



# SIGLAP

CITY • SEA • A GOOD LIFE



**Be a part of it**








**timelessprivileges**

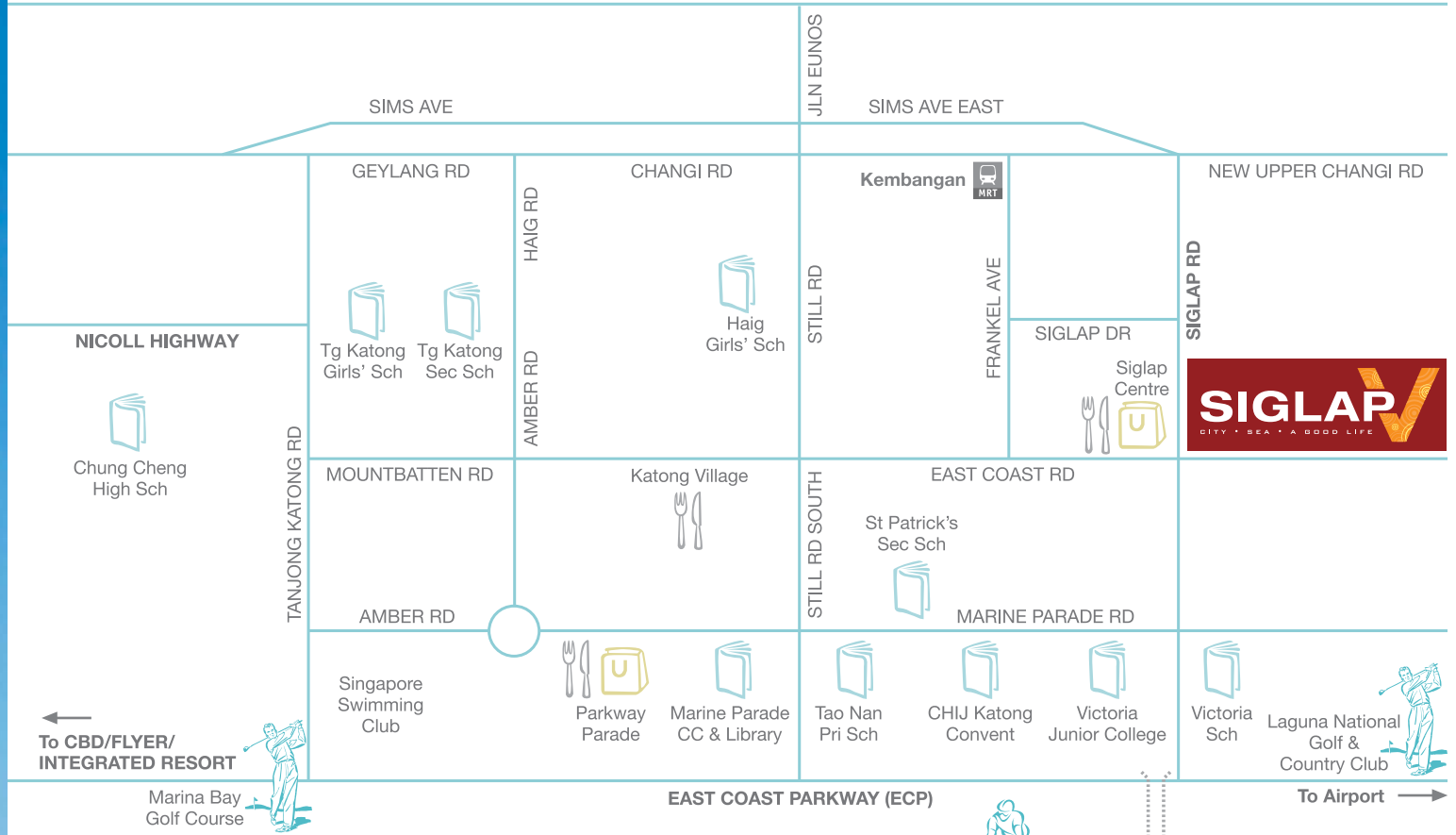




A couple is seen from behind, embracing on a sandy beach. The man is wearing black shorts with a yellow and white floral pattern, and the woman is wearing a yellow bikini. They are looking out at a blue ocean with white waves. In the distance, two sailboats are visible on the water. The sky is a clear, bright blue. On the left side of the image, there are stylized, light blue silhouettes of palm trees. The overall scene is bright and sunny, suggesting a tropical or coastal location.

Conveniences that even time simply has no effect on; whether its the pursuit of indulgences at the City, the generous repose offer by the beach or scrumptious delicacies to sate cravings, these are just minutes from here. It just gets better everyday.

PAN-ISLAND EXPRESSWAY (PIE)



EAST COAST PARK





A locale synonymous with familiarity for the young and old, it is where leisurely pursuits and palates can be easily gratified with the scores of popular destinations within reach. For recreation, the East Coast Park is just around the corner for some watery adventure. Double your indulgence in famous haunts like Parkway Parade, Katong Village and Siglap Centre, all in the same vicinity. The Nicoll Highway and East Coast Parkway (ECP) Expressway alights you at attractions like the Integrated Resorts in just minutes.





10 mins drive to  
**PAN-ISLAND EXPRESSWAY (PIE)**

20 mins drive to  
**Nicoll Highway**



10 mins drive to  
**Katong Village**



2 mins walk to  
**Siglap Centre**



10 mins drive to  
**Parkway Parade**

8 mins drive to  
**Marine Parade CC**

less than 8 mins drive  
to prestigious schools



20 mins drive to  
**CBD/Flyer/Integrated Resort**

6 mins drive to  
**EAST COAST  
PARKWAY (ECP)**



20 mins drive to  
**Changi Airport**



8 mins drive to  
**East Coast Park**



**Truly living it**



# captivatingvogue

In a boundary defined by sophisticated modernity and chic facilities, your body & mind is constantly engaged by refreshing elements of life. The abundance of lifestyle pleasures are never too far away from your fingertips. You'll never want to go elsewhere.



Artist's Impression













**LEGEND**

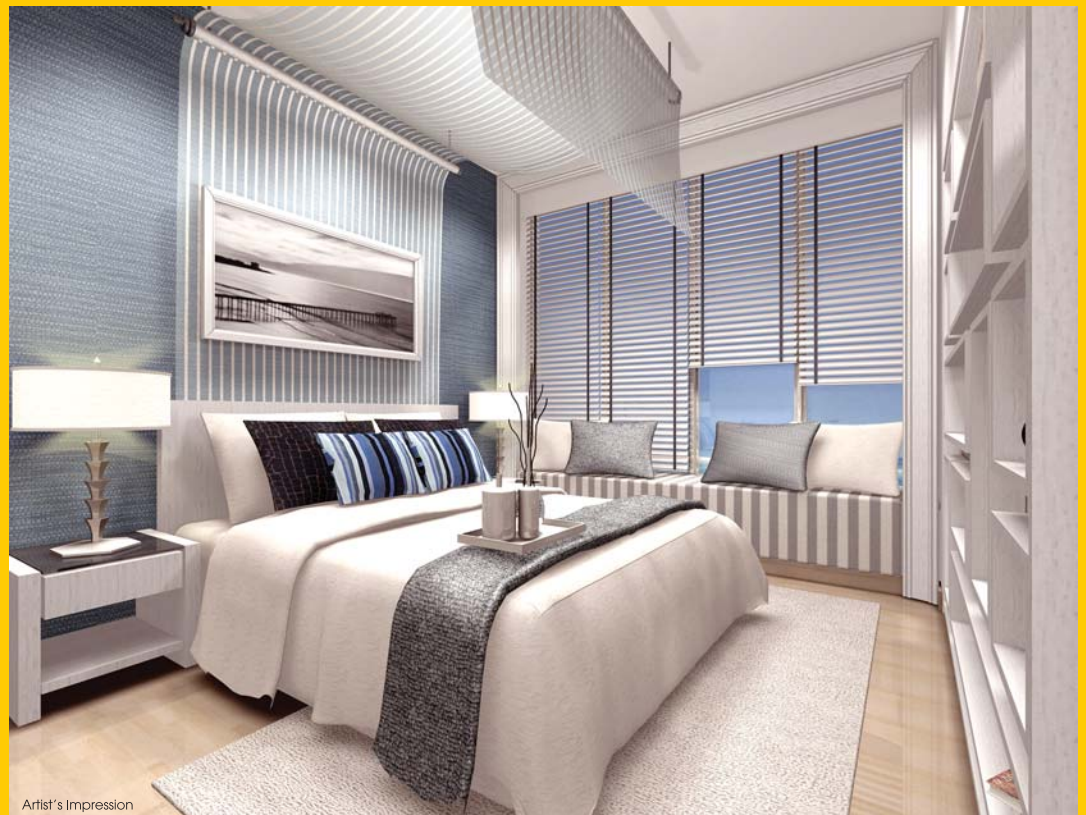
- 1. Vehicular Entrance
- 2. Drop Off Point
- 3. Landscape Courtyard
- 4. Lap Pool
- 5. Pool Deck
- 6. Gym





# mesmerisingoasis

An eloquent flaunt of tasteful dispositions in every way, little effort is needed to identify the premium quality that characterises your home. More than a place to rest your tired soul, it is a venue for celebration. It's the best way to show off how you live.



Artist's Impression



Warmth in abundance, the chic interior bestows an unprecedented level of class to the lifestyle within. An inviting ambience rejuvenates your soul and body the moment you enter. Incorporating sleekness into multi-functionalism, the Blomberg kitchen urges you to cook in style. On par with that, sanitary fittings and wares by Hansgrohe and Johnson Suisse are names synonymous with reverence and durability.



**Blomberg**

*JohnsonSuisse*  
Bathroom solutions

**hansgrohe**

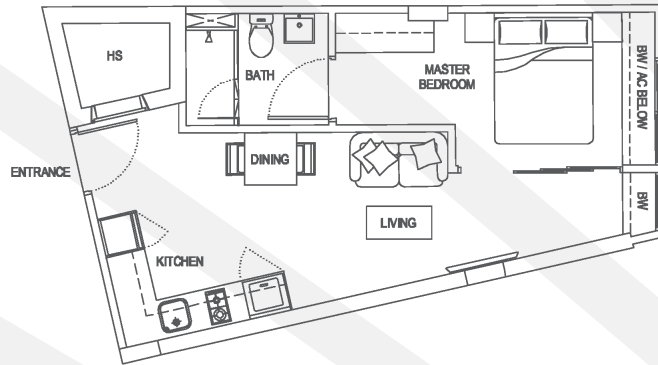


Artist's Impression



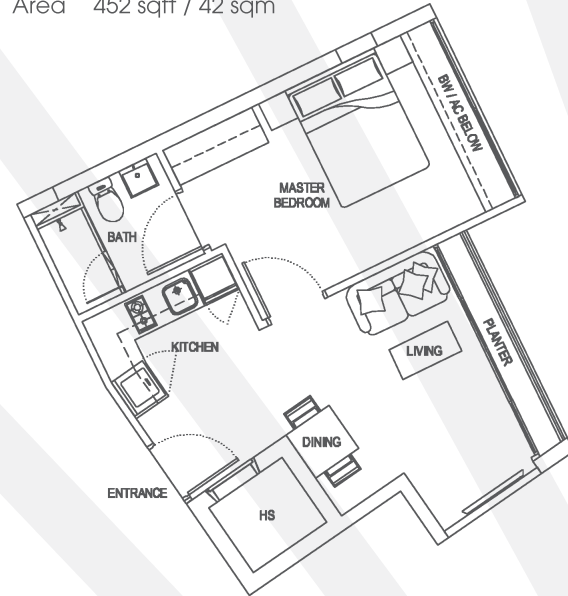
### Type A1 (1-Bedroom)

Unit #02-38, #03-38  
Area 409 sqft / 38 sqm



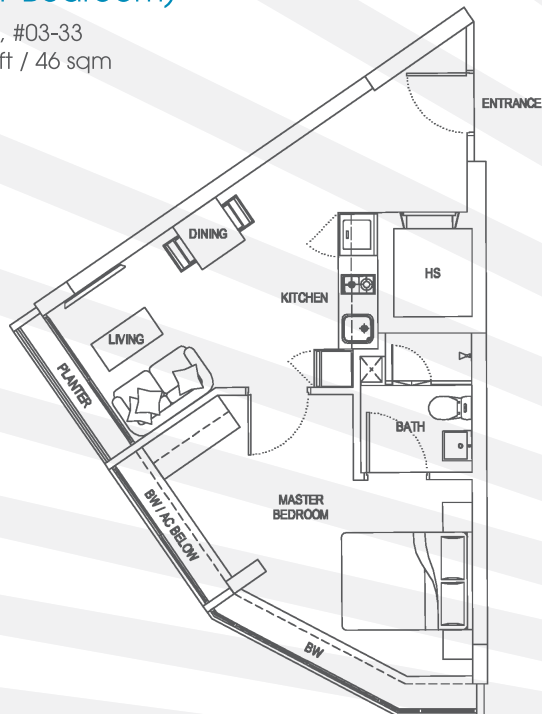
### Type A2 (1-Bedroom)

Unit #02-34, #03-34  
Area 452 sqft / 42 sqm



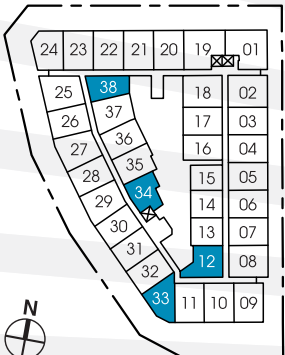
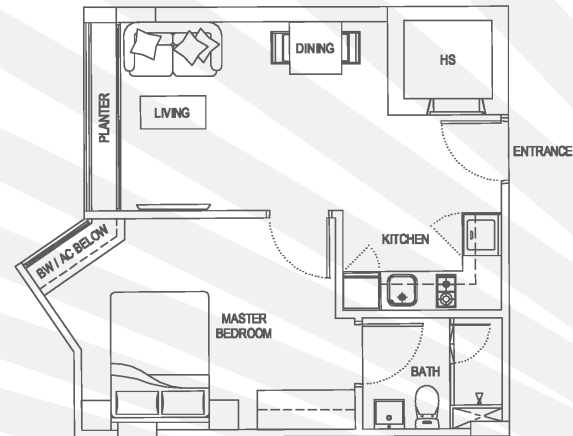
### Type A3 (1-Bedroom)

Unit #02-33, #03-33  
Area 495 sqft / 46 sqm



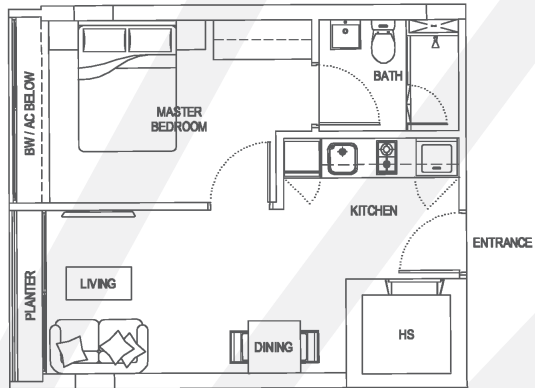
### Type A4 (1-Bedroom)

Unit #02-12, #03-12  
Area 452 sqft / 42 sqm



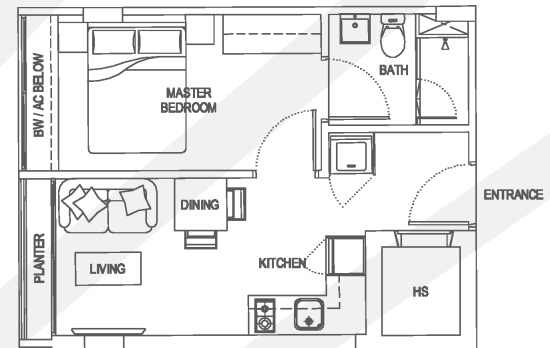
## Type A5 (1-Bedroom)

Unit #02-13, #03-13, #02-14, #03-14  
 Area 420 sqft / 39 sqm



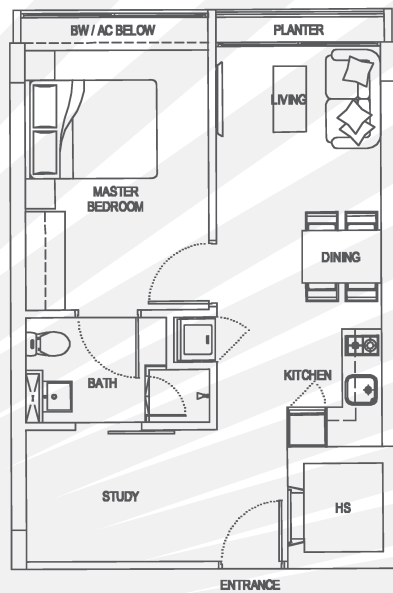
## Type A6 (1-Bedroom)

Unit #02-15, #03-15  
 Area 366 sqft / 34 sqm



## Type B1 (1-Bedroom + Study)

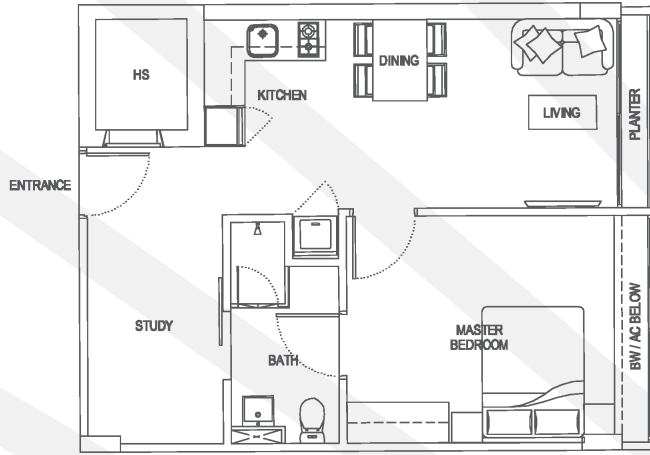
Unit #02-03, #03-03, #02-04, #03-04, #02-05, #03-05, #02-06, #03-06, #02-07, #03-07, #02-10, #03-10, #02-11, #03-11, #02-17, #03-17, #02-20, #03-20, #02-21, #03-21, #02-22, #03-22, #02-23, #03-23, #02-26, #03-26, #02-28, #03-28, #02-30, #03-30, #04-30, #02-31, #03-31, #02-32, #03-32  
 Area 517 sqft / 48 sqm





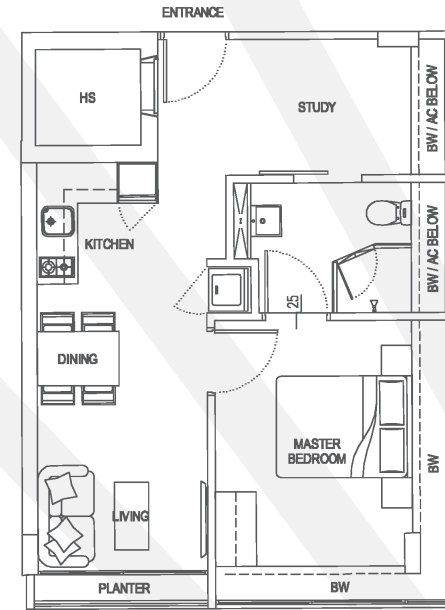
### Type B2 (1-Bedroom + Study)

Unit #02-02, #03-02, #02-08, #03-08  
 Area 581 sqft / 54 sqm



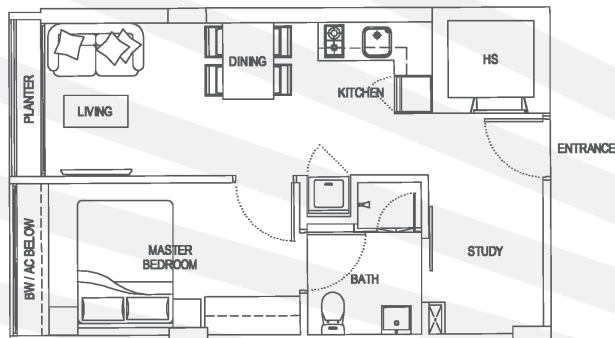
### Type B3 (1-Bedroom + Study)

Unit #02-09, #03-09  
 Area 570 sqft / 53 sqm



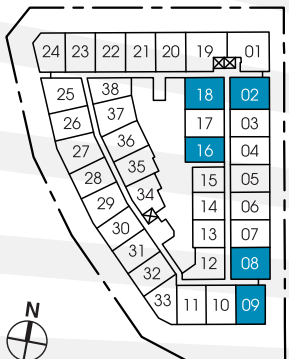
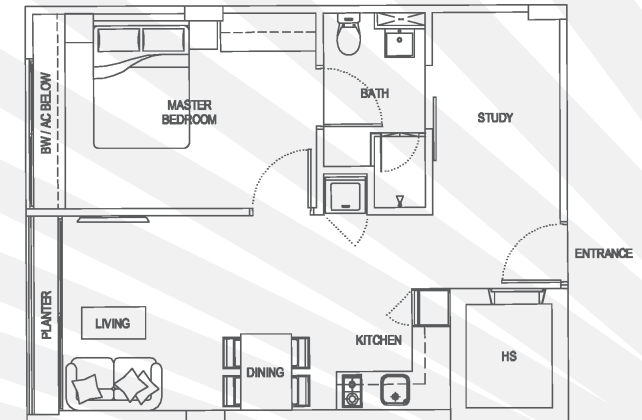
### Type B4 (1-Bedroom + Study)

Unit #02-16, #03-16  
 Area 463 sqft / 43 sqm



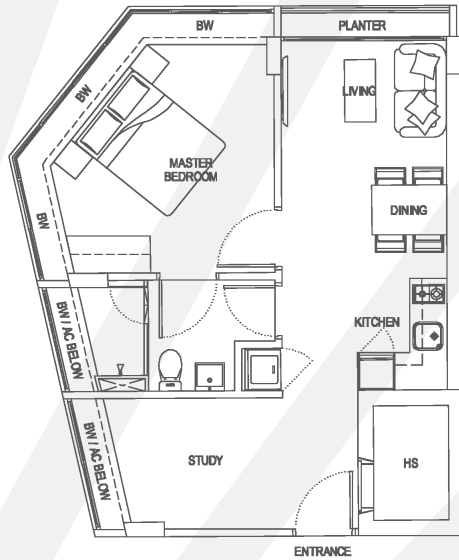
### Type B5 (1-Bedroom + Study)

Unit #02-18, #03-18  
 Area 581 sqft / 54 sqm



### Type B6 (1-Bedroom + Study)

Unit #02-24, #03-24  
 Area 581 sqft / 54 sqm



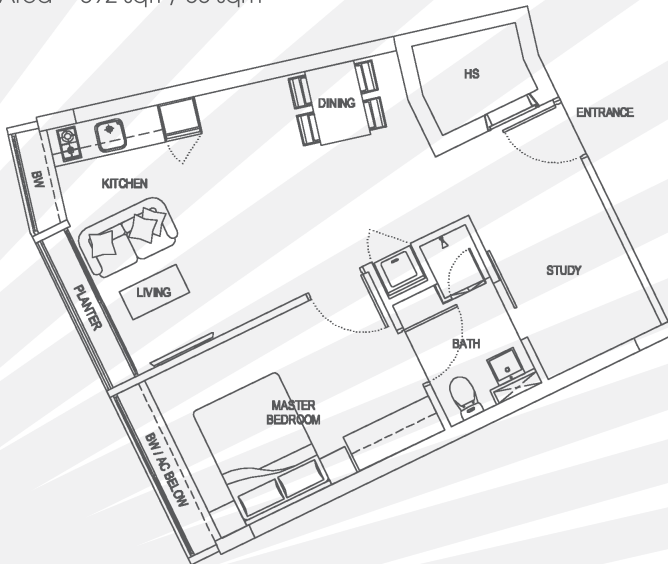
### Type B7 (1-Bedroom + Study)

Unit #02-25, #03-25  
 Area 603 sqft / 56 sqm



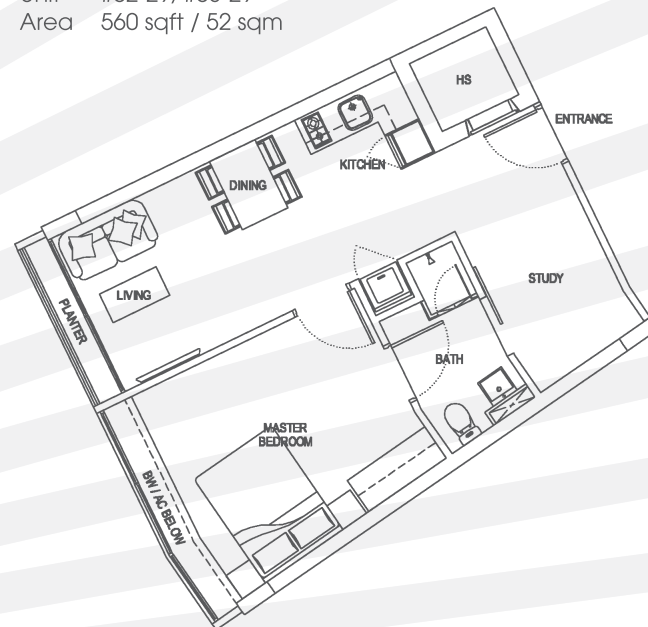
### Type B8 (1-Bedroom + Study)

Unit #02-27, #03-27  
 Area 592 sqft / 55 sqm



### Type B9 (1-Bedroom + Study)

Unit #02-29, #03-29  
 Area 560 sqft / 52 sqm



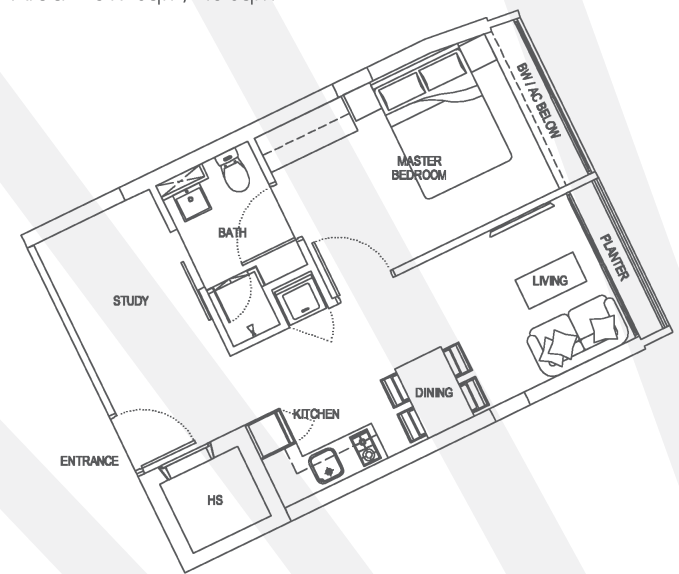
### Type B10 (1-Bedroom + Study)

Unit #02-35, #03-35  
Area 495 sqft / 46 sqm



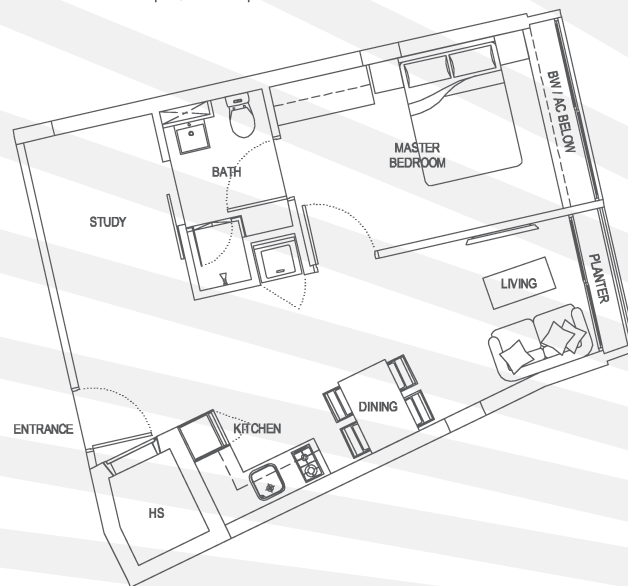
### Type B11 (1-Bedroom + Study)

Unit #02-36, #03-36  
Area 517 sqft / 48 sqm



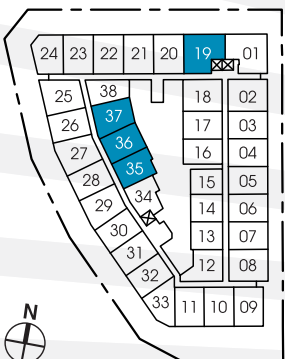
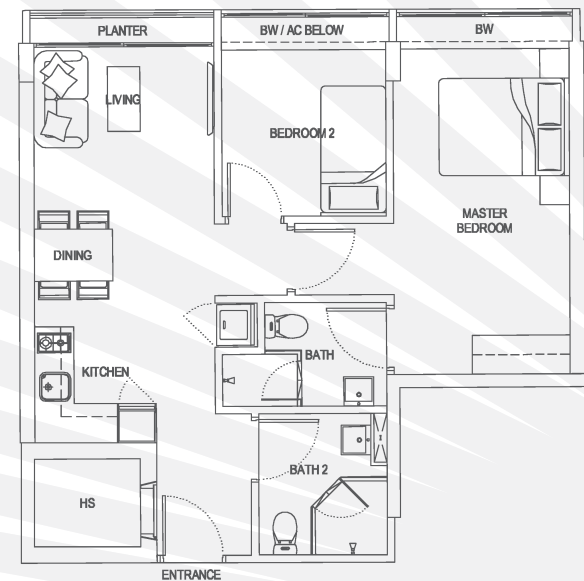
### Type B12 (1-Bedroom + Study)

Unit #02-37, #03-37  
Area 549 sqft / 51 sqm



### Type C1 (2-Bedroom)

Unit #02-19, #03-19  
Area 689 sqft / 64 sqm



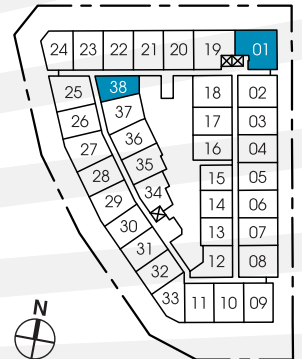
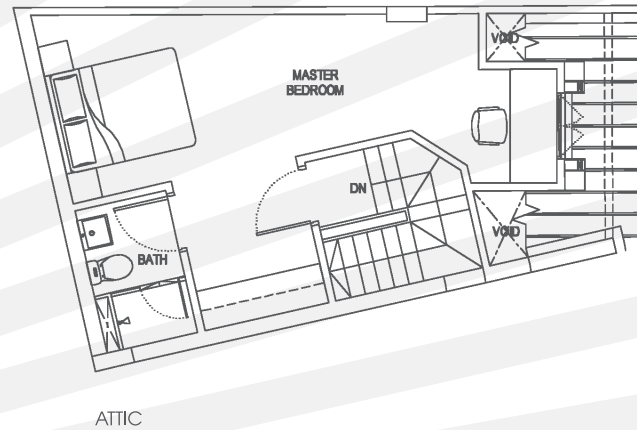
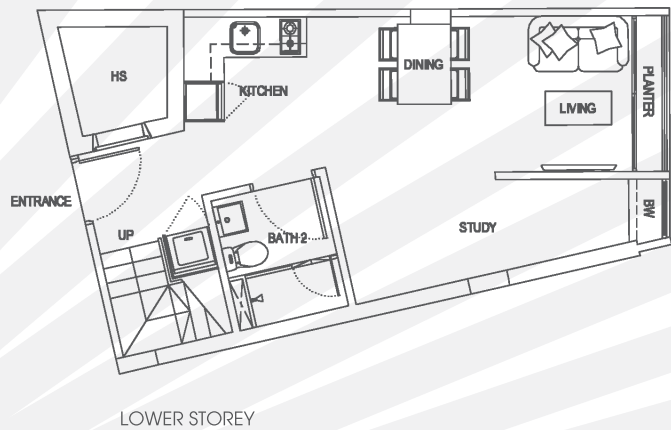
## Type D1 (2-Bedroom + Study)

Unit #02-01, #03-01  
 Area 732 sqft / 68 sqm



## Type PA1 (1-Bedroom + Study Penthouse)

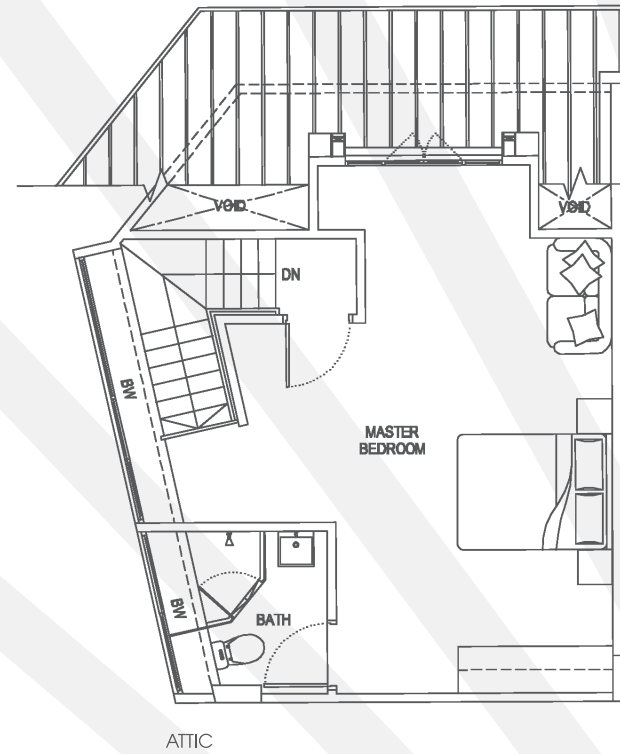
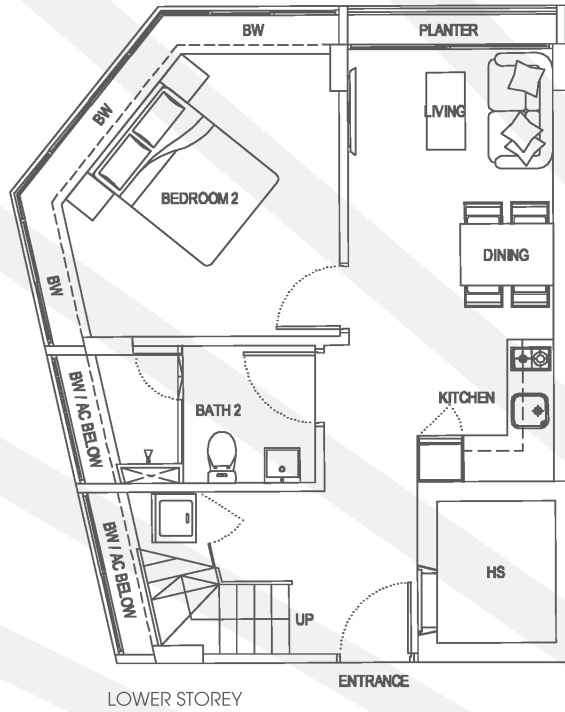
Unit #04-38  
 Area 797 sqft / 74 sqm



## Type PB1 (2-Bedroom Penthouse)

Unit #04-24

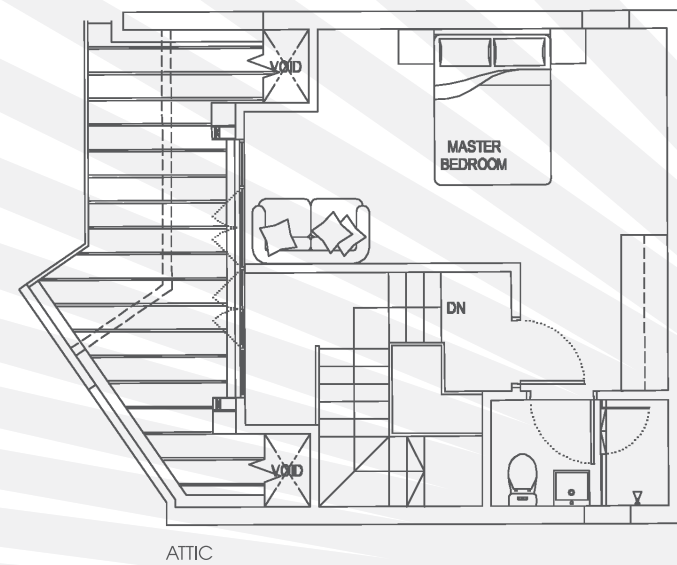
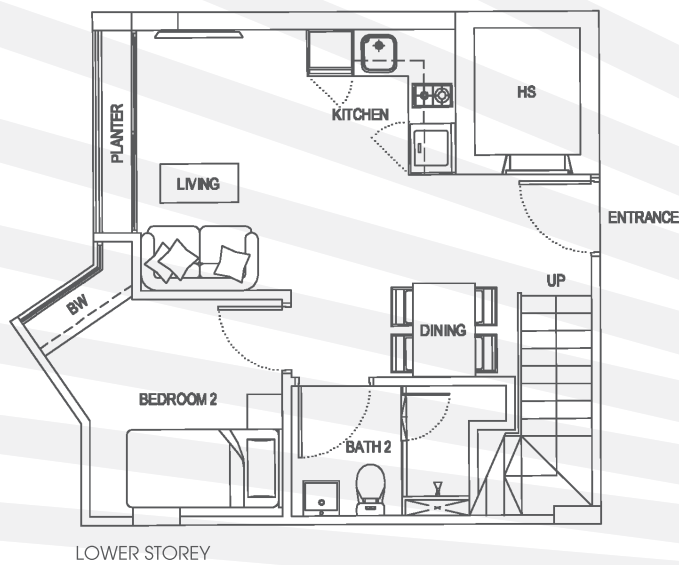
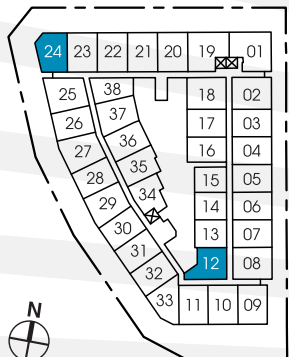
Area 1,098 sqft / 102 sqm



## Type PB2 (2-Bedroom Penthouse)

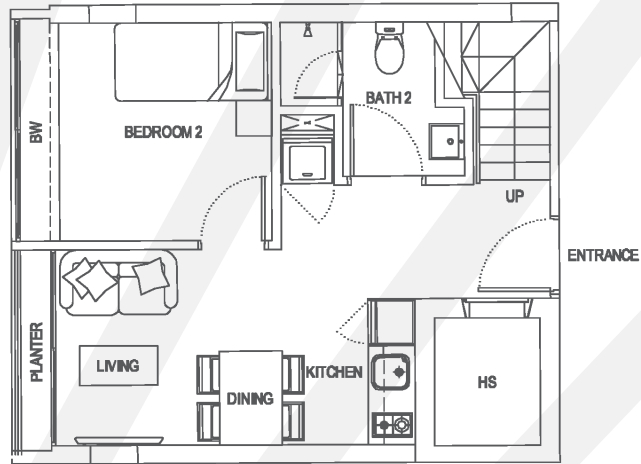
Unit #04-12

Area 904 sqft / 84 sqm

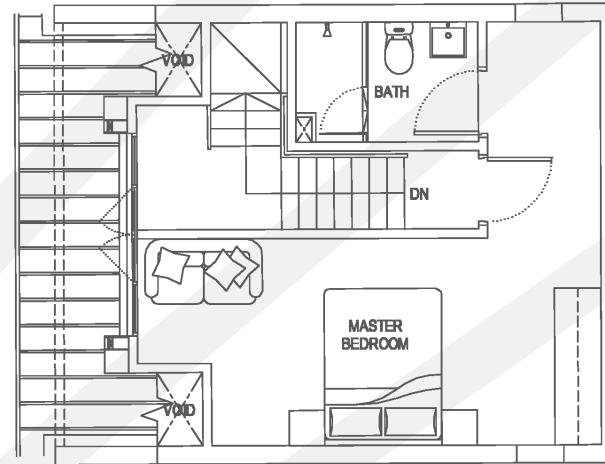


## Type PB3 (2-Bedroom Penthouse)

Unit #04-13, #04-14  
 Area 829 sqft / 77 sqm



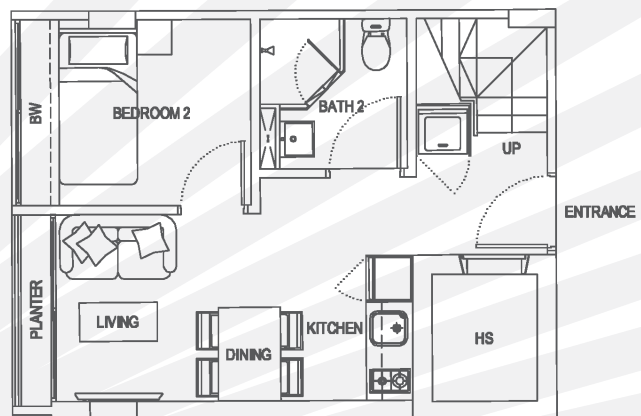
LOWER STOREY



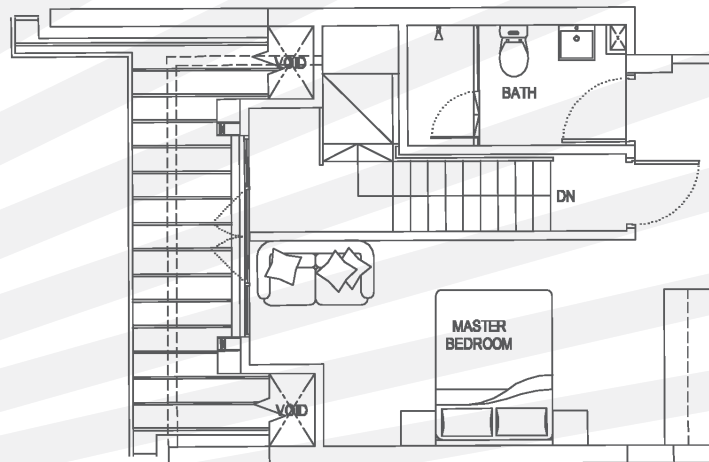
ATTIC

## Type PB4 (2-Bedroom Penthouse)

Unit #04-15  
 Area 775 sqft / 72 sqm



LOWER STOREY

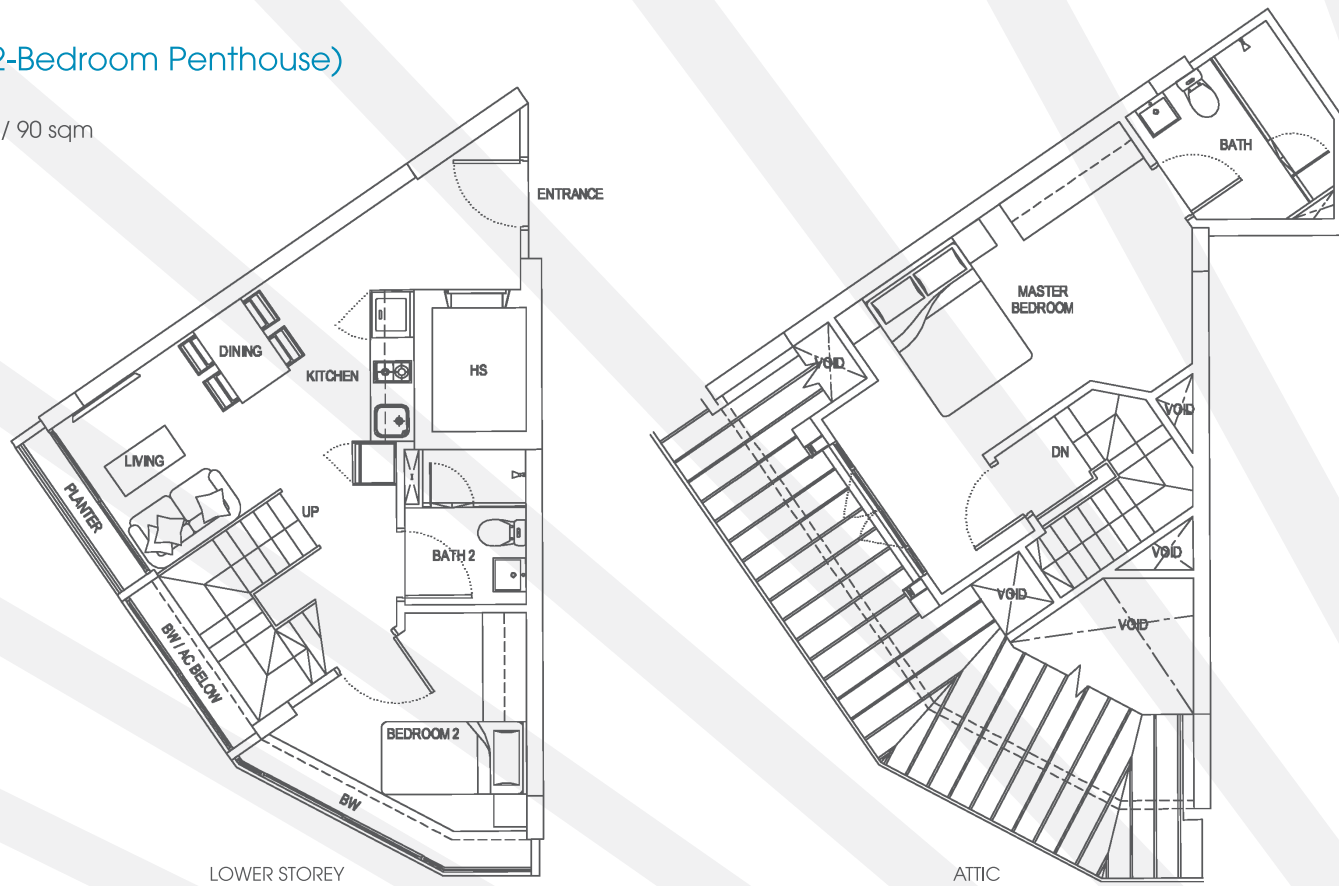


ATTIC



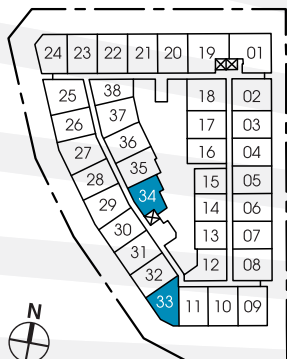
### Type PB5 (2-Bedroom Penthouse)

Unit #04-33  
 Area 969 sqft / 90 sqm



### Type PB6 (2-Bedroom Penthouse)

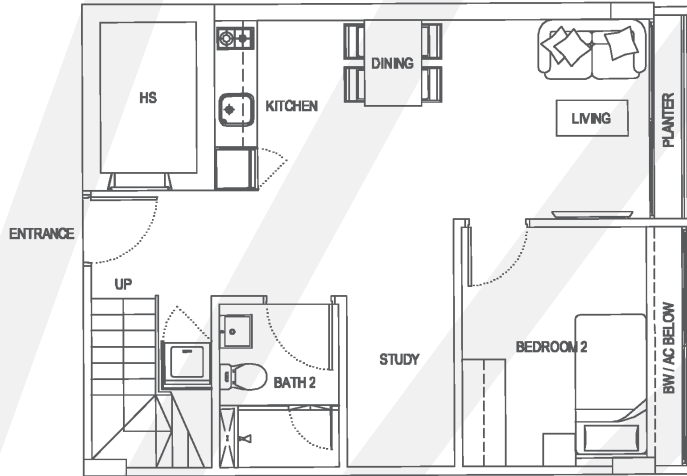
Unit #04-34  
 Area 926 sqft / 86 sqm



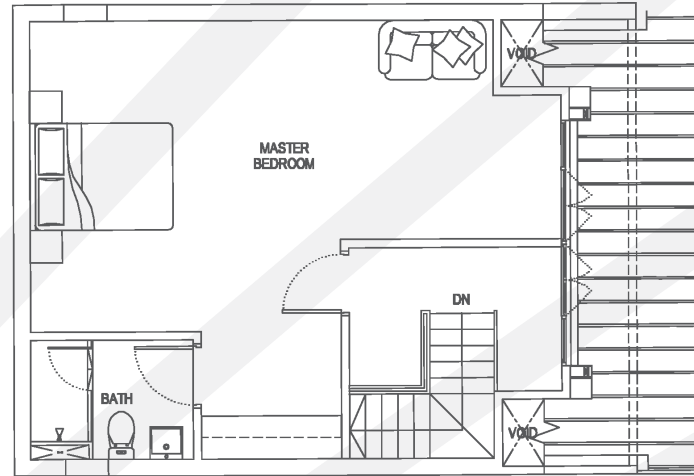
All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

## Type PC1 (2-Bedroom + Study Penthouse)

Unit #04-02, #04-08  
 Area 1,163 sqft / 108 sqm



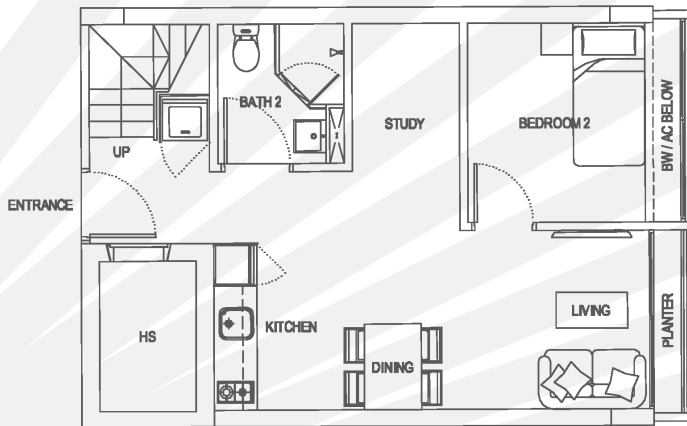
LOWER STOREY



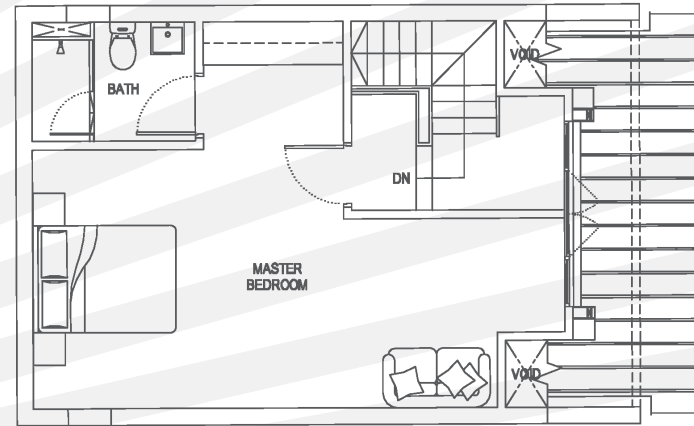
ATTIC

## Type PC2 (2-Bedroom + Study Penthouse)

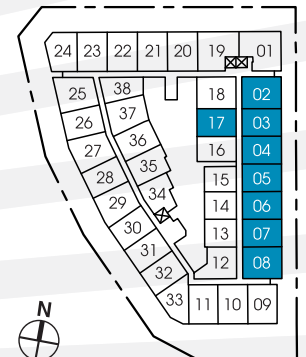
Unit #04-03, #04-04, #04-05, #04-06, #04-07, #04-17  
 Area 1,023 sqft / 95 sqm



LOWER STOREY



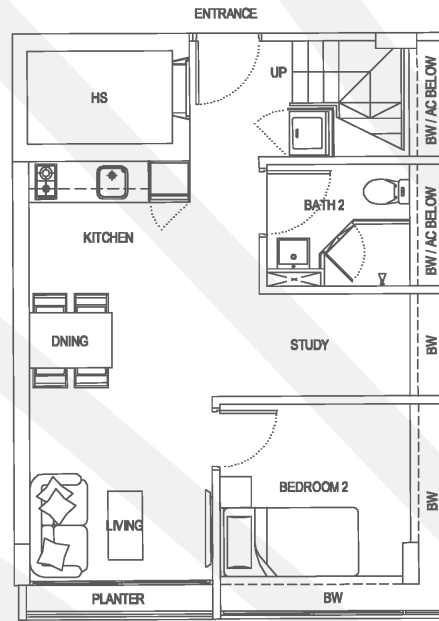
ATTIC



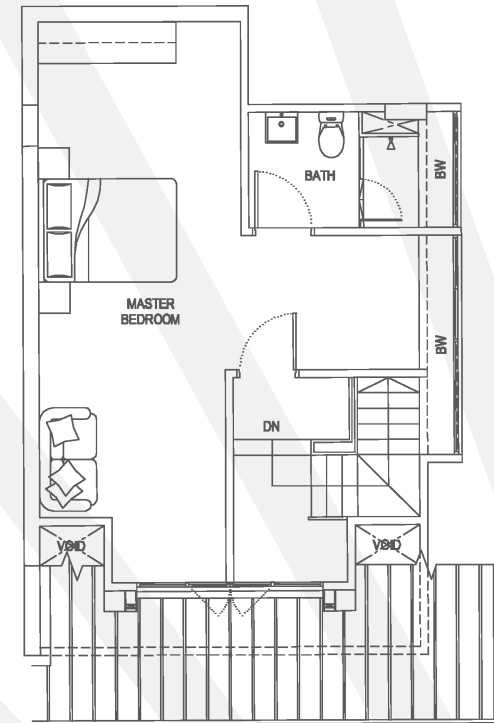


## Type PC3 (2-Bedroom + Study Penthouse)

Unit #04-09  
 Area 1,119 sqft / 104 sqm



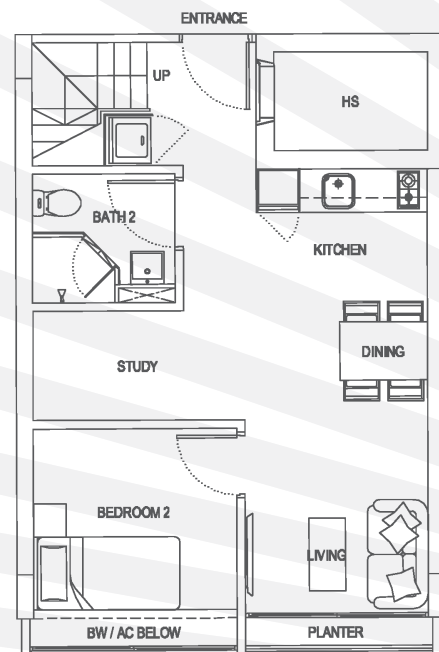
LOWER STOREY



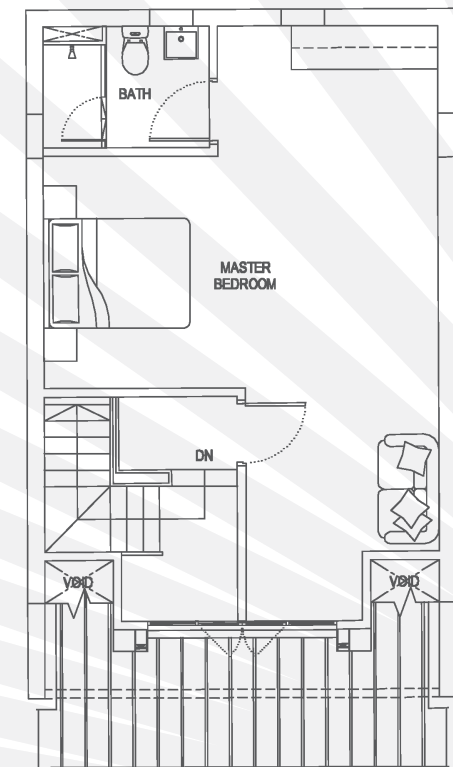
ATTIC

## Type PC4 (2-Bedroom + Study Penthouse)

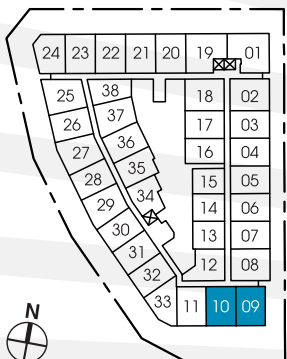
Unit #04-10  
 Area 1,076 sqft / 100 sqm



LOWER STOREY



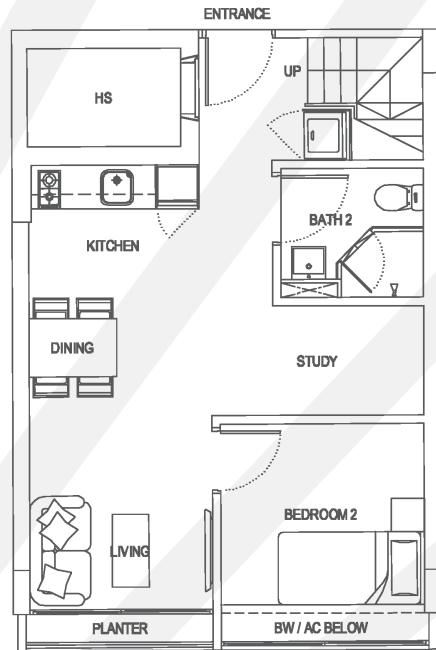
ATTIC



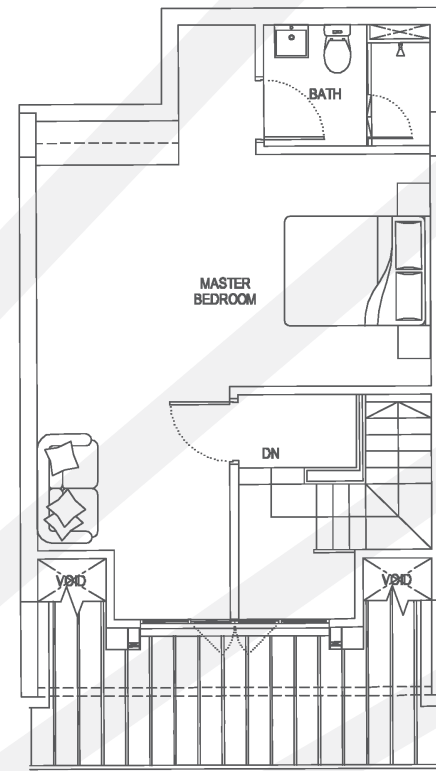
## Type PC5 (2-Bedroom + Study Penthouse)

Unit #04-11

Area 1,044 sqft / 97 sqm



LOWER STOREY

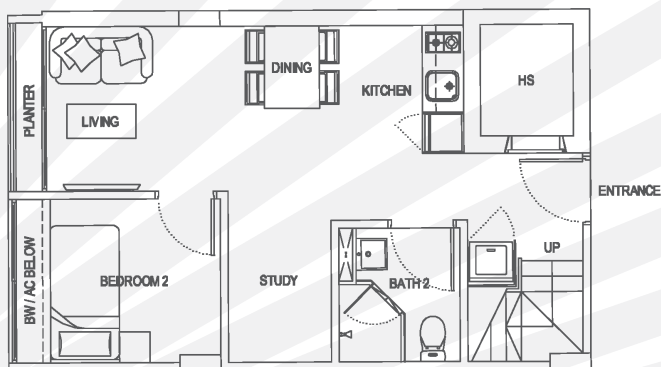


ATTIC

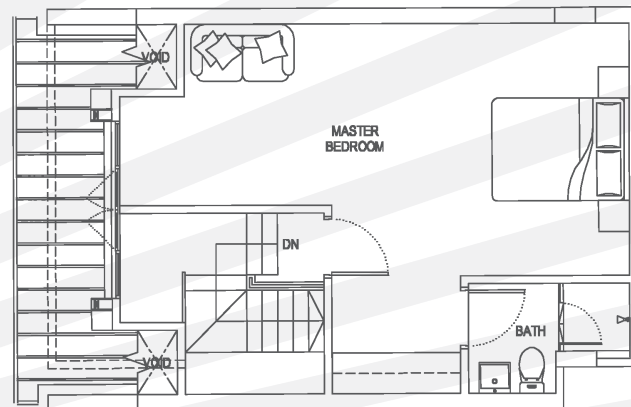
## Type PC6 (2-Bedroom + Study Penthouse)

Unit #04-16

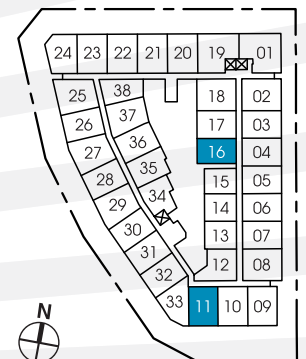
Area 958 sqft / 89 sqm



LOWER STOREY

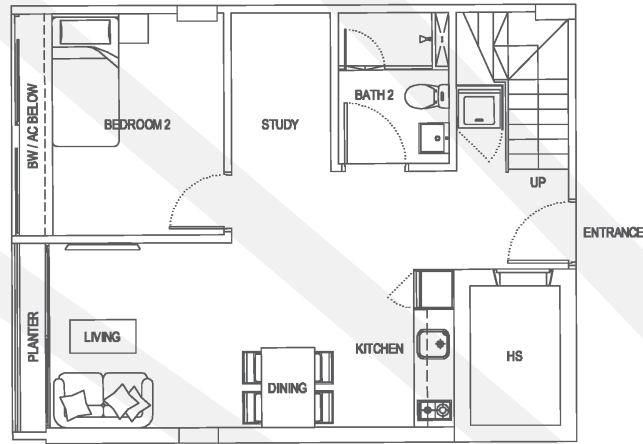


ATTIC

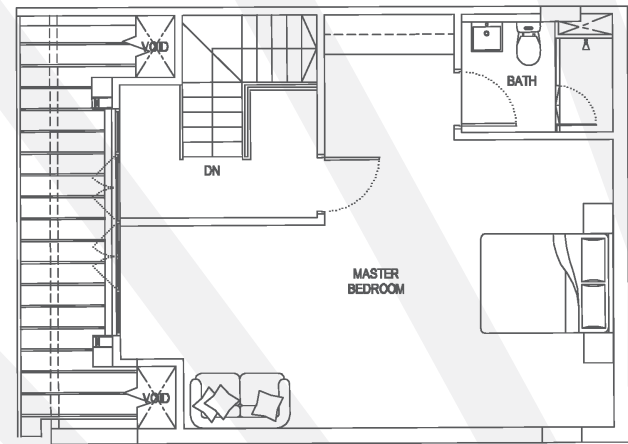


## Type PC7 (2-Bedroom + Study Penthouse)

Unit #04-18  
 Area 1,163 sqft / 108 sqm



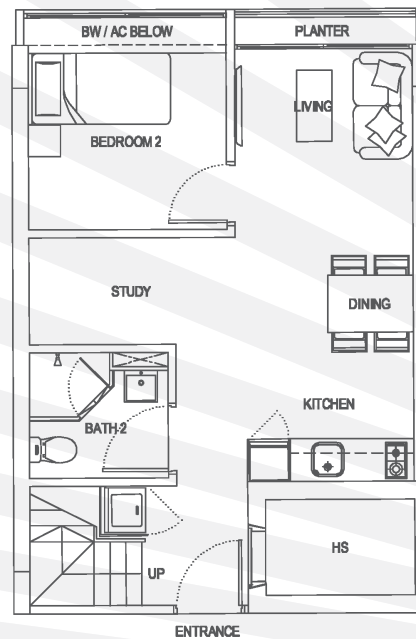
LOWER STOREY



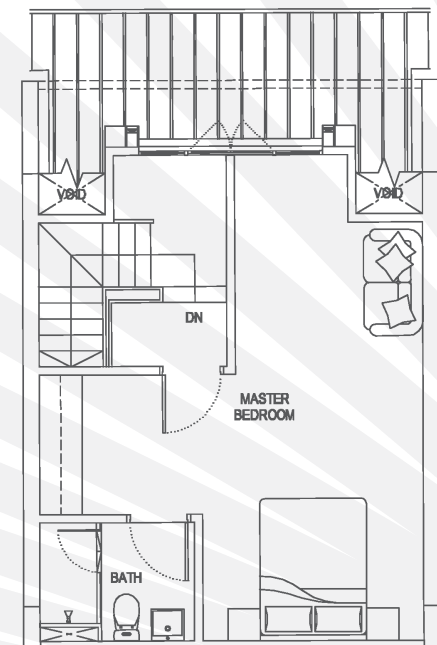
ATTIC

## Type PC8 (2-Bedroom + Study Penthouse)

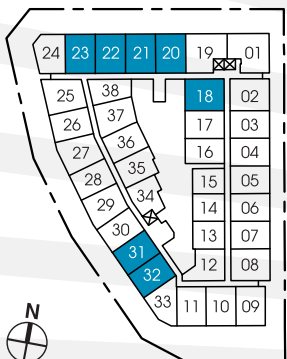
Unit #04-20, #04-21, #04-22, #04-23, #04-31, #04-32  
 Area 990 sqft / 92 sqm



LOWER STOREY



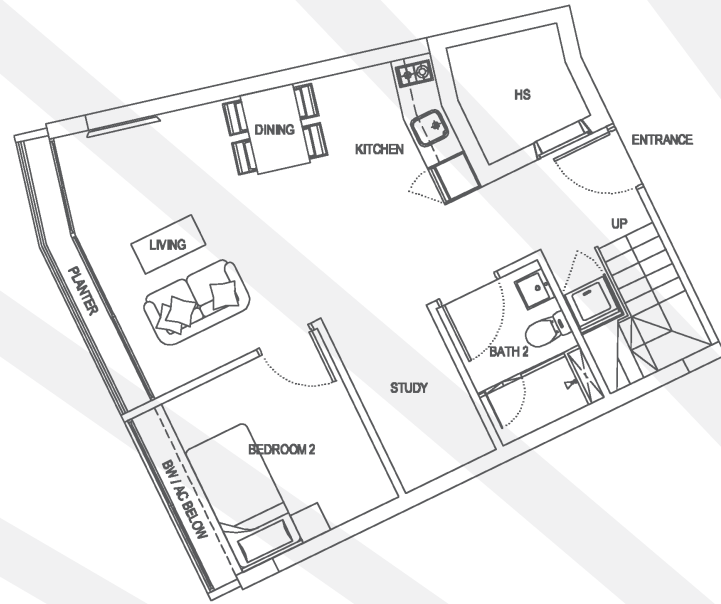
ATTIC



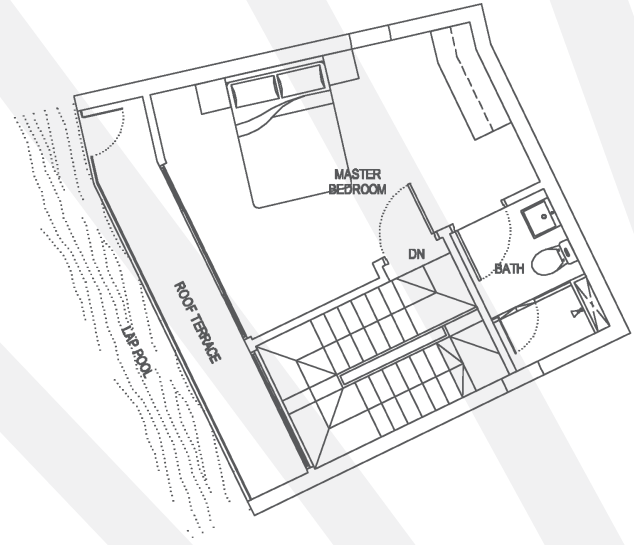


## Type PC11 (2-Bedroom + Study Penthouse)

Unit #04-27  
 Area 980 sqft / 91 sqm



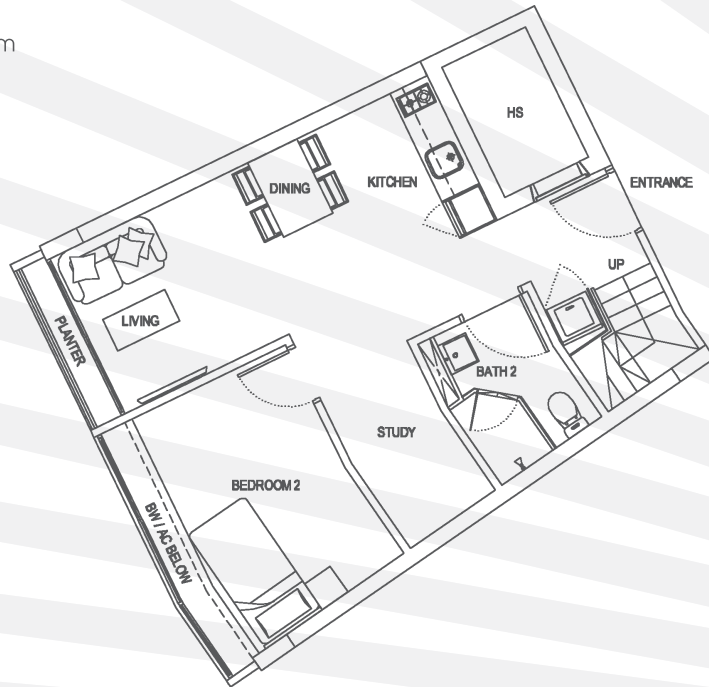
LOWER STOREY



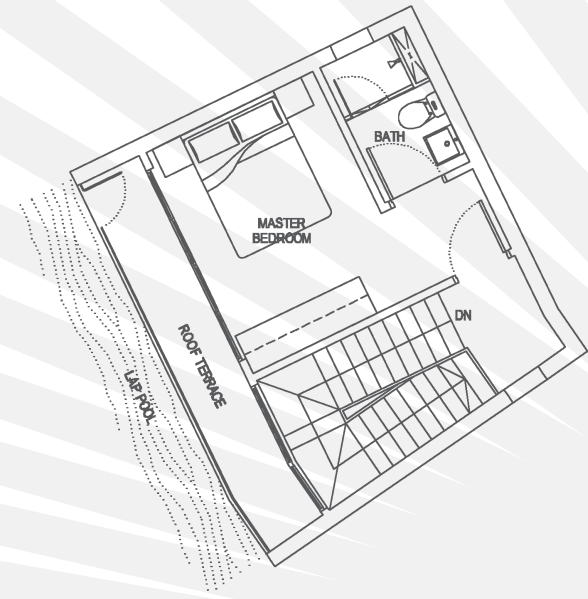
ATTIC

## Type PC12 (2-Bedroom + Study Penthouse)

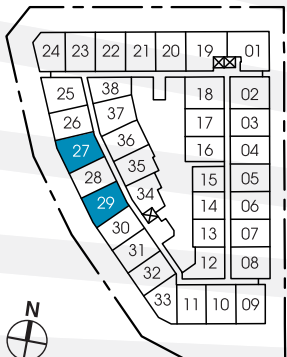
Unit #04-29  
 Area 904 sqft / 84 sqm



LOWER STOREY



ATTIC

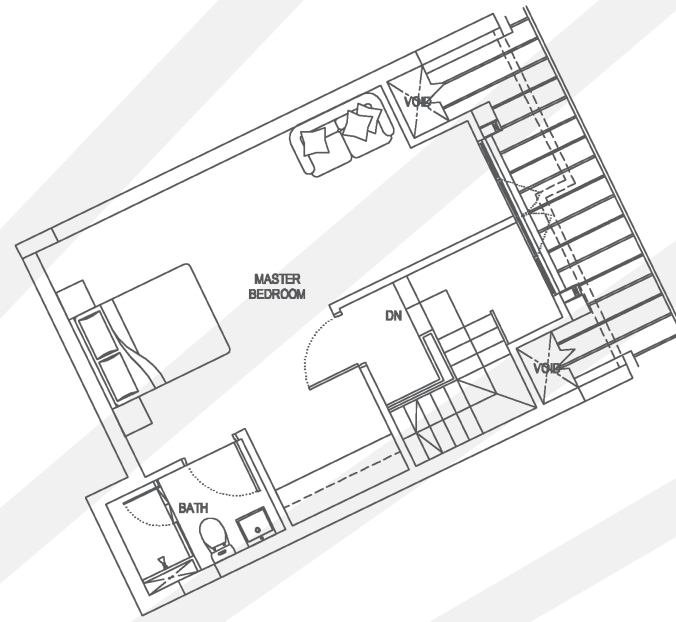


## Type PC13 (2-Bedroom + Study Penthouse)

Unit #04-35  
 Area 958 sqft / 89 sqm



LOWER STOREY



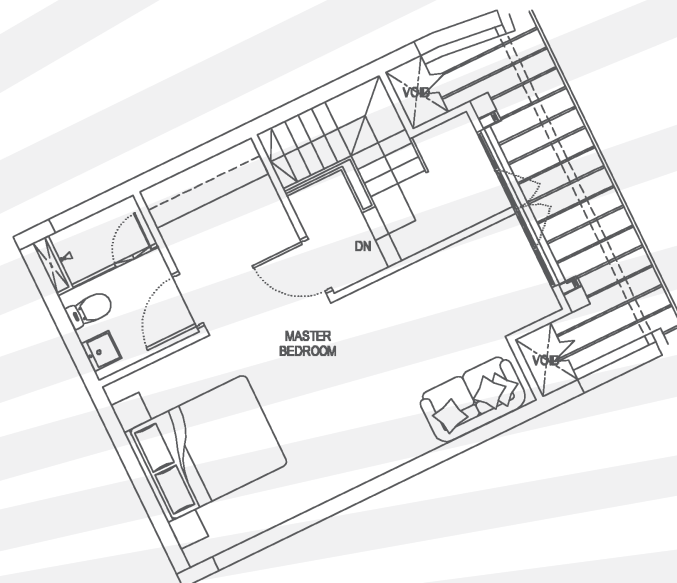
ATTIC

## Type PC14 (2-Bedroom + Study Penthouse)

Unit #04-36  
 Area 980 sqft / 91 sqm



LOWER STOREY

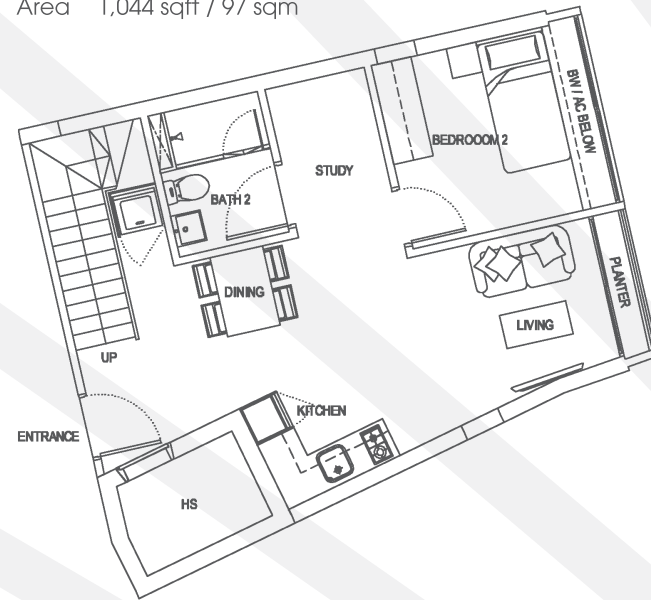


ATTIC

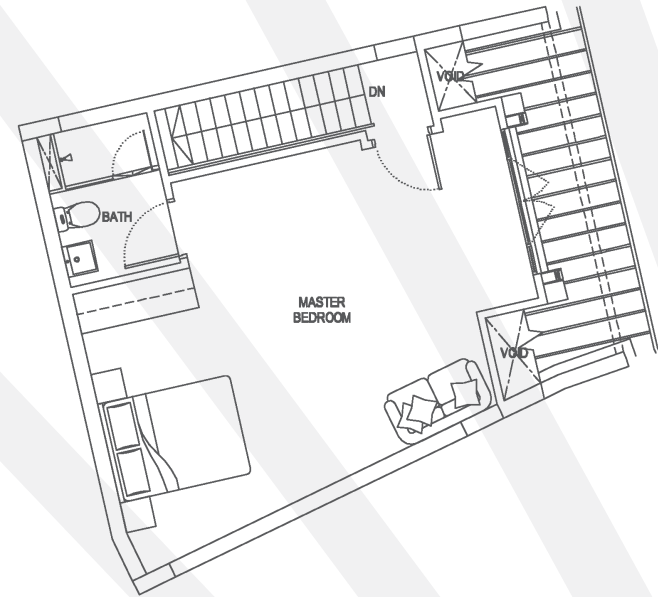


## Type PC15 (2-Bedroom + Study Penthouse)

Unit #04-37  
 Area 1,044 sqft / 97 sqm



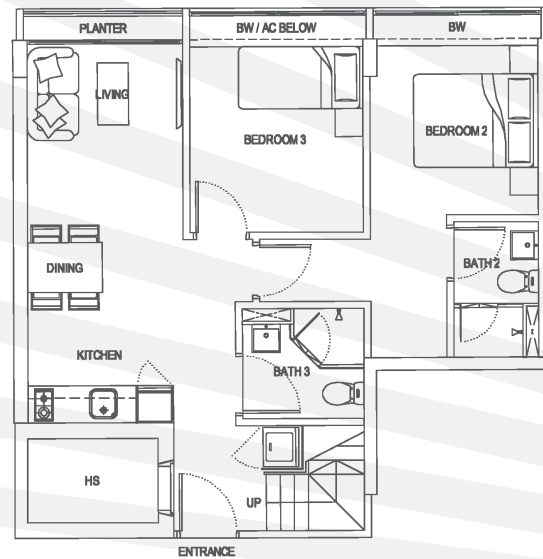
LOWER STOREY



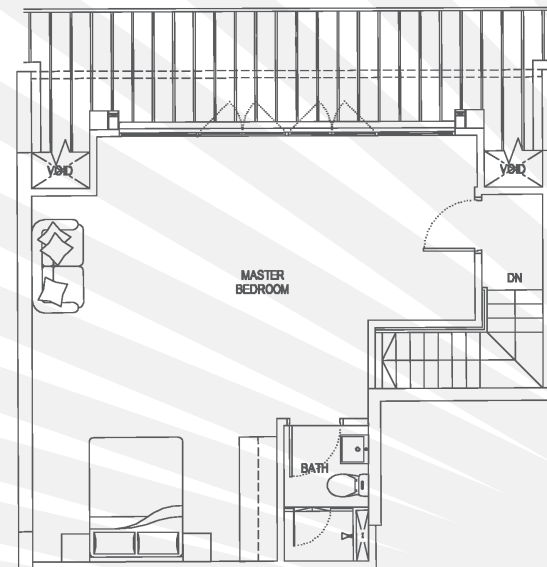
ATTIC

## Type PD1 (3-Bedroom Penthouse)

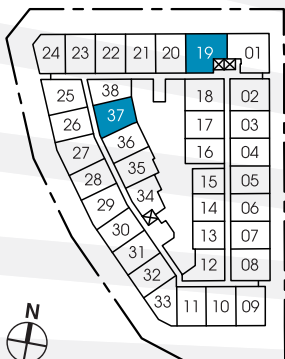
Unit #04-19  
 Area 1,313 sqft / 122 sqm



LOWER STOREY



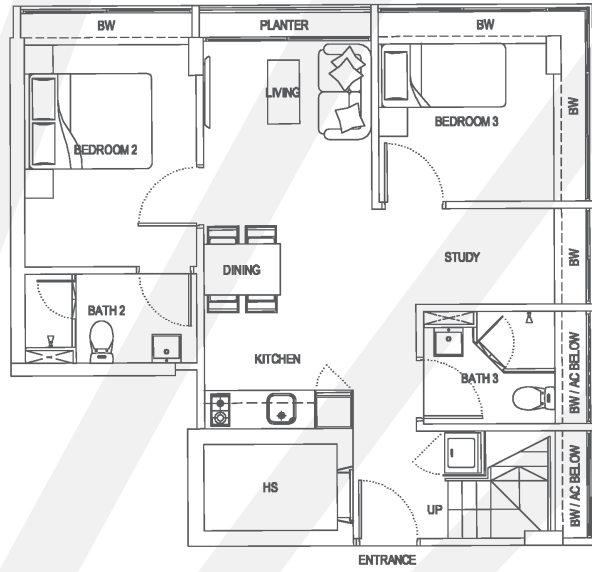
ATTIC



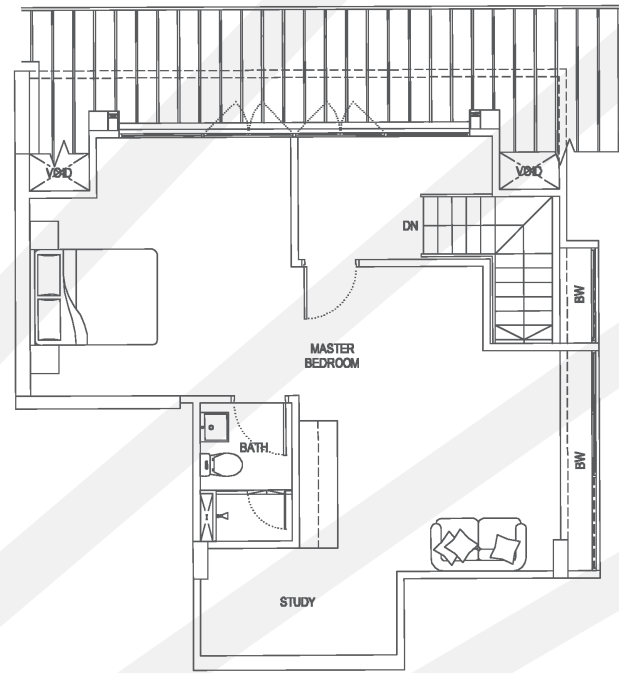
# Type PE1 (3-Bedroom + 2-Study Penthouse)

Unit #04-01

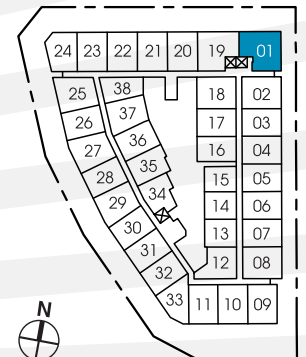
Area 1,453 sqft / 135 sqm



LOWER STOREY



ATTIC





# SPECIFICATIONS

## 1. FOUNDATION

1.1 Pile to Engineer's design.

## 2. SUPER-STRUCTURE

2.1 Reinforced concrete structure to Engineer's design.

## 3. WALLS

3.1 External : Brickwall/Blockwall

3.2 Internal : Brickwall/Blockwall/Drywall Partition

## 4. ROOF

4.1 Metal roofing with appropriate waterproofing and insulation.

## 5. CEILING

5.1 Water resistant ceiling board with emulsion paint to Kitchen, Bath and where necessary.

5.2 Skim coat and/or plasterboard with emulsion paint to Living/Dining, Bedroom and Study.

## 6. FINISHES

6.1 Wall

6.1.1 Internal (For Apartments)

- a) Homogeneous tiles and/or ceramic tiles up to false ceiling height for all Baths.
- b) Cement and sand plaster and/or skim coat with emulsion paint to other areas.

6.1.2 Internal (Common Areas)

- a) Marble tiles and/or granite tiles and/or homogeneous tiles and/or ceramic tiles to designated areas of Lift Lobbies.
- b) Cement and sand plaster and/or skim coat with emulsion paint to Lift Lobbies, Corridors, Staircases and Landings.

6.1.3 External

- a) Cement and sand plaster with emulsion paint and/or external stone tiles and/or spray textured paint to designated areas as per Architect's design.

6.2 Floor

6.2.1 Internal (For Apartments)

- a) Homogeneous tiles and/or ceramic tiles to Living, Dining, Master Bedroom, Common Bedroom, Kitchen, Study, Bath and Household Shelter.
- b) Timber strips to Master Bedroom, Internal Corridor and Internal Staircase for Penthouses only.
- c) Timber Deck and/or homogeneous tiles and/or ceramic tiles to Roof Terrace (for Penthouses facing pool only).
- d) Cement screed with emulsion paint to Aircon Ledges and Planters.

6.2.2 External (For Common Areas)

- a) Marble tiles and/or granite tiles and/or homogeneous tiles and/or ceramic tiles to Lift Lobbies, Staircases and Landings.
- b) Homogeneous tiles and/or ceramic tiles and/or mosaic tiles to Swimming Pool.
- c) Timber Deck and/or homogeneous tiles and/or ceramic tiles to Pool Deck.

## 7. WINDOWS

7.1 Powder-coated aluminium framed windows

## 8. DOORS

8.1 Fire-rated timber door to Main Entrance.

8.2 Hollow Core Timber doors to Bedroom and Bath.

8.3 Powder-coated aluminium framed glass door to Roof Terrace (for penthouses facing pool only).

8.4 Metal Door as approved by relevant Authority to Household Shelter.

## 9. SANITARY WARES AND FITTINGS

9.1 Bath

- a) 1 shower screen with overhead shower, shower mixer and handshower
- b) 1 vanity top with basin, mixer tap and cabinet below
- c) 1 pedestal water closet
- d) 1 mirror
- e) 1 towel rail
- f) 1 paper holder

9.2 Kitchen

- a) 1 stainless steel single bowl sink with single lever mixer tap

## 10. IRONMONGERY

10.1 All doors shall be provided with good quality lockset.

## 11. ELECTRICAL INSTALLATION

11.1 Refer to Electrical Schedule for details.

## 12. TV / TELEPHONE

12.1 SHCV TV point is provided.

12.2 Refer to Electrical Schedule for details.

## 13. LIGHTNING PROTECTION SYSTEM

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

## 14. WATERPROOFING

14.1 Waterproofing to floors of Bath, Kitchen, Roof Terrace and Swimming Pool.

## 15. DRIVEWAY & CARPARK

15.1 Concrete slab with hardener.

## 16. ENTRANCE GATE

16.1 Automatic barrier system as per Architect's design.

## 17. OTHER ITEMS

17.1 High and low level kitchen cabinets complete with solid surface worktop, single bowl sink, cooker hood, vitroc ceramic cooker hob, built-in fridge and built-in microwave oven to Kitchen.

17.2 Built-in washer cum dryer is provided at designated area.

17.3 Built-in Wardrobe in laminate finish provided for Master Bedroom only.

17.3 Wall-mounted air-condition units provided to Living/Dining, Bedroom and Study.

17.4 Hot water supply to Kitchen and Bath.

17.5 Audio Intercom system is provided at designated area.

17.6 Card Access system at Lifts/Lift Lobbies.

## 18. RECREATIONAL FACILITIES

18.1 Swimming Pool

18.2 Gymnasium

### Notes:

- a) 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. 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 can be felt at the joint. Subject to Clause 14.3, the tonality and pattern of marble, limestone or granite selected and installed shall be subject to availability.
- b) Colour of aluminium window/door frames and glass subject to Architect's selection.
- c) No tile/stone work behind/below kitchen cabinet and mirror. All wall finishes shall be terminated at ceiling level and on exposed areas only.
- d) Subject to clause 14.3, the brand and model of all equipments and appliances supplied shall be provided subject to availability.
- e) Layout/Location of wardrobes, kitchen cabinets, sink, sanitary wares & fittings, fan coil units, electrical points, electrical distribution board and plaster board ceiling boards are subject to architect's sole discretion and final design.
- f) Roof terraces/pool decks are not to be enclosed or roofed over
- g) Planters are not to be converted to balconies without prior approval from the competent authorities.
- h) 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 may at his own discretion assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser. The Vendor shall not be answerable for any failure of these manufacturers and/or contractors and/or suppliers to honour any warranty.
- i) Regular maintenance by the Purchaser of the air-conditioning systems, including the clearing of filters and condensation pipes, is essential for the efficient running and prolonging their operating life. All maintenance fees are to be borne by the Purchaser.
- j) The Purchaser is liable to pay annual fee and such other fees to Starhub Cable Vision Ltd 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.
- k) If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with an Internet Service Provider and/or such relevant entities/authorities for Internet service to the Unit and to make all necessary payments to such Internet Service Provider and/or relevant authorities.
- l) Timber strips are natural materials containing veins and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
- m) 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, 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.
- n) The Sales & Purchase Agreement shall form the entire agreement between the developer and purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sales & Purchase Agreement and shall in no way be modified by any statements, representations or promises made by the Marketing Agents.

ANOTHER PRESTIGIOUS DEVELOPMENT BY



MARKETING AGENT

**Huttons**  
realestategroup

9100 9898  
8200 9191

DEVELOPER **DB2 REALTY PTE LTD (200702359C)** DEVELOPER'S LICENCE **C0580** TENURE **FREEHOLD** LOT NO. **04034N MK27 AT EAST COAST ROAD** BP NO. **A1276-00422-2008-BP01** DATED **04 DECEMBER 2009**  
EXPECTED TOP DATE **31 DECEMBER 2014** EXPECTED DATE OF LEGAL COMPLETION **31 DECEMBER 2017**



