



BECAUSE FIRST
IMPRESSIONS LAST

IF THE EYES ARE THE WINDOWS
OF THE SOUL, THIS IS THE
WINDOW OF YOUR LIFE.



IMAGINE LIVING IN AN ICONIC STRUCTURE THAT ENCOMPASSES UNTAMED ENERGY WITH A RAPTUROUS SPATIAL EFFECT. THE VERTICAL STRATIFIED ELEMENTS DEFINE THE UNIT PLACEMENTS WITH A PRISTINE TOUCH. RADIATING AN AURA IN THE STILL OF THE NIGHT, THE STARDUST ON THE SCREEN WALL IS INDEED A UNIQUELY INSPIRING ATTRIBUTE THAT SEPARATES THIS HOME FROM THE REST.





STEP OUT IN YOUR
MOST DARING,
STYLISH PERSONA
AND CLAIM THE
LIMELIGHT.

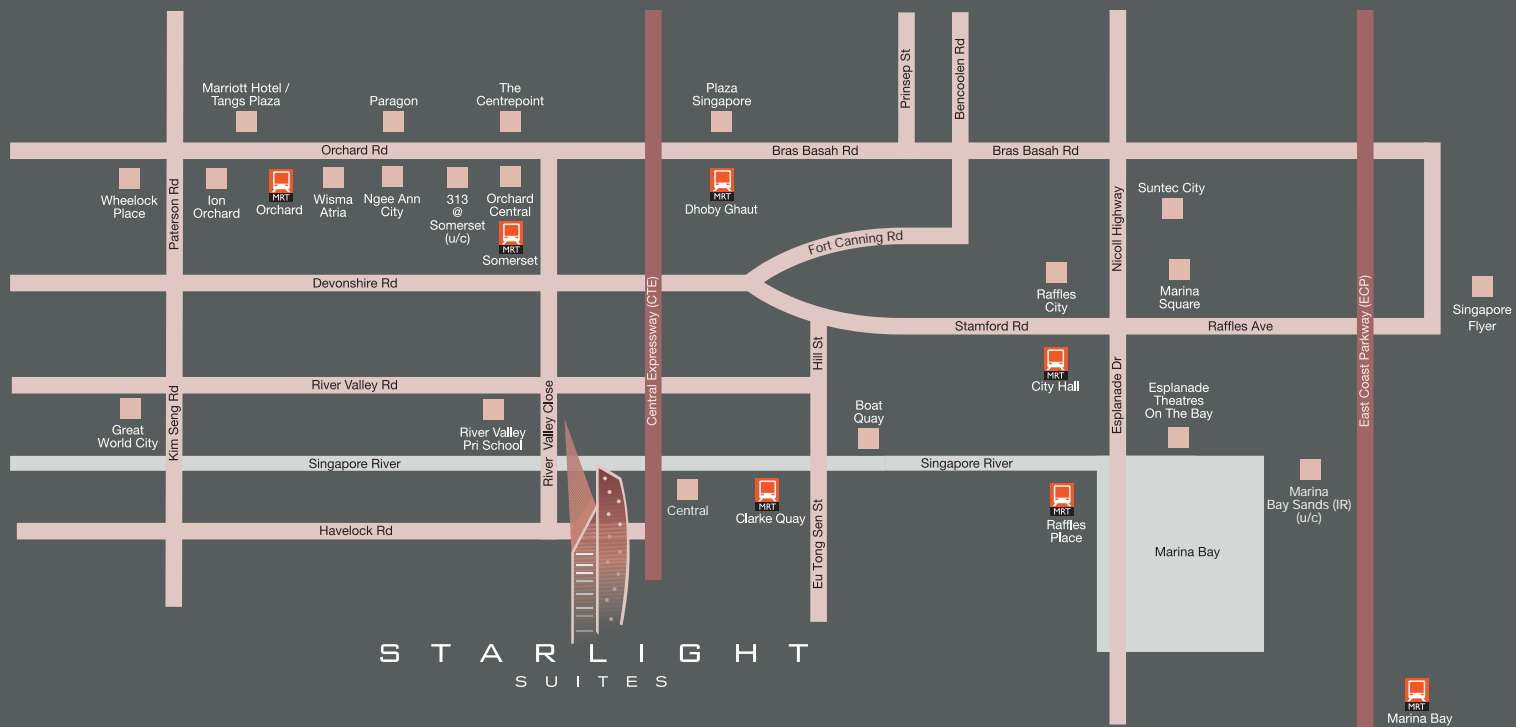


Impression Only



RESIDING JUST A STONE'S THROW AWAY FROM SINGAPORE'S RENOWNED SHOPPING DISTRICT, SPOIL YOURSELF WITH A SPLASH OF SPLENDID SHOPPING. AS THE BRIGHT AMBIENCE OF THE SHOPS BECKON, TAKE YOUR PICK WITH INNUMERABLE CHOICES TO SUIT YOUR EVERY LIFESTYLE NEED AND BE DRAWN TO THE GLITTER OF EXQUISITE DINING CHOICES AND TITILLATING NIGHTLIFE.

BE WITHIN RANGE OF DISTINGUISHED SCHOOLS AND ABSOLUTE CONVENIENCE WITH SOMERSET AND CLARKE QUAY MRT STATIONS TO FACILITATE YOUR NEEDS.



STARLIGHT
SUITES



REVEL AND RELISH
IN REALMS OF PLEASURE





Artist's Impression

REFLECT ON YOUR INNERMOST DESIRES OR UNWIND WITH FAMILY AND FRIENDS AT THE SKY TERRACE WITH ITS ENCHANTING GREENERY AND AN AESTHETICALLY DESIGNED LANDSCAPE POOL DECK. FOR MOMENTS OF SERENITY, REJUVENATE YOUR MIND, BODY AND SOUL AT THE DESIGNATED YOGA CORNER OR SOAK IN BREATHTAKING VIEWS AT THE VIEWING DECK.



LEAVE THE CARES OF THE WORLD OUTSIDE AND
INDULGE IN THE PLEASURABLE CONFINES OF YOUR
VERY OWN OASIS WHERE TIME SIMPLY STANDS STILL.
IT'S GREAT TO FEEL LIKE A MILLION BUCKS.

- 1 CHILDREN'S PLAYGROUND
- 2 WADING POOL
- 3 VIEWING DECK
- 4 YOGA CORNER
- 5 GYMNASIUM
- 6 REFLECTION POND
- 7 POOL DECK
- 8 JACUZZI
- 9 SWIMMING POOL
- 10 BBQ DECK



LIFE BECOMES A SPECIAL
CELEBRATION EVERYDAY



ENJOY YOUR PREROGATIVE TO INDULGE IN POSSIBILITIES WITHOUT LIMITATIONS AS GATHERINGS WILL NEVER BE THE SAME WITH THE AMPLY STYLISH TRAPPINGS AND LARGE BALCONIES THAT LEAVE A LASTING IMPRESSION.





SAVOUR THE EXQUISITE ENTRAPMENTS OF A FULLY-EQUIPPED KITCHEN COUPLED WITH BRANDED APPLIANCES WHERE YOU CAN APPRECIATE FINE MEALS WITH GOOD COMPANY. MEMORABLE MOMENTS ARE SPENT HERE AS STATE-OF-THE-ART LINES DEFINE THIS AS THE PLACE TO BE.





WITH BEDROOMS THIS VISUALLY STUNNING, REST BECOMES A COMFORT WITHOUT PARALLEL. IT'S AN EXPERIENCE WITHOUT BOUNDARIES AS YOU ENJOY SWEET DREAMS EVEN BEFORE YOU DRIFT TO SLEEP.

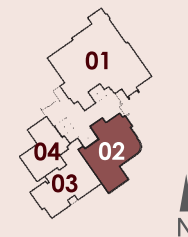
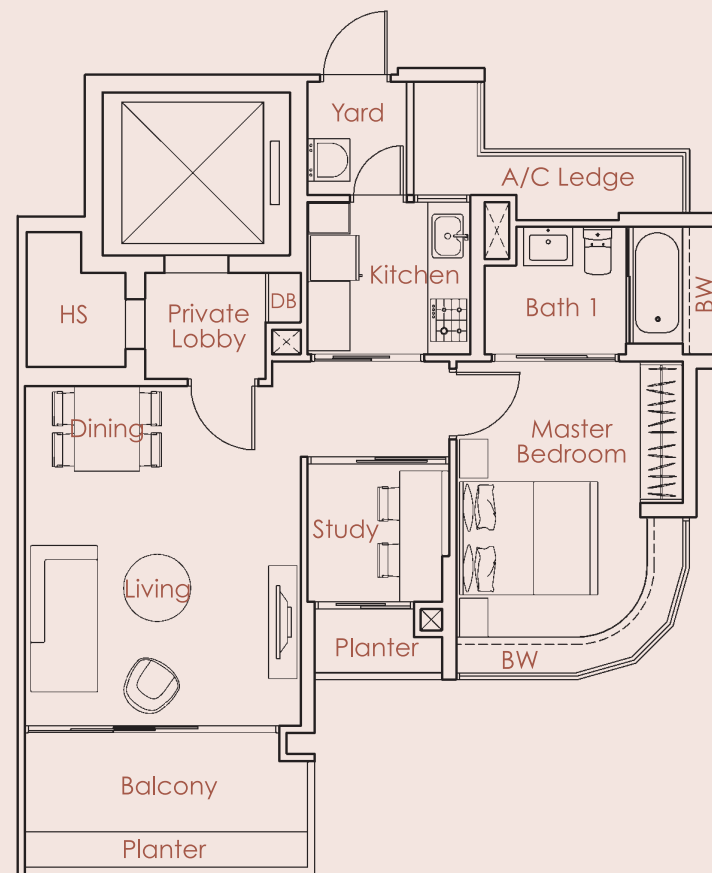


Type A (1+1-Bedroom)

Unit #07-02 to #14-02 & #16-02 to #31-02

Area 850 sq ft / 79 sq m

(Inclusive of a/c ledge, bay window (BW), balcony & planter)

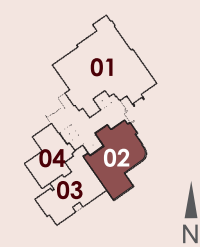
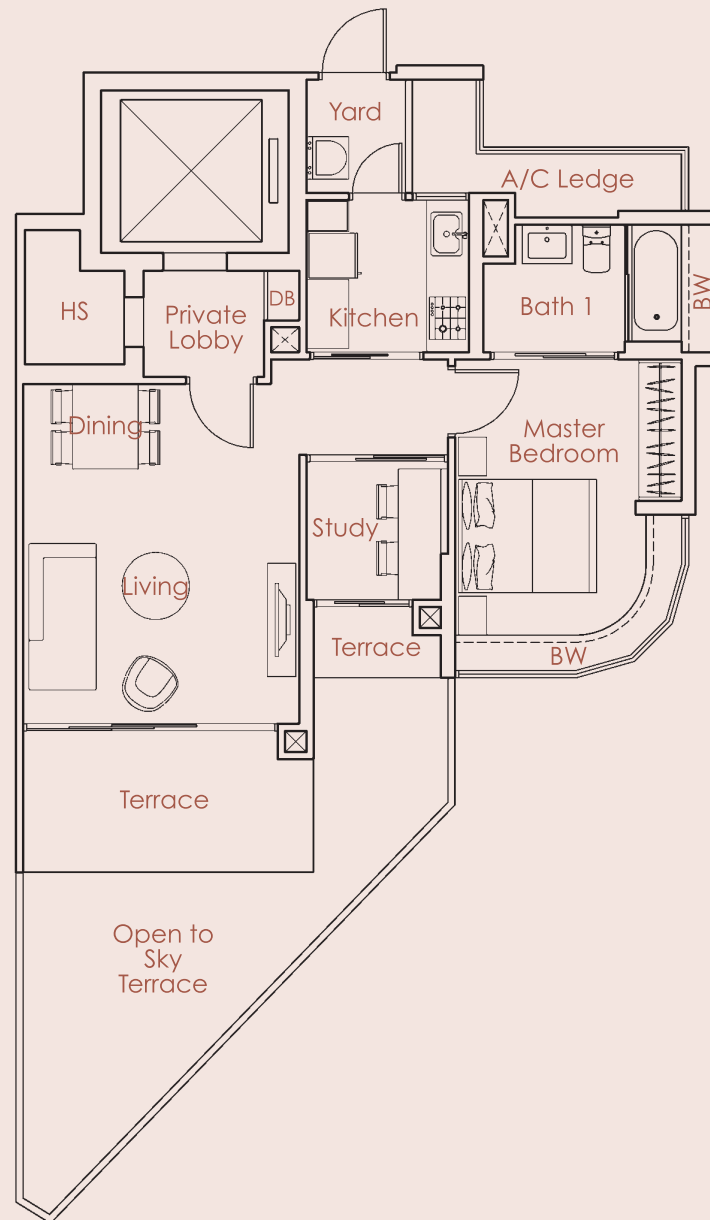


Type AG (1+1-Bedroom)

Unit #06-02

Area 1055 sq ft / 98 sq m

(Inclusive a/c ledge, bay window (BW) & terrace)

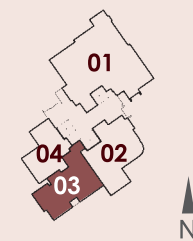
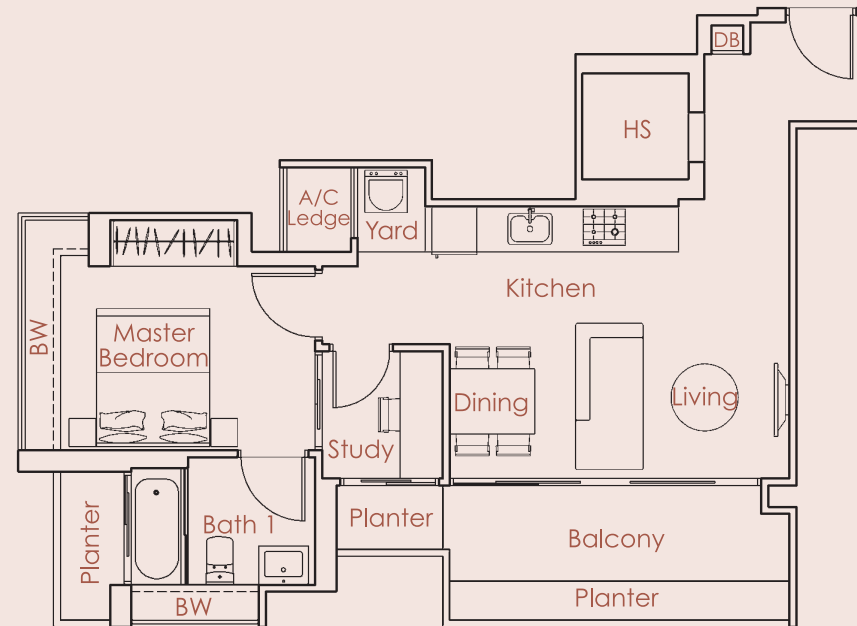


Type A1 (1+1-Bedroom)

Unit #07-03 to #14-03 & #16-03 to #31-03

Area 775 sq ft / 72 sq m

(Inclusive of a/c ledge, bay window (BW), balcony & planter)

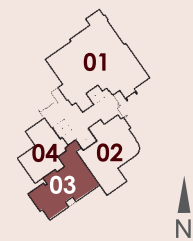
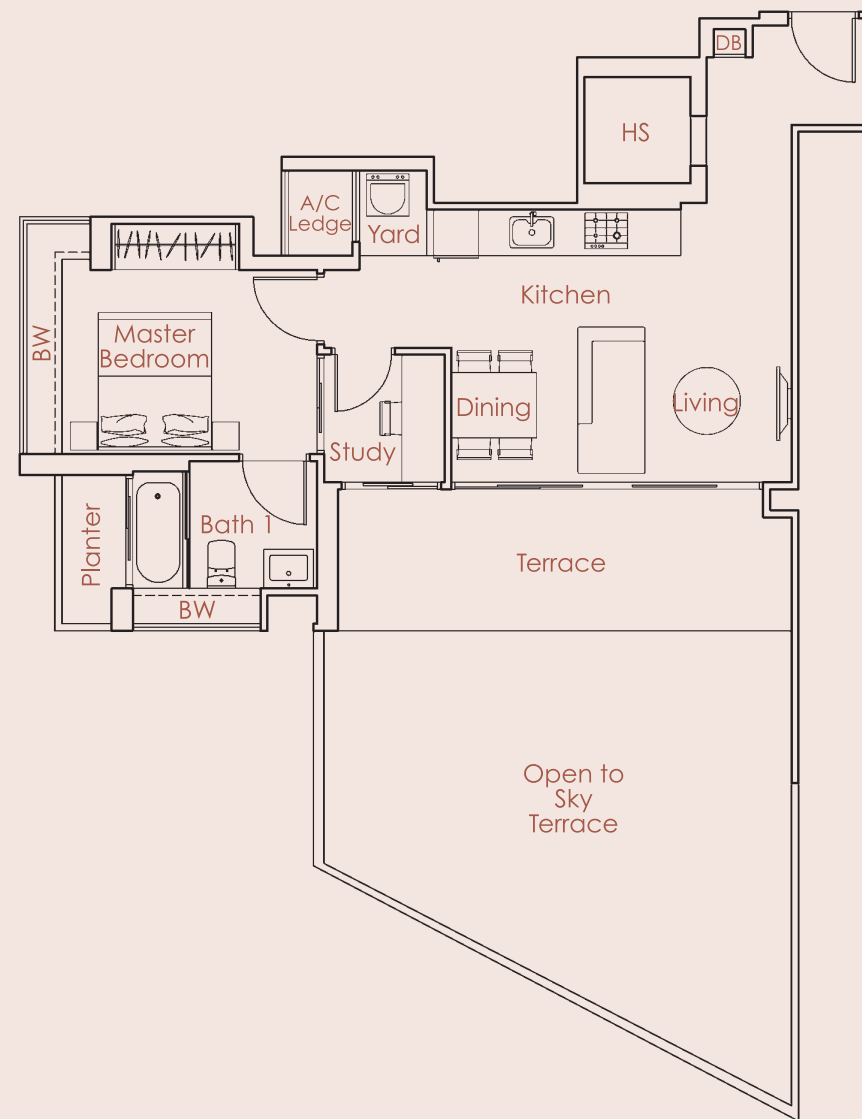


Type A1G (1+1-Bedroom)

Unit #06-03

Area 1163 sq ft / 108 sq m

(Inclusive of a/c ledge, bay window (BW), terrace & planter)

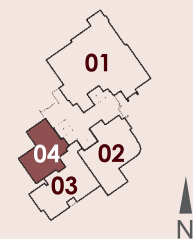
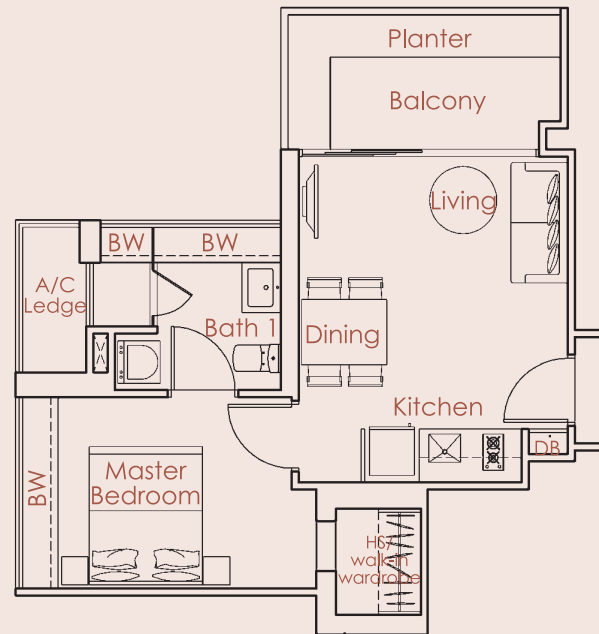


Type A2 (1-Bedroom)

Unit #07-04 to #14-04 & #16-04 to #31-04

Area 560 sq ft / 52 sq m

(Inclusive of a/c ledge, bay window (BW), balcony & planter)

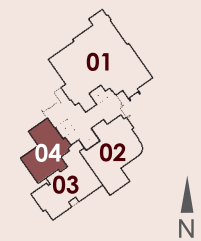
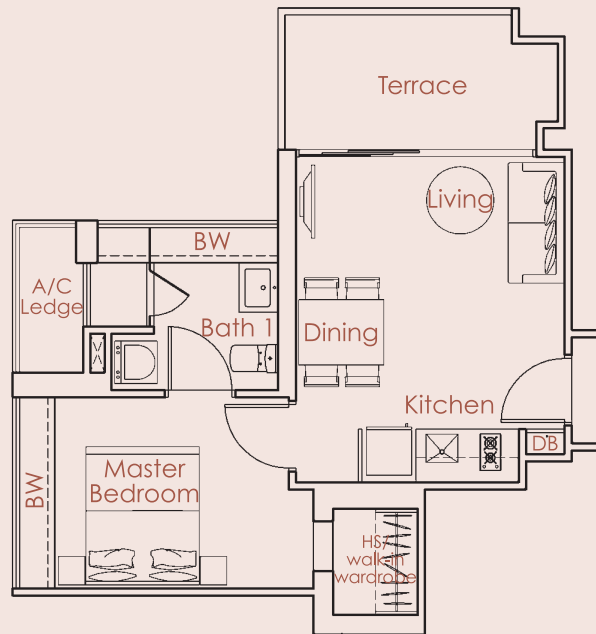


Type A2G (1-Bedroom)

Unit #06-04

Area 560 sq ft / 52 sq m

(Inclusive a/c ledge, bay window (BW) & terrace)

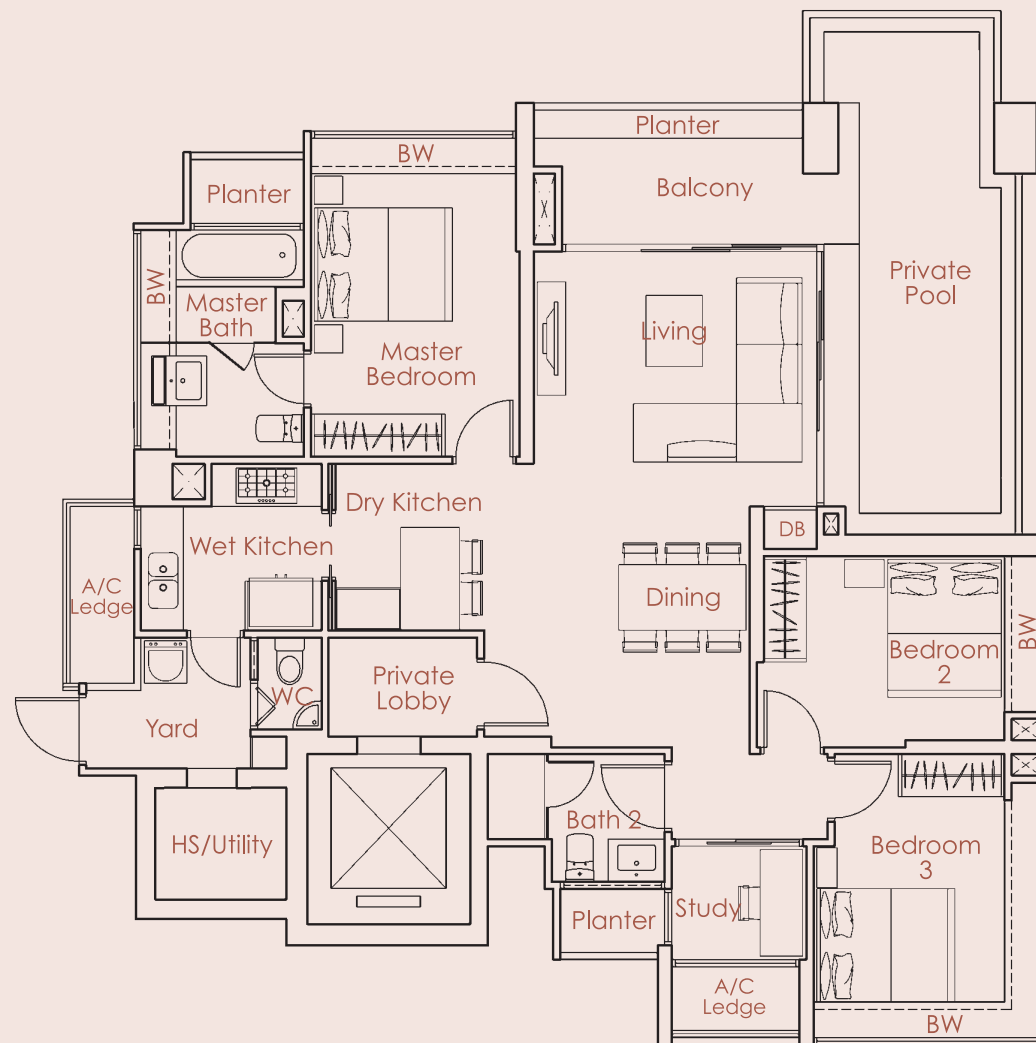


Type C (3+1-Bedroom)

Unit #07-01, #09-01, #11-01, #13-01, #16-01, #18-01, #20-01,
#22-01, #24-01, #26-01, #28-01, #30-01 & #32-01

Area 1615 sq ft / 150 sq m

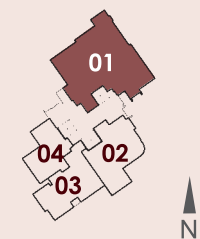
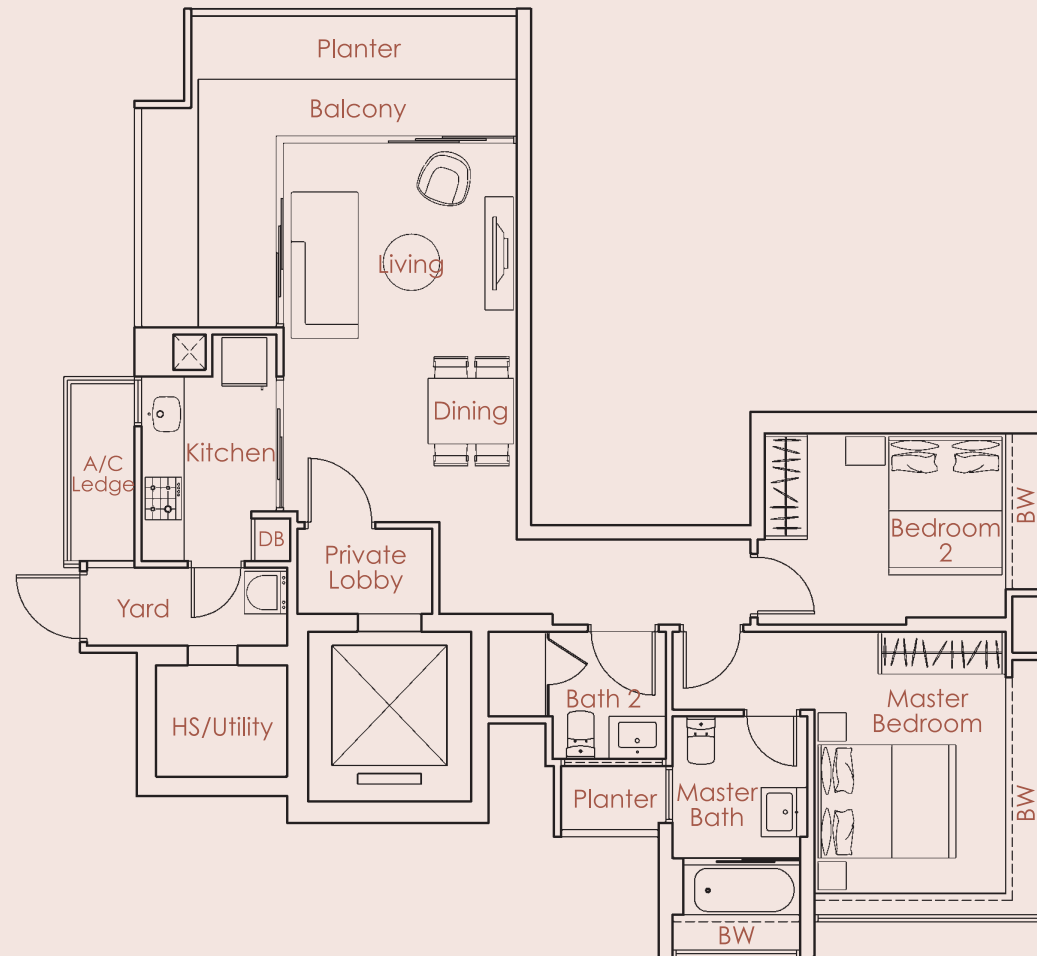
(Inclusive of a/c ledge, bay window (BW), balcony, planter & private pool)



Type D (2-Bedroom)

Unit #08-01, #10-01, #12-01, #14-01, #17-01, #19-01, #21-01,
#23-01, #25-01, #27-01, #29-01, #31-01 & #33-01

Area 1076 sq ft / 100 sq m
(Inclusive a/c ledge, bay window (BW), balcony & planter)

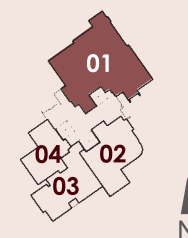
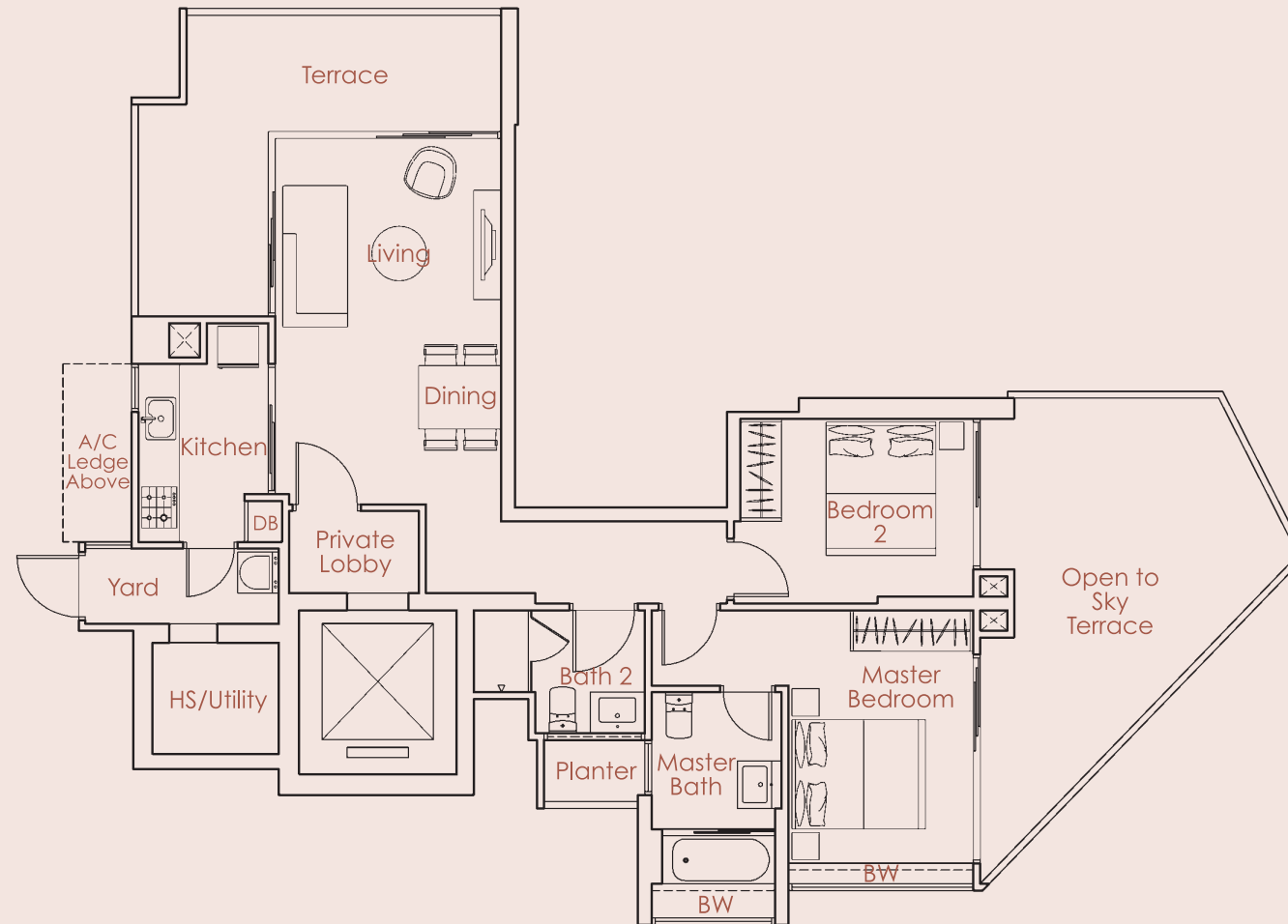


Type DG (2-Bedroom)

Unit #06-01

Area 1259 sq ft / 117 sq m

(Inclusive a/c ledge, bay window (BW) & terrace)



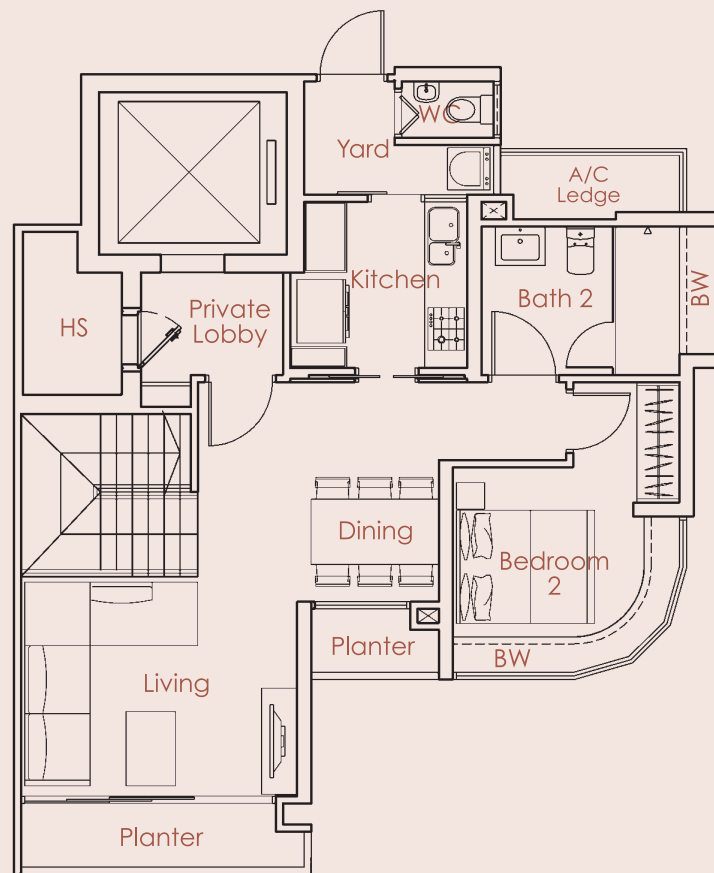
PENTHOUSES

Type AP (2+1-Bedroom Penthouse)

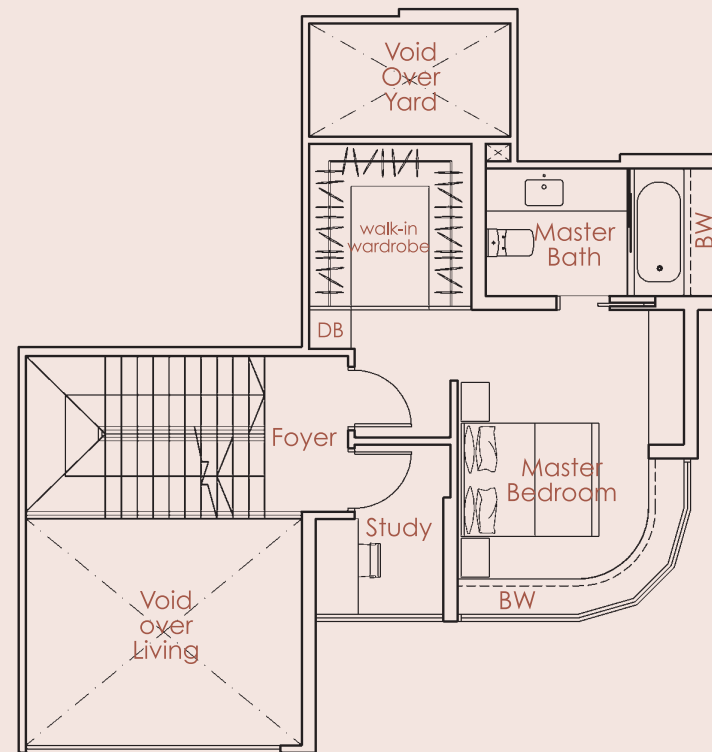
Unit #32-02

Area 2282 sq ft / 212 sq m

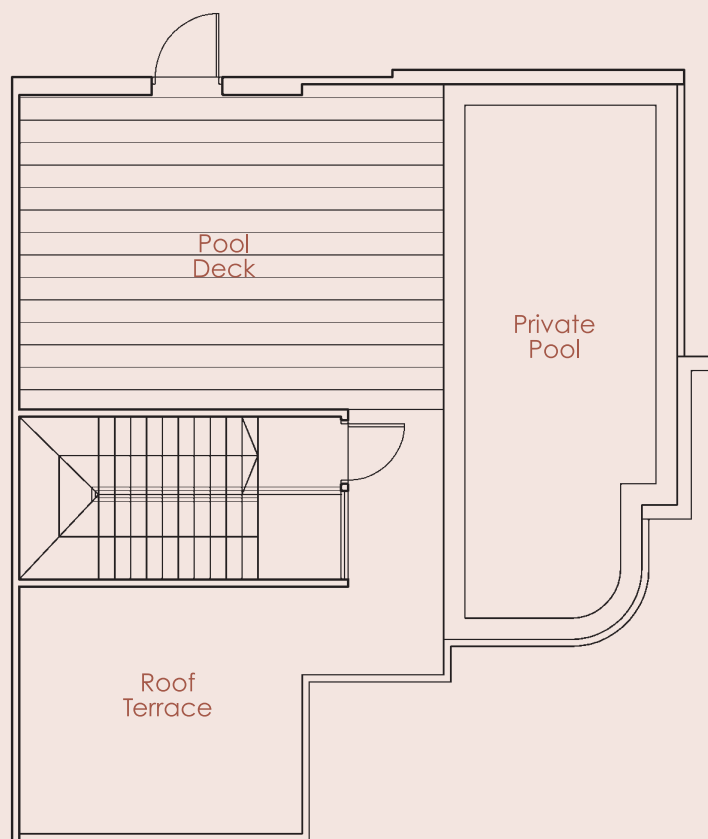
(Inclusive of a/c ledge, bay window (BW), planter, pool deck, private pool & roof terrace)



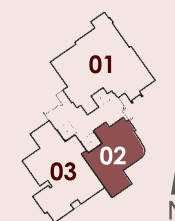
32nd Storey Plan



33rd Storey Plan



Roof Terrace Plan

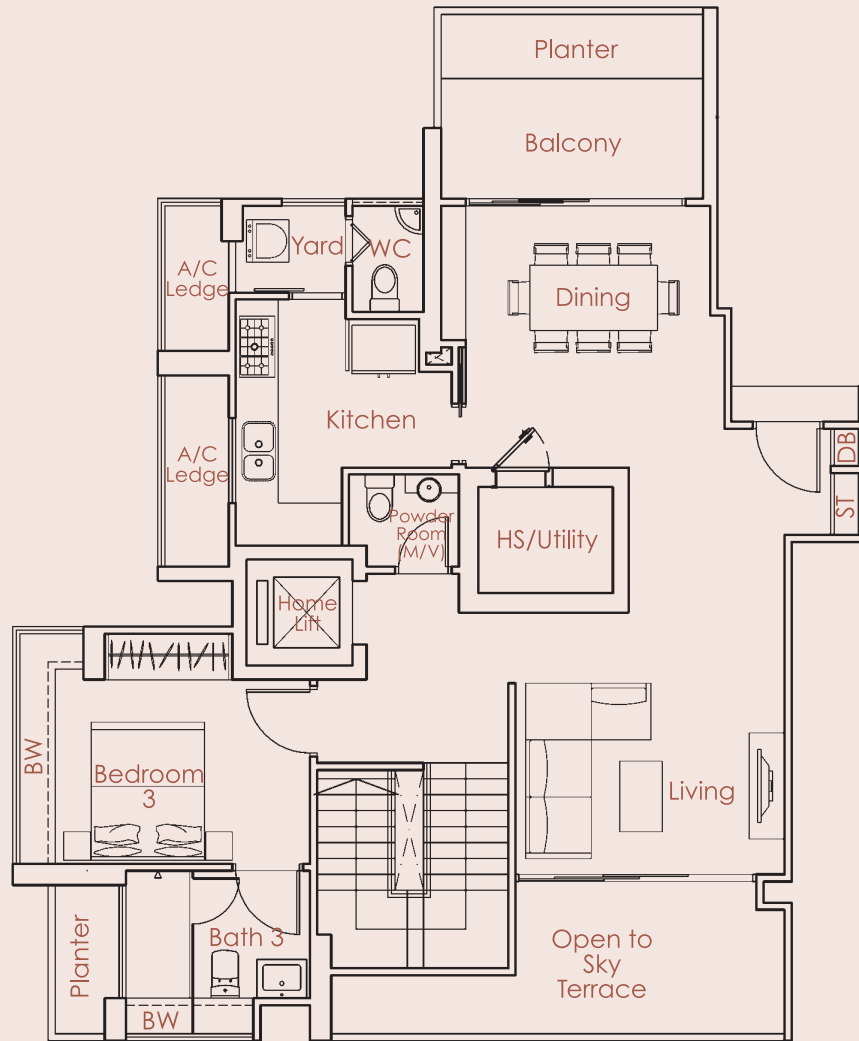


Type BP (3-Bedroom Penthouse)

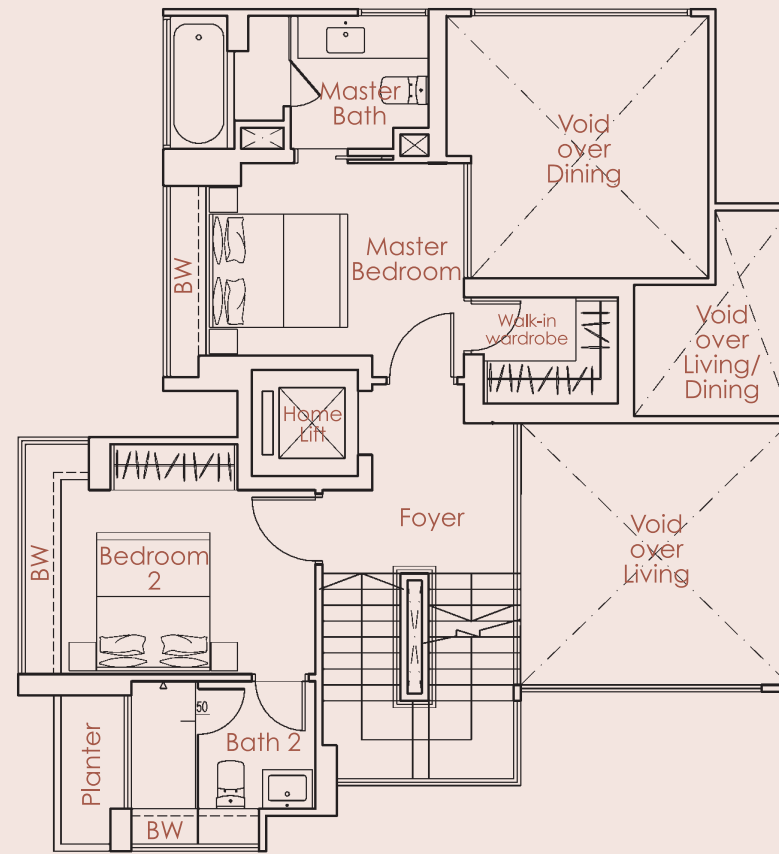
Unit #32-03

Area 2949 sq ft / 274 sq m

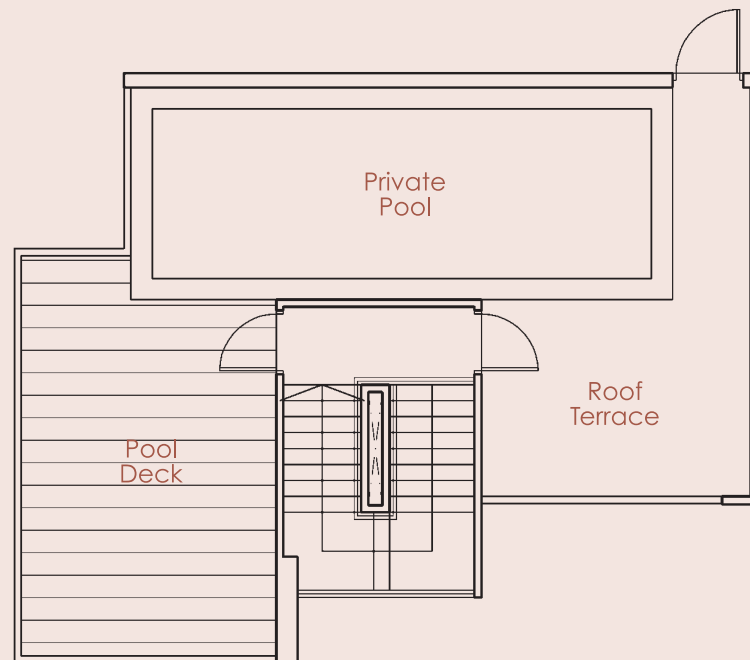
(Inclusive of a/c ledge, bay window (BW), balcony, planter, pool deck, private pool & roof terrace)



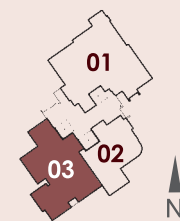
32nd Storey Plan



33rd Storey Plan



Roof Terrace Plan

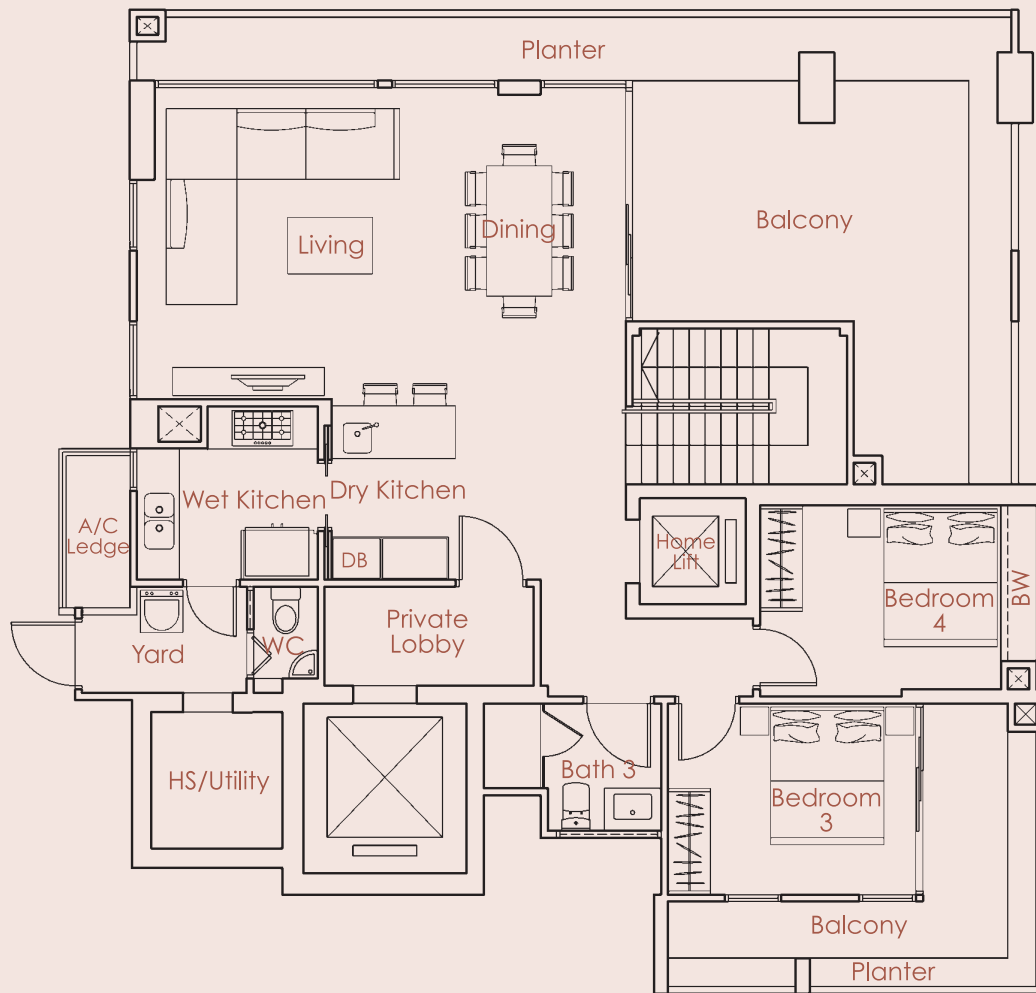


Type CP (4-Bedroom Penthouse)

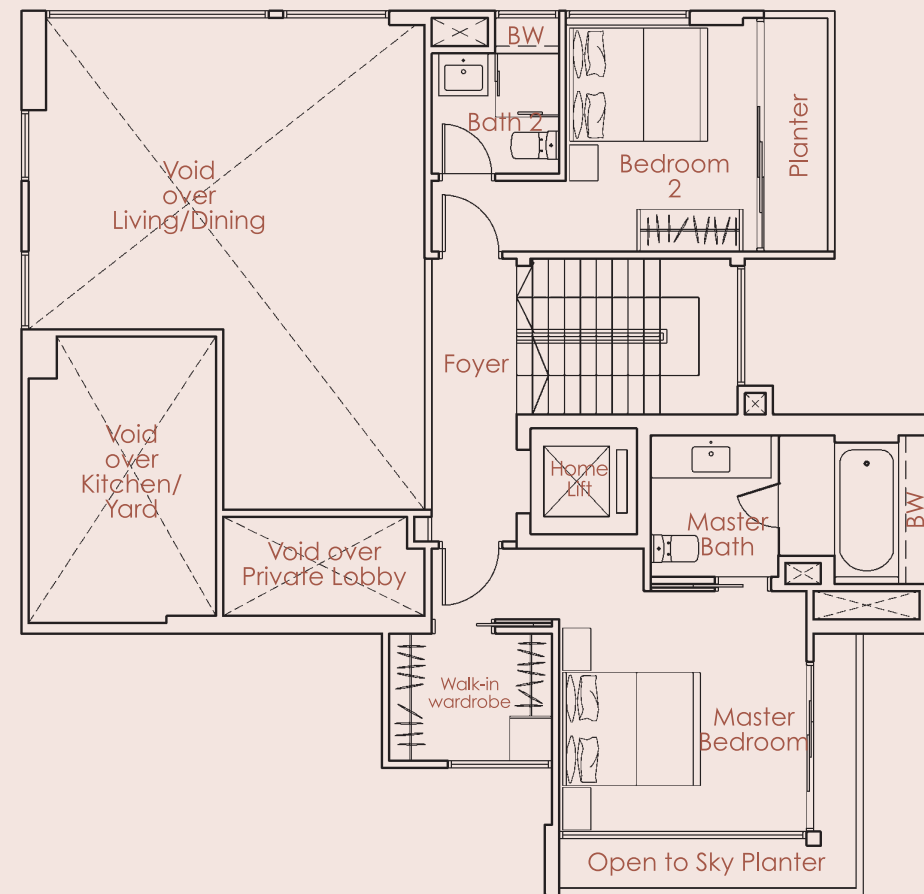
Unit #34-01

Area 3401 sq ft / 316 sq m

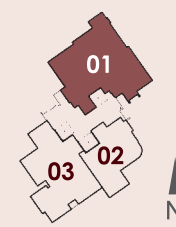
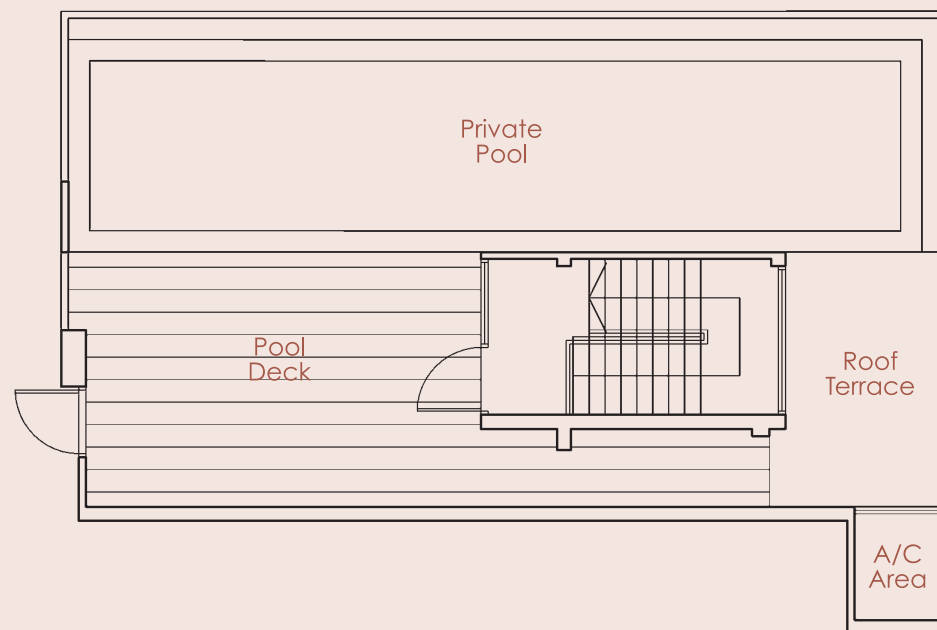
(Inclusive of a/c ledge, bay window (BW), balcony, planter, pool deck, private pool & roof terrace)



34th Storey Plan



35th Storey Plan



SPECIFICATIONS

- 1. FOUNDATION**
Piled Foundation and / or other approved foundation system.
- 2. SUBSTRUCTURE AND SUPERSTRUCTURE**
Reinforced Concrete Framework and / or Steel Structure
- 3. WALL**
External : Common clay bricks and/or RC walls and/or precast walls.
Internal : Common clay bricks and/or cement blocks and/or dry wall partitions.
- 4. ROOF**
Flat Roof : Reinforced concrete roof with approved waterproofing system.
- 5. CEILING [For Apartments]**
 - a) Dry Kitchen (Types C and CP only), Wet Kitchen (Types C and CP only), Foyer (Types AP, BP and CP only), Living, Dining, Bedrooms, Study, Bathrooms, Yard, WC, Private Lobby, and Kitchen
- Skim coat and/or ceiling board with emulsion paint to Kitchen (Types A1, A1G, A2, and A2G only) , Bedrooms, Living, Dining, Study, Private Lobby, Dry Kitchen and Foyer.
- Moisture resistant ceiling board to Kitchen (except Types A1, A1G, A2, and A2G only), Wet Kitchen, Bathrooms, Yard, and WC.
 - b) Private Pool (Type C only), Household shelter, Planter, Terrace and Balcony
Skim coat with emulsion paint.
- 6. FINISHES**
 - a.) Internal Walls [For Apartments]
 - i.) Dry Kitchen (Types C and CP only), Foyer (Types AP, BP and CP only), Living, Dining, Bedrooms, Study, Walk-in Wardrobe, Private Lobby and Yard
Cement and sand plaster and/or skim coat with emulsion paint and/or dry wall partitions with emulsion paint.
 - ii.) Master Bathroom, Bathrooms
Marble and / or granite tiles laid up to false ceiling height and on exposed surface only.
 - iii.) Wet Kitchen (Types C and CP only), Kitchen, and WC
Homogeneous and/or ceramic tiles laid up to false ceiling height and on exposed surface only.
 - iv.) Household Shelter, Household Shelter / Utility and Household Shelter / Walk- In Wardrobe
Skim coat with emulsion paint.
 - b.) Internal Walls [Common Areas]
 - i.) Lift Lobbies (1st Storey, 6th Storey - Roof Terrace, 15th storey – Sky Terrace)
Imported marble and / or granite tiles to designated areas.
Cement and sand plaster and/or skim coat to other areas.
 - ii.) Other Lift Lobbies, Corridors, Staircases and Landing
Cement and sand plaster and/or skim coat with emulsion paint.
 - c.) External Walls
 - i.) Cement and sand plaster with textured coating and / or emulsion painting and / or metal cladding.
 - d.) Floor [For Apartments]
 - i.) Dry Kitchen (Types C and CP only), Kitchen (Types A1, A1G, A2 and A2G only), Living, Dining, Study and Private Lobby
Marble tiles with marble skirting.
 - ii.) Master Bathroom, Bathrooms
Marble and / or granite tiles.
 - iii.) Wet Kitchen (Types C and CP only), Roof Terrace (Types AP, BP and CP only) , Terrace (Types AG, A1G, A2G and DG only), Balcony (except Type C), Kitchen (except Types A1, A1G, A2 and A2G), Household Shelter, Household Shelter / Utility, Household Shelter / Walk-in wardrobe, and Yard
Homogeneous and / or Ceramic tiles.
 - iv.) Internal Staircases (Types AP, BP and CP only), Foyer (Types AP, BP and CP only), Walk-In Wardrobe and Bedrooms
Timber strips with timber skirting
 - v.) Balcony (Type C only), and Pool Deck (Types AP, BP and CP only)
Timber decking.
 - v.) Private Pool (Types C, AP, BP and CP only)
Mosaic tiles and / or ceramic tiles.
 - e.) Floor [Common Areas]
 - i.) Lift Lobbies (1st Storey, 6th Storey - Roof Terrace 1, 15th Storey – Sky Terrace)
Granite tiles and/or pebble wash and/or composite timber at the designated area
 - ii.) Other Lift Lobbies
Homogeneous and / or ceramic tiles.
 - iii.) Staircases and Landing (1st to 2nd Storey)
Homogeneous and / or ceramic tiles.
 - iv.) Staircases and Landing (2nd Storey upwards)
Cement and sand screed.
 - v.) Roof Terrace (6th Storey) and Sky Terrace (15th Storey)
Granite tiles and/or Timber decking to designated areas.

- vi.) Swimming Pool, Wading Pool and Jacuzzi
Mosaic tiles and/or ceramic tiles.

Note:-

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.

7. WINDOWS

- a.) Wet Kitchen (Types C and CP only), Kitchen (except Type A1, A1G, A2 and A2G), Yard (Types A1 and A1G only), Bedrooms, Study (Types C and AP only), Bathrooms and WC
Aluminium framed windows.

Note: -

- a.) All aluminium frames shall be powder coated finish
- b.) All glazing shall be approximately 6mm thick.
- c.) All windows are either side-hung, top-hung, bottom-hung, louvered or sliding or any combination of the mentioned.
- d.) All glazing up to 1m from floor level shall be of tempered or laminated glass where the glazing front a drop of more than 1 m.

8. DOORS

- a.) Main Entrance Door
Solid core/ Hollow core Timber door with or without fixed glass panel.
- b.) Door to Fire Escape Staircase (Types AP, BP and CP only), and Door to Common Lobby
Approved fire-rated timber in solid core / hollow core veneer ply timber and / or Aluminium door
- c.) Bathrooms (Except Types A and AG), Walk-in Wardrobe (Except Types A2 and A2G) and Bedrooms
Solid core / Hollow core Timber door.
- d.) Bathroom (Types A and AG only)
Frameless sliding glass door.
- e.) Foyer to Pool Deck / Roof Terrace (Types AP, BP and CP only), Planter (to designated area only), Yard (Except Types A1 and A1G), Study (except Types C and AP), Balcony, Pool Deck, and Roof Terrace
Aluminium framed door with or without fixed glass panel.
- f.) Wet Kitchen (Types C and CP only), and Kitchen (except Types A1, A1G, A2 and A2G)
Solid core / Hollow core Timber door with or without viewing panel.
- g.) WC
Aluminium Slide and Fold door.
- h.) Household Shelter / Walk-In Wardrobe (for Types A2 and A2G only), Household Shelter, and Household Shelter / Utility
Metal door and Ventilation Sleeve as approved by relevant authority.

Note: -

- a.) All glazing shall be approximately 6mm thick
- b.) All aluminium frames shall be powder coated finish
- c.) Doors can either be of swing or sliding type with or without fixed glass panel;

9. IRONMONGERY

- a.) Main entrance door and other hollow core timber doors shall be provided with good quality imported lockset

10. SANITARY FITTINGS

- a.) Master Bathroom (Types D, DG and AP only) and Bath 1 (Types A, AG, A1 and A1G only)
 - 1 long bath with shower screen, bath mixer and hand shower
 - 1 basin and mixer tap
 - 1 pedestal water closet
 - 1 mirror cabinet
 - 1 paper holder
 - 1 towel rail
- b.) Master Bathroom (Types C, BP and CP only)
 - 1 long bath with bath mixer
 - 1 shower screen with shower mixer, overhead shower and hand shower
 - 1 basin and mixer tap
 - 1 pedestal water closet
 - 1 mirror cabinet
 - 1 paper holder
 - 1 towel rail
- c.) Bath 1 (Type A2 and A2G only) and Bathrooms
 - 1 shower screen with shower mixer and hand shower
 - 1 basin and mixer tap
 - 1 pedestal water closet
 - 1 mirror cabinet
 - 1 paper holder
 - 1 towel rail

- d.) WC
 - 1 hand shower set
 - 1 wall hung basin with cold water tap
 - 1 pedestal water closet
 - 1 paper holder
- e.) Kitchen (Types A, AG, A1, A1G, A2, A2G, D, and DG only)
 - 1 single bowl kitchen sink with single lever mixer
- f.) Kitchen (Types AP and BP only), Wet Kitchen (Types C and CP only)
 - 1 double bowl kitchen sink with single lever mixer
- g.) Dry Kitchen (Type CP only)
 - 1 single bowl kitchen sink with single lever mixer
- h.) Balcony (Type C only), Terrace (Types AG, A1G, A2G and DG only), Roof Terrace (Types AP, BP and CP only), Pool Deck (Types AP, BP and CP only), and Yard
 - 1 bib tap

11. ELECTRICAL INSTALLATION

- a.) Concealed electrical wiring in conduits

12. TV/ TELEPHONE

- a.) SCV TV point is provided

13. LIGHTNING PROTECTION

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

14. PAINTING

- a.) External walls : Cement and sand plaster with textured coating and / or emulsion painting and / or metal cladding.
 b.) Internal walls : Emulsion paint

15. WATERPROOFING

Approved waterproofing to floors of Wet Kitchen (Types C and CP only), Roof Terrace (5th Storey, Types AP, BP and CP only), Terrace (Types AG, A1G, A2G and DG only), Private Pool (Types C, AP, BP and CP only), Pool Deck (Types AP, BP and CP only), Kitchen, Balcony, Bathrooms, WC, Yard, Planters, Reinforced concrete flat roof and Sky Terraces.

16. DRIVEWAY AND CARPARK

- a.) 1st Storey Driveway : Granite tiles and/or concrete hardener and/or interlocking pavers
 b.) Car park and ramp to multi-storey car parks : Granite tiles and/or concrete hardener and/or interlocking pavers
 c.) Car park and driveway on multi-storey car parks : Concrete Hardener

17. RECREATIONAL FACILITIES

- Swimming Pool
- Jacuzzi
- Gymnasium
- BBQ Deck
- Children's Playground
- Changing Room cum Toilet
- Pool Deck
- Wading Pool
- Viewing Deck
- Yoga Corner

18. ADDITIONAL ITEMS

- a.) Wardrobes : Built in wardrobe to all Bedrooms.
 b.) Kitchen Cabinets : i) Kitchen (Types A, AG, A1, A1G, A2, A2G, D, DG, AP and BP)
 - Built-in high and low level kitchen cabinets complete with refrigerator, cooker hob, cooker hood, and combination microwave oven.
 ii) Wet Kitchen (Types C and CP)
 - Built-in high and low level kitchen cabinets complete with refrigerator, cooker hob, cooker hood, and multi-function oven.
 iii) Dry Kitchen (Types C and CP)
 - Built-in kitchen cabinets and microwave oven.
- c.) Washer cum Dryer.
 d.) Ducted Air-conditioning to Living, and Dining.
 e.) Wall mounted unit air-conditioning to Bedrooms and Study.
 f.) Gas Hot Water Supply to Wet Kitchen (Types C and CP), Bathrooms, and Kitchen.
 g.) Audio/video intercom (from Apartment to Lift Lobby & Sentry Post only).
 h.) Card Access for Lift Cars and Side-gate.
 i.) Wireless connection on 6th Storey - Roof Terrace and 15th Storey – Sky Terrace.

Note: -

1. Layout/location of wardrobes, kitchen cabinets and fan coil units are subject to architect's sole discretion and final design
2. 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.
3. 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.
4. The Purchaser is liable to pay annual fee, subscription 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 service connection for their respective subscription channels. Any equipment for SCV shall be paid and installed by the Purchaser.
5. 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.
6. Timber strips are natural materials containing veins/grains and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
7. Private pool filtration system has to be maintained and cleaned on a regular basis by purchasers at the purchasers' own cost to ensure good working condition of the system (Types C, AP, BP and CP).
8. Private pool depth for unit type C, AP, BP and CP is maximum 1.2 m depth.
9. Home Lift (Types BP and CP) to be maintained by purchasers at the purchasers' own cost.

ANOTHER PRESTIGIOUS DEVELOPMENT
 BY TIONG AIK GROUP OF COMPANIES

DEVELOPER



meadows | Meadows Property (S'pore) Pte Ltd
 No 1 Jalan Berseh #03-03
 New World Centre (S) 209037
 PROPERTY | Tel: +65 6392 2988
 [RCB2007126908] | Fax: +65 6392 0988

Developer: **Meadows Property (S'pore) Pte Ltd (ROC 200712690R)**, Developer's Licence No.: **C0450**, Tenure of Land: **Estate in Fee Simple (Freehold)**, Lot/ Mukim No.: **937V TS 21 at River Valley Close (River Valley Planning Area)**, BP No.: **A0816-00260-2007-8P02 dated 20th August 2009**, Estimated date of vacant possession: **31st March 2015**, Estimated date of legal completion: **31st March 2018**