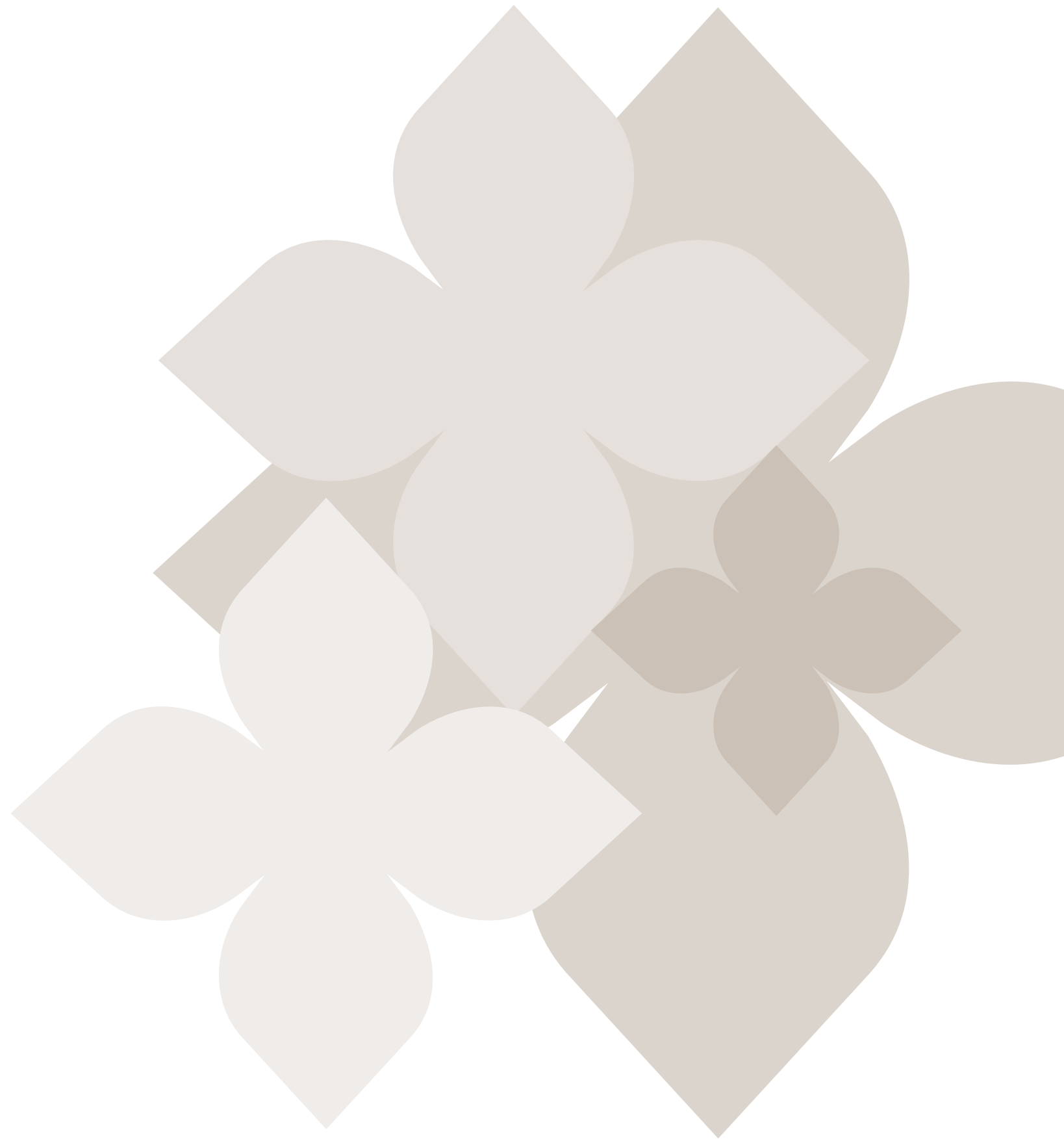




Developer:  
**SINGIAP COMPANY PTE. LTD.**  
12 Surrey Road,  
#01-01 Surrey Court,  
Singapore 307750.  
Tel: 6252 4328/ 6251 3460  
Fax: 6250 5683



d'ixoras

Delicate Ixora brings bursts of colourful blooms of pinks and reds, yellows and whites to gardens in tropical climates in Asia and America.

In addition to being revered for its brilliant colours, some species of the plant also lend itself to traditional medicine, making the Ixora not only ornamental but also functional.

*"Each object had to transcend the outcome of the equation of its form and function by displaying meaning – to an individual, to a community, to the world at large – and last but not least, ingenious beauty."*

**Paola Antonelli,**

*senior curator of Architecture and Design  
at The Museum of Modern Art*



*Artist's Impression*

d'Ixoras stands proud in the simplicity  
of its clean lines and comfortable management of space.

With a special blend of warmth and  
cosy neighbourliness included in its design,  
d'Ixoras is a refreshing break from massive  
impersonal properties.



*Artist's Impression*



Impression Only

A house becomes a home when it is where the soul finds solace, strength and peace to recoup, regroup and recharge. It soothes the weary and calms the anxious. Looking into a home, one sees the soul of the family, their joys and affections, hopes and dreams, love and life.



Located in a serene neighbourhood, d'Ixoras charms with a design aesthetic that balances beauty with comfort. Elegant architecture and enhanced interior gives the apartments an ease of flow of energy from room to room. In close proximity to excellent schools including SJI International, SJI junior, CHIJ and Catholic JC, d'Ixoras is a freehold property that is a stunning display of intelligent design offering 22 units in a 13 storey apartment building with 6 levels of mechanised carpark.



Impression Only

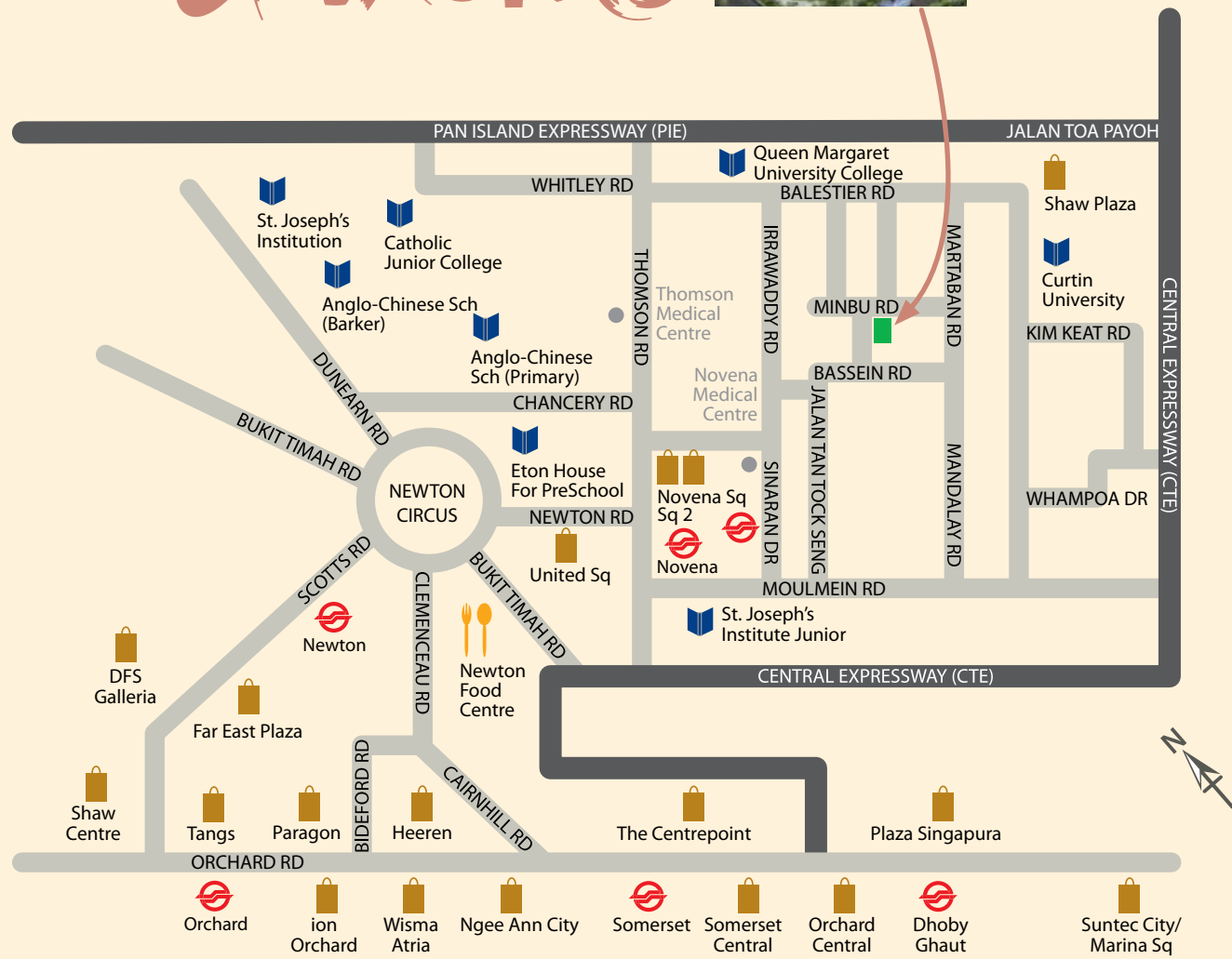


d'Ixoras offers a unique blend of form and function that combines all the advantages of a comfortable living space with amenities and beauty of a dream home. More surprises await at the sky garden where you could enjoy the tranquillity or cool off at the infinity pool after a day of shopping, indulging and activities. It is also the perfect place to cook up a barbeque dinner for close family and friends.

Not only does d'Ixoras offer the ultimate location of being in the neighbourhood of one of Singapore's food haven – Balestier Road – it also has many good schools and shopping amenities such as Velocity and Novena Square in close proximity. A choice location with easy connections to the City and the rest of Singapore via PIE and CTE, it is just minutes drive from Singapore's bustling shopping belt in Orchard Road and the famous food enclave, Newton Circus. Northeast of the property is MacRitchie Reservoir where one could find an array of activities including bird watching, cycling, trekking and nature walks.



# d'Ixoras

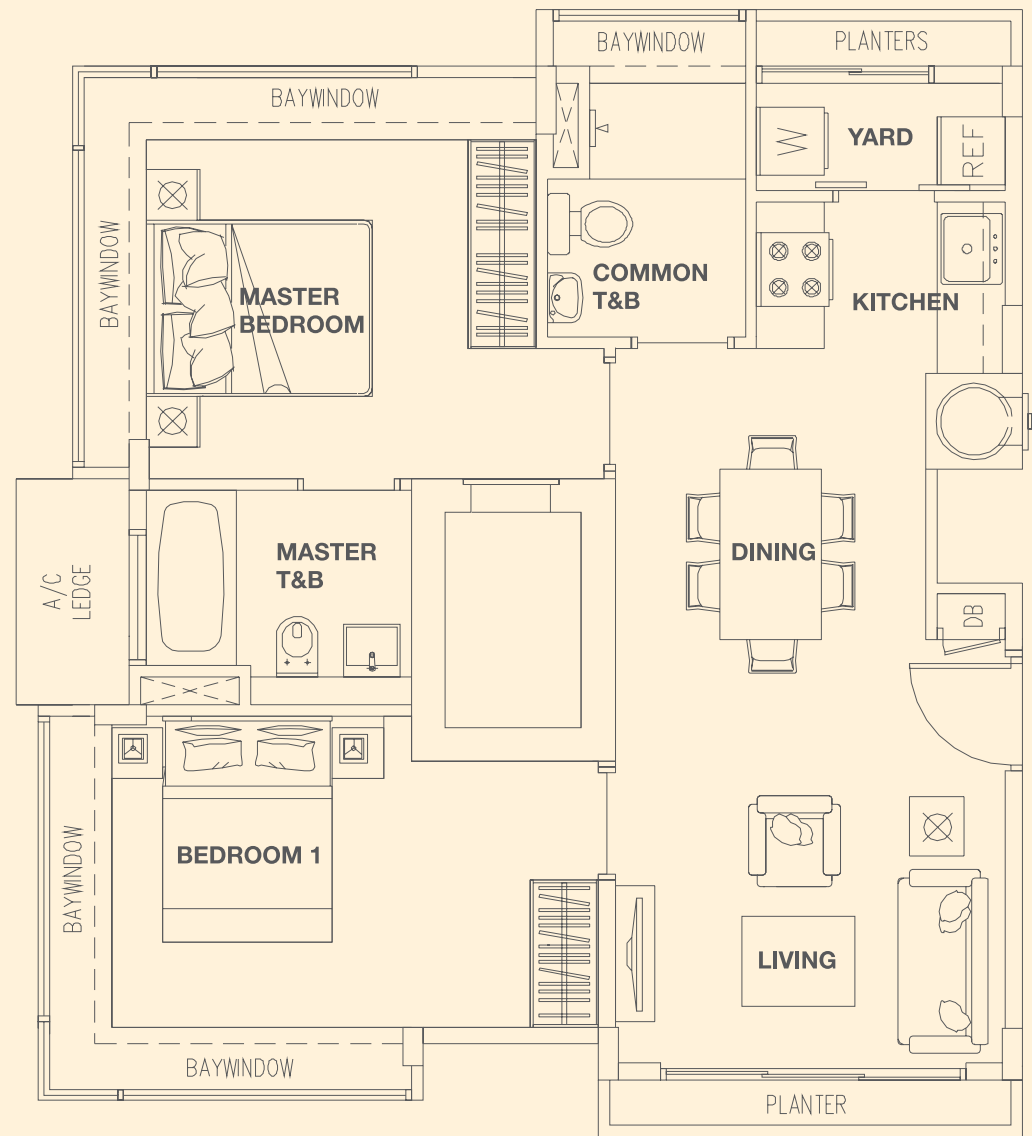


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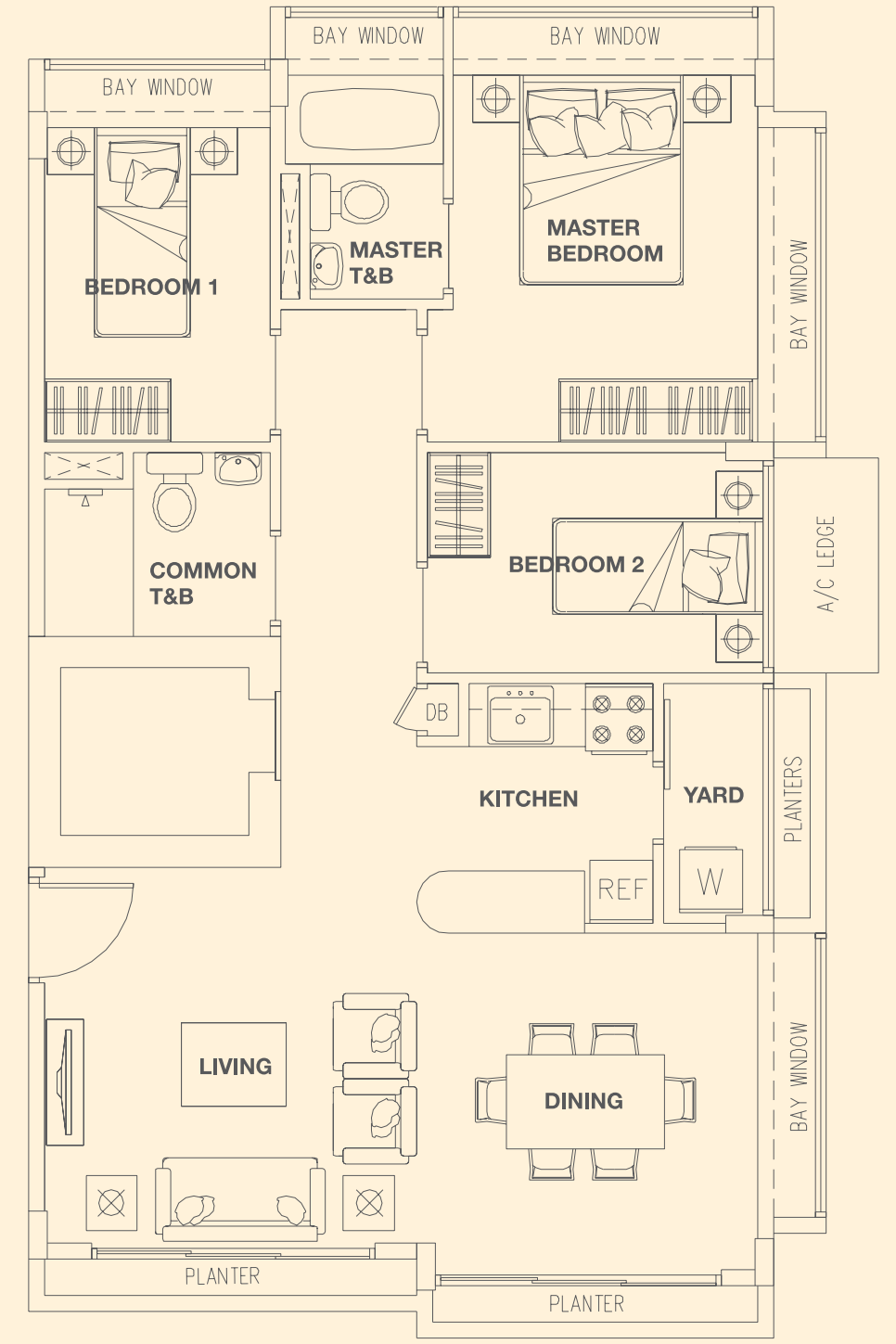
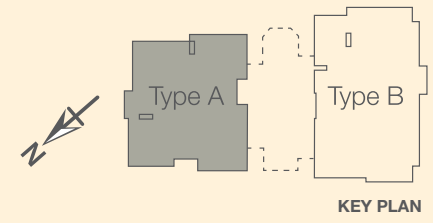
- 1. Ingress/ Egress
- 2. Parking
- 3. Landscape
- 4. 3 Meter Green Buffer
- 5. 2 Meter Planting Strip
- 6. Roof Garden
- 7. Pavilion
- 8. Swimming Pool at Roof Deck
- 9. M & E Equipments



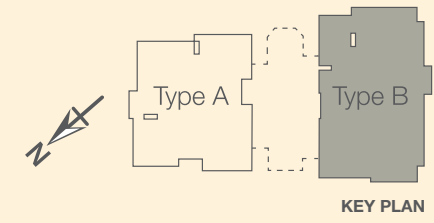
# Floor Plans



**2-Bedroom**  
 Type A  
 2nd to 13th Storey  
 839.59sq ft/ 78sq m



**3-Bedroom**  
 Type B  
 4th to 13th Storey  
 979.52sq ft/ 91sq m



# Specifications

Proposed erection of 13 storey apartments (total 22 units) with 6 Levels of mechanise carparking inclusive of 2 levels below ground Level & swimming pool at roof level on lot 99610V TS 29 at Minbu Road (Novena Planning Area)

## Marketing Specification

1. FOUNDATION  
Pad Footing to engineers requirement
2. SUPERSTRUCTURE  
Reinforced concrete structure to engineers requirement
3. WALLS
  - a) External – Reinforced concrete wall and/or brickwall
  - b) Internal – Reinforced concrete wall and/or brickwall and/or drywall system and/or pre-cast hollow wall
4. ROOF  
Reinforced concrete flat roof with insulation and waterproofing
5. CEILING
  - i. Apartment Unit
    - a) Living/Dining, Bedroom: Skim coat and/or plaster board ceiling with emulsion paint
    - b) Kitchen, Bathroom: Ceiling board and/or bulk head with emulsion paint
    - c) Yard/Store: Skim coat with emulsion paint
    - d) Household Shelter: Skim coat with emulsion paint
  - ii. Common Room
    - a) Lift Lobbies, Corridors: Ceiling board with emulsion paint
    - b) Staircases: Skim coat with emulsion paint finish
6. FINISHES
  - i. Internal Walls (Apartment Unit)
    - a) Living/Dining, Bedrooms: Cement/sand plaster and/or skim coat with emulsion paint (up to false ceiling and exposed areas only)
    - b) Bathrooms: Marble tiles and/or compressed marble and/or homogeneous and/or ceramic tiles (up to false ceiling and at exposed areas only)
    - c) Kitchen: Homogenous and/or ceramic tiles (up to false ceiling and at exposed areas only)
    - d) Yard/ Store: Homogenous and/or ceramic tiles (up to false ceiling and at exposed areas only)
    - e) Household Shelter: Cement/sand plaster and/or skim coat with emulsion paint

*NOTE: No tiles/stone work behind/below kitchen cabinet and long bath. All wall finishes shall be terminated at false ceiling level*

- iii. External Walls Finishes
  - a) All External Walls including Roof Terrace and Planter: Cement/sand plaster and/or skim coat with spray texture coating/emulsion paint and grooves
  - b) Mechanized Carparking: Cement with spray texture coating/emulsion paint and louvres
- iv. Internal Floors (Apartment Unit)
  - a) Living/Dining: Marble and/or compressed marble tiles with matching skirting
  - b) Kitchen: Homogeneous tiles and/or ceramic tiles
  - c) Bedrooms: Timber flooring with timber skirting
  - d) Bathrooms: Marble tiles and/or compressed marble and/or homogeneous and/or ceramic tiles
  - e) Yard/Store: Homogeneous and/or ceramic tiles
  - f) Household Shelter: Homogenous and/or ceramic tiles

- v. Internal Floors (Common Areas)
  - a) 1st Storey Lift Lobbies: Granite and/or marbles tiles and/or homogenous tiles with matching skirting
  - b) Apartment Lift Lobbies, Corridors: Homogenous and/or Ceramic tiles
  - c) Staircases: Cement sand screed with nosing tiles
- vi. External Floor Finishes
  - a) Roof Terrace Areas: Homogenous tiles and/or hardener and/or pebble wash and/or stone and/or timber deck
  - b) Pools: Mosaic tiles and/or ceramic tiles
7. WINDOWS  
All windows of the unit to be aluminium framed window with clear or tinted glass except bathrooms with tinted or obscured glass
8. DOORS
  - a) Approved fire-rated timber door to apartment unit main entrance door
  - b) Hollow core flushed timber door to Bedrooms
  - c) Aluminium fixed and/or swing and/or sliding glass doors with tinted and/or clear glass to Planter
  - d) Hollow core timber door and/or sliding and/or slide and hide hollow core timber door to Bathrooms
  - e) Hollow core flushed timber frame door and/or sliding door and/or timber frame half glass sliding door to Yard
  - f) Selected good quality lockset and ironmongery to all doors
9. SANITARY FITTINGS
  - a) Master Bathroom (Unit Type A & Type B)
    - 1 bath complete with bath & shower mixer
    - 1 basin & 1 mixer taps
    - 1 toilet bowl
    - 1 mirror
    - 1 toilet paper holder
    - 1 towel rail
  - b) Common Bathroom (Unit Type A & Type B)
    - 1 shower cubicle with shower screen complete with shower mixer set
    - 1 toilet bowl
    - 1 basin and mixer tap
    - 1 mirror
    - 1 toilet paper holder
    - 1 towel rail
  - c) Yard (Unit Type A & Type B)
    - 1 tap
10. ELECTRICAL INSTALLATION  
All electrical wiring area concealed except for electrical wiring in conduits exposed above false ceiling and DB
11. LIGHTNING PROTECTION  
Lightning Protection System shall be provided in accordance with Singapore Standard CP33: 1996
12. TV AND TELEPHONE  
Points to be provided
13. PAINTING
  - a) External: Spray textured coating and/or emulsion paint
  - b) Internal: Emulsion paint
14. WATERPROOFING  
Waterproofing shall be provided for Bathrooms, Kitchen, Yard, Planters and R.C. Flat Roof
15. DRIVEWAY AND CARPARK  
Concrete floor with hardener to all open driveways at vehicular entrance/exit at designated areas
16. RECREATION FACILITIES
  - a) Roof Top Swimming Pool
  - b) Roof Top BBQ Area
  - c) Pavilions
  - d) Landscape Deck
17. SECURITY
  - a) Security access control system at 1st Storey lift lobby
  - b) Audio intercom provided to each unit for communication with 1st Storey lift lobby leading to apartments only
18. OTHER ITEMS
  - a) Kitchen Cabinets and Appliances – Solid surface counter-top complete with high & low level kitchen cabinets complete with stainless steel sink with mixer, induction cooker hob, cooker hood
  - b) Wardrobes – Built in wardrobes to all bedrooms
  - c) Air-Conditioner – Split-Unit air-conditioning system to Living/Dining
  - d) Multi Split – Unit air – conditioner system to Bedrooms
  - e) Water Heater – Hot water supply to Bathrooms & Kitchen
  - f) Planter – Aluminum framed fixed glass panels with stainless steel railings

Note :

Marble and Granite

- Marble 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 in the marble and granite as well as the non-uniformity between pieces 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 level differences may be felt at the joints. The tonality and pattern of the marble or granite selected and installed shall be subjected to availability.

Timber

- Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber joint contraction/expansion movement due to varying air moisture content is also a natural phenomenon.

Cable Television and/or Internet Access

- The purchaser is liable to pay annual fee, subscription fee and such other fee to the Starhub Cable Vision Ltd (SCV) and/or internet service providers (ISP) or any other relevant party 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 and/or internet access.

Internet Access

- If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards

- Layout/location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

Materials Fittings Equipment, Finishes, Installations and Appliances

- The brand, color and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

Air-Conditioning System

- To ensure good working condition of the air-conditioning system. The system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.

Warranties

- Where warranties are given by the manufactures and/or contractors and/or suppliers of the above fittings, equipments or accessories installation, the vendor shall assign to the purchaser such warranties at the time when possession of the building unit is delivered to the purchaser PROVIDED ALWAYS that the vendor shall not be liable or be answerable or responsible to the purchaser for any failure on the part of the manufactures and/or contractors and/or suppliers to maintain or repair for any defects occurring there.

Equipments and appliances

- The brand & model for all equipments and appliances supplied shall be subject to availability.

Planters

- Planters are designed to take the loading of potted plants only and may not be converted to balcony without prior approval from the relevant authorities.

Room Size

- All room sizes are measured from internal wall, inclusive of finishes, and are indicative and subject to construction tolerances.

Name of Project	: d'lxoras
Address of Project	: 23, Minbu Road, Singapore 308172
Developer	: Singiap Company Pte Ltd
Tenure of Land	: Freehold
Legal Description	: Lot 99610V TS 29 at Minbu Road (Novena Planning Area)
Planning Approval no.	: ES20080623r0184
Building Plan.No.	: A0995-02292-2007-BP01
Developer's Licence no.	: C0414
TOP no later than	: 31 Dec 2013
Legal Completion no later than	: 31 Dec 2016

*\* Only main provisions are highlighted here.*

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