



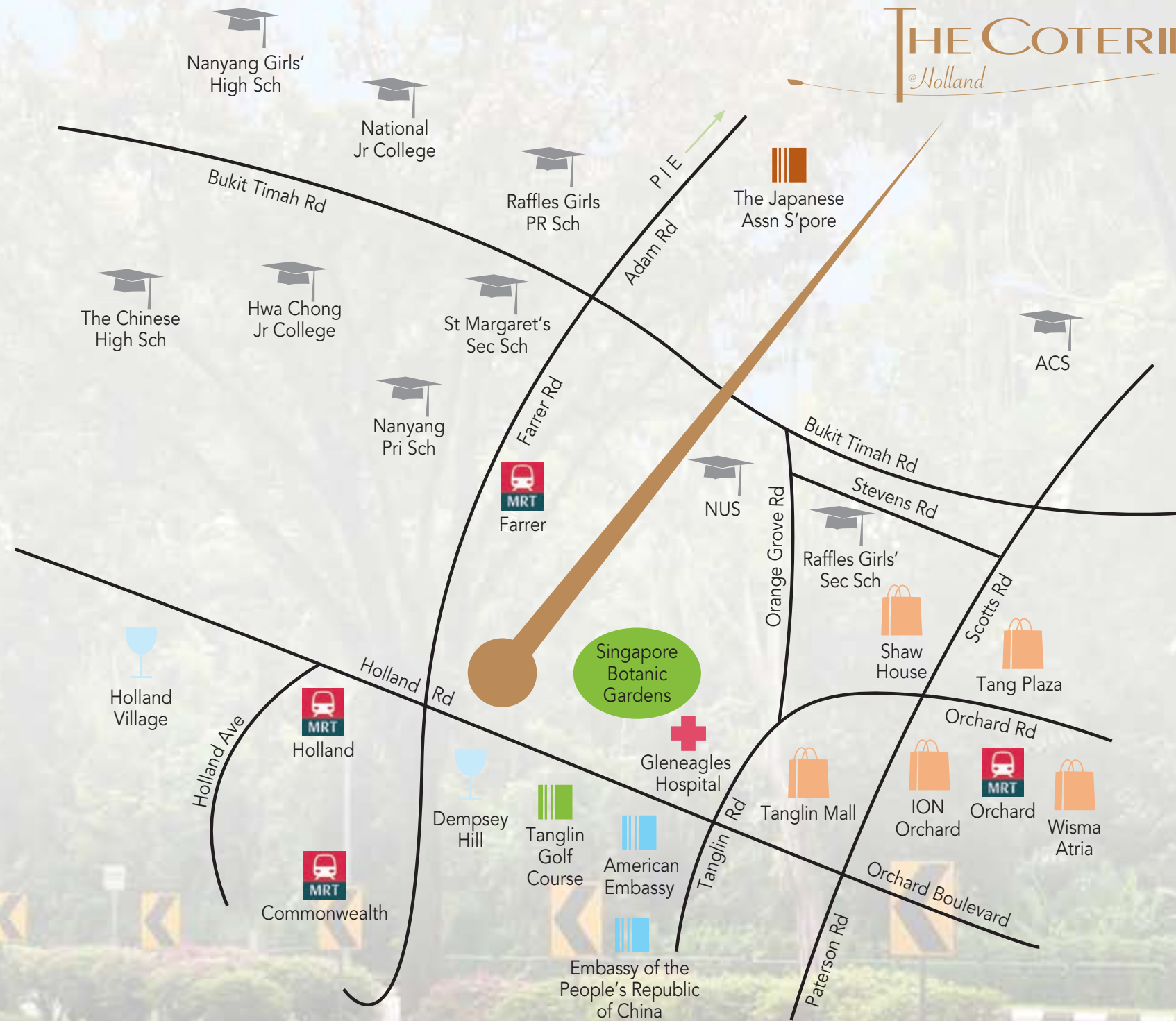
Dedicated to urbanites today—
three indulgent experiences;
one beautiful address.

THE COTERIE @ Holland

Welcome to The Coterie @ Holland

A boutique private condominium of only 36 units, The Coterie presents a truly exclusive enclave to urbanites who seek pleasure in peace and quietude.

Here, you are never too far away from a relaxing "therapy". The Development's prime location at Holland Road puts you enviably near to Singapore's best-loved haunts: Holland Village, Dempsey Hill, Orchard Road and the Botanic Gardens. Each is a haven that promises a unique therapeutic experience of its own—where would you like to go today?





Find yourself in an idyllic paradise—
Singapore Botanic Gardens

Nature Therapy

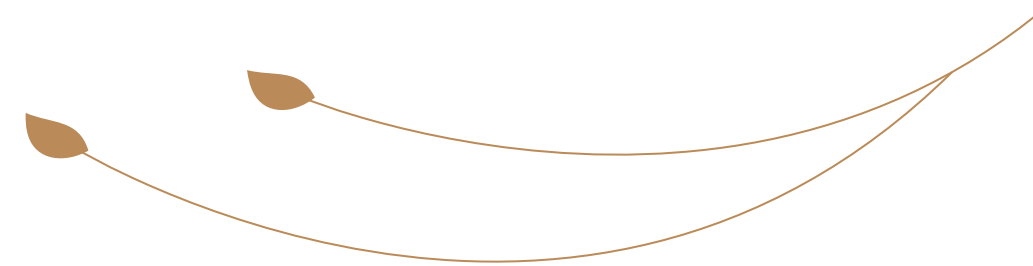
Approximately 10 mins' stroll

Escape the hustle of life



A fresh beginning.

Mother Nature has an uncanny way to rejuvenate us. So what better way to start your day than with 52 hectares of unspoilt greenery and pristine waters? With just an effortless walk, discover the natural wonders of the Botanic Gardens, a paradise in the city where you are treated to pure oxygen, organic beauty and a refreshing break from rushing crowds. Enjoy a nice picnic on the meadows, take a morning jog along the green isles, or simply admire the picturesque vistas. Your world will look anew.



Arrive at a world-renowned leisure mecca—
the Orchard Shopping Belt

Gratify your desires

Retail Therapy

Approximately 5 mins' drive



*A kaleidoscope
of indulgences.*

The Coterie is what one would call the perfect paradox. While the Development is hidden from the bustling city, it's only a short drive away to all the vibrancy at Orchard Road, Singapore's largest retail mecca. Walk on the edge of haute couture, spoil yourself with 6-star dining, soak up the razzle-dazzle. The affluent town is here to satisfy even the most insatiable list of desires.



Gourmet Therapy

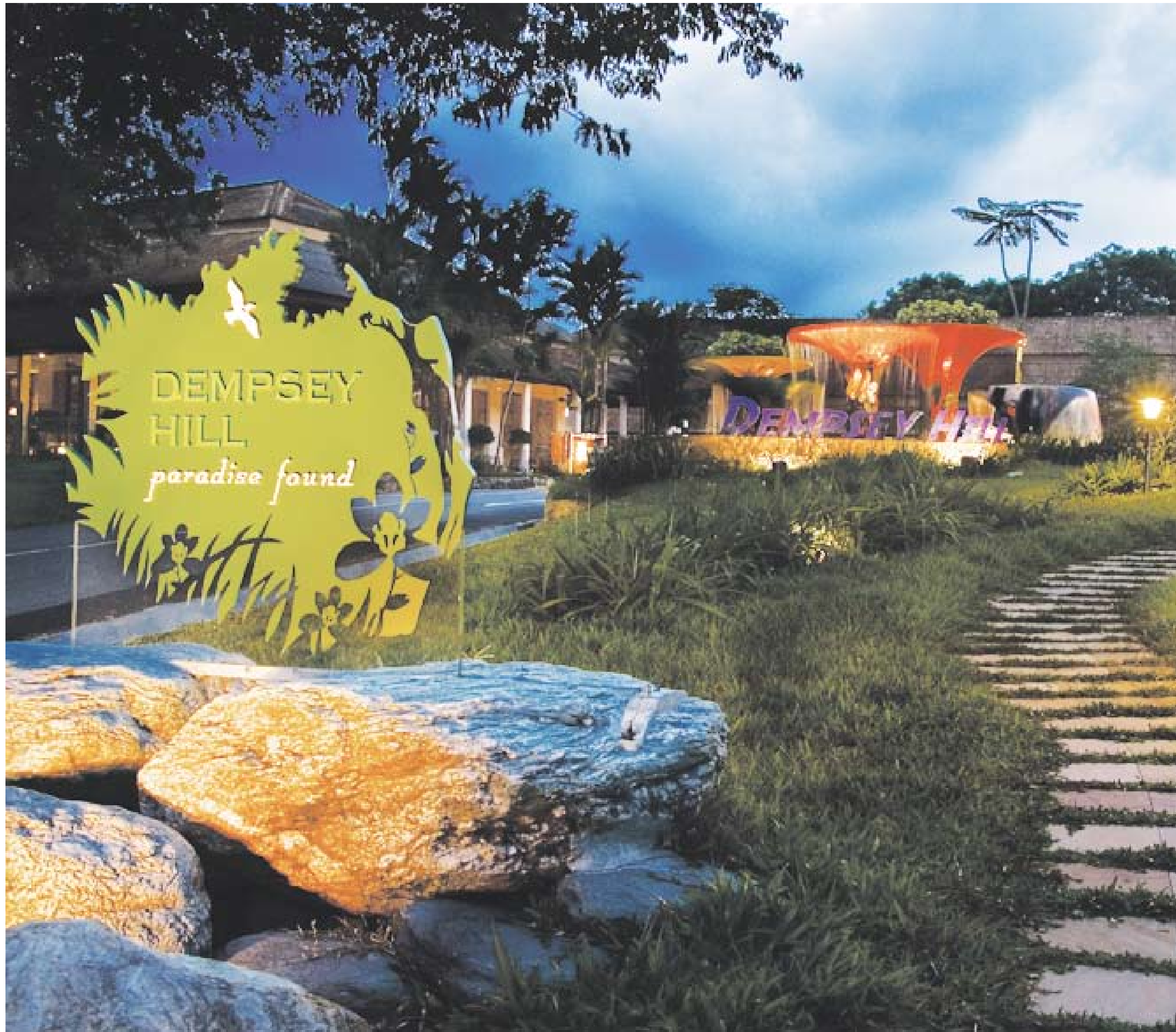
Delight in an afternoon tea at **Holland Village**

Relax over dinner at **Dempsey Hill**

Approximately 7 mins' walk

Approximately 7 mins' walk

Feed your soul



The perfect chill-outs.

Get off the fast lane and lounge back for a soothing cuppa. Mere minutes from The Coterie are Holland Village and Dempsey Hill, two private enclaves enveloped in tranquil old world charm, spiced up with a dash of modernism. With laid-back cafes, al fresco restaurants, arty retail shops and vintage magazine stores, these alluring destinations invite you to live it up, without the hustle.



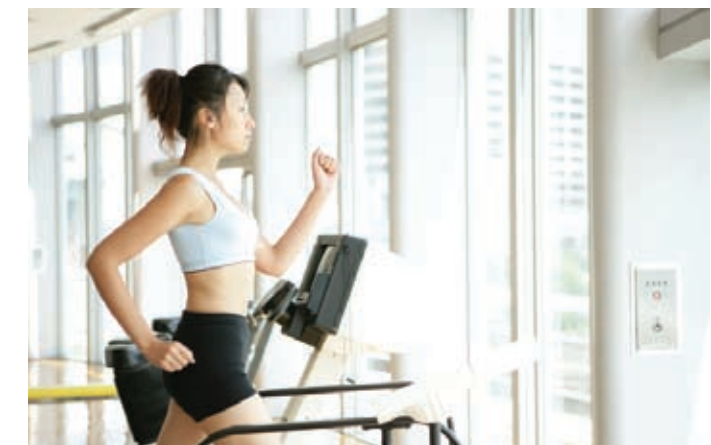


Artist's Impression

The Ultimate Therapy

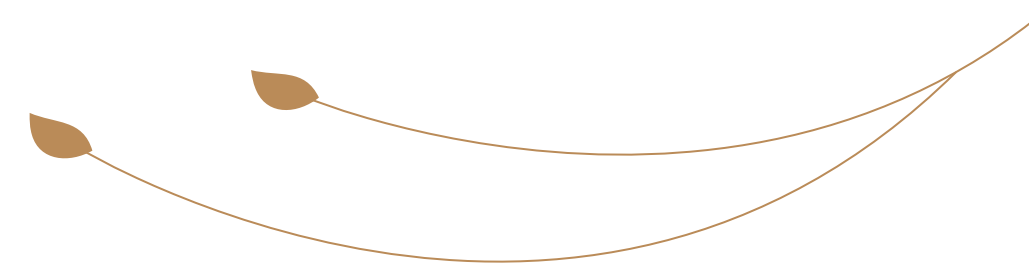
When it comes to relaxation, nothing compares to home. And you'll agree, returning to your private space at The Coterie is the most wonderful pause on your journey.





Instant rejuvenation.

Elevate your sense of well-being on the expansive sky terrace located on the 2nd floor, dedicated to leisure and recreation. Recharge your mind at the gym. Revitalise your spirit in the 20-metre lap pool. Treat your body to a salubrious makeover on the sunbathing deck. Or enjoy a vantage point of the lush landscape below, to instantly refresh your eyes and outlook on life.





*A world of
immaculate comforts.*

After a laborious day, sprawl out in lavishly-spacious interiors, designed to cushion your daily stress or tension. Every detail has been looked into, to create the highest level of comfort you deserve. This includes orientating the Development in a favourable direction to maximise garden views, fitting bedrooms with low-sill bay windows to usher in more natural light and limiting each floor to three units for enhanced privacy and quietness. Little sensitive design touches to make your personal world an immaculate one.





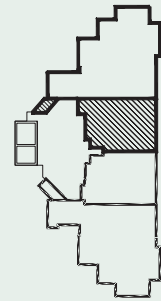
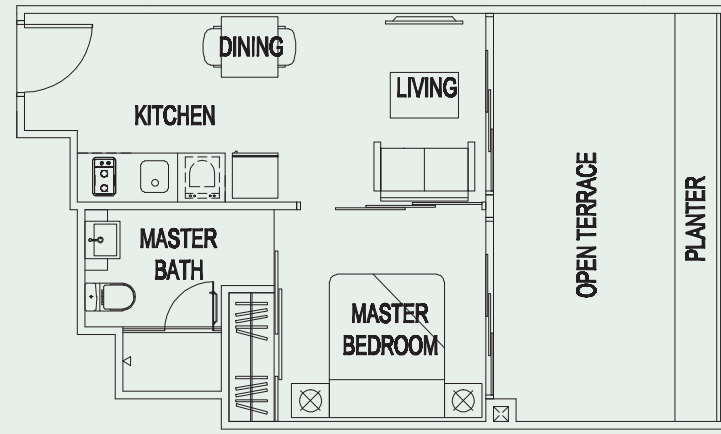
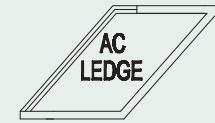
LEGEND

- A** Swimming Pool
- B** Wading Pool
- C** Spa Corner
- D** Landscape Garden
- E** Shower Corner
- F** BBQ Pit
- G** Pool Deck
- H** Open Gym
- I** Exercise Corner
- J** Children's Playground



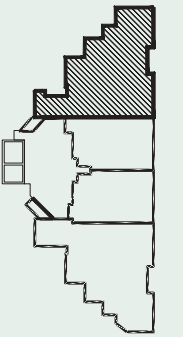
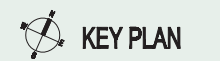
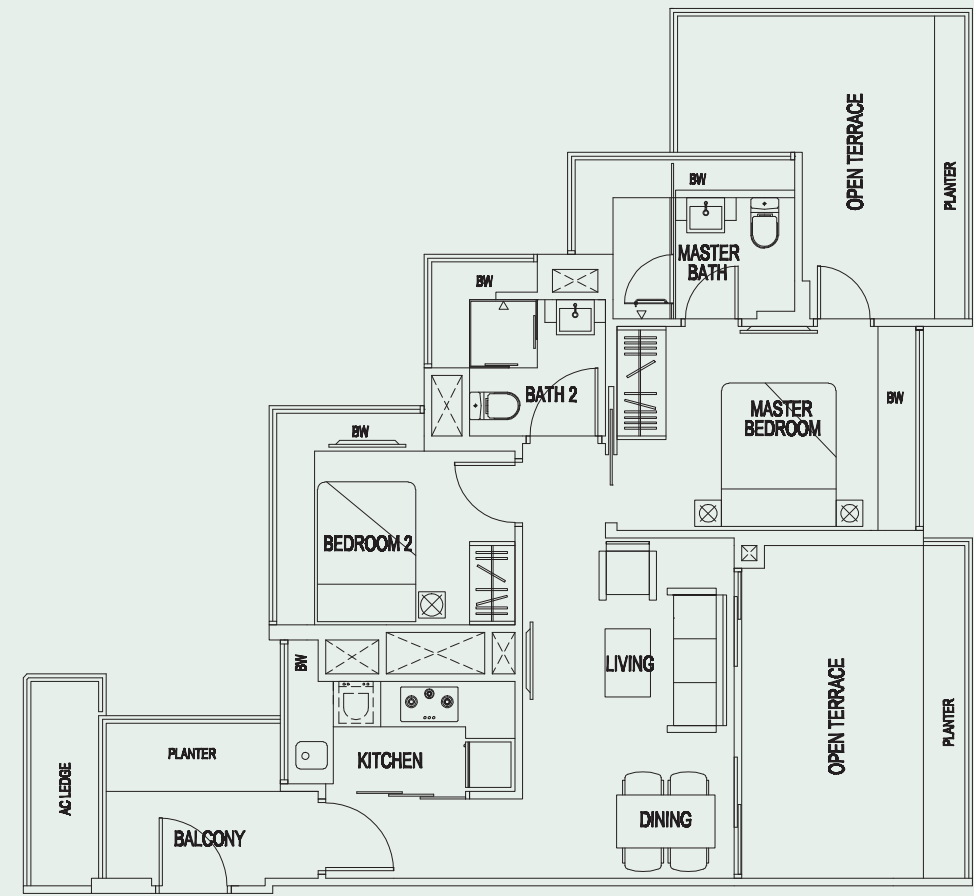
Floor Plan

TYPE A2-G
#03-02
1 Bedroom
51 sq m (549 sq ft)

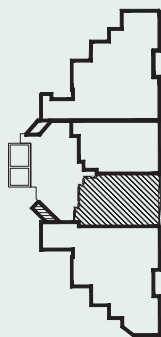
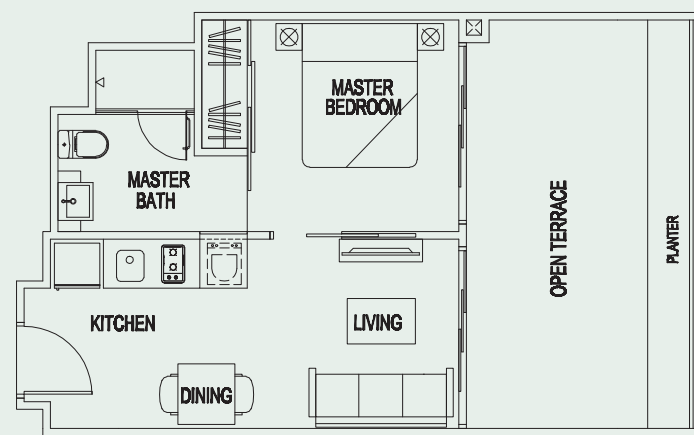
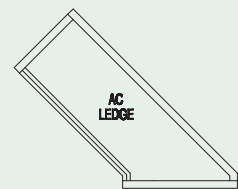


Floor Plan

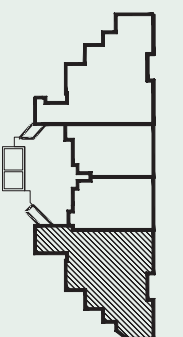
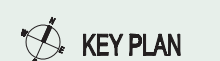
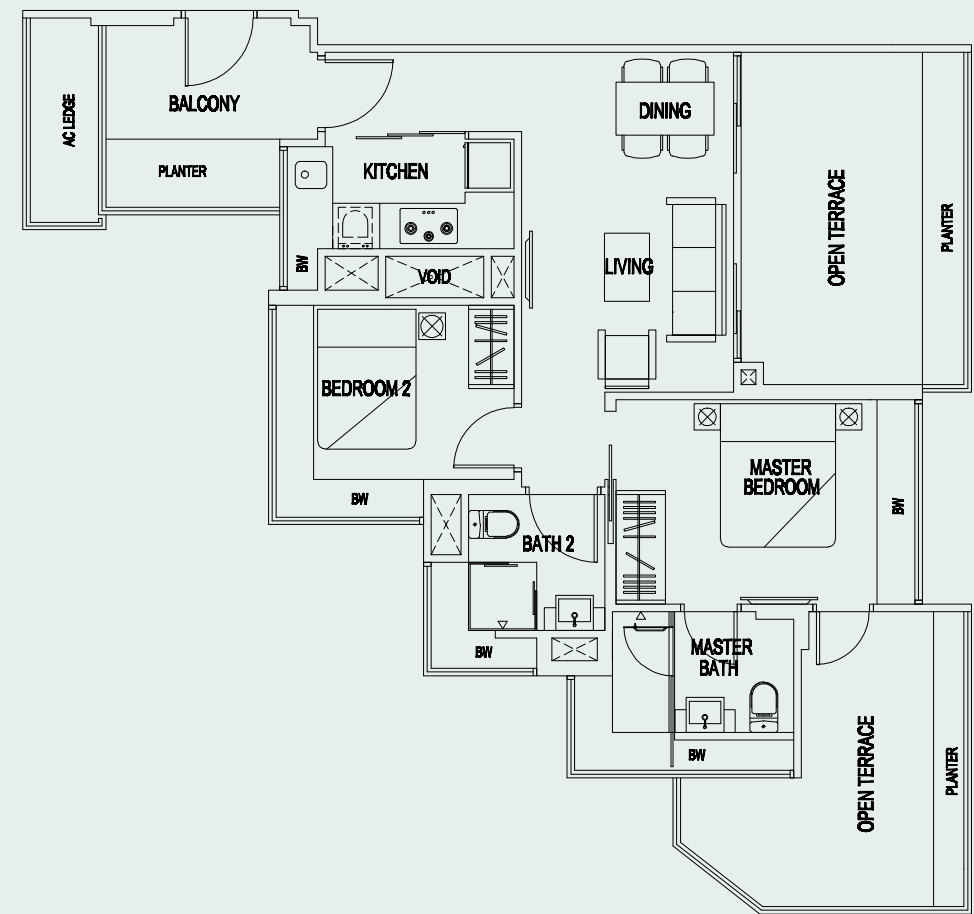
TYPE B2-G
#03-01
2 Bedroom
91 sq m (980 sq ft)



TYPE A1-G
#03-03
1 Bedroom
51 sq m (549 sq ft)



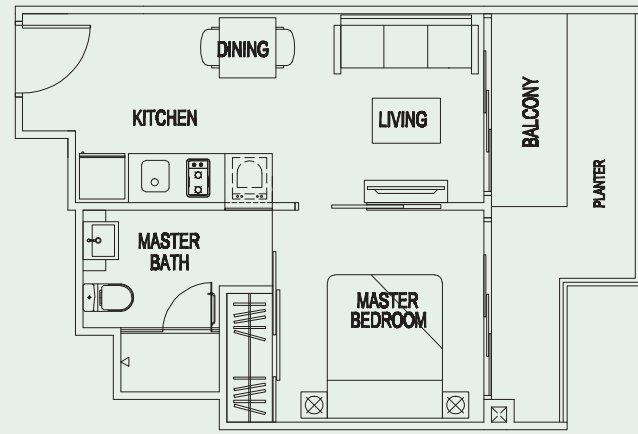
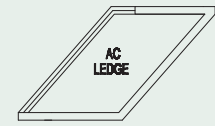
TYPE B1-G
#03-04
2 Bedroom
91 sq m (980 sq ft)



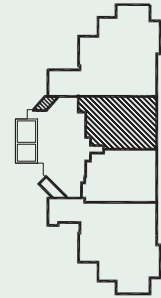
Floor Plan

Floor Plan

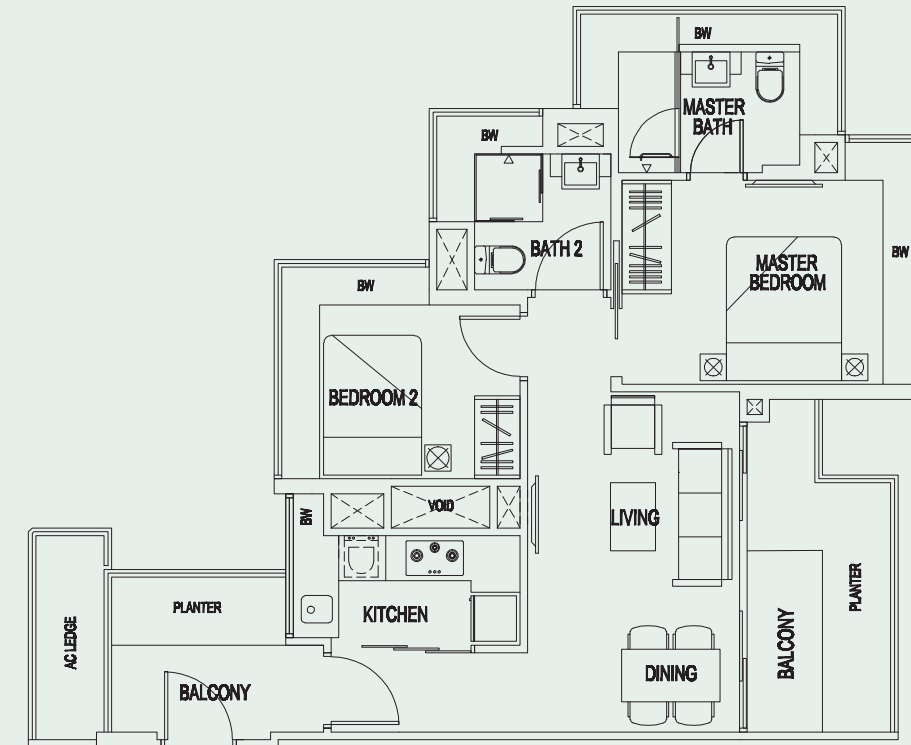
TYPE A2
 #04-02 to #10-02
 1 Bedroom
 43 sq m (463 sq ft)



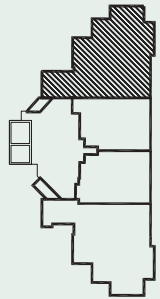
KEY PLAN



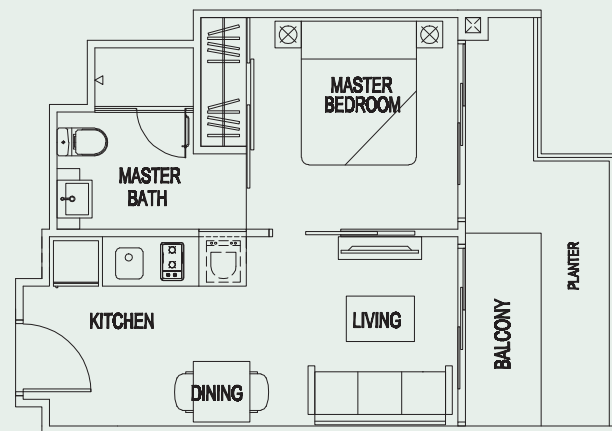
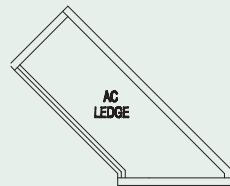
TYPE B2
 #04-01 to #10-01
 2 Bedroom
 75 sq m (807 sq ft)



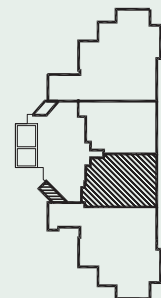
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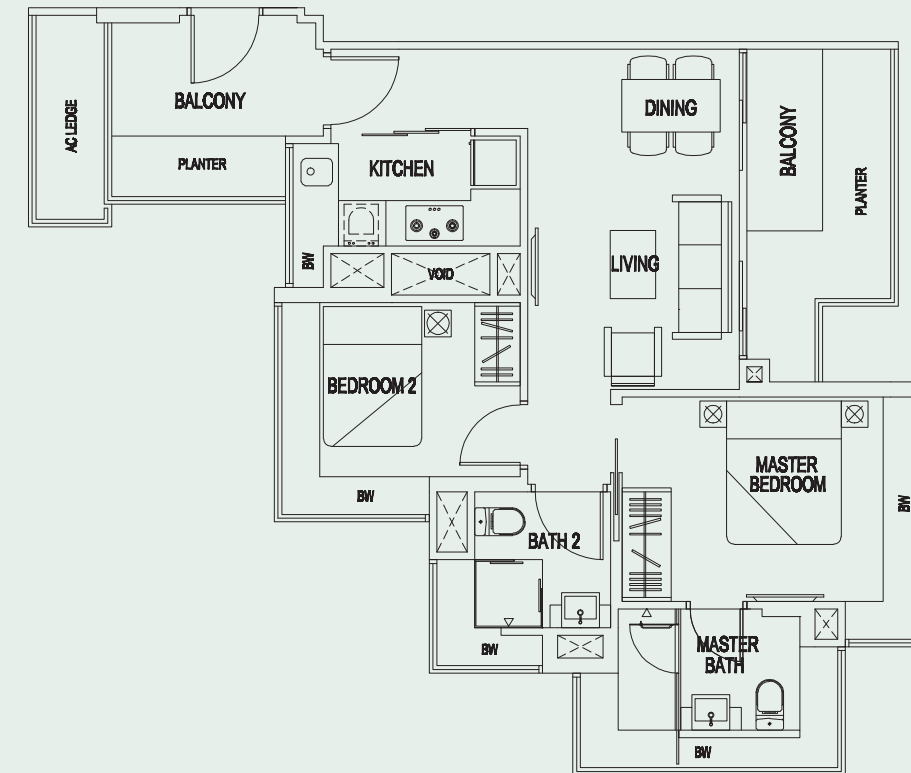
TYPE A1
 #04-03 to #10-03
 1 Bedroom
 43 sq m (463 sq ft)



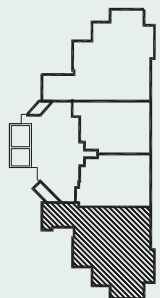
KEY PLAN



TYPE B1
 #04-04 to #10-04
 2 Bedroom
 75 sq m (807 sq ft)

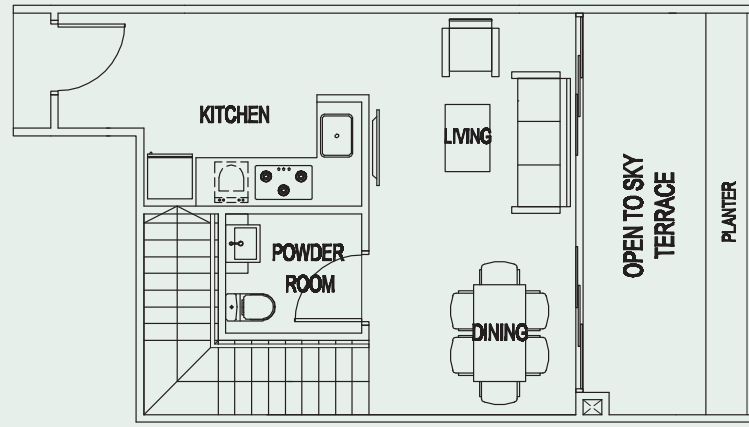


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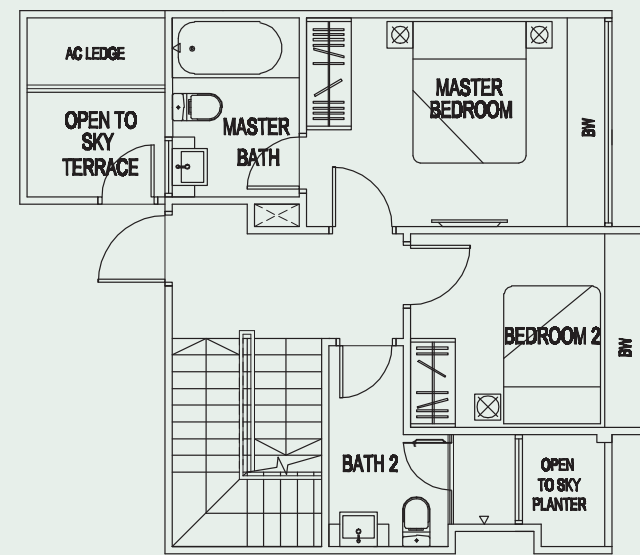


Floor Plan

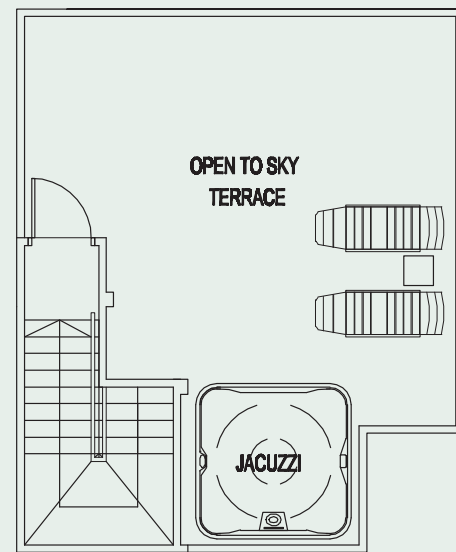
TYPE A2-P
 #11-02
 2 Bedroom (Penthouse)
 141 sq m (1518 sq ft)



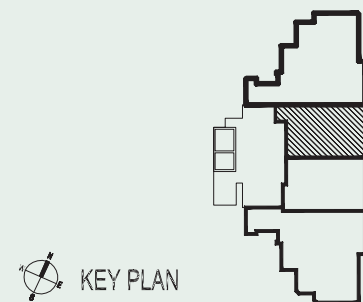
11th Storey



12th Storey



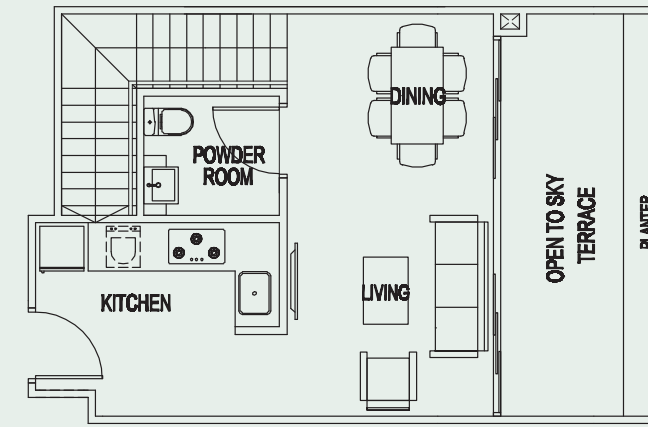
Sky Terrace



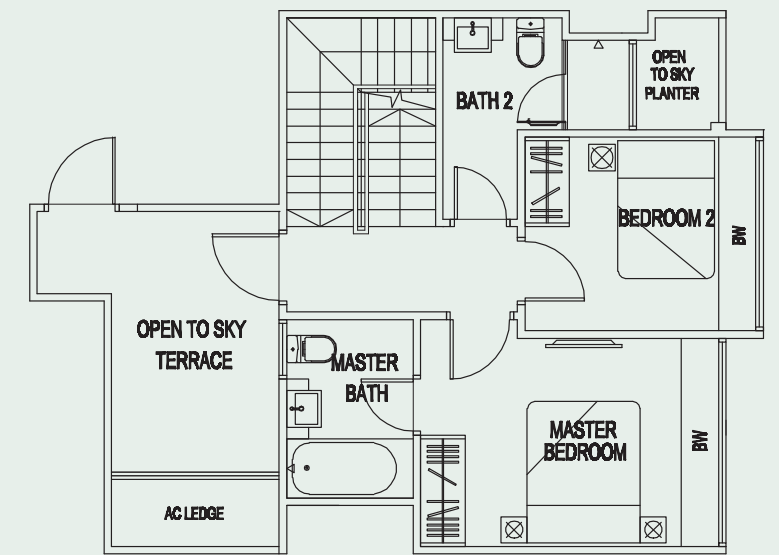
KEY PLAN

Floor Plan

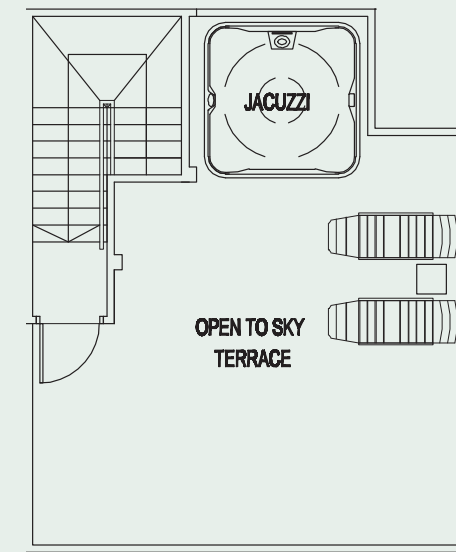
TYPE A1-P
 #11-03
 2 Bedroom (Penthouse)
 146 sq m (1572 sq ft)



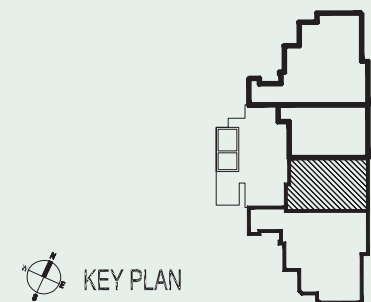
11th Storey



12th Storey



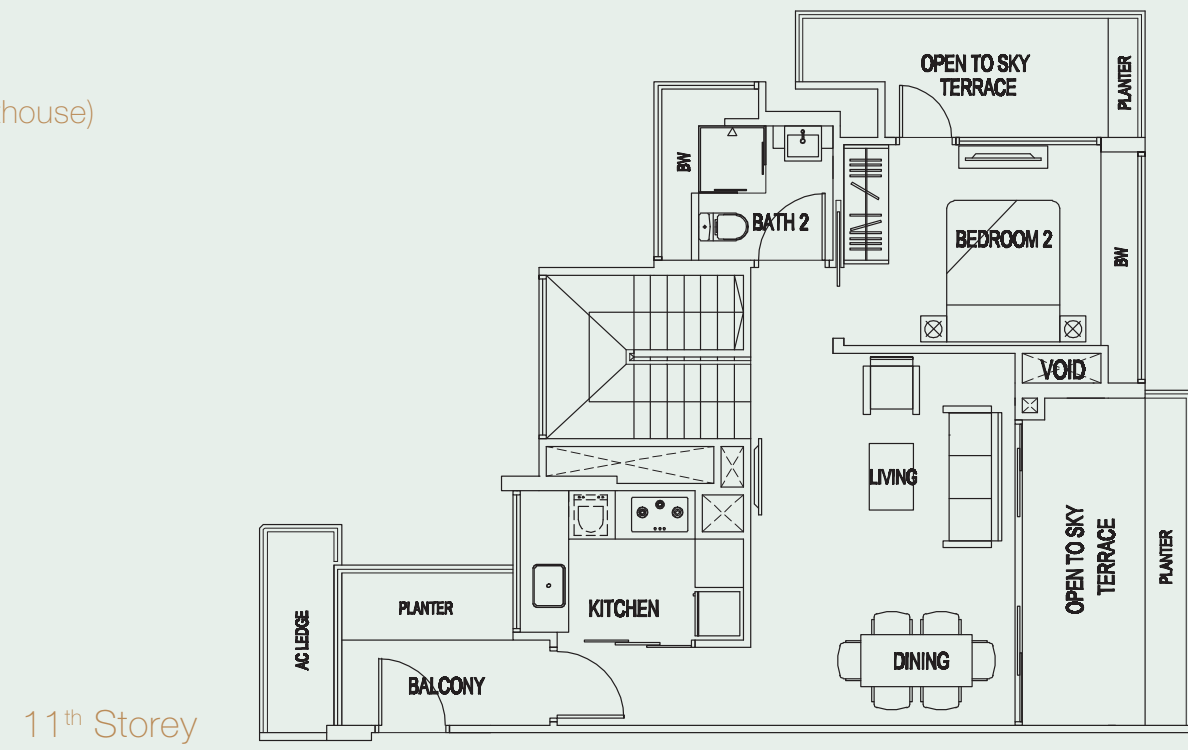
Sky Terrace



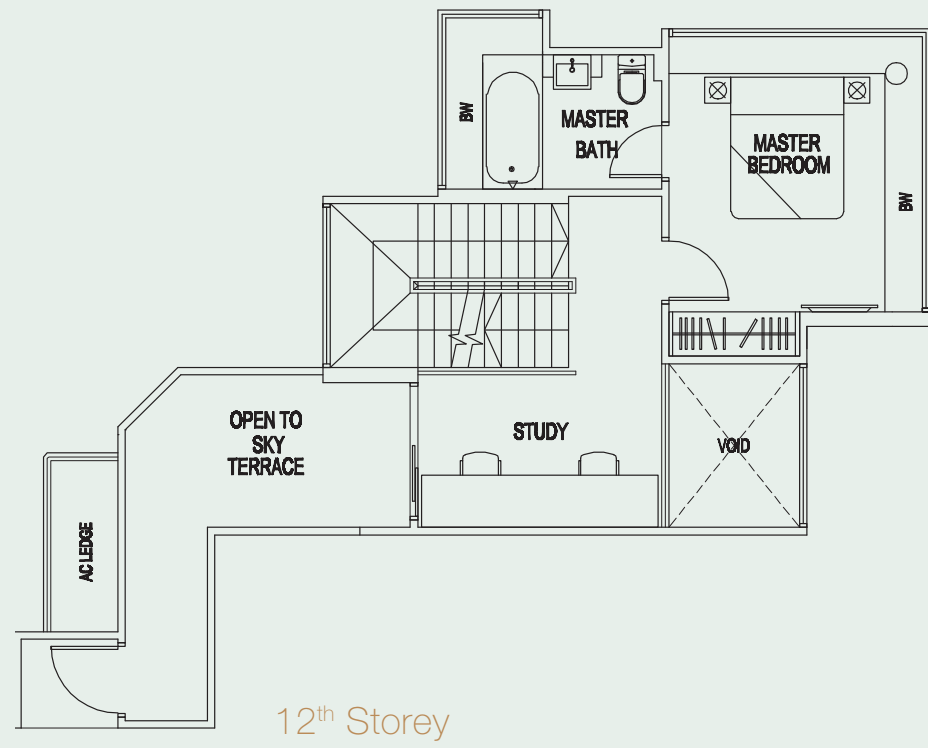
KEY PLAN

Floor Plan

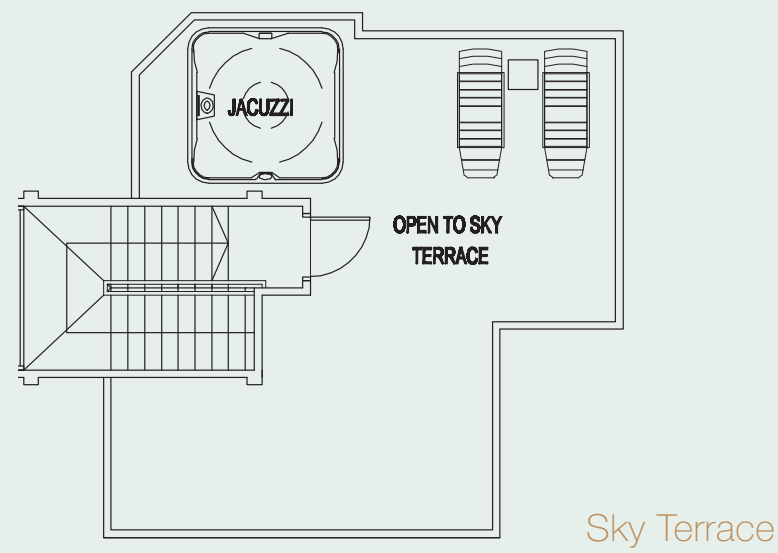
TYPE B2-P
 #11-01
 2 Bedroom + Study (Penthouse)
 185 sq m (1991 sq ft)



11th Storey

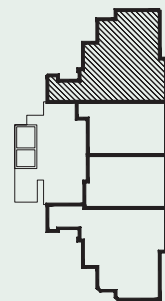


12th Storey



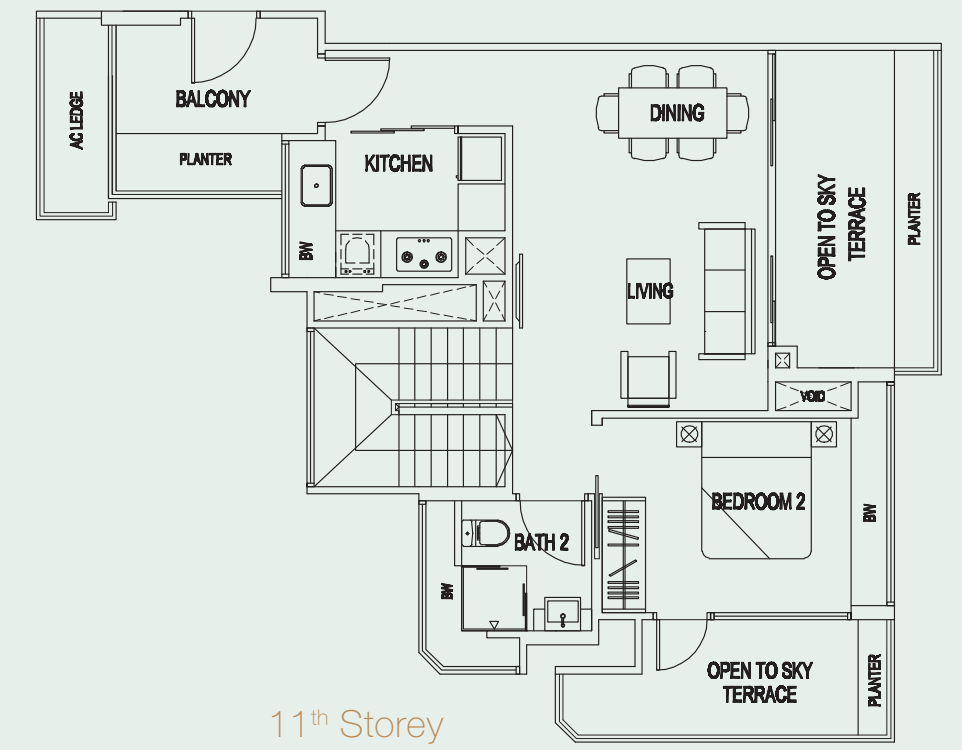
Sky Terrace

KEY PLAN

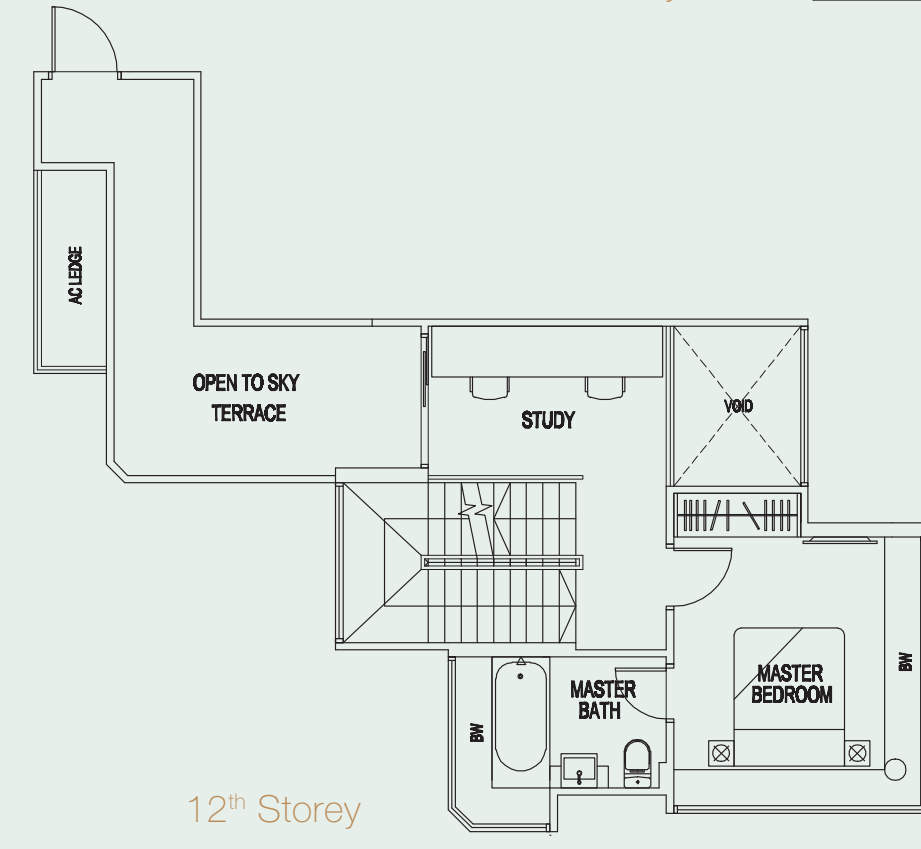


Floor Plan

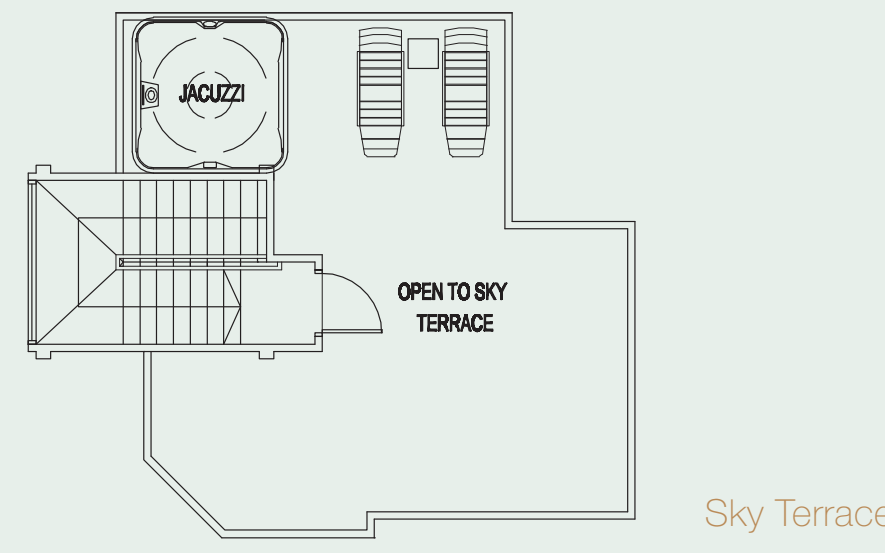
TYPE B1-P
 #11-04
 2 Bedroom + Study (Penthouse)
 188 sq m (2024 sq ft)



11th Storey

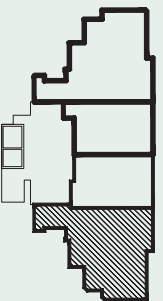


12th Storey

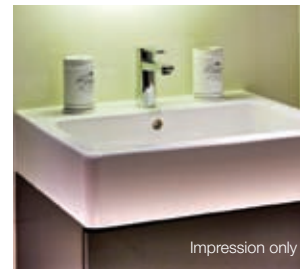


Sky Terrace

KEY PLAN



Specification



1. **FOUNDATION**
RC foundation / RC piles to Engineer's specifications
2. **SUBSTRUCTURE & SUPERSTRUCTURE**
Reinforced concrete framework.
3. **WALLS**
(a) External Wall: Common clay bricks and/or dry wall
(b) Internal Walls: Common clay bricks and/or concrete blocks and/or dry wall
4. **ROOF**
Flat Roof: Reinforced concrete roof with waterproofing system
5. **CEILING (FOR APARTMENT)**
(a) Living, Dining, Bedrooms, Study, Balcony: Skim coat with emulsion paint
(b) Master Bath, Common Bath and Kitchen: Fibrous board with emulsion paint
(c) Internal Staircase (for Penthouse only): Skim coat with emulsion paint
6. **FINISHES COMMON AREAS**
(a) Internal Walls
(i) 1st Storey Lift Lobby: Imported ceramic tiles and/or cement & sand plaster with emulsion paint finish
(ii) Typical Lift Lobbies: Imported ceramic tiles and/or cement & sand plaster with emulsion paint
(iii) Corridors: Cement & sand plaster and/or skim coat with emulsion paint finish
(iv) Staircases: Cement & sand plaster and/or skim coat with emulsion paint finish
(v) Carpark: Cement & sand plaster and/or skim coat with emulsion paint finish
(b) External Walls
(i) External Walls: Cement & sand plaster and emulsion paint
(c) Floor
(i) 1st Storey Lift Lobby: Imported ceramic and/or homogenous tiles
(ii) Typical Lift Lobbies: Imported ceramic and/or homogenous tiles
(iii) Corridors: Imported ceramic and/or homogenous tiles
(iv) Staircases: Cement & sand screed
(v) Carpark: Cement & sand screed
6. **FINISHES APARTMENT**
(a) Walls
(i) Living, Dining, Bedrooms & Study: Cement & sand plaster with emulsion paint
(ii) Master Bathroom & Common Bathroom: Imported ceramic tiles and/or compressed marble laid up to false ceiling height and exposed surface only
(iii) Kitchen: Imported ceramic tiles laid up to false ceiling height and on exposed surface only

Note: No tiles/stone works behind kitchen cabinet/ vanity cabinet/mirror
(b) Floor
(i) Living, Dining & Bedrooms (For Type A1G, A1, A2G, A2 Only): Compressed marble and/or homogenous tiles
(ii) Master Bedroom, Bedroom 2 (For Type B1G, B1, B2G, B2 and Penthouse Unit Only): Timber flooring
(iii) Study (For Penthouse Unit Only): Timber flooring
(iv) Bathrooms: Imported ceramic tiles and/or compressed marble
(v) Kitchen
For all Type B: Imported Ceramic tiles
For all Type A: Imported Ceramic tiles and/or compress marble
(vi) Private Staircase (For Penthouse Unit Only): Timber flooring
(vii) Roof Terrace, Balcony, Open Terrace: Imported Ceramic tiles
(viii) Planter, A/C Ledge: Cement & sand screed
7. **WINDOWS**
(a) Bedrooms, Bathrooms, Kitchen: Aluminum framed window with fixed glass panels, sliding and/or casement windows.

Note :
(a) All aluminum frames shall be powder coated finish
(b) All glazing shall be approximately 6mm thick clear or tinted glass
(c) All glazing below 1m shall be of tempered or laminated glass
8. **DOORS**
(a) Main Entrance Door: Approved fire rated timber door

- (b) Living/Dining: Aluminum framed sliding door
(c) Bedrooms: Swing or Sliding Timber door
(d) Bathrooms: Timber door or Sliding door

Note :
(a) All aluminum frames shall be powder coated finish
(b) All glazing shall be approximately 6mm thick
(c) Door can be of either swing or sliding type
9. **IRONMONGERY**
(a) All timber doors shall be provided with good quality imported locksets
10. **SANITARY FITTINGS**
(a) Master Bathroom:
- 1 pedestal water closet
- 1 basin
- 1 basin mixer
- 1 Frameless glass shower cubicle complete with shower mixer
- 1 toilet paper holder/1 mirror
(b) Common Bathrooms:
- 1 pedestal water closet
- 1 basin
- 1 basin mixer
- 1 frameless glass shower cubicle complete with shower mixer
- 1 toilet paper holder
- 1 mirror
(c) Kitchen:
- 1 single mixer
- 1 kitchen sink
11. **ELECTRICAL SCHEDULE**
(a) Concealed electrical wiring in conduits below false ceiling level. Electrical wiring above false ceiling shall be in exposed and/or concealed conduits and/or trunking.
(b) Refer to Electrical Schedule for details.
12. **TV / TELEPHONE**
Refer to the Electrical Schedule for details.
13. **LIGHTNING PROTECTION**
Lightning protection system shall be provided in accordance to Singapore Standard CP33:1996
14. **PAINTING**
(a) Internal Wall: Emulsion paint
(b) External Wall: Emulsion paint
15. **WATERPROOFING**
Waterproofing to floors of Bathrooms, Kitchen, Roof Terrace, RC flat roof and Planters.
16. **DRIVEWAY AND CAR PARK**
(a) Surface Driveway & Carpark: Concrete floor and/or ceramic and/or stone finish
17. **RECREATION FACILITIES**
(a) Swimming Pool
(b) Pool Deck
(c) Wading Pool
(d) Spa Corner
(e) Open Gymnasium
(f) BBQ Pit
(g) Children's Playground
18. **ADDITIONAL ITEMS**
(a) Wardrobes: Built-in wardrobes to Bedrooms
(b) Kitchen cabinet and Appliances: Built-in high and low level kitchen cabinets, cooker hob & hood, refrigerator, built-in oven (For Type B1G, B1, B2G, B2 and Penthouse Unit Only) and microwave oven (For Type A1G, A1, A2G and A2 Only).
(c) Air-Conditioning: Air conditioning split system provided to Living/Dining & Bedrooms
(d) Water Heater: Hot water supply to Bathrooms
(e) Audio Intercom: Audio Intercom based on Purchaser's private telephone line from apartment to gate only
19. **GATE AND FENCING**
(a) Gate: Galvanized steel auto gate
(b) Boundary Wall: Brick wall with emulsion paint and or BRC fencing

Notes:
(i) 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. While such materials 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. 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. "Subject to Clause 14.3, the tonality and pattern of marble, limestone or granite selected and installed shall be subjected to availability."
- (ii) Timber
Timber as 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.
 - (iii) 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 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.
 - (iv) Fitting, Equipment Finishes, Installations 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 availabilities and the sole discretion of the Vendor.
 - (v) Wardrobes, Kitchen Cabinets, Fan Coil Units and Electrical Points, Door Swing Positions and Plaster Ceiling Board layout/location are subject to Architect's sole discretion and final design.
 - (vi) Air-Conditioning System
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 gas.

DESCRIPTION OF HOUSING PROJECT

General Description
PROPOSED ERECTION OF A BLOCK OF 12 STOREY RESIDENTIAL FLAT DEVELOPMENT (TOTAL 36 UNITS) WITH A SURFACE AND MECHANICAL CARPARK AND SKY TERRACE ON 2ND STOREY WITH PROVISION OF SWIMMING POOL ON LOT 02662W MK 02 AT HOLLAND ROAD (TANGLIN PLANNING AREA)

Detail of Building Specifications
Refer to the Building Specifications in the First Schedule hereto.

Types of Residential Units Located in the Building Project

Type	No of Units	Storey
Type A1-G	1	3rd Storey
Type A2-G	1	3rd Storey
Type B1-G	1	3rd Storey
Type B2-G	1	3rd Storey
Type A1	7	4th – 10th Storey
Type A2	7	4th – 10th Storey
Type B1	7	4th – 10th Storey
Type B2	7	4th – 10th Storey
Type A1-P	1	11th – 12th Storey
Type A2-P	1	11th – 12th Storey
Type B1-P	1	11th – 12th Storey
Type B2-P	1	11th – 12th Storey

Description of Common Property

- Swimming Pool
- Pool Deck
- Wading Pool
- Spa Corner
- Open Gymnasium
- BBQ Pit
- Children's Playground

Description of Parking Spaces

24 Mechanical Car Park Lots (Dimension for Car Size – 5.2m(L) x 2.15m(W) x 2.00m(H))
13 Surface Car Park Lots (Inclusive of 1 Handicapped Car Park Lot)

Purpose of Building Project and Restrictions to Use
The building project is strictly for residential occupation only.

Common Area

1. No Guard House is provided
2. No Management room is provided

Flawlessly yours.

At The Coterie, every piece of furniture and accoutrement is a statement of modern refinement; a seamless amalgam of function and style. Because the fittings are selected only from the most respectable brands, as a seal of uncompromising luxury. The pampering list includes:

- Hood, hob, microwave oven, oven and refrigerator from Bosch
- Kitchen cabinets with Blum accessories
- Designer wardrobes
- Designer water closet, basin and sanitary accessories
- Wireless intelligent control system for lighting from Ulti
- Biometric lock system for Gateman



The Heritage Group

CREATING HOMES FOR GENERATIONS

More than building structures...

The Heritage Group is founded on a vision to create homes for the generations.

Through the initial groundwork laid in 1991 by the early founders, The Heritage Group has grown in strength, having gained tremendous insight in developments from a wealth of experience. Since our inception in 2000, we have acquired an eye for good land acquisitions coupled with a relentless tenacity to deliver only quality residences, which sets us above the rest.

Home to a dynamic and vibrant group of like-minded individuals and with a team of dedicated architects and consultants, The Heritage Group is ever ready to create quality boutique-styled apartments and landed houses, thus realising a lifestyle of true elevated living.

"The heart is rooted in rich heritage." – essence of The Heritage Group

www.theheritagegroup.com.sg



Westlake Avenue



Sommerville Loft



The Acacias



Fruition



Aspen Loft



3@Philips



The Medallion



The Beacon Edge

New Development



The Verv



The Vivace

Developed by:



The Heritage Group

A member of



REDAS

Marketing Agent:



HUTTONS REAL ESTATE LTD. (Private Agents License No. 12388888)

• Developer – M/s Heritage Residence Pte Ltd (ROC No.: 200608053G) • Developer Licence No. - C0336 • Tenure of Land – Freehold • Lot No - 02662W • Mukim No. – 02 • Expected TOP Date – June 2015 • Expected Date of Legal Completion – June 2018 • BP No. – A1404-00226-2006-BP03 • BP Date – 27 June 2011

While every reasonable care has been taken in preparing the brochure and constructing the model and the sales gallery/showflat (collectively called the "Materials"), the developer and its agents shall not be held responsible for any inaccuracies in its contents or between the Materials and the actual unit.

All statement, literature and depictions in the Materials are not to be regarded as a statement or representations of the fact. Visual representations, such as layout plans, finishes, illustrations, pictures, photographs and drawings contained in the Materials are artists' impressions only and not representations of fact. Such materials are for general guidance only and should not be relied upon as accurately describing any specific matter.

All information, specifications, plans and visual representations contained in the Materials are subject to changes time to time by the developer and/or the competent authorities and shall not form part of the offer or contract. The Sale and Purchase Agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statements, representations or promises (whether or not contained in the Materials and /or made by the developer or the agent) made.

No part of the Materials shall constitute a representation or warranty. The floor plans are approximate measurements and subject to final survey. All plans, internal layouts, facilities, information and specifications are current at the time of press and are subject to change as maybe required and cannot form part of an offer or contract. The developer reserves the rights to modify any part or parts of the building prior to completion as directed or approved by the building authority.

