



D'zire

12 Robey Crescent / 999-Year Leasehold



Fantasy made
real by D'zire.

Close your eyes.

Reach out with your mind. Sense the
pleasure erupt from within as you breathe
in every detail of your new life.

For now is the time.

And this is your D'zire.



Welcome to a state of bliss.

Enveloped in the composed quietude of its surroundings, D'zire is a paradise of calm and plenitude. Rejuvenating, liberating and uplifting.

Only 47 exclusive homes, each adorned with modern amenities and comforts. Choose from units with intimate 1- or 1 + study or 2-bedroom layouts. Each a private utopia, uniquely yours.

Discover your divine haven in one of 9 penthouse suites. Luxuriate in the tantalising, bubbly massage of your private jacuzzi. As light fades, head upstairs to your own rooftop terrace, drink in hand. The nocturnal breeze, the shimmering stars. All is designed as you desire.

D'zire

An island sanctuary.

Haboured hope of an idyllic retreat becomes reality. As you begin the day, fulfill your passion for inner peace under the yoga rain shower.

When you wish, take a stroll down the reflexology path. A gentle massage to the soles to invigorate and improve your qi.

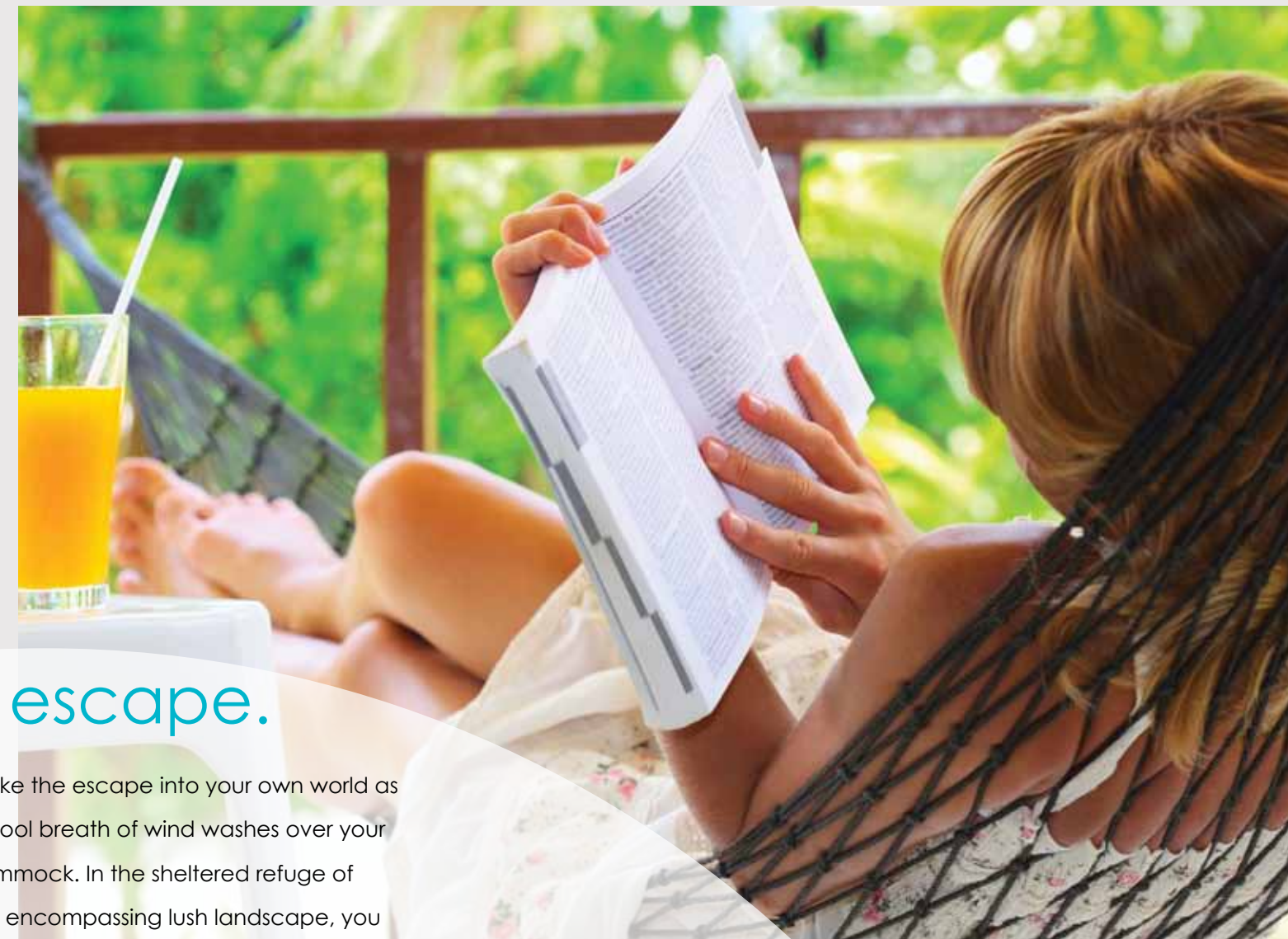


Site plan



Be set adrift.

Waft your cares gently away on poolside chaise loungers afloat the reflection pool or unwind on the sun-drenched floating isle.



Lush escape.

Make the escape into your own world as a cool breath of wind washes over your hammock. In the sheltered refuge of the encompassing lush landscape, you surrender yourself to utter bliss.

Or walk hand-in-hand to sit in perfumed shade amongst the open trellises nestled within a blossoming garden atmosphere.

Perfect.



Artist's Impression

Reflection pool area

All in good taste.



Wine, music and company.
And of course, the most tasteful
setting for a barbecue party.
Entertain with style against a
lavish backdrop of greenery.
The most comfortable outdoor
dining coupled with modern
barbeque and grill facilities.
Delectable to the last detail.



Winning ways.

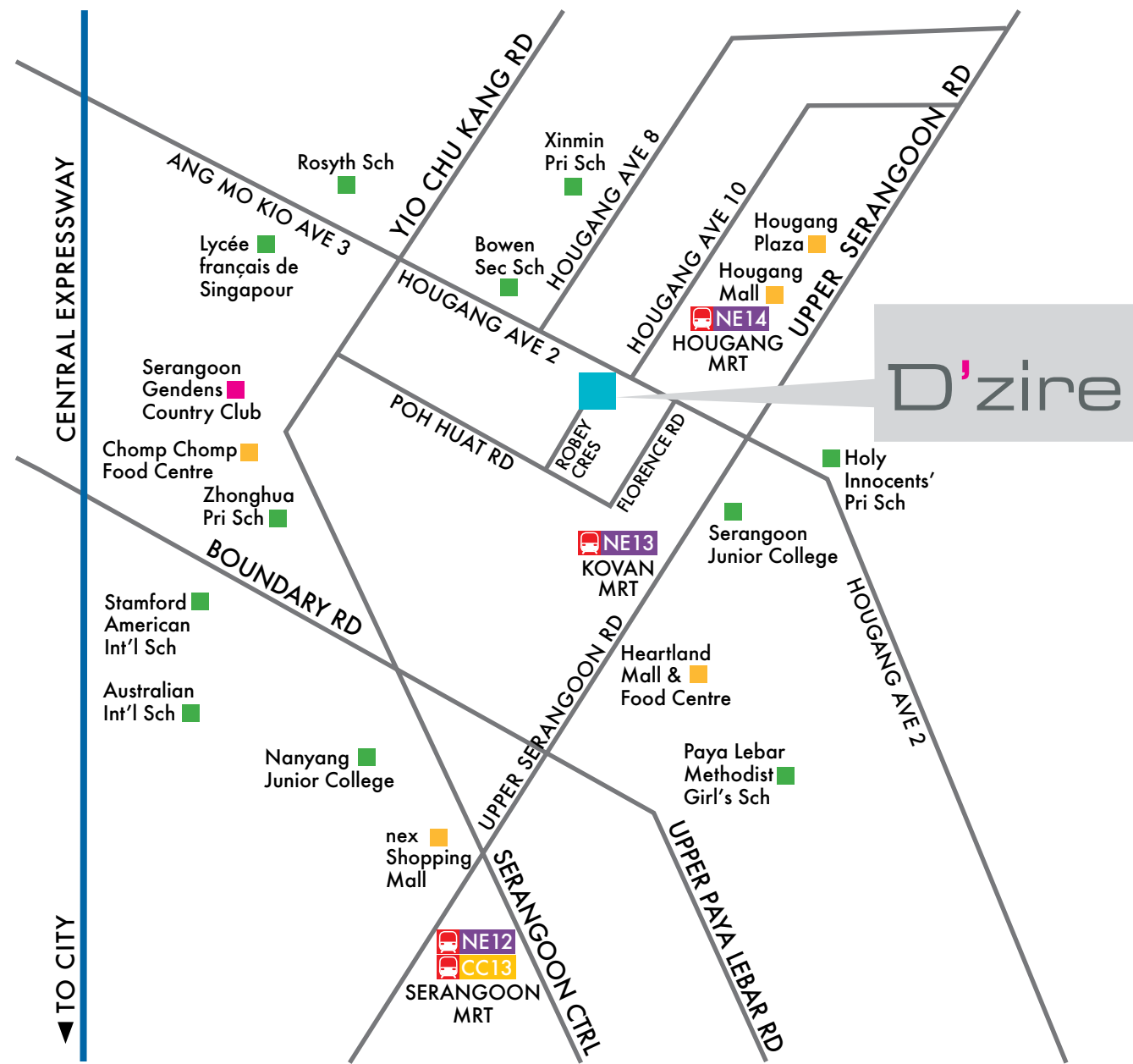
You live like you love. With an impassioned spirit. The infinity pool beckons and you go for it.

Later, you focus on improving your game with a couple of hours at the putting green.

Then it's time to pit yourself against the machines. Inspired by the infinity pool, you know that only the sky is your limit.



Infinity pool, open gymnasium



D'zire

Sensory, sensual, sensible.

Feel free to indulge. Treat yourself to one of the many restaurants and eateries at Serangoon Gardens and the ever-popular Chomp Chomp. Abandon yourself to a shopping spree at nex, Heartland Mall and Hougang Mall. After all, you deserve to. Perhaps someday, you will be glad that there are reputed academic institutions nearby. Rosyth School is less than 1km away while Xin Ming Primary and Stamford American International School are in close proximity. But for this moment, you celebrate that your new home is truly your heart's D'zire.

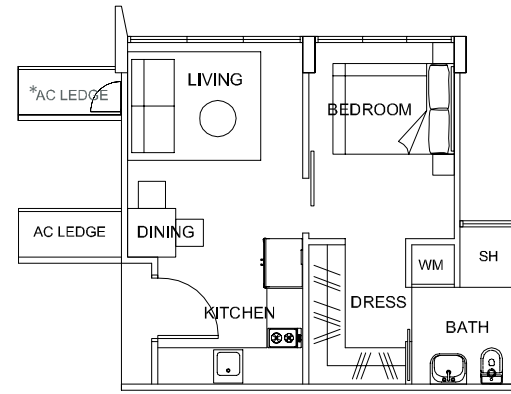
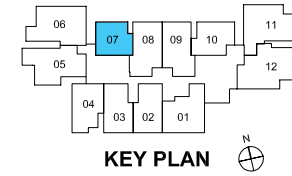


Location map



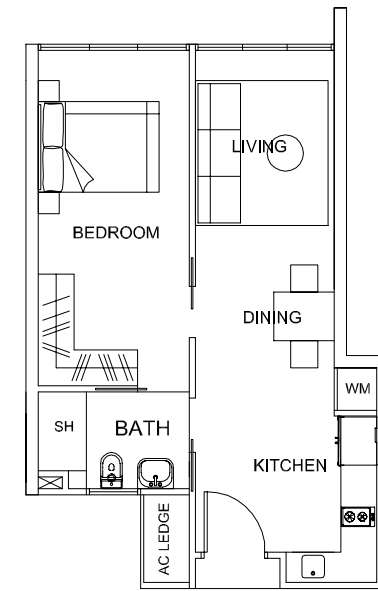
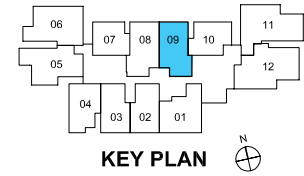
TYPE A1

Unit #03-07
Unit #04-07
Unit #05-07*
36 sq m / 388 sq ft



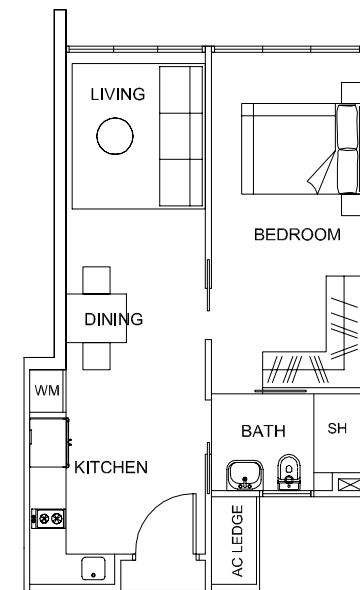
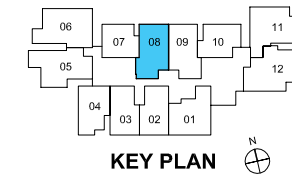
TYPE A3

Unit #03-09
Unit #04-09
45 sq m / 484 sq ft



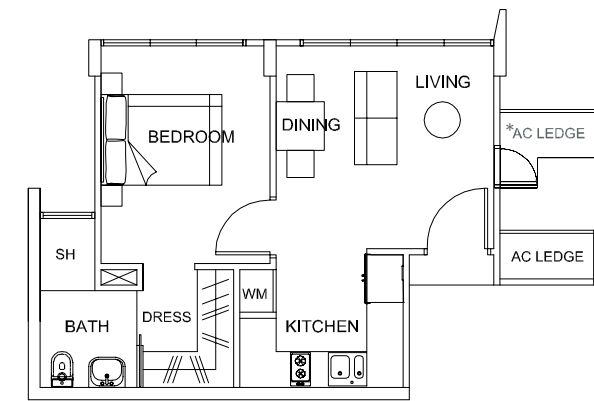
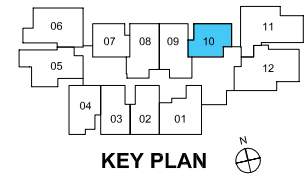
TYPE A2

Unit #03-08
Unit #04-08
45 sq m / 484 sq ft



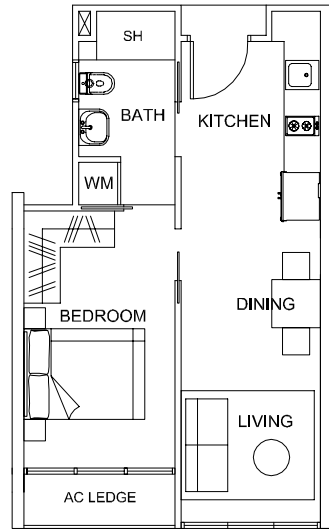
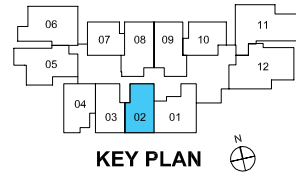
TYPE A4

Unit #03-10
Unit #04-10
Unit #05-10*
40 sq m / 431 sq ft



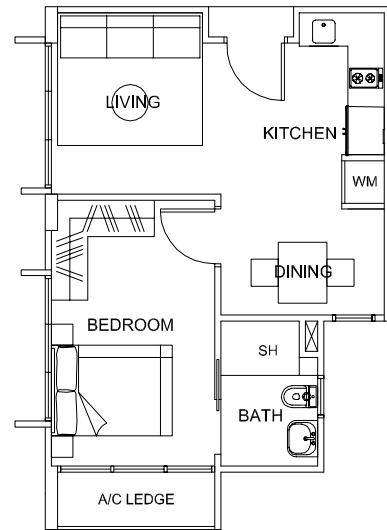
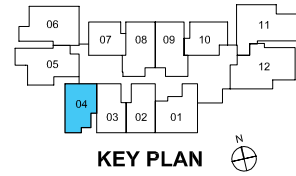
TYPE A5

Unit #02-02
Unit #03-02
Unit #04-02
40 sq m / 431 sq ft



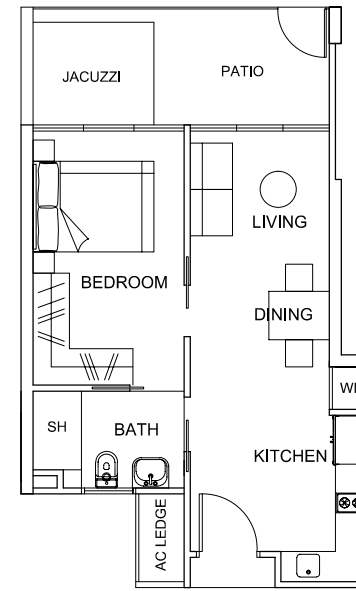
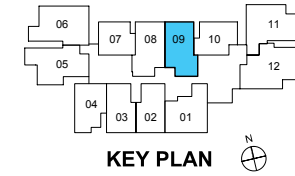
TYPE A7

Unit #02-04
Unit #03-04
Unit #04-04
Unit #05-04
43 sq m / 463 sq ft



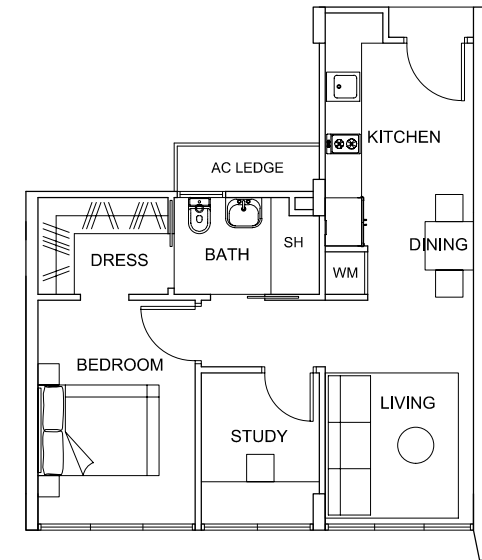
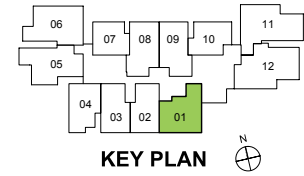
TYPE A9

Unit #02-09
48 sq m / 517 sq ft



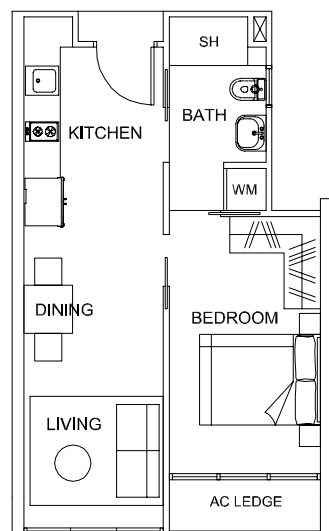
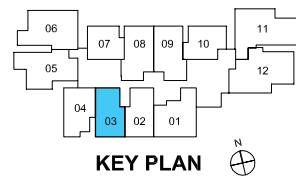
TYPE B

Unit #02-01
Unit #03-01
Unit #04-01
51 sq m / 549 sq ft



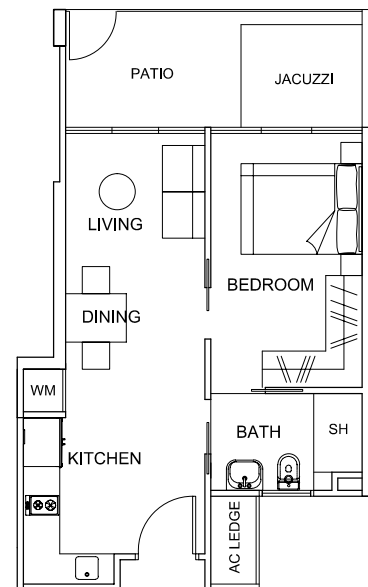
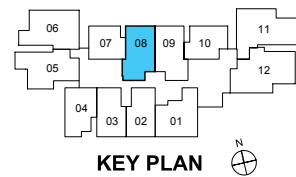
TYPE A6

Unit #02-03
Unit #03-03
Unit #04-03
40 sq m / 431 sq ft



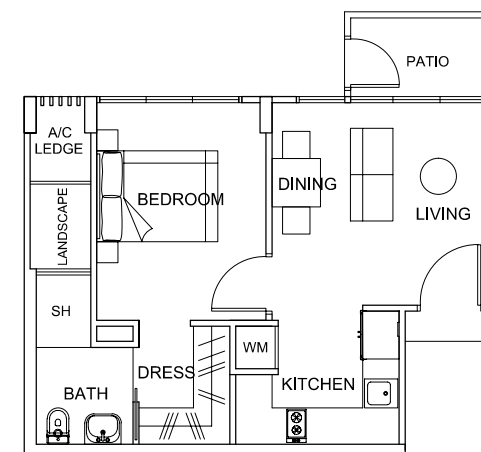
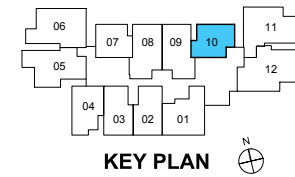
TYPE A8

Unit #02-08
48 sq m / 517 sq ft



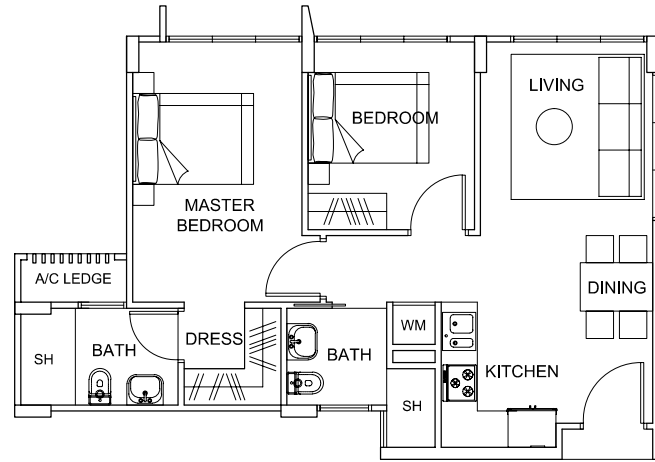
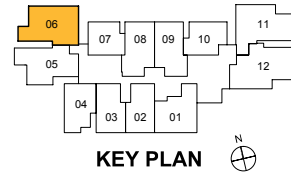
TYPE A10

Unit #02-10
44 sq m / 474 sq ft



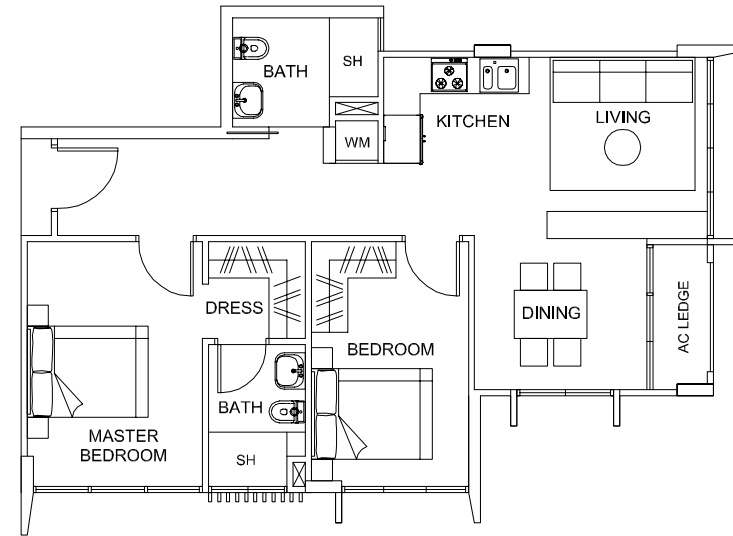
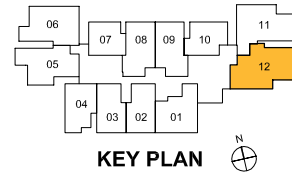
TYPE C1

Unit #03-06
Unit #04-06
61 sq m / 657 sq ft



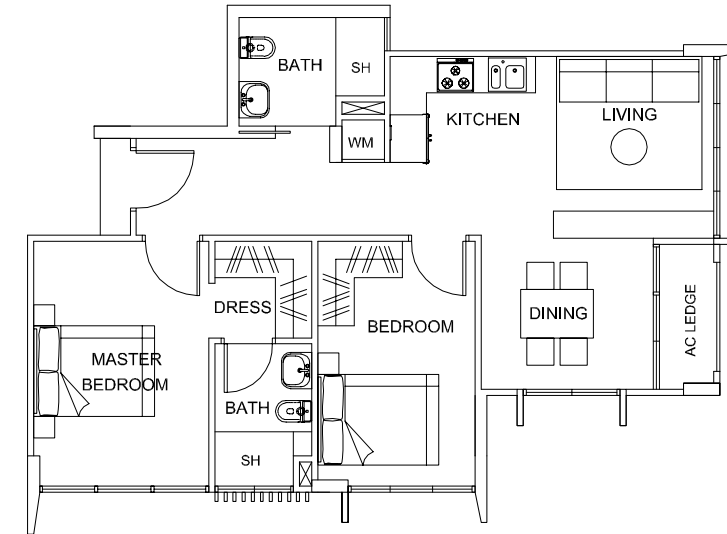
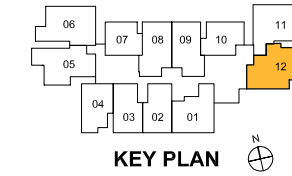
TYPE C3

Unit #03-12
Unit #04-12
73 sq m / 786 sq ft



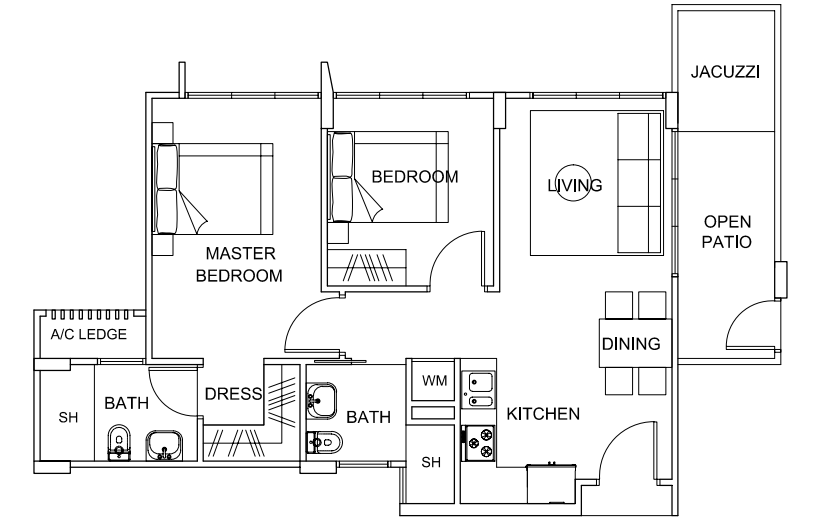
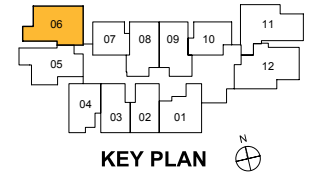
TYPE C5

Unit #02-12
71 sq m / 764 sq ft



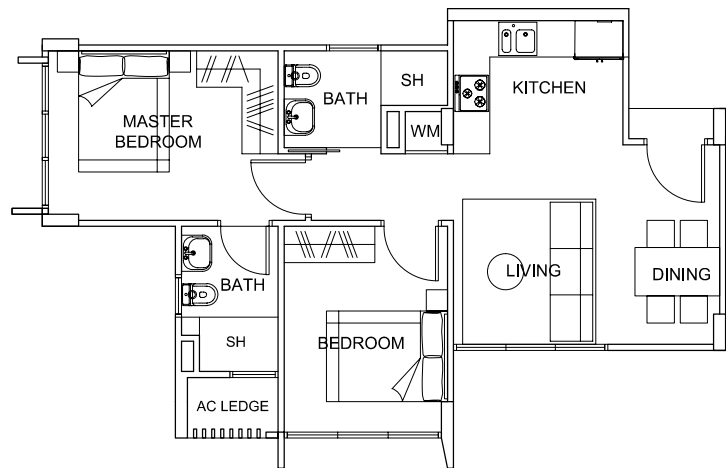
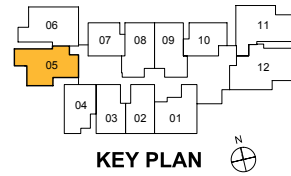
TYPE C7

Unit #02-06
71 sq m / 764 sq ft



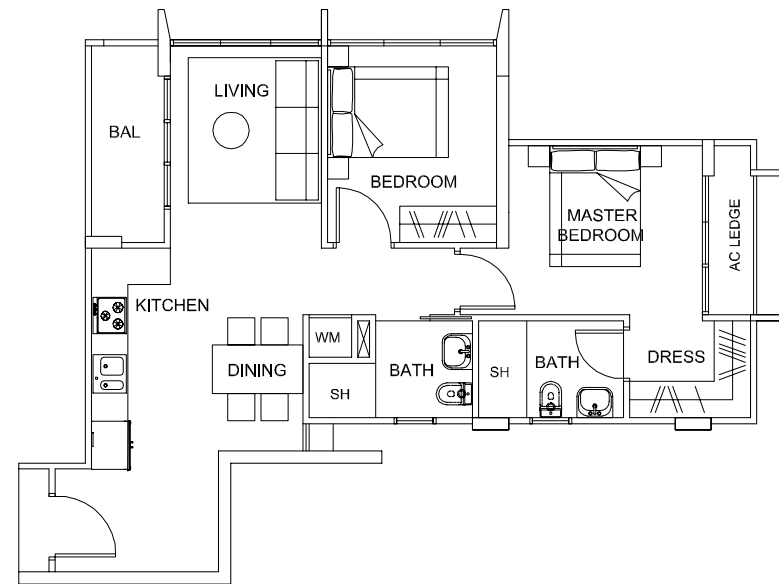
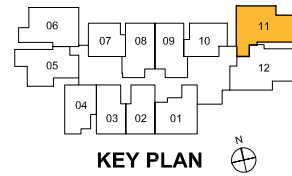
TYPE C2

Unit #02-05
Unit #03-05
Unit #04-05
57 sq m / 614 sq ft



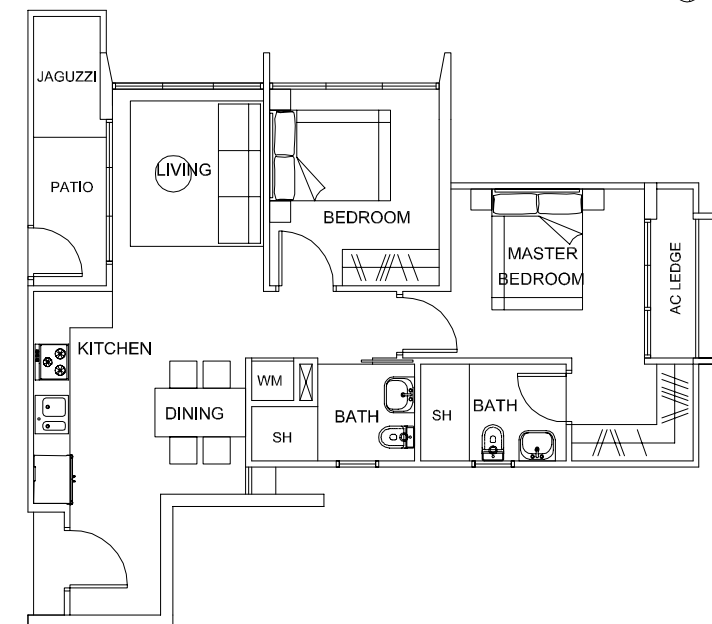
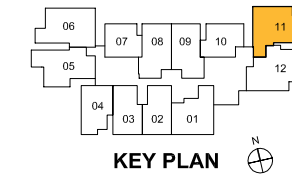
TYPE C4

Unit #03-11
Unit #04-11
71 sq m / 764 sq ft



TYPE C6

Unit #02-11
70 sq m / 753 sq ft



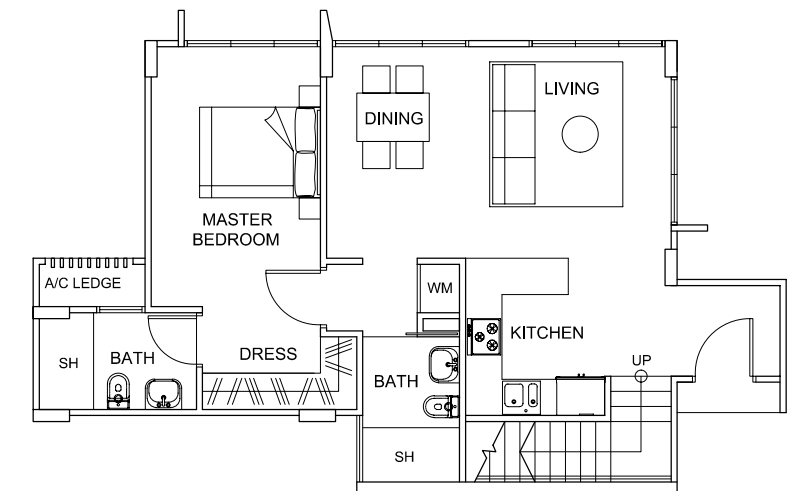
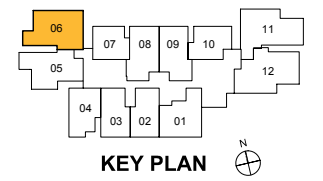


Panoramic view of surrounding

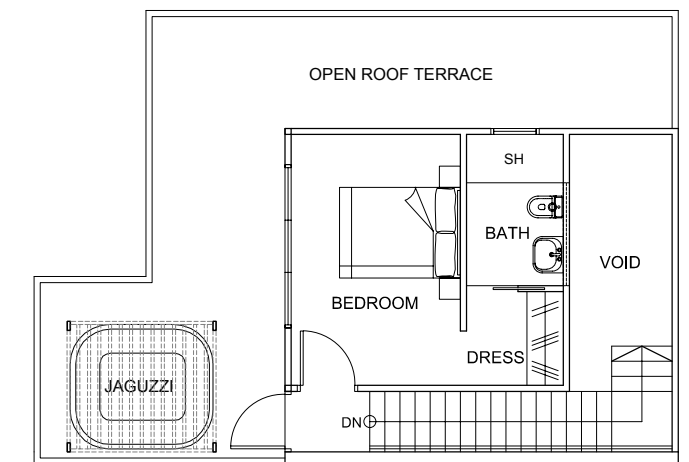
TYPE CPH1

Unit #05-06

132 sq m / 1,421 sq ft



5TH STOREY PLAN



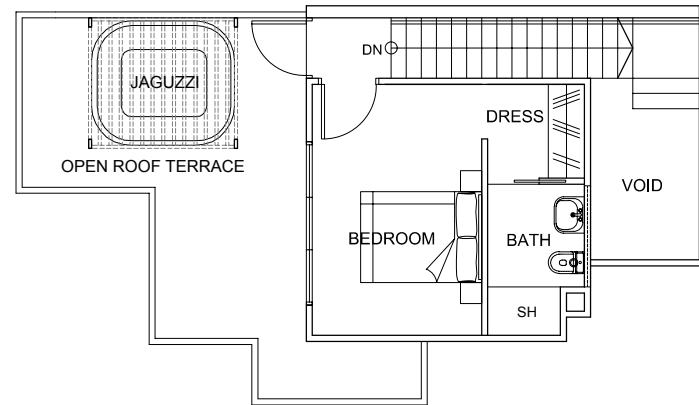
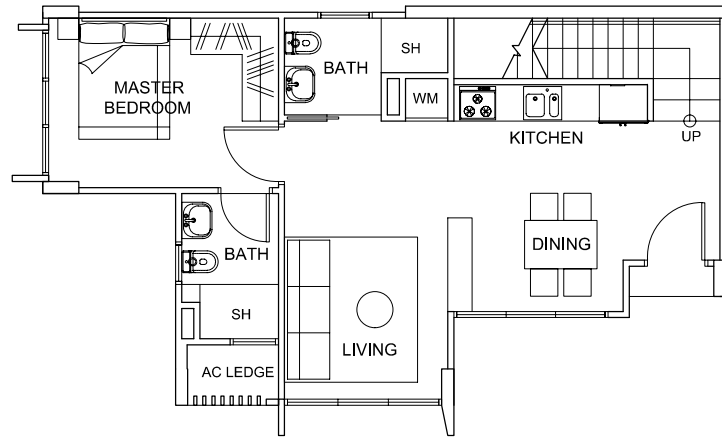
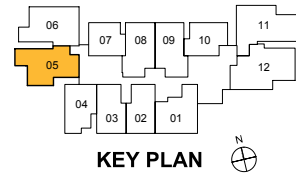
ATTIC PLAN

Type A : 1 Bedroom Type B : 1 Bedroom + 1 Type C : 2 Bedroom Type D : 2 Bedroom + 1

TYPE CPH2

Unit #05-05

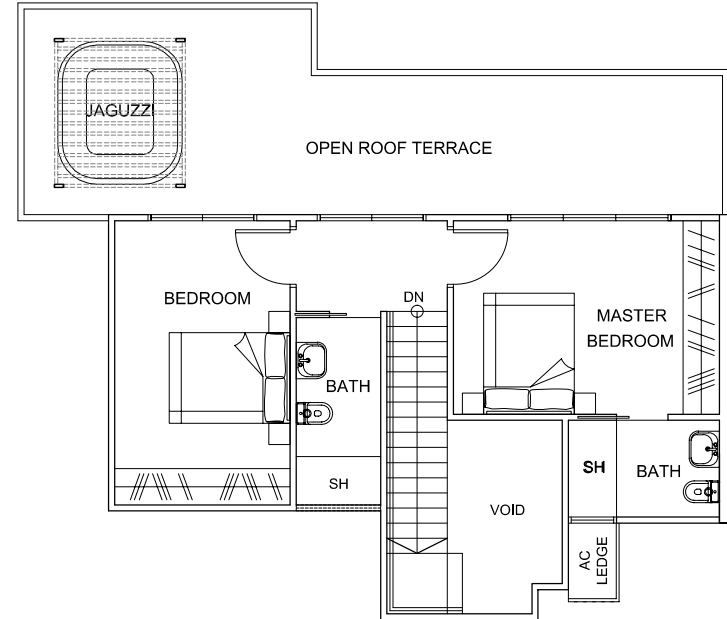
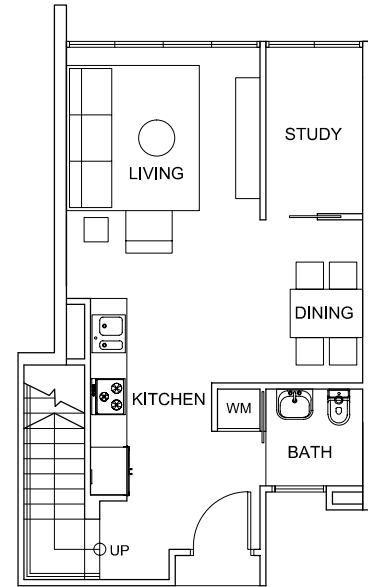
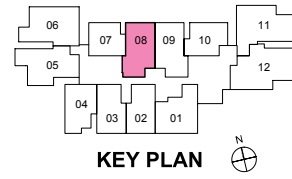
107 sq m / 1,152 sq ft



TYPE DPH3

Unit #05-08

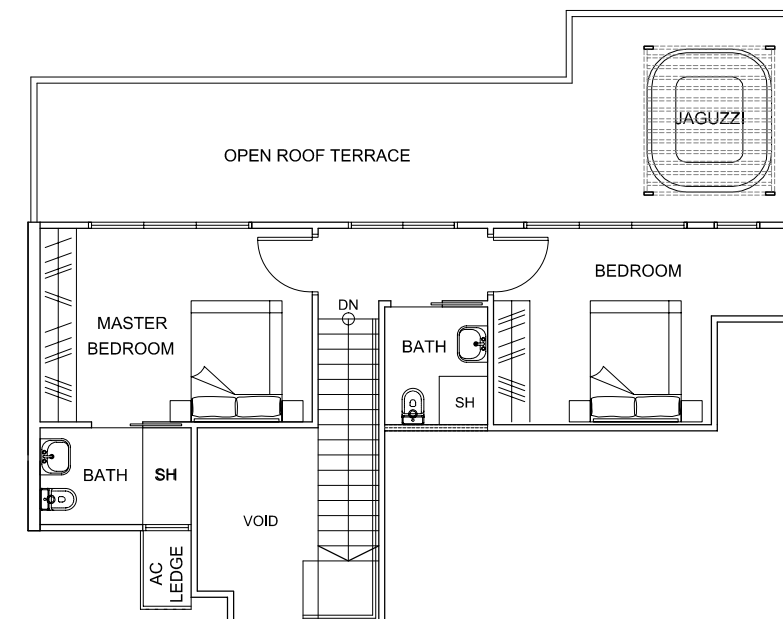
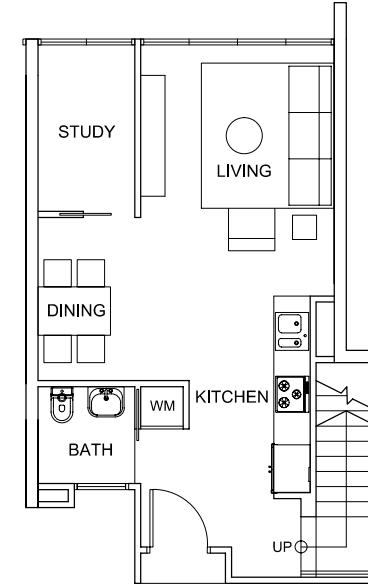
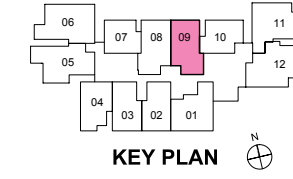
130 sq m / 1,399 sq ft



TYPE DPH4

Unit #05-09

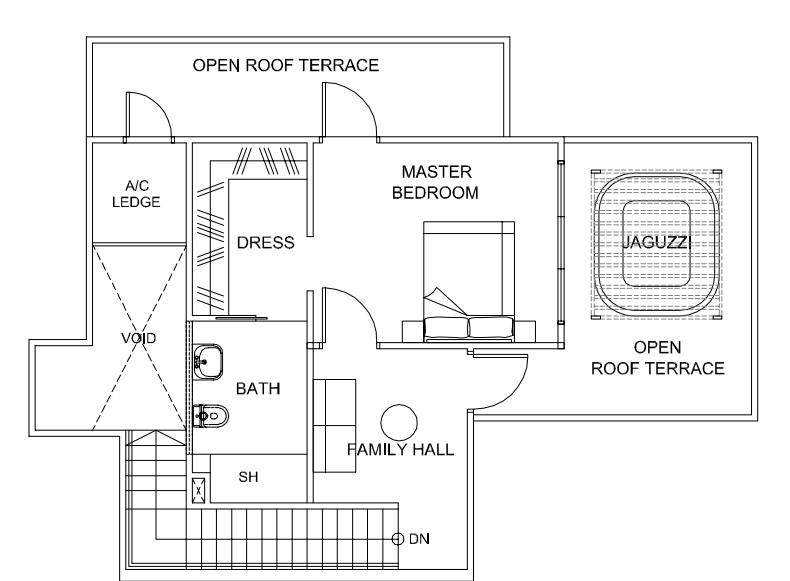
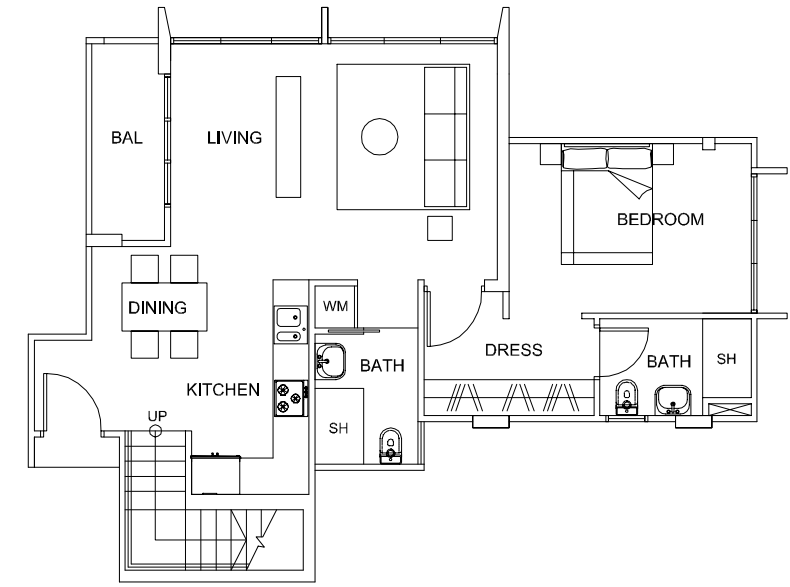
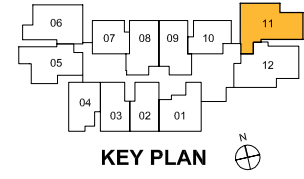
132 sq m / 1,421 sq ft



TYPE CPH5

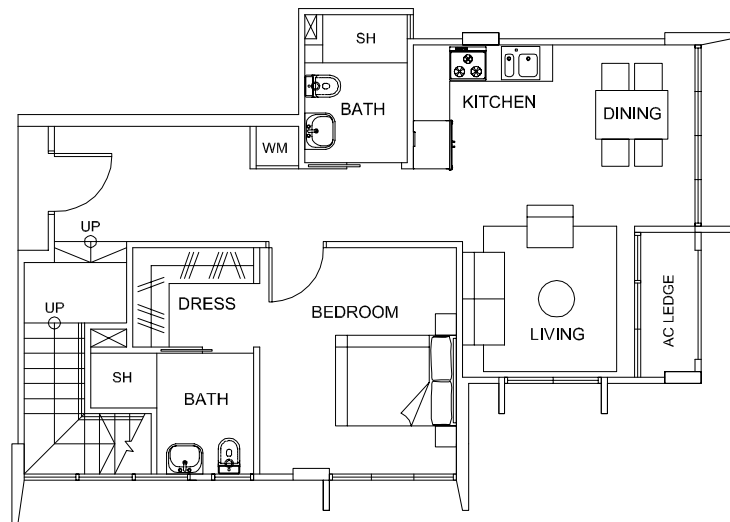
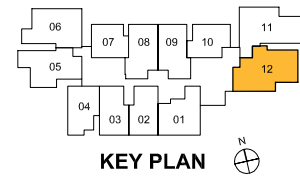
Unit #05-11

149 sq m / 1,604 sq ft



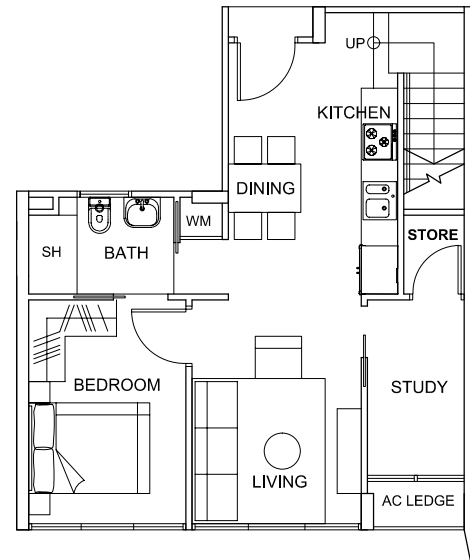
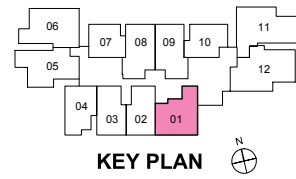
TYPE CPH6

Unit #05-12
129 sq m / 1,389 sq ft



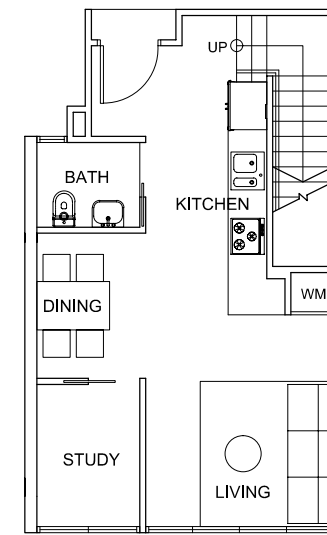
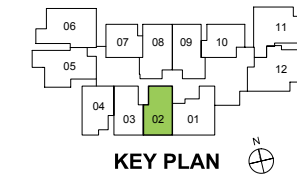
TYPE DPH7

Unit #05-01
106 sq m / 1,141 sq ft



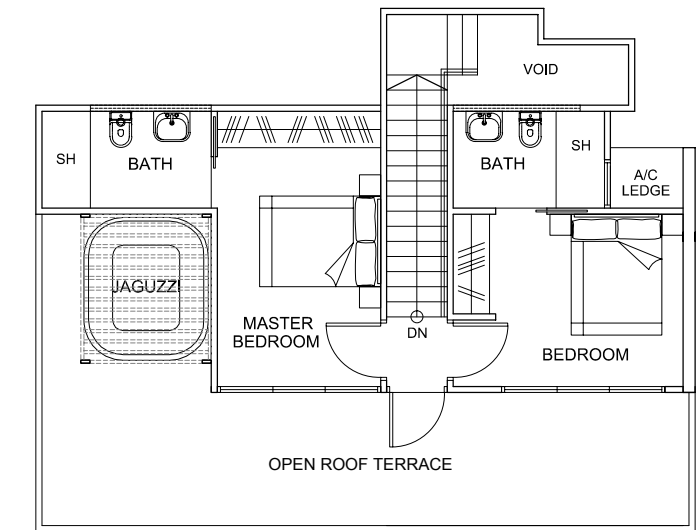
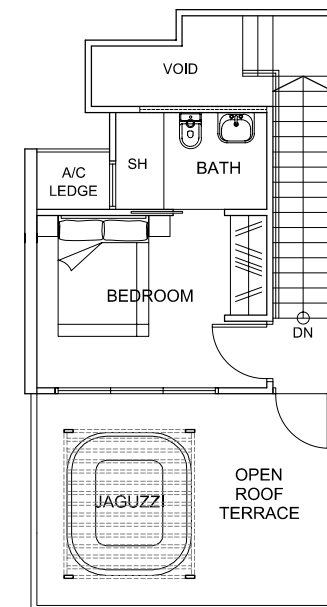
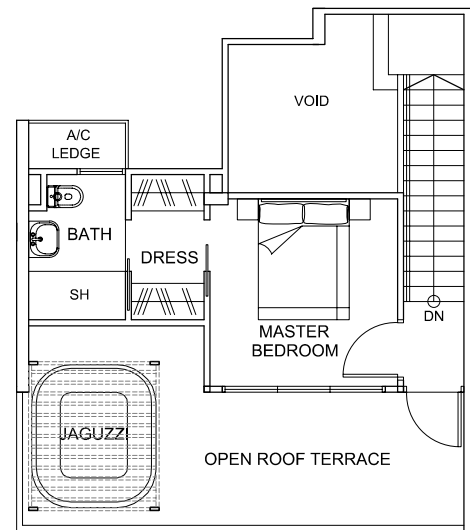
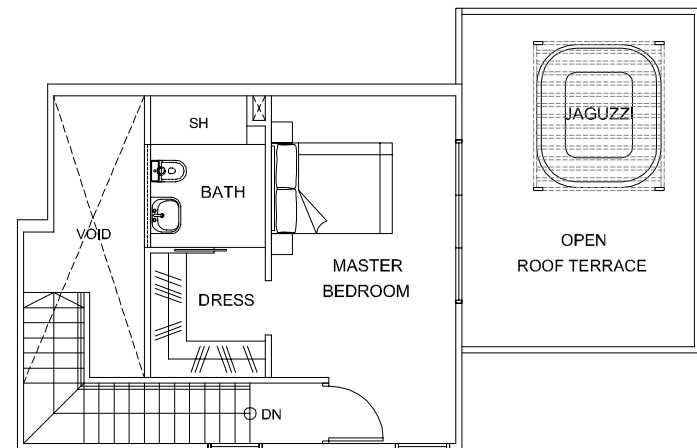
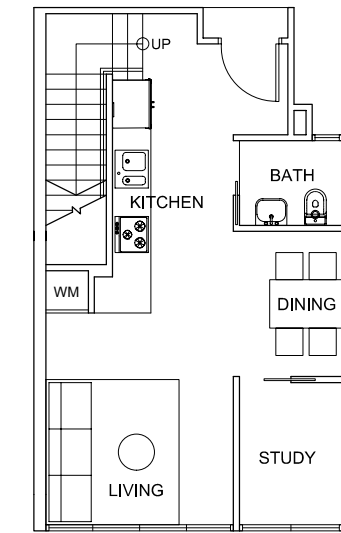
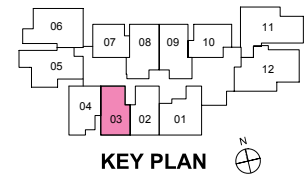
TYPE BPH8

Unit #05-02
83 sq m / 893 sq ft



TYPE DPH9

Unit #05-03
116 sq m / 1,249 sq ft



SPECIFICATIONS

1 FOUNDATION

Pre-cast reinforced concrete piles / reinforced concrete bored piles.

2 SUPERSTRUCTURE

Cast-in-situ reinforced concrete structure, reinforced concrete using Grade 30 concrete manufactured from Portland cement to comply with SS26, steel reinforcement bar complying with SS22.The life design load for residential unit is 1.5kN/m2.

3 WALLS

(a) External Wall

Cast-in-situ reinforced concrete wall /masonry wall. Reinforced concrete using Grade 30 concrete manufactured from Portland cement to comply with SS26, steel reinforcement bar complying with SS22, with cement sand skim coat/plaster and/or brick wall and/or block wall.

(b) Internal Wall

Brick wall and/or concrete block and/or reinforced concrete, with cement sand skim coat/plaster and/or dry wall panel, where applicable.

4 ROOF

(a) RC Slab Flat Roof

Reinforced concrete slab flat roof with appropriate insulation and waterproofing system. Reinforced concrete using Grade 30 concrete manufactured from Portland cement to comply with SS26, steel reinforcement bar complying with SS22.

(b) Metal Deck Roof

Metal deck roof with appropriate insulation.

5 CEILING

Skim coat with emulsion paint to Living, Dining, Bedrooms and Study where applicable. Moisture resistant fibrous plaster ceiling board with emulsion paint to Bathrooms, Kitchen and/or other localized areas.

Plaster ceiling board with emulsion paint to other localized areas where applicable.

6 FINISHES

(a) Wall

(i) Internal Wall

Cement and sand plaster with emulsion paint to Living, Dining, Bedrooms and Study where applicable. Ceramic Tiles up to false ceiling height and no tiles behind cabinets, back splashes and mirrors to Kitchen and all Bathrooms.

(ii) External Wall

Emulsion paint on spray texture coating to all external walls. Stone and/or tiles to localized areas.

(b) Floor

Homogeneous tile finishes to Living, Dining, Bedrooms and Study and other circulation spaces where applicable.

Timber/Laminated strip flooring to all Bedrooms.

Ceramic/Homogeneous tiles to Kitchen, Bathrooms, Balcony, Patio and Open Roof Terrace, where applicable.

7 WINDOWS

Aluminum framed windows with 6mm thick tinted glass panels.

8 DOORS

Approved fire-rated timber door to Main Unit Entrance Door.

Timber flushed doors to Bedrooms and Stores.

Slide and Hide Door to Bathrooms and Bedrooms where applicable.

Aluminum framed sliding/swing doors/windows with tinted glass panels to air-con ledge and/or roof terraces.

Doors to fire stairs to be approved fire rated timber door.

All doors fitted with good quality locksets.

9 SANITARY FITTINGS

Master Bath

1 vanity basin with 1 basin mixer

1 shower glass screen complete with 1 set of shower mixer c/w hand and rain shower.

1 water closet

1 wall mirror

1 towel rail

1 toilet paper holder

Common Bath

1 vanity basin with 1 basin mixer

1 shower glass screen complete with 1 set of shower mixer c/w hand and rain shower.

1 water closet

1 wall mirror

1 towel rail

1 toilet paper holder

10 ELECTRICAL INSTALLATION

PROVISION OF LIGHTING, POWER, TELEPHONE & TV POINTS	APARTMENT TYPE										PENTHOUSE TYPE																
	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	B	C1	C2	C3	C4	C5	C6	C7	CPH1	CPH2	DPH3	DPH4	CPH5	CPH6	DPH7	BPH8	DPH9
LIGHTING POINT	5	6	6	7	6	6	6	8	8	8	8	11	10	13	12	12	13	13	21	19	18	17	22	20	17	12	18
13A POWER POINT	16	16	16	16	16	16	16	16	16	18	22	22	22	22	22	22	23	22	24	26	25	27	23	26	19	25	
15A WATER HEATER POINT	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	3	3	3	3	3	3	2	2	3	
13A FRIDGE POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
13A COOKER POINT (HOB)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
13A COOKER HOOD	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
13A WASHING MACHINE POINT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
AUDIO VIDEO INTERCOM	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
SCV POINT	2	2	2	2	2	2	2	2	2	2	2	3	3	3	3	3	3	3	3	3	3	3	3	3	2	3	
TELEPHONE POINT	2	2	2	2	2	2	2	2	2	3	3	3	3	3	3	3	3	3	4	4	4	3	4	3	4	4	
DATA POINT	2	2	2	2	2	2	2	2	2	3	3	3	3	3	3	3	3	3	4	4	4	3	4	3	4	4	
20A CU ISOLATOR	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

11 TV / FM / TELEPHONE

Please refer to the table under the heading “Electrical Installation”.

12 LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with SS 555:2010

13 PAINTING

(a) Internal

Emulsion paint to all plastered walls and ceiling.

(b) External

Textured spray coating / emulsion paint.

14 WATERPROOFING

Waterproofing shall be provided to all Bathrooms, Kitchen, Planters, Pool, RC Flat Roofs, Balconies and Roof Terraces where applicable.

15 DRIVEWAY AND CAR PARKS

Reinforced concrete slab with floor hardener

48 car parking lots (Inclusive of 1 handicap parking lot)

16 RECREATIONAL FACILITIES

Swimming Pool

Pool Deck

BBQ Pit/Grill

Reflection Pool

Putting green

Open Trellis

Water Feature

Foot Reflexology

Outdoor Gym

17 ADDITIONAL ITEMS

Kitchen Cabinets/Appliances

- Kitchen cabinets come complete with solid surface worktop, stainless steel kitchen sink and mixer, cooker hob and hood.

Bedroom Wardrobes

- All bedrooms are fitted with wardrobes.

Air-Conditioning

- Exposed wall-mounted multi-split air-conditioner to Living/Dining and all bedrooms and study

Hot Water Supply

- Electrical Storage water Heater is provided to enable hot water supply to all Bathrooms and Kitchen sinks.

Security System

- Auto-gate with proximity transmitter control.

- Proximity card access to 1st storey access gate and lifts

- Audio / visual intercom provided to each apartment and 1st storey access gate.

DESCRIPTION OF HOUSING PROJECT

(a) General Description

Proposed residential flat development comprising one Block of 5-storey residential building with attic (total 47 units), carparks at 1st storey, swimming pool at 2nd storey and other ancillary communal facilities on Lot 4866W of Mukim 22 at Robey Crescent, Singapore 546290

(b) Details of building specifications

Refer to the First Schedule (Specifications of the Building)

(c) Types of residential and commercial units located in the building project

47 residential units

(d) Total number of units in each class

A1 – 3 units

A2 – 2 units

A3 – 2 units

A4 – 3 units

A5 – 3 units

A6 – 3 units

A7 – 4 units

A8 – 1 unit

A9 – 1 unit

A10 – 1 unit

B – 3 units

C1 – 2 units

C2 – 3 units

C3 – 2 units

C4 – 2 units

C5 – 1 unit

C6 – 1 unit

C7 – 1 unit

CPH1 – 1 unit

CPH2 – 1 unit

DPH3 – 1 unit

DPH4 – 1 unit

CPH5 – 1 unit

CPH6 – 1 unit

DPH7 – 1 unit

BPH8 – 1 unit

DPH9 – 1 unit

(e) Description of common property

Swimming Pool

Pool Deck

BBQ Pit/Grill

Reflection Pool

Putting green

Open Trellis

Water Feature

Foot Reflexology

Outdoor Gym

(f) *Total number of parking spaces

48 car park lots (inclusive of 1 car park lot for handicap parking)

(*Applicable if the number of parking spaces is less than the number of units in the Housing Project)

(g) Description of parking spaces

48 car park lots (inclusive of 1 car park lot for handicap parking)

(h) Purpose of building project and restrictions as to use

Residential

While every reasonable care has been taken in preparing this brochure and the floor plan, the developer and its agent(s) shall not be held responsible for any inaccuracies or omissions. All statements are believed to be correct and shall not be regarded as statements or representations of fact. All information and specifications are current at the time of print, subject to changes as may be required. Nothing herein shall form part of any offer or contract. All plans are subject to amendments by the developer or as may be required or approved by the relevant authorities. Rendering and illustrations are artists’ impressions only and cannot be regarded as representations of fact. Floor areas and other measurements are only approximate measurements and subject to final survey.

The developer shall not be bound by any statements, representations or promises (whether written or oral) by its agents or otherwise, except as expressly set forth in the Sale and Purchase Agreement. The Sale and Purchase Agreement, including the Specifications of the Building and Description of Housing Project contained therein, shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statements, representations or promises (whether or not contained in this brochure, the development model or any unit layout model and/or by our agents) unless approved by the Controller of Housing (if applicable) and expressly agreed to in writing between the parties.

The following notes to the Specifications of the Building is to be inserted in the First Schedule Specifications of the Building:-

(a) 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.

(b) Cable Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees 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.

(c) Fitting, Equipment, Finishes, Installations and Appliances

Subject to Clause 14.3, the brand, colour 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.

(d) Marble, Limestone and Granite

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 in the marble, limestone or granite as well as 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 differences may be felt at the joints. Subject to Clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

(e) 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.

(f) Warranties

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 shall assign to the Purchaser such warranties at the time when possession of the *Unit is delivered to the Purchaser.

(g) 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.

(h) Glass

Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

(i) False Ceiling

The space provision 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. Where removal of equipment is needed, ceiling works would be required. Location of false ceiling is subject to Architect’s sole discretion and final design.

(j) Sanitary Fittings

The colour of wares, fittings and accessories are subject to Architect’s selection and availability.

Prestigious Developments by Monfort Land Pte Ltd



D'Gallery

15 Jalan Masjid



D'Oasia

11, 13 Lorong Melayu



Developer

乐福私人有限公司
ROBEYFORT LAND PTE LTD
(AFFILIATED TO MONFORT LAND PTE LTD)

369 Changi Road Singapore 419969 Tel 6742 9989 Fax 6743 3339

Sole Marketing Agent

**Knight
Frank**

CEA registration R027864I Company registration No. L3005536J

For Enquiries : 9843 7206

Tenure of Land: Leasehold of 999 years commencing from 27 December 1875 Lot No: 4866W of Mukim 22
Building Plan Approval No: A1199-11004-2011-BP01 Date of Building Plan Approval: 8 September 2011 Developer's Licence: C0775
Company Registration No: 201018295K Expected Date of T.O.P.: 31 December 2014 Expected Date of Legal Completion: 31 December 2017

