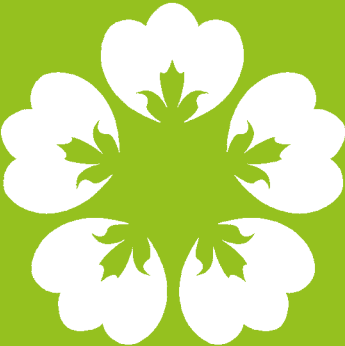


Your lifestyle. Your Sanctuary. Your Citadel.



GROVE
residence

It's a world for you to own.

This world is yours to own.

Sweet are your moments at Grove Residence, where all is dear and familiar, where the sunbeams and life giving breezes create an ambience for you and your family to live the life in this urban sanctuary.







Your world.

An oasis of peace and serenity in the midst of an ocean of lush tropical greenery, the Grove Residence is your world, your citadel, your sanctuary.







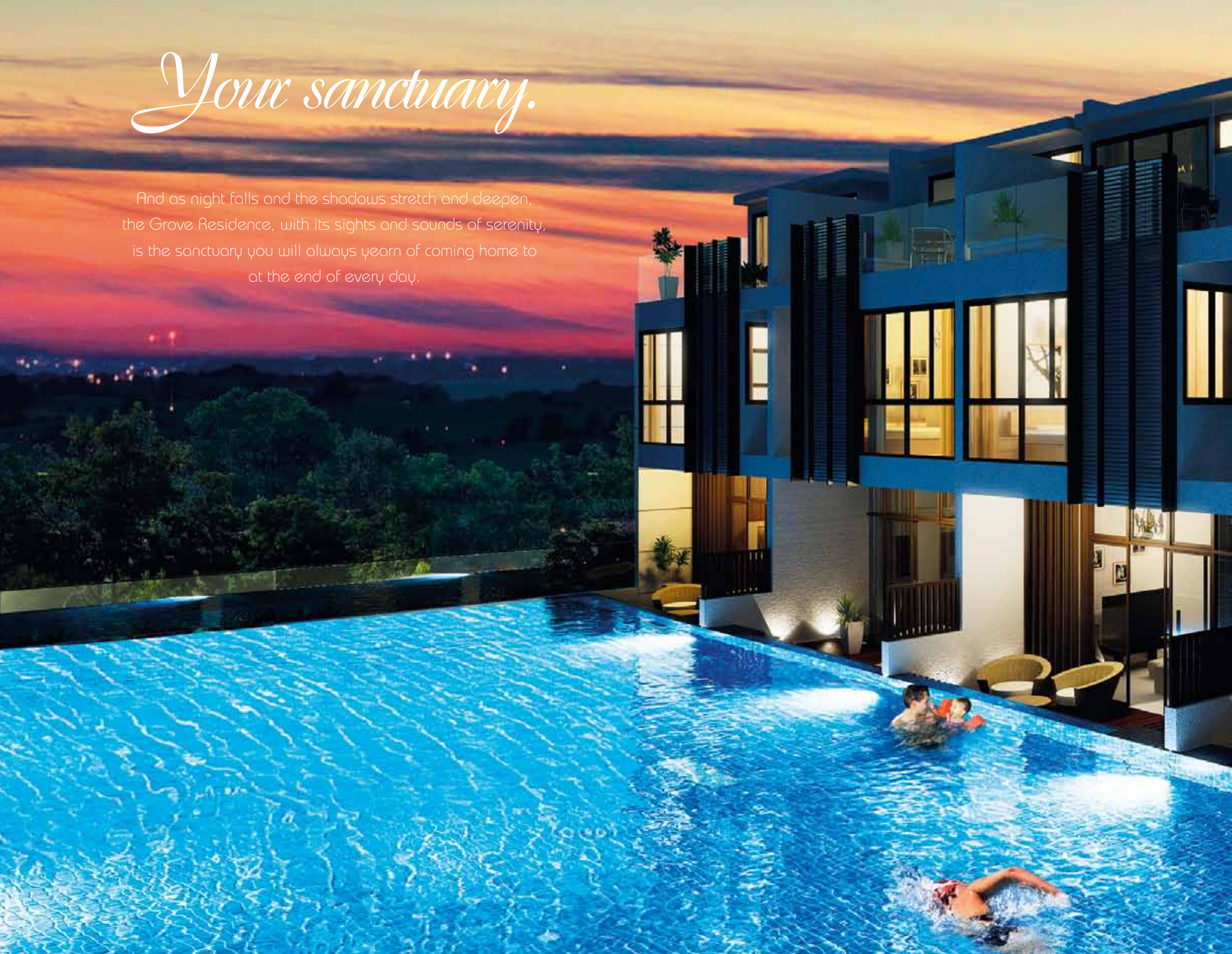
Your citadel.

Every corner, and every nook and cranny offers something new and surprising everyday, making the Grove Residence's sanctuary living a special experience of a lifetime.



Your sanctuary.

And as night falls and the shadows stretch and deepen, the Grove Residence, with its sights and sounds of serenity, is the sanctuary you will always yearn of coming home to at the end of every day.







81A

Arrive.

Always arrive with a quiet heart at your carpark, confident that
all is well within your world.

Invite.

A masterpiece of communal living, the serenity of the pool deck comforts and assures with its familiar sounds and sights.



Celebrate.

The centrepiece of family living, this well-appointed space exudes warmth and celebrates friendships, relationships and connections.





Paradise.

In your garden unit, be in union with Mother Nature at its pristine best, while enjoying the modern comforts of your contemporary paradise.

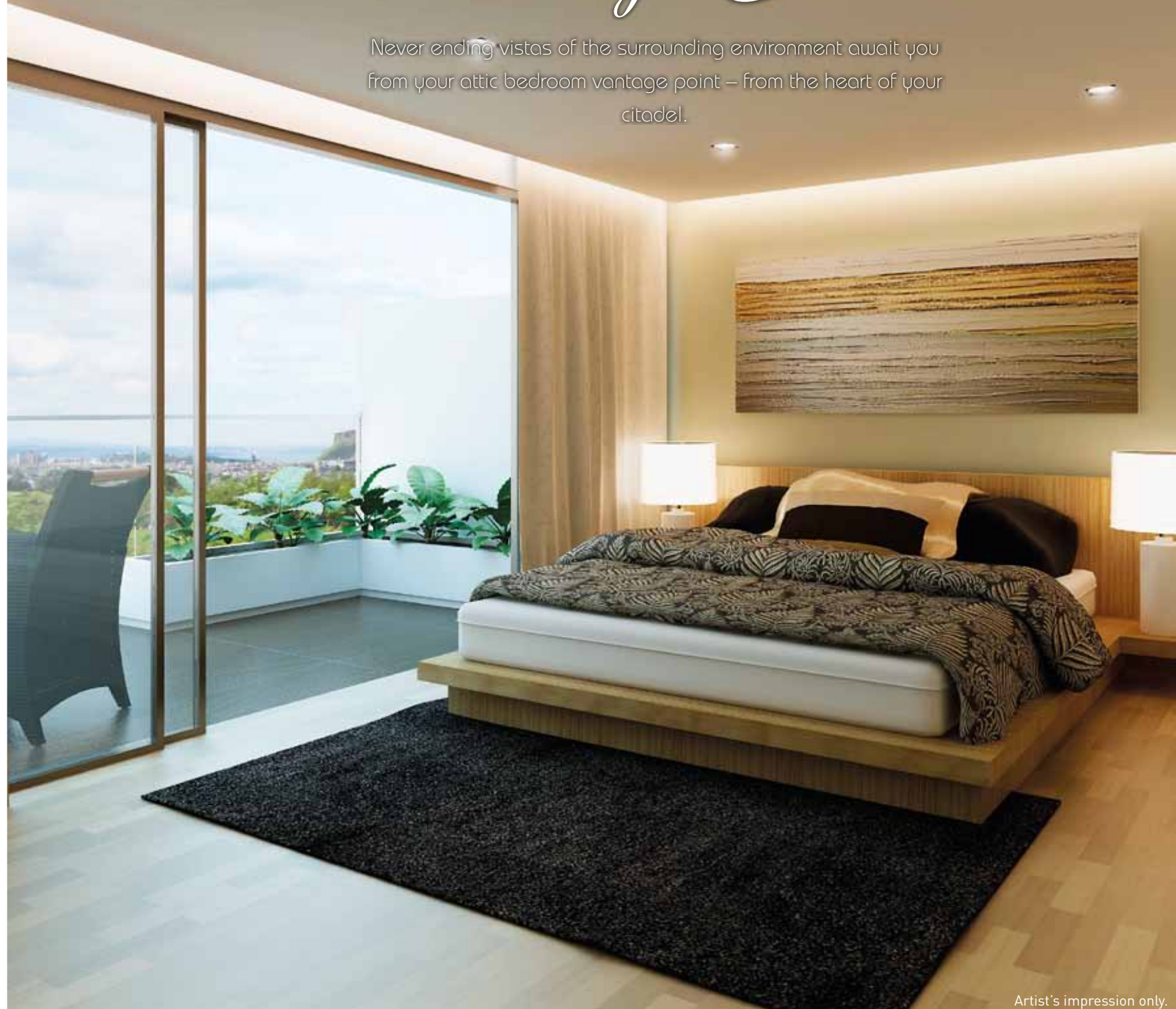
Serene.

Your day is over. The shadows are falling, and you retire in your master bedroom to put mind and body to rest to prepare for another day.

















Vantage Point.

Never ending vistas of the surrounding environment await you from your attic bedroom vantage point – from the heart of your citadel.



LEGEND

-  SPORTS
-  BUS INTERCHANGE
-  HORSE RIDING
-  ENTERTAINMENT
-  GOLF
-  MRT STATION
-  GROCERY
-  SHOPPING
-  EATERIES
-  NATURE RESERVE / PARKS
-  SCHOOLS
-  HOSPITAL
-  MARINAS
-  INSTITUTE OF HIGHER LEARNING

 SINGAPORE ISLAND COUNTRY CLUB

PAN ISLAND EXPRESSWAY

BUKIT TIMAH PLAZA BEAUTY WORLD  BUKIT TIMAH NATURE RESERVE  GREEN FAIRWAYS  TURF CITY  SADDLE CLUB

 NATIONAL JUNIOR COLLEGE  GREENWOOD

 NANYANG GIRLS HIGH SCHOOL  RAFFLES GIRLS PRIMARY SCHOOL

BUKIT TIMAH ROAD / DUNEARN ROAD

 24 HOUR FOOD OUTLETS  KING ALBERT PARK COLD STORAGE DRIVE-IN MC DONALDS  SIXTH AVENUE CENTRE

 COLD STORAGE BUKIT TIMAH  CHINESE HIGH SCHOOL  HWA CHONG JUNIOR COLLEGE

 METHODIST GIRLS SCHOOL Vb

HOLLAND ROAD

 EMAAR INTERNATIONAL SCHOOL  JELITA COLD STORAGE  HOLLAND VILLAGE

 HENRY PARK PRIMARY SCHOOL  BUONA VISTA SWIMMING COMPLEX

 BUONA VISTA BUS INTERCHANGE  ANGLO CHINESE SCHOOL INTERNATIONAL

GROVE residence

COMMONWEALTH AVE

 DOVER MRT  BUONA VISTA MRT  COMMONWEALTH MRT

 SINGAPORE POLYTECHNIC  NEWTON SECONDARY SCHOOL

 NORWEGIAN SUPPLEMENTARY SCHOOL  ANGLO CHINESE INDEPENDANT BOARDING SCHOOL

 UNITED WORLD COLLEGE OF SOUTH EAST ASIA  ANGLO CHINESE JUNIOR COLLEGE  INSEAD ASIA CAMPUS SINGAPORE INSTITUTE

 FAIRFIELD METHODIST SCHOOL  ONE NORTH GATEWAY  MDIS

 TEMASEK CLUB DRIVING RANGE

AYER RAJAH EXPRESSWAY

 REPUBLIC OF SINGAPORE YACHT CLUB  NATIONAL UNIVERSITY OF SINGAPORE  NATIONAL UNIVERSITY HOSPITAL





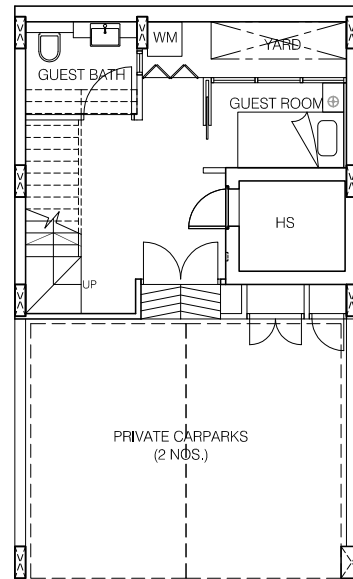
GROVE DRIVE



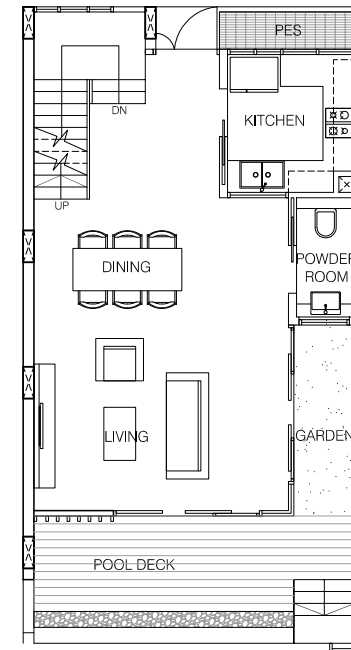
GROVE
residence

Unit 81,83,85 Grove Drive

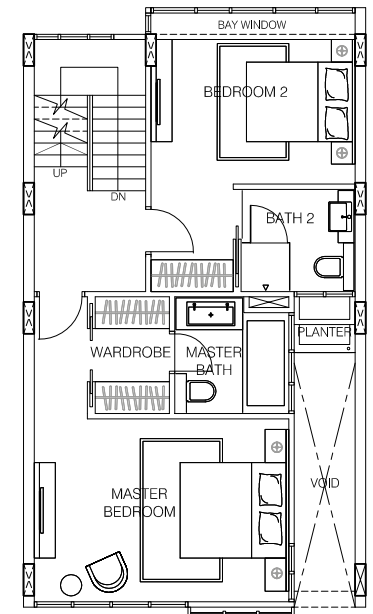
Area 270sqm / 2,906sqft
(inclusive of PES, a/c ledge, planter, terraces,
private carpark)



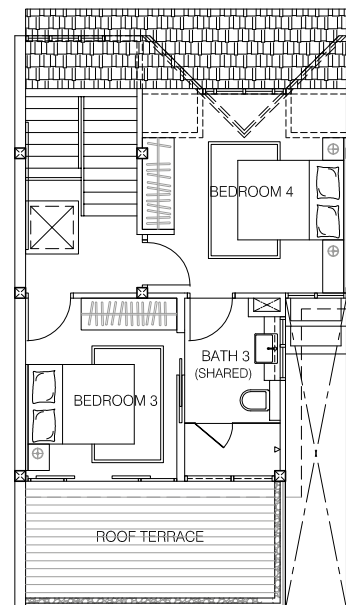
BASEMENT PLAN



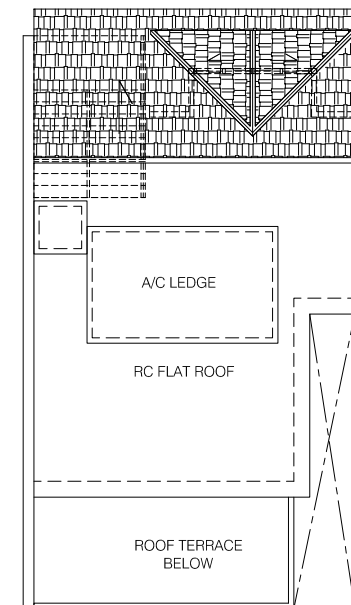
1ST STOREY PLAN



2ND STOREY PLAN



ATTIC PLAN



ROOF PLAN

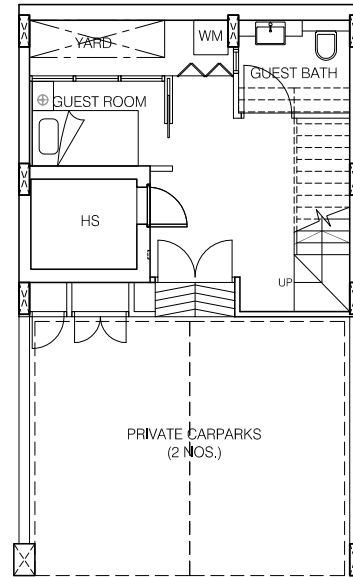
Notes:

1. Areas include PES, a/c ledge, bay windows, planter and open terrace (where applicable).
2. All plans are not to scale and are subject to change as may be approved by the relevant authorities.
3. All floor areas are approximates only and subject to survey.

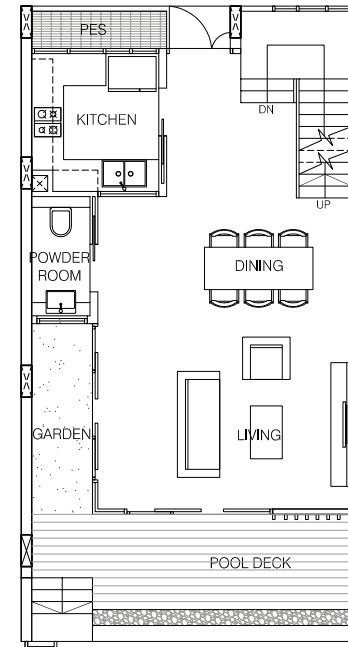


Unit 81a & 83a Grove Drive

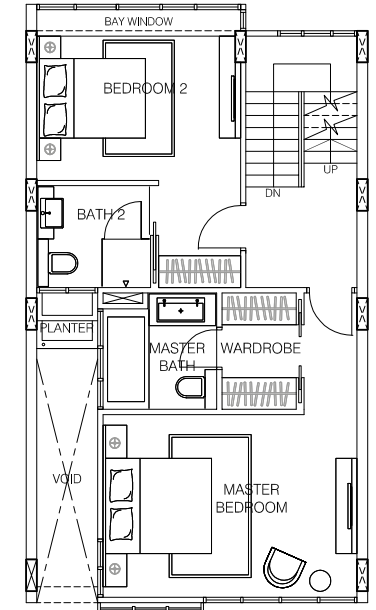
Area 270 sqm / 2906 sqft
(inclusive of PES, a/c ledge, planter, terraces,
private carpark)



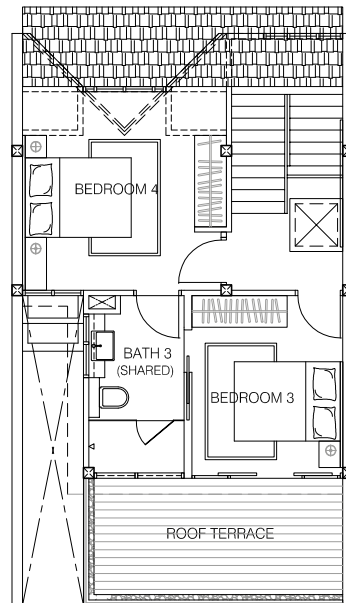
BASEMENT PLAN



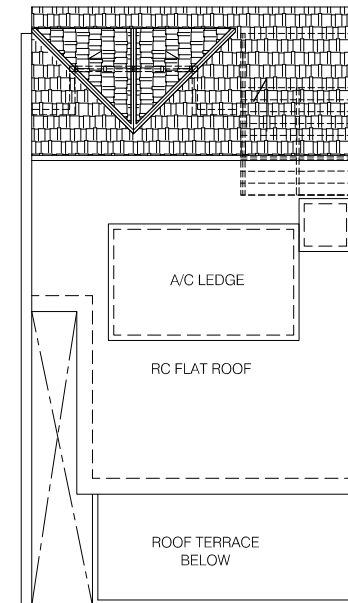
1ST STOREY PLAN



2ND STOREY PLAN



ATTIC PLAN



ROOF PLAN

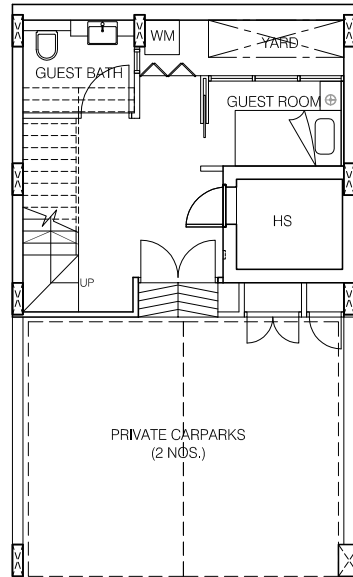
Notes:

1. Areas include PES, a/c ledge, bay windows, planter and open terrace (where applicable).
2. All plans are not to scale and are subject to change as may be approved by the relevant authorities.
3. All floor areas are approximates only and subject to survey.

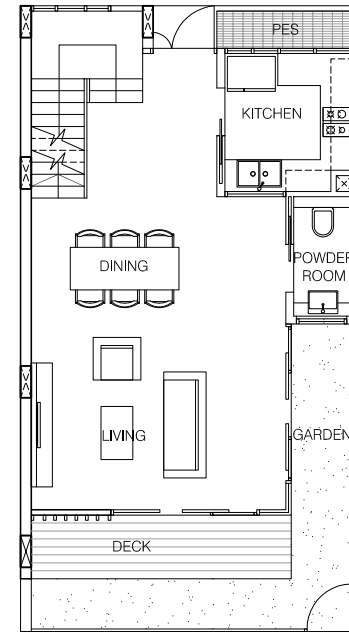


Unit 87 Grove Drive

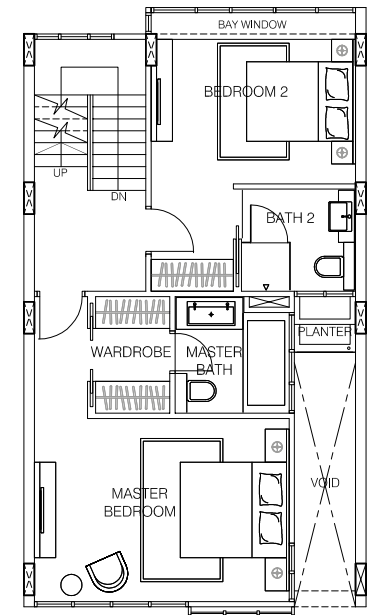
Area 269sqm / 2,895sqft
(inclusive of PES, a/c ledge, planter, terraces,
private carpark)



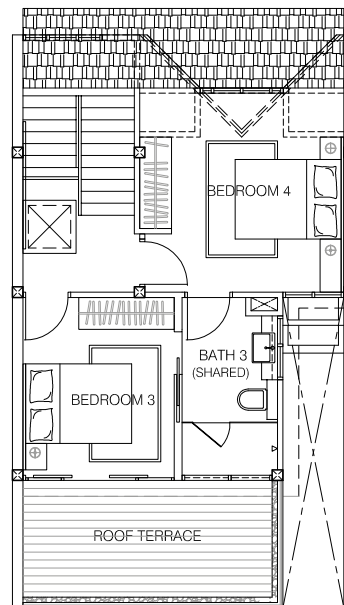
BASEMENT PLAN



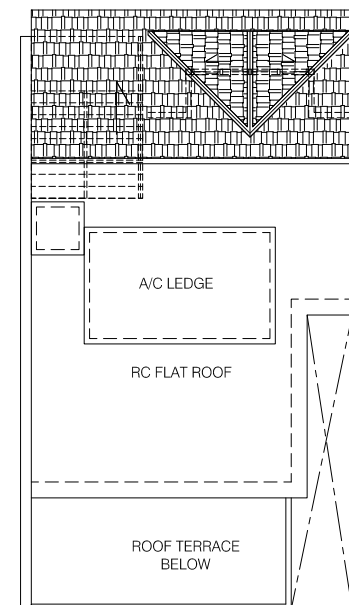
1ST STOREY PLAN



2ND STOREY PLAN



ATTIC PLAN



ROOF PLAN

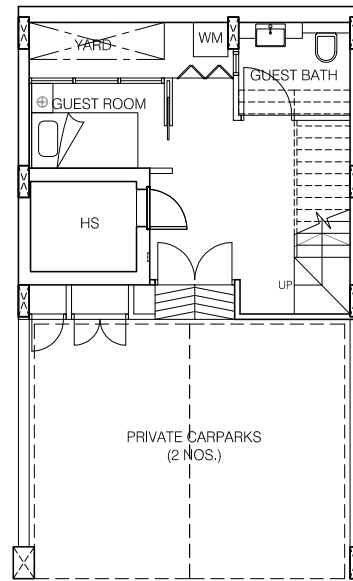
Notes:

1. Areas include PES, a/c ledge, bay windows, planter and open terrace (where applicable).
2. All plans are not to scale and are subject to change as may be approved by the relevant authorities.
3. All floor areas are approximates only and subject to survey.

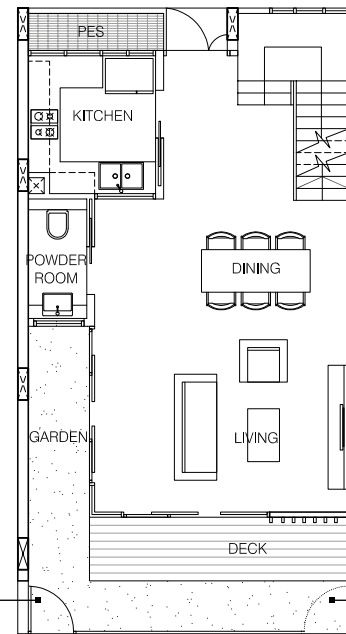


Unit 85a & 87a Grove Drive

Area 269 sqm / 2895 sqft
(inclusive of PES, a/c ledge, planter, terraces,
private carpark)



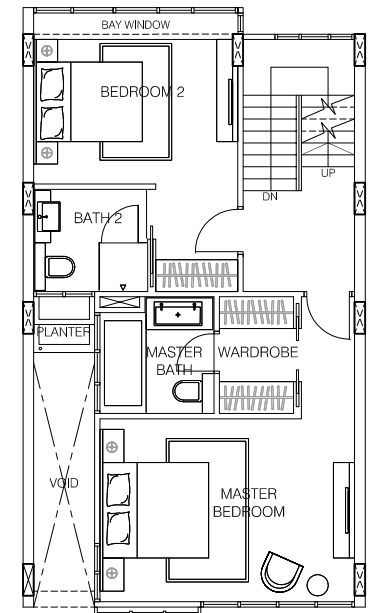
BASEMENT PLAN



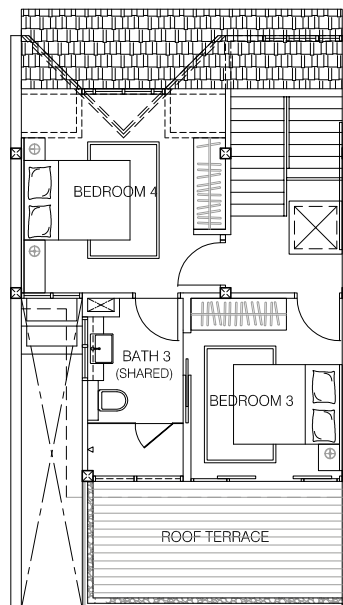
For 87a ←

→ For 85a

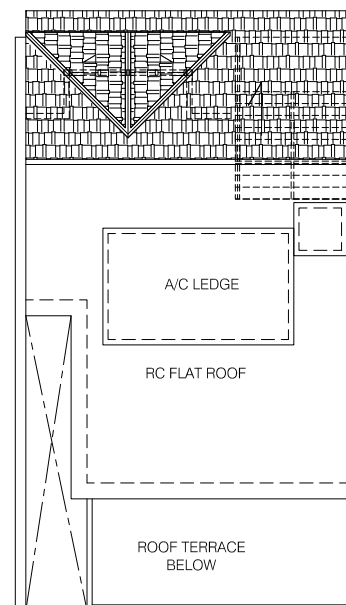
1ST STOREY PLAN



2ND STOREY PLAN



ATTIC PLAN



ROOF PLAN

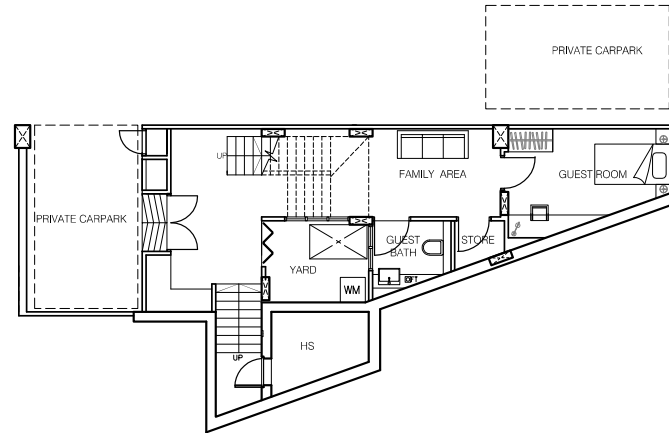
Notes:

1. Areas include PES, a/c ledge, bay windows, planter and open terrace (where applicable).
2. All plans are not to scale and are subject to change as may be approved by the relevant authorities.
3. All floor areas are approximates only and subject to survey.

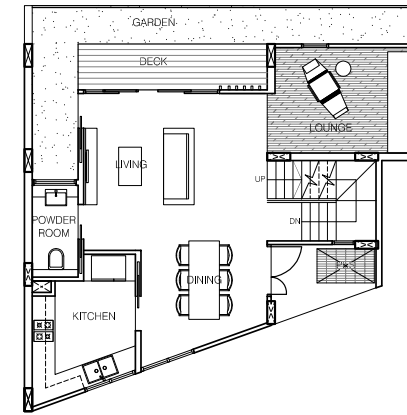


Unit 87b Grove Drive

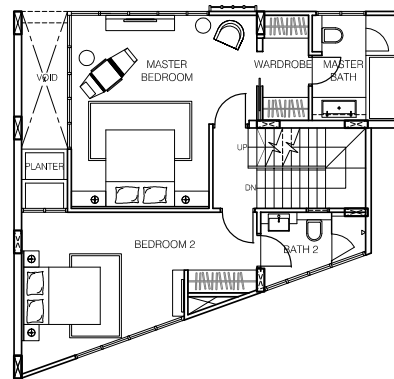
Area 343sqm / 3,692sqft
(inclusive of PES, a/c ledge, planter, terraces,
private carpark)



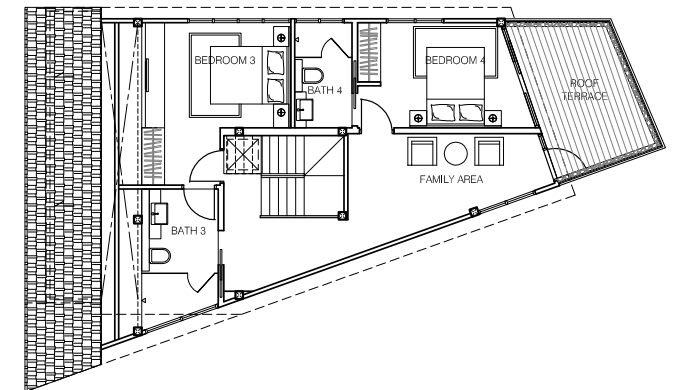
BASEMENT PLAN



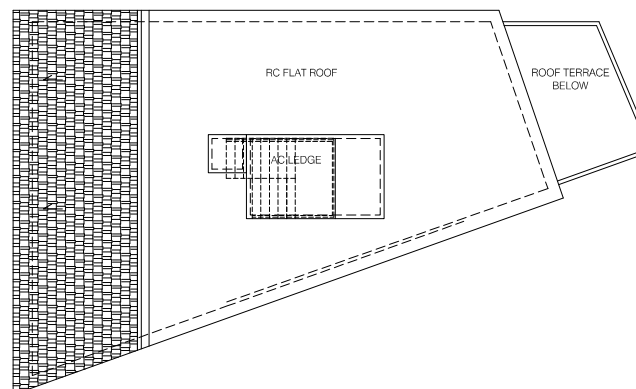
1ST STOREY PLAN



2ND STOREY PLAN



ATTIC PLAN



ROOF PLAN

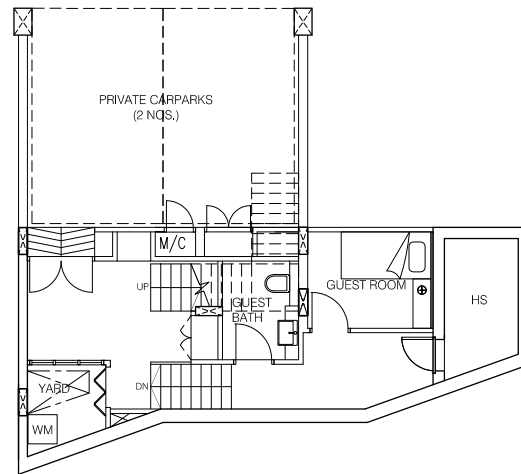
Notes:

1. Areas include PES, a/c ledge, bay windows, planter and open terrace (where applicable).
2. All plans are not to scale and are subject to change as may be approved by the relevant authorities.
3. All floor areas are approximates only and subject to survey.

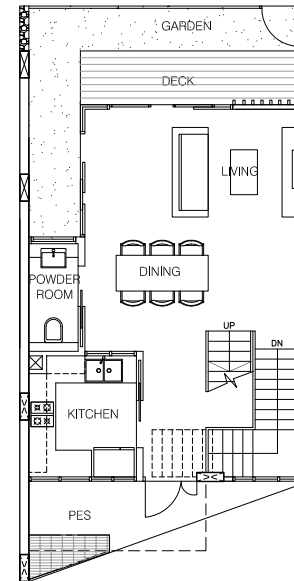


Unit 89 Grove Drive

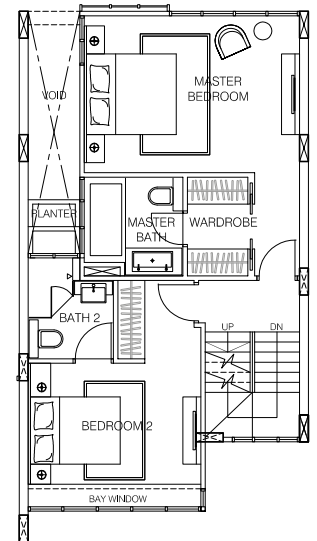
Area 270sqm / 2,906sqft
(inclusive of PES, a/c ledge, planter, terraces,
private carpark)



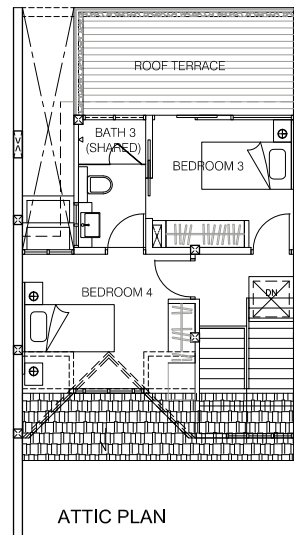
BASEMENT PLAN



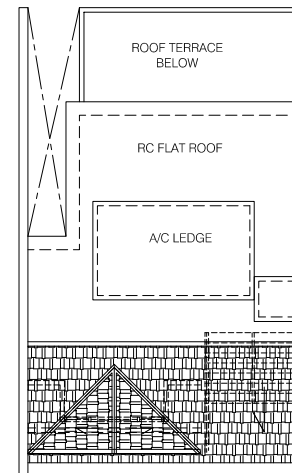
1ST STOREY PLAN



2ND STOREY PLAN



ATTIC PLAN



ROOF PLAN

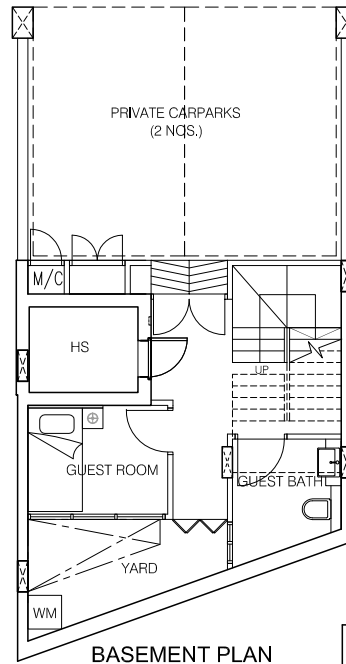
Notes:

1. Areas include PES, a/c ledge, bay windows, planter and open terrace (where applicable).
2. All plans are not to scale and are subject to change as may be approved by the relevant authorities.
3. All floor areas are approximates only and subject to survey.

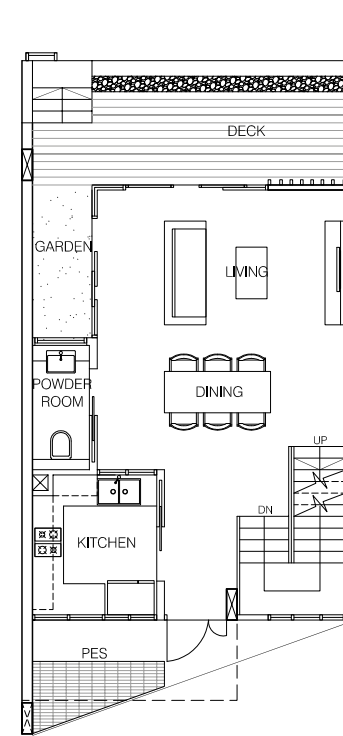


Unit 89a Grove Drive

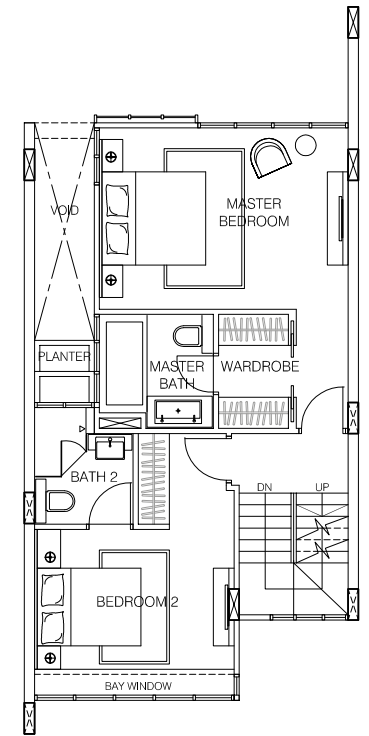
Area 265sqm / 2,852sqft
(inclusive of PES, a/c ledge, planter, terraces,
private carpark)



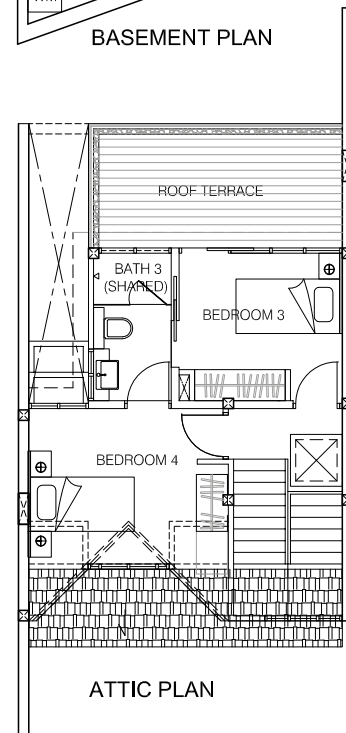
BASEMENT PLAN



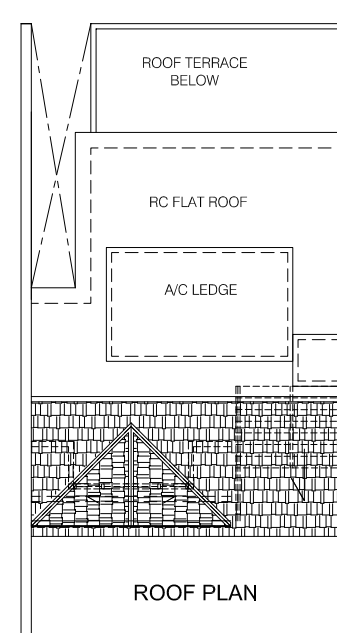
1ST STOREY PLAN



2ND STOREY PLAN



ATTIC PLAN



ROOF PLAN

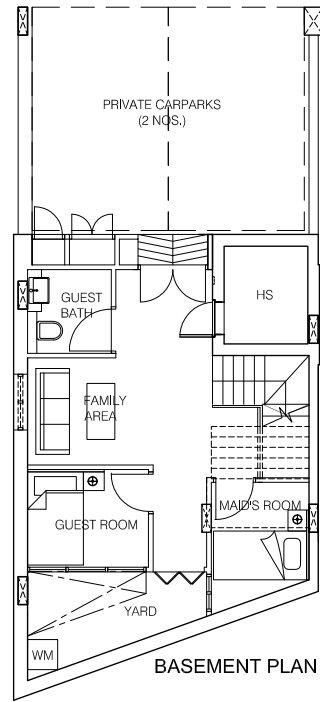
Notes:

1. Areas include PES, a/c ledge, bay windows, planter and open terrace (where applicable).
2. All plans are not to scale and are subject to change as may be approved by the relevant authorities.
3. All floor areas are approximates only and subject to survey.

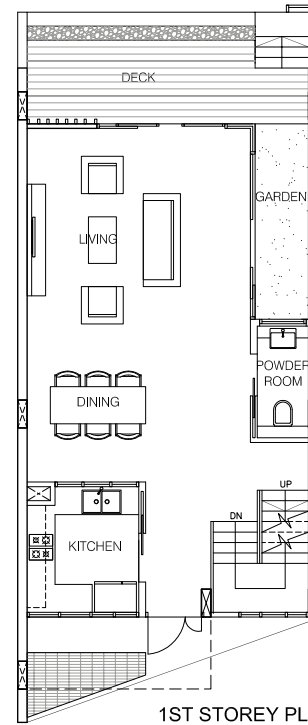


Unit 89b Grove Drive

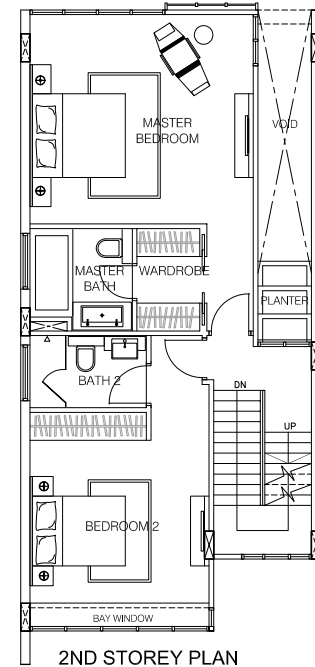
Area 317sqm / 3,412sqft
(inclusive of PES, a/c ledge, planter, terraces,
private carpark)



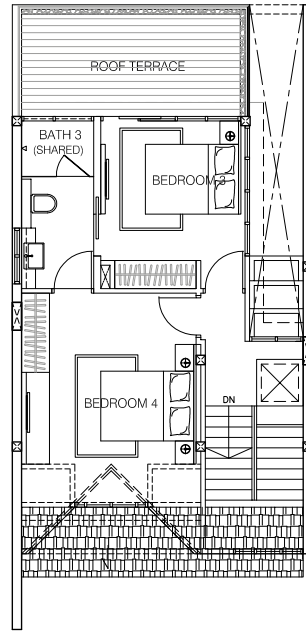
BASEMENT PLAN



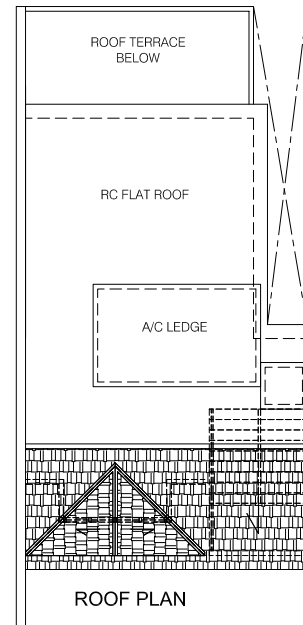
1ST STOREY PLAN



2ND STOREY PLAN



ATTIC PLAN



ROOF PLAN

Notes:

1. Areas include PES, a/c ledge, bay windows, planter and open terrace (where applicable).
2. All plans are not to scale and are subject to change as may be approved by the relevant authorities.
3. All floor areas are approximates only and subject to survey.





Here it is.

At the end of everyday, at the end of every journey,
Grove Residence is the home you'd rather come home to.
It's your treasure. Your every day sanctuary. Your bastion. Your citadel.
Your very own.



SPECIFICATIONS

PROPOSED STRATA LANDED HOUSING DEVELOPMENT FOR ERECTION OF 2-STOREY WITH ATTIC STRATA TERRACE HOUSES

(TOTAL 12 UNITS) WITH A COMMUNAL SWIMMING POOL, GYM AND BASEMENT CARPARK ON LOT 04162P, 04163T MK04 AT 81 & 83 GROVE DRIVE (BUKIT TIMAH PLANNING AREA)

Foundation

Raft Foundation

Substructure & Superstructure

Reinforced Concrete Wall, Slab & Beam & Minor Steel Frame/Timber Rafter on Roof

Walls

- External : Brickwall and/or Concrete Blocks and/or Reinforced Concrete Wall
- Internal : Brickwall and/or Concrete Blocks and/or Reinforced Concrete Wall

Roof

- Pitch Roof : Interlocking Clay Roof Tiles with Thermal Insulation system
- Flat Roof : Reinforced Concrete Roof with appropriate Insulation & Waterproofing system

Ceiling

- Ceiling (for Units)
 - Living/Dining, Bedrooms, Guest Room & Family Room: Plaster and/or Skim Coat and/or Fibrous Plasterboard with/without box-up to designated areas in Paint Finish
 - Kitchen, Bathrooms, Master Bath, Powder Room & Guest Bath: Moisture Resistant Fibrous Plasterboard in Paint Finish
 - Household Shelter, Yard & Maid Room (only for unit 89b) Plaster and/or Skim Coat in Paint Finish
 - Pool Deck / PES / Other Areas: Plaster and/or Skim coat and/or with/without box-up to designated areas in Paint Finish

Finishes

- Walls (for Units)
 - Living/Dining, Bedrooms, Household Shelter & Internal Staircase: Plaster and/or skim coat in Paint Finish (Finish up to false ceiling and exposed areas only)
 - Master Bathroom, Powder Room: Marble Finish / Homogeneous Tile laid up to false ceiling height and on exposed surfaces only
 - Kitchen, Common Bathrooms, Guest Bath & Powder Room: Homogeneous and/or Ceramic Tiles laid up to false ceiling height and on exposed surface only
 - Other Areas: Plaster and/or Skim Coat in Paint Finish
- Walls (for Common Areas)
Staircase, Basement & Corridor areas: Plaster and/or Skim Coat in Paint Finish
- External Walls
Texture Coating Paint and/or Paint
Alum Frame Louvres Screen and/or composite timber cladding at designated areas
- Floor (for Units)
 - Living/Dining: Marble Finish with Skirting
 - Kitchen: Homogeneous and/or Ceramic Tiles
 - Master Bedroom & Bedrooms: Timber Strip Flooring with Skirting
 - Master Bathroom/ Powder Room: Marble Finish
 - Common Bathroom & Guest Bath: Homogeneous and/or Ceramic Tiles
 - Household Shelter, Guest Room: Homogeneous and/or Ceramic Tiles
 - Unit Staircase (1st to Attic Level): Timber Board
(Basement to 1st): Homogeneous and/or Ceramic Tiles
 - PES, Yard: Homogeneous and/or Ceramic Tiles
 - Pool Deck: Homogeneous Tiles
 - Roof Terrace: Homogeneous and/or Ceramic Tiles and/or Pebble Wash Finish at designated areas
- Floor (for Common Areas)
 - External Driveway: Stone/Pavers/Tarmac/Tiles/Concrete
 - Basement Parking and Driveway: Reinforced Concrete with Floor Hardener
 - Staircase: Homogeneous and/or Ceramic Tiles with Nosing Tile
 - Common Walkway: Homogeneous and/or Pebble Wash Finish

Windows

Living/Dining, Master Bedroom, Common Bedroom, Kitchen & Other Areas: Powder-coated Aluminium Framed Sliding or Casement Windows

NB : All glazing shall be approximately 8mm thick (half-height) and/or 12mm thick (full-height) tinted glass except glazing to Bathrooms, which shall be either tinted and/or clear, and/or combination of both
All casement windows shall be side hung, top hung, bottom hung, sliding or any combination thereof
All glazing up to 1m from the floor level shall be fixed tempered glass

Doors

- Main Unit Entrance: : Approved 2-hr fire-rated solid core door
- Living/Dining to Pool Deck : Powder-Coated Aluminium Framed Sliding or Casement Doors with Clear Tempered Glass
- Bedroom to Roof Terrace : Powder-Coated Aluminium Framed Sliding and/or Swing Door with Clear Tempered Glass

- Master Bedroom / Bedrooms : Solid Core Timber and/or Swing Door
- Master Bathroom / Common Bathrooms : Hollow Core Timber Slide & Hide and/or Swing Door
- Kitchen : Slide & Hide with clear glass panel
- Household Shelter : Approved H.S. Door
- M&E Utilities : Aluminum Door and/or Hollow Core Timber Swing Door

NB : All Glazing shall be approximately 8mm thick (half-height) & 12mm thick (full-height) tinted glass except glazing to Bathrooms, which shall be either tinted and/or clear, and/or combination of both

Ironmongery

All doors shall be provided with premium quality locksets

Sanitary Fittings

- Master Bathroom
 - 1 Long Bath with 1 Bath Mixer, 1 Bath Spout, 1 Hand-Shower and 1 Overhead Shower
 - 1 Marble Vanity Top complete with 1 Basin, 2 Mixer Taps and Cabinet below
 - 1 Wall Hung Water Closet
 - Top Cabinet in mirror surface
 - 1 Paper Holder
 - 1 Towel Rack and/or Rail
- Common Bathroom
 - 1 Shower Screen with 1 Shower Mixer and 1 Hand Shower
 - 1 Solid Surface Vanity Top complete with 1 Basin, 1 Mixer Tap and Cabinet below
 - 1 Wall Hung Water Closet
 - 1 Mirror
 - 1 Paper Holder
 - 1 Towel Rail
- Powder Room
 - 1 Marble Vanity Top complete with 1 Basin, 1 Mixer tap and Cabinet below
 - 1 Wall Hung Water Closet
 - 1 Mirror
 - 1 Paper Holder
 - 1 Towel Rail
 - 1 Bib Tap
- Guest Bath
 - 1 Shower Mixer and 1 Hand Shower
 - 1 Solid Surface Vanity Top complete with 1 Basin, 1 Mixer tap and Cabinet below
 - 1 Wall Hung Water Closet
 - 1 Mirror
 - 1 Paper Holder
 - 1 Towel Rail
- Kitchen
 - 1 Solid Top complete with 1 Sink, 1 Cooker Hood, 1 Hob & 1 Oven. With built-in high and low level cabinets
- Roof Terrace / Yard
 - 1 Bib Tap
- Playground/ Landscape Green (Common Areas)
 - 1 Bib Tap

Painting

- Internal Walls : Emulsion Paint
- External Walls: Weather Shield and/or Textured Paint and/or Paint

Waterproofing

Waterproofing to floors of kitchen, bathrooms, yard, roof terrace, reinforced concrete flat roof & clay-tiled pitch roof, planters, communal swimming pool & all other wet areas

Recreational Facilities

- Communal Swimming Pool
- Children's Playground
- Clubhouse
- Gym
- Landscape Green

Additional Items

- Built-in Wardrobe system shall be provided for all units
- Multi-Split Air-conditioning to Living/Dining & all Bedrooms
- Water Heater Supply to all Bathrooms except Powder Room
- Remote Control Auto-Gate provided
- Audio-Intercom System to all units

Electrical Installation & TV / Telephone

- Concealed Electrical Conduit Wiring
- Refer to Electrical Schedule for Details

Lightning Protection

- Lightning protection system shall be provided in accordance with the Singapore Standard CP33

Note :

Cablevision

The Purchaser is liable to pay annual fee, subscription fee and such other fees to StarHub Cable Vision Ltd (SCV) or any other relevant authorities.

The Vendor is not responsible to make arrangements with SCV for the service connection for SCV subscription channels.

Warranties

Where warranties are given by the manufacturers and/or contractors and/or suppliers 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.

Wardrobes, Kitchen Cabinets and Fan Coil Units

Layout/Location of wardrobes, kitchen cabinets and fan coil units are subject to Architect's sole discretion and final decision.

Marble and Granite

Marble and granite are natural stone materials with varying veins and tonality. There will be color 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 or the granite cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite being a much hardened material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints.

Timber

Timber strips are natural materials containing veins and tonality differences. Thus, it is not possible to achieve total consistency of color and grain in its selection and installation. Contraction / expansion of timber joints due to variation in moisture content is also a natural phenomenon.

A/C Maintenance

The air-conditioning system has to be maintained and cleaned on a regular basis by the Purchasers. This includes the clean condition of the system.

While every reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statements or representations of fact.

All information and specifications are current at the time of going to press and are subject to change as may be required and cannot form part of the contract. All plans are subject to any amendments approved or may be approved by the relevant authority. Renderings and illustrations are artist's impressions only and photographs are only decor suggestions and none can be regarded as representation of fact. Floor areas are approximate measurements and subject to final survey.

The Sales & Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to signing of the Sale & Purchase Agreement and shall in no way be modified by any statements, representation or promises made by us or the marketing agent.

Another prestigious development of:



Developer:

SAVOY DEVELOPMENT PTE LTD

(A fully-owned subsidiary of EASTERN HOLDINGS LTD)

1100 Lower Delta Road EPL Building #02-05 Singapore 169206

