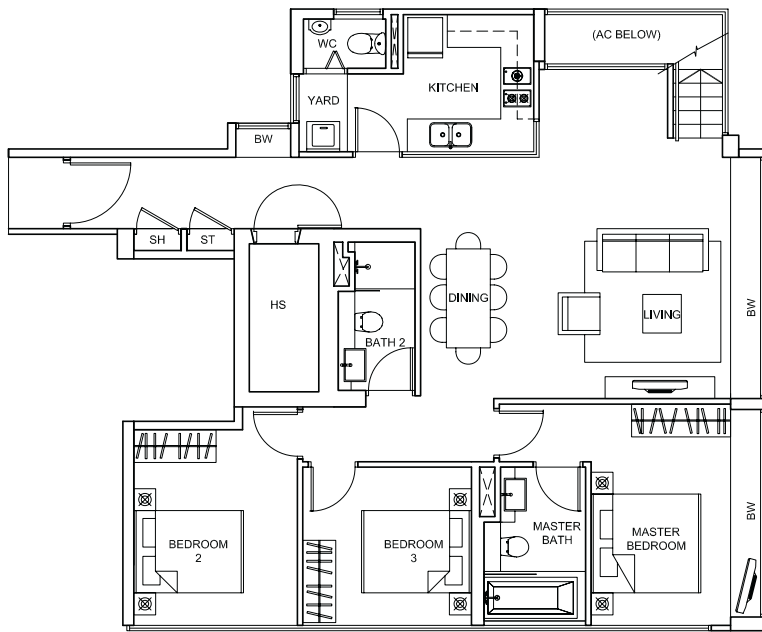
Upper Level

Penthouse

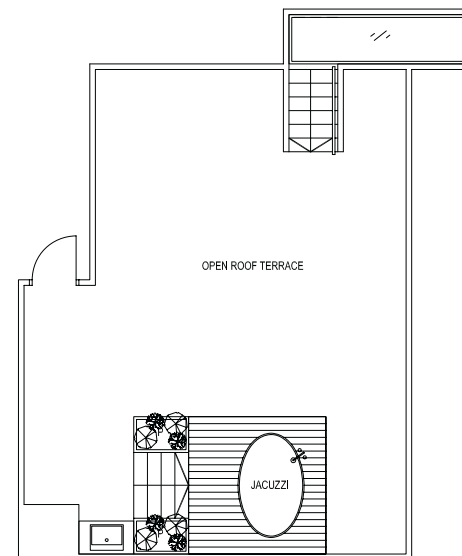
TYPE PHC4

180 sq m (1,938 sq ft)

#04 - 06



Lower Level

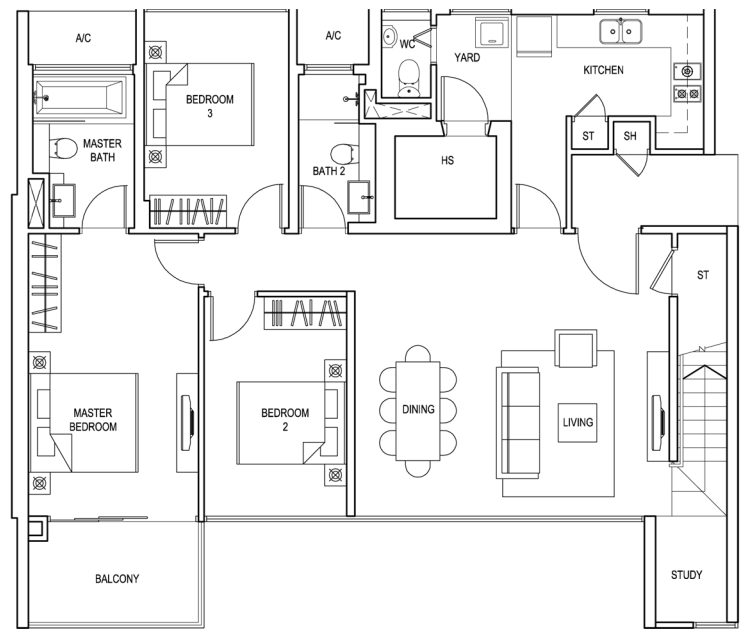


Upper Level

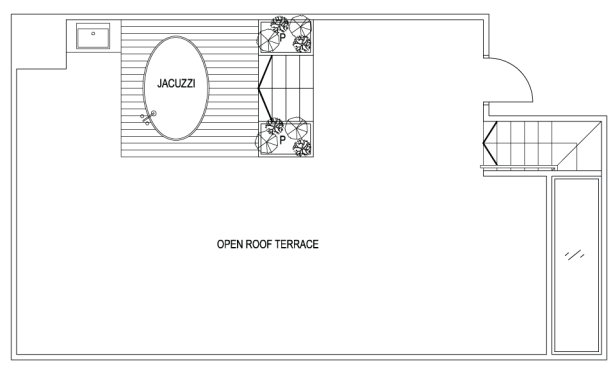
Penthouse

TYPE PHC5

192 sq m (2,067 sq ft)
#04 - 08



Lower Level



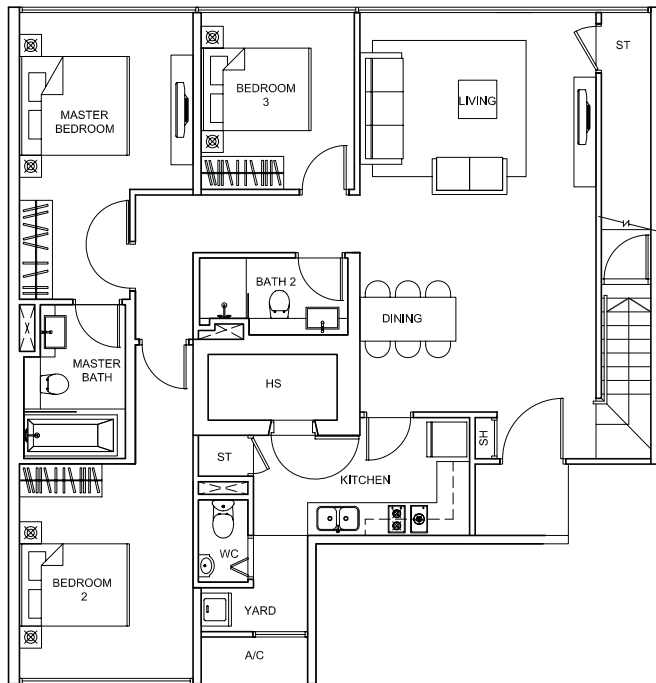
Upper Level

Penthouse

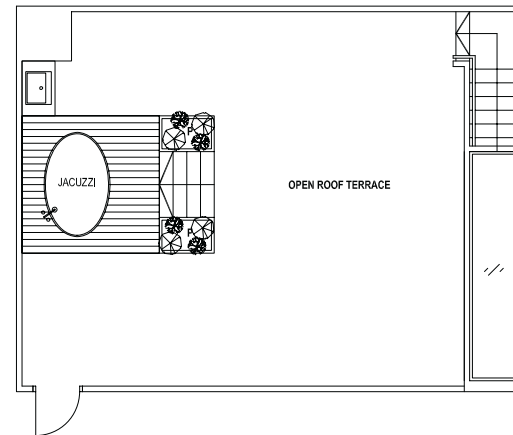
TYPE PHC6

187 sq m (2,013 sq ft)

#04 - 09



Lower Level



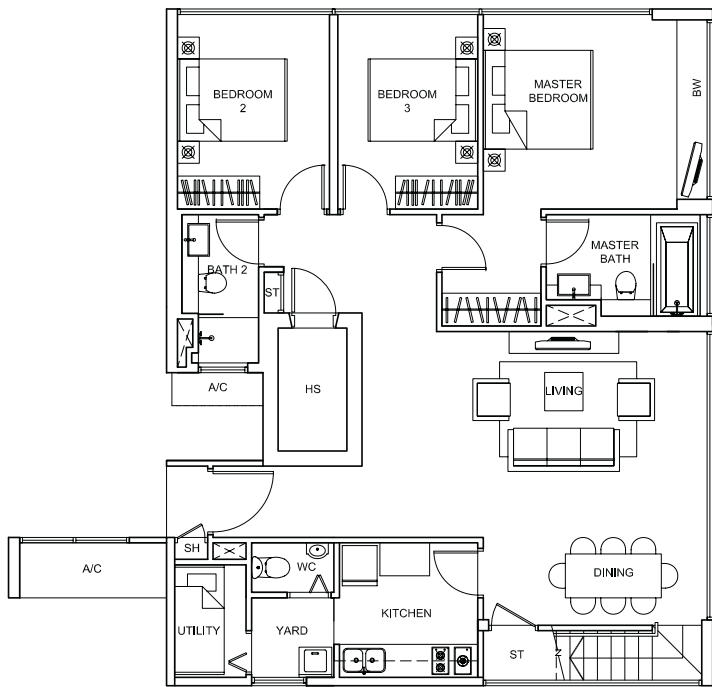
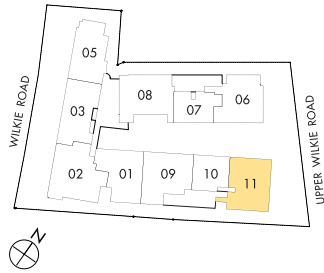
Upper Level

Penthouse

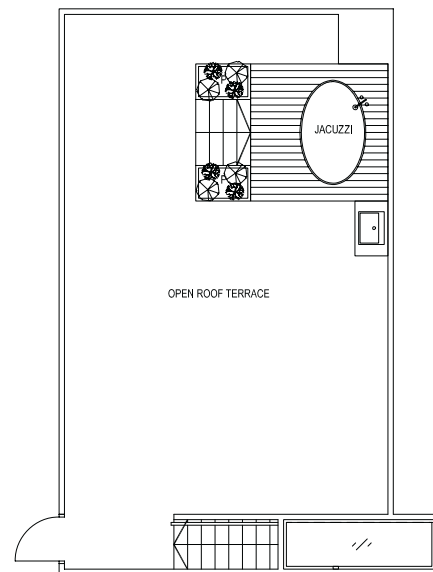
TYPE PHC7

182 sq m (1,959 sq ft)

#04 - 11



Lower Level



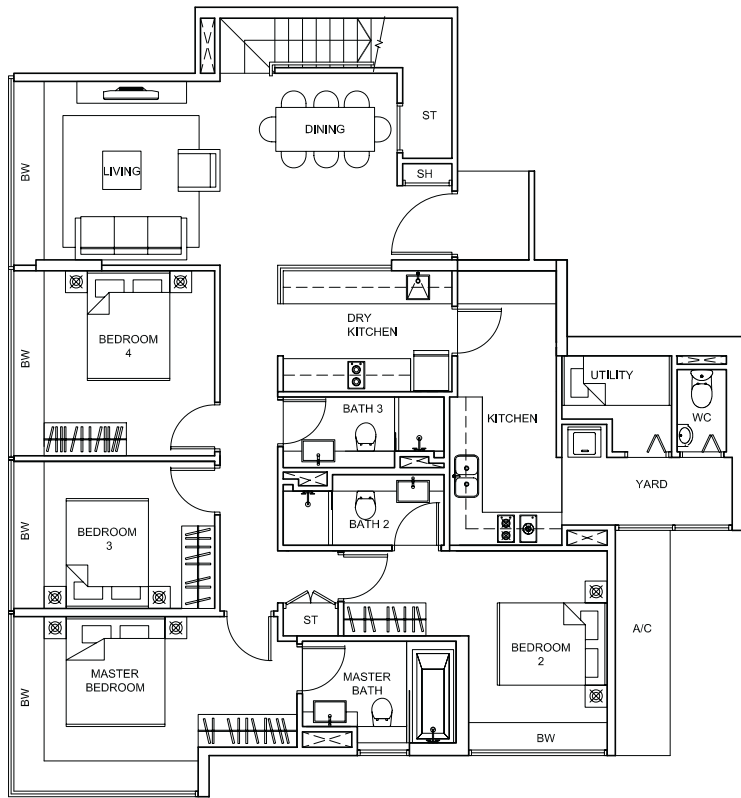
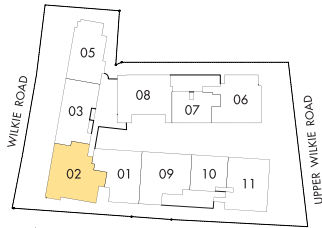
Upper Level

Penthouse

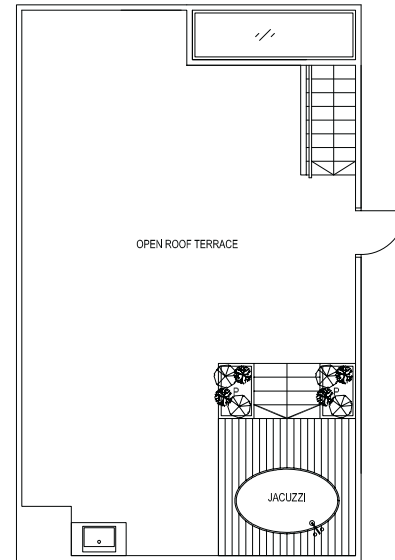
TYPE PHD1

206 sq m (2,217 sq ft)

#04 - 02



Lower Level



Upper Level

SPECIFICATIONS

1. FOUNDATION
Raft Foundation
2. SUPERSTRUCTURE
Reinforced concrete structure complying with SS26 and steel reinforced bar complying with SS2
3. WALLS
(a) External - R.C. Wall/Common clay bricks
(b) Internal - Reinforced concrete and/or lightweight concrete block and/or drywall partition system
4. ROOF
(a) Flat Roof - Reinforced concrete roof with appropriate insulation and waterproofing systems
5. CEILING
(i) For Apartments
Living, Dining, Bedrooms, Household Shelter, Foyer, Store, Study, Utility, Balcony, Family, Kitchenette and Yard:
Cement/sand plaster or skim coat or fibrous plaster box-up with emulsion paint
Kitchen, Bathrooms, WC and Hallway:
Fibrous plaster board with emulsion paint
6. FINISHES
(A) Wall
(i) Internal Wall For Apartments
Living, Dining, Hallway, Study, Bedrooms, Household Shelter, Store, Shoe Rack, Utility, Family, Kitchenette, Foyer and Yard:
Painting to drywall system, skim coating with emulsion paint to reinforced concrete and/or lightweight block wall (up to false ceiling and at exposed areas only)
Private Enclosed Space, Courtyard, Open Roof Terrace and Balcony:
Cement/sand plaster and/or skim coat with emulsion paint and/or tempered glass (for Private Enclosed Space, where applicable)
Bathrooms:
Marble tiles and/or homogeneous tiles and/or ceramic tiles (up to false ceiling and at exposed areas only)
Kitchen and WC:
Ceramic tiles (up to false ceiling and at exposed areas only)
(ii) Common Areas
Basement and 1st Storey Lift Lobbies:
Granite/marble tiles and/or cement/sand plaster and/or skim coat with emulsion paint
Other Lift Lobbies:
Homogeneous and/or ceramic tiles and/or cement/sand plaster and/or skim coat with emulsion paint
All Common Corridors:
Cement/sand plaster and skim coat with emulsion paint
- (B) FLOOR
(i) For Apartments
Living, Dining, Hallway, Kitchen (only for A1, A1P, A2 & A2P), Dry Kitchen, Kitchenette, Family, Foyer, Study and Staircase:
Compressed marble tiles with matching skirting
Bedrooms:
Timber strip flooring with timber skirting
Bathrooms:
Marble tiles and/or homogeneous tiles
Balcony, Private Enclosed Space, Open Roof Terrace and Courtyard:
Homogeneous tiles and/or ceramic tiles
Kitchen, Yard, Utility, Household Shelter, Store and WC:
Homogeneous tiles and/or ceramic tiles
(ii) Common Areas
Basement & 1st Storey Lift Lobbies:
Marble/granite tiles
All Common Corridors & Other Lift Lobbies:
Homogeneous tiles and/or ceramic tiles
Escape Staircases from Basement to Roof:
Homogeneous tiles and/or ceramic tiles with nosing tiles

7. WINDOWS
Aluminium-framed windows, sliding/casement or top-hung, with clear glass and/or tempered-glass and/or sand-blast pattern glass to designated areas as may be required by authorities. Aluminium windows with obscured-glass for bathrooms

8. DOORS
(a) Main Entrance: Solid timber door
(b) Bedrooms and Bathrooms: Hollow core swing/sliding timber door
(c) Living/Dining to Kitchen (except for Type A apartments and Dry Kitchen i.e no door): Hollow core timber-frame swing glass door with veneer finish/sliding glass door
(d) Private Enclosed Space, Balcony and Courtyard: Aluminium sliding door with clear/tinted glass
(e) WC and Utility: PVC bi-fold door
(f) Household Shelter: Approved steel door
(g) Store and Shoe Rack: Hollow core timber door
(h) Private Enclosed Space: Stainless steel gate/double-swing tempered-glass door (where applicable)
(i) Selected good quality lockset and ironmongery to all doors

9. SANITARY FITTINGS

- (a) Master Bath:
1 long bath with bath mixer complete with shower head
1 stone vanity top with 1 recessed basin, mixer tap and top/bottom cabinet
1 wall-hung water closet
1 mirror
1 toilet paper holder
1 towel rail
- (b) Other Bathrooms:
1 shower cubicle with bath/shower mixer and shower head
1 stone vanity top with 1 recessed basin, mixer tap and top/bottom cabinet
1 wall hung water closet
1 mirror
1 toilet paper holder
- (c) WC:
1 pedestal water closet
1 wash basin
1 hand-held shower head
1 toilet paper holder
1 soap holder
- (d) Yard, Private Enclosed Space, Open Roof Terrace and Courtyard:
1 bib-tap
10. MECHANICAL VENTILATION INSTALLATION
Bathroom and kitchen without natural ventilation will be provided with mechanical exhaust system
11. ELECTRICAL INSTALLATION
Electrical wiring for lighting and power point shall be in concealed conduit, except for DB and areas above false ceiling which shall be in exposed conduit/trunking
Refer to Electrical Schedule for details
12. TV AND TELEPHONE
Refer to Electrical Schedule for details
13. LIGHTNING PROTECTION
Lightning Protection System shall be provided in accordance with Singapore Standard CP33: 1996
14. PAINTING
(a) External: Spray textured coating/emulsion paint
(b) Internal: Emulsion paint
15. WATERPROOFING
Waterproofing shall be provided for Bathrooms, Kitchen, Yard, WC, Balcony, Private Enclosed Space, Open Roof Terrace, R.C. Flat Roof, Planters, Pools, Water Features & Basement, where applicable
16. DRIVEWAY AND CARPARK
(a) Stone paving to driveway ramp to basement
(b) Concrete floor with hardener to Basement Carpark
17. RECREATION FACILITIES
(a) Swimming Pool
(b) Reflective Pond
(c) Spa Pool
(d) Water Features
(e) Gymnasium
18. ADDITIONAL ITEMS
(a) Kitchen Cabinets and Appliances:
Solid surface countertop complete with high and low kitchen cabinets with acrylic/glass door, double bowl (single bowl to all Type A apartments and Dry Kitchen and Kitchenette) sink with mixer, cooker hob, cooker hood, built-in oven, fridge and washer cum dryer
Low kitchen cabinets and electric cooker hob for Kitchenette only
(b) Bedroom Wardrobes:
Built-in wardrobes to all bedrooms
(c) Air-conditioner:
Split unit air-conditioning system to Living, Dining, Bedrooms and Study
(d) Water Heater:
Hot water supply from electric water heater to Bathrooms and Kitchen only, except Dry Kitchen and Kitchenette
(e) Security:
(i) Security access control system at Basement and 1st storey lift lobbies and pedestrian gate
(ii) Automatic vehicular access system at main entrance
(iii) Audio telephony intercom system to each Unit
(f) Gas:
Town gas supply to Kitchen cooker hob except Type A apartments, Dry Kitchen and Kitchenette where electric cooker hob is provided
(g) Jacuzzi and Sink:
Jacuzzi with bath mixer and Sink with tap provided for apartments with Open Roof Terrace
(h) Shoe Rack:
Provided to all apartments

ELECTRICAL SCHEDULE

Description	Unit Type						
	1-Bedroom + Study	2-Bedroom	3-Bedroom	Penthouse 3-Bedroom	Penthouse 4-Bedroom	Duplex 3-Bedroom	Duplex 4-Bedroom
	A1, A1P, A2, A2P	B1, B2, B2P, B3, B4	C1, C2, C3, C3P, C4, C5, C6, C6P, C7	PHC1, PHC2, PHC3, PHC4, PHC5, PHC6, PHC7	PHD1	DC2P	DC1P, DC3P
Lighting Point	8	9	12	13	17	18	23
13A Power Point	15	14	18	19	24	25	28
Television Point	4	3	4	4	5	6	7
Telephone Point	4	3	4	4	5	6	7
Bell Push c/w Bell Point	1	1	1	1	1	2	2

NOTES

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 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. The tonality and pattern of marble, limestone or granite selected and installed shall be subject to availability.

Cable Television

The Purchaser is liable to pay annual fee, subscription fee and such other fees to StarHub Cable Vision Ltd 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.

Timber

Timber is a natural material containing vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and vendor.

Wardrobe, 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 Architect's sole discretion and final design.

Fitting, Equipment, Finishes, Installations and Appliances

The 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.

Air-conditioning systems

To ensure the efficient running and prolonging the operating life of the air-conditioning systems, the system has to be maintained on a regular basis by the Purchaser. This includes the clearing of filters and condensate pipes and charging of gas.

Internet Access

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with an Internet Service Provider and/or such relevant entities/authorities. This shall include all costs/fees incurred for any additional hard wiring required for internet service to the Unit and to make all necessary payments to such Internet Service Provider and/or such relevant authorities.

Web Portal of the Housing Project

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the management corporation when it is formed.

Warranties

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipments and/or appliances by the Vendor shall assign to the Purchaser such warranties of the time when possession of the building unit is delivered to the Purchaser.

Dimming Switches

The Master Bedroom, Living and Dining will be provided with dimming switches for selected lighting points, which are suitable only for incandescent and halogen bulbs up to a maximum of 300 watts. The Purchaser will have to make his/her own arrangements for modifications if other types of lights are selected.

Tiles

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS301.

Brand & Model

The choice of brand and model of the fittings, equipment and appliances supplied shall be subject to availability.

Mechanical Ventilation System

To ensure good working condition of the mechanical ventilation system for bathrooms and kitchen (where applicable) exhaust system, the system has to be maintained by the Purchaser on a regular basis.

Prefabricated Toilets

Certain bathrooms and W.C. may be of prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.