



Triliv ≡

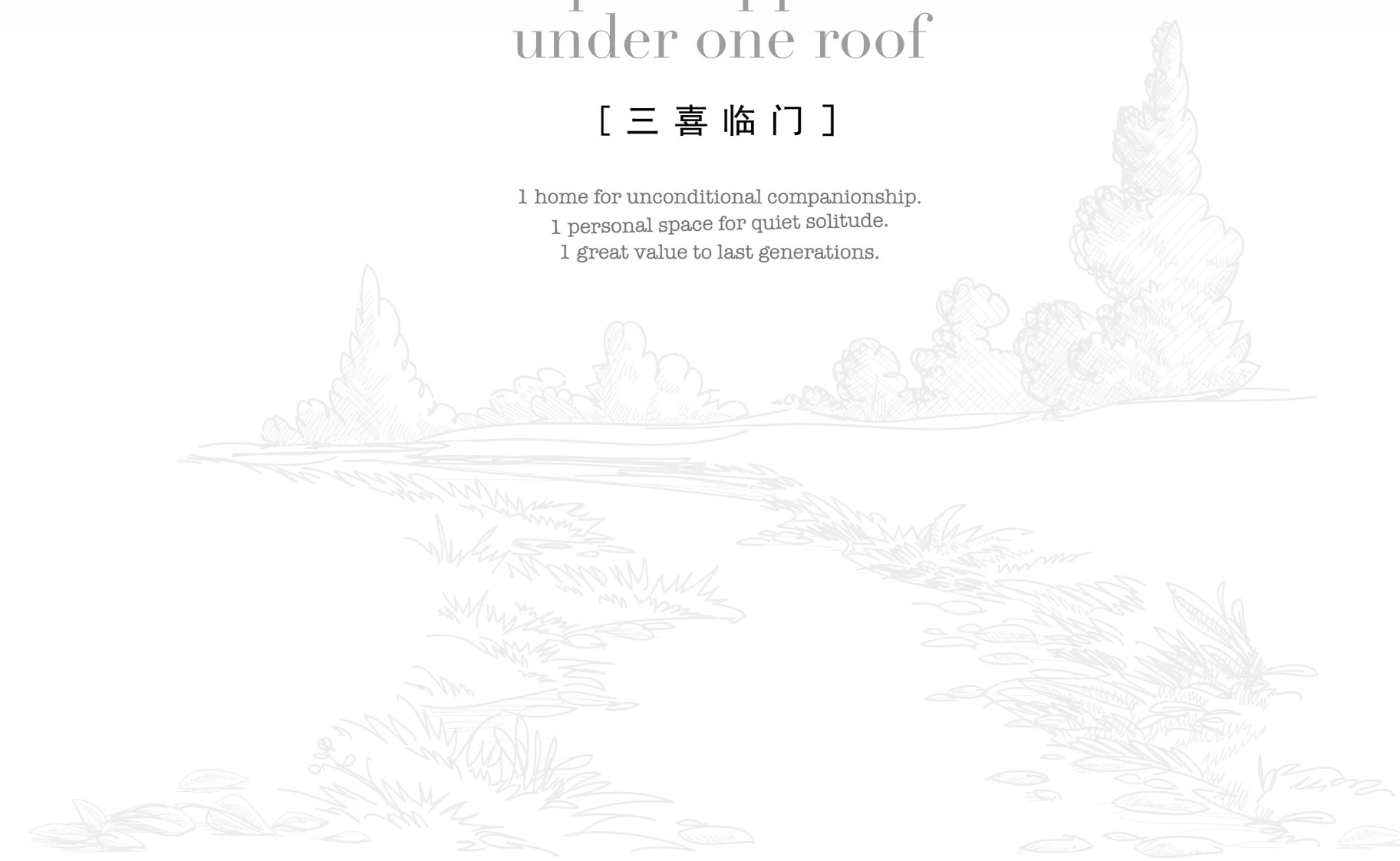




Triple happiness under one roof

[三喜临门]

1 home for unconditional companionship.
1 personal space for quiet solitude.
1 great value to last generations.





1 choice
to last a lifetime

[一心一意]





2 lifestyles in
joyous union

[二人同心]



3 generations (3G)
of shared heritage

[三代同堂]



Countdown to generations of love and togetherness, built upon a strong foundation of care and communication. Trilive comprises 3 blocks of 13/14/18-storey designed to bring quality of life for every member of the multi-generation household. Totaling 222 units, the freehold development consists of a wide array of 1 + Study and 2 bedrooms, as well as 2, 3 and 4 bedrooms dual-key units perfect for 3G families. Towering over low-rise landed properties in the surrounding, most of the high-floor units are granted unblocked views of the magnificent skyline.

FREEHOLD





Something for the whole family

Trilive stands at a highly desired location where food, recreation, transport and notable schools are within minutes' reach. With Kovan MRT station less than 10 minutes stroll away, Trilive is indeed next stop from nex and Serangoon MRT Interchange.

9 mins walk - Kovan Market & Food Centre



8 mins walk - Kovan Eateries

8 mins drive - Chomp Chomp Food Centre



10 mins walk - Heartland Mall



1 MRT stop - Serangoon MRT Station & nex



9 mins walk - Kovan MRT Station



5 mins drive - Kallang-Paya Lebar Expressway



2 mins drive
- Holy Innocents' Primary School



6 mins drive
- Rosyth School



7 mins drive
- Maris Stella High School



9 mins walk
- Xinghua Primary School



10 mins walk
- Yuying Secondary School



3 mins drive
- Serangoon Junior College



8 mins drive
- Australian International School

Nurture the next generation in an environment where academy takes pride of place. With 4 reputable schools within 1km radius, and more a short drive away, rest assured that the young ones are in good company.



Whether for work or play, heading out to the city takes no more than a leisure drive. Multiple expressways swiftly connect Trilive to the incessant ambition of the CBD, shopping paradise of Orchard Road, and booming ground of Seletar Aerospace Park.

20 mins drive
- Changi International Airport



18 mins drive
- Central Business District



17 mins drive
- The Esplanade & Marina Square



7 MRT stops
- Dhoby Ghaut Interchange & Plaza Singapura



18 mins drive
- Marina Bay Sands

All travel timings indicated are based on estimated walking distances sourced from Google Map and estimated driving distances sourced from www.onemap.sg, and are subject to actual traffic conditions.



Cheers to generations of timeless indulgences

Take a step back from the hustle and bustle of urban living. Engulf your body and soul within an alcove of calming waterscape and lush resort greenery. Let your mind wander free amidst three levels of lifestyle facilities that also include 2 shops, thoughtfully designed for the luxuriant enjoyment of every beloved kith and kin across generations.

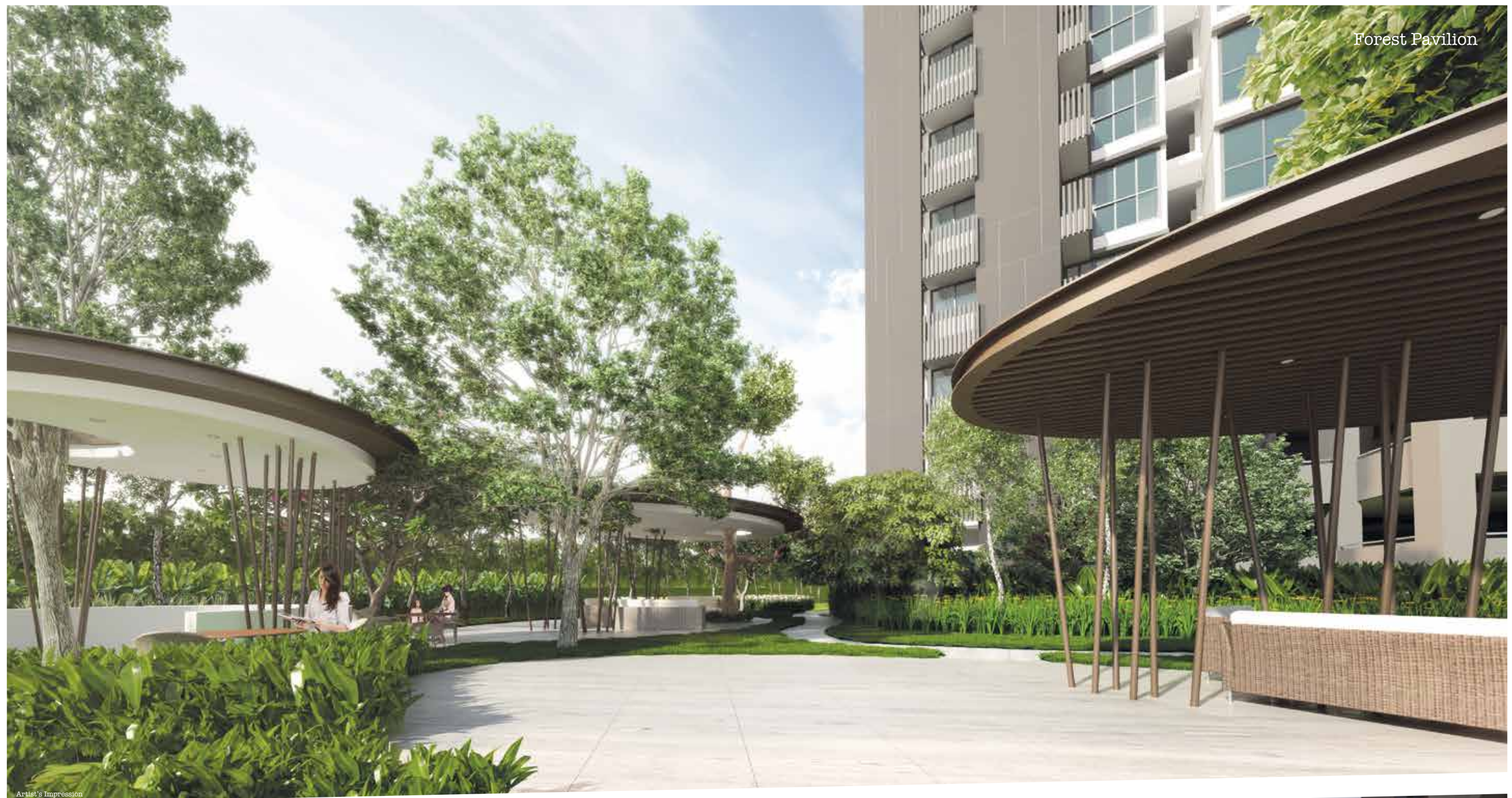
Flow with the energy of nature

GARDEN LIVING ~ LEVEL 1 ~

Rooted within a verdant habitat of fresh air and dewdrops, rustling leaves and bird songs are a stunning variety of recreation options for the young and the young at heart. Gather your loved ones for a sizzling grill-out, picnic or party at the pavilions, BBQ areas, lawns and gardens. From the Forest Jogging Trail to Adventure Putting Green, let your imagination define your family day out. Not forgetting your dearest four-legged friends, there is also a Pet Run for some fun under the sun.



- Legend:
- A. The Green Garden
 - B. Pet Run
 - C. Forest Jogging Trail
 - D. 3-Gen Deck
 - E. Forest BBQ
 - F. Forest Pavilion
 - G. Adventure Putting Green
 - H. Garden Court
 - I. Garden of Light
 - J. Energy Garden
 - K. Family Forest Trellis
 - L. Wellness Garden
 - M. Forest Adventure Playground
 - N. Side Gate



Wellness Garden



Forest Adventure Playground



Soak up the wonders of life



COVE LIVING ~ LEVEL 4 ~

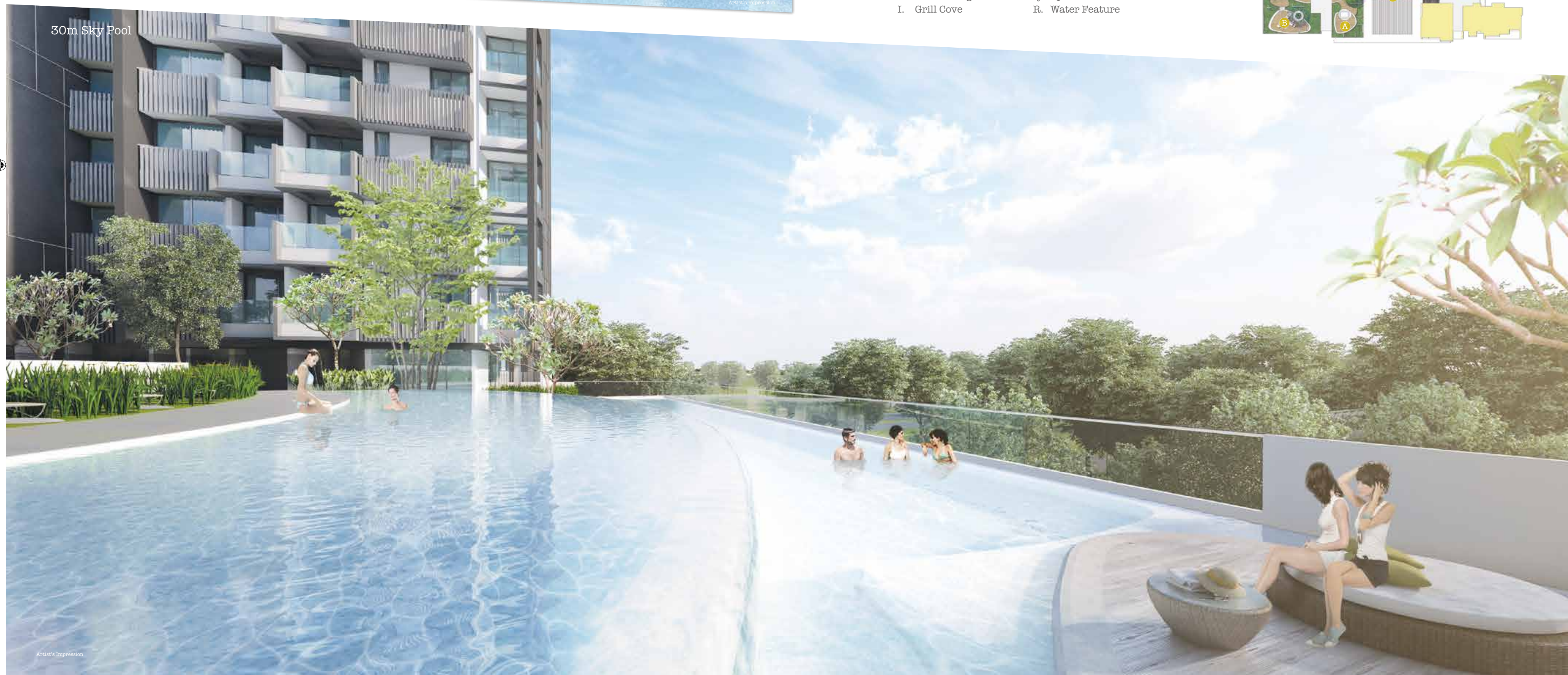
Sunshine and laughter take precedent at Trilive's prime lifestyle venue. The magnificent 30m Sky Pool takes centrestage, surrounded by dining, entertainment, fitness and child-friendly facilities. Pockets of green spaces with communal seating and serene themed coves are specially designed for the older generations to socialise and pass the time at their own pace.

Legend:

- | | |
|-------------------|-----------------------|
| A. Lighting Cove | J. Dining Pod |
| B. Tea Cove | K. Dining Cove |
| C. Pool Deck | L. Flower Cove |
| D. The Cove Lobby | M. Lifestyle Gym |
| E. Cove Bar | N. Aquatic Gym |
| F. Family Deck | O. 30m Sky Pool |
| G. Kid's Pool | P. Family Lounge Pool |
| H. Cove Living | Q. Spa Cove |
| I. Grill Cove | R. Water Feature |



30m Sky Pool



Tea Cove



Kid's Pool



Aquatic Gym



Dining Cove



Family Lounge Pool

Kid's Pool



Dining Cove



As winner of the BCA Universal Design Award, Trilive incorporates all-inclusive user-friendly design that ensures the whole family gets to participate in the myriad of activities with ease. These provisions include:

- Abundance resting areas along footpaths that have seatings with grab bars or arm rests
 - Wheelchair accessible corridors with ramp access, handrails and non-slip provisions
- Wheelchair parking spaces
- Communal washrooms with accessibility and child-friendly facilities
 - Clearly illuminated signages for easy visibility
- Pool with wide steps and handrails for easy entrance into and exit from water

Reach for the next altitude of merriment

SKY LIVING ~ ROOF TERRACE ~

Rise high above the daily frenzy and repose in the idyllic simplicity of life. Be it for a quiet moment to relax or somewhere to spend quality family time, the Roof Terrace's choices of themed gardens and lounges will have something to suit any mood and age.



Sky Lounge



Chess Garden

Legend:

- A. Sky Lounge
- B. Sky BBQ
- C. Pebble Bar
- D. Chillout Lounge
- E. Chess Garden
- F. Sky Garden
- G. Bamboo Meditation Garden
- H. Herb Garden
- I. Sky Suite

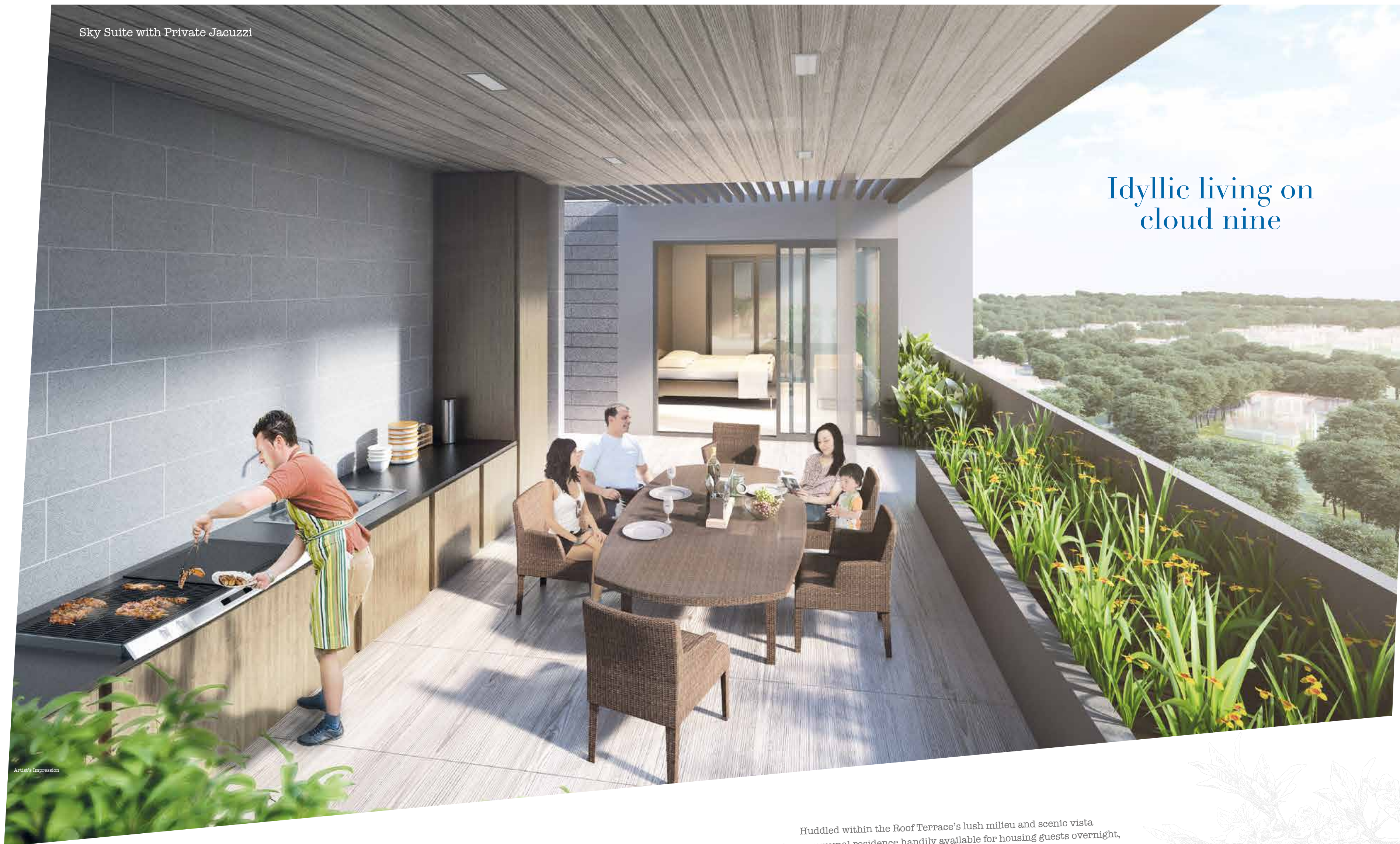


Bamboo Meditation Garden & Herb Garden

Artist's Impression

Sky Suite with Private Jacuzzi

Idyllic living on cloud nine



Huddled within the Roof Terrace's lush milieu and scenic vista is a communal residence handy available for housing guests overnight, hosting parties or as a staycation for the family.

The luxurious Sky Suite comes with a Private Jacuzzi and allows instant access to gardens, lounges and dining facilities.



Family home of utmost sophistication

Quality fittings and finishes heighten
the appreciation of simple pleasures
often forgotten amidst our daily rush.
Let Trilive help you to rediscover
the astonishment of finding
satisfaction in the slightest touch.





Artist's Impression



Artist's Impression

The dual-key units encompass a Luxurious Suite with its own pantry and bathroom. Every suite comes with a range of functional home fittings specially designed for the older generation to enjoy life with absolute peace of mind. Such fittings include wider spaces for ease of movement, non-slip provisions and bigger switches. It also comes with the option to install grab bars and emergency call bell alarm system for additional security.



Akin to a standalone unit, the spacious suite offers comfortable spaces for aged parents and grown-up children to co-exist harmoniously without intruding on each other's personal space. Embrace the idyllic sense of reassurance that comes from knowing that your loved ones are home safe.



Key to golden yields

The ingenious dual-key units give you the privilege of owning two luxurious homes at one time. Resembling two units connected by a common foyer, dual-key apartments allow peaceful 3G living without compromising on privacy. Whether for parents, grown-up children or extended relatives, your connected unit offers endless bonding opportunities with those who matters to you most.



Type D1
4-bedroom dual-key unit

For astute investors, this is the key to optimising your investment returns. Select your preferred abode and rent out the other without infringing on your personal spaces. The dual-key apartment also allows you to rent out both abodes as individual units to double your returns.

2 in 1: 3G harmony

Unit 1 **Unit 2 (Suite)**

Owner/s and Children 	Parents
Owner's Parents and Children 	Owners
Owner/s and Parents 	Children
Owner/s 	Tenant
Owner/s, Parents and Children 	Tenant
Owner/s and Children 	Couple Tenant
Owner/s and Parents 	Tenant



Diagrammatic Chart



- 1-Bedroom + Study
- 2-Bedroom
- 2-Bedroom Dual-key
- 3-Bedroom Dual-key
- 4-Bedroom Dual-key
- Shop

BLOCK 115 (Singapore 533901)

#18-13 B3 58 sqm	#18-14 B1 51 sqm	#18-15 B1 51 sqm	#18-16 B3 58 sqm	#18-12 C3 84 sqm	#18-11 B4 60 sqm	#18-10 B4 60 sqm	#18-09 C3 84 sqm
#17-13 B3 58 sqm	#17-14 B1 51 sqm	#17-15 B1 51 sqm	#17-16 B3 58 sqm	#17-12 C3 84 sqm	#17-11 B4 60 sqm	#17-10 B4 60 sqm	#17-09 C3 84 sqm
#16-13 B3 58 sqm	#16-14 B1 51 sqm	#16-15 B1 51 sqm	#16-16 B3 58 sqm	#16-12 C3 84 sqm	#16-11 B4 60 sqm	#16-10 B4 60 sqm	#16-09 C3 84 sqm
#15-13 B3 58 sqm	#15-14 B1 51 sqm	#15-15 B1 51 sqm	#15-16 B3 58 sqm	#15-12 C3 84 sqm	#15-11 B4 60 sqm	#15-10 B4 60 sqm	#15-09 C3 84 sqm
#14-13 B3 58 sqm	#14-14 B1 51 sqm	#14-15 B1 51 sqm	#14-16 B3 58 sqm	#14-12 C3 84 sqm	#14-11 B4 60 sqm	#14-10 B4 60 sqm	#14-09 C3 84 sqm
#13-13 B3 58 sqm	#13-14 B1 51 sqm	#13-15 B1 51 sqm	#13-16 B3 58 sqm	#13-12 C3 84 sqm	#13-11 B4 60 sqm	#13-10 B4 60 sqm	#13-09 C3 84 sqm
#12-13 B3 58 sqm	#12-14 B1 51 sqm	#12-15 B1 51 sqm	#12-16 B3 58 sqm	#12-12 C3 84 sqm	#12-11 B4 60 sqm	#12-10 B4 60 sqm	#12-09 C3 84 sqm
#11-13 B3 58 sqm	#11-14 B1 51 sqm	#11-15 B1 51 sqm	#11-16 B3 58 sqm	#11-12 C3 84 sqm	#11-11 B4 60 sqm	#11-10 B4 60 sqm	#11-09 C3 84 sqm
#10-13 B3 58 sqm	#10-14 B1 51 sqm	#10-15 B1 51 sqm	#10-16 B3 58 sqm	#10-12 C3 84 sqm	#10-11 B4 60 sqm	#10-10 B4 60 sqm	#10-09 C3 84 sqm
#09-13 B3 58 sqm	#09-14 B1 51 sqm	#09-15 B1 51 sqm	#09-16 B3 58 sqm	#09-12 C3 84 sqm	#09-11 B4 60 sqm	#09-10 B4 60 sqm	#09-09 C3 84 sqm
#08-13 B3 58 sqm	#08-14 B1 51 sqm	#08-15 B1 51 sqm	#08-16 B3 58 sqm	#08-12 C3 84 sqm	#08-11 B4 60 sqm	#08-10 B4 60 sqm	#08-09 C3 84 sqm
#07-13 B3 58 sqm	#07-14 B1 51 sqm	#07-15 B1 51 sqm	#07-16 B3 58 sqm	#07-12 C3 84 sqm	#07-11 B4 60 sqm	#07-10 B4 60 sqm	#07-09 C3 84 sqm
#06-13 B3 58 sqm	#06-14 B1 51 sqm	#06-15 B1 51 sqm	#06-16 B3 58 sqm	#06-12 C3 84 sqm	#06-11 B4 60 sqm	#06-10 B4 60 sqm	#06-09 C3 84 sqm
#05-13 B3 58 sqm	#05-14 B1 51 sqm	#05-15 B1 51 sqm	#05-16 B3 58 sqm	#05-12 C3 84 sqm	#05-11 B4 60 sqm	#05-10 B4 60 sqm	#05-09 C3 84 sqm
#04-13 B3 58 sqm	#04-14 B1 51 sqm	#04-15 B1 51 sqm	#04-16 B3 58 sqm	Sky Terrace & Swimming Pool			
#03-13 B3 58 sqm	#03-14 B1 51 sqm	#03-15 B1 51 sqm	#03-16 B3 58 sqm	Multi-Storey Carpark			
#02-13 B3 58 sqm	#02-14 B1 51 sqm	#02-15 B1 51 sqm	#02-16 B3 58 sqm				
#01-13 B3-G 64 sqm	#01-14 B1-G 53 sqm	#01-15 B1-G 53 sqm	#01-16 B3-G 64 sqm	Basement			

BLOCK 113 (Singapore 533902)

Roof Garden & Pavilion			
#13-07 D1 108 sqm	#13-08 C1 82 sqm	#13-06 C2 84 sqm	#13-05 B2 57 sqm
#12-07 D1 108 sqm	#12-08 C1 82 sqm	#12-06 C2 84 sqm	#12-05 B2 57 sqm
#11-07 D1 108 sqm	#11-08 C1 82 sqm	#11-06 C2 84 sqm	#11-05 B2 57 sqm
#10-07 D1 108 sqm	#10-08 C1 82 sqm	#10-06 C2 84 sqm	#10-05 B2 57 sqm
#09-07 D1 108 sqm	#09-08 C1 82 sqm	#09-06 C2 84 sqm	#09-05 B2 57 sqm
#08-07 D1 108 sqm	#08-08 C1 82 sqm	#08-06 C2 84 sqm	#08-05 B2 57 sqm
#07-07 D1 108 sqm	#07-08 C1 82 sqm	#07-06 C2 84 sqm	#07-05 B2 57 sqm
#06-07 D1 108 sqm	#06-08 C1 82 sqm	#06-06 C2 84 sqm	#06-05 B2 57 sqm
#05-07 D1 108 sqm	#05-08 C1 82 sqm	#05-06 C2 84 sqm	#05-05 B2 57 sqm
Sky Terrace & Swimming Pool			
	Multi-Storey Carpark	#03-06 C2 84 sqm	#03-05 B2 57 sqm
		#02-06 C2 84 sqm	#02-05 B2 57 sqm
		#01-06 C2-G 85 sqm	

BLOCK 111 (Singapore 535133)

Roof Garden & Pavilion			
#14-01 C1 82 sqm	#14-02 D1 108 sqm	#14-04 B2 57 sqm	#14-03 C2 84 sqm
#13-01 C1 82 sqm	#13-02 D1 108 sqm	#13-04 B2 57 sqm	#13-03 C2 84 sqm
#12-01 C1 82 sqm	#12-02 D1 108 sqm	#12-04 B2 57 sqm	#12-03 C2 84 sqm
#11-01 C1 82 sqm	#11-02 D1 108 sqm	#11-04 B2 57 sqm	#11-03 C2 84 sqm
#10-01 C1 82 sqm	#10-02 D1 108 sqm	#10-04 B2 57 sqm	#10-03 C2 84 sqm
#09-01 C1 82 sqm	#09-02 D1 108 sqm	#09-04 B2 57 sqm	#09-03 C2 84 sqm
#08-01 C1 82 sqm	#08-02 D1 108 sqm	#08-04 B2 57 sqm	#08-03 C2 84 sqm
#07-01 C1 82 sqm	#07-02 D1 108 sqm	#07-04 B2 57 sqm	#07-03 C2 84 sqm
#06-01 C1 82 sqm	#06-02 D1 108 sqm	#06-04 B2 57 sqm	#06-03 C2 84 sqm
#05-01 A1 43 sqm	#05-02 D1 108 sqm	#05-04 B2 57 sqm	#05-03 C2 84 sqm
	#04-02 D1 108 sqm	#04-04 B2 57 sqm	#04-03 C2 84 sqm
#03-01 A1 43 sqm	#03-02 D1 108 sqm	#03-04 B2 57 sqm	#03-03 C2 84 sqm
#02-01 A1 43 sqm	#02-02 D1 108 sqm	#02-04 B2 57 sqm	#02-03 C2 84 sqm
#01-01 A1-G 43 sqm	#01-02 D1-G 111 sqm	#01-04 SHOP 1 23 sqm	#01-03 SHOP 2 25 sqm

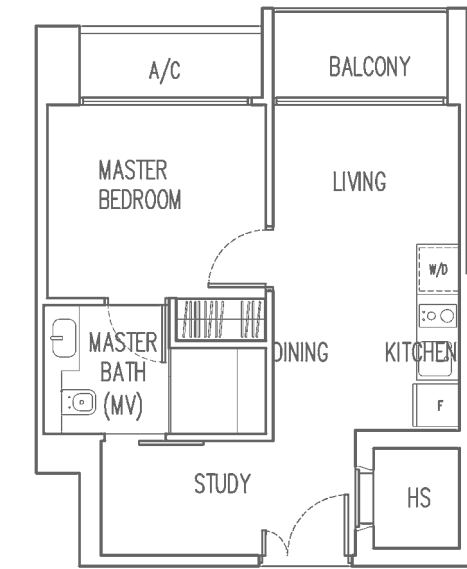
Type A1-G 1-Bedroom + Study

Area 43 sqm
Unit #01-01



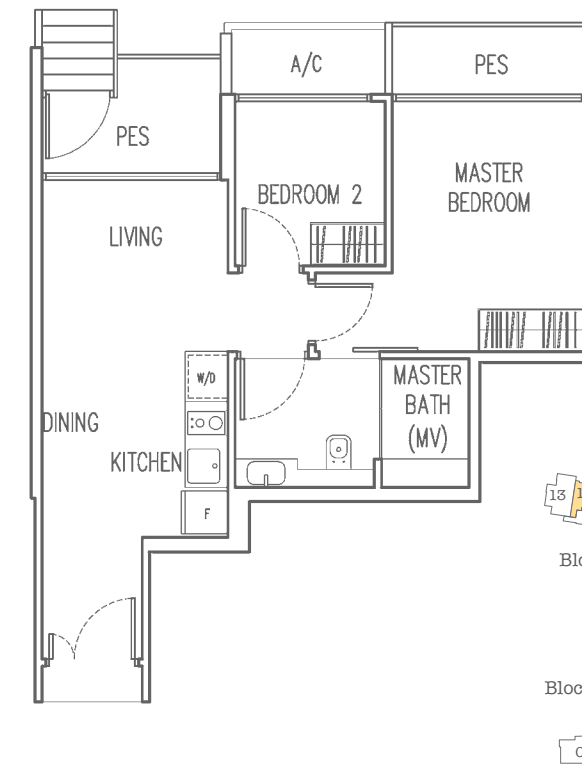
Type A1 1-Bedroom + Study

Area 43 sqm
Unit #02-01, #03-01, #05-01



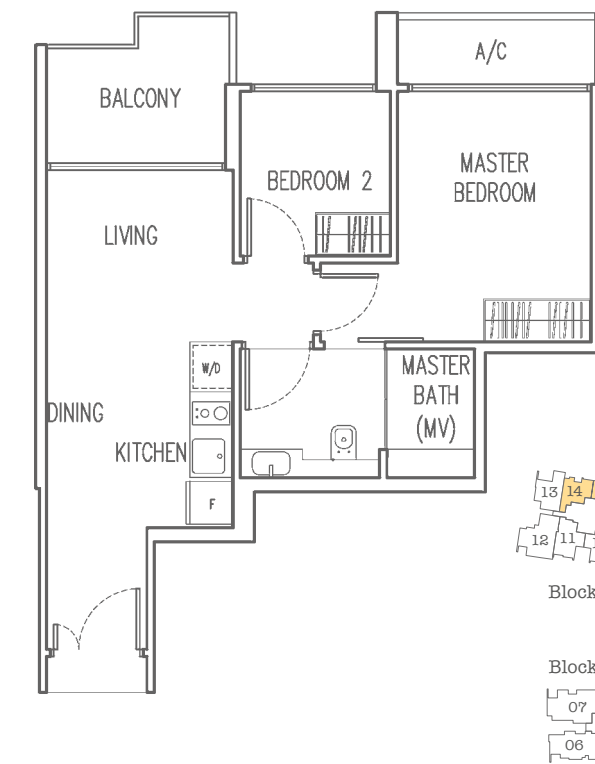
Type B1-G 2-Bedroom

Area 53 sqm
Unit #01-14
#01-15 (Mirror)



Type B1 2-Bedroom

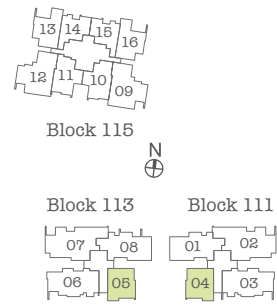
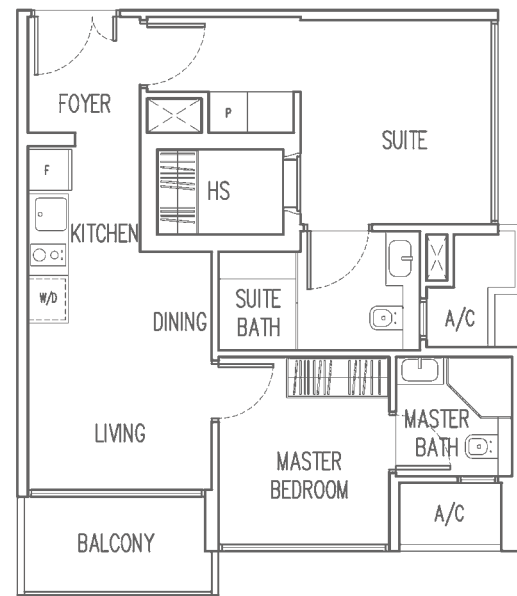
Area 51 sqm
Unit #02-14 to #18-14
#02-15 to #18-15 (Mirror)



Type B2

2-Bedroom Dual-key

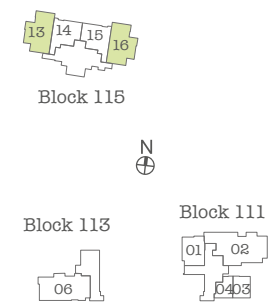
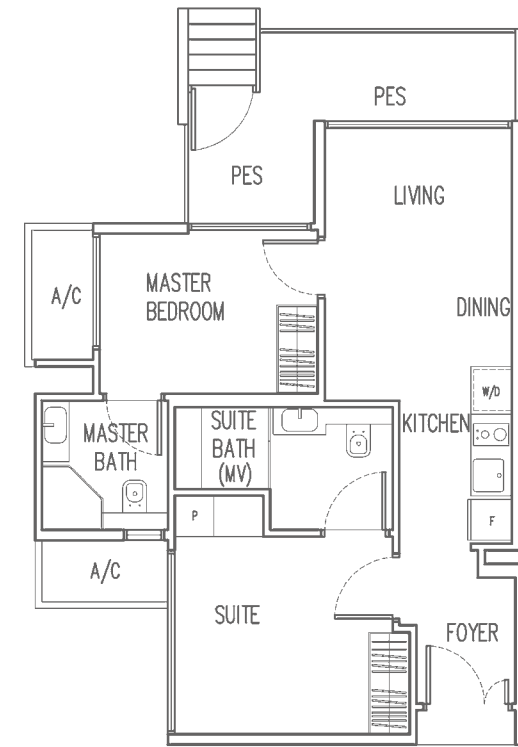
Area 57 sqm
Unit #02-05, #03-05,
#05-05 to #13-05
#02-04 to #14-04 (Mirror)



Type B3-G

2-Bedroom Dual-key

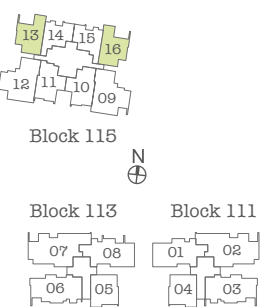
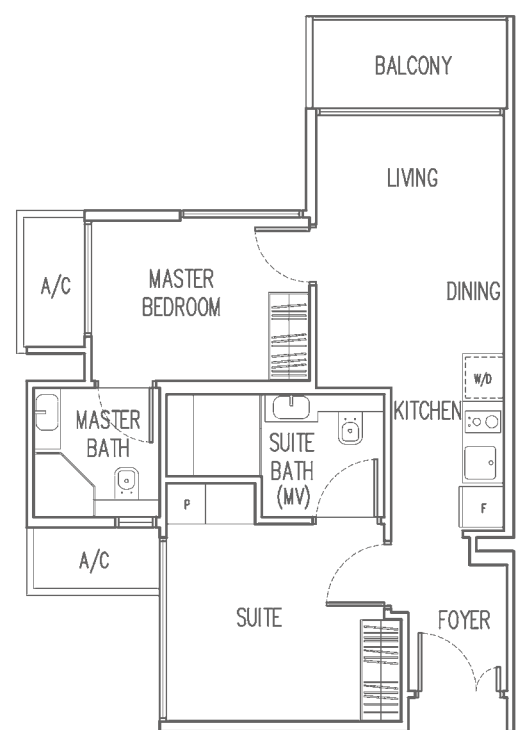
Area 64 sqm
Unit #01-13
#01-16 (Mirror)



Type B3

2-Bedroom Dual-key

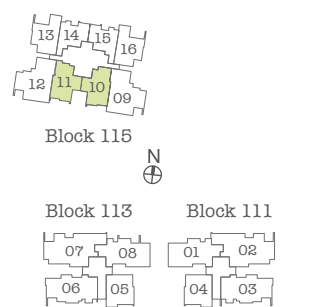
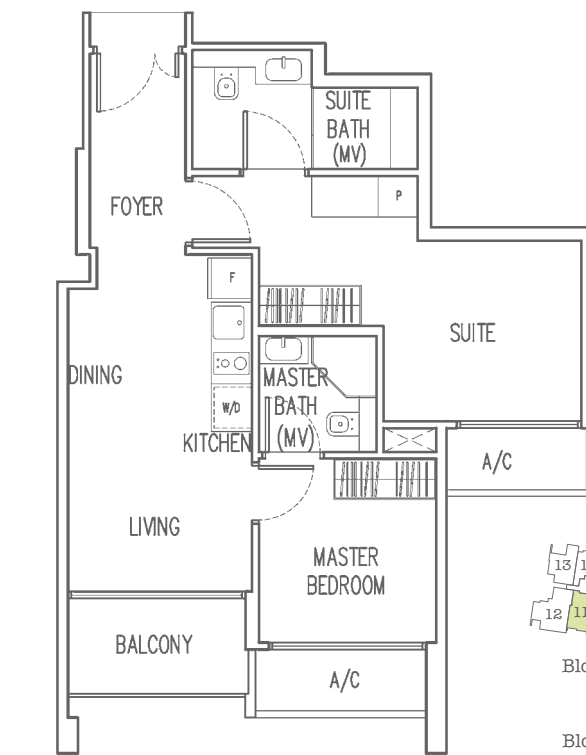
Area 58 sqm
Unit #02-13 to #18-13
#02-16 to #18-16 (Mirror)



Type B4

2-Bedroom Dual-key

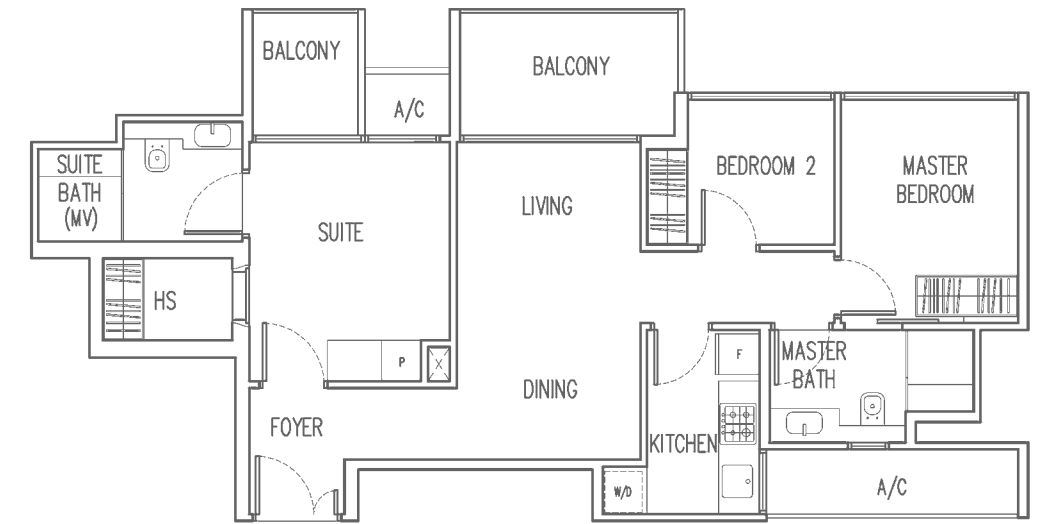
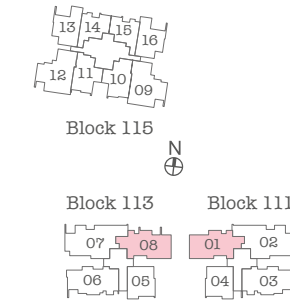
Area 60 sqm
Unit #05-11 to #18-11
#05-10 to #18-10 (Mirror)



Type C1

3-Bedroom Dual-key

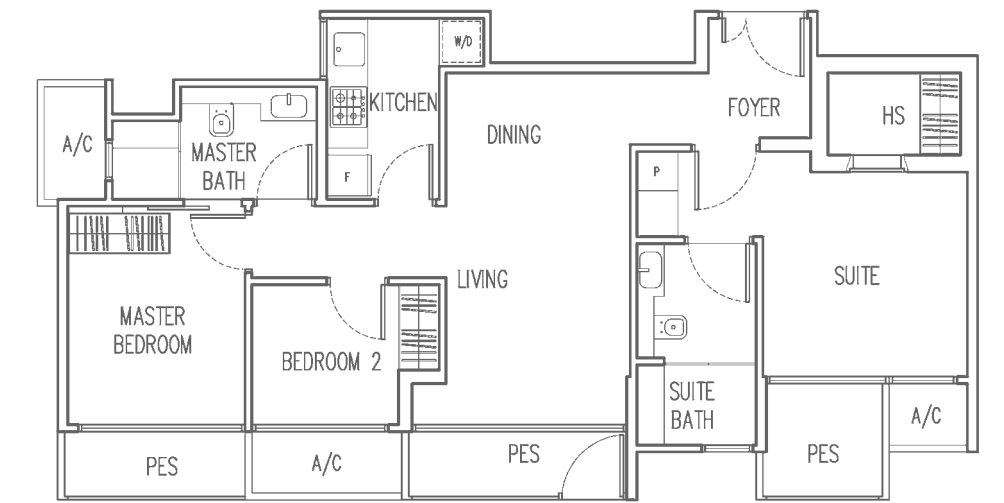
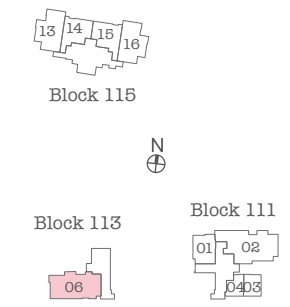
Area 82 sqm
Unit #05-08 to #13-08
#06-01 to #14-01 (Mirror)



Type C2-G

3-Bedroom Dual-key

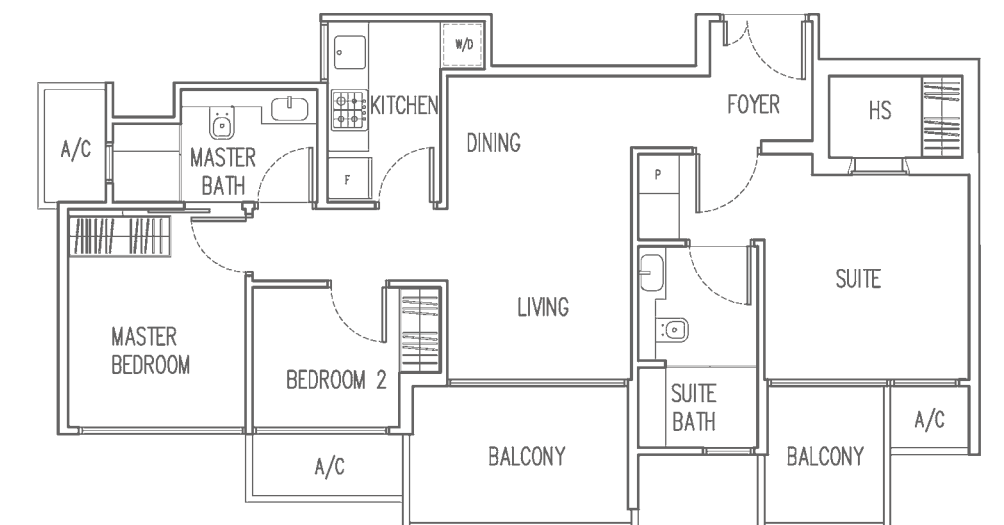
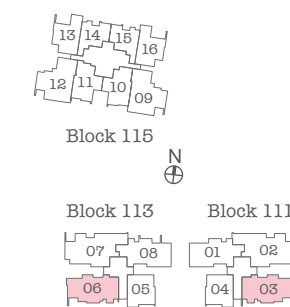
Area 85 sqm
Unit #01-06



Type C2

3-Bedroom Dual-key

Area 84 sqm
Unit #02-06, #03-06, #05-06 to #13-06
#02-03 to #14-03 (Mirror)



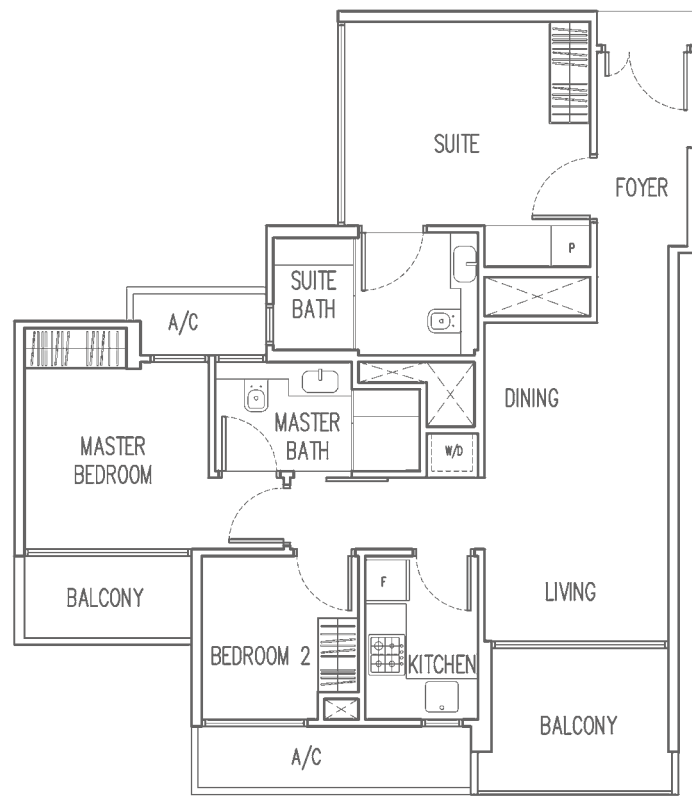
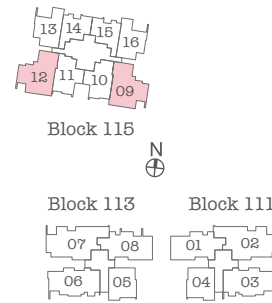
Type C3

3-Bedroom Dual-key

Area 84 sqm

Unit #05-12 to #18-12

#05-09 to #18-09 (Mirror)

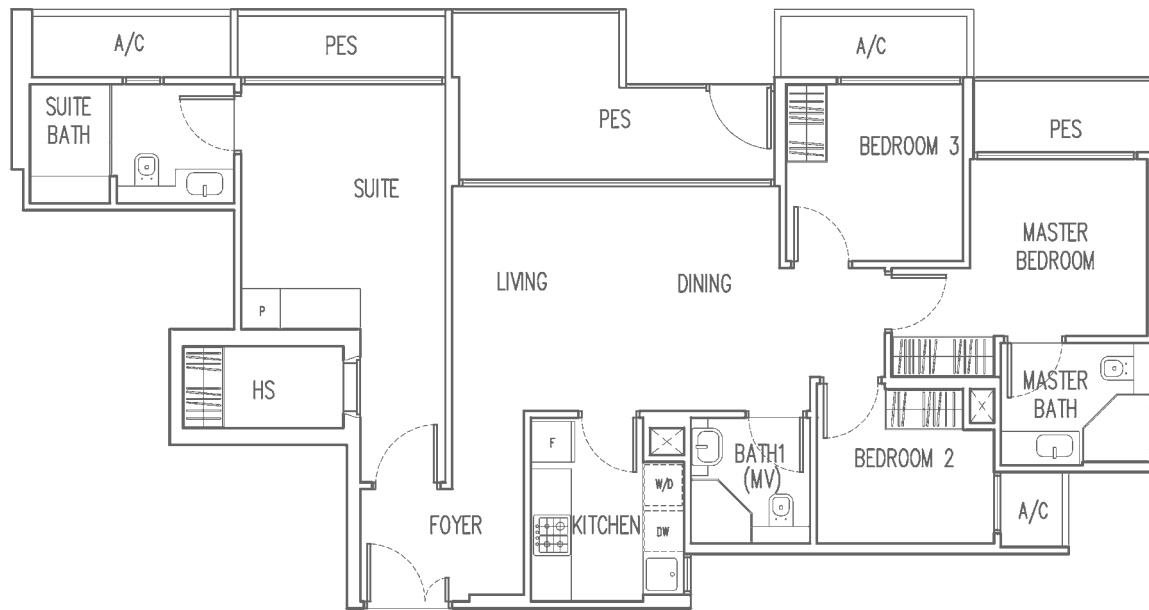
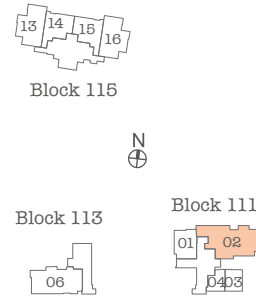


Type D1-G

4-Bedroom Dual-key

Area 111 sqm

Unit #01-02



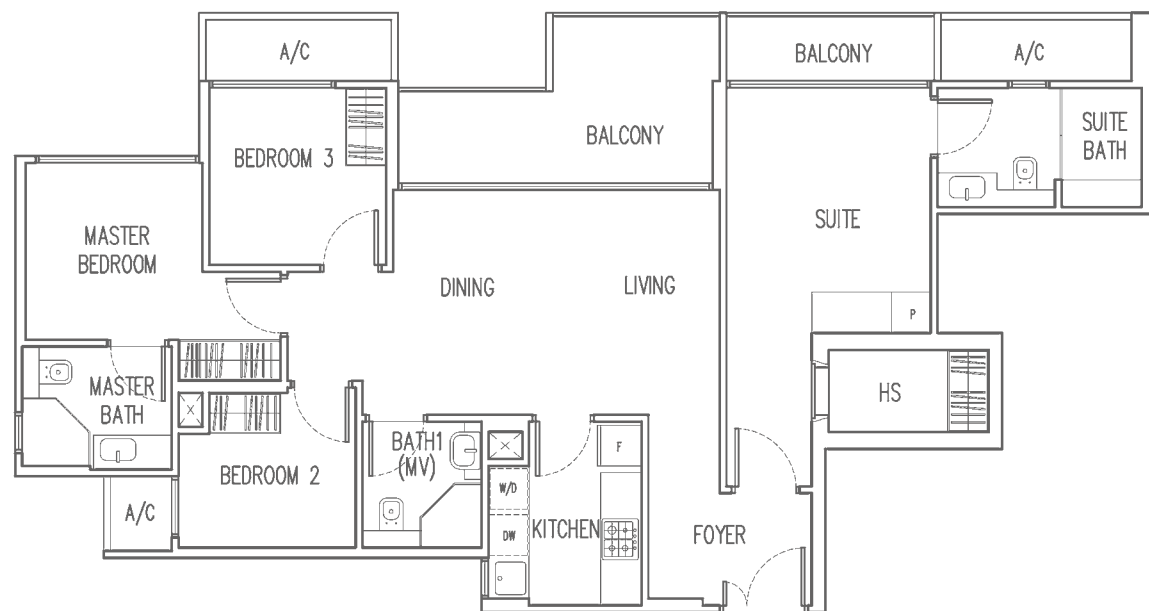
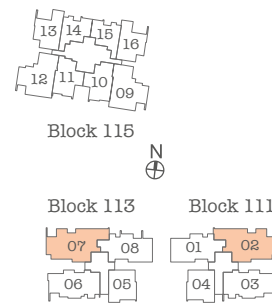
Type D1

4-Bedroom Dual-key

Area 108 sqm

Unit #05-07 to #13-07

#02-02 to #14-02 (Mirror)



All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

Specifications

FOUNDATION

Raft foundation and/or bored piles and/or concrete piles and/or steel H piles.

SUBSTRUCTURE & SUPERSTRUCTURE

Reinforced concrete framework and/or precast concrete member and/or steel frame.

WALL

- External : Common clay bricks and/or precast panel and/or reinforced concrete generally.
- Internal : Common clay bricks and/or cement blocks and/or lightweight blocks and/or precast panels and/or reinforced concrete and/or dry wall generally.

ROOF

- Flat Roof : Reinforced concrete roof with waterproofing and insulation.

CEILING

For Apartments

- a) Living/Dining, Master Bedroom, Bedroom, Study, Suite, Foyer, Balcony & PES: Skim coat with emulsion paint generally and/or plaster board ceiling with emulsion paint and/or localize box-up where applicable.
- b) Master Bathroom, Suite Bathroom, Bathroom & Kitchen: Plaster board ceiling with emulsion paint and/or localize box-up where applicable.
- c) Household Shelter (where applicable): Skim coat with emulsion paint.

FINISHES

Internal Wall Finishes (For Apartments)

- a) Living/Dining, Master Bedroom, Bedroom, Study, Suite, HS, Foyer, Balcony & PES: Cement and sand plaster and/or skim coat with emulsion paint finish.
- b) Master Bathroom, Suite Bathroom, Bathroom, Kitchen & Pantry (for Suite only): Ceramic and/or homogenous tiles laid up to false ceiling height and on exposed surface only.

Internal Floor Finishes (For Apartments)

- a) Living/Dining, Study, Suite, Kitchen & Foyer: Compressed marble with compressed marble skirting.
- b) Master Bedroom & Bedroom: Timber parquet and/or timber strip with timber skirting.
- c) Master Bathroom, Suite Bathroom & Bathroom: Ceramic and/or homogenous tiles.
- d) Balcony, PES & HS: Ceramic and/or homogenous tiles.
- e) A/C Ledge: Cement and sand screed finish.

WINDOWS

Aluminum framed glass windows.

Note:

- a) All aluminum frames shall be powder coated and/or natural anodized finish.
- b) All windows are either side hung or top hung or bottom hung or sliding or louvred or fixed or any combination of the above mentioned.
- c) All glazing below 1m from floor level shall be tempered and/or laminated glass.
- d) All glazing to be clear float and/or tinted and/or frosted glass.
- e) Number of glass panels for windows is subject to Architect's final design and decision.

DOORS

- a) Main Entrance: Approved fire-rated timber door.
- b) Master Bedroom, Bedroom, Suite, Master Bathroom, Suite Bathroom & Bathroom: Hollow-core timber door and/or PVC door.
- c) Kitchen (for enclosed Kitchen only): Aluminum framed glass door and/or hollow-core timber door with viewing glass panel.
- d) Balcony & PES: Aluminum framed glass door.
- e) Household Shelter (where applicable): Approved fire rated metal door.

Note:

- a) All aluminum frames shall be powder coated and/or natural anodized finish.
- b) Doors can either be of swing and/or sliding and/or bi-fold type with or without fixed glass panel.
- c) All glazing to be clear float and/or tinted glass.
- d) Gate from PES to external area shall be metal gate.
- e) Number of glass panels for doors is subject to Architect's final design and decision.

IRONMONGERY

Main entrance door, other hollow-core timber doors and aluminium framed glass door shall be provided with locksets.

SANITARY FITTINGS

- a) **Master Bathroom**
 - 1 x Glass shower cubicle and/or screen c/w shower mixer & shower handset.
 - 1 x Basin c/w tap mixer and open shelf below.
 - 1 x Water closet.
 - 1 x Toilet roll holder.
 - 1 x Mirror c/w cabinet.

- b) **Suite Bathroom**
 - 1 x Glass shower screen c/w shower mixer & shower handset.
 - 1 x Basin c/w tap mixer and open shelf below.
 - 1 x Water closet.
 - 1 x Toilet roll holder.
 - 1 x Mirror c/w cabinet.

- c) **Bathroom**
 - 1 x Glass shower cubicle and/or screen c/w shower mixer & shower handset.
 - 1 x Basin c/w tap mixer and open shelf below.
 - 1 x Water closet.
 - 1 x Toilet roll holder.
 - 1 x Mirror.

- d) **Kitchen**
 - 1 x Sink c/w sink mixer.

ELECTRICAL INSTALLATION/TV/TELEPHONE

- Electrical wiring will be concealed conduits where possible. Where there is a false ceiling, the electrical wiring will be in surface mounted conduit in the ceiling space. Exposed trunking at A/C ledge.
- The routing and location of service points within the apartment units shall be at the sole discretion of the Architect and Engineer.
- Cable-Readiness to comply with authorities' requirements.
- Mechanical ventilation provided in Bathroom (where applicable).

NETWORK

- a) Cable network provided.
- b) Provision for OpenNet is provided.

Lightning Protection

Lightning Protection System shall be provided in accordance with the current edition of Singapore Code of Practice.

Waterproofing

Waterproofing to floors of Kitchen, Master Bathroom, Suite Bathroom, Bathroom, Balcony, PES, Basement, Swimming Pool and Reinforced Concrete Flat Roof.

PAINTING

- a) Internal Walls: Emulsion Paint.
- b) External Walls: Weather shield paint and/or spray textured coating at selected areas only.

DRIVEWAY AND CAR PARK

Concrete finished with floor hardener and/or perforated concrete slab and/or interlocking pavers and/or heavy duty homogenous tiles and/or granite tiles (where applicable).

Description of Common Property

Garden Living @ Level 1:

- The Green Garden
- Pet Run
- Forest Jogging Trail
- 3-Gen Deck
- Forest BBQ
- Forest Pavillion
- Adventure Putting Green
- Garden Court
- Garden of Light
- Energy Garden
- Family Forest Treillis
- Wellness Garden
- Forest Adventure Playground
- Side Gate

Cove Living @ Level 4:

- Lighting Cove
- Tea Cove
- Pool Deck
- The Cove Lobby
- Cove Bar
- Family Deck
- Kid's Pool
- Spa Cove
- Grill Cove
- Dining Pod
- Dining Cove
- Flower Cove
- Lifestyle Gym
- Aquatic Gym
- 30m Sky Pool
- Family Lounge Pool
- Spa Cove
- Water Feature

Sky Living @ Roof Terrace:

- Sky Lounge
- Sky BBQ
- Pebble Bar
- Chillout Lounge
- Chess Garden
- Sky Garden
- Bamboo Meditation Garden
- Herb Garden
- Sky Suite

Additional Items

- a) Wardrobes: Built-in wardrobe to all bedrooms and Suite.
 - b) Kitchen Cabinets:
 - i) Built-in kitchen cabinets with solid surface counter top, cooker hob and cooker hood.
 - ii) One stainless steel sink c/w sink mixer.
 - iii) One washer dryer.
 - iv) One free standing refrigerator.
- For 1 & 2 Bedroom units:
- Electrical hob.
 - Built-in microwave oven.
 - Gas hob.
- For 3 & 4 Bedroom units:
- Built-in conventional oven.
 - Built-in dish washer. (For 4 Bedroom units only)
 - Built-in microwave oven.
- c) Pantry (for Suite only):
 - i) Built-in kitchen cabinet with solid surface counter top.
 - ii) Built-in microwave oven.
 - iii) Undercounter refrigerator.
- d) Air-conditioning to Living/Dining, Study, Master Bedroom, Bedroom & Suite.
 - e) Hot Water Supply to Master Bathroom, Suite Bathroom, Bathroom & Kitchen.
 - f) Security: Audio intercom system from Apartment to Guard House & Side Gate only.

Note:

Marble/Compressed Marble/Granite

Marble/compressed marble/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/compressed marble/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 re-polished after installation. Hence, some differences may be felt at the joints.

Timber Strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required.

Air-conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers 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 channels and/or internet access.

Materials, Fittings, Equipment, Finishes, Installations and Appliances

The brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.

Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

Warranties

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser.

Web Portal of the Housing Project

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

False Ceiling

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

Mechanical Ventilation System

Mechanical ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/vanity cabinet/mirror.

Door Panels, Kitchen Cabinet and Wardrobes

Number of door panels, kitchen cabinet and wardrobes are subject to the Architect's final design and decision.

Glass Panels

Number of glass panels for windows, doors, etc is subject to Architect's final design and decision.

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 necessarily 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 any amendments approved by the building authorities. Floor areas are approximate measurements and subject to final survey. The choice of brand and model of fittings, equipment, installation and appliances supplied shall be at the sole discretion of the Vendor.

Roxy-pacific Holdings Limited - A Homegrown Specialty Property and Hospitality Group



Grand Mercure Roxy Hotel



The Marque @ Irrawaddy



The Ambrosia

Established in May 1967, Roxy-Pacific Holdings Limited is a trusted, homegrown specialty property and hospitality group, principally engaged in the development and sale of residential properties. The Company also owns the Grand Mercure Roxy Hotel and other investment properties.

We have, over the years, grown our portfolio to include both residential and commercial developments. Our landmark properties include the Grand Mercure Roxy Hotel and Roxy Square Shopping Centre.

Our focus on being a developer of distinctive and high quality projects has seen us grown into a highly regarded listed property and hospitality group.



Nova 88



Spottiswoode 18

Developer:



**RH Tampines
Pte. Ltd.**

Developer: RH Tampines Pte Ltd (ROC No.: 201300613G)
Developer's Licence No.: C1135
Tenure of Land: Estate in Fee Simple in Respect of Lots
4296N & 9742L (formerly known as 2750K-PT) of MK22 at
111 Tampines Road
Expected Date of TOP: 31 December 2018
Expected Date of Legal Completion: 31 December 2021



