

URBAN
VILLAS

Perfect Balance of Tranquillity and Exclusivity

Consisting of 2 Semi-Detached and 5 Terrace houses, Urban Villas is the perfect synergy of freehold luxury living and modern ambience. The layout for each house is exquisitely planned with emphasis on modern urban lifestyle and equipped with quality fittings.

Welcome home to spacious living...



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Urban Villas is easily accessible; via major expressways like the Central Expressway (CTE) and the Kallang Paya Lebar Expressway (KPE), with the Bartley MRT station being a short walk away.

Nearby amenities include Nex shopping mall and Heartland Mall, while a proposed hypermarket brings shopping convenience closer to the doorstep. Established schools like Paya Lebar Methodist Girls' School and Maris Stella High School are situated in this cosy residential enclave.

Experience total luxury at Urban Villas: from the bedrooms and bathrooms to the kitchen, the selected quality fixtures and fittings combine to exude an elegant modernised home. As the evening approaches, relax and unwind in the private spa pool at the roof terrace.

At Urban Villas, indulge in spacious living with infinite possibilities...



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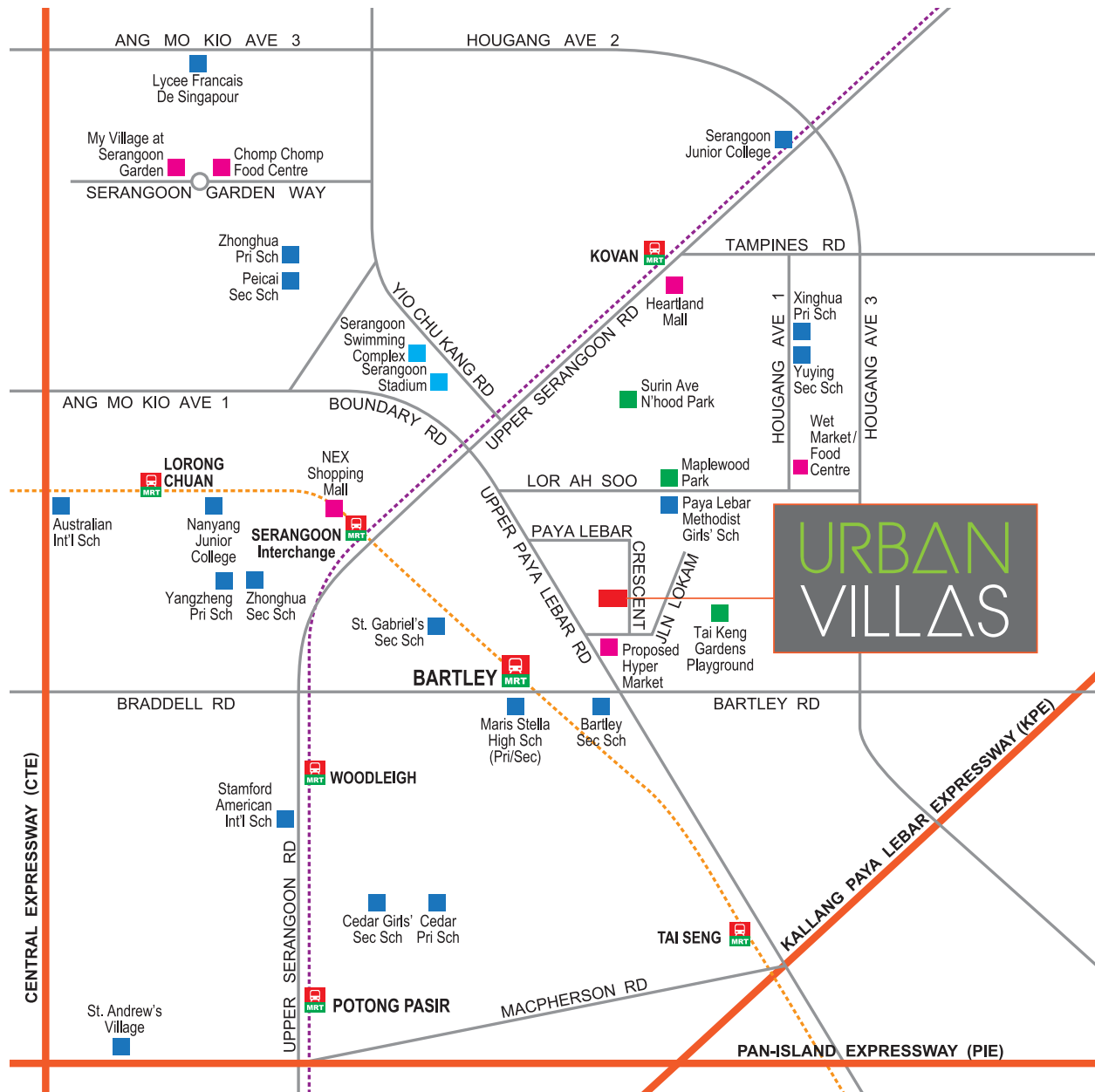
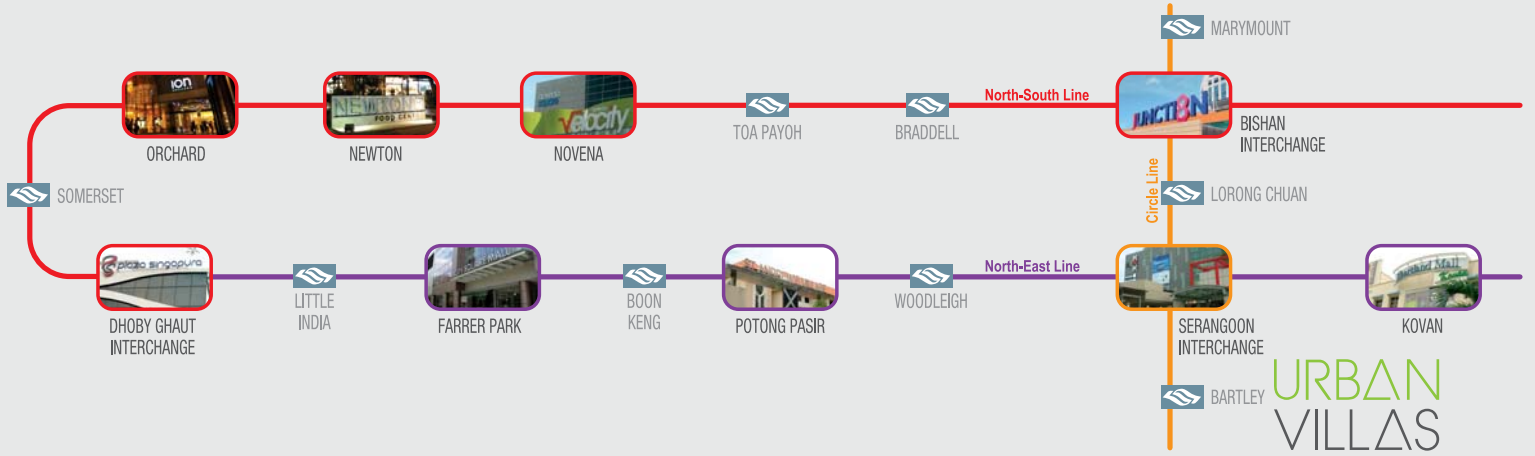


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Name Card

SPECIFICATIONS

1. Foundation

Reinforced Concrete to Engineer's design

2. Superstructure

Reinforced concrete structure to Engineer's design

3. Walls

- External Walls : Reinforced concrete and/or bricks
- Internal Walls : Reinforced concrete and/or bricks and/or dry wall panels

4. Roof

Reinforced concrete flat roof

5. Ceiling

For Strata Housing Units

- Living/Dining/Kitchen/Master Bedroom/Bedroom 2/Bedroom 3/Bedroom 4: Plaster ceiling board
- Master Bathroom/Bath 2/Bath 3/Powder Room/Utility WC: Moisture resistant ceiling board
- Utility Room/HS/Staircase: Skim coat with emulsion paint finish

For Common Areas

Basement Carpark/Staircase: Skim coat with emulsion paint finish

6. Finishes

Internal Wall (For Strata Housing Units)

- Living/Dining/Kitchen/Master Bedroom/Bedroom 2/Bedroom 3/Bedroom 4/Utility Room/HS/Staircase: Cement and sand plaster and/or skim coat with emulsion paint finish (up to false ceiling height and on exposed area only, where applicable)
- Master Bathroom/Powder Room: Marble and/or compressed marble and/or reconstituted stone finish (laid up to false ceiling height and on exposed area only, where applicable)
- Bath 2/Bath 3/Utility WC: Homogenous tile and/or ceramic tile finish (laid up to false ceiling height and on exposed area only, where applicable)

Note: No stone, tile and/or other wall finishes behind mirrors and vanity cabinetry and above false ceiling (where applicable)

Internal Wall (For Common Areas)

Basement Carpark/Staircase: Cement and sand plaster and/or skim coat with emulsion paint finish

External Wall (PES/Roof Terrace)

Cement and sand plaster and/or skim coat with weather shield paint finish

Floor (For Strata Housing Units)

- Living/Dining/Kitchen/Master Bathroom/Powder Room: Marble and/or compressed marble and/or reconstituted stone finish, with skirting (where applicable)
- Bath 2/Bath 3/Utility Room: Homogenous tiles and/or ceramic tiles
- Master Bedroom/Bedroom 2/Bedroom 3/Bedroom 4/Staircase: Timber strips
- Rear PES (where applicable)/Side PES (where applicable)/Roof Terrace/Utility WC/HS/Basement Corridor: Homogenous and/or ceramic tiles

Floor (For Common Areas)

- Staircase: Cement and sand screed with nosing tiles
- Footpath/Pavement: Homogenous ceramic tiles and/or granite slab

7. Windows

Powder coated aluminium frame with clear and/or tinted glass

8. Doors

- Basement: Approved fire-rated door
- Ground Floor Entrance: Timber swing door
- Master Bedroom/Bedroom 2/Bedroom 3/Bedroom 4: Hollow core timber swing door
- Master Bathroom/Bath 2/Bath 3/Powder Room/Utility Room: Hollow core timber swing door and/or sliding door (where applicable)
- Living/Dining/Kitchen/Roof Terrace: Powder coated aluminum framed glass sliding doors and/or swing doors
- Utility WC: Plastic Bi-foldable door
- HS: Approved blast door
- Ironmongery: Lockset applicable to all timber doors (to Architect's selection)

9. Sanitary Wares and Fittings

Master Bathroom

- 1 shower bath cubicle with shower mixer, overhead shower and hand shower
- 1 vanity counter with double bowl basin, mixer tap and cabinet
- 1 standalone long bath with mixer and hand shower
- 1 water closet
- 1 wall hung cabinet with mirror
- 1 paper holder

Bath 2/Bath 3

- 1 shower bath cubicle with shower mixer and hand shower
- 1 vanity counter with basin, mixer tap and cabinet
- 1 water closet
- 1 mirror
- 1 paper holder

Powder Room

- 1 vanity counter with basin, tap and cabinet
- 1 water closet
- 1 mirror
- 1 paper holder

Utility WC

- 1 basin with tap
- 1 hand shower set
- 1 water closet

Roof Terrace

Stainless steel sink with tap

10. Electrical Installation

All electrical wiring and installation provided to be in accordance to the relevant Singapore Code of Practice

11. TV / Telephone

TV/telephone points shall be provided in Living Room and all bedrooms

12. Lightning Protection

Lightning protection system shall be provided in accordance to the relevant Singapore Code of Practice

13. Water Proofing

Waterproofing to basement, all bathrooms, powder room, utility WC, kitchen, roof terrace, RC flat roof; and where applicable

14. Driveway and Car Park

Basement carpark, driveway and ramp: Reinforced concrete slab with epoxy finish

15. Additional Items

a. Kitchen Cabinets

High and low level kitchen cabinets with solid surface countertop, kitchen sink and mixer tap

b. Kitchen Appliances

Cooker hob, hood and oven

c. Wardrobes

Master Bedroom: Walk-in wardrobes in selected veneer finish

Bedroom 2/Bedroom 3/Bedroom 4: Built-in wardrobes in selected laminate finish

d. Air-conditioning

Air conditioner system provided in Living and all bedrooms

e. Water Heater

Hot water supply to Master Bathroom, Bath 2, Bath 3, Kitchen and Utility WC only

f. Spa Pool

Private spa pool for all strata housing units

g. Railing

- Internal staircase: Balustrade with mild steel and timber handrail
- Common area staircase: Mild steel handrail
- Roof Terrace: Glass and mild steel

h. Vehicular Gate/Intercom System

Gate post with audio/intercom system (to M&E Engineer's selection)

i. Lift

Private lift for all strata housing units

Note:

a. Marble and Granite:

Marble 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. Which such materials can be pre-selected before installation, this non-conformity in the marble and granite hence cannot be totally avoided. Granite tiles are pre-polished before lying 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.

b. Timber:

Timber is a natural product that does not have total consistency of colour and grain. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation.

c. Tiles:

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.

d.

No stones/tiles/granite finish behind/below kitchen cabinet, long bath, vanity counter & cabinet and mirror. Wall surface above the false ceiling level shall be left in its original bare condition.

e. Cable Television (SCV):

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

f. Internet:

The purchaser is liable to pay Asymmetrical Digital Subscriber Line (ADSL) connection, annual fee, subscription fee and such other fees to Internet Service Provider (ISP). The vendor is not responsible to make arrangements with any said parties for the service connection for their respective subscription.

g. Air-conditioning System:

Air-conditioning system has to be maintained and cleaned on a regular basis by the purchasers. This includes the cleaning of filters and condensation pipes to ensure good working condition of the system.

h. Private Lift:

Private lift is to be maintained on a regular basis by the Purchaser at the Purchaser's own cost to ensure good working condition.

i. Spa Pool:

The spa pool is to be maintained by the Purchaser at the Purchaser's own cost to ensure good working condition.

j.

Layout / location of wardrobes / kitchen cabinets, mechanical ventilation units (if any), air-conditioning units, electrical points, television points, telephone points, audio intercom system, doors, windows, glass panels, door swing positions, plaster ceiling boards are subjected to the architect's sole discretion and final design.

k. PES/Roof Terrace:

The Purchaser shall not cover up or erect any roof or structure over or enclosing the PES/Roof Terrace, nor shall the Purchaser allow the PES/Roof Terrace to be covered up or roofed over.

l.

The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances selected shall be provided subject to the architect's selection and market availability.

m. Sanitary Wares & Fittings:

The selected brand and model of all sanitary wares and fittings shall be provided subject to availability.

n. Household Shelter:

The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.

o. Description of Parking Spaces:

14 basement car parking spaces (2 for each strata housing unit).

All information, specifications and statements herein shall not be treated to form part of an offer or contract. Floor plans are subject to amendments as may be required by the Relevant Authority. Visual representations, illustrations, photographs, art renderings and other graphic representations and references, not limited to landscape and furniture, are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. No part of the materials shall constitute a representation or warranty. All plans, 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. The Developer reserves the rights to modify any part or parts of the building prior to completion as directed or approved by the Relevant Authority. Floor areas are only approximate measurements and subject to final survey.

The Sales and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promise made prior to the signing of the Sales and Purchase Agreement and shall in no way be modified by any statements, representations, or promise made by the Developer or the Marketing Agent.

Name of Project	:	Urban Villas
Developer	:	PLC Seven (S) Pte Ltd
Company Registration No.	:	201208846N
Developer's Licence No.	:	C1109
Tenure of Land	:	Freehold
Legal Description	:	LOT 99573A MK 23 at Paya Lebar Crescent
Building Plan No.	:	A1533-00012-2012-BP01
Expected Date of TOP	:	No later than 31 December 2016
Expected Date of Legal Completion	:	No later than 31 December 2019