



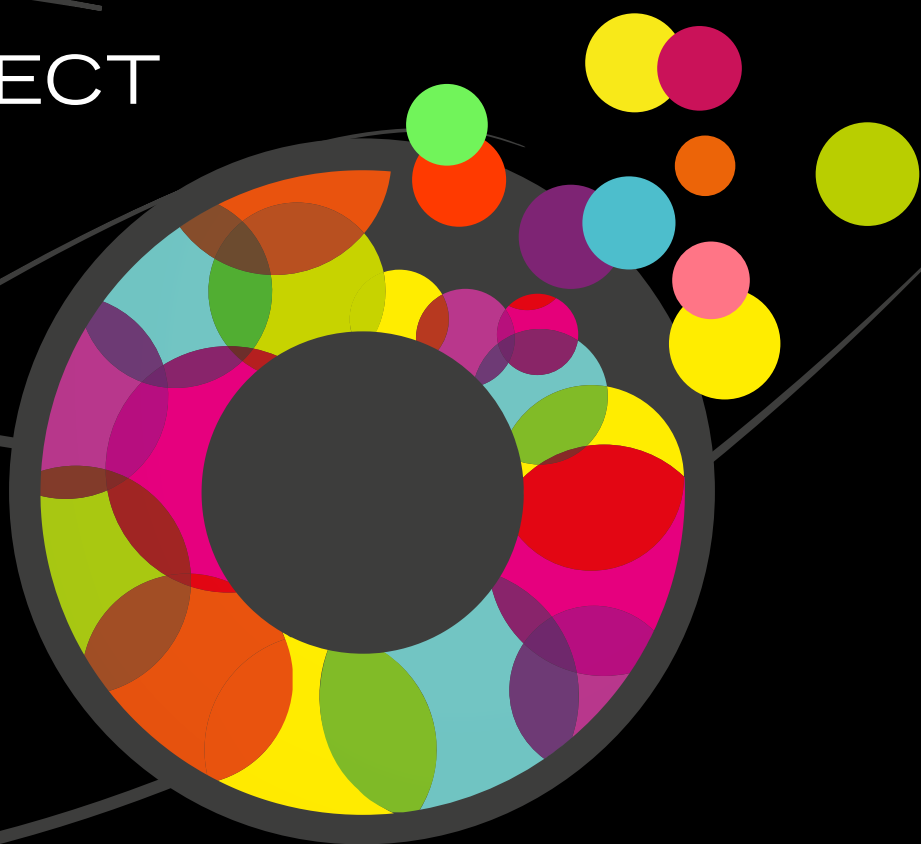
**SHELFORD**

A home you call your own

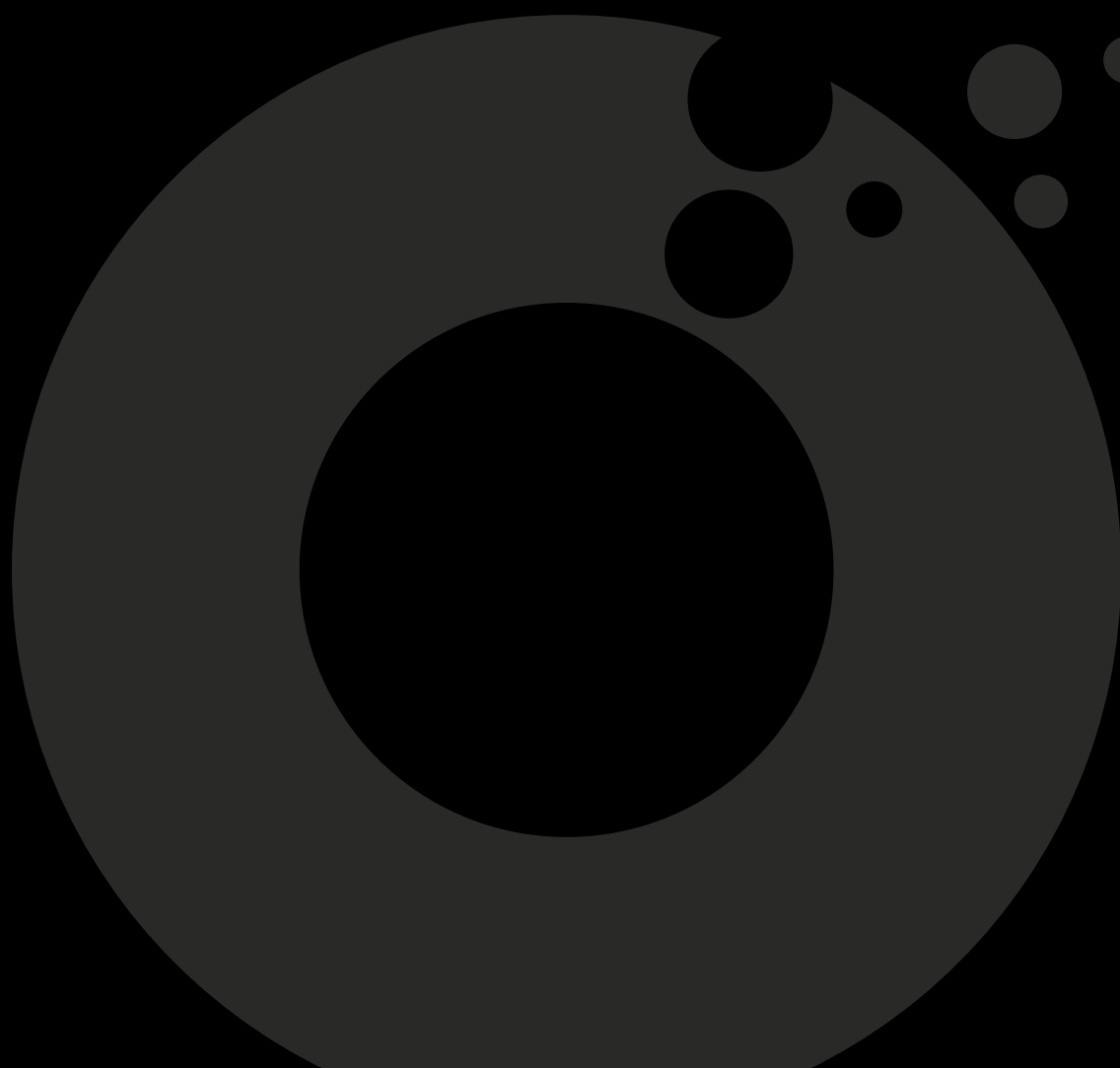
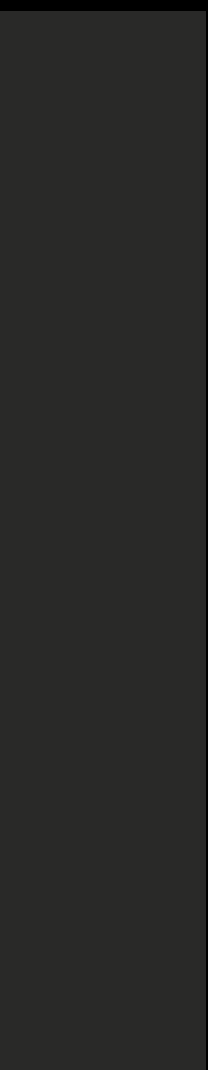




PERFECT



good reasons why you need to own this home



2

**1 km**

to reputable schools -  
Nanyang Primary  
School and  
Raffles Girls' Primary  
School

1

**5 mins**  
to  
MacRitchie  
Reservoir

3

**5 mins**  
walk to future  
Botanic Gardens  
MRT

4

**2 mins**  
to PIE

5

**3 mins**  
to Adam Road  
Food Centre

6

**3 mins**  
to Holland  
Village

7

**5 mins**  
to Coronation  
Plaza and NTUC  
Supermarket

8

**5 mins**  
to Singapore  
Botanic Gardens

9

**5 mins**  
to Orchard  
shopping  
belt

10

**100%**  
Perfect  
Investment!



Every essence of prestige and dynamism presents itself when you inhabit the ravishing address. With incredible amenities and facilities, you lead a flawless lifestyle. Featuring 69 residential units and varied designs of 1 bedroom apartments, as well as 1 and 1+1 bedroom penthouse units, the habitat is brilliantly mapped out in the reputable district of Bukit Timah. At 10 Shelford, perfection becomes reality.









## Live beyond a perfect lifestyle

When the city is your neighbour, you can simply expect a vibrant lifestyle! Being minutes away from everywhere, you can live life to the fullest. From going to your workplace in the business district to engaging in a fully entertained lifestyle, 10 Shelford provides you with more than just perfection! Look beyond and live beyond.













Perfect location for perfect destinations

# IO SHELFORD









In the vicinity of 10 Shelford, you can indulge in the energising mix of lifestyle activities like shopping, fine dining, clubbing or casino gaming. Be awed by the conveniences of Coronation Plaza, Bukit Timah Plaza and Beauty World Plaza - within which are supermarkets, foot reflexology centres, maid agencies and eateries. Being 5 minutes away, Adam Road Food Centre is also close at hand. To invest in your offspring's future, highly sought-after schools like Nanyang Primary School and Raffles Girls' Primary School are in close proximity.



Regardless of sun-bathing at the Swimming Pool, admiring natural wonders at the Roof Garden or exercising at the Gymnasium, 10 Shelford provides the privileged luxury of space and privacy.





## LEGEND

- 1. Pedestrian Side Gate
- 2. Carpark Entrance
- 3. Driveway
- 4. Gymnasium (At 1st Storey)
- 5. Pool Deck
- 6. Swimming Pool



Artist's Impression





Open your doors to vast display of lush verdure and look within for opulent and modern exhibition of interior design. Perfection at 10 Shelford does not fail to impress.





























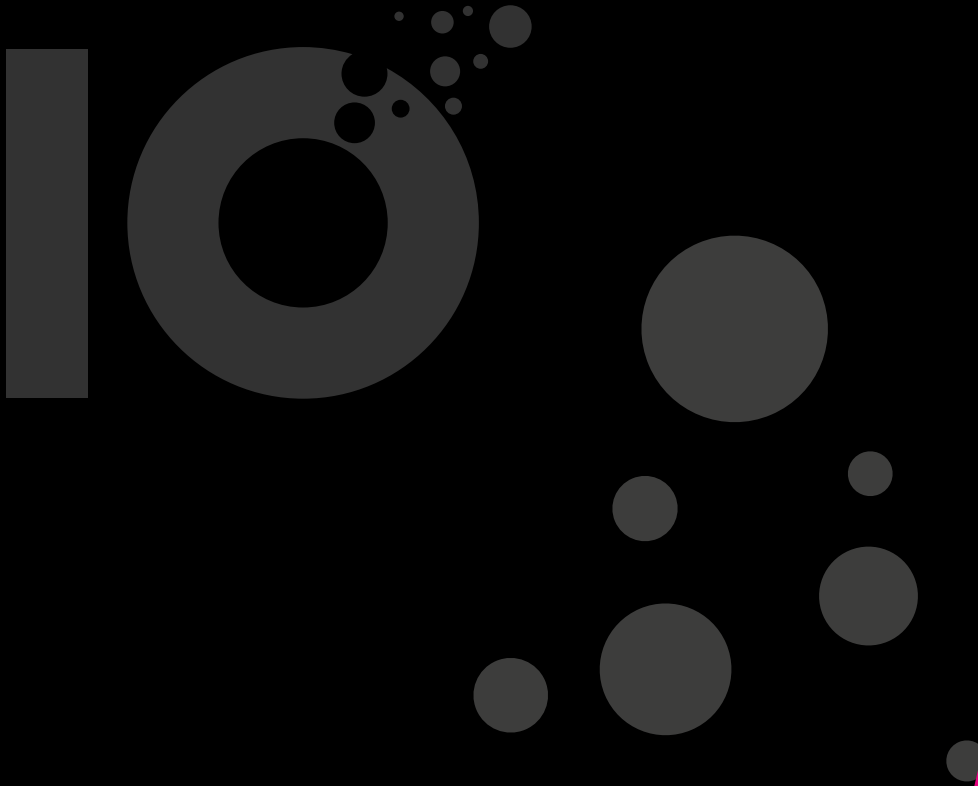
# IO



Artist's Impression



Artist's Impression



Artist's Impression



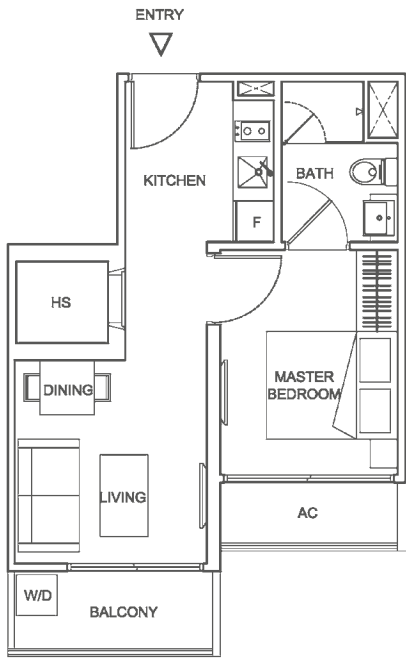
Artist's Impression





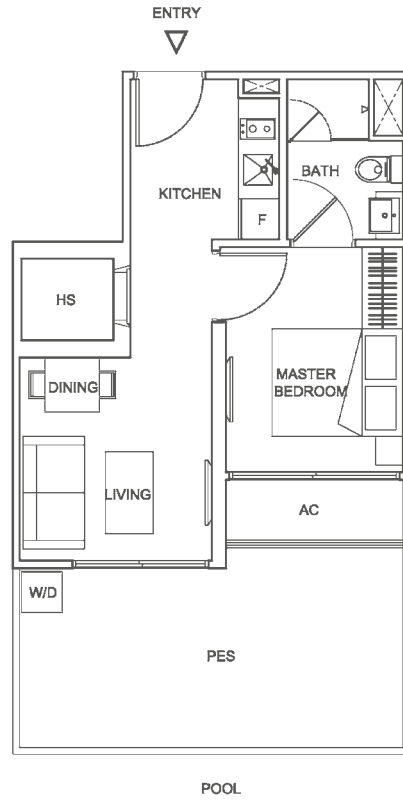
### TYPE A (1 BEDROOM)

Unit #02-09 to #04-09  
 #02-16 to #04-16 (mirror)  
 Area 431 sqft / 40 sqm



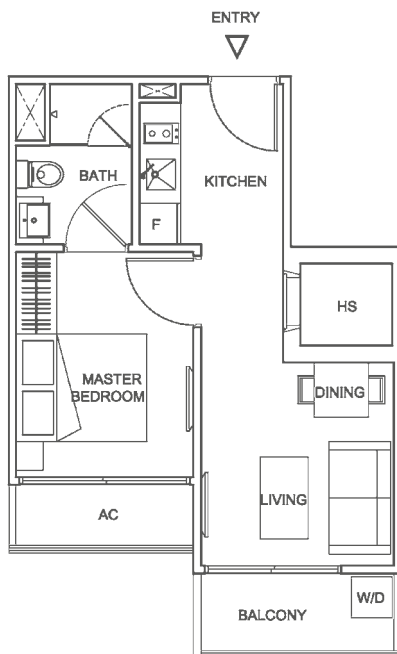
### TYPE A1 (1 BEDROOM)

Unit #01-09  
 Area 570 sqft / 53 sqm



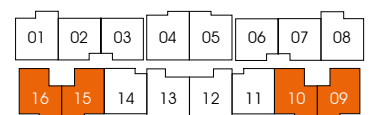
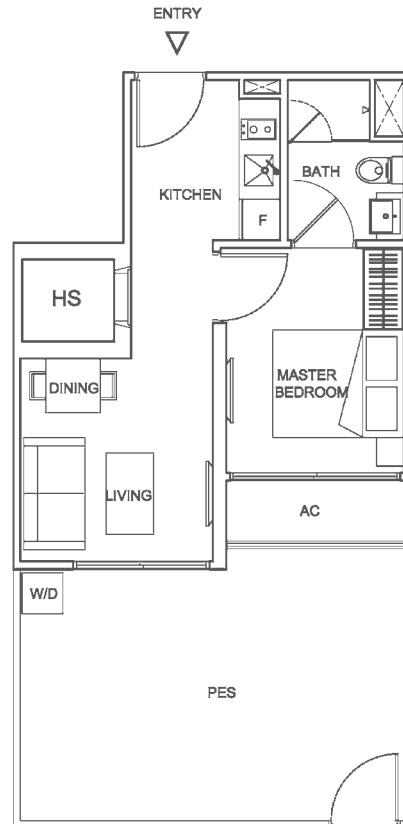
### TYPE B (1 BEDROOM)

Unit #02-10 to #04-10  
 #02-15 to #04-15 (mirror)  
 Area 431 sqft / 40 sqm



### TYPE B1 (1 BEDROOM)

Unit #01-15  
 Area 624 sqft / 58 sqm

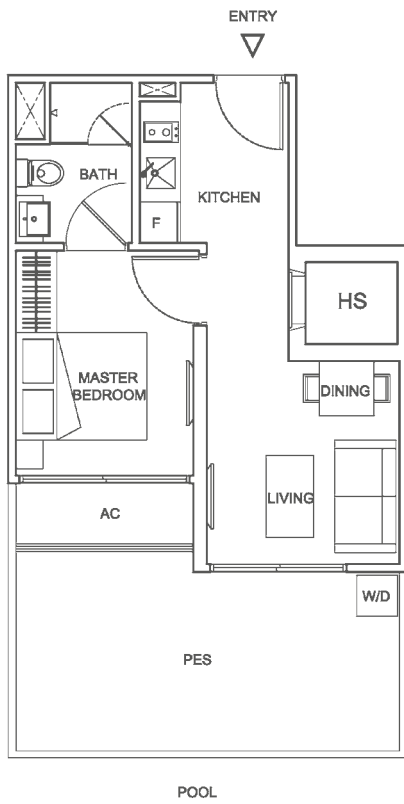


All areas are inclusive of a/c ledge, balcony, open balcony, PES, private roof garden, planter, void, if any.  
 All plans are subject to amendment as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.



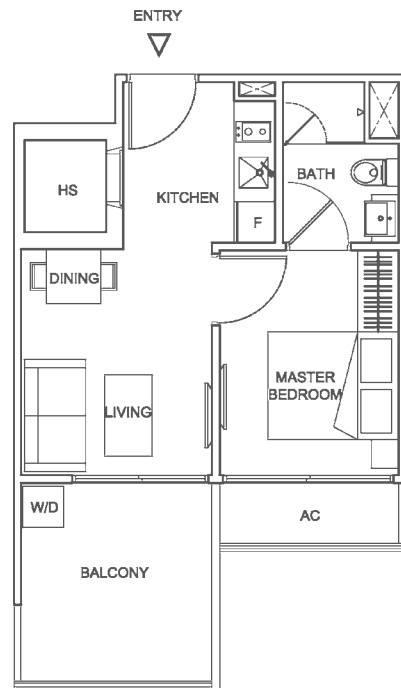
### TYPE B2 (1 BEDROOM)

Unit #01-10  
 Area 560 sqft / 52 sqm



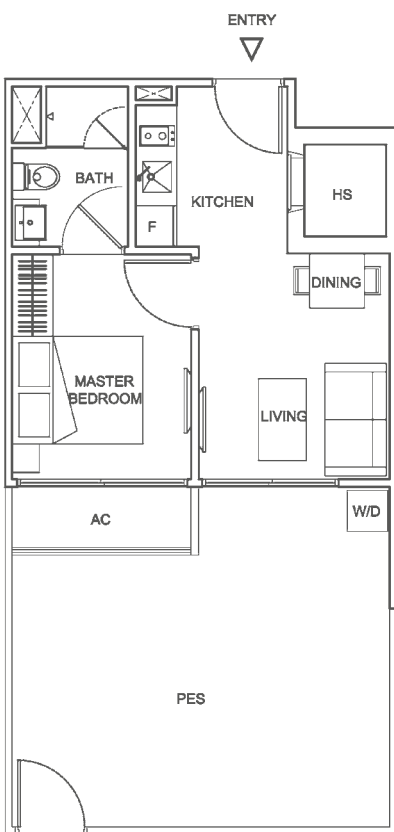
### TYPE C (1 BEDROOM)

Unit #02-11 to #04-11  
 #02-14 to #04-14 (mirror)  
 Area 474 sqft / 44 sqm



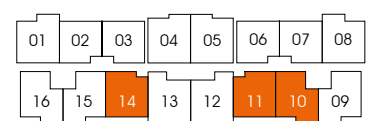
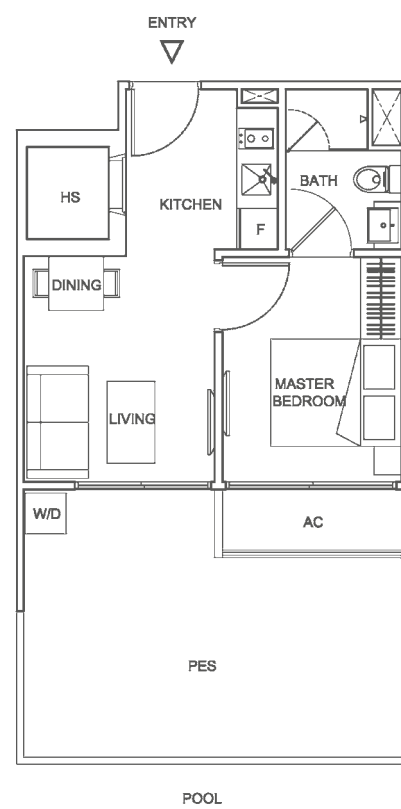
### TYPE C1 (1 BEDROOM)

Unit #01-14  
 Area 657 sqft / 61 sqm



### TYPE C2 (1 BEDROOM)

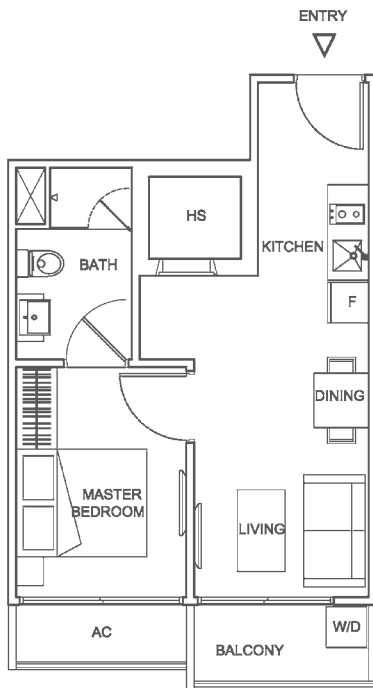
Unit #01-11  
 Area 592 sqft / 55 sqm



All areas are inclusive of a/c ledge, balcony, open balcony, PES, private roof garden, planter, void, if any.  
 All plans are subject to amendment as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

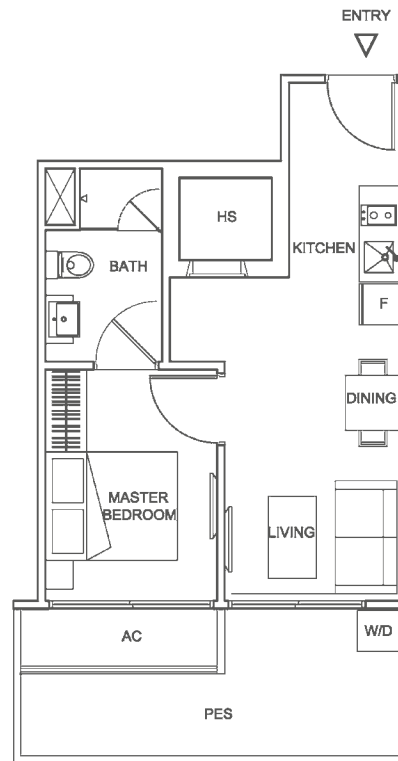
### TYPE D (1 BEDROOM)

Unit #02-12 to #04-12  
 #02-13 to #04-13 (mirror)  
 Area 452 sqft / 42 sqm



### TYPE D1 (1 BEDROOM)

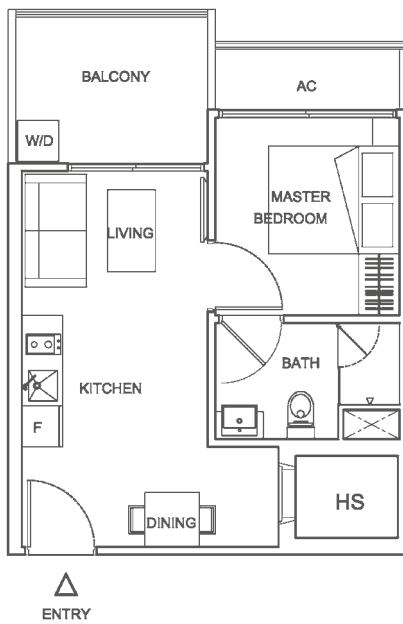
Unit #01-12  
 Area 527 sqft / 49 sqm



POOL

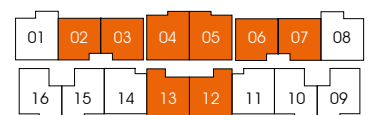
### TYPE E (1 BEDROOM)

Unit #01-04 to #03-04  
 #01-05 to #03-05 (mirror)  
 Area 474 sqft / 44 sqm



### TYPE F (1 BEDROOM)

Unit #01-02 to #03-02  
 #01-03 to #03-03 (mirror)  
 #01-06 to #03-06  
 #01-07 to #03-07 (mirror)  
 Area 431 sqft / 40 sqm

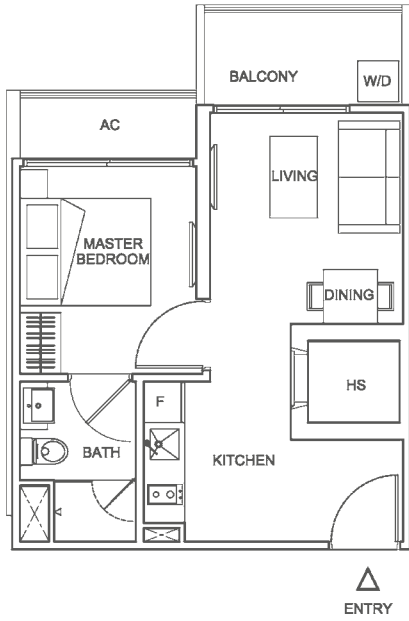


All areas are inclusive of a/c ledge, balcony, open balcony, PES, private roof garden, planter, void, if any.  
 All plans are subject to amendment as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.



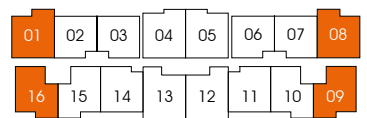
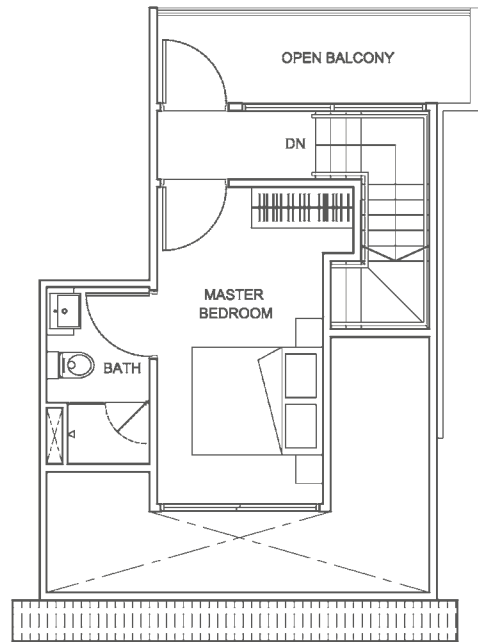
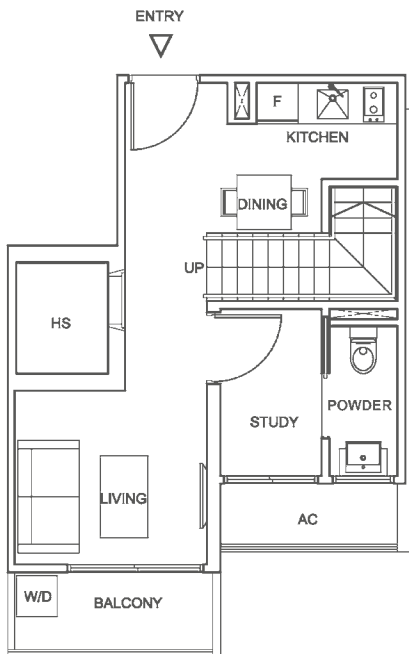
## TYPE G (1 BEDROOM)

Unit #02-01 to #03-01  
 #01-08 to #03-08 (mirror)  
 Area 452 sqft / 42 sqm



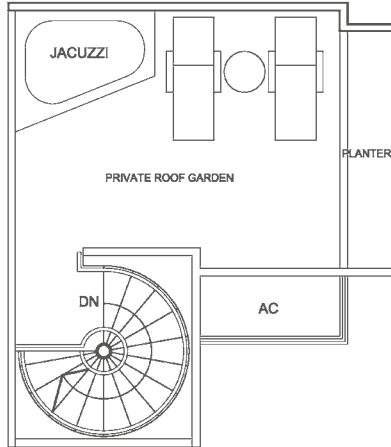
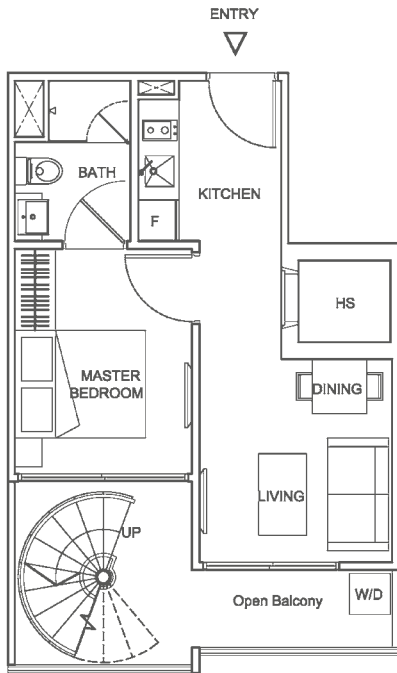
## TYPE PH-A (1+1 BEDROOM PENTHOUSE)

Unit #05-09  
 #05-16 (mirror)  
 Area 861 sqft / 80 sqm



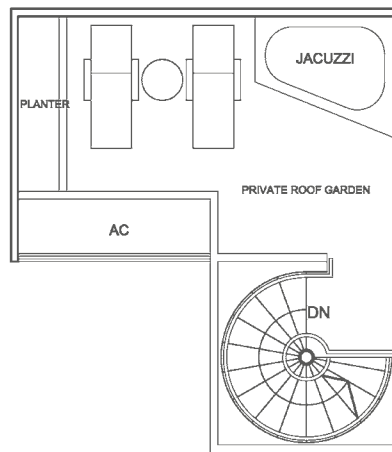
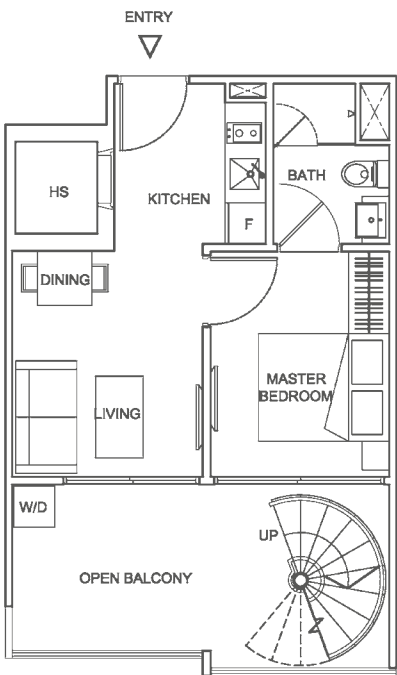
## TYPE PH-B (1 BEDROOM PENTHOUSE)

Unit #05-10  
 #05-15 (mirror)  
 Area 797 sqft / 74 sqm



## TYPE PH-C (1 BEDROOM PENTHOUSE)

Unit #05-11  
 #05-14 (mirror)  
 Area 818 sqft / 76 sqm



01	02	03	04	05	06	07	08
16	15	14	13	12	11	10	09

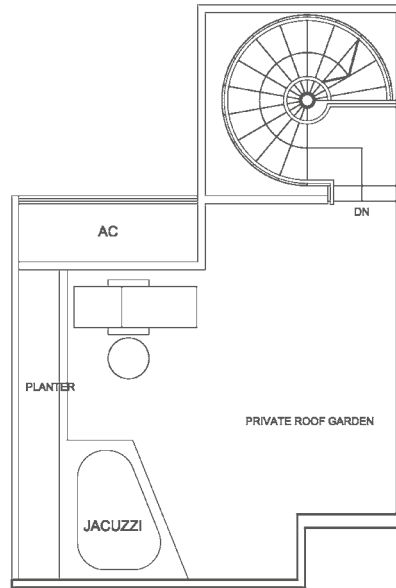
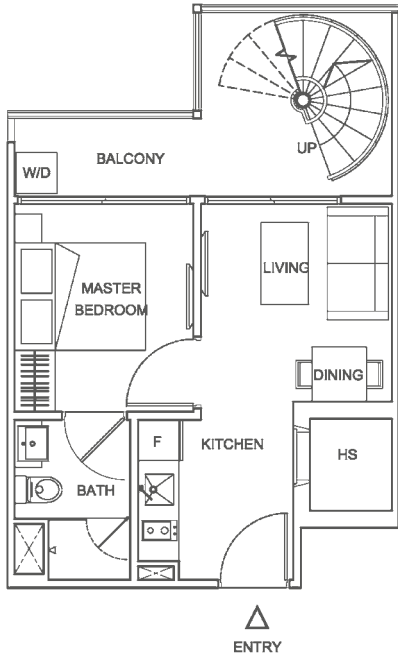
All areas are inclusive of a/c ledge, balcony, open balcony, PES, private roof garden, planter, void, if any.  
 All plans are subject to amendment as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.





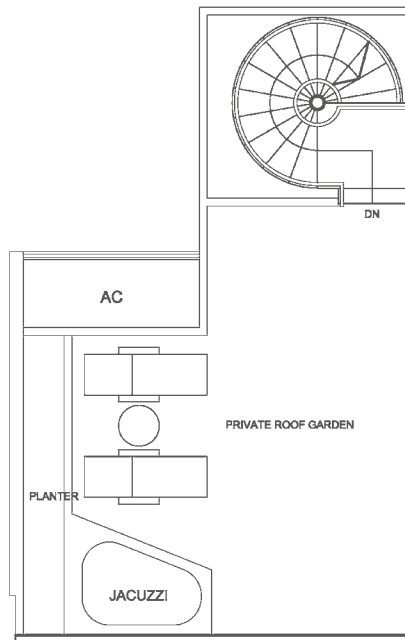
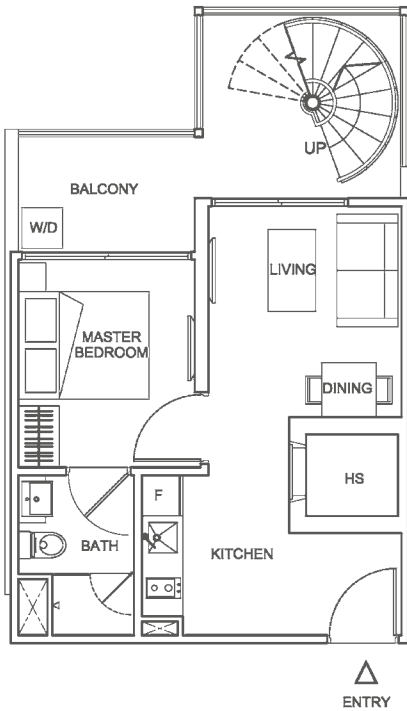
## TYPE PH-F (1 BEDROOM PENTHOUSE)

Unit #04-02  
 #04-03 (mirror)  
 #04-06  
 #04-07 (mirror)  
 Area 872 sqft / 81 sqm



## TYPE PH-G (1 BEDROOM PENTHOUSE)

Unit #04-01  
 #04-08 (mirror)  
 Area 980 sqft / 91 sqm



01	02	03	04	05	06	07	08
16	15	14	13	12	11	10	09

All areas are inclusive of a/c ledge, balcony, open balcony, PES, private roof garden, planter, void, if any.  
 All plans are subject to amendment as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.



# Specifications

1. **FOUNDATION**
    - 1.1 Pile to Engineer's design.
  2. **SUPER-STRUCTURE**
    - 2.1 Reinforced concrete structure to Engineer's design.
  3. **WALLS**
    - 3.1 External : Brickwall / Blockwall / Precast Panel.
    - 3.2 Internal : Brickwall / Blockwall / Precast Panel / Drywall Partition.
  4. **ROOF**
    - 4.1 Metal roofing with appropriate waterproofing and insulation.
  5. **CEILING**
    - 5.1 Water resistant ceiling board with emulsion paint to Kitchen, Bath and where necessary.
    - 5.2 Skim coat and/or plasterboard with emulsion paint to Living, Dining, Bedroom and Study.
  6. **FINISHES**
    - 6.1 **Wall**
      - 6.1.1 Internal (For Apartments)
        - a) Homogeneous tiles and/or ceramic tiles up to false ceiling height for all Baths.
        - b) Cement and sand plaster and/or skim coat with emulsion paint to other areas.
      - 6.1.2 Internal (Common Areas)
        - a) Granite tiles and/or Homogeneous tiles and/or ceramic tiles to designated areas of Lift Lobbies.
        - b) Cement and sand plaster and/or skim coat with emulsion paint to Lift Lobbies, Corridors, Staircases and Landings.
      - 6.1.3 External
        - a) Cement and sand plaster with emulsion paint and/or external stone tiles and/or spray textured paint to designated areas as per Architect's design.
    - 6.2 **Floor**
      - 6.2.1 Internal (For Apartments)
        - a) Homogeneous tiles and/or ceramic tiles to Living, Dining, Master Bedroom, Kitchen, Study, Bath, Household Shelter, PES, Balcony and Private Roof Garden of Penthouses Types PH-B, PH-C, PH-E, PH-F and PH-G only.
        - b) Timber strips to Master Bedroom and Internal Staircase of Penthouses Types PH-A & PH-D only.
        - c) Cement screed with emulsion paint to Aircon Ledges and Planters.
      - 6.2.2 External (For Common Areas)
        - a) Granite tiles and/or homogeneous tiles and/or ceramic tiles to Lift Lobbies, Staircases and Landings.
        - b) Granite tiles and/or Homogeneous tiles and/or ceramic tiles and/or mosaic tiles to Swimming Pool.
        - c) Timber Deck and/or homogeneous tiles and/or ceramic tiles to Pool Deck.
  7. **WINDOWS**
    - 7.1 Powder-coated aluminium framed windows.
  8. **DOORS**
    - 8.1 Fire-rated timber door to Main Entrance.
    - 8.2 Hollow Core Timber doors to Bedroom and Bath.
    - 8.3 Powder-coated aluminium framed glass door to Living.
    - 8.4 Metal Door as approved by relevant Authority to Household Shelter.
  9. **SANITARY WARES AND FITTINGS**
    - 9.1 Bath
      - a) 1 shower screen with shower mixer and handshower
      - b) 1 vanity top with basin, mixer tap and cabinet below
      - c) 1 pedestal water closet
      - d) 1 mirror
      - e) 1 towel rail
      - f) 1 paper holder
    - 9.2 Kitchen
      - a) 1 single bowl stainless steel sink with single lever mixer tap
  10. **IRONMONGERY**
    - 10.1 All doors shall be provided with good quality lockset.
  11. **ELECTRICAL INSTALLATION**
    - 11.1 Refer to Electrical Schedule for details.
  12. **TV/TELEPHONE**
    - 12.1 SHCV TV point is provided.
    - 12.2 Refer to Electrical Schedule for details.
  13. **LIGHTNING PROTECTION SYSTEM**
    - 13.1 Lightning Protection System shall be provided in accordance with Singapore Standard CP33.
  14. **PAINTING**
    - 14.1 External Walls
      - a) Cement and sand plaster with emulsion paint and/or external stone tiles and/or spray textured paint to designated areas as per Architect's design.
    - 14.2 Internal Walls
      - a) Emulsion paint
  15. **WATERPROOFING**
    - 15.1 Waterproofing to floors of Bath, PES, Balcony, Private Roof Garden, Jacuzzi and Swimming Pool.
  16. **DRIVEWAY & CARPARK**
    - 16.1 Concrete slab with hardener.
  17. **ENTRANCE GATE**
    - 17.1 Automatic metal gate as per Architect's design.
  18. **OTHER ITEMS**
    - 18.1 High and low level kitchen cabinets complete with solid surface worktop, single bowl sink, cooker hood, cooker hob, built-in fridge and built-in microwave oven to Kitchen.
    - 18.2 Washer cum dryer is provided at designated area.
    - 18.3 Built-in Wardrobe in laminate finish provided for Master Bedroom.
    - 18.3 Ceiling-mounted air-condition units provided to Living/Dining, Master Bedroom and Wall-mounted air-condition unit to Study of Penthouses Types PH-A & PH-D only.
    - 18.4 Hot water supply to Kitchen and Bath.
    - 18.5 Audio Intercom system is provided linking the unit to Gates.
    - 18.6 Card Access at Side Gates.
  19. **RECREATIONAL FACILITIES**
    - 19.1 Swimming Pool
    - 19.2 Gymnasium
- Notes:-
- a) Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite being a much harder material than marble, cannot be re-polished after installation. Hence some differences can be felt at the joint. Subject to Clause 14.3, the tonality and pattern of marble, limestone or granite selected and installed shall be subject to availability.
  - b) Colour of aluminium window/door frames and glass subject to Architect's selection.
  - c) Selected tile sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483:2000. No tile/stone work behind/below kitchen cabinet and mirror. All wall finishes shall be terminated at ceiling level and on exposed areas only.
  - d) Subject to clause 14.3, the brand and model of all equipments and appliances supplied shall be provided subject to availability.
  - e) Layout/Location of wardrobes, kitchen cabinets, sink, sanitary wares & fittings, fan coil units, electrical points/fittings, electrical appliances, electrical distribution board, door swing positions and plaster board ceiling boards are subject to architect's sole discretion and final design.
  - f) Roof gardens and/or open balconies and/or private enclosed spaces are not to be enclosed or roofed over.
  - g) Planters are not to be converted to balconies without prior approval from the competent authorities.
  - h) Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor may at his own discretion assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser. The Vendor shall not be answerable for any failure of these manufacturers and/or contractors and/or suppliers to honour any warranty.
  - i) Regular maintenance by the Purchaser of the air-conditioning systems, including the clearing of filters, condensation pipes and charging of gas, etc is essential for the efficient running and prolonging their operating life. All maintenance fees are to be borne by the Purchaser.
  - j) Regular maintenance by the Purchaser of the Jacuzzi system is essential for the efficient running and prolonging their operating life. All maintenance fees are to be borne by the Purchaser.
  - k) The Purchaser is liable to pay annual fee and such other fees to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels.
  - l) The space provision in the false ceiling 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 purpose. Location of false ceiling is subject to Architect's sole discretion and final design.
  - m) Timber strips are natural materials containing veins and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
  - n) For car parking lots, the Developers will be installing a Mechanised Parking System (System) in the Development. The installation and maintenance of the System will be undertaken by the specialist appointed by the Developers. Whilst the Developers will use its best endeavours to liaise with the specialist for the installation and maintenance of the System, the Developers will not be held responsible for the operation, procedure, delay, safety and damage caused by the use of the System.
  - o) While every reasonable care has been taken in preparation of this brochure, the developer and its agent cannot be held responsible for the inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representation of fact. All information, specifications, renderings, visual representations and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities.
  - p) The Sales & Purchase Agreement shall form the entire agreement between the developer and purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sales & Purchase Agreement and shall in no way be modified by any statements, representations or promises made by the Marketing Agents.



ANOTHER PRESTIGIOUS PROJECT BY:



MARKETING AGENT







