

La **B**risa





Brilliance

Stand out from the crowd





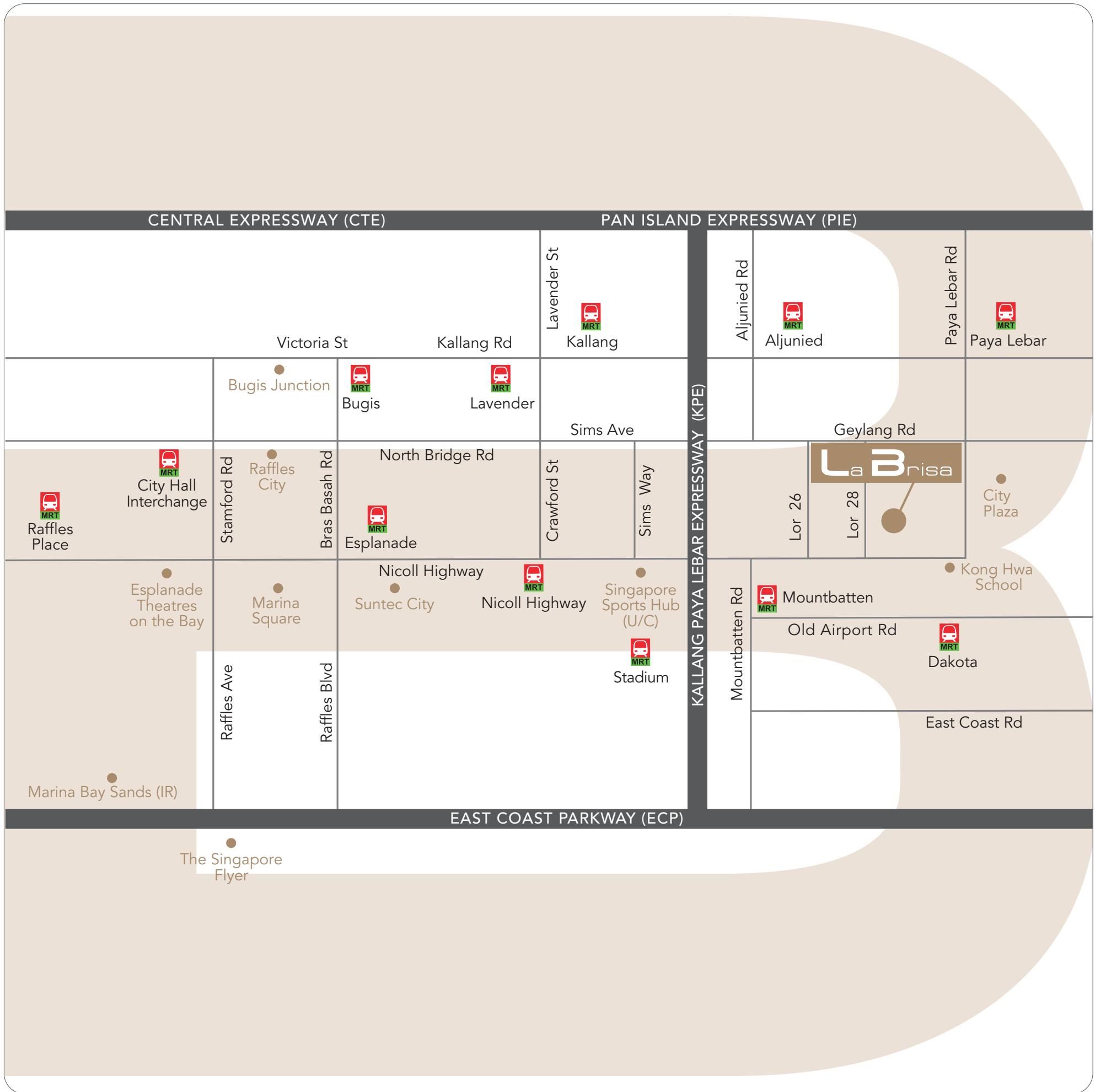
Artist's Impression

La Brisa



With its clean architectural lines and distinctive façade shades, La Brisa truly stands out in the neighbourhood, befitting the discerned owner. The units are cleverly joined together in a unique “J” shaped block that is designed to offer a clear view of the captivating landscape deck







Be dazzled with a myriad of entertainment, dining and shopping amenities to enhance your pulsating lifestyle, fulfilling each of your heart's desires. This is accessibility at its best as you enjoy the convenience of four major expressways and MRT stations linking you to the rest of the island.





Artist's Impression

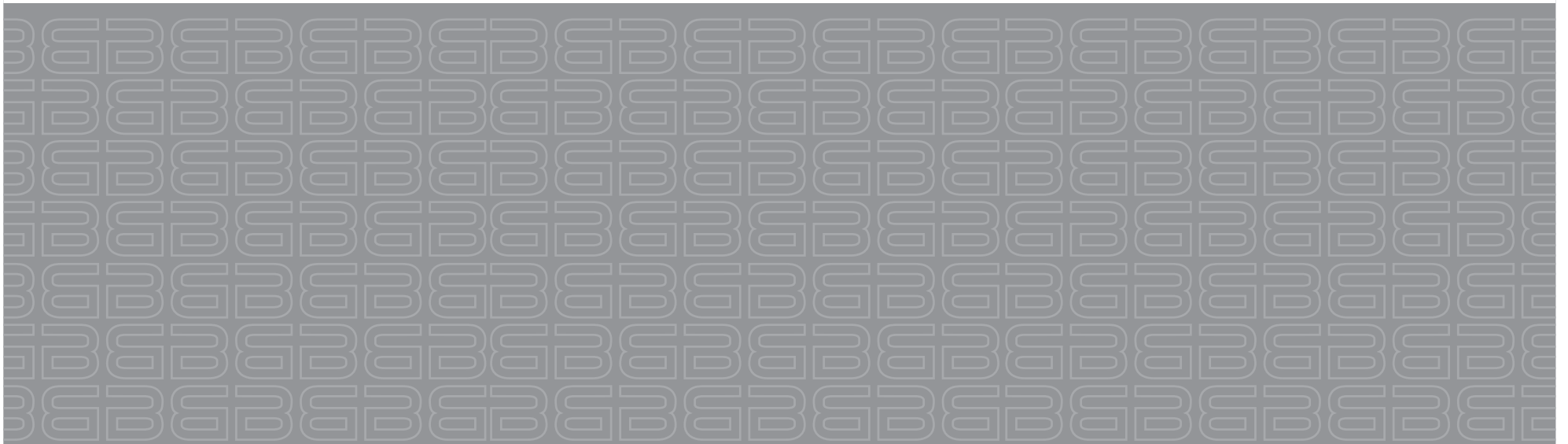
Behold

Be on top of the world

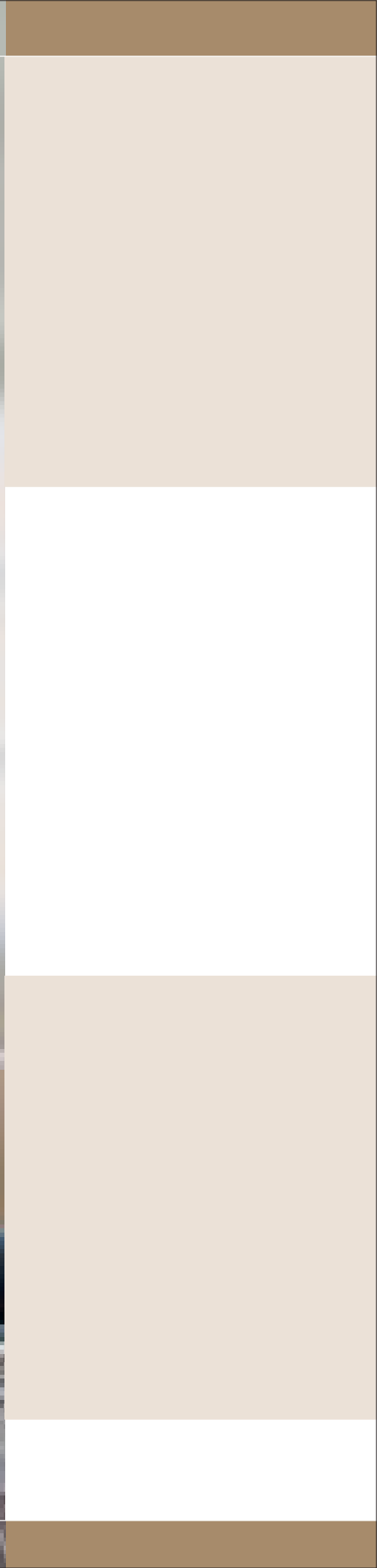




- A** Swimming Pool **B** Pool Deck **C** Water Jet Corner
D Gymnasium **E** Landscape Planters



Feel the world in your hands as you indulge in the recreational facilities nestled on the lush landscape deck. Located above ground level, this area allows you to let yourself go as you take a refreshing dip in the pool or have a vigorous session in the air-conditioned gymnasium. This is your own sanctuary to do whatever, whenever.





Belong

A place to call your own



Artist's Impression



Come home and unwind in a soothing retreat that was designed with you in mind as La Brisa's wide selection of bedroom types creates the ideal home for both the singles and families. Set in the North-South orientation, the thoughtfully planned layouts maximize space efficiency and grant natural light and ventilation, whilst branded finishes and fittings complete that finishing touch in the abode that truly represents you.

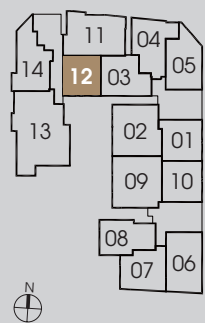
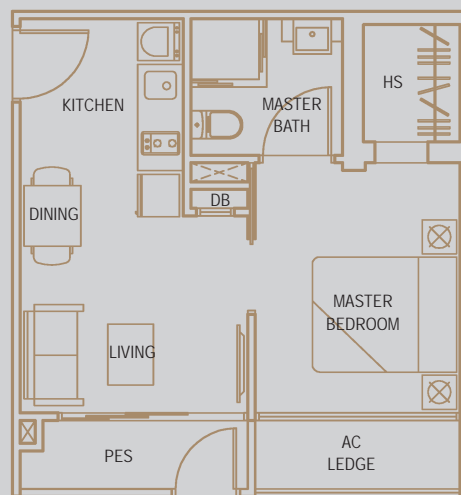
In your most intimate and personal space, the bedrooms come equipped with built-in wardrobes, quality sanitary wares and TECHWOOD flooring, the latest in parquet flooring that promises easy maintenance and aesthetic appeal.





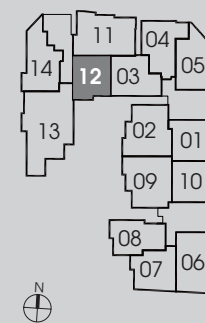
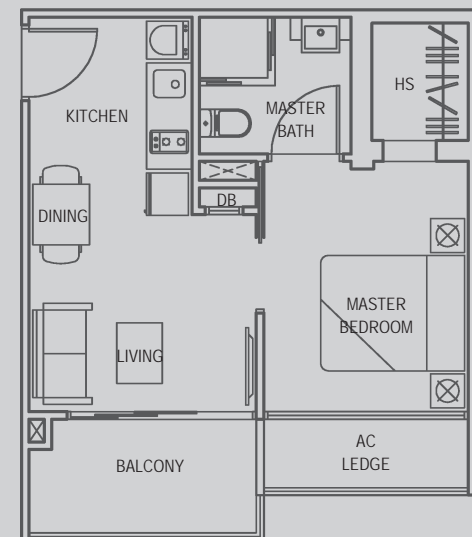
Type A1-G (1-Bedroom)

Unit: #03-12
Area: 409 sq ft / 38 sq m
(Inclusive of A/C Ledge & PES)



Type A1 (1-Bedroom)

Unit: #04-12 to #08-12
Area: 431 sq ft / 40 sq m
(Inclusive of A/C Ledge & Balcony)

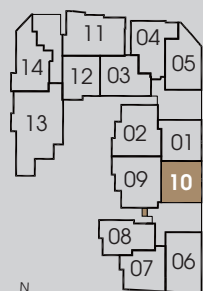
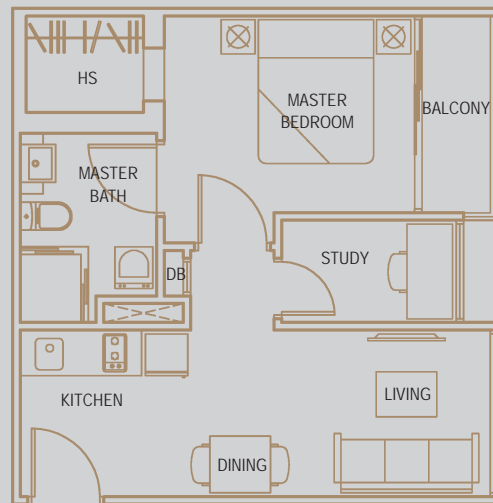


Type A2 (1-Bedroom + Study)

Unit: #03-10 to #08-10

Area: 452 sq ft / 42 sq m

(Inclusive of A/C Ledge & Balcony)

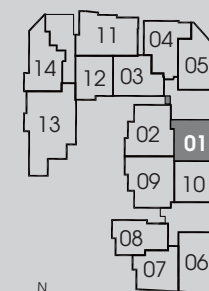
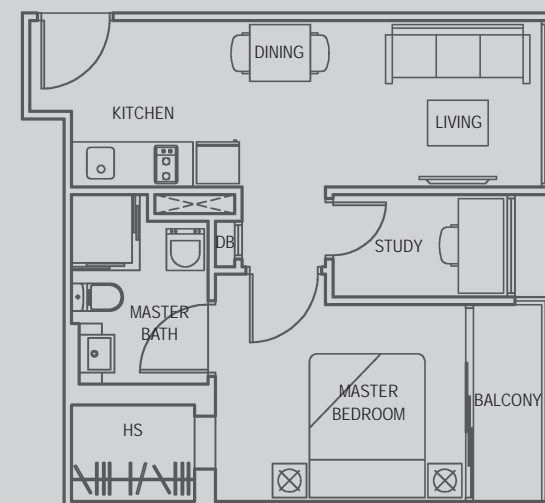


Type A2a (1-Bedroom + Study)

Unit: #03-01 to #08-01

Area: 463 sq ft / 43 sq m

(Inclusive of A/C Ledge & Balcony)

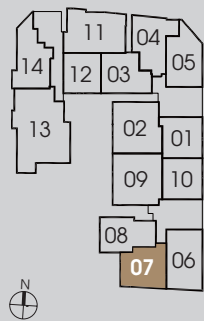
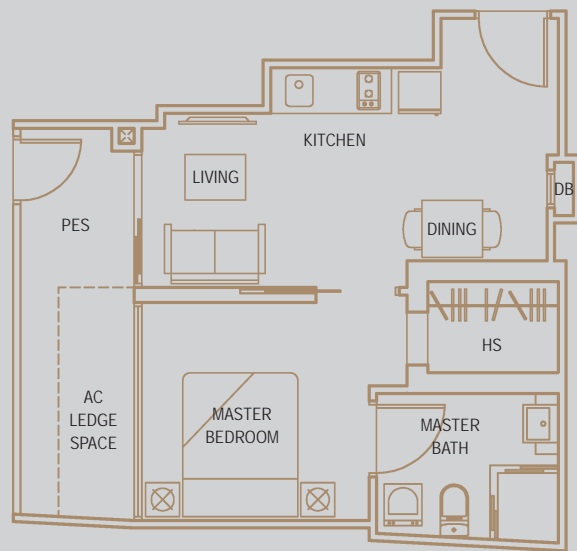


Type A3-G (1-Bedroom)

Unit: #03-07

Area: 463 sq ft / 43 sq m

(Inclusive of A/C Ledge & PES)

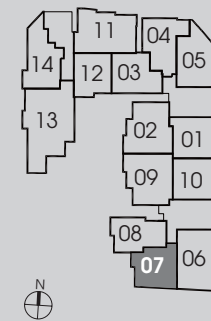
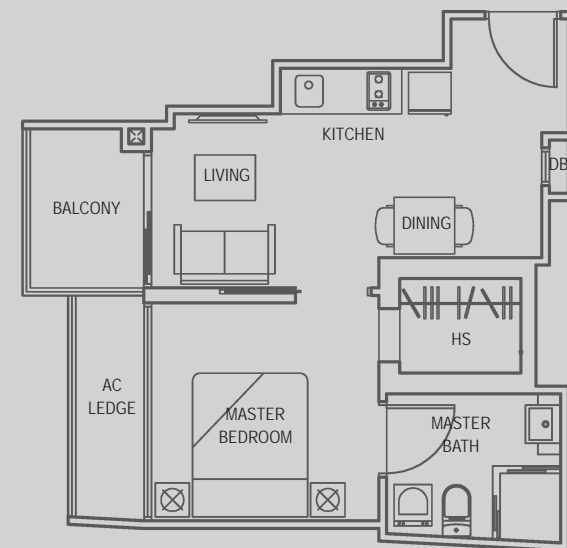


Type A3 (1-Bedroom)

Unit: #04-07 to #08-07

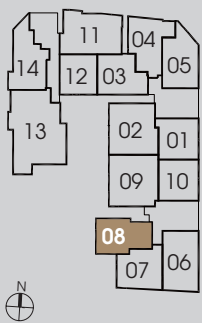
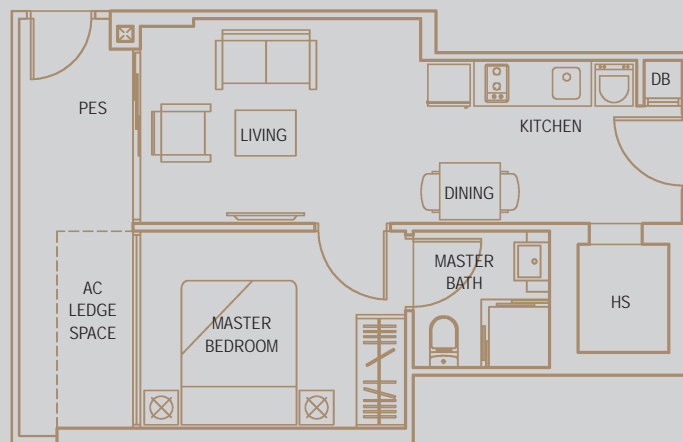
Area: 441 sq ft / 41 sq m

(Inclusive of A/C Ledge & Balcony)



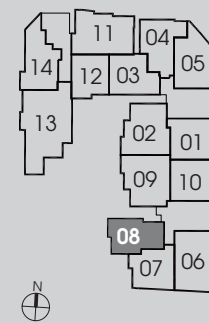
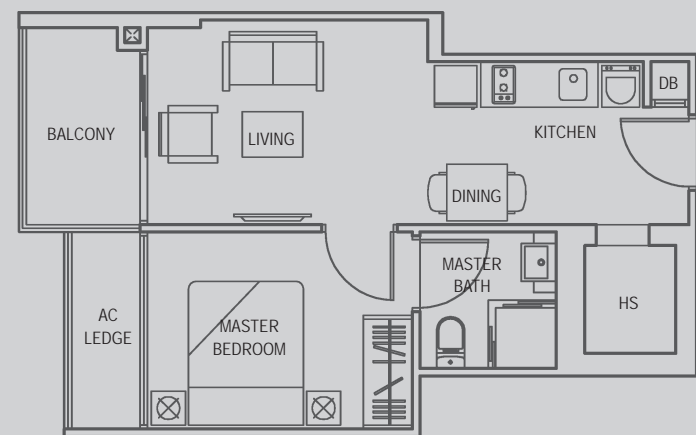
Type A4-G (1-Bedroom)

Unit: #03-08
Area: 474 sq ft / 44 sq m
(Inclusive of A/C Ledge & PES)



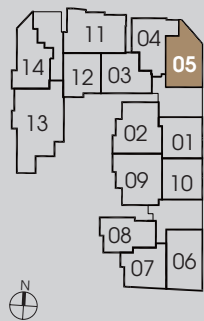
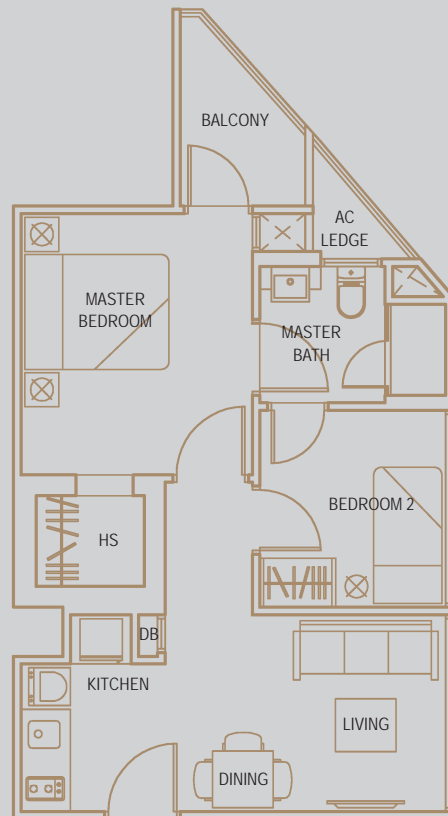
Type A4 (1-Bedroom)

Unit: #04-08 to #08-08
Area: 452 sq ft / 42 sq m
(Inclusive of A/C Ledge & Balcony)



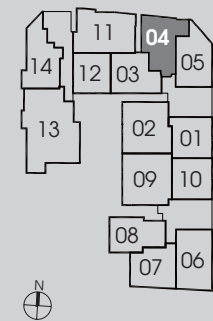
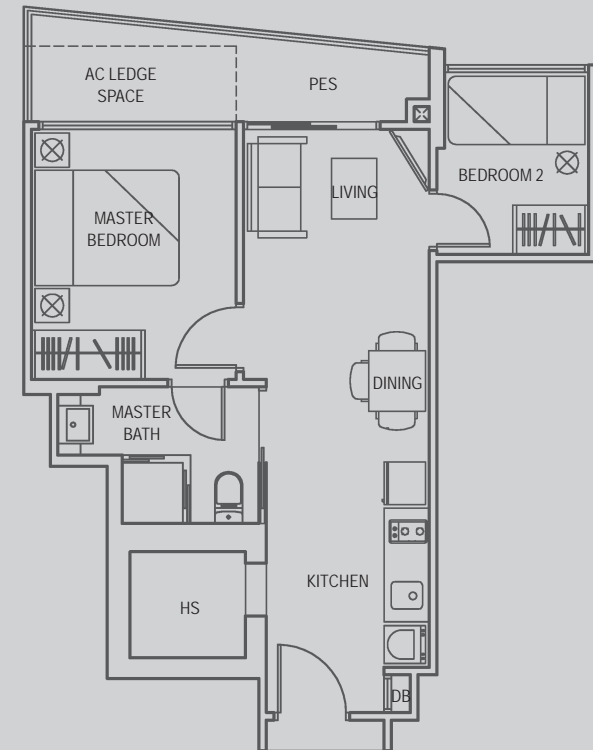
Type B1 (2-Bedroom)

Unit: #03-05 to #08-05
Area: 527 sq ft / 49 sq m
(Inclusive of A/C Ledge & Balcony)



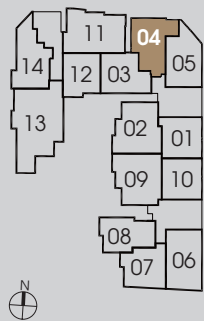
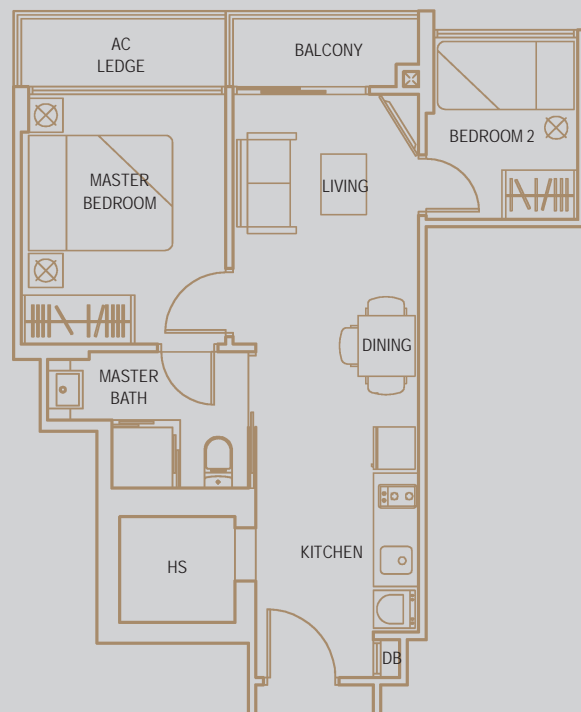
Type B2-G (2-Bedroom)

Unit: #03-04
Area: 538 sq ft / 50 sq m
(Inclusive of A/C Ledge & PES)



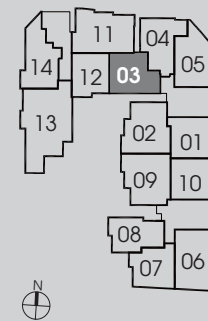
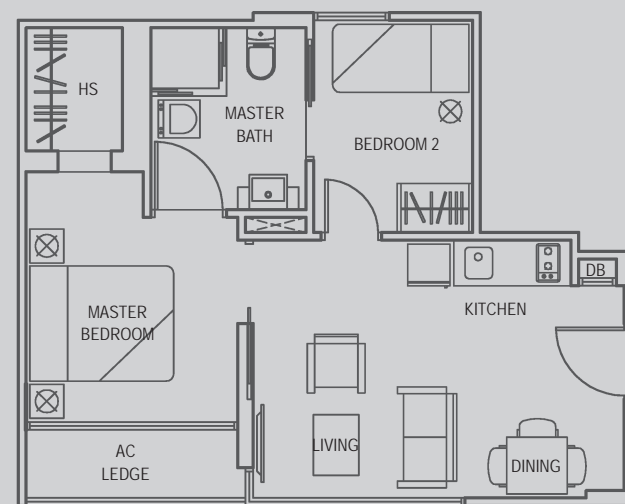
Type B2 (2-Bedroom)

Unit: #04-04 to #08-04
Area: 517 sq ft / 48 sq m
(Inclusive of A/C Ledge & Balcony)



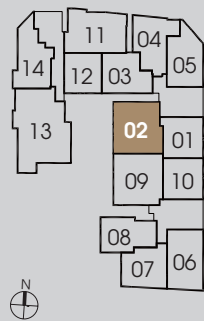
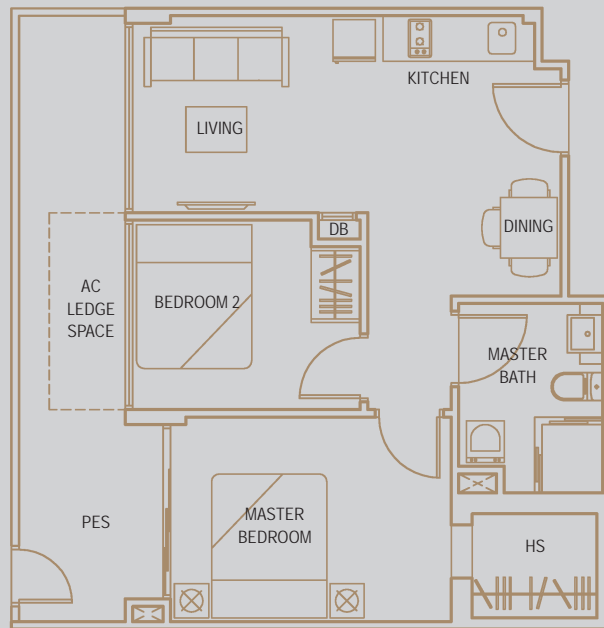
Type B3 (2-Bedroom)

Unit: #03-03 to #08-03
Area: 495 sq ft / 46 sq m
(Inclusive of A/C Ledge)



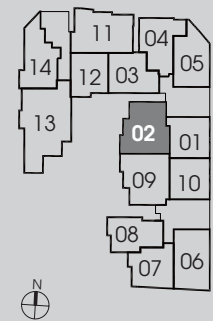
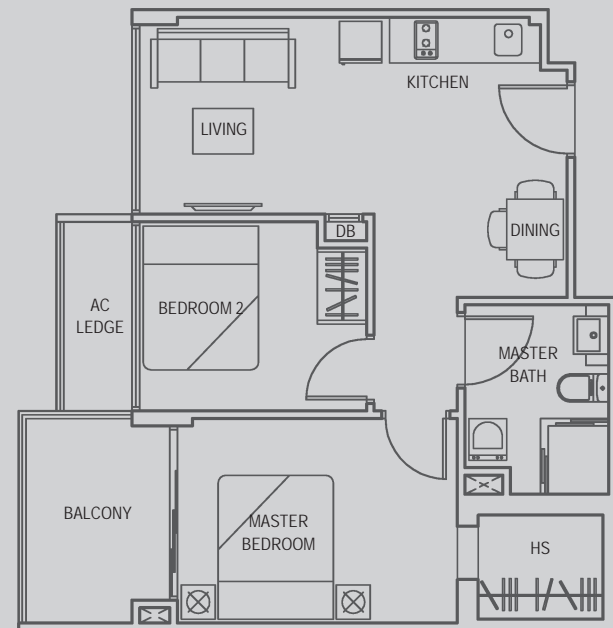
Type B4-G (2-Bedroom)

Unit: #03-02
Area: 667 sq ft / 62 sq m
(Inclusive of A/C Ledge & PES)



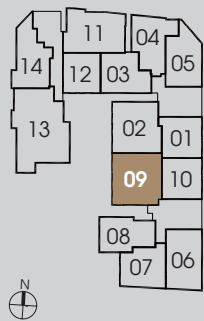
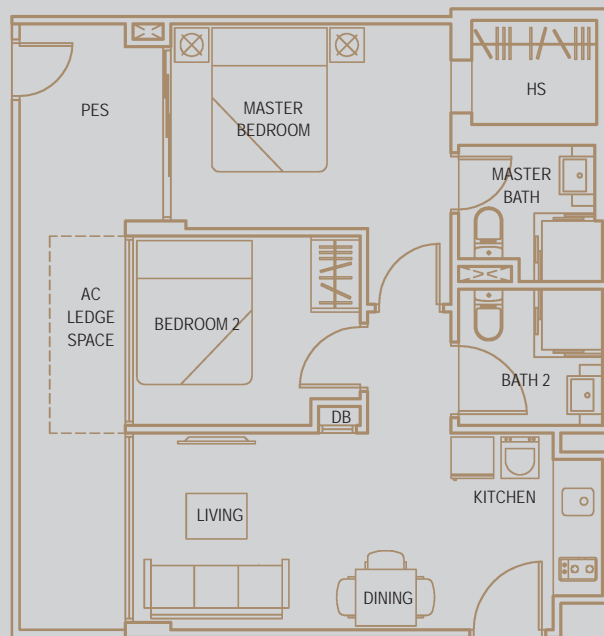
Type B4 (2-Bedroom)

Unit: #04-02 to #08-02
Area: 603 sq ft / 56 sq m
(Inclusive of A/C Ledge & Balcony)



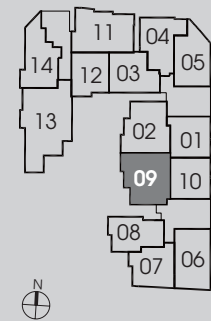
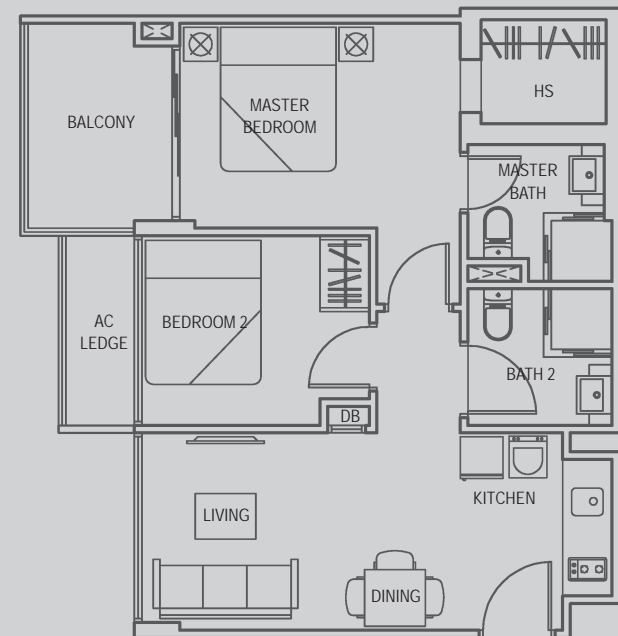
Type B4a-G (2-Bedroom)

Unit: #03-09
Area: 689 sq ft / 64 sq m
(Inclusive of A/C Ledge & PES)



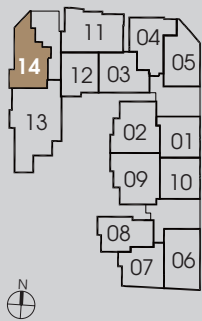
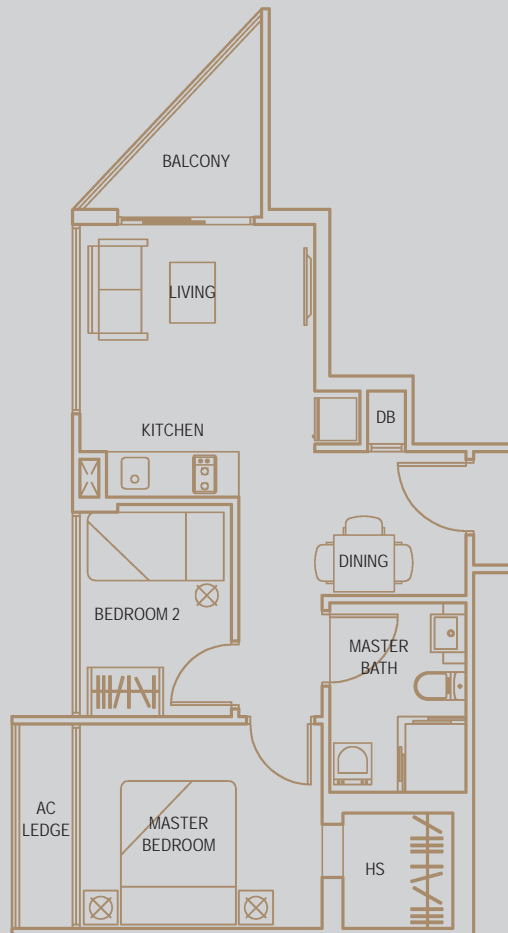
Type B4a (2-Bedroom)

Unit: #04-09 to #08-09
Area: 624 sq ft / 58 sq m
(Inclusive of A/C Ledge & Balcony)



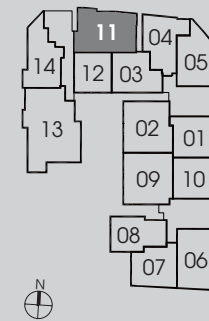
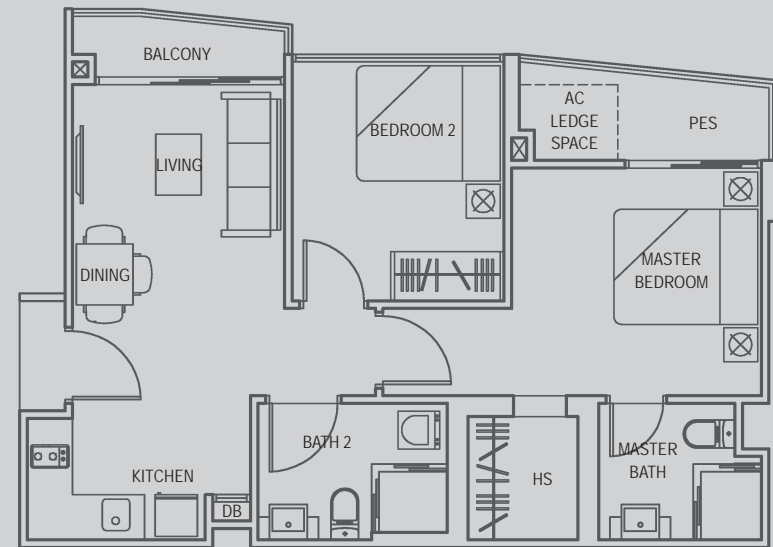
Type B5 (2-Bedroom)

Unit: #03-14 to #08-14
Area: 560 sq ft / 52 sq m
(Inclusive of A/C Ledge & Balcony)



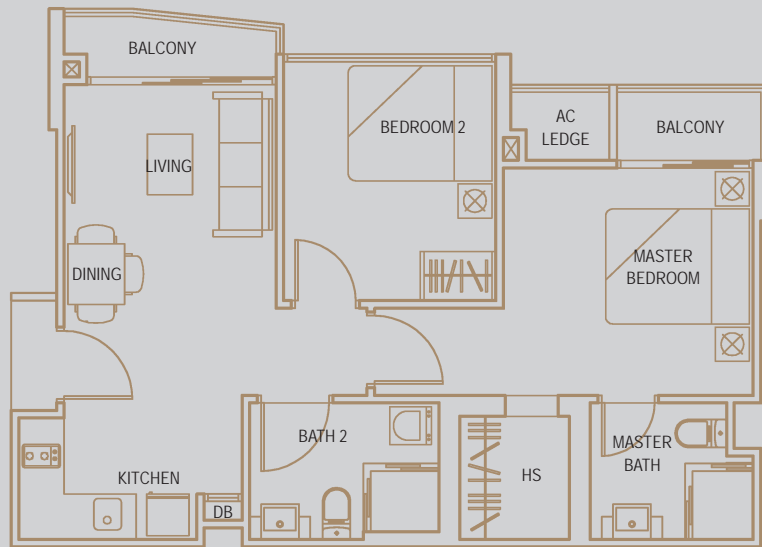
Type B6-G (2-Bedroom)

Unit: #03-11
Area: 667 sq ft / 62 sq m
(Inclusive of A/C Ledge, PES & Balcony)



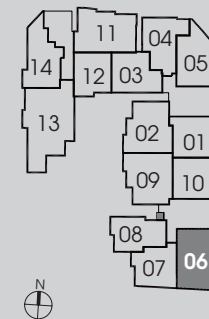
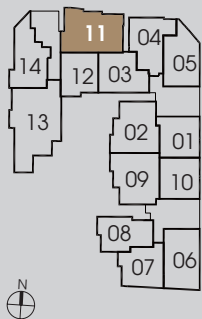
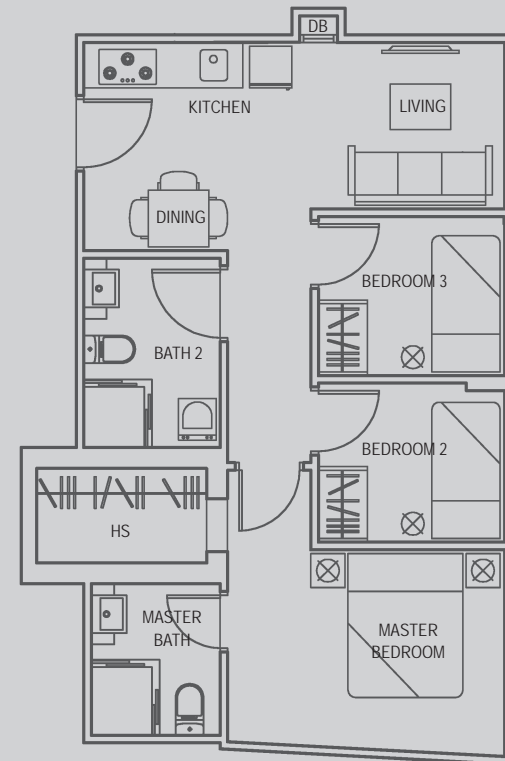
Type B6 (2-Bedroom)

Unit: #04-11 to #08-11
Area: 657 sq ft / 61 sq m
(Inclusive of A/C Ledge & Balcony)



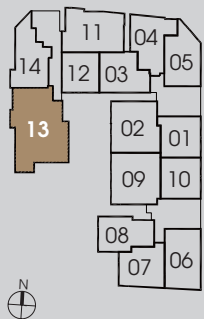
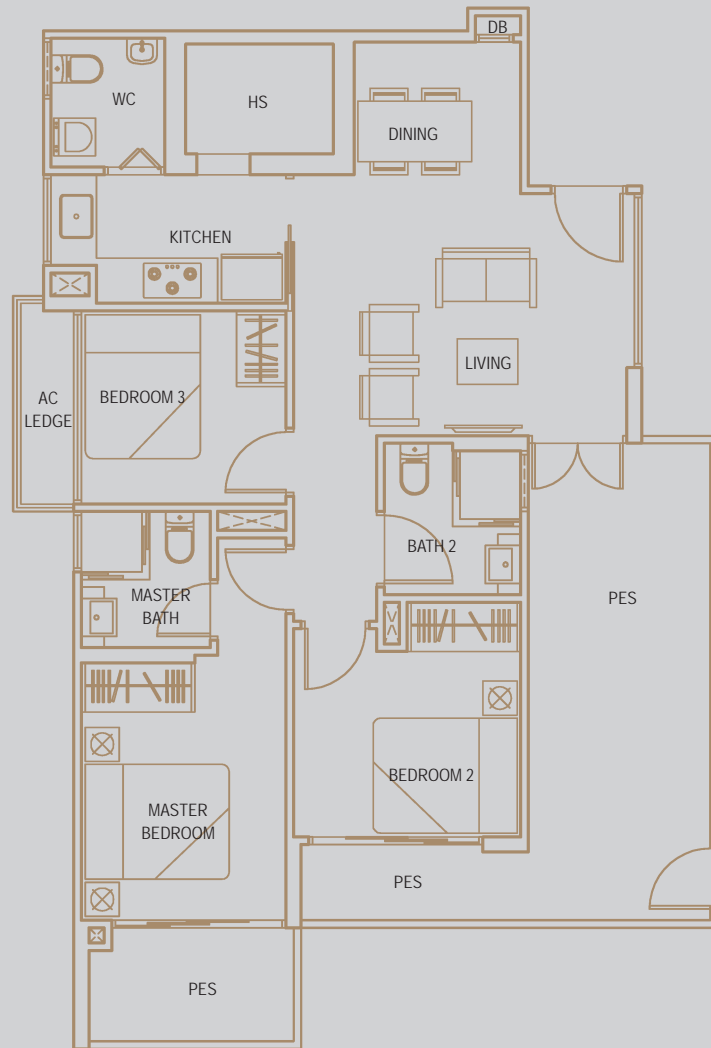
Type C1 (3-Bedroom)

Unit: #03-06 to #08-06
Area: 603 sq ft / 56 sq m
(Inclusive of A/C Ledge)



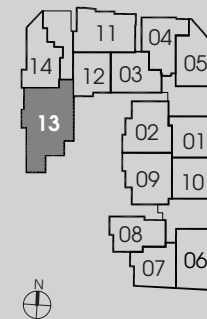
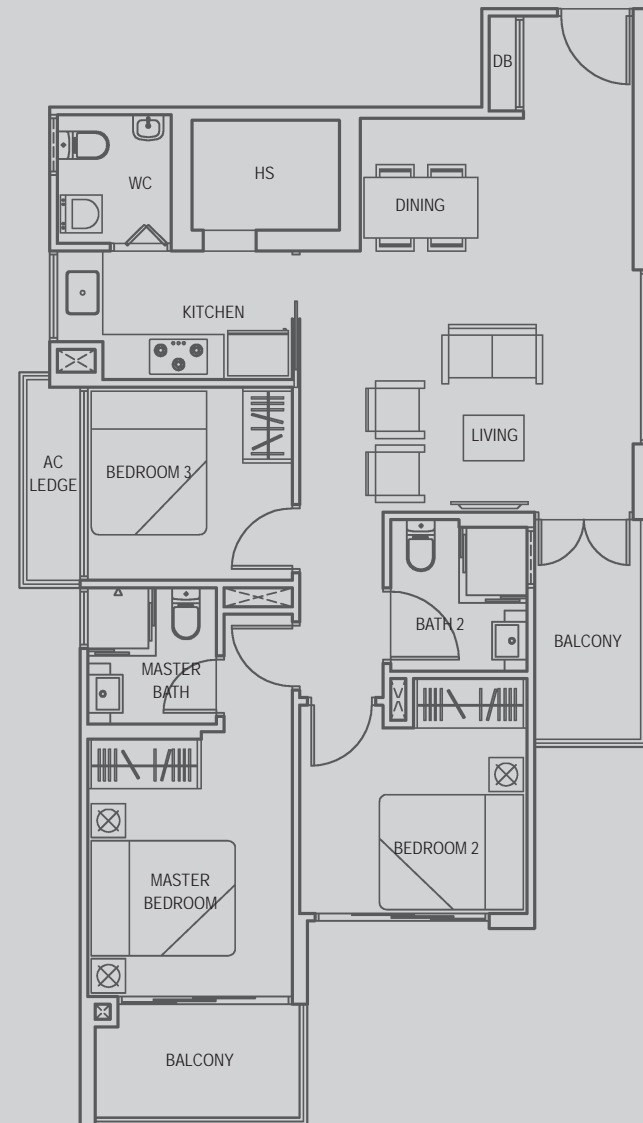
Type C2-G (3-Bedroom)

Unit: #03-13
Area: 1,055 sq ft / 98 sq m
(Inclusive of A/C Ledge & PES)



Type C2 (3-Bedroom)

Unit: #04-13 to #08-13
Area: 958 sq ft / 89 sq m
(Inclusive of A/C Ledge & Balcony)



Specifications

1. **Foundation**
RC Bored Piled Foundation.
2. **Substructure & Superstructure**
Reinforced Concrete Framework.
3. **Wall**
External : Common clay bricks.
Internal : Common clay bricks and/or cement blocks and/or dry wall with emulsion paint and/or reinforced concrete.
4. **Roof**
RC Flat Roof : Reinforced concrete roof with waterproofing system.

5. **Ceiling (For all Units)**

- a.) Living, Dining, Master Bedrooms, Bedrooms and Household shelter
Skim coat with emulsion paint.
- b.) Master Bathroom, Bathroom 2 (Type B4a, B4a-G, B6, B6-G, C1, C2 & C2-G only) and Kitchen
Plaster board ceiling with emulsion paint.
- c.) Balcony
Skim coat with emulsion paint.

6. **Finishes**

- a.) **Internal Wall (For all Units)**
 - i.) Living, Dining, Master Bedrooms, Bedrooms and Kitchen
Cement and sand plaster with emulsion paint and/or dry wall with emulsion paint.
 - ii.) Master Bathroom, Bathroom 2 (Type B4a, B4a-G, B6, B6-G, C1, C2 & C2-G only) and Kitchen (Type C2 & C2-G only)
Ceramic tiles laid up to false ceiling height and on exposed surface only.
 - iii.) Household Shelter
Skim coat with emulsion paint.
- b.) **Walls (Common Areas)**
 - i.) Internal Wall Finishes
1st and 2nd Storey Lift Lobby
Ceramic and/or Homogeneous tiles laid up to false ceiling height.
 - ii.) 3rd to 8th Storey Lift Lobby
Cement and sand plaster with emulsion paint.
 - iii.) Staircases & Landing
Cement and sand plaster or skim coat with emulsion paint.
 - iv.) Corridors
Cement and sand plaster with emulsion paint.
 - v.) External Wall
Weather shield paint and/or spray textured coating.
- c.) **Floor (For all Units)**
 - i.) Living, Dining and Kitchen
Ceramic and/or Homogeneous tiles.
 - ii.) Master Bedrooms and Common Bedrooms
TECHWOOD floor.
 - iii.) Master Bathroom, Bathroom 2 (Type B4a, B4a-G, B6, B6-G, C1, C2 & C2-G only), Balcony and PES
Ceramic and/or Homogeneous tiles.
- d.) **Floor (Common Areas)**
 - i.) 1st and 2nd Storey Lift Lobby
Ceramic and/or Homogeneous tiles.
 - ii.) Lift Lobby (3rd Storey to 8th Storey)
Ceramic and/or Homogeneous tiles.
 - iii.) Staircase and Landing (1st Storey to 8th Storey)
Ceramic and sand screed with ceramic nosing tiles.

(Note: Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and marking caused by their complex mineral composition and incorporated impurities. While such material 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.)

7. **Windows**

- a.) Living/Dining, Master Bedrooms, Bedrooms, Master Bathrooms, Bathroom 2 (Type B4a, B4a-G, B6, B6-G, C1, C2 & C2-G only) and Kitchen (Type C2 & C2-G only)
Aluminium framed sliding and/or casement and/or louvered with or without fixed glass panel.

Note: -

- a.) **All aluminium frames shall be powder coated finish.**
- b.) **All glazing shall be approximately 6mm thick tinted / clear glass.**
- c.) **All casement windows are either side hung, top hung or bottom hung or any combination of the mentioned.**
- d.) **All glazing below 1m shall be tempered or laminated glass.**

8. **Doors**

- a.) For all units
 - i.) Main Entrance
Approved fire-rated timber door.
 - ii.) Balcony
Aluminium framed sliding and/or swing door with or without fixed glass panel.

iii.) Master Bathroom, Bathroom 2 (Type B4a, B4a-G, B6, B6-G, C1, C2 & C2-G only)
Hollow-core timber door.

iv.) Master Bedrooms, Bedrooms
Hollow-core timber door.

v.) Kitchen (Type C2 & C2-G only)
Timber door with fixed glass panel.

9. Ironmongery

Main Entrance door/door to common lobby and other hollow-core timber doors shall be provided with good quality imported lockset.

10. Sanitary Fittings (for all units)

a.) Master Bathroom

- 1 shower screen with shower mixer.
- 1 vanity top complete with basin and mixer tap.
- 1 water closet.
- 1 mirror.
- 1 paper holder.
- 1 towel rail.

b.) Bathroom 2 (Type B4a, B4a-G, B6, B6-G, C1, C2 & C2-G only)

- 1 shower screen with shower mixer.
- 1 vanity top complete with basin and mixer tap.
- 1 water closet.
- 1 mirror.
- 1 paper holder.
- 1 towel rail.

c.) Kitchen

- 1 kitchen lever sink mixer tap.
- 1 kitchen sink.

d.) PES

- 1 bib tap.

11. Electrical Installation

- a.) Concealed electrical wiring will be in conduits where applicable.
- b.) Refer to Electrical Schedule for details.

12. TV/ Telephone

Refer to Electrical Schedule for details.

13. Lightning Protection

Lightning Protection System shall be provided in accordance with the Singapore Standard CP33.

14. Painting

- a.) Internal Walls : Emulsion Paint.
- b.) External Walls : Weather shield paint and/or spray textured coating.

15. 1st and 2nd Storey Car Park

- a.) Concrete finished with floor hardener and/or Perforated concrete slab and/or Interlocking pavers and/or Aeration Slab (where applicable).
- b.) 31 no. of fully automatic mechanical car parks provided according to specialist's specification.

1st and 2nd Storey Drive Way

- c.) Concrete finished with floor hardener and/or Perforated concrete slab and/or Interlocking pavers and/or Heavy Duty ceramic tiles.

16. Waterproofing

Waterproofing to floors of Kitchen, Master Bathroom, Bathroom 2 (Type B4a, B4a-G, B6, B6-G, C1, C2 & C2-G only), PES, Balconies, Reinforced Concrete Flat Roof.

17. Recreational Facilities

- a.) Swimming Pool.
- b.) Communal Landscape Area.
- c.) Pool Deck.
- d.) Water Jet Corner.
- f.) Air-conditioned Gymnasium.

18. Other Items

- a.) Wardrobes
Built-in wardrobes to all bedrooms.
- b.) Kitchen cabinets
Built-in high and low level kitchen cabinets with stainless steel sink, cooker hob, cooker hood. Built-in oven (Type C1, C2 & C2-G only).
- c.) Air-conditioning to Living, Dining and Bedrooms.
- d.) Hot water supply to Bathrooms and Kitchen.
- e.) Audio/Video Intercom System.
- f.) Remote control system to main gate for car access.
- g.) Card access to pedestrian gate.

Notes: -

1. **The brand and model of all equipments and appliances supplied will be subject to availability.**
2. **Layout/location of wardrobes, kitchen cabinets and fan coil units are subject to Architect's sole discretion and final design.**
3. **The air-conditioning system has to be maintained and cleaned on a regular basis by the purchaser. That includes the cleaning of filters and clearing of condensate pipes to ensure good working condition of the system.**
4. **Connection, subscription and other fees for television, SCV, Internet and other service providers whether chosen by the purchaser or appointed by the Vendor or the management corporation when constituted will be paid by the purchaser.**
5. **Equipment for SCV will be paid and installed by Purchaser.**
6. **Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and marking caused by their complex mineral composition and incorporated impurities. While such material can be pre-selected before installation, this non-conformity cannot be totally avoided. Granite 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 difference may be felt at the joints.**
7. **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.**



A Choice Development by:



• Developer: Tiara Realty Pte Ltd (ROC: 200722572R) • Developer Licence No.: xxxx • Tenure of Land: Estate in Fee Simple • Location: MK25 on Lots 01768T, 01769A, 01770P, 01771T, 01772A, 01773K, 01774N at Lorong 28 Geylang • Building Plan No.: A1404-00300-2010-BP01 dated 24 May 2010 • Expected Date of TOP: Dec 2014 • Expected Date of Legal Completion: Dec 2017

