



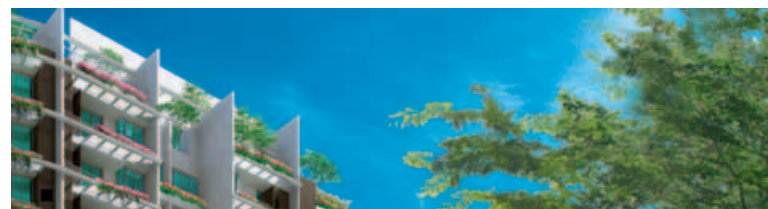
Relish in exclusivity with the privileged few in a collection of prime freehold apartments, and settle into your personal haven of warmth and privacy. Let the inner peace and tranquility of flourishing greens and the colours of a bustling metropolis engulf your every sense.

Unwind beyond your castle of harmony with the aural pleasures that flow from the Water Feature Wall and the Ornamental Pond. Marvel at spectacular views all round. Chill by the Infiniti Pool or soak in the bubbly ambience of the Jacuzzi, then stroll across the blue skies atop the unique Sky Garden.

This is One Oxley Rise.



Exceptional prestige and distinction
all point in one direction
One Oxley Rise



Developer:
HORKEW Oxley Lights Development Pte Ltd
Call: 9237 3138

Developer's Licence No: B1658, Location: Lot 567W and 568V TS20 At Oxley Rise/ Oxley Road, Building Plan No: A0944-002-2001-BP01 dated 04 February 2004, Planning Approval No: ES 20030919R0186, Expected T.O.P Date: 30 December 2008, Expected Date of Legal Completion: 30 December 2011 Tenure of Land: Freehold

One Oxley
R i s e

A class above the rest

Freehold ■ Foreigners eligible



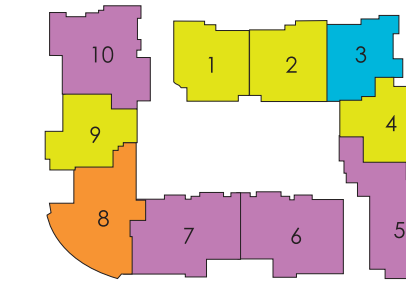
Step into the epitome of modern living and discover an enchanting paradise in the heart of a vibrant city. Immerse in the ambience of exquisite serenity within a prime metropolitan district, and be spellbound by the lavish splendour of distinctive and prestigious treasures abound.

Welcome to the grandeur of living adorned with soothing opulence. Welcome to One Oxley Rise.

One Oxley Rise

A discerning selection.

- 1 Bedroom+Study
- 2 Bedroom
- 2 Bedroom+Balcony
- 3 Bedroom



Revel in nature's serenity while you're reassured of the modern colourful conveniences of Orchard Road right outside your door. Wander into the vibrancy of our city of life and take pleasure in delightful shopping experiences, spirited entertainment, tantalizing tastes and eventful brilliance, all just a stone's throw away.



At One Oxley Rise, you can take pleasure in living in your private retreat filled with an inner calmness that blends with the glow of Orchard Road.

Only one location should come to mind.....



Final touches.....

- 1. FOUNDATION**
Rat and / or bore piled foundation
- 2. SUPERSTRUCTURE**
Reinforced concrete structure
- 3. WALLS**
Blockwall and / or brickwall or concrete wall
- 4. ROOF**
Flat RC roof with partial timber decking
- 5. CEILING**
For apartments
a. Living / dining, bedrooms: emulsion paint finish to RC slab
b. Bathrooms and kitchen: plaster board with emulsion paint finish
For common areas
a. Lift lobbies, common corridors: fibrous plaster board with emulsion paint finish
b. Basement carpark: skim coat to slab with emulsion paint finish
c. Staircases: skim coat with emulsion paint finish to underside
d. External public walkway: plaster board with emulsion paint
- 6. FINISHES**
Wall for apartments
a. Living / dining, bedrooms and Household Shelter (HS): plaster or skim coat with emulsion paint finish
b. Master bath: ceramic tiles and / or homogeneous tiles till ceiling board heights
c. Common bath: ceramic tiles and / or homogeneous tiles till ceiling board heights
d. Kitchen: ceramic tiles and / or homogeneous tiles and / or plaster with emulsion paint
Note: No granite / ceramic tiles behind cabinets, long bath and mirror (for [b] and [c] above) No tiles behind kitchen cabinets
e. Balconies: plaster or skim coat with emulsion paint finish / weather shield paint / textured coat
Wall for common areas
a. Typical / Basement lift lobbies: plaster or skim coat with emulsion paint finish and / or granite / stone / homogeneous tile accent
b. Lift lobbies at 1st & 2nd storey: plaster or skim coat with emulsion paint finish and / or granite / stone accents
c. Staircases: plaster or skim coat with emulsion paint finish
d. Roof terrace: plaster or skim coat with emulsion paint finish / weather bond paint / textured coat
Floor for apartments
a. Living / dining: marble
b. Master bath: ceramic tiles and / or homogeneous tiles
c. Common bath: ceramic tiles and / or homogeneous tiles
d. Kitchen, Household Shelter (HS): ceramic tiles and / or homogeneous tiles
e. Bedrooms: timber strip flooring
f. Balconies, Private Enclosed Space (PES): granite slabs and / or homogeneous tiles / open jointed timber strip flooring
Note: Granite and / or marble are natural stones which offer no absolute uniformity in their veins, colour, tonality and pattern as these are natural characteristics arising from their varied mineral composition and impurities. Natural fissure lines, fossils and pigmentation may appear on the surfaces of polished marble and granite being a result of the formation process.
- 7. WINDOWS**
Aluminium frame with lightly tinted / frosted glass where appropriate
- 8. DOORS**
a. Finest timber door to main entrance
b. Hollow core timber door to all bedrooms and bathrooms
c. Approved metal door to household shelter
Note: Selected locksets and ironmongery shall be provided to all doors
- 9. SANITARY FITTINGS**
a. Master bath:
• 1 long bath with bath / shower mixer and handset
• 1 frameless glass shower cubicle where indicated, with shower mixer and handset
• 1 water closet
• Granite and / or marble and / or stone vanity top with 1 counter basin and mixer
• 1 mirror
• 1 toilet paper holder
• 1 towel rail
• 1 robe hook
• 1 shower compartment in units where applicable
b. Common bath:
• 1 frameless glass shower compartment with shower mixer and shower handset
• 1 water closet
• Granite and / or marble and / or stone vanity top with 1 basin and mixer
• 1 mirror
• 1 toilet paper holder
• 1 towel rail
• 1 robe hook
Note: The brand type and colour of wares, fittings and accessories are subject to the architect's / vendor's selection and availability
- 10. ELECTRICAL INSTALLATION**
a. Adequate provision of lighting and power points
b. All electrical wirings are concealed except for electrical wiring in conduits exposed above false ceiling
- 11. TV / Telephone**
Provision of TV / Telephone points to living & bedrooms
Note: purchaser is liable to pay annual fee, subscription fee or any such fees to the relevant service provider or any other authorities for the service and / or connection. The Developer is not responsible to make arrangements with the service providers for the service connection to the individual apartments
- 12. LIGHTNING PROTECTION**
In accordance with Singapore Standard Code of Practice CP33
- 13. PAINTING**
a. External wall: spray textured paint finish and / or weather shield paint to designated areas
b. Internal wall: emulsion paint finish
- 14. WATERPROOFING**
Waterproofing shall be provided at bathrooms, kitchen, balconies, roof terraces and RC flat roofs
- 15. CARPARK AND DRIVEWAY**
Basement carpark shall be reinforced concrete finish / drop-off driveway shall be granite and / or stone paved finish
- 16. FACILITIES**
1st storey:
Commercial outlets
2nd storey:
Water feature wall, ornamental pond
Roof:
a. Infinity pool
b. Jacuzzi
c. Sun deck
d. Barbecue pits
e. Reading nooks
f. Landscaped deck
g. Exercise area
- 17. OTHER FITTINGS**
a. Kitchen cabinets with solid surface worktop complete with cooker hood, electrical hob, built-in oven and sink
b. Wardrobe: built-in wardrobes to all bedrooms
c. Air-conditioning: split air-conditioning system to living / dining and all bedrooms
Note: Layout of wardrobe and kitchen cabinets is subject to the architect's sole discretion and final design.
The choice of brand and model of fittings, equipment, finishes, installation and appliances supplied shall be at the sole discretion of the vendor.
Air-conditioning system has to be maintained and cleaned on a regular basis by the purchaser. That includes the cleaning of filter and clearing the condensate pipes to ensure good working condition of the system.
d. Hot water supply: Storage water heater with hot water supply to all bathrooms and kitchen
e. Security: Audio / video intercom to each apartment
f. Vehicle barrier system with proximity card access



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