

theLENOX



theLENOX

where stylish living and aspiration unite seamlessly...



theLENOX

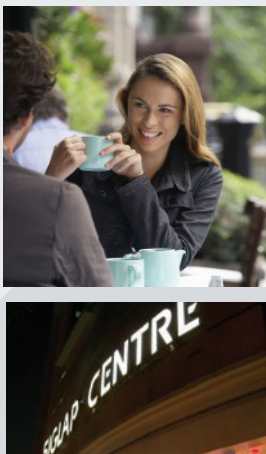
The Lenox, a freehold development with 76 residential units and 3 commercial shops.
A perfect balance of simplicity and sophistication.



Artist's impression only



Discover the art of living...



Enjoy every convenience imaginable within close proximity. An evening stroll along Siglap Park Connector, shopping at Parkway Parade, feasting on local delights along Katong... A lifestyle envied by many.

Location Map



Indulge your senses...



Relax and unwind by the pool....

A workout at the gym....

sizzle a BBQ feast together with friends and family....



Artist's impression only

Site Plan





Artist's impression only



Artist's impression only

Every unit comes with subtle details and thoughtful touches....



Artist's impression only



Quality fittings and delicate detailing with a hint of sophistication....

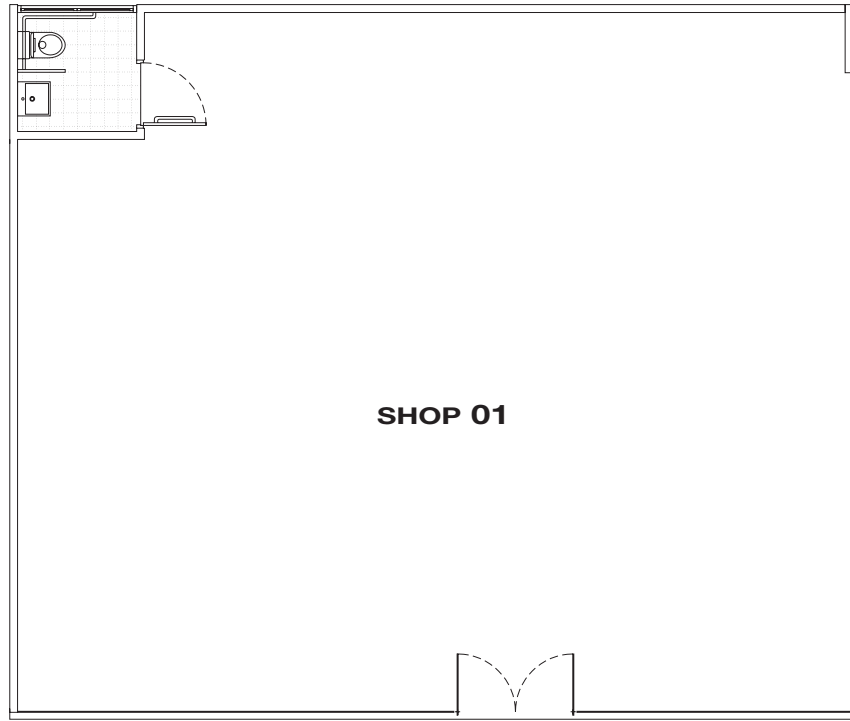


Artist's impression only

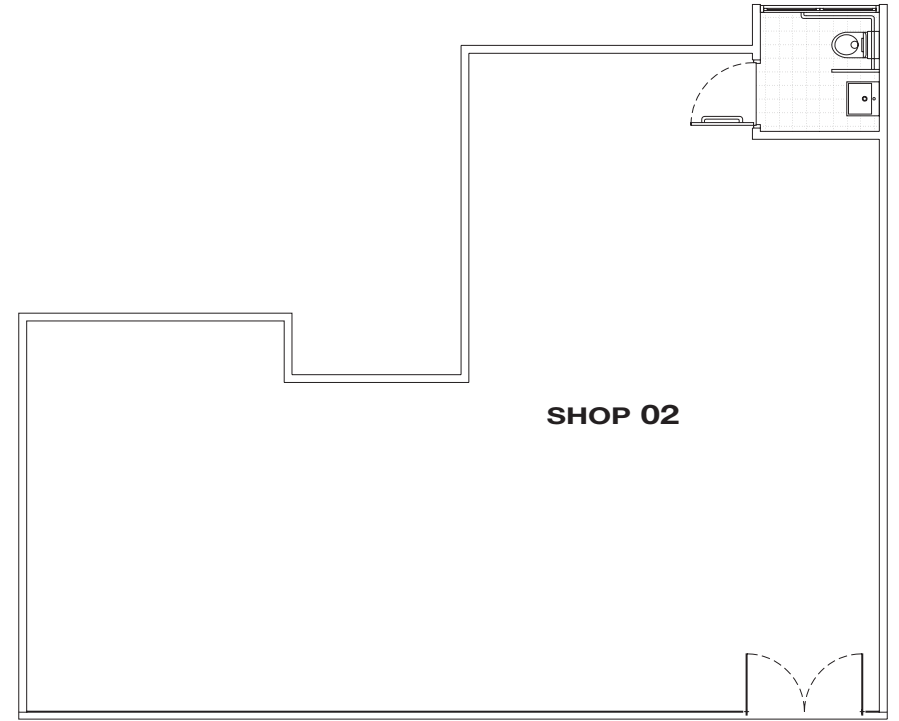


Artist's impression only

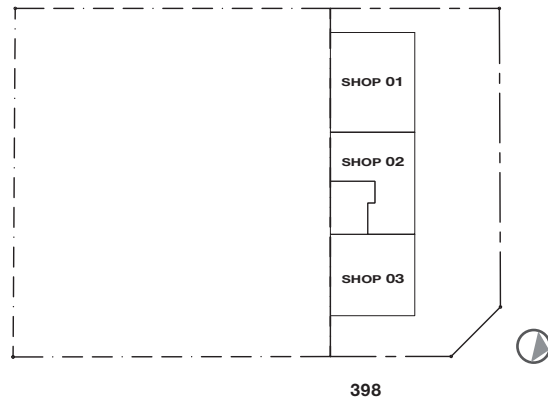
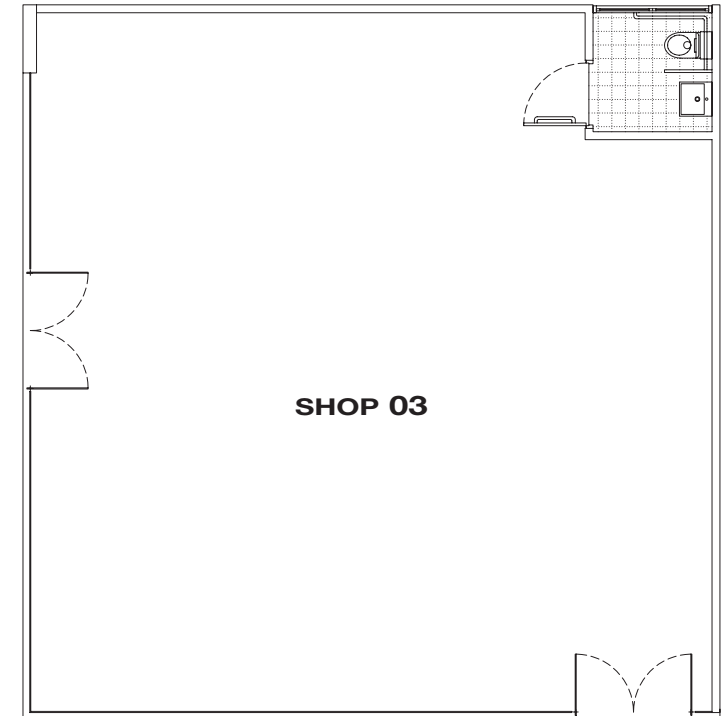
SHOP
01
128 sq m
#01-01



SHOP
02
97 sq m
#01-02



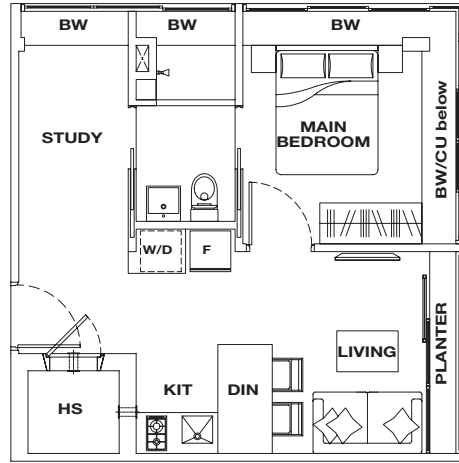
SHOP
03
105 sq m
#01-03



TYPE A

43 sq m

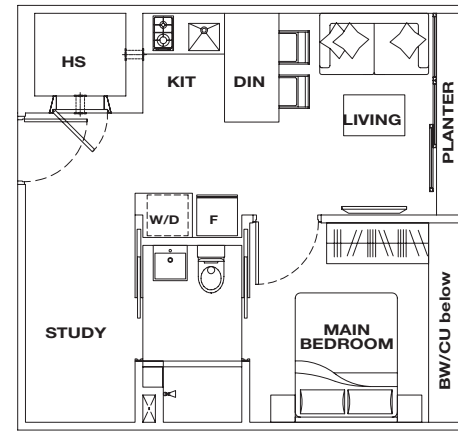
- #02-01
- #03-01
- #04-01



TYPE B

40 sq m

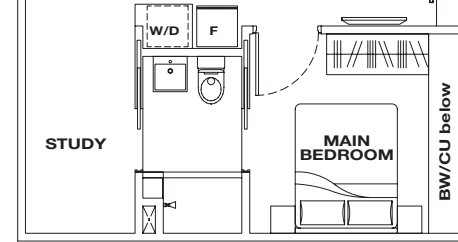
- #02-02
- #03-02
- #04-02



TYPE D

40 sq m

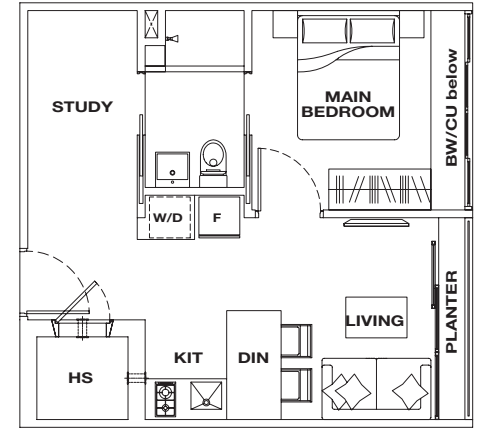
- #02-04
- #03-04
- #04-04



TYPE C

40 sq m

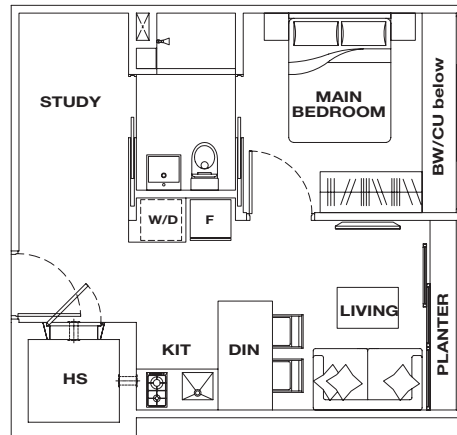
- #02-03
- #03-03
- #04-03



TYPE E

40 sq m

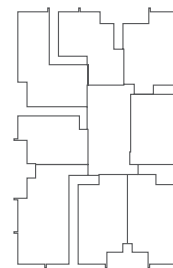
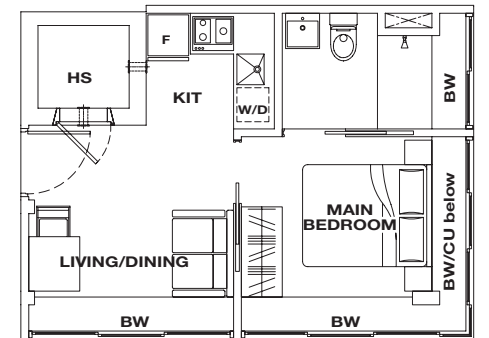
- #02-05
- #03-05
- #04-05



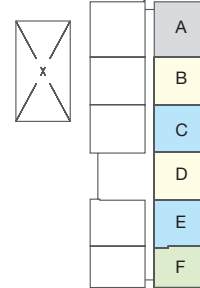
TYPE F

31 sq m

- #02-06
- #03-06
- #04-06



396



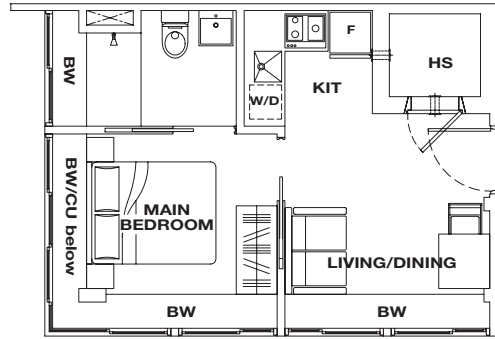
398



TYPE G

31 sq m

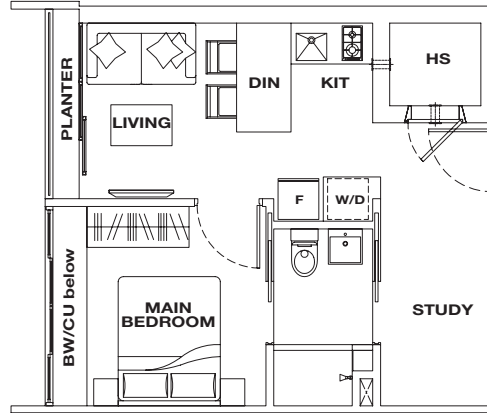
- #02-07
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- #04-07



TYPE H

38 sq m

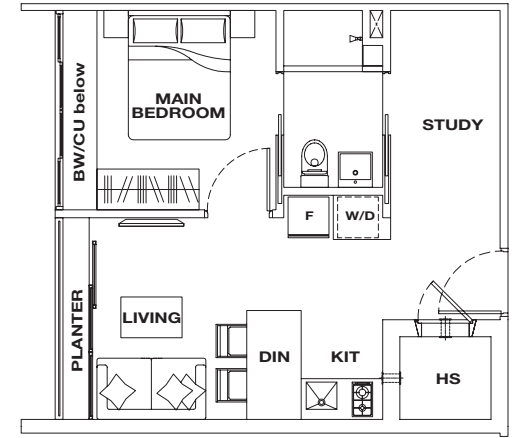
- #02-08
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- #04-08



TYPE J

40 sq m

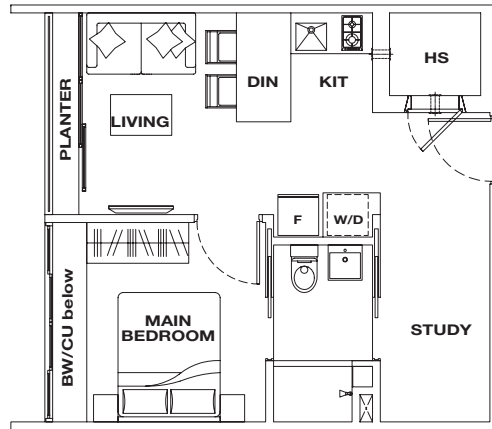
- #02-09
- #03-09
- #04-09



TYPE K

40 sq m

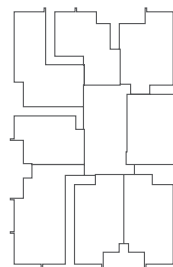
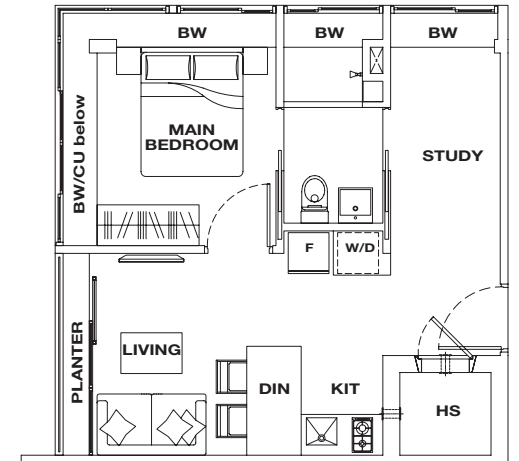
- #02-10
- #03-10
- #04-10



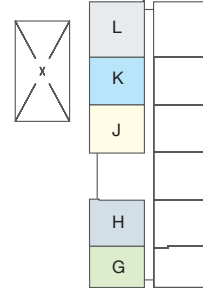
TYPE L

43 sq m

- #02-11
- #03-11
- #04-11



396



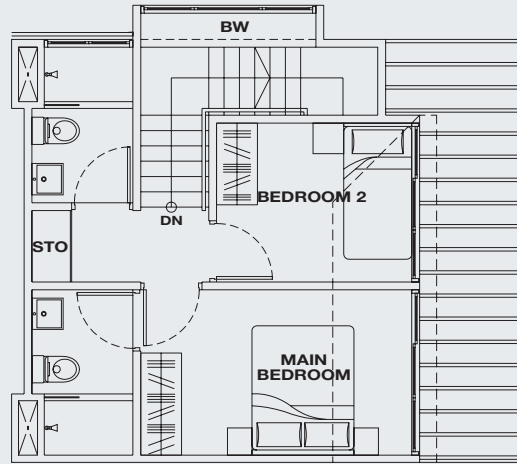
398



PH A

79 sq m

#05-01

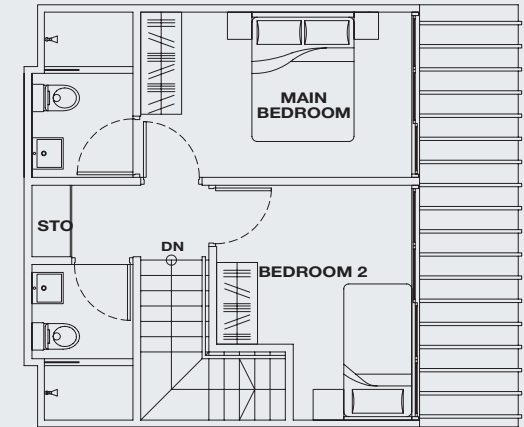


Upper penthouse

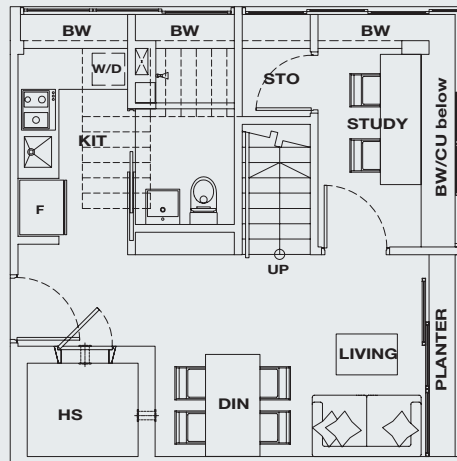
PH B

75 sq m

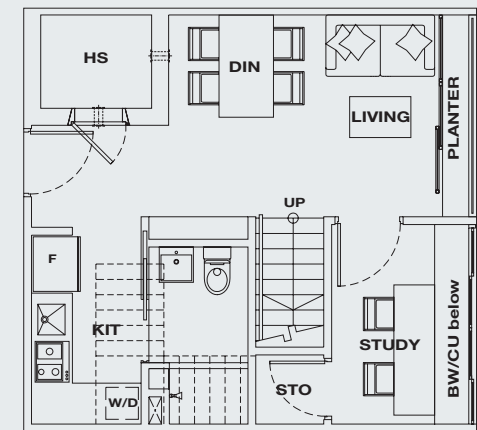
#05-02



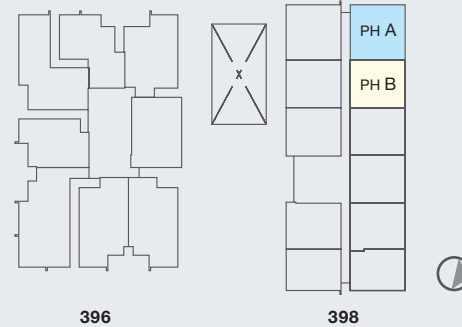
Upper penthouse



Lower penthouse



Lower penthouse



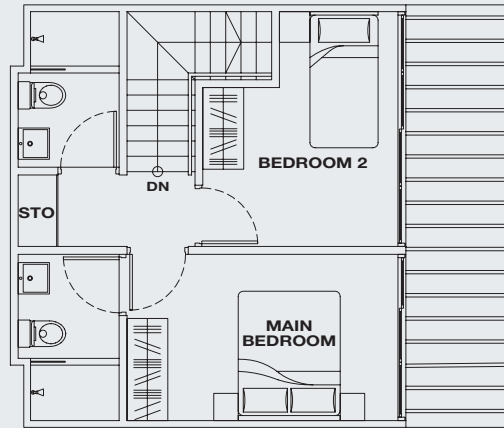
396

398

PH C

75 sq m

#05-03

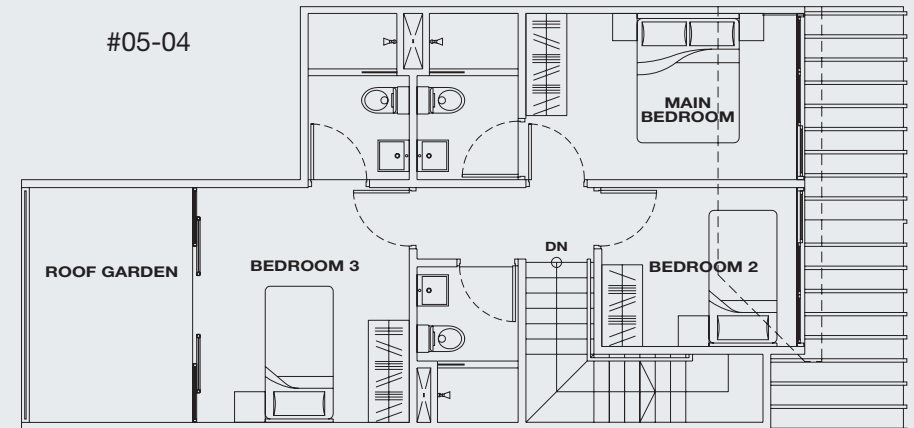


Upper penthouse

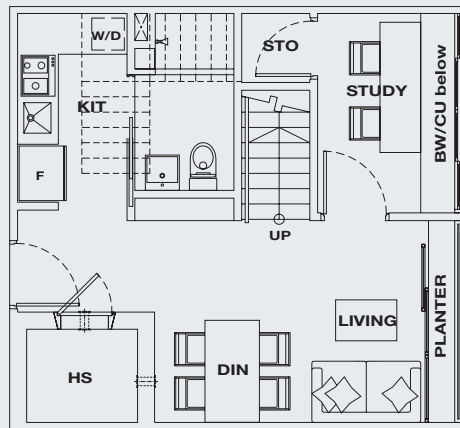
PH D

99 sq m

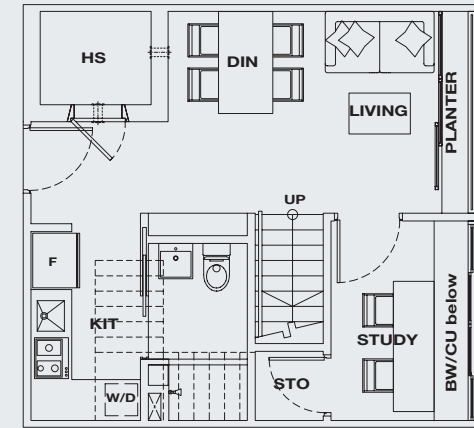
#05-04



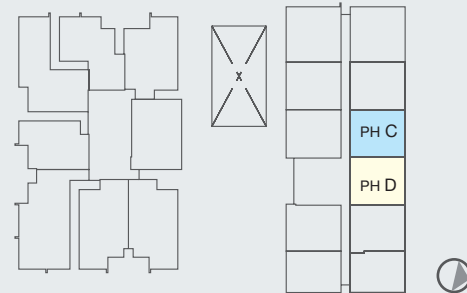
Upper penthouse



Lower penthouse



Lower penthouse



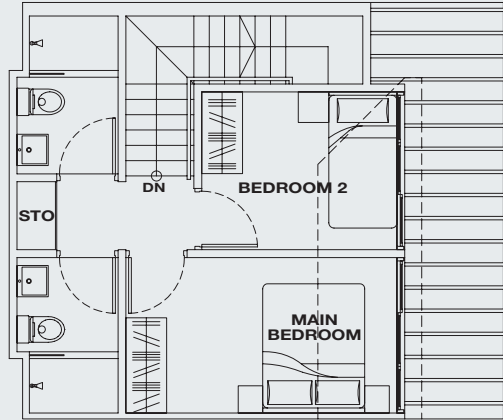
396

398

PH E

73 sq m

#05-05

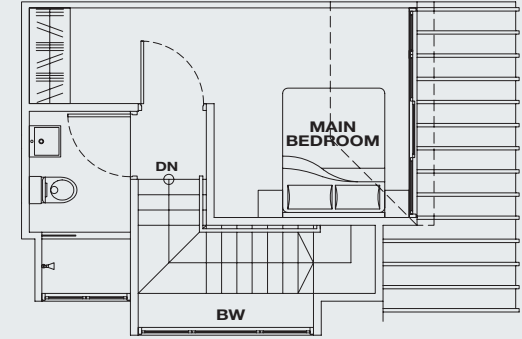


Upper penthouse

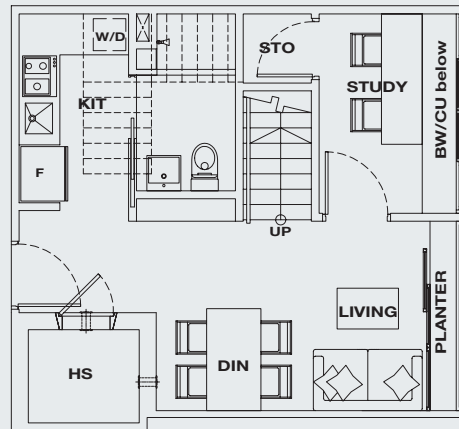
PH F

57 sq m

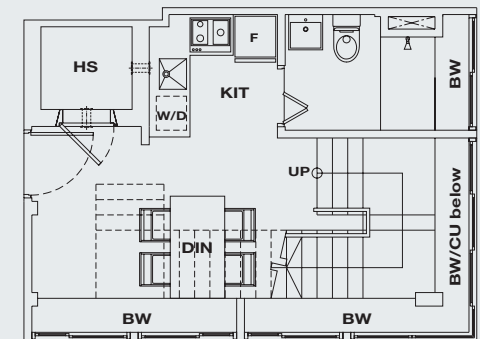
#05-06



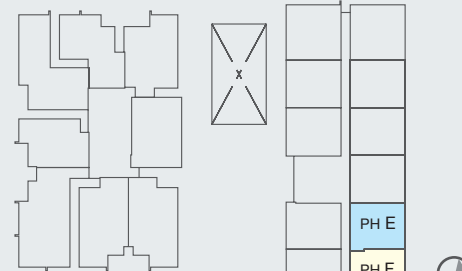
Upper penthouse



Lower penthouse



Lower penthouse



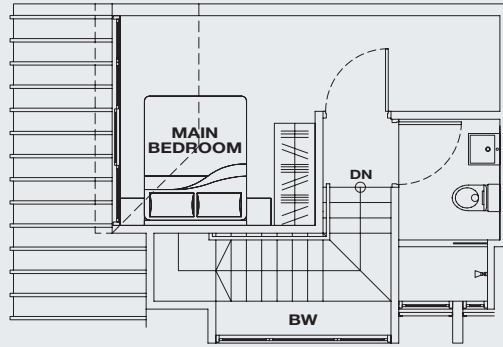
396

398

PH G

57 sq m

#05-07

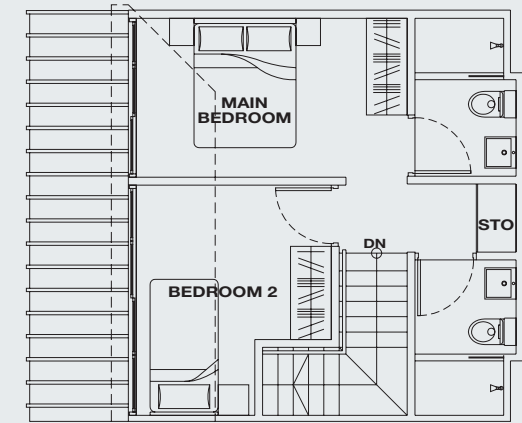


Upper penthouse

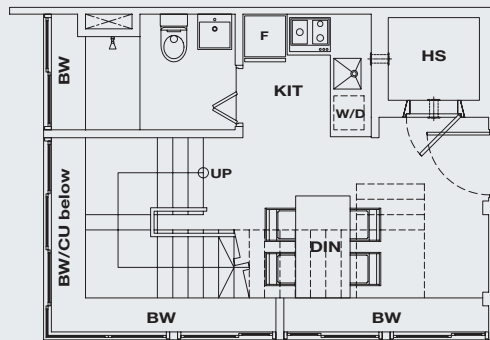
PH H

72 sq m

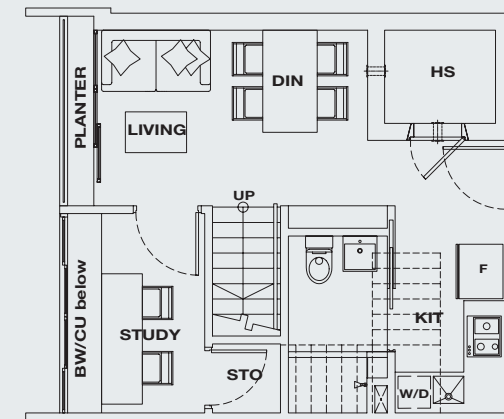
#05-08



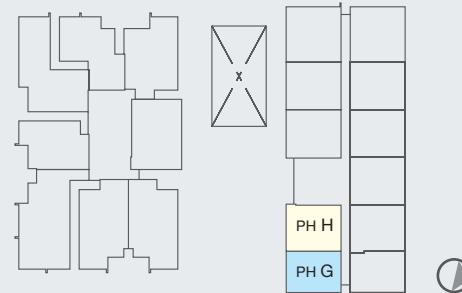
Upper penthouse



Lower penthouse



Lower penthouse



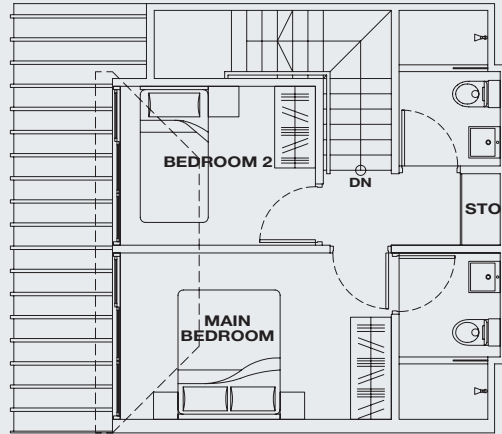
396

398

PH J

75 sq m

#05-09

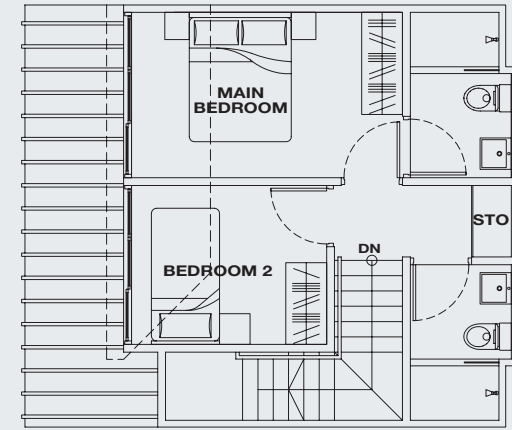


Upper penthouse

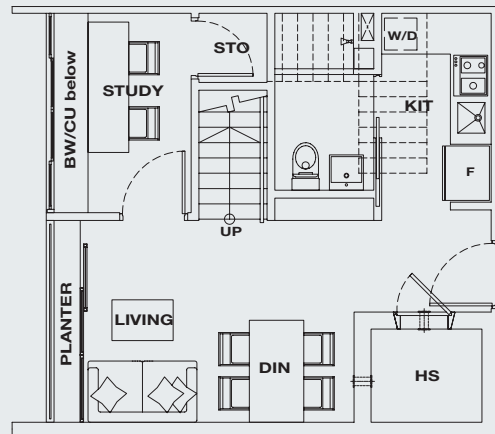
PH K

75 sq m

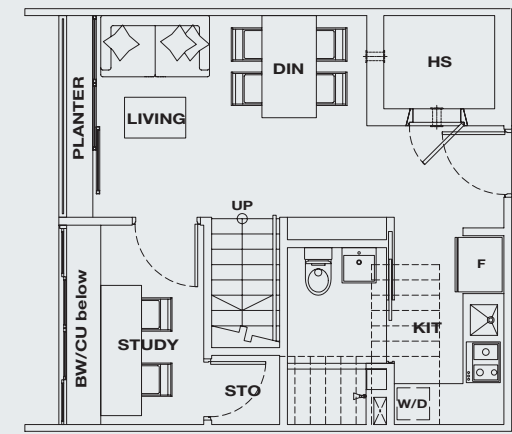
#05-10



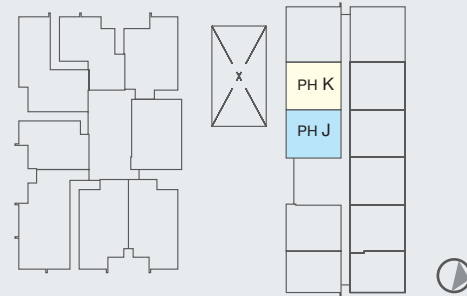
Upper penthouse



Lower penthouse



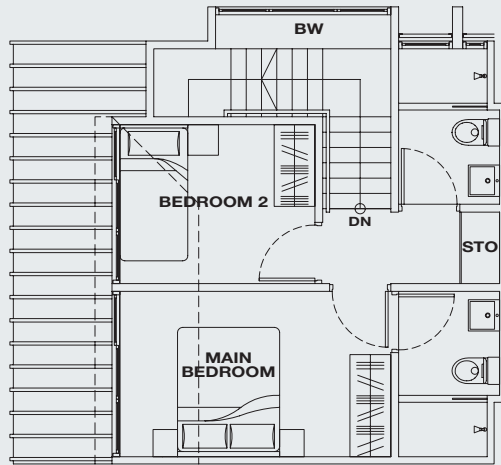
Lower penthouse



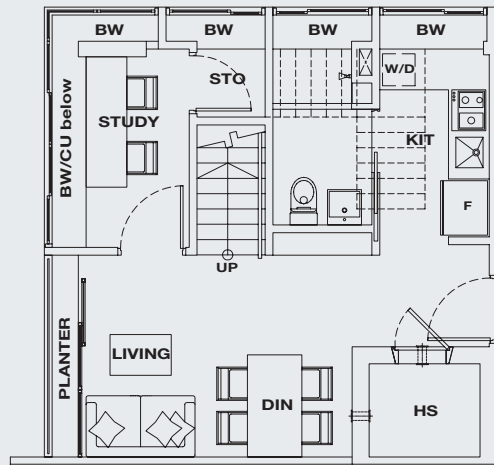
396

398

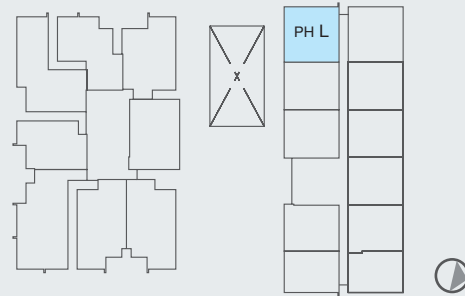
PH L
79 sq m
#05-11



Upper penthouse



Lower penthouse



396

398

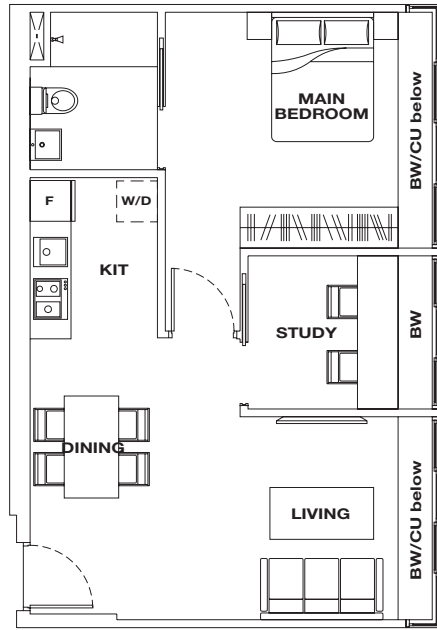
TYPE M

55 sq m

#02-12

#03-12

#04-12



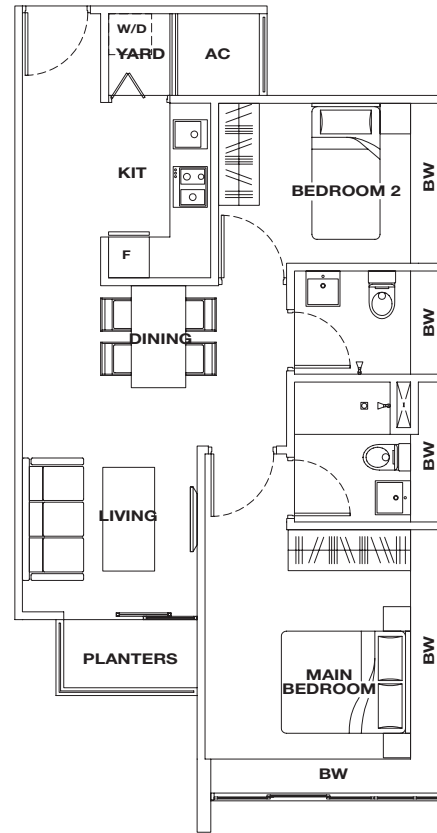
TYPE N

65 sq m

#02-13

#03-13

#04-13



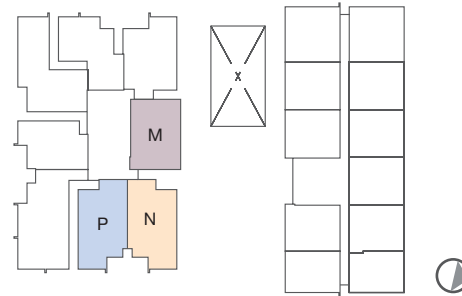
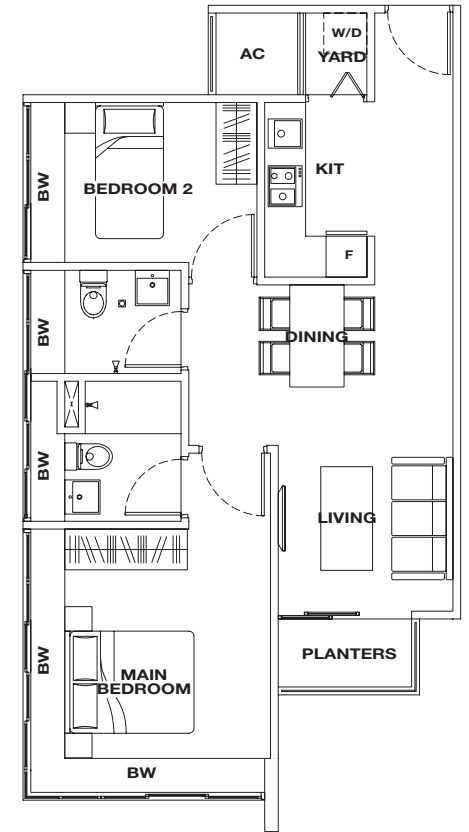
TYPE P

65 sq m

#02-14

#03-14

#04-14



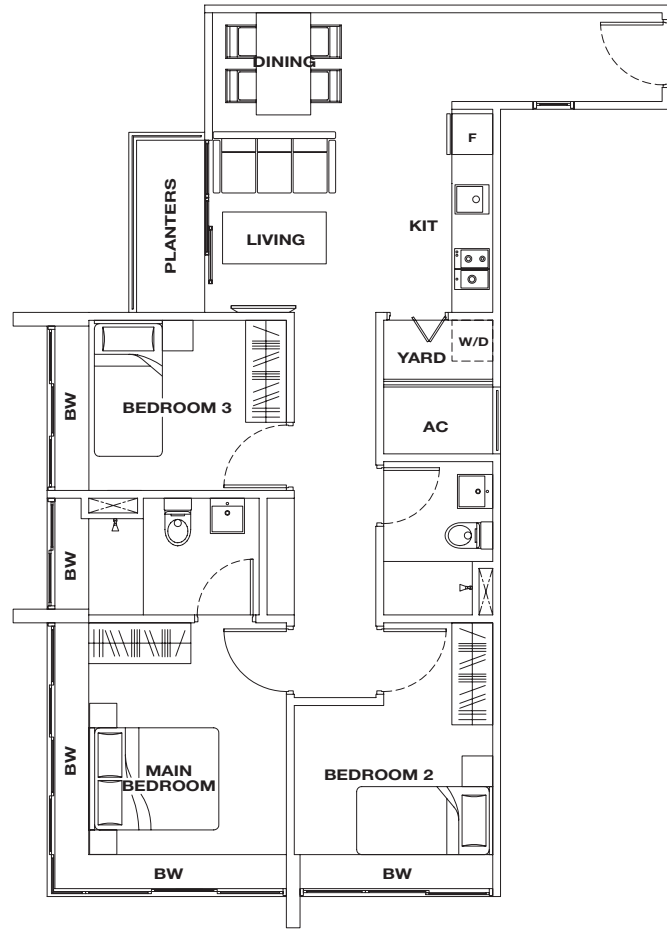
TYPE Q

81 sq m

#02-15

#03-15

#04-15



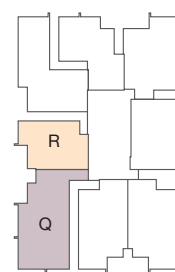
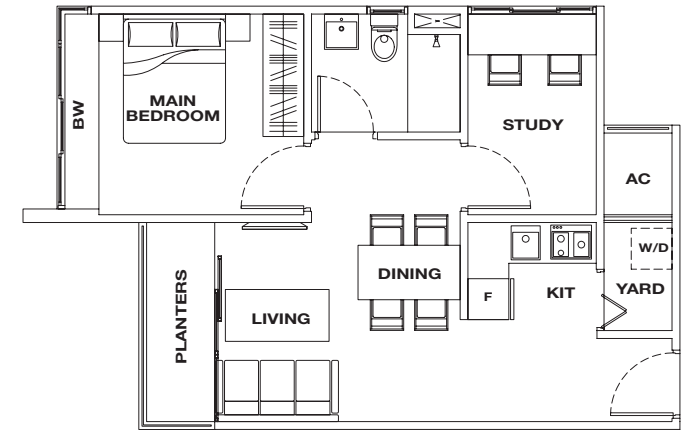
TYPE R

50 sq m

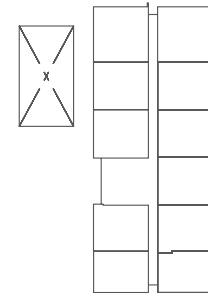
#02-16

#03-16

#04-16



396



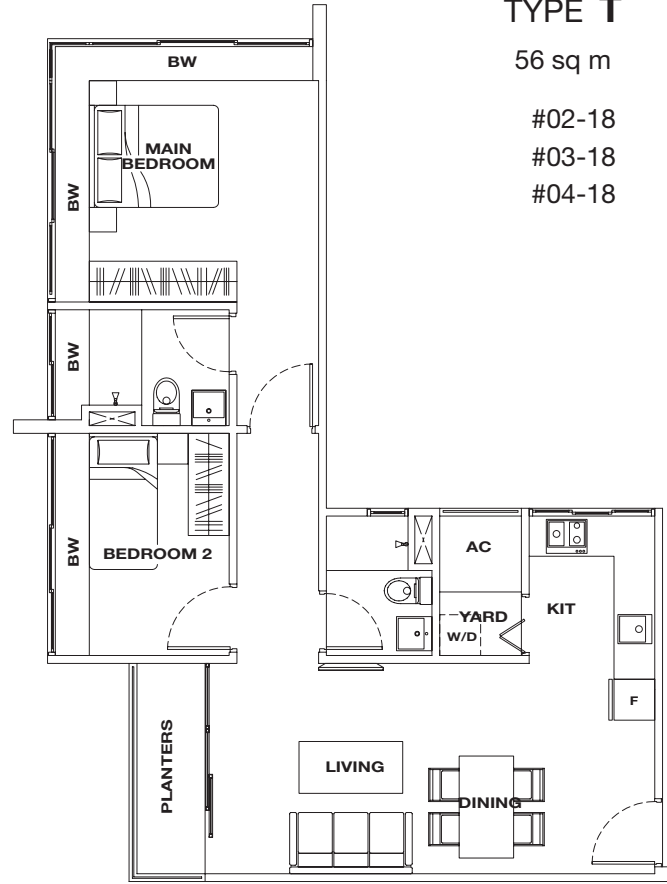
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TYPE S

72 sq m

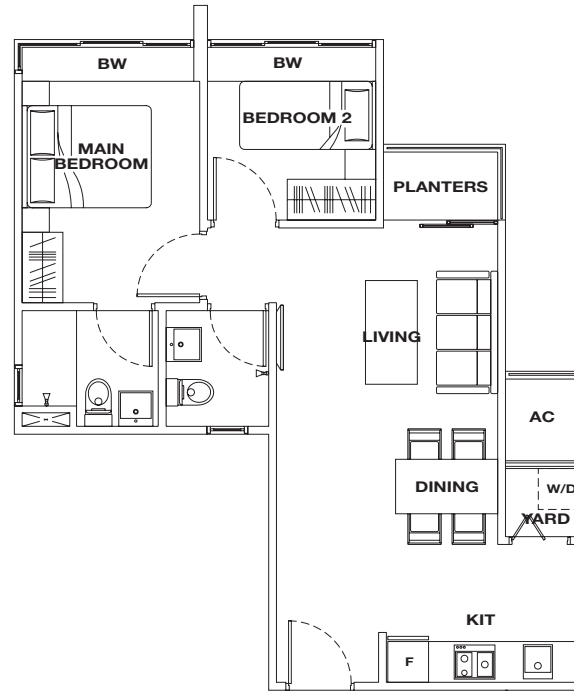
- #02-17
- #03-17
- #04-17



TYPE T

56 sq m

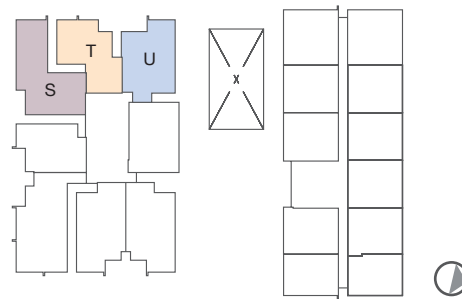
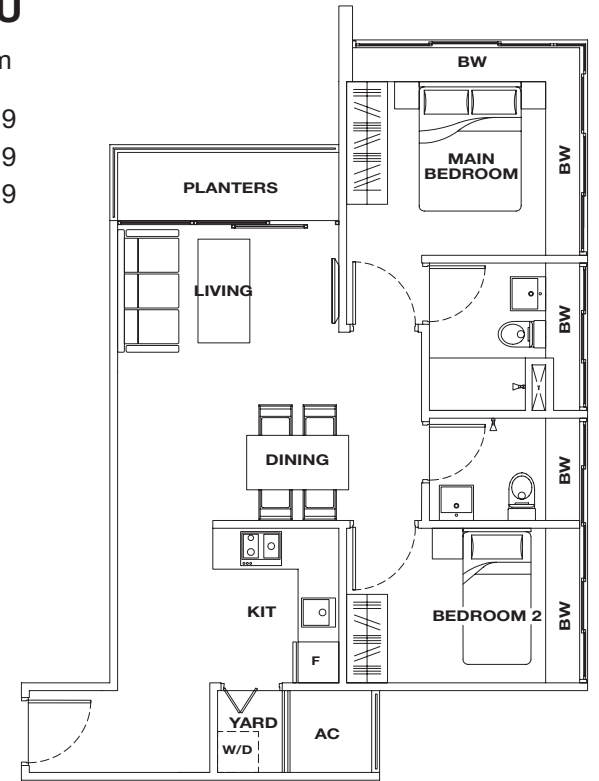
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- #03-18
- #04-18



TYPE U

67 sq m

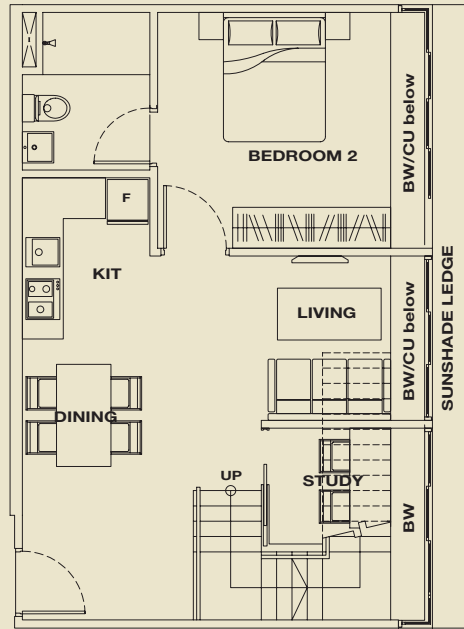
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- #04-19



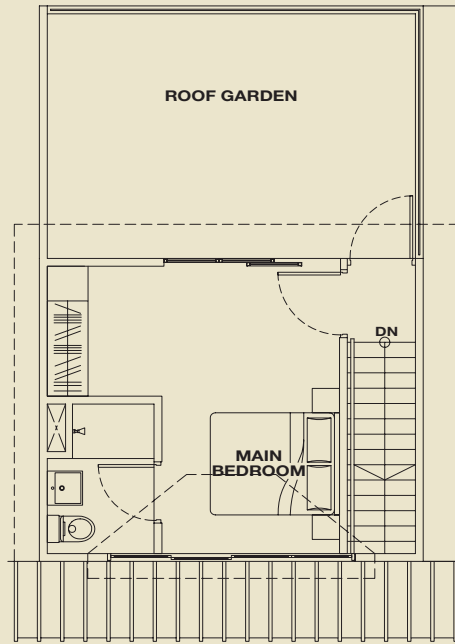
PH M

99 sq m

#05-12



Lower penthouse

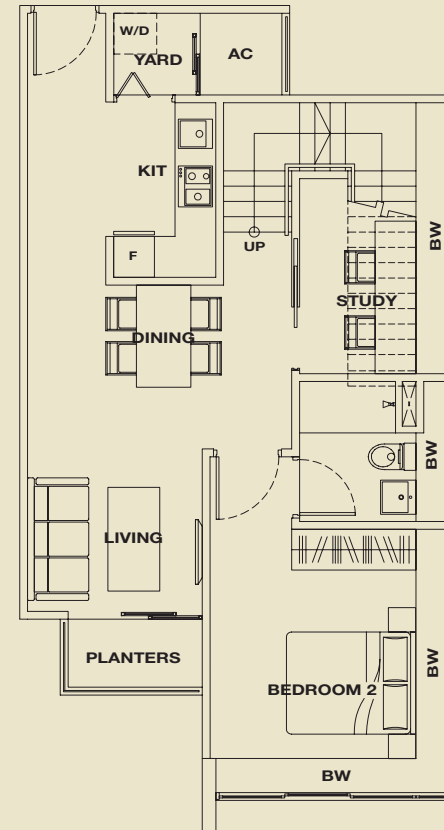


Upper penthouse

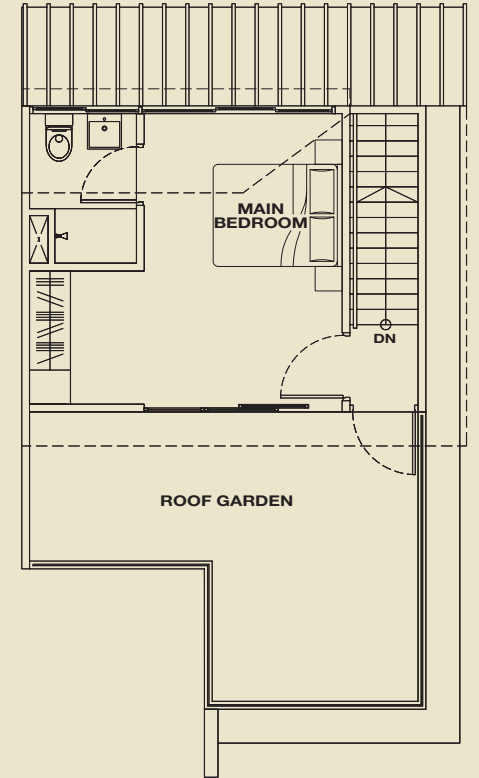
PH N

111 sq m

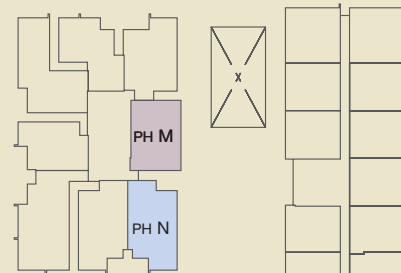
#05-13



Lower penthouse



Upper penthouse



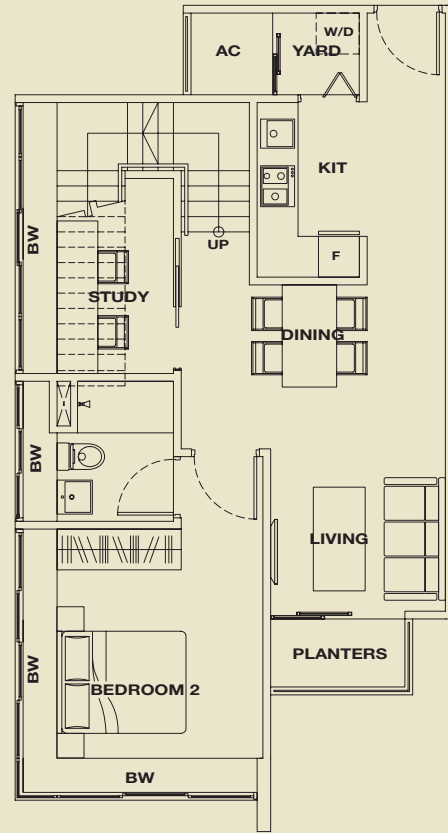
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398

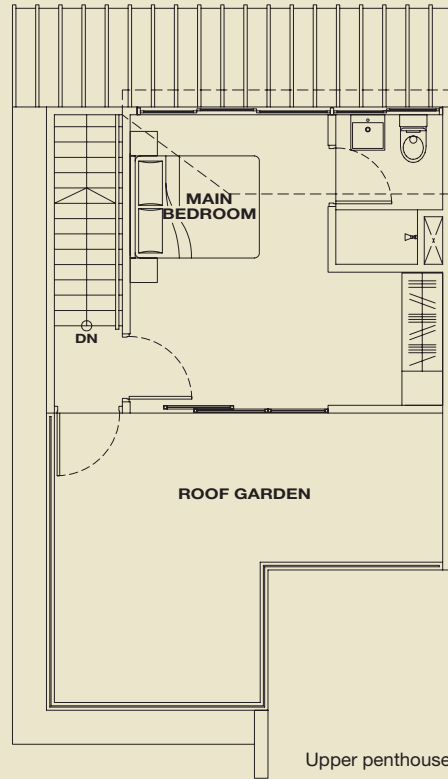
PH P

111 sq m

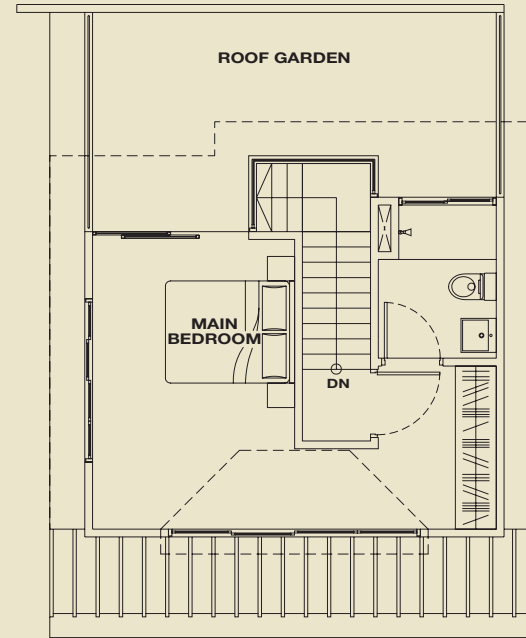
#05-14



Lower penthouse



Upper penthouse

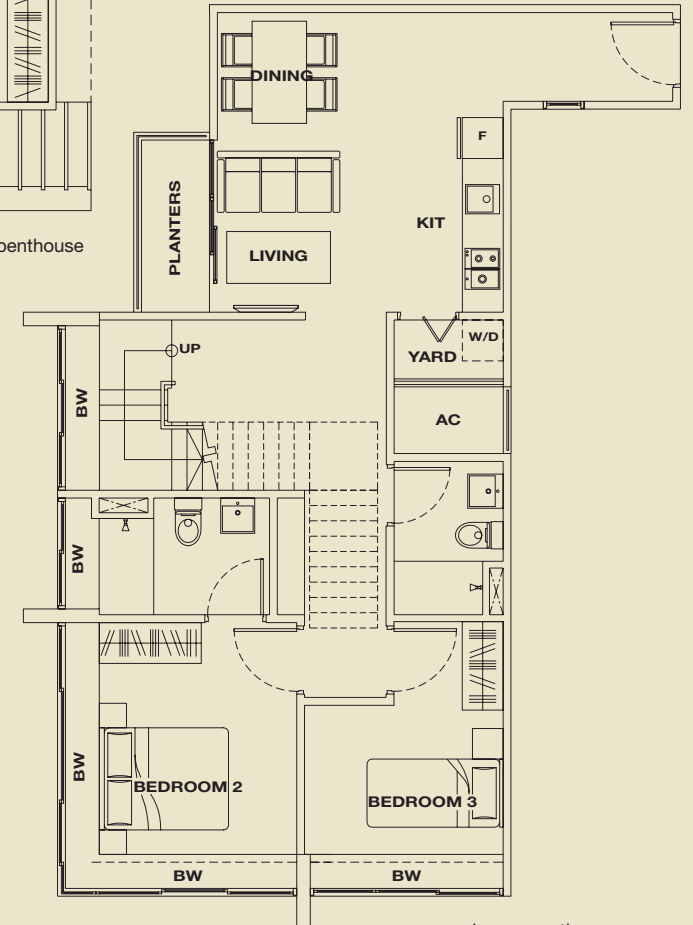


Upper penthouse

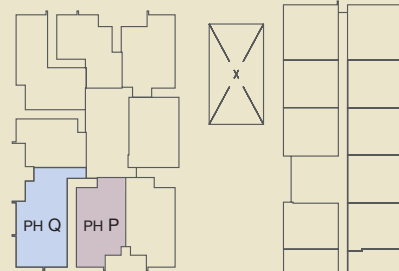
PH Q

128 sq m

#05-15



Lower penthouse

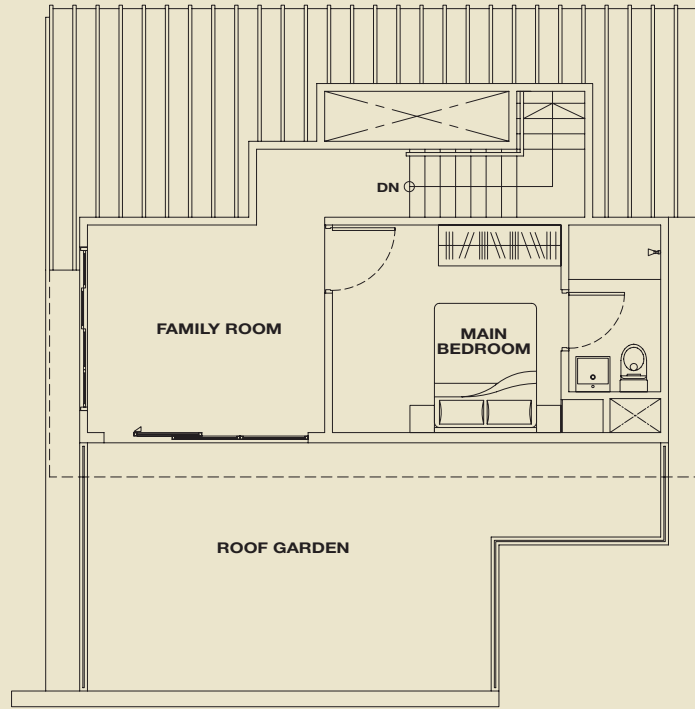


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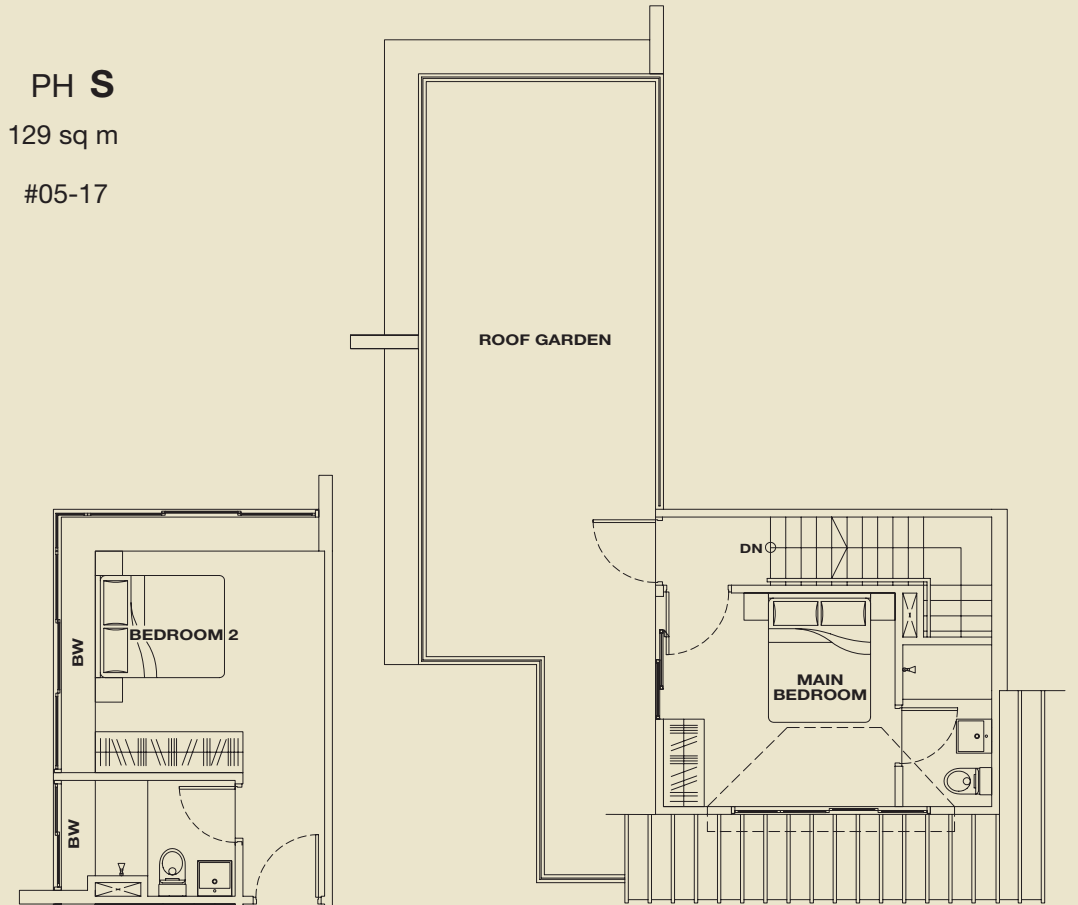


PH R
113 sq m
#05-16

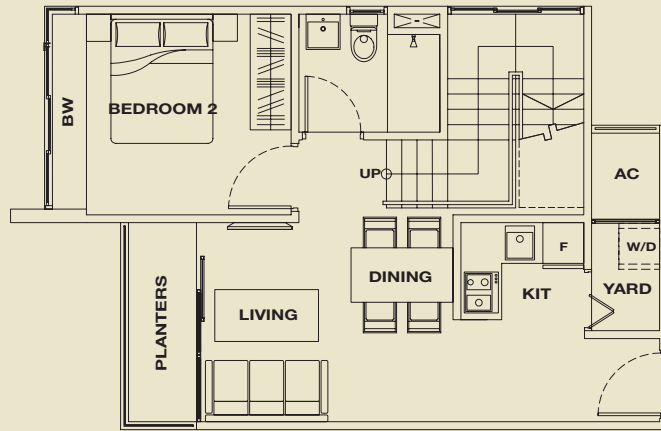


Upper penthouse

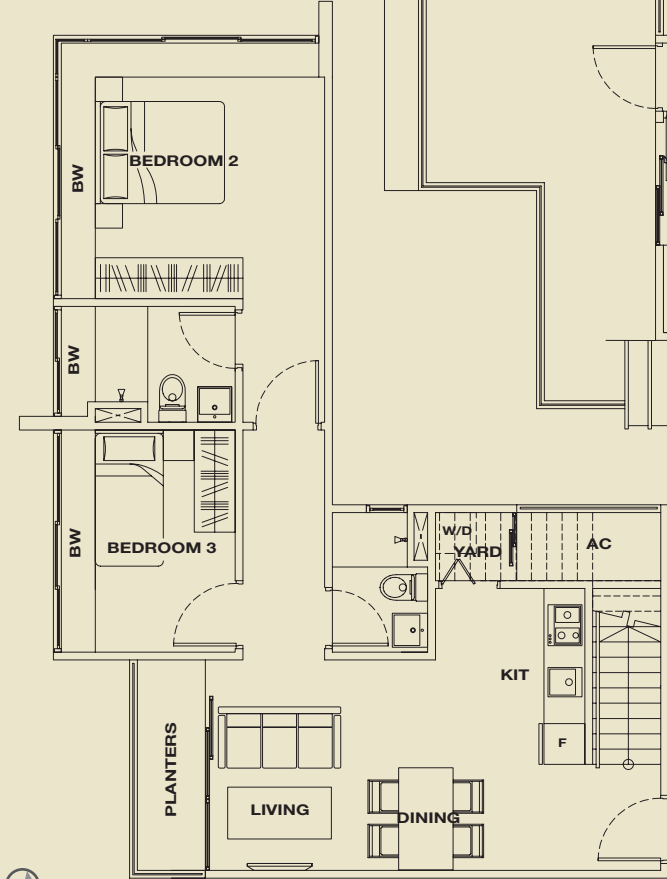
PH S
129 sq m
#05-17



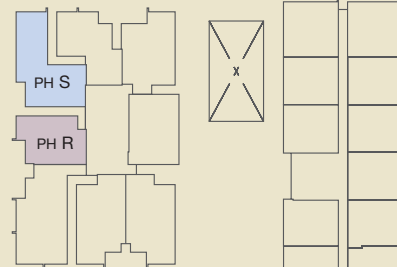
Upper penthouse



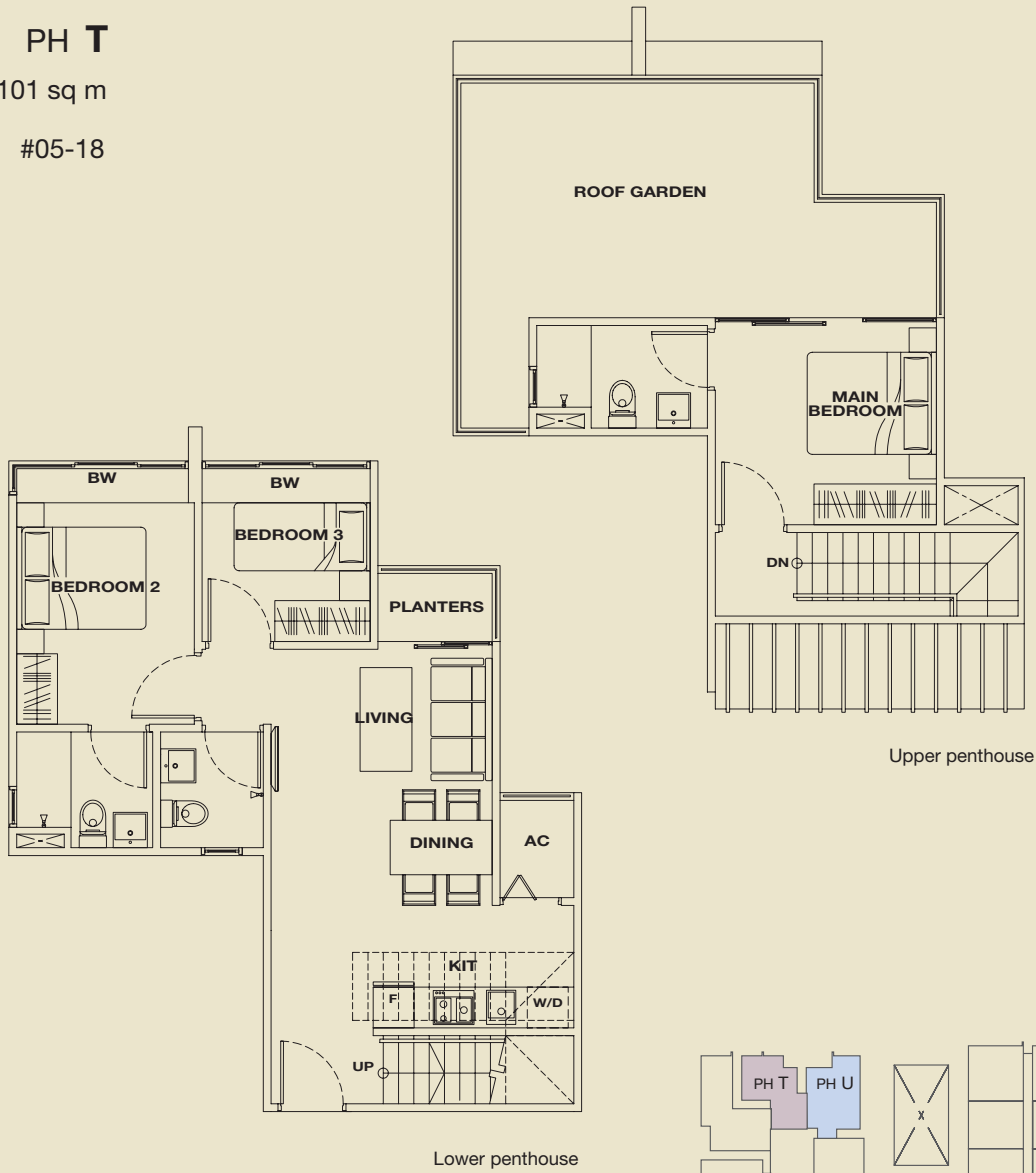
Lower penthouse



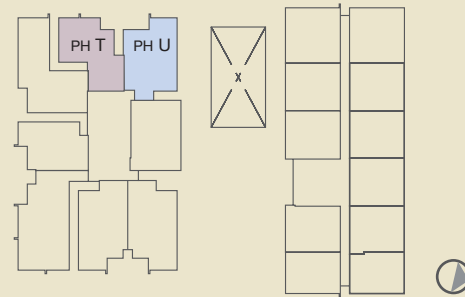
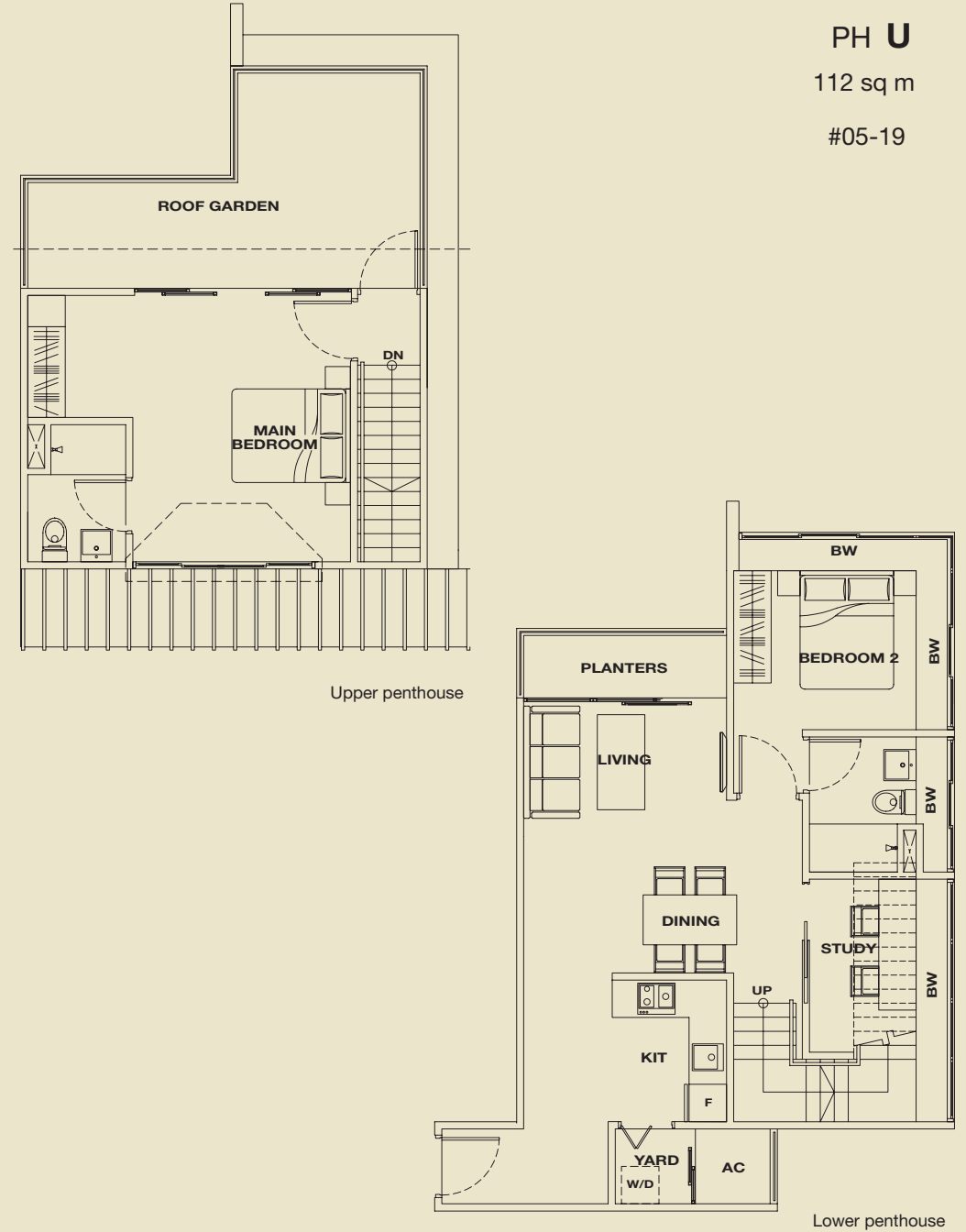
Lower penthouse



PH T
101 sq m
#05-18



PH U
112 sq m
#05-19



R E S I D E N T I A L S P E C I F I C A T I O N S

1. FOUNDATION

- 1.1. Reinforced concrete foundation to Engineer's design.

2. SUPER-STRUCTURE

- 2.1. Reinforced concrete structure to Engineer's design.

3. WALLS

- 3.1. External: Clay brick and / or concrete blocks finished with cement plaster.
3.2. Internal: Clay bricks and / or concrete blocks finished with cement plaster and / or dry / light weight wall panel.

4. ROOF

- 4.1. Reinforced concrete flat roof and / or metal roof. Roof structure of reinforced concrete and / or tenalised timber and / or mild steel.

5. CEILING

- 5.1. Water-resistant ceiling board with emulsion paint to Kitchens, Baths and where necessary.
5.2. Plaster board with emulsion painting to Living / Dining and all Bedrooms.

6. FINISHES

- 6.1. Walls
6.1.1. Internal
6.1.1.1. Ceramic and/or homogeneous tiles to ceiling height for kitchen (visible area) and bathrooms.
6.1.1.2. Cement plaster for living, dining, bedroom, study (If any) and store (if any).
6.1.1.3. Skim coat plaster to household shelter as per requirement of Authority.
6.1.2. External / Common Area
6.1.2.1. Cement plaster.
6.1.2.2. Selected Area with ceramic / homogeneous tiles and/ or stones.
6.2. Floor
6.2.1. Internal
6.2.1.1. Homogeneous tiles with timber skirting for living, dining, study (if any), store (if any) and kitchen.
6.2.1.2. Homogeneous / ceramic tiles for baths and Household shelter.
6.2.1.3. Timber strips for bedroom, and staircase in any individual unit (if any)
6.2.2. External
6.2.2.1. Ceramic / Homogeneous tiles and / or stones for balcony, terrace, roof garden and private pool deck.
6.2.3. Common Area
6.2.3.1. Ceramic / Homogeneous tiles and / or stones for walkway, foyer, corridor, lobby, terrace, toilet, multi-purpose room and gym.

7. WINDOWS

- 7.1. Aluminum framed windows with or without fixed glass panel.
7.1.1. All aluminum frames shall be powder coated finish
7.1.2. All glazing shall be minimum 6mm thick and shall be clear, tinted and/or frosted.
7.1.3. All windows can either be side hung, bottom hung, top hung, sliding, louvered or any combination of the mentioned.

8. DOORS

- 8.1. Aluminum with glass / acrylic or decorative timber or decorative timber with glass panel or glass panel.
8.2. Steel door for house shelter as per requirement of authority.
8.3. Main door – Fire rated timber laminate finished door.
8.4. Bedroom – Semi-hollow core timber veneer doors.

Note:-

- All aluminum frames shall be powder coated finish
- Glazing shall be approximately 6mm thick and shall be clear and/or frosted.
- All doors can either be swing or sliding type.

9. SANITARY WARES AND FITTINGS

- 9.1. Master Bath
9.1.1. 1 bath with shower mixer and shower set
9.1.2. 1 basin and mixer
9.1.3. 1 water closet
9.1.4. 1 mirror
9.1.5. 1 toilet paper holder
9.2. All other Baths
9.2.1. 1 bath complete with shower mixer and shower set
9.2.2. 1 basin and mixer
9.2.3. 1 water closet
9.2.4. 1 mirror
9.2.5. 1 toilet paper holder

10. IRONMONGERY

- 10.1. All doors shall be provided with a good quality lockset.

11. ELECTRICAL INSTALLATION

- 11.1. All electrical wiring to be in concealed conduits and main in surface trunking / pipes.

12. TV/TELEPHONE

- 12.1. SCV 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. Water-based emulsion paint for living, dining, bedroom, study (if any), store (if any) and house shelter.
14.2. Oil-based base coat and water-based finishing coat paint for external.

15. WATERPROOFING

- 15.1. Waterproofing to floors of Baths, Kitchen, Yard, PES, Roof Terrace, Jacuzzi, Swimming Pools and where else required.

16. DRIVEWAY & CARPARK

- 16.1. Drop-off point and Entrance/ Exit Driveway – Granite and/ or concrete finish.
16.2. Driveway and Car park – Concrete finish

17. RECREATIONAL FACILITIES

- 17.1. 22m length Swimming Pool
17.2. Gym
17.3. Barbecue pit

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.

Notes:-

- Subject to clause 14.3, the brand and model of all equipments and appliances supplied shall be provided subject to availability.
- Layout/Location of wardrobes, kitchen cabinets, sink, sanitary wares & fittings, fan coil units, electrical points, electrical distribution board and plaster board ceiling boards are subject to architect's sole discretion and final design.
- 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.
- 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. All maintenance fees are to be borne by the Purchaser.
- The Purchaser is liable to pay annual 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 respective subscription channels.
- 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.
- 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.
- Regular maintenance of the private jacuzzi system by the Purchaser is essential for the efficient running and prolonging their operating life. All maintenance fees are to be borne by the Purchaser.
- 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.
- 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.

SHOP SPECIFICATIONS

1. STRUCTURE

1.1. Reinforced concrete structure to Engineer's design.

2. BRICK

2.1. Clay bricks and/ or concrete blocks and/ or dry / lightweight wall panels.

3. CEILING

3.1. Skim coat to underside of slab/ beam and/ or fiber gypsum plasterboard and/ or water resistance ceiling boards with emulsion paint finish.

4. WINDOWS

4.1. Aluminum with glass.

5. DOORS

5.1. Aluminum with glass/ acrylic panels.

6. FLOORING

6.1. Internal Area

6.1.1. Concrete Finish

6.2. Common Area

6.2.1. Ceramic/ Homogeneous and/ or stones for walkway, foyer, corridor, lobby, toilets, gymnasium and BBQ Area.

7. WALL FINISHES & WALL TILES

7.1. Internal Area

7.1.1. Cement plaster with emulsion paint to ceiling height.

7.2. Common Area

7.2.1. Plaster with paint

7.2.2. Ceramic/ Homogeneous tiles and/ or stones and/ or plaster with paint for toilets and lobby.

7.2.3. Selected area with ceramic/ homogeneous tiles and/ or stones.

8. SANITARY WARES

8.1. Quality sanitary wares in common toilets.

9. SANITARY FITTINGS

9.1. Quality fittings in common toilets.

10. ELECTRICAL INSTALLATION

10.1. Electrical tap-off unit along corridor for individual unit.

(Note: Purchaser to apply for electrical meter to be installed in meter compartment. Tap-off power subject to MCST approval.)

ADDITIONAL ITEMS

11. RAILING

11.1. Mild steel for common stair railing. Steel and/ or glass for other railings.

12. WATER PROOFING

12.1. Water proofing to all reinforced concrete flat roof and toilets.

Name of Project	:	The Lenox
Address	:	396 / 398 Changi Road, Singapore
Developer	:	Bravo Building Construction Pte Ltd
Developer Licence No.	:	C0544
Land Tenure	:	Freehold
Legal Description	:	Lot 05640M MK26
Building Plan No.	:	A1276-00355-2007-BP01
Expected T.O.P Date	:	1st September 2013
Expected Legal Completion Date	:	1st September 2016



Sole Marketing Agent:

Huttons
realestategroup

hotline 9100 9898 • 8200 9191

web : www.huttonsgroup.com

3 bishan place #02-01 cpf building s579838 t 6253 0030 f 6253 0090

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