

OFFICE

Move to  
the rhythm  
of the city.





With a timeless modern aesthetic, comprising of 40 exclusive units, City Loft presents a new dimension of understated elegance.



Artist's impression only

The perfect  
space to suit  
your lifestyle







Race Course Road, a fascinating place which has its unique character and historical attractions, dating back to 1842 when it was built. Catch one of the last spice millers milling aromatic spices, savour traditional roti prata, there are so many things to do around the vicinity.

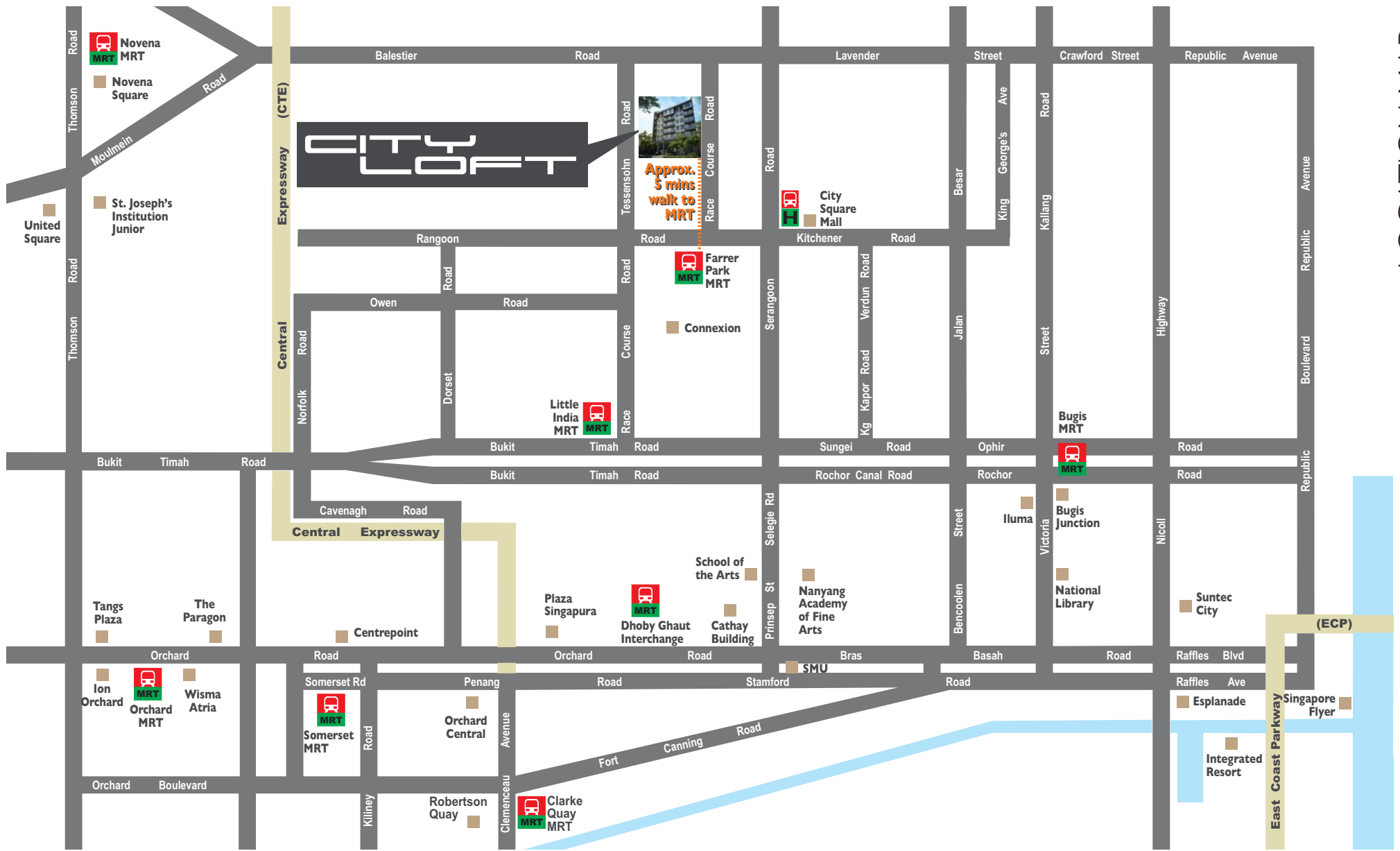
City Square Shopping Mall is just a stone's throw away. One of the largest mall in Singapore, touted as first eco-friendly mall with integrated urban park. You can get all your daily needs and enjoy all the amenities within the mall.

The first integrated complex, Connexion, comprising medical centre, hotel conference centre and a ground floor retail zone. Located directly above the Farrer Park MRT station, within minutes walk from City Loft.

For work, play or everyday pleasure, live it up in all the excitement....







LOCATION MAP

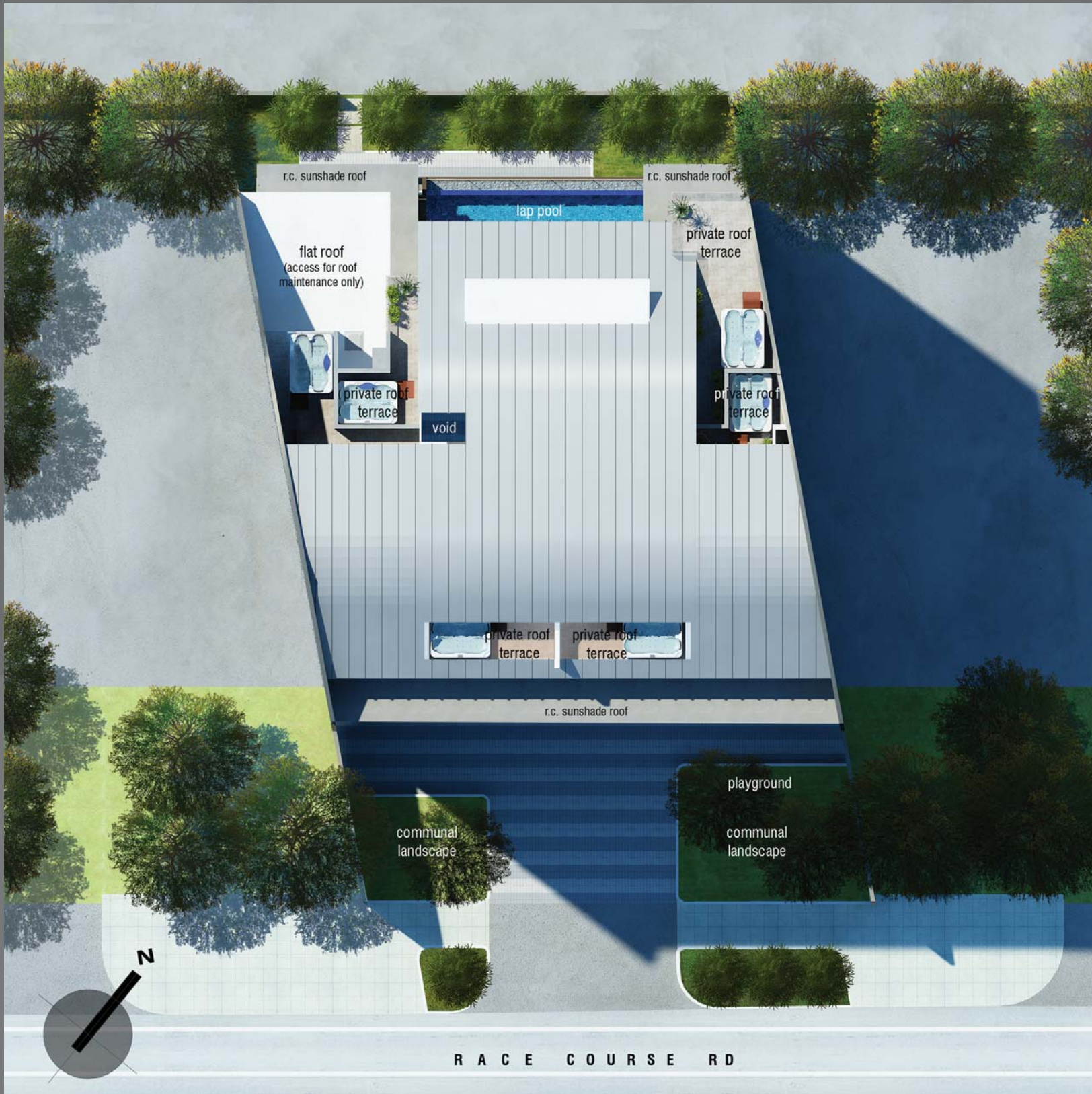




Revitalize yourself with a workout at the gym, take a refreshing dip in the pool, unwind in a haven of sheer pleasure.



Artist's impression only

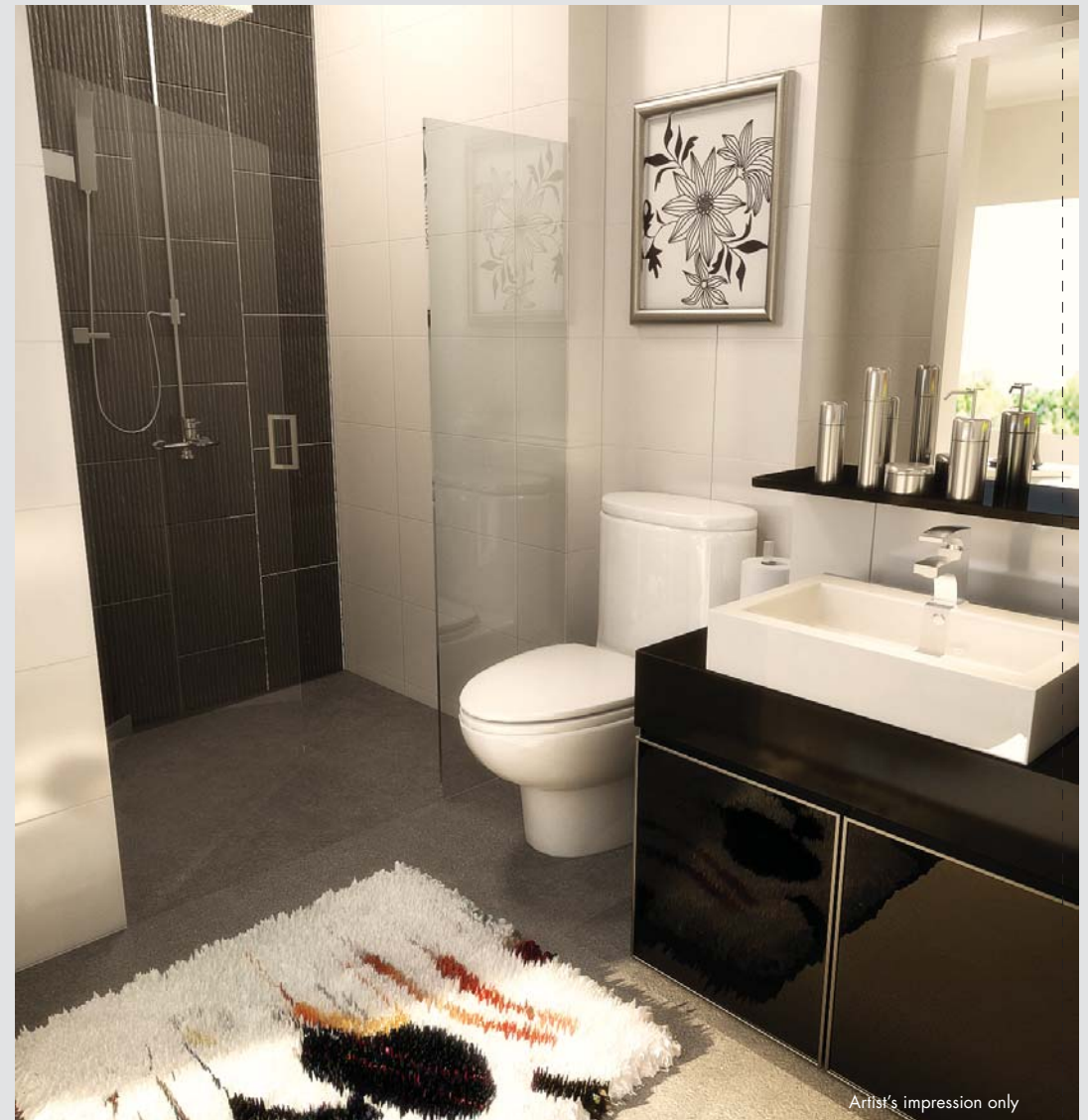


RACE COURSE RD



Artist's impression only

exclusive living



Quality fittings and finishing, details to complete your lifestyle.

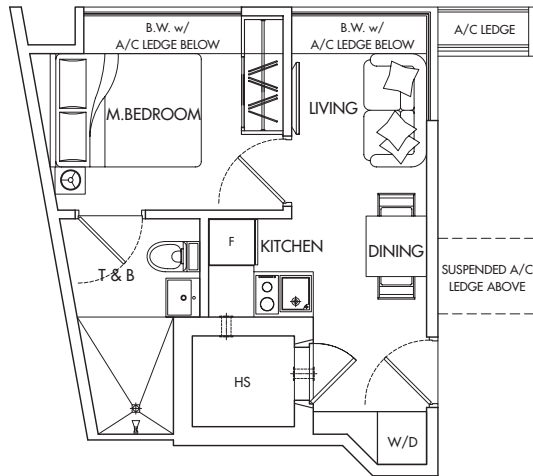


### Type A

30 sq m

1 bdrm

#02-01

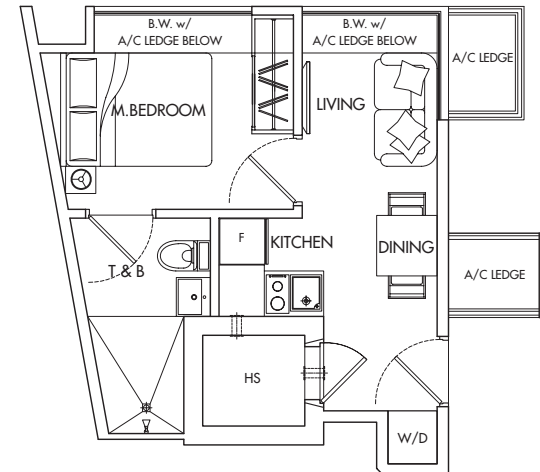


### Type A2

31 sq m

1 bdrm

#06-01



### Type A1

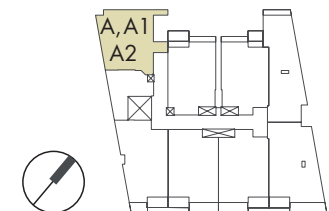
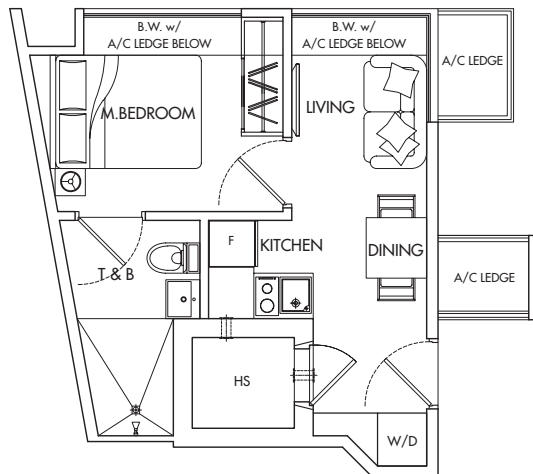
31 sq m

1 bdrm

#03-01

#04-01

#05-01



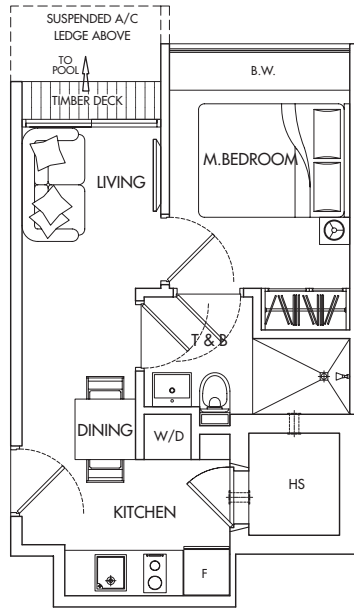


Type B

32 sq m

1 bdrm

#02-02

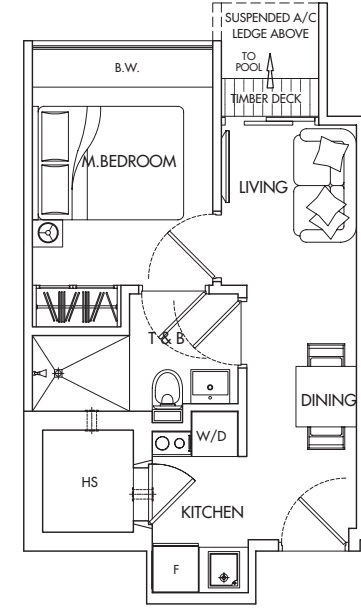


Type C

30 sq m

1 bdrm

#02-03



Type B1

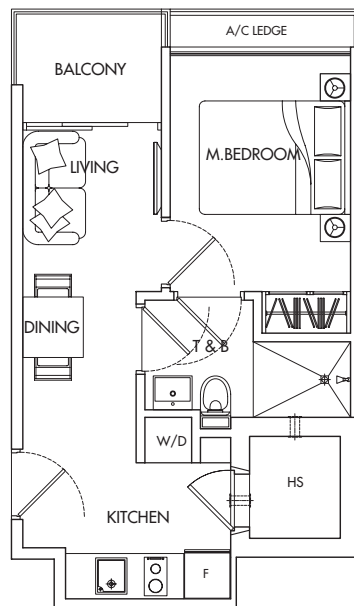
34 sq m

1 bdrm

#03-02

#04-02

#05-02



Type C1

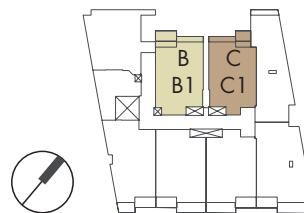
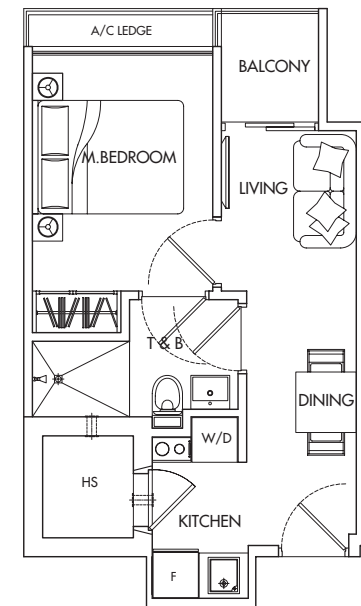
32 sq m

1 bdrm

#03-03

#04-03

#05-03

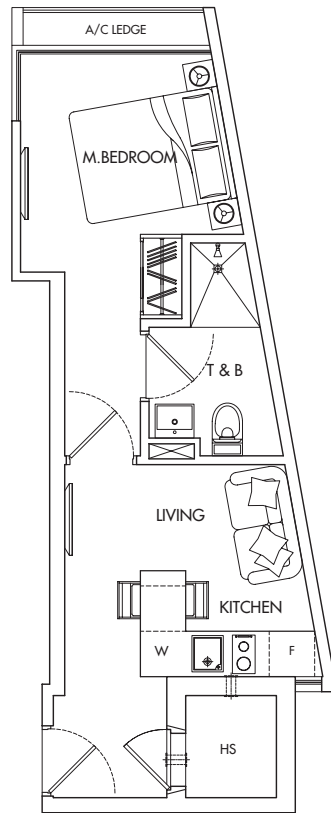


### Type D

32 sq m

1 bdrm

#02-04



### Type D1

33 sq m

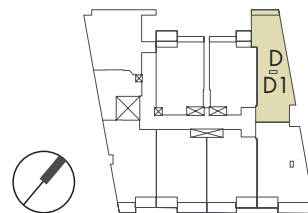
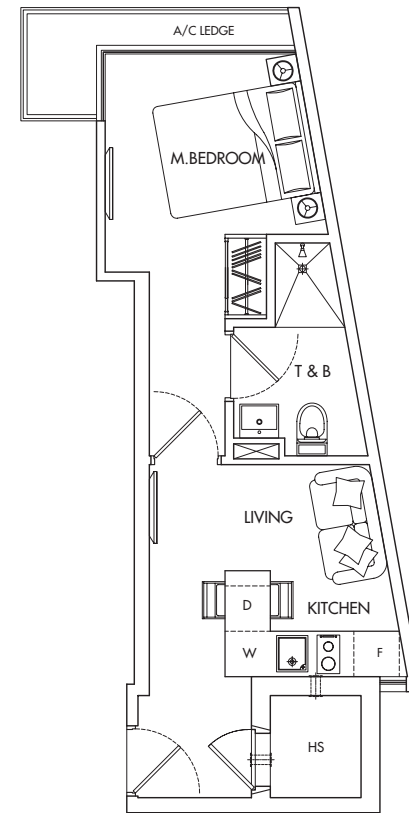
1 bdrm

#03-04

#04-04

#05-04

#06-04



### Type E

39 sq m

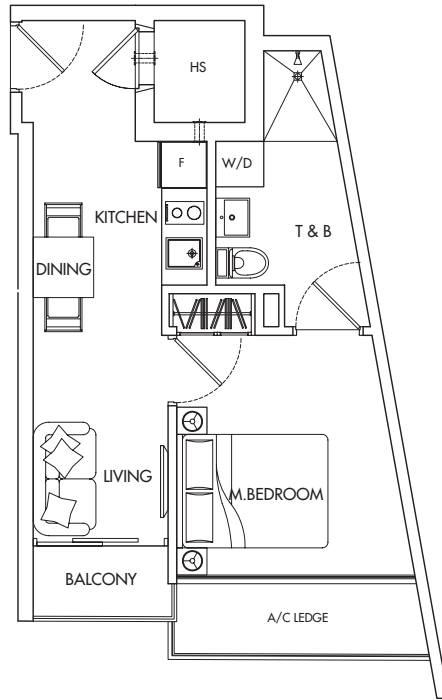
1 bdrm

#02-05

#03-05

#04-05

#05-05



### Type G

35 sq m

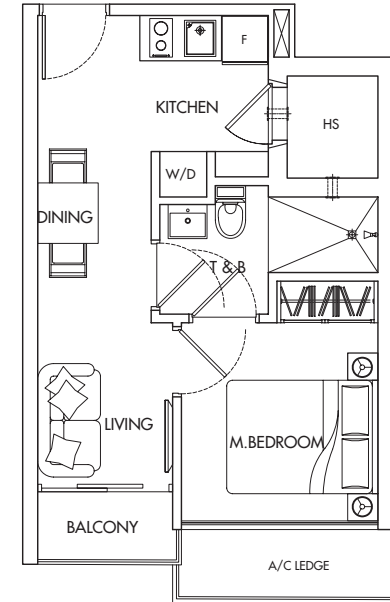
1 bdrm

#02-07

#03-07

#04-07

#05-07



### Type F

34 sq m

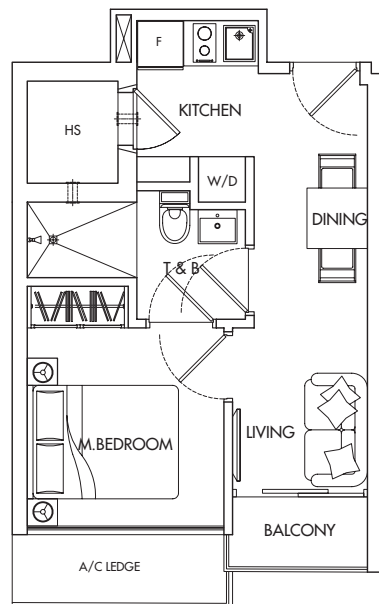
1 bdrm

#02-06

#03-06

#04-06

#05-06



### Type H

35 sq m

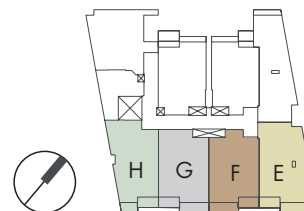
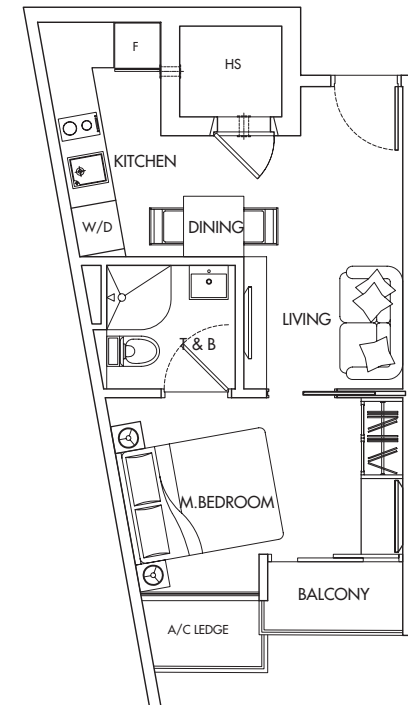
1 bdrm

#02-08

#03-08

#04-08

#05-08





Artist's impression only



Artist's impression only

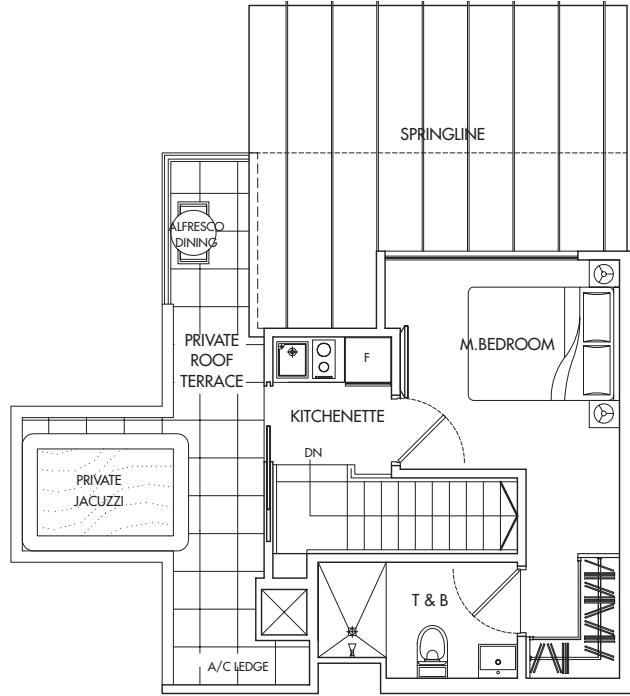
penthouse

Type PH B

77 sq m

2 bdrm

#06-02



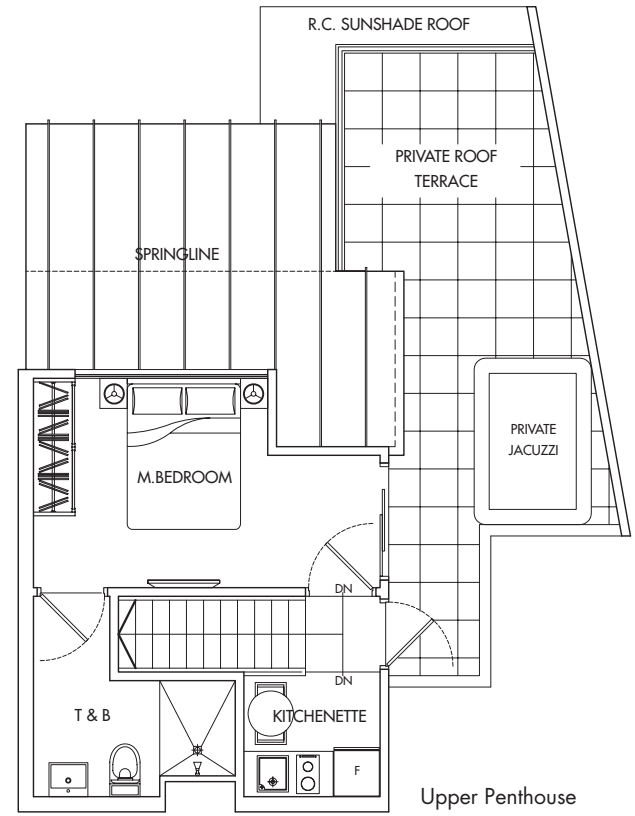
Upper Penthouse

Type PH C

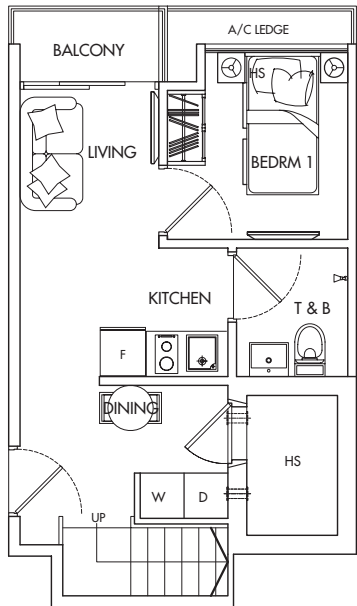
84 sq m

2 bdrm

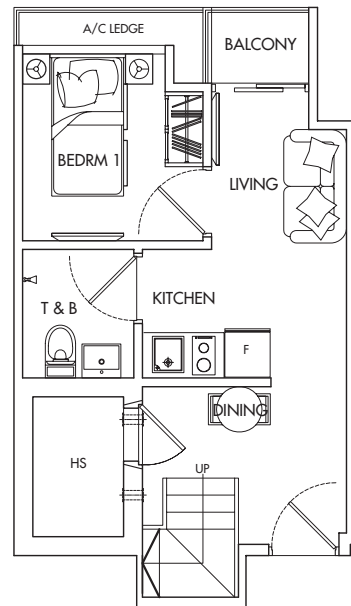
#06-03



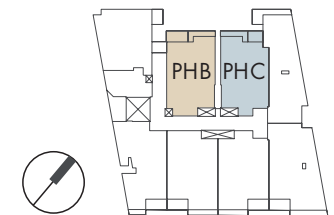
Upper Penthouse



Lower Penthouse



Lower Penthouse

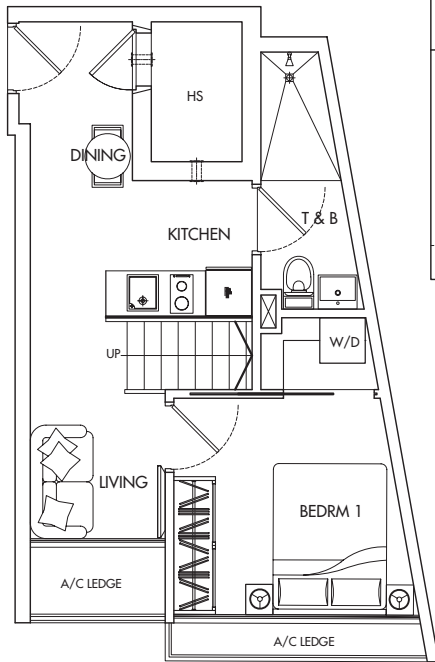


Type PH E

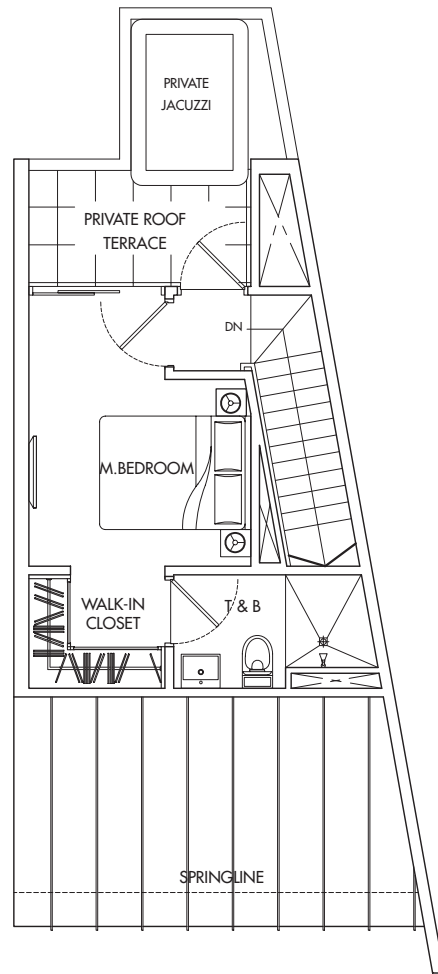
80 sq m

2 bdrm

#06-05



Lower Penthouse



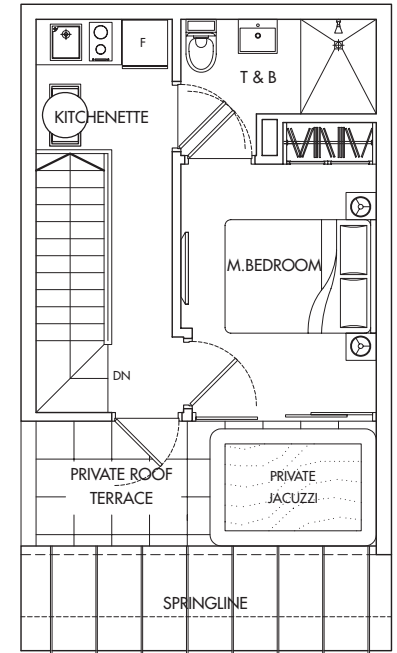
Upper Penthouse

Type PH F

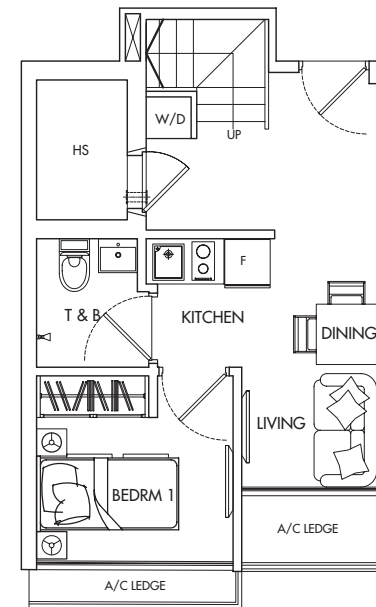
69 sq m

2 bdrm

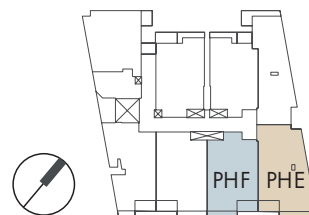
#06-06



Upper Penthouse



Lower Penthouse

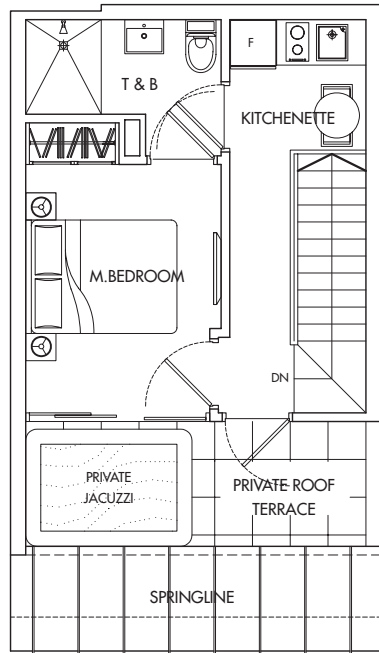


Type PH G

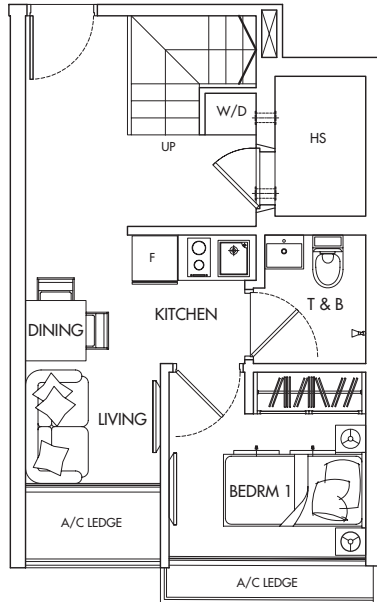
70 sq m

2 bdrm

#06-07



Upper Penthouse



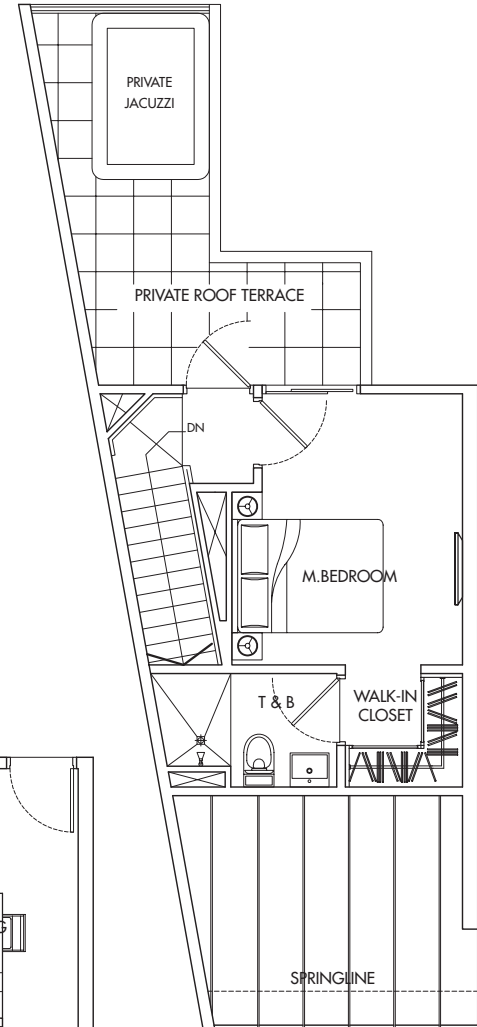
Lower Penthouse

Type PH H

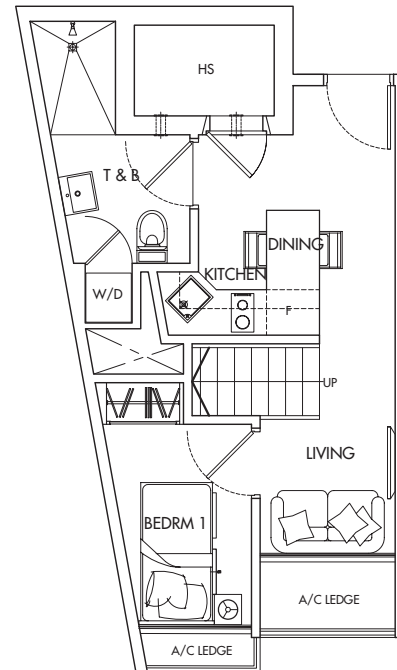
78 sq m

2 bdrm

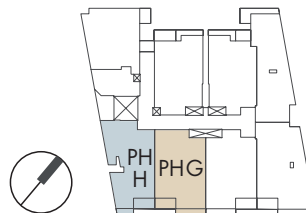
#06-08



Upper Penthouse



Lower Penthouse





**1. Foundation**

Pile to engineer's design.

**2. Superstructure**

Reinforced concrete structure to engineer's specification.

**3. Walls**

## a) External Walls

Reinforced concrete and/or common clay brick walls.

## b) Internal Walls

Reinforced concrete and/or precast panels (light weight) and/ or dry wall panels and/or common clay brick walls.

**4. Roof**

Reinforced concrete flat roof and/or metal roof.

Roof structure of reinforced concrete and/or tanalised timber and/or mild steel.

**5. Ceiling****For Apartments**

## a) Living/ Dining, Bedrooms Study

Skim coat and/or ceiling board with emulsion paint finish.

## b) Bathrooms and Kitchen

Skim coat and/or water resistant ceiling board with emulsion paint finish.

## c) Household Shelter

Skim coat with emulsion paint finish.

**For Common Areas**

## a) Lift Lobbies

Skim coat and/or ceiling board with emulsion paint finish.

## b) Carpark

Skim coat with emulsion paint finish.

## c) Staircases

Skim coat with emulsion paint finish.

**6. Finishes****Wall****For Apartments**

## a) Living/Dining, Bedrooms, Study, Household Shelter

Plaster and/or skim coat with emulsion paint finish.

## b) Master Bath, Common Bathrooms

Ceramic tiles and/or homogenous tiles finish

## c) Balcony

Plaster and/or skim coat with emulsion paint finish.

Note: No tiles/stone behind mirrors and above false ceiling.

**For Common Areas**a) 1<sup>st</sup> Storey Lift Lobby

Ceramic tiles and/or stones and/or plaster with emulsion paint finish.

## b) Typical Lift Lobbies, Corridors

Ceramic tiles and/or homogenous tiles and/or plaster and/or skim coat with emulsion paint finish.

## c) Carpark and Ramps

Plaster and/or skim coat with emulsion paint finish.

## d) Corridors

Plaster and/or skim coat with emulsion paint finish.

## e) Staircases

Plaster and/or skim coat with emulsion paint finish.

**Floor****For Apartments**

## a) Living/Dining

Ceramic tiles and/or homogenous tiles with timber and/or recessed PVC skirting finish.

## b) Open Terrace, Balcony

Ceramic tiles and/or homogenous tiles and/or stones tiles finish.

## c) Bedrooms, Study, Kitchen, Household Shelter, Yard

Ceramic tiles and/or homogenous tiles finish

## d) Bathrooms

Ceramic tiles and/or homogenous tiles and/or stones tiles finish.

## e) Attic Bedrooms, Staircase (Penthouse Only)

Random teak strips flooring with timber skirting finish.

## f) Planter Boxes, A/C Ledges

Cement screed with paint finish.

**For Common Areas**a) 1<sup>st</sup> Storey Lift Lobby

Ceramic tiles and/or homogenous tiles and/or stones tiles with skirting tiles finish.

## b) Typical Lift Lobbies, Corridors

Ceramic tiles and/or homogenous tiles with skirting tiles finish.

## c) Carpark and Ramps

Cement and sand screed finish.

## d) Deck, Gymnasium, Walkway

Timber strip and/or ceramic tiles and/or stones tiles finish

## e) Staircases

Cement and sand screed finish with nosing.

**7. Windows**

Powder coated aluminum framed with approximately 6 mm glass.

**8. Doors**

Aluminium with glass/acrylic or decorative timber or decorative timber with glass panel or glass panel.

Steel door for house shelter as per requirement of authority.

Quality imported locks brand.

**9. Sanitary fittings****a) Master Bathroom**

1 shower bath with shower mixer, rain-shower head and shower set.

1 basin and mixer tap

1 pedestal water closet

1 mirror

1 toilet paper holder

**b) Common Bathroom (If any)**

1 shower bath with shower mixer and shower set.

1 basin and mixer tap

1 pedestal water closet

1 mirror

1 toilet holder

**10. Electrical Installation**

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

Mechanical ventilation provided in bathroom (if required).

Refer to Electrical Schedule for details.

**11. TV/Telephone**

TV/telephone points shall be provided in accordance to the Electrical Schedule

**12. Lightning Protection**

Lightning protection system shall be provided in accordance with the current edition of Singapore Code of Practice.

**13. Painting**

## a) Internal wall

Emulsion water-based paint.

## b) External wall

Selected oil-based base coat and water-based exterior paint.

**14. Water Proofing**

Waterproofing to reinforced concrete flat roof and bathrooms (if any).

**15. Driveway and Car Park**

Concrete floor and/or ceramic and/or stone finish.

The Mechanical Car Parking System has to be maintained regularly by the specialist to ensure that it is in good and proper working condition. The Vendor shall not be held responsible for the operation, procedure, delay, safety and damage caused with the use of the system

**16. Recreation Facilities**

The followings are provided:

## a) Lap pool

## b) Barbecue Pit

## c) Gymnasium

## d) Private Jacuzzi at penthouse units

**17. Additional Items****a) Kitchen Cabinets**

High and low kitchen cabinets with solid surface countertop complete with gas hob and cooker hood ('BOSCH' brand or equivalent).

One stainless steel sink complete with tap.

**b) Wardrobes**

Built-in wardrobes to all bedrooms (if any).

**c) Air-Conditioning**

Split type air conditioner ('DAIKIN' or equivalent) provided in living, dining, and bedrooms/ Study.

**d) Water Heater**

Heater of 'Ariston' or equivalent.

**e) Railing**

Mild steel for common stair railing.

Steel and/or glass for other railings.

**f) Security**

Audio intercom to all units.

**g) Lift**

1 passenger lifts ('KONE' or equivalent) from first to sixth floor.

**h) Fencing**

Brickwall and/or steel railing on brickwall.

**Note:**

**1) Stone:** Stone is natural material containing veins with tonality differences. There will be colour and marking 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.

**2) Timber:** Timber is a natural product that does not have total consistency of colour and grain. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation.

**3) Cable Television (SCV):** The purchaser is liable to pay annual fee, subscription fee and such other fees to Starhub Cable vision (SCV) 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.

**4) Internet:** The purchaser is liable to pay Asymmetrical Digital Subscriber Line (ADSL) connection, annual fee, subscription fee and such other fees to Internet service Provider (ISP). The vendor is not responsible to make arrangements with any said parties for the service connection for their respective subscription.

**5) Air-conditioning:** Air-conditioning system has to be maintained and cleaned on a regular basis by the purchasers. This includes the cleaning of filters and condensation pipes to ensure good working condition of the system.

**6) Wardrobe/Kitchen Cabinets, Mechanical Ventilation Units and Air-conditioning Fan Coil Units:** Layout/ location of wardrobe/kitchen cabinets, mechanical ventilation units (if any) and air-conditioning fan coil units (if any) are subjected to architect's sole discretion and final design.

**7) Household Shelter:** The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.

**Electrical Schedule**

UNIT TYPE	Lighting Point	13A S/S/O	1x 13A S/S/O	TV Point	Telephone Point	Water Heater	Isolator	Cooker Point	Hood Point	Bell Point
TYPE A	6	3	3	3	3	1	1	1	1	1
TYPE B	5	4	3	3	3	1	1	1	1	1
TYPE C	5	4	3	3	3	1	1	1	1	1
TYPE D	6	4	3	3	3	1	1	1	1	1
TYPE E	6	4	3	3	3	1	1	1	1	1
TYPE F	5	4	3	3	3	1	1	1	1	1
TYPE G	5	4	3	3	3	1	1	1	1	1
TYPE H	6	4	3	3	3	1	1	1	1	1
TYPE A1	6	3	3	3	3	1	1	1	1	1
TYPE B1	5	4	3	3	3	1	1	1	1	1
TYPE C1	5	4	3	3	3	1	1	1	1	1
TYPE D1	6	4	3	3	3	1	1	1	1	1
TYPE A2	6	3	3	3	3	1	1	1	1	1
TYPE PH B	11	7	4	4	4	2	2	2	2	1
TYPE PH C	11	7	4	4	4	2	2	2	2	1
TYPE PH E	12	5	4	4	4	2	2	1	1	1
TYPE PH F	13	7	4	4	4	2	2	2	2	1
TYPE PH G	13	7	4	4	4	2	2	2	2	1
TYPE PH H	10	5	4	4	4	2	2	1	1	1

NAME OF PROJECT	City Loft
ADDRESS OF PROJECT	363 Race Course Road, Singapore 218636
DEVELOPER	Ascend Capital Pte Ltd
TENURE OF LAND	Estate in Free Simple (Freehold)
LEGAL DESCRIPTION	LOT(S) 98875X, 98876L TS 18
PLANNING APPROVAL NO.	ES20090330R0152
BUILDING PLAN NO.	A1276-00439-2009
DEVELOPER'S LICENCE NO.	C0552
TOP NO LATER THAN	31 Dec 2014
LEGAL COMPLETION NO LATER THAN	31 Dec 2017

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