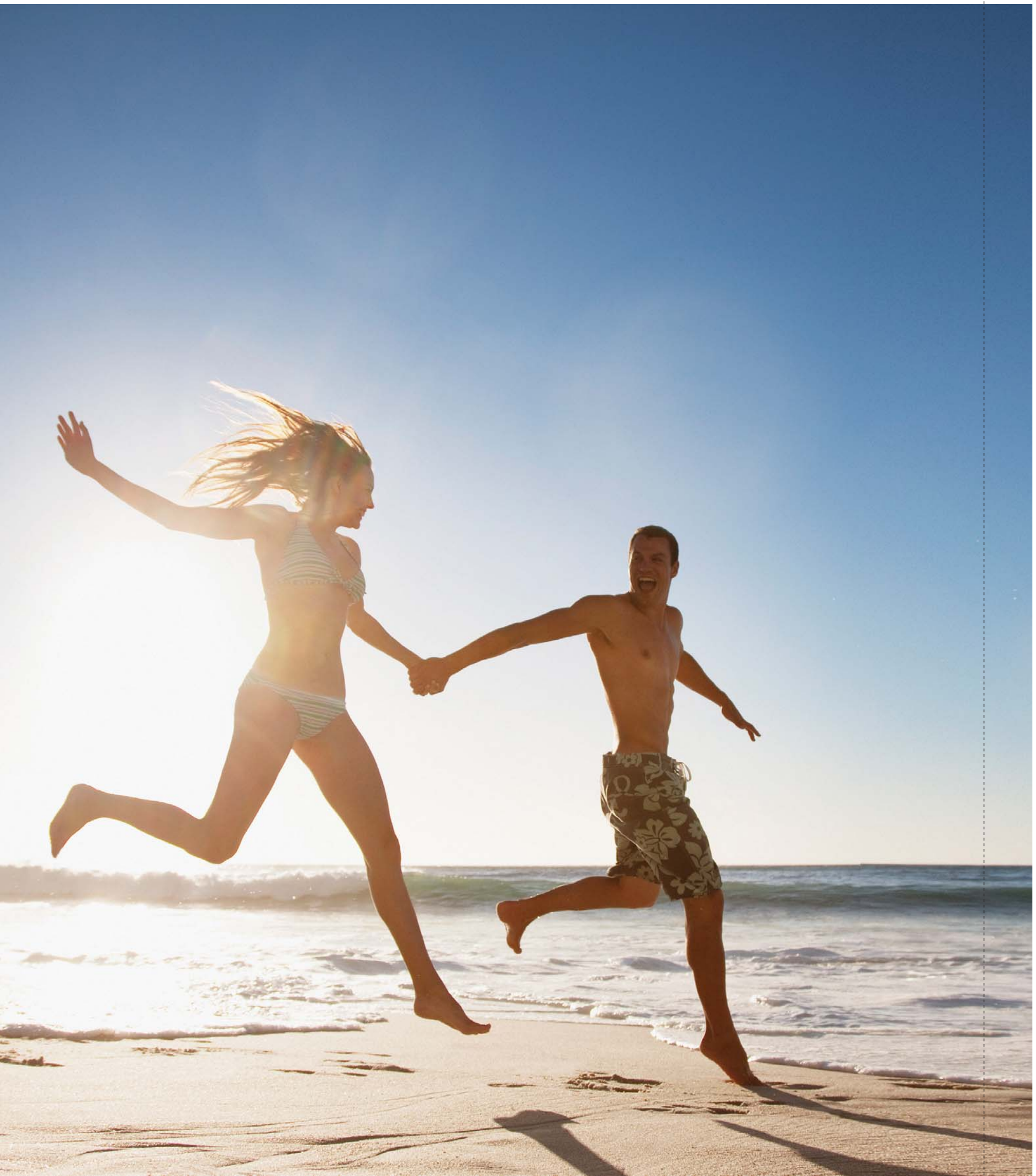




8M
RESIDENCES



Savour the Luxury
that Others Dream Of...





Your highrise haven awaits you...

A residential development that sets you apart from the maddening crowd, 8M Residences is nothing short of spectacular. From stunning architecture to lavishly appointed apartments, the lifestyle you experience at 8M Residences is certainly second to none.

Your search for true luxury is over. Find everything your heart desires and more at this truly stylish development – a match made in heaven. Yours to savour. At 8M Residences.



Experience true luxe living...





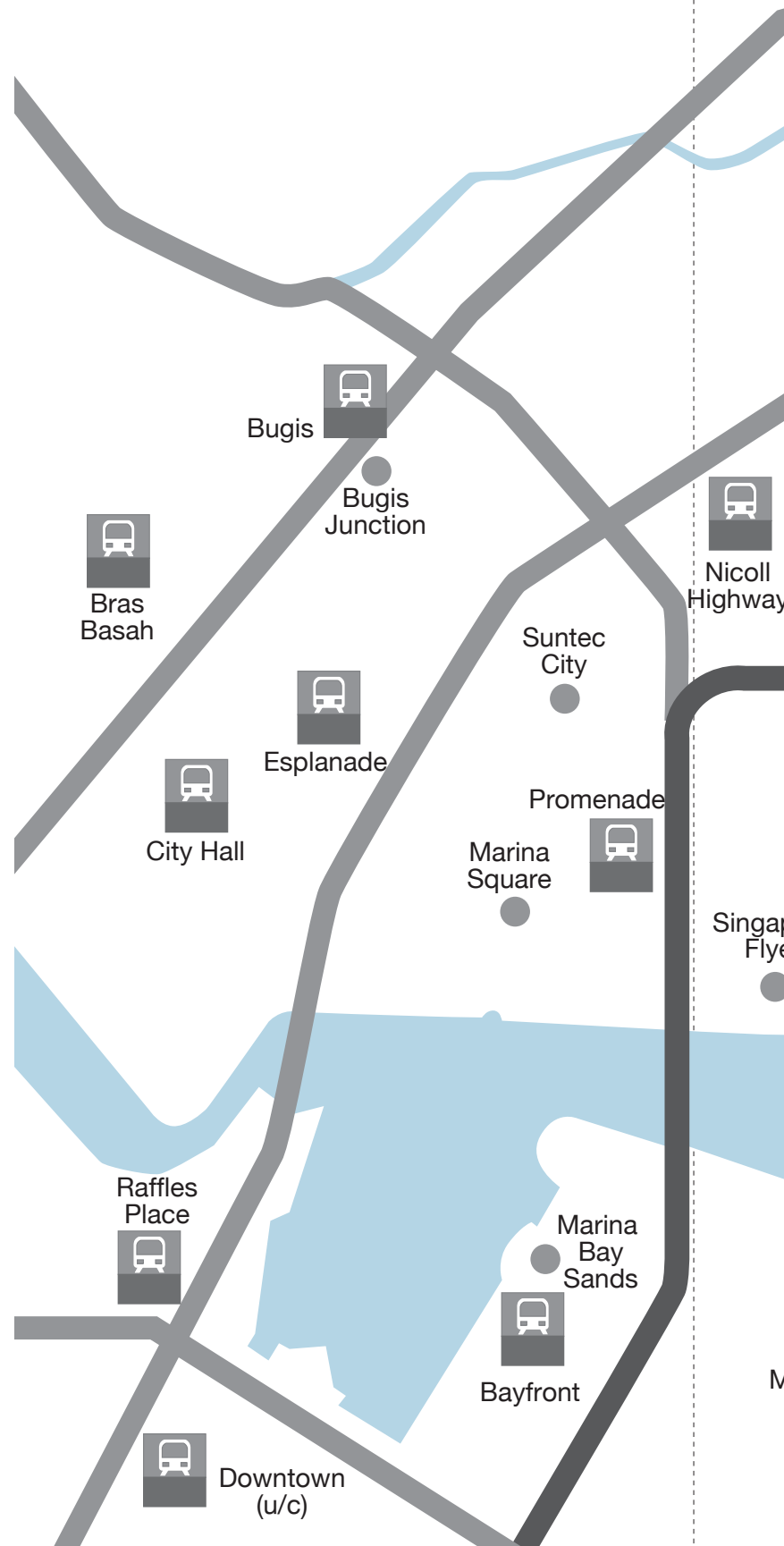
A pulsating city right in your backyard...

8M Residences puts the thrills and the excitement of a city that never sleeps in the palm of your hand. With so much to see and do, Singapore offers entertainment like no other city in the region. And there's no other better platform from which to explore than 8M Residences with a classy edge that belies its modern architecture.

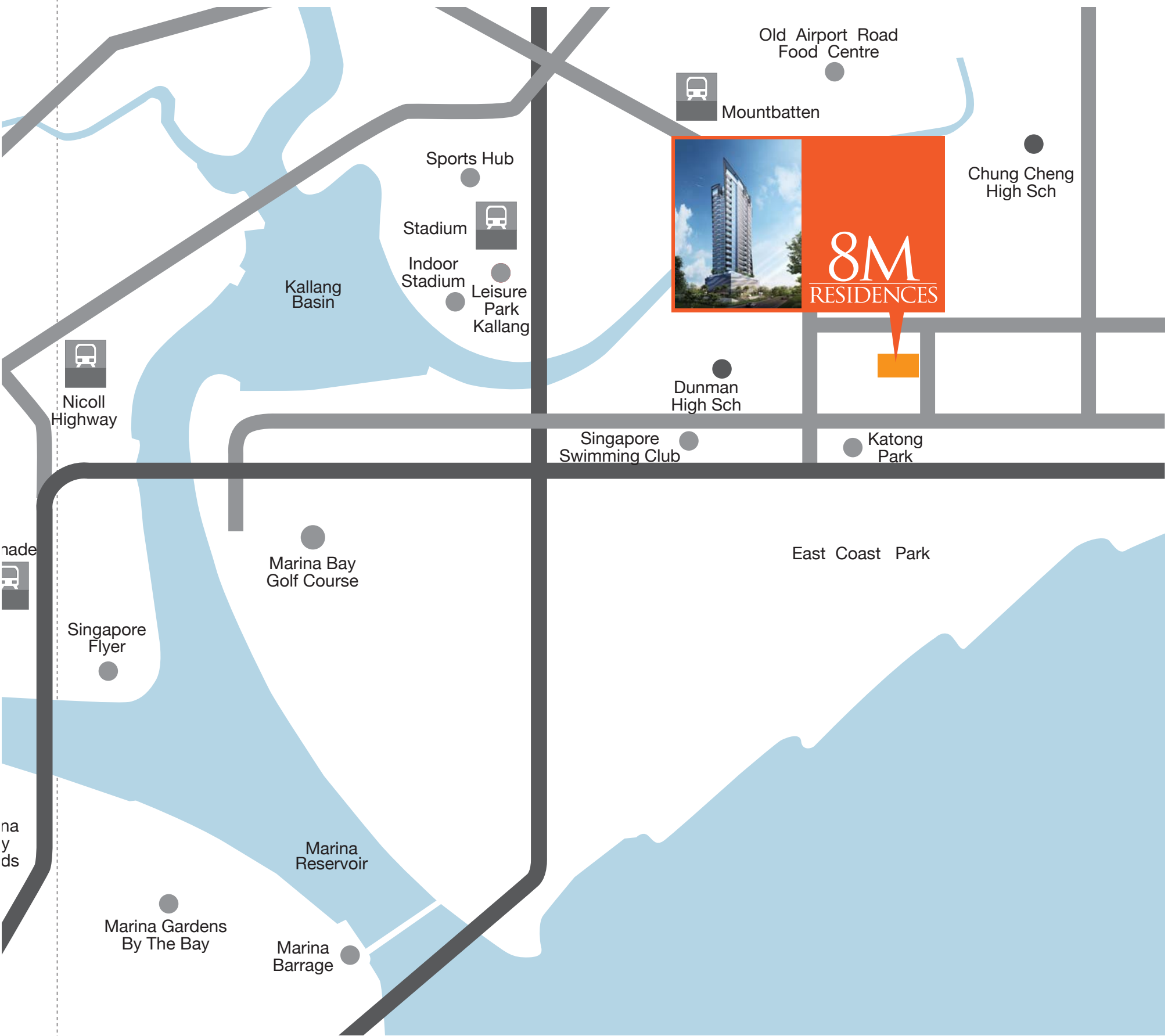
The famous skyline of Singapore beckons and being so close to the action from your pad puts you in an excellent position to answer. Transport options galore make it as easy as ABC. Go ahead. Experience true indulgence.

Shopping, dining and other entertainment options are also available at your doorstep. Being in Singapore's vibrant, charming and colourful East coast, 8M Residences serves up some of the best experiences that this city state can offer. Browse boutiques with contemporary fashion, feast on Singapore's best local and international food or live in the moment at one with nature. 8M Residences make this all possible with a locale that appeals to every taste.

Numerous transport options connect you to the city and beyond. Whether you drive or otherwise, living at 8M Residences is convenience personified. Just minutes away from Circle Line MRT stations such as Mountbatten and Dakota and a short drive to hit Nicoll Highway, which puts you in fast touch with the city and beyond.



Location Map





Toast the dream life.

Grab some bubbly and celebrate your style and affluence at 8M Residences. You deserve the limelight and this modern development is the perfect accompaniment to your success. Beautifully designed curves seamlessly morph into powerful lines that reflect both your driven ambition and your appreciation for the finer things in life.

8M Residences is the perfect synergy of the different facets of your life. A perfect complement to the contemporary life.



Live in the Garden of Eden...

Paradise is closer than you think. 8M Residences is simply a paradise to behold. A property that has your best interests at heart. From pleasing aesthetics to soothing features, everything has been thought of at 8M Residences.





Artist's impression only

Enrich your mind, body and soul...

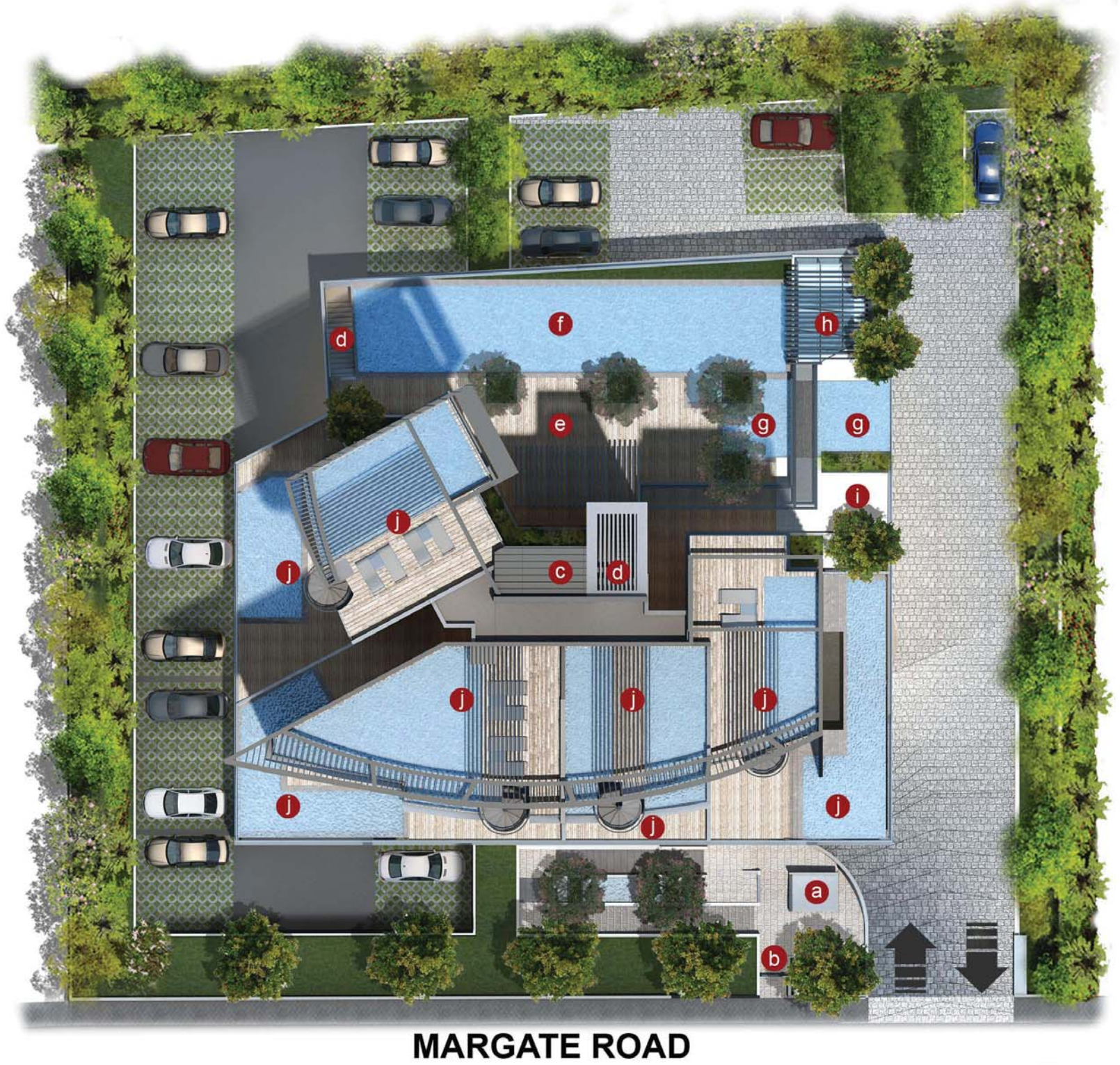
Energise every aspect of your being with facilities that allow you to develop socially, physically and emotionally. Form special moments over scrumptious BBQs. Keep mind and body in check in the state-of-the-art gym. Or revitalise with a refreshing dip in a spectacular pool. 8m Residences has you covered.





Artist's impression only

Site Plan



Legend:

- a** guard house
- b** pedestrian gate
- c** lift motor room
- d** staircase
- e** pool deck
- f** swimming pool
- g** kids pool
- h** gymnasium
- i** BBQ area
- j** private terrace



Come home and be amazed...

The beautiful design of the facade extends into every apartment at 8M Residences. Exquisite finishings will ensure that you are dazzled everytime you step into your abode. Be wowed by a home that is both gorgeous to the eye and home to the soul.



Feast in luxe surrounding...

Artist's impression only



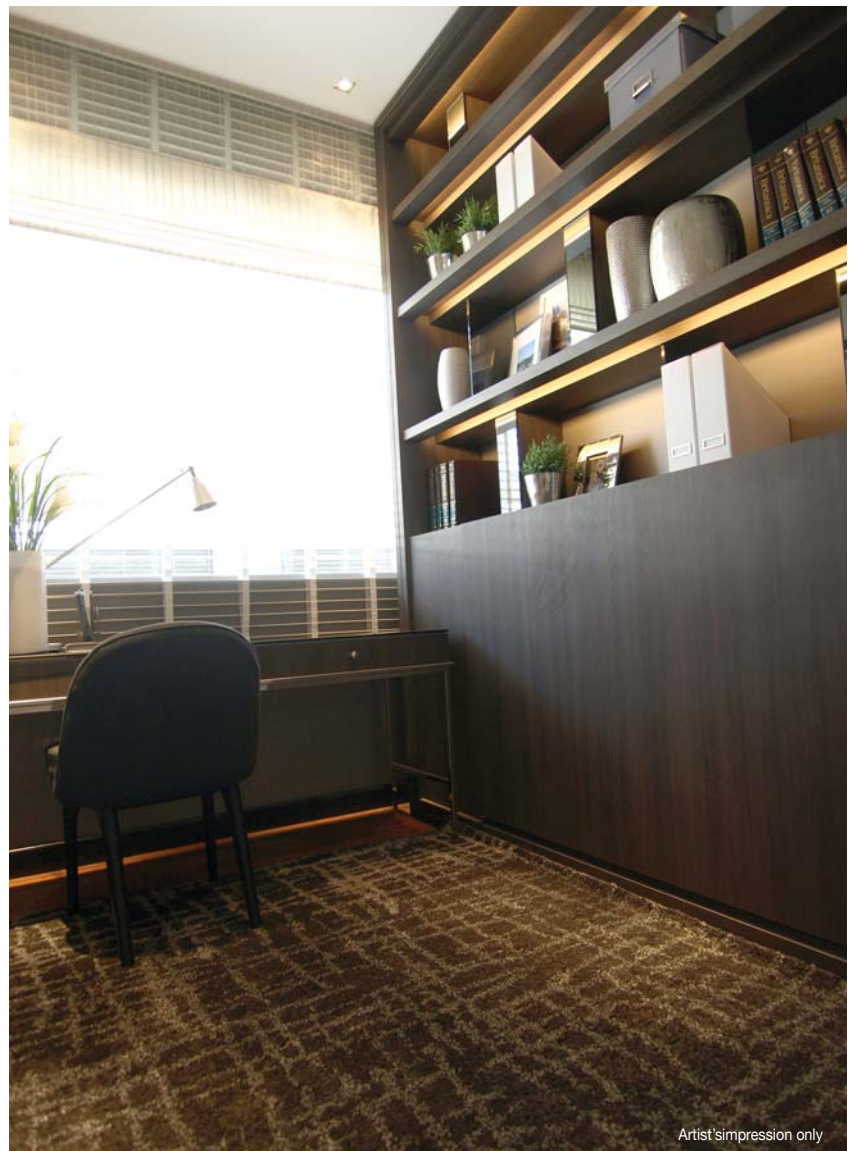
Artist's impression only



Artist's impression only



Artist's impression only



Artist's impression only

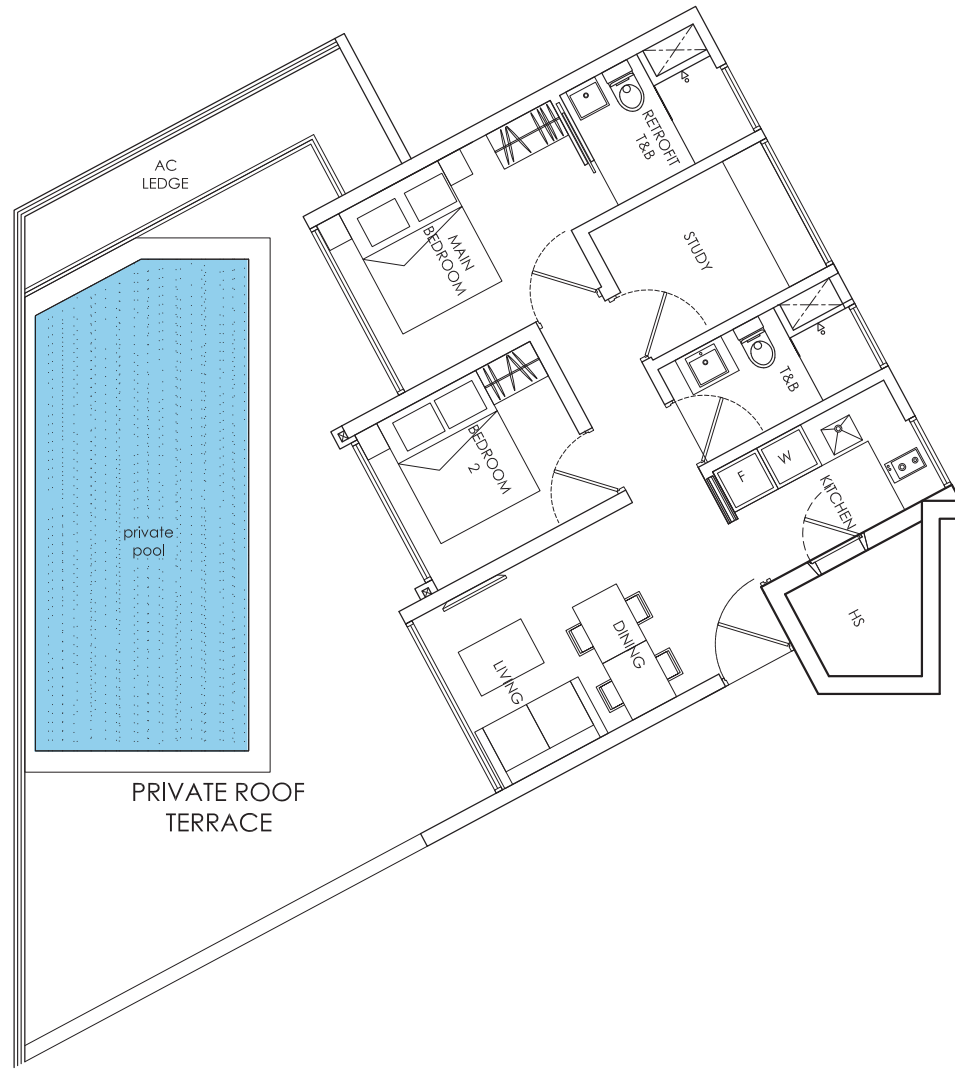
Top quality brands that you can trust feature prominently in a functional kitchen that is also exquisite in form. The best experiences, after all, not only tantalise your tastebuds but also expose your eyes to extreme beauty.



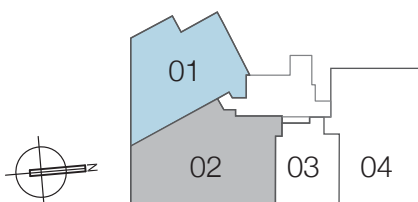
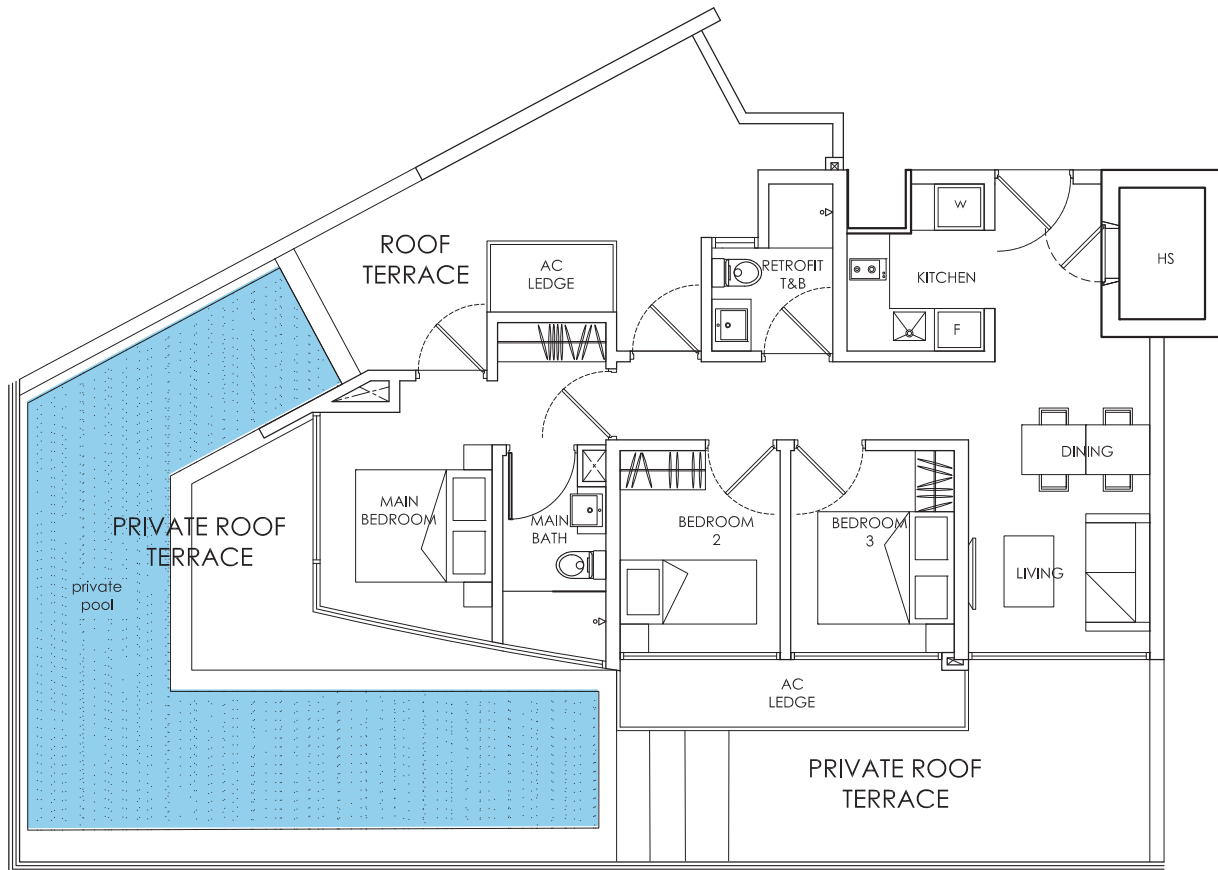
Adorning your private chambers at 8M Residences are fittings and furnishings that exhibit top quality. With such luxury being thrown around in abundance, these intimate moments are almost too good not to share.

Artist's impression only

TYPE A
2+1 bedroom
1324 sq ft
#04-01



TYPE B
3 bedroom
1668 sq ft
#04-02

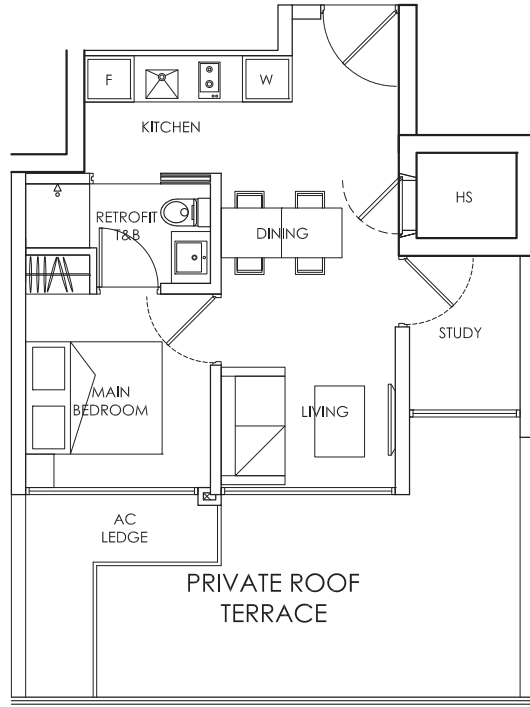


TYPE C

1+1 bedroom

678 sq ft

#04-03

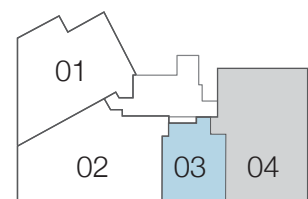
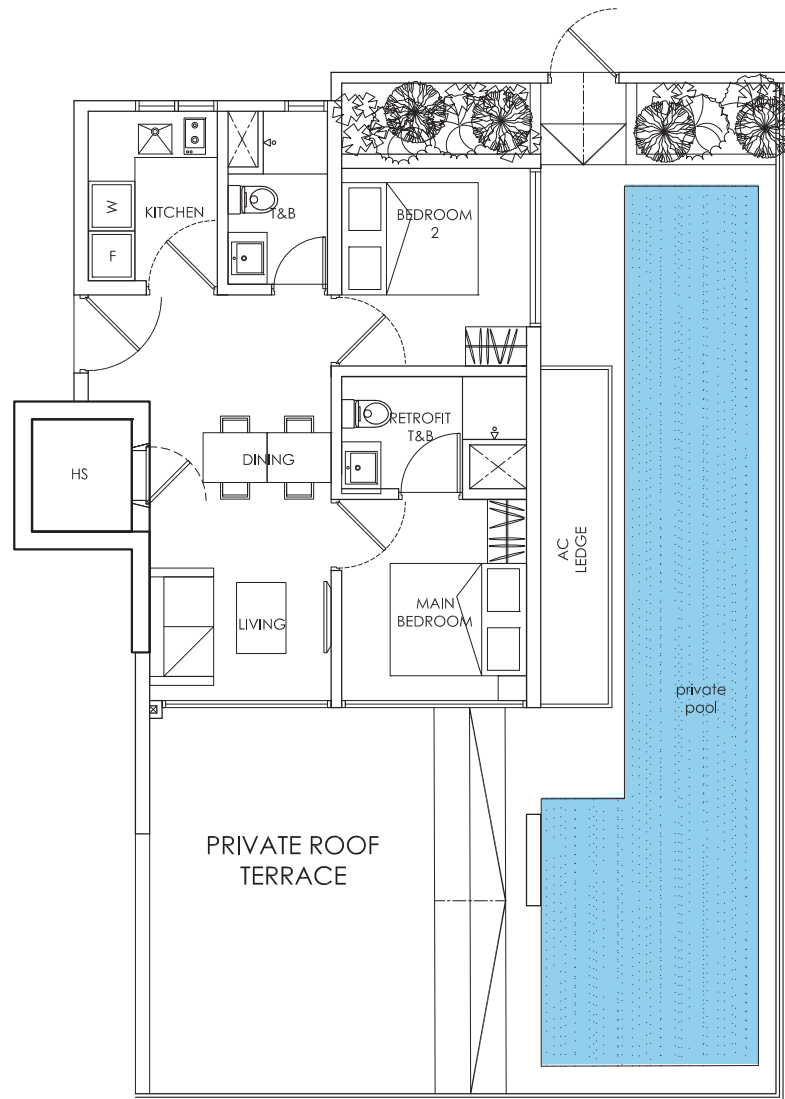


TYPE D

2 bedroom

1421 sq ft

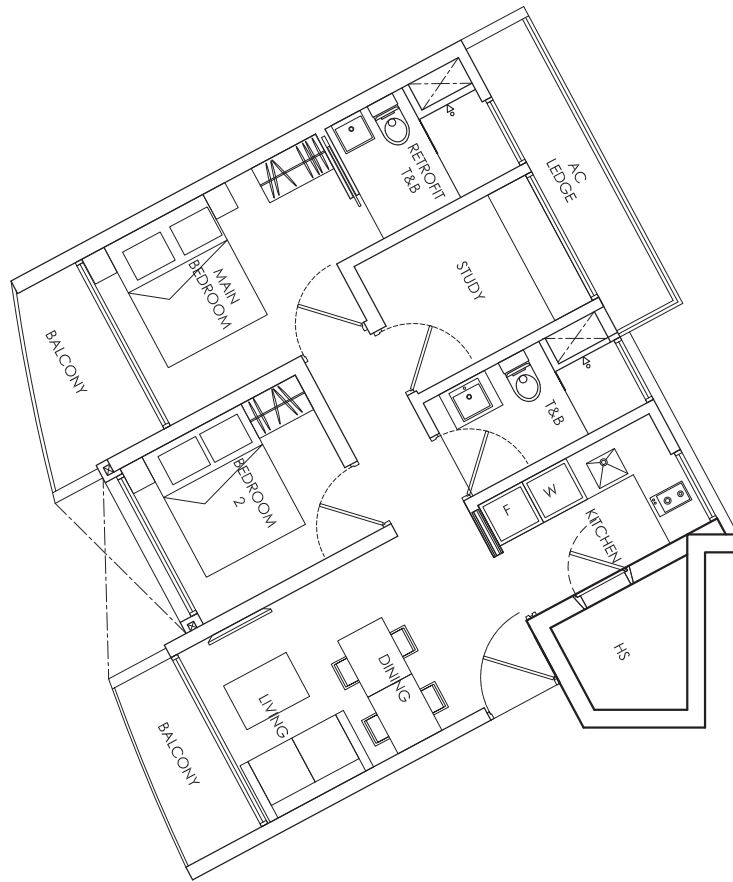
#04-04



TYPE A1

2+1 bedroom

775 sq ft

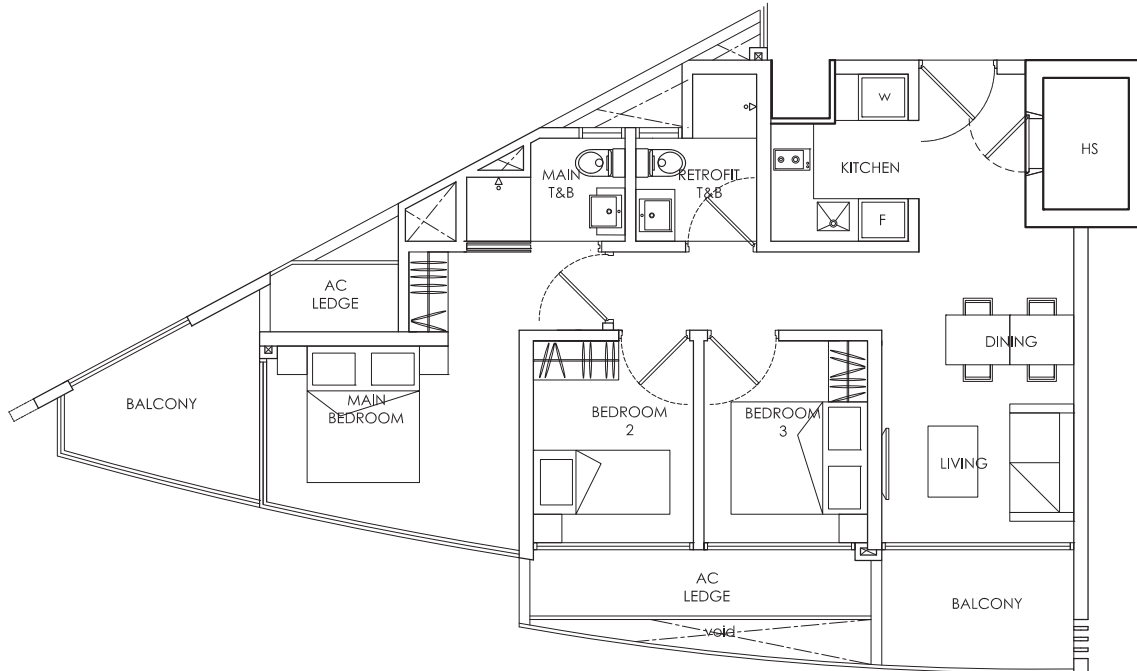


- #05-01
- #06-01
- #07-01
- #08-01
- #09-01
- #10-01
- #11-01
- #12-01
- #13-01
- #14-01
- #15-01
- #16-01
- #17-01
- #18-01
- #19-01

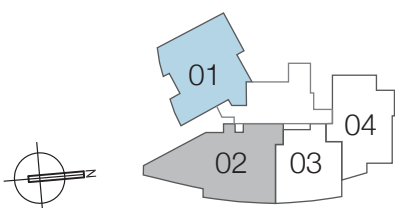
TYPE B1

3 bedroom

893 sq ft



- #05-02
- #06-02
- #07-02
- #08-02
- #09-02
- #10-02
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- #12-02
- #13-02
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- #15-02
- #16-02
- #17-02
- #18-02
- #19-02

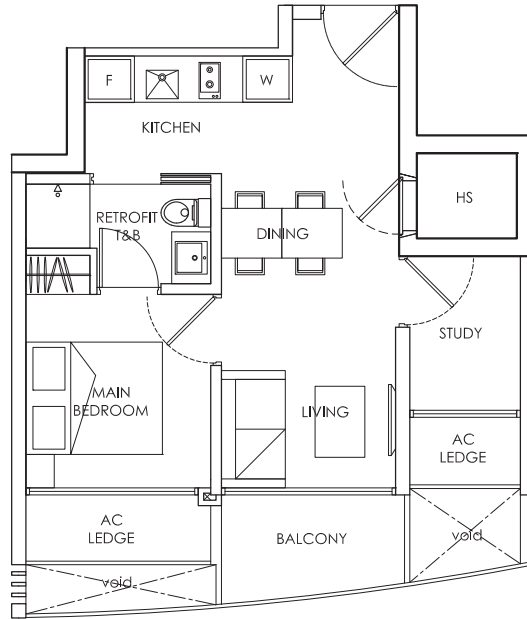


TYPE C1

1+1 bedroom

527 sq ft

- #05-03
- #06-03
- #07-03
- #08-03
- #09-03
- #10-03
- #11-03
- #12-03
- #13-03
- #14-03
- #15-03
- #16-03
- #17-03
- #18-03
- #19-03

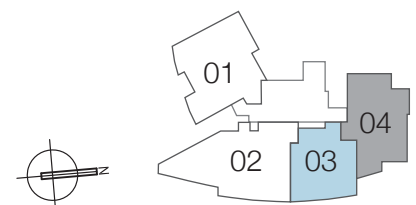
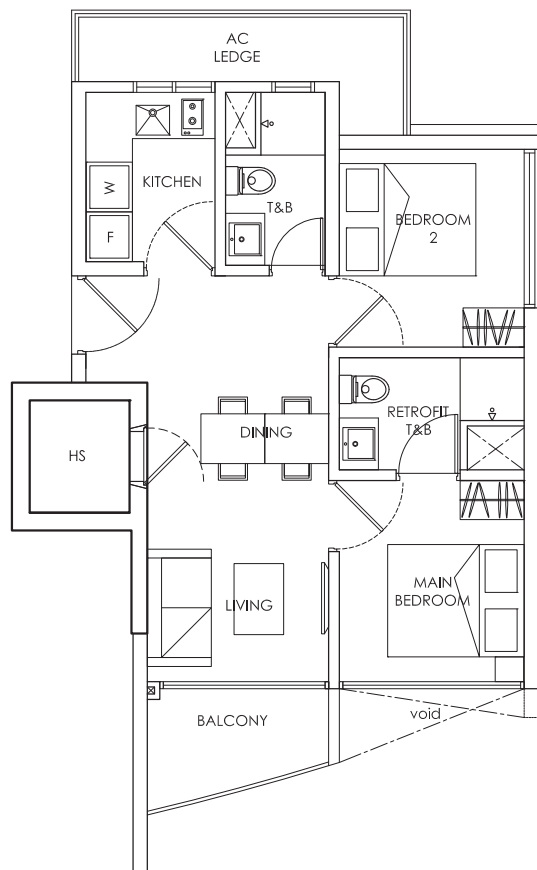


TYPE D1

2 bedroom

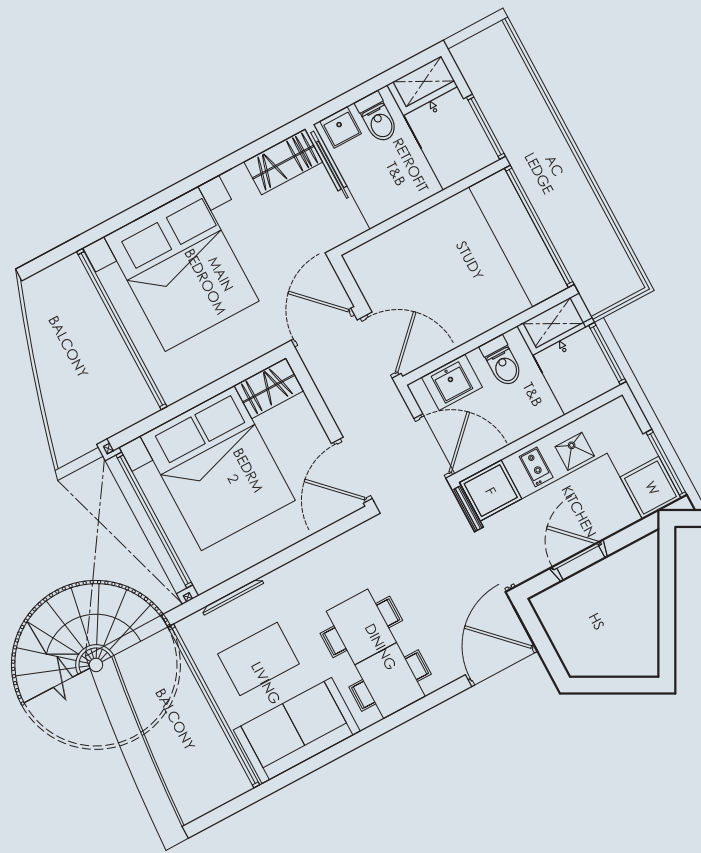
646 sq ft

- #05-04
- #06-04
- #07-04
- #08-04
- #09-04
- #10-04
- #11-04
- #12-04
- #13-04
- #14-04
- #15-04
- #16-04
- #17-04
- #18-04
- #19-04

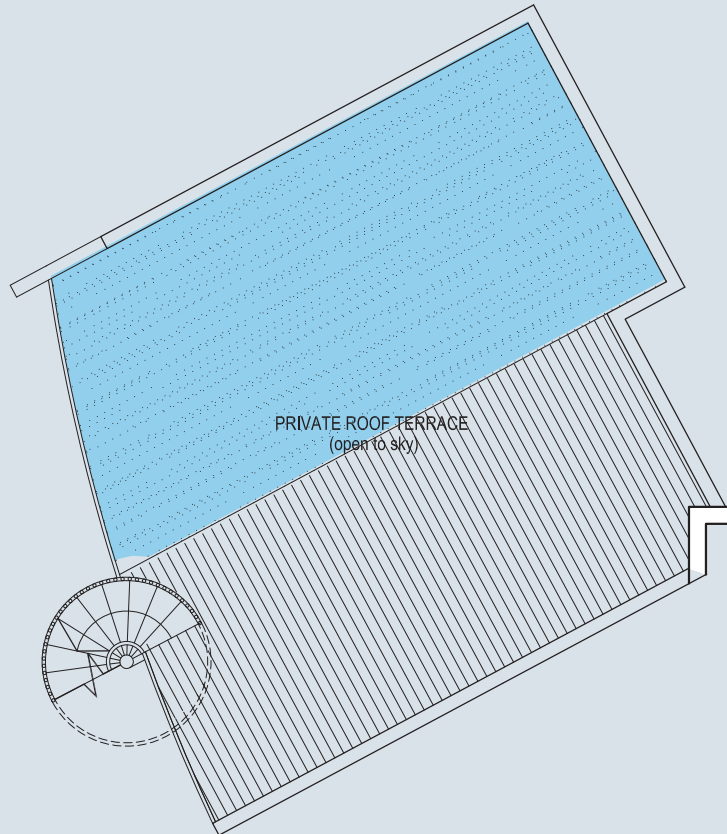


PENTHOUSE

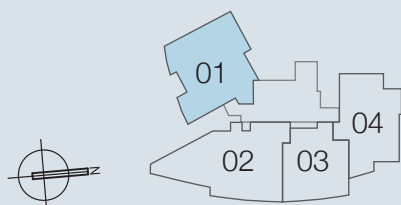
TYPE PHA
2+1 bedroom
1593 sq ft
#20-01



Lower Level



Upper Level



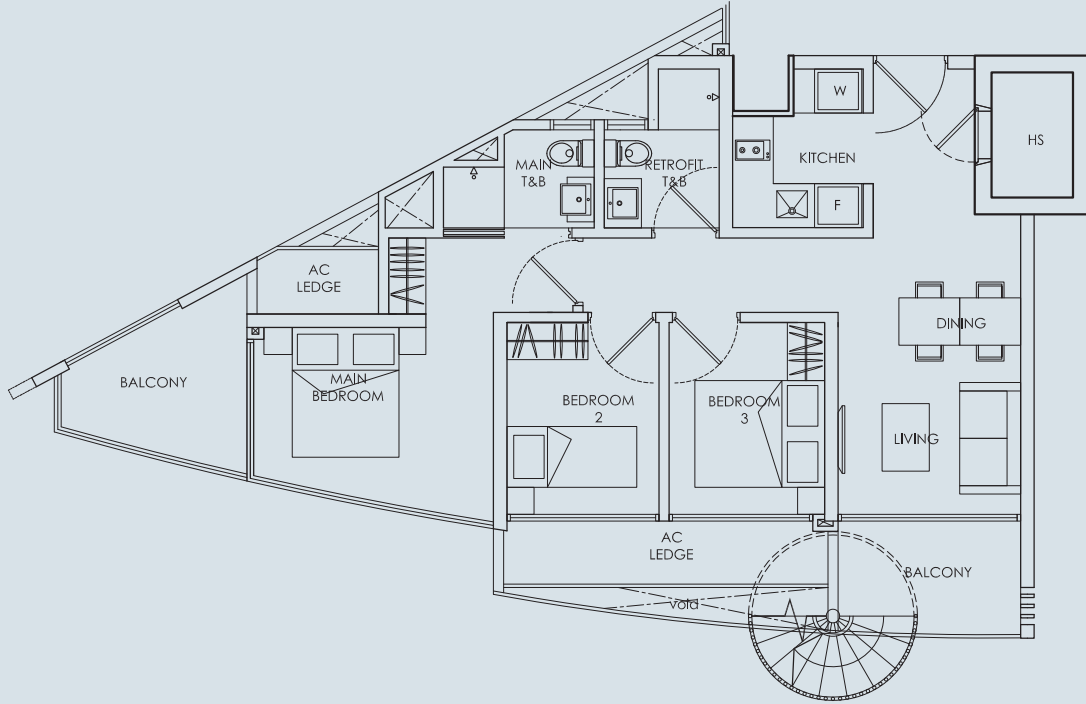
PENTHOUSE

TYPE PHB

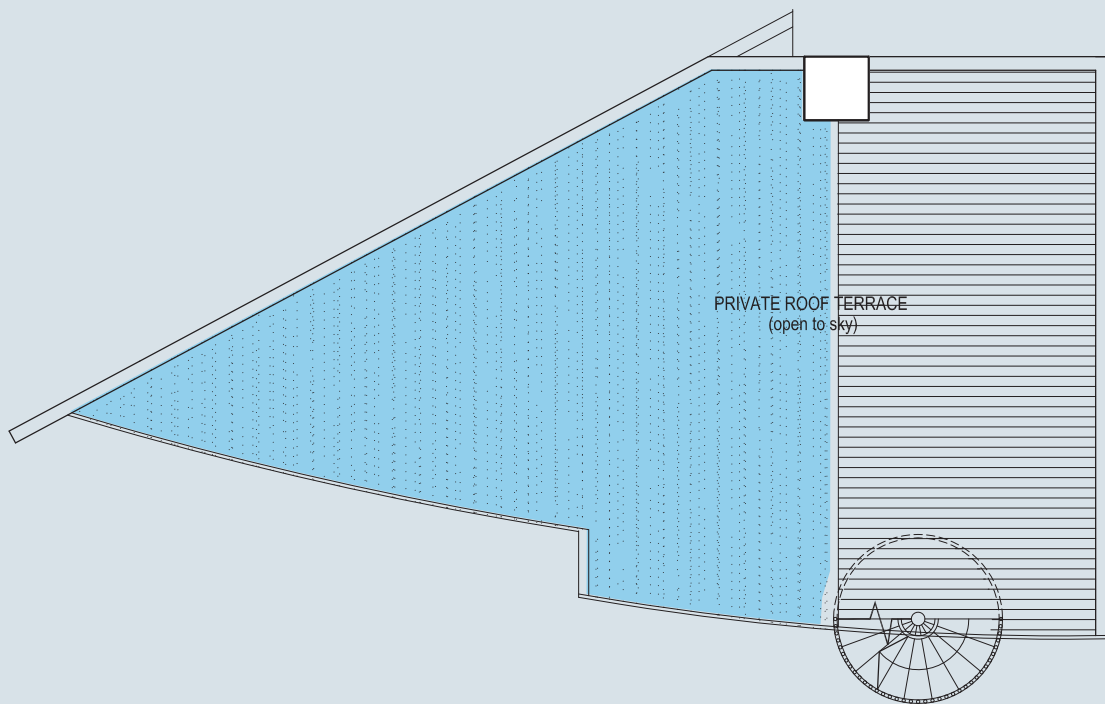
3 bedroom

1841 sq ft

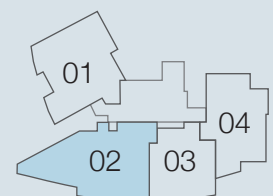
#20-02



Lower Level

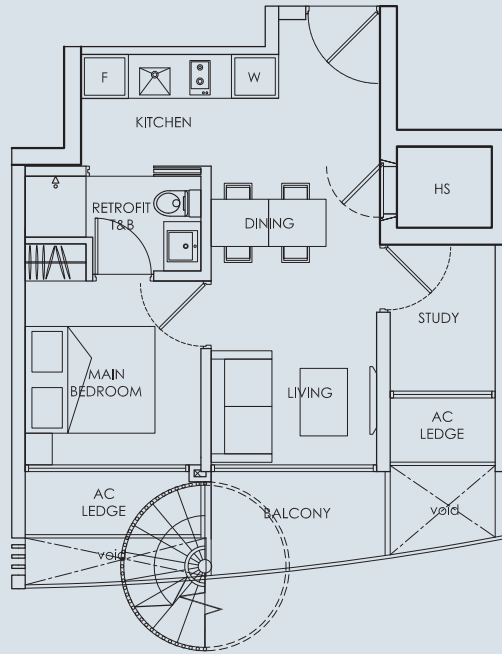


Upper Level

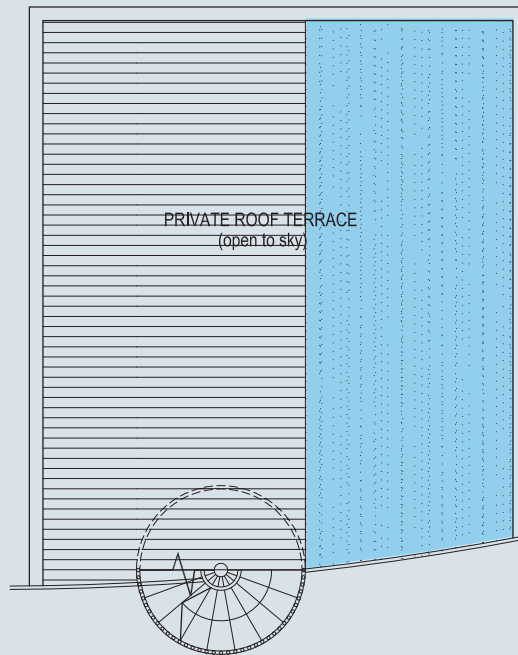


PENTHOUSE

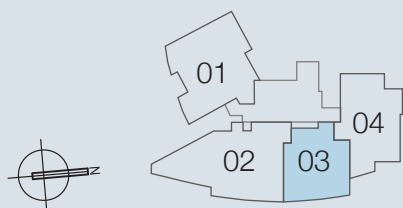
TYPE PHC
1+1 bedroom
1184 sq ft
#20-03



Lower Level



Upper Level



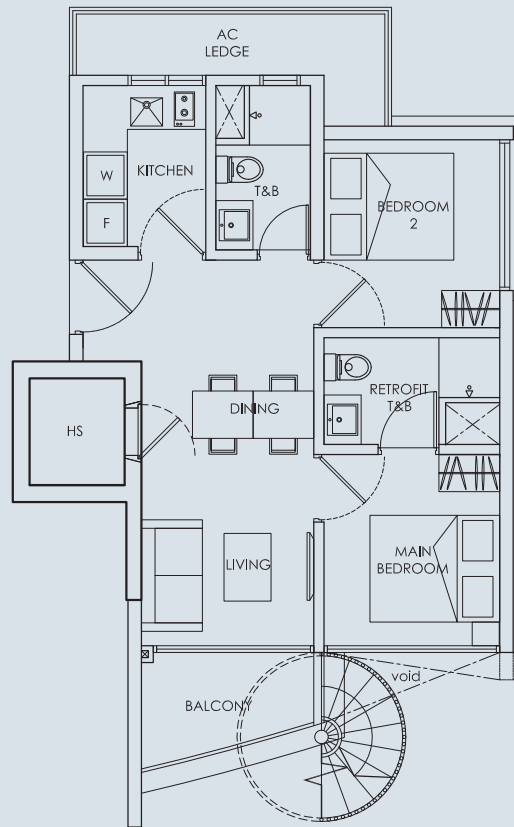
PENTHOUSE

TYPE PHD

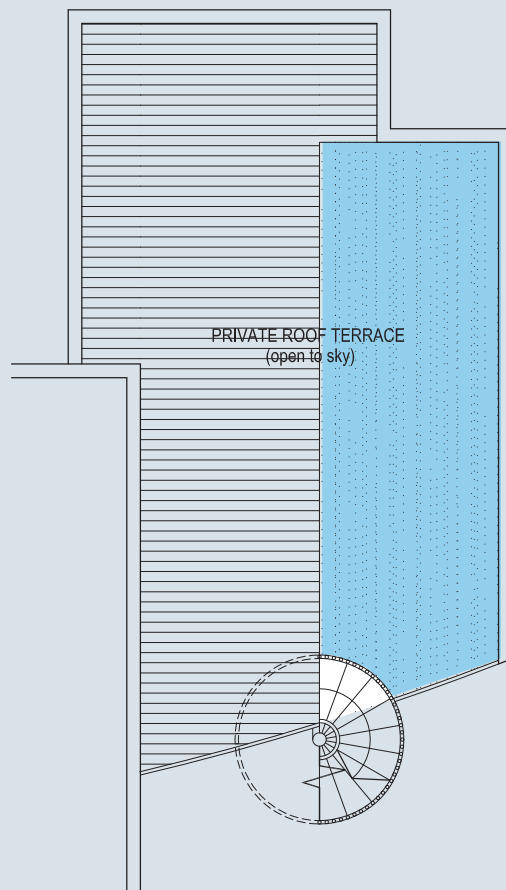
2 bedroom

1313 sq ft

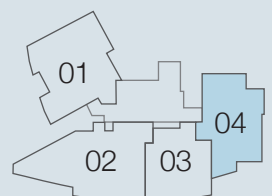
#20-04



Lower Level



Upper Level



SPECIFICATIONS

1. FOUNDATION
Piling system to Engineer's specification / BCA approval.
2. SUPERSTRUCTURE
Reinforced concrete and/or Pre-Stress Concrete and/or Precast Reinforced Concrete and/or Structural Steel to Engineer's design and specification
3. WALLS
 - 3.1 External Wall
Reinforced concrete Walls and/or Masonry Walls
 - 3.2 Internal Wall
Masonry Walls and/or Cast In-Situ Reinforced Concrete Wall and/or Dry Wall Partition System and/or Light Weight Concrete Panels/ blocks
4. ROOF
 - 4.1 Flat Roof
Reinforced concrete roof and Metal roof with appropriate roofing system
5. CEILING
 - 5.1 Apartments
 - i. Living / Dining / Bedrooms / Study
Skim coat and/or Plaster ceiling boards and/or bulkheads to designated areas with paint finish
 - ii. Yard
Skim coat with paint finish
 - iii. Master Bathroom / Common Bathrooms & Kitchen
Plaster ceiling boards and/or bulkheads to designated areas with paint finish
 - 5.2 Common Areas
 - i. Lift Lobbies and Gymnasium
Skim coat and/or Plaster ceiling boards and/or bulkheads to designated areas with paint finish
 - ii. Multi Storey Carpark, Staircase and other areas
Skim coat with paint finish
6. FINISHES
 - 6.1 Wall (For Apartments)
 - i. Living / Dining / Bedrooms / Study
Cement and Sand Plaster and/or Skim Coat with paint finish and on exposed surface only
 - ii. Common Bathrooms / Kitchen
Imported Tiles up to ceiling height and on exposed surface only
 - iii. Master Bathroom
Marble or Compressed Marble Tiles up to ceiling height and on exposed surface only
 - 6.2 Wall (For common areas)
 - i. Main Lift lobby
Granite and/or Compressed Marble and/or Tiles and/ or Plaster Finish and/or Skim coat with paint finish
 - ii. Typical lift lobby
Imported Tiles up to false ceiling height and/or cement and sand plaster with paint finish
 - iii. Gymnasium, Staircases, Corridor
Cement and sand plaster with emulsion paint
 - iv. External wall
Cement and sand plaster with textured coating and/or paint finishes
 - 6.3 Floor (For Apartments)
 - i. Living / Dining
Marble or Compressed Marble tile with skirting
 - ii. Bedrooms
Timber and/or Engineered Timber strips with skirting
 - iii. Master bathroom
Marble or Compressed Marble tile
 - iv. Common Bathrooms, Kitchen, Yard, Balcony,
Imported Tiles
 - v. Penthouse Staircase
Imported Tiles and/or composite timber finishes
 - vi. Roof Terrace Garden
Imported Tiles and/or composite timber finishes
 - 6.4 Floor (Common Areas)
 - i. Main Lift lobby
Granite and/or Compressed Marble and/or Tiles
 - ii. Typical Lift Lobby, Corridors
Imported Tiles
 - iii. Staircases,
Cement and Sand Screed
 - iv. Pool Deck, BBQ Area and Communal Area
Imported Tiles and/or Pebble wash and/or stone and/or composite timber finish
 - v. Lap Pool, Wading Pool, Jacuzzi
Mosaic Tiles
 - vi. Children Playground / Zone
EPDM Granulated Rubber Flooring
7. WINDOWS
Powder coated aluminium or equivalent glazed framed windows.
8. DOORS
 - 8.1 Main Entrance
Approved Fire-rated timber door
 - 8.2 Bedrooms, Bathrooms, Kitchen
Hollow core timber door
 - 8.3 Balcony
Aluminium framed glass door
 - 8.4 Roof Garden
Hollow core timber door and/or Aluminium Framed Door
 - 8.5 Household Shelter
PSB approved blast door
9. IRONMONGERY
 - 9.1 Good quality locksets and ironmongery to be provided to all doors
10. OTHERS
 - 10.1 Balcony/ Roof Terrace
Laminated Glass Railing and/or Reinforced Concrete Parapet Wall
11. SANITARY FITTINGS
 - 11.1 Master Bathroom / Common Bathroom
 - i. 1 shower cubicle complete with shower mixer and shower seat
 - ii. 1 wash basin and basin mixer
 - iii. 1 mirror
 - iv. 1 toilet paper holder
 - v. 1 towel rail
 - vi. 1 vanity cabinet and/or shelves
 - vii. 1 water closet
 - 11.2 Kitchen
 - i. One stainless steel sink with mixer
12. ELECTRICAL INSTALLATION
 - 12.1 Electrical Wiring below false ceiling within the units shall generally be concealed where possible. Electrical wiring above ceilings and main entrance corridor shall be in exposed trays and/or conduits and/or trunking
 - 12.2 Refer to Electrical Schedule
13. TV/FM/Telephone
Refer to Electrical Schedule for details.
14. LIGHTNING PROTECTION
Lightning Protection System shall be provided in accordance with the Singapore Standard CP33 1996
15. PAINTING
 - 15.1 Internal Walls
Paint Finish
 - 15.2 External Walls
Weather seal paint and/or spray textured coating to designated area
16. WATERPROOFING
Waterproofing to floors of Bathrooms, Kitchen, Roof Garden, Planter Box, Balcony, Reinforced Concrete Roofs, Swimming Pools and where applicable
17. DRIVEWAY AND CARPARK
 - 17.1 Surface Driveway
Concrete pavers and/or tarmac and/or reinforced concrete and/or heavy duty homogenous tile
 - 17.2 Multi-Storey Carpark/Driveway
Reinforced Concrete
18. RECREATIONAL FACILITIES
 - a) Lap pool,
 - b) Wading pool,
 - c) Gymnasium,
 - d) BBQ pit
19. SOIL TREATMENT
Anti Termite soil treatment by specialist, where applicable
20. ADDITIONAL ITEMS
 - 20.1 Kitchen Cabinets / Appliances
 - Built in Kitchen cabinets with solid surface worktop complete with sink and mixer, cooker hood and hob
 - Built in Oven
 - 20.2 Fridge
- Built in Fridge or free standing fridge
 - 20.3 Washer Machine
- Branded Washing Machine
 - 20.4 Wardrobes
- Quantity wardrobes provided to all bedrooms (2400 Height)
 - 20.5 Air-conditioner
- Split Unit Air conditioning System to Living / Dining , Study and Bedrooms
 - 20.6 Intercom System
- Intercom System between 1st Storey/carpark lift lobby , Visitor call panels and apartment
 - 20.7 Hot water Supply
- Hot water supply to Kitchen and Bathroom
 - 20.8 Security System
 - Proximity access card to 1st Storey and carpark lift lobby
 - Closed Circuit Television System (CCTV) surveillance to 1st storey Lift Lobby and designated common area

NOTES

1. Granite and marble 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 or granite 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.
2. Timber strips are natural material containing veins and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation.
3. The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Singapore Cable Vision Ltd (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. Layout/location of wardrobes, kitchen cabinets and fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.
5. Where warranties are given by the manufacturers and/or contractors and/or suppliers of any equipments and/or appliances installed by the Vendor at the Unit, the Vendor shall 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.
6. Air-conditioning system has to be maintained by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes which are essential for the efficient running and prolonging the operating life of the system.
7. All recreational facilities are subject to change/ approval by the relevant authorities and/or technical requirements/compliance.
8. Whilst every reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statements or representations of fact.
9. All information and specifications are current at the time of going to press and are subject to change as may be required and cannot form part of the contract. All plans are subject to any amendments approved or may be approved by the relevant authority. Visual representations including (architectural) models, drawings, photographs/pictures and artists' renderings are impression only, while illustrations of interiors are only decor suggestions and none to be regarded as representation facts. Floor areas are approximate measurements and subject to final survey.
10. The Sales & Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale & Purchase Agreement and shall in no way be modified by any statements, representation or promises made by us or the marketing agent.

Name of Project:	8M Residences
Developer:	GCAP Properties Pte Ltd
Tenure of Land:	Freehold on LOT 97014N, 05023K, 06905L MK 25 at 8 Margate Road
Building Plan No:	A1276-00599-2011-BP01
Developer's Licence No:	C0704
Expected Date of TOP:	1 June 2017
Expected Date of Legal Completion:	1 June 2020

DEVELOPER:



GCAP Properties Pte Ltd
(a subsidiary of Sustained Land Pte Ltd)
150 South Bridge Road #03-01
Fook Hai Building Singapore 058727

INTERIOR
CONSULTANT:



www.cmd.sg T/6733 7731

SOLE
MARKETING
AGENT:



HUTTONS ASIA PTE LTD Estate Agents Licence No: L300889K

Hotline **9100 9898**
3 Bishan Place #02-01 CPF Building
S579838 t 6253 0030 f 6253 0090

BROCHURE
DESIGN BY:



Prestigious developments by Sustained Land Pte Ltd



Coastal View Residences



Coastal Breeze Residences



Suites de Laurel



833 MB Residences



38 iSuites



Regent Residences



Tivoli Grande

