

CHARLTON 18



Step into a tranquil space that will ease your mind and soothe your soul. Step into your own personal paradise.

Charlton 18 comprises 18 low-rise units that form a cosy village-like atmosphere in the heartland of Kovan. Here you will be pleasantly surprised with a lifestyle accentuated by the proximity of nature and the conveniences of modern living. Welcome to Charlton 18.



Delight in the Natural Surroundings of Your Dream Home





artist's impression only

The inspiration of nature extends to the beautiful design of each and every unit at Charlton 18. Each home is endowed with three levels, a basement and an attic, offering the space to live your life. The mesmerising facade and grounds of Charlton 18 also add a surreal quality to your home that intoxicates and awes. With an abode at Charlton 18, you will feel like you have found heaven on earth.



Savour the Freedom to Fulfil Your Imagination

artist's impression only

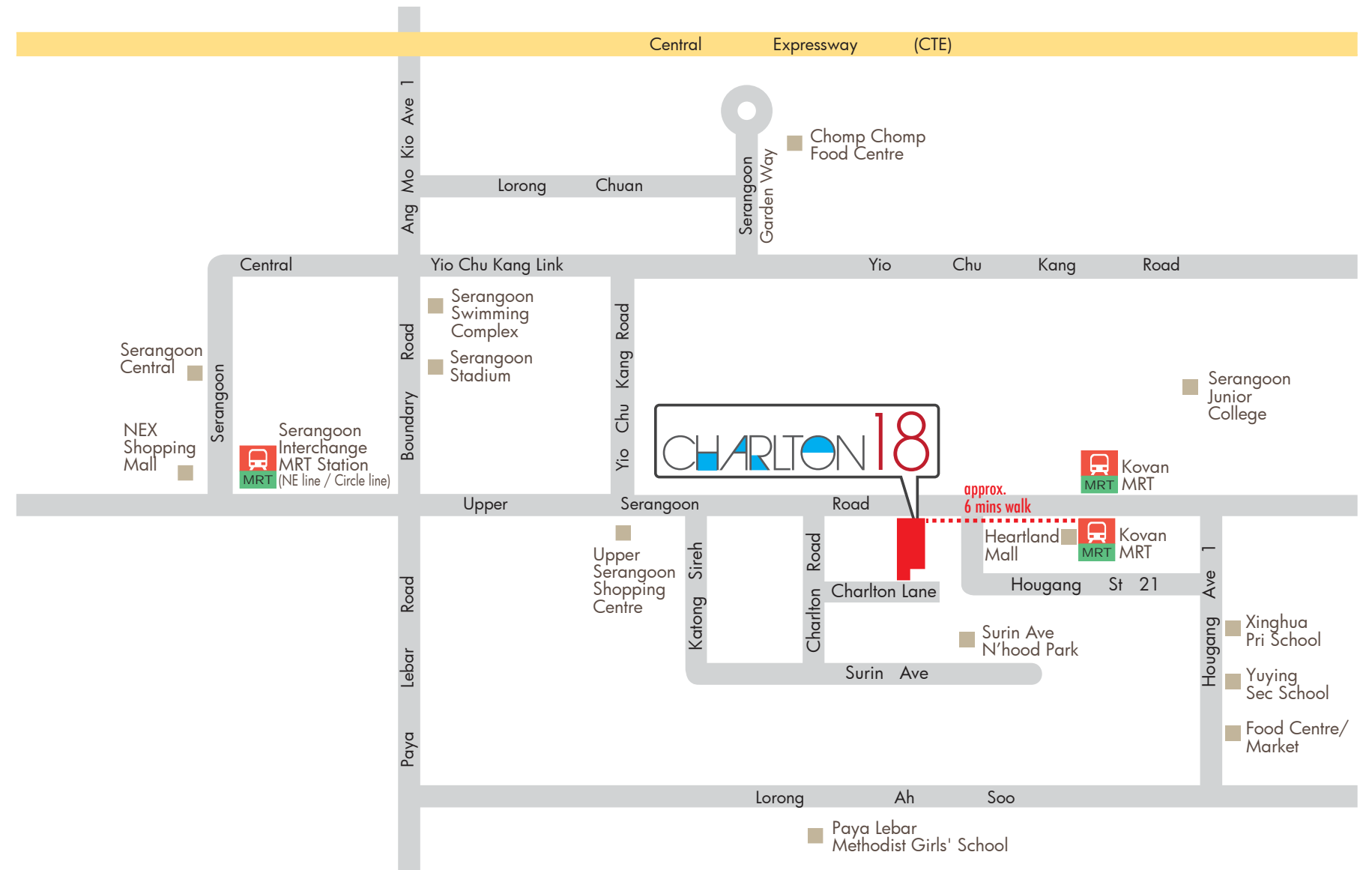
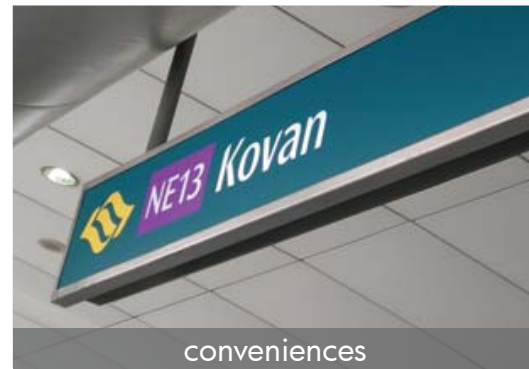
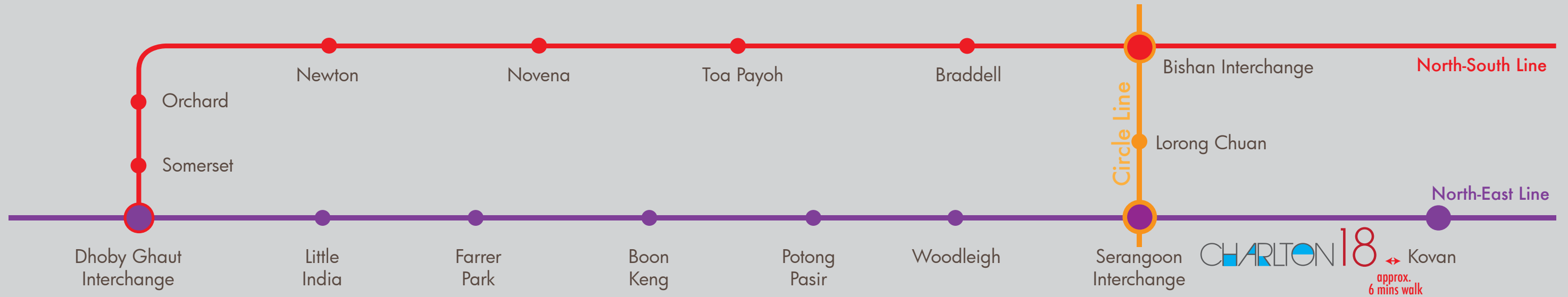




Located in Kovan, an established area in Singapore that still retains all the charm while being close to city conveniences. Here you will find shopping malls, schools, sports stadiums, parks as well as dining and entertainment options all within a stone's throw. A stroll away is Kovan MRT station and a short drive away from Central Expressway, (CTE), where you can venture throughout Singapore with ease. With so much around you, pampering yourself and your loved ones can be an everyday affair at Charlton 18.



Every Indulgence at Your Fingertips





The gorgeous design of Charlton 18 invokes the feeling of living in a garden. A garden with amenities such as a swimming pool and pavilion where you can unwind and relax with family and friends after a long day in the office.

The beauty of life comes vividly alive at Charlton 18.



Live in the Lap of Luxury



artist's impression only

Site plan



A MAIN ENTRANCE

B GARDEN PAVILION

C SWIMMING POOL

D BBQ PIT

E SIDE GATE



Discover a Home to be Proud Of

artist's impression only



artist's impression only

This is where form and function combine to form the perfect abode. Stunning design is complemented with fittings and furnishings ideal for contemporary living. With renown brands adorning every home at Charlton 18, you can be sure of quality and sophistication all around you. Surround yourself and your loved ones with the very best inside Charlton 18.

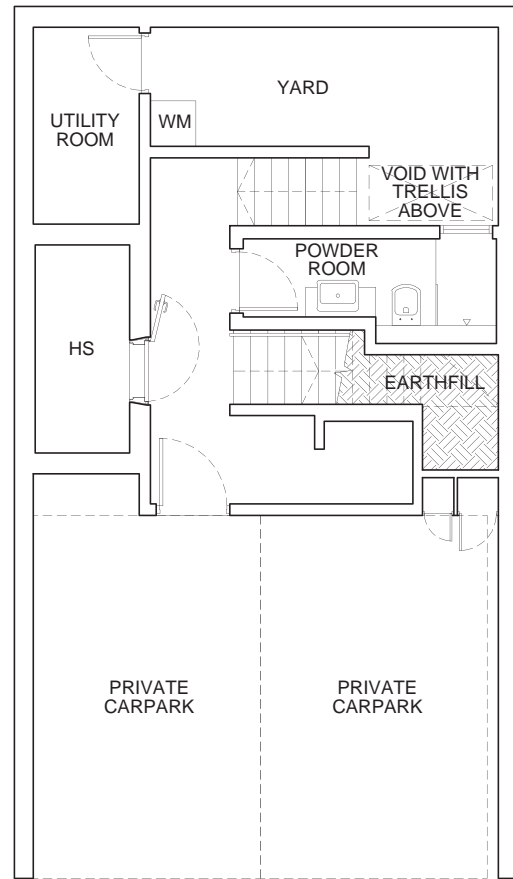


Experience the Elegance that Resides Within Every Home

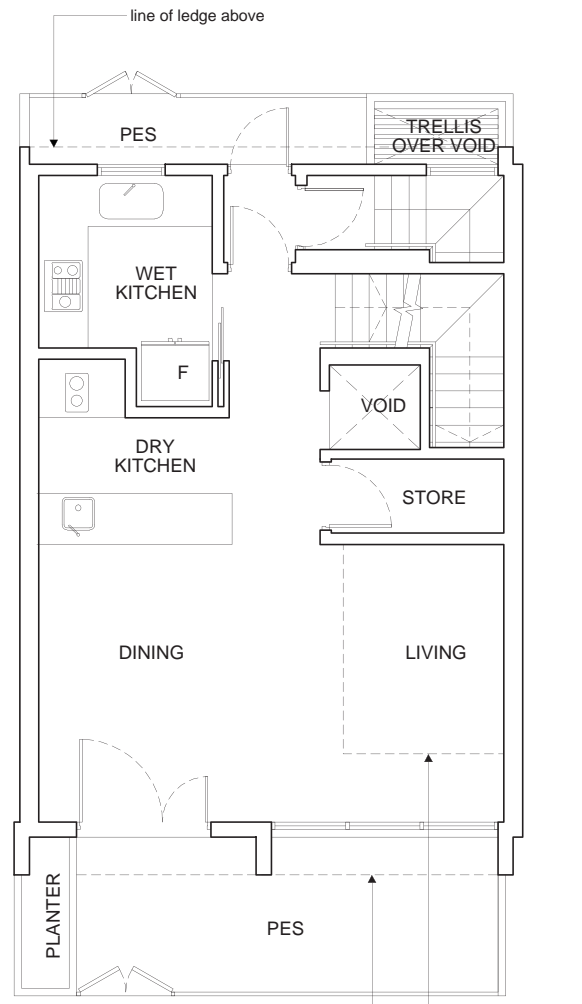




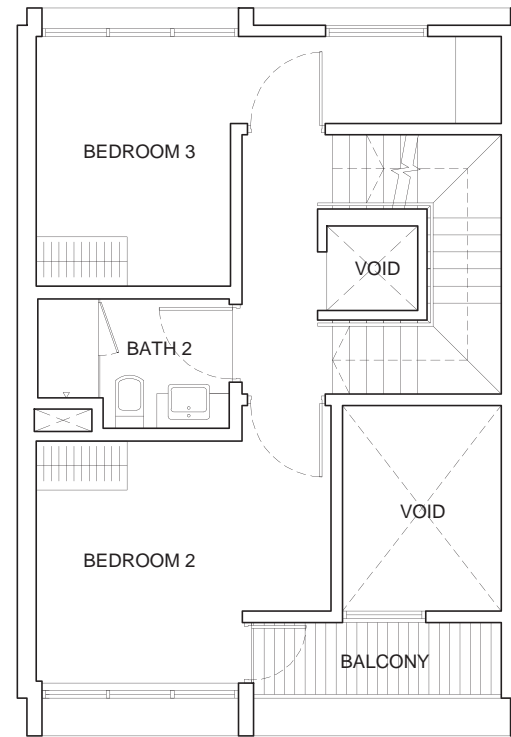
TYPE B • 315 sqm/ 3391 sqf • unit 45, 47, 53, 55, 61, 63, 65, 67, 69, 71, 73, 75



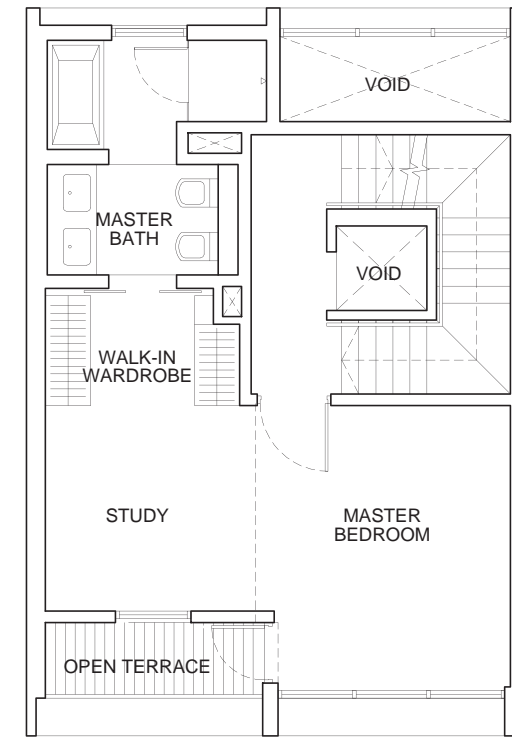
basement



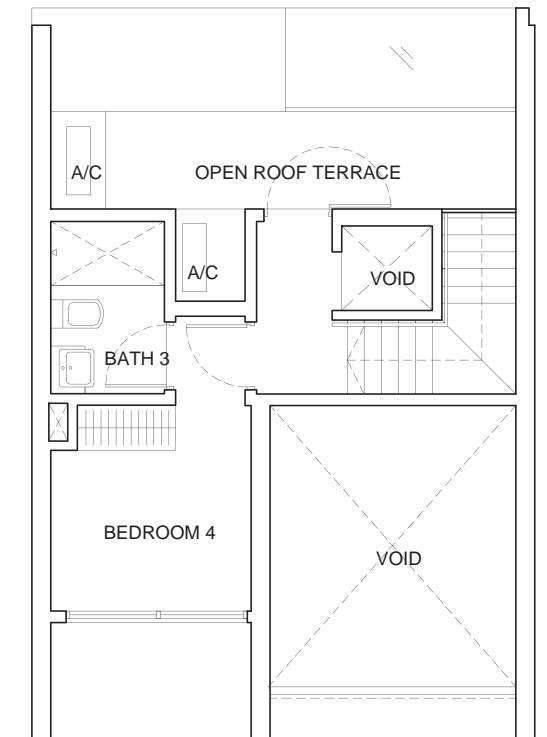
1st storey



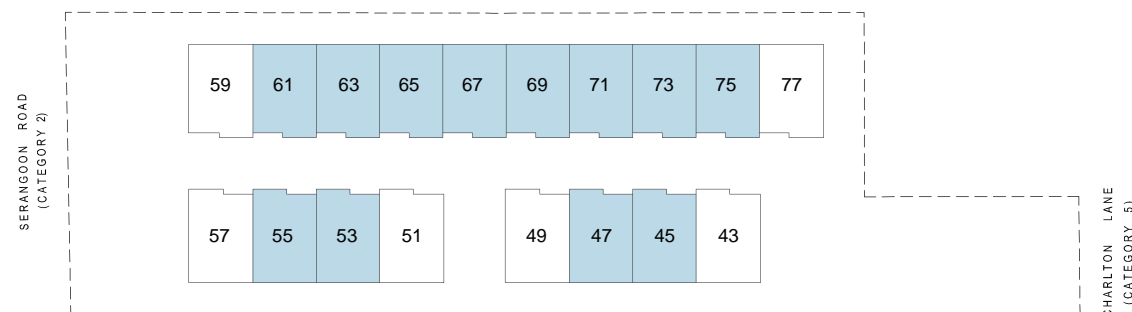
2nd storey



3rd storey



attic



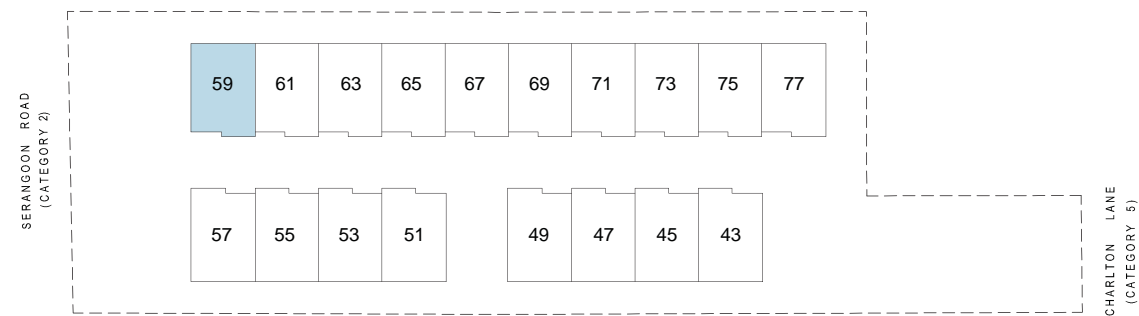
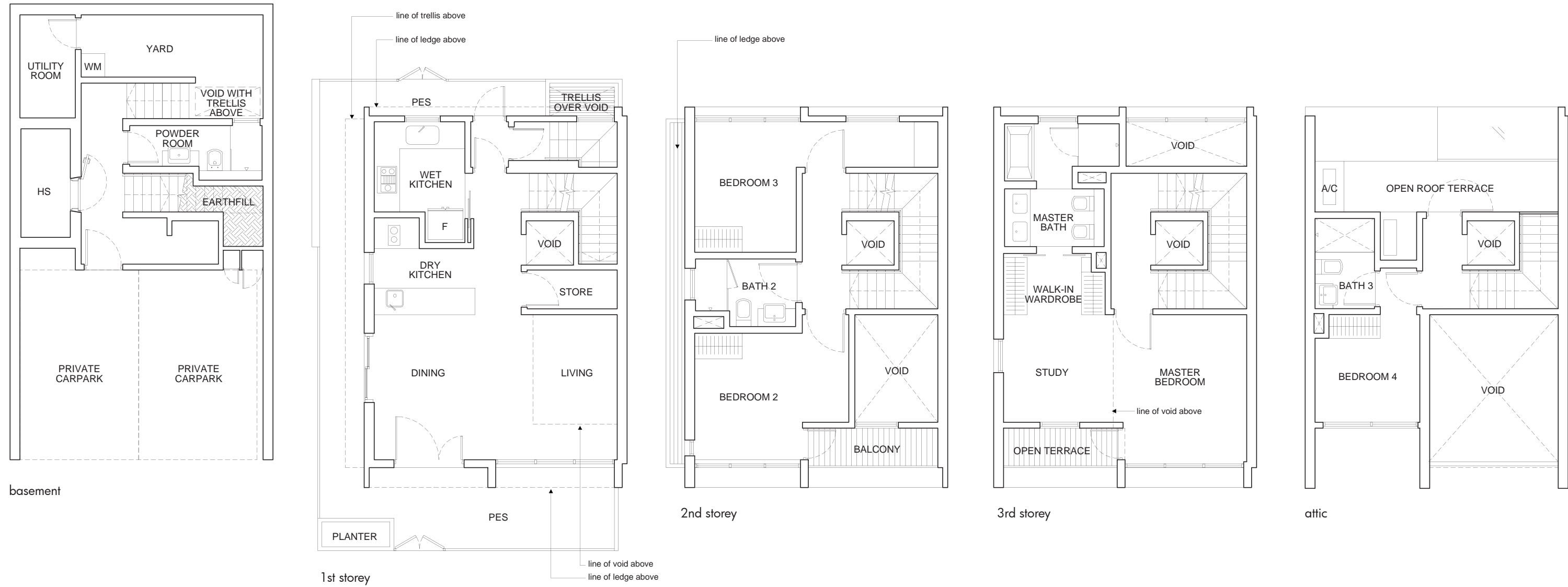
KEY PLAN
THIS KEY PLAN IS NOT TO SCALE

Subject always to the terms of the Sale and Purchase Agreement:

Please note that this floor plan is subject to changes that may be required by the relevant authorities. As such, the developer will not be liable for any claims, losses, expenses of whatever nature that may be suffered by the Purchaser's reliance on the said plan in the event the plan is required to be changed by the relevant authorities, and The Purchaser is advised to take on site measurement(s) of the unit before committing to any renovation work(s) or to installation or purchase of any furniture and furnishing whatsoever.



TYPE B1 • 330 sqm/ 3552 sqf • unit 59



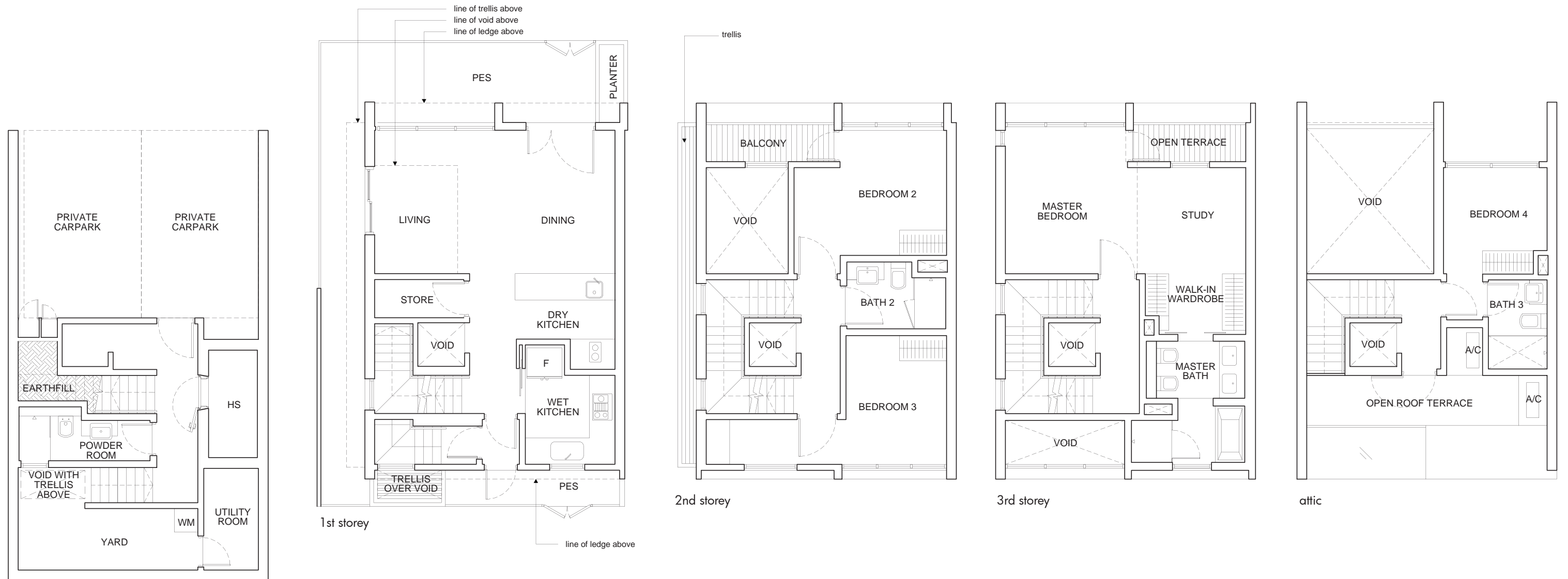
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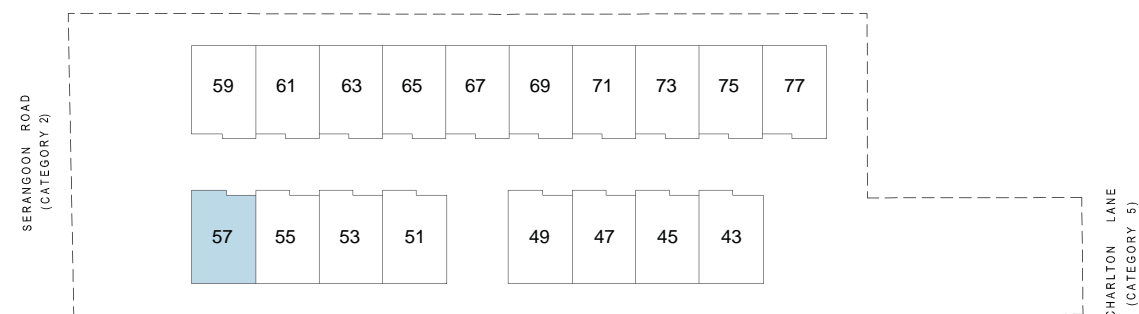
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TYPE B2 • 331 sqm/ 3563 sqf • unit 57



basement



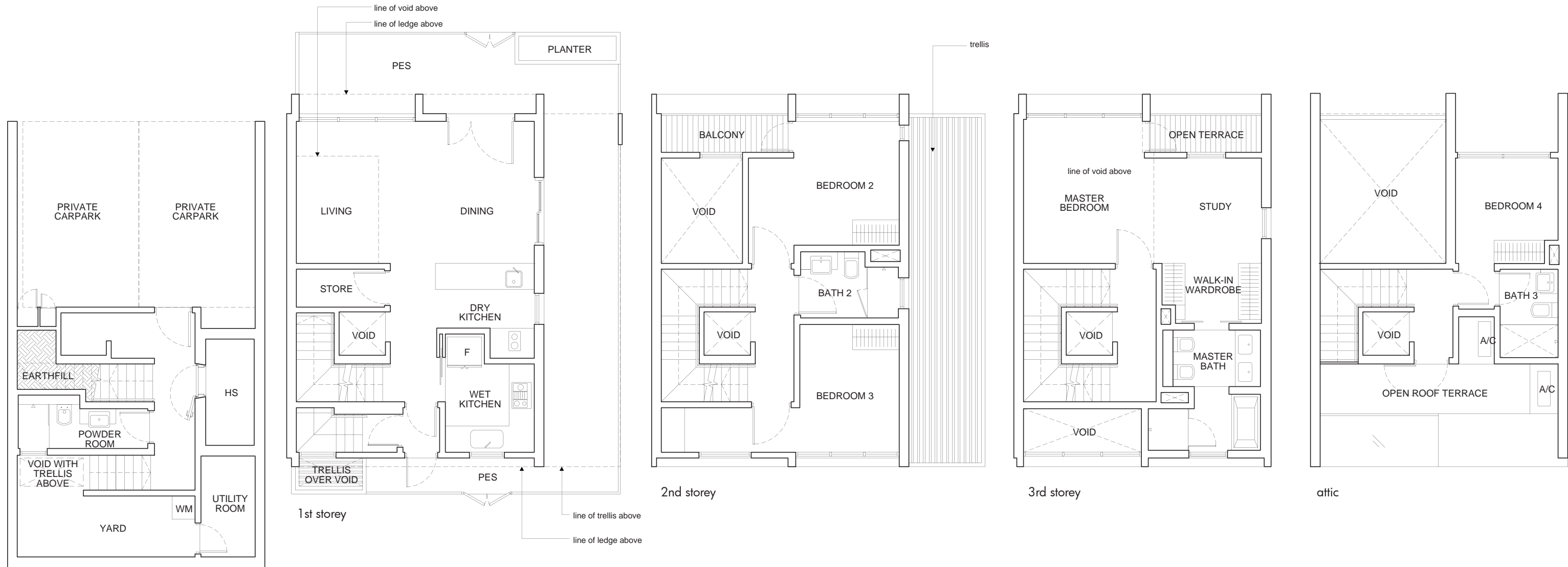
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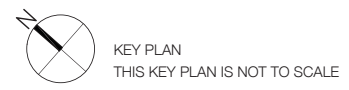
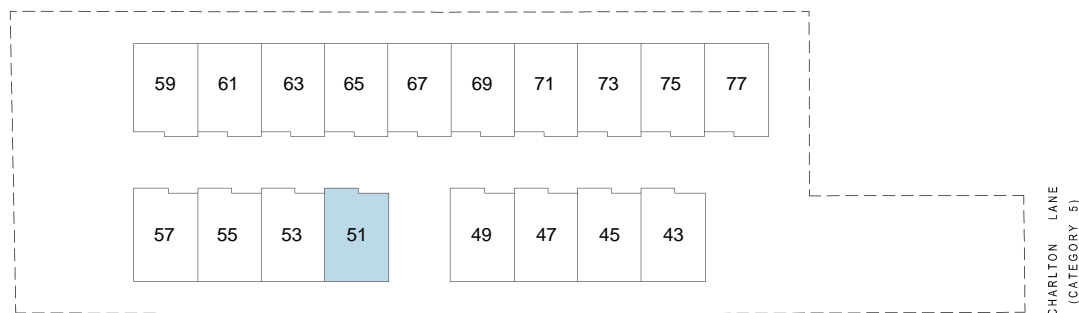
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TYPE B3 • 340 sqm/ 3660 sqf • unit 51



basement

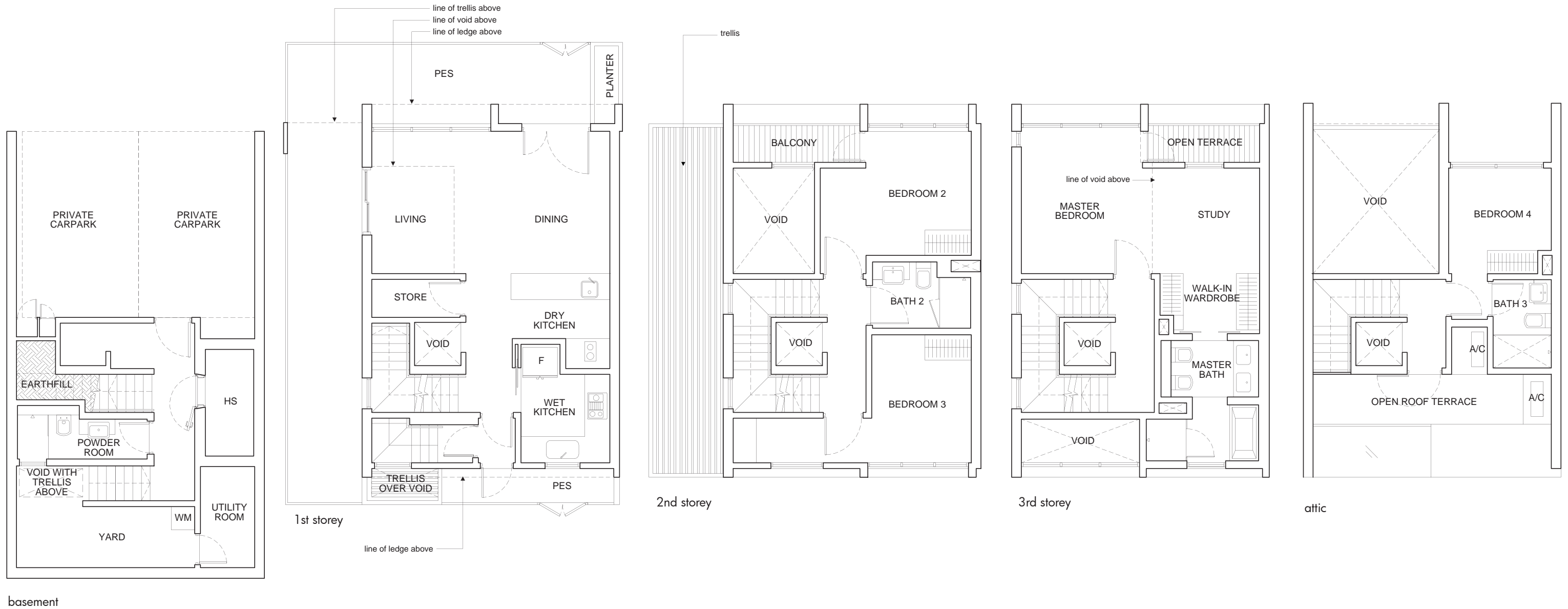


Subject always to the terms of the Sale and Purchase Agreement.

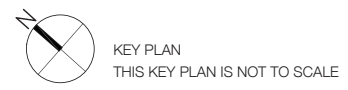
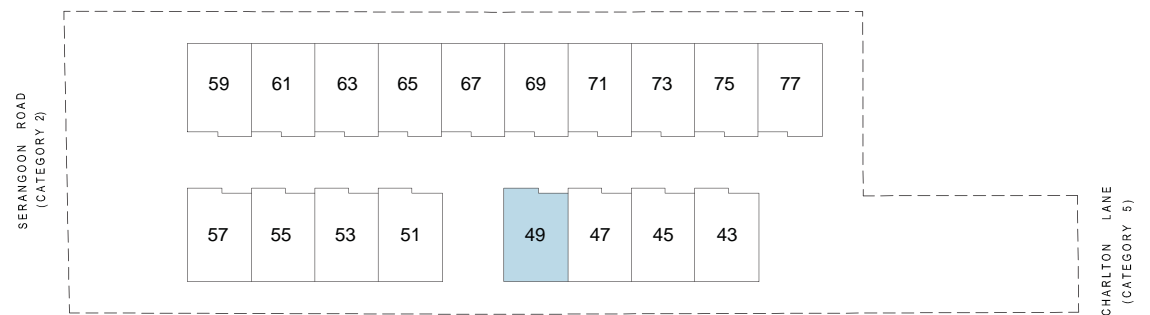
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TYPE B4 • 341 sqm/ 3671 sqf • unit 49



basement



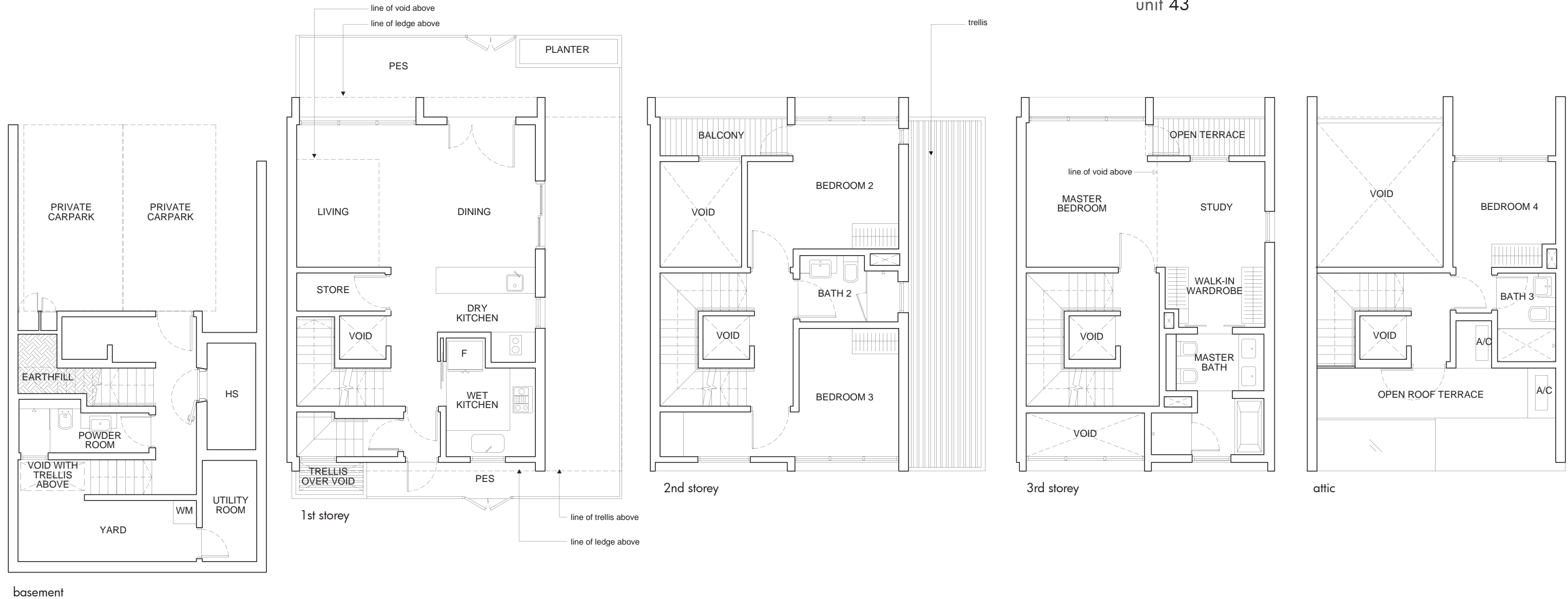
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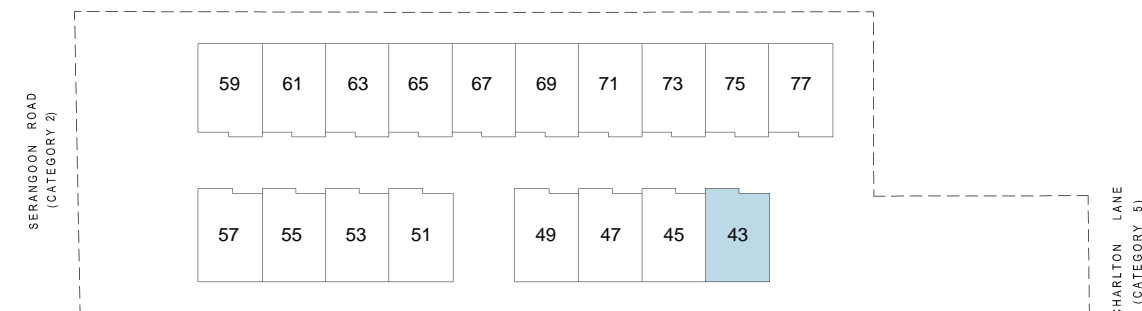


TYPE B5 • 339 sqm/ 3649 sqf • unit 43

unit 43



basement



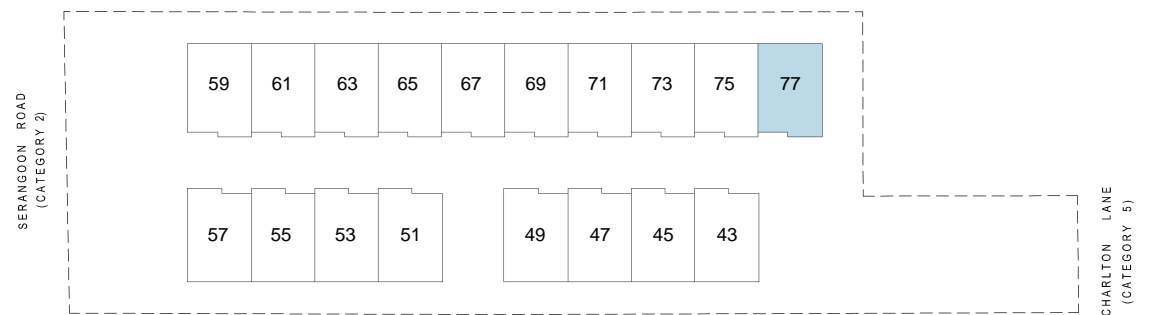
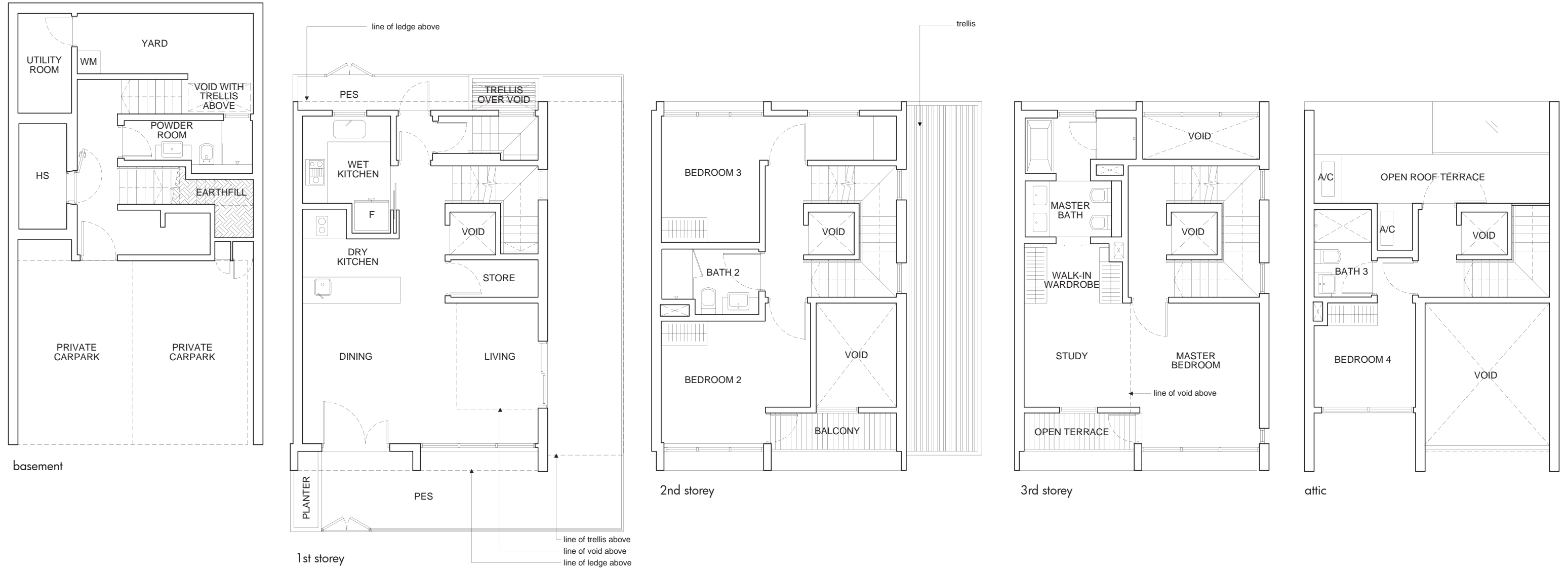
KEY PLAN
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TYPE B6 • 341 sqm/ 3671 sqf • unit 77



KEY PLAN
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SPECIFICATIONS

1 FOUNDATION

Reinforced concrete piles and/or other approved foundation system to Engineer's Design

2 SUPERSTRUCTURE

Reinforced concrete structure

3 WALLS

3.1 External Walls

Reinforced concrete wall and/or common clay bricks

3.2 Internal Walls

Reinforced concrete wall and/or precast concrete panels and/or common clay bricks and/or concrete blocks and/or dry wall partition

4 ROOF

4.1 Pitch Roof

Metal roof sheet with appropriate insulation

4.2 Flat Roof (Common Area)

Reinforced concrete slab roof with appropriate waterproofing system

5 CEILING

5.1 Ceiling (Strata Terrace Units)

- Living / Dining / Hallway and Staircase / Utility Room / Store / Dry Kitchen / Master Bedroom / Bedroom 2 / Bedroom 3 / Bedroom 4 / Balcony / Walk-in-Wardrobe
Skim coat and/or cement & sand plaster with our without plaster ceiling boards and/or box-ups to designated areas with emulsion paint finish
- Household Shelter
Skim coat to underside of slab with emulsion paint finish
- Master Bath / Bath 2 / Bath 3 / Powder Room / Wet Kitchen / Yard
Plaster ceiling boards and/or moisture resistant ceiling boards with emulsion paint finish

5.2 Ceiling (Common Areas)

- Basement Carpark / Driveway / Staircases
Skim coat and/or cement & sand plaster with or without plaster ceiling boards and/or box-ups to designated areas with emulsion paint finish
- Garden Pavilion
Plaster ceiling boards and/or moisture resistant ceiling boards with emulsion paint finish

6 FINISHES

6.1 Wall (Strata Terrace Units)

- Living / Dining / Hallways and Staircase / Master Bedroom / Study / Bedroom 2 / Bedroom 3 / Bedroom 4 / PES / Balcony / Open Terrace / Open Roof Terrace / Store / Utility Room / Yard
Cement & sand plaster and/or skim coat with emulsion paint
- Walk-in-wardrobe
Cement & sand plaster and/or skim coat with emulsion paint applied up to false ceiling height and to exposed surfaces only
- Master Bath
Marble and/or granite and/or homogenous tiles and/or ceramic tiles and/or porcelain tiles laid up to false ceiling height and on exposed surfaces
- Bath 2 / Bath 3 / Powder Room / Wet Kitchen / Dry Kitchen
Homogenous tiles and/or ceramic tiles and/or porcelain tiles lay-up to false ceiling height and on exposed surfaces only
- Household Shelter
Skim coat with emulsion paint

6.2 Floor (Strata Terrace Units)

- Living / Dining / Hallway (1st storey) / Dry Kitchen
Marble and/or granite and/or homogenous tiles and/or ceramic tiles and/or porcelain tiles
- Household Shelter / Utility Room / Yard / Hallway (Basement 1) / Wet Kitchen / Store
Homogenous tiles and/or ceramic tiles and/or porcelain tiles
- Master Bath
Marble and/or granite and/or homogenous tiles and/or ceramic tiles and/or porcelain tiles with marble or granite tiles to floor of shower area
- Bath 2 / Bath 3 / Powder Room
Homogenous tiles and/or ceramic tiles and/or porcelain tiles with marble or granite tiles to floor of shower area (where applicable)

- Master Bedroom / Bedroom 2 / Bedroom 3 / Bedroom 4 / Staircase and Landings / Hallways (except 1st Storey) / Walk-in-Wardrobe
Timber Flooring
- PES / Balcony / Open Terrace / Open Roof Terrace
Homogenous tiles and/or ceramic tiles and/or porcelain tiles
- Home Lift
Vinyl

6.3 Wall (Common Areas)

- Basement Carpark / Driveway / Staircases
Cement & sand plaster and/or skim coat with emulsion paint
- Garden Pavilion
Homogenous tiles and/or ceramic tiles and/or porcelain tiles lay-up to false ceiling height and on exposed surfaces only

6.4 Floor (Common Areas)

- Swimming Pool
Mosaic Tiles
- Driveway / Carpark Lots
Reinforced concrete slab with floor hardener
- Pool Deck
Timber deck and/or granite and/or homogenous tiles and/or ceramic tiles and/or porcelain tiles
- Garden Pavilion
Granite and/or homogenous tiles and/or ceramic tiles and/or porcelain tiles

7 WINDOW

Powder coated aluminium frame with approximate 6mm thick tinted/clear/frosted glass to be provided all fenestrations. All windows are either sidehung, top-hung, sliding, fixed, louvered or any combination of the aforementioned.

8 DOORS

- Main Entrance
Aluminium framed glass door
- Rear Entrances
Approved fire-rated timber door
- Master Bath / Bath 2 / Bath 3 / Bedroom 2 / Bedroom 3 / Bedroom 4
Timber decorative door
- Powder Room / Utility Room / Store
Timber decorative door and/or PVC and/or aluminium bi-fold door
- Household Shelter
PSB approved blast door
- Home Lift
Aluminium framed glass door

9 IRONMONGERY

Quality locksets shall be provided

10 SANITARY FITTINGS

10.1 Master Bath

- 1 vanity top complete with 2 basins and 2 mixer taps
- 1 long bath complete with bath/shower mixer
- 1 frameless glass shower panel complete with shower mixer
- 1 water closet
- 1 bidet
- 1 tower rail
- 1 mirror
- 1 toilet paper holder

10.2 Bath 2 / Bath 3

- 1 vanity top complete with basin and mixer tap
- 1 frameless glass shower panel complete with shower mixer
- 1 water closet
- 1 tower rail
- 1 mirror
- 1 toilet paper holder

10.3 Powder Room

- 1 vanity top complete with basin and mixer tap
- 1 frameless glass shower panel complete with shower mixer
- 1 water closet
- 1 tower rail
- 1 mirror
- 1 toilet paper holder

11 ELECTRICAL INSTALLATION

All electrical wiring are to be in concealed conduits and mount in surface trunking / pipes. Where there is a false ceiling, the electrical wiring above false ceiling is in exposed conduits.

Refer to the Electrical Schedule for details

12 TV / FM / TELEPHONE

TV/FM/Telephone points shall be provided in accordance to the Electrical Schedule.

13 LIGHTNING PROTECTON

Lightning Protection System shall be provided in accordance with Singapore Standard SS 555: 2010.

14 PAINTING

Emulsion paint to internal and external walls.

15 WATERPROOFING

Waterproofing to Pitch Roof, Wet Kitchen, Dry Kitchen, Bathrooms, Powder Room, PES, Open Terrace, Open Roof Terrace, Balcony, Air Con Ledge and when required.

16 ADDITIONAL ITEMS

16.1 Wardrobes

Built-in and/or pole system wardrobes to all Bedrooms

16.2 Kitchen Cabinets / Appliances

Built-in high and low level kitchen cabinets, cooker hob, cooker hood, built in oven and sink

16.3 Fridge

Free standing side by side Fridge

16.4 Washing Machine

Free standing washing machine at yard in Basement 1.

16.5 Air Conditioning

Multi-Split air conditioning system to Living/Dining, Master Bedroom and all bedrooms.

16.6 Mechanical Ventilation

Mechanical ventilation to Bath 2 of all units except Type B1 and B5

16.7 Water Heater

Hot water heater supply to all Bathrooms, Dry and Wet Kitchens and Powder Room.

16.8 Audio Video Intercom

Intercom provided at 1st storey and 3rd storey of each unit

16.9 Home Lift

Home lift provided to all units

16.10 Town Gas

Town gas provided to the cooker hob at the Wet Kitchen

16.11 Vehicular Security

Car barrier system

ELECTRICAL SCHEDULE

PROVISION	UNIT TYPE
	B, B1, B2, B3, B4, B4a, B5
Lighting Points	45
13A SSO (single + waterproof)	18
13A Twin SSO	10
15A SSO	2
Cooker	2
Oven	2
Hood	2
Telephone Point	8
Data Point	4
TV Point	7
Isolator	6
Intercom	2

NOTES

A Marble and Granite:

Marble 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 the marble, limestone or granite selected and installed shall be subject to availability.

B 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. Timber strips are also subjected to thermal expansion and contraction beyond the control of builder and vendor.

C 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. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

D 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 providers 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.

E Materials, Fittings, Equipment, Finishes, Installations and Appliances:

Subject to clause 14.3 of the Sales and Purchase Agreement in respect of the units, 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.

F Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/location of wardrobes, cabinets, fan coil units, electrical points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

G False Ceiling

The false ceiling space provision allows for the optimal function and installation of M&E serves. 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 the Architect's discretion and final decision.

H Glass

Glass is 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 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 which are not naturally ventilated. To ensure good working condition of 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 Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/ long bath/ vanity cabinet/ mirror.

K Warranties

Where warranties are given by the manufacturer and/or contractor and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations.

Another development by:



Sysma Holdings Limited

DESCRIPTION OF HOUSING PROJECT

General description	: Proposed cluster housing development comprising 18 units units of 3-storey terrace house with attic and basement carpark and communal facilities on lot 01013T PT & 02471X MK 22 at Charlton Lane/Upper Serangoon Road
Developer	: De Paradiso Development Private Limited
Developer's Licence No	: C0920
Tenure of Land	: Freehold
Lot No.	: Lot 01013T PT & 02471X MK 22
BP No.	: A1024-00001-2012-BP01 dated 18 January 2013; A1024-00001-2012-BP02 dated 04 April 2013 ; A1024-00001-2012-BP03 dated 11 September 2013
Expected TOP Date	: 26 June 2017
Expected Date of Legal Completion	: 26 June 2020

