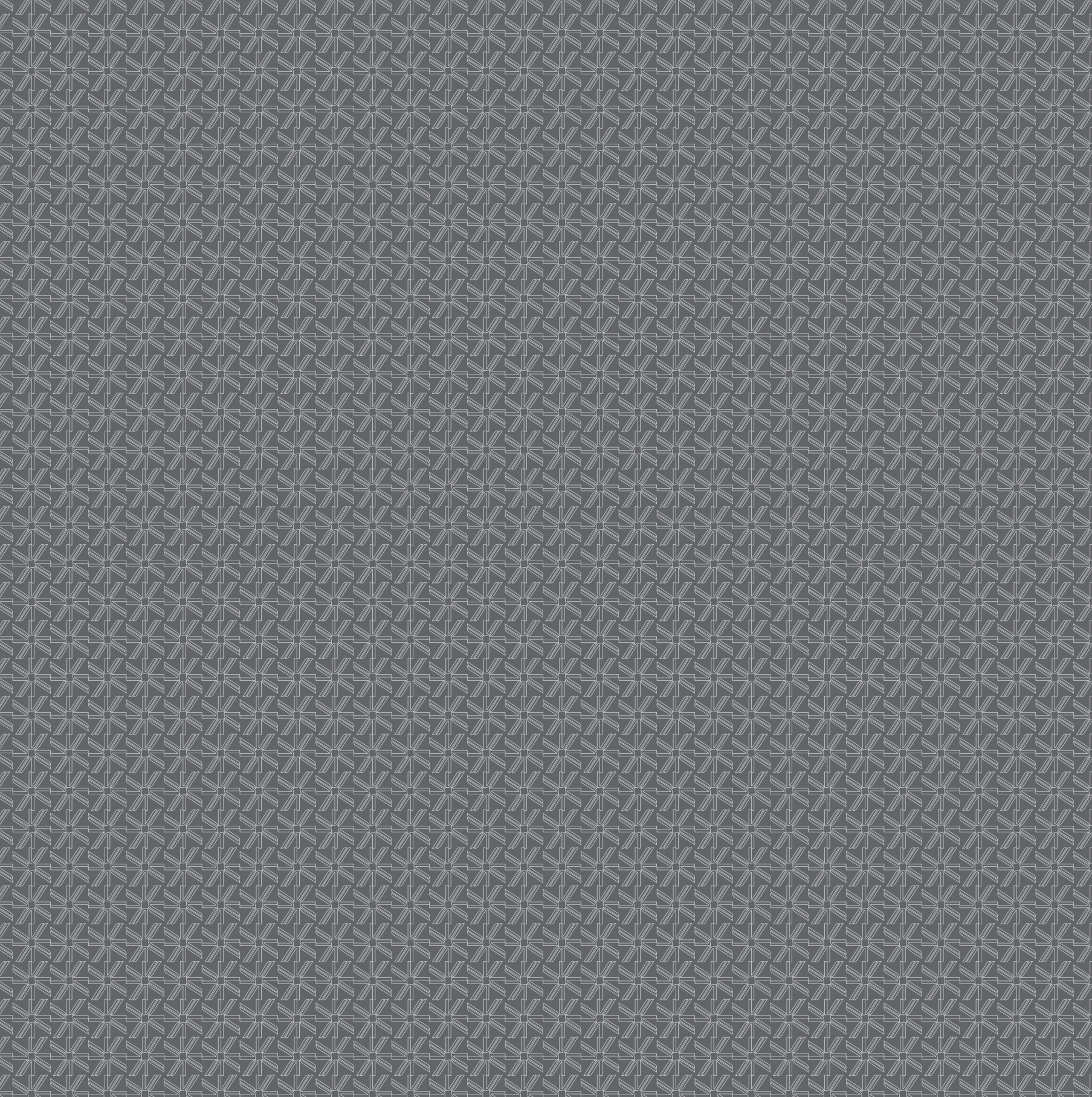
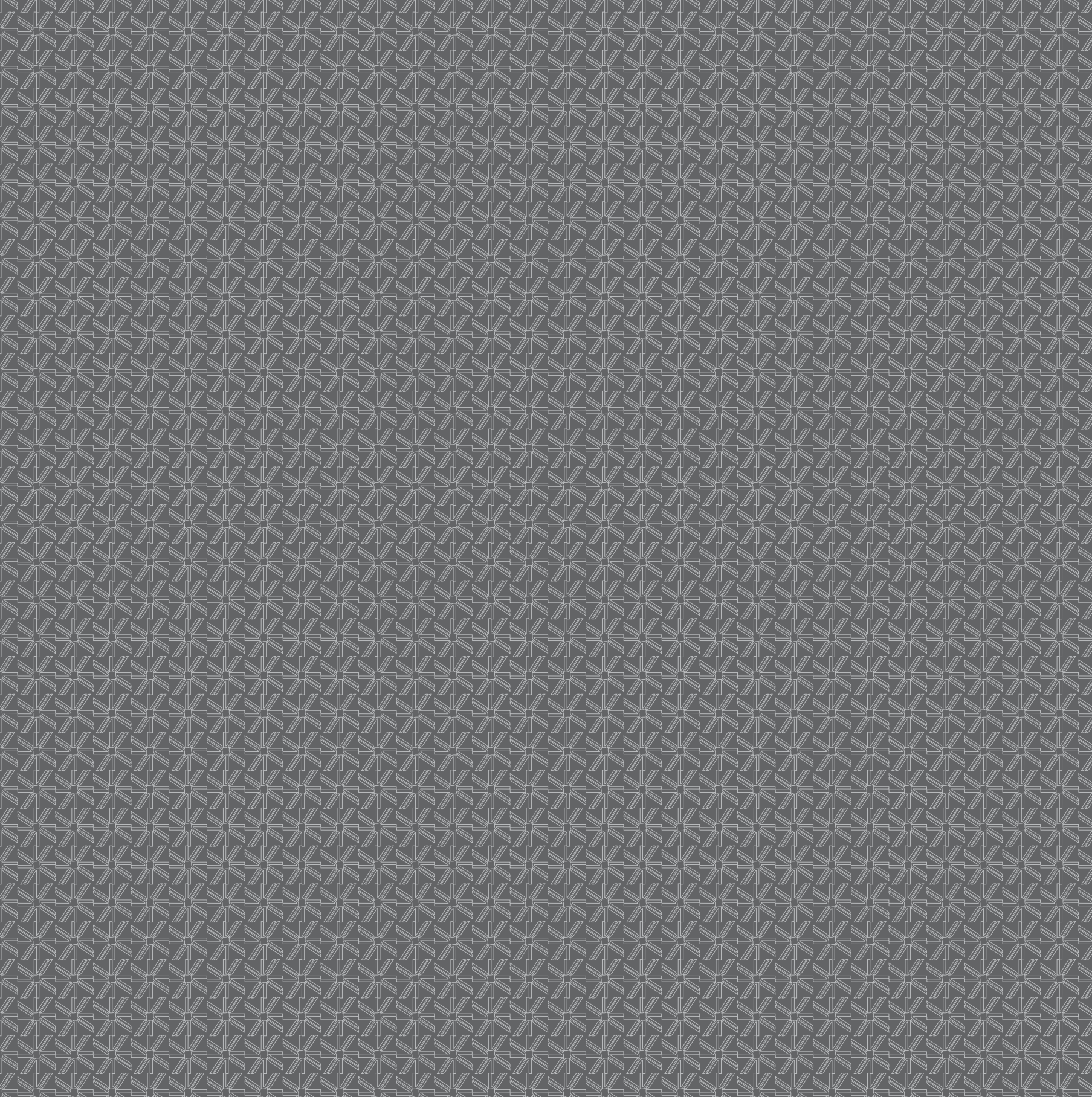


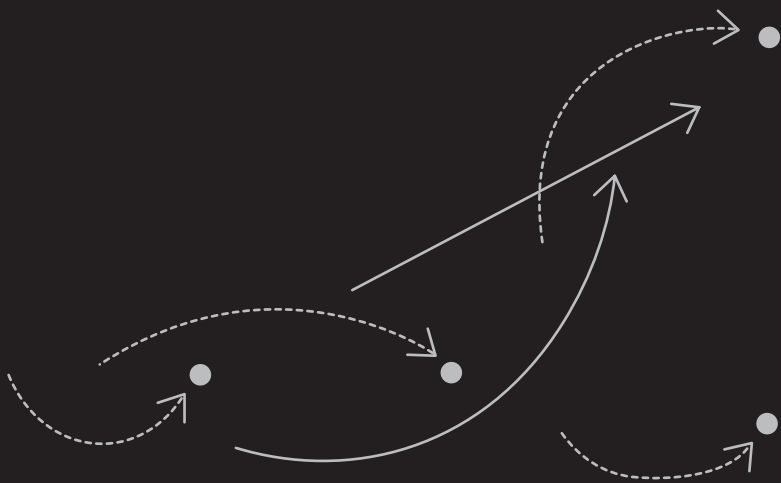


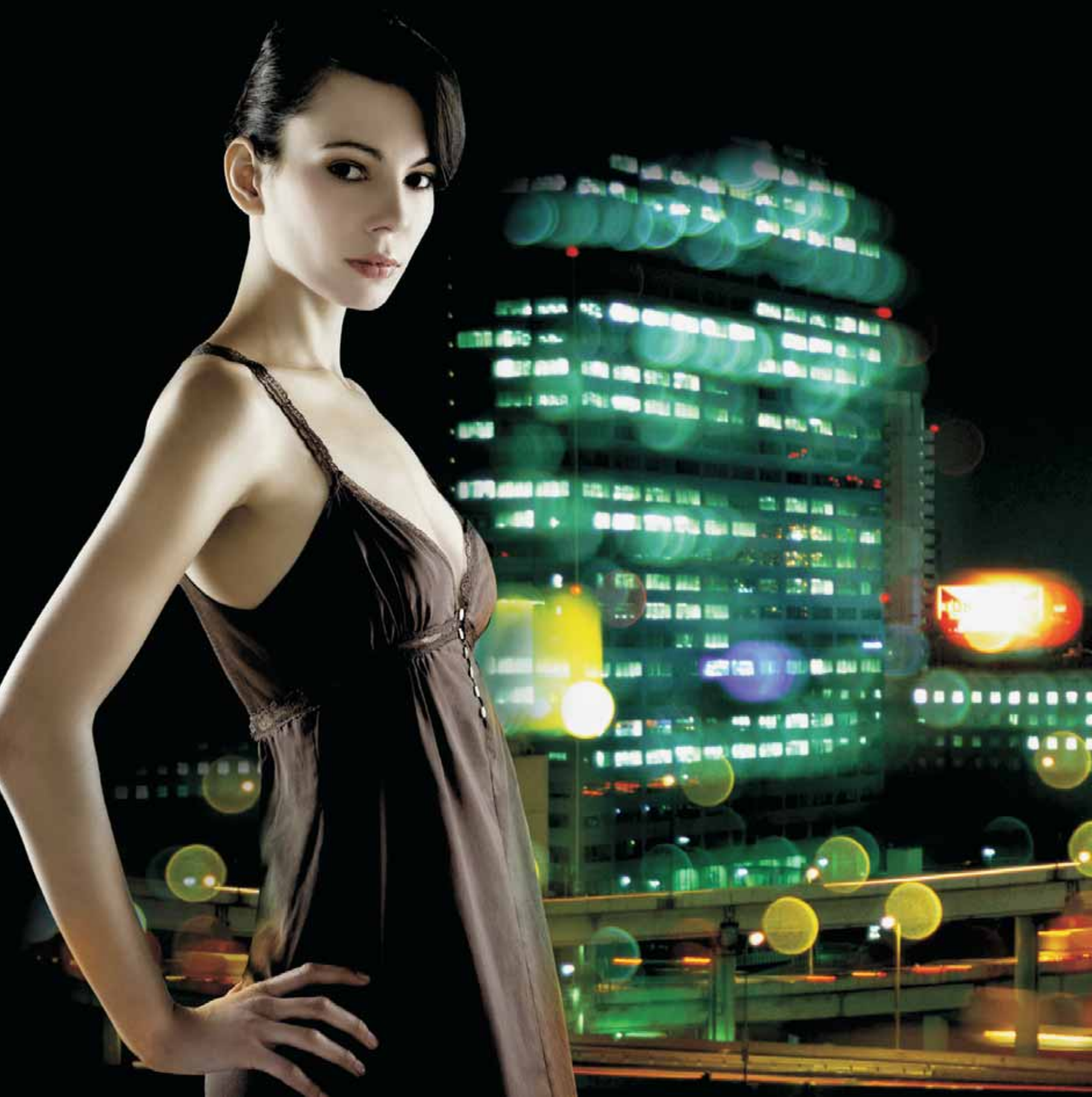
R V S U I T E S





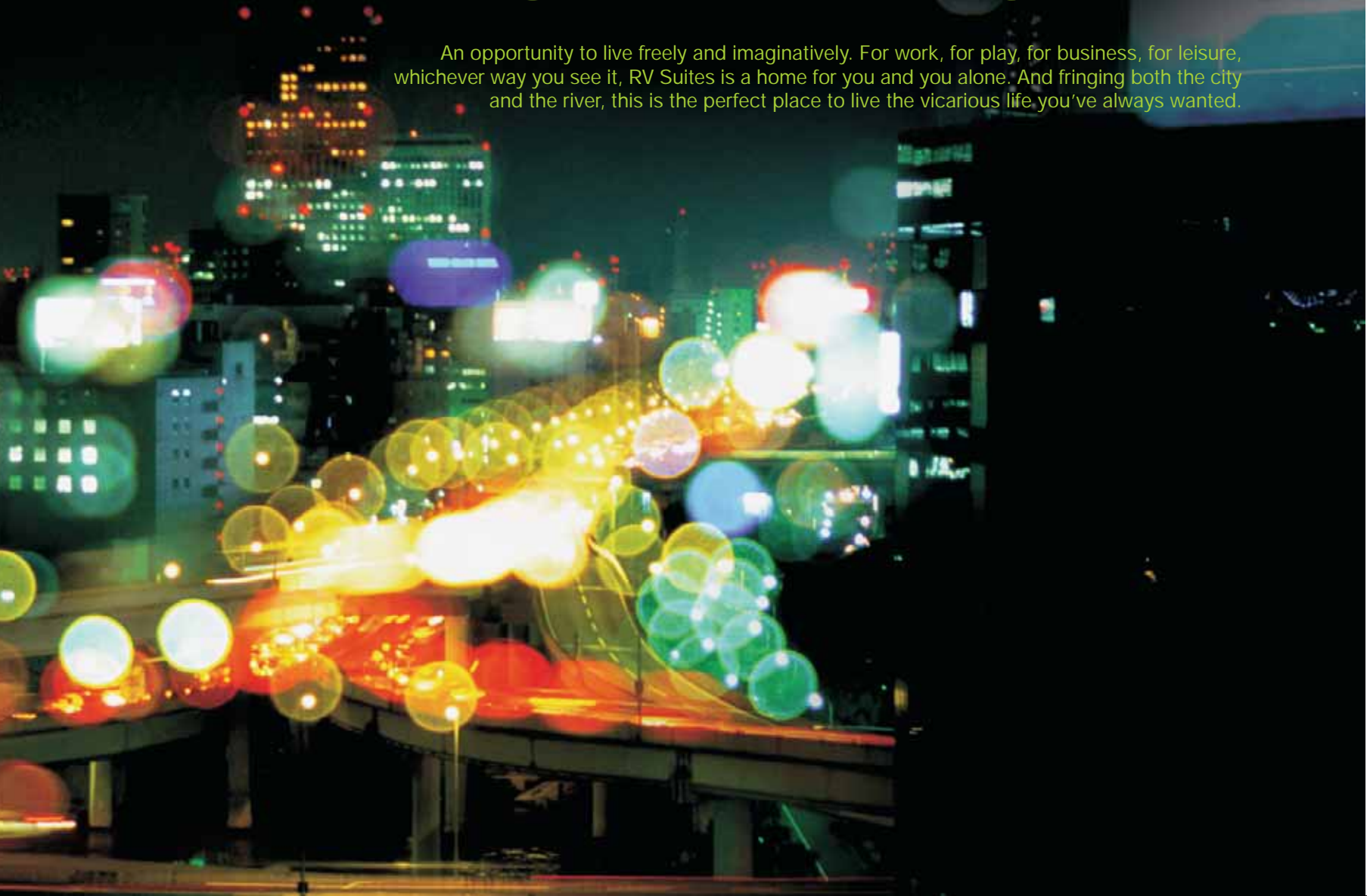
LIVE
WORK
PLAY
SOHO
ORCHARD
RIVER





MOVE WITH THE WORLD IN THE HEART OF THE CITY

An opportunity to live freely and imaginatively. For work, for play, for business, for leisure, whichever way you see it, RV Suites is a home for you and you alone. And fringing both the city and the river, this is the perfect place to live the vicarious life you've always wanted.





YOUR LOCATION IS PRIME

The siting of RV Suites neighbouring both Orchard Road and the Singapore River captures both the idyllic and the dynamic. Vibrancy that moves from bustling to laidback surrounds you as you are given the choice of venues to suit your mood. The convenience of Orchard Road in all its glory gives you access to the latest trends, brands and dining options while on your other side, Clarke Quay and Robertson Quay offer al fresco dining where you can take in the gentle lap of the river against its banks.



A fantastic mix of unique personalities living together and exchanging ideas – that is the vision for RV Suites. People who are different yet who share common ground when it comes to appreciating solitude, inspiration and vivacity, all housed in a modern home that could only be described as tres chic. RV Suites is, quite simply, the physical expression of individualism celebrated.

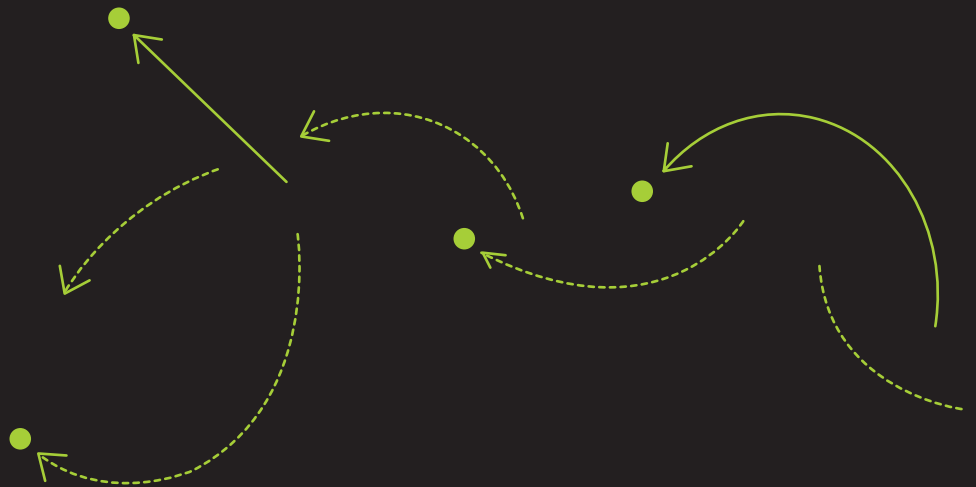






REALIZE YOUR VISION OF A SMOOTHLY URBANE LIFESTYLE

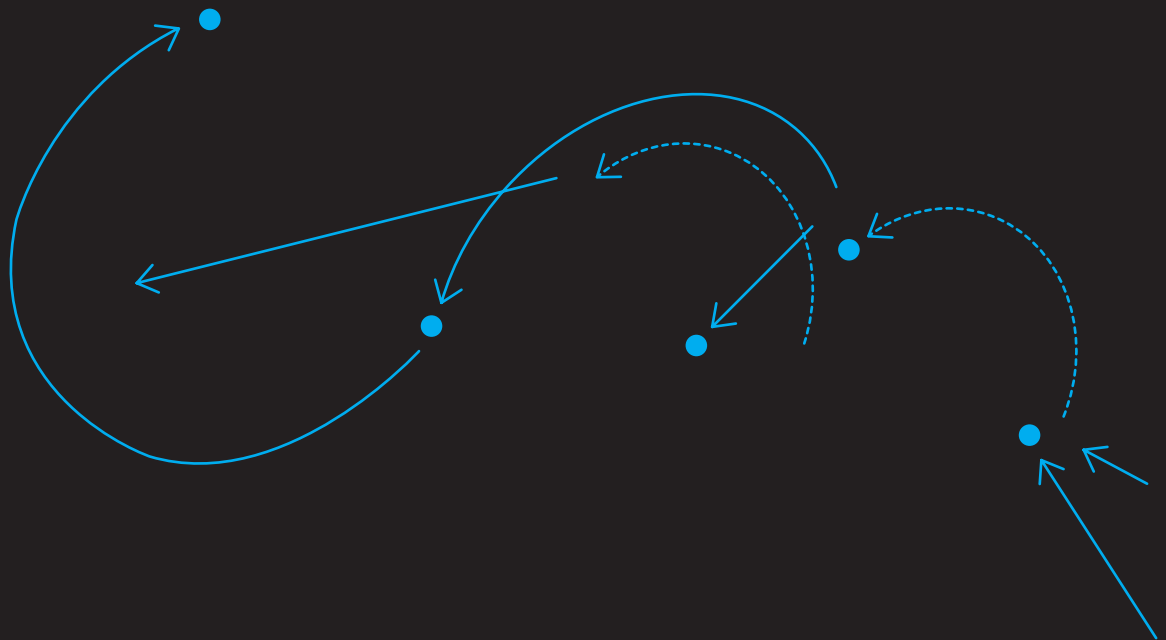
96 studio apartment units make up this seven-storey haven for the modern city-dweller. Architecturally, the look is hard, perhaps even rough, yet accompanied with a surprisingly fluid shape. Meant for inspiration, RV Suites is a home where creativity flows in contemporary context.





AN AQUAMARINE PLAYGROUND IN THE SKY

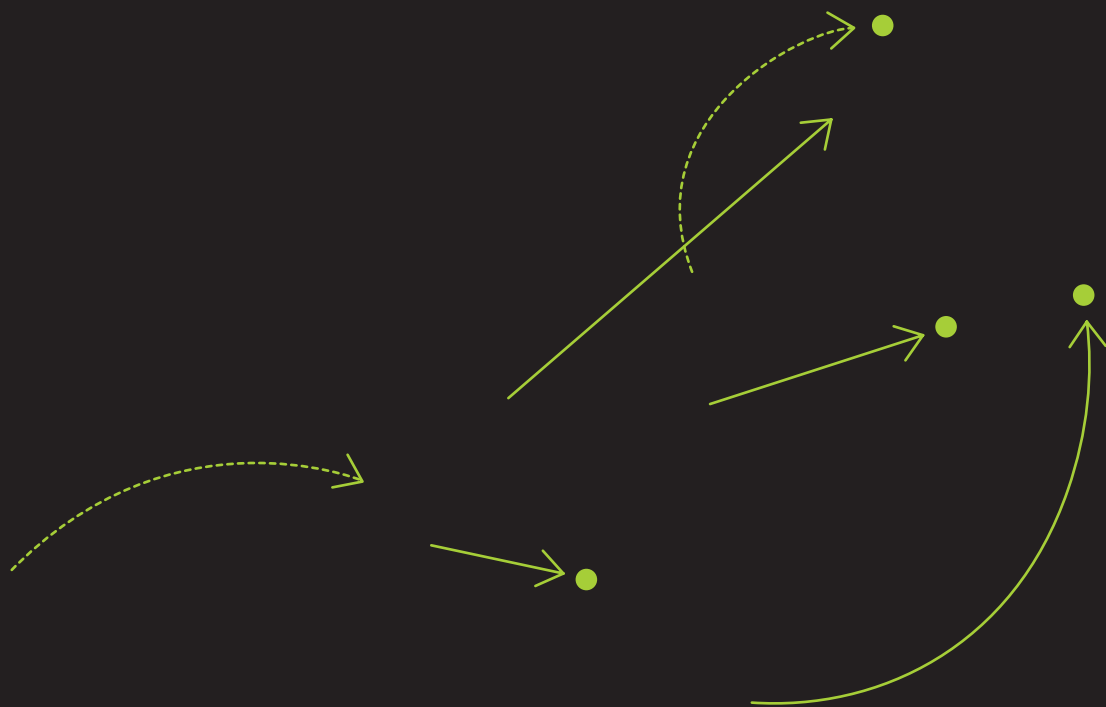
You are surrounded by blue. Dive into the 45m-long lap pool that stretches along the depth of the roof terrace. The azure sky is your view as you do your daily laps. Overlooking the pool on one side and looking out across the neighbourhood on the other, the sky gym offers a holistic workout experience. With state-of-the-art equipment and a rejuvenating ambience, working out among the clouds has never been better.





WORK FROM THE COMFORT OF YOUR HOME

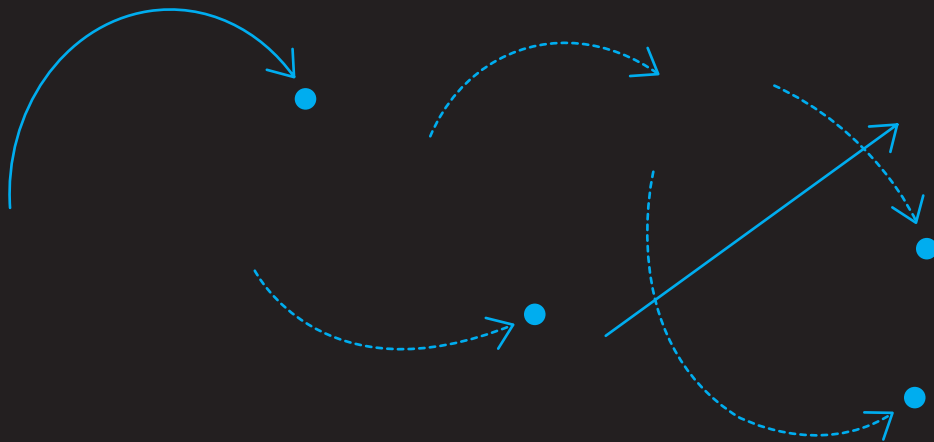
Combining work and play is easy at RV Suites. The old adage of leaving your work at the office is no longer applicable to the contemporary worker who wants a home that is more of a lifestyle than a hotel room. Spacious rooms provide more than enough space for your work tools and leisure toys to co-exist.





QUALITY AND STYLE - PRACTICALLY EVERYTHING THAT MAKES AN IDEAL HOME

When style and quality form the foundation of a cozy, sleek home, you know that you've tapped on something magical. Quality fixtures grace your living room, kitchen, bedroom and bathroom, creating a space that immediately speaks of your impeccable taste. And with the addition of your own flavour into a winning apartment, you'll never want to leave home.





Artist's Impression

THE CITY'S LIGHTS

Orchard Road, the river, and the City. The Singapore skyline will be an icon in itself with the completion of the two Integrated Resorts at Marina Bay and Sentosa, and the new downtown at Marina Bay. The dramatic rejuvenation will see an influx of tourists and talent, bringing the excitement surrounding Singapore to new heights.





Anglo-Chinese Junior Sch

The Istana

Grand Hyatt S'pore

Mt Elizabeth Hospital

Marriott Hotel S'pore

Tang Plaza

The Paragon

Park Hotel Orchard

Chatsworth Intl Sch

The Heeren

Le Méridien S'pore

Plaza Singapura

The Atrium @ Orchard

ORCHARD RD

Orchard

Wisma Atria

Ngee Ann City

Meritus Mandarin

313@ Orchard (U/C)

Orchard Central (U/C)

Istana Park

Dhoby Ghaut

SMU

Raffles City

Suntec City

Swedish Supplementary Sch

Somerset

City Hall

Marina Square

Overseas Family Sch

DEVONSHIRE RD

FORT CANNING LINK

RAFFLES AVE

Esplanade Theatres On The Bay

Marina Bay Outdoor Gallery

GRANGE RD

Fort Canning Park

RIVER VALLEY RD

River Valley Pri Sch

ROBERTSON QUAY

CLARKE QUAY

MARINA BAY

One Fullerton

KIM SENG RD

Holiday Inn Atrium & Shopping Ctr

Grand Copthorne Waterfront Hotel

River View Hotel

SINGAPORE RIVER

Clarke Quay

Central

The Fullerton

Clifford Pier

Marina Bay Sands (U/C)

New Downtown at Marina Bay (U/C)

HAVELOCK RD

Outram Sec Sch

Pearl's Hill City Park

CENTRAL BUSINESS DISTRICT

SHENTON WAY

MARINA BLVD

One Raffles Quay

Marina Bay Financial Centre (U/C)

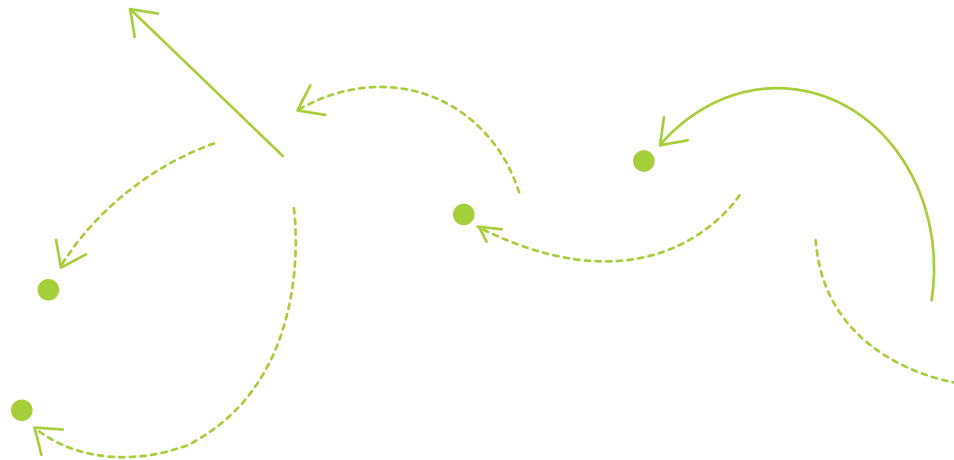
Gardens at Marina South

Site Plan

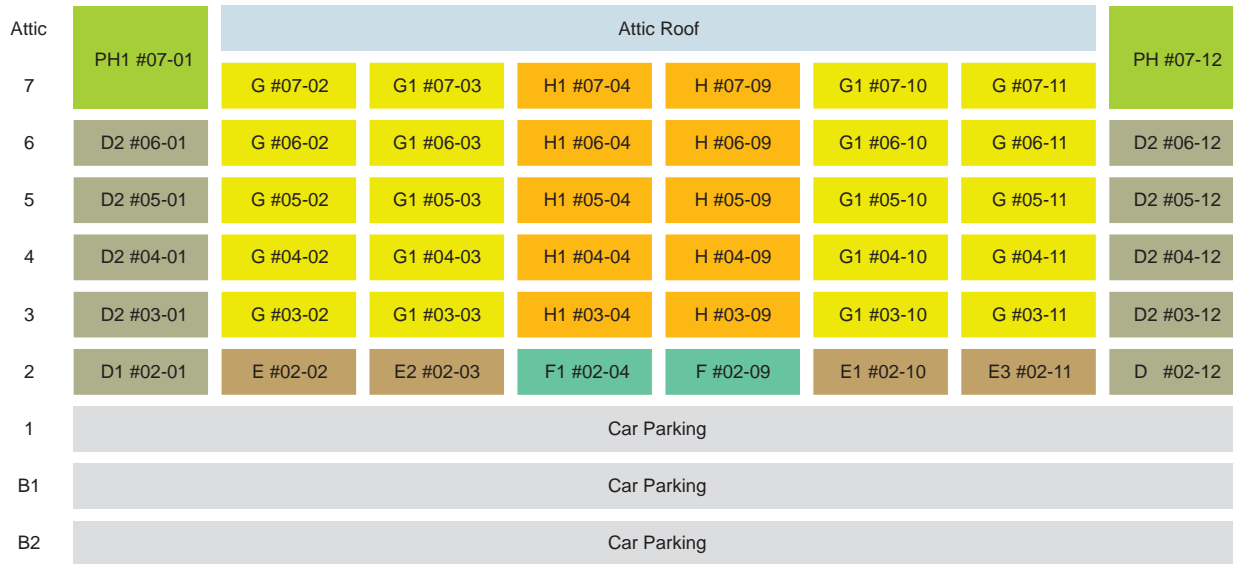


Legend

- 1 Swimming pool
- 2 Pool Deck
- 3 Roof Terrace
- 4 Gymnasium
- 5 Jacuzzi



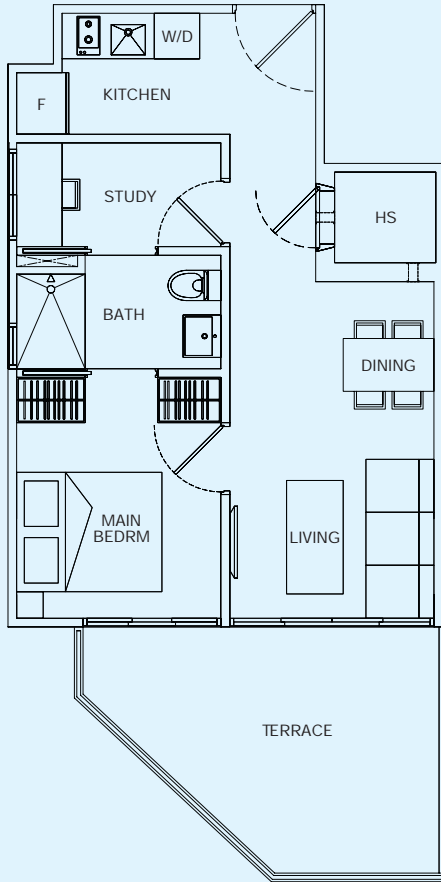
Diagrammatic Chart



Legend

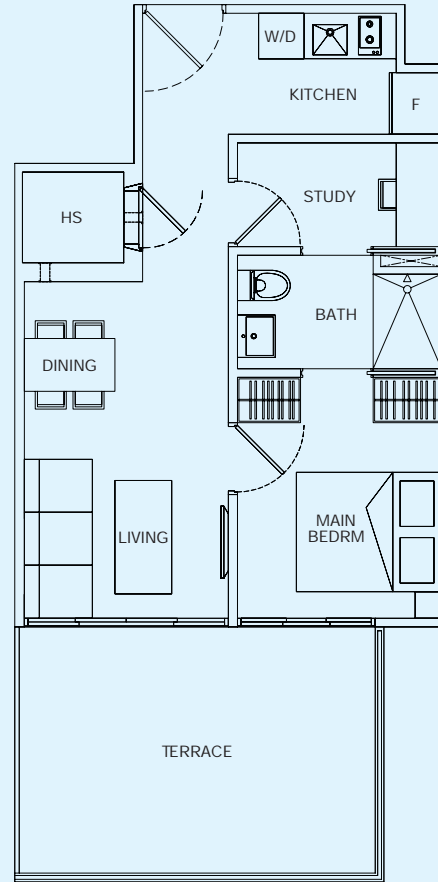
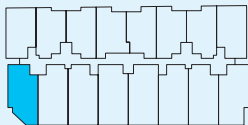
 Type A - 1+1 Bedroom	 Type D - 1+1 Bedroom	 Type G - 1+1 Bedroom
 Type B - 1+1 Bedroom	 Type E - 1+1 Bedroom	 Type H - 1 and 1+1 Bedroom
 Type C - 1+1 Bedroom	 Type F - 1 and 1+1 Bedroom	 Type PH - 2 Bedroom

1+1 Bedroom



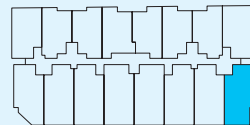
Type A

56 sq m
#02-08

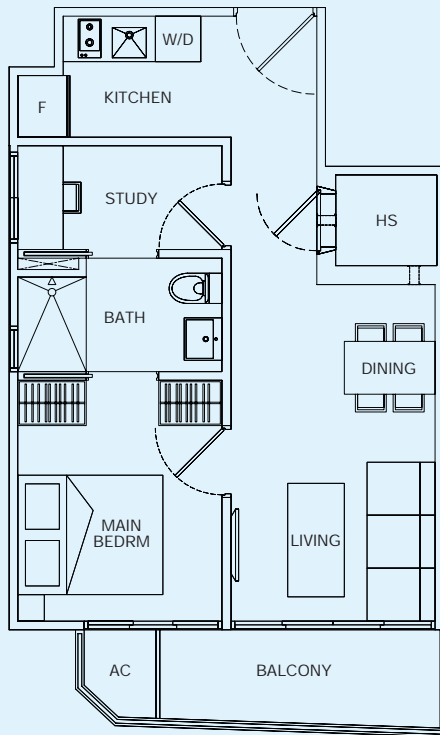


Type A1

59 sq m
#02-13

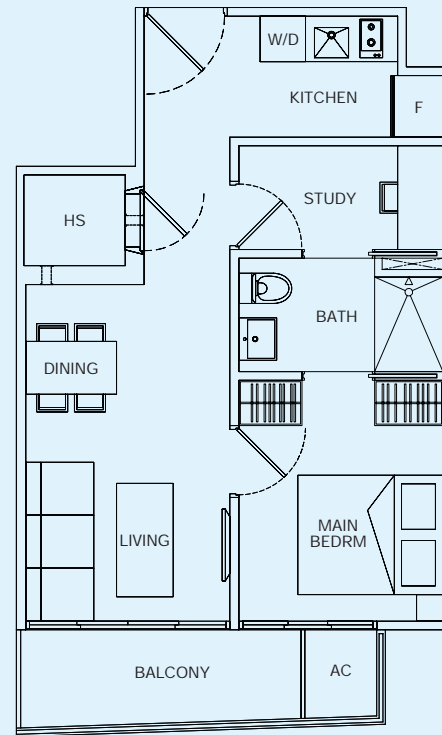
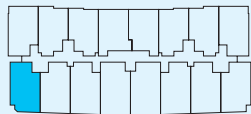


1+1 Bedroom



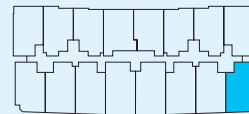
Type A2

49 sq m
#03-08 to #07-08

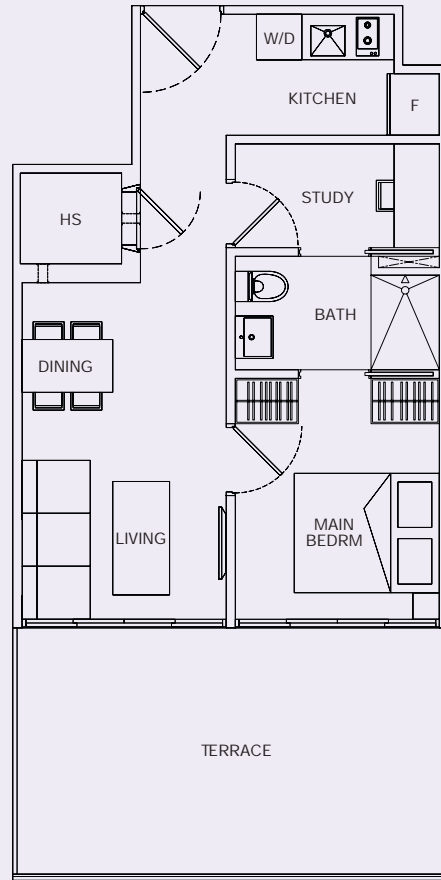


Type A3

50 sq m
#03-13 to #07-13

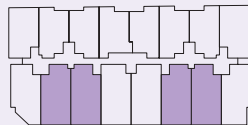


1+1 Bedroom

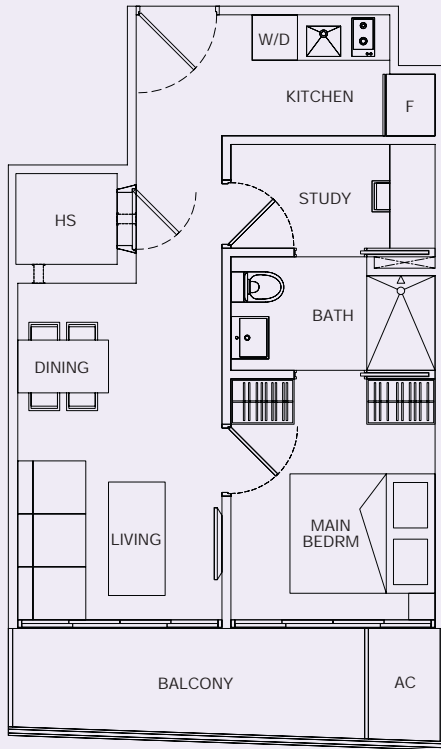


Type B

63 sq m
#02-06, #02-07
#02-14, #02-15

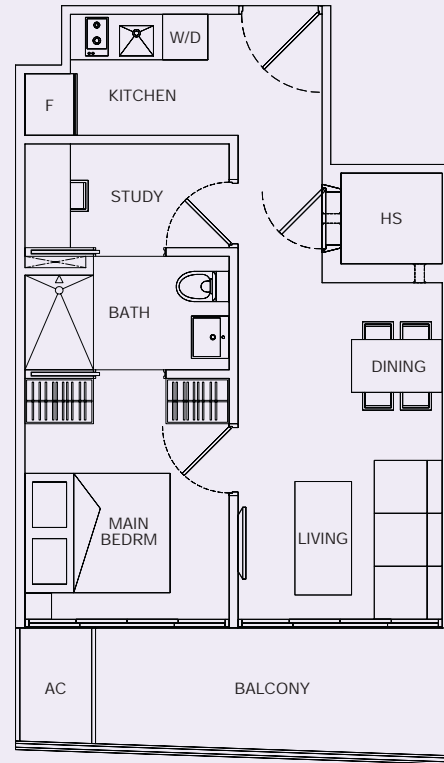
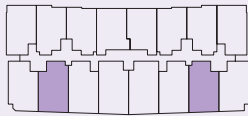


1+1 Bedroom



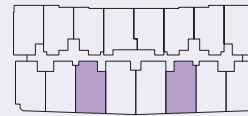
Type B1

52 sq m
#03-07 to #07-07
#03-14 to #07-14

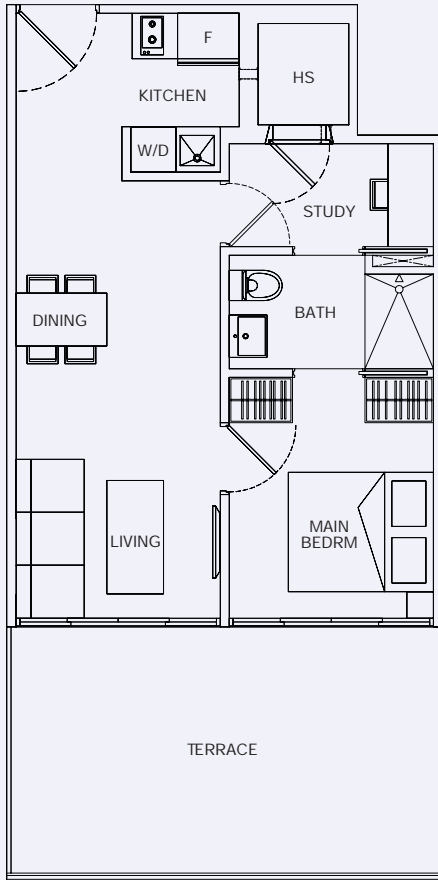


Type B2

53 sq m
#03-06 to #07-06
#03-15 to #07-15

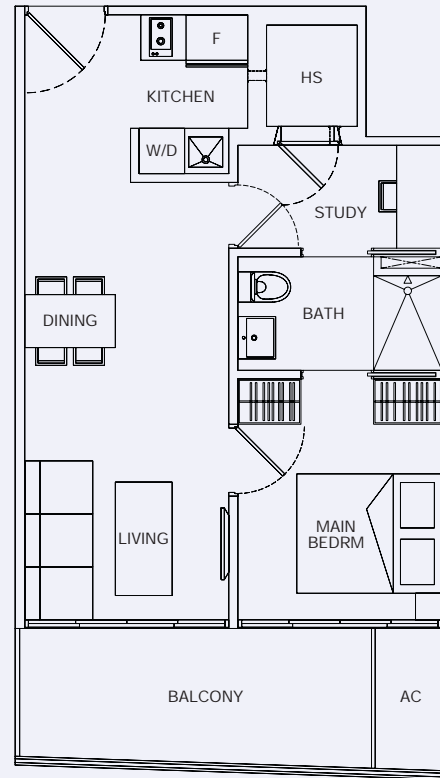
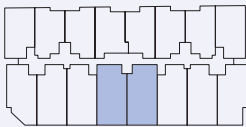


1+1 Bedroom



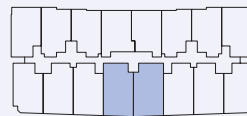
Type C

64 sq m
#02-05, #02-16

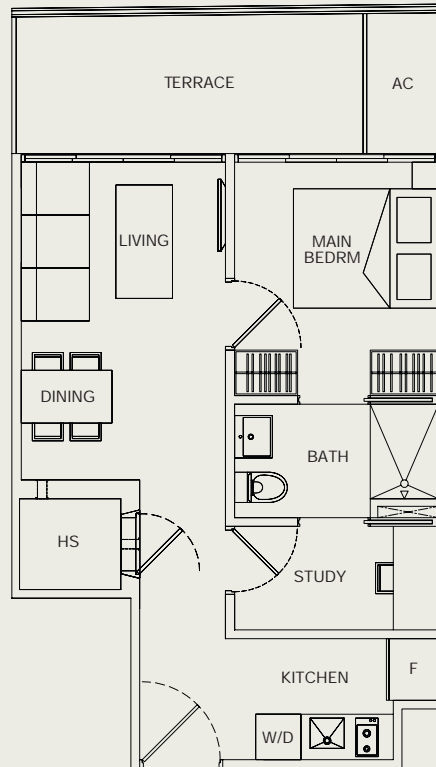


Type C1

56 sq m
#03-05 to #07-05
#03-16 to #07-16

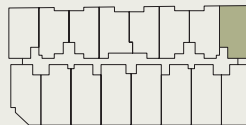


1+1 Bedroom

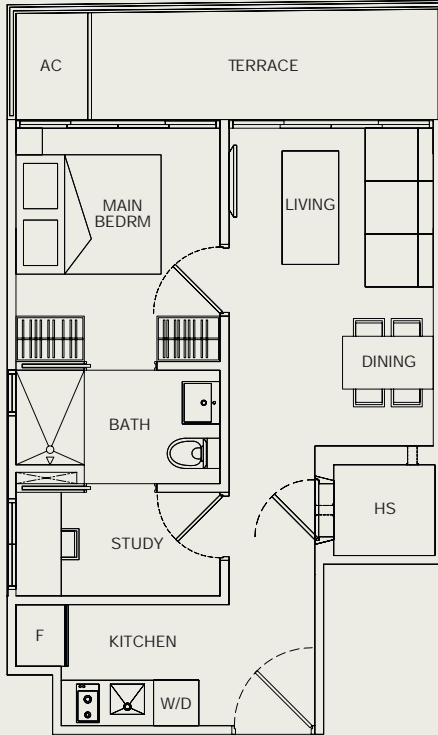


Type D

53 sq m
#02-12

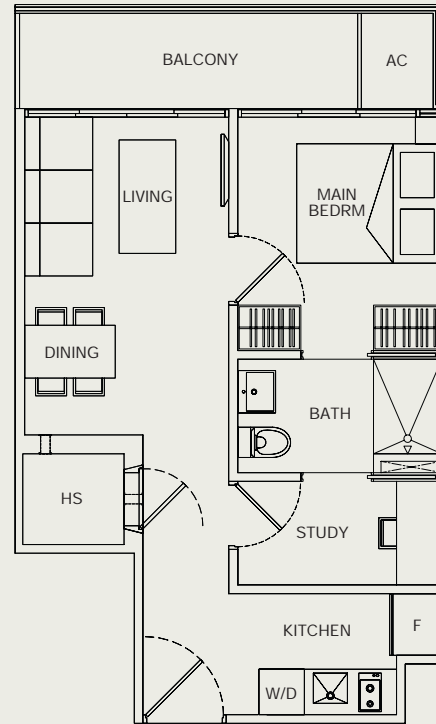
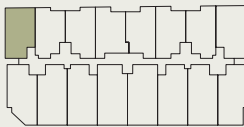


1+1 Bedroom



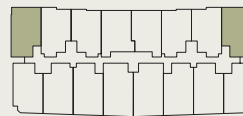
Type D1

51 sq m
#02-01

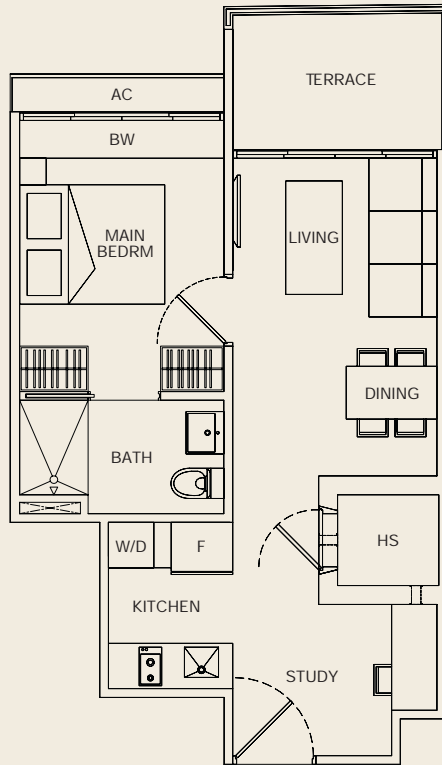


Type D2

50 sq m
#03-01 to #06-01
#03-12 to #06-12

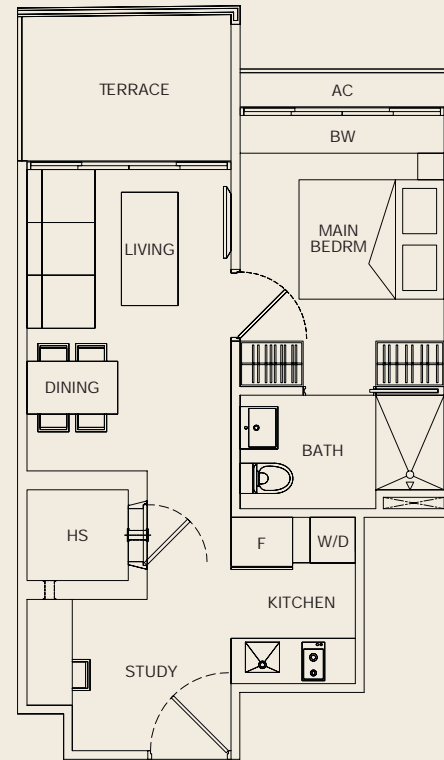
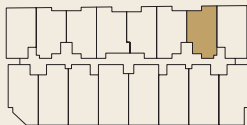


1+1 Bedroom



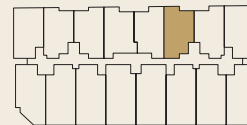
Type E

49 sq m
#02-11

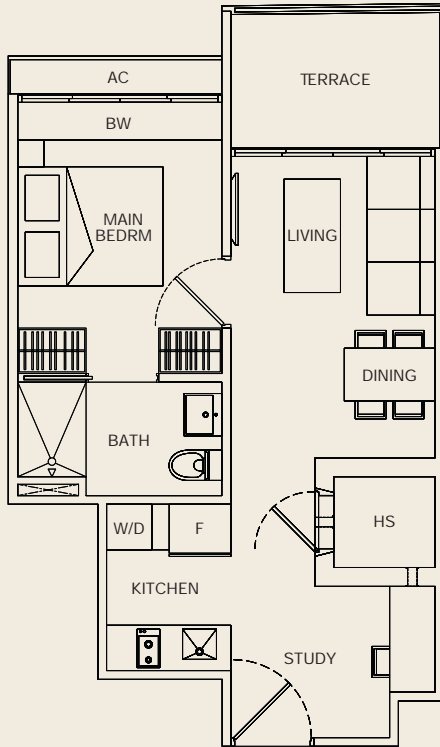


Type E1

49 sq m
#02-10

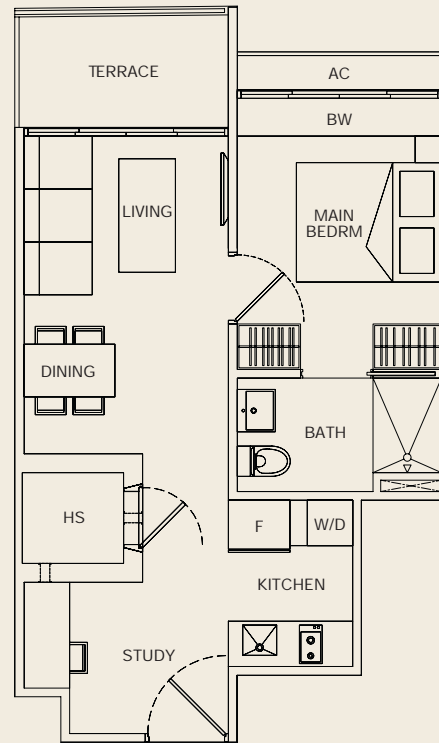
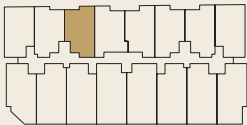


1+1 Bedroom



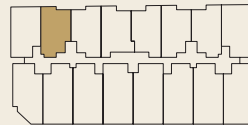
Type E2

49 sq m
#02-03

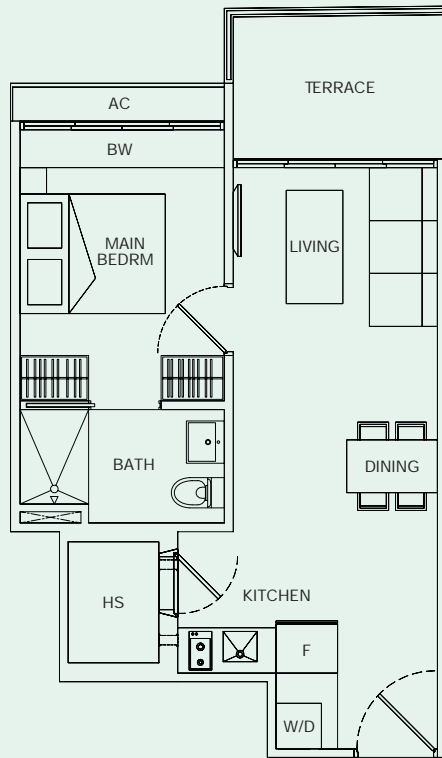


Type E3

48 sq m
#02-02

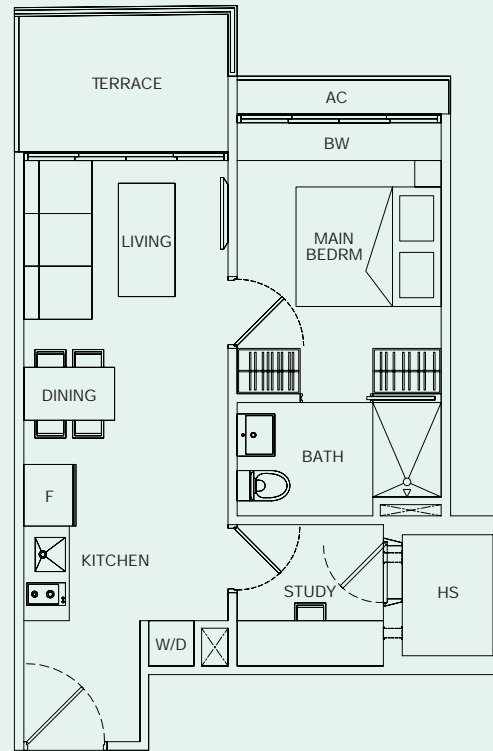
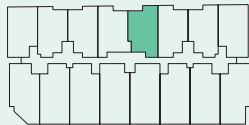


1 Bedroom and 1+1 Bedroom



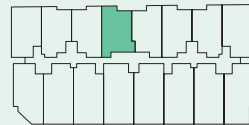
Type F

49 sq m
#02-09

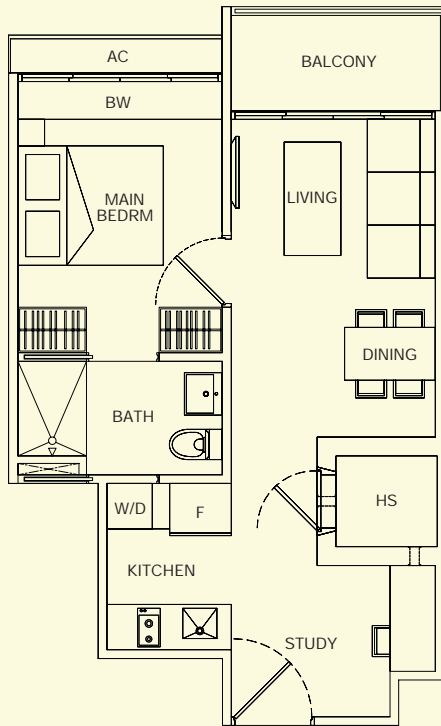


Type F1

51 sq m
#02-04

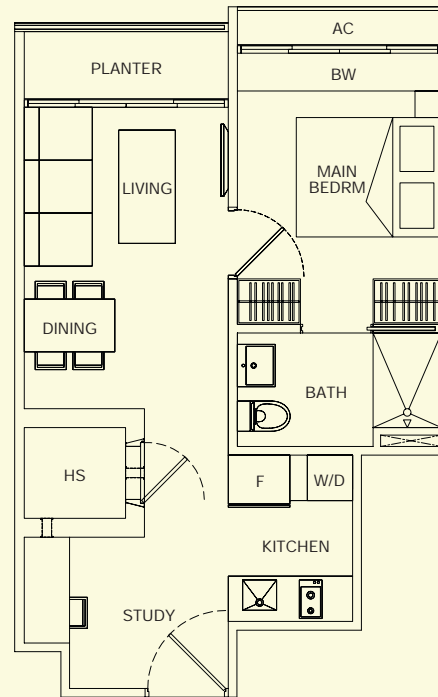
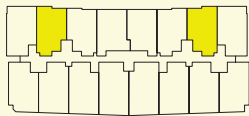


1+1 Bedroom



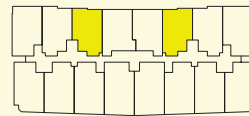
Type G

48 sq m
#03-02 to #07-02
#03-11 to #07-11

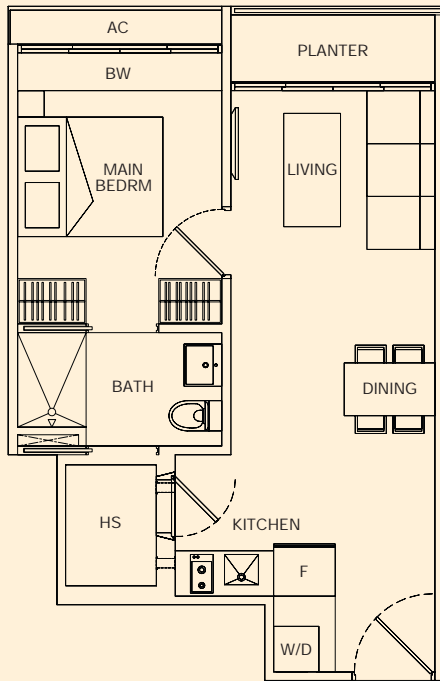


Type G1

46 sq m
#03-03 to #07-03
#03-10 to #07-10

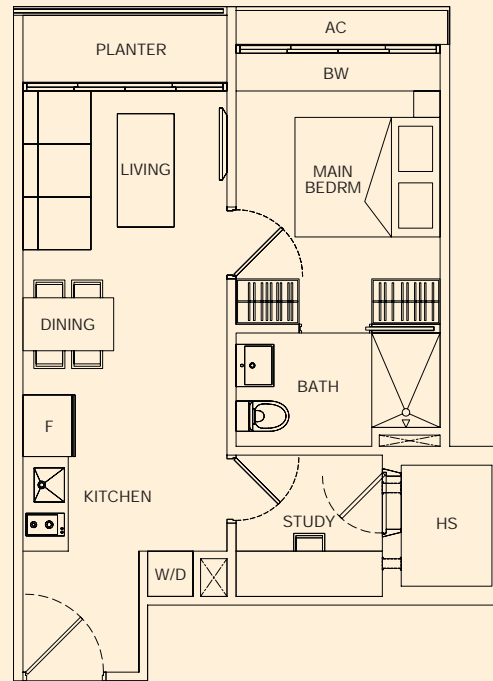
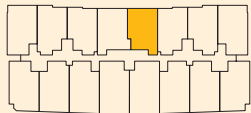


1 Bedroom and 1+1 Bedroom



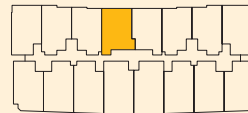
Type H

46 sq m
#03-09 to #07-09

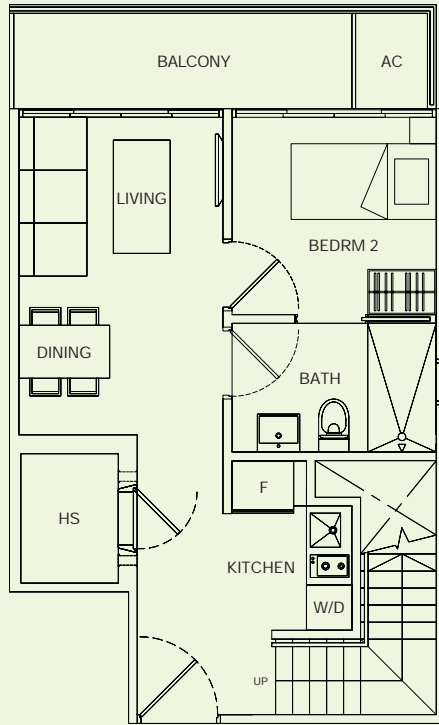


Type H1

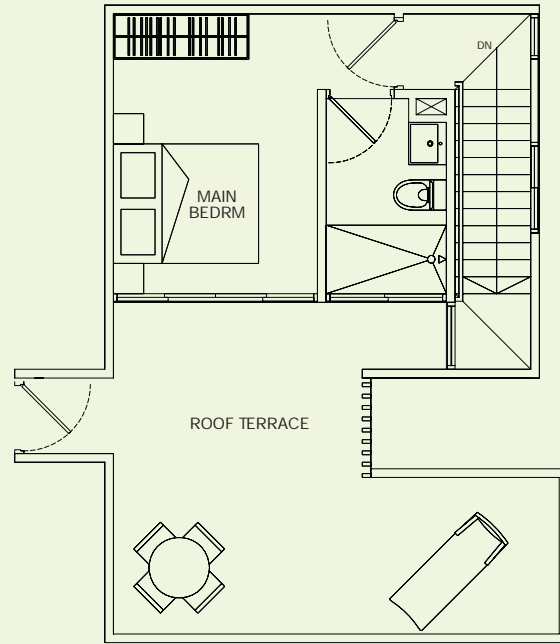
48 sq m
#03-04 to #07-04



Penthouse (2 Bedroom)



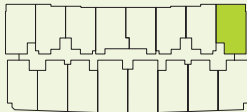
LOWER



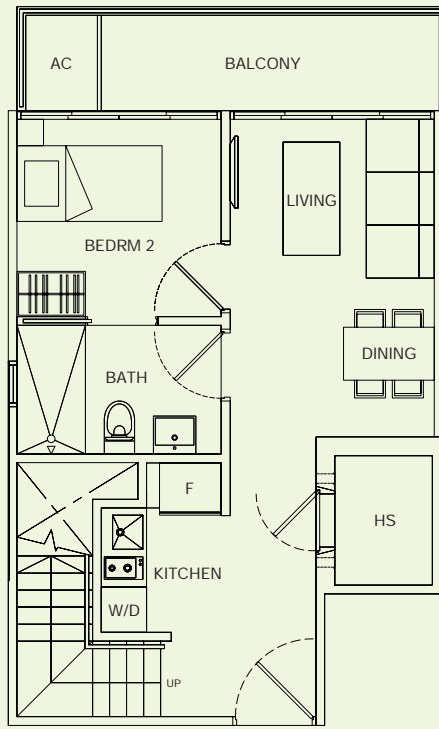
UPPER

Type PH

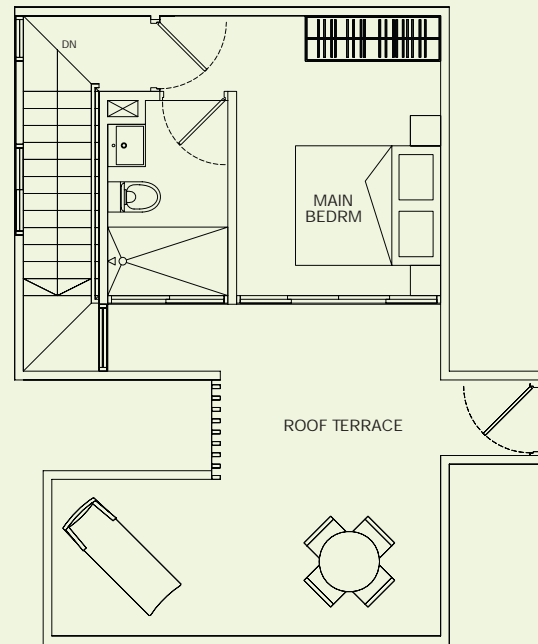
99 sq m
#07-12



Penthouse (2 Bedroom)



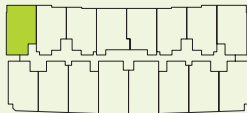
LOWER



UPPER

Type PH1

97 sq m
#07-01



Specifications

1. FOUNDATION

Reinforced concrete/steel piles to engineer's design

2. SUPER-STRUCTURE

Reinforced concrete structure to engineer's design

3. WALLS

External – Pre-cast walling panels and/or common clay brick

Internal – Dry wall partition and/or common clay brick

4. ROOF

Flat Roof – Reinforced concrete roof with waterproofing and insulation

5. CEILING

Living/Dining/Bedrooms/ – Skim coat and/or plaster ceiling boards

Master Bath/Common – Plaster ceiling boards with Toilet/ Kitchen emulsion paint finish.

6. FINISHES

Wall (For Apartments)

Living/Dining/Bedrooms/Study – Cement and sand plaster and/or skim coat with emulsion paint

Master Bath – Compressed marble tiles and/or homogenous tiles laid up to false ceiling height and on exposed surface only.

Other Bathrooms – Compressed marble tiles and/or homogenous tiles laid up to false ceiling height and on exposed surface only.

Kitchen – Ceramic tiles laid up to designated exposed surface below the false ceiling

Note: No tiles behind kitchen cabinets, mirrors and false ceilings.

Wall (For Common Areas)

1st Storey Lift Lobbies – Granite tiles and/or homogenous tiles up to false ceiling height (exposed areas only)

Typical Lift Lobbies – Cement and sand plaster with emulsion paint finish

Staircases – Cement and sand plaster and/or skim coat with emulsion paint finish

Wall (For Common Areas)

External Wall – Cement and sand plaster and/or skim coat with weather resistant paint finish

Floor (For Apartments)

Living/Dining/Study – Compressed marble with skirting

Bedroom – Timber strips with skirting

Master Bath – Granite tiles

HS – Homogenous tiles

Kitchen – Compressed marble

Planter and A/C Ledge – Smooth cement finish screed finish

Balcony – Homogenous tiles

Roof Terrace – Homogenous tiles

Terrace – Homogenous tiles

Floor (Common Areas)

1st Stories Lift Lobbies – Granite tiles and/or homogenous tiles

Typical Lift Lobbies – Homogenous tiles

Staircases – Ceramic tiles (1st to 2nd storey) /cement screed

Pool Area – Pebble wash, timber deck, granite tiles and/or homogenous tiles

Pool – Mosaic tiles

Walkway/Pavement – Granite tiles, pebble wash and/or homogenous tiles

7. WINDOWS

Powder coated aluminum frame

8. DOORS

Main Entrance – Fire-rated timber door

Bedrooms/Bathrooms – Hollow core timber

9. IRONMONGERY

Good quality locksets and ironmongery shall be provided to all doors.

10. SANITARY WARES AND FITTINGS

Bath

– 1 shower cubicle complete with shower mixer and shower set

– 1 basin and mixer

– 1 water closet

– 1 mirror

– 1 toilet paper holder

11. LIGHTNING PROTECTION SYSTEM

Lightning Protection System shall be provided in accordance with Singapore Standard CP33 1996.

12. PAINTING

a) External Walls – Weatherproof emulsion paint. Textured coating and paint to designated areas

b) Internal Walls – Emulsion paint

13. WATERPROOFING

Waterproofing shall be provided for Bathrooms, Kitchen, R.C. flat roof and Planter Box, where applicable.

14. DRIVEWAY & CARPARK

Surface Driveway	– Heavy duty homogenous tile and/or concrete slab
Basement Car park Driveway and Humps	– Reinforced concrete

15. RECREATIONAL FACILITIES

Swimming Pool with Jacuzzi, Gym Room

16. ADDITIONAL ITEMS

Kitchen Cabinets/ Appliances	– Kitchen cabinets with solid surface worktop complete with sink & mixer, cooker hob, hood, integrated fridge and built-in oven
Bedroom Wardrobes	– Built-in wardrobes to bedrooms
Air-conditioning	– Air-conditioning to bedrooms and living/dining
Card Reader Digital Lockset	– To main entrance door
Audio Intercom System	– To apartment units
Electric Water Heater	– Hot water supply to all bathrooms and kitchen
Cable vision	– Provision of cable and outlet only

Note:

FLOORINGS

Marble and Granite

Granite/Marble and Compressed Marble are natural materials containing veins and 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 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 marble or granite selected and installed shall be subject to availability.

Timber

Timber is a natural material containing grain/vein and tonality differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the Vendor and the builder.

Tiles

Selected tile sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483.2000.

WARRANTIES

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/Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit/Building is delivered 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 StarHub Cable Vision Ltd (SCV) and/or internet service 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.

LAYOUT

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points and plaster ceiling boards are subjected to Architect's sole discretion and final design.

AIR CONDITIONING

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.

MATERIALS, FITTINGS, EQUIPMENT, FINISHES, INSTALLATIONS AND APPLIANCES

The choice of brand, colour and model of all the fittings, equipment, finishes installation and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the vendor.

Electrical Installation/Telephone/TV/FM

LOCATION	AREA SERVED	LIGHTING POINTS	13A SSO	13A TWIN SSO	ISOLATOR	COOKER POINTS	OVEN POINTS	HEATER POINTS	TV/SCV POINTS	TEL. POINTS	AUDIO INTERCOM
2nd Storey	TYPE A	10	2	5	1	1	1	1	3	4	1
	TYPE A1	10	2	5	1	1	1	1	3	4	1
	TYPE B	10	2	5	1	1	1	1	3	4	1
	TYPE C	10	2	5	1	1	1	1	3	4	1
	TYPE D	10	2	5	1	1	1	1	3	4	1
	TYPE D1	10	2	5	1	1	1	1	3	4	1
	TYPE E	10	2	5	1	1	1	1	3	4	1
	TYPE E1	10	2	5	1	1	1	1	3	4	1
	TYPE E2	10	2	5	1	1	1	1	3	4	1
	TYPE E3	10	2	5	1	1	1	1	3	4	1
	TYPE F	10	2	5	1	1	1	1	3	4	1
TYPE F1	10	2	5	1	1	1	1	3	4	1	
3rd Storey 4th Storey 5th Storey 6th Storey	TYPE A2	10	2	5	1	1	1	1	3	4	1
	TYPE A3	10	2	5	1	1	1	1	3	4	1
	TYPE B1	10	2	5	1	1	1	1	3	4	1
	TYPE B2	10	2	5	1	1	1	1	3	4	1
	TYPE C1	10	2	5	1	1	1	1	3	4	1
	TYPE D2	10	2	5	1	1	1	1	3	4	1
	TYPE G	10	2	5	1	1	1	1	3	4	1
	TYPE G1	10	2	5	1	1	1	1	3	4	1
	TYPE H	10	2	5	1	1	1	1	3	4	1
TYPE H1	10	2	5	1	1	1	1	3	4	1	
7th Storey & Attic	TYPE A2	10	2	5	1	1	1	1	3	4	1
	TYPE A3	10	2	5	1	1	1	1	3	4	1
	TYPE B1	10	2	5	1	1	1	1	3	4	1
	TYPE B2	10	2	5	1	1	1	1	3	4	1
	TYPE C1	10	2	5	1	1	1	1	3	4	1
	TYPE G	10	2	5	1	1	1	1	3	4	1
	TYPE G1	10	2	5	1	1	1	1	3	4	1
	TYPE H	10	2	5	1	1	1	1	3	4	1
	TYPE H1	10	2	5	1	1	1	1	3	4	1
	TYPE PH	13	5	8	1	1	1	1	3	4	1
TYPE PH1	13	5	8	1	1	1	1	3	4	1	



Fortune Royal Pte Ltd
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Huttons
realestategroup

Developer : Fortune Royal Pte Ltd • Registration No. : 200706166W • Developer's Licence No. : C0496 • Location : Lot(s) 99718V & 99719P TS24 At 396 River Valley Road Singapore 248289 • Tenure of Land : Freehold • Building Plan No. : A1276-00356-2007-BP01 dated 10 October 2008 • Expected Date of Vacant Possession : 31 Dec 2014 • Expected Date of Legal Completion : 31 Dec 2017

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