

JOINTLY DEVELOPED BY:





SOLE MARKETING AGENT:



REST YOUR MIND, FREE YOUR SOUL... AN ABODE THAT BRINGS YOU JOY AND HAPPINESS WHEREVER YOU GO. DISCOVER A HOME THAT TRULY MIRRORS YOUR PERSONALITIES

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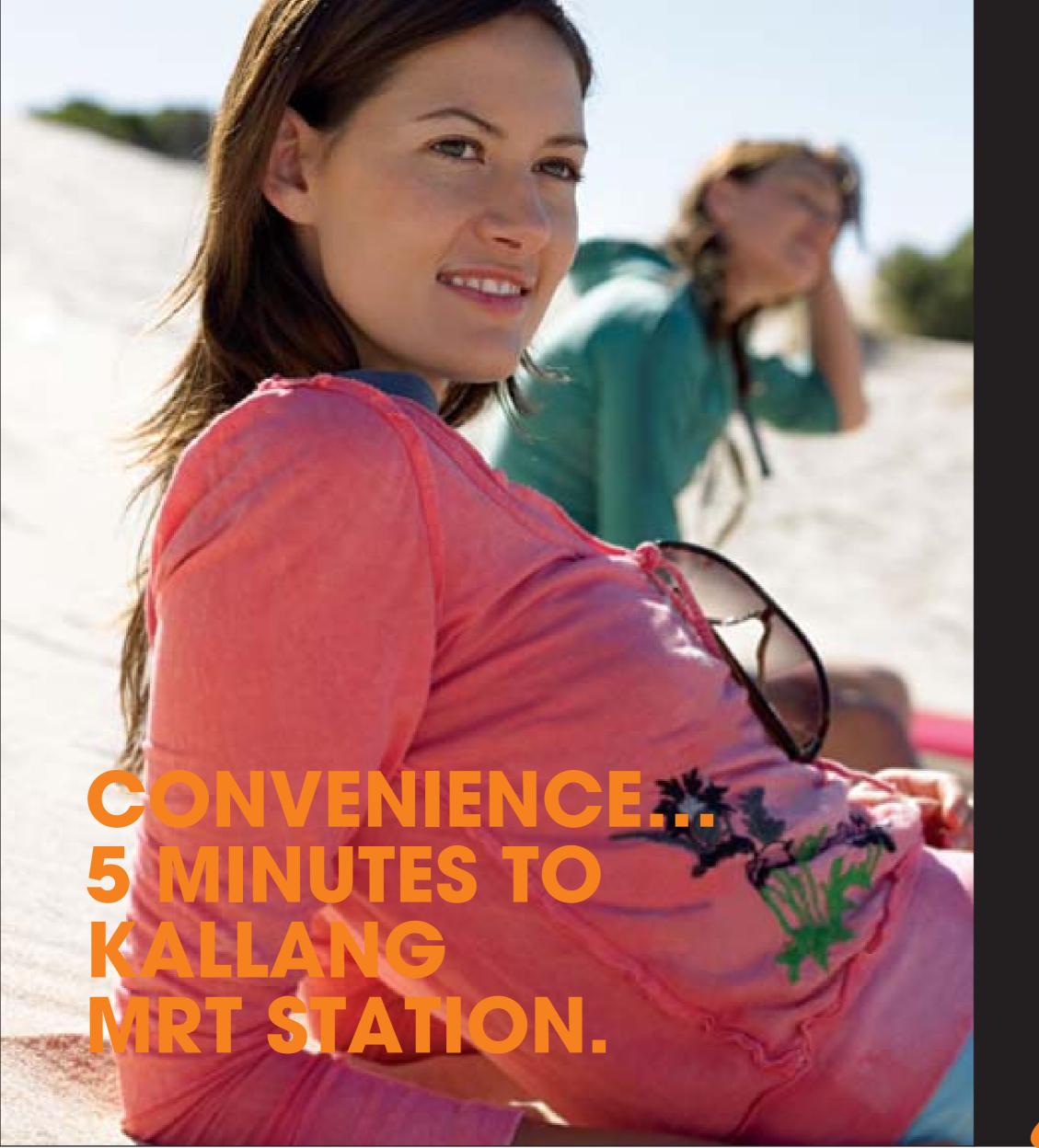


FREEHOLD | FOREIGNERS ELIGIBLE



A **FREEHOLD** development with 78 exclusive units spread over 8 storeys, Centra Residence is an exceptional investment both as a home and as an asset for the future. A plush abode that combines form and function to elevate the sophistication of your living space, experience the liberty to live with boundless luxury at Centra Residence.











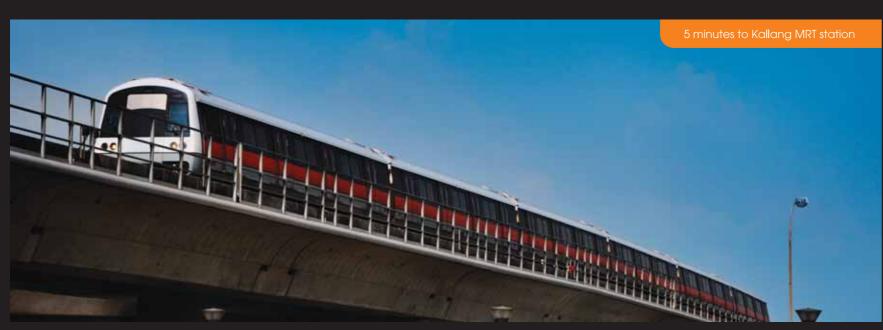
Centra Residence is ideally sited

where all conveniences and indulgences are

in proximity. Simply 5 minutes from Kallang MRT station,

accomplishing every desire has never been easier.









Residing by the city-edge envelops you within the best of both worlds, with the glamour of metropolis living and the excitement of coastal recreation similarly accessible.







RESIDENCE













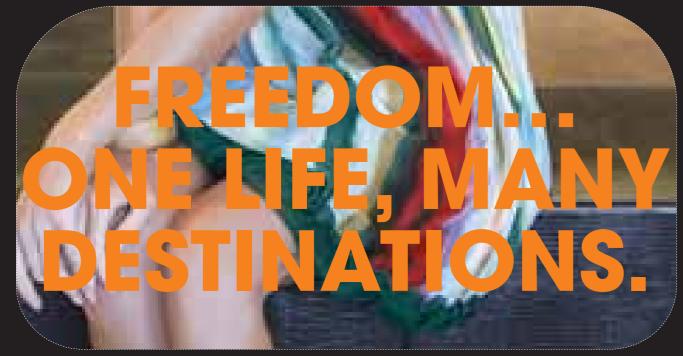
Conveniently connected to Kallang MRT

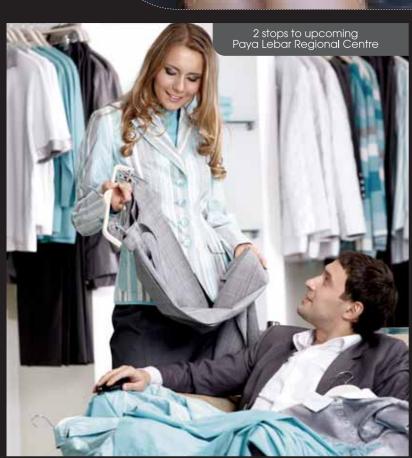
station, Pan-Island Expressway (PIE), East Coast

Parkway (ECP) and Kallang-Paya Lebar Expressway (KPE),

Centra Residence is just moments away from everywhere that matters.

FROM KALLANG MRT STATION...



















FOOD HAVEN

Surrounded by renowned eateries and restaurants, delectable food is readily available.



RETAIL

Shopping needs are easily met by surrounding shops and nearby Paya Lebar Regional Centre,



ENTERTAINMENT

The urban rapture of Orchard Road, Singapore Flyer, The Esplanade, Bugis and Parkway Parade are just short drives away.



INTEGRATED RESORTS

Conveniently close-by Marina Bay Sands and Resorts World Sentosa keep you entertained any time of the day.



OUTDOOR RECREATION

Stroll along the sandy beach at nearby East Coast Park, take a walk around the upcoming Gardens by the Bay, or gather your friends for a game of golf at Marina Bay Golf Course.



TRAVEL

Proximity to Changi International Airport complements your jet-setting lifestyle. Your business travels and holiday tours are made more convenient at Centra Residence.



USINESS

Going to work at the Central Business District takes just minutes via Nicoll Highway.



ACCESSIBILITY

Connecting to the rest of the island by car is a breeze via the ECP, PIE and KPE, all within easy reach.

CENTRA

With pampering facilities at your beck and call round the clock, be engulfed in non-stop exhilaration at Centra Residence. Have an invigorating work out at the **Gymnasium**, soak up the sun by the **Pool Deck**, take a dip in the **Jacuzzi** or relax with a refreshing swim in the **25 metres Pool**.

Your choice of entertainment is limitless.

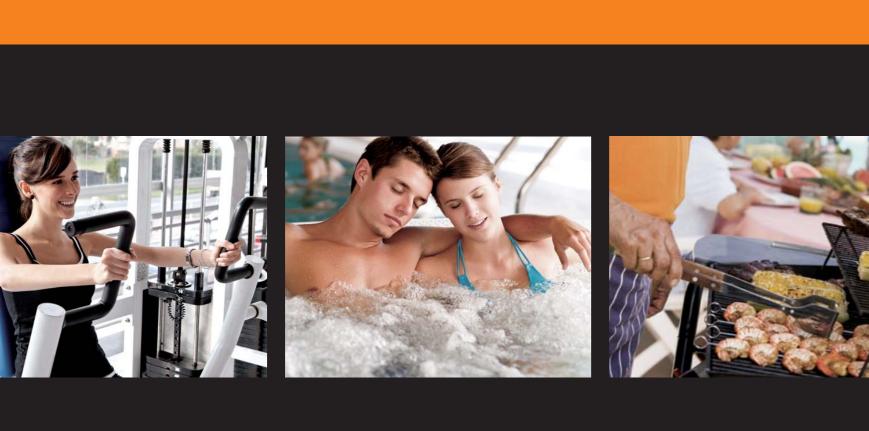


Facilities



LEGEN

- A Jacu
- B 25 metres Swimming Poo
- C Pool D
- D Pool Show
- E Gymnasiur
- F Landscaping
- U DDO A
- L Car Dark







Centra Residences has a wide choice of apartments and penthouses to suit the different needs of every home owner or investor.

Choose from a wide array of choices such as:

APARTMENTS – A wide selection of 1 bedroom (TYPE A), 1+ Guest/Study (TYPE B i.e. 1-bedroom plus an adjoining space for guest room or study) or 2 bedrooms (TYPE C), in diverse sizes and configurations.

DUPLEX APARTMENT – Only one unit has been exclusively designed as a 2-storey duplex apartment (TYPE D). This unit enjoys a high double volume space of 6 metres over both the Living and Dining Room, creating a very spacious feel. This 2-bedroom duplex comes with 2 ensuite bedrooms with attached bathrooms.

TRIPLEX PENTHOUSES – These magnificent penthouses are uniquely designed as 3-storey triplex penthouse units (TYPE PH). The penthouses come with your very own Private Pool and personal Pool Deck. Most of the penthouses enjoy other unique features such as high double volume spaces, Sanctuary Terrace and Private Roof Gardens.



Triplex Penthouses



Special Design Features Each penthouse is specially designed to meet the lifestyle needs of

Each penthouse is specially designed to meet the lifestyle needs of every individual. Each of the special 3-storey high Penthouses will have one or more of the following unique design features:

- **3-storey high** with Master Bedroom nestled exclusively on the top floor
- Private Pool and Deck for your personal indulgence
- Sanctuary Terrace for creation of your personal oasis
- Private Roof Terrace as your balcony or your own garden in the air
- Double Volume High Ceiling either over your living room or bedroom

CROSS-SECTION VIEW OF THE TRIPLEX PENTHOUSES

Enjoy the freedom to design your private oasis. Assemble a Jacuzzi, rear a pond of kois, paint your personal sanctuary terrace in every shade and hue. Anything you want, it is yours to have.

Enjoy the luxury of double volume ceiling over the living room or bedroom. Indulge in the prestige and luxury of owning your private pool and deck.





Premium Fittings



The modern kitchen comes fully equipped with state-of-the-art German BOSCH appliances. BOSCH offers superior quality, advance technology, ease of operation and superior longevity, earning the brand numerous international awardsand accolades.

With the fridge and washer-cum-dryer fully integrated into the kitchen cabinets, it creates clean and neat lines in your home. The electric ceramic hob and hood further enhance your experience in the kitchen.







Latest design toilet tap fittings from GROHE combines form and function to heighten your experience at home.









Ablum

kitchen systems from BLUM, so that the drawers and doors close smoothly with a simple touch. This high quality and user friendly mechanism ensures the exquisite feel of your kitchen furniture



Finishing the exquisite touches are modern DURAVIT sanitary wares from Germany.





TYPE A1

Unit #02-03, #03-03, #06-03 Area 36 sqm / 388 sqft



#02-03 #03-03

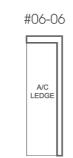
A/C LEDGE A/C LEDGE



Unit #02-06 to #06-06 Area 37 sqm / 398 sqft



A/C LEDGE



TYPE A3

Unit #06-02 Area 38 sqm / 409 sqft

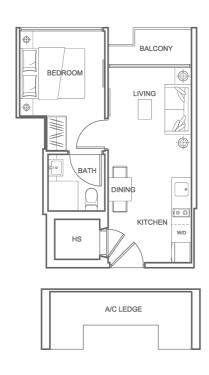


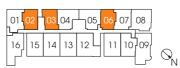


#06-03

TYPE A4

Unit #04-03 to #05-03 Area 39 sqm / 420 sqft

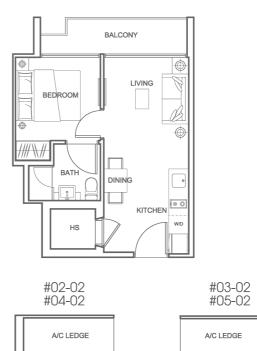




1-BEDROOM + GUEST/STUDY

TYPE A5

Unit #02-02 to #05-02 Area 39 sqm / 420 sqft



TYPE B1

Unit #05-10 to #06-10 Area 40 sqm / 431 sqft



1-BEDROOM + GUEST/STUDY

TYPE B2

Unit #02-07, #04-07, #06-07 Area 40 sqm / 431 sqft

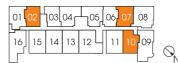


TYPE B3

Unit #03-07, #05-07 Area 41 sqm / 441 sqft



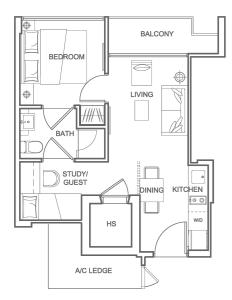




1-BEDROOM + GUEST/STUDY

TYPE B4

Unit #02-01 to #06-01 Area 42 sqm / 452 sqft



TYPE B5

Unit #05-11 to #06-11, #05-13, #05-15 to #06-15 Area 42 sqm / 452 sqft



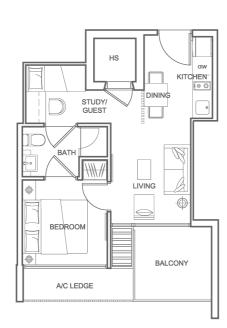
TYPE B6

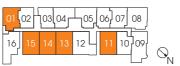
Unit #06-13 Area 42 sqm / 422 sqft



TYPE B7

Unit #05-14 to #06-14 Area 42 sqm / 452 sqft





1-BEDROOM + GUEST/STUDY

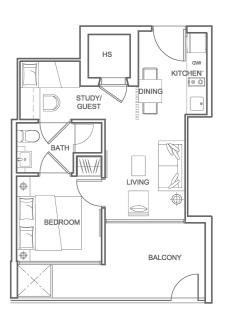
TYPE B8

Unit #06-16 Area 42 sqm / 452 sqft



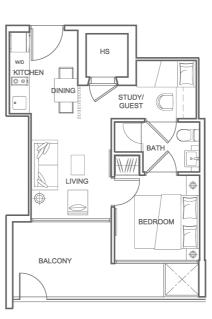
TYPE B9

Unit #04-12, #04-14 Area 43 sqm / 463 sqft



TYPE B10

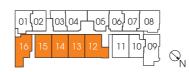
Unit #04-13, #04-15 Area 43 sqm / 463 sqft



TYPE B11

Unit #05-16 Area 51 sqm / 549 sqft





1-BEDROOM + GUEST/STUDY

TYPE B12

Unit #05-12 Area 52 sqm / 560 sqft



TYPE B13

Unit #04-11 Area 53 sqm / 570 sqft



TYPE B14

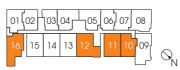
Unit #04-16 Area 54 sqm / 581 sqft



TYPE B15

Unit #04-10 Area 55 sqm / 592 sqft





2-BEDROOM

TYPE C1

Unit #02-04 to #03-04, #05-04 to #06-04 Area 47 sqm / 506 sqft



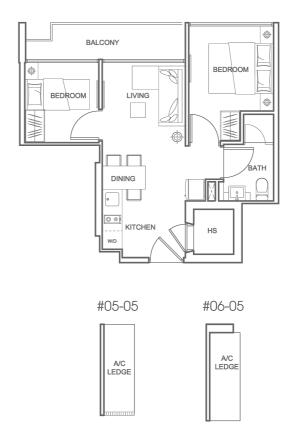
TYPE C2

Unit #04-08 Area 47 sqm / 506 sqft



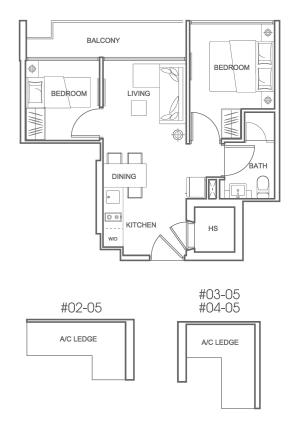
TYPE C3

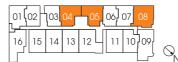
Unit #05-05 to #06-05 Area 47 sqm / 506 sqft



TYPE C4

Unit #02-05 to #04-05 Area 48 sqm / 517 sqft





2-BEDROOM

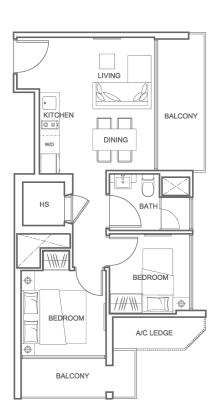
TYPE C5

Unit #04-04 Area 48 sqm / 517 sqft



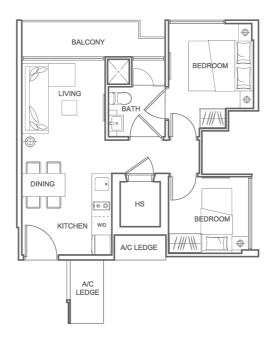
TYPE C7

Unit #05-09 to #06-09 Area 54 sqm / 581 sqft



TYPE C6

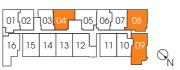
Unit #02-08 to #03-08 Area 49 sqm / 527 sqft



TYPE C8

Unit #04-09 Area 55 sqm / 592 sqft

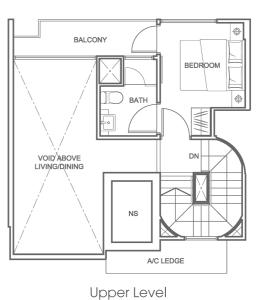




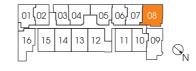
2-BEDROOM DUPLEX APARTMENT

TYPE D

Unit #05-08 Area 98 sqm / 1055 sqft



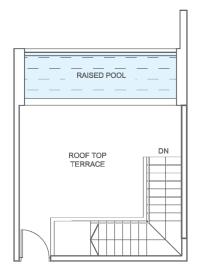
Lower Level



1-BEDROOM + GUEST/STUDY TRIPLEX PENTHOUSE

TYPE PHa1

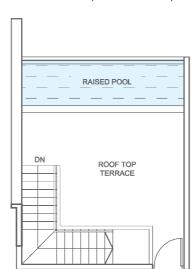
Unit #07-02 Area 89 sqm / 958 sqft

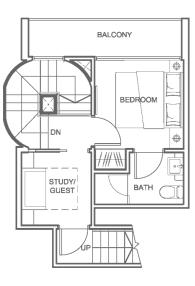


Roof Terrace Level

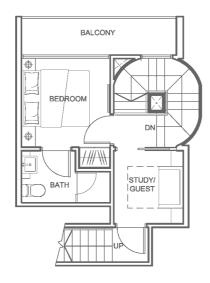
TYPE PHa2

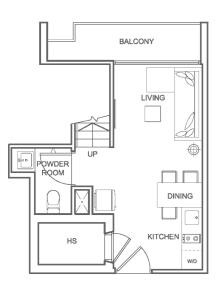
Unit #07-06 Area 89 sqm / 958 sqft





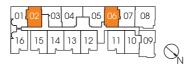
Upper Level





Lower Level

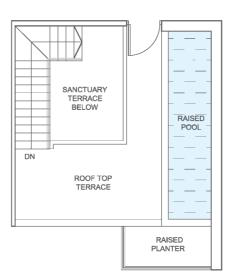




2-BEDROOM TRIPLEX PENTHOUSE

TYPE PHb1

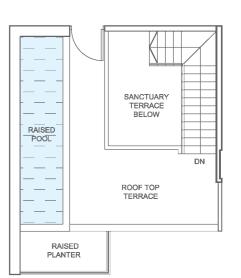
Unit #07-11, #07-13, #07-15 Area 99 sqm / 1066 sqft

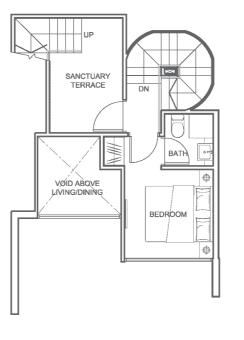


Roof Terrace Level

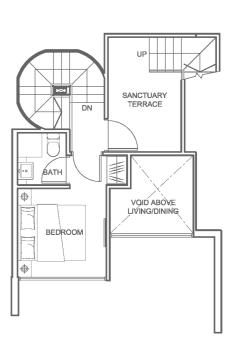


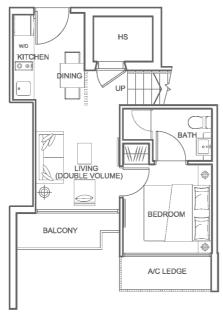
Unit #07-12, #07-14 Area 99 sgm / 1066 sgft



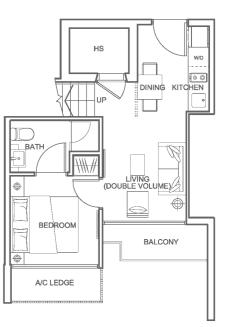


Upper Level





Lower Level





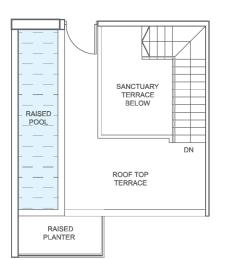
2-BEDROOM TRIPLEX PENTHOUSE

TYPE PHb3

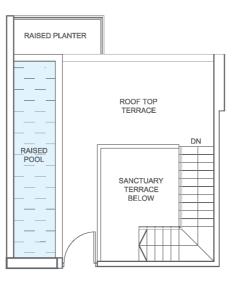
Unit #07-16 Area 99 sqm / 1066 sqft

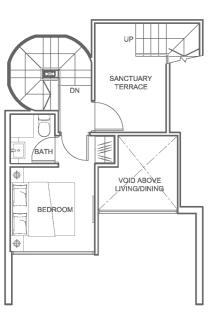
TYPE PHb4

Unit #07-01 Area 103 sqm / 1109 sqft

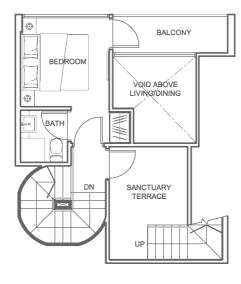


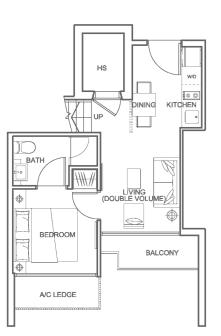
Roof Terrace Level



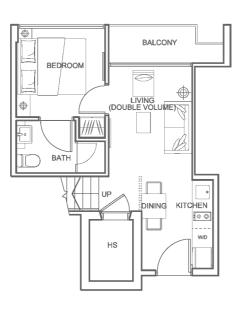


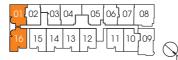
Upper Level





Lower Level

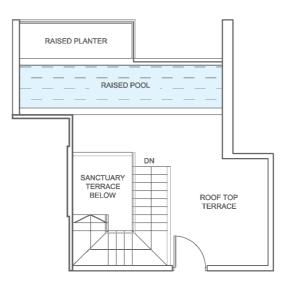




2-BEDROOM TRIPLEX PENTHOUSE

TYPE PHb5

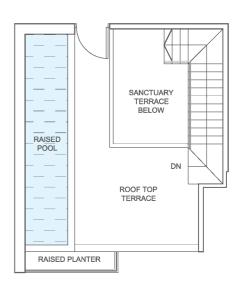
Unit #07-03 Area 102 sqm / 1098 sqft

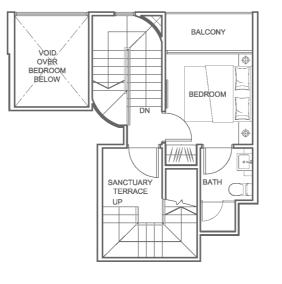


Roof Terrace Level

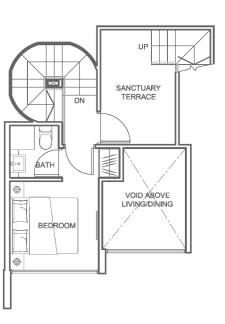
TYPE PHb6

Unit #07-10 Area 103 sqm / 1109 sqft



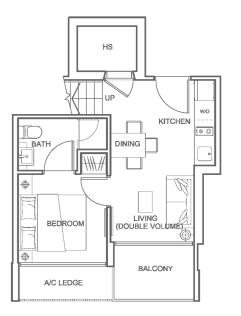


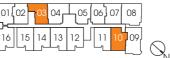
Upper Level





Lower Level

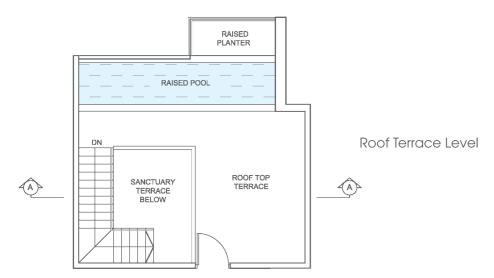




2-BEDROOM TRIPLEX PENTHOUSE

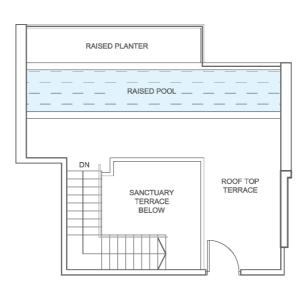
TYPE PHb7

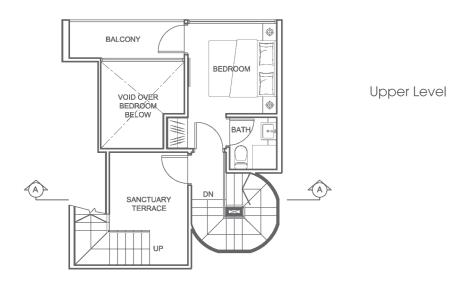
Unit #07-07 Area 106 sqm / 1141 sqft

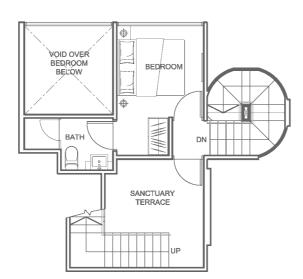


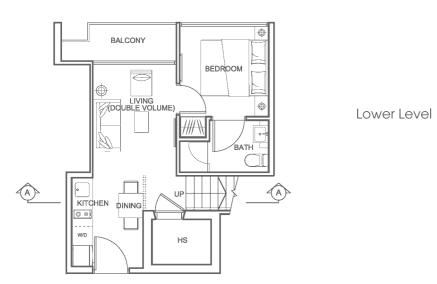
TYPE PHb8

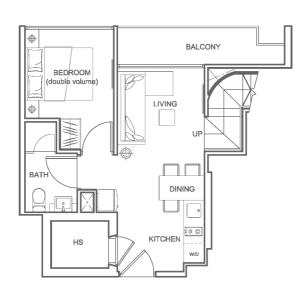
Unit #07-04 Area 116 sqm / 1249 sqft

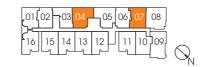












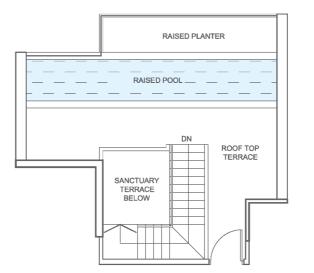
2-BEDROOM TRIPLEX PENTHOUSE

TYPE PHb9

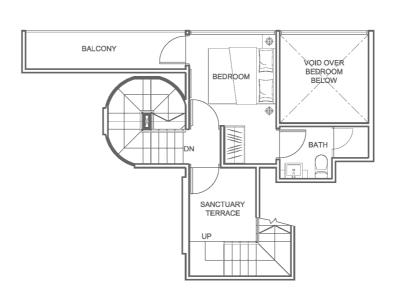
Unit #07-05 Area 116 sqm / 1249 sqft



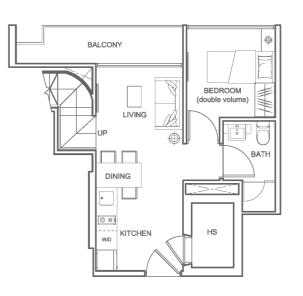
Unit #07-09 Area 123 sqm / 1324 sqft



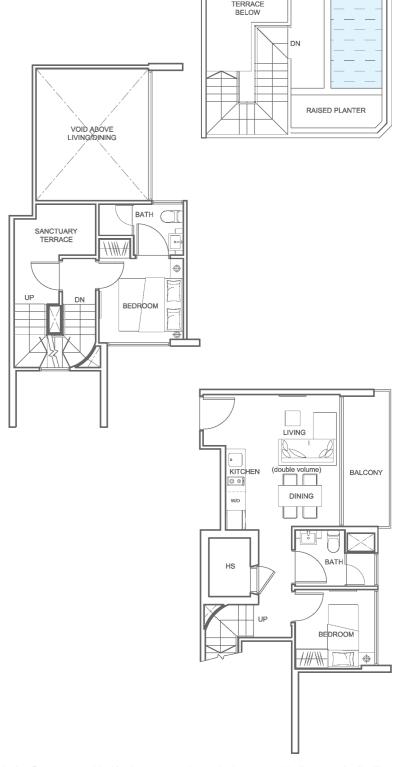
Roof Terrace Level



Upper Level



Lower Level



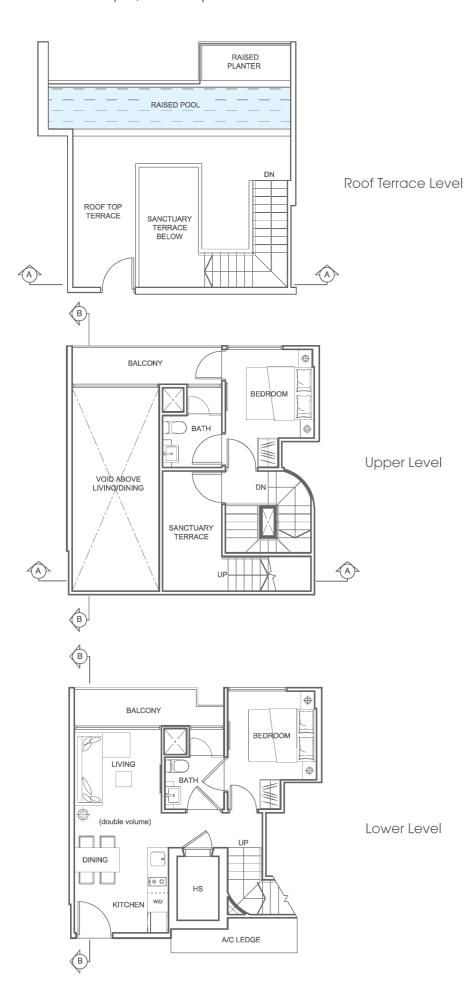
ROOF TOP TERRACE

2-BEDROOM TRIPLEX PENTHOUSE

TYPE PHb11

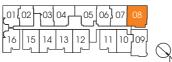
Unit #07-08

Area 127 sqm / 1367 sqft









SPECIFICATIONS

1. FOUNDATION

Reinforced concrete foundation to Engineer's requirements

SUPER-STRUCTURE

nforced concrete structure to Engineer's requirements

WALLS Internal

- Pre-cast concrete panels and/or common clay brick to Architect

& Engineer's requirements

Pre-cast concrete panels and/or light weight partition and/or common clay brick to Architect & Engineer's requirements

4. ROOF Reinforced concrete flat roof to Engineer's requirements

CEILING

Living/Dining/Bedrooms/Study

- Skim coat and/or plaster ceiling boards with emulsion paint to Architect's selection

- Skim coat with emulsion paint to Architect's selection

- Homogenous and/or ceramic tiles lay up to false ceiling height (exposed area only) to Architect's design

- Cement and sand plaster and/or skim coat with emulsion paint to

- Cement and sand plaster and/or skim coat with weather resistant paint to Architect's selection

- Ceramic tiles and/or timber deck to Architect's selection
- Teak timber strips to Architect's selection
- Homogenous and/or ceramic tiles and/or cement & sand screed to Architect's selection

Homogenous and/or ceramic tiles to Architect's selection

- Ceramic and/or homogenous tiles to Architect's selection

- Ceramic and/or homogenous tiles to Architect's selection

- Mosaic and/or ceramic tiles to Architects selection

- Homogeneous tiles to Architect's selection

Architect's selection

- Cement & sand screeding

- Cement & sand screeding

Bathroom/Kitchen/Powder Room - Moisture resistant plaster ceiling boards with emulsion paint finish to Architect's selection

6. FINISHES Wall (Within the Strata Unit)

- Cement and sand plaster and/or skim coat with emulsion paint to Living/Dining/Bedrooms/Kitchen/ Household Shelter/Balcony/Study Architect's selection

Bathroom/Powder Room

Wall (For Common Areas)

1st Storey Lift Lobbies/ Typical Lift Lobbies/Staircases

Wall (For Common Areas) External Wall

Floor (Within the Strata Unit) Living/Dining/Kitchen/ Bedroom/Study

Bathroom/Powder Room

Household Shelter/Balcony/

Planter box

A/C Ledge

Penthouse (where applicable)

a) Private Pool b) Pool Deck

c) Internal Staircase
d) Additional External Staircase

Floor (Common Areas) a) 1st Storey Lift Lobbiesb) Typical Lift Lobbiesc) Staircases

 Homogenous and/or ceramic files to Architect's selection
 Cement & sand screed with nosing tiles to Architect's selection
 Timber deck to Architect's selection
 Mosaic and/or ceramic tiles to Architect's selection Pool Area Swimming Pool/Jacuzzi

7. WINDOWS Powder coated aluminium framed windows with approx. 6mm thick tinted float alass to Architect's selection

8. DOORS

Main Entrance Bedrooms/Bathroom Fire-rated timber door to Architect's design
 Semi-hollow core timber door to Architect's design
 Approved blast door
 Locksets and hinges to Architect's selection Household Shelter d)) Ironmonaerv

RAILINGS

Stainless steel and/or mild steel with paint to Architect's selection

10. SANITARY WARES AND FITTINGS

a) I shower cubicle with shower mixer and shower set to Architect's selection

Note that the second of t

Powder Room (Where Applicable)

1 wash basin and mixer tap to Architect's selection
 Water closet to Architect's selection
 1 mirror to Architect's design
 1 tollet paper holder to Architect's selection

11. ELECTRICAL INSTALLATION/TELEPHONE/TV/FM

a) All electrical wiring are concealed in floor and wall in conduits wherever possible except for electrical wiring above false ceiling, household shelter, and DB cabinet will be exposed in trunking and/or conduits.

b) Refer to Electrical Schedule for details

12. LIGHTNING PROTECTION SYSTEM

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

13. PAINTING

a) External Walls - Spray textured coating and/or weather-resistant emulsion paint to Architect's selection
b) Internal Walls - Emulsion paint to Architect's selection

14. WATERPROOFING

a) Waterproofing is provided to floors of bathrooms, kitchen, balcony, W.C., R.C. flat roof, planter box and where required

15. DRIVEWAY & CARPARK

a) Surface Driveway- Interlocking pavement and/or concrete imprint to Architect's selection
b) Mechanical Carpark Systems - According to specialist's specifications

16. RECREATIONAL FACILITIES

- a) Swimming Poolb) Pool Deckc) Gymnasiumd) Pool Shower
- BBQ Area

17. OTHER ITEMS a) Kitchen Cabinets

b) Kitchen Appliances

c) Bedroom Wardrobes d) Air-conditioning

f) Audio/Intercom System

g) Electric Water Heater

- High and low kitchen cabinets with solid surface work top complete with sink and mixer to Architect's design & selection
 Cooker Hob and cooker hood, integrated fridge andwasher-cumdryer to Architect's selection
 Built-in wardrobes to all bedrooms to Architect's design & selection
 Multi-split air-conditioning to all Bedrooms and Living/Dining to M & E Engineer's requirements
 Gate post with audio intercom to apartment units to M & E Engineer's selection.
 Hot water supply to all bothrooms and kitchen except W.C. to M & E Engineer's requirements
 Anti-termite soil treatment by specialist's specifications
 Provision of cable and outlet only

h) Soil Treatment i) Cable vision

Note: Marble, Limestone and Granite
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. White such material 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, ranite 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 difference may be felt at the joints. Subject to Clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

unives: 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.

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, the Vendor shall assign to the Purchaser such warranties at the time when possession of the unit is additionated to the Purchaser.

Cable Television and/or Internet Access
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StartHub Cable Vision Ltd (SCV) and/or Internet Services Providers (ISP) 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 and/or Internet access.

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 Architect's sole discretion and final design.

Internet Access
If the Purchaser requires Internet access, the Purchaser will have to make direct arrangements with the Internet Service Provide and/or such relevant entities/authorities for Internet services to the unit and to make all necessary payments to the Internet Service.

Description of Common Property
Common facilities such as swimming pool, pool deck, gymnasium, BBQ and landscaping are to be held as common property as
defined in the Bullding Maintenance and Strata Management Act 2004 and the Land Title (Strata) Act, Cap 158.

Common AreaManagement Room & Sentry Post are not provided.

Purpose of Building Project and Restriction as to Use
The building project is strictly for residential occupation only. Private car parks are provided. The open roof terrace/PES is not to be

Materials, Fittings, Equipment, Finishes, Installation and Appliances
Subject to Clause 14.3, 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, All 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. Visual representations, model, showflat displays and illustrations, photographs, art renderings and other graphic representations and references, not limited to landscape and furniture, are intended to portray only artistic impressions of the development 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 al statements, representations or promise made prior to the signing of the Sales & Purchase Agreement and shall in no way modified by any statements, representations or promise made by the developer or the Marketing agents.

Additional Notes

While every reasonable care has been taken in preparation of 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 representation of fact. All information and specifications, renderings, visual representations, and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities.

Туре	Lighting Points	Power Points	Isolator	TV Points	Tele-phone Points	Water Heater	Cooker	Hood	Doo Bell
A1	6	8	1	2	2	1	1	1	1
A2	6	9	1	2 2	2	1	1	1	1
A3	6	9	i	2	2	i	i	i	l i
A4	6	ý 9	i	2	2	i	i	i	l i
A5	6	ý	i	2	2	i	i	i	l i
B1	7	9	i i	2	2	1	'i	i	;
B2	7	9		2	2 2	1	1	i	¦
B3	7	9	i		2	ļ ;	i		
				2	2 2			1	!
B4	7	9	!	2	2	!	!	!	!
B5	7	9		2	2			1	1
B6	7	9	1	2	2 2	1	1	1	1
B7	7	9	1	2	2	1	1	1	1
B8	7	9	1	2	2	1	1	1	1
B9	7	9	1	2	2	1	1	1	1
B10	7	9	1	2	2	1	1	1	1
811	8	9	1	2	2 2 2 2 2	1	1	1	l i
B12	8	9	i	2	2	i	i	i	l i
B13	7	9	i	2	2	i	l i	i	l i
B14	7	9	i	2	2	i	i i	i	l i
B15	7	9	i	2	2 2	i i		i	l i
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C2	9	7			3	1			
CZ			!	3				!	!
C3	8	8	!	3	3	!	!	!	!
C4	8	8	!	3	3	!	!	!	!
C5	8	8	1	3	3			1	!
C6	9	7	1	3	3	1	1	1	1
C7	9	8	1	3	3	1	1	1	1
C8	9	8	1	3	3	1	1	1	1
D	13	9	1	3	3	1	1	1	1
PHa1	17	8	2	2	3	1	1	1	1
PHa2	17	8	2	2	3	1	1	1	1
PHb1	16	9	2	3	3	1	1	1	1
PHb2	16	9	2	3	3	1	1	1	l i
PHb3	16	9	2	3	3	l i	l i	i	i
PHb4	16	9	2	3	3	l i	l i	i	l i
PHb5	16	9	2	3	3	l i	i	i	Ιί
PHb6	16	9	2	3	3	l i	l i	l i	l i
PHb7	16	9	2	3	3			;	;
PHb8	17	8	2	3	3			i	;
			2		3				
PHb9	17	8	2	3	ر ا]	!
PHb10	17	8	2	3	3	!	1	1	1
PHb11	17	8	2	3	3	1	1	1	1

Developer: Trident Development Pte Ltd • Tenure of Land: FreeHold • Legal Description: 06670K & 96613M of Mukim 24 • Building Plan No,: A1753-00158-2010-BP01 • Developer License No,: C0779 • TOP: No Later Than 1 Jul 2017 • Legal Completion: No Later Than 1 Jul 2020

All plans are inclusive of a/c ledge, balcony and void space, where applicable. The plans are subject to change as may be required or approved by the relevant authorities. Plans are not drawn to scale and are for the purpose of a visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.