



## RESIDENCES

Minimalist style | Optimal value

*A beautiful home that promises many happy returns*



H Residences offers the best of contemporary living with exceptional value. Set in a cosy neighbourhood, H Residences has 17 units, including penthouses with dual-key for flexibility and convenience.



Follow your heart to H Residences, where you can enjoy the true value of modern comfort and style without excess.





## Contemporary

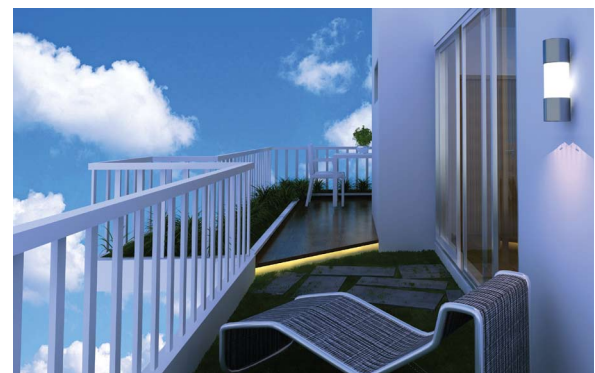
- Pleasant 7 mins. walk to Kembangan MRT
- Short stroll to Telok Kurau Park and Siglap Park Connector
- Steps away from Parkway East Hospital

## Convenient

- 2 mins drive to ECP or PIE
- 15 mins drive to Changi Airport
- Near to good schools
- Near popular eateries in Katong and Joo Chiat
- Short drive to Parkway Parade and East Coast Beach recreational area

## Connected





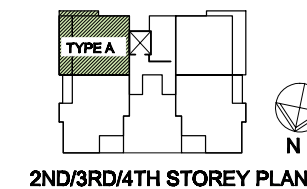
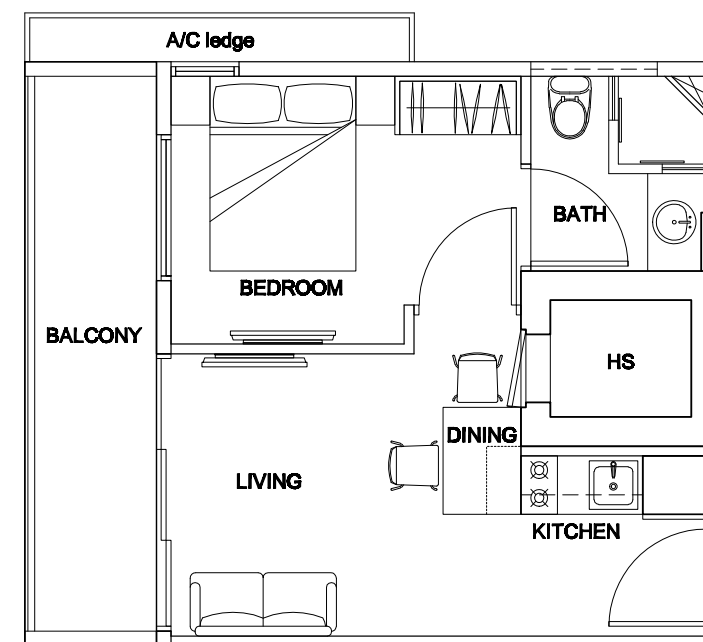
## Type A

1-Bedroom  
474 sq. ft

#02-04

#03-04

#04-04



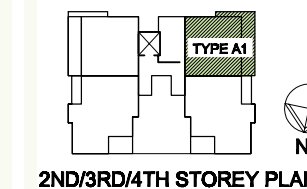
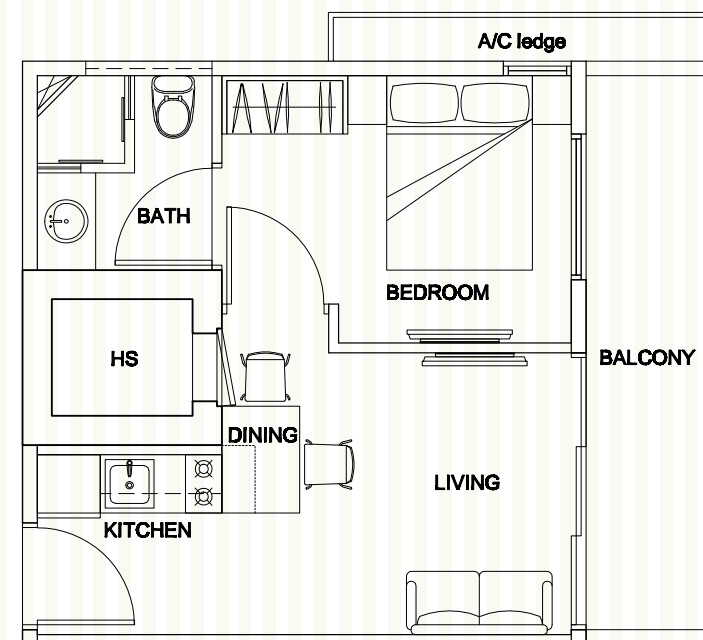
## Type A1

1-Bedroom  
474 sq. ft

#02-01

#03-01

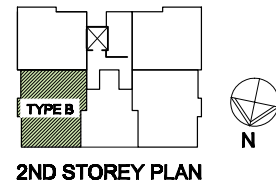
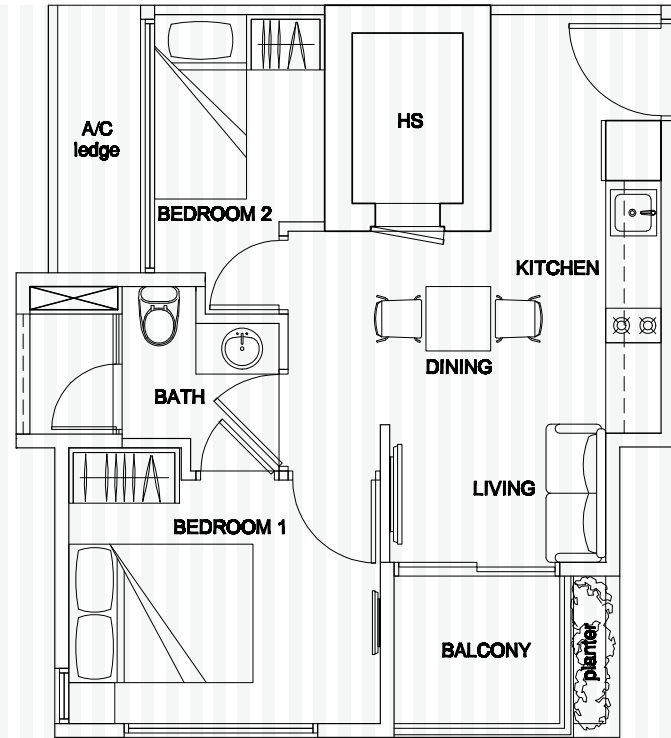
#04-01



*Make room to live life to the fullest*

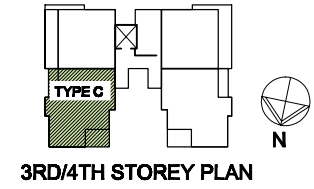
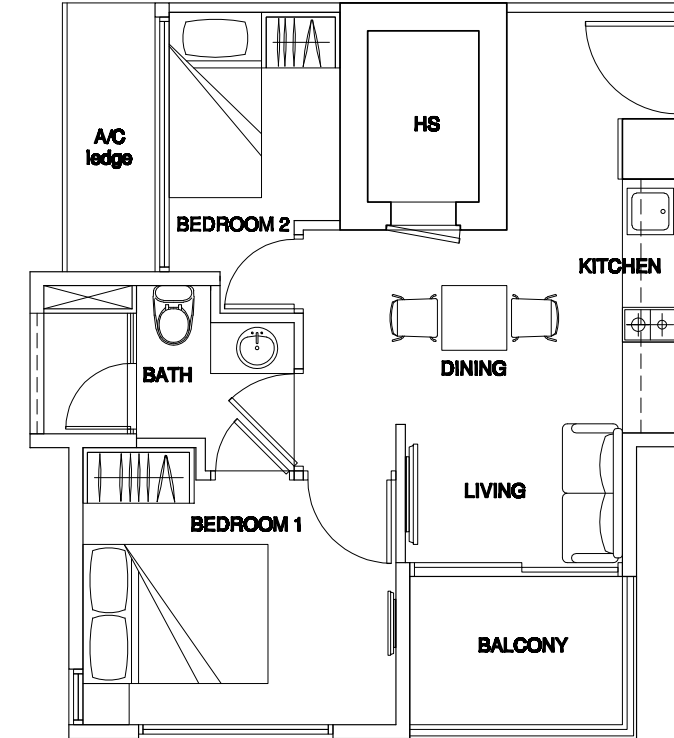
## Type B

2-Bedroom  
549 sq. ft  
#02-03



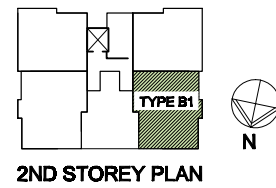
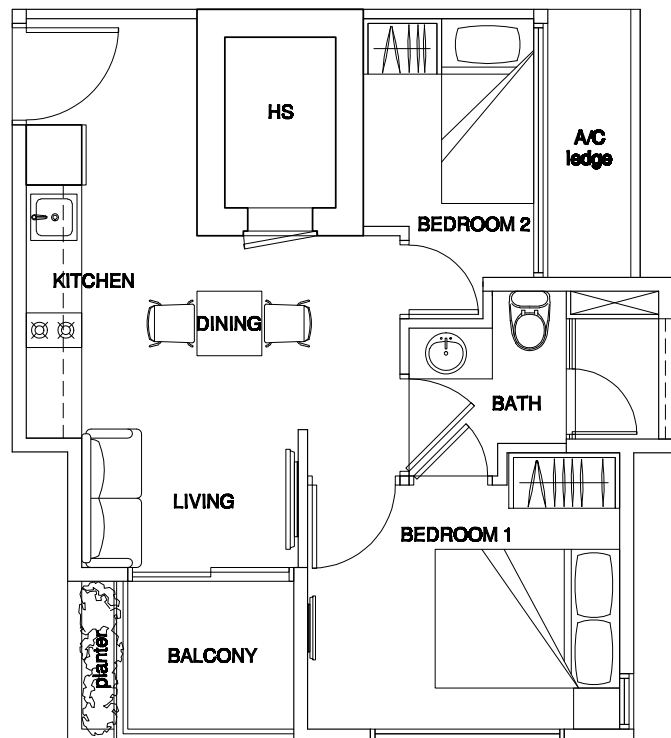
## Type C

2-Bedroom  
549 sq. ft  
#03-03  
#04-03



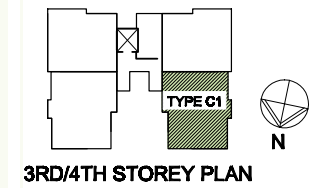
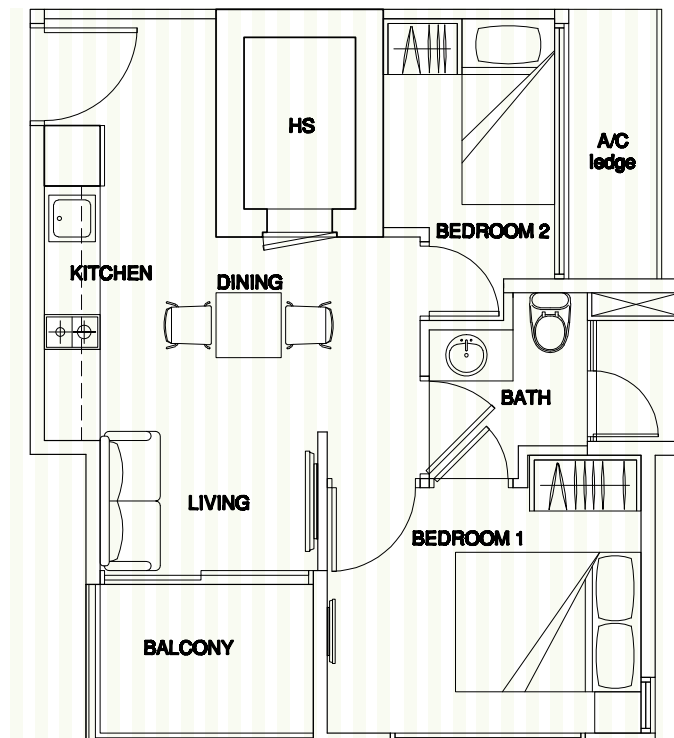
## Type B1

2-Bedroom  
549 sq. ft  
#02-02



## Type C1

2-Bedroom  
549 sq. ft  
#03-02  
#04-02



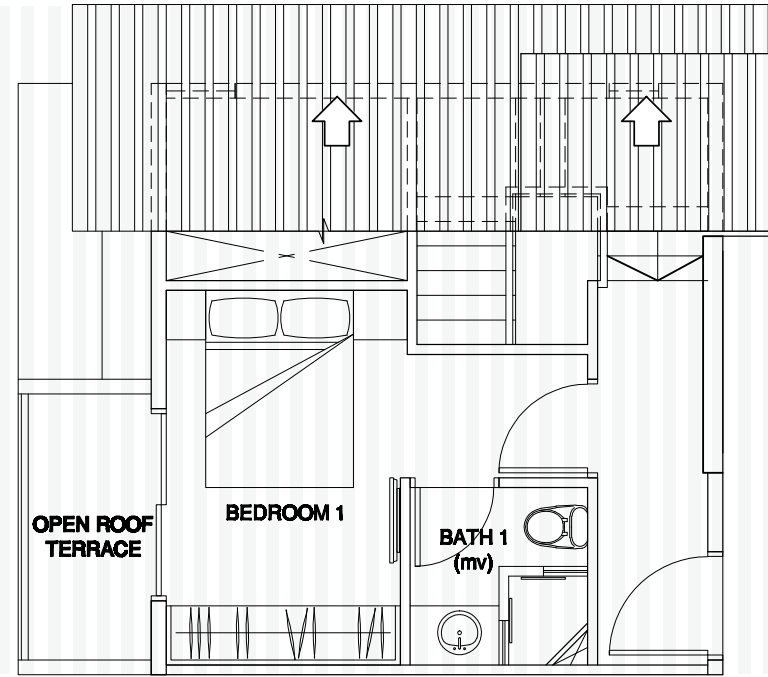
# Type D

PENTHOUSE

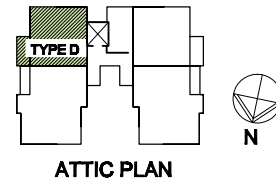
2-Bedroom

840 sq. ft

#05-04



Upper Level



ATTIC PLAN

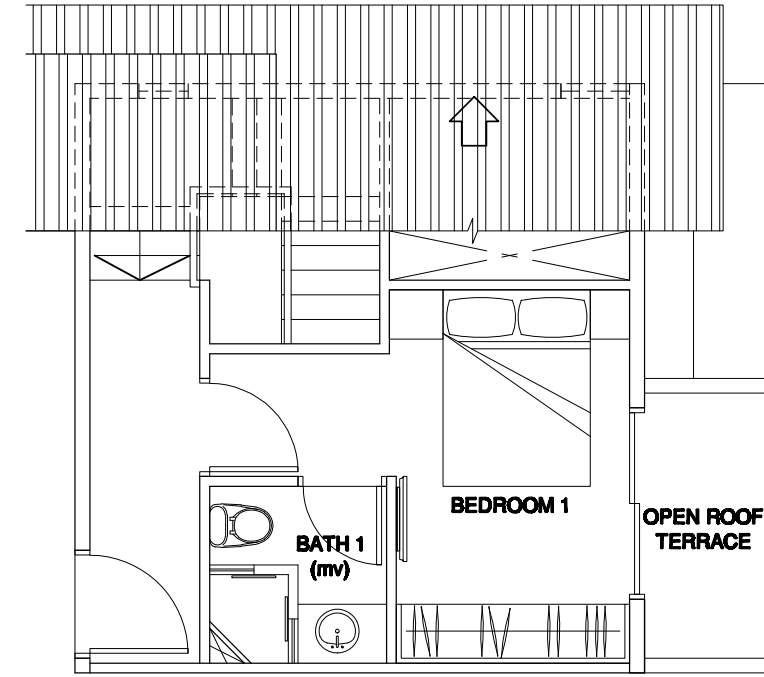
# Type D1

PENTHOUSE

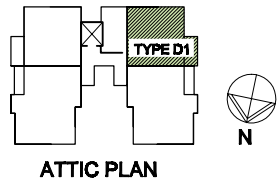
2-Bedroom

840 sq. ft

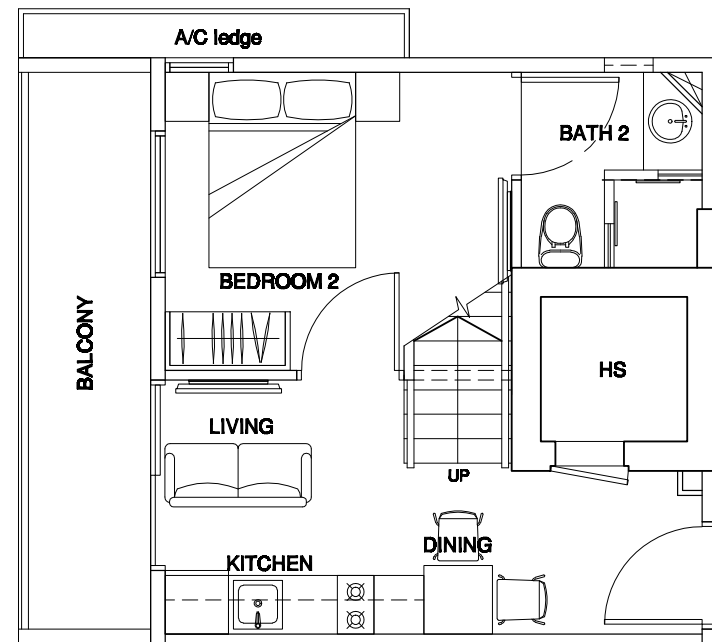
#05-01



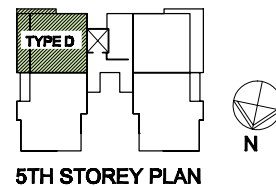
Upper Level



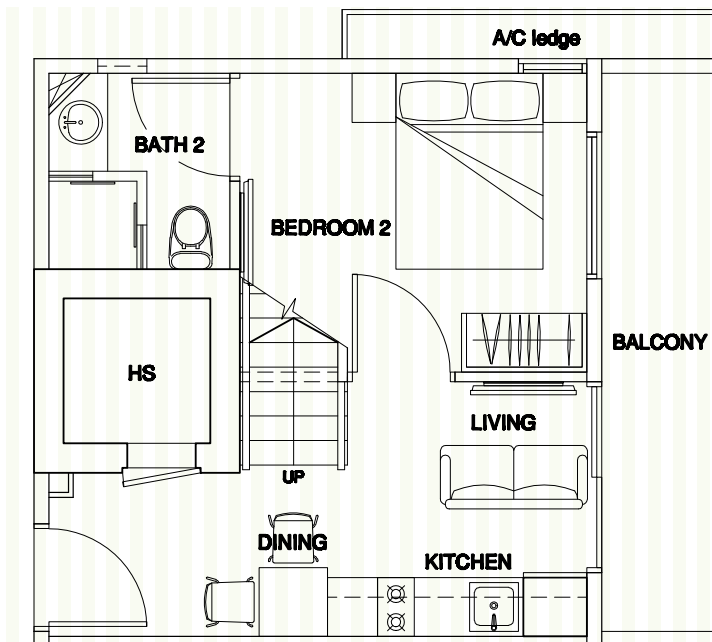
ATTIC PLAN



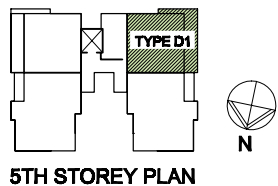
Lower Level



5TH STOREY PLAN



Lower Level



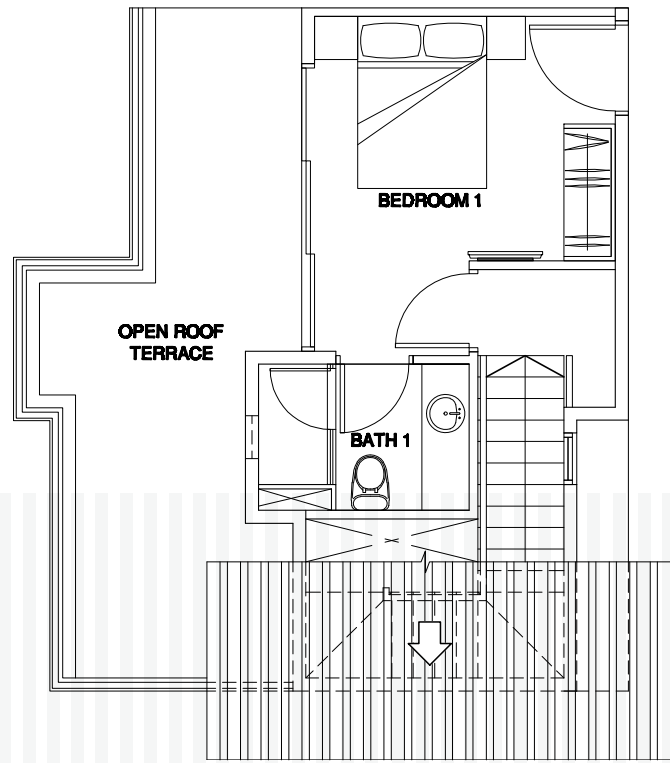
5TH STOREY PLAN

# Type E

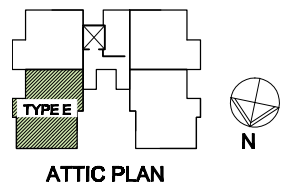
PENTHOUSE

3-Bedroom  
1066 sq. ft

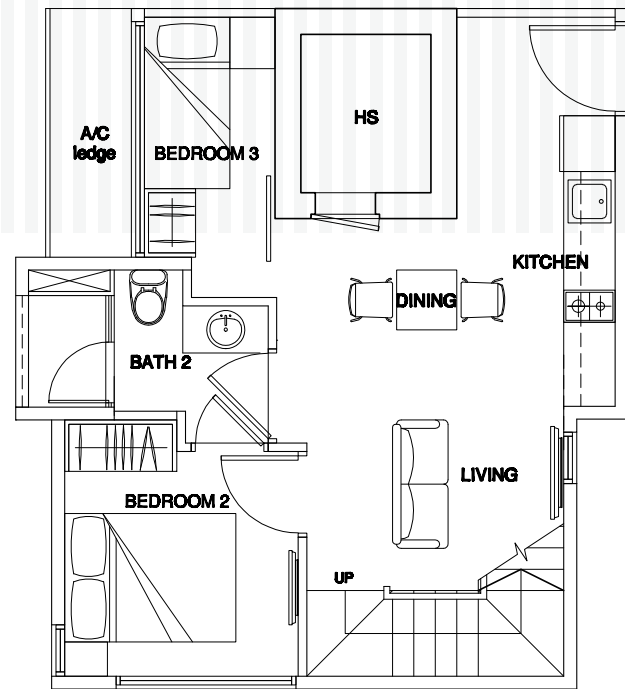
#05-03



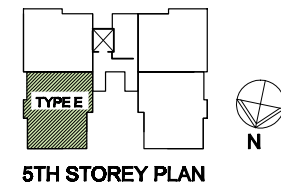
Upper Level



ATTIC PLAN



Lower Level



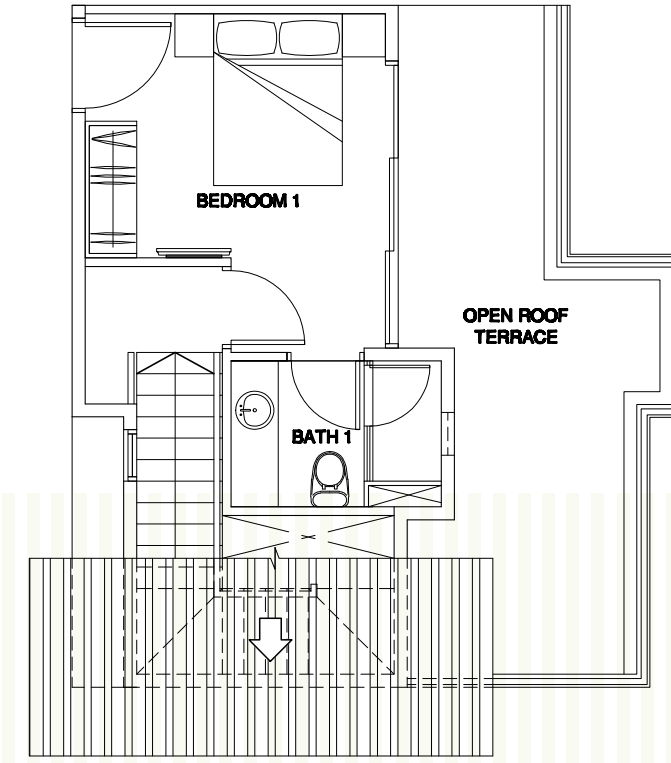
5TH STOREY PLAN

# Type E1

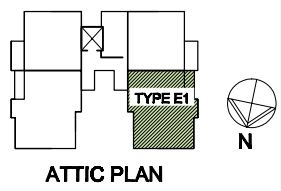
PENTHOUSE

3-Bedroom  
1066 sq. ft

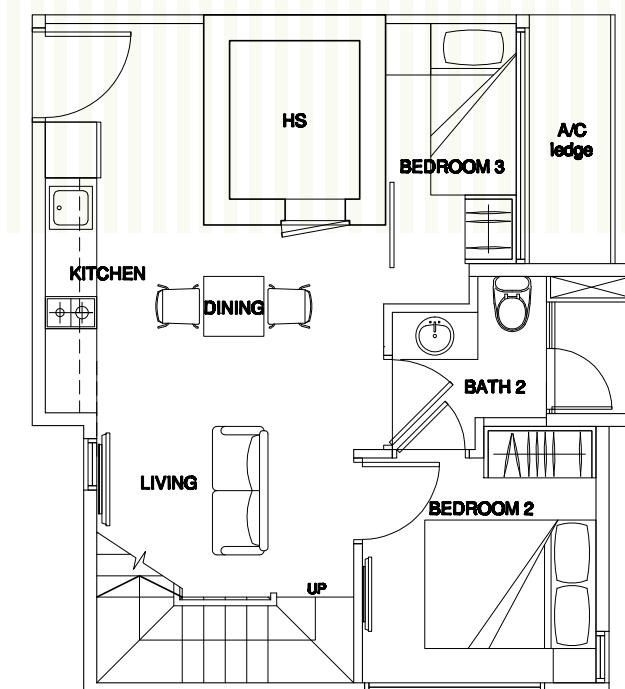
#05-02



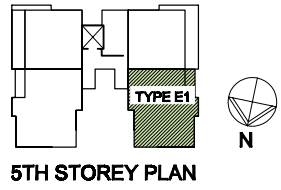
Upper Level



ATTIC PLAN



Lower Level



5TH STOREY PLAN

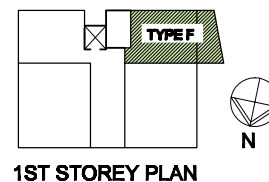
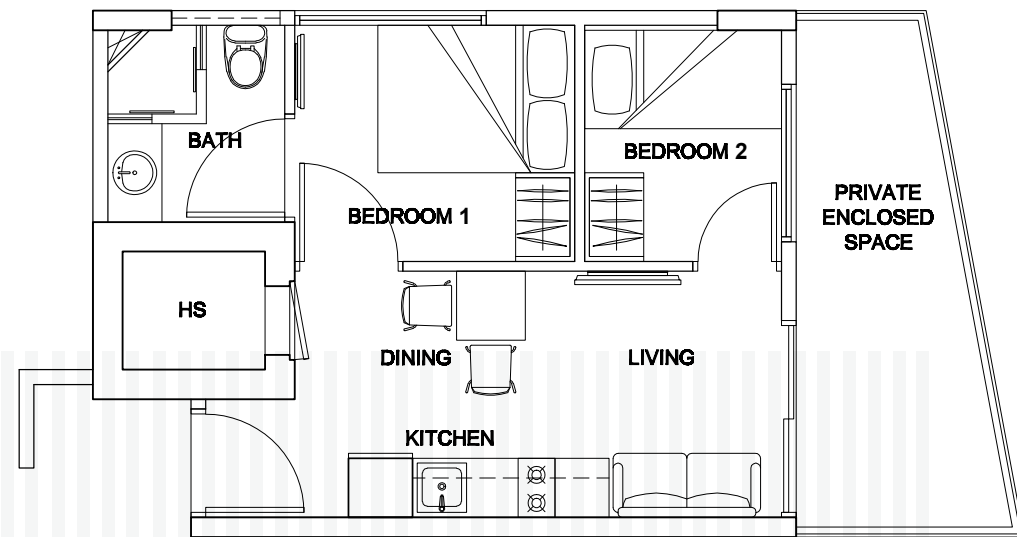
# SPECIFICATIONS for Apartments

## Type F

2-Bedroom

474 sq. ft

#01-01



While every reasonable care has been taken in preparing this leaflet and the plans attached, the developer and its agents cannot be held responsible for any inaccuracies therein. All statements, specifications and plans are believed to be correct but are not to be regarded as statements or representations of fact. Visual representations, illustrations, photographs and rendering are intended to portray only impressions of the development and cannot be regarded as representations of fact. Photographs or images contained in this brochure do not necessarily represent as built standard specifications. 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. All plans are subject to amendments approved by the building authorities. Floor areas are approximate measurements and subject to final survey.

The choice of brand and model of fittings, equipments, installation and appliances supplied shall be at the sole discretion of the vendor.

### Marble & Granite

Marble and granite are natural stone materials continuing 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 or granite hence 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 difference may be felt at the joints.

### 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.

### Timber

Timber strips are natural materials containing veins and tonal difference. Thus it is not possible to achieve total consistency of colour and grain in the selection and installation. Occasional appearance of "Knots" are natural characteristic of timber.

### 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 design.

### 1. Foundation

Steel 'H' Piles or Concrete Piles.

### 2. Super-Structure

Reinforced concrete.

### 3. Walls

External : Bricks and/or reinforced concrete generally.  
Internal : Bricks and/or light weight blocks and / or reinforced concrete and/or precast panels and / or drywall partition generally.

### 4. Roof

Reinforced concrete roof with waterproofing and insulation and/or metal roofing with insulation.

### 5. Ceiling (Apartments)

a) Living / Dining, Bedrooms, Study, Household Shelter, Balcony and Yard : Skim coats with emulsion paint generally and fibrous plasterboard ceiling where applicable.

b) Master Bath, Bath & Kitchen : Fibrous plasterboard with emulsion paint.

### 6. Finishes

a) Internal Wall (Apartments)

i) Living / Dining, Bedrooms, Study, Household Shelter, Yard, Balcony, Open Terrace & Roof Terrace : Cement and sand plaster with emulsion paint generally.

ii) Kitchen : Ceramic or homogeneous tiles (up to false ceiling height and no tiles behind cabinets).

iii) Master Bath & Bath : Ceramic or homogeneous or mosaic tiles (up to false ceiling height and no tiles hind cabinets and mirrors).

b) Floor (Apartments)

i) Living / Dining : Marble with timber skirting.

ii) Master Bedroom & Bedroom : Natural timber strip flooring with timber skirting.

iii) Kitchen, Household Shelter & Yard : Ceramic or homogeneous tiles

iv) Master Bath & Bath : Ceramic or homogeneous tiles.

v) Balcony, Open Terrace & Roof Terrace : Ceramic or homogeneous tiles

vi) Planter areas & A/C Ledge : Cement finish.

### 7. Windows

a) Powder Coated or Anodized Aluminium framed windows with clear or tinted glass.

b) Bathrooms - Power Coated or Anodised Aluminium framed windows with frosted glass.

### 8. Doors

a) Main entrance : Approved fire-rated timber door.

b) Bedrooms Master Bath & Bath : Timber flush door.

c) Open Terrace, Roof Terrace, Balcony & Planter (where applicable) : Powder Coated or Anodised Aluminium framed glass door or Aluminium paneled door.

### 9. Sanitary fittings

a) Master Bath (For All Types)  
1 Glass shower cubicle c/w shower mixer, overhead shower & shower handset.

1 Basin  
1 Pedestal water closet  
1 Toilet roll holder  
1 Towel rail  
1 Mirror

b) Bath (For All Types)  
1 Glass shower cubicle c/w shower mixer, overhead shower & shower handset.

1 Basin  
1 Pedestal water closet  
1 Toilet roll holder  
1 Towel rail  
1 Mirror

### 10. Electrical Installation / Telephone / TV / FM

a) Electrical wiring will be concealed conduits where possible. Where there is a false ceiling, the electrical wiring will be in surface mounted conduit in the ceiling space.

b) The routing of services within the apartment units shall be at the sole discretion of the Architect and / or Engineer.

c) Cable - Readiness to comply with BCA's requirements.

Note : The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Starhub Cable Vision Ltd (SCV) 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.

### 11. Lightning Protection

Lightning Protection System shall be provided in accordance with Singapore Standard CP 33:1996.

### 12. Painting

a) External walls : Spray textured coating at selected areas / weather shield emulsion paint generally.

b) Internal walls : Emulsion paint.

### 13. Waterproofing

Waterproofing is provided to Bathrooms, Kitchen, Balcony, Open Terrace, Roof Terrace, R.C. flat roof & Planter Boxes.

### 14. Recreation Facilities

Swimming Pool  
Pool Deck  
Fitness Corner.

### 15. Additional Items

a) Kitchen Cabinets - High and low level kitchen cabinets.

b) Kitchen Appliances - Induction cooker and hood.

c) Bedroom Wardrobes - Wardrobes to all bedrooms

d) Air-conditioning - Exposed wall mounted split unit air-conditioner to all bedrooms and living / dining.

e) Security - Audio intercom system.





SOUTH ISLAND TK PTE LTD (201010244E)

Marketing Agent: