

ILLUMINAIRE

On Devonshire

www.illuminaire.com.sg

Freehold • District 9

ILLUMINAIRE

On Devonshire

A New Star is set to Illuminate the Skies

An exciting architectural icon is set to illuminate the prime District 9 skyline. Inspired by the dawn of new age city living in exclusive boutique-sized units, Illuminaire is the essence of a metropolitan lifestyle, a Shangri-la for those conversant in the ways of the world.

Timeless Sophistication. Privileged Living. An Urban Masterpiece.
The Illuminaire on Devonshire.



Nestled atop the exclusive, tranquil District 9 neighbourhood of Devonshire, Illuminaire promises a cornucopia of urban delights without the hustle and bustle.

Yet for those seeking the exhilarated pulse of metropolitan living, mere minutes away, Orchard Road beckons with its vibrant street culture and dazzling crème de la crème selection of designer malls, Orchard Ion and Paragon, high fashion, leisure and dining choices. Also within easy access with Somerset MRT station practically at your doorstep, is the world-class collection of heady attractions such as Marina Bay Sands Integrated Resort, Resorts World at Sentosa, Marina Gardens by the Bay, Singapore Flyer as well as the Central Business District.

Indeed, Illuminaire promises the potential of a well-judged investment in years to come.



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Inspiring Aesthetics

Designed with the aspiration to inspire, Illuminaire's sensuous curvilinear silhouette sets it apart from the geometric planes and simple lines of the ordinary. Comprising an exclusive selection of 72 freehold 1 and 2 - bedroom apartments with the option of merging the two to create a superb 3 - bedroom apartment with space to spare, each unit bespeaks liberal touches of urbanity, designer finesse and enthralling views of the surroundings.

Completing the picture, is the state-of-the-art automated parking feature that relieves car owners from the hustle of maneuvering tight corners and narrow ramps. Embrace life with little touches of convenience - in great style.





Unwind at the fully-equipped gym, throw fabulous parties by the lap pool or simply enjoy a therapeutic soak in the Jacuzzi amid the glorious setting of lush, verdant landscapes peppered with the soothing sounds of cascading water features, created exclusively for your indulgence.



Facilities Plan



- 1. GYM
- 2. JACUZZI
- 3. LAP POOL
- 4. LILY POND
- 5. SUN DECK
- 6. PLAYGROUND
- 7. GUARD HOUSE
- 8. PORTE COCHERE
- 9. FEATURE SHOWERS
- 10. AUTOMATIC CARPARK
- 11. CHILDREN'S PLAY POOL
- 12. MALE & FEMALE CHANGING ROOMS





Panoramic views of the metropolitan skyline are perfect complements to the seamless continuum of external and internal living spaces.

Be captivated by the unstinting attention to details. Common living spaces are exquisitely crafted and well-proportioned to ensure optimal functionality without compromising the intimate living spaces of the bedrooms. It has all been so thoughtfully planned - for you, of course.





Host glamorous fiesta parties and flaunt your culinary skills with savouries whipped up using state-of-the-art De Dietrich appliances. The contemporary kitchen in soothing hues of white is a subtle balance of timeless elegance and purposeful practicality.





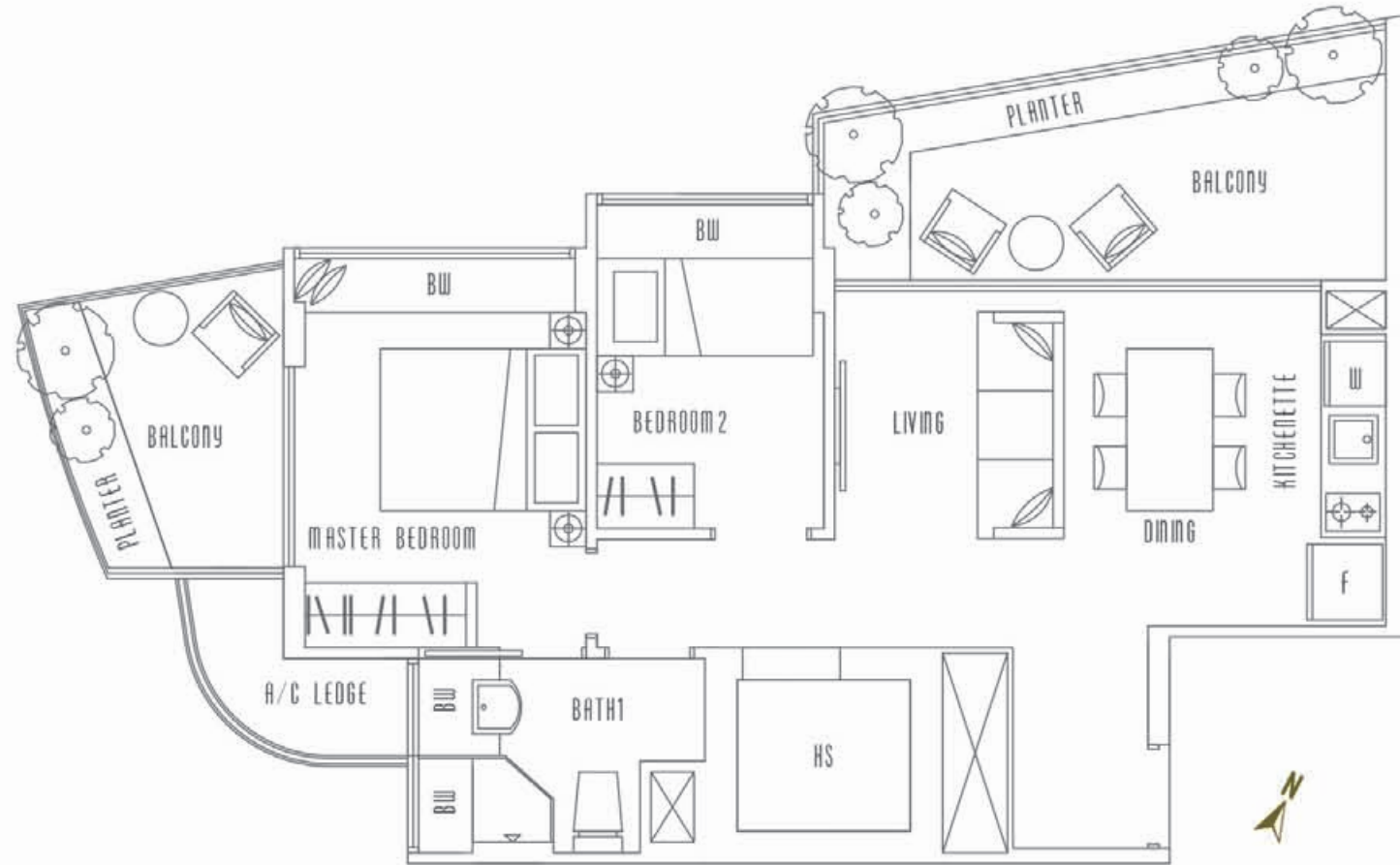


Step into the bedrooms and bathroom and you'll be enthralled by the same distinctive, meticulous approach that is unmistakably the quintessence of finer living. Each bedroom is imbued with carefully selected quality finishes and designer fittings that add to the finishing touches of a masterpiece.

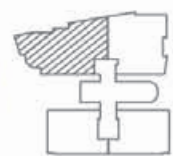
Experience a living experience unlike any other at the Illuminaire on Devonshire.



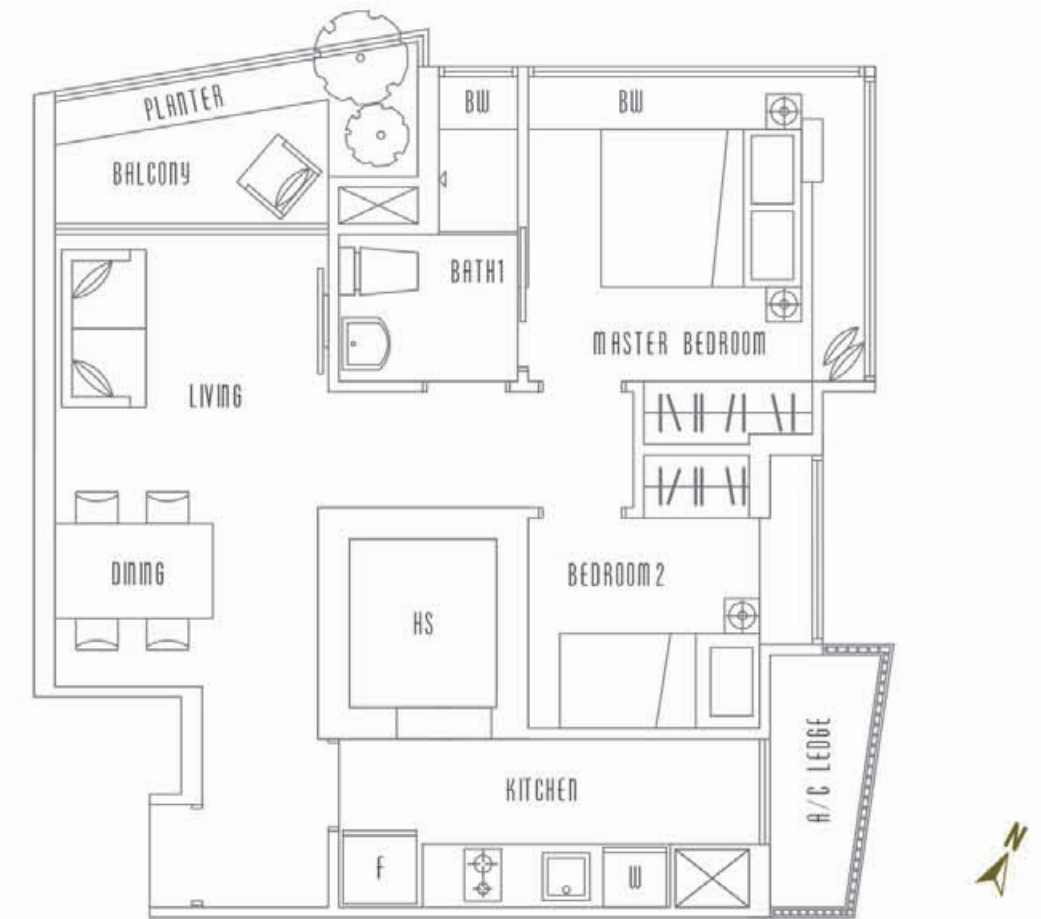
2-BEDROOM



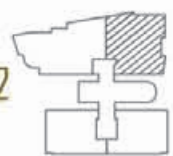
TYPE A
#02-01 to #16-01
721 sqft



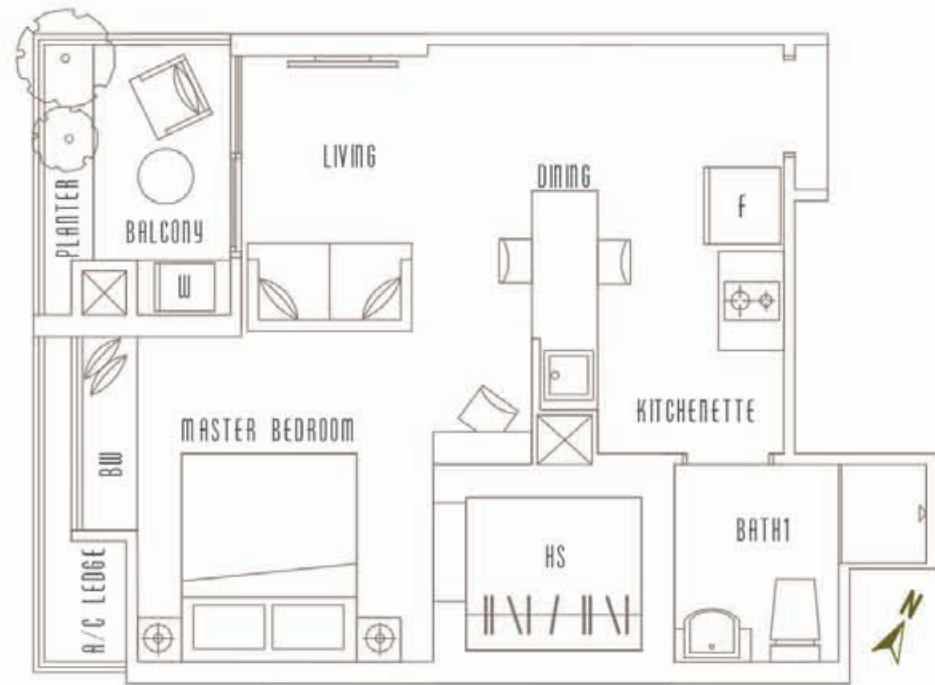
2-BEDROOM



TYPE B
#02-02 to #16-02
635 sqft

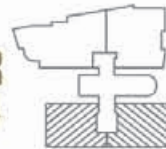


1-BEDROOM



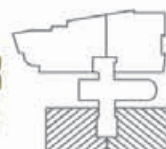
TYPE C

#02-03 to #11-03
#02-04 to #11-04
441 sqft

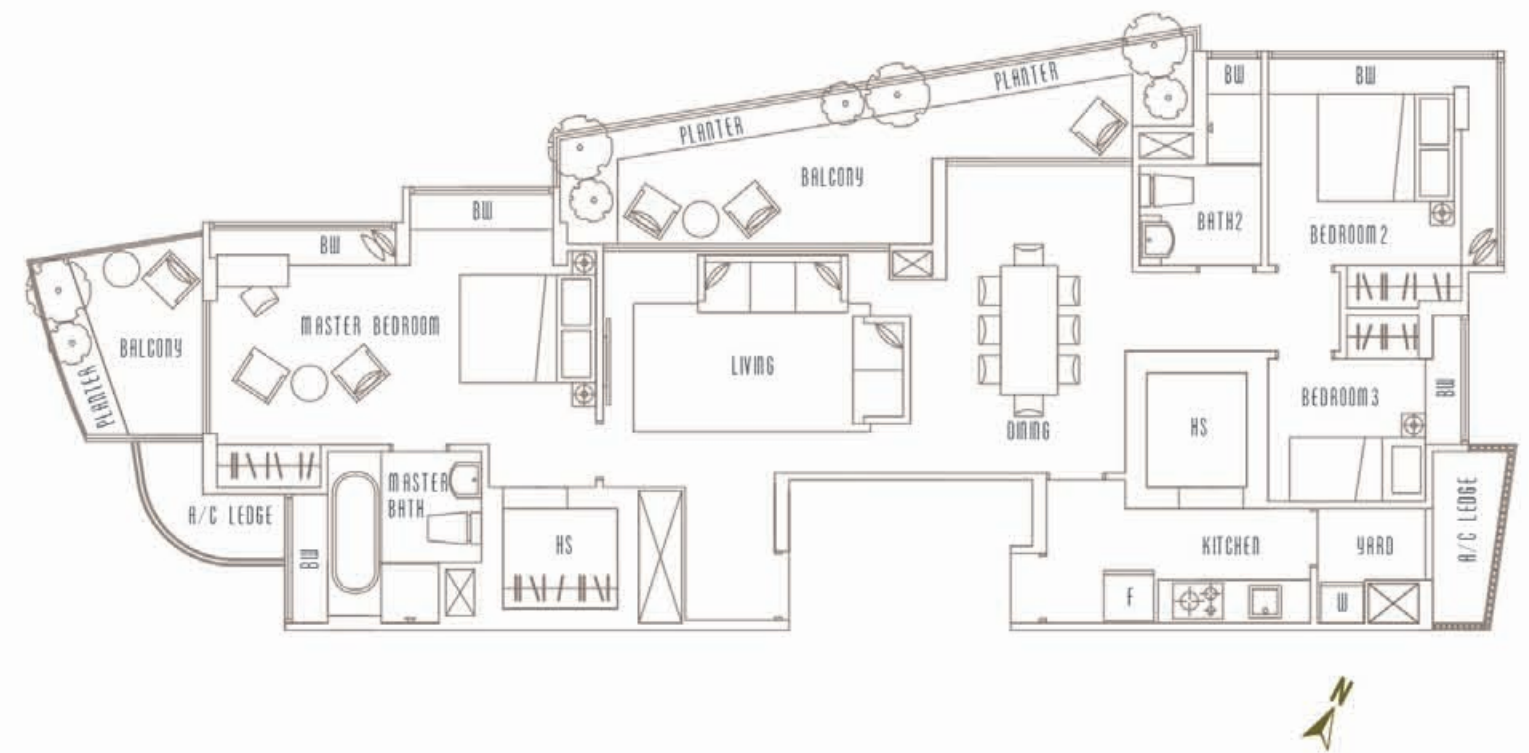


TYPE C1

#12-03 to #19-03
#12-04 to #19-04
463 sqft

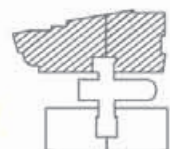


3-BEDROOM



TYPE D

#17-01 to #19-01
#17-02 to #19-02
1356 sqft



Specifications

1. FOUNDATION

Reinforced concrete bored piles and/or other approved foundation

2. SUPERSTRUCTURE

Reinforced concrete structure and/or other approved structure

3. WALLS

- (a) External Wall
Reinforced concrete/clay bricks and/or lightweight concrete blocks and/or weatherproof dry wall partitions
- (b) Internal Wall
Reinforced concrete/clay bricks and/or lightweight concrete blocks and/or dry wall partitions

4. ROOF

Reinforced concrete flat roof with appropriate insulation and waterproofing system

5. CEILING

- (a) Living, Dining, Bedroom, Household Shelter, Balcony
Skim coat and/or plaster and/or ceiling board and/or bulk head with emulsion paint
- (b) Bathroom, Kitchen
Ceiling board with emulsion paint

6. FINISHES

WALL

FOR APARTMENTS

- (a) Living, Dining, Bedroom, Household Shelter, Balcony
Skim coat and/or plaster with emulsion paint
- (b) Bathroom
Crystallized glass tiles and/or compressed marble tiles
- (c) Kitchen
Homogeneous/ceramic tiles

NOTE: Bathroom and Kitchen wall tiles up to false ceiling height and on exposed surfaces only. No tiles/marbles behind kitchen cabinets, bathroom cabinets, mirrors and false ceiling.

FOR COMMON AREAS

- (a) Lift Lobby (1st storey)
Granite and/or marble and/or homogeneous/ceramic tiles and/or timber veneer
- (b) Lift Lobby (2nd to 19th storey), Staircase
Plaster and/or skim coat with emulsion paint

FLOOR

FOR APARTMENTS

- (a) Living, Dining, Bedrooms, Kitchenette
Timber flooring
- (b) Bathroom
Granite and/or marble tiles
- (c) Kitchen, Household Shelter, Yard, Balcony
Homogeneous/ceramic tiles

FOR COMMON AREAS

- (a) Lift Lobby (1st storey)
Granite and/or marble tiles and/or homogeneous/ceramic tiles
- (b) Lift Lobby (2nd to 19th storey)
Homogeneous/ceramic tiles with skirting
- (c) Staircase
Cement and sand screed

7. WINDOW

Aluminium framed and/or top hung and/or casement and/or sliding windows and/or fixed panel with tinted glass and/or frosted and/or sandblasted glass and/or acid etched glass.

8. DOOR

- (a) Main Entrance
Approved fire-rated solid timber door complete with door viewer and door closer
- (b) Bedrooms/Bathrooms
Hollow core laminated timber veneer door
Household Shelter
- (c) Steel blast door
- (d) Balcony
Aluminium framed sliding/swing glass door
- (e) Selected quality locksets and ironmongery shall be provided to all doors

9. SANITARY FITTINGS

- (a) Bathroom
Vanity top with washing basin and mixer tap
1 shower cubicle with shower screen, shower mixer, overhead shower and hand shower set
1 long bath tub complete with bath mixer set (for Type D Master bathroom only)
1 pedestal type water closet
1 toilet roll holder
1 robe hook
1 mirror

Note: The brand type and colour of wares, fittings and accessories are subject to Architect's selection and availability.

10. ELECTRICAL INSTALLATION

- (a) Refer to Electrical Schedule for details.
- (b) All electrical wiring below false ceiling shall generally be concealed where possible. Electrical wiring above false ceiling and store shall be in exposed conduits, trucking or on tray.

11. TV/TELEPHONE

TV point and telephone point to living/bedrooms.

- (a) Refer to Electrical Schedule for details.
- (b) Apartments shall be cable-ready.

12. LIGHTNING PROTECTION

Lightning protection system shall be provided in compliance with Singapore Standard CP 33:1996.

13. PAINTING

- (a) Internal walls
Emulsion paint
- (b) External walls
Spray texture coating/polyurethane paint/emulsion paint

14. WATERPROOFING

Waterproofing shall be provided at bathrooms, kitchen, yard (if applicable), planter boxes and reinforced concrete flat roof.

15. DRIVEWAY

Driveway/drop-off point shall be of reinforced concrete and/or granite and/or pebble wash finish and/or homogeneous ceramic tile.

16. RECREATION FACILITIES

- (a) Gymnasium
- (b) Male and Female Changing room with Steam room
- (c) Jacuzzi
- (d) Swimming pool
- (e) Children's pool
- (f) Children's playground

17. ADDITIONAL ITEMS

- (a) Kitchen Cabinets and Appliances:
Built-in high and low kitchen cabinets with solid surface top complete with sink, hob, hood and combo oven with microwave.
- (b) Wardrobes
Built-in wardrobes to all bedrooms except for unit Type C and Type Cl. (For unit Type C and Type Cl, wardrobe pole system and accessories shall be provided for fixing subject to authority's approval)
- (c) Air-Conditioning
Wall mounted multi-split air-conditioning to bedrooms and dining/living rooms.
- (d) Water Heater
Electric storage water heater to supply hot water to bathrooms and kitchen.
- (e) Security System
 - (i) Closed Circuit Television (CCTV) System
Cameras strategically located in 1st storey lift lobby and designated common areas
 - (ii) Audio Telephony Intercom System
Audio Telephony Intercom between lobby/guardhouse and apartment units using telephone line (without phone set)
- (f) Transponder System
Vehicular entry at main entrance

Note:

Where warranties are given by the manufacturers and/or contractors and/or suppliers of the above installation, the vendor shall assign to the purchaser such warranties at the time when possession of the building unit is delivered to the purchaser.

Marble, granite, sandstones are natural stone materials which offer no absolute uniformity in their veins, colour, tonality and pattern as these are natural characteristics arising from their varied mineral composition and impurities. Natural fissure lines, fossils and pigmentation can appear on the surfaces of the polished marble and granite being a result of the formation process. While such material can be pre-selected before installation, this non-conformity cannot be avoided.

Timber strips are natural materials containing veins and tonality differences. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation.

Purchaser and/or the management corporation, whichever is applicable, is liable to pay annual fee, subscription fee and such other fees to the Starhub Cable Vision Ltd (SCV) or any other relevant authorities.

Layout/location of wardrobes, kitchen cabinets, fan coil units, all electrical points and plaster ceiling board are subject to Architect's sole discretion and final design.

Choice of brand and model of fittings, equipment, installation and appliances supplied shall be at the sole discretion of the vendor.

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

ELECTRICAL SCHEDULE

DESCRIPTION	TYPE A	TYPE B	TYPE C/Cl	TYPE D
Lighting Point	9	8	7	17
13A Switch Socket Outlet	17	17	15	27
Connector Unit	3	3	3	3
Telephone Outlet	4	4	3	7
Television Outlet	4	4	3	7
Door Chime	1	1	1	1

CURRENT PROJECTS



Rhapsody on Mt Elizabeth



Rosewood Suites



Parc Centennial

Another Premier Development by:

Marketed by:



Developer: EL Development (Devonshire) Pte Ltd (BRN: 200704384W)
Sales License No: GD438
Lot No: 99712T of TS 21 at 65 Devonshire Road
Tenure: Estate in Fee Simple (Freehold)
BP No: A1700-00216-2007-BPO1 dated 23 March 2009
Expected Date of TOP: 31 Dec 2013
Expected Date of Legal Completion: 31 Dec 2016
www.eldev.com.sg

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