

|| suites@ ||
|| braddell ||

An exclusive development nestled amongst lush greenery awaits you at Suites@Braddell.

With cosy 1-bedroom apartments and well-designed 2-bedroom penthouses, Suites@Braddell has the perfect fit for your unique taste. For the individual who values style and substance, Suites@Braddell offers an exclusive living experience coupled with chic and sophistication that will complement your sophisticated lifestyle.

Suites@braddell is your ideal choice for an apartment that you will be proud to call home.









modern living
for the individual
with a zest for life.





Come home to a contemporary facade and lavish amenities where you can experience a level of comfort that is second to none.

Situated on open ground that offers the best all-around views for your pleasure. An exclusive rooftop pool beckons you for an invigorating dip to ease your soul while the contemporary facade belies the creature comforts that lie within this iconic building.





With countless options for all types of pursuits, you will never be left wondering what to do.

Centrally located in the midst of bustling Braddell, your pad in the sky offers unique experiences right in your vicinity. From shopping at Nex Mall, one of the largest neighbourhood shopping mall to gastronomic delights to reputable educational institutions, you will find it all just a stone's throw away.

Exploring the best Singapore has to offer is easy with nearby Serangoon MRT providing access to the city and beyond through the Circle and North East Lines. Drivers will be spoilt for choice with easy access to two major expressways for the ultimate in hassle-free driving.

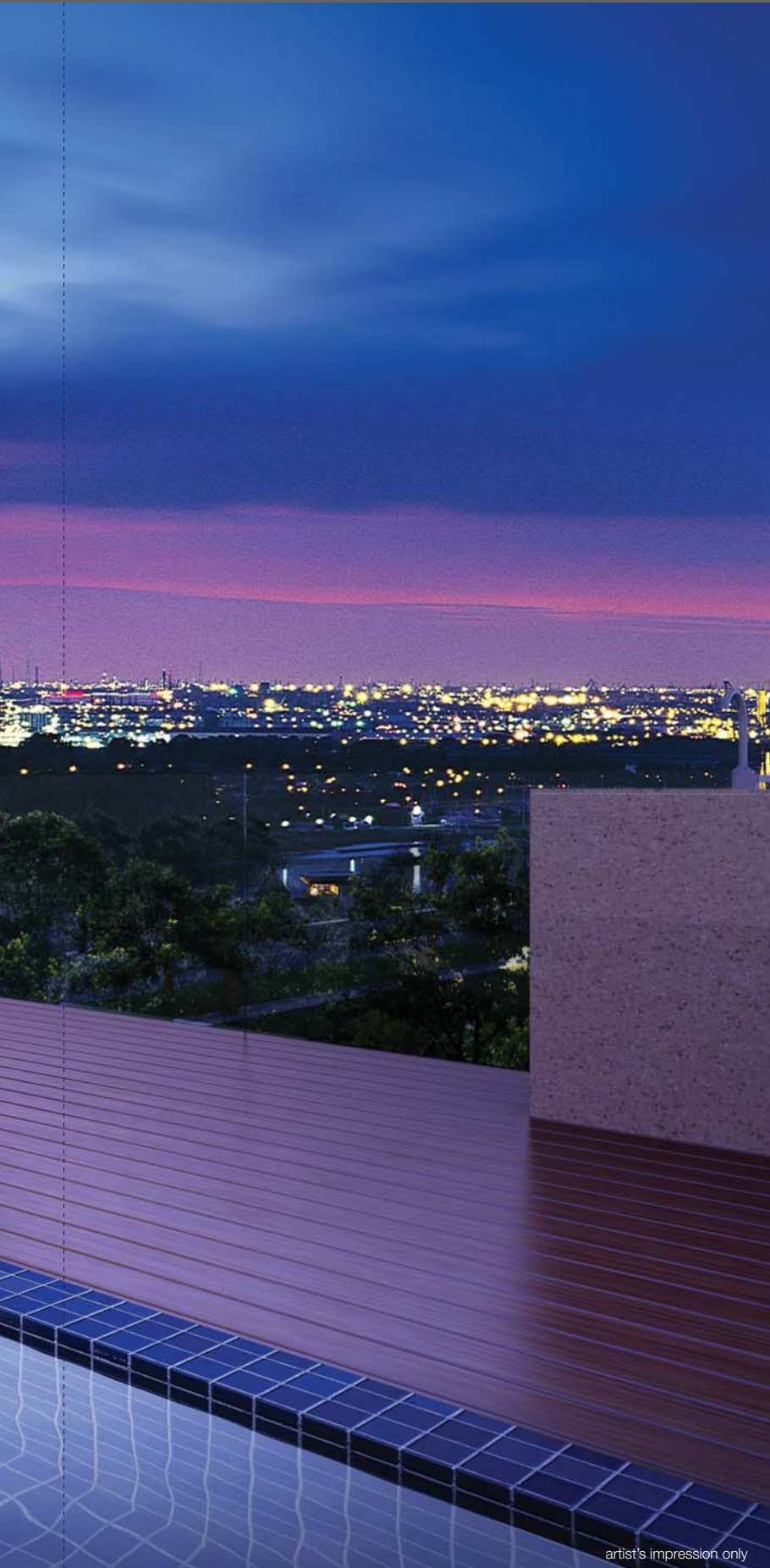


LOCATION MAP



Pure relaxation is yours to enjoy.





artist's impression only





Soothe your soul with a refreshing dip in the infinity pool while you enjoy stunning unobstructed views from the rooftop terrace. Work out at the gym overlooking at the serene surroundings. Family and friends will love a BBQ gathering at your new home for unforgettable memories that last a lifetime.



artist's impression only







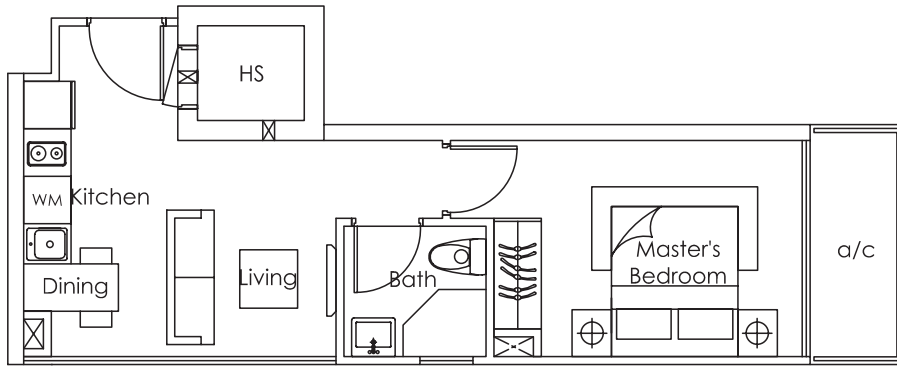
Every apartment is made to enhance your discriminating lifestyle.

Quality fittings and furnishings adorn the interior of your home, giving it an allure of chic and elegance. From beautifully designed kitchens to exquisite bathrooms to luxurious bedrooms, your abode is a haven for you to enjoy with an elegant touch that will perfectly complement your lifestyle.



SITE PLAN

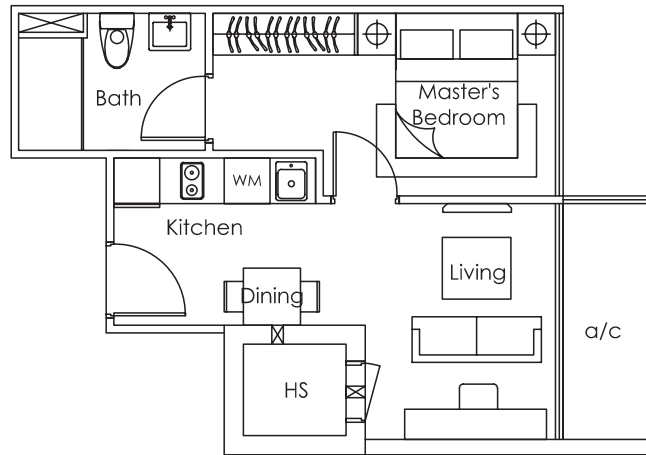




TYPE A

1 bdrm
36 sq m

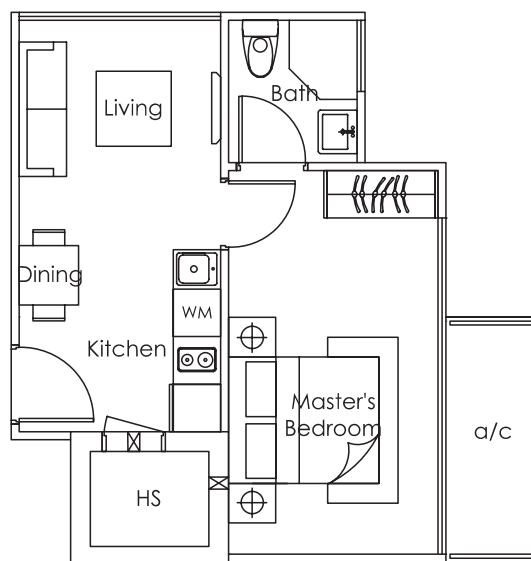
#02-02
#03-02
#04-02



TYPE B

1 bdrm
37 sq m

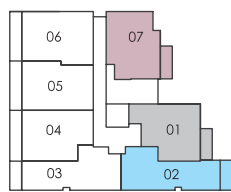
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#03-01
#04-01



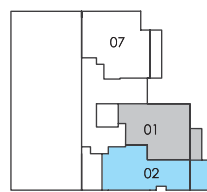
TYPE C

1 bdrm
37 sq m

#02-07
#03-07



2ND TO 3rd STOREY



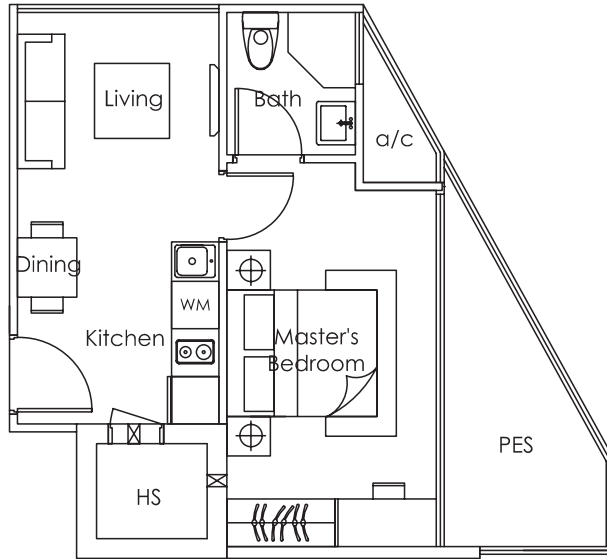
4TH STOREY

(Inclusive of a/c &/or PES &/or Roof Terrace)

TYPE C1

1 bdrm
41 sq m

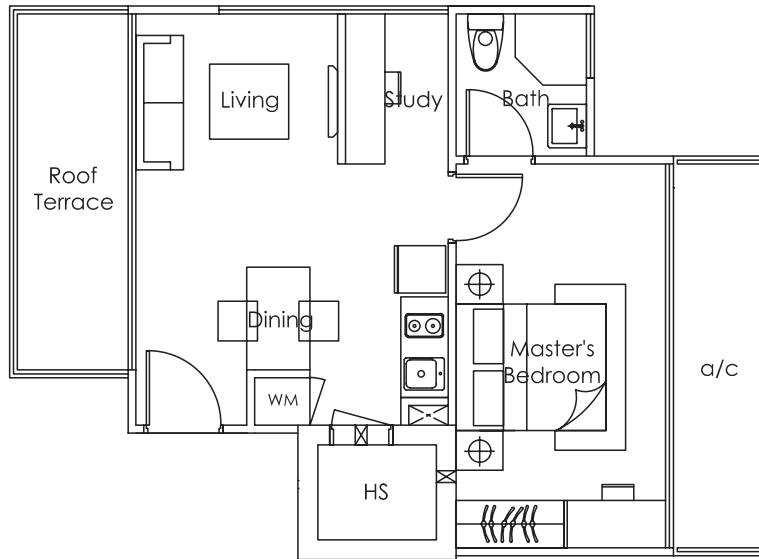
#01-07



TYPE C2

1 bdrm
+ Study
53 sq m

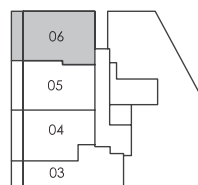
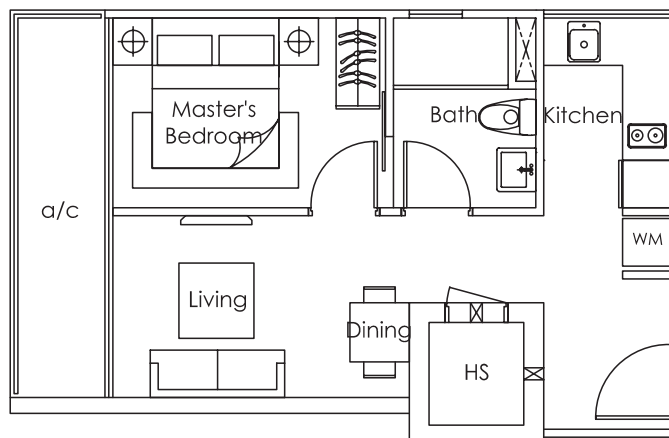
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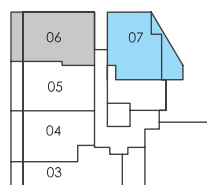
TYPE D

1 bdrm
41 sq m

- #B2-06
- #B1-06
- #01-06
- #02-06
- #03-06



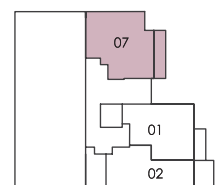
BASEMENT 1 /
BASEMENT 2



1ST STOREY

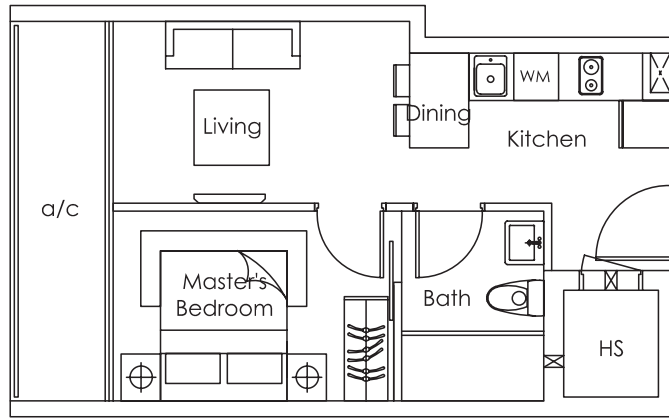


2ND TO 3RD STOREY



4TH STOREY

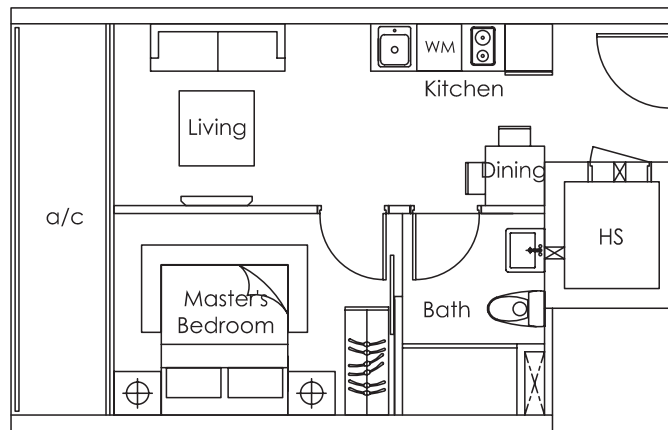
(Inclusive of a/c &/or PES &/or Roof Terrace)



TYPE E

1 bdrm
39 sq m

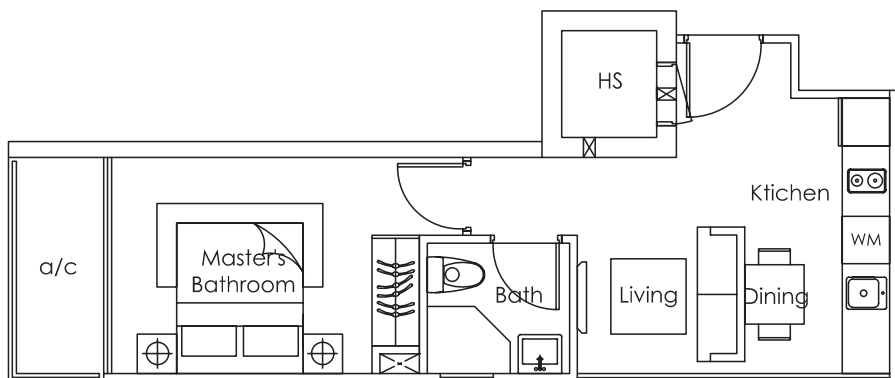
- #B2-05
- #B1-05
- #01-05
- #02-05
- #03-05



TYPE F

1 bdrm
39 sq m

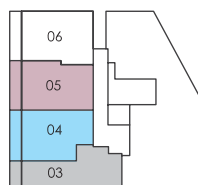
- #B2-04
- #B1-04
- #01-04
- #02-04
- #03-04



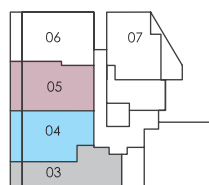
TYPE G

1 bdrm
37 sq m

- #B2-03
- #B1-03
- #01-03
- #02-03
- #03-03



BASEMENT 1 /
BASEMENT 2



1ST STOREY



2ND TO 3RD STOREY

(Inclusive of a/c &/or PES &/or Roof Terrace)

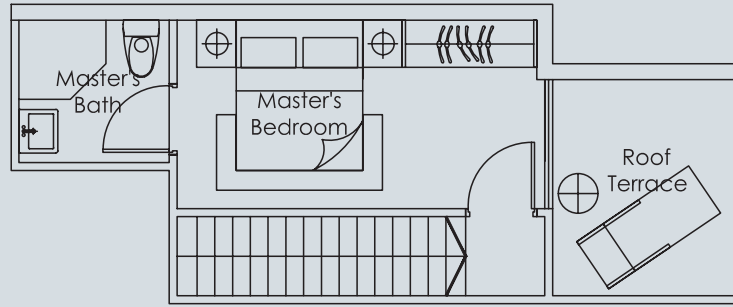
P E N T H O U S E



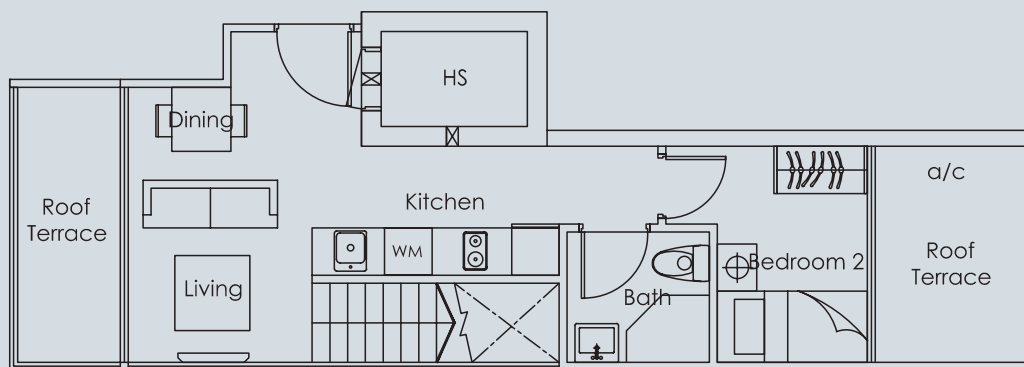
TYPE PH-1

2bdrm
73 sq m

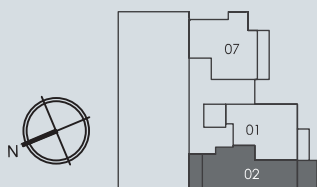
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UPPER



LOWER



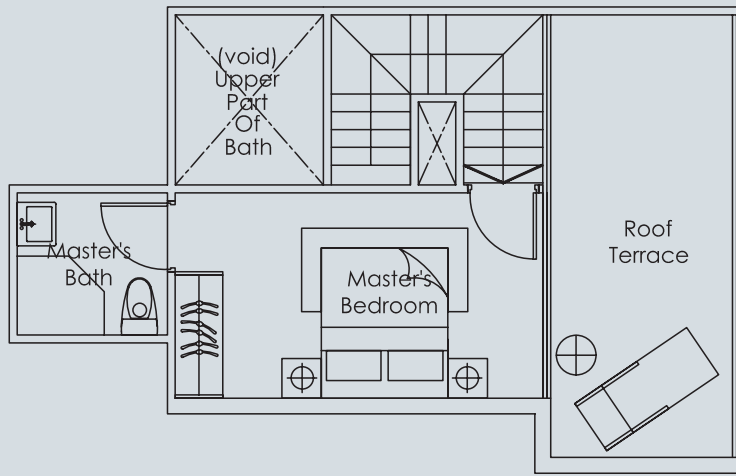
5TH STOREY

(Inclusive of void, a/c & roof terrace)

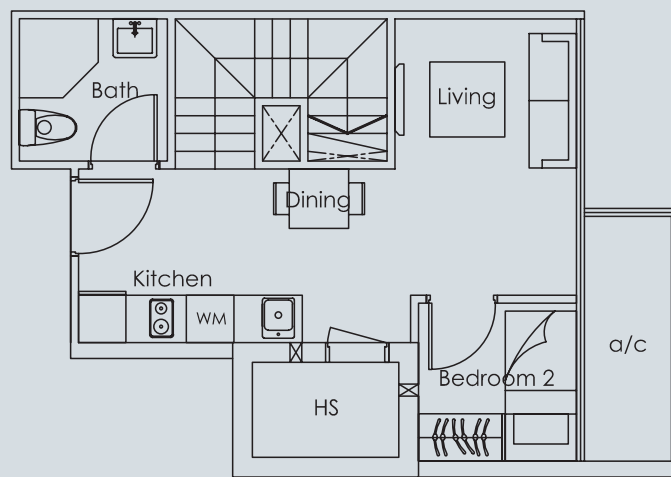
TYPE PH-2

2bdrm
80 sq m

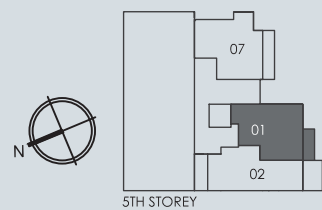
#05-01



UPPER



LOWER



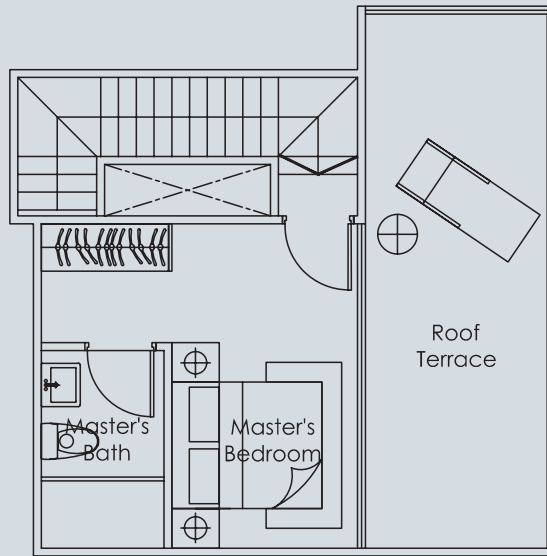
5TH STOREY

(Inclusive of void, a/c & roof terrace)

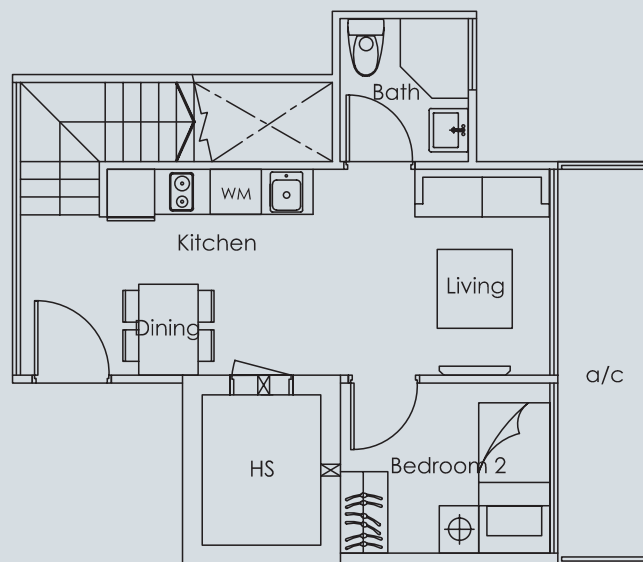
TYPE PH-3

2bdrm
83 sq m

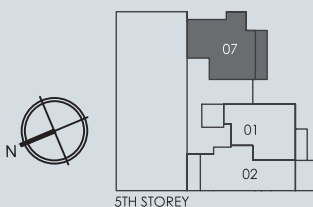
#05-07



UPPER



LOWER



5TH STOREY

(Inclusive of void, a/c & roof terrace)

SPECIFICATIONS

1. Foundation

Pile to engineer's design.

2. Superstructure

Reinforced concrete structure to engineer's specification.

3. Walls

- a) External Walls
Reinforced concrete and/or common clay brick walls.
- b) Internal Walls
Reinforced concrete and/or precast panels (light weight) and/ or dry wall panels and/or common clay brick walls.

4. Roof

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

5. Ceiling

For Apartments

- a) Living/ Dining
Skim coat and/or ceiling board with emulsion paint finish.
- b) Bedroom, Study
Skim coat and/or ceiling board with emulsion paint finish.
- c) Bathroom
Skim coat and/or water resistant ceiling board with emulsion paint finish.
- d) Kitchen
Skim coat and/or ceiling board with emulsion paint finish.
- e) Household Shelter
Skim coat with emulsion paint finish.

For Common Areas

- a) Lift Lobbies
Skim coat and/or ceiling board with emulsion paint finish.
- b) Corridors/ Gymnasium
Skim coat and/or ceiling board with emulsion paint finish.
- c) Staircases
Skim coat with emulsion paint finish.
- d) Handicap Toilet
Skim coat and/or water resistant ceiling board with emulsion paint finish.

6. Finishes

Wall

For Apartments

- a) Living/ Dining
Plaster and/or skim coat with emulsion paint finish.
- b) Bedroom, Study
Plaster and/or skim coat with emulsion paint finish
- c) Bathroom
Ceramic tiles and/or homogenous tiles finish
- d) Kitchen
Ceramic tiles and/or homogenous tiles finish
- e) Household Shelter
Skim coat with emulsion paint finish.

Note: No tiles/stone behind mirrors and above false ceiling.

For Common Areas

- a) 1st Storey Lift Lobby
Ceramic tiles and/or stones and/or plaster with emulsion paint finish.
- b) Typical Lift Lobbies
Ceramic tiles and/or homogenous tiles and/or plaster and/or skim coat with emulsion paint finish.
- c) Carpark and Ramp
Plaster and/or skim coat with emulsion paint finish.
- d) Corridors
Plaster and/or skim coat with emulsion paint finish.
- e) Staircases
Plaster and/or skim coat with emulsion paint finish.
- f) Handicap Toilet
Ceramic tiles and/or homogenous tiles finish

Floor

For Apartments

- a) Living/ Dining
Ceramic tiles and/or homogenous tiles with recessed PVC and/or tile skirting finish.
- b) Bedroom, Study
Ceramic tiles and/or homogenous tiles with recessed PVC and/or tile skirting finish.
- c) Bathroom
Ceramic tiles and/or homogenous tiles and/or stones tiles finish.
- d) Kitchen
Ceramic tiles and/or homogenous tiles finish
- e) Household Shelter
Ceramic tiles and/or homogenous tiles finish
- f) PES (For Unit C1 Only)
Ceramic tiles and/or homogenous tiles and/or stones tiles finish.
- g) Roof Terrace (For Penthouse Only)
Ceramic tiles and/or homogenous tiles and/or stones tiles finish.
- h) Attic Bedrooms, Staircase (For Penthouse Only)
Random teak strips flooring with timber skirting finish.
- i) A/C Ledges
Cement screed with paint finish.

For Common Areas

- a) 1st Storey Lift Lobby
Ceramic tiles and/or homogenous tiles and/or stones tiles with skirting tiles finish.
- b) Typical Lift Lobbies
Ceramic tiles and/or homogenous tiles with skirting tiles finish.
- c) Carpark and Ramps
Cement and sand screed finish.
- d) Corridors
Ceramic tiles and/or homogenous tiles with skirting tiles finish.
- e) Deck, Gymnasium, Walkway
Timber strip and/or ceramic tiles and/or stones tiles finish.
- f) Staircases
Cement and sand screed finish with nosing.
- g) Handicap Toilet
Ceramic tiles and/or homogenous tiles finish.

7. Windows

Powder coated aluminum framed with approximately 6 mm glass.

8. Doors

- a) Main Entrance : Fire-rated timber door
- b) Bedroom : Timber door
- c) Bathroom : Timber door and/or PVC door and/or aluminum bi-fold door
- d) Household Shelter : PSB approved blast door
- e) Ironmongery : Imported Quality Locksets

9. Sanitary fittings

- a) Master Bathroom
1 shower bath with shower mixer, rain-shower head and shower set.
1 basin and mixer tap
1 pedestal water closet
1 mirror
1 toilet paper holder
- b) Common Bathroom (Penthouse only)
1 shower bath with shower mixer and shower set.
1 basin and mixer tap
1 pedestal water closet
1 mirror
1 toilet paper holder

10. Electrical Installation

All electrical wiring to be in concealed conduits and main in surface trunking/pipes. Where there is a false ceiling, the electrical wiring above false ceiling is in exposed conduits.

Mechanical ventilation provided in bathroom (if applicable).

Refer to Electrical Schedule for details.

11. TV/Telephone

TV/telephone points shall be provided in accordance to the Electrical Schedule

12. Lightning Protection

Lightning protection system shall be provided in accordance with the current edition of Singapore Code of Practice.

13. Painting

- a) Internal wall
Emulsion water-based paint.
- b) External wall
Selected oil-based base coat and water-based exterior paint.

14. Waterproofing

Waterproofing to reinforced concrete flat roof, bathroom and kitchen.

15. Driveway and Car Park

Concrete floor finish.

16. Recreation Facilities

The following are provided:

- a) Lap pool
- b) Barbecue Pit
- c) Gymnasium

17. Additional Items

- a) Kitchen Cabinets
High and low kitchen cabinets with solid surface countertop complete with induction hob, cooker hood and washer dryer ("BOSCH" brand or equivalent).
One stainless steel sink complete with tap.
- b) Wardrobes
Built-in wardrobes to all bedrooms.
- c) Air-Conditioning
Split type air conditioner ("DAIKIN" or equivalent) provided in Living/Dining, and Bedrooms/ Study.
- d) Water Heater
Hot water supply to all bathrooms.
- e) Railing
Mild steel for common stair railing.
Aluminum and/or steel and/or glass for other railings.
- f) Security
Audio intercom to all units.
- g) Fencing
Brickwall and/or steel railing on brickwall.
- h) Lift
1 passenger lift serving 2nd Basement to 5th floor ("KONE" or equivalent)

Electrical Schedule

UNIT TYPE	Lighting Point	Power Point	TV/FM Point	Water Heater Point	Connector Point	TV outlet	Tel Outlet	Intercom Point	Bell Point	Isolator
TYPE A	5	11	1	1	2	2	3	1	1	1
TYPE B	5	13	1	1	2	2	3	1	1	1
TYPE C	5	11	1	1	2	2	3	1	1	1
TYPE C1	6	11	1	1	2	2	3	1	1	1
TYPE C2	7	15	1	1	2	2	5	1	1	1
TYPE D	5	11	1	1	2	2	3	1	1	1
TYPE E	5	10	1	1	2	2	3	1	1	1
TYPE F	5	10	1	1	2	2	3	1	1	1
TYPE G	5	11	1	1	2	2	3	1	1	1
TYPE PH-1	11	13	1	2	2	3	4	1	1	2
TYPE PH-2	9	13	1	2	2	3	4	1	1	2
TYPE PH-3	9	12	1	2	2	3	4	1	1	2

Note:

Tiles: Selected tiles sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483:2000.

Marble and Granite: Marble and granite are natural stone material containing veins with tonality differences. There will be colour 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 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.

Timber: Timber is a natural product that does not have total consistency of colour and grain. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation.

Cable Television (SCV): The purchaser is liable to pay annual fee, subscription fee and such other fees to Starhub Cable vision (SCV) or any other relevant authorities. The vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels.

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.

Air-conditioning: Air-conditioning system has to be maintained and cleaned on a regular basis by the purchasers. This includes the cleaning of filters and condensation pipes to ensure good working condition of the system.

Wardrobe/Kitchen Cabinets, Mechanical Ventilation Units and Air-conditioning Fan Coil Units: Layout/ location of wardrobe/kitchen cabinets, mechanical ventilation units (if any) and air-conditioning fan coil units (if any) are subjected to architect's sole discretion and final design.

Household Shelter: The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.

Mechanical Car Parking System: The Mechanical Car Parking System has to be maintained regularly by the specialist to ensure that it is in good and proper working condition. The Vendor shall not be held responsible for the operation, procedure, delay, safety and damages caused with the use of the system.

Another prestigious development by:



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realestategroup

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NAME OF PROJECT **Suites @ Braddell** ADDRESS OF PROJECT **56 Braddell Road, Singapore 359965** DEVELOPER **Oxley Niche Pte Ltd (ROC: 201015335Z)**

TENURE OF LAND **Estate in Fee Simple (Freehold)** LEGAL DESCRIPTION **LOT 07391K MK 17** BUILDING PLAN NO. **A1694-00192-2010-BP01 dated 21 April 2011**

DEVELOPER'S LICENCE NO. **C0767** ESTIMATED DATE OF VACANT POSSESSION **31 Dec 2015** ESTIMATED DATE OF LEGAL COMPLETION **31 Dec 2018**

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