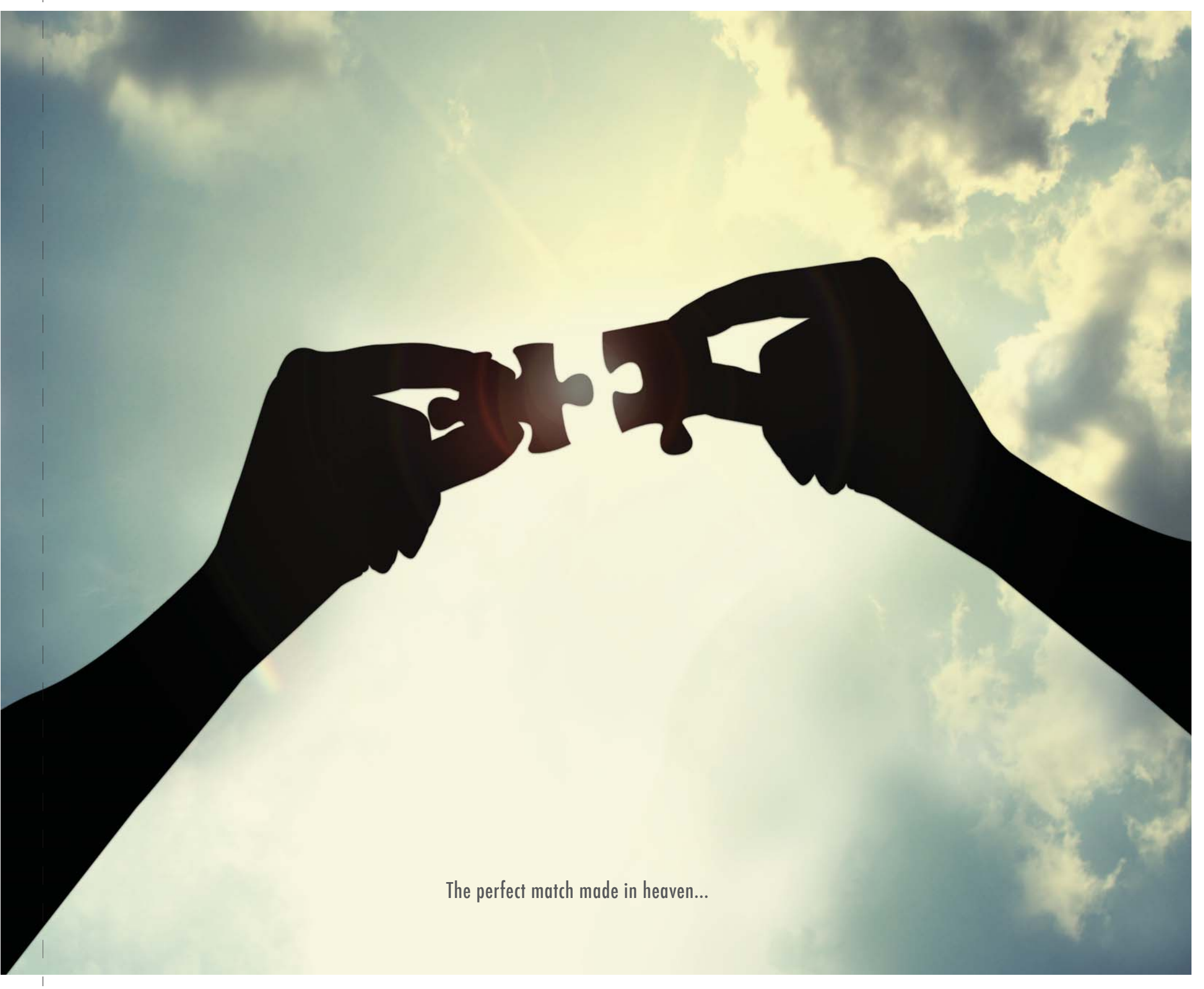


A large, light gray, stylized letter 'C' logo that forms a partial circle around the text. The 'C' is composed of two thick, curved lines that meet at the top and bottom, creating a large open space in the center.

the **O**CTET





The perfect match made in heaven...



Nestled in the lush surroundings of Eastern Singapore, an exclusive 56 units freehold development with a sleek modern facade that reflect your discerning taste. The Octet, the perfect synthesis of form and function.

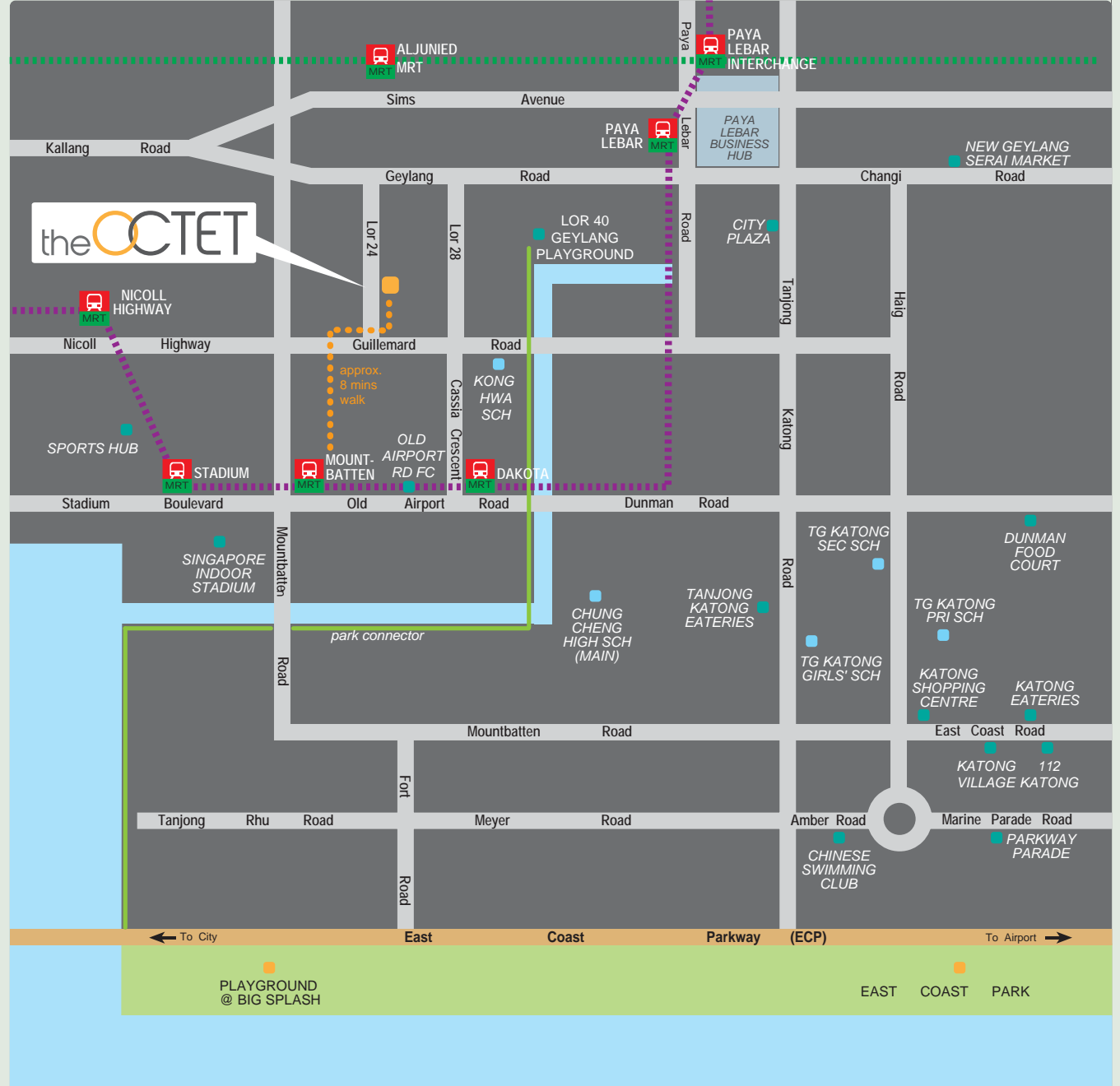


the OCTET

From shopping to entertainment, experience the excitement of life from every angle.

Within minutes walk to Mountbatten MRT station, providing access to the city and beyond. Drivers can easily zip around the island with both Pan-Island Expressway and the East Coast Parkway Expressway conveniently located a stone's throw away.

Experience city living right at your doorstep...



Enjoy life's finer moments...

Immerse yourself in the soothing rooftop pool, workup a sweat in the gym or enjoy a sizzling BBQ dinner in the evening under the glazing stars.

Myriad options await you at The Octet.



A reflection of your stylish lifestyle...







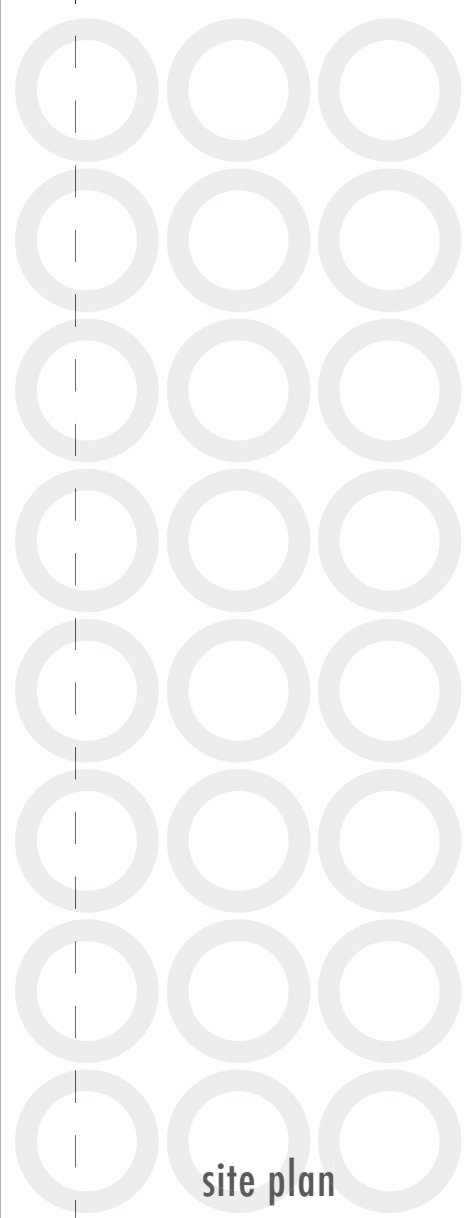


Artist's impression only



Artist's impression only

Quality fittings and furnishings adorn the interior of your home, giving it an allure of style and function.



# site plan

## LEGENDS

- A. SWIMMING POOL
- B. POOL DECK
- C. BBQ AREA
- D. GYM
- E. VEHICULAR ENTRY / EXIT
- F. PEDISTRIAN ENTRY / EXIT



LORONG 24 GEYLANG

# TYPE A

1+1 bdrm

49 sq m

527 sq ft

#02-01

#03-01

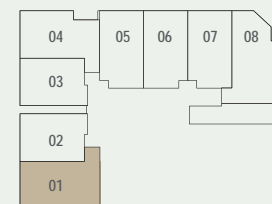
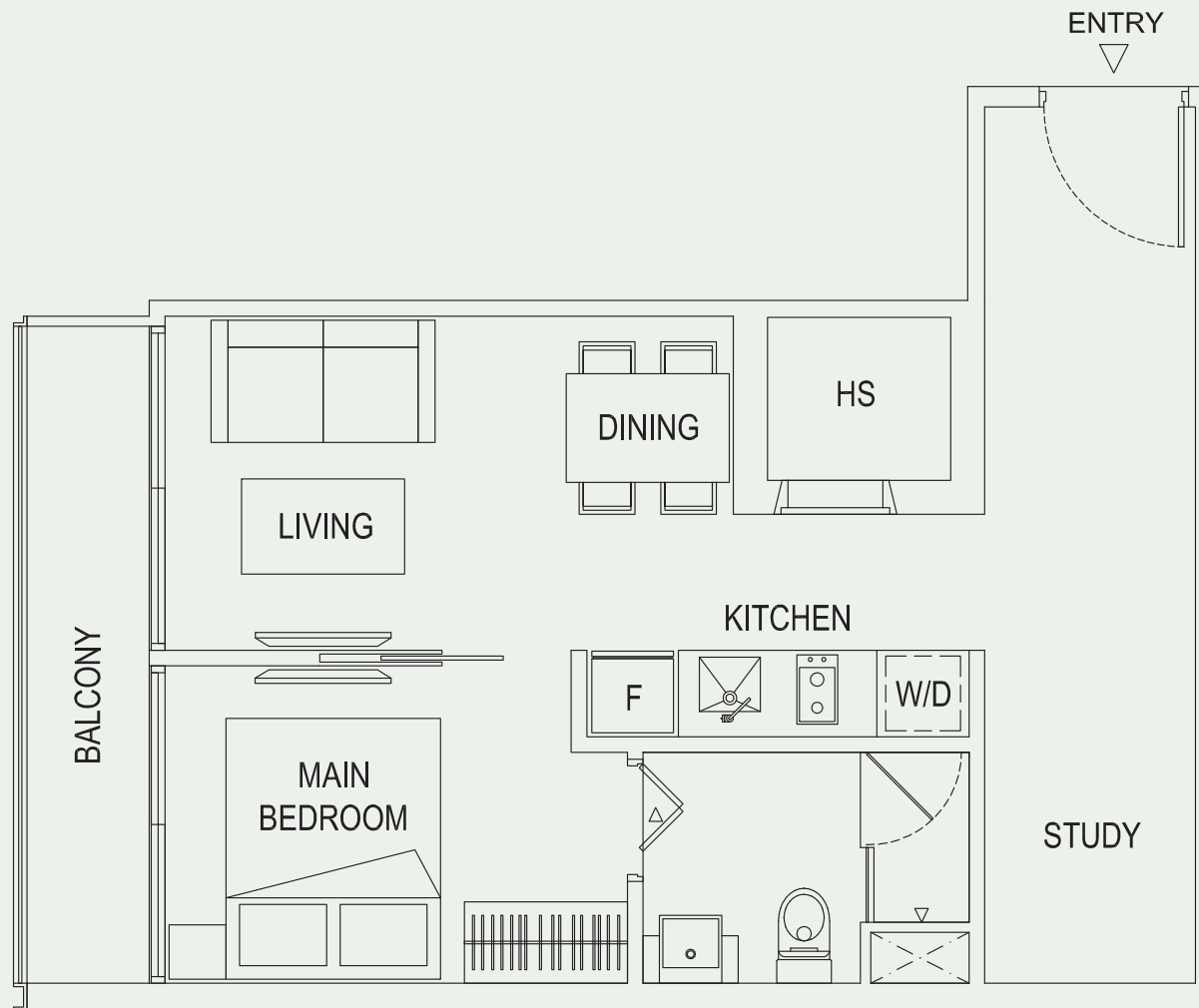
#04-01

#05-01

#06-01

#07-01

#08-01



Area inclusive of Balcony and A/C Ledge.



# TYPE B

1 bdrm

39 sq m

420 sq ft

#02-02

#03-02

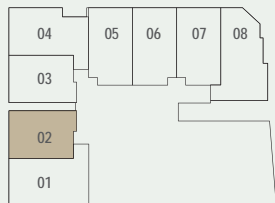
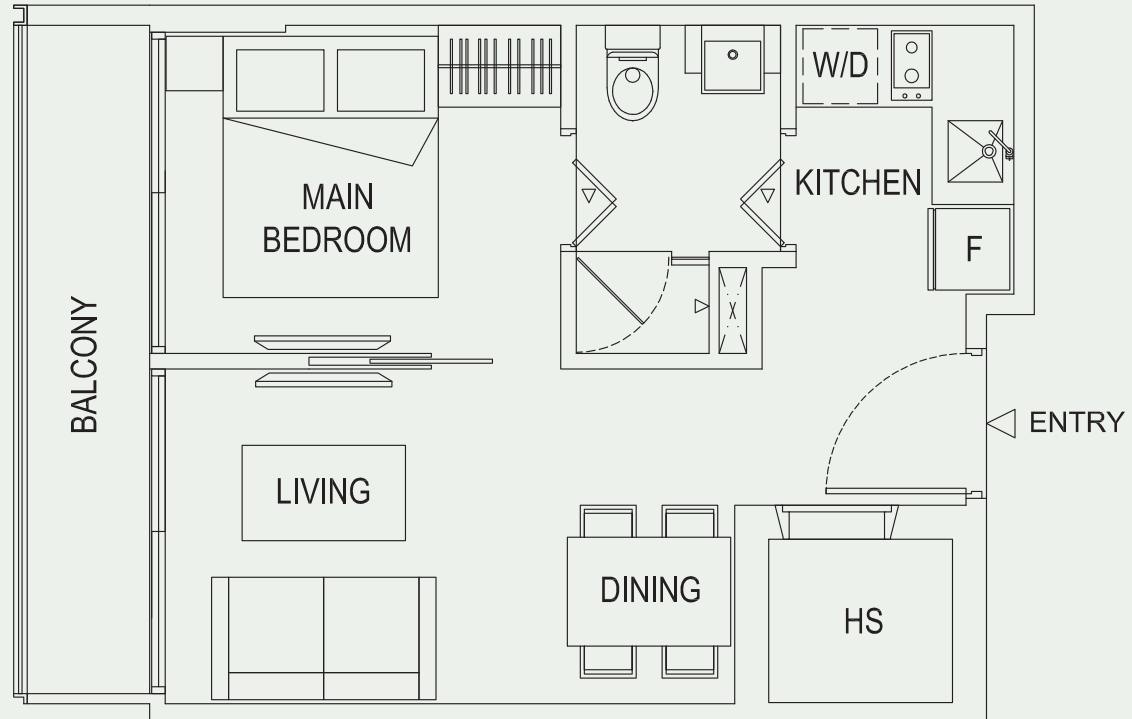
#04-02

#05-02

#06-02

#07-02

#08-02



Area inclusive of Balcony and A/C Ledge.

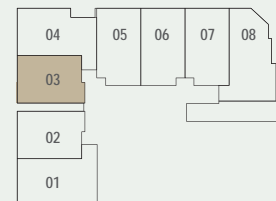
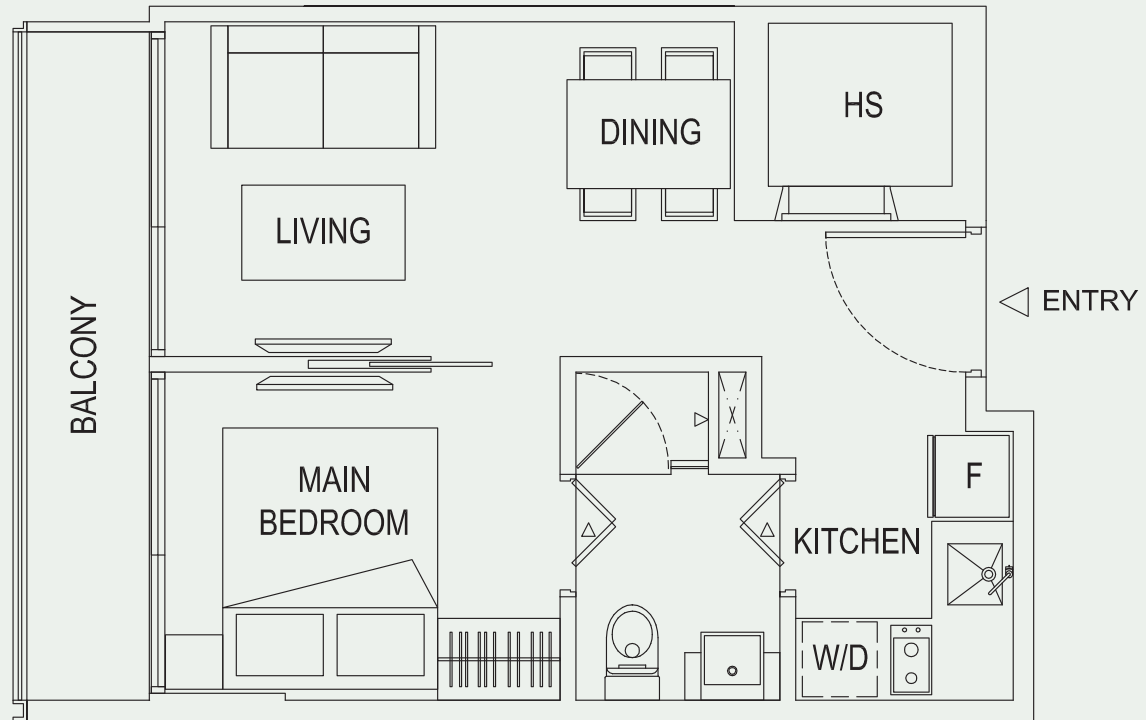
# TYPE C

1 bdrm

39 sq m

420 sq ft

- #02-03
- #03-03
- #04-03
- #05-03
- #06-03
- #07-03
- #08-03



Area inclusive of Balcony and A/C Ledge.



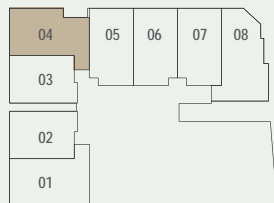
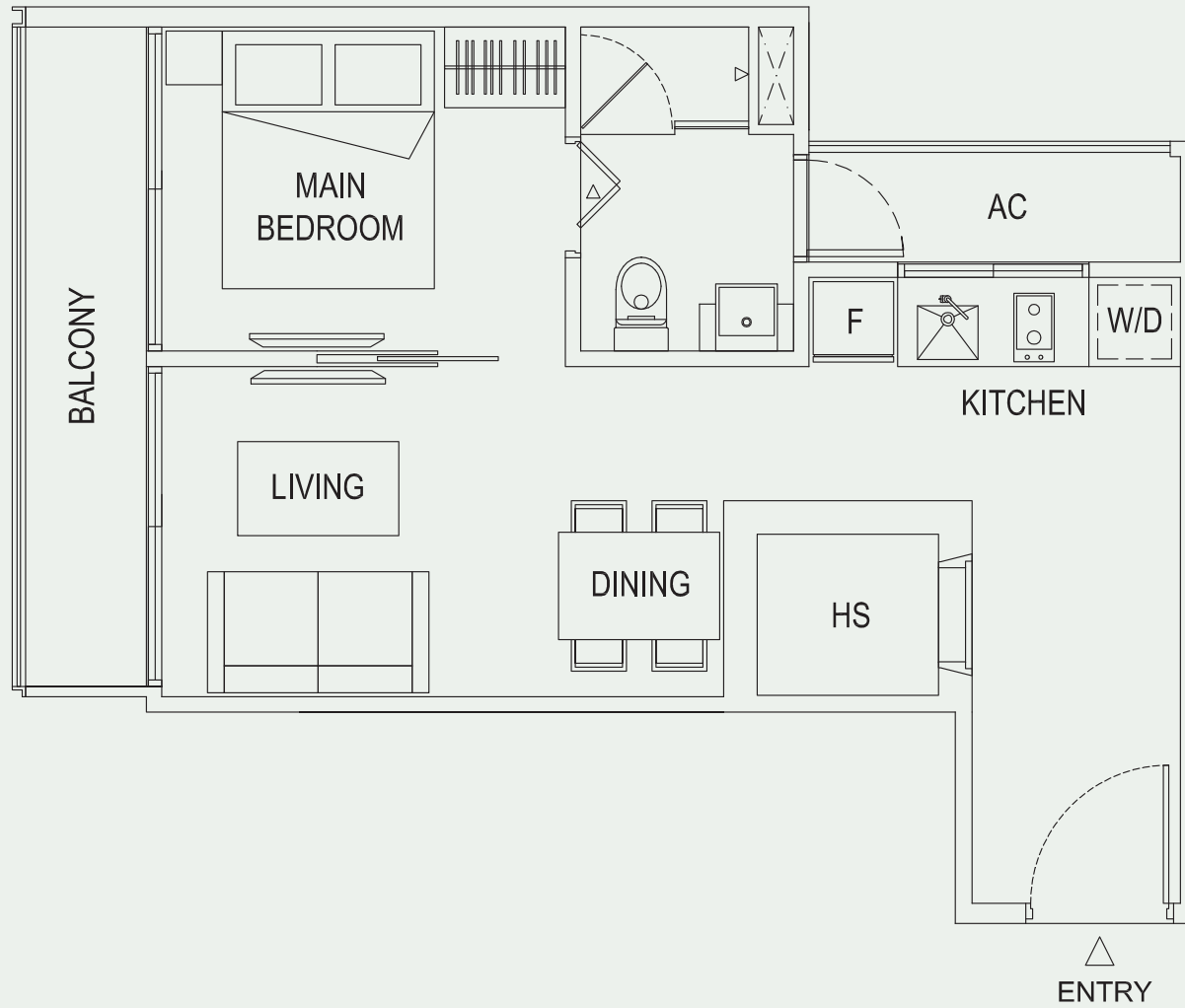
# TYPE D

1 bdrm

45 sq m

484 sq ft

- #02-04
- #03-04
- #04-04
- #05-04
- #06-04
- #07-04
- #08-04



Area inclusive of Balcony and A/C Ledge.

# TYPE E

1+1 bdrm

40 sq m

431 sq ft

#02-05

#03-05

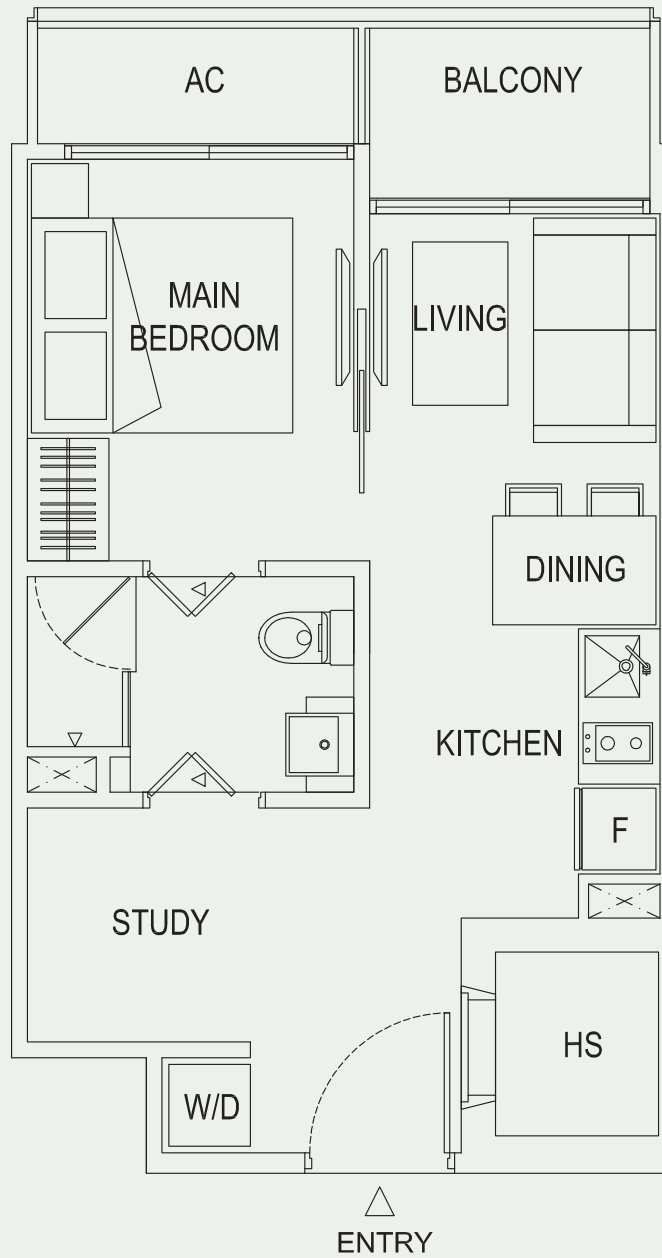
#04-05

#05-05

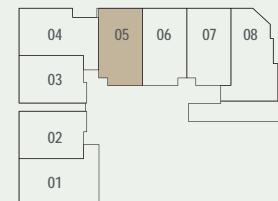
#06-05

#07-05

#08-05



Area inclusive of Balcony and A/C Ledge.





# TYPE F

1+1 bdrm

40 sq m

431 sq ft

#02-06

#03-06

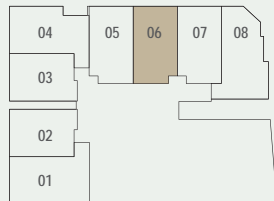
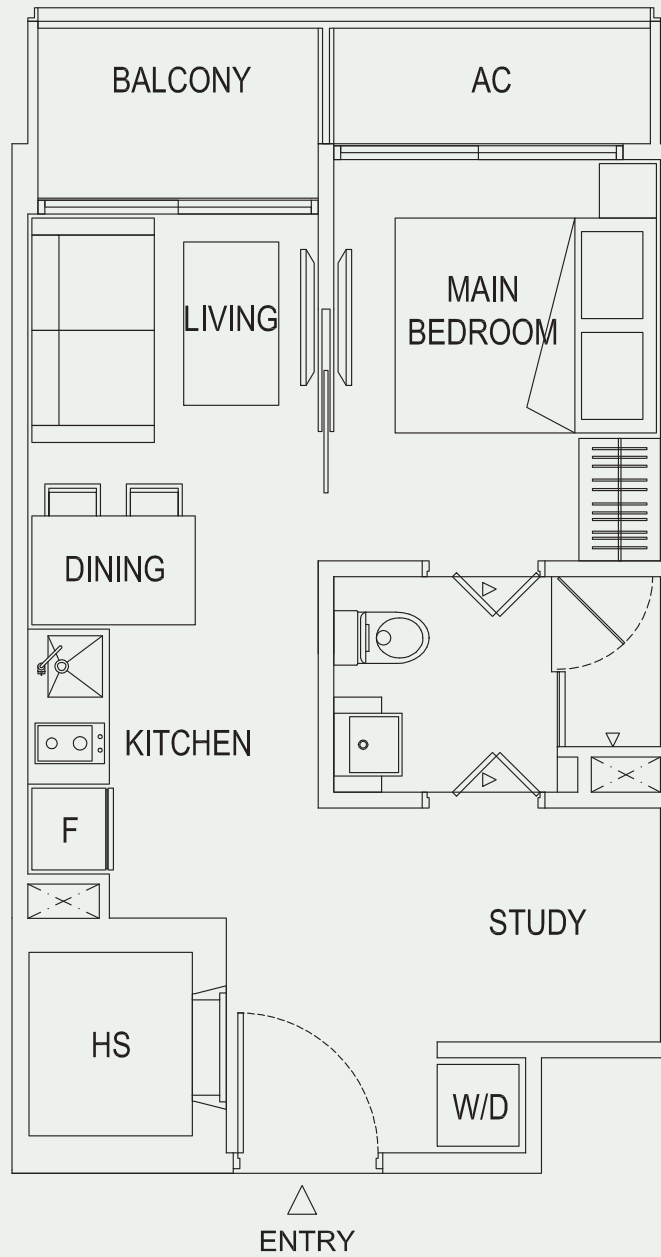
#04-06

#05-06

#06-06

#07-06

#08-06



Area inclusive of Balcony and A/C Ledge.

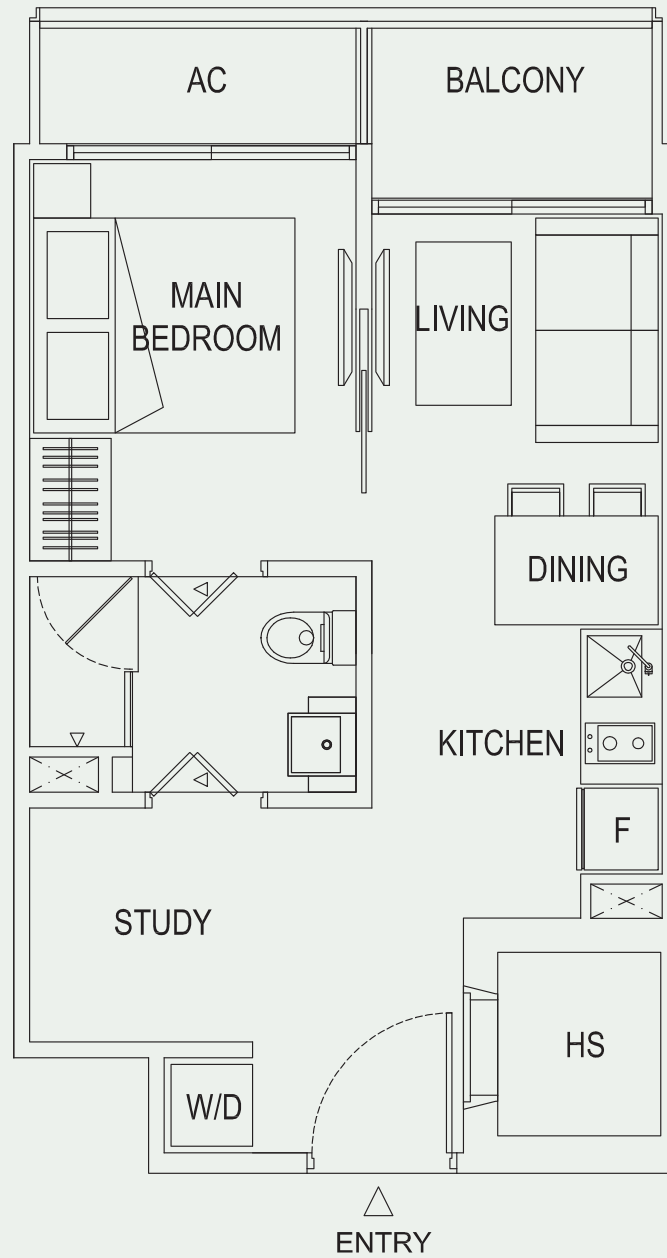
# TYPE G

1+1 bdrm

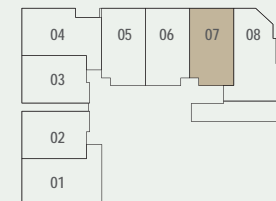
40 sq m

431 sq ft

- #02-07
- #03-07
- #04-07
- #05-07
- #06-07
- #07-07
- #08-07



Area inclusive of Balcony and A/C Ledge.



# TYPE H

2 bdrm

47 sq m

506 sq ft

#02-08

#03-08

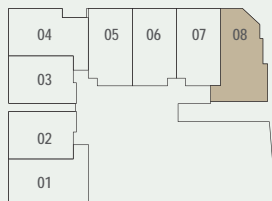
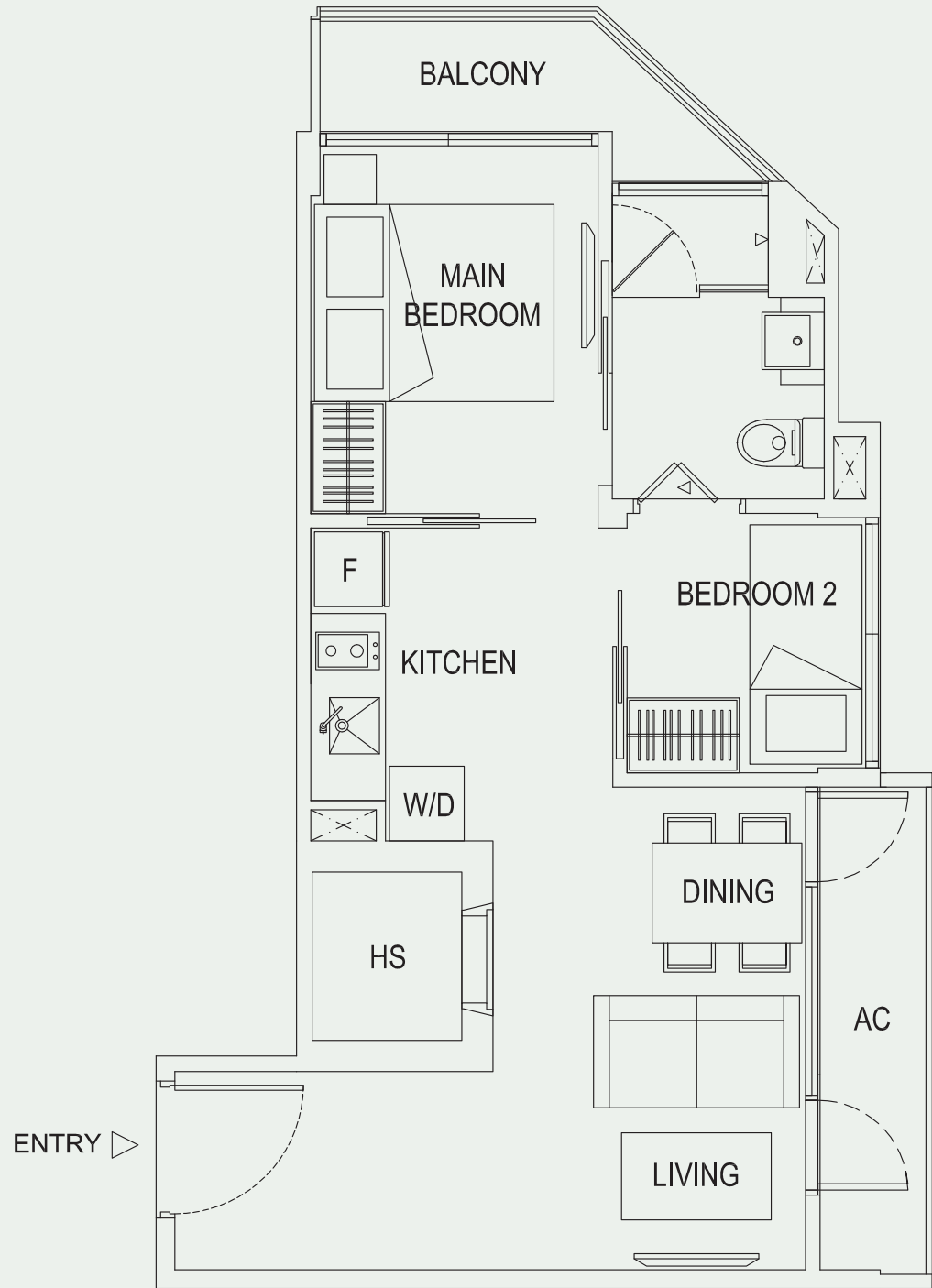
#04-08

#05-08

#06-08

#07-08

#08-08

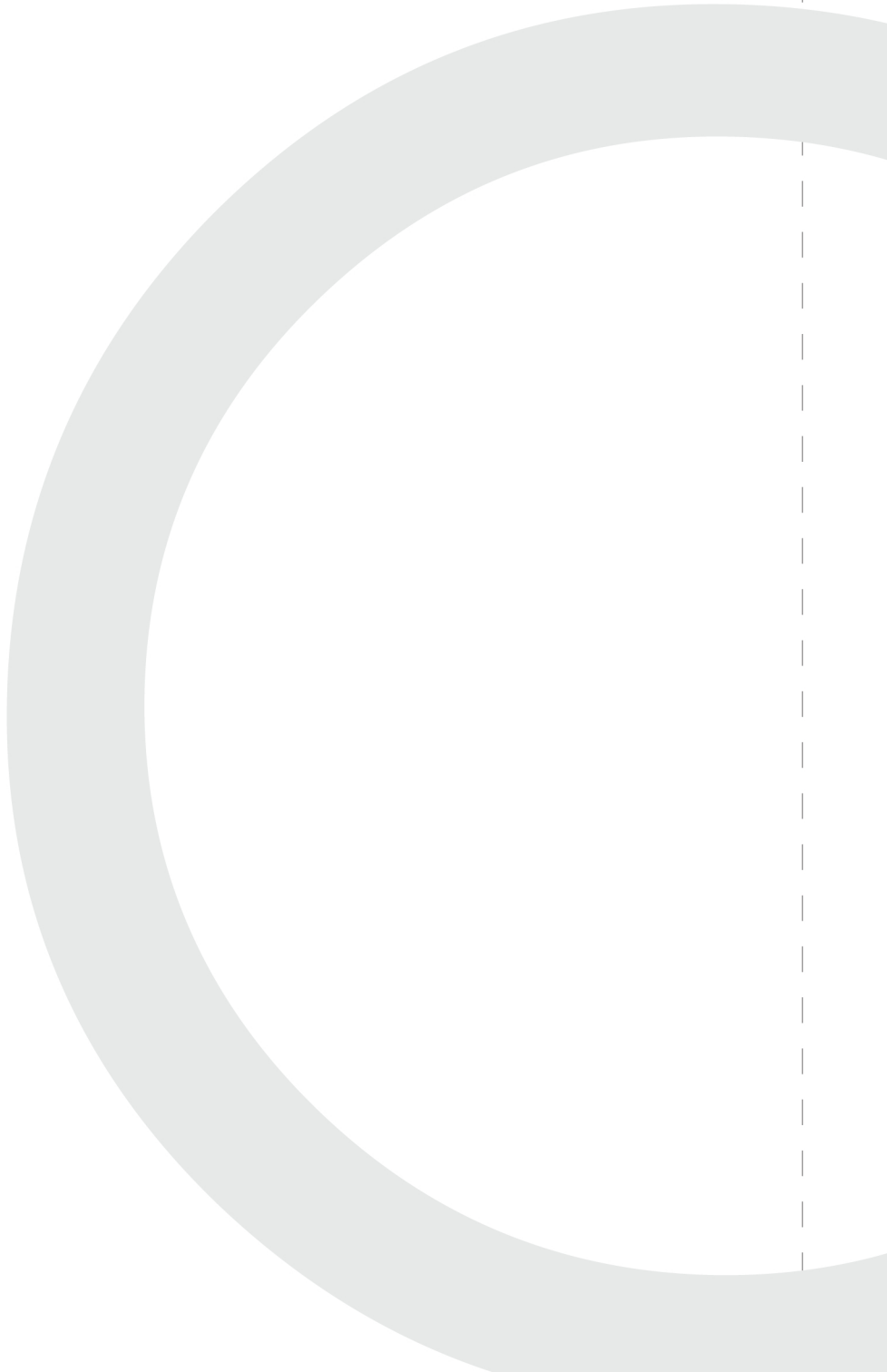


Area inclusive of Balcony and A/C Ledge.

# Specifications

1. FOUNDATION  
Reinforced concrete pile manufactured from Ordinary Portland Cement (OPC) complying BS12 series and/or other approved foundation system.
2. SUPER-STRUCTURE  
Reinforced concrete manufactured from Portland Cement complying with BS12 and steel reinforcement bar complying with BS 4449:2005 or SS2
3. WALLS
  - External - R.C. wall and/or Common clay brick
  - Internal - Dry Partitions and/or Precast Wall Panels/ Common clay brick and/or RC precision blocks/ reinforced concrete
4. ROOF  
Reinforced concrete roof with waterproofing and insulation
5. CEILING  
Moisture resistance ceiling board and/or fiber gypsum plasterboard and/or skim coat with emulsion paint finish for units.
6. FINISHES
  - Wall (For Apartments)
    - Living/Dining, Bedrooms, Household Shelter, Study & Balcony - Cement and Sand plaster and/or skim coat with emulsion paint and on expose surface only.
    - Bathrooms - Homogeneous and/or Ceramic and/or Porcelain tiles laid up to false ceiling height (exposed areas only).
    - Kitchen - Homogeneous and/or Ceramic and/or porcelain tiles between cabinets only.
  - Note: No tiles/stone behind mirrors and above false ceiling.
  - Wall (For Common Areas)
    - 1st Storey Lift Lobby - Part Ceramic and/or Homogenous tiles up to false ceiling height (exposed areas only)
    - Typical Lift Lobby - Cement and sand plaster with emulsion paint/ Homogeneous Tiles.
    - Staircase - Cement and sand plaster and/or skim coat with emulsion paint.
    - External Wall - Cement and sand plaster and/or skim coat with weatherproof paint.
  - Floor (For Apartments)
    - Living, Dining & Study (if applicable) - Ceramic tiles
    - Bedrooms - Parquet flooring
    - Bathrooms - Ceramic Tiles
    - Kitchen, Household Shelter & Balcony - Ceramic Tiles
    - A/C Ledge - Smooth cement finish
  - Floor (Common Areas)
    - 1st Storey Lift Lobby - Ceramic Tiles
    - Typical Lift Lobby - Ceramic Tiles
    - Staircase from 1st up to 2nd storey - Ceramic Tiles
    - Staircase from 2nd storey onwards - Cement and sand screed with nosing tiles
    - Pool Area/Landscape Deck - Timber Strip and/or Homogeneous Tiles and/or Mosaic and/or Pebble Wash and/or Cement screed
    - Gym - Homogeneous Tile/Heavy Duty Vinyl and/or Carpet
    - Walkway/Pavement - Pebble wash/Granite and/or Cement Screed
    - BBQ area - Pebble wash/Granite and/or Homogeneous Tiles
7. WINDOWS  
Powder coated aluminium framed windows with min. 6 mm thick glass.  
(Note : All windows are either casement, top hung, sliding, fixed, louvered or any combination of the above mentioned subject to Architect's selection)
8. DOORS
  - a. Main Entrance - Fire-rated timber/laminated finished door
  - b. Bedrooms & Bathrooms - Semi-hollow core timber veneer/laminated finished door
  - c. Household Shelter - PSB approved blast door
  - d. Balconies - Powder coated aluminium framed doors with float clear/tinted glass
  - e. Ironmongery - Quality Lockset to Architect's selection.
9. SANITARY WARES AND FITTINGS
  - Bath
    - a. 1 bath area with shower mixer
    - b. 1 basin and mixer tap with shelving below
    - c. 1 water closet
    - d. 1 mirror
    - e. 1 toilet paper holder
    - f. 1 towel hook
10. ELECTRICAL INSTALLATION / TELEPHONE / TV / FM
  - a. Refer to Electrical Schedule (below) for details
  - b. Electrical wiring will be in concealed conduits where possible.
  - c. Electrical wiring will be in surface mounted conduits within false ceiling where applicable.
  - d. Exposed trunking at A/C ledges
  - e. The routing of services within the houses shall be at the sole discretion of the Architect and/or Engineer.
  - f. Cable-Readiness to comply with BCA's requirements
11. TV/CABLE SERVICES/FM/TELEPHONE POINTS
  - a. TV - Refer to Electrical Schedule for details
  - b. Telephone - Refer to Electrical Schedule for details
12. LIGHTNING PROTECTION SYSTEM  
Lightning Protection System shall be provided in accordance with Singapore Standard Code of Practice.
13. PAINTING
  - a. External Walls - Spray textured coating/emulsion paint
  - b. Internal Walls - Selected Emulsion paint
14. WATERPROOFING  
Waterproofing provided to floors of Bathrooms, R.C roof and where required.
15. DRIVEWAY & CARPARK
  - a. Driveway & Carpark - Pebble wash and/or Smooth Cement Finish
16. RECREATIONAL FACILITIES
  - a. Gymnasium
  - b. Swimming Pool
  - c. Pool Deck
  - d. BBQ Area
17. ADDITIONAL ITEMS
  - a. Kitchen Cabinets - High and low kitchen cabinets with solid surface worktop complete with sink and tap.
  - b. Kitchen Appliances - Cooker Hob and Hood.
  - c. Bedroom Wardrobes - Provided to main bedroom only.
  - d. Air-conditioning - Multi-split air-conditioning to all Bedrooms/Study/ Living and Dining area
  - e. Audio Intercom System - To all apartment units.
  - f. Electric Water Heater - Hot water supply to all bathrooms.
  - h. Soil Treatment - Anti-termite soil treatment by specialist subject to approval by the relevant authorities.
  - g. Washing Machine - Water efficient washing machine with WELS good rating and above.
  - i. Fridge - Built-in fridge or free standing fridge.





NAME OF PROJECT : THE OCTET  
DEVELOPER : OSMO CAPITAL PTE LTD  
DEVELOPER'S LICENCE NO : C1006  
TENURE OF LAND : FREEHOLD  
ADDRESS : 23 LORONG 24 GEYLANG  
BUILDING PLAN NO : A1276-00590-2011-BP01 dated 20 JULY 2012  
LEGAL DESCRIPTION : LOT (S) 97894K, 97895N, 97896X & 97897L MK25  
AT 25 LORONG 24 GEYLANG S(398629) / 23  
LORONG 24 GEYLANG S(398628) / 19 LORONG  
24 GEYLANG S(398626) / 21 LORONG 24  
GEYLANG S(398627)  
EXPECTED DATE OF TOP : 31 DEC 2017  
EXPECTED DATE OF LEGAL COMPLETION : 31 DEC 2020

Developer : **OSMO CAPITAL PTE LTD**

Marketing Agent : **GPS**<sup>®</sup>  
**alliance**  
The Premier Real Estate Company  
Estate Agent Lic. No L3009861F