

Experience the Elegance that Resides Within Every Home



Site Plan



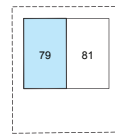
- A Carporch
- B Swimming Pool
- C Lawn

79 CHARLTON LANE SINGAPORE 533975

SEMI-DETACHED • 353 sqm/ 3,800 sqf



KEY PLAN
THIS KEY PLAN IS NOT TO SCALE

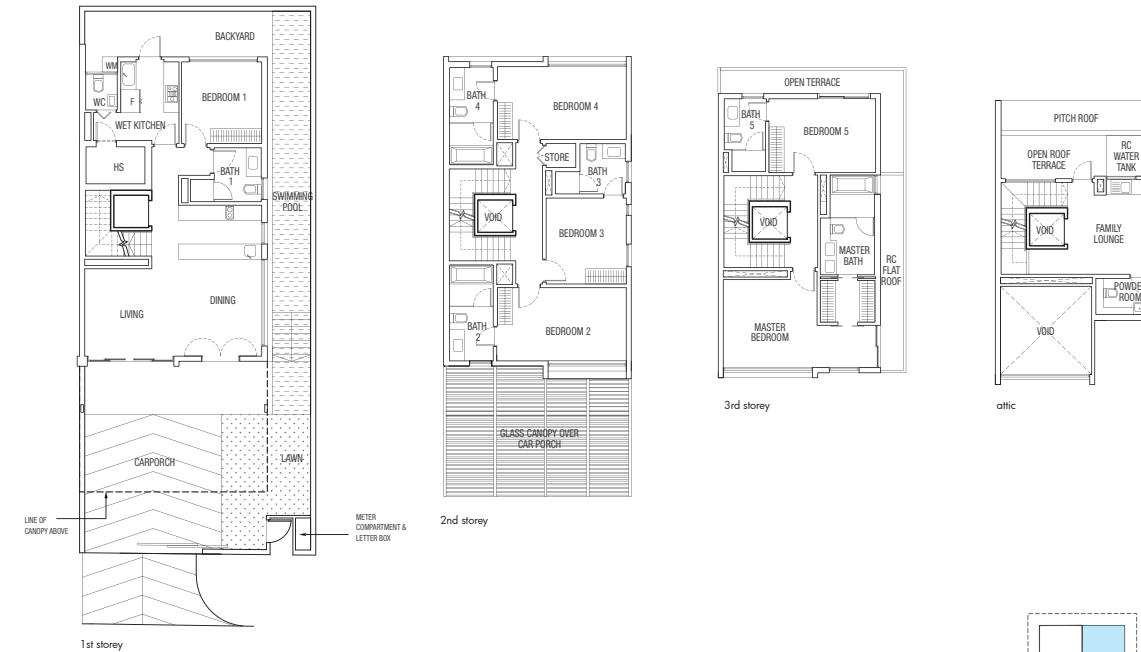


Subject always to the terms of the Sale and Purchase Agreement.

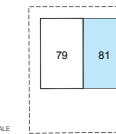
Please note that this floor plan is subject to changes that may be required by the relevant authorities. As such, the developer will not be liable for any claims, losses, expenses of whatever nature that may be suffered by the Purchaser's reliance on the said plan in the event the plan is required to 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.

81 CHARLTON LANE SINGAPORE 533974

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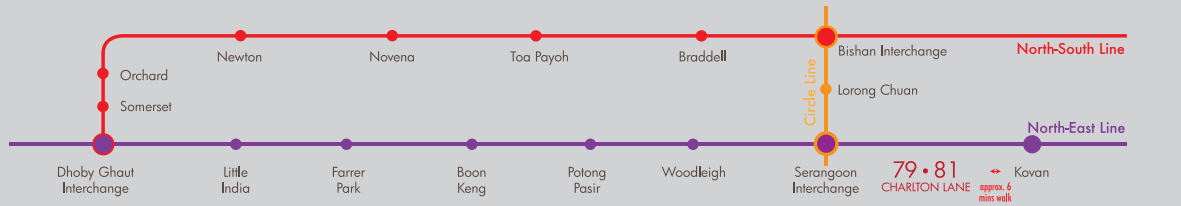


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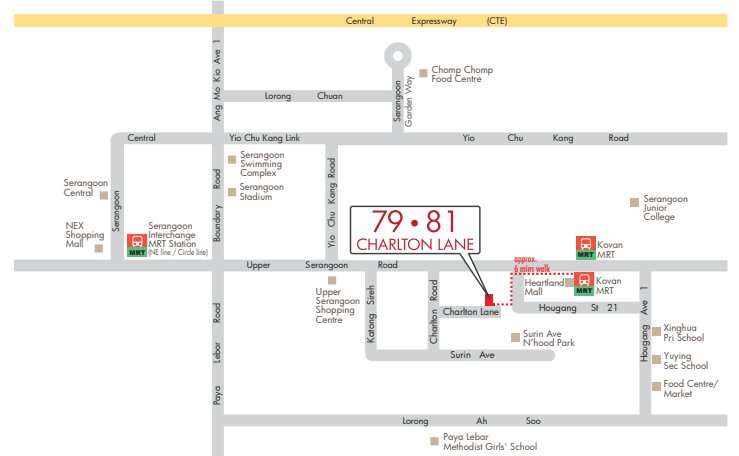


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Located in Kovan, an established area in Singapore that still retains all the charm of nature while being close to city conveniences. Here you will find shopping malls, schools, sports stadiums, parks as well as dining and entertainment options all 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.



SPECIFICATIONS

- FOUNDATION**
Reinforced concrete piles and/or other approved foundation system to Engineer's Design
- SUPERSTRUCTURE**
Reinforced concrete structure
- WALLS**
 - External Walls
 - Reinforced concrete wall and/or common clay bricks
 - Internal Walls
 - Reinforced concrete wall and/or precast concrete panels and/or common clay bricks and/or concrete blocks and/or dry wall partition
- ROOF**
 - Pitch Roof
 - Metal roof sheet with appropriate insulation
- CEILING**
 - Living / Dining / Hallway and Staircase / Dry Kitchen / Master Bedroom / Bedroom 1 / Bedroom 2 / Bedroom 3 / Bedroom 4 / Bedroom 5 / Family Lounge / Store / Backyard
 - 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 1 / Bath 2 / Bath 3 / Bath 4 / Bath 5 / WC / Powder Room / Wet Kitchen
 - Plaster ceiling boards and/or moisture resistant ceiling boards with emulsion paint finish
- FINISHES**
 - 6.1 Wall
 - Living / Dining / Hallway and Staircase / Store / Dry Kitchen / Master Bedroom / Bedroom 1 / Bedroom 2 / Bedroom 3 / Bedroom 4 / Bedroom 5 / Family Lounge / Open Terrace / Open Roof Terrace / RC Flat Roof
 - Cement & sand plaster and/or skim coat with emulsion paint
 - Master Bath / Bath 1 / Bath 2 / Bath 3 / Bath 4 / Bath 5
 - 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.
 - Wet Kitchen / Powder Room / WC
 - 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 (Internal Areas)
 - Living / Dining / Hallway (1st storey) / Dry Kitchen
 - Marble and/or granite and/or homogenous tiles and/or ceramic tiles and/or porcelain tiles
 - Wet Kitchen / Store / Household Shelter
 - 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 1 / Bath 2 / Bath 3 / Bath 4 / Bath 5 / WC / 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 1 / Bedroom 2 / Bedroom 3 / Bedroom 4 / Bedroom 5 / Staircase and Landings / Hallways (except 1st Storey) / Family Lounge
 - Timber Flooring
 - Open Terrace / Open Roof Terrace / RC Flat Roof
 - Homogenous tiles and/or ceramic tiles and/or porcelain tiles
 - Home Lift
 - Vinyl
 - 6.3 Floor (External Area)
 - Swimming Pool
 - Mosaic Tiles
 - Car Porch
 - Granite and/or reinforced concrete slab with floor hardener
 - Lawn
 - Green Turf
 - Backyard
 - Homogenous tiles and/or ceramic tiles and/or porcelain tiles
- 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.

- DOORS**
 - Main Entrance / Rear Entrances / Family Lounge
 - Built-in high and low level kitchen cabinets, cooker hob, cooker hood, built in oven and sink
 - Master Bath / Bath 1 / Bath 2 / Bath 3 / Bath 4 / Bath 5 / Master Bedroom / Bedroom 1 / Bedroom 2 / Bedroom 3 / Bedroom 4 / Bedroom 5
 - Timber decorative door
 - WC / Powder 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
 - Open Roof Terrace
 - Aluminium framed glass door
- IRONMONGERY**
Quality locksets shall be provided
- SANITARY FITTINGS**
 - 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 tower rail
 - 1 mirror
 - 1 toilet paper holder
 - Bath 2 / Bath 4
 - 1 vanity top complete with 1 basins and 1 mixer tap
 - 1 long bath complete with bath/shower mixer
 - 1 frameless glass shower panel complete with shower mixer
 - 1 water closet
 - 1 tower rail
 - 1 mirror
 - 1 toilet paper holder
 - Bath 1 / Bath 3 / Bath 5
 - 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
 - Powder Room
 - 1 vanity top complete with basin and mixer tap
 - 1 water closet
 - 1 mirror
 - 1 toilet paper holder
 - WC
 - 1 basin complete with mixer tap
 - 1 water closet
 - 1 shower mixer
 - 1 tower rail
 - 1 mirror
 - 1 toilet paper holder
- 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
- TV/FM/TELEPHONE**
TV/FM/Telephone points shall be provided in accordance to the Electrical Schedule.
- LIGHTNING PROTECTION**
Lightning Protection System shall be provided in accordance with Singapore Standard SS 555: 2010.
- PAINTING**
Emulsion paint to internal and external walls.
- WATERPROOFING**
Waterproofing to floors of Pitch Roof, Wet Kitchen, Dry Kitchen, Bathrooms, Powder Room, WC, Open Terrace, Open Roof Terrace, RC Flat Roof, Air Con Ledge when required.
- ADDITIONAL ITEMS**
 - Wardrobes
 - Built-in and/or pole system wardrobes to all Bedrooms

- Kitchen Cabinets / Appliances**
 - Built-in high and low level kitchen cabinets, cooker hob, cooker hood, built in oven and sink
- Fridge**
 - Free standing side by side fridge
- Washing Machine**
 - Free standing washing machine at backyard
- Air Conditioning**
 - Multi-Split air conditioning system to Living/Dining, Master Bedroom and all bedrooms
- Water Heater**
 - Hot water heater supply to all Bathrooms, Dry and Wet Kitchens, Powder Room and WC
- Audio Video Intercom**
 - Intercom provided at 1st storey and 3rd storey
- Home Lift**
 - Home lift provided to all units

NOTES TO SPECIFICATIONS

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 topographical irregularities. While such materials can be pre-selected before installation, this non-conformity in the marble, limestone or granite as well as non-conformity between classes 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
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 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 Master Ceiling Boards
Layout/location of wardrobes, cabinets, fan coil units, electrical points, telecommunication points, audio intercom system, door swing positions and master 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 services. 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 8 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) 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 vanity cabinet mirror.

K Warranties
Where warranties are given by the manufacturer and/or contractor and/or suppliers of all 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.

DESCRIPTION OF HOUSING PROJECT
General description : Proposed 2 units of 3-storey semi-detached house with attic on lot 01013T PT MK 22 at Charlton Lane.

Developer : De Paradiso Development Private Limited
Developer's Licence No : C0920
Tenure of Land : Freehold
Lot No. : Lot 01013PT MK 22
BP No. A1024-00002-2012-BP01 dated 03 December 2012
A1024-00002-2012-BP02 dated 13 September 2013

Expected TOP Date : 26 June 2017
Expected Date of Legal Completion : 26 June 2020

Another development by:
 Syssa Holdings Limited

79.81
CHARLTON LANE

