



i SUITES
@ P A L M

The background is a lush, green tropical leaf pattern. It features various types of leaves, including palm fronds, banana leaves, and smaller foliage, all rendered in shades of green. The pattern is dense and layered, creating a sense of depth and texture. A vertical dashed line runs down the right side of the page.

A whole new level of comfort and serenity







Artist's impression only

Two blocks of 64 exclusive units, nestled in a serene enclave of lush greenery, with balconies at every unit, create a visual connection between the indoors and outdoors.



12 mins. to City



5 mins. to Nexx Shopping Mall



3 mins. to Kovan MRT



10 mins. to Ang Mo Kio Hub

iSUITES @ PALLM



5 mins. to Hougang Mall



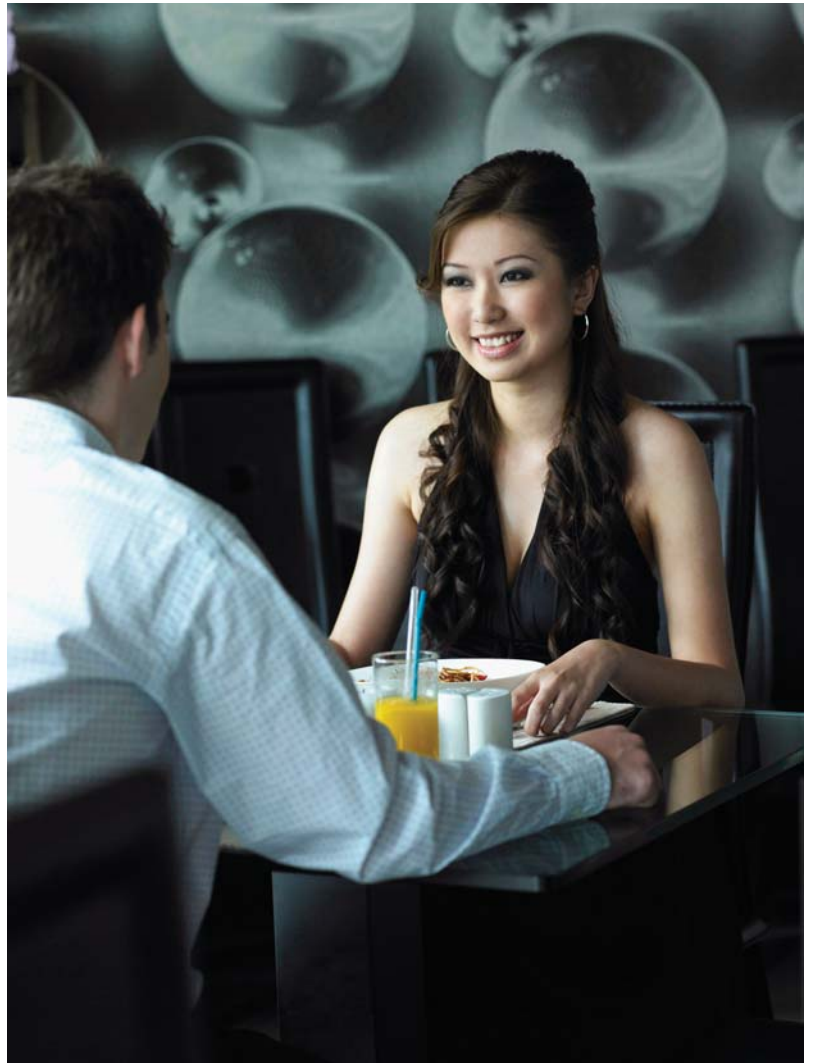
6 mins. to Xinmin Pri

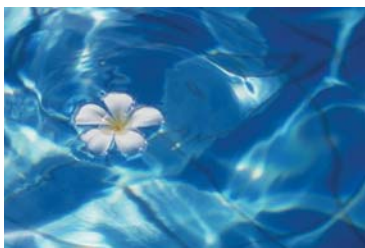


Tucked away in its own corner or quietude, yet within close proximity of everyday conveniences and pleasures.

Shopping malls, eateries and schools are all a stone's throw away. With MRT stations and major expressways closeby, ease the access to the commercial and entertainment attractions of the city.

Enjoy all the convenience and accessibility you deserve...







Artist's impression only

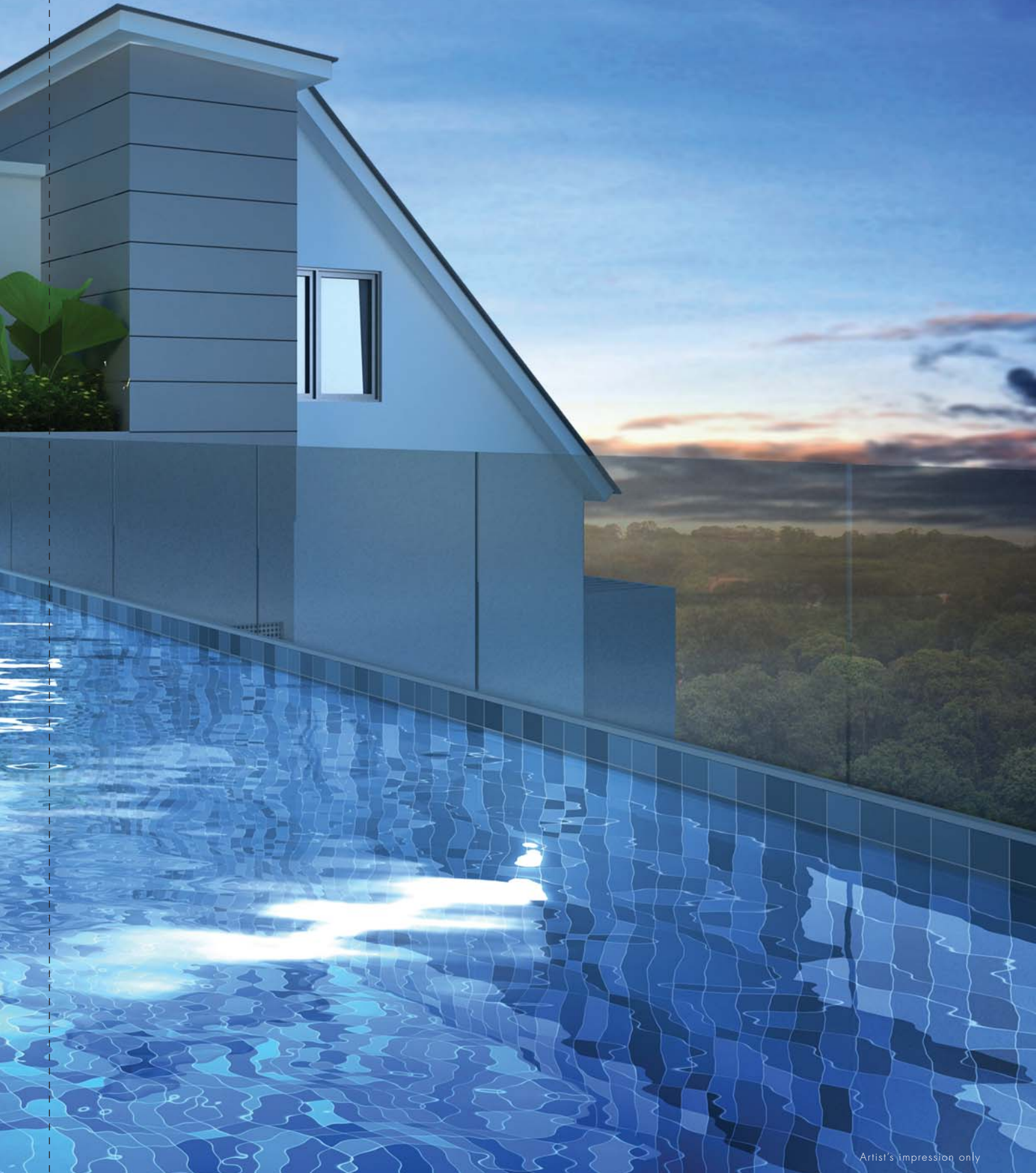
Take a refreshing dip in the ground floor pool or elevate to the roof top pool for a total relaxation under the dazzling stars.

Pump it up at the gym or hold parties at the BBQ area with lush landscaping.

Your every indulgence is met...



where your senses are indulged...



Artist's impression only

SITE PLAN



- A** Swimming Pool At Attic
- B** Pool Deck at Attic
- C** Private Sunken Bath
- D** Swimming Pool At 1st Storey
- E** Pool Deck at 1st Storey
- F** Barbeque Area





Artist's impression only



Exquisite designs with contemporary finishes,
truly where graceful living begins.













APARTMENT A

TYPE A

59 sq m • 2 bdrm

#02-02 #02-03

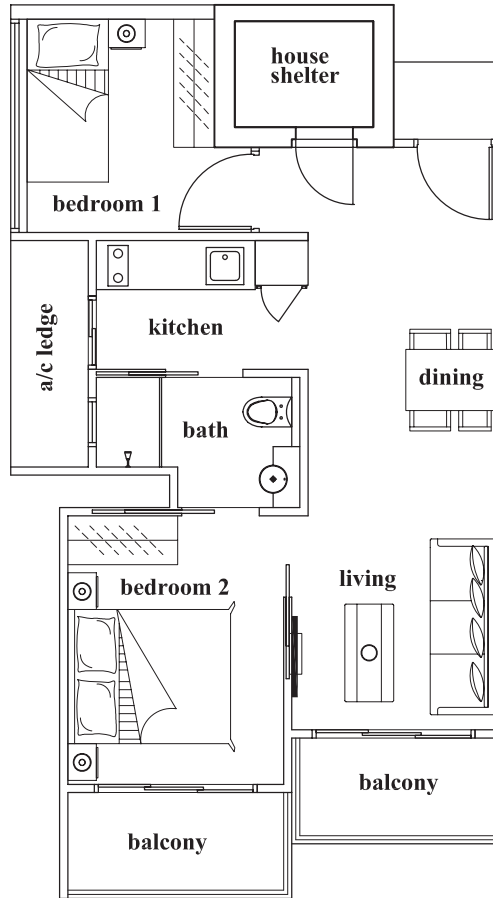
#03-02 #03-03

#04-02 #04-03

#02-06 #02-07

#03-06 #03-07

#04-06 #04-07



APARTMENT B

TYPE A

59 sq m • 2 bdrm

#02-10 #02-11

#03-10 #03-11

#04-10 #04-11

#02-14 #02-15

#03-14 #03-15

#04-14 #04-15

APARTMENT A

TYPE B

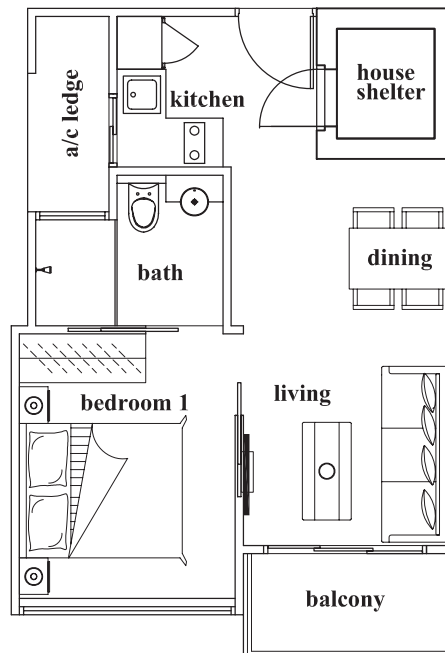
40 sq m • 1 bdrm

#02-08

#03-08

#04-08

#05-08



APARTMENT B

TYPE B

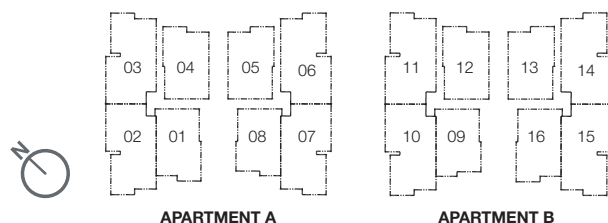
40 sq m • 1 bdrm

#02-09

#03-09

#04-09

#05-09



APARTMENT A

TYPE B1

43 sq m • 1 bdrm

#02-01 #02-04

#03-01 #03-04

#04-01 #04-04

#02-05

#03-05

#04-05

APARTMENT B

TYPE B1

43 sq m • 1 bdrm

#02-12 #02-13

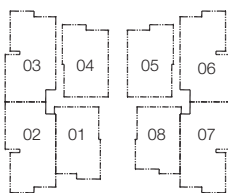
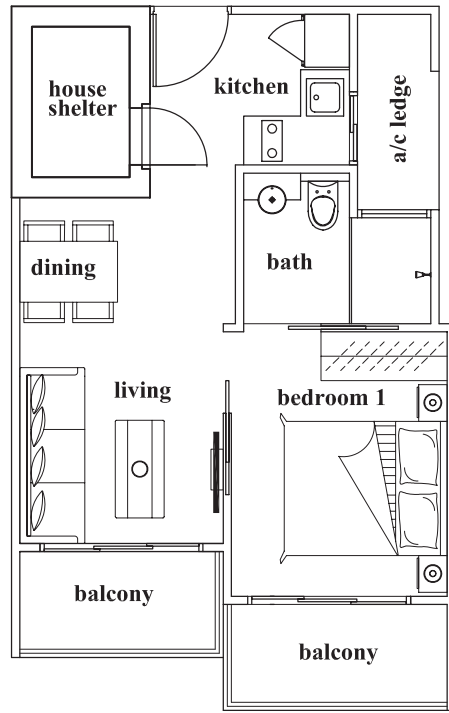
#03-12 #03-13

#04-12 #04-13

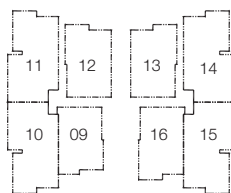
#02-16

#03-16

#04-16



APARTMENT A



APARTMENT B



P E N T H O O U S E





APARTMENT A

TYPE PH C

110 sq m • 3 bdrm

#05-02

#05-03

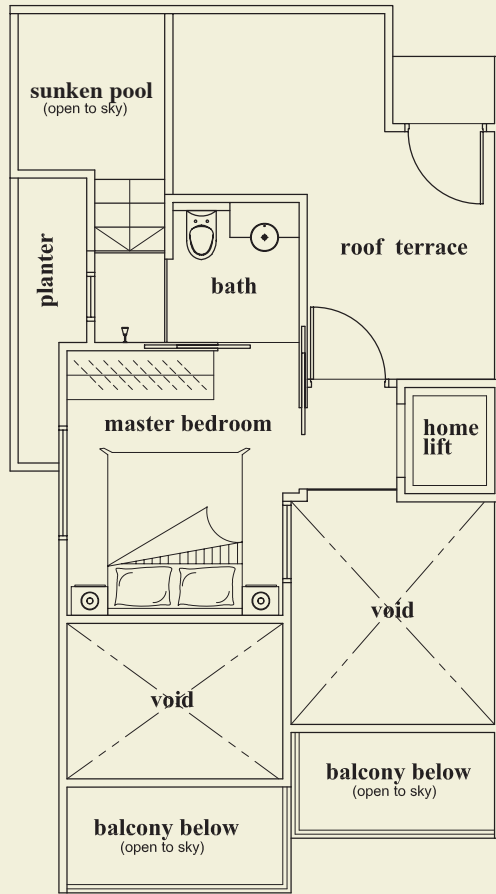
APARTMENT B

TYPE PH C

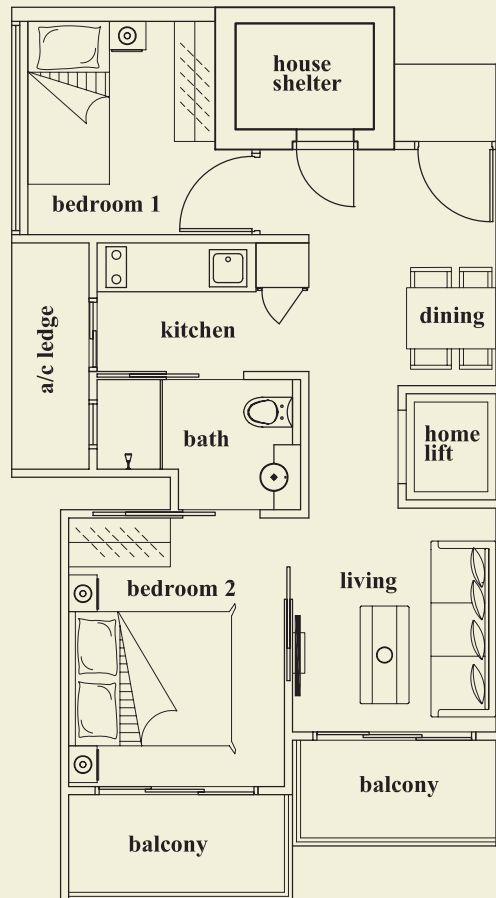
110 sq m • 3 bdrm

#05-14

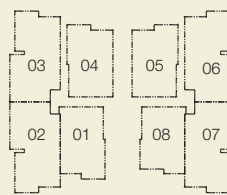
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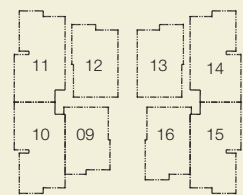
Upper Level



Lower Level



APARTMENT A



APARTMENT B

APARTMENT A

TYPE PH D

79 sq m • 2 bdrm

#05-01

#05-04

#05-05

APARTMENT B

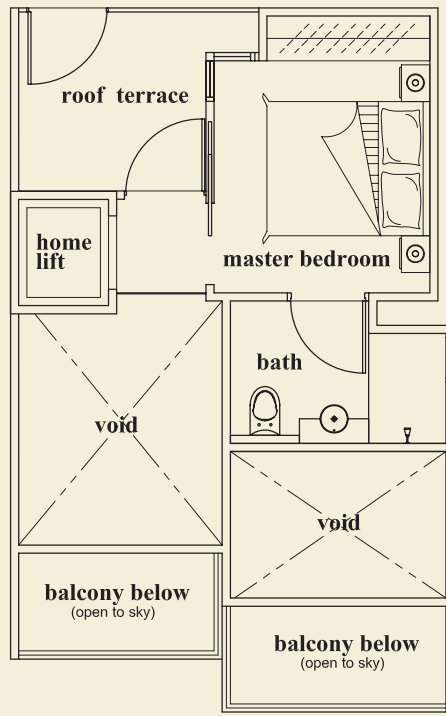
TYPE PH D

79 sq m • 2 bdrm

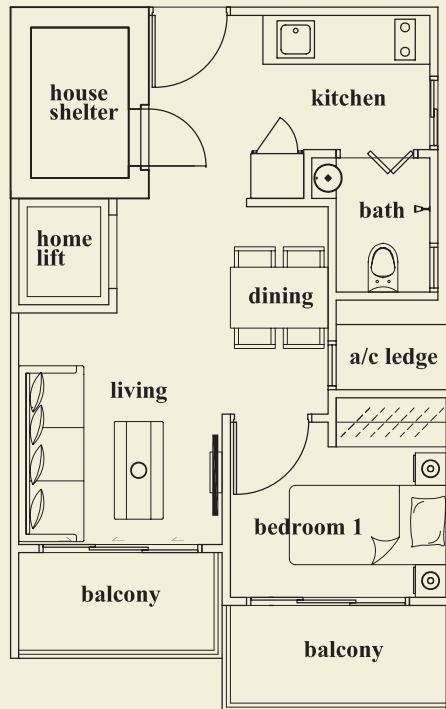
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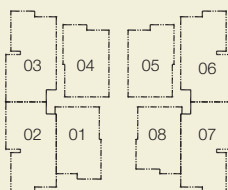
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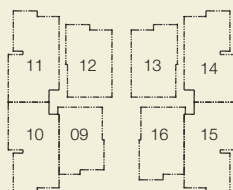
Upper Level



Lower Level



APARTMENT A



APARTMENT B



APARTMENT A

TYPE P H E

113 sq m • 3 bdrm

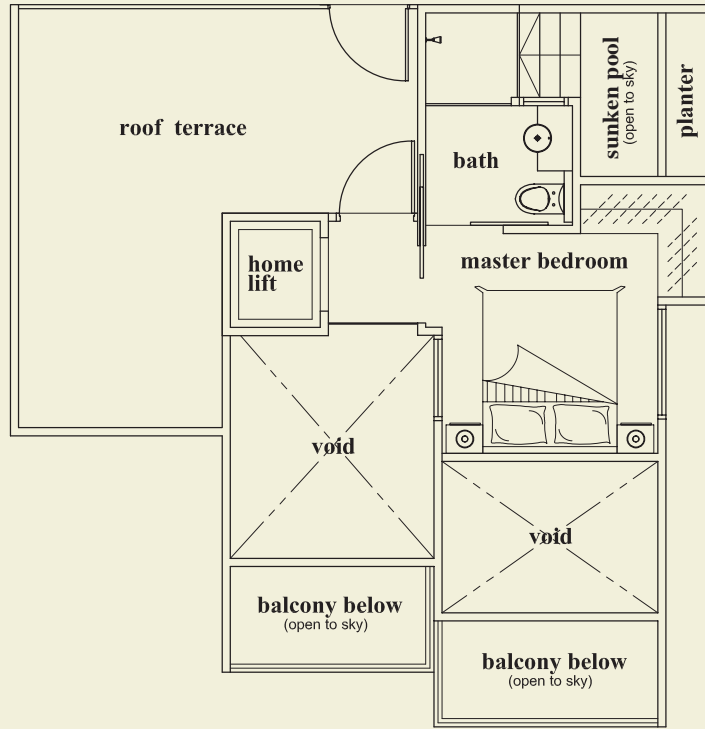
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APARTMENT B

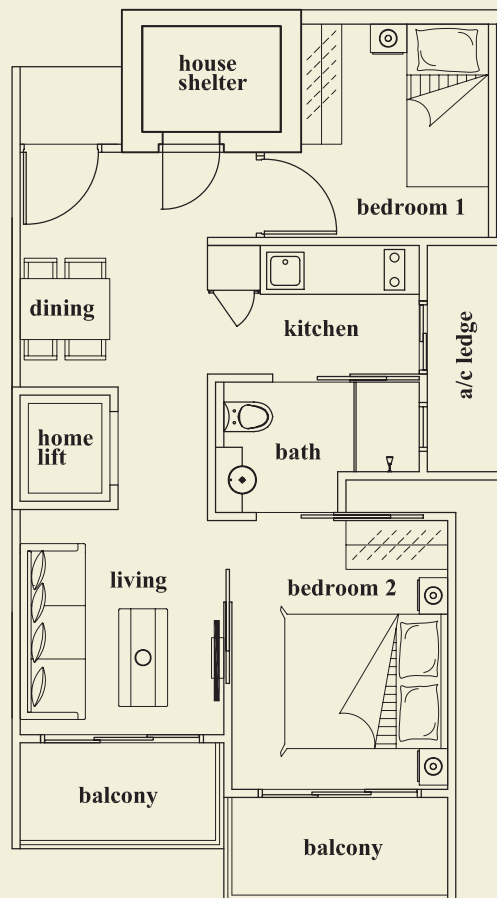
TYPE P H E

113 sq m • 3 bdrm

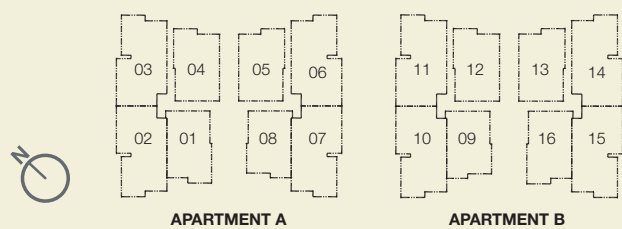
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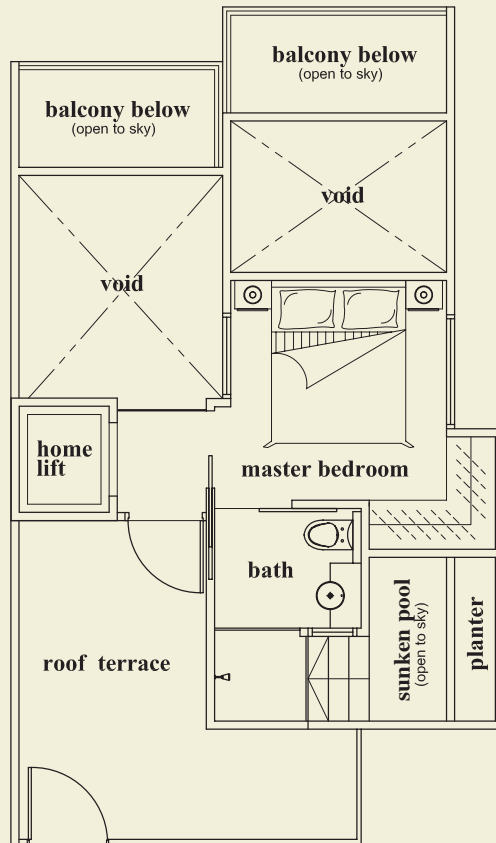


Upper Level

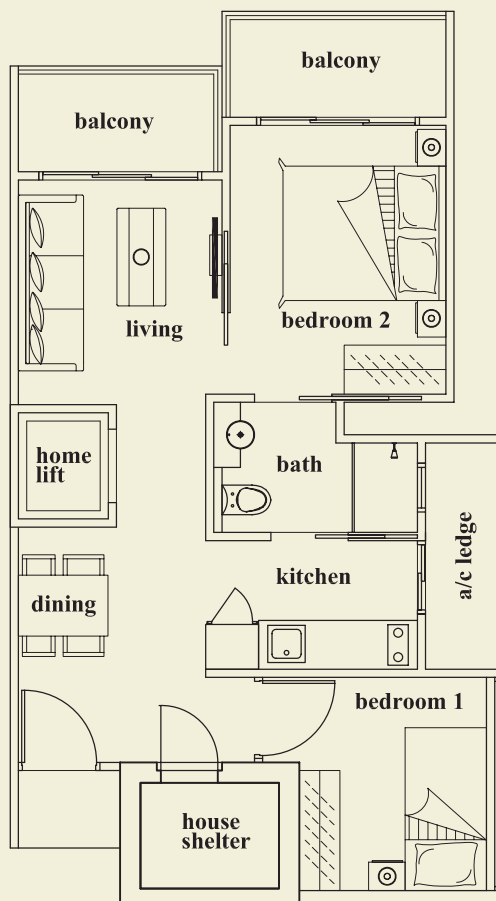


Lower Level





Upper Level



Lower Level

APARTMENT A

TYPE PH F

105 sq m • 3 bdrm

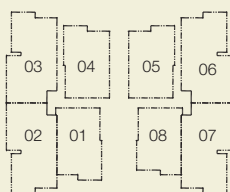
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APARTMENT B

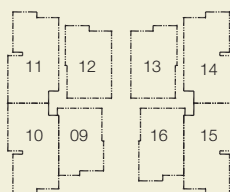
TYPE PH F

105 sq m • 3 bdrm

#05-11



APARTMENT A



APARTMENT B



SPECIFICATIONS

1. FOUNDATION

Reinforced concrete foundation to Engineer's requirement.

2. SUPERSTRUCTURE

Reinforced Concrete structure to Engineer's requirement.

3. WALL

- a. External : Pre-cast concrete panel and/or common clay bricks
- b. Internal : Common clay bricks and/or cement blocks and/or drywall partitions

4. ROOF

- Flat Roof : Reinforced concrete roof with waterproofing system
- Pitch Roof : Metal roof with insulation

5. CEILING

- a. Living, Dining, Kitchen, Bedrooms, Bathrooms, Household Shelter and Balcony:
Skim coating and/or false ceiling with emulsion paint
- b. Carpark and Common Areas:
Skim coating and emulsion paint

6. FINISHES

Wall (For Apartments)

- a. Living, Dining, Bedrooms, Kitchen, Balcony and Household Shelter:
Cement and sand plaster and/or skim coating with emulsion paint
- b. Bathrooms:
Imported ceramic tiles laid up to false ceiling height

Wall (For Common Areas)

- a. 1st Storey Lift Lobby:
Imported granite or marble or homogenous tiles to designated areas
Cement and sand plaster and/or skim coating with emulsion to other areas
- b. Typical Lift Lobby:
Imported homogenous tiles to designated areas
Cement and sand plaster and/or skim coating with emulsion paint to other areas
- c. Staircases:
Cement and sand plaster and/or skim coating with emulsion paint
- d. External Wall:
Cement and sand plaster and/or skim coating with emulsion painting

Floor (For Apartments)

- a. Living and Dining
Imported compressed marble or homogenous tiles with or without skirting
- b. Bedrooms
Timber strips with or without timber skirting
- c. Bathrooms, Kitchen, Household Shelter, Balcony and Open Roof Terrace
Imported ceramic or homogeneous tiles

Floor (Common Area)

- a. 1st Storey Lift Lobbies:
Imported granite or homogenous tiles
- b. Typical Lift Lobbies:
Imported ceramic or homogeneous tiles
- c. Staircases and Landings:
Cement and sand screed
- d. Swimming Pool:
Imported mosaic or ceramic tiles

7. WINDOWS

Aluminium frame with clear and/or tinted glass
Note: All windows are to be of powder coated aluminium frame with clear and/or tinted glass. Glazing is to be of float or laminated glass.

8. DOORS

- a. Solid timber core door at Main Entrance
 - b. Hollow core timber door to bedrooms and bathrooms
 - c. Aluminium framed glass door to balcony and open roof terrace
 - d. Doors can either be of swing or sliding type with or without fixed glass panel
- Note: Selected locksets and ironmongery shall be provided to all doors

9. SANITARY FITTINGS

- a. Bathroom
 - 1 shower screen with overhead shower, hand shower and shower mixer
 - 1 vanity top complete with basin and mixer
 - 1 water closet
 - 1 mirror
 - 1 paper holder
 - 1 towel rail/ring

- b. Kitchen
 - 1 single lever sink mixer
 - 1 single bowl kitchen sink

- c. Open Roof Terrace
 - 1 bib tap

10. ELECTRICAL INSTALLATION

- a. Concealed electrical wiring in conduits below ceiling level

ELECTRICAL SCHEDULE FOR ISUITES @ PALM

| UNIT TYPE | LIGHTING POINTS | POWER POINTS | TELEPHONE POINTS | SCV POINTS | Heater POINTS | AIR-CON ISOLATOR |
|------------------|-----------------|--------------|------------------|------------|---------------|------------------|
| A | 9 | 10 | 3 | 2 | 1 | 1 |
| B | 7 | 8 | 2 | 2 | 1 | 1 |
| B1 | 7 | 8 | 2 | 2 | 1 | 1 |
| PH C (Penthouse) | 12 | 15 | 4 | 2 | 2 | 2 |
| PH D (Penthouse) | 12 | 15 | 4 | 2 | 2 | 2 |
| PH E (Penthouse) | 12 | 15 | 4 | 2 | 2 | 2 |
| PH F (Penthouse) | 12 | 15 | 4 | 2 | 2 | 2 |

11. TV / FM / TELEPHONE

- a. SCV / TV point is provided
- b. Refer to Electrical Schedule for details

12. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with the Singapore Standard CP33 1966.

13. PAINTING

- a. External Walls : Oil-based Sealer and Weather-Resistant paint
- b. Internal Walls : Water-based Sealer and Emulsion paint

14. WATERPROOFING

Waterproofing is provided to floors of bathrooms, a/c ledge, open roof terrace, balcony, swimming pool and reinforced concrete flat roof

15. DRIVEWAY AND CAR PARK

Concrete floor with hardener finish

16. RECREATIONAL FACILITIES

- a. Swimming Pools
- b. BBQ Area
- c. Gymnasium

17. ADDITIONAL ITEMS

- a. Built-in wardrobes to all Bedrooms
- b. Built-in high and low level kitchen cabinets complete with oven, cooker hob and cooker hood
- c. Air-conditioning to Living, Dining and Bedrooms
- d. Hot water supply to Kitchen and Bathrooms
- e. Audio intercom is provided
- f. Home lift (For Penthouse unit only)

DESCRIPTION OF THE HOUSING PROJECT

(a) General Description

PROPOSED ERECTION OF 2 BLOCKS OF 5 STOREY RESIDENTIAL APARTMENT (64 UNITS) WITH ATTICS, OPEN ROOF TERRACE, SWIMMING POOL & BASEMENT CARPARKS ON LOTS 03981L, 03982C, 03983M, 03984W, 03985V(PT), 09102C & 09103M MK 22 AT NO. 26 GLASGOW ROAD

(b) Details of Building Specifications:

As per Specifications in the Schedule

(c) Types of Residential Units Located in the Housing Project

Apartments

(d) Total Number of Units in Each Class:

| Unit Type | No. of Units |
|-----------|--------------|
| Type A | 24 |
| Type B | 8 |
| Type B1 | 18 |
| PH C | 4 |
| PH D | 6 |
| PH E | 2 |
| PH F | 2 |

(e) Description of Common Property

Swimming pool, BBQ Area, Gymnasium and all other areas and amenities deemed such by the relevant authorities

(f) Description of Parking Spaces

Total 66 parking lots (including 2 handicapped lots)

(g) Purpose of Building Project and Restrictions as to Use

The building project is strictly for residential occupation only.

NOTE:

1. The brand and model of all equipments and appliances supplied shall be provided subject to availability.
2. Layout/location of Wardrobes, Kitchen Cabinets, Sanitary Wares & Fittings, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards are subject to architect's sole discretion and final design.
3. 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.
4. 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 operation life.
5. The Purchaser is liable to pay annual fee, subscription 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 service connection for their respective subscription channels. Any equipment for SHCV shall be paid and installed by the Purchaser.
6. 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.
7. 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; The tonality and patten of marble, limestone or granite selected and installed shall be subject to availability.
8. 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 their selection and installation.

While every reasonable care has been taken in preparing this brochure, the developer cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not regarded as statement or representation of facts. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development. All information and specifications are current at the time of press and are subject to change as may be required and cannot form part of an offer or contract.

| | | |
|-----------------------------------|---|--|
| Name of Project | : | iSUITES @ PALM |
| Developer | : | i Development Pte Ltd |
| Developer's License No. | : | C0695 |
| Tenure of Land | : | 999 years commencing 02/12/1878 |
| Legal Description | : | Lots 03981L, 03982C, 03983M, 03984W, 03985V (PT), 09102C & 09103M MK 22 |
| Building Plan No. | : | A1169- 80018-2010-BP01 dated 07/01/2011 |
| Expected Date of TOP | : | 31st December 2013 |
| Expected Date of Legal Completion | : | 31st December 2016 |

