

BERKELEY RESIDENCES

BERKELEY

RESIDENCES

Rediscover yourself in a home to call your own

Savour the complex flavours and simple pleasures of life

Delight in the rich experiences that urban living offers.

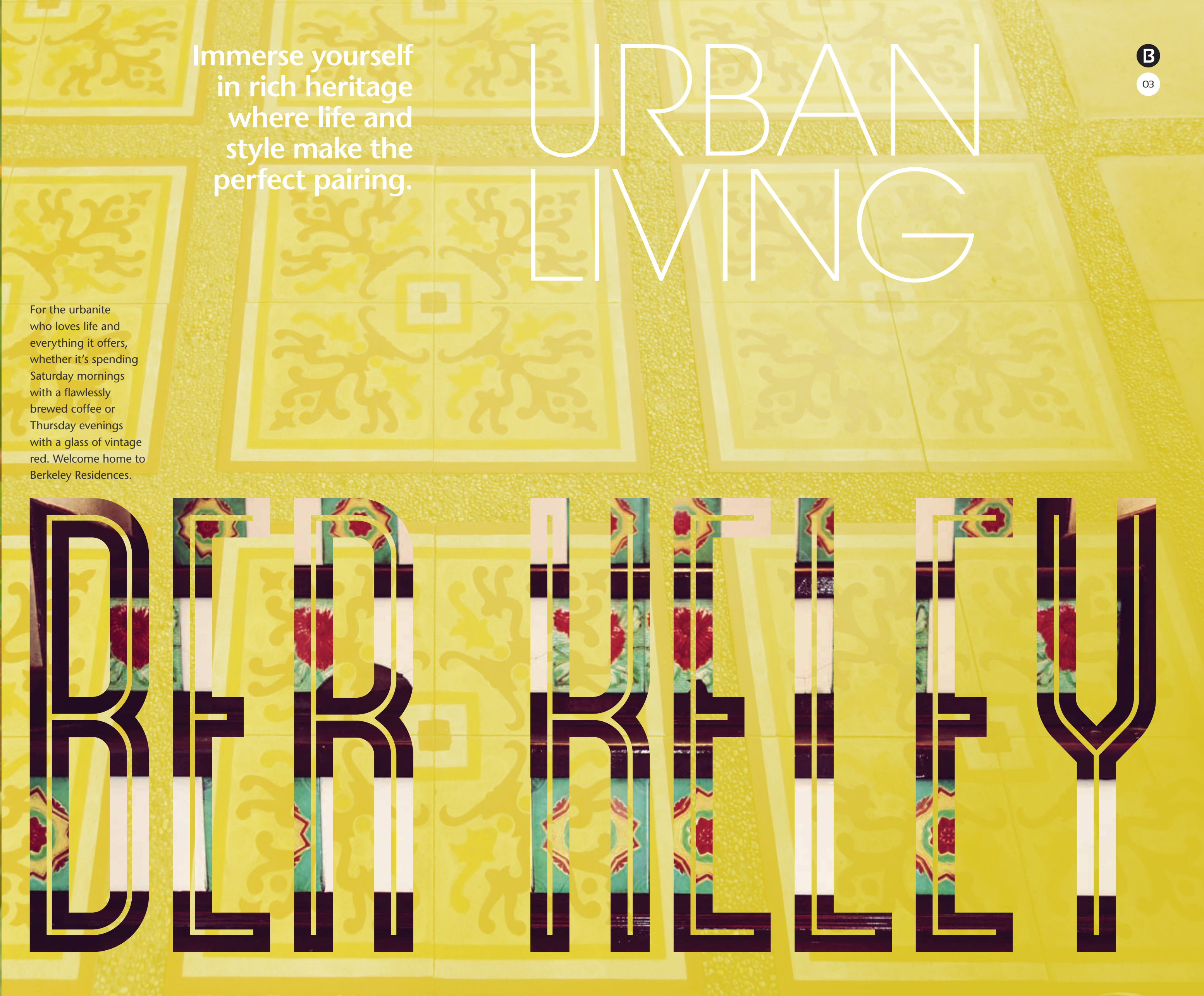
WWW.BERKELEYRESIDENCES.COM.SG

Immerse yourself
in rich heritage
where life and
style make the
perfect pairing.

URBAN LIVING

For the urbanite
who loves life and
everything it offers,
whether it's spending
Saturday mornings
with a flawlessly
brewed coffee or
Thursday evenings
with a glass of vintage
red. Welcome home to
Berkeley Residences.

BERKELEY



THE PERFECT BLEND

You will experience the unexplainable when cultural and social life come together in one great nostalgic neighbourhood.



Telok Kurau is a peaceful and laid back district that offers diversified living experience for every urban dweller. In recent years, a myriad of shopping, dining and social hotspots have emerged along the East Coast residential belt. With such convenient proximity, you will enjoy playing host to gatherings with family and friends. The East Coast Park is also easily accessible; with 15 km of scenic coastline and 185-hectares park, it is the ideal place to unwind after a hectic day or to clock some distance in your trainers.





A REFINED PALATE

Savour the interiors like a fine wine:
classic body and elegant colour with fresh finishes.



URBAN
SOPHISTICATED

An aerial night-time rendering of a modern, multi-story residential building. The building features a prominent rooftop swimming pool with lounge chairs and a sunbather. The facade is composed of large glass windows and balconies with white metal railings. The interior lights are on, revealing furnished living spaces. The building is surrounded by lush greenery and a parking area with a few cars. The overall atmosphere is sophisticated and contemporary.

WORK HARD,
PLAY HARD, LIVE LIFE



LIVE IN A SPACE WHERE
YOU CAN TRULY BE YOURSELF.
RELAX AT HOME AND
SAVOUR THE VICINITY.



SPACE THAT BESPEAKS
INDEPENDENCE
AND DISTINCTION

Just like you. Express yourself because this
is your crib and a reflection of who you truly are.

INDIVIDUALITY PAIRED WITH TASTE

In Berkeley, individuality is truly valued - even heralded.

That is why every space is designed to match your sophistication for life. A haven to come home to. Yours truly.



FITTINGS & FIXTURES



“We know quality living means quality products.”

That is why every Berkeley home is fitted with the best in class fittings and fixtures. You can rest assured knowing that our designers select every fixture in your home with the best quality materials and aesthetics in mind.

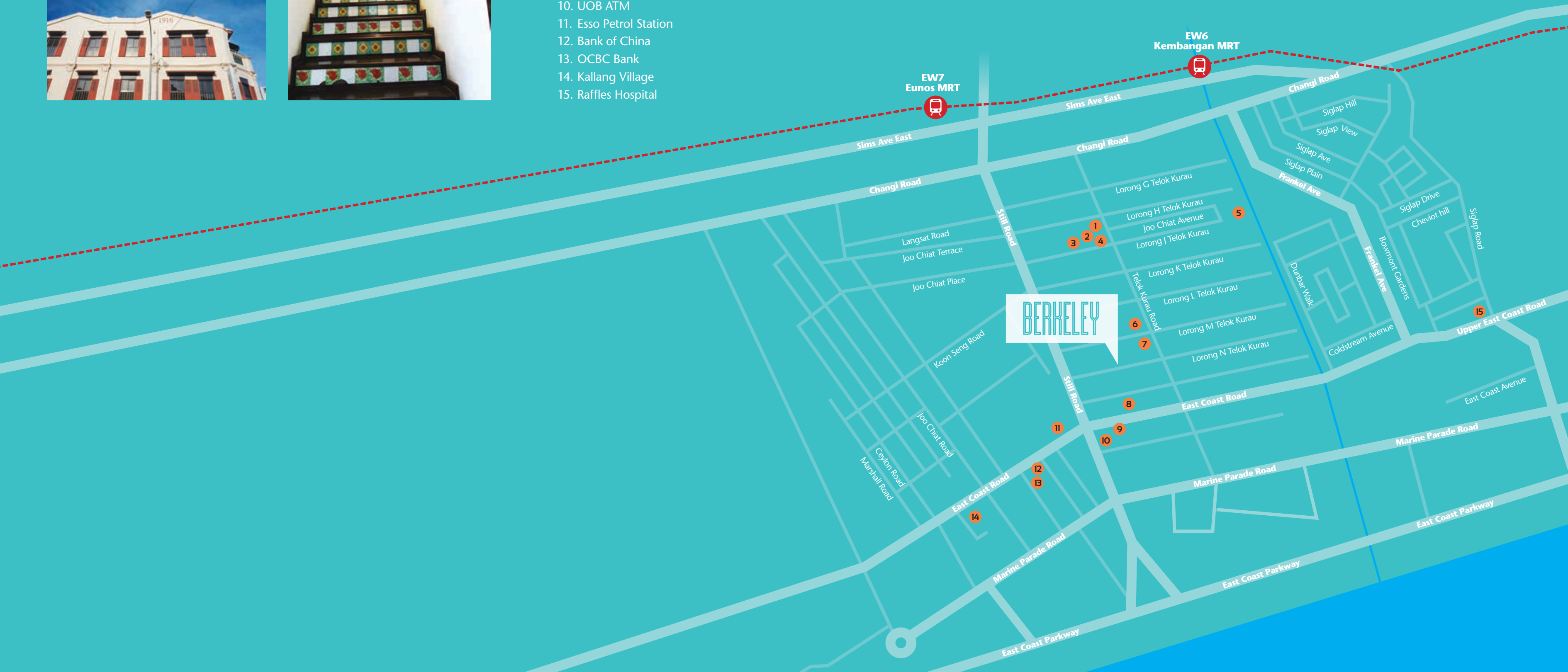


LOCATION

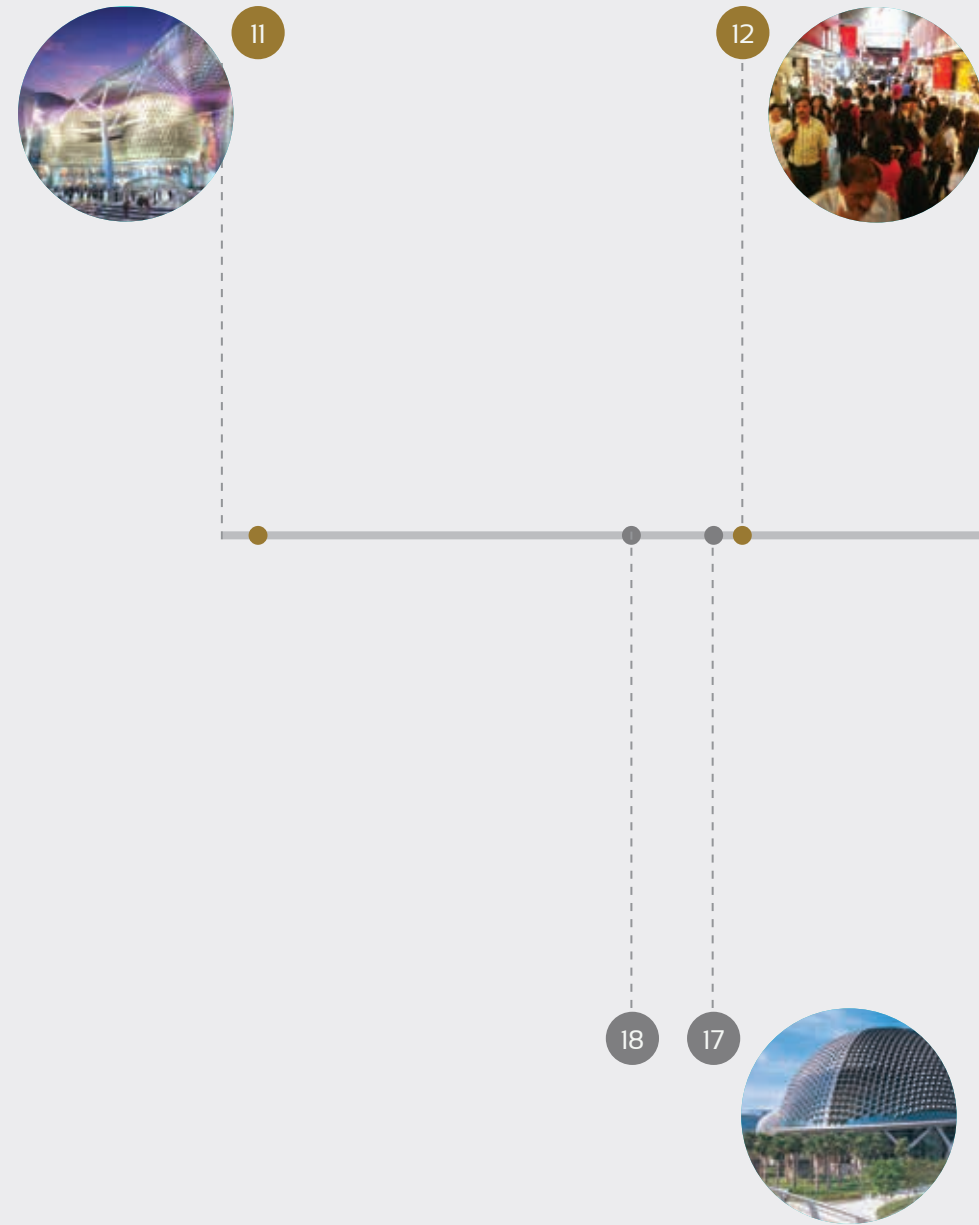


LEGEND

- 1. Parkway East Hospital
- 2. East Shore Hospital
- 3. Baldev Singh Cardiology Clinic
- 4. UOB ATM
- 5. Telok Kurau Park
- 6. Bright Centre
- 7. Uni Building
- 8. Caltex Petrol Station
- 9. Shell Petrol Station
- 10. UOB ATM
- 11. Esso Petrol Station
- 12. Bank of China
- 13. OCBC Bank
- 14. Kallang Village
- 15. Raffles Hospital



PROXIMITY



SCHOOLS

- 1 St Patrick's School
D 4mins L 1.2km R Telok Kurau Road
- 2 CHIJ Katong Convent
D 5mins L 1.4km R Marine Terrace
- 3 Victoria School
D 7mins L 3.8km R Telok Kurau Road
- 4 Victoria Junior College
D 5mins L 1.7km R Marine Parade Road

BEACH

- 5 East Coast Park
D 10mins L 5.6km R East Coast Park Service Road

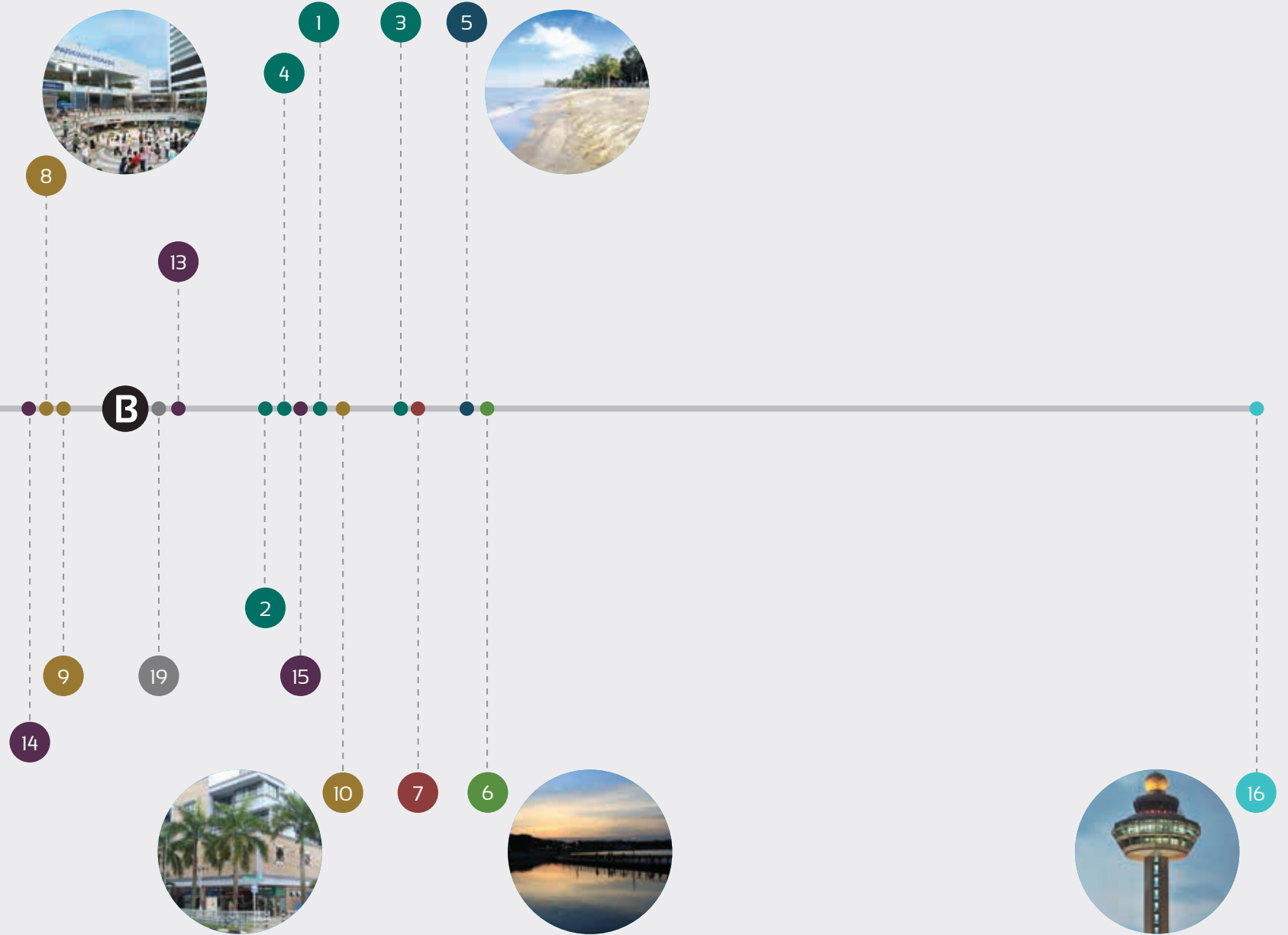
PARK

- 6 Bedok Reservoir
D 11mins L 5.8km R Telok Kurau Road

FOOD

- 7 Renowned Siglap Food Street
D 6mins L 2.1km R East Coast Road

10 minutes-drive to Changi Airport
 Quick access to SBS Bus Service 36
 for express transport to attractions in
 Central Singapore
 Siglap MRT Station by 2020
 5 minutes drive to EW6 Kembangan
 MRT or EW7 Eunos MRT Station



SHOPPING

- 8 Parkway Parade
D 4mins L 1.5km R Marine Parade Road
- 9 112 Katong
D 3mins L 969m R East Coast Road
- 10 Siglap Centre
D 6mins L 2.1km R East Coast Road
- 11 Orchard Road
D 17mins L 12.8km R Pan Island Expressway
- 12 Bugis Street
D 11mins L 8.2km R East Coast Parkway

TRAIN

- 13 EW6 Kembangan MRT Station
D 5mins L 1.9km R Telok Kurau Road
- 14 EW7 Eunos MRT Station
D 5mins L 2.7km R Eunos Crescent
- 15 Siglap MRT Station by 2020 (Estimated)

AIRPORT

- 16 Changi Airport
D 10mins L 13.8km R East Coast Parkway

OTHERS

- 17 Esplanade
D 12mins L 8.9km R East Coast Parkway
- 18 Central Business District
D 14mins L 10.3km R East Coast Parkway
- 19 Quick access to SBS Bus Service 36 for express
transport to attractions in Central Singapore

SITE PLAN



BERKELEY RESIDENCES

- 1. Lap Pool
- 2. Pool Deck
- 3. Pavilion
- 4. Children Playground

UNIT DISTRIBUTION CHART

	01	02	03	04	05	06
	WELLNESS PAVILION					
L5/ATTIC	PH1 #05-01 1442 SQF	1D #05-02 883 SQF	1C #05-03 764 SQF	2C #05-04 764 SQF	PH3 #05-05 958 SQF	PH2 #05-06 829 SQF
L4	1D #04-01 883 SQF	1D #04-02 883 SQF	1C #04-03 764 SQF	2C #04-04 764 SQF	1B #04-05 635 SQF	
L3	1D #03-01 883 SQF	1D #03-02 883 SQF	1C #03-03 764 SQF	2C #03-04 764 SQF	2A #03-05 560 SQF	1A #03-06 484 SQF
L2	1D #02-01 883 SQF	1D #02-02 883 SQF	1C #02-03 764 SQF	2C #02-04 764 SQF	1B #02-05 635 SQF	
L1	CARPARK					

LEGEND

Unit Types

- 1A 1 Bedroom + 1 Balcony
- 1D 4 Bedrooms + 2 Balconies
- PH2 2 Bedrooms + 1 Roof Terrace
- 1B 2 Bedrooms + 2 Balconies
- 2A 1 Bedroom + 2 Balconies
- PH3 2 Bedrooms + 1 Balcony + 1 Roof Terrace
- 1C 3 Bedrooms + 2 Balconies
- PH1 4+1 Bedrooms + 2 Balconies + 1 Roof Terrace
- 2C 2 Bedrooms + 2 Balconies

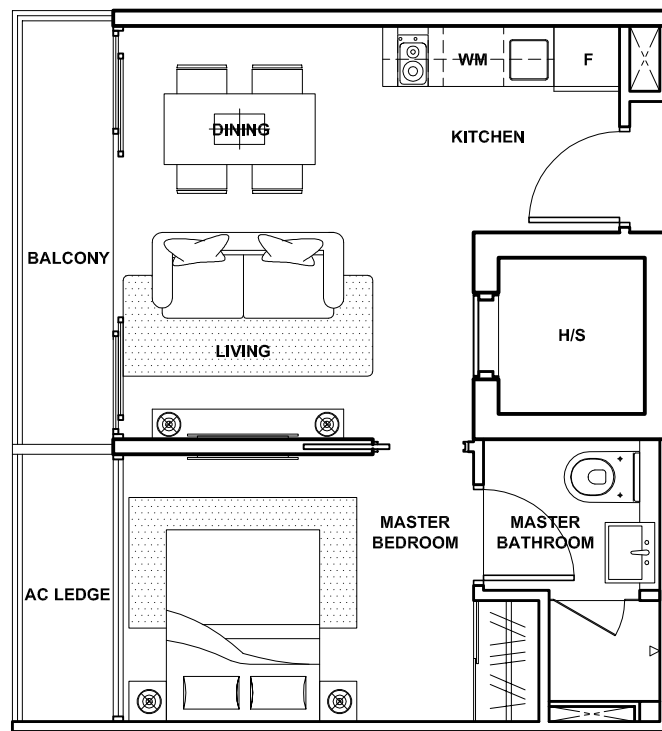
FLOOR PLAN

1A

1 Bedroom
1 Balcony

UNIT

#03-06



45 SQM / 484 SQF

Scale 1:75

FLOOR PLAN

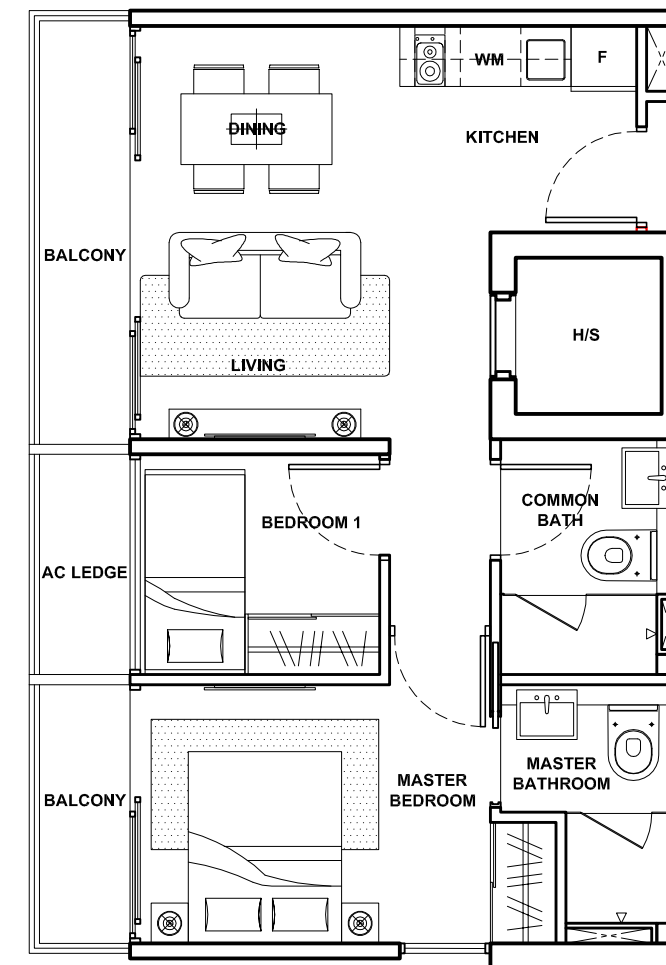
1B

2 Bedrooms
2 Balconies

UNIT

#02-05

#04-05



59 SQM / 635 SQF

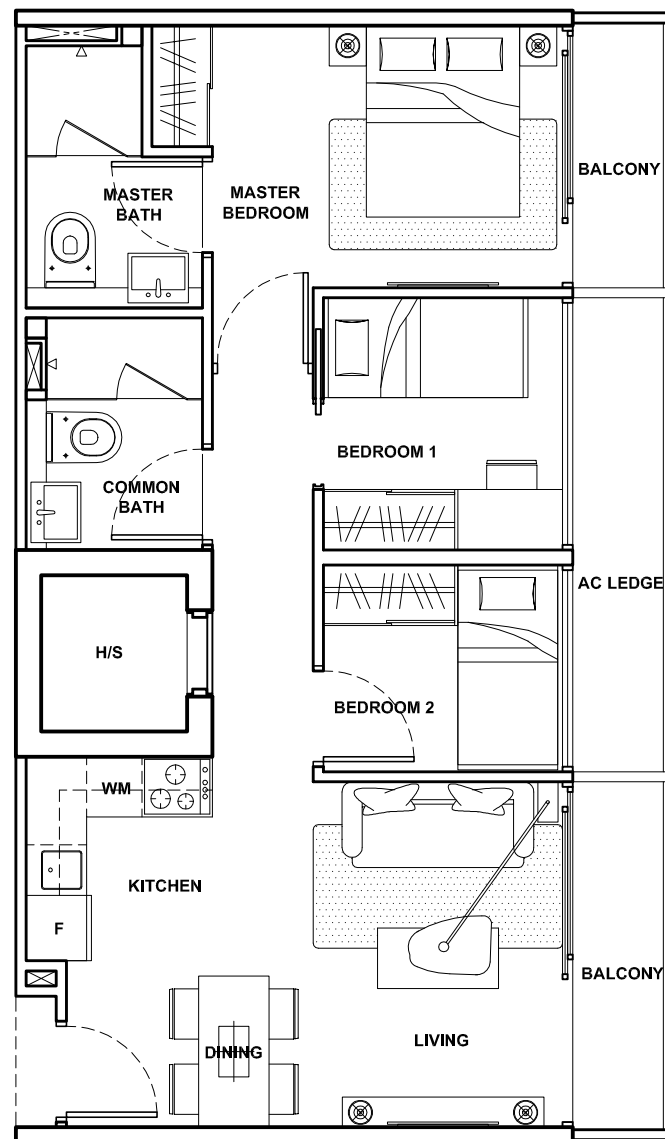
Scale 1:75

FLOOR PLAN 1C

3 Bedrooms
2 Balconies

UNIT

- #02-03
- #03-03
- #04-03
- #05-03



71 SQM / 764 SQF

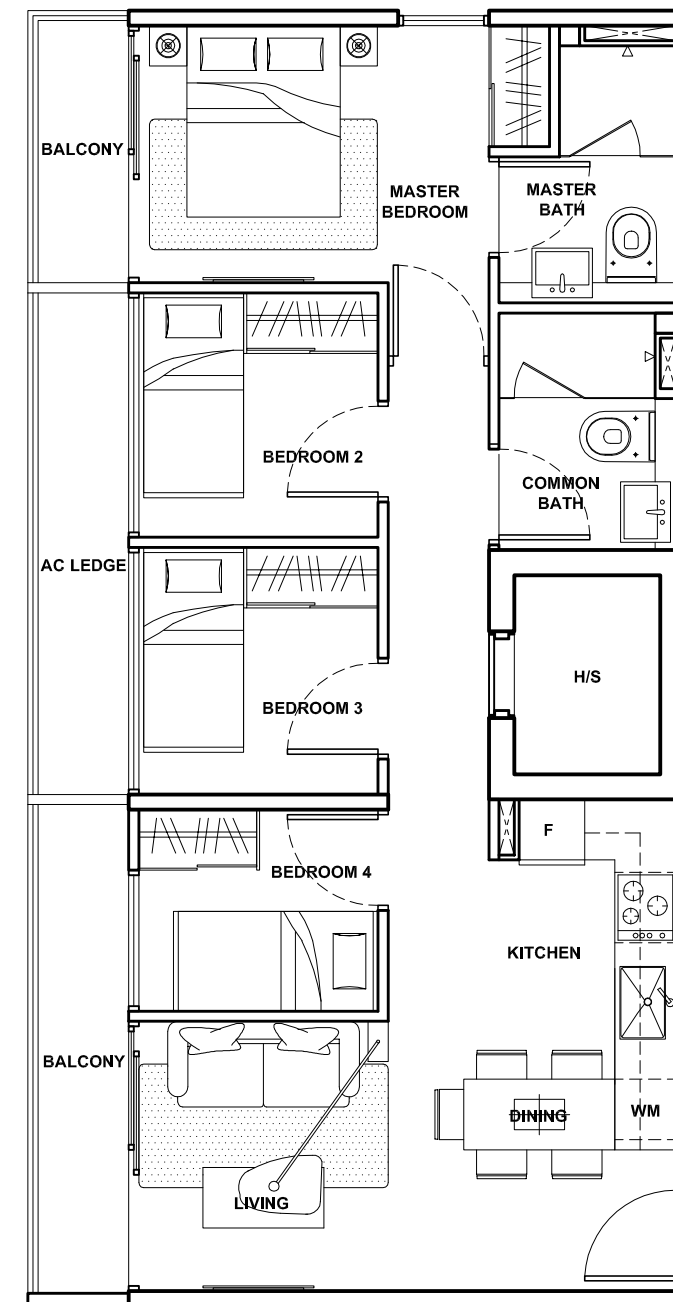
Scale 1:75

FLOOR PLAN 1D

4 Bedrooms
2 Balconies

UNIT

- #02-01
- #02-02
- #03-01
- #03-02
- #04-01
- #04-02
- #05-02



82 SQM / 883 SQF

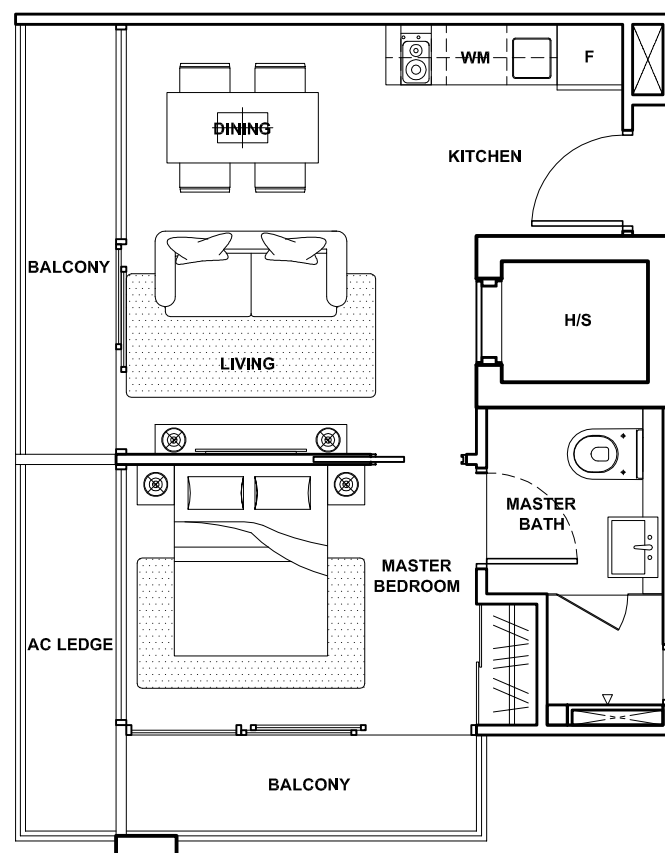
Scale 1:75

FLOOR PLAN 2A

1 Bedroom
2 Balconies

UNIT

#03-05



52 SQM / 560 SQF

Scale 1:75

FLOOR PLAN 2C

3 Bedrooms
2 Balconies

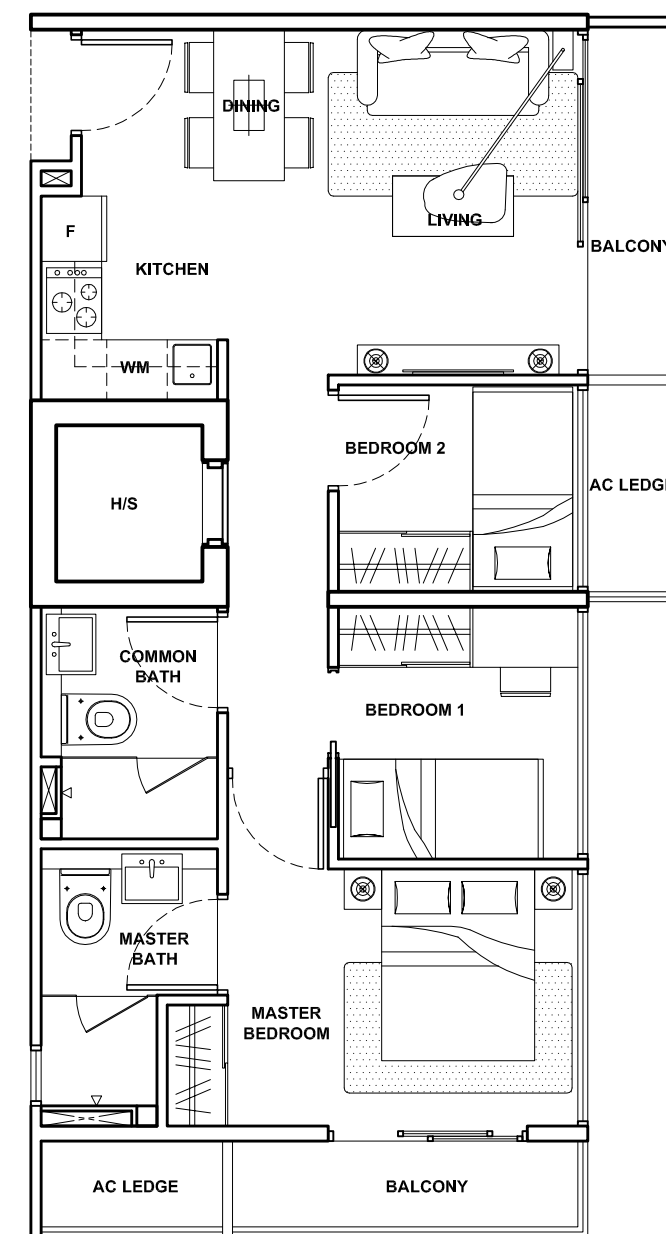
UNIT

#02-04

#03-04

#04-04

#05-04



71 SQM / 764 SQF

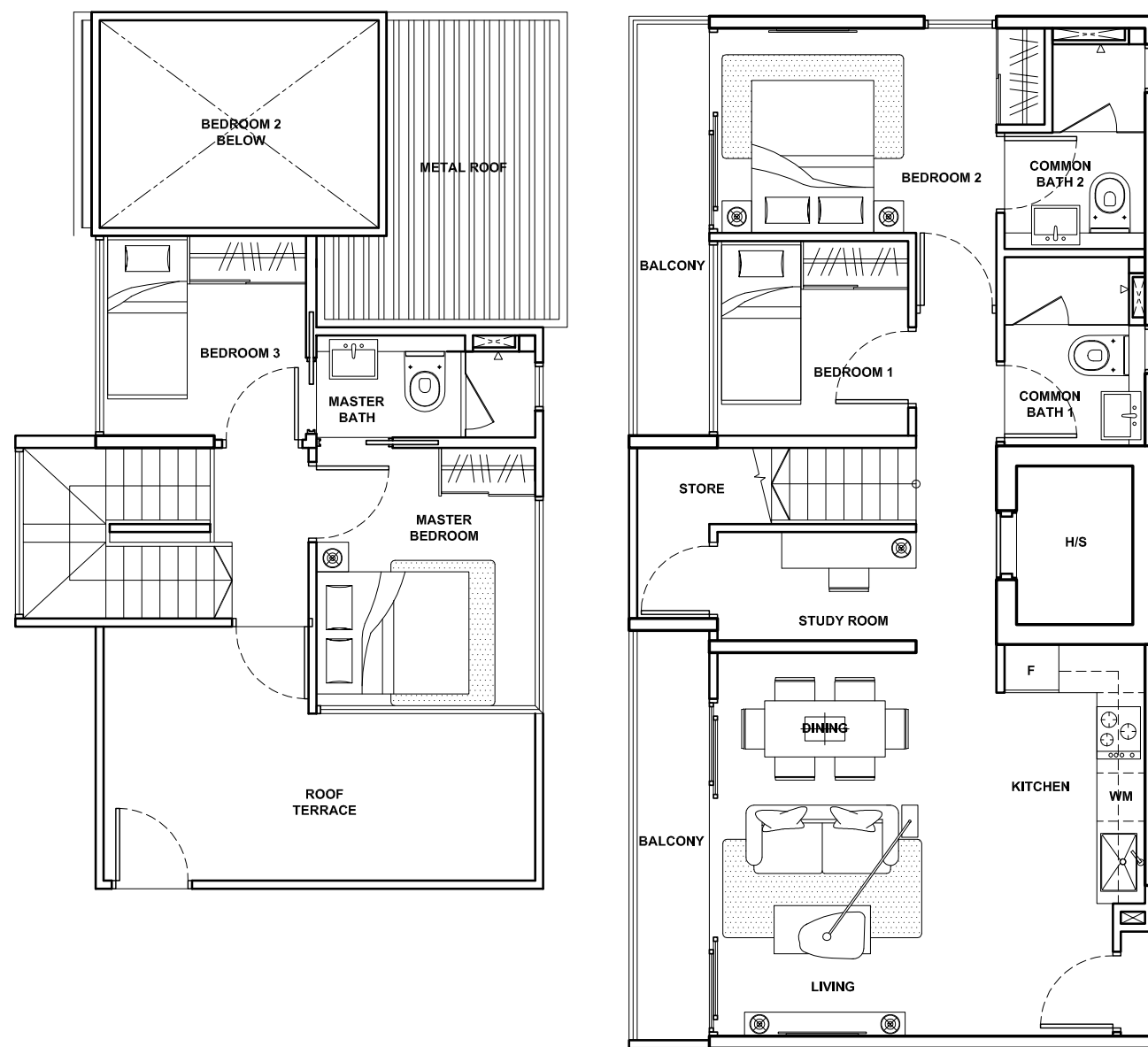
Scale 1:75

FLOOR PLAN PH1

4+1 Bedrooms
2 Balconies
1 Roof Terrace

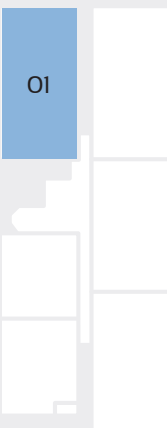
UNIT

#05-01



134 SQM / 1,442 SQF

Scale 1:75



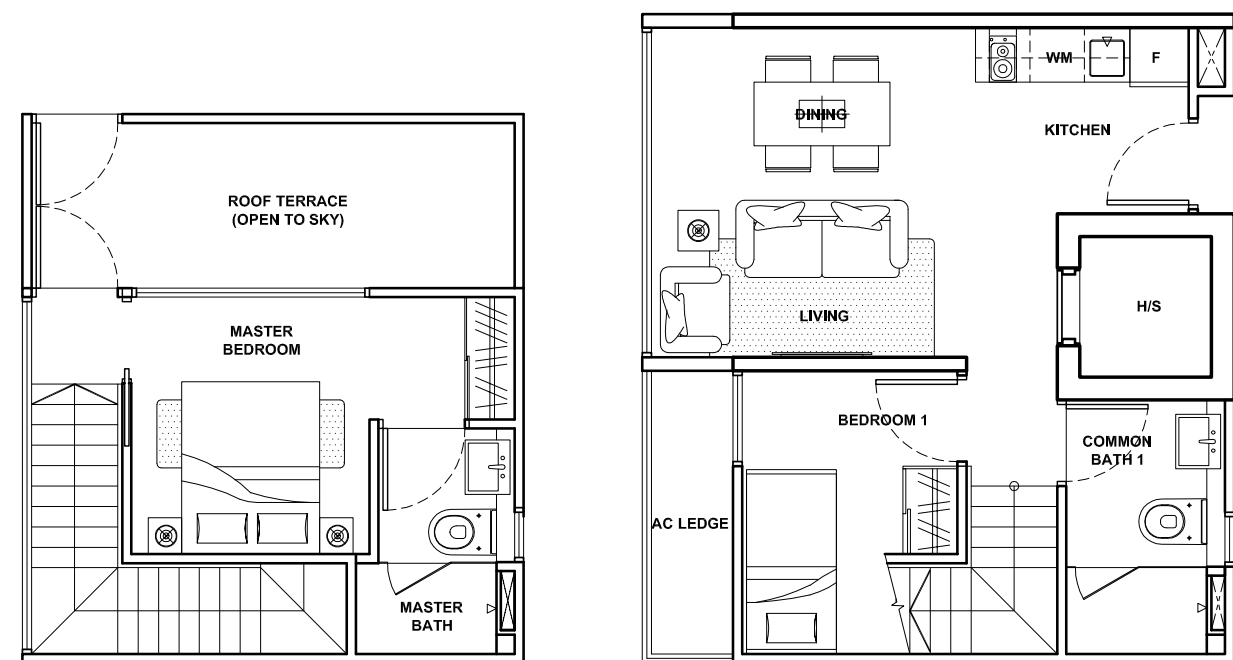
01

FLOOR PLAN PH2

2 Bedrooms
1 Roof Terrace

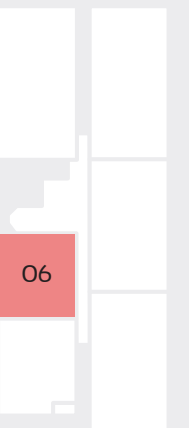
UNIT

#05-06



77 SQM / 829 SQF

Scale 1:75



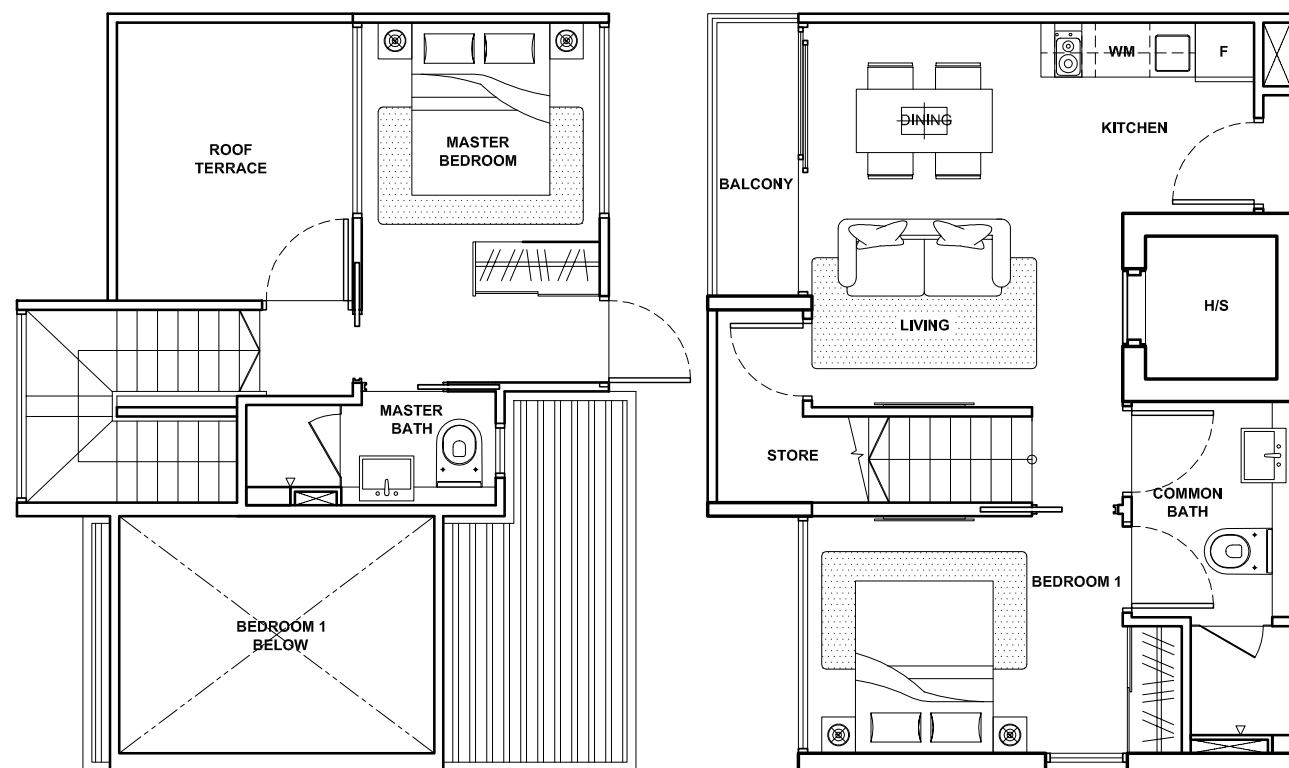
06

2 Bedrooms
1 Balcony
1 Roof Terrace

UNIT

#05-05

FLOOR PLAN PH3



89 SQM / 958 SQF

Scale 1:75

SPECIFICATIONS

1. FOUNDATION
Reinforced Concrete Foundation
2. SUPER-STRUCTURE
Reinforced Concrete Framework
3. WALLS
 - a) External: Common clay brick / reinforced concrete walls
 - b) Internal: Common clay brick/reinforced concrete walls / cement and sand block / aerated block / autoclaved aerated panel
4. ROOF
 - a) Flat Roof: Reinforced concrete roof with appropriate insulation and waterproofing system.
 - b) Pitched Roof: Metal roofing system with rock wool insulation.
5. CEILING
 - a) Toilet / Bath: Water resistant plasterboard ceiling with emulsion paint
 - b) Kitchen: Fibrous plasterboard ceiling with emulsion paint
 - c) Study Room, Dining, Living, Bedroom, Balcony, A/C Ledge, H/S, PES: Skim coat with emulsion paint on concrete ceiling with or without box up at designated areas
6. FINISHES

For Apartment

 - a) Wall
 - i) Living, Dining, Study, Kitchen, All Bedrooms, Balcony, Open / Roof Terrace, A/C Ledge, Internal Staircase and Household Shelter: Cement and sand plaster / cement skim coat with emulsion paint with or without box-up at designated areas
 - ii) Common / Master Bath: Stone tiles / Composite marble and/or Homogeneous tiles (up to false ceiling height and on exposed surfaces only) with or without skirting.
 - b) Floor
 - i) Living, Dining, Study, Kitchen: Stone tiles / Composite marble and/or Homogenous tiles (on exposed surface only) with or without skirting.
 - ii) Bathroom (Toilet and shower): Stone tiles/ Composite marble and/ or homogenous tiles.
 - iii) All Bedrooms and Internal Staircase: Timber flooring with or without skirting.
 - iv) Household Shelter: Ceramic / Homogeneous tiles (on exposed surfaces only).
 - v) A/C Ledge: Cement and sand screed and/or homogenous tiles.
 - vi) Open Roof Terrace and Balcony: Timber flooring and/or homogeneous tiles.
7. WINDOWS
Bedroom, Living, Dining, Kitchen, study room, Master/common bath: Powder coated aluminum framed casement and/or sliding or fixed window with tinted/Sandblasted glass panel
8. DOORS
 - a) Main Entrance Door: Fire-rated timber door
 - b) Balcony and Open / Roof Terrace: Powder coated aluminum framed sliding or swing glass door with or without frost
 - c) All Bedrooms, Study and Common / Master Bath: Solid Timber door
 - d) Household Shelter: Fire-rated Metal door as approved by authority
 - e) Ironmongery: Selected quality lockset.
9. SANITARY FITTINGS
 - a) Master / Common Bath:
 - 1 Vanity solid top with 1 wash basin and mixer tap and cabinet below
 - 1 Glass shower compartment complete with 1 shower mixer
 - 1 Water closet
 - 1 Mirror
 - 1 Paper holder
 - 1 Hand spray
 - b) Open Roof Terrace:
 - 1 bib tap
- c) Kitchen:
 - 1 single lever sink mixer
 - 1 single bowl kitchen sink
10. ELECTRICAL INSTALLATION
 - a) All electrical wiring for apartment units shall be concealed where possible except for areas with false ceiling where wiring above false ceilings and within electrical compartments shall be in exposed conduit / trunking / tray.
 - b) Please refer to Electrical Schedule for points details.
11. TV / CABLE SERVICES / TELEPHONE POINTS
 - a) All electrical wiring for apartment units shall be concealed where possible except for areas with false ceiling where wiring above false ceilings and within electrical compartments shall be in exposed conduit / trunking / tray.
 - b) Please refer to Electrical Schedule for points details.
12. LIGHTNING PROTECTION
Lightning protection system provided in compliance with Singapore Standard S555:2010.
13. PAINTING
 - a) External Walls: Sprayed textured coating and / or water based weather bond emulsion paint.
 - b) Internal Walls: Water based emulsion paint.
14. WATER PROOFING
Waterproofing shall be provided to floors of Common/Master Bath, Balcony, Kitchen, Open/ Roof Terrace, swimming pool and RC Flat Roof where applicable.
15. DRIVEWAY AND CARPARK
 - a) Surface Driveway: Concrete and/or clay paving block/ stamped concrete finish and/or granite pavers.
 - b) Car Parking: 23 nos. of surface with interlocking paver blocks / stone tiles (for covered car parking)/ grass cell blocks (for open car parking). (Including 1 lot of Handicapped Parking)
16. RECREATION FACILITIES
 - a) Swimming Pool: approximately 85 sqm
 - b) Children Playground: approximately 24 sqm
 - c) Pool Deck: approximately 100 sqm
 - d) Sky Terrace (2nd & 4th storey): approximately 85 sqm

SPECIFICATIONS

17. ADDITIONAL ITEMS

The following items will be provided by the Developer:

- Kitchen cabinets with solid surface and/or quartz or granite counter top and kitchen sink, cooker hood, electrical hob, built-in oven, washing machine and fridge.
- Built-in wardrobes to all bedrooms.
- Inverter type multi split air conditioning system with wall mounted fan coil units will be provided to all livings and bedrooms.
- Hot water supply shall be provided to all bathrooms only. Turn-on and utility charges shall be borne by the Purchaser.

Notes

A. MARBLE

Marble is 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 as well as non-uniformity between pieces cannot be totally avoided. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

B. TIMBER STRIPS

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required.

C. AIR-CONDITIONING SYSTEM

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

D. TELEVISION AND/OR INTERNET ACCESS

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

E. MATERIALS, FITTINGS, EQUIPMENT, FINISHES, INSTALLATIONS AND APPLIANCES

The brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.

F. LAYOUT/LOCATION OF WARDROBES, KITCHEN CABINETS, FAN COIL UNITS, ELECTRICAL POINTS, TELEVISION POINTS, TELECOMMUNICATION POINTS, AUDIO INTERCOM SYSTEM, DOOR SWING POSITIONS AND PLASTER CEILING BOARDS

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

G. 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 will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser.

H. WEB PORTAL OF THE HOUSING PROJECT

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

I. FALSE CEILING

The false ceiling 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 purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

J. GLASS

Glass is 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.

K. MECHANICAL VENTILATION SYSTEM

Mechanical ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

L. PLANTERS

Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.

M. WALL

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/long bath/vanity cabinet/mirror.

SPECIFICATIONS

ELECTRICAL SCHEDULE

DESCRIPTION	1A	1B	1C	1D	2A	2C	PH1	PH2	PH3
LIGHTING POINT	6	7	9	10	6	9	12	12	12
13A SWITCH SOCKET OUTLET	10	12	14	16	10	14	16	16	16
ELECTRIC WATER HEATER POINT	1	2	2	2	1	2	2	2	2
WASHING MACHINE POINT	1	1	1	1	1	1	1	1	1
COOKER HOOD POINT (C/W CONNECTOR UNIT & SWITCH)	1	1	1	1	1	1	1	1	1
REFRIGERATOR POINT (C/W CONNECTOR UNIT & SWITCH)	1	1	1	1	1	1	1	1	1
DOOR BELL POINT	1	1	1	1	1	1	1	1	1
SCV OUTLET	3	3	4	5	2	3	5	4	4
TELEPHONE OUTLET	3	3	4	5	2	3	5	4	4

Bvlgari Park Residences Pte. Ltd.
(A member of Pollux Properties Ltd.)

391A Orchard Road
#08-07 Ngee Ann City Tower A
Singapore 238873

Tel: +65 6922 0333
Fax: +65 6922 0338

Sales Enquiries
Tel: 6100 0038
Email: sales@pollux.com.sg
Website: www.berkeleyresidences.com.sg

Project Details

Developer: Bvlgari Park Residences Pte. Ltd. • UEN No: 201107198W • Developer's License No: C0999 • Tenure: Freehold
Legal Description: MK 26-91787N • Expected Date of Vacant Possession: 31 December 2015
Expected Date of Legal Completion: 31 December 2018 • Building Plan No: A1525-00006-2011-BP01

Disclaimer

While every reasonable care has been taken in preparing this brochure, specifications, constructing the sales models and sales gallery/show flat (the "Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation or promise (written or oral) by its agents & contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement. All information, specifications, layout plans, building plans, location of facilities, finishes and appliance selection and visuals are subject to any changes as may be required and approved by the Architect, Developer and/or by the relevant authority and may be changed without notice. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models, showflat displays and photography are artist's impressions only and none can be regarded as representation of fact. Floor areas are approximate measurements only and not to scale. It is subject to final survey. The property is subject to inspection by the relevant authorities to comply with current codes of practice.

