



ASCENT[®] 456

Where the best
comes together

Live

Frolic

Indulge



Ascent @ 456 brings together the best of the heritage of Balestier Road; a trading post for more than 100 years. The national monuments, renovation and lighting shops, famous eateries, new shopping malls and integrated developments come together, providing a haven of both retail and dining indulgences with private sanctuaries to retreat to.

You can revel in the vibrancy and colour of the area, or watch it behind the calm and serenity of your private refuge. The choice is yours.





ASCENT 455

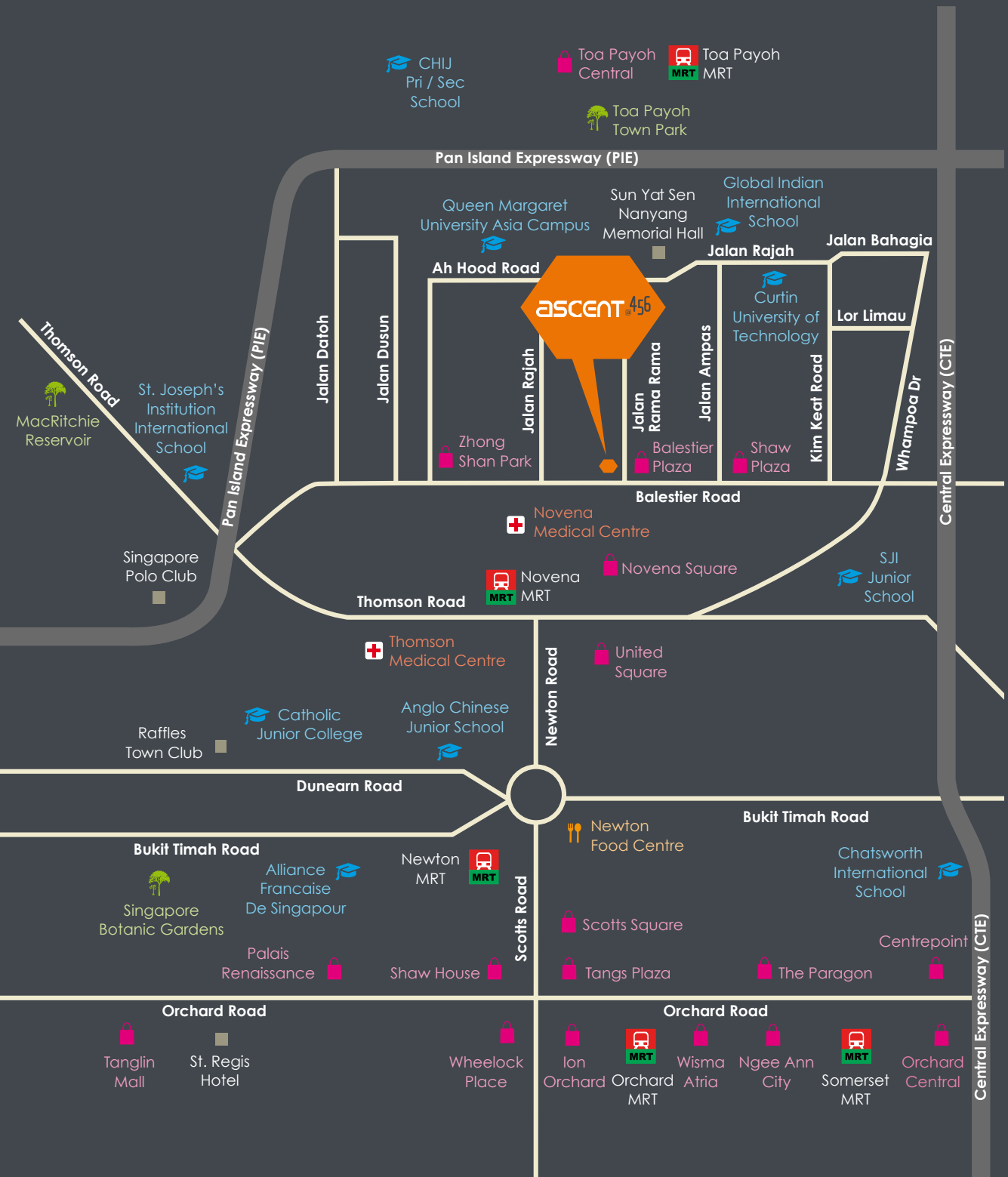
ASCENT 455

Right in the heart of the city's indulgences



Only minutes away from Orchard Road, the Marina South area, and major expressways, getting to where you want to be is a breeze. Dining out has never been so filled with choices - with hawker centres, traditional pastries and popular restaurants, all within walking distance.

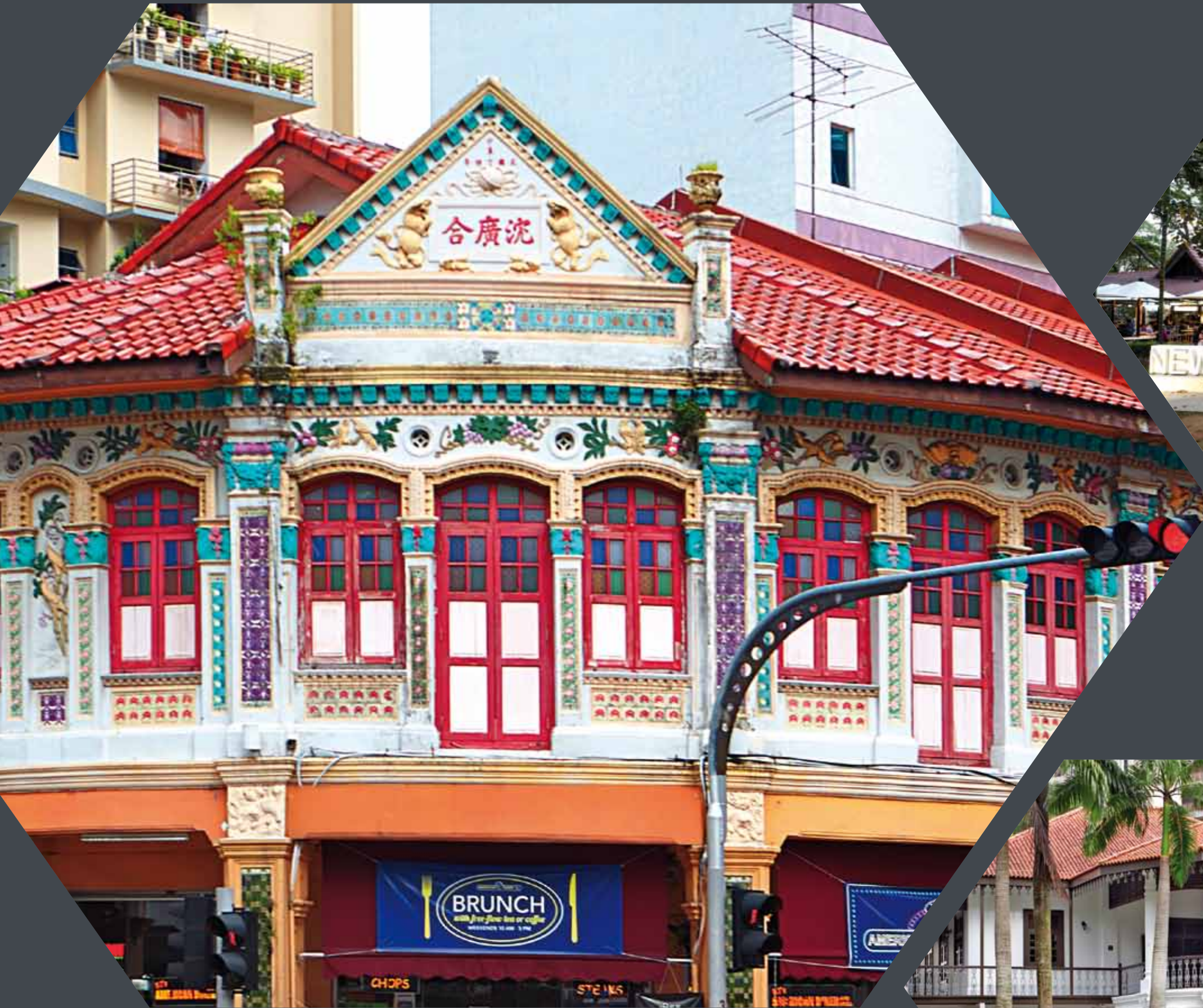
When you tire of the never-ending temptations, explore the tranquility of parks and reservoirs set just a short drive away. The nearby prestigious schools, medical facilities, country and social clubs also ensure families feel right at home.



* Map is not to scale.

LEGEND:

- Shopping Mall
- School
- Park
- Hospital
- MRT Station
- Food Centre



Explore the heritage of Balesier Road; gaze at pre-war terraced houses, marvel at the bravery of Dr Sun Yat Sen and his fight for a democratic Chinese republic. All these experiences are yours for the taking. Or just feed your greed at the many eateries. Have enough of history? Brave the shopaholics at the nearby malls, or join the tourists at the ever-popular Newton Circus.



FASHION

mech...

COMMERCIAL



Prime location, a must for all businesses

A well-known commercial area that is easily accessible by public transportation, and surrounded by many residential developments, this is the perfect place to grow your business. With 17 commercial units, there will definitely be one or more, to meet your needs. The distinctive honeycomb façade ensures shoppers will be drawn to you.



RESIDENTIAL





Live. The way you want

Jump in to the fray and enjoy the energy and excitement of city living, or simply relax in your home, away from the hustle and bustle that is just outside your door.

Beautifully appointed, your home boasts top quality finishes, with meticulous attention to every detail. Comprising 28 exclusive 3-bedroom units in an exquisitely designed block, you can take the pick of a safe haven nestled in modern comfort.



Artist's Impression

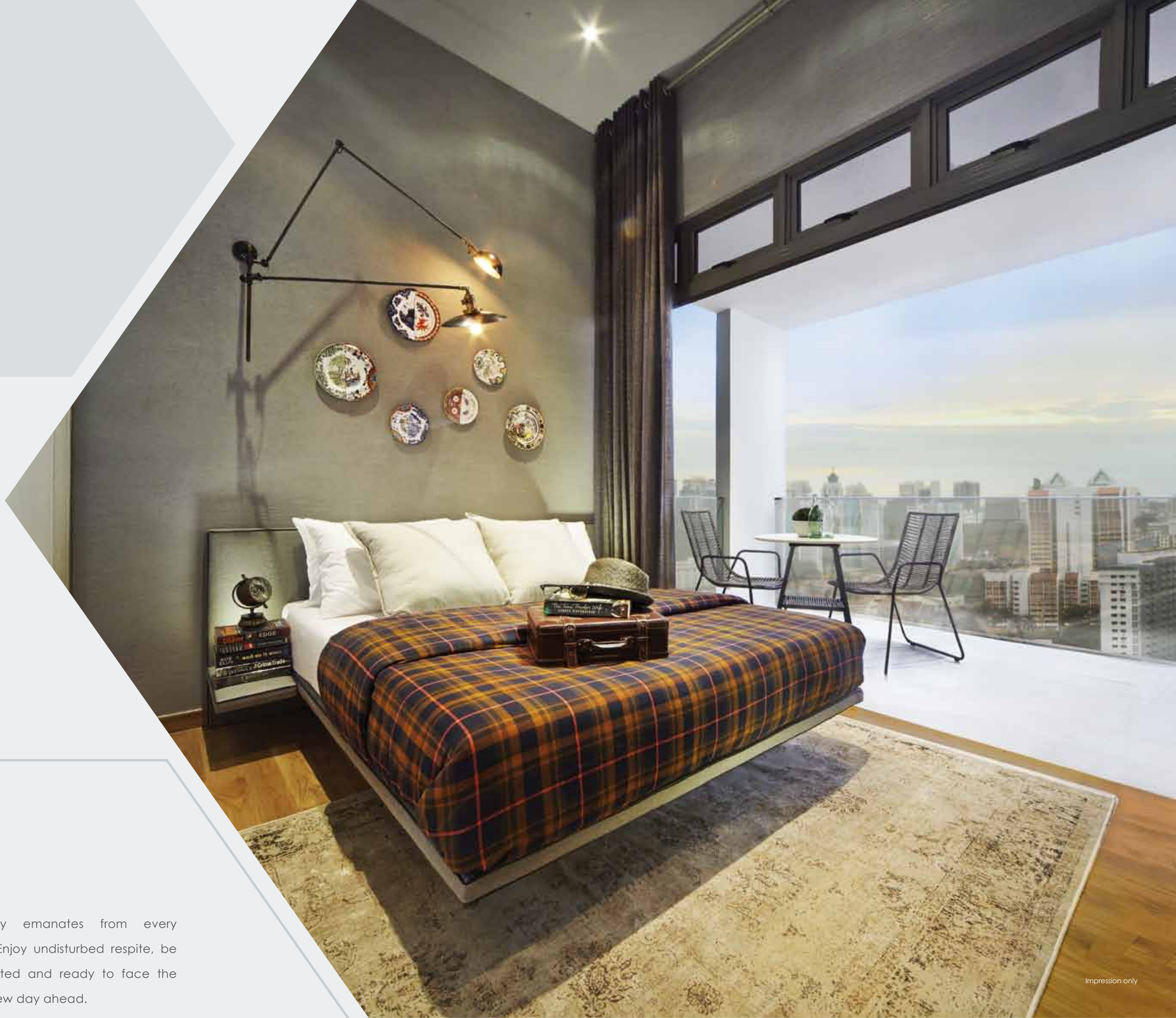


Make a splash into the cool waters of the terrace pool. Let the waters lull you into a feeling of deep and perfect calm.



Impression only

Step into your well-designed living room and feel instantly rejuvenated. This is where you can be yourself, celebrating life to the fullest.



Tranquility emanates from every corner. Enjoy undisturbed respite, be rejuvenated and ready to face the brand new day ahead.



With every unit equipped with quality kitchen appliances and sanitary fittings, your home is truly where you want to be.

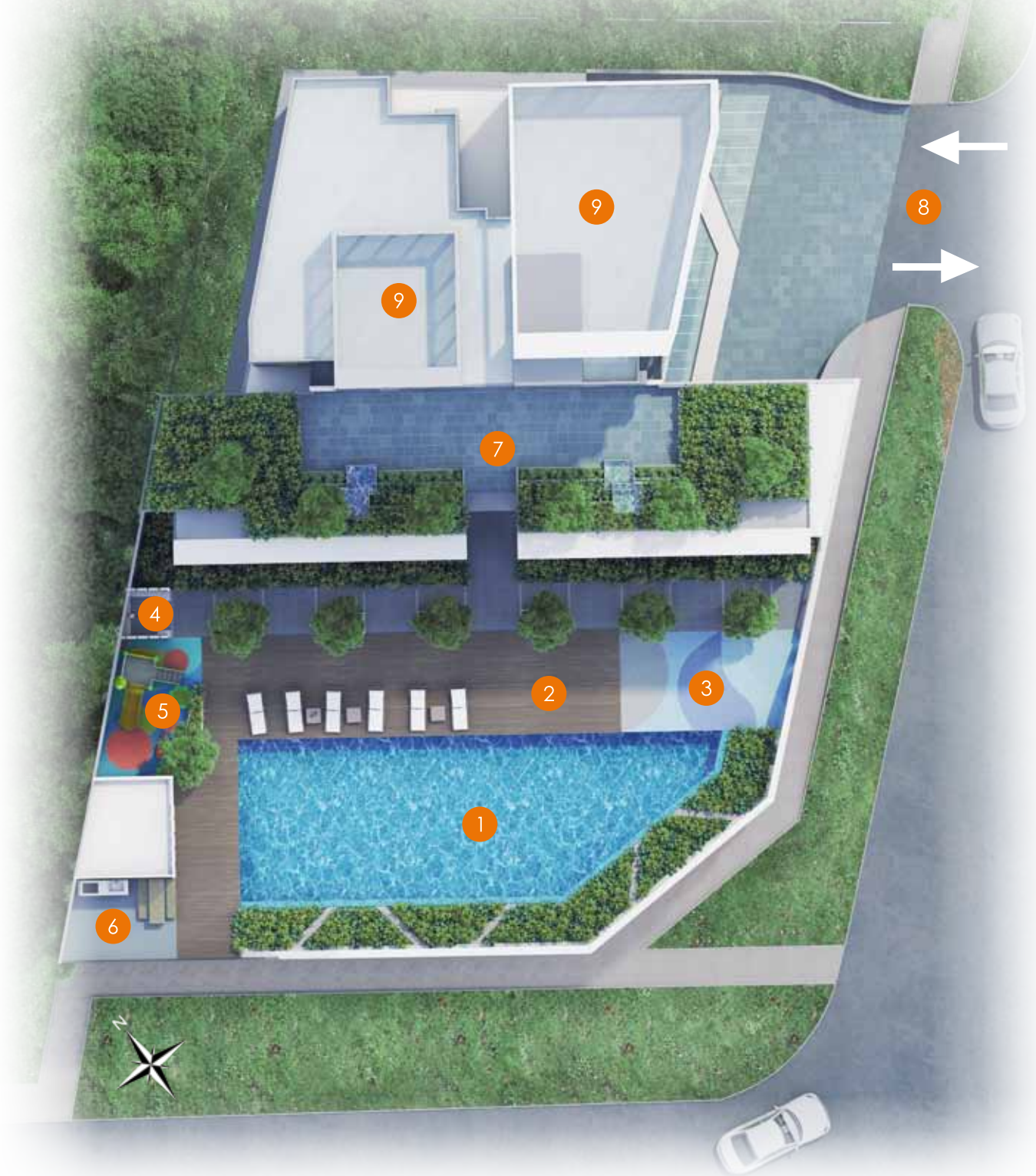


SITE PLAN

Facilities

LEGEND:

- 1 Pool
- 2 Pool Deck
- 3 Outdoor Gym
- 4 Shower Point
- 5 Children Playground
- 6 BBQ Corner
- 7 Communal Garden at 7th Storey
- 8 Ingress / Egress
- 9 M&E Services at RC Roof



Basement 1

#01-01, #01-02,
#01-03, #01-04, #01-05



1st Storey

#01-01
74 sq m / 796 sq ft
(Including Basement 1 of #01-01)

#01-03
75 sq m / 807 sq ft
(Including Basement 1 of #01-03)

#01-05
90 sq m / 969 sq ft
(Including Basement 1 of #01-05)

#01-02
59 sq m / 635 sq ft
(Including Basement 1 of #01-02)

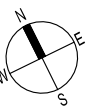
#01-04
68 sq m / 732 sq ft
(Including Basement 1 of #01-04)



LEGEND:

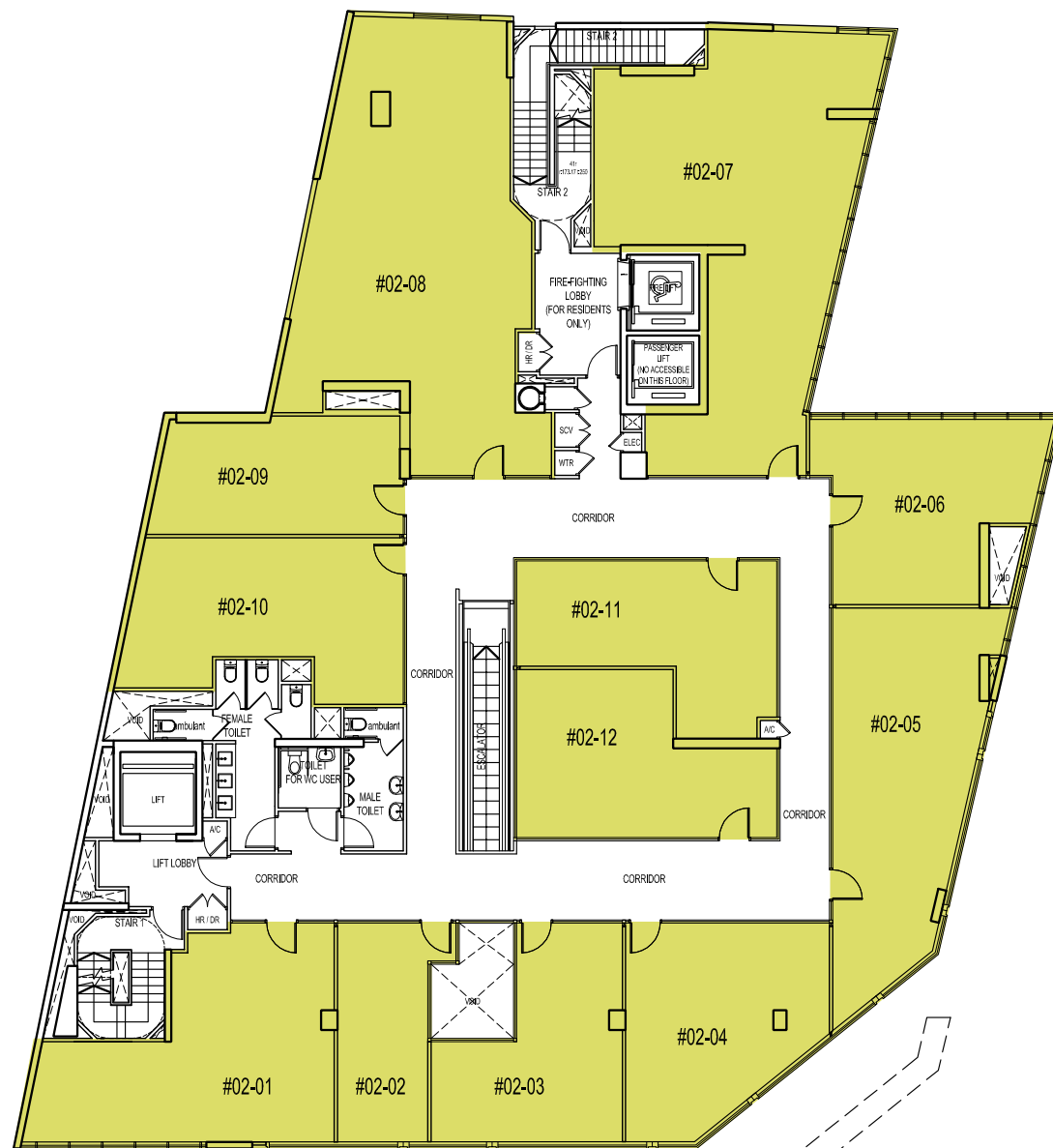
- Retail
- Restaurant

Note: All Areas Indicated are inclusive of A/C ledge space

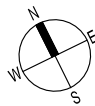


2nd Storey

#02-01 52 sq m / 560 sq ft	#02-04 41 sq m / 441 sq ft	#02-07 87 sq m / 936 sq ft	#02-10 42 sq m / 452 sq ft
#02-02 25 sq m / 269 sq ft	#02-05 56 sq m / 603 sq ft	#02-08 89 sq m / 958 sq ft	#02-11 38 sq m / 409 sq ft
#02-03 35 sq m / 377 sq ft	#02-06 38 sq m / 409 sq ft	#02-09 50 sq m / 538 sq ft	#02-12 39 sq m / 420 sq ft



advertisement space
(above 2nd storey)
to shop #02-09



LEGEND:

- Retail
- Restaurant



Note: All Areas Indicated are inclusive of A/C ledge space

COMMERCIAL SPECIFICATIONS

1. FOUNDATION

Reinforced concrete footings and/or raft and/or bored piles and/or pre-cast reinforced concrete piles.

2. SUBSTRUCTURE & SUPERSTRUCTURE

Reinforced concrete using Grade 30 to 50 manufactured from ordinary Portland cement complying with BS12/SS26 and steel reinforcement bar complying with BS4449/SS2.

3. WALL

External : Precast panel and/or reinforced concrete and/or glass panel and/or brick wall and/or metal cladding.

Internal : Precast panel and/or reinforced concrete and/or dry wall and/or brick wall.

4. ROOF

RC Flat Roof : Reinforced concrete roof with waterproofing system.

5. CEILING [FOR ALL UNITS]

a) Shops and Restaurants

Bare finish.

b) Entrance Foyer, Walkways and Corridors

Plaster board ceiling with emulsion paint.

c) Common Toilets and Handicapped Toilet

Plaster board ceiling with emulsion paint.

6. FINISHES

a) Internal Wall [For all Units]

i) Shops and Restaurants

Skim coat and/or cement and sand plaster with emulsion paint at maximum 3.5m height and/or fixed glass panel.

b) Walls [Common Areas]

i) Lift Lobby, Staircases and Landing (Basement 1, 1st & 2nd Storey)

Cement and sand plaster or skim coat with emulsion paint and/or polyurethane paint and/or laminates laid up to false ceiling height.

ii) Walkways and Corridors

Cement and sand plaster or skim coat with polyurethane paint.

iii) Common Toilets and Handicapped Toilet

Homogeneous and/or ceramic tiles laid up to false ceiling height and on exposed surface only.

iv) External Wall

Cement and sand plaster with weather shield paint and/or spray textured coating and/or metal cladding and/or glass cladding.

c) Floor [For all Units]

i) Shops and Restaurants

Bare finish (no floor finishes).

d) Floor [Common Areas]

i) Lift Lobby & Common Walkway (Basement 1, 1st & 2nd Storey)

Homogeneous and/or ceramic and/or granite tiles.

ii) Staircase and Landing (Basement 1, 1st, 2nd & M&E Storey)

Cement and sand screed with nosing tiles.

iii) Corridors, Common Toilets and Handicapped Toilet

Homogeneous and/or ceramic tiles.

7. WINDOWS

a) Shops (units #01-01, #01-02, #01-03, #01-04, #01-05, #02-01, #02-02, #02-03, #02-04, #02-05, #02-06, #02-07, #02-08 only)

Fixed glass window panel.

Note: a) All aluminum frames, where applicable, shall be powder coated finish.

b) All glazing shall be min. 6mm thick glass.

c) All glazing below 1m shall be laminated glass.

d) All glazing to be plain float and/or tinted glass.

8. DOORS

a) For Commercial Units

i) Shops (units #01-01, #01-03, #01-05 only) and Restaurants (units #01-02 & #01-04 only)

Glass door at 1st storey c/w auto-sensor and approved fire rated timber door at basement 1.

ii) Shops (units #02-01, #02-02, #02-03, #02-04, #02-05, #02-06, #02-07, #02-08, #02-09, #02-10, #02-11, #02-12)

Glass door.

b) For Common Areas

i) Main Commercial area Entrance (1st Storey only)

Glass door at 1st storey c/w auto-sensor.

ii) Lift Lobby

Approved fire rated timber door c/w auto-sensor (where applicable).

iii) Common Toilets and Handicapped Toilet

Aluminum door.

9. IRONMONGERY

Glass doors and all approved fire rated timber doors shall be provided with good quality imported lockset.

10. SANITARY FITTINGS [FOR COMMON AREA]

a) Common Toilets and Handicapped Toilet

- water closet and/or urinal

- wash basin with tap

- paper holder

- mirror

- hand dryer

- soap dispenser

11. ELECTRICAL INSTALLATION

a) Concealed electrical wiring in conduits where applicable.

b) Where there is a false ceiling, the electrical wiring will be in surface mounted conduit in the ceiling space.

c) The routing of services within the units shall be at the sole discretion of the Architect and Engineers.

12. TV/ CABLE SERVICES/TELEPHONE POINT

Refer to Electrical Schedule for details.

13. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with the Singapore Standard SS 555:2010.

14. PAINTING

a) Internal Walls : Water based emulsion paint and/or polyurethane paint.

b) External Walls : Textured coating and/or weather shield paint finish to designated areas.

RESIDENTIAL UNIT DISTRIBUTION CHART

15. AUTOMATED-MECHANICAL CARPARK SYSTEM

- a) Total of 37 mechanical car park lots (see schedule 2 of Sales & Purchase Agreement).
- b) The mechanical car park lots are designated for cars not bigger than 5.20m (L) x 2.15m (W) x 1.99m (H).

16. WATERPROOFING

Waterproofing to Walkway (1st Storey) and to the floors of kitchen at restaurant #01-02 and #01-04 only, Common toilets and Handicapped toilet, and AC ledges at M&E storey.

17. ENTRANCE DRIVE WAY

- a) Concrete pavers and/or heavy duty granite tiles and/or heavy duty homogenous and/or ceramic tiles.

18. OTHER ITEMS

- a) Common Grease Trap and Kitchen Exhaust Air Duct
Serving Restaurant units #01-02 and #01-04 only.
- b) Floor Trap & Incoming Water Supply (provided with individual metering)
For all shops.
- c) Air-conditioning is provided to common internal walkways and corridors only.
- d) Escalator serving 1st to 2nd Storey only.
- e) Lift serving Basement 1, 1st storey and 2nd Storey only.
- f) Roller shutter is provided for shops at Basement 1 (#01-01, #01-02, #01-03, #01-04, #01-05).

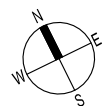
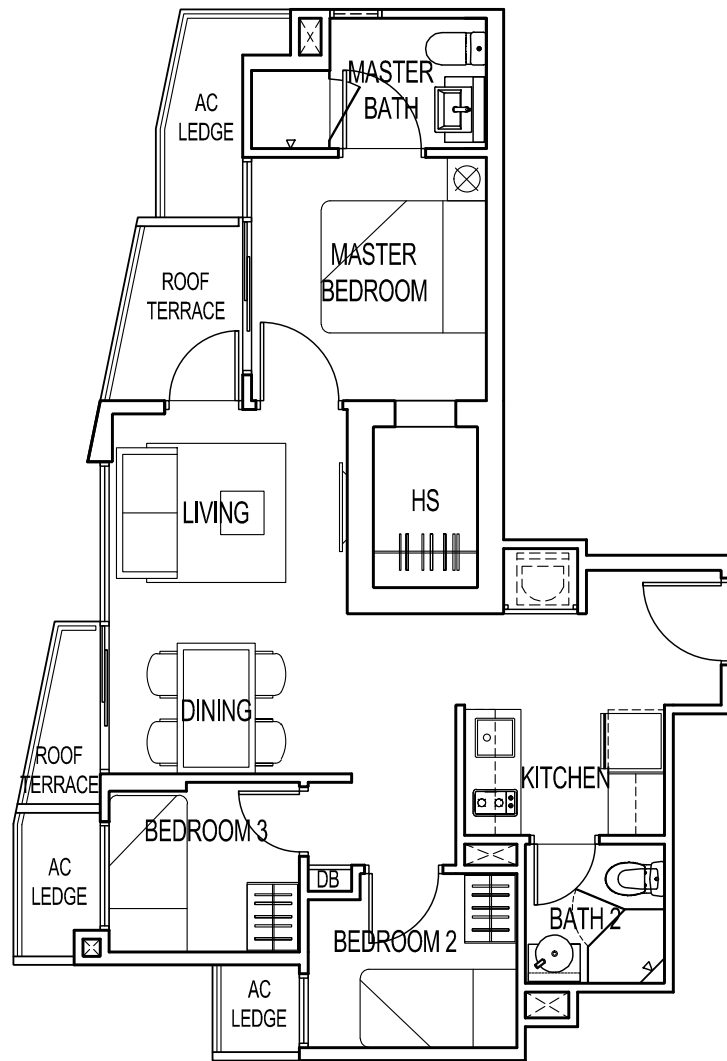
ELECTRICAL SCHEDULE FOR SHOP

Unit No.	Isolator Provision	RJ45 Patch panel	Fibre Termination Point	13A S/S/O
#01-01	60A TP&N	1	1	1
#01-02	100A TP&N	1	1	1
#01-03	60A TP&N	1	1	1
#01-04	100A TP&N	1	1	1
#01-05	60A TP&N	1	1	1
#02-10	60A TP&N	1	1	1
#02-09	60A TP&N	1	1	1
#02-08	60A TP&N	1	1	1
#02-07	60A TP&N	1	1	1
#02-06	60A TP&N	1	1	1
#02-05	60A TP&N	1	1	1
#02-04	60A TP&N	1	1	1
#02-03	60A TP&N	1	1	1
#02-02	60A TP&N	1	1	1
#02-01	60A TP&N	1	1	1
#02-11	60A TP&N	1	1	1
#02-12	60A TP&N	1	1	1

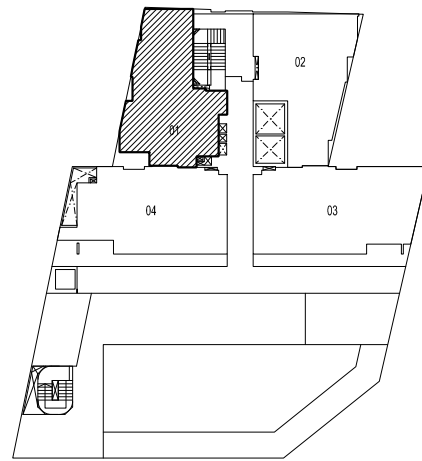
#12-01 Aa	#12-02 A1a		
#11-01 Aa	#11-02 A1a		
#10-01 Aa	#10-02 A1a		
#09-01 Aa	#09-02 A1a		
#08-01 Aa	#08-02 A1a		
#07-01 Aa	#07-02 A1a		
#06-01 A	#06-02 A1	#06-03 A2	#06-04 A3
#05-01 A	#05-02 A1	#05-03 A2	#05-04 A3
#04-01 A	#04-02 A1	#04-03 A2	#04-04 A3
#03-01 A-G	#03-02 A1-G	#03-03 A2-G	#03-04 A3-G
M&E STOREY			
COMMERCIAL			
			COMMERCIAL
			COMMERCIAL

Type A-G

3 Bedroom
 #03-01
 64 sq m / 689 sq ft
 (Inclusive of Roof Terrace and AC Ledge)



0 1 2 3 4 5 METRES

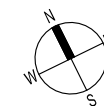
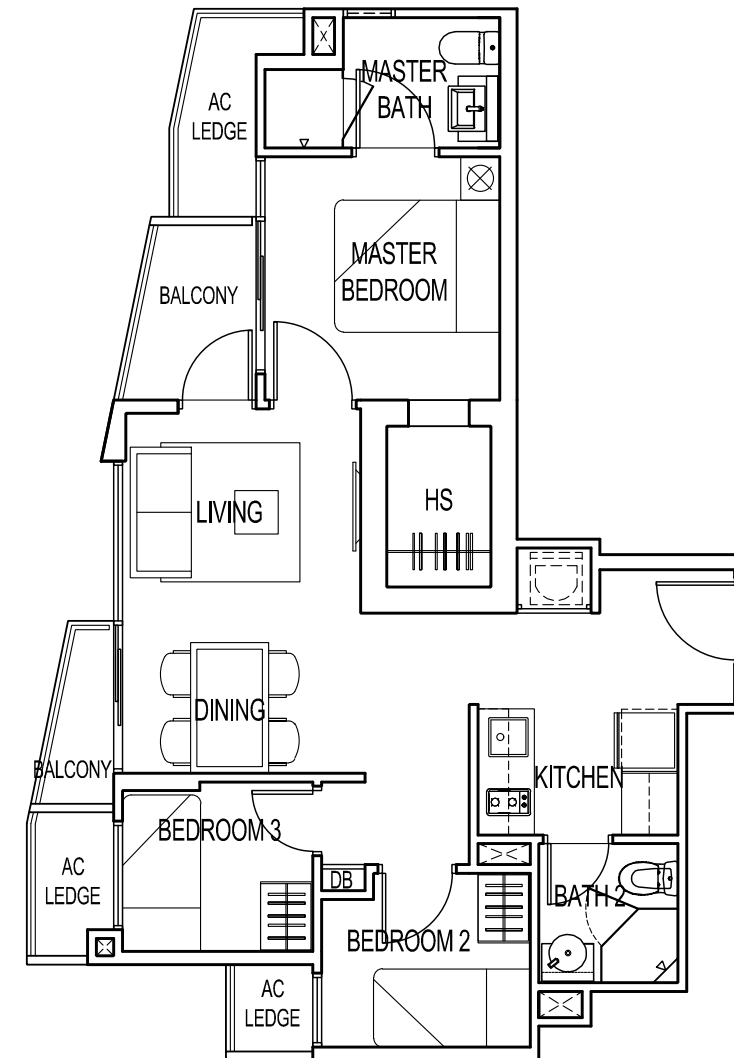


3RD STOREY

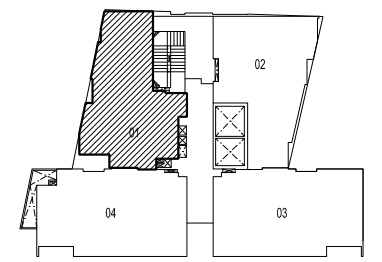
The above plans are subject to changes as may be approved by relevant authorities. Plans are not drawn to scale.

Type A

3 Bedroom
 #04-01, #05-01, #06-01
 64 sq m / 689 sq ft
 (Inclusive of Balcony and AC Ledge)



0 1 2 3 4 5 METRES

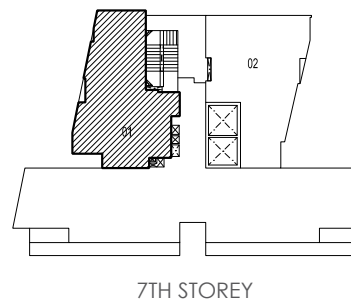
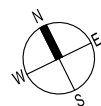
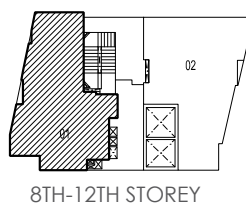
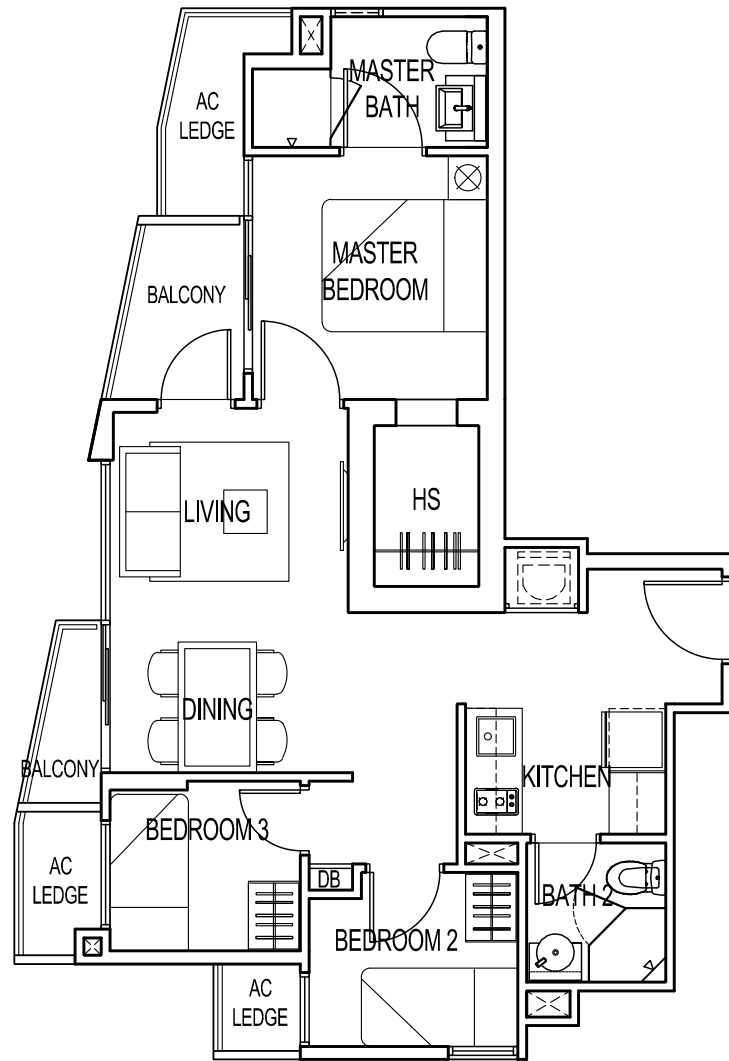


4TH-6TH STOREY

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Type Aa

3 Bedroom
 #07-01, #08-01, #09-01,
 #10-01, #11-01, #12-01
 64 sq m / 689 sq ft
 (Inclusive of Balcony and AC Ledge)

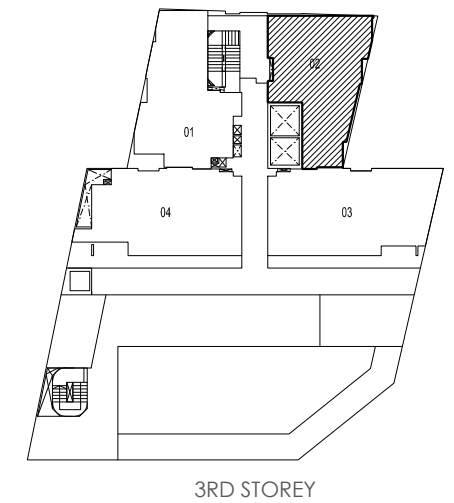
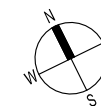
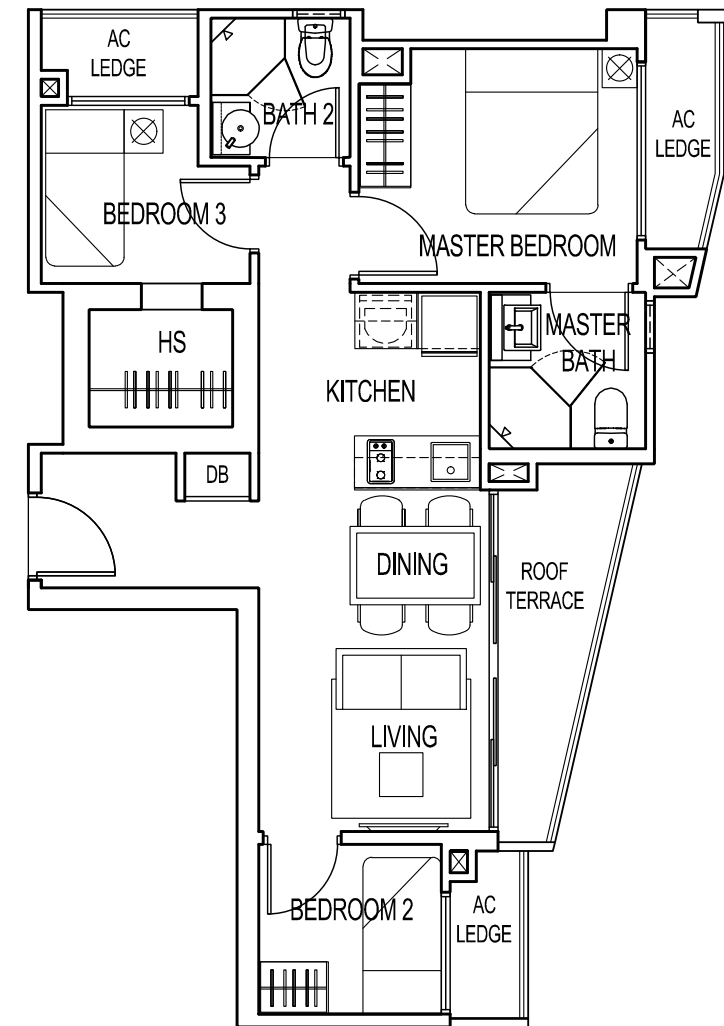


0 1 2 3 4 5 METRES

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Type A1-G

3 Bedroom
 #03-02
 64 sq m / 689 sq ft
 (Inclusive of Roof Terrace and AC Ledge)

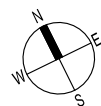
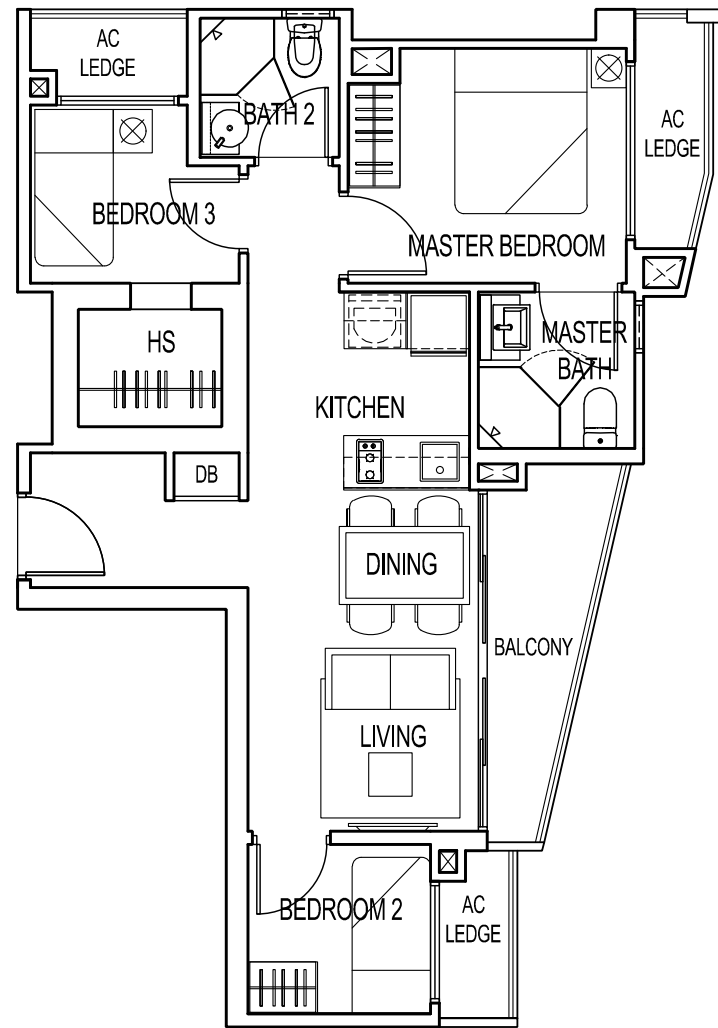


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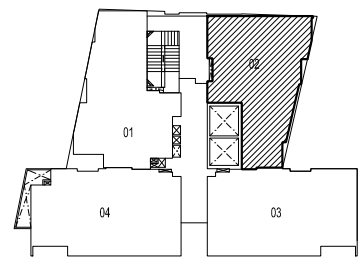
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Type A1

3 Bedroom
 #04-02, #05-02, #06-02
 64 sq m / 689 sq ft
 (Inclusive of Balcony and AC Ledge)



0 1 2 3 4 5 METRES

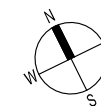
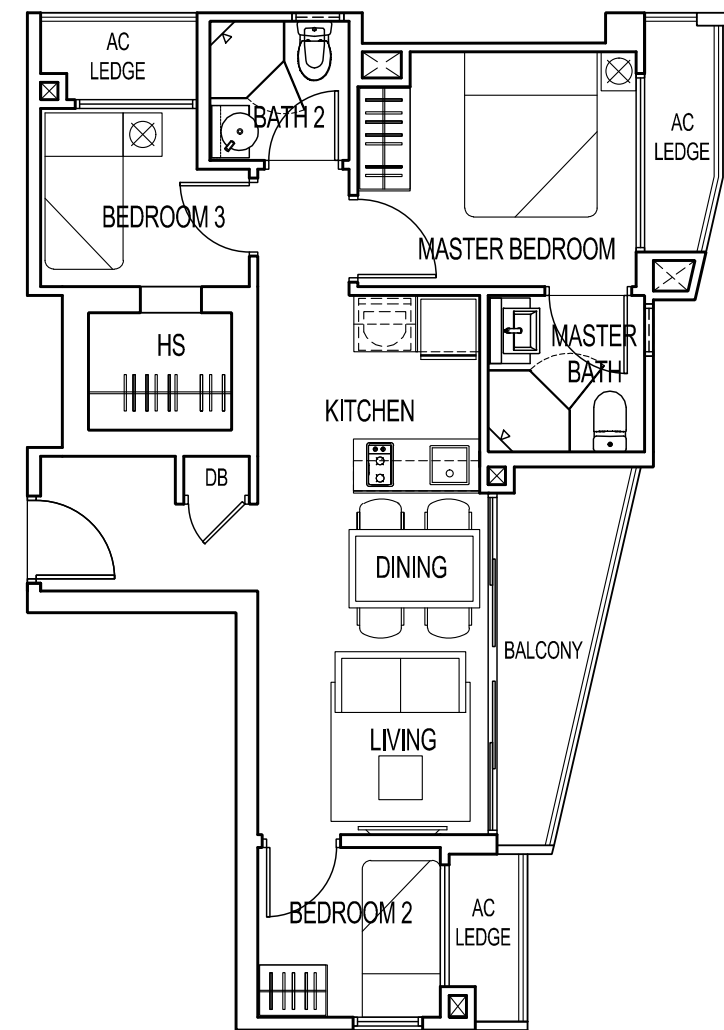


4TH-6TH STOREY

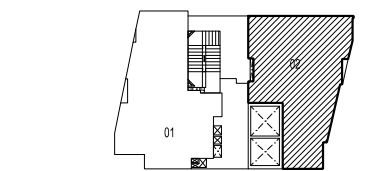
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Type A1a

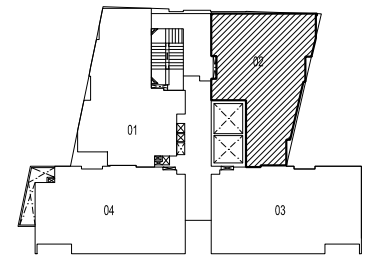
3 Bedroom
 #07-02, #08-02, #09-02,
 #10-02, #11-02, #12-02
 64 sq m / 689 sq ft
 (Inclusive of Balcony and AC Ledge)



0 1 2 3 4 5 METRES



8TH-12TH STOREY



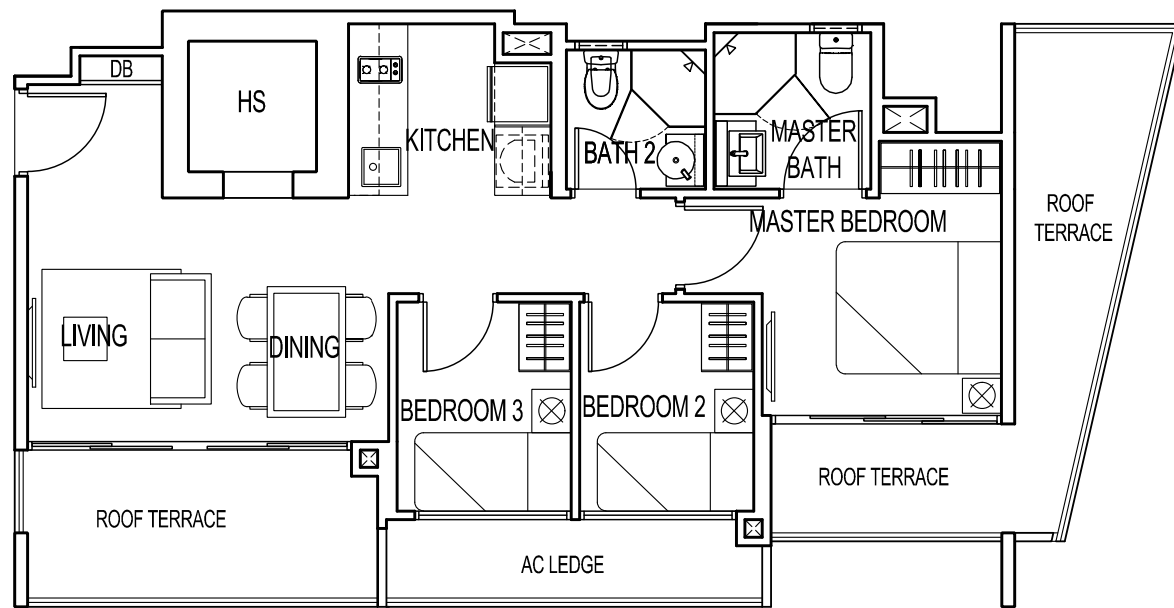
7TH STOREY

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RESIDENTIAL

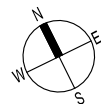
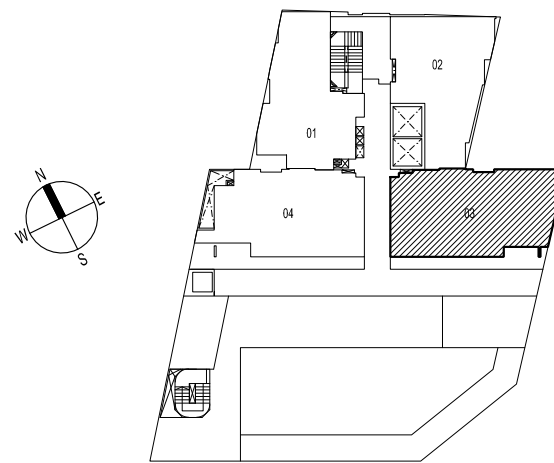
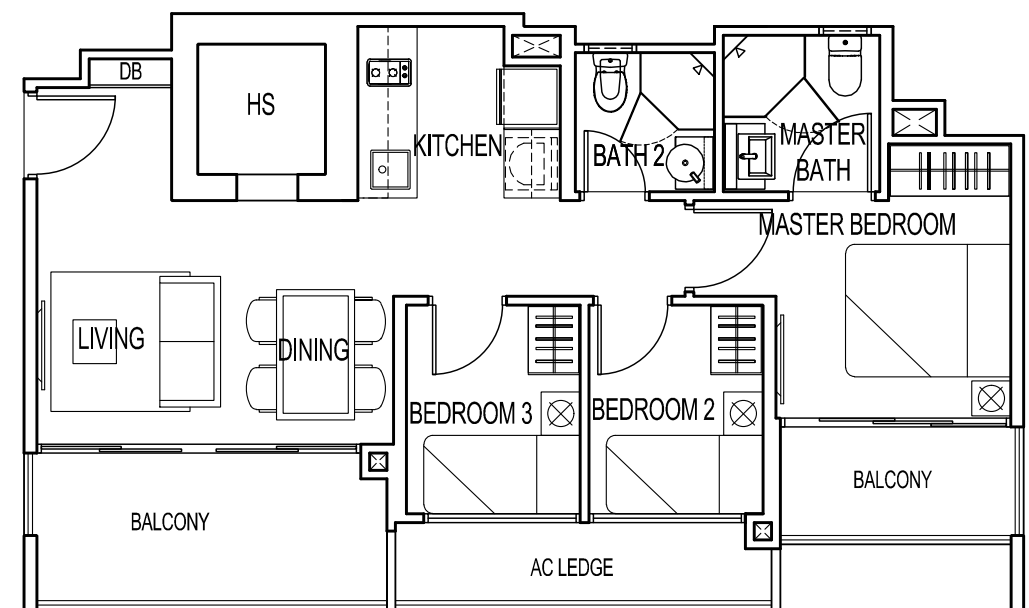
Type A2-G

3 Bedroom
 #03-03
 77 sq m / 829 sq ft
 (Inclusive of Roof Terrace and AC Ledge)



Type A2

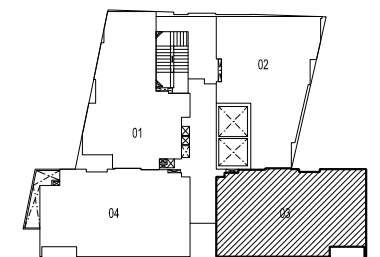
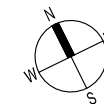
3 Bedroom
 #04-03, #05-03, #06-03
 70 sq m / 753 sq ft
 (Inclusive of Balcony and AC Ledge)



0 1 2 3 4 5 METRES

3RD STOREY

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0 1 2 3 4 5 METRES

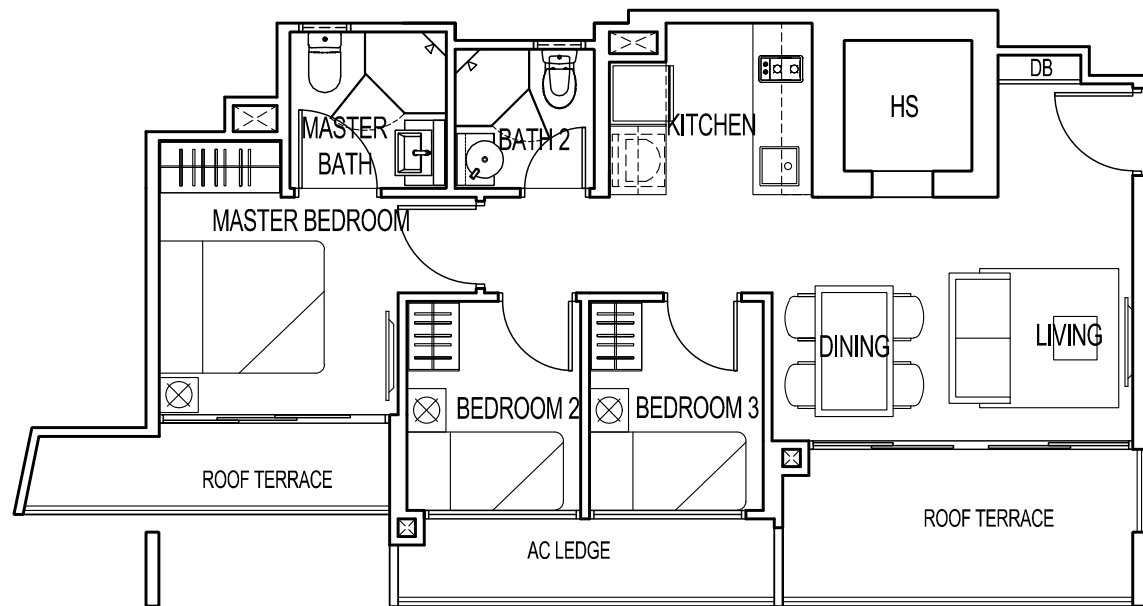
4TH-6TH STOREY

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RESIDENTIAL

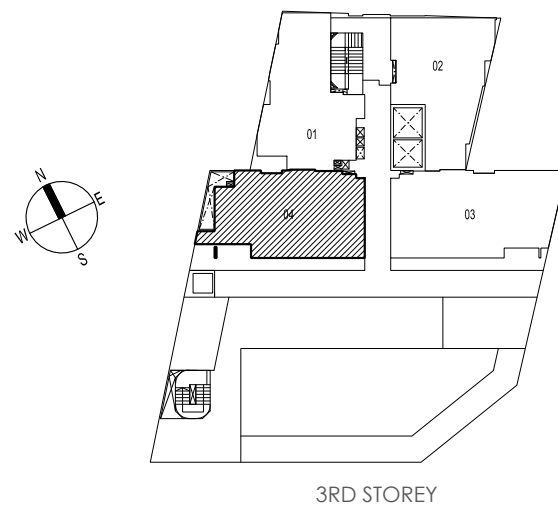
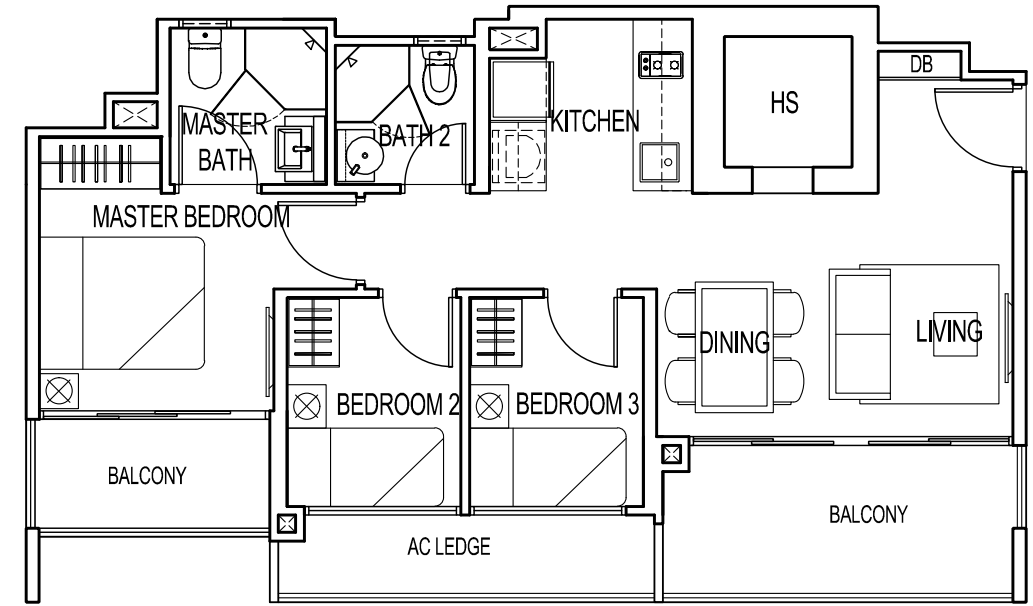
Type A3-G

3 Bedroom
 #03-04
 70 sq m / 753 sq ft
 (Inclusive of Roof Terrace and AC Ledge)



Type A3

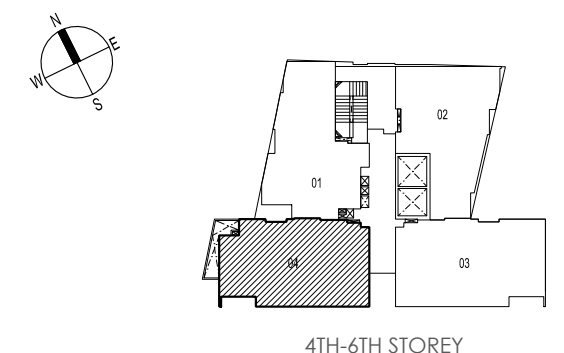
3 Bedroom
 #04-04, #05-04, #06-04
 70 sq m / 753 sq ft
 (Inclusive of Balcony and AC Ledge)



0 1 2 3 4 5 METRES

3RD STOREY

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0 1 2 3 4 5 METRES

4TH-6TH STOREY

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2. SUBSTRUCTURE & SUPERSTRUCTURE

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3. WALL

External : Precast panel and/or reinforced concrete and/or glass panel and/or brick wall and/or metal cladding.

Internal : Precast panel and/or reinforced concrete and/or dry wall and/or brick wall.

4. ROOF

RC Flat Roof : Reinforced concrete roof with appropriate water-proofing and insulation where provided.

5. CEILING

a) For all Units

i) Living, Dining, Master Bedroom, Bedroom 2, Bedroom 3 and Household Shelter

Skim coat with emulsion paint and plaster board box up (where applicable).

ii) Kitchen, Master Bathroom and Bathroom 2
Plaster board ceiling with emulsion paint.

iii) Balcony
Skim coat and/or bulkhead with emulsion paint (where applicable).

b) Common Areas

i) Lift Lobby (1st, 3rd - 12th Storey)
Plaster board ceiling with emulsion paint.

ii) Staircase (3rd - 12th Storey)
Skim coat with emulsion paint.

6. FINISHES

a) Internal Wall [For all Units]

i) Living, Dining, Master Bedroom, Bedroom 2 and Bedroom 3

Skim coat and/or cement and sand plaster with emulsion paint.

ii) Kitchen
Cement and sand plaster with emulsion paint and/or homogenous and/or ceramic tiles laid up to false ceiling height and/or glass backing on exposed surface only.

iii) Master Bathroom & Bathroom 2
Homogeneous and/or ceramic tiles laid up to false ceiling height and on exposed surface only.

iv) Household Shelter
Skim coat with emulsion paint.

b) Walls [Common Areas]

i) Internal Wall

• Lift Lobby (1st Storey)
Homogeneous and/or ceramic tiles laid up to false ceiling height on exposed surface only.

• Lift Lobby (3rd - 12th Storey)
Skim coat and/or cement and sand plaster with emulsion paint and/or homogeneous and/or ceramic tiles laid up to false ceiling height on exposed surface only.

• Staircase & Landing (3rd - 12th Storey)
Cement and sand plaster or skim coat with emulsion paint.

ii) External Wall

Skim coat and/or cement and sand plaster with weather shield paint and/or spray textured coating.

c) Floor [For all Units]

i) Living, Dining, Kitchen and Household Shelter
Homogeneous and/or ceramic tiles.

ii) Master Bedroom, Bedroom 2 and Bedroom 3 (subject to selected option)

Option 1 : Timber strips (default finishes).

Option 2 : Homogeneous and/or ceramic tiles.

iii) Master Bathroom, Bathroom 2, Balcony and Roof Terrace

Homogeneous and/or ceramic tiles.

d) Floor [Common Areas]

i) Lift Lobby (1st, 3rd - 12th Storey)
Homogeneous and/or ceramic tiles.

ii) Staircase and Landing (3rd Storey to 12th Storey)
Cement and sand screed with nosing tiles.

iii) Pool Deck, BBQ Area and Shower
Natural timber and/or fibre-cement board decking and/or Homogeneous and/or ceramic tiles and/or granite tiles where applicable.

iv) Outdoor Gym and Children Playground
EPDM.

7. WINDOWS

a) Living, Dining, Master Bedroom, Bedroom 2 and Bedroom 3

Aluminum framed window with double glazed fixed glass panel.

b) Master Bathroom and Bathroom 2

Aluminum framed window.

Note: a) All aluminum frames shall be powder coated finish.

b) All glazing shall be min. 6mm thick glass.

c) All windows are either sliding or side hung or top hung or bottom hung or louvred or any combination of the mentioned.

d) All glazing below 1m shall be laminated glass.

8. DOORS

a) For all units

i) Main Entrance
Approved fire-rated timber door.

ii) Balcony / Roof Terrace
Aluminum framed sliding and/or swing door.

iii) Master Bedroom, Bedroom 2, Bedroom 3, Master Bathroom and Bathroom 2
Hollow-core timber door.

iv) Household Shelter
Metal door as approved by relevant authority.

9. IRONMONGERY

Main Entrance door and other hollow-core timber doors shall be provided with good quality imported lockset.

10. SANITARY FITTINGS

a) Master Bathroom

- 1 shower screen with shower mixer, rain shower and shower hose

- 1 wash basin c/w vanity cabinet

- 1 water closet

- 1 mirror cabinet

- 1 paper holder

- 1 tower rail

b) Bathroom 2

- 1 shower screen with shower mixer and shower hose

- 1 wash basin c/w vanity cabinet

- 1 water closet

- 1 mirror

- 1 paper holder

- 1 tower rail

c) Kitchen

- 1 kitchen sink

- 1 lever tap

11. ELECTRICAL INSTALLATION

a) Concealed electrical wiring in conduits where applicable.

b) Cable-Readiness to comply with authorities' requirements.

c) Where there is a false ceiling, the electrical wiring will be in surface mounted conduit in the ceiling space.

d) The routing of services within the units shall be at the sole discretion of the Architect and Engineers.

e) Refer to electrical schedule for detail.

12. TV/CABLE SERVICES/TELEPHONE POINT

Refer to Electrical Schedule for details.

13. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with the Singapore Standard SS 555:2010.

14. PAINTING

a) Internal Walls : Emulsion Paint.

b) External Walls : Textured coating and/or weather shield paint finish to designated areas.

15. AUTOMATED-MECHANICAL CARPARK SYSTEM

a) Total of 37 mechanical car park lots with allocated 1 car park lot per unit.

b) The mechanical car park lots are designated for cars not bigger than 5.20m (L) x 2.15m (W) x 1.99m (H).

16. ENTRANCE DRIVE WAY

a) Concrete pavers and/or heavy duty granite tiles and/or heavy duty homogenous and/or ceramic tiles.

17. WATERPROOFING

Waterproofing to floors of Kitchen, Master Bathroom, Bathroom 2, Balcony, Roof Terrace and Reinforced Concrete Flat Roof.

18. RECREATIONAL FACILITIES

a) Swimming Pool – est. 104 sqm.

b) Communal Garden at 7th Storey – est. 109 sqm.

c) Pool Deck – est. 86 sqm.

d) Outdoor Gym – est. 26 sqm.

e) Barbeque Area – est. 12 sqm.

f) Children's Playground – est. 18 sqm.

19. OTHER ITEMS

a) Wardrobes

Pole-system wardrobes in selected anodized metal finish to all bedrooms.

b) Kitchen cabinets

Built-in high and low level kitchen cabinets in selected laminate finish with stainless steel sink, electric hob, cooker hood, microwave-oven, refrigerator and washing machine cum dryer.

c) Air-conditioning to Living, Dining, Master Bedroom, Bedroom 2 and Bedroom 3.

d) Hot water supply to Master Bathroom, Bathroom 2.

20. SECURITY SYSTEM

a) Audio/video intercom (from unit to 1st lobby)

b) Audio intercom (from unit to security at management office)

c) Card Access for residential passenger lift and automated-mechanical car park system only.

While every reasonable care has been taken in preparing this brochure and the plans attached, the developer and its agents cannot be held responsible for any inaccuracies therein. All statements, specifications and plans are believed to be correct but not to be regarded as statements or representations of fact. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development and cannot be regarded as representation of facts. Photographs or images contained in this brochure do not necessary represent as built standard specifications. All 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. All plans are subject to amendment approved by the building authorities. Floor area are approximate measurements and subject to final survey. The choice of brand and model of fittings, equipments, installation and appliances supplied shall be at the sole discretion of the Vendor.

ELECTRICAL SCHEDULE FOR RESIDENTIAL UNIT

Items	Unit Type							
	A, Aa	A1, A1a	A2	A3	A-G	A1-G	A2-G	A3-G
Lighting Point	13	12	15	14	13	12	15	14
13A Switched Socket Outlet	23	22	23	23	23	22	23	23
13A Switched Socket Outlet For Washing Machine	1	1	1	1	1	1	1	1
Water Heater Point	2	2	2	2	2	2	2	2
Aircon Isolator	3	3	3	3	3	3	3	3
SCV Outlet	5	5	5	5	5	5	5	5
Telephone Outlet	5	5	5	5	5	5	5	5
Fibre Optic Point	1	1	1	1	1	1	1	1
Cooker Hood Point	1	1	1	1	1	1	1	1
Cooker Hob Point	1	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	1
Audio Video Intercom Unit	1	1	1	1	1	1	1	1
Bell Push C/W Bell Point	1	1	1	1	1	1	1	1

NOTE : 1) ALL ISOLATORS FOR CU ARE SUBJECTED TO A/C EQUIPMENT CONFIGURATION.

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Address: 456 Balestier Road Singapore (Lots 3289N-PT(SL), 3407L, MK 17) | Housing Developer's Licence No: C1066 | Tenure: Freehold |
Developer: Quest Homes Pte Ltd | Est. Vacant Possession: 31st December 2017 | Est. Legal Completion: 31st December 2020 |
Building Plan (BP) Number: A0816-00374-2012-BP01 | Date of BP Approval: 23rd October 2013

