



TRIO

MAKE YOUR NEXT MOVE THE WINNING ONE.



IT'S IN DIVERSITY WHERE YOU'LL FIND OPPORTUNITY.

Whether you're growing your successful retail business, or kick-starting a brand new retail concept, TRIO offers the perfect retail space that makes perfect business sense. Situated in a highly convenient and accessible location, promising a diverse and captive audience as well as abundant amenities in every direction, it's a business opportunity you can't afford to miss.

THE NEWEST LIFESTYLE DESTINATION IN THE CITY.

With 4 generous levels of retail space available, you can choose the right spot for your fashion boutique, themed restaurant or pub, and even fun-filled KTV. TRIO's contemporary design ensures its stores are visible even from the outside, and provides a spacious elegant setting to complement and enhance your business strategy and image. And with 2 basement levels for parking, driving in to TRIO is easy.



TRIO
RETAIL, F&B, ENTERTAINMENT.



NOW MARK YOUR SPOT

FOR SUCCESS.

Residences, offices, hotels, shopping malls, street-side stores and more surround TRIO's attractive location in the heart of Little India, presenting your business with new opportunities as well as complementary conveniences on a platter day and night. At TRIO, you'll find your spot for success.



Map not drawn to scale



DISCOVER
CONVENIENCE
RIGHT AT YOUR FINGERTIPS.



And that simply means more opportunities for your business. Like nearby schools provide a steady flow of the student/teen market. While major malls such as Mustafa and City Square Mall are close by to offer complementary services your business can leverage to its advantage. Let your café and eateries become the refreshment pit stops after a shopping spree. Or be the alternative boutique where fashionistas find inspiration.



TAP INTO YOUR BUSINESS GOALS

AT YOUR NEXT STOP.

With Farrer Park MRT Station just around the corner, ample public buses and taxis around, as well as major roads flanking on either side, getting to TRIO is a breeze for your customers and employees alike.

RETAIL



F&B



ENTERTAINMENT



ELEVATE YOUR BUSINESS

TO THE NEXT LEVEL.

Enhance your flourishing retail business with TRIO's new brand of sophistication, or simply give your new startup a higher platform for success. TRIO is intricately designed inside and out to project your business to your audience in the best and brightest way.

THE STAGE IS SET FOR YOU TO

EXPAND YOUR HORIZONS.

TRIO's well laid out design presents a grand and spacious layout that rivals even the top-notch malls in town. The wide aisle way concept allows a free linear flow of customers to shop, explore and experience. To maximize visibility, the entire lighting system is integrated into the surround design to offer an exciting yet comfortable shopping and dining experience.



SERVE UP AN ATTRACTIVE AND ENTERTAINING

BRAND OF SURPRISES.



THE WINNING MOVE

IS YOURS TO MAKE.

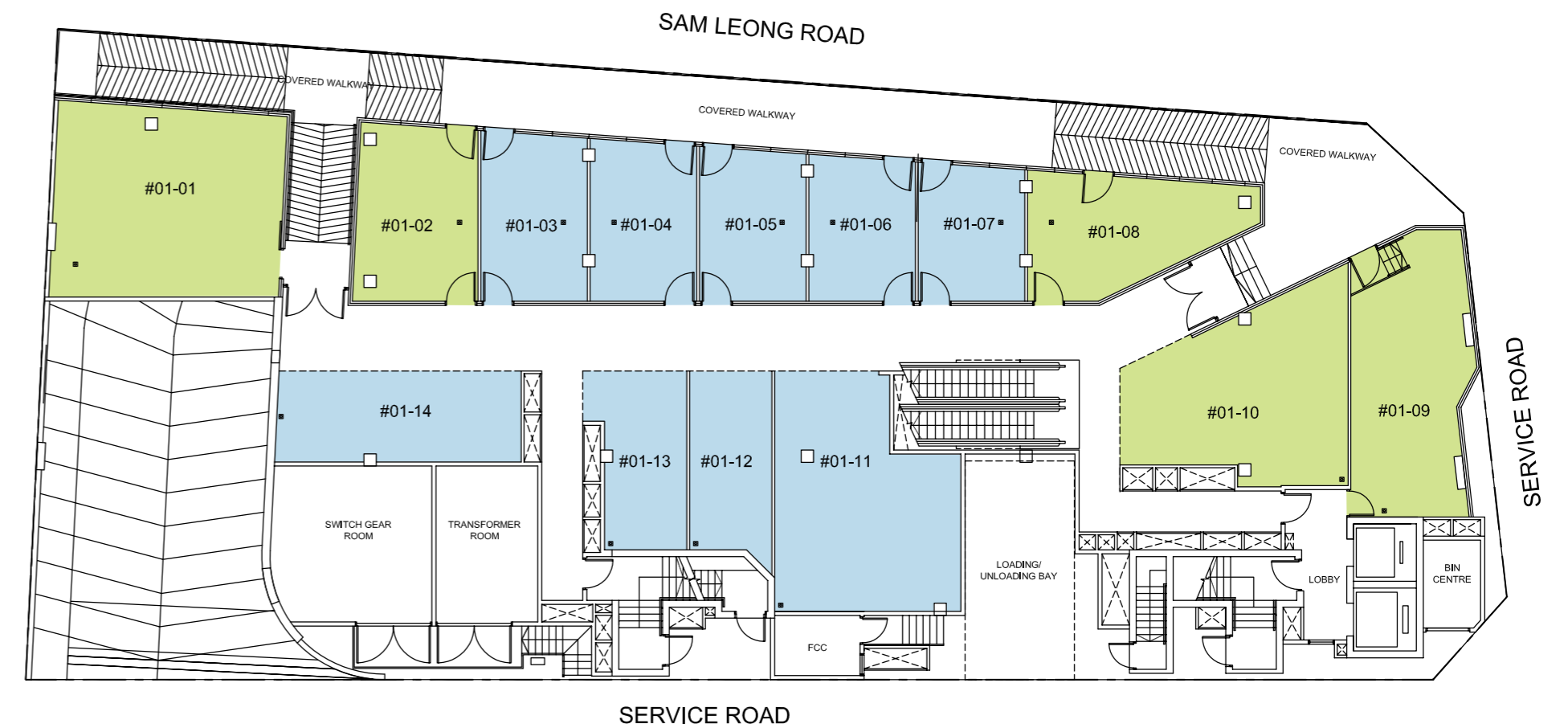
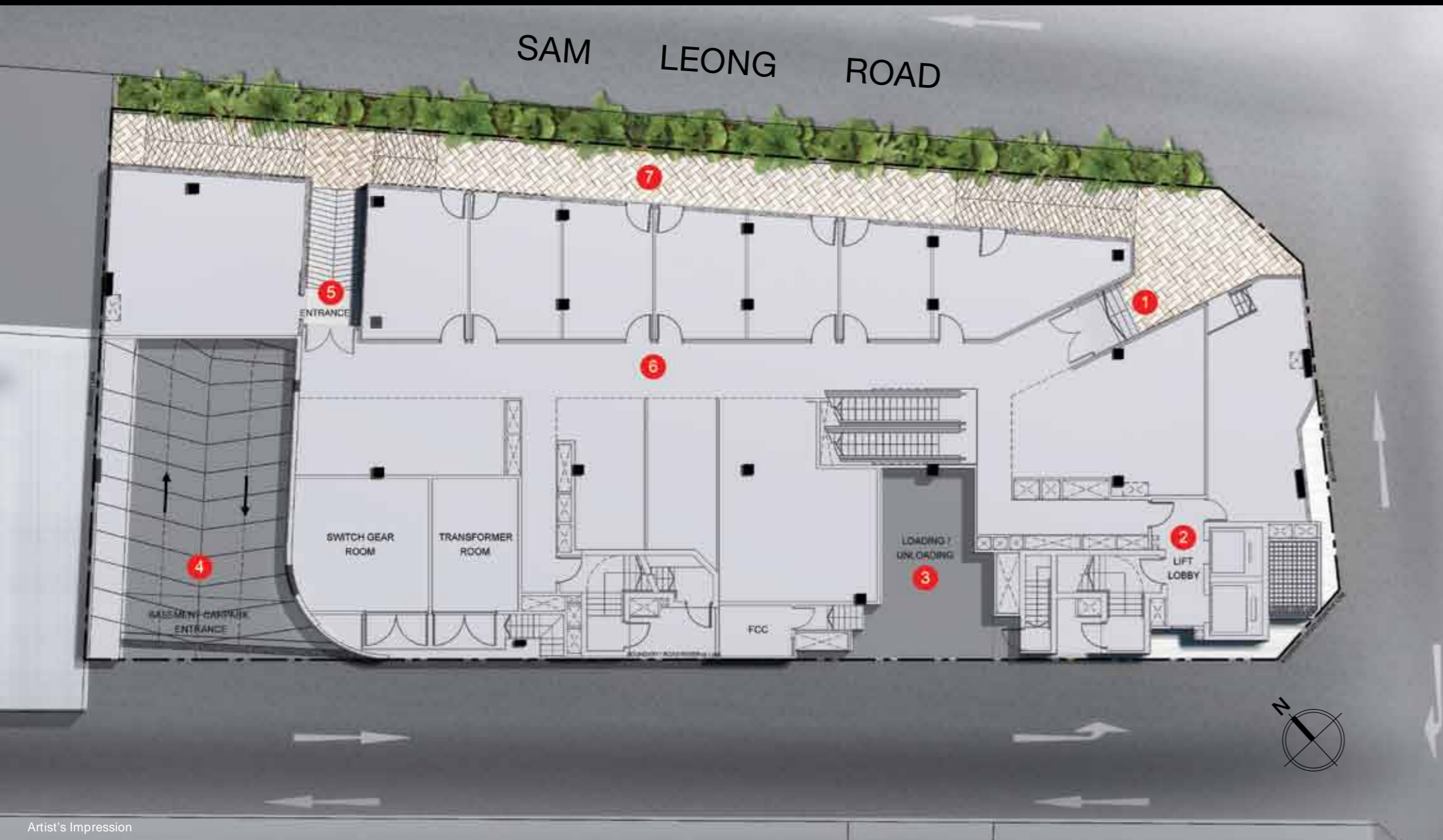
When it comes to your business success, TRIO has what it takes to make it happen. The perfect location of customers and convenience; enviable architecture that ensures your business remains visible no matter what; and ample amenities all around to complement your business strategy. Make your winning move at TRIO today.



SITE PLAN

FLOORPLAN

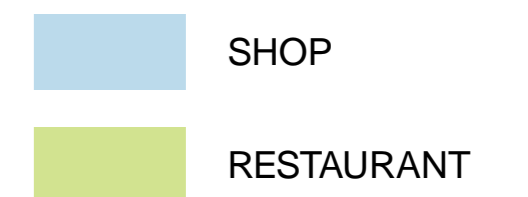
LEVEL 1



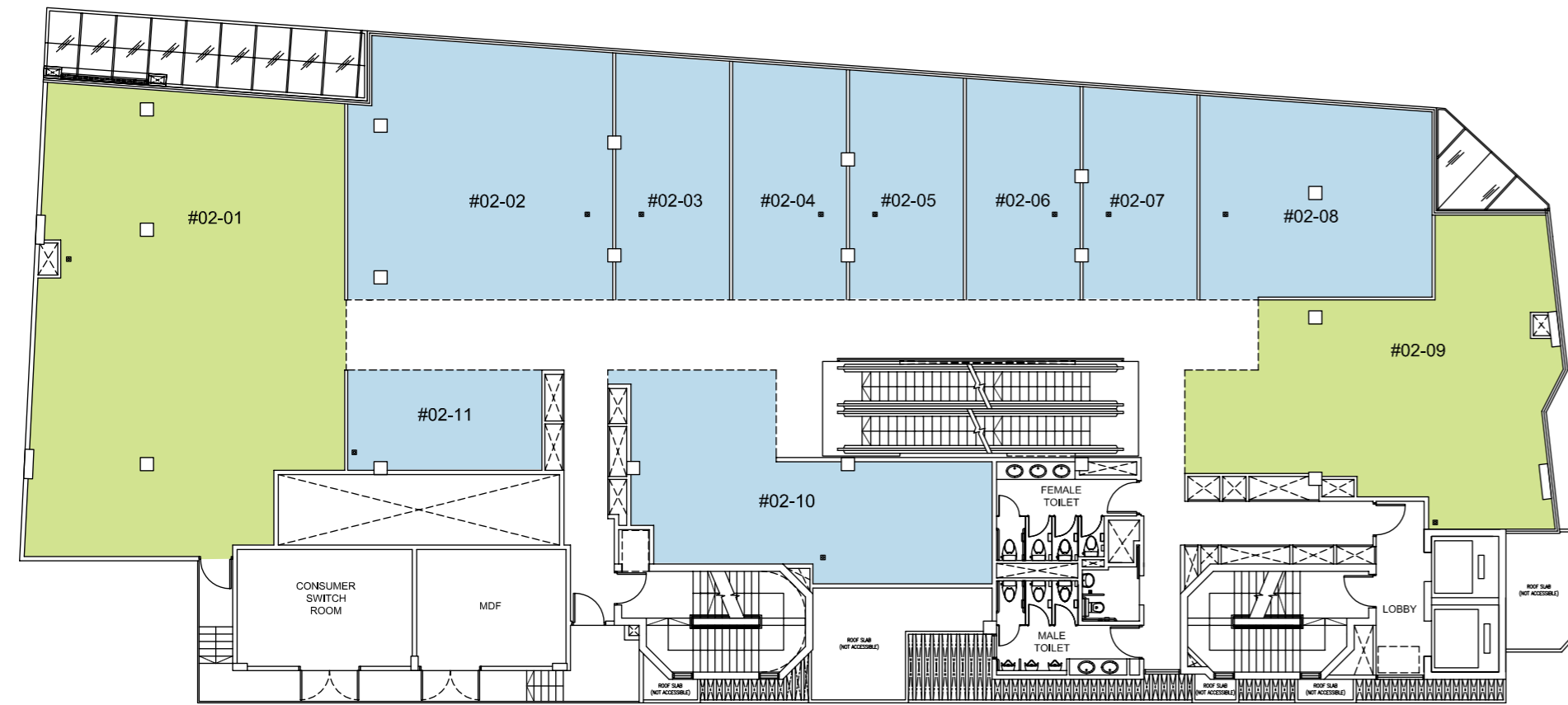
LEGEND:

- 1. MAIN ENTRANCE
- 2. LIFT LOBBY
- 3. LOADING / UNLOADING BAY
- 4. DRIVEWAY ENTRANCE TO BASEMENT CARPARK
- 5. SECONDARY ENTRANCE
- 6. INTERNAL CORRIDOR
- 7. EXTERNAL COVERED WALKWAY

01-01	69 sqm	01-06	24 sqm	01-11	57 sqm
01-02	33 sqm	01-07	22 sqm	01-12	23 sqm
01-03	27 sqm	01-08	34 sqm	01-13	24 sqm
01-04	26 sqm	01-09	52 sqm	01-14	33 sqm
01-05	25 sqm	01-10	57 sqm		



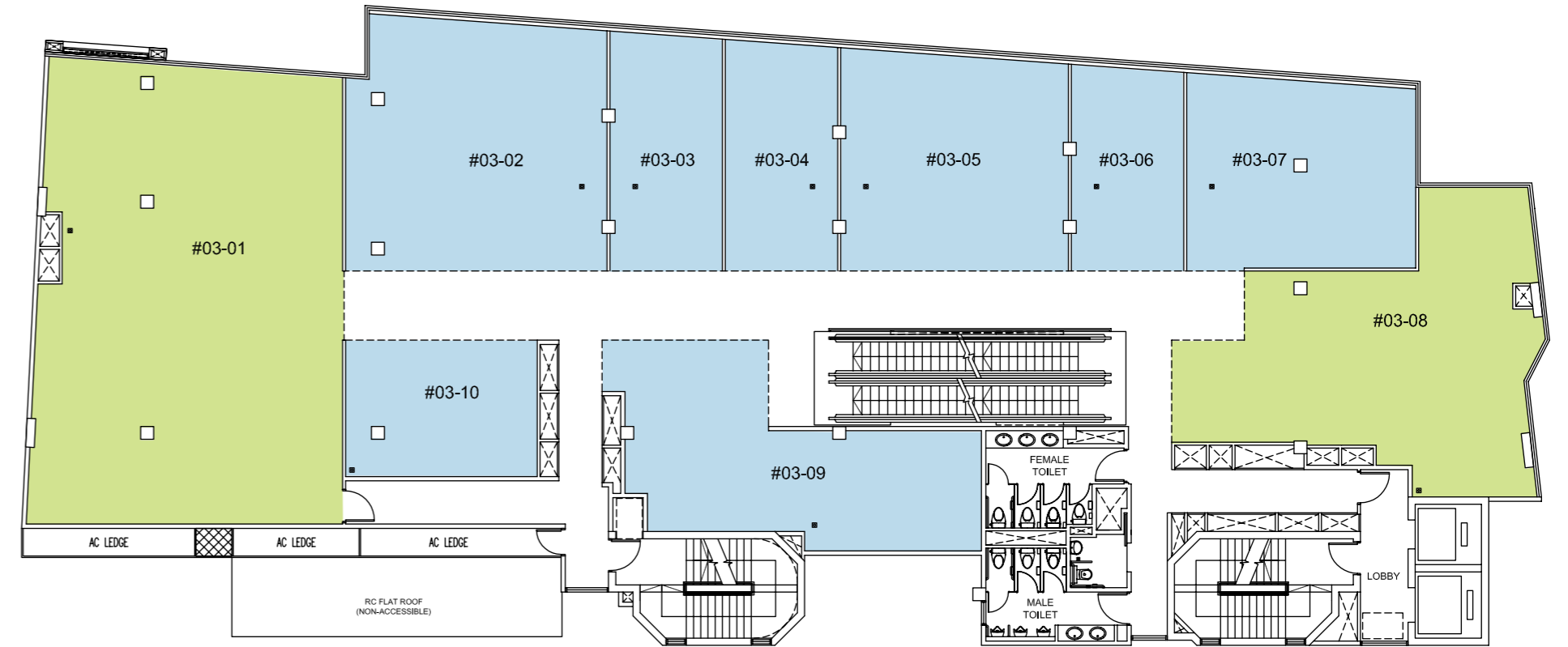
LEVEL 2



02-01	174 sqm	02-05	33 sqm	02-09	101 sqm
02-02	82 sqm	02-06	32 sqm	02-10	68 sqm
02-03	36 sqm	02-07	31 sqm	02-11	26 sqm
02-04	34 sqm	02-08	58 sqm		

SHOP
 RESTAURANT

LEVEL 3

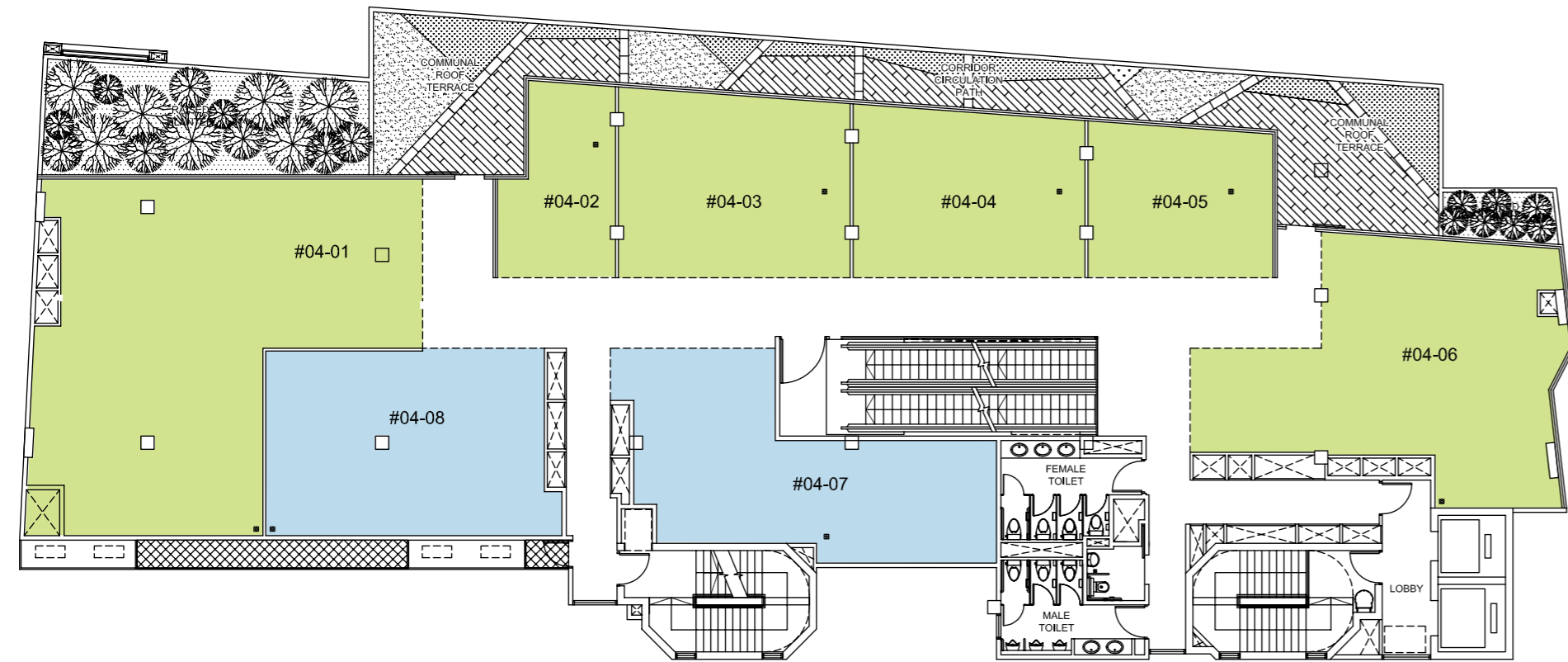


03-01	180 sqm	03-05	64 sqm	03-09	69 sqm
03-02	82 sqm	03-06	31 sqm	03-10	34 sqm
03-03	36 sqm	03-07	58 sqm		
03-04	34 sqm	03-08	98 sqm		

SHOP
 RESTAURANT

FLOORPLAN

LEVEL 4



04-01	131 sqm	04-04	52 sqm	04-07	69 sqm
04-02	29 sqm	04-05	38 sqm	04-08	66 sqm
04-03	56 sqm	04-06	90 sqm		



SPECIFICATION

1. FOUNDATION
Reinforced concrete piles and footings
2. SUPERSTRUCTURE
Reinforced concrete column and beam structure
3. WALL
Internal / external: Reinforced concrete and/or precast concrete and/or brickwalls and/or glass wall
4. ROOF
Reinforced concrete flat roof with waterproofing and insulation where applicable
5. CEILING
(a) Units:
Shops / Restaurants
Skim coat with emulsion paint finish plaster
(b) Common Areas:
Lift lobbies / service corridors / common corridor / toilets
Ceiling board with emulsion paint finish and/or water resistant ceiling board with emulsion paint finish and/or metal ceiling
(c) Carpark / staircases:
Skim coat with emulsion paint finish
6. FLOOR FINISHES
(a) Units:
Shops / Restaurants
Cement and sand screed finish
(b) Common Areas:
Lift lobbies / service corridors / common corridor / toilets
Homogeneous tiles and/or ceramic tiles finish
(c) Carpark / staircases:
Skim coat with emulsion paint finish
7. WALL FINISHES
(a) External Wall: skim coat and / or plaster with weathershield paint finish, where applicable
(b) Internal wall for units: Plaster and/or skim coat with emulsion paint finish
Internal wall for lift lobbies / service corridors / common corridor / toilets: Concrete wall and/or precision blockwall with homogeneous tiles and/or ceramic tiles finish and/or plaster and/or skim coat with emulsion paint finish, where applicable; homogeneous tiles and/or ceramic tiles shall be up to false ceiling height only
Internal wall for carpark / staircases: Concrete wall and/or precision blockwall with skim coat and/or plaster with emulsion paint finish.
8. WINDOWS
Powder-coated aluminium-framed glass window system and/or fixed glass panels.
9. DOORS
(a) Units: Roller shutter system to be provided at frontage
(b) Common areas: Glass and /or timber and/or metal doors
10. AIR CONDITIONING AND MECHANICAL VENTILATION
Refer to M & E schedule and notes for details
11. EXHAUST SYSTEM
Refer to M & E schedule and notes for details
12. ELECTRICAL INSTALLATION
Refer to M & E schedule and notes for details
13. FIRE PROTECTION SYSTEM
Fire protection system provided in compliance with relevant authority requirements
14. PIPED SERVICES SYSTEM
Refer to M & E schedule and notes for details
15. TOWN GAS (FOR RESTAURANTS ONLY)
Refer to M & E schedule and notes for details
16. CABLE TELEVISION SYSTEM
Provision of SCV splitter points in the telephone riser for further connection by purchaser
17. TELEPHONE SYSTEM
Refer to M & E schedule and notes for details
18. LIGHTNING PROTECTION
Lightning protection provided in compliance with relevant authority requirement
19. WATERPROOFING
Waterproofing to all wet areas and floors of roof level, toilets, basement floors, landscape area and raised planter
20. DRIVEWAY AND CARPARK
Reinforced concrete floor with hardener

General Notes & Specifications:

Air-Conditioning & Mechanical Ventilation System
Provision of air-conditioning system to all retail & restaurants without distribution ductwork. Only fan coil units & condensing unit (CU) will be provided. Distribution ductworks & air diffusion equipment will be by tenants.

To ensure good working condition of the air-conditioning, the purchaser is to engage his/her own contractor to service the air-conditioning system regularly. This includes the cleaning of filters, clearing of condensate pipe work, charging of gas.

Mechanical Ventilation System
Ductworks for kitchen exhaust & fresh air (without fans) will be provided for restaurants unit only. Local kitchen mechanical fans, air cleaning system, kitchen hoods, controls, etc within the restaurant shall be purchased and installed by purchaser as part of fit out works. The purchaser-installed kitchen exhaust system must be designed to remove oil, smoke & odour efficiently so as not to be a nuisance/inconvenience to the neighbours as required by the NEA. It is the purchaser's responsibility to comply with the NEA requirements for air discharge.

Kitchen hood, mechanical fans, filters, associated accessories, etc must be maintained, serviced and cleaned on a regular basis by the purchaser to ensure proper and efficient operation.

Location of Air con unit & mechanical fans
Location of the condensing, fan coil unit & mechanical fans serving the tenant unit are subject to architect/engineer's final decision and design.

Electrical Supply
The purchaser is to engage his/her own contractor to design their own DB based on the given rating of isolator provided to the units (Refer to M & E schedule). Power supply & cable will be provided for the Condensing unit and the mechanical fan. The purchaser's contractor has to terminate the power cable to their own DB as part of their fit out work.
No emergency supply is provided

Electrical and water Metering
The purchaser is liable to pay annual fee, subscription fee and such other fees to the television and internet service providers or any other relevant party or any relevant authorities. The vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and internal access.

Television and internet access
The purchaser is liable to pay annual fee, subscription fee and such other fees to the television and internet service providers or any other relevant party or any relevant authorities. The vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and internal access.

Sprinkler Installation
Only two layers of sprinkler pipes and sprinklers will be provided.

Gas (Restaurant)
Gas pipe is provided and terminated inside the tenants' unit with isolating valve. Purchaser is to apply gas meter and connection from City Gas at their own cost and expense.

UNIT M&E SCHEDULE

Unit No.	Type of Use	Electrical Rating (A)	Telecom (Block Terminal for 5 Pairs)	Water Supply Provision	Gas Supply Provision	Provision of Exhaust Duct Only	Aircon Provision (VRV System)	Floor Trap	Connect to grease trap from FT discharge
#01-01	Restaurant	150A (3Ø)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
#01-02	Restaurant	100A (3Ø)	Yes	Yes	NIL	NIL	Yes	Yes	Yes
#01-03	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#01-04	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#01-05	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#01-06	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#01-07	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#01-08	Restaurant	100A (3Ø)	Yes	Yes	NIL	NIL	Yes	Yes	Yes
#01-09	Restaurant	100A (3Ø)	Yes	Yes	NIL	NIL	Yes	Yes	Yes
#01-10	Restaurant	100A (3Ø)	Yes	Yes	NIL	NIL	Yes	Yes	Yes
#01-11	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#01-12	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#01-13	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#01-14	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#02-01	Restaurant	150A (3Ø)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
#02-02	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#02-03	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#02-04	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#02-05	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#02-06	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#02-07	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#02-08	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#02-09	Restaurant	150A (3Ø)	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Unit No.	Type of Use	Electrical Rating (A)	Telecom (Block Terminal for 5 Pairs)	Water Supply Provision	Gas Supply Provision	Provision of Exhaust Duct Only	Aircon Provision (VRV System)	Floor Trap	Connect to grease trap from FT discharge
#02-10	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#02-11	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#03-01	Restaurant	150A (3Ø)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
#03-02	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#03-03	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#03-04	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#03-05	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#03-06	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#03-07	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#03-08	Restaurant	150A (3Ø)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
#03-09	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#03-10	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#04-01	Restaurant	150A (3Ø)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
#04-02	Restaurant	100A (3Ø)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
#04-03	Restaurant	150A (3Ø)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
#04-04	Restaurant	100A (3Ø)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
#04-05	Restaurant	100A (3Ø)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
#04-06	Restaurant	150A (3Ø)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
#04-07	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL
#04-08	Shop	63A (1Ø)	Yes	Yes	NIL	NIL	Yes	Yes	NIL

Note: Electrical rating for the tenant is subject to M & E consultant final design

The designer
home
Experts



SKY GREEN
• MacPherson Road
• Expected Date of Vacant Possession:
31 Dec 2016



THE BOUTIQ
• Killiney Road
• Expected Date of Vacant Possession:
31 Dec 2014



PALACIO
• Lorong M Telok Kurau
• Expected Date of Vacant Possession:
31 Dec 2015



REZI 3TWO
• Lorong 32 Geylang
• Expected Date of Vacant Possession:
31 Dec 2017



LINCOLN SUITES
• Khang Guan Ave
• Expected Date of Vacant Possession:
31 Dec 2014



CITYSCAPE AT FARRER PARK
• Mergui Road
• Expected Date of Vacant Possession:
31 Dec 2015



THE PEAK @CAIRNHILL I
• Cairnhill Circle
• Expected Date of Vacant Possession:
31 May 2015



ONZE @TANJONG PAGAR
• Kee Seng Street
• Expected Date of Vacant Possession:
31 Mar 2018

TEE Land Limited

TEE Land Limited is a mid-sized property developer listed on SGX-ST. Leveraging on its experience and expertise in property development in Singapore, TEE Land has also extended its geographical reach to Malaysia, New Zealand, Thailand and Vietnam. The Group's property development projects are pre-dominantly freehold in tenure and are targeted at middle-to-high income consumers who value exclusivity in good locations. The Group will continue to focus on residential development while expanding into commercial and industrial development projects both in Singapore and the region. TEE Land is part of the TEE International Limited Group which is also listed on SGX-ST.

KSH Holdings Limited

KSH is a well-established construction, property development and property management group with over 34 years of experience. Backed by a strong and diversified track record, the Group boasts a wide repertoire of property projects in Singapore, Malaysia and China. Some of the Group's notable private-sector projects in Singapore are The Coast, The Berth by the Cove, Fullerton Bay Hotel and NUS University Town's Educational Resource Centre. Currently KSH has two property developments created by its associate company, JHTD—Tianxing Riverfront Square in Tianjin and Liang Jing Ming Ju in Beijing.

Heeton Homes Pte Ltd

Heeton's mission as a niche property developer is to deliver distinctive creations out of the ordinary. Every development it undertakes is inspired by the philosophy that life is filled with endless possibilities, and should be lived with zest. Mostly located in prime districts, Heeton's developments in Singapore exude this devotion to style, distinction and character. Its recent developments of note in Singapore include Onze@Tanjong Pagar, Sky Green, iLiv@Grange, Lincoln Suites and The Lumos. Heeton's long-term strategy is aimed at identifying and solidifying future opportunities, whether at home or abroad. An impressive portfolio of sophisticated, upmarket developments spans across the region, as well as in Europe. These include Twins@Damansara in Kuala Lumpur, DLV 20, Haus23, Click Denim and Click Condo Sukhumvit 65 in Bangkok, Mercure Hotel in Pattaya and Britton, Earlington and Enterprise Hotel in London.

Futuris Holdings Pte Ltd

Incorporated in 2012 by Mr. Dennis Tan, Futuris Holdings Pte Ltd is a recognised property developer of quality residential, commercial and industrial properties in Singapore. Completed projects include: Midview City, Mountbatten Square, East Point Terrace, TradeHub 21, Woodland e Terrace, Toh Guan Centre, Midview Building, Guang Ming Industrial Building and Tuas Avenue 2.

Zap Piling Pte Ltd

Since its inception in 1989, ZAP Piling Pte. Ltd. has proven to be a distinguished Piling Specialist and Civil Engineering contractor completing numerous private and government turnkey projects in Singapore such as REC Apricus, MCE C487, MBFC, Marina View - MGPA, Leedon Heights, 777 Jurong Gateway and Victoria Theatre. With major investment in adding new machinery capacity and leveraging innovative R&D capability, the company has relooked its new core competencies to exceed clients' and industry requirements. In year 2004, the company was awarded to the Construction 21 Best Practice Award by Building and Construction Authority (BCA) as a recognition to its demonstrated leadership, innovation and sustainable efforts in adopting new best practices in Singapore. In regional presence, ZAP Piling (India) Pte. Ltd. was established in year 2009 toted up with solid proven track records of completing significant projects in India, Malaysia and Indonesia (Batam).

For enquiries, please call:

9061-1119

Yvonne Kwok

Project Details:

Developer: Unique Commercial Pte Ltd • Co. Registration No.: 201101897K • Tenure of Land: Estate in Fee Simple (Freehold) • Legal Description: Lot TS17-01048A at 11 Sam Leong Road • Building Plan No.: A0814-00003-2013-BP01 approved on 30/01/2014 • Expected Date of TOP: 30 June 2019 • Expected Date of Legal Completion: 30 June 2022 or 3 years after notice of vacant possession whichever is earlier

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Jointly developed by:

