

ir
stream

The
perfect
space
for every
urbanite

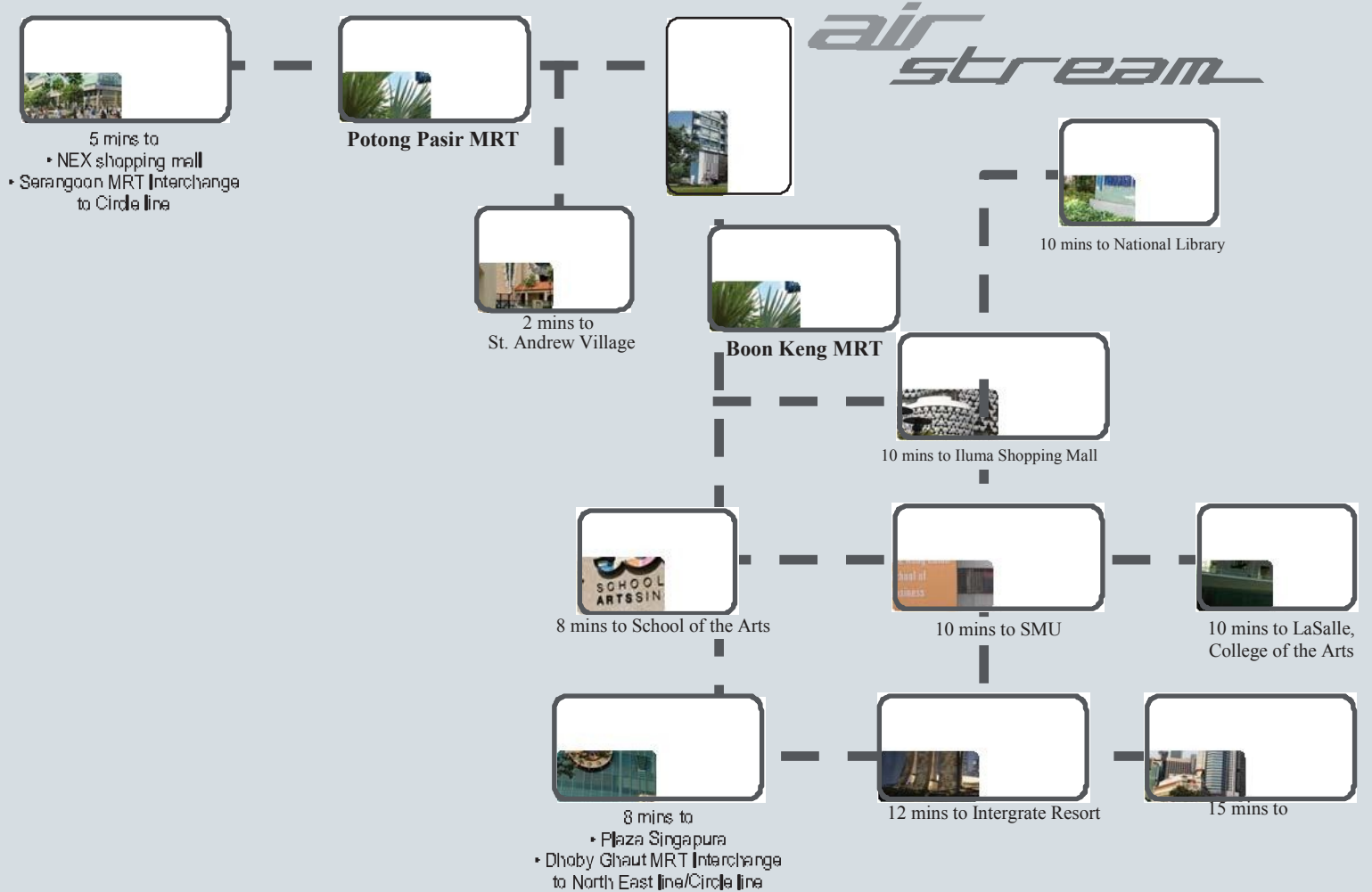




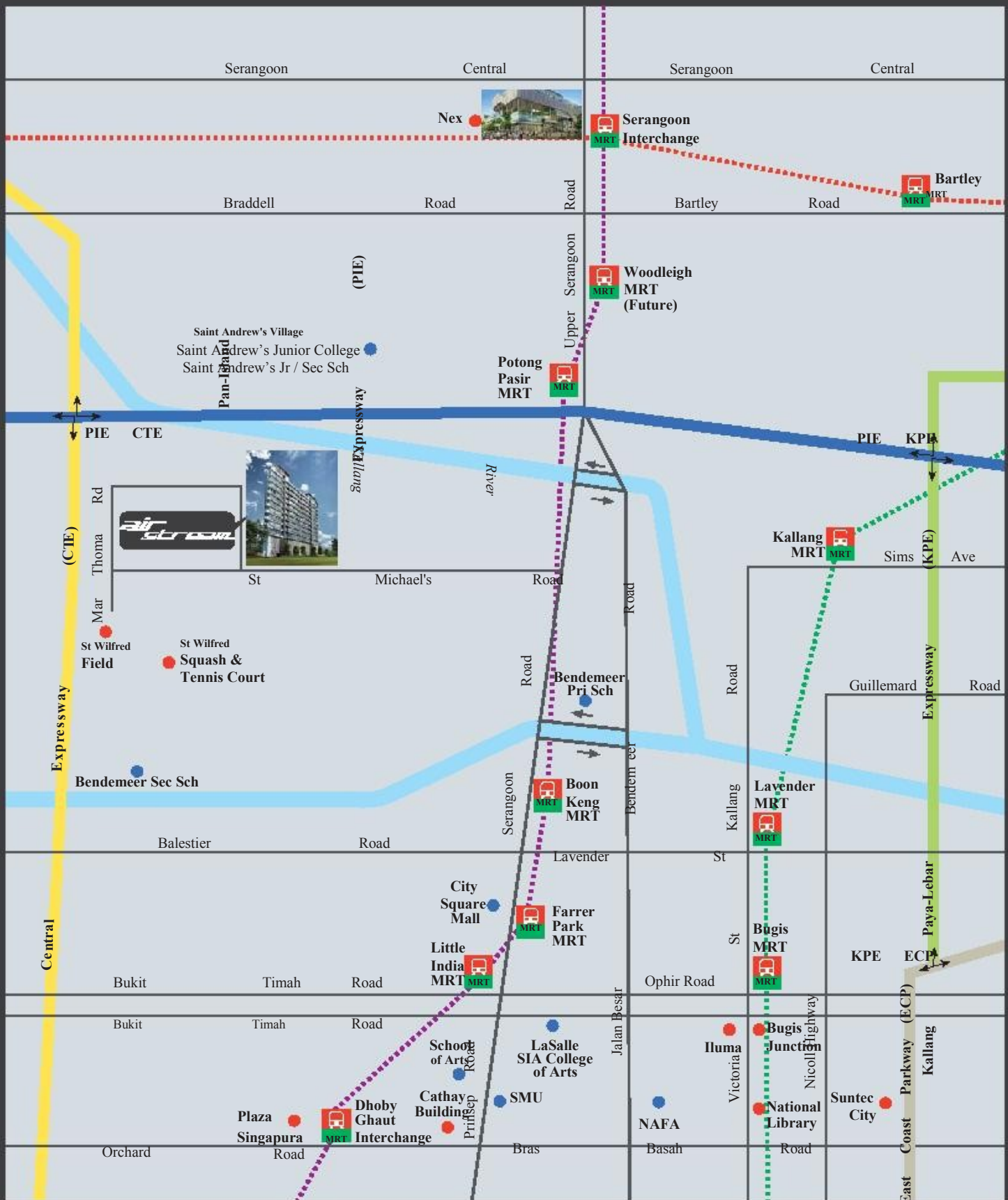
your
journey
begins here

A fusion of simplicity and sophistication.





Location Map





your utmost
everyday
convenience



Just a stone's throw away at Serangoon Central is the upcoming Nex shopping mall, which at 600,000 sq sf is about twice the size of most suburban malls in Singapore. Enjoy the convenience of endless array of shopping, dining and entertainment..

Located only minutes away from major expressways and MRT stations, ease the access to the commercial and entertainment attractions of the city.



Artist's impression only



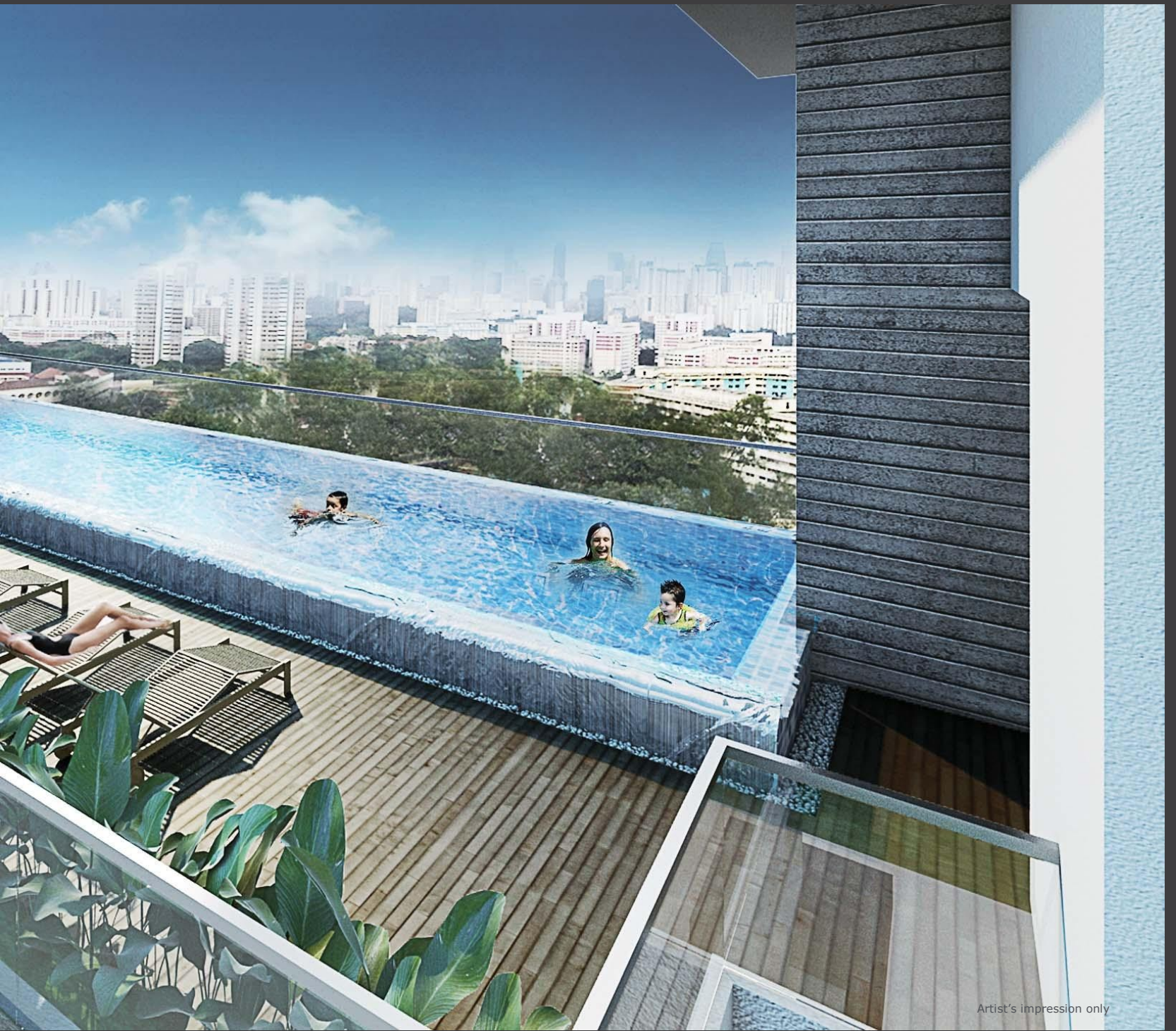
savour the pleasure
of total relaxation...



refresh.
revitalize.
enjoy.

Take a refreshing dip in the inviting pool,
revitalize yourself with a workout at the gym,
enjoy a barbeque dinner under the stars.

Leave your everyday life far behind.



Artist's impression only



Artist's impression only



a balance of
function, style
& reputable
accessories

Each unit comes with quality
appliances, designed to provide you
with the sheer luxury that matches your lifestyle.



Artist's impression only

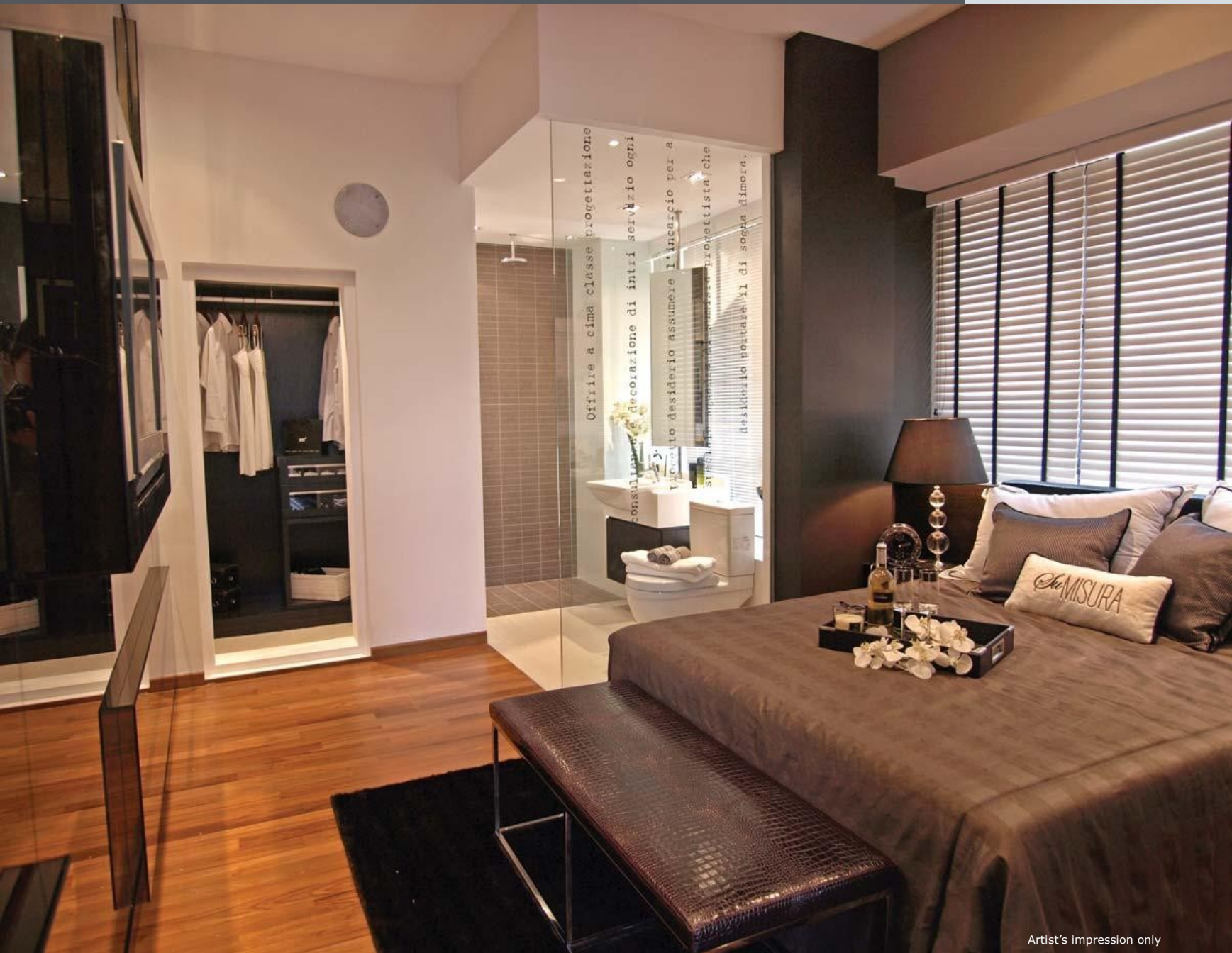


Artist's impression only



hansgrohe





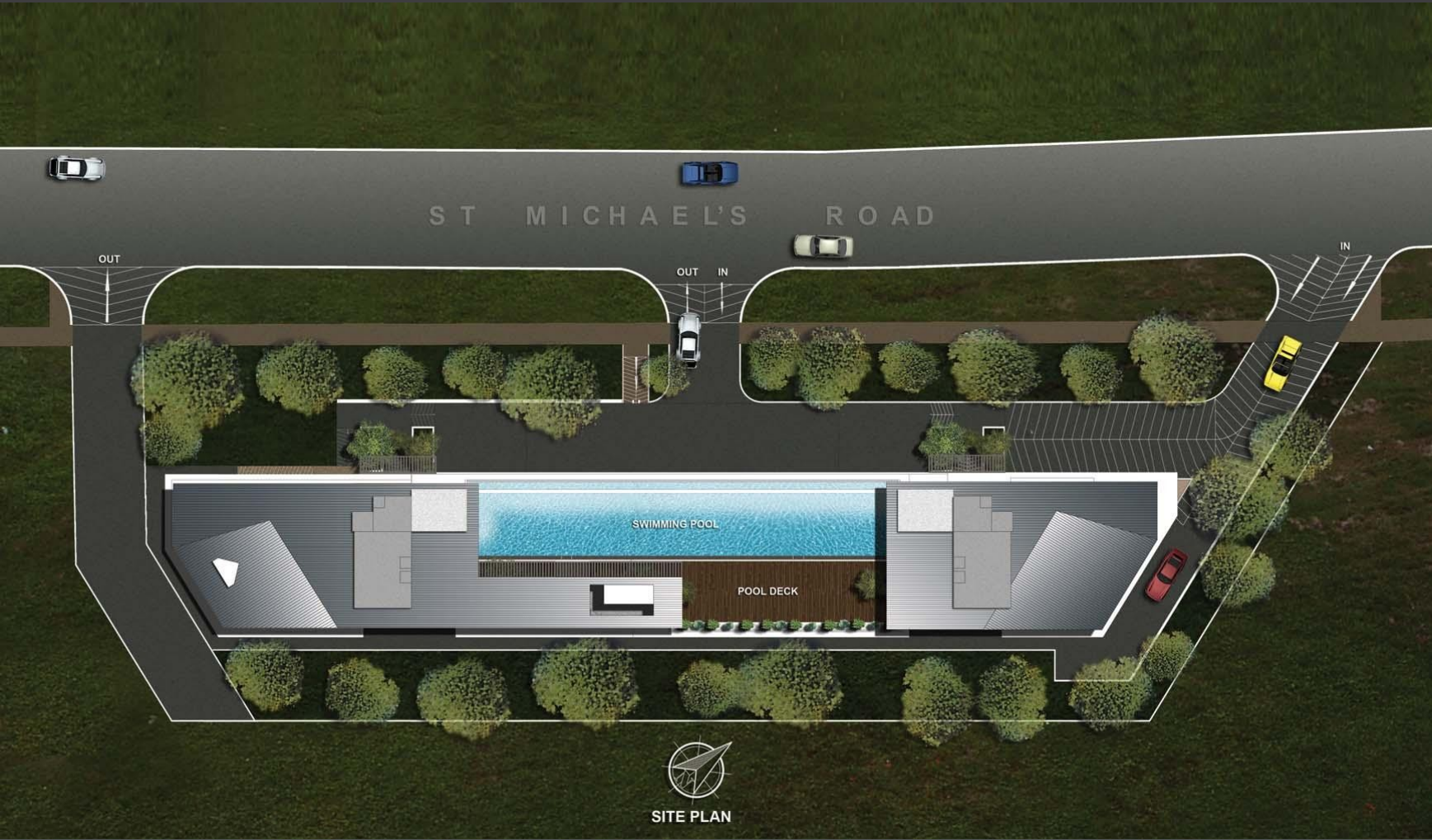
Artist's impression only



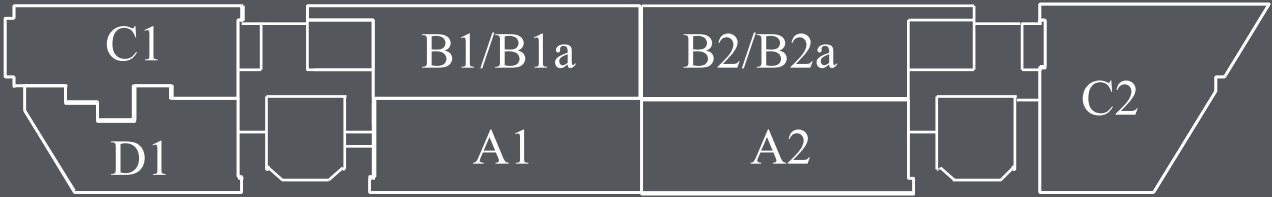
Designer sanitaryware are provided for each and every single bathroom. Luxury exists everywhere throughout your stylish home.

Artist's impression only

Site Plan

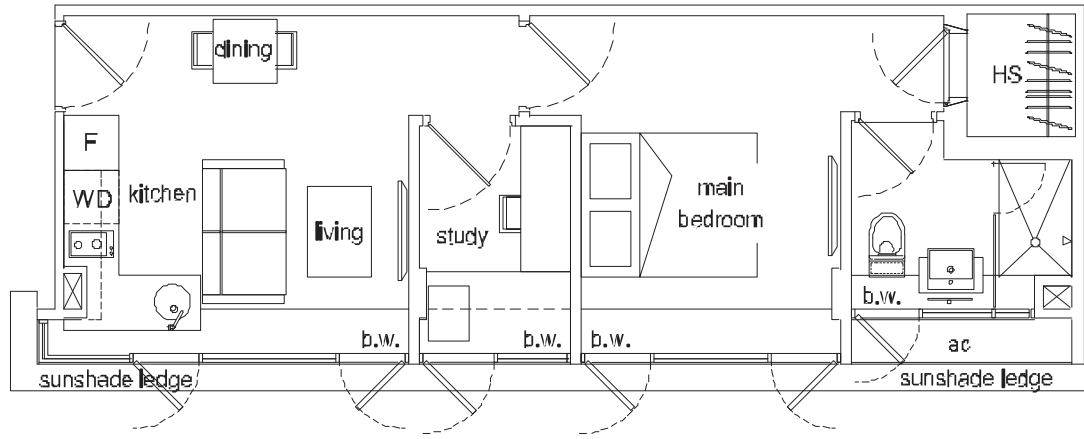


Unit Typology



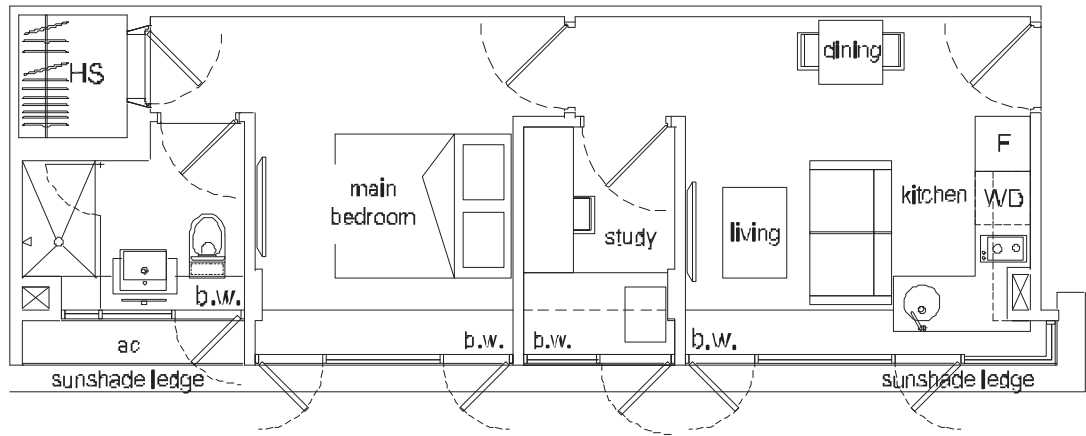
TYPE A1 | 1+1 bdrm | 45 sq m

- #02-03
- #03-03
- #04-03
- #05-03
- #06-03
- #07-03
- #08-03
- #09-03
- #10-03
- #11-03



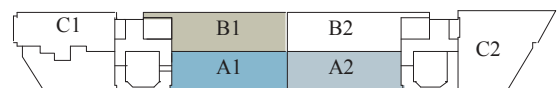
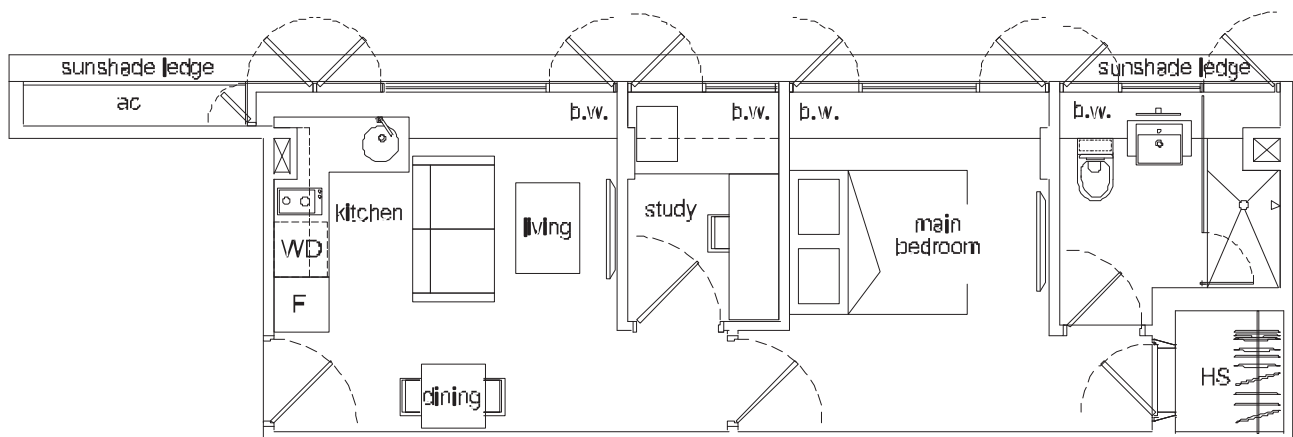
TYPE A2 | 1+1 bdrm | 45 sq m

- #02-07
- #03-07
- #04-07
- #05-07
- #06-07
- #07-07
- #08-07
- #09-07
- #10-07
- #11-07

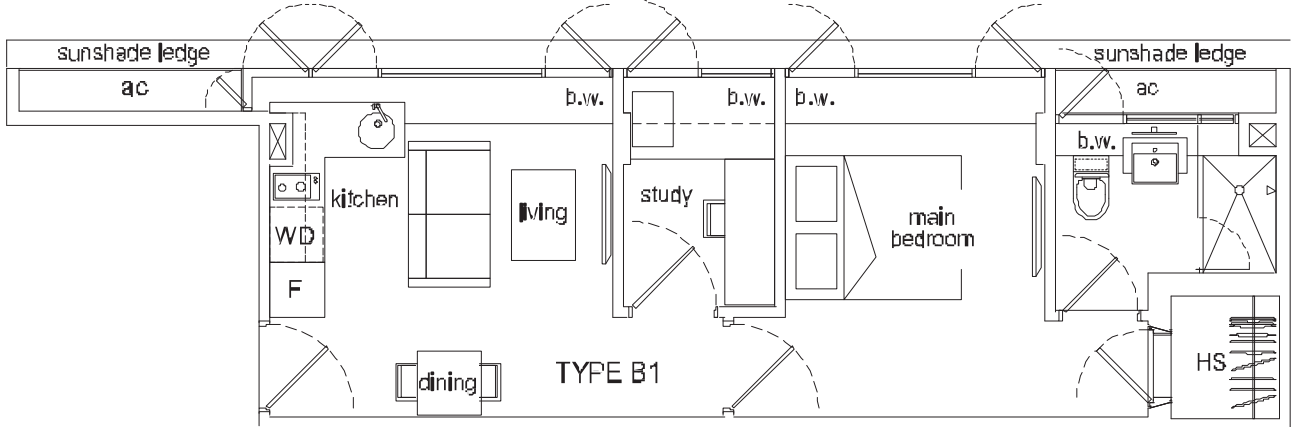


TYPE B1 | 1+1 bdrm | 47 sq m

- #02-02
- #03-02
- #04-02
- #05-02

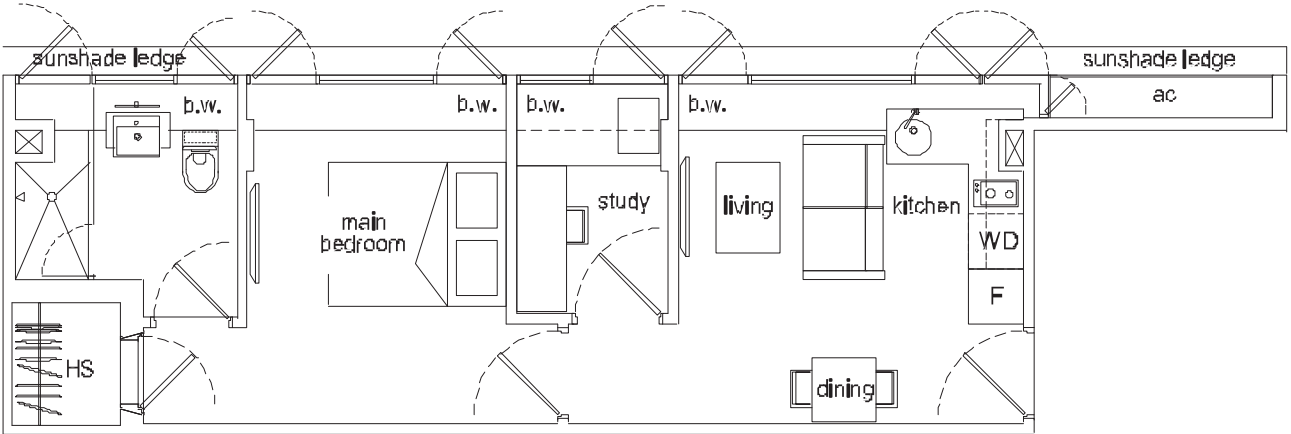


TYPE B1a | 1+1 bdrm | 47 sq m



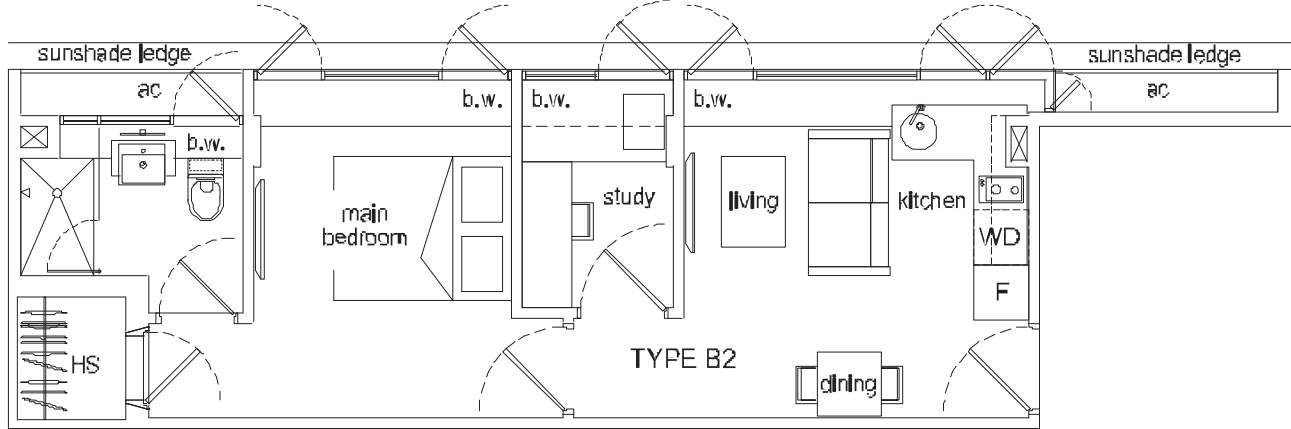
- #06-02
- #07-02
- #08-02
- #09-02
- #10-02
- #11-02

TYPE B2 | 1+1 bdrm | 47 sq m

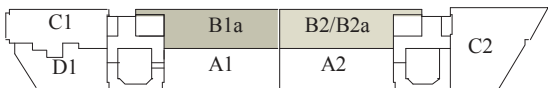


- #02-05
- #03-05
- #04-05
- #05-05

TYPE B2a | 1+1 bdrm | 47 sq m

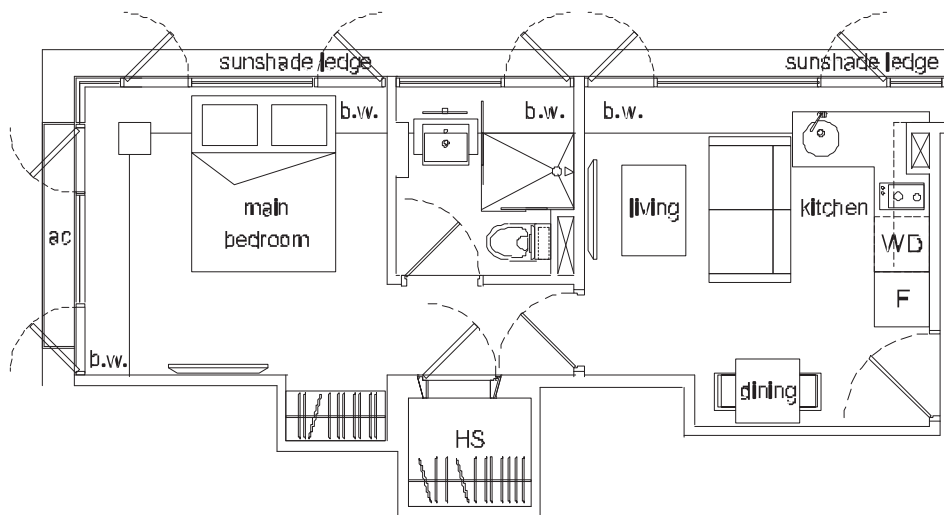


- #06-05
- #07-05
- #08-05
- #09-05
- #10-05
- #11-05



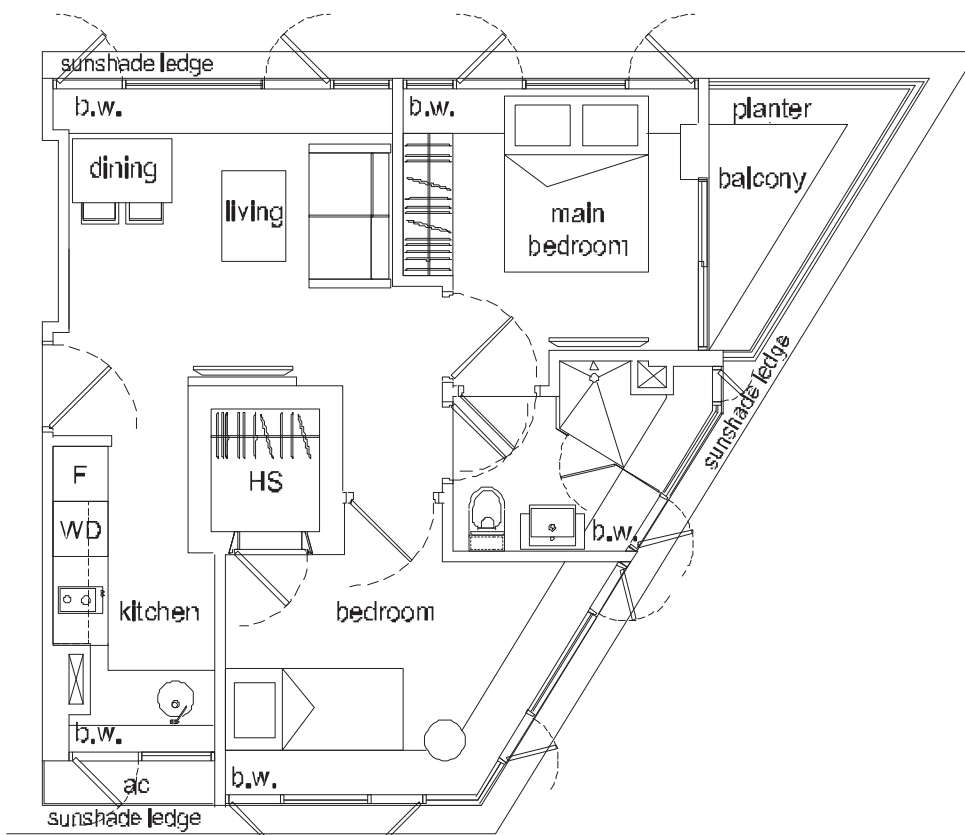
TYPE C1 | 1 bdrm | 38 sq m

- #02-01
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- #04-01
- #05-01
- #06-01
- #07-01
- #08-01
- #09-01
- #10-01



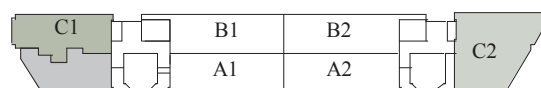
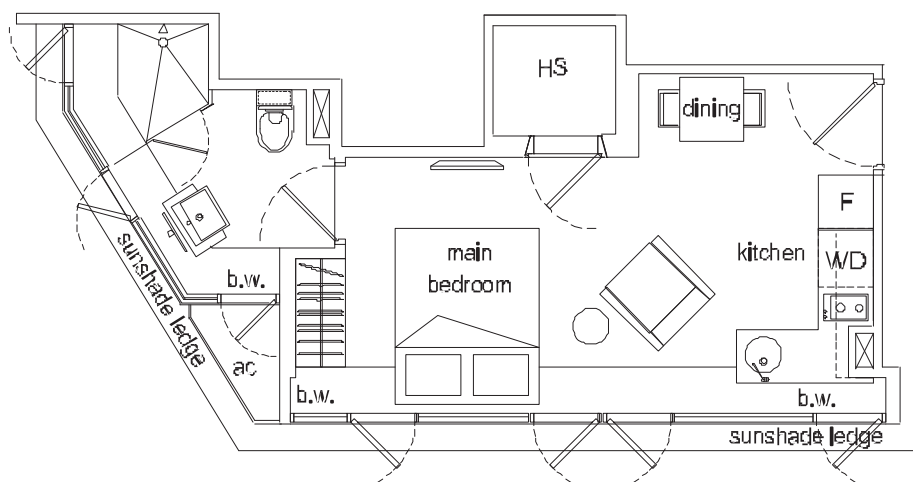
TYPE C2 | 2 bdrm | 58 sq m

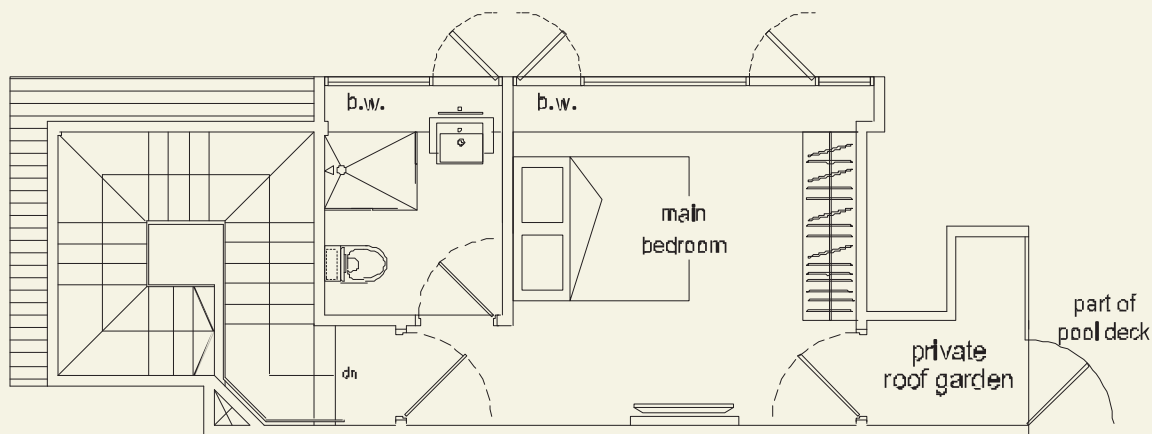
- #02-06
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- #04-06
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- #06-06
- #07-06
- #08-06
- #09-06
- #10-06



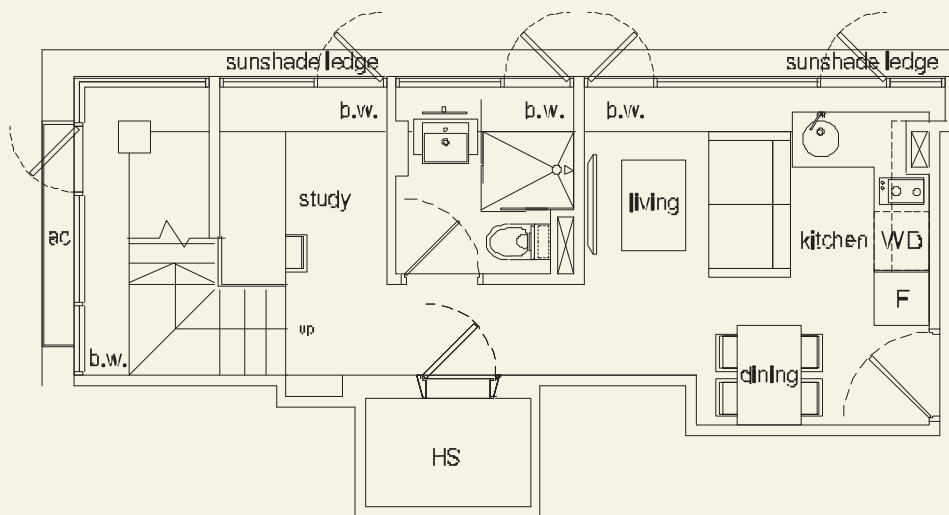
TYPE D1 | Studio | 31 sq m

- #02-04
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- #04-04
- #05-04
- #06-04
- #07-04
- #08-04
- #09-04
- #10-04

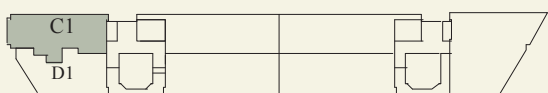




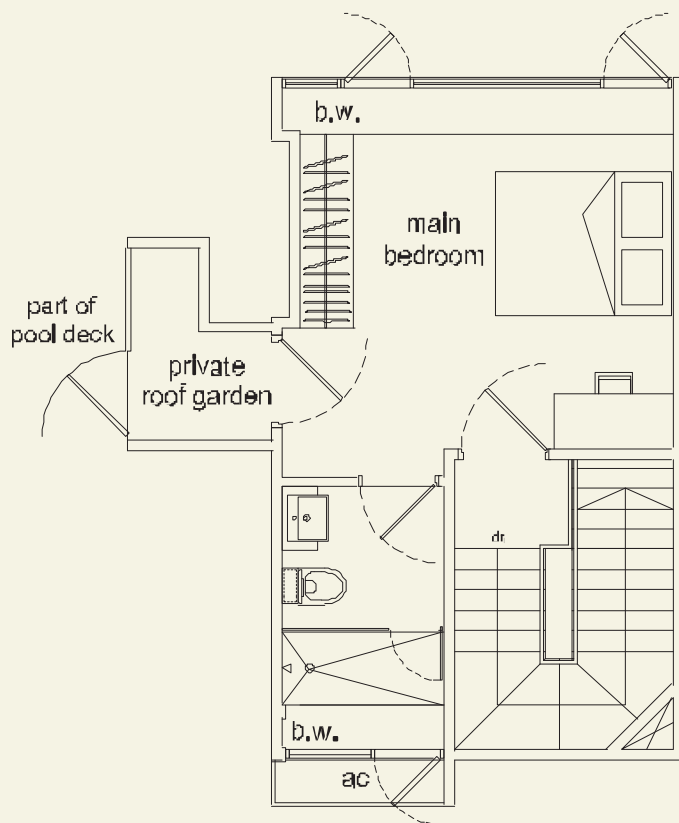
UPPER PENTHOUSE



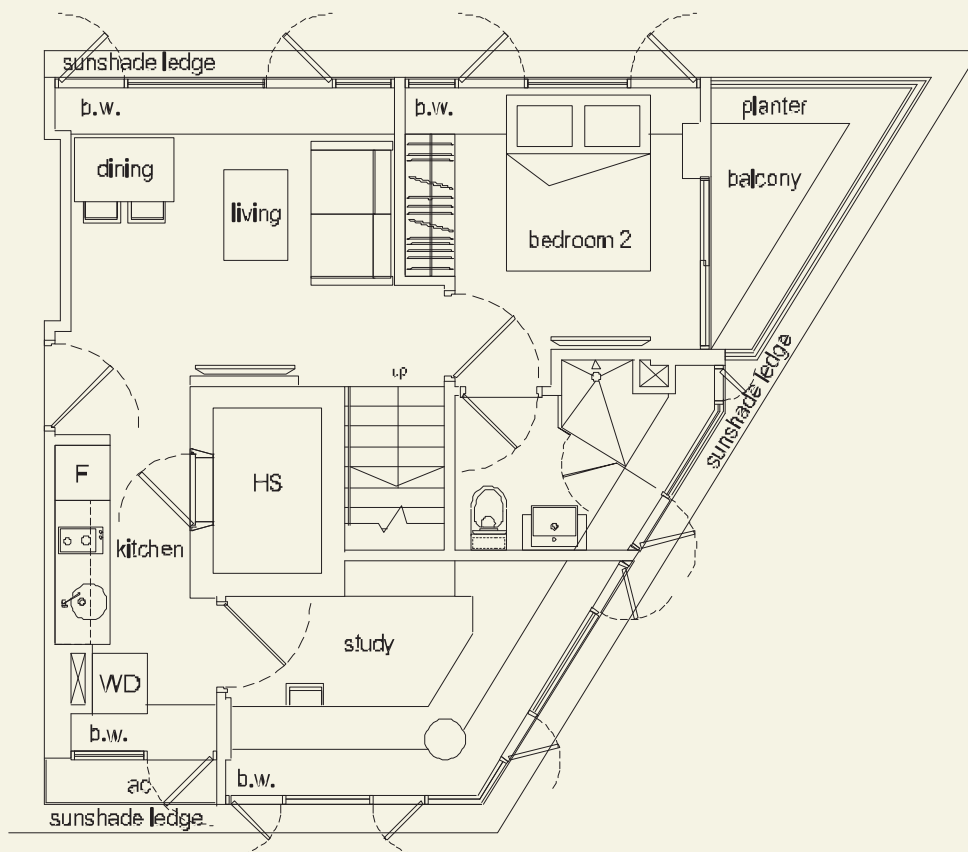
LOWER PENTHOUSE



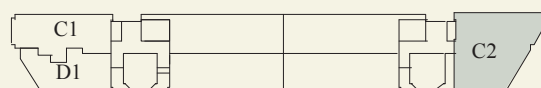
TYPE PH C2 | 2+1 bdrm | 94 sq m | #11-06

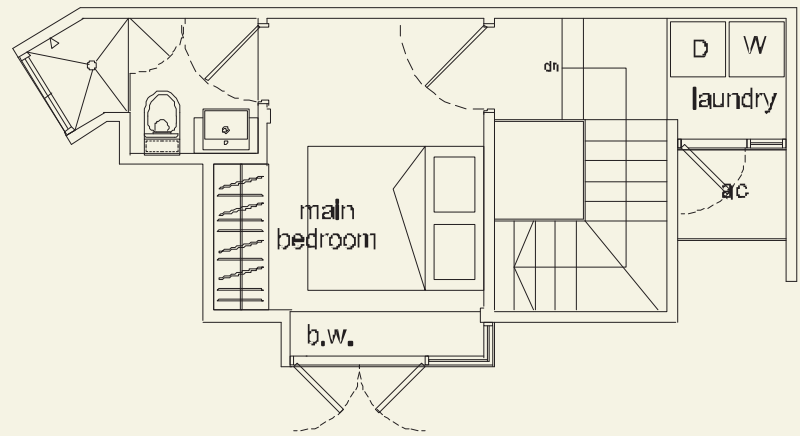


UPPER PENTHOUSE

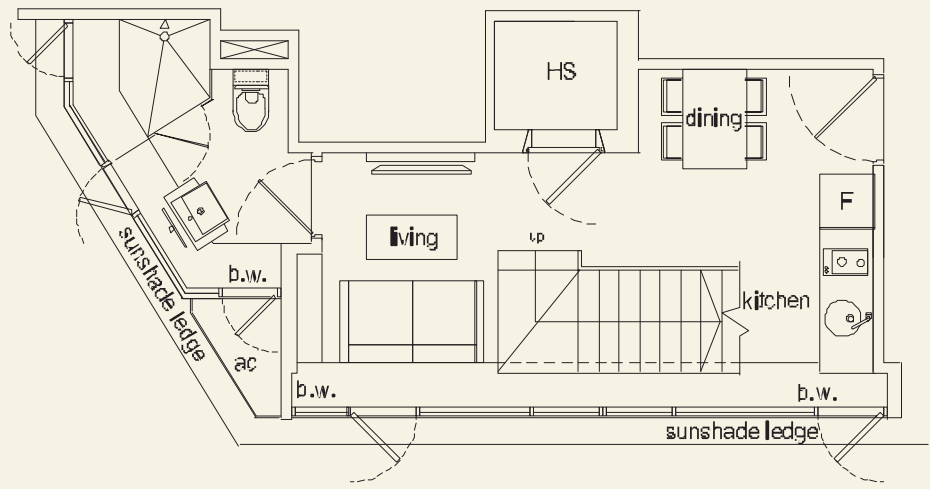


LOWER PENTHOUSE

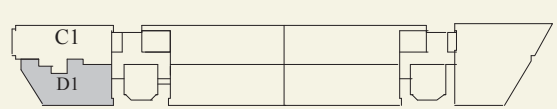




UPPER PENTHOUSE



LOWER PENTHOUSE



SPECIFICATIONS

1. FOUNDATION

Reinforced Concrete Piles.

2. SUPER-STRUCTURE

Reinforced Concrete using Grade 35 concrete manufactured from Portland Cement complying with SS 26 specification and steel reinforcement bar complying with SS 2 specification.

3. WALLS

External - Reinforced Concrete wall/Common clay brick
Internal - Common clay brick

4. ROOF

Flat roof - Reinforced concrete roof with waterproofing membrane.
Curve roof - Profiled metal roof with aluminium foil insulation.

5. CEILING

Living/ Dining/ Bedrooms/
Household Shelter and Yard - Cement and sand plaster and/or skim coat with emulsion paint.
Master Bath/Common
Toilet and Kitchen - Moisture resistant plaster ceiling boards with emulsion paint.

6. FINISHES

Wall (For Apartments)

Living/Dining/ Bedrooms/
Household Shelter and Yard - Cement and Sand plaster and/ or skim coat with emulsion paint
Master Bath/ Common
Toilet and Kitchen - Homogeneous and/or ceramic tiles laid up to false ceiling height (exposed area only)

Wall (For Common Areas)

1st Storey Lift Lobbies - Granite/ Ceramic tiles up to false ceiling height (exposed areas only)
Typical lift lobbies - Ceramic tiles up to false ceiling height (exposed areas only), and/or cement and sand plaster with emulsion paint.
Staircases - Cement and sand plaster and/or skim coat with emulsion paint
External Wall - Cement and sand plaster and/or skim coat with weather proof paint
Pool Area - Granite tiles/pebble wash and/or cement and sand plaster with emulsion paint

Floor (For Apartments)

Living/Dining - Compressed marble
Bedroom/Study - Timber strip flooring with timber skirting
Master Bath/ Common Toilet - Homogeneous and/or ceramic tiles
Kitchen/Household Shelter/
Yard and Balcony - Homogeneous and/or Ceramic Tiles
Planter box and A/C Ledge - Smooth cement finish

Floor (Common Areas)

a) 1st stories lift lobbies - Granite/ Ceramic tiles
b) Typical lift lobbies - Ceramic tiles
c) Staircases - Ceramic tiles up to 2nd storey only
d) Pool Area - Pebble wash/Timber deck/Granite tiles
e) Walkway/Pavement - Granite tiles/Pebble wash/Cement Screed

7. WINDOWS

a) Powder coated aluminium framing with min. 6mm thick clear glass.

8. DOORS

a) Main Entrance - Fire-rated timber laminated finished door
b) Bedrooms/ Bathrooms - Semi-hollow core timber veneer door
c) Kitchen (if applicable) - Powder coated aluminium framed doors with float/tempered clear glass
d) Household Shelter - PSB approved blast door
e) Roof Garden/ Balcony - Powder coated aluminium framed doors with float/tempered clear glass
f) Ironmongery - Quality locksets and hinges

9. RAILINGS

Stainless Steel Framed glass panels/ Mild steel in painted finish

10. SANITARY WARES AND FITTINGS

Master Bath

a) 1 bath with shower mixer, shower set and soap mixer
b) 1 basin and mixer tap with shelving below
c) 1 water closet
d) 1 mirror
e) 1 toilet paper holder

Common Toilet

a) 1 shower cubicle complete with shower mixer, shower set and soap mixer
b) 1 basin and mixer
c) 1 water closet
d) 1 mirror
e) 1 toilet paper holder

11. ELECTRICAL INSTALLATION/ TELEPHONE/ TV/ FM

Base on M&E schedule

12. LIGHTNING PROTECTION SYSTEM

a) Lightning Protection System shall be provided in accordance with Singapore Standard CP33 1996.

13. PAINTING

- a) External Walls - Spray textured coating/ Emulsion Paint
- b) Internal Walls - Selected Emulsion paint

14. WATERPROOFING

a) Waterproofing is provided to floors of Bathrooms, Kitchen, Yard, W.C., R.C. flat roof, Planter Box and where required.

15. DRIVEWAY & CARPARK

a) Surface Driveway Carpark - Selected tile finish / Cement powder float finish

16. RECREATIONAL FACILITIES

- a) Swimming Pool – Length 22m by Width 3m.
- b) BBQ Pits – 2 Numbers
- c) Gymnasium

17. ADDITIONAL ITEMS

- a) Kitchen Cabinets - High and low kitchen cabinets with solid surface worktop complete with sink and mixer
- b) Kitchen Appliances - Cooker Hob, Microwave Oven and Built-in Fridge
- c) Bedroom Wardrobes - Built-in wardrobes (demountable pole system) to Main room only.
- d) Air-conditioning - Multi-split air-conditioning to all Bedrooms and Living/Dining
- e) Audio/Intercom System - To apartment units.
- f) Electric Water Heater - Hot water supply to all bathrooms and kitchen except W.C.
- g) Soil Treatment - Anti-termite soil treatment by specialist approved by the relevant authorities

Note:

Floorings

Granite/ Marble and Compressed Marble are natural materials containing veins and 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 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.

Timbers are natural material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colours and grain in their selection and installation.

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/Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit/Building is delivered to the Purchaser. The Vendor shall not be answerable for any failure of these manufacturers and/or contractors and/or suppliers to honour any warranty.

Cable Television

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

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

Regular maintenance by the Purchaser of the air-conditioning systems, including the clearing of filters and condensation pipes, is essential for the efficient running and prolonging their operating life.

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 for internet service to the Unit and make all necessary payments to such Internet Service Provider and/or such relevant authorities.

While every reasonable care has been taken in preparing this brochure, the developer and its agent cannot be held responsible for the inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representations of fact. All information and specifications are current at the time of printing and subject to changes as may be required.

The information, specifications and statements herein shall not be treated to form part of an offer or contract. Floor plans are subject to amendments as may be required by the relevant authorities. Renderings and illustrations, not limited to landscape and furniture, are artist's impressions only and cannot be regarded as representations of fact. Floor areas are only approximate measurements and subject to final survey.

The Sales & Purchase Agreement shall form the entire agreement between the developer and purchaser and shall supersede all statements, representations or promise made prior to the signing of the Sales & Purchase Agreement and shall in no way be modified by any statements, representations or promises made by the developer or their agents.

Name of Project	Name of Project	:	Airstream
Developer	Developer	:	<i>Millennium Homes (Singapore) Pte.Ltd.</i> Affiliate of Millennium Homes Inc., Los Angeles. Website http://mhomesinc.com
Location	Location	:	26-26E St.Michael's Road, Singapore
Legal Description	Legal Description	:	MK 17, Lot Nos. 05619X, 05620K, 05621N, 05622X, 05623L, 05624C, 08482K.
Tenure of Land	Tenure of Land	:	Freehold
Developer's License No.	Developer's License No.	:	C0541
Expected Date of Vacant Possession		:	31 Dec 2014
Expected Date of Legal Completion		:	31 Dec 2017
Building Plan No.	Building Plan No.	:	A1276-00408-2008 BP01

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