



Developed by:



The Heritage Group

A member of:

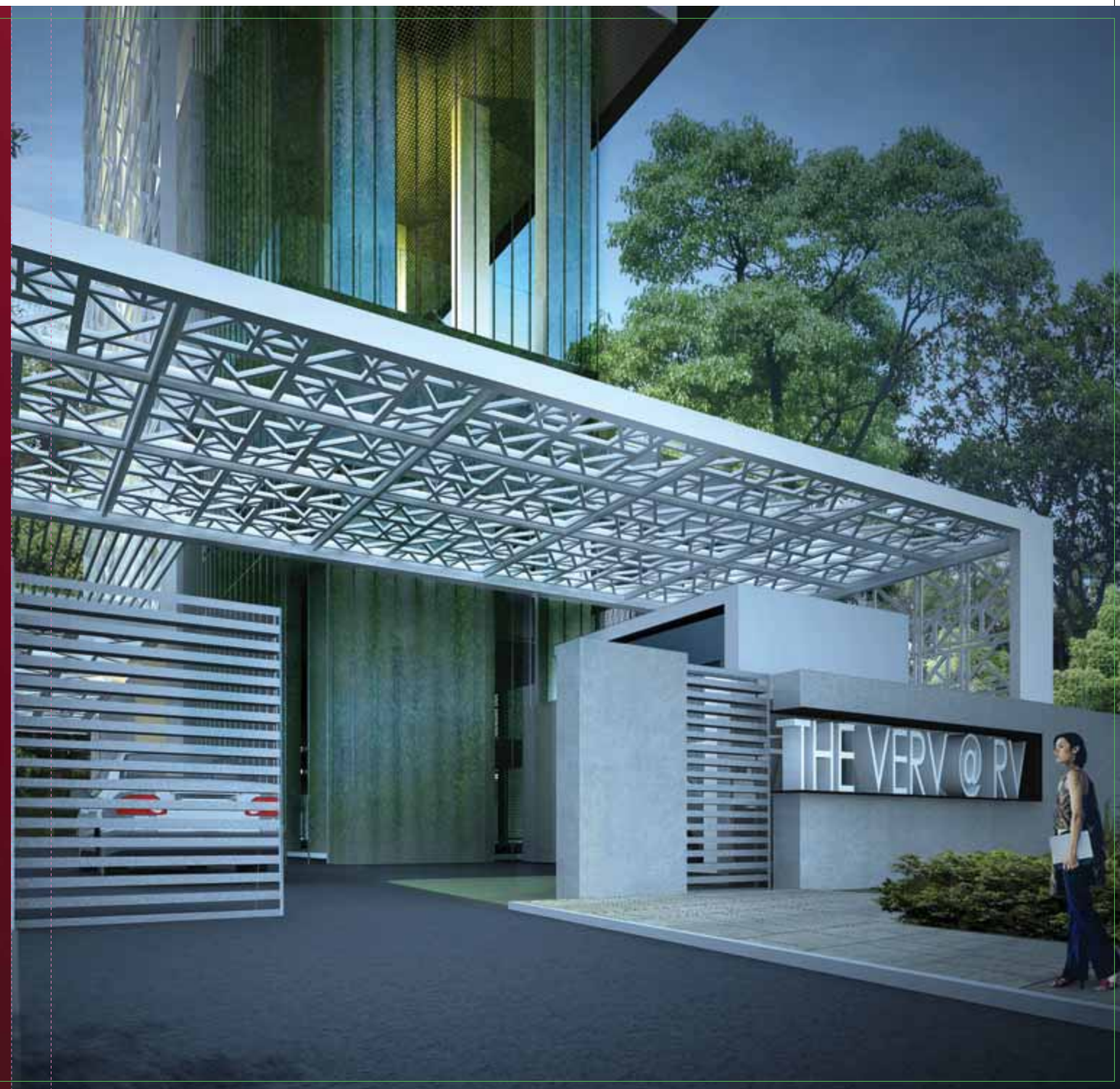


REDAS

Developer: Heritage Residence @ River Valley Pte Ltd (ROC No. 200710294H) • Developer Licence No.: C0453 • Tenure of Land: Freehold • Lot No: 00984W • Mukim No: TS21 • Expected TOP Date: December 2015 • Expected Date of Legal Completion: December 2018 • BP No.: A1420-00592-2007-BP01 • BP Date: 6 June 2008

A boundless energy that weaves from a career in full-throttle, to a lounge at your favourite nightspot. As this is happening – already, you're running a list of potential activities the next day: a massage perhaps? A musical at the Esplanade. A swim. And everything, yes everything, you insist must be done in style. Does this fit your profile?

THE VERV has been ingeniously designed to accommodate such lifestyles.

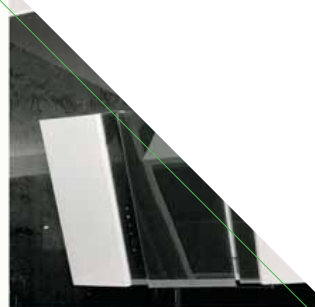


EVERYTHING YOU CAN POSSIBLY WANT.

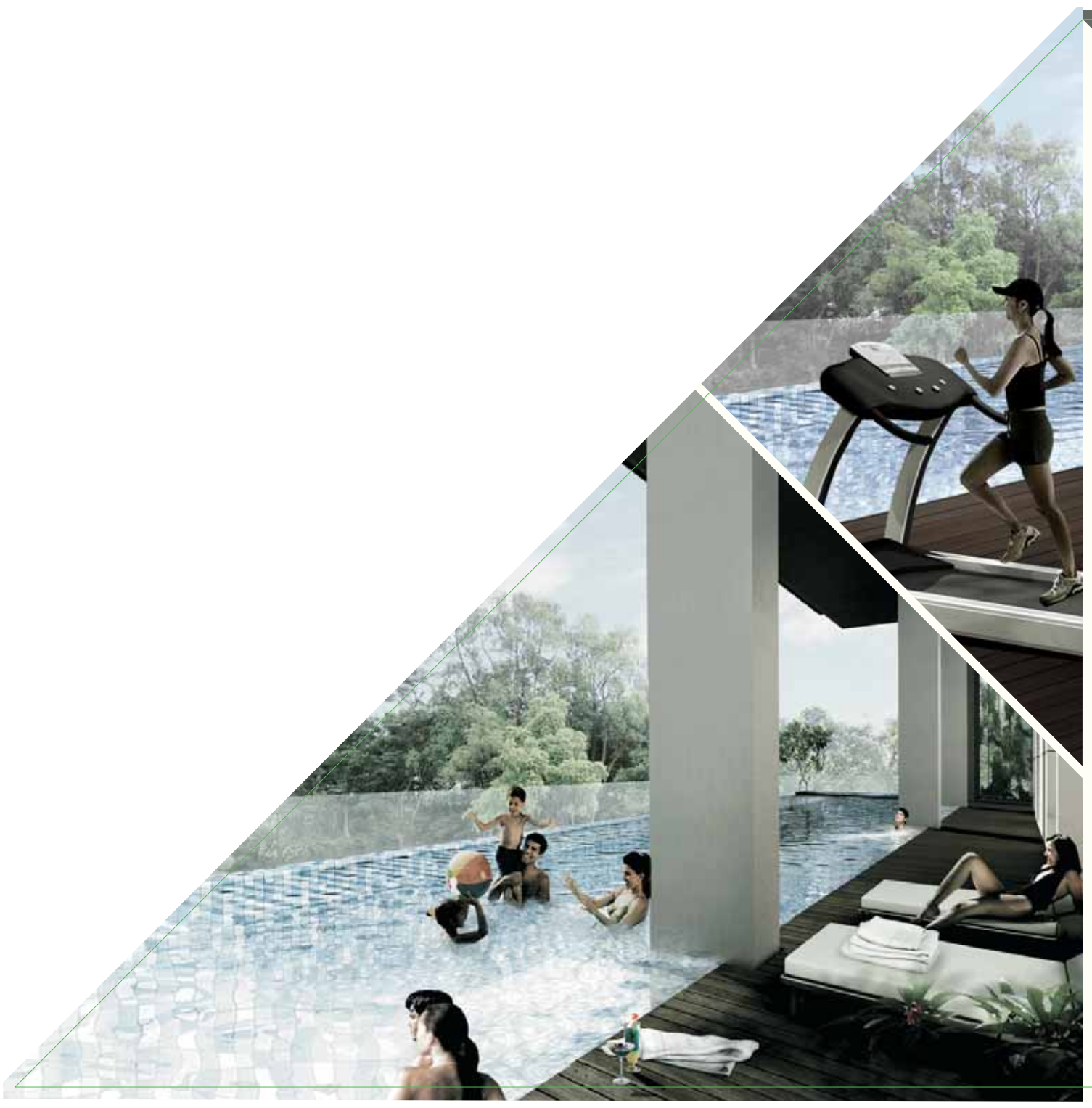
While you have everything you could possibly want with the world that revolves around your life - a step inside the private enclosure of The Verv at River Valley, will nonetheless, give you that perfect "escape" from it all.

A private lift whisks you up to your living space that gapes into expansive views of the cityscape. Loft units will be indulged with 270° uninterrupted panoramic views.

Only 26 exclusive units available, bespoke to a life of style.



Clipsal



ALL THE MUST-HAVE CONVENIENCES.

Ease the day's stressful toll away with a dip at the wading pool, or, if you so choose - a rejuvenating soak at the Spa Pool. Some however, might prefer to work-up a sweat at the open gym.

Fun-filled weekends are at you and your invited guests convenience with BBQ pits and the genius of a 4-tier Mechanical Carpark, thoughtfully considered in the design. All tastefully geared with devices and facilities that make life good, as you know it should.

EVERYTHING IS IN THE DESIGN.

Sleek lines. A slim profile. The Verv at River Valley makes its presence felt - even with the tiniest of its indulgences. You must agree, little luxuries speak great volumes about your sense of style and comfort. You will be pleased.

Generous windows frame your scene. Simple elegance is taken in measure with strategic accents that unfurl a luscious sophistication.

Your home's interior finishes and imported fittings are from Gorenje, Hydra and Loft.

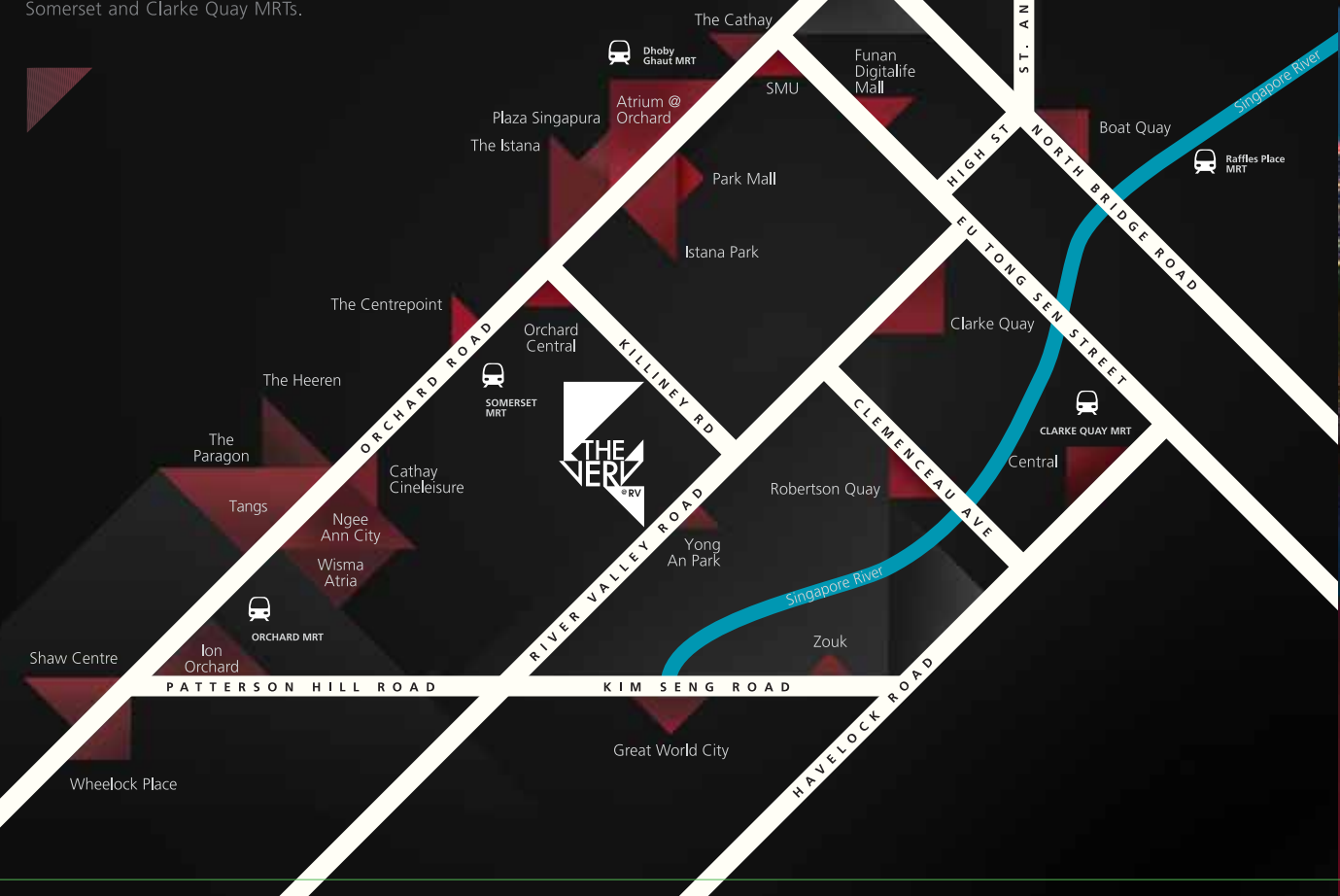




WHERE LIFE IS FILLED WITH LIFE.

You're in constant transit. All the elements in your life require for you to be almost everywhere all the time. Wouldn't it be great if the whole world, literally, revolved around you?

Find footpaths from your front door that lead to the many gastronomic and leisurely pleasures along the scenic Singapore River. If you so choose to go the other way, there's style-central Orchard Road. Mere minutes away. You are at the axis-point of main-thoroughfares as the CTE and AYE, which seamlessly weave the best schools, the Central Business District with the future Financial Centre, the Esplanade, and the imminent Integrated Resort. More proximately, you're nearby to the Somerset and Clarke Quay MRTs.





HIDRA
KERAMICA

SITE PLAN

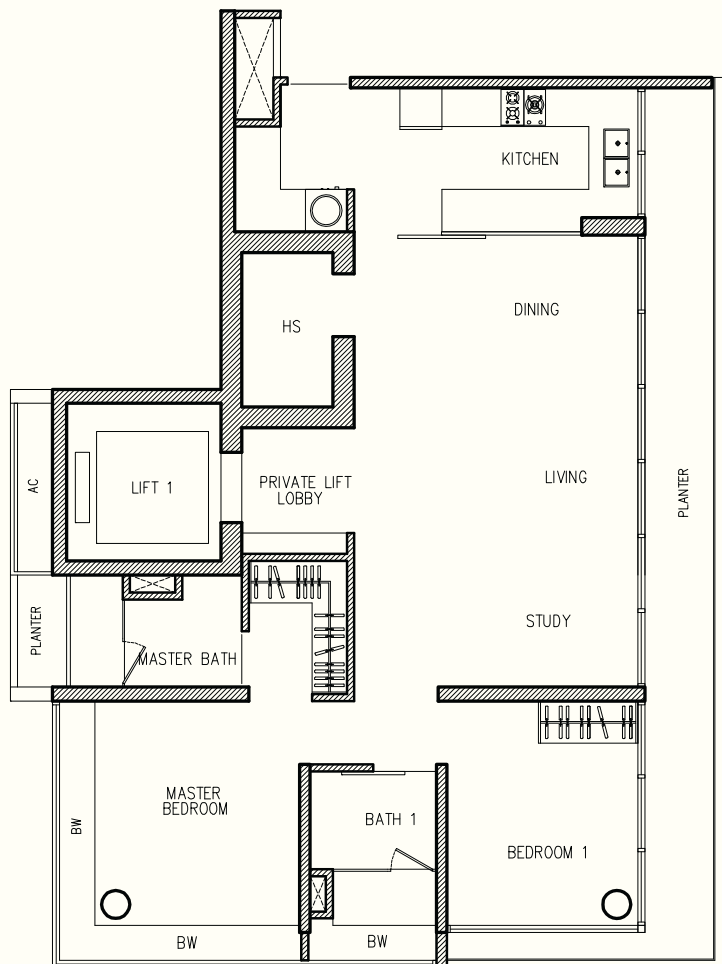
- Legend
- A Swimming Pool
 - B Water Jet Corner
 - C Pool Deck
 - D Open Gymnasium
 - E Wading Pool





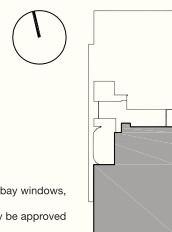
UNIT TYPE 1 FLOOR PLAN

UNIT TYPE 1A
2 Bedrooms + Study
 [With Private Lift]
 105 sq m (1130 sq ft)

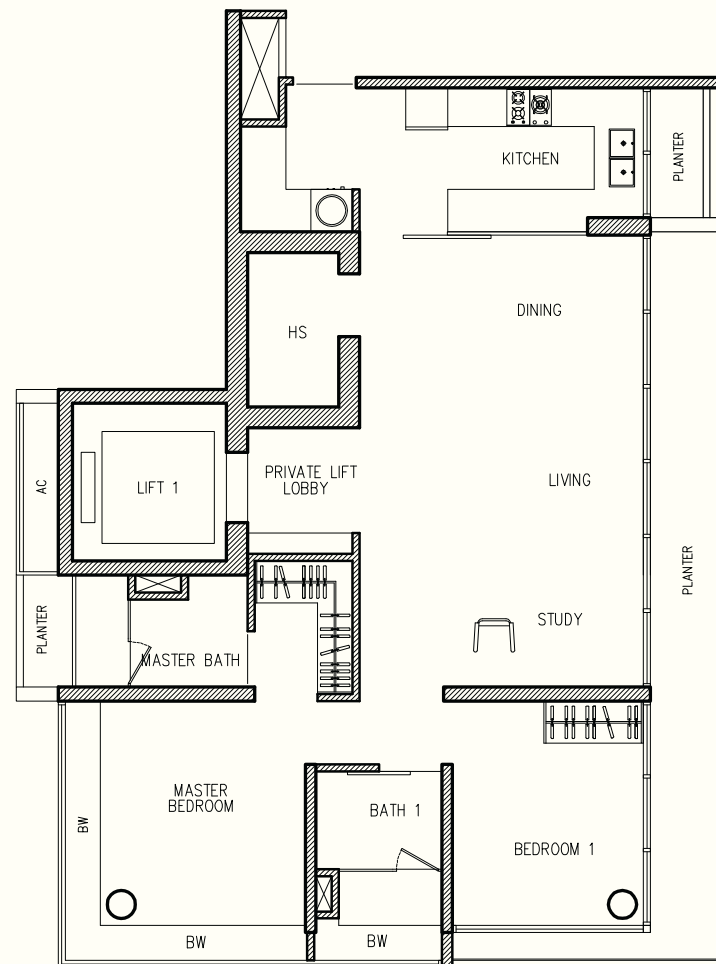


#04-01 #06-01 #08-01
 #10-01 #12-01 #14-01

Notes:
 1. Areas include PES / RT (where applicable), AC Ledge, bay windows, and planters
 2. All plans are not to scale and subject to change as may be approved by the relevant authorities

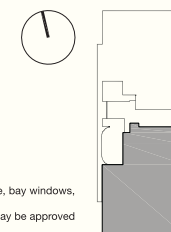


UNIT TYPE 1B
2 Bedrooms + Study
 [With Private Lift]
 104 sq m (1119 sq ft)



#03-01 #05-01 #07-01
 #09-01 #11-01 #13-01

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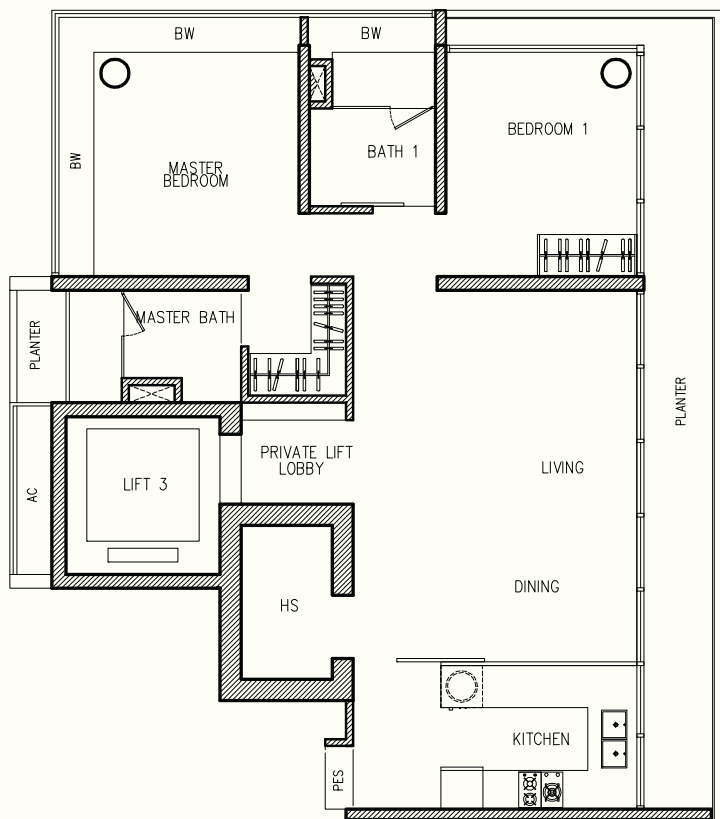
UNIT TYPE 2 FLOOR PLAN

UNIT TYPE 2A

2 Bedrooms

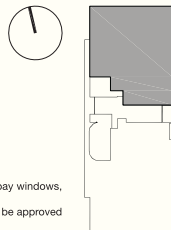
[With Private Lift]

93 sq m (1001 sq ft)



#03-02 #05-02 #07-02
#09-02 #11-02 #13-02

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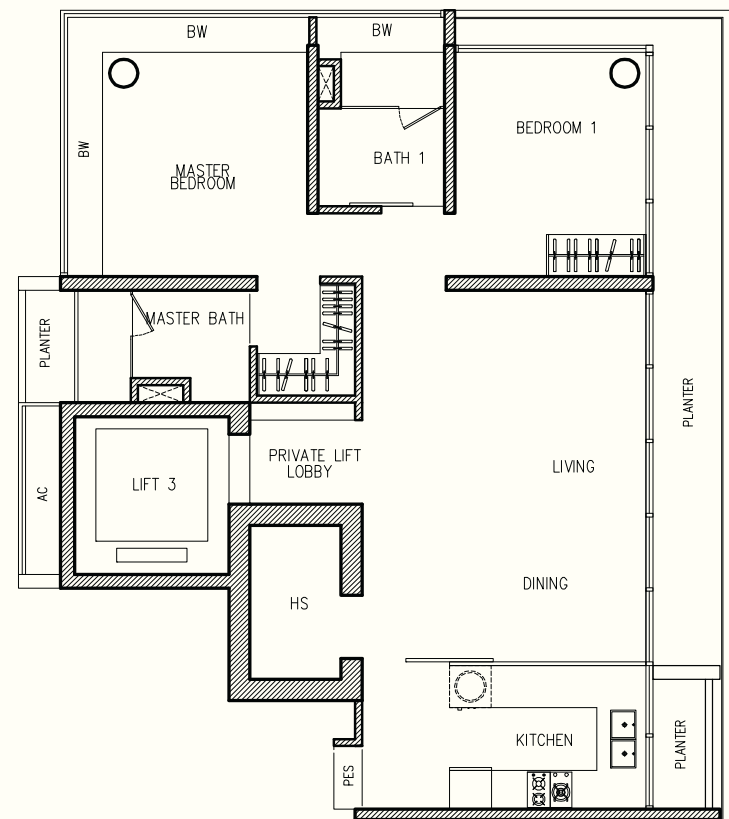


UNIT TYPE 2B

2 Bedrooms

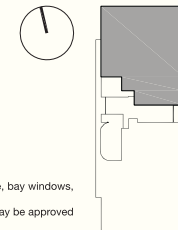
[With Private Lift]

93 sq m (1001 sq ft)



#04-02 #06-02 #08-02
#10-02 #12-02 #14-02

Notes:
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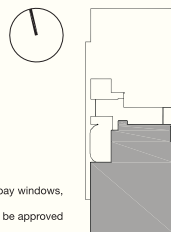
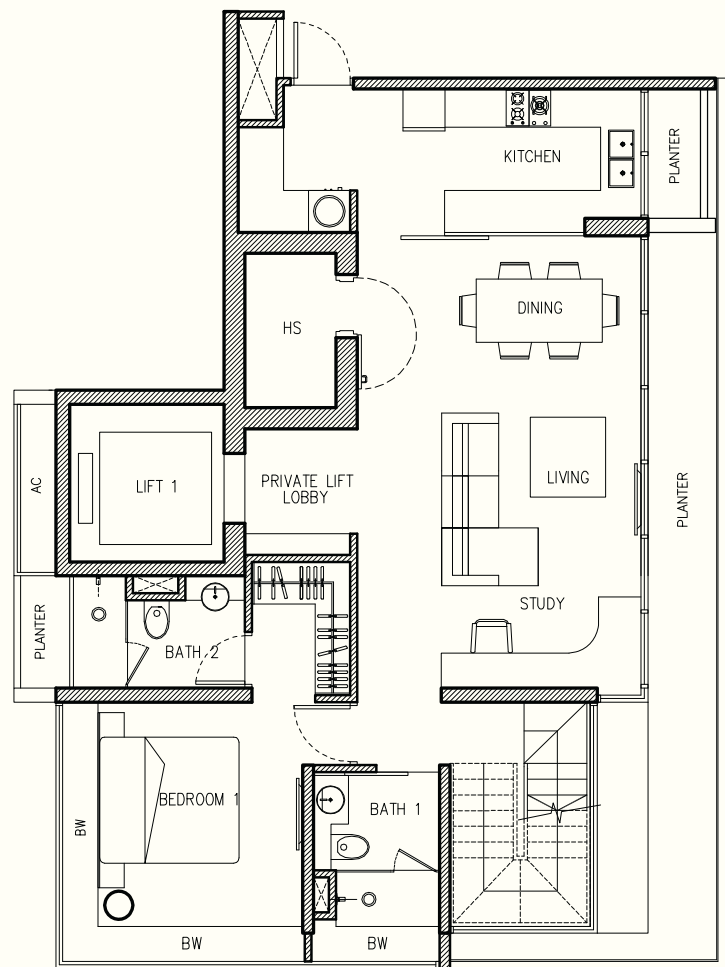




PENTHOUSE FLOOR PLAN

UNIT TYPE 1 3 Bedrooms + Family Lower Penthouse

[With Private Lift]
276 sq m (2971 sq ft)

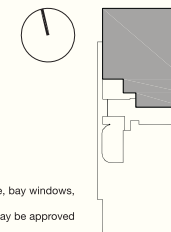
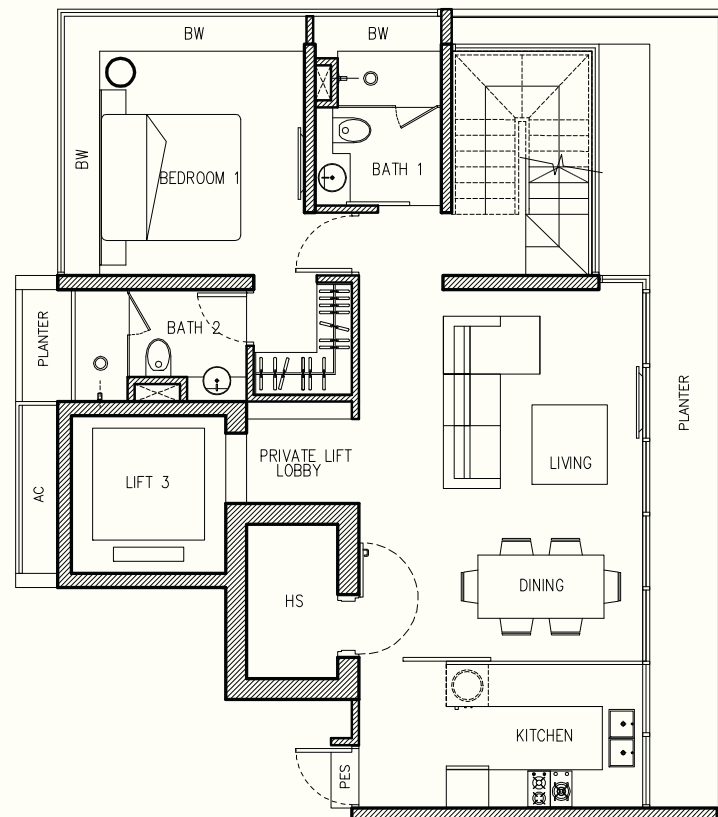


#15-01

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UNIT TYPE 2 3 Bedrooms + Family Lower Penthouse

[With Private Lift]
254 sq m (2734 sq ft)



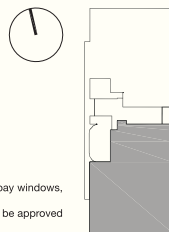
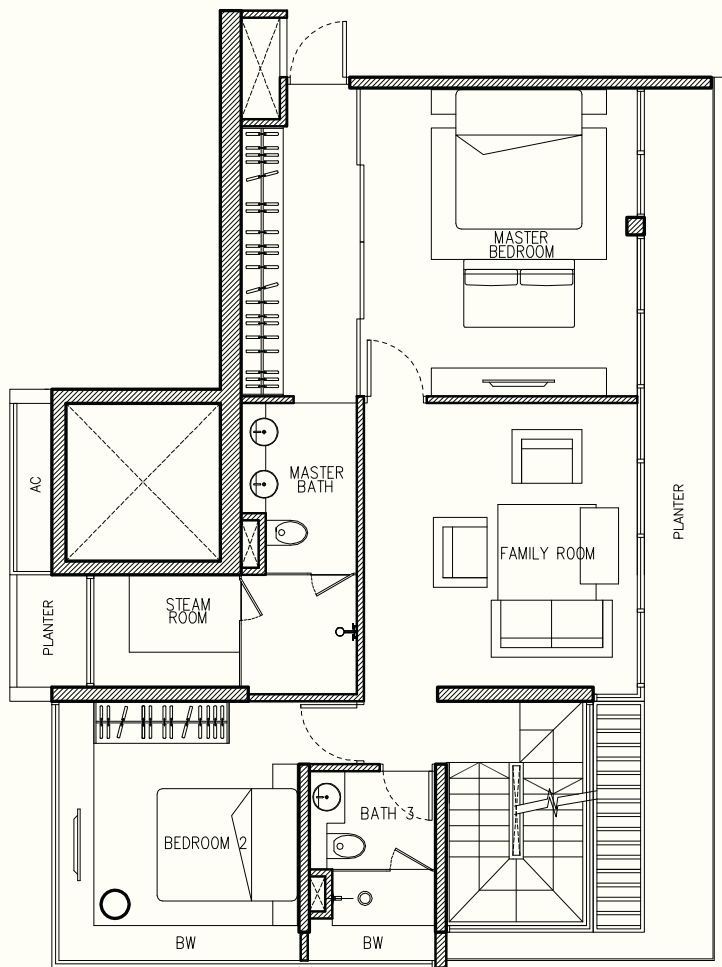
#15-02

Notes:
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PENTHOUSE FLOOR PLAN

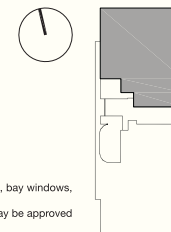
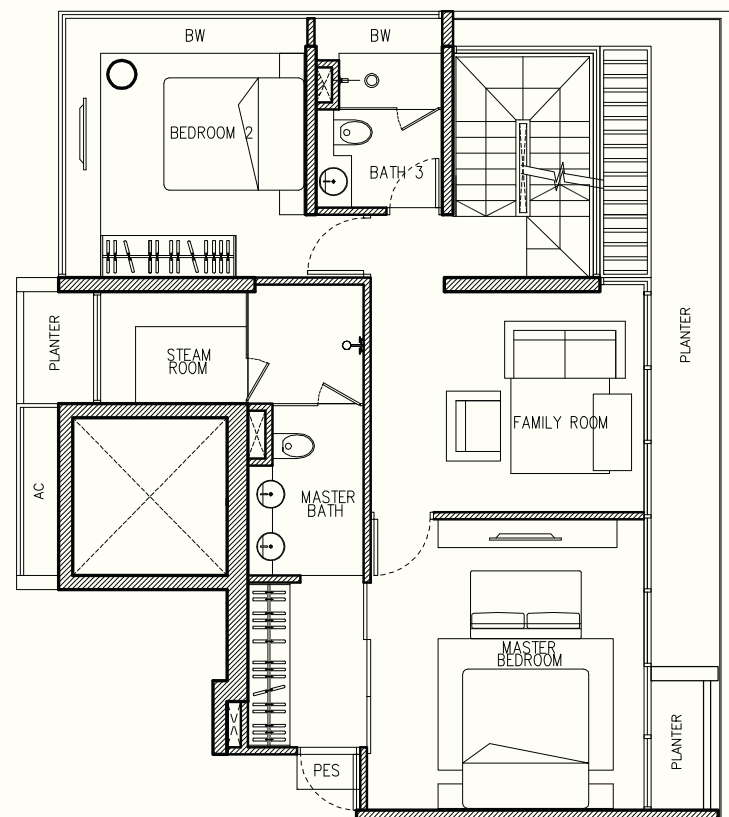
UNIT TYPE 1 3 Bedrooms + Family Upper Penthouse



#15-01

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UNIT TYPE 2 3 Bedrooms + Family Upper Penthouse



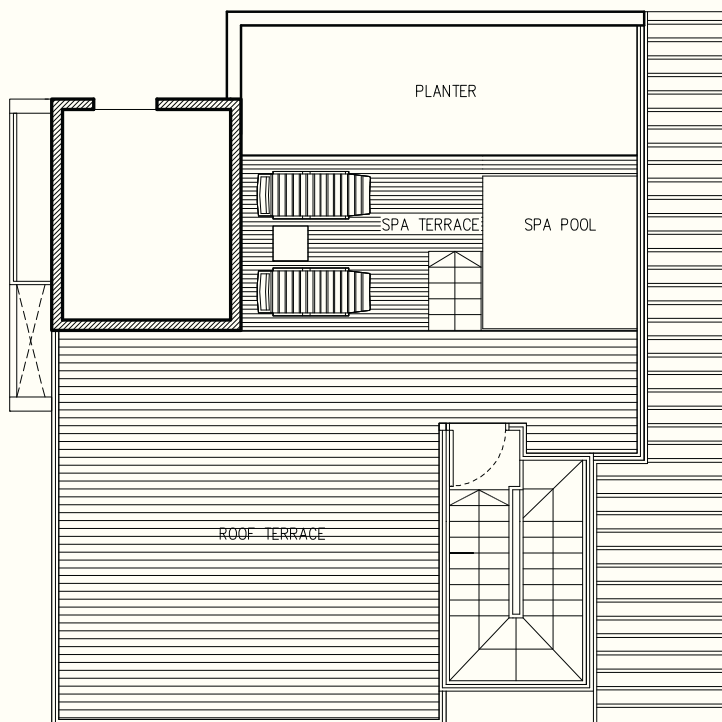
#15-02

Notes:
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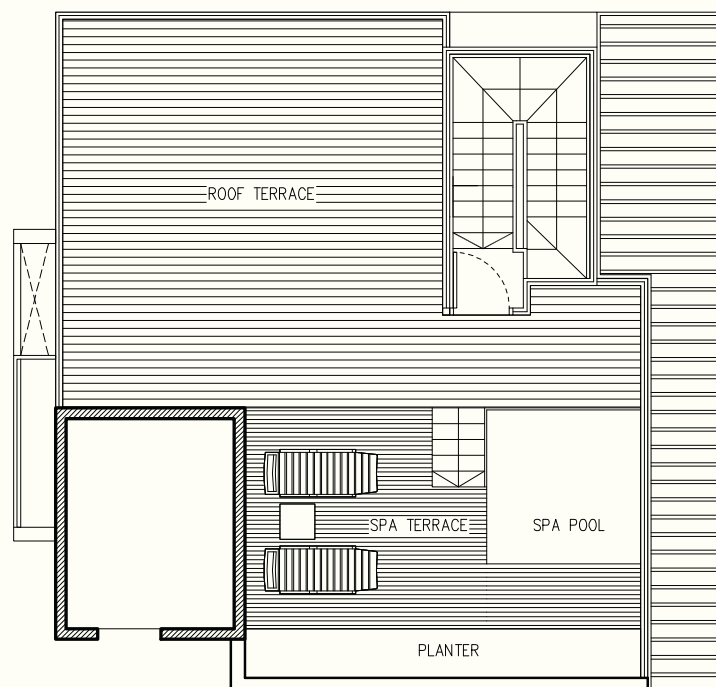


PENTHOUSE FLOOR PLAN

UNIT TYPE 1 3 Bedrooms + Family Roof Terrace

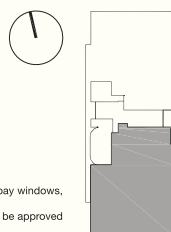


UNIT TYPE 2 3 Bedrooms + Family Roof Terrace



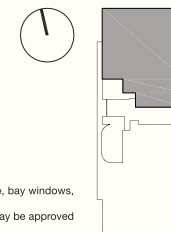
#15-01

Notes:
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2. All plans are not to scale and subject to change as may be approved by the relevant authorities



#15-02

Notes:
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FLOOR PLANS



SPECIFICATIONS

- 1. FOUNDATION**
RC foundation/RC piles to Engineer's specifications
- 2. SUPERSTRUCTURE**
Reinforced concrete framework
- 3. WALLS**
(a) External Walls: Common clay bricks and/or dry wall
(b) Internal Walls: Common clay bricks and/or concrete blocks and/or dry wall
- 4. ROOF**
Flat Roof: Reinforced concrete roof with waterproofing system
- 5. CEILING (FOR APARTMENT)**
(a) Private Lift Foyer, Living, Dining, Bedrooms, Yard, Household Shelter (& Study): Skim coat with emulsion paint
(b) Master Bath, Common Bath and Kitchen: Fibrous board with emulsion paint
(c) Internal Staircase (for Penthouse only): Skim coat with emulsion paint
- 6. FINISHES FOR COMMON AREAS**
(a) **Internal Walls:**
(i) Common Lift Lobbies at first storey: Marble or Granite or Stone tiles laid up to false ceiling height with cement & sand plaster and/or skim coating
(ii) Fire Lift Lobbies and Staircase Landings: Cement & sand plaster with emulsion paint
(b) **External Walls:** Cement & sand plaster and emulsion paint
(c) **Floor:**
(i) Common Lift Lobbies at first storey: Marble or Granite or Stone tiles
(ii) Fire Lift Lobby: Imported ceramic tiles
(iii) Staircases: Cement & sand screed
- FOR APARTMENTS**
(a) **Walls**
(i) Private Lift Foyer, Living, Dining, Bedrooms (& Study): Cement & sand plaster with emulsion paint
(ii) Master Bathroom: Marble or Granite or Stone tiles laid up to false ceiling height and on exposed surfaces only
(iii) Common Bath, Kitchen and Yard: Imported ceramic tiles laid up to false ceiling height and on exposed surfaces only
(iv) Household Shelter: Skim coat with emulsion paint
- NOTES:**
No tiles/stone works behind kitchen cabinet/vanity cabinet/mirror
- (b) **Floor**
(i) Private Lift Foyer, Living, Dining, Bathrooms, Kitchen and Yard: Marble or Granite or Stone tiles
(ii) Bedrooms: Timber flooring
(iii) Household Shelter: Imported Ceramic tiles
(iv) Private Staircase for Penthouse: Timber flooring
(v) Roof Terrace: Imported Ceramic Tiles
(vi) Planter: Cement & sand screed
- 7. WINDOWS**
Living, Dining, Bedrooms, Bathrooms, Kitchen, (& Study): Aluminium or upvc framed window with fixed glass panels, and casement and/or sliding windows
- NOTES:**
(i) All aluminium frames shall be powder coated finish
(ii) All glazing shall be approximately 6mm thick tinted glass
- (iii) All windows are either side hung, top hung, bottom hung or sliding or any combination of the above-mentioned
(iv) All glazing below 1m shall be of tempered or laminated glass
- 8. DOORS**
(a) Living, Dining, Bedrooms (& Study): Timber doors
(b) Bathrooms: Timber doors
(c) Kitchen: Sliding glass door
(d) Household Shelter: Approved steel door
- NOTES:**
(i) All aluminium frames shall be powder coated finish
(ii) All glazing shall be approximately 6mm thick
(iii) Doors can be of either swing or sliding type
(iv) All glazing below 1m shall be of tempered or laminated glass
- 9. IRONMONGERY**
All timber doors shall be provided with good quality imported locksets
- 10. SANITARY FITTINGS**
(a) **Master Bathroom**
1 pedestal water closet
1 vanity counter basin
1 mixer tap
1 mirror
1 framed glass shower cubicle complete with shower mixer and rain shower fitting
1 toilet paper holder
1 towel rail
(b) **Common Bathrooms**
1 pedestal water closet
1 vanity counter basin
1 mixer tap
1 mirror
1 framed glass shower cubicle with shower mixer
1 toilet paper holder
1 towel rail
(c) **Kitchen**
1 single lever sink mixer tap
1 kitchen sink
- 11. ELECTRICAL SCHEDULE**
(a) Concealed electrical wiring in conduits below false ceiling level. Electrical wiring above false ceiling shall be in exposed and/or concealed conduits and/or trunking
(b) Refer to Electrical Schedule for details
- 12. TV / TELEPHONE**
Refer to the Electrical Schedule for details
- 13. LIGHTNING PROTECTION**
Lightning protection system shall be provided in accordance Singapore Standard CP33:1996
- 14. PAINTING**
(a) Internal Wall: Emulsion paint
(b) External Wall: Emulsion paint
- 15. WATERPROOFING**
Waterproofing to floors of Bathrooms, Kitchen and Yard, Roof Terrace, RC flat roof and Planters
- 16. DRIVEWAY AND CAR PARK**
(a) Surface Driveway (entry and drop-off): Pavers and/or concrete imprint to designated areas only.
(b) Car Park: Mechanical Car Parking provided, Approximate Dimension - 5.3m(L) x 2.4m(W) x 1.85m(H)

- 17. RECREATION FACILITIES**
(a) Lap Pool
(b) Pool Deck with Spa Corner
(c) Wading Pool
(d) BBQ Area
(e) Open Gym
- 18. ADDITIONAL ITEMS**
(a) Wardrobes: Built-in wardrobes to Bedrooms
(b) Kitchen cabinet and Appliances: Built-in high and low level kitchen cabinets, cooker hob, cooker hood and built-in oven
(c) Air-Conditioning: Air conditioning split system provided to Living / Dining, Bedrooms, Kitchen (& Study)
(d) Water Heater: Hot water supply to Bathrooms and Kitchen
(e) Audio Intercom: Audio Intercom based on purchaser's private telephone line from apartment to gate only
- 19. GATE AND FENCING**
(a) Gate: Galvanised steel auto gate
(b) Boundary Wall: Brick wall with emulsion paint and/or BRC fencing

- NOTES :**
(i) Marble, Limestone and Granite
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 in the marble, limestone or granite as well as non-uniformity between pieces 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 may be felt at the joints. "Subject to Clause 14.3, the tonality and pattern of marble, limestone or granite selected and installed shall be subjected to availability".
(ii) Timber
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 its selection and installation.
(iii) Cable Television and/or Internet Access
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or internet services providers (ISP) 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 and/or internet access.
(iv) Fitting, Equipment Finishes, Installations and Appliances
Subject to Clause 14.3, the brand, colour and model of all materials, fittings, equipment finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availabilities and the sole discretion of the Vendor.
(v) Wardrobes, Kitchen Cabinets, Fan Coil Units and Electrical Points, Door Swing Positions and Plaster Ceiling Board Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.
(vi) Air-Conditioning System
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.



PAST DEVELOPMENTS

3@Philips



The Acacias



Fruition



The Medallion



The Beacon Edge



The Heritage Group

CREATING HOMES FOR GENERATIONS

While every reasonable care has been taken in preparing the brochure and constructing the model and the sales gallery/showflat (collectively called the "Materials"), the developer and its agents shall not be held responsible for any inaccuracies in its contents or between the Materials and the actual unit.

All statement, literature and depictions in the Materials are not to be regarded as a statement or representations of the fact. Visual representation, such as layout plans, finishes, illustrations, pictures, photographs and drawings contained in the Materials are artists' impressions only and not representations of fact. Such materials are for general guidance only and should not be relied upon as accurately describing any specific matter.

All information, specifications, plans and visual representations contained in the Materials are subject to changes time to time by the developer and/or the competent authorities and shall not form part of the offer or contract. The Sale and Purchase Agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statements, representations or promises (whether or not contained in the Materials and /or made by the developer or the agent) made.

No part of the Materials shall constitute a representation or warranty. The floor plans are approximate measurements and subject to final survey. All plans, internal layouts, facilities, information and specifications are current at the time of press and are subject to change as maybe required and cannot form part of an offer or contract. The developer reserves the rights to modify any part or parts of the building prior to completion as directed or approved by the building authority.

