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v

estriv^ías



estrivillas

It takes nothing **more than just a name** to realise you are in the paradigm of **prestige living**.
The affluent district already asserted its precedence as an **enclave of class**, a standard of
the highest living that entails only **qualities** meant to **elevate** you beyond the finest.



IT'S HIGH TIME...







TO PREVIEW LIFE OVER THE TOP...



BE ELEVATED TO QUALITY LIFE...

With opulent attributes that **stunningly express every detail** of its grandiosity, and aristocratic charm, magnificence is an evergreen presence. The philosophies of **luxury living** begin even before you step into the perimeters. The modish appeal of each of the **39 strata landed houses** will pique your desire to be a part of it.



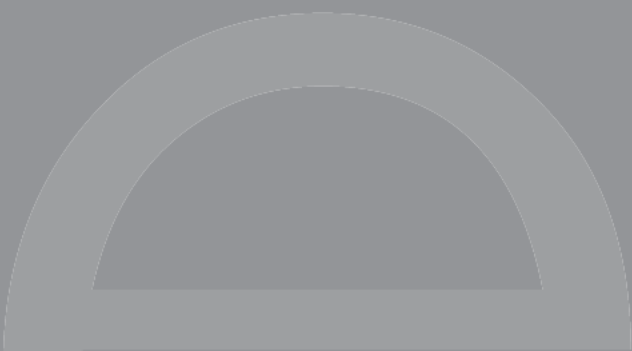
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Meeting your gaze with sensational gratifications, it's a life high in refined qualities to illuminate your senses everyday. Where indulgence is a virtue, you will discover life is more than just living it. Relish the ultimate lifestyle that's beyond expectations.



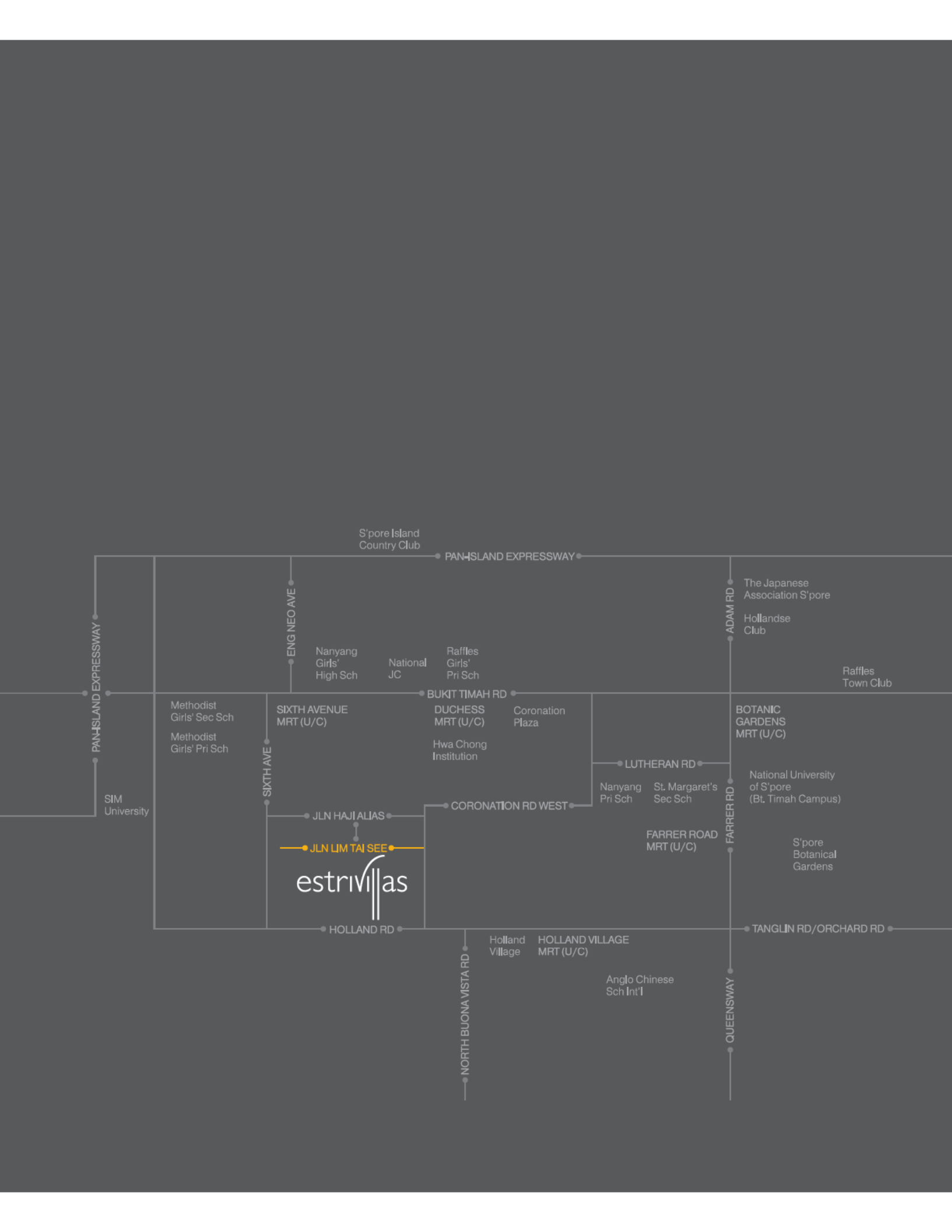
ONLY FOR THE SELECTED FEW.



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A locality brimming with convenience, the multitude of amenities to fulfil your needs is in vast availability. Leaving one spoilt for choice, the host of high society indulgences in the vicinity including those in the Orchard retail belt and upcoming Integrated Resorts is nothing but mere minutes away. Of paramount importance, you're already in an enclave known for its foremost prestige.





S'pore Island Country Club

PAN-ISLAND EXPRESSWAY

ENG NEO AVE

Nanyang Girls' High Sch

National JC

Raffles Girls' Pri Sch

The Japanese Association S'pore
Hollandse Club

Raffles Town Club

ADAM RD

PAN-ISLAND EXPRESSWAY

Methodist Girls' Sec Sch
Methodist Girls' Pri Sch

SIXTH AVENUE MRT (U/C)

DUCHESS MRT (U/C)

Coronation Plaza

Hwa Chong Institution

BOTANIC GARDENS MRT (U/C)

National University of S'pore (Bt. Timah Campus)

S'pore Botanical Gardens

SIM University

SIXTH AVE

CORONATION RD WEST

LUTHERAN RD

Nanyang Pri Sch

St. Margaret's Sec Sch

FARRER RD

FARRER ROAD MRT (U/C)

JLN HAJI ALIAS

JLN LIM TAI SEE

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HOLLAND RD

TANGLIN RD/ORCHARD RD

NORTH BUONA VISTA RD

Holland Village

HOLLAND VILLAGE MRT (U/C)

Anglo Chinese Sch Int'l

QUEENSWAY







A lavish rooftop pool that lulls you into peaceful daydreaming amidst spectacular vistas; the surrounding is a lush paradise that will satisfy any individual's craving for holistic respite; here, you are truly living your dreams.

A

V

LEGEND

- a Swimming Pool
- b Wading Pool
- c Water Jet Corner
- d Pedestrian Entry
- e Vehicular Entrance
- f Electrical Sub-station



SPECIFICATIONS

- 1. Foundation**
RC Raft Foundation.
- 2. Substructure & Superstructure**
Reinforced Concrete Framework.
- 3. Wall**
External : Common clay bricks,
Internal : Common clay bricks and/or dry wall partition.
- 4. Roof**
Pitched Roof : Imported Roof Tiles with heat insulation system,
Flat Roof : Reinforced Concrete with waterproofing.
- 5. Ceiling**
a) Living, Dining, Powder Room, Kitchen, Master Bedroom, Junior Master Bedroom, Bedrooms, Master Bathroom, Junior Master Bathroom, Bathrooms, Guest Room*, Utility*, Family & WC*
Ceiling board with emulsion paint and/or skim coat with emulsion paint,
b) Household Shelter/Store*, Household Shelter/Utility* & Yard
Skim coat with emulsion paint.
c) Private Car Park
Skim coat with emulsion paint with box up when applicable.

- 6. Finishes**
a) Internal Wall
i. Living, Dining, Master Bedroom, Junior Master Bedroom, Bedrooms, Guest Room*, Private Car Park, Staircases & Landings, Utility*, Family & Yard
Cement and sand plaster with emulsion paint.
ii. Master Bathroom & Powder Room
Marble tiles laid up to false ceiling height and on exposed surface only.
iii. Junior Master Bathroom, Bathrooms, Kitchen & WC*
Compressed marble tiles and/or homogeneous tiles and/or glass tiles laid up to false ceiling height and on exposed surface only.
iv. Household Shelter/Store*, Household Shelter/Utility*
Skim coat with emulsion paint.
b) External Wall
Cement and sand plaster with textured coating and/or emulsion paint.
c) Floor
i. Living, Dining, Kitchen, Master Bathroom & Powder Room
Marble tiles.
ii. Family & Guest Room*
Compressed marble tiles with skirting.
iii. Master Bedroom, Junior Master Bedroom & Bedrooms
Timber strips with timber skirting.
iv. Junior Master Bathroom, Bathrooms & WC*
Compressed marble tiles and/or homogeneous tiles.
v. Staircases
Timber strips without timber skirting and/or Compressed Marble without skirting.
vi. Utility*, PES, Pool Deck, Roof Terrace, Household Shelter/Store*, Household Shelter/Utility* & Yard
Homogeneous tiles and/or ceramic with skirting and/or timber decking.
vii. Private Pool*
Mosaic tiles and/or homogeneous tiles.
viii. Planter*, A/C Ledge & Water Tank Platform
Cement and sand screed.
ix. Private Car Park
Exposed aggregate and/or granite tiles.

NOTE: 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. While such materials can be pre-selected before installation, this non-conformity in the marble 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 polished after installation. Hence some differences may be felt at the joints. The tonality and pattern of the marble or granite selected and installed shall be subject to availability.

- 7. Windows**
Kitchen, Powder Room, Master Bedroom, Junior Master Bedroom, Bedrooms, Guest Room*, Master Bathroom, Junior Master Bathroom & Bathrooms (except for Bathroom at Basement)
Aluminum framed windows with or without fixed glass panel.
NOTE:
a) All Aluminum frames shall be powder coated finish.
b) All glazing shall be approximately 6mm thick.
c) All windows are side hung, top hung, bottom hung, louvred, or sliding or any combination of the above mentioned.
d) All glazing below 1m shall be of tempered or laminated glass.

- 8. Doors**
a) Basement Entrance Door
Fire-rated timber door.
b) Living and Dining, Yard & Roof Terrace
Aluminum framed glass door.
c) Master Bedroom, Junior Master Bedroom, Bedrooms, Guest Room*, Master Bathroom, Junior Master Bathroom, Bathrooms, Walk in Wardrobe*, Powder Room & Store
Timber door.
d) Kitchen
Timber door with viewing panel and/or aluminum framed glass door.
e) Household Shelter/Store*, Household Shelter/Utility*
Metal door as approved by relevant authority.
f) WC & Utility*
PVC Door.
NOTE:
a) All glazing shall be approximately 6mm thick.
b) All aluminum frames shall be powder coated finish.
c) Doors can either be of swing or sliding type with or without fixed glass panel.

- 9. Ironmongery**
Timber doors shall be provided with good quality imported locksets.

- 10. Sanitary Fittings**
a) Master Bathroom
- 1 long bath with bath mixer
- 1 shower screen with shower mixer
- 1 vanity top complete with 2 wash basins and mixer taps
- 1 water closet
- 1 mirror
- 1 paper holder
b) Junior Master Bathroom
- 1 long bath with bath mixer
- 1 shower screen with shower mixer
- 1 vanity top complete with basin and mixer tap
- 1 water closet
- 1 mirror
- 1 paper holder
c) Common Bathrooms
- 1 shower screen with shower mixer
- 1 vanity top complete with basin and mixer tap
- 1 water closet
- 1 mirror
- 1 paper holder
d) Powder Room
- 1 vanity top complete with basin and mixer tap
- 1 water closet
- 1 mirror
- 1 paper holder
e) WC
- 1 wall hung basin with tap
- 1 pedestal water closet
- 1 paper holder
- 1 bib tap
f) Kitchen
- 1 kitchen sink with mixer tap
g) Yard & Roof Terrace
- 1 bib tap

- 11. Electrical Installation**
a) Concealed electrical wiring in conduits,
b) Refer to Electrical Schedule for details.

10. Electrical Schedule

Area Served	Lighting Points	15A SSO	13A SSO	13A Twin SSO	Cooker Points	Oven Points	TV/SCV Points	Tel. Points	Isolator	Heater Points	Audio Intercom
55A	39	1	5	16	1	1	6	7	2	3	1
55B	39	1	5	16	1	1	6	7	2	3	1
55C	38	1	5	16	1	1	6	7	2	3	1
55D	38	1	5	16	1	1	6	7	2	3	1
55E	38	1	5	16	1	1	6	7	2	3	1
55F	38	1	5	16	1	1	6	7	2	3	1
55G	38	1	5	16	1	1	6	7	2	3	1
55H	38	1	5	16	1	1	6	7	2	3	1
55J	38	1	5	16	1	1	6	7	2	3	1
55K	38	1	5	16	1	1	6	7	2	3	1
55L	38	1	5	16	1	1	6	7	2	3	1
55M	38	1	5	16	1	1	6	7	2	3	1
55N	38	1	5	16	1	1	6	7	2	3	1
55P	38	1	5	16	1	1	6	7	2	3	1
55Q	38	1	5	16	1	1	6	7	2	3	1
55R	38	1	5	16	1	1	6	7	2	3	1
55S	38	1	5	16	1	1	6	7	2	3	1
55T	35	1	4	14	1	1	5	6	2	3	1
57	39	1	5	15	1	1	6	7	2	3	1
57A	39	1	5	15	1	1	6	7	2	3	1
57B	39	1	5	15	1	1	6	7	2	3	1
57C	39	1	5	15	1	1	6	7	2	3	1
57D	39	1	5	15	1	1	6	7	2	3	1
57E	39	1	5	15	1	1	6	7	2	3	1
57F	39	1	5	15	1	1	6	7	2	3	1
57G	39	1	5	15	1	1	6	7	2	3	1
57H	38	1	5	15	1	1	6	7	2	3	1
57J	38	1	5	15	1	1	6	7	2	3	1
59	34	1	5	15	1	1	6	7	2	3	1
59A	29	1	5	15	1	1	6	7	2	3	1
59B	29	1	5	15	1	1	6	7	2	3	1
59C	29	1	5	15	1	1	6	7	2	3	1
59D	29	1	5	15	1	1	6	7	2	3	1
59E	29	1	5	15	1	1	6	7	2	3	1
59F	29	1	5	15	1	1	6	7	2	3	1
59G	29	1	5	15	1	1	6	7	2	3	1
59H	29	1	5	15	1	1	6	7	2	3	1
59J	29	1	5	15	1	1	6	7	2	3	1
59K	29	1	5	15	1	1	6	7	2	3	1

- NOTE:
1. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.
2. 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.
3. 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.
4. The Purchaser is liable to pay annual fee, subscription fee and such other fees to StarHub Cable Vision Ltd (SCV) and/or internet service 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.
5. If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.
6. Timber is a natural material containing grain/vein and tone differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
7. Private swimming pool* and private water Jacuzzi* filtration system has to be maintained and cleaned on a regular basis by purchasers to ensure good working condition of the system.
8. Bathroom in the basement (except for house no. 55J, 55T, 57J, 59, 59E, 59F, 59G, 59H & 59J) is mechanically ventilated.

Description of The Housing Project
PROPOSED STRATA LANDED HOUSING DEVELOPMENT (TOTAL 39 UNITS) COMPRISING 28 UNITS OF 2-STORY WITH ATTIC STRATA SEMI-DETACHED HOUSES, 10 UNITS OF 2-STORY WITH ATTIC STRATA SEMI-DETACHED HOUSES AND 1 UNIT OF 2-STORY WITH ATTIC STRATA DETACHED HOUSE WITH BASEMENT CAR PARK AND SWIMMING POOL ON LOT 05361A MK04 AT JALAN LIM TAI SEE (BUKIT TIMAH PLANNING AREA)

- 12. TV / Telephone**
Refer to electrical schedule for details.
- 13. Lightning Protection**
Lightning Protection System shall be provided in accordance with the Singapore Standard CP33.
- 14. Painting**
a) Internal Walls : Emulsion Paint.
b) External Walls : Textured coating or emulsion paint.
- 15. Waterproofing**
Waterproofing to floors of Guest Room*, Family, Powder Room, Master Bathroom, Junior Master Bathroom, Jacuzzi* Bathrooms, Private Pool*, RC Flat Roof, Planter*, A/C Ledge, WC*, Utility*, Kitchen, Yard & Roof Terrace.
- 16. Driveway**
Reinforced Concrete with Power Float Finish.
- 17. TV System**
SHCV TV points provided.
- 18. Other Items**
a) Wardrobes
Built-in Wardrobes to all Bedrooms.
b) Kitchen
Built-in high and low level kitchen cabinets with cooker hood and cooker hob, built-in oven & built-in microwave oven.
c) Air-conditioning to Living/Dining, Master Bedroom, Junior Master Bedroom, Bedrooms, Guest Room* & Family
d) Audio Intercom system.
e) Hot Water Supply to Master Bathroom, Junior Master Bathroom, Bathrooms, Powder Room & Kitchen.

Description of Common Property
Common Facilities: Swimming Pool, Wading Pool & Water Jet Corner is to hold as common property as defined in the Building Maintenance and Strata Management Act 2004 and the Land Title (Strata) Act, Cap 158.

- Purpose of Building Project and Restrictions as to Use**
1. The building project is strictly for residential occupation only.
2. The Swimming Pool, Wading Pool & Water Jet Corner are to be maintained by the MCSI.
3. All reinforced concrete ledges shall not be converted to any other uses (e.g. air-conditioning condenser ledges) without prior planning approval.
4. The uncovered Private Enclosed Space (PES) and open roof terraces are not to be enclosed or roofed over.
5. No structures or other uses are allowed on the rooftop unless otherwise approved by the Competent Authority.
6. No access to R/C flat roof except for maintenance only.
7. The approved planter boxes, which are exempted from SFA are not to be converted to balcony without prior approval from the Competent Authority.
8. The 2m tree planting strips shall remain as part of the communal open space and cannot be fenced up and/or included in the strata boundaries.
9. The private car parking lots (max 50 m² per unit) approved as part of the strata units contiguous to them shall not be converted to any other uses.

- NOTE:
Guest Room - Except for House Number 55T.
Utility - Except for House Number 57 & 59K.
Household Shelter/Store - Except for House Number 57 & 59K.
Household Shelter/Utility - For House Number 57 & 59K only.
WC - Except for House Number 55J, 57 & 57J.
Private Pool - For House Number 57 & 59 only.
Planter - For House Number 55A to 55S & 57 to 57J only.
Jacuzzi - For House Number 59A & 59B only.
Walk in Wardrobe - For House Number 55A to 55T, 57 to 57J & 59 only.
1 shower screen and shower mixer at Junior Master Bathroom - For House Number 55C to 55S, 57 to 57J & 59 only.

DEVELOPER



Fortune Land Pte Ltd
No. 3 Kallang Way 2A Fong Tat Building
Singapore 347493
Tel: 6742 0830 Fax: 6749 0830

MARKETING AGENT

Huttons
realestategroup
9100 9898
8200 9191

Developer: Fortune Land Pte Ltd • Registration No.: 200106185K • Developer's Licence No.: C0549 • Location: Lot 05361A MK04 at 55 Jalan Lim Tai See • Tenure of Land: Freehold • Building Plan No.: A1404-00264-2009-BP01 dated 18 Sept 2009
Expected Date of Vacant Possession: 31 Dec 2015 • Expected Date of Legal Completion: 31 Dec 2018

Reasonable care has been taken in the preparation of this brochure, and the construction of the scale model and the show flat (collectively "the Collaterals"), but the developer does not warrant the accuracy of the Collaterals. The statements, information and depictions in the Collaterals may not be relied upon as statements or representations of fact, and are not intended to form any part of or contract for the sale of the housing units. In particular, visual representations such as pictures and drawings are artists' impressions only, and are not representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to the Developer's architect's selection, market availability and the sole discretion of the Developer. All information contained in the Collaterals, including equipment, materials, fittings, finishes, installations and appliances description, plans and specifications, are current at the time of printing, and are subject to such changes as are required by the developer or the relevant authorities. The floor areas stated in the brochure are approximate measurements and subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises made by the Marketing Agent.

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FLOOR PLANS

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BE ELEVATED TO QUALITY LIFE...

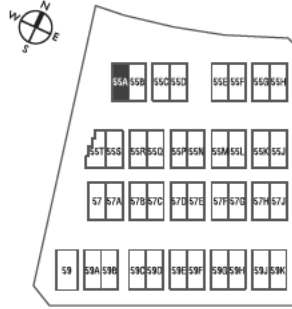
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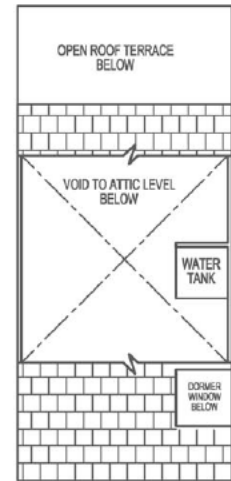
55A

Area 479 sqm / 5,156 sqft

(Inclusive of private carpark / remnant space, PES, A/C ledge, open roof terrace, water tank & strata void)



ATTIC



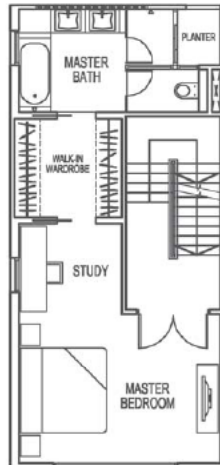
WATER TANK LEVEL



BASEMENT



1ST STOREY



2ND STOREY

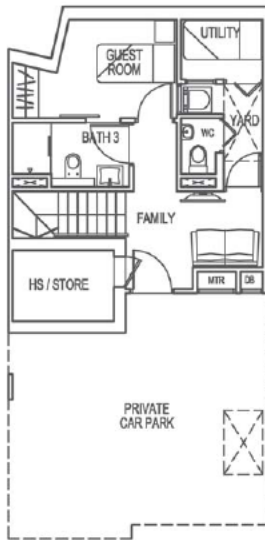


3RD STOREY

55B

Area 642 sqm / 6,910 sqft

(Inclusive of private carpark / remnant space, PES, planter, A/C ledge, open roof terrace, water tank & strata void)



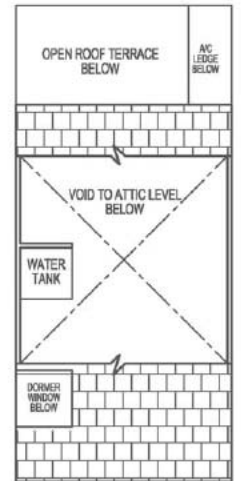
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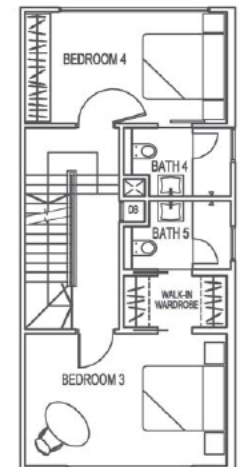
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WATER TANK LEVEL



2ND STOREY



3RD STOREY

55C

Area 703 sqm / 7,567 sqft

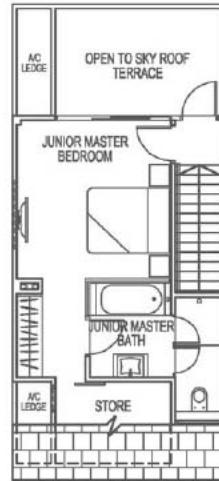
(Inclusive of private carpark / remnant space, PES, planter, A/C ledge, open roof terrace, water tank & strata void)



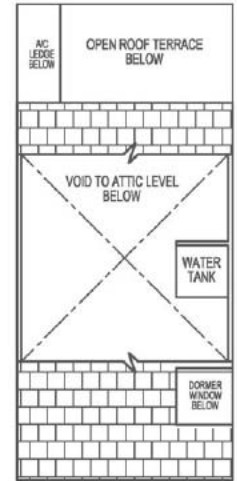
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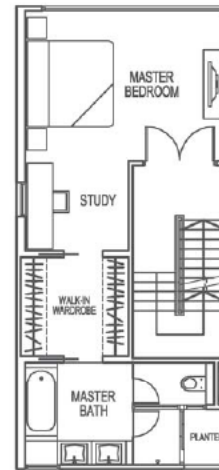
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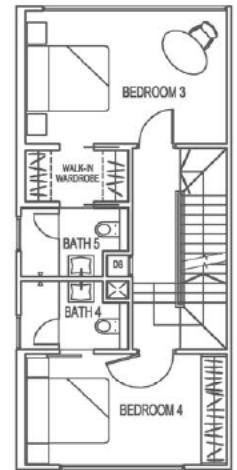
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WATER TANK LEVEL



2ND STOREY

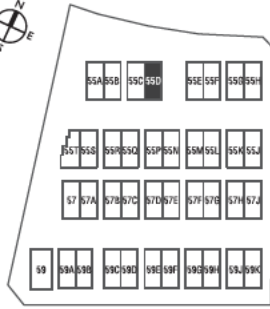


3RD STOREY

55D

Area 587 sqm / 6,318 sqft

(Inclusive of private carpark / remnant space, PES, planter, A/C ledge, open roof terrace, water tank & strata void)



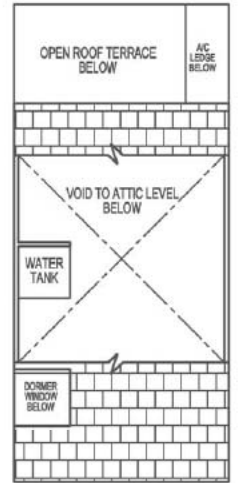
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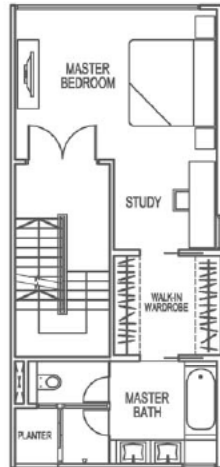
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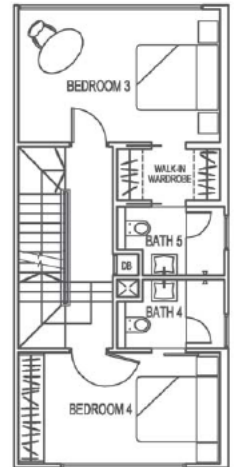
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WATER TANK LEVEL



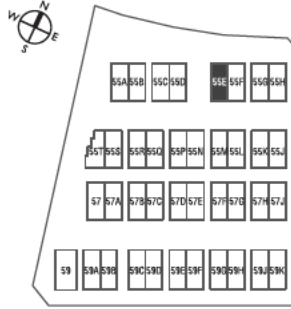
2ND STOREY



3RD STOREY

55E

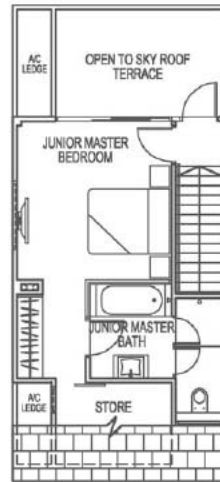
Area 537 sqm / 5,780 sqft
 (Inclusive of private carpark / remnant space, PES, planter, A/C ledge, open roof terrace, water tank & strata void)



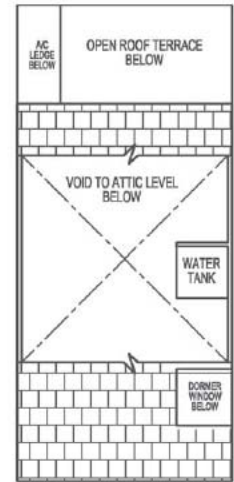
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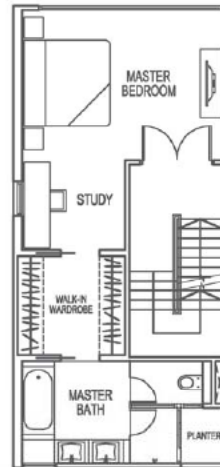
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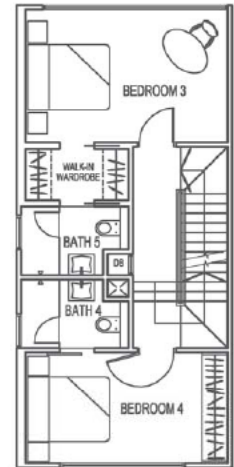
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WATER TANK LEVEL



2ND STOREY



3RD STOREY

55F

Area 593 sqm / 6,383 sqft

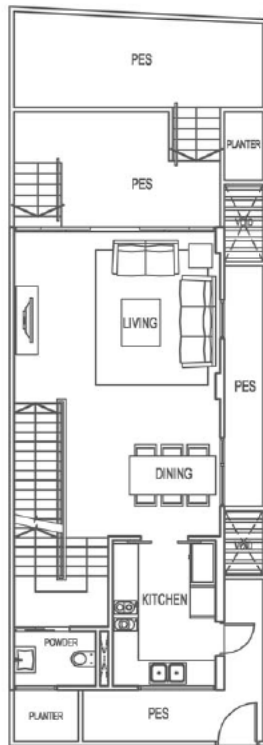
(Inclusive of private carpark / remnant space, PES, planter, A/C ledge, open roof terrace, water tank & strata void)



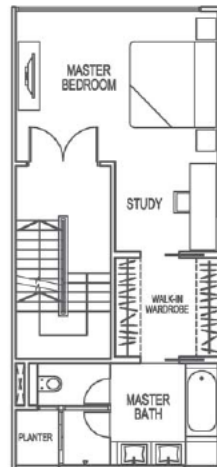
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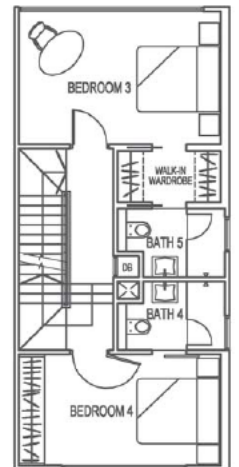
BASEMENT



1ST STOREY



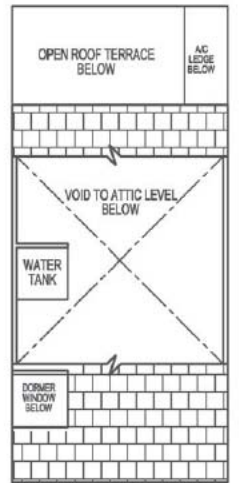
2ND STOREY



3RD STOREY



ATTIC



WATER TANK LEVEL

55G

Area 583 sqm / 6,275 sqft

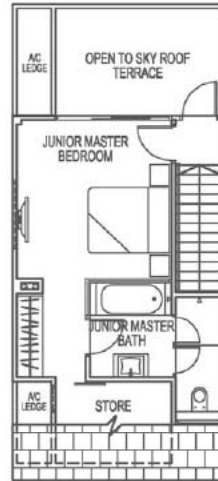
(Inclusive of private carpark / remnant space, PES, planter, A/C ledge, open roof terrace, water tank & strata void)



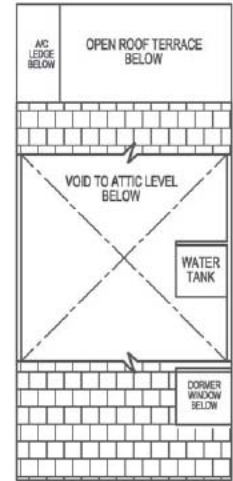
BASEMENT



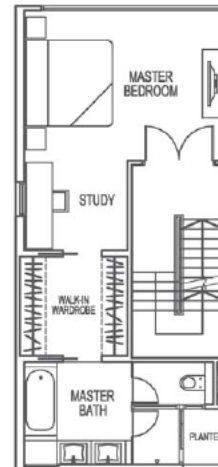
1ST STOREY



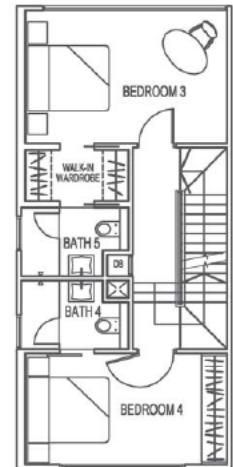
ATTIC



WATER TANK LEVEL



2ND STOREY



3RD STOREY

55H

Area 577 sqm / 6,211 sqft

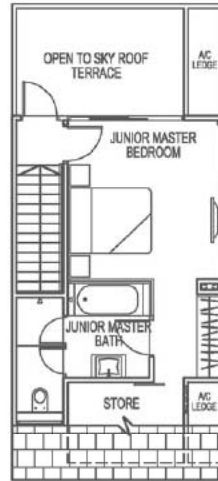
(Inclusive of private carpark / remnant space, PES, planter, A/C ledge, open roof terrace, water tank & strata void)



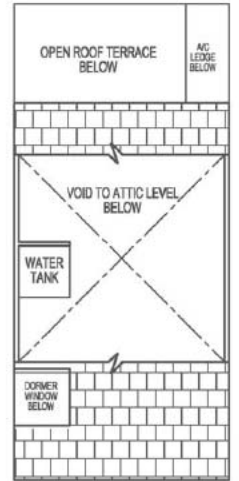
BASEMENT



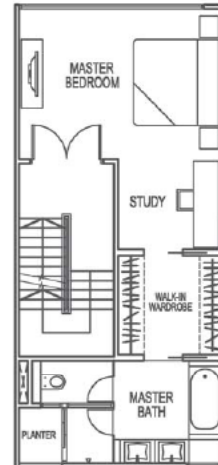
1ST STOREY



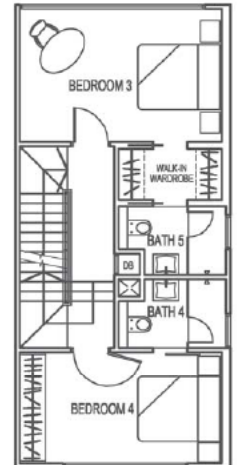
ATTIC



WATER TANK LEVEL



2ND STOREY

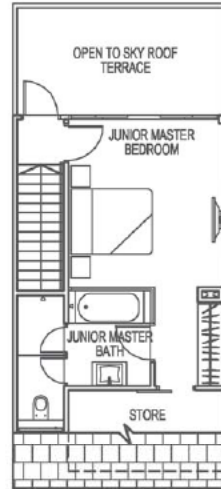
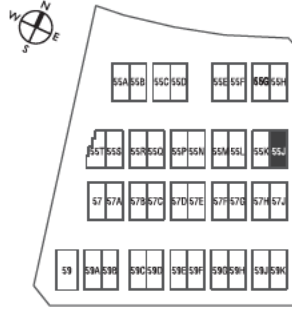


3RD STOREY

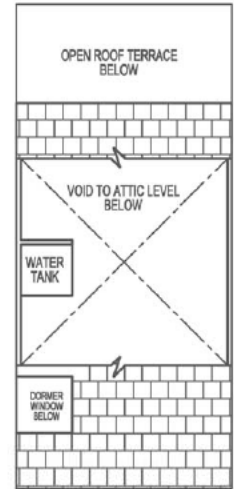
55j

Area 507 sqm / 5,457 sqft

(Inclusive of private carpark / remnant space, PES / pool deck, A/C ledge, open roof terrace, water tank & strata void)



ATTIC



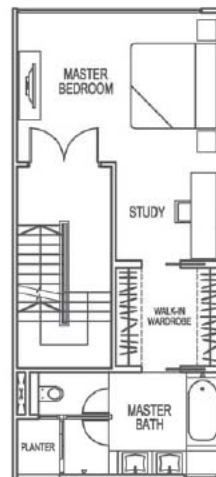
WATER TANK LEVEL



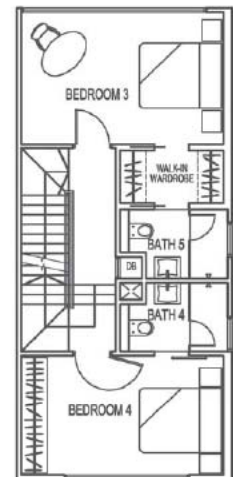
BASEMENT



1ST STOREY



2ND STOREY



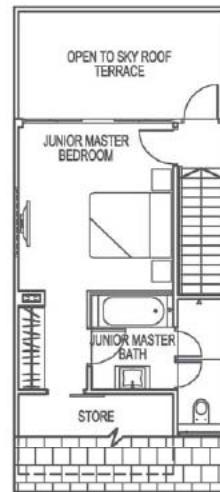
3RD STOREY

The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

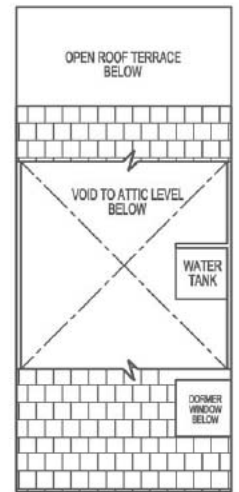
55K

Area 500 sqm / 5,382 sqft

(Inclusive of private carpark / remnant space, PES / pool deck, A/C ledge, open roof terrace, water tank & strata void)



ATTIC



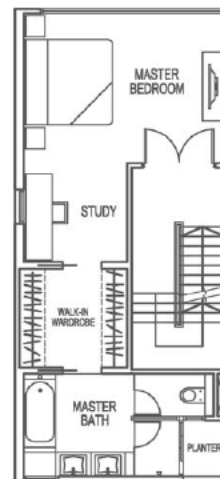
WATER TANK LEVEL



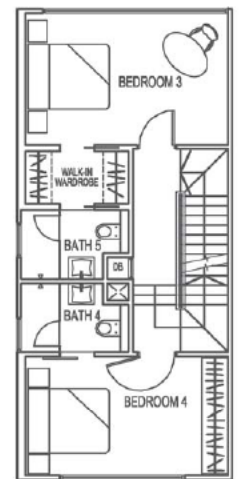
BASEMENT



1ST STOREY



2ND STOREY

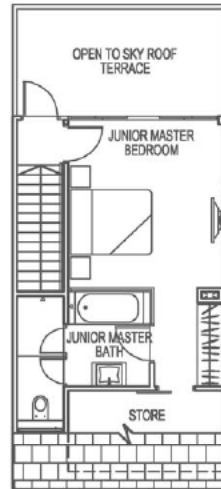


3RD STOREY

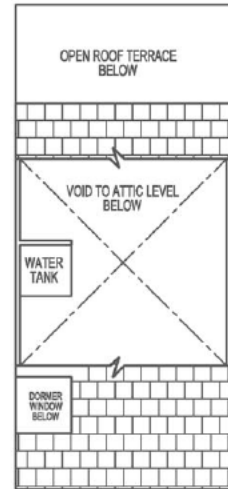
55L

Area 503 sqm / 5,414 sqft

(Inclusive of private carpark / remnant space, PES / pool deck, A/C ledge, open roof terrace, water tank & strata void)



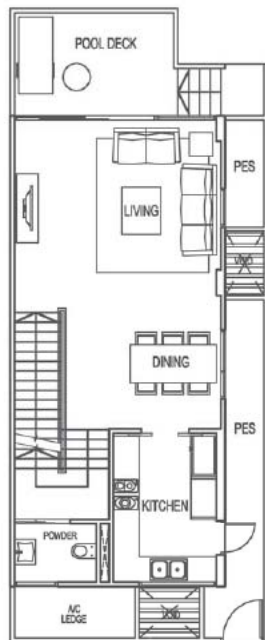
ATTIC



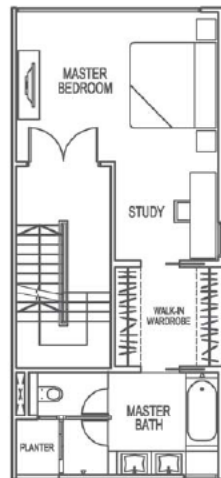
WATER TANK LEVEL



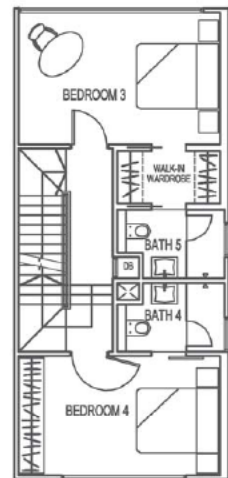
BASEMENT



1ST STOREY



2ND STOREY



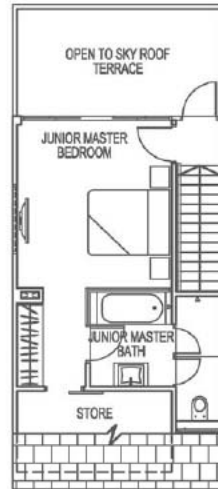
3RD STOREY

55M

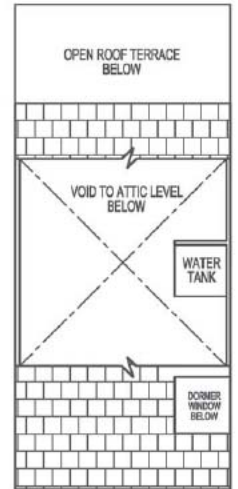
Area 503 sqm / 5,414 sqft

(Inclusive of private carpark / remnant space, PES / pool deck, A/C ledge, open roof terrace, water tank & strata void)

ev



ATTIC



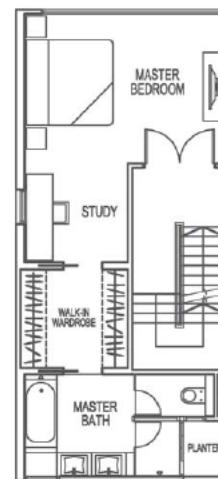
WATER TANK LEVEL



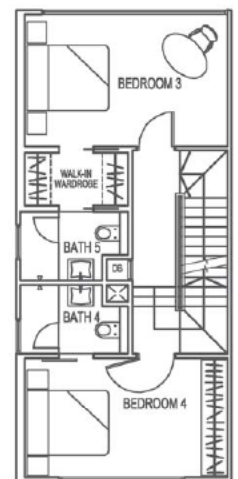
BASEMENT



1ST STOREY



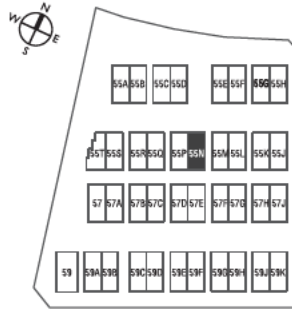
2ND STOREY



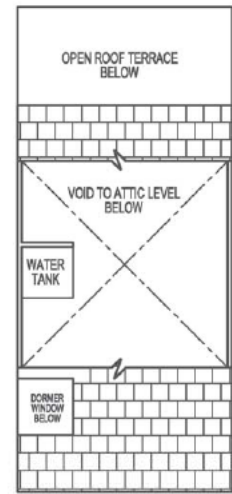
3RD STOREY

55N

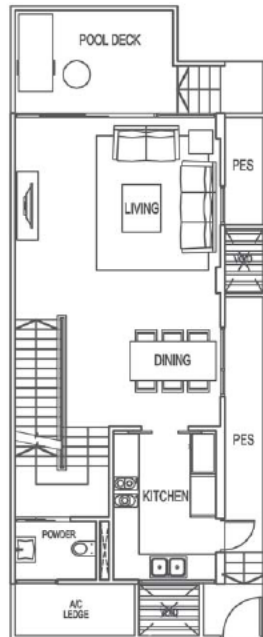
Area 503 sqm / 5,414 sqft
 (Inclusive of private carpark / remnant space, PES / pool deck,
 A/C ledge, open roof terrace, water tank & strata void)



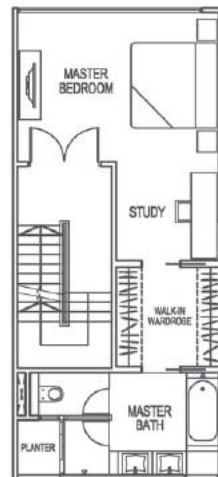
ATTIC



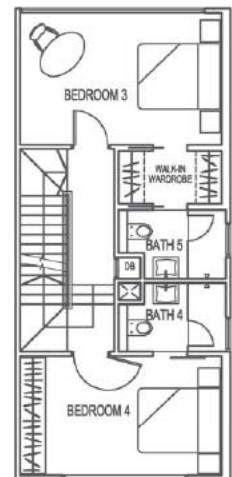
WATER TANK LEVEL



1ST STOREY



2ND STOREY



3RD STOREY

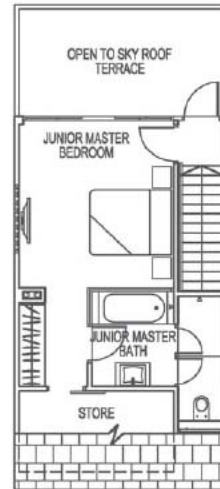


BASEMENT

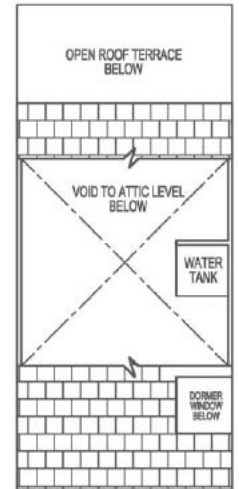
55P

Area 503 sqm / 5,414 sqft

(Inclusive of private carpark / remnant space, PES / pool deck, A/C ledge, open roof terrace, water tank & strata void)



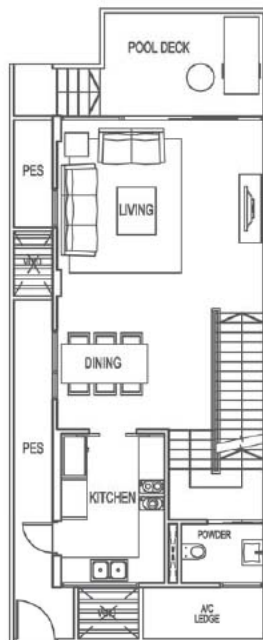
ATTIC



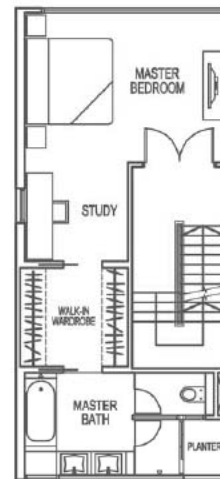
WATER TANK LEVEL



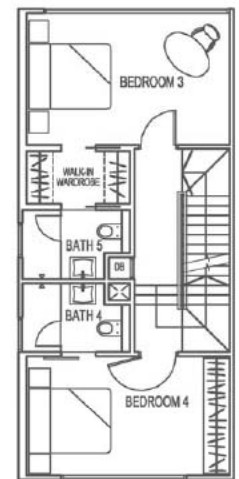
BASEMENT



1ST STOREY



2ND STOREY

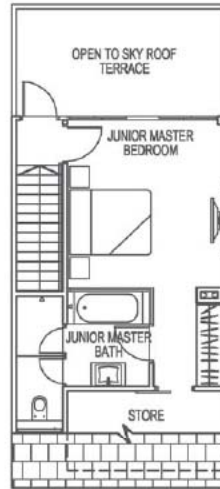
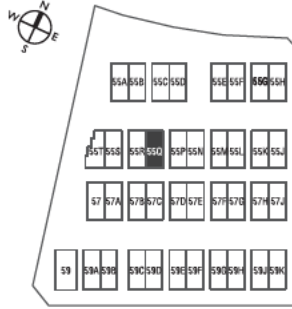


3RD STOREY

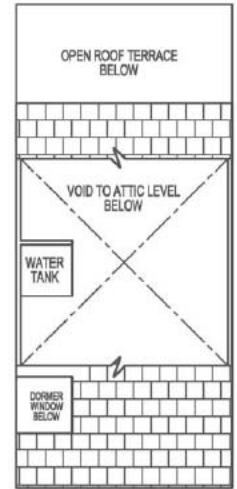
55Q

Area 503 sqm / 5,414 sqft

(Inclusive of private carpark / remnant space, PES / pool deck, A/C ledge, open roof terrace, water tank & strata void)



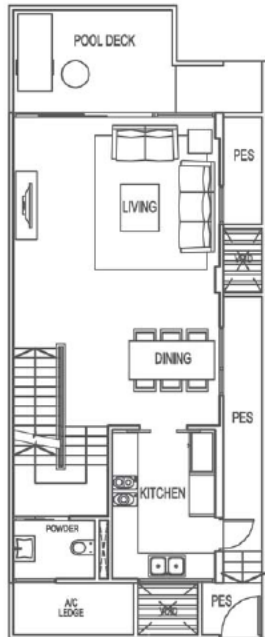
ATTIC



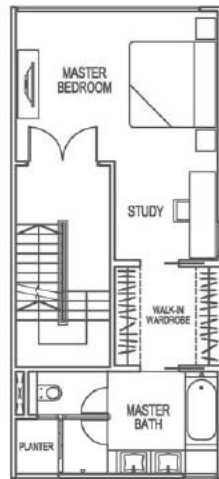
WATER TANK LEVEL



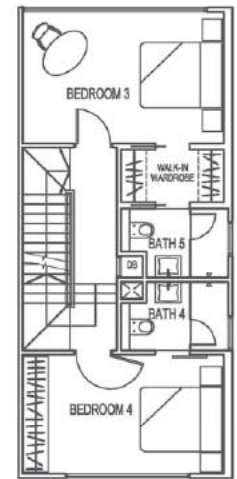
BASEMENT



1ST STOREY



2ND STOREY

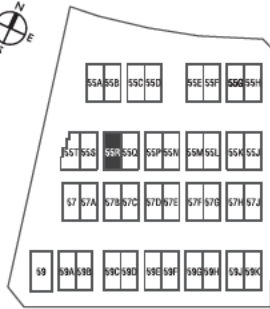


3RD STOREY

55R

Area 521 sqm / 5,608 sqft

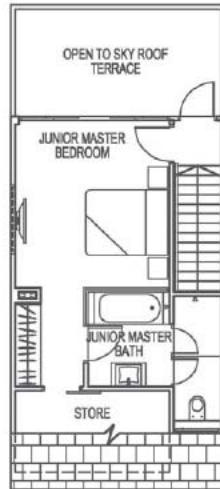
(Inclusive of private carpark / remnant space, PES / pool deck, A/C ledge, open roof terrace, water tank & strata void)



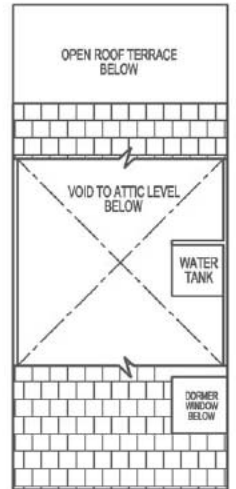
BASEMENT



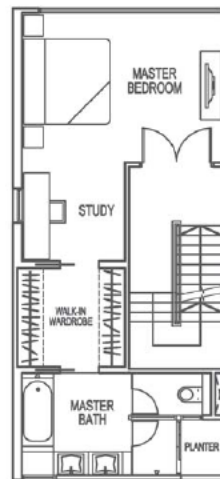
1ST STOREY



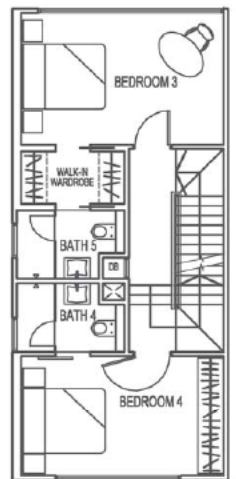
ATTIC



WATER TANK LEVEL



2ND STOREY



3RD STOREY

The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

55S

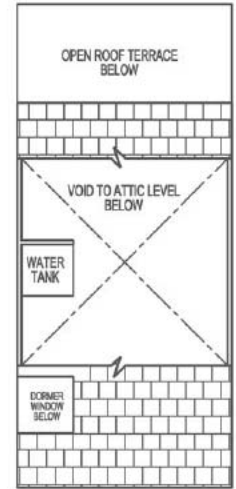
Area 505 sqm / 5,436 sqft

(Inclusive of private carpark / remnant space, PES, A/C ledge, open roof terrace, water tank & strata void)

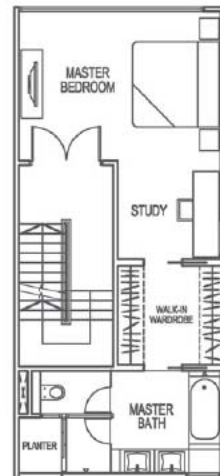
ev



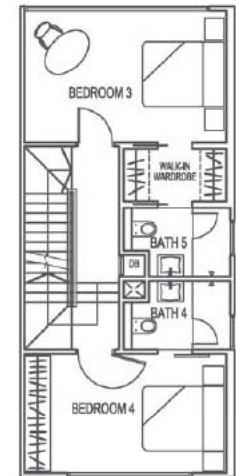
ATTIC



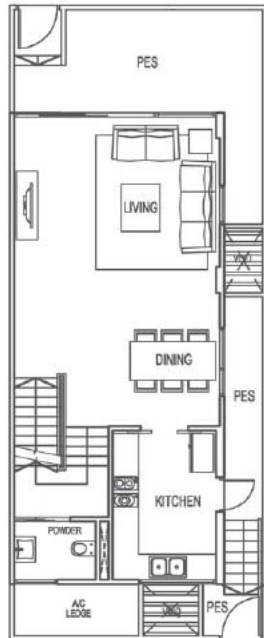
WATER TANK LEVEL



2ND STOREY



3RD STOREY



1ST STOREY



BASEMENT

The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

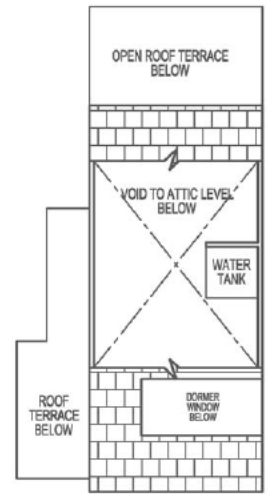
55T

Area 416 sqm / 4,478 sqft

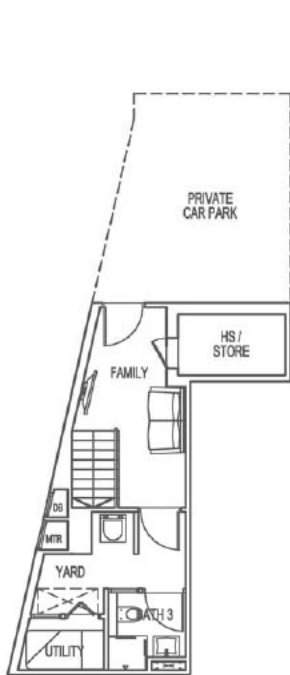
(Inclusive of private carpark / remnant space, PES, A/C ledge, open roof terrace, water tank & strata void)



ATTIC



WATER TANK LEVEL



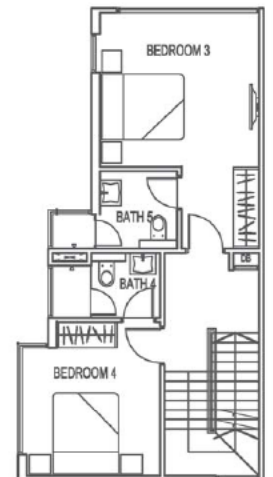
BASEMENT



1ST STOREY



2ND STOREY

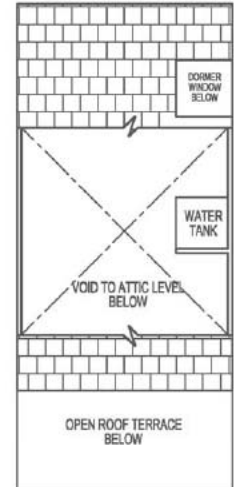
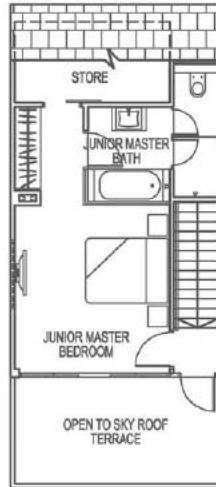
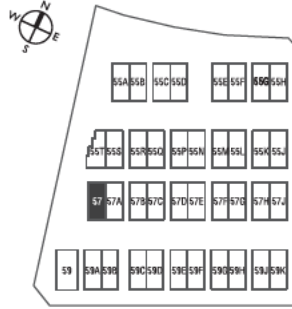


3RD STOREY

57

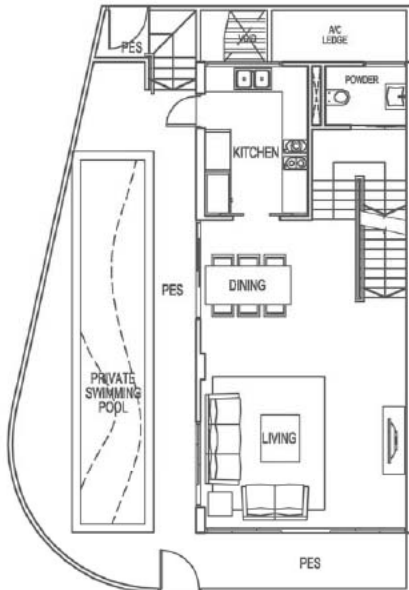
Area 641 sqm / 6,900 sqft

(Inclusive of private carpark / remnant space, PES / private swimming pool / deck, A/C ledge, open roof terrace, water tank & strata void)

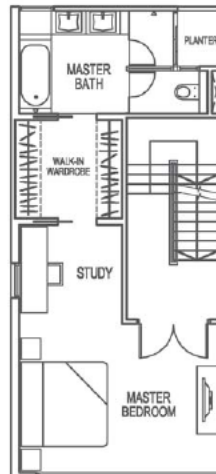


ATTIC

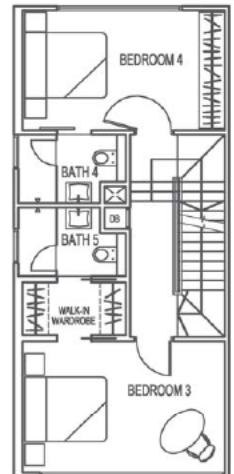
WATER TANK LEVEL



1ST STOREY



2ND STOREY



3RD STOREY

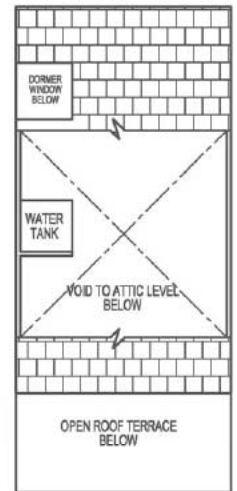
57A

Area 482 sqm / 5,188 sqft

(Inclusive of private carpark / remnant space, PES, A/C ledge, open roof terrace, water tank & strata void)



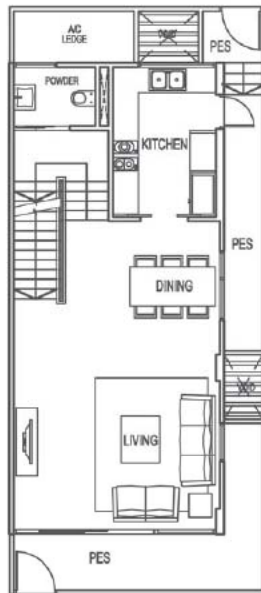
ATTIC



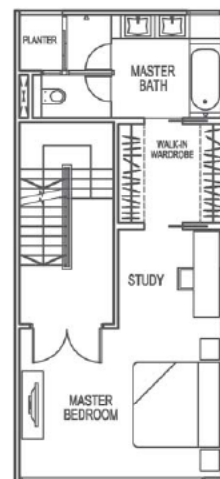
WATER TANK LEVEL



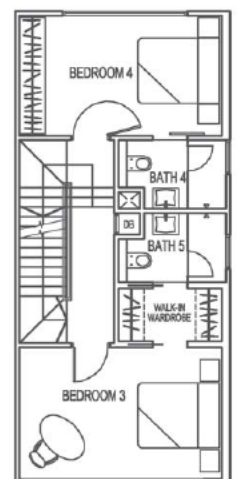
BASEMENT



1ST STOREY



2ND STOREY

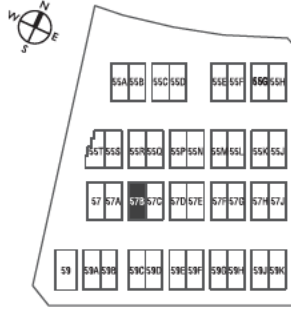


3RD STOREY

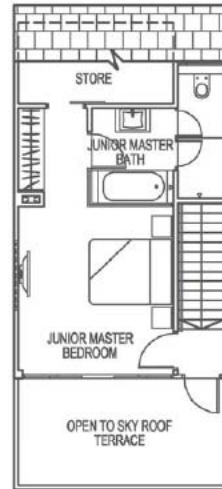
57B

Area 482 sqm / 5,188 sqft

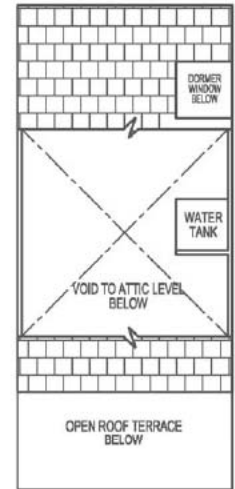
(Inclusive of private carpark / remnant space, PES, A/C ledge, open roof terrace, water tank & strata void)



ev



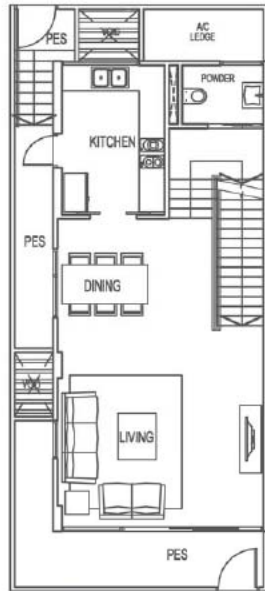
ATTIC



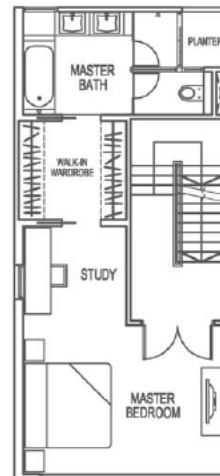
WATER TANK LEVEL



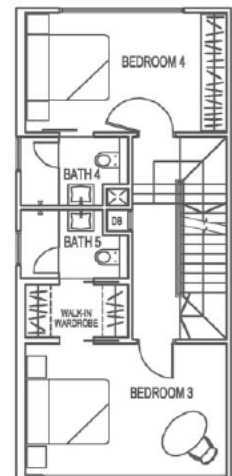
BASEMENT



1ST STOREY



2ND STOREY



3RD STOREY

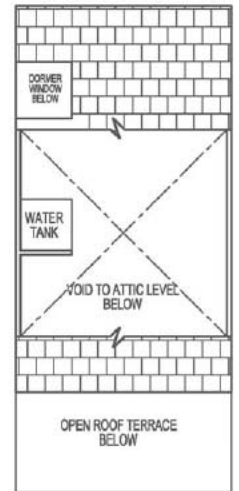
57C

Area 482 sqm / 5,188 sqft

(Inclusive of private carpark / remnant space, PES, A/C ledge, open roof terrace, water tank & strata void)



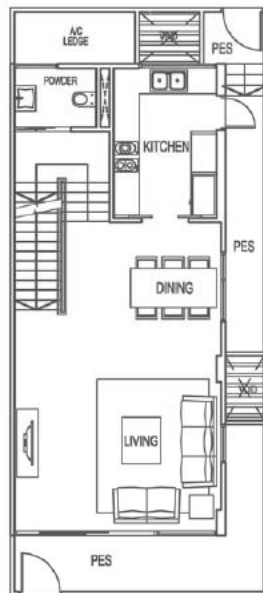
ATTIC



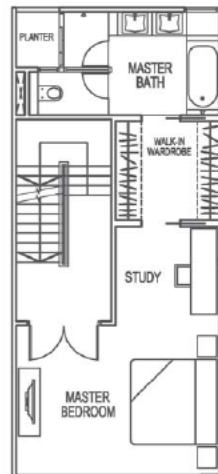
WATER TANK LEVEL



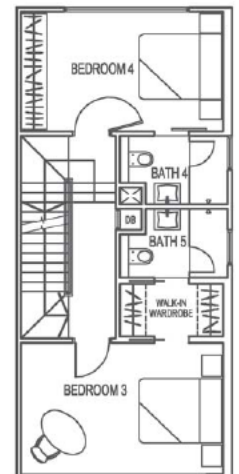
BASEMENT



1ST STOREY



2ND STOREY

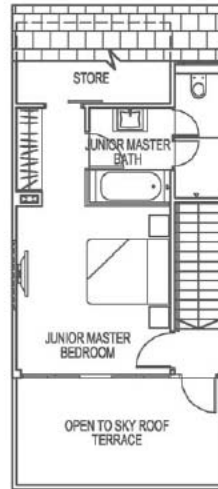
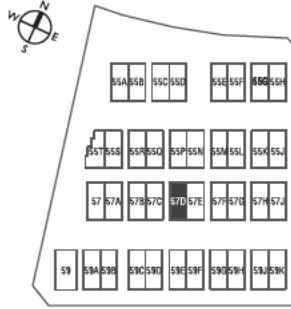


3RD STOREY

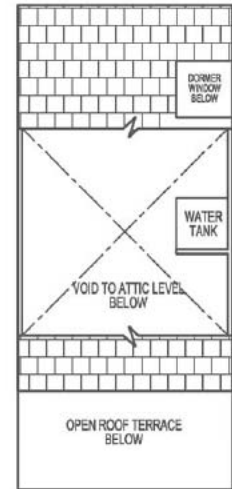
57D

Area 482 sqm / 5,188 sqft

(Inclusive of private carpark / remnant space, PES, A/C ledge, open roof terrace, water tank & strata void)



ATTIC



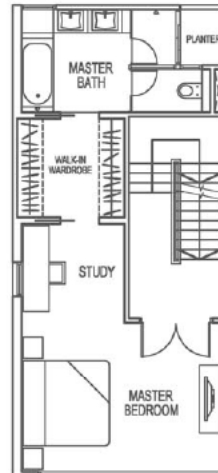
WATER TANK LEVEL



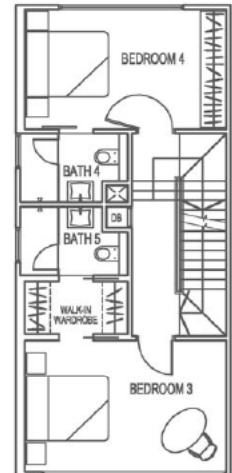
BASEMENT



1ST STOREY



2ND STOREY



3RD STOREY

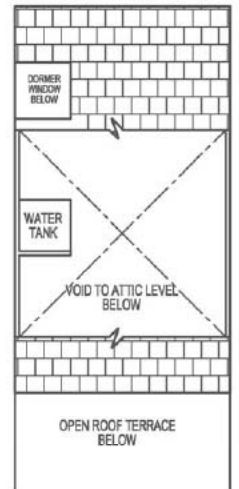
57E

Area 482 sqm / 5,188 sqft

(Inclusive of private carpark / remnant space, PES, A/C ledge, open roof terrace, water tank & strata void)



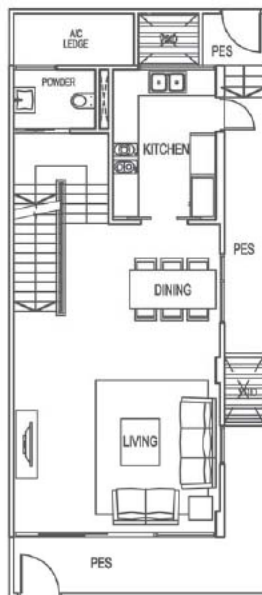
ATTIC



WATER TANK LEVEL



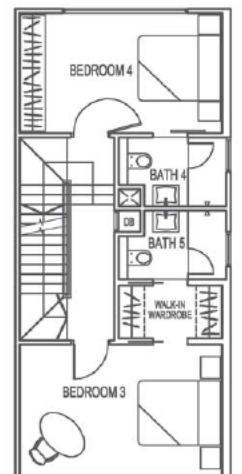
BASEMENT



1ST STOREY



2ND STOREY

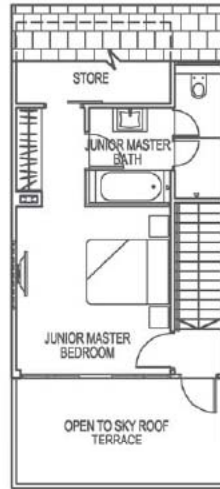
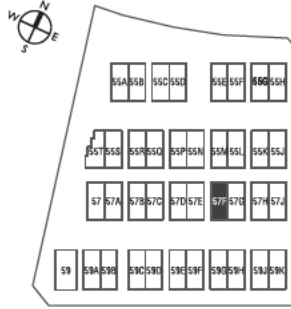


3RD STOREY

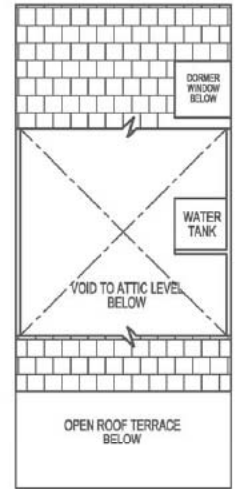
57F

Area 482 sqm / 5,188 sqft

(Inclusive of private carpark / remnant space, PES, A/C ledge, open roof terrace, water tank & strata void)



ATTIC



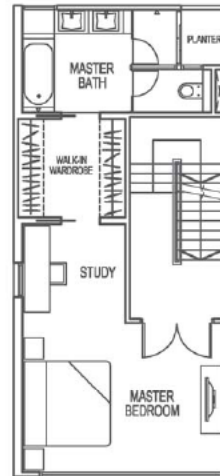
WATER TANK LEVEL



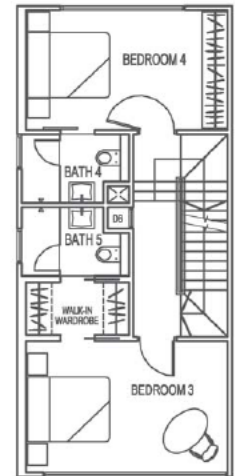
BASEMENT



1ST STOREY



2ND STOREY



3RD STOREY

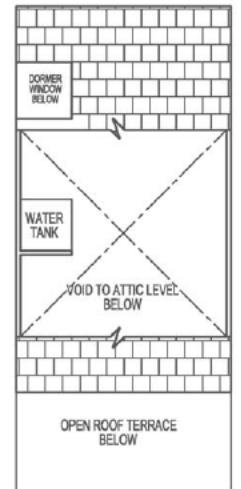
57G

Area 482 sqm / 5,188 sqft

(Inclusive of private carpark / remnant space, PES, A/C ledge, open roof terrace, water tank & strata void)



ATTIC



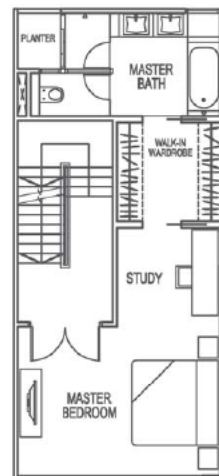
WATER TANK LEVEL



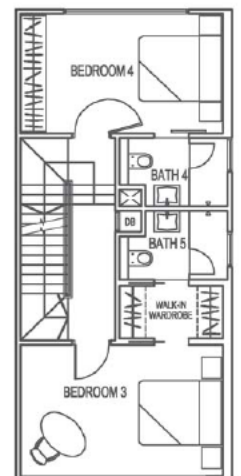
BASEMENT



1ST STOREY



2ND STOREY



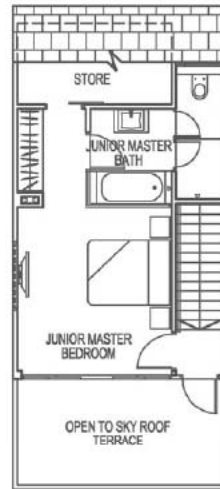
3RD STOREY

57H

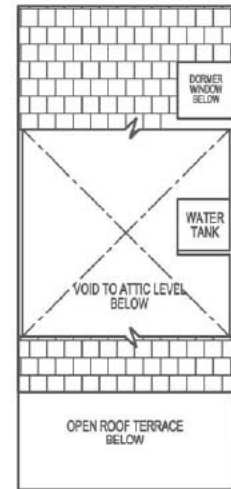
Area 478 sqm / 5,145 sqft

(Inclusive of private carpark / remnant space, PES, A/C ledge, open roof terrace, water tank & strata void)

ev



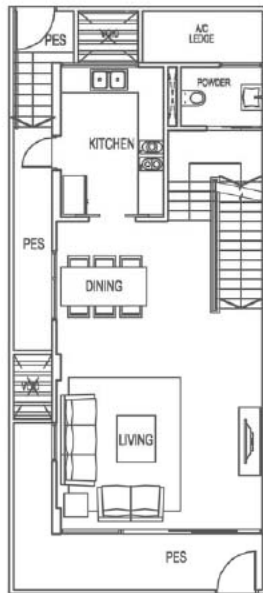
ATTIC



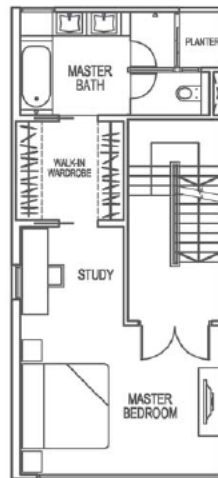
WATER TANK LEVEL



BASEMENT



1ST STOREY



2ND STOREY



3RD STOREY

57J

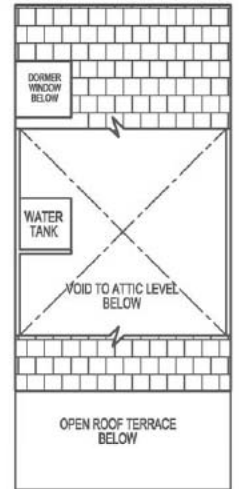
Area 473 sqm / 5,091 sqft

(Inclusive of private carpark / remnant space, PES, A/C ledge, open roof terrace, water tank & strata void)

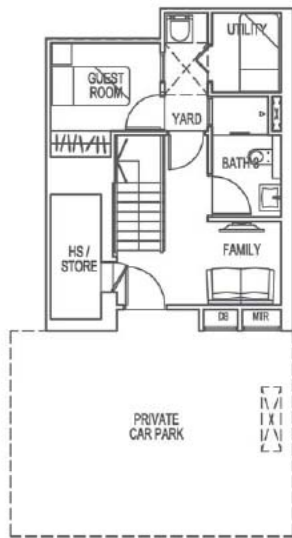
ev



ATTIC



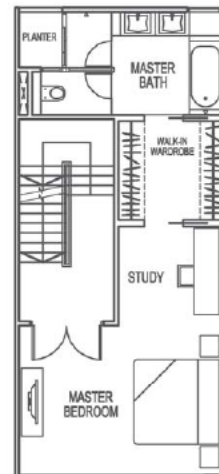
WATER TANK LEVEL



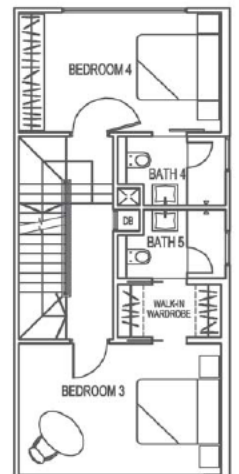
BASEMENT



1ST STOREY



2ND STOREY



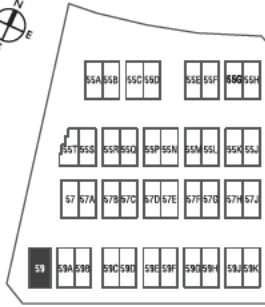
3RD STOREY

59

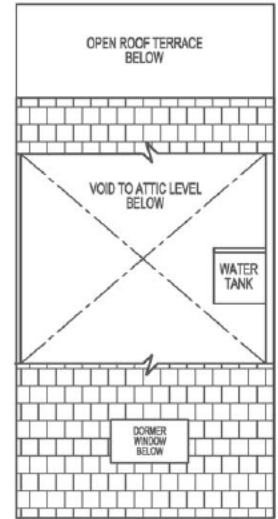
Area 629 sqm / 6,771 sqft

(Inclusive of private carpark / remnant space, PES / private swimming pool, A/C ledge, open roof terrace, water tank & strata void)

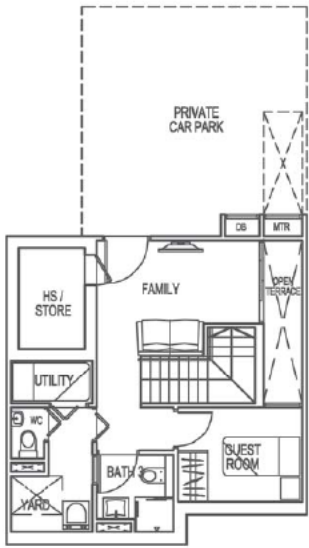
ev



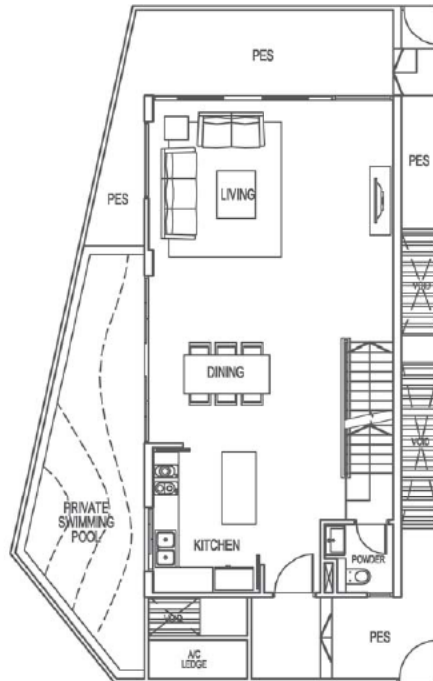
ATTIC



WATER TANK LEVEL



BASEMENT



1ST STOREY



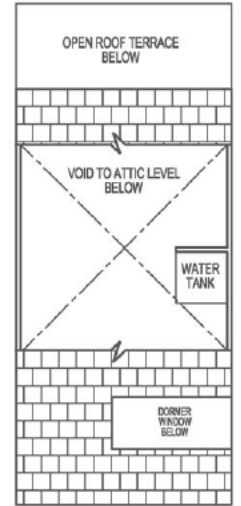
2ND STOREY

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59A

Area 485 sqm / 5,221 sqft

(Inclusive of private carpark / remnant space, PES / jacuzzi, A/C ledge, open roof terrace, water tank & strata void)



WATER TANK LEVEL



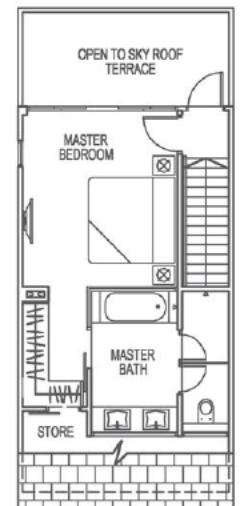
BASEMENT



1ST STOREY



2ND STOREY



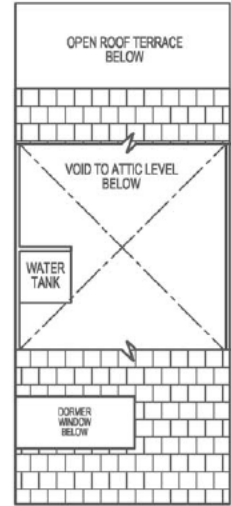
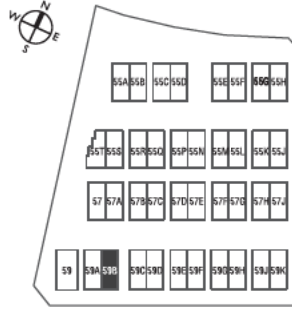
ATTIC

59B

Area 493 sqm / 5,307 sqft

(Inclusive of private carpark / remnant space, PES / jacuzzi, A/C ledge, open roof terrace, water tank & strata void)

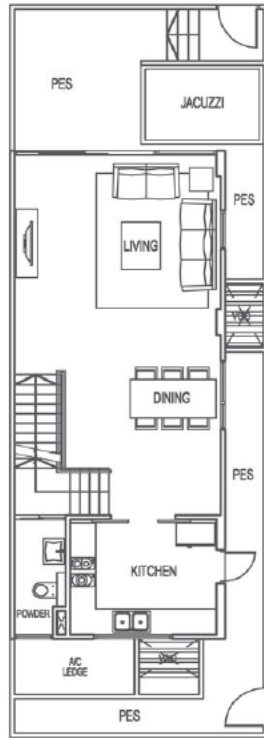
ev



WATER TANK LEVEL



BASEMENT



1ST STOREY



2ND STOREY

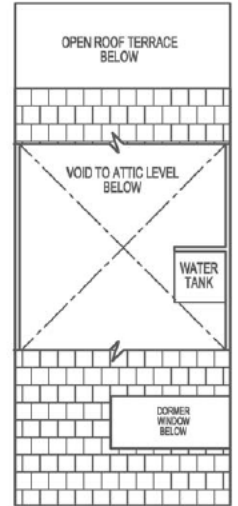


ATTIC

59C

Area 437 sqm / 4,704 sqft

(Inclusive of private carpark / remnant space, PES / pool deck, A/C ledge, open roof terrace, water tank & strata void)



WATER TANK LEVEL



BASEMENT



1ST STOREY



2ND STOREY



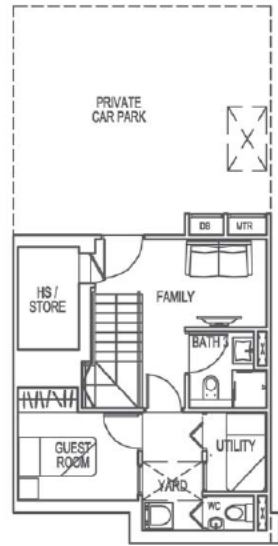
ATTIC

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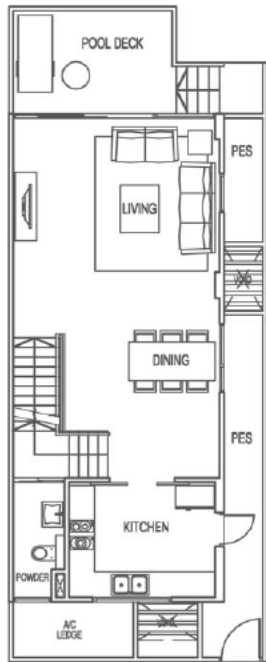
59D

Area 429 sqm / 4,618 sqft

(Inclusive of private carpark / remnant space, PES / pool deck, A/C ledge, open roof terrace, water tank & strata void)



BASEMENT



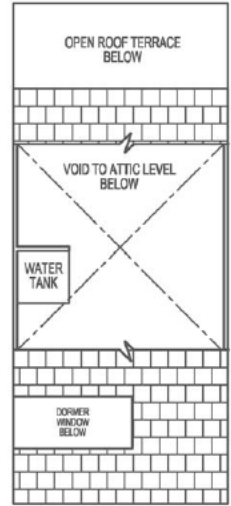
1ST STOREY



2ND STOREY



ATTIC

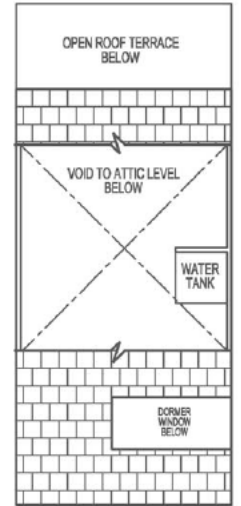


WATER TANK LEVEL

59E

Area 421 sqm / 4,532 sqft

(Inclusive of private carpark / remnant space, PES / pool deck, A/C ledge, open roof terrace, water tank & strata void)



WATER TANK LEVEL



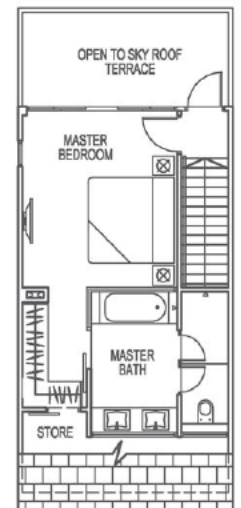
BASEMENT



1ST STOREY



2ND STOREY



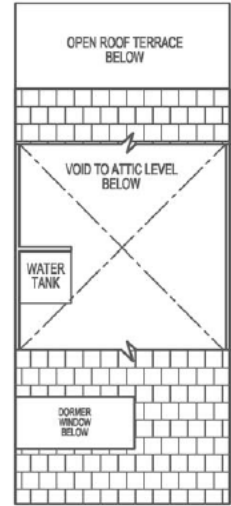
ATTIC

59F

Area 405 sqm / 4,359 sqft

(Inclusive of private carpark / remnant space, PES / pool deck, A/C ledge, open roof terrace, water tank & strata void)

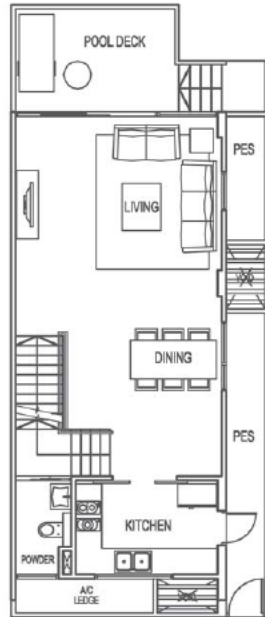
ev



WATER TANK LEVEL



BASEMENT



1ST STOREY



2ND STOREY

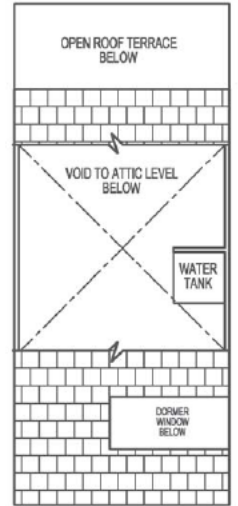


ATTIC

59G

Area 405 sqm / 4,359 sqft

(Inclusive of private carpark / remnant space, PES / pool deck, A/C ledge, open roof terrace, water tank & strata void)



WATER TANK LEVEL



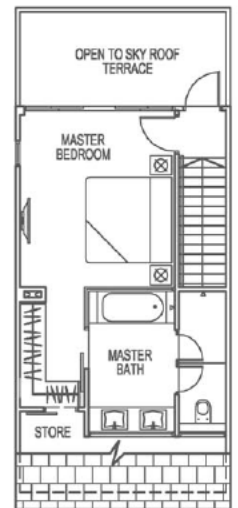
BASEMENT



1ST STOREY



2ND STOREY



ATTIC

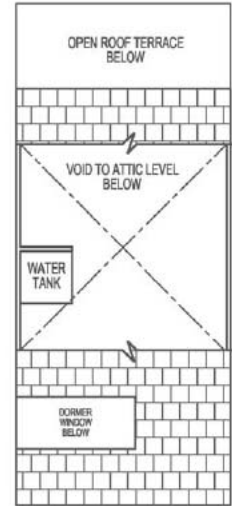
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59H

Area 405 sqm / 4,359 sqft

(Inclusive of private carpark / remnant space, PES / pool deck, A/C ledge, open roof terrace, water tank & strata void)

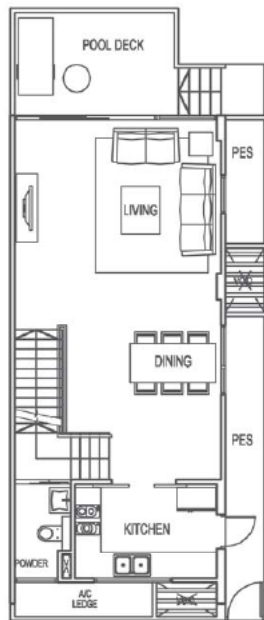
ev



WATER TANK LEVEL



BASEMENT



1ST STOREY



2ND STOREY



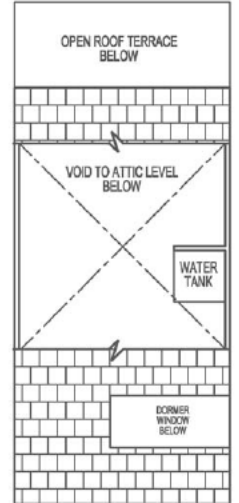
ATTIC

59J

Area 403 sqm / 4,338 sqft

(Inclusive of private carpark / remnant space, PES / pool deck, A/C ledge, open roof terrace, water tank & strata void)

ev



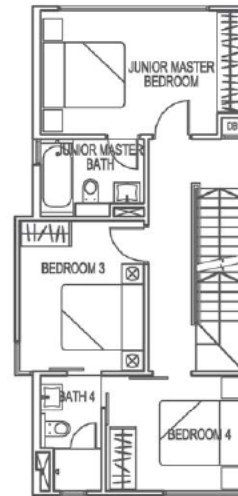
WATER TANK LEVEL



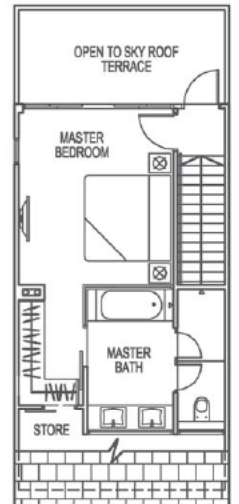
BASEMENT



1ST STOREY



2ND STOREY



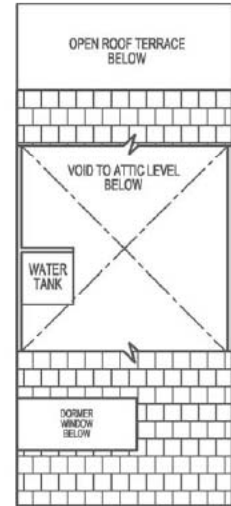
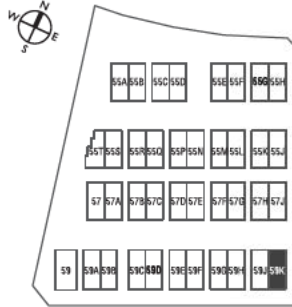
ATTIC

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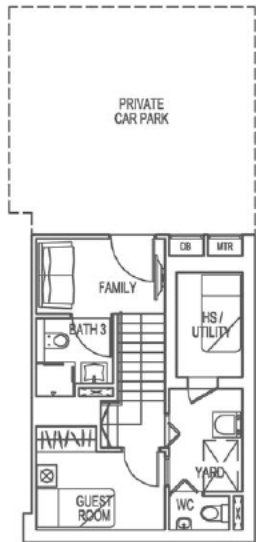
59K

Area 386 sqm / 4,155 sqft

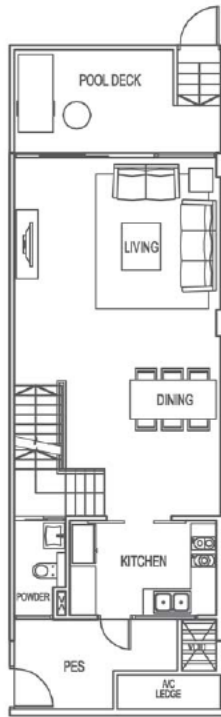
(Inclusive of private carpark / remnant space, PES / pool deck, A/C ledge, open roof terrace, water tank & strata void)



WATER TANK LEVEL



BASEMENT



1ST STOREY



2ND STOREY



ATTIC

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Developer: Fortune Land Pte Ltd • Registration No.: 200106185K • Developer's Licence No.: C0549 • Location: Lot 05361A MK04 at 55 Jalan Lim Tai See • Tenure of Land: Freehold • Building Plan No.: A1404-00264-2009-BP01 dated 18 Sep 2009 Expected Date of Vacant Possession: 31 Dec 2015 • Expected Date of Legal Completion: 31 Dec 2018

Reasonable care has been taken in the preparation of this brochure, and the construction of the scale model and the show flat (collectively "the Collaterals"), but the developer does not warrant the accuracy of the Collaterals. The statements, information and depictions in the Collaterals may not be relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. In particular, visual representations such as pictures and drawings are artists impressions only, and are not representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to the Developer's architect's selection, market availability and the sole discretion of the Developer. All information contained in the Collaterals, including equipment, materials, fittings, finishes, installations and appliances description, plans and specifications, are current at the time of printing, and are subject to such changes as are required by the developer or the relevant authorities. The floor areas stated in the brochure are approximate measurements and subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises made by the Marketing Agent.

DEVELOPER



Fortune Land Pte Ltd
No. 3 Kallang Way 2A Fong Tat Building
Singapore 347493
Tel: 6742 0830 Fax: 6749 0830

MARKETING AGENT

Huttons
realestategroup
9100 9898
8200 9191