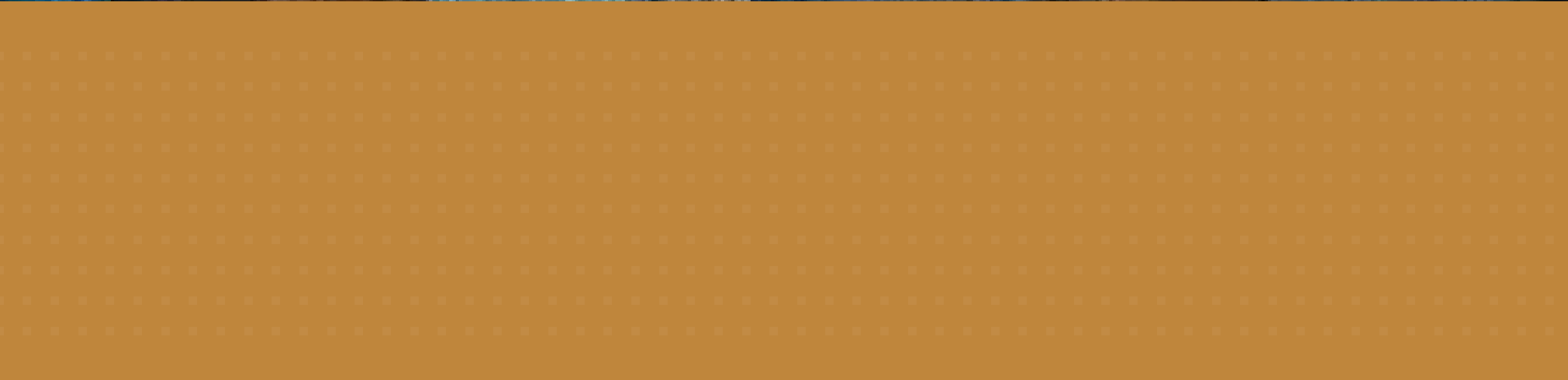




PALACIO

Grandeur beyond Royalty

FREEHOLD






PALACIO
Grandeur beyond Royalty



EMBRACE LUXURIOUS LIVING, BECAUSE YOU DESERVE IT.

Complement your high life living with an exclusive, luxury 21-unit cluster houses inter-terrace. This palatial three-storey house with a cozy attic offers discreet splendour for the discerning buyers.

The enviable enclave provides quality architecture with choice materials to create that timeless and artistry appeal.

Artist's impression



Artist's impression

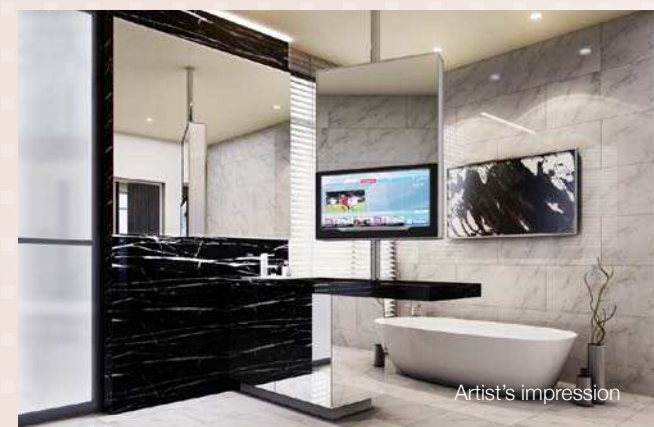
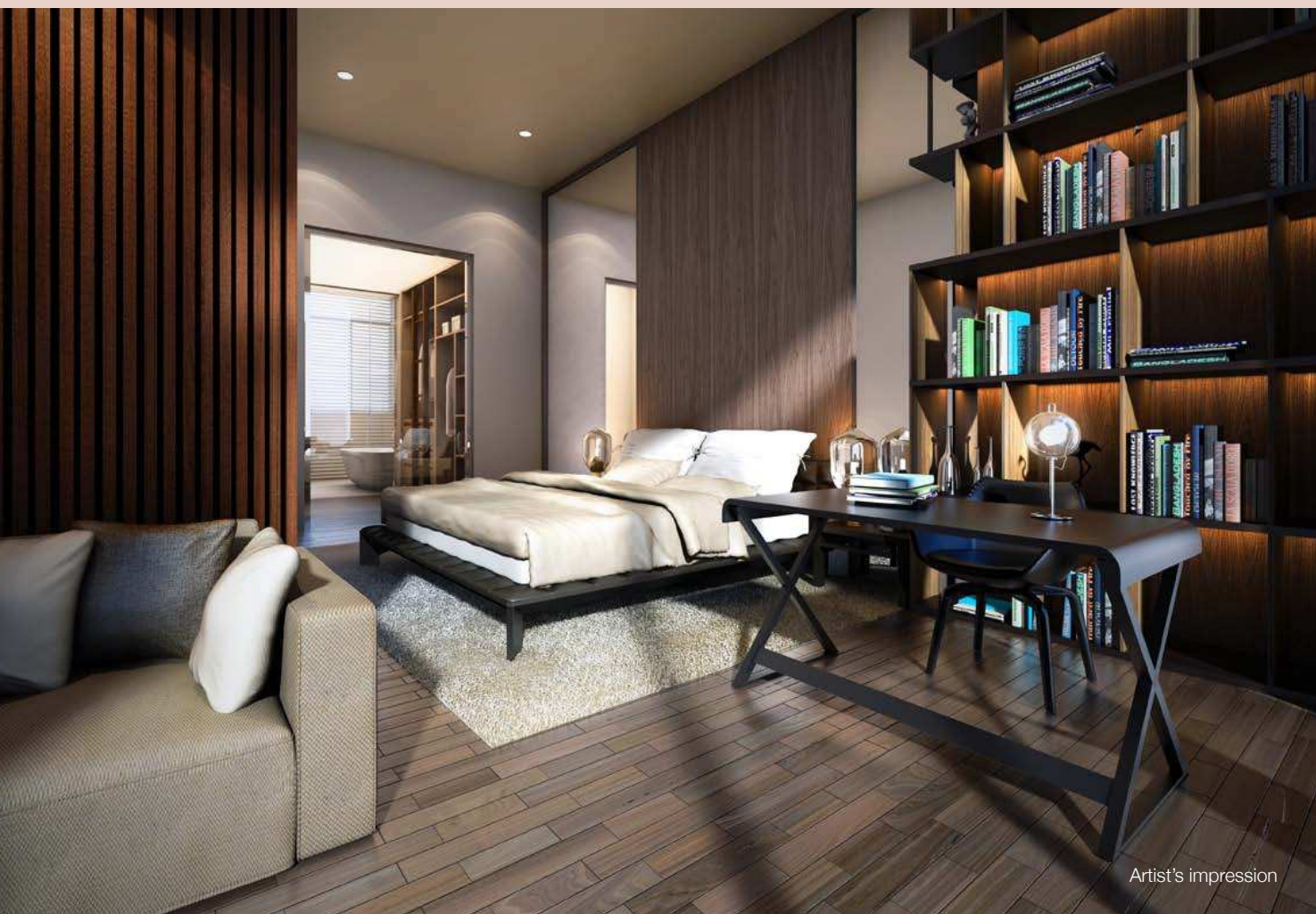

PALACIO
Grandeur beyond Royalty

ENVELOPE OF TRANQUILITY

Immerse in a lap of tranquility with your own plunge pool and enjoy delectable spread, dining by the waters in the private sanctuary of your love nest.

INNER BEAUTY

Behold the quiet beauty of this modern-living master bedroom with a cozy family leisure space, the spacious walk-in wardrobe to the exclusive ensuite baths.



OUTER ALLUREMENT

Satisfy your socialite indulgence with the enchanting loft at the roof terrace.
Find the perfect excuse for a cocktail reception to family BBQs under the
evening stars.



METICULOUS TOUCH

Invoke your creativity with the innovative use of space in every corner that comes with the fully furnished expanse of stylish quality kitchen equipment and fittings.



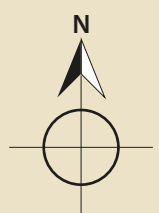


Artist's impression

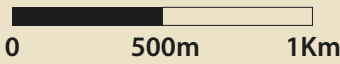
PERFECT LIFESTYLE LOCATION



Experience seamless connectivity through expressways - ECP, PIE and KPE – into downtown Marina, Orchard Road, and Financial District. A myriad of leisure and entertainment choices together with renowned schools and library in the vicinity awaits you. East Coast Park including the historic Katong, are just steps away, making this the perfect lifestyle location.



SCALE: 1: 25,000



*Map drawn to approximate scale. For representation only.



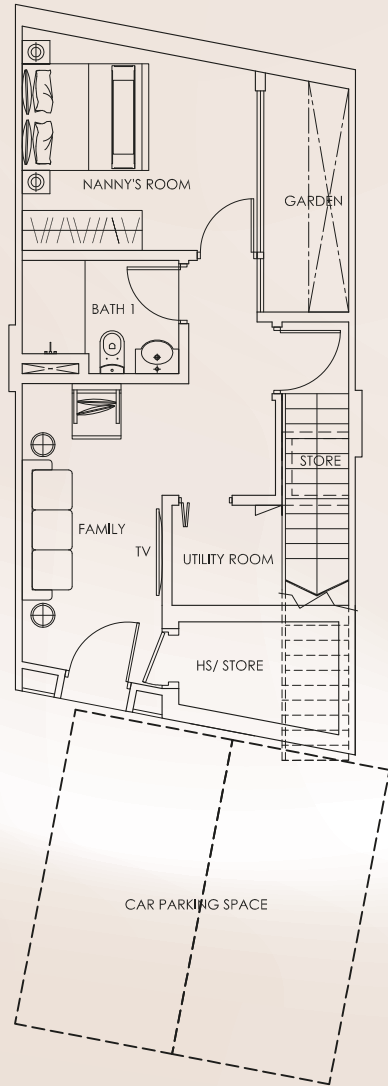

PALACIO
Grandeur beyond Royalty



TYPE A

65A/65B/65C/65D/65E

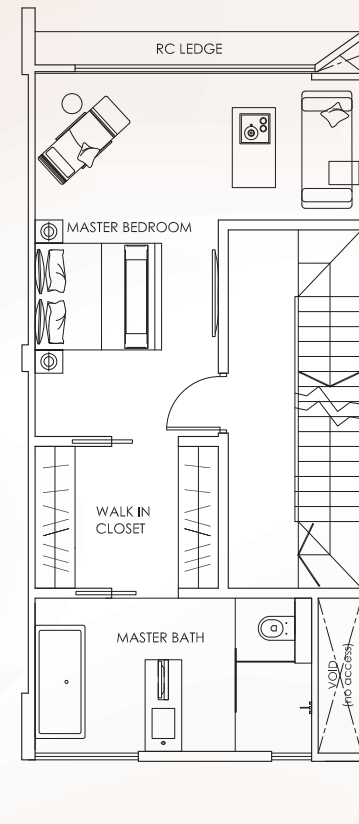
370 sqm / 3982.65 sqft



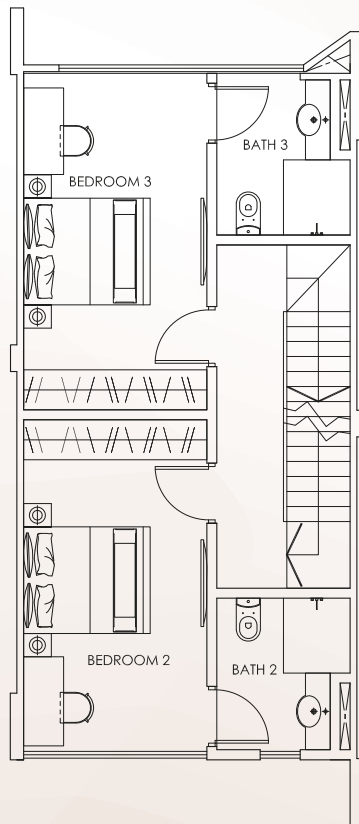
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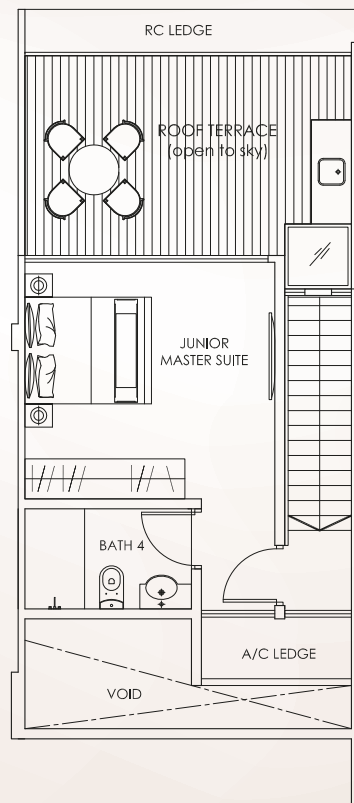
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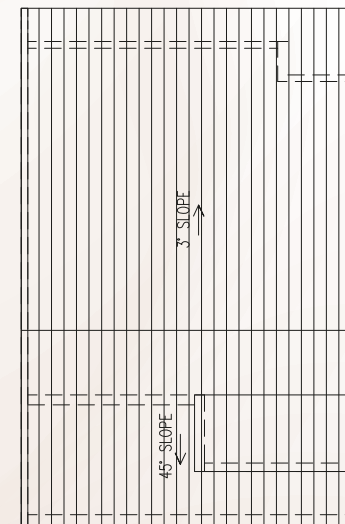
2ND STOREY



3RD STOREY



ATTIC LEVEL

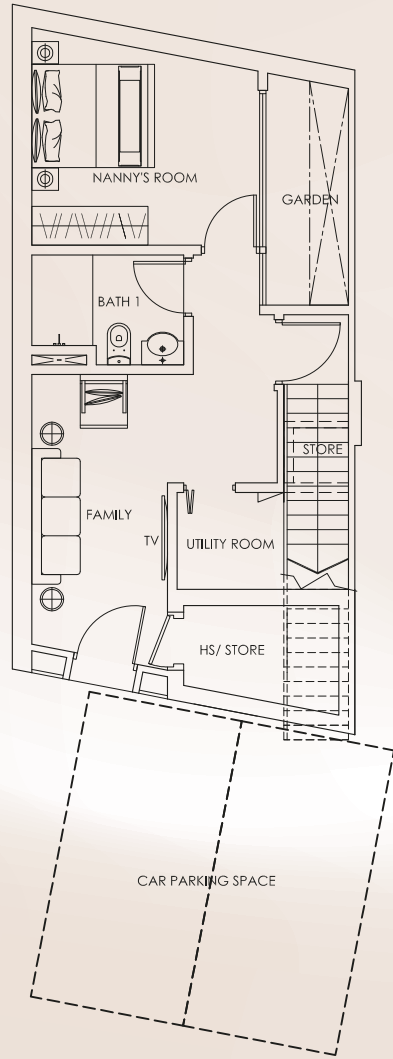


ROOF

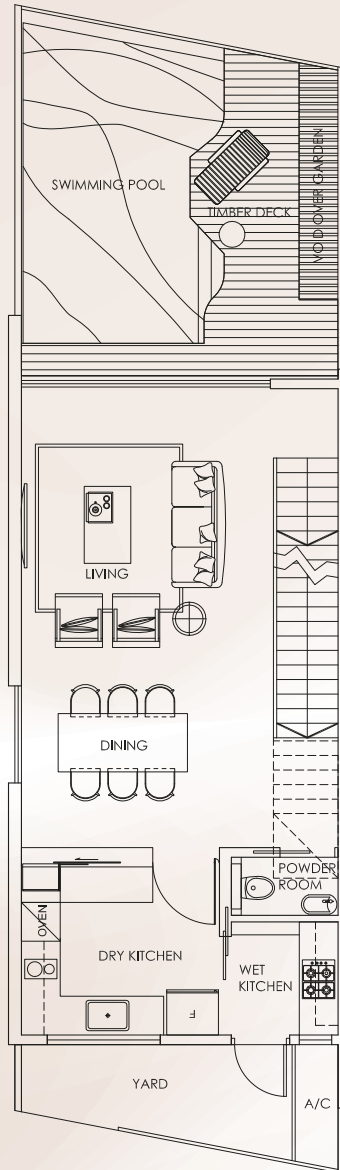
TYPE A1

65

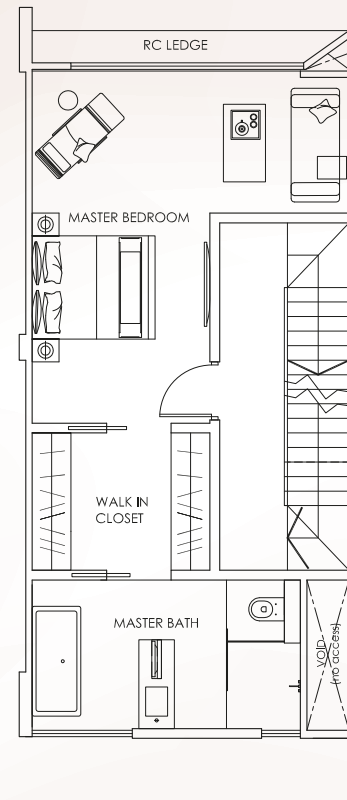
370 sqm / 3982.65 sqft



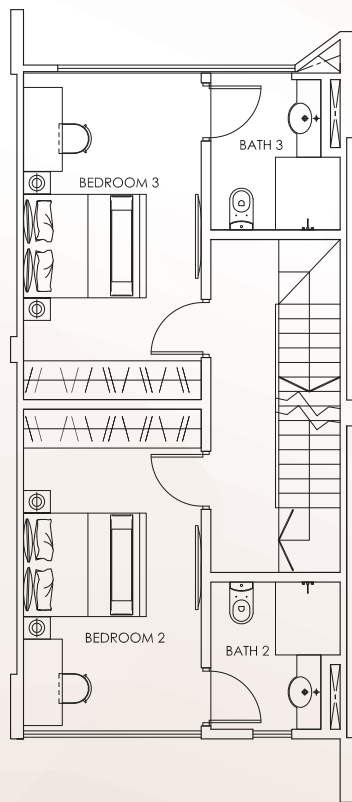
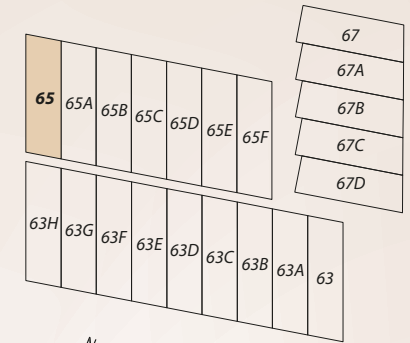
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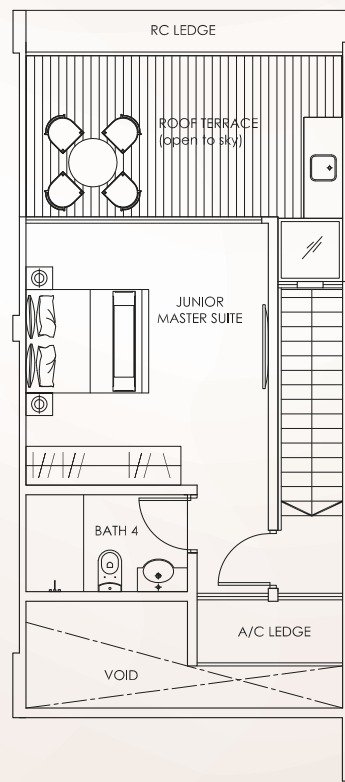
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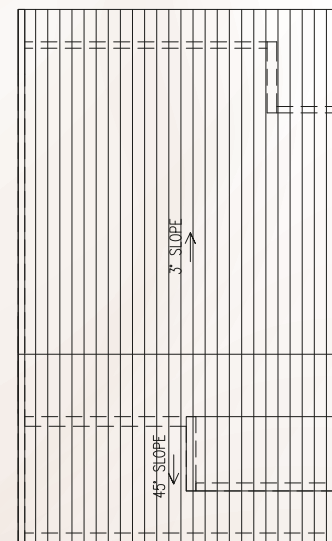
2ND STOREY



3RD STOREY



ATTIC LEVEL

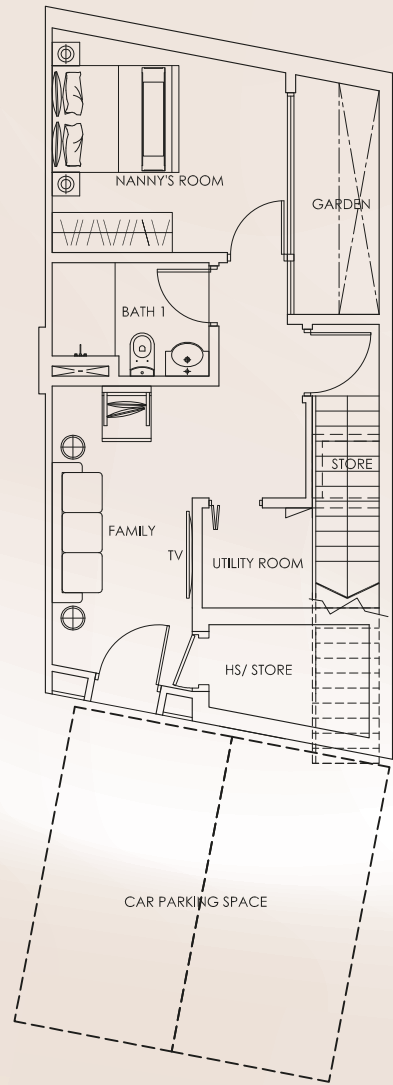


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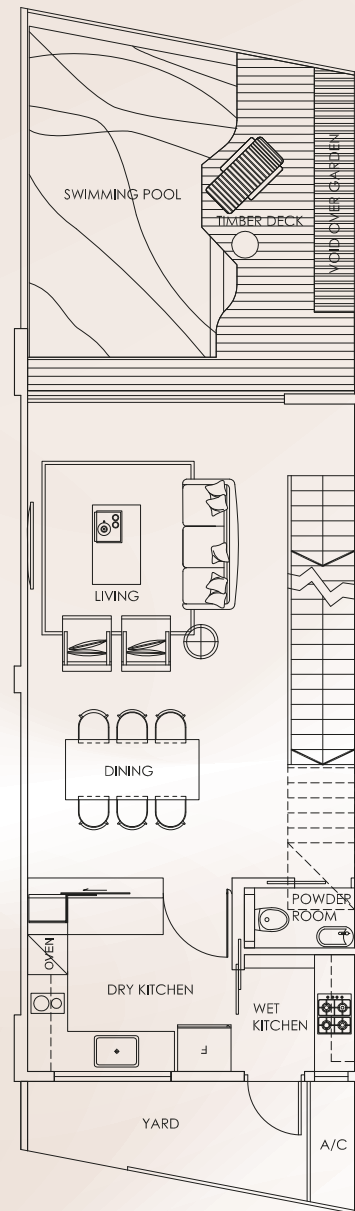
TYPE A2

65F

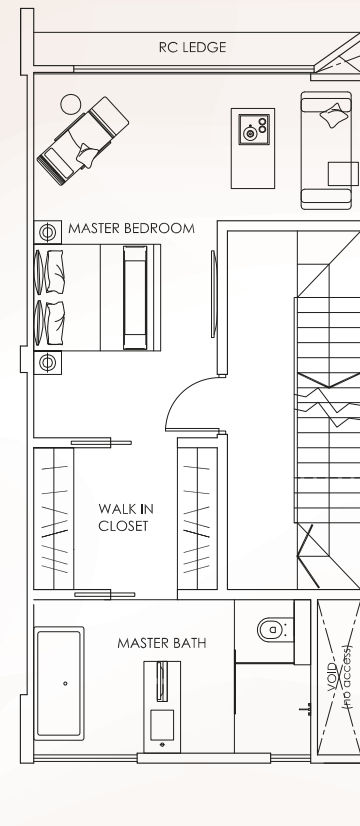
370 sqm / 3982.65 sqft



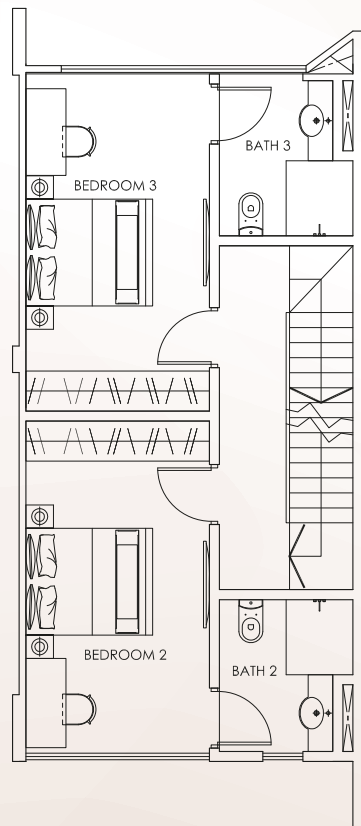
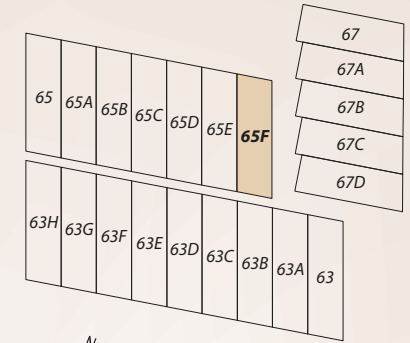
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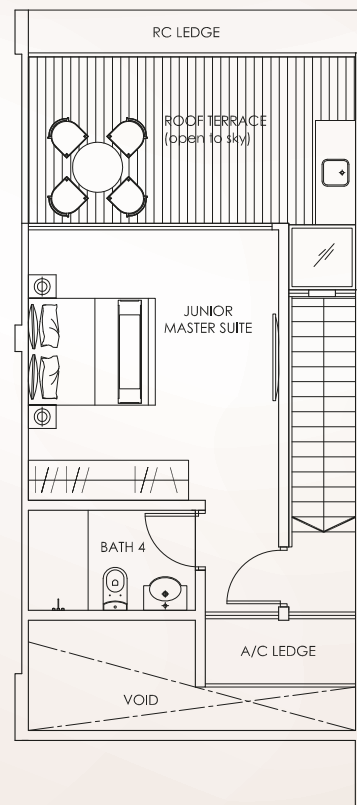
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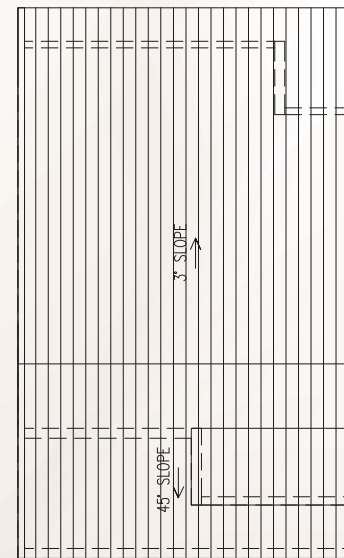
2ND STOREY



3RD STOREY



ATTIC LEVEL

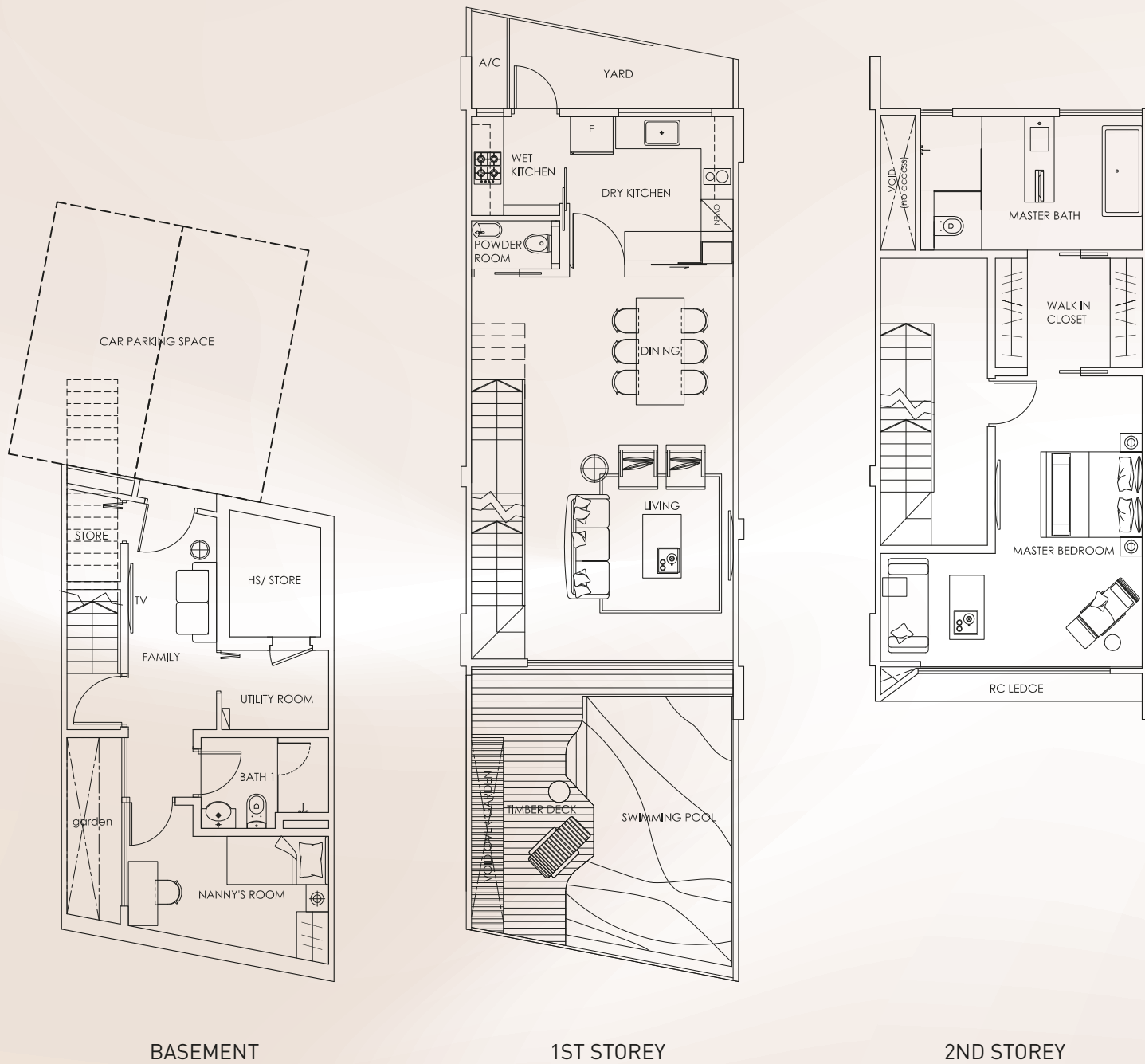


ROOF

TYPE B

63A/63B/63C/63D/63E/63F/63G

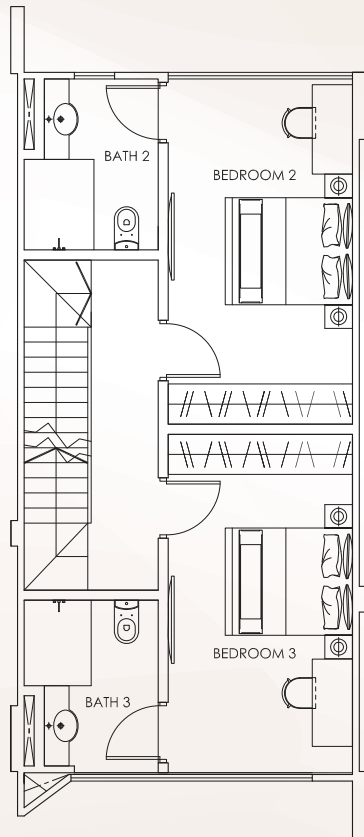
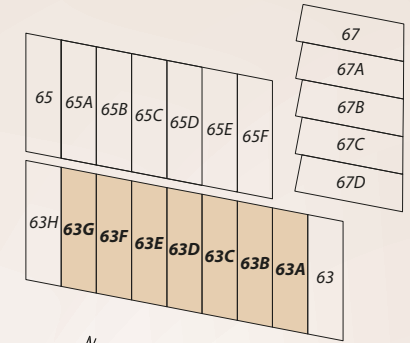
363 sqm / 3907.30 sqft



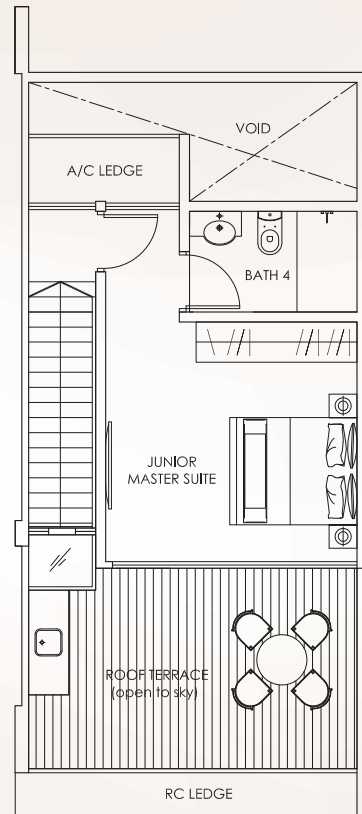
BASEMENT

1ST STOREY

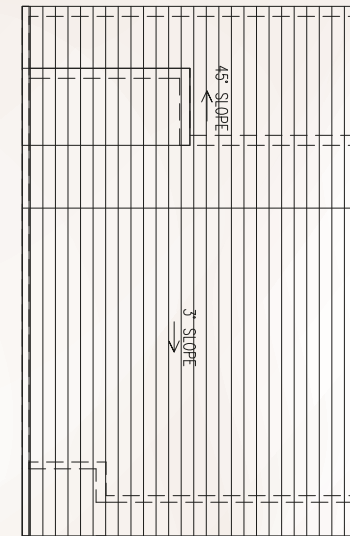
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3RD STOREY



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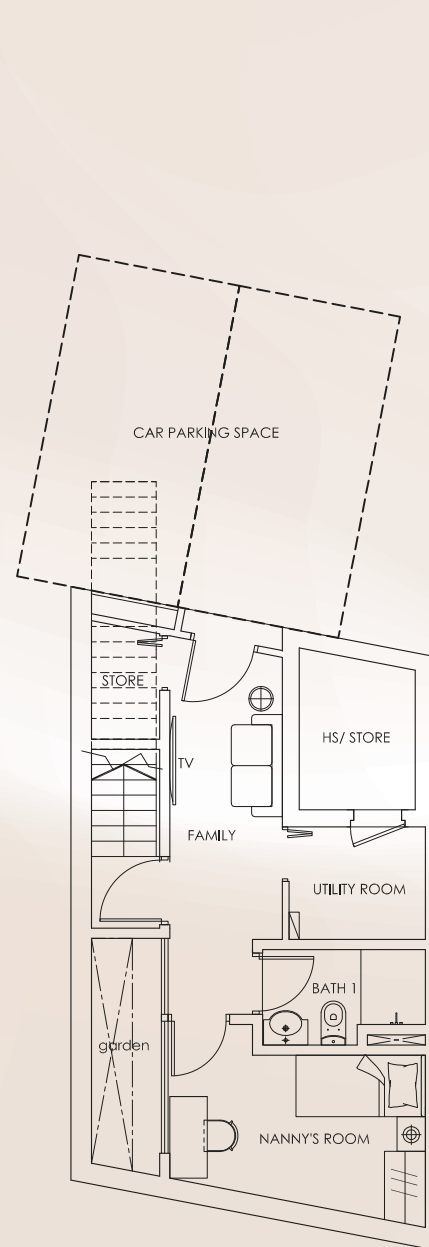


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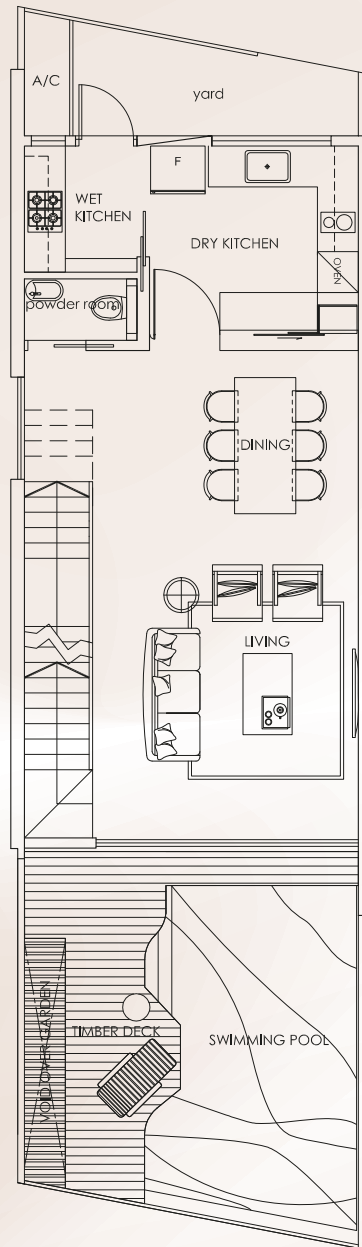
TYPE B1

63H

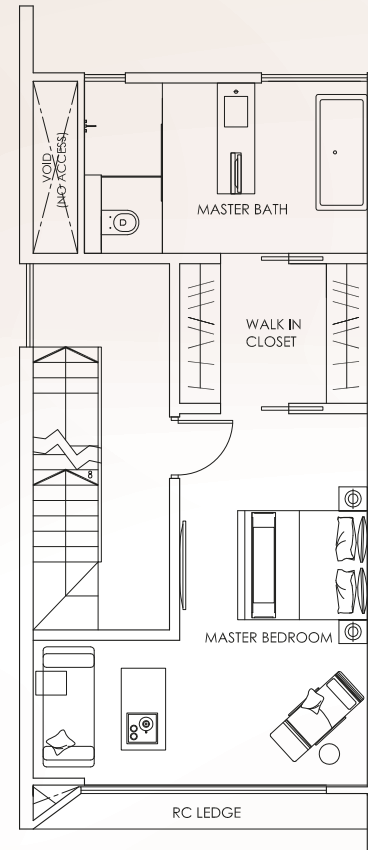
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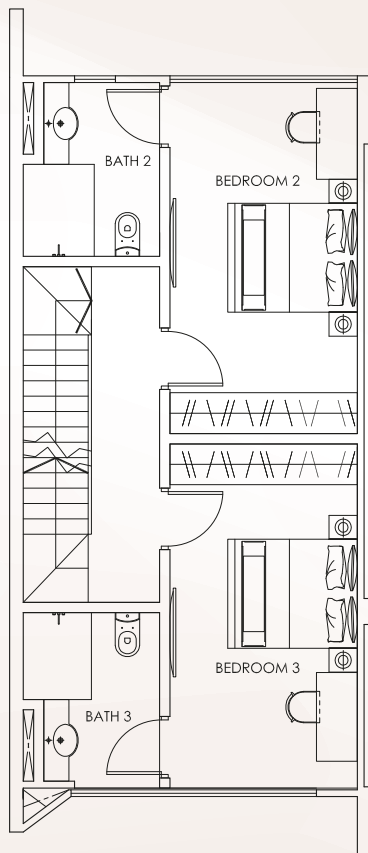
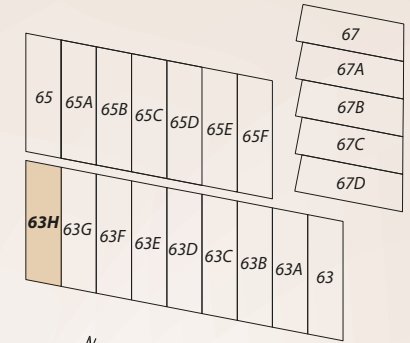
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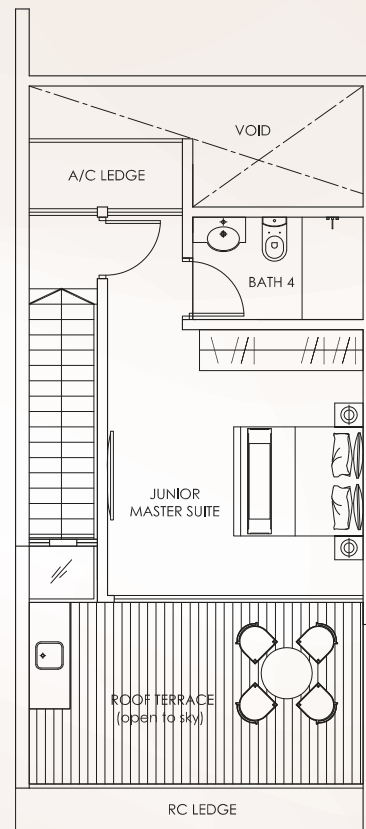
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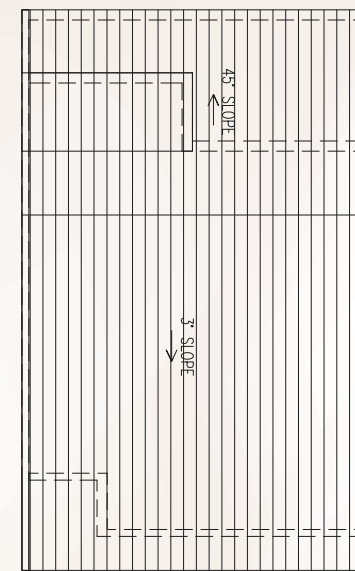
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3RD STOREY



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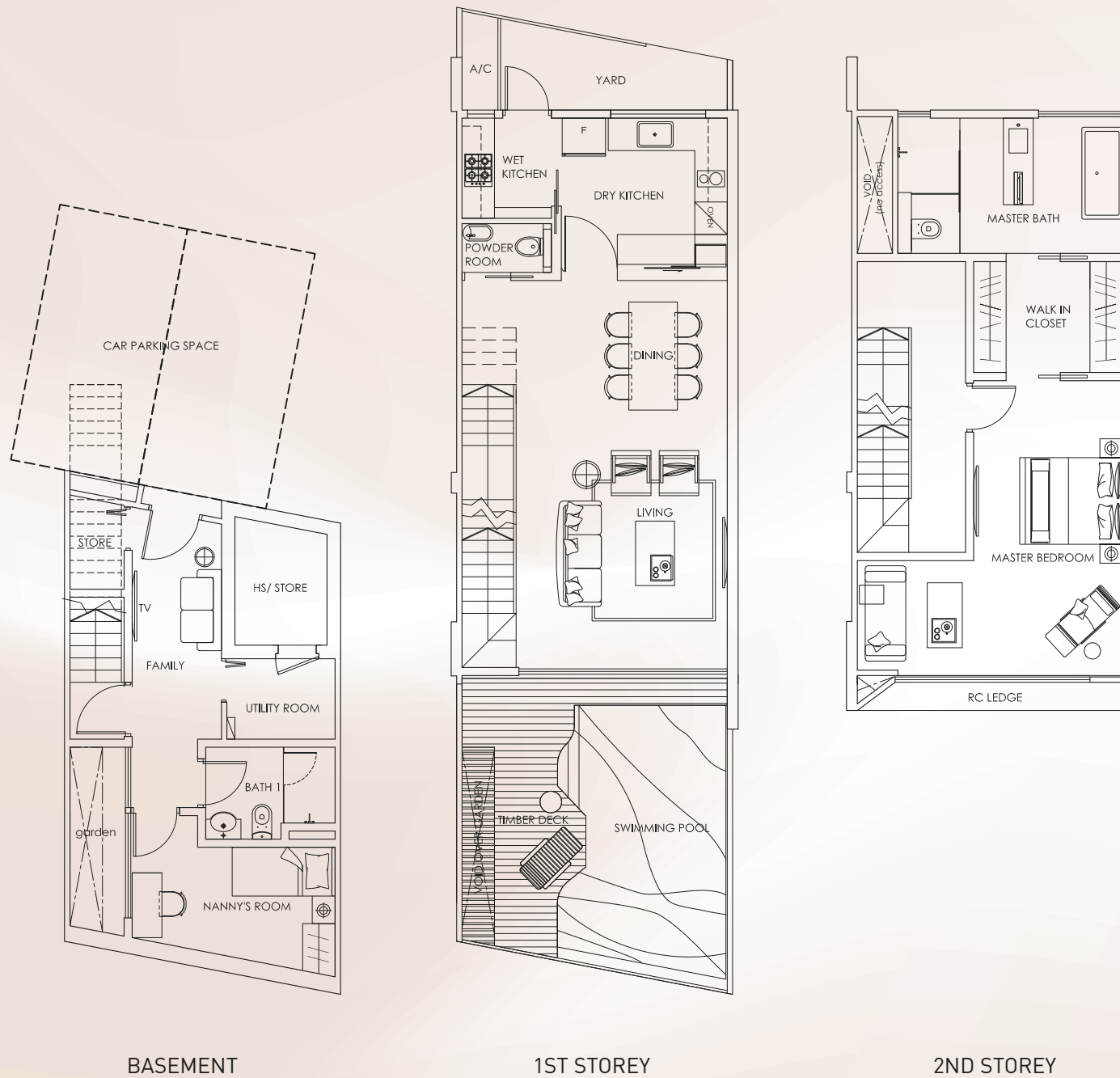


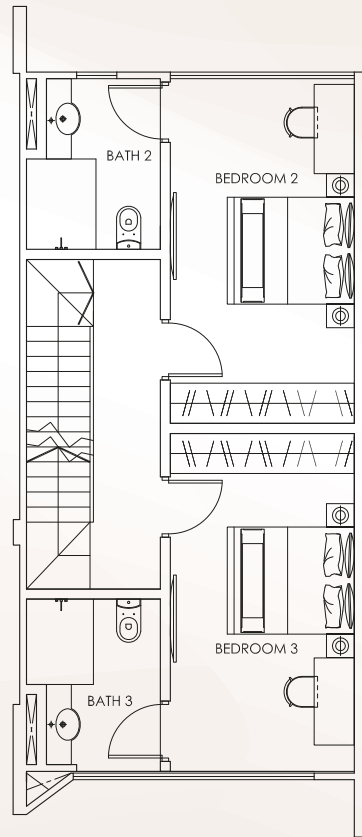
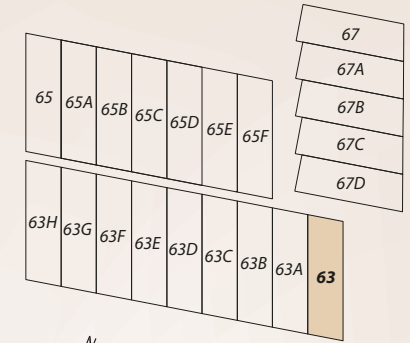
ROOF

TYPE B2

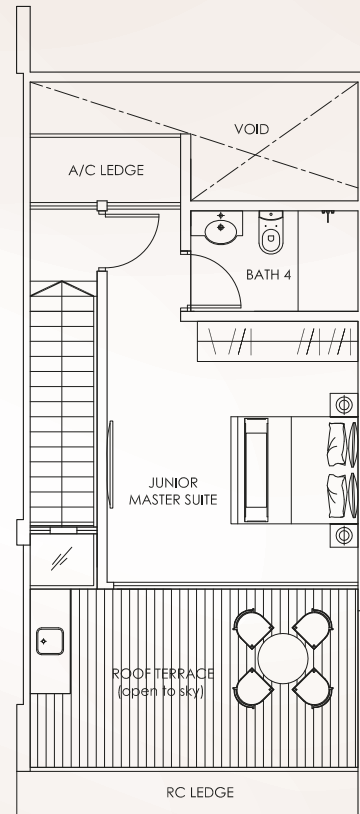
63

363 sqm / 3907.30 sqft

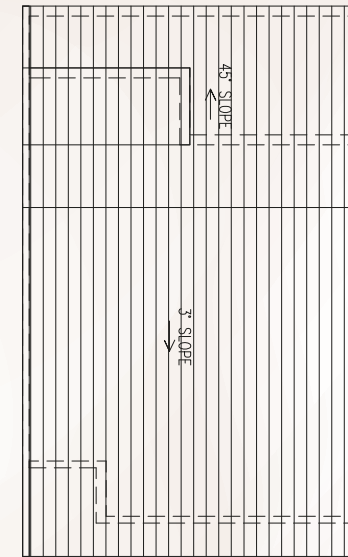




3RD STOREY

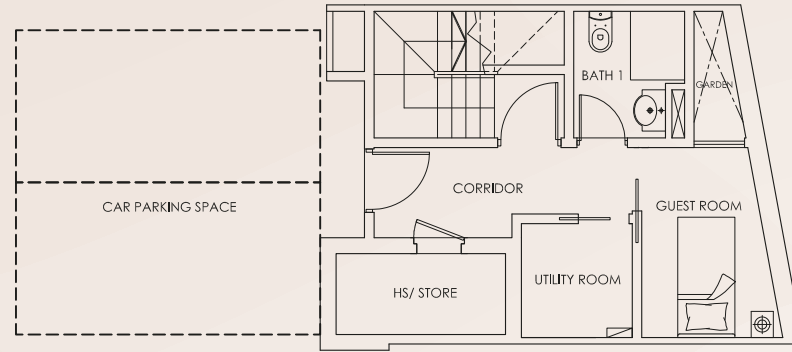


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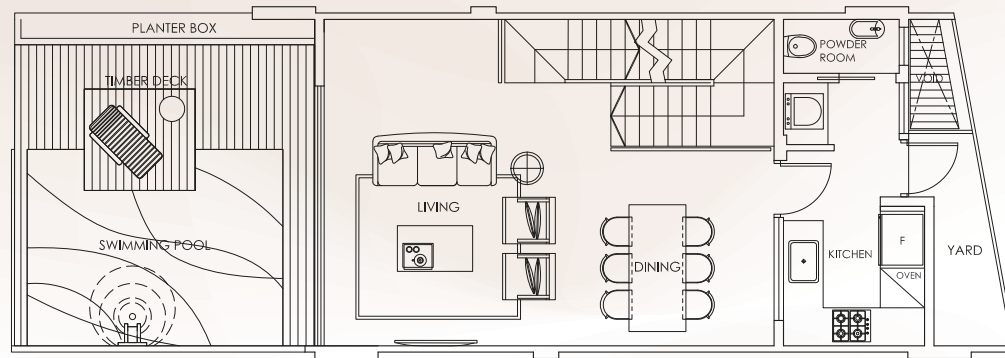


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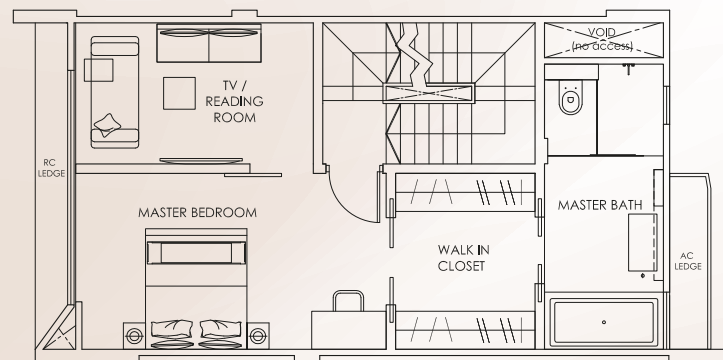
TYPE C
67A/67B/67C
347 sqm / 3738.08 sqft



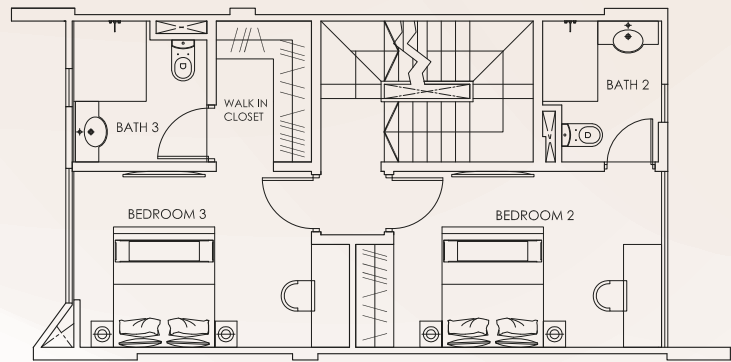
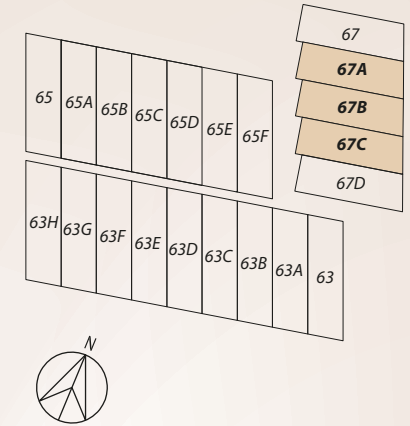
BASEMENT



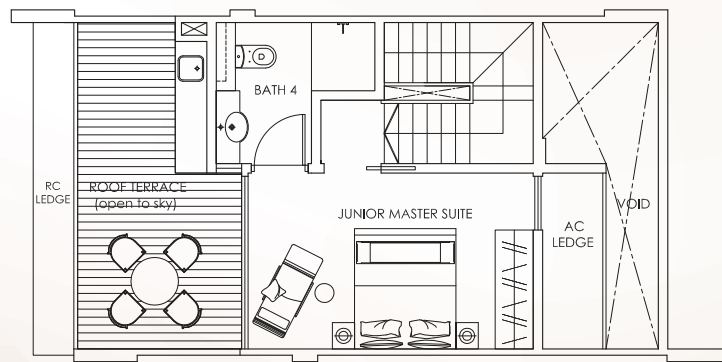
1ST STOREY



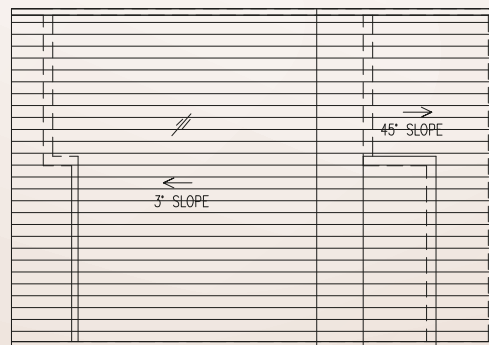
2ND STOREY



3RD STOREY



ATTIC LEVEL

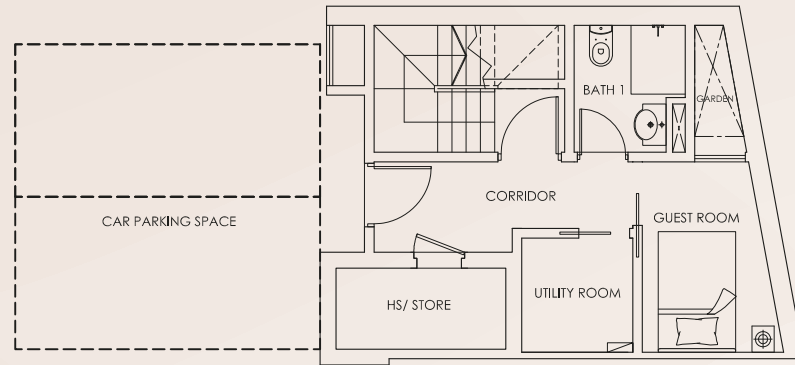


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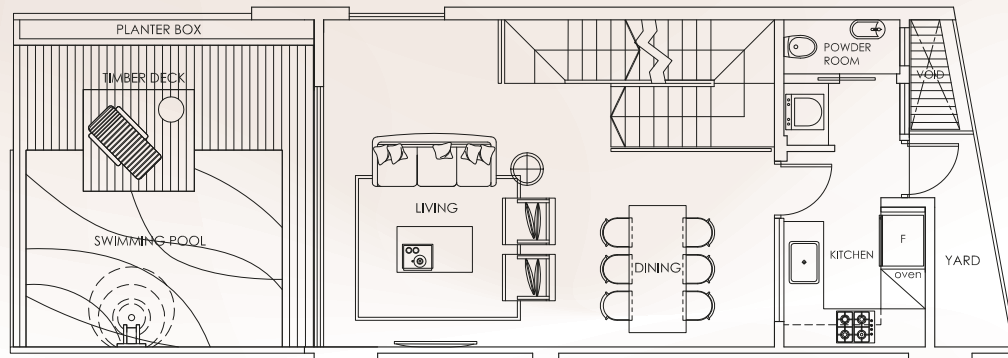
TYPE C1

67

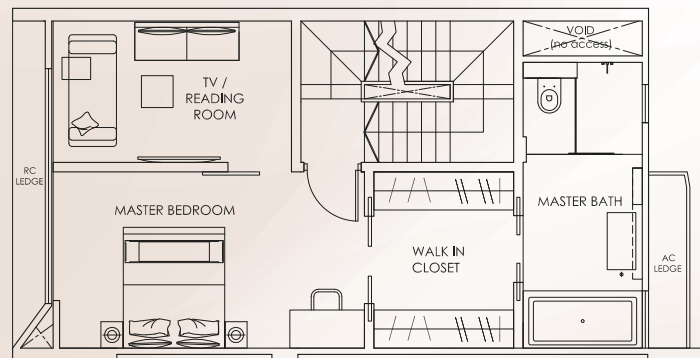
347 sqm / 3738.08 sqft



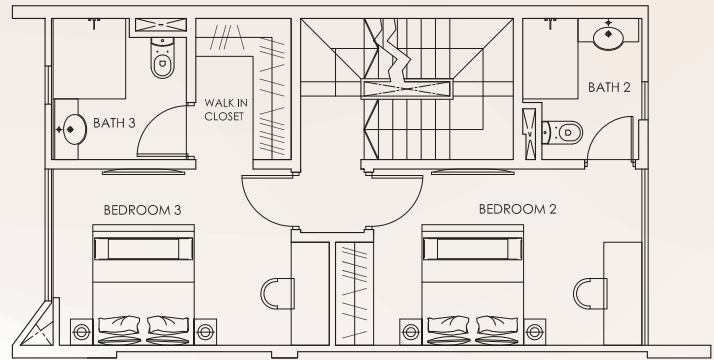
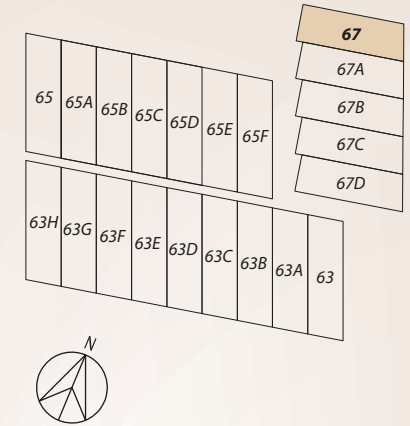
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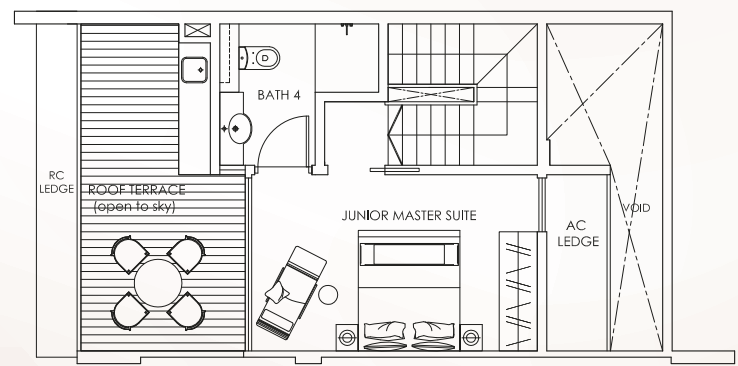
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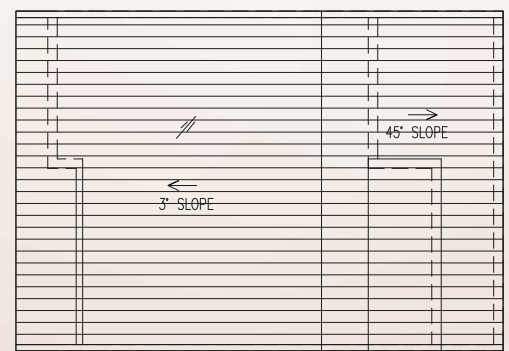
2ND STOREY



3RD STOREY



ATTIC LEVEL

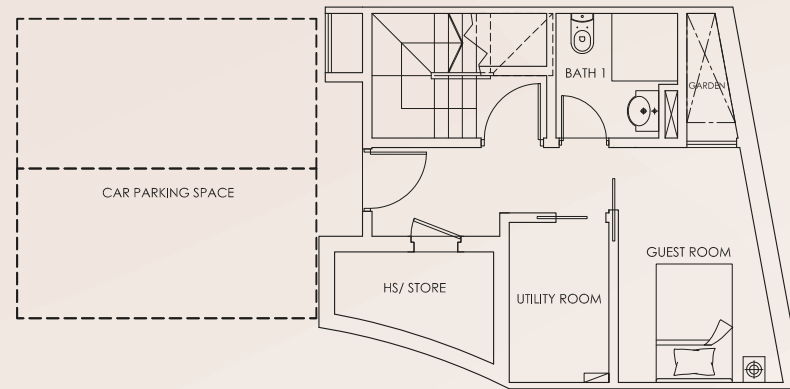


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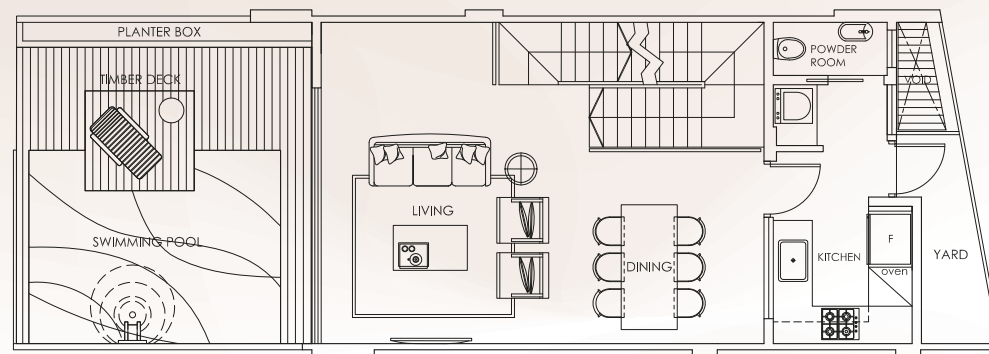
TYPE C2

67D

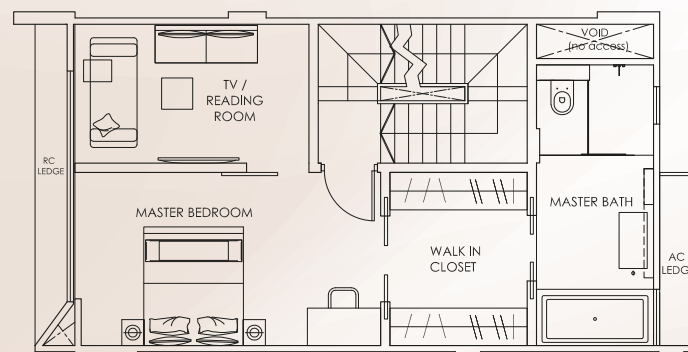
349 sqm / 3756.60 sqft



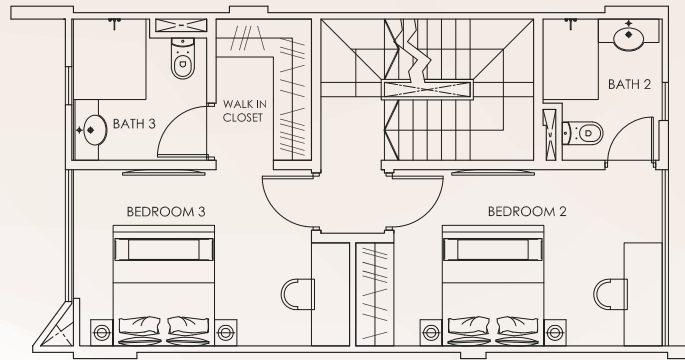
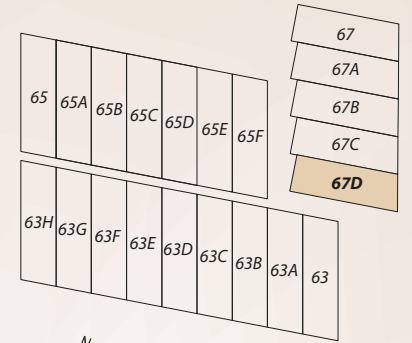
BASEMENT



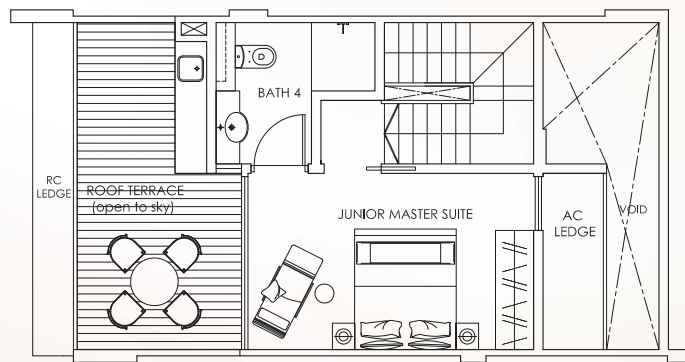
1ST STOREY



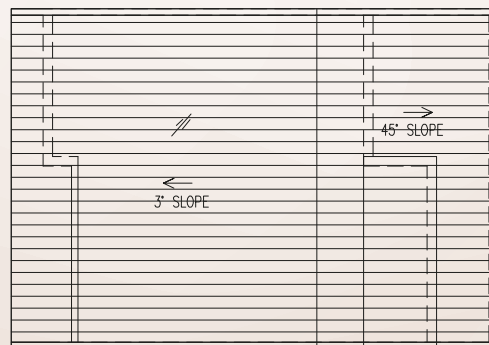
2ND STOREY



3RD STOREY



ATTIC LEVEL



ROOF

SPECIFICATIONS

- 1. FOUNDATION**
Concrete Pile Foundation
- 2. SUBSTRUCTURE/SUPERSTRUCTURE**
Reinforced concrete structure
- 3. WALLS**
 - a. External Walls: Reinforced Concrete and/or bricks
 - b. Internal walls: Reinforce Concrete and/or bricks and/or dry wall partition
- 4. ROOF**
 - a. Pitch Roof: Metal roof with insulation
 - b. Flat Roof: Reinforced concrete with insulation and waterproofing system
- 5. CEILING**

Strata Terrace Units

 - a. Living, Dining, Dry Kitchen (Type A, A1, A2, B, B1 & B2), Bedrooms, Master Bedroom, Junior Master Suite, Family Hall (Type A, A1, A2, B, B1 & B2), Corridor (Type C, C1 & C2), Guest Room (Type C, C1 & C2), TV/Reading Room (Type C, C1 & C2), Walk-in-closet: Plaster ceiling board and/or Skim coat to underside of slab with emulsion paint finish
 - b. All Bathrooms, Kitchen (Type C, C1 & C2), Wet Kitchen (Type A, A1, A2, B, B1 & B2), Powder Room: Moisture resistant ceiling board with emulsion paint finish
 - c. Nanny's Room, Utility Room, HS/Store, Staircase, Garden: Skim coat with emulsion paint and/or plaster ceiling board to designated areas

Common Area

 - a. Gym: Plaster ceiling board and/or Skim coat to underside of slab with emulsion paint finish
 - b. Basement car park, Common Staircase: Skim coat with emulsion paint finish and/or plaster ceiling board to designated areas
- 6. WALL FINISHES**

Strata Terrace Units

 - a. Living, Dining, Bedrooms, Master Bedroom, Junior Master Suite, Family Hall (Type A, A1, A2, B, B1 & B2), Corridor (Type C, C1 & C2), Guest Room (Type C, C1 & C2), TV/Reading Room (Type C, C1 & C2), Walk-in-closet, Roof Terrace, Nanny's Room, Utility Room, HS/Store, Staircase, Garden, Kitchen (Type C, C1 & C2), Wet Kitchen (Type A, A1, A2, B, B1 & B2), Dry Kitchen (Type A, A1, A2, B, B1 & B2), Pool deck: Cement and sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and on exposed area only)
 - b. Bathrooms, Powder Room: Homogenous tiles and/or Ceramic tiles to false ceiling height (up to false ceiling and on exposed area only)
 - c. Swimming Pool: Ceramic pool tiles

Common area

 - a. Gym, Basement Car park: Cement and sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and on exposed area only)
 - b. Other Wall Area: Cement and sand plaster and/or skim coat with emulsion paint finish (up to false ceiling and on exposed area only)
 - c. External wall: Cement and sand plaster and/or skim coat with emulsion paint finish
- 7. FLOOR FINISHES**

Strata Terrace Units

 - a. Living, Dining, Dry Kitchen (Type A, A1, A2, B, B1 & B2), Powder Room: Marble with or without matching Skirting
 - b. All Bathrooms, (Type C, C1 & C2), Wet Kitchen (Type A, A1, A2, B, B1 & B2): Homogenous tiles and/or Ceramic tiles
 - c. Bedrooms, Master Bedroom, Junior Master Suite: Timber parquet flooring with timber skirting
 - d. Roof Terrace, Garden, Yard: Homogenous tiles and/or Ceramic tiles with matching skirting
 - e. Internal Staircase: Timber finish
 - f. AC ledge: Cement sand screed
 - g. Pool Deck: Timber and/or Composite Timber
 - h. Swimming Pool: Swimming pool tiles

Common area

 - a. Walkway: Granite and/or marble and/or homogeneous tiles
 - b. Gym: Homogenous tiles and/or Ceramic tiles with matching skirting
 - c. Common staircase: Cement sand screed with nosing tiles
- 8. WINDOWS**

Strata Terrace Units

 - a. Living: Powder coated aluminium frame sliding Door/window with fixed glass panel
 - b. Bathrooms: Powder coated aluminium frame top hung window with fixed glass panel
 - c. Bedrooms: Powder coated aluminium frame sliding window with fixed glass panel and/or curtain wall system. (notes: All glass clear type, except bathroom to be opaque glass. All glass to be min. 6mm thick and to comply with authority requirement)

DOORS

 - a. Main Door (Basement): Fire rated timber door with selected veneer ply finish
 - b. All Bedrooms: Hollow core flush door with selected veneer ply finish
 - c. All Bathrooms: Pocket sliding door and/or Hollow core flush door with selected veneer ply finish
 - d. Kitchen (Type C, C1 & C2), Dry Kitchen (Type A, A1, A2, B, B1 & B2), Wet Kitchen (Type A, A1, A2, B, B1 & B2): Pocket sliding door and/or Hollow core flush door with viewing panel and selected veneer ply finish
 - e. Roof Terrace, Garden: Powder coated aluminium frame door
- 10. IRONMONGERY**
Selected quality lockset to main door and other timber doors.
- 11. RAILING**

Strata Terrace Units

 - a. Internal Staircase: Glass and/or metal balustrade with stainless steel or timber handrail
 - b. AC ledge: Galvanised mild steel with enamel paint finish
 - c. Pool Deck, Swimming Pool: Bricks parapet with cement sand plaster with emulsion paint and/or Glass parapet

Common Area

 - a. Common Staircase, Putting Green, Walkway: Galvanised mild steel with enamel paint finish
 - b. Opening to void: Bricks parapet with cement sand plaster with emulsion paint
- 12. SANITARY WARES AND FITTINGS**

Strata Terrace Units

 - a. Master Bathroom
 - 1 vanity top complete with basin, mixer tap and vanity cabinet
 - 1 shower cubicle with shower screen with mixer and hand shower
 - 1 standalone long bath with mixer and hand shower
 - 1 water closet with glass cubicle
 - 1 tower rail
 - 1 paper holder
 - 1 mirror
 - b. All Bathrooms
 - 1 vanity top complete with basin, mixer tap and vanity cabinet
 - 1 shower cubicle with shower screen with mixer and hand shower
 - 1 water closet
 - 1 tower rail
 - 1 paper holder
 - 1 mirror
 - c. Powder Room
 - 1 Pedestal type basin complete with mixer tap
 - 1 water closet
 - 1 tower rail
 - 1 paper holder
 - 1 mirror
 - d. Roof Terrace, Basement Car park, Garden, Swimming pool Deck
 - 1 bib tap
 - e. Kitchen (Type C, C1 & C2)
 - 1 Washing Machine Point
 - 1 Kitchen Sink with mixer tap
 - f. Dry Kitchen (Type A, A1, A2, B, B1, B2)
 - 1 Kitchen Sink with mixer tap
 - g. Yard, Garden
 - 1 Washing Machine Point
- 13. ELECTRICAL INSTALLATION**
Lighting and power points with concealed electrical wiring below false ceiling levels and/ or ceiling shall be provided in the apartment. Refer to electrical point schedule in appendix A.
- 14. TV / TELEPHONE**
Refer to electrical point schedule in appendix A.
- 15. LIGHTNING PROTECTION**
Lightning protection system shall be provided in accordance with Singapore Standard CP.
- 16. PAINTING**
 - a. External wall: Spray texture coating and/or water based emulsion paint finish
 - b. Internal wall: Water based emulsion paint finish
- 17. WATERPROOFING**
Water proofing to Basement, Bathrooms, Kitchen, Roof Terrace, Planter, RC roof, Swimming Pool, where applicable
- 18. DRIVEWAY AND CAR PARK**
 - a. Basement car park, driveway and ramp: Reinforce concrete slab with floor hardener
- 19. RECREATIONAL FACILITIES**
 - a. Indoor Gym: Approx. 6.1m (L) x 2.8m (W)
- 20. ADDITIONAL ITEMS:**
 - a. Kitchen Cabinets: Solid surface counter top complete with high and low level kitchen cabinets in laminate finish and sink with tap
 - b. Kitchen Appliances: Gas/electric hob, hood, microwave oven (type A and type B only), combination microwave oven (type C only), washer/dryer, fridge
 - c. Air-conditioning: Split type wall-mounted air-conditioning system to living/dining and all bedrooms
 - d. Wardrobe: Built in wardrobe with door in laminate finish to bedrooms/ walk-in closet to master bedroom
 - e. Water-heater: Hot water supply from electric storage water heater to all bathrooms and kitchen
 - f. Vehicle Gate / Intercom System: Main sliding gate for vehicular access with audio intercom for communication between gate and residents
 - g. Security System: CCTV surveillance cameras to strategic locations at common area.
 - h. Cable Vision: Provision of cable outlet only for cable vision services
 - i. Built-in TV: In Master Bathroom

NOTE:

- Marble/ Compressed Marble/ Granite: Marble and granite is a natural material containing veins with tonality differences. There will be colour differences and marking 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 is 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, limestone or granite selected and installed shall be subject to availability.
- Timber: Timber is a natural material that does not have total consistency of colour and grain. Thus it is not possible to achieve a total consistency of colour and grain in their selection and installation. Timber strip also subject to thermal expansion and contraction beyond the control of builder and vendor. Natural timber that is used outdoor will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining wall need to be increased as required. Notwithstanding this note, the vendor shall remain fully responsible for the performance of its obligations.
- Tiles Finishes: Selected tiles sizes and tile surface flatness cannot be perfect and are subject to acceptable ranged described in Singapore Standards SS483:2000
- Sanitary Wares/Fittings: Brand and model of all sanitary wares/fittings supplied will be provided subject to availability.
- Air-conditioning: Air-conditioning system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters and clearing the condensate pipes to ensure that the system be in good working condition. The purchaser is advised to engage his/her own contractor to service the air conditioning system regularly.
- Mechanical ventilation system: mechanical ventilation fans and ducting are provided to toilets which are not naturally ventilated. To ensure good working condition of the system, the exhaust system within internal toilets, where applicable, is to be maintained by the purchaser on a regular basis.
- No tiles behind/below kitchen cabinet, long bath and mirror. Wall surface above the false ceiling level will be left in its original bare condition.
- Layout/ location of wardrobe, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling board are subject to Architect's final decision and design.
- Where the Unit is provided with PES/Open Terrace, the Purchaser shall not cover up or erect any roof or structure over or enclosing the PES/Open Terrace, nor shall the Purchaser allow the PES/Open Terrace to be covered up or roofed over.
- Television and/ or Cable Television (SCV): Purchaser is responsible for paying annual fee, subscription fees and such other fees to Singapore Cable Vision Pte Ltd (SCV) or any other relevant authorities. Developer is not responsible to make arrangements with SCV for the service connection to individual units.

- Internet: The purchaser is liable to pay Asymmetrical Digital Subscriber Line (ADSL) connection, annual fee, subscription fee and such other fees to Internet Service Provider (ISP). The vendor is not responsible to make arrangements with any said parties for the service connection for their respective subscription.
- Recreational Facilities: All recreational facilities are subject to change/ approval by relevant authorities and/or technical requirement/compliance.
- The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability.
- False Ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.
- Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.
- 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 shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

All information, specifications and statements herein shall not be treated to form part of an offer or contract. Floor plans are subject to amendments as may be required by the relevant authorities. Visual representations, illustrations, photographs, art renderings and other graphic representations and references, not limited to landscape and furniture, are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. No part of the materials shall constitute a representation or warranty. All plans, information and specifications are current at the time of press and are subject to change as may be 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. Floor areas are only approximate measurements and subject to final survey.

The Sale and Purchase Agreement shall form the entire agreement between the Developer and Purchaser and shall supersede all statements, representations or promise made prior to the signing of the Sale and Purchase Agreement and shall in no way modified by any statements, representations or promise made by the Developer or the Marketing Agents.

APPENDIX A - ELECTRICAL SCHEDULE

Point Unit Type	Lighting Point	13A SSO (single)	13A SSO (double)	13A WP SSO For Timber Deck, Yard & Roof Terrace	13A SSO with remote double pole switch (for hob, hood, washing machine & fridge)	Oven Point with remote double pole switch	Water Heater Point	20A Isolator for A/C	30A Isolator for Swimming Pool	Tel Point	TV/FM Point	Cable TV Point	Data Point	Bell Point (DC)	Audio Intercom Unit
A, A1 & A2	55	20	12	3	6	1	6	4	1	10	1	6	1	2	1
B, B1 & B2	51	19	13	3	6	1	6	4	1	10	1	6	1	2	1
C, C1 & C2	44	17	12	3	4	1	6	4	1	10	1	6	1	2	1

Water heater points and isolators for A/C units are indicative only. The actual final quantities may vary as required by the design.
An empty conduit will be provided from the telecommunication riser to the DB closet for running of fibre cables for the Next Generation National Broadband Network.

Jointly developed by:



HEETON HOMES PTE. LTD.



Kim Seng Heng Realty Pte. Ltd.



TEE Realty Pte Ltd

• Developer: Residenza Pte Ltd (Company Registration No. UEN: 201020175W) • Name of Development: PALACIO • Tenure: FREEHOLD • LOT(S) 06398K MK-26 AT NO. 63 - 67E LORONG M TELOK KURAU (BEDOK PLANNING AREA)
• Developer's Licence: C0945 • BP No.: A1553-00107-2011-BP01 approved on 20/06/2012 • Expected TOP Date: Dec 2015