



Be serenaded by the best!



Symphony
suites



Artist's Impression

Be serenaded by the best

Move away from the bustle of Yishun hub towards the tranquil end of Yishun Avenue 9, and enter the almost magical estuary of Sungei Khatib Bongsu and the forested Simpang zone. Here, you will find how life and nature have struck a beautiful harmony, creating a symphony – the hum of nature, the soothing water flow, and the buzz of vibrancy.

Almost like an elaborate and grand musical composition of the best movements. At Symphony Suites.



Orchestrated to please



Standing at 15-storey high, Symphony Suites presents 11 blocks of 660 units with only 4 units per storey, offering a combination of utmost privacy and spaciousness. With a generous block-to-block spacing, the blocks are designed with a North-East orientation, facing the forested areas of Simpang for refreshing, scenic views.



Let the *music* play...

- 01 Sounds of connectivity
- 02 Buzz of potential
- 03 Rhythm of vibrancy
- 04 Laughter of happiness
- 05 Pitter-patter of nature
- 06 Four seasons living
- 07 Spring welcome
- 08 Summer days
- 09 Autumn harvest
- 10 Winter rest



Symphony
suites
Be serenaded by the best!

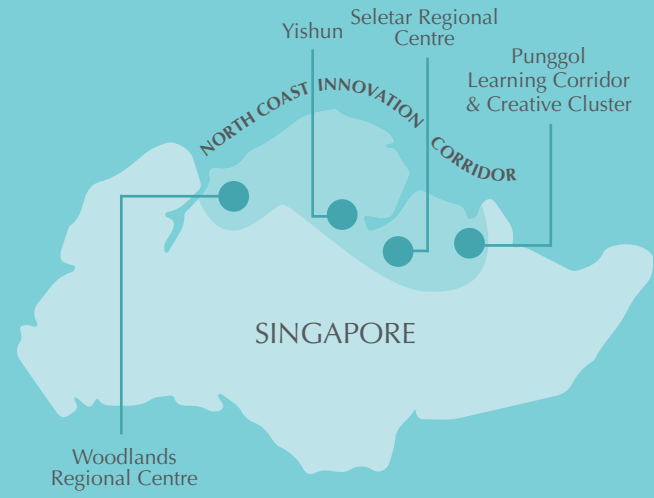


01 *Enjoy* the sounds
of connectivity

Look forward to an exciting transformation as Yishun changes from an ordinary town centre into a gleaming vibrant hub, connecting one and all to nature's wonders, family activities, learning opportunities, investment potential and modern conveniences.



02 *Soar* with the North Coast
Innovation Corridor buzz



The North Coast Innovation Corridor is a new economic corridor bursting with creative energy. Stretching from the Woodlands Regional Centre across Yishun, the future Seletar Regional Centre and a redeveloped Sembawang Shipyard area to the Punggol Creative Cluster, the entire region will be a hotbed of ideas, providing additional land for the expansion of enterprises.



03

Discover the rhythm
of vibrancy



Yishun MRT



Sembawang Shopping Centre



Northpoint Shopping Centre



Chong Pang Food Centre

With the rejuvenation of Yishun town centre, you can look forward to a wealth of activities, vibrancy and potential. There is something for everything, from diverse retail needs to opportunities for rest and relax.



04

Amplify the laughter
of happiness



Chongfu School



GEMS World Academy Singapore (u/c)

Nurture your children by putting them on the path of happiness with abundant opportunities to learn, play and experience.

05

Hear the
pitter-patter of nature



Orchid Country Club



Lower Seletar Reservoir Park



Yishun Pond



SAFRA Yishun Country Club

Nature's beckoning with a mixture of verdant trees, mangroves and more than 90 species of birds. It's like having your own private forest.

06 The *one and only*
four seasons living

Symphony
suites

Orchestrated for your pleasure, Symphony Suites features 4 unique seasons of landscapes, comprehensive facilities and a choice of 2- to 4-bedroom units, specially designed to offer optimum functionality.

The *best of all worlds*
have come together

Elevated 3 metres above the surrounding roads on a landscape deck, Symphony Suites presents an impressive façade, even from far, amidst the green environment.



07 Give yourself a
Spring welcome



Refresh your senses, as positive energy flows joyously from an eco-friendly green and water wall to a creative bubbling water feature, to a beautiful sculptural lawn.

08

Summer days
are more fun here



Bask in the invigorating rays of the sun, as you complete your daily laps in the 50-metre pool, lounge on the floating sun deck and stay in shape at the fitness station.



09 Reap an *Autumn* harvest every day



Artist's Impression

Without a care in the world, immerse yourself in fun activities, from partying with loved ones at the pavilion, lawn and deck, to frolicking with your children at the kid's water play.

Artist's Impression



For moments of peace and reflection, it's time for some "me" time as you admire the winter sculpture and water feature, indulge in the spa-like facilities and drum up your favourite piece at the jam room with acoustic panels.



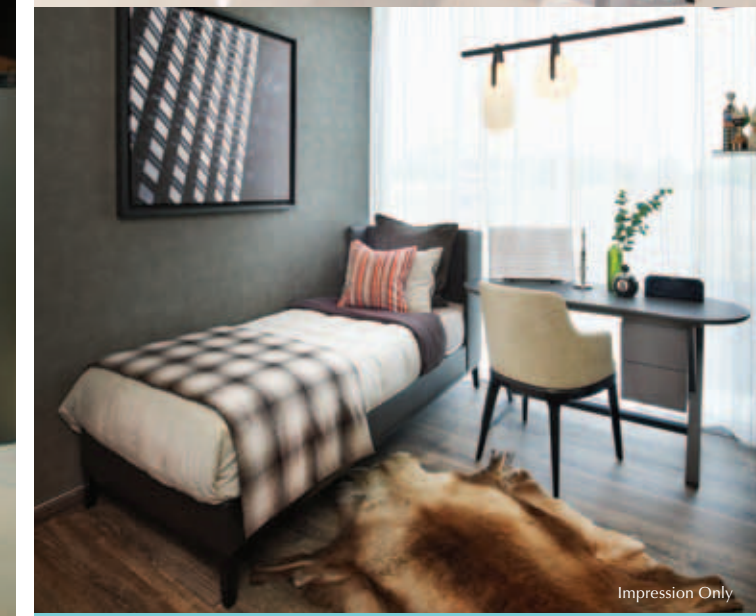
10 Everyone needs
a relaxing *Winter* rest



Enriching
experiences start from within



Impression Only



Impression Only

With no private enclosed space/patio and balconies, every unit will enjoy the most favourable layout with excellent livable and usable space.

Immerse in a
180-Experience



Maximise the living pleasure of your home with a 180-Experience, whereby every room is lined up for optimal views of your preferred direction and scenery.

Sweet dreams are
made of serenity



Impression Only



Impression Only

Fitted with top quality floorings, fittings and furnishings, luxurious comfort is ensured with every step in your private abode, from living room to kitchen, to bedrooms and bathrooms.

Site Plan

Legend:

Spring:

- A. Guard House
- B. Entrance Pavilion
- C. Spring Pond
- D. Sculptural Lawn

Summer:

- E. Water Feature
- F. Lap Pool
- G. Jacuzzi
- H. Sun Deck
- I. Feature Water Wall


Autumn:

- J. Childcare Centre, B1
- K. Party Pavilion
- L. Kid's Water Play
- M. Wading Pool
- N. Family Pool
- O. Water Lounges
- P. Aqua Gym
- Q. Sunken Water Cove
- R. Music Play
- S. Party Deck
- T. Party Lawn
- U. Teppanyaki Pavilion

Winter:

- V. Resident's Side Gate
- W. Tennis Court / Half Basketball Court
- X. Clubhouse
 - Gym, Lv 2
 - Jam Room, Lv 2
 - Yoga Deck, Lv 2
 - Club Room, Lv 1
 - Shower / Changing Room, Lv 1
 - Steam Room, Lv 1
- Y. BBQ Pavilion
- Z. Children's Playground
- AA. Jogging Path
- BB. Fitness Station





Schematic Diagram

Blk 1 Yishun Close Singapore 768004

	01	02	03	04
15	A1	B1a	B1	A1a
14	A1	B1a	B1	A1a
13	A1	B1a	B1	A1a
12	A1	B1a	B1	A1a
11	A1	B1a	B1	A1a
10	A1	B1a	B1	A1a
9	A1	B1a	B1	A1a
8	A1	B1a	B1	A1a
7	A1	B1a	B1	A1a
6	A1	B1a	B1	A1a
5	A1	B1a	B1	A1a
4	A1	B1a	B1	A1a
3	A1	B1a	B1	A1a
2	A1	B1a	B1	A1a
1	A1	B1a	B1	A1a
B1	Basement Carpark			

Blk 3 Yishun Close Singapore 768005

	05	06	07	08
15	B2	D1a	C1	A1a
14	B2	D1a	C1	A1a
13	B2	D1a	C1	A1a
12	B2	D1a	C1	A1a
11	B2	D1a	C1	A1a
10	B2	D1a	C1	A1a
9	B2	D1a	C1	A1a
8	B2	D1a	C1	A1a
7	B2	D1a	C1	A1a
6	B2	D1a	C1	A1a
5	B2	D1a	C1	A1a
4	B2	D1a	C1	A1a
3	B2	D1a	C1	A1a
2	B2	D1a	C1	A1a
1	B2	D1a	C1	A1a
B1	Basement Carpark			

Blk 5 Yishun Close Singapore 768006

	09	10	11	12
15	A1	C1a	D1	B2a
14	A1	C1a	D1	B2a
13	A1	C1a	D1	B2a
12	A1	C1a	D1	B2a
11	A1	C1a	D1	B2a
10	A1	C1a	D1	B2a
9	A1	C1a	D1	B2a
8	A1	C1a	D1	B2a
7	A1	C1a	D1	B2a
6	A1	C1a	D1	B2a
5	A1	C1a	D1	B2a
4	A1	C1a	D1	B2a
3	A1	C1a	D1	B2a
2	A1	C1a	D1	B2a
1	A1	C1a	D1	B2a
B1	Basement Carpark			

Blk 13 Yishun Close Singapore 768010

	25	26	27	28
15	C2	D1a	D1	C2a
14	C2	D1a	D1	C2a
13	C2	D1a	D1	C2a
12	C2	D1a	D1	C2a
11	C2	D1a	D1	C2a
10	C2	D1a	D1	C2a
9	C2	D1a	D1	C2a
8	C2	D1a	D1	C2a
7	C2	D1a	D1	C2a
6	C2	D1a	D1	C2a
5	C2	D1a	D1	C2a
4	C2	D1a	D1	C2a
3	C2	D1a	D1	C2a
2	C2	D1a	D1	C2a
1	C2	D1a	D1	C2a
B1	Basement Carpark			

Blk 15 Yishun Close Singapore 768011

	29	30	31	32
15	A1	B1a	B1	A1a
14	A1	B1a	B1	A1a
13	A1	B1a	B1	A1a
12	A1	B1a	B1	A1a
11	A1	B1a	B1	A1a
10	A1	B1a	B1	A1a
9	A1	B1a	B1	A1a
8	A1	B1a	B1	A1a
7	A1	B1a	B1	A1a
6	A1	B1a	B1	A1a
5	A1	B1a	B1	A1a
4	A1	B1a	B1	A1a
3	A1	B1a	B1	A1a
2	A1	B1a	B1	A1a
1	A1	B1a	B1	A1a
B1	Basement Carpark			
B2	Basement Carpark			

Blk 17 Yishun Close Singapore 768012

	33	34	35	36
15	A1	C1a	D1	B2a
14	A1	C1a	D1	B2a
13	A1	C1a	D1	B2a
12	A1	C1a	D1	B2a
11	A1	C1a	D1	B2a
10	A1	C1a	D1	B2a
9	A1	C1a	D1	B2a
8	A1	C1a	D1	B2a
7	A1	C1a	D1	B2a
6	A1	C1a	D1	B2a
5	A1	C1a	D1	B2a
4	A1	C1a	D1	B2a
3	A1	C1a	D1	B2a
2	A1	C1a	D1	B2a
1	A1	C1a	D1	B2a
B1	Basement Carpark			
B2	Basement Carpark			

Blk 7 Yishun Close Singapore 768007

	13	14	15	16
15	A1	B1a	B1	A1a
14	A1	B1a	B1	A1a
13	A1	B1a	B1	A1a
12	A1	B1a	B1	A1a
11	A1	B1a	B1	A1a
10	A1	B1a	B1	A1a
9	A1	B1a	B1	A1a
8	A1	B1a	B1	A1a
7	A1	B1a	B1	A1a
6	A1	B1a	B1	A1a
5	A1	B1a	B1	A1a
4	A1	B1a	B1	A1a
3	A1	B1a	B1	A1a
2	A1	B1a	B1	A1a
1	A1	B1a	B1	A1a
B1	Basement Carpark			

Blk 9 Yishun Close Singapore 768008

	17	18	19	20
15	C2	D1a	D1	C2a
14	C2	D1a	D1	C2a
13	C2	D1a	D1	C2a
12	C2	D1a	D1	C2a
11	C2	D1a	D1	C2a
10	C2	D1a	D1	C2a
9	C2	D1a	D1	C2a
8	C2	D1a	D1	C2a
7	C2	D1a	D1	C2a
6	C2	D1a	D1	C2a
5	C2	D1a	D1	C2a
4	C2	D1a	D1	C2a
3	C2	D1a	D1	C2a
2	C2	D1a	D1	C2a
1	C2	D1a	D1	C2a
B1	Basement Carpark			
B2	Basement Carpark			

Blk 11 Yishun Close Singapore 768009

	21	22	23	24
15	C2	D1a	D1	C2a
14	C2	D1a	D1	C2a
13	C2	D1a	D1	C2a
12	C2	D1a	D1	C2a
11	C2	D1a	D1	C2a
10	C2	D1a	D1	C2a
9	C2	D1a	D1	C2a
8	C2	D1a	D1	C2a
7	C2	D1a	D1	C2a
6	C2	D1a	D1	C2a
5	C2	D1a	D1	C2a
4	C2	D1a	D1	C2a
3	C2	D1a	D1	C2a
2	C2	D1a	D1	C2a
1	C2	D1a	D1	C2a
B1	Basement Carpark			
B2	Basement Carpark			

Blk 19 Yishun Close Singapore 768013

	37	38	39	40
15	B2	D1a	C1	A1a
14	B2	D1a	C1	A1a
13	B2	D1a	C1	A1a
12	B2	D1a	C1	A1a
11	B2	D1a	C1	A1a
10	B2	D1a	C1	A1a
9	B2	D1a	C1	A1a
8	B2	D1a	C1	A1a
7	B2	D1a	C1	A1a
6	B2	D1a	C1	A1a
5	B2	D1a	C1	A1a
4	B2	D1a	C1	A1a
3	B2	D1a	C1	A1a
2	B2	D1a	C1	A1a
1	B2	D1a	C1	A1a
B1	Basement Carpark			
B2	Basement Carpark			

Blk 21 Yishun Close Singapore 768014

	41	42	43	44
15	A1	B1a	B1	A1a
14	A1	B1a	B1	A1a
13	A1	B1a	B1	A1a
12	A1	B1a	B1	A1a
11	A1	B1a	B1	A1a
10	A1	B1a	B1	A1a
9	A1	B1a	B1	A1a
8	A1	B1a	B1	A1a
7	A1	B1a	B1	A1a
6	A1	B1a	B1	A1a
5	A1	B1a	B1	A1a
4	A1	B1a	B1	A1a
3	A1	B1a	B1	A1a
2	A1	B1a	B1	A1a
1	A1	B1a	B1	A1a
B1	Basement Carpark			
B2	Basement Carpark			

Legend

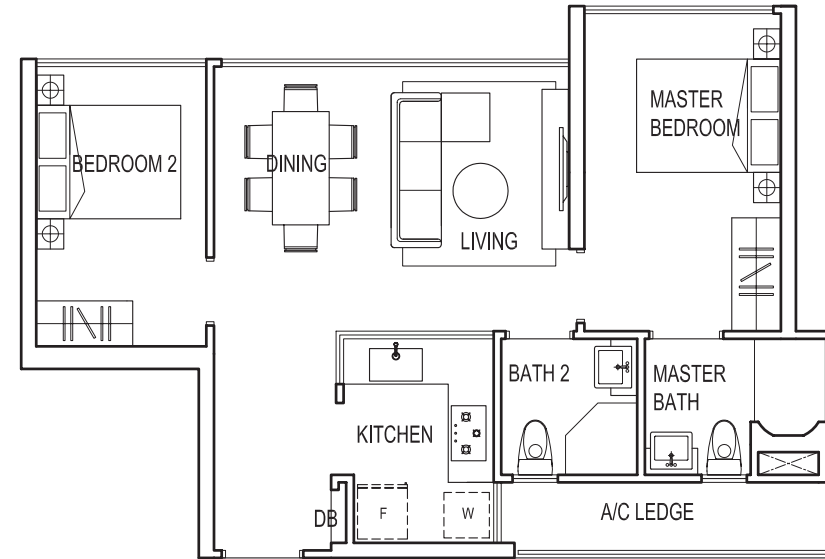
- 2-bedroom
- 3-bedroom
- 3-bedroom Premium
- 4-bedroom

2-Bedroom

Type A1

Area: 64 sq m / 689 sq ft
(inclusive of 5 sq m A/C Ledge)

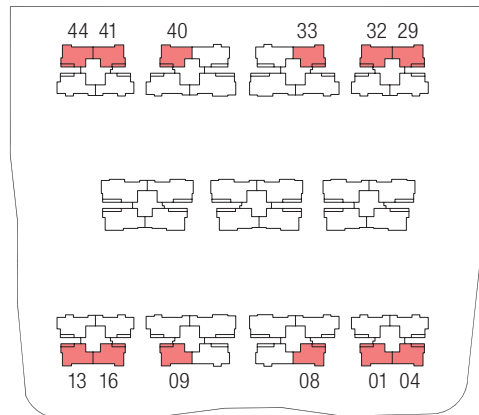
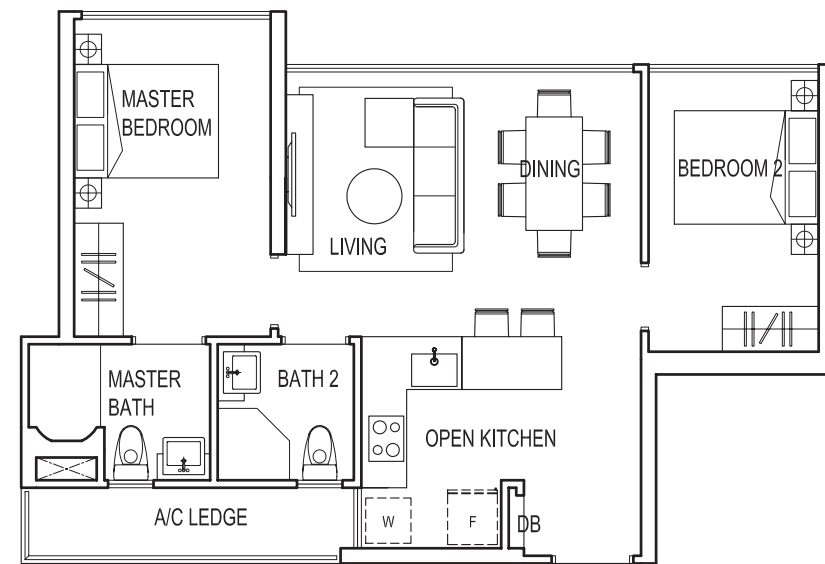
- #01-01 to #15-01
- #01-09 to #15-09
- #01-13 to #15-13
- #01-29 to #15-29
- #01-33 to #15-33
- #01-41 to #15-41



Type A1a

Area: 64 sq m / 689 sq ft
(inclusive of 5 sq m A/C Ledge)

- #01-04 to #15-04
- #01-08 to #15-08
- #01-16 to #15-16
- #01-32 to #15-32
- #01-40 to #15-40
- #01-44 to #15-44



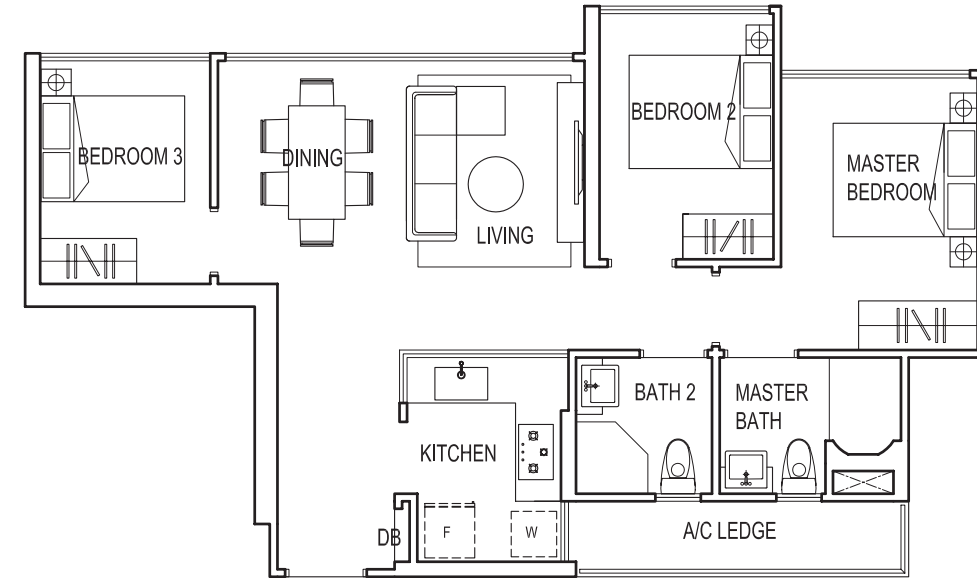
All plans are subject to change as may be required or approved by the relevant authorities. Indicated floor areas are approximate and are subject to final survey.

3-Bedroom

Type B1

Area: 73 sq m / 786 sq ft
(inclusive of 5 sq m A/C Ledge)

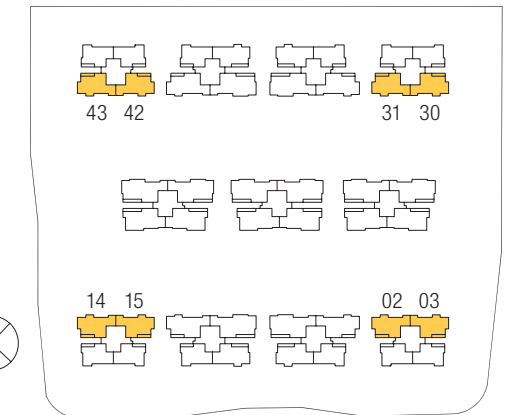
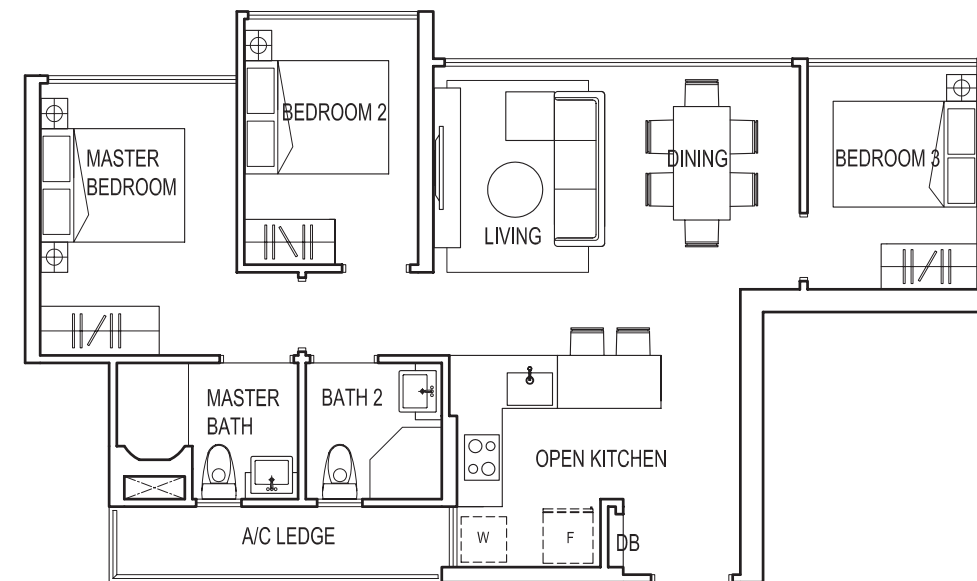
- #01-03 to #15-03
- #01-15 to #15-15
- #01-31 to #15-31
- #01-43 to #15-43



Type B1a

Area: 73 sq m / 786 sq ft
(inclusive of 5 sq m A/C Ledge)

- #01-02 to #15-02
- #01-14 to #15-14
- #01-30 to #15-30
- #01-42 to #15-42



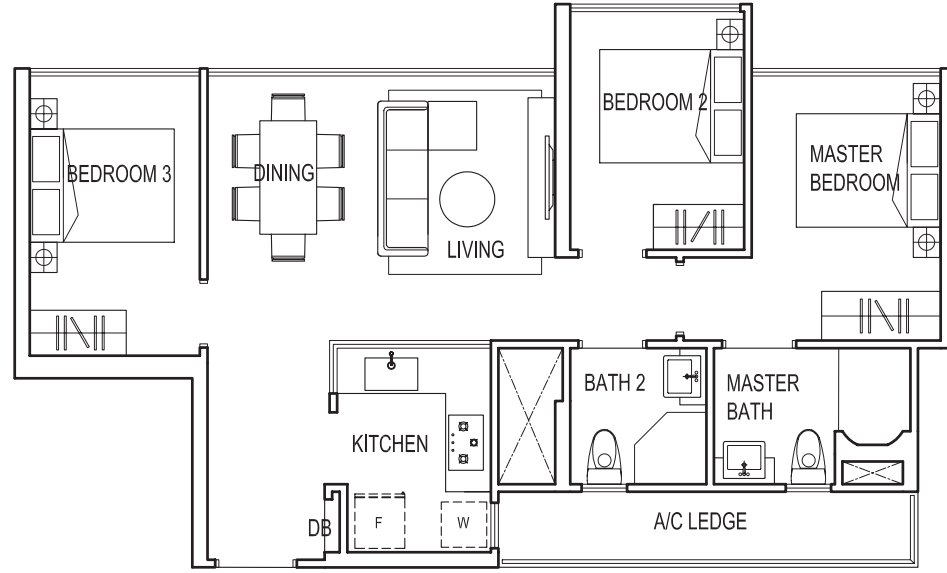
All plans are subject to change as may be required or approved by the relevant authorities. Indicated floor areas are approximate and are subject to final survey.

3-Bedroom

Type B2

Area: 74 sq m / 797 sq ft
(inclusive of 6 sq m A/C Ledge)

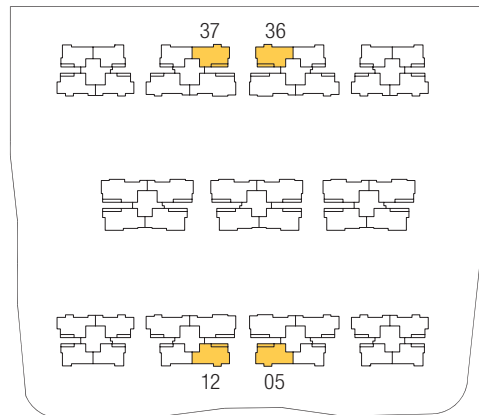
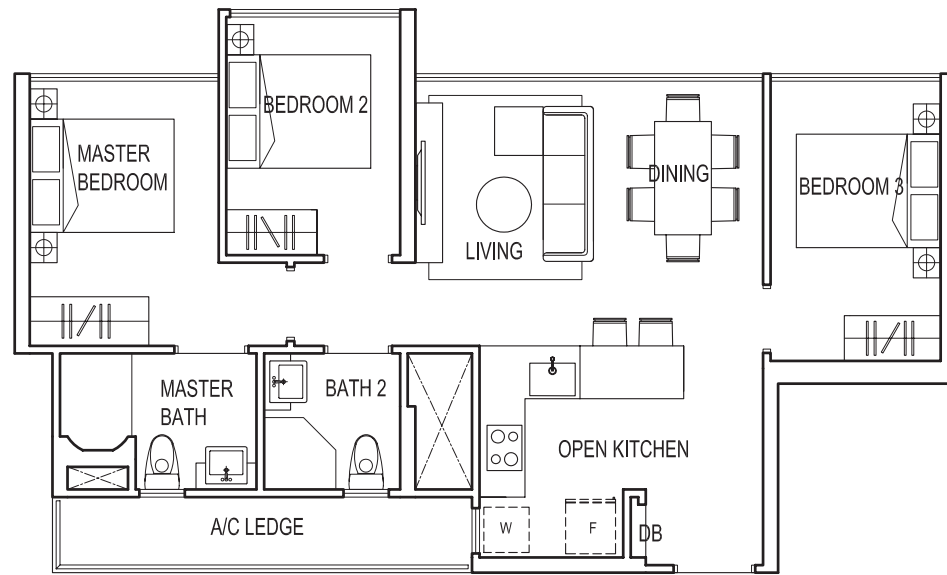
#01-05 to #15-05
#01-37 to #15-37



Type B2a

Area: 74 sq m / 797 sq ft
(inclusive of 6 sq m A/C Ledge)

#01-12 to #15-12
#01-36 to #15-36



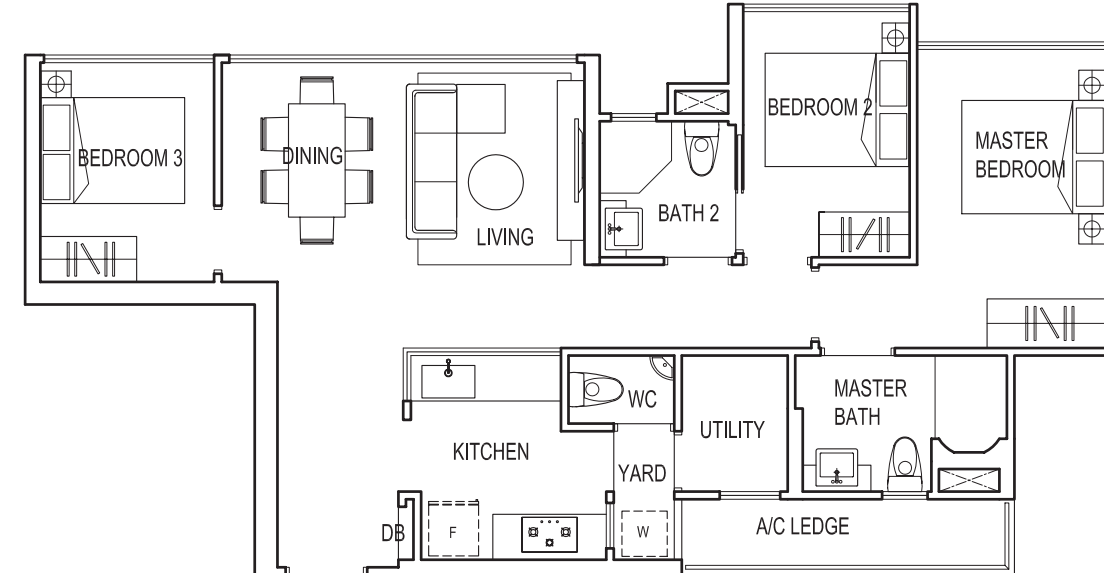
All plans are subject to change as may be required or approved by the relevant authorities. Indicated floor areas are approximate and are subject to final survey.

3-Bedroom Premium

Type C1

Area: 83 sq m / 893 sq ft
(inclusive of 5 sq m A/C Ledge)

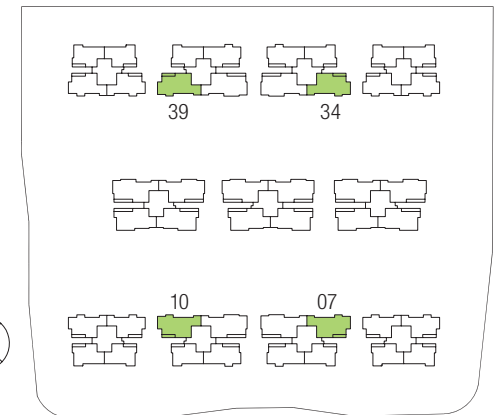
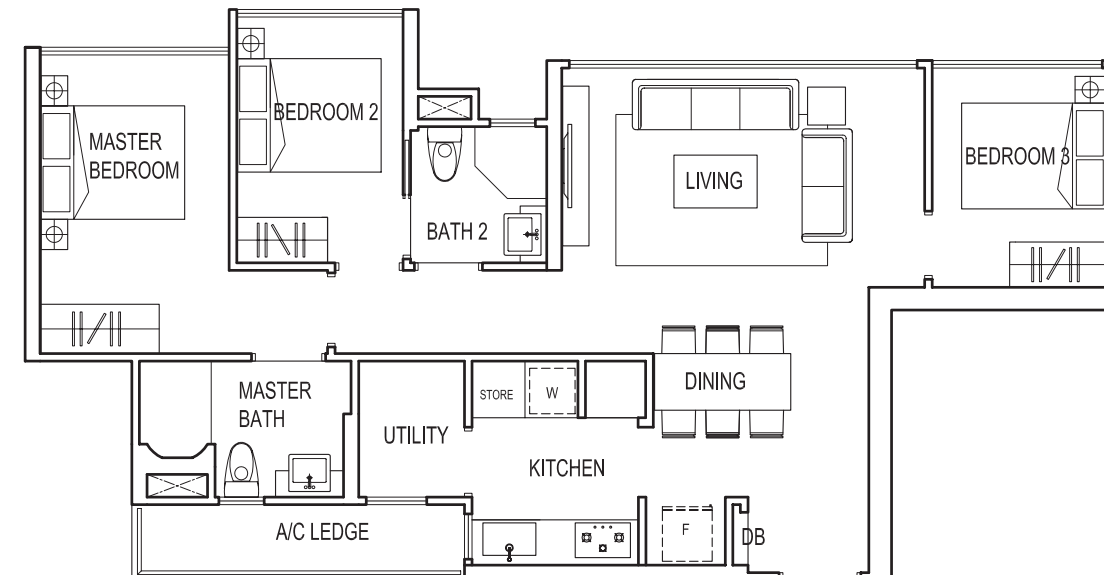
#01-07 to #15-07
#01-39 to #15-39



Type C1a

Area: 83 sq m / 893 sq ft
(inclusive of 5 sq m A/C Ledge)

#01-10 to #15-10
#01-34 to #15-34



All plans are subject to change as may be required or approved by the relevant authorities. Indicated floor areas are approximate and are subject to final survey.

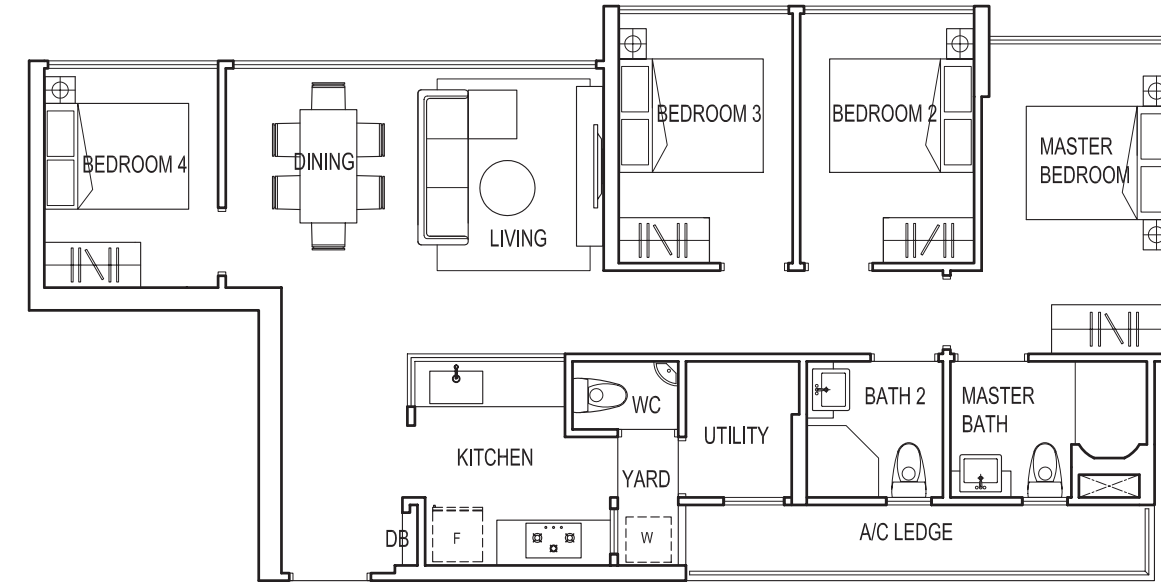
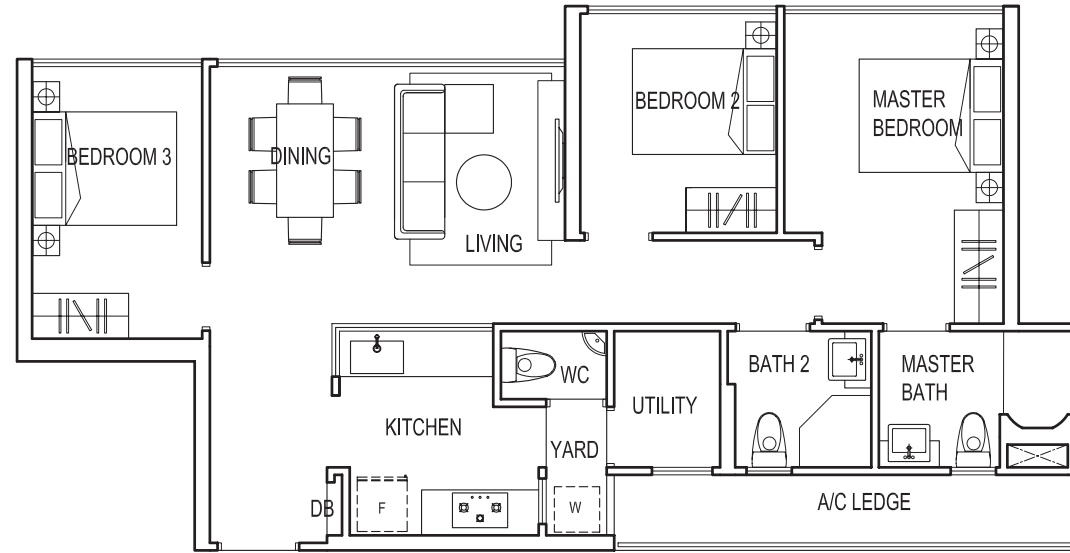
3-Bedroom Premium

4-Bedroom

Type C2

Area: 85 sq m / 915 sq ft
(inclusive of 7 sq m A/C Ledge)

#01-17 to #15-17
#01-21 to #15-21
#01-25 to #15-25



Type D1

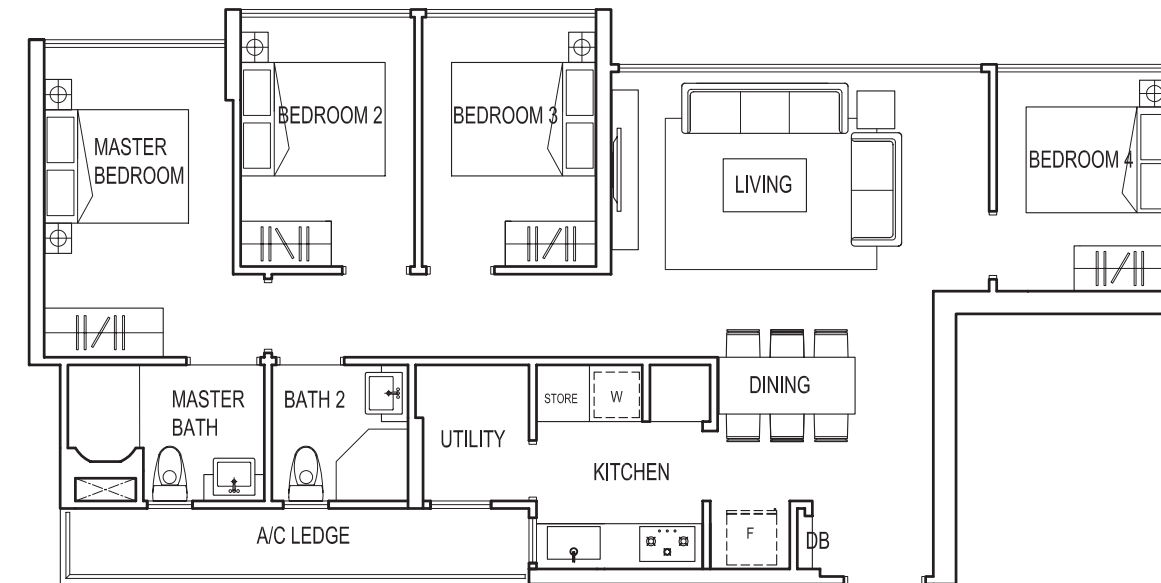
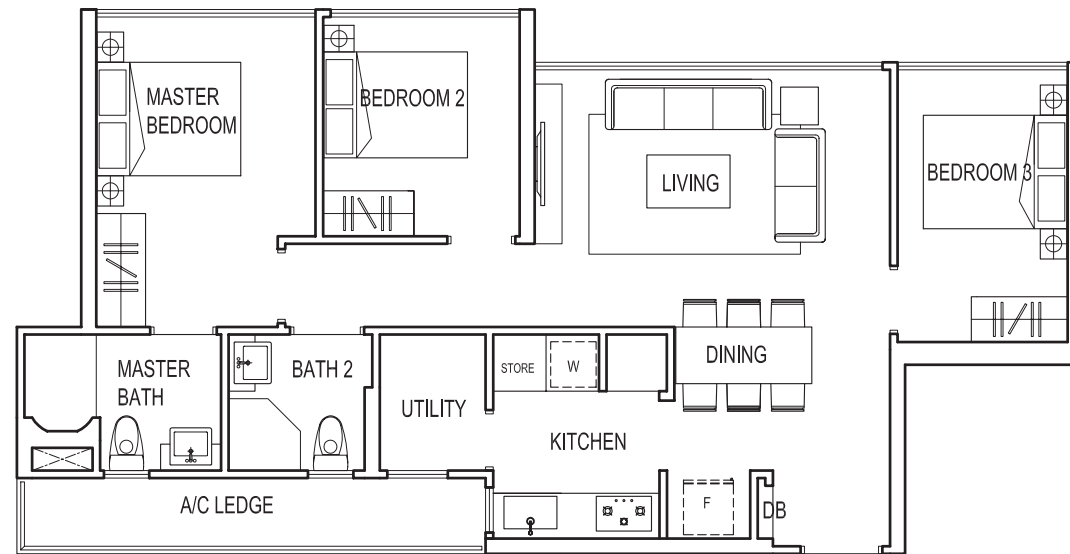
Area: 95 sq m / 1023 sq ft
(inclusive of 7 sq m A/C Ledge)

#01-11 to #15-11
#01-19 to #15-19
#01-23 to #15-23
#01-27 to #15-27
#01-35 to #15-35

Type C2a

Area: 85 sq m / 915 sq ft
(inclusive of 7 sq m A/C Ledge)

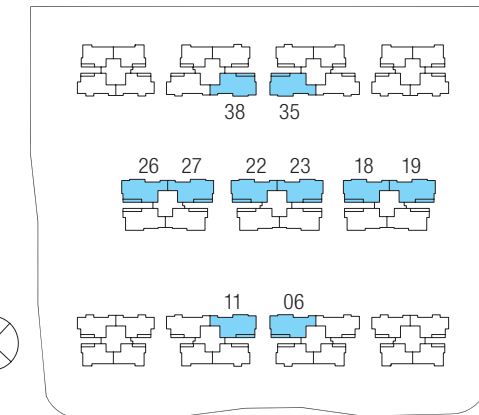
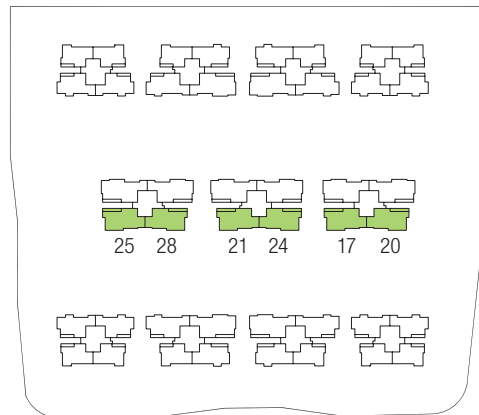
#01-20 to #15-20
#01-24 to #15-24
#01-28 to #15-28



Type D1a

Area: 95 sq m / 1023 sq ft
(inclusive of 7 sq m A/C Ledge)

#01-06 to #15-06
#01-18 to #15-18
#01-22 to #15-22
#01-26 to #15-26
#01-38 to #15-38



All plans are subject to change as may be required or approved by the relevant authorities. Indicated floor areas are approximate and are subject to final survey.

All plans are subject to change as may be required or approved by the relevant authorities. Indicated floor areas are approximate and are subject to final survey.

Specifications

1. Foundation

Cast in-situ concrete bored piles and/or reinforced concrete piles generally and/or other approved foundation

2. Superstructure

Reinforced concrete structure (using Grade 30 concrete and above) and/or other approved structure

3. Walls

- External walls
Reinforced concrete and/or clay bricks and/or lightweight concrete blocks and/or weatherproof dry wall partitions and/or precast panels
- Internal walls
Reinforced concrete and/or clay bricks and/or lightweight concrete blocks and/or dry wall partitions and/or precast panels

4. Roof

Reinforced concrete flat roof with appropriate waterproofing system

5. Ceiling

- Living, Dining, Bedrooms, Kitchen, Open Kitchen, Yard, Utility, WC
Concrete slab with skim coat and/or plaster and/or ceiling board and/or box-up to designated areas with emulsion paint
- Bathrooms
Ceiling board with emulsion paint

6. Finishes

- Wall
- Living, Dining, Bedroom, Utility, Yard
Skim coat and/or plaster with emulsion paint
 - Master Bath
Homogeneous/ceramic tiles and mosaic tiles
 - Common Bath, Kitchen, Open Kitchen, WC
Homogeneous/ceramic tiles and/or skim coat and/or plaster with emulsion paint

Note: Bathroom, Kitchen, Open Kitchen and WC wall tiles up to false ceiling height and on exposed surfaces only. No tiles behind kitchen cabinets, bathroom cabinets, mirrors and false ceiling.

Floor

- Living, Dining, Bathroom, Kitchen, Open Kitchen, WC, Yard, Utility
Homogeneous/Ceramic tiles
- Bedroom
Laminated flooring and/or timber parquet

Note: All floor finishes are to exposed surfaces only.

7. Window

- Living, Dining, Bedrooms
Casement powder coated aluminium framed with clear and/or tinted and/or frosted and/or sandblasted and/or acid etched glass where appropriate
- Bathrooms, Kitchen, Open Kitchen
Casement and/or top hung powder coated aluminium framed with clear and/or tinted and/or frosted and/or sandblasted and/or acid etched glass where appropriate

8. Door

- Main Entrance
Approved fire-rated timber door
- Bedrooms, Bathrooms, Kitchen
Laminated and/or timber veneer door
- Maid, Yard, WC
Bi-folding and/or swing PVC and/or timber door
- Selected quality locksets and/or ironmongery shall be provided to all doors

9. Sanitary Fittings

- Master Bath
 - 1 wash basin with mixer tap and vanity cabinet
 - 1 pedestal water closet
 - 1 glass shower compartment complete with shower mixer, overhead shower and hand shower set
 - 1 toilet roll holder
 - 1 mirror
 - 1 towel rail
- Common Bath
 - 1 wash basin with mixer tap and vanity cabinet
 - 1 pedestal water closet
 - 1 glass shower compartment complete with shower mixer and hand shower set
 - 1 toilet roll holder
 - 1 mirror
 - 1 towel rail
- WC
 - 1 pedestal water closet
 - 1 wash basin with tap
 - 1 two-way tap and shower set
 - 1 toilet roll holder

Note: The brand type and colour of wares, fittings and accessories are subject to Architect's selection and availability.

10. Electrical Installation

- Refer to Electrical Schedule for details.
- All electrical wiring below false ceiling shall generally be concealed where possible. Electrical wiring above false ceiling and spacing with DB's closet shall be in exposed conduits, trunking or on tray

11. TV/Telephone

- TV/Telephone points shall be provided in accordance with the Electrical Schedule

- Apartments shall be cable-ready

12. Lightning Protection

Lightning protection system shall be provided in compliance with SS 555:2010.

13. Painting

Emulsion paint to internal and external walls

14. Waterproofing

Waterproofing membrane shall be provided to entire floor of bathroom and WC with an upturn onto the pipes, kerbs and walls. Waterproofing membrane for Kitchen, Open Kitchen and Yard shall be applied around the floor water outlets limited to a radius of 400 mm from the centre of the outlet

15. Driveway and Car Park

- Concrete flooring with hardener and/or granite and/or pebble wash finish and/or homogeneous and/or ceramic tiles and/or paver and/or tarmac to driveway
- Concrete flooring with hardener to Car Park and ramps to Car Park

16. Recreation Facilities

- Lap Pool
- Sun Deck
- Fitness Station
- Party Pavilion
- Kid's Water Play
- Wading Pool
- Party Lawn
- Family Pool
- Aqua Gym
- Party Deck
- Sunken Water Cove
- Teppanyaki Pavilion
- Jogging Path
- Tennis Court/Half Basketball Court
- Clubhouse
- Gym
- Jam Room
- Shower/Changing Room
- Steam Room
- Children's Playground
- BBQ Pavilion
- Water Lounges
- Feature Water wall
- Jacuzzi
- Entrance Pavilion
- Music Play
- Childcare Centre

17. Additional Items

- Kitchen Cabinets and Appliances
Built-in high and low kitchen cabinets with solid surface top complete with sink, gas hob, hood and oven to Kitchen

Built-in high and low kitchen cabinets with solid surface top complete with sink, electrical hob, hood and oven to Open Kitchen

- Wardrobes
Built-in aluminium pole system wardrobes with timber swing/sliding doors in laminated finish to Bedrooms
- Air-Conditioning
Wall mounted multi-split air-conditioning to Bedrooms and Dining/Living room
- Hot water
Hot water supply to Bathrooms (except WC), Kitchen and Open Kitchen
- Security System
 - Closed Circuit Television (CCTV) System
General surveillance to basement, 1st storey lift lobbies and designated common areas
 - Audio Telephony Intercom System
Audio Telephony Intercom between basement & 1st storey lobbies/guardhouse and apartment units using telephone line (without phone set)
 - Car park barrier system at car park entrance and exit
 - Proximity card access to communal facilities and lobbies (where applicable)
 - Card access to pedestrian gate
- Town gas supply to Kitchen where gas hob and gas water heater is provided

Note:

Marble and Granite

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 and 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 harder material than marble cannot be re-polished after installation. Hence, some differences may be felt at the joints. The colour, tonality and pattern of marble and/or granite selected and installed shall be subject to availability.

Timber Strips

Timber strips are natural materials containing veins and tonality differences. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and vendor.

Electrical Schedule

ITEM / DESCRIPTION	LIGHTING POINT	13A POWER POINT	CONNECTION UNIT	TELEPHONE/ DATA OUTLET	TELEVISION OUTLET	DATA OUTLET	DOOR CHIME	AIRCON ISOLATOR
2-bedroom (Type A)	8	13	2	3	3	1	1	2
3-bedroom (Type B)	9	15	2	4	4	1	1	2
3-bedroom Premium (Type C)	12	17	2	4	4	1	1	2
4-bedroom (Type D)	13	19	2	5	5	1	1	3

Laminate Flooring

Laminate flooring is a manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated floorings are installed in modular planks and subject to thermal expansion and contraction beyond the control of the builder and vendor.

Tiles

Selected tile sizes and tile surface flatness cannot be perfect and subject to manufacturing and acceptable range described in Singapore Standards SS 483:2000. Stone look-alike tiles are produced to mimic the aesthetic looks of the natural stone materials. These stone look-alike tiles replicate natural stone in grain and variation. As such, the colour/tonality of these look-alike tiles may vary to mimic the aesthetic looks of stone. Thus it is not possible to achieve total consistency of colour and grain in its selection. The surface of these look-alike tiles may also have unfilled veins or holes to depict the properties of the stone. This is not a defect but is done to simulate the texture of certain stone materials.

Glass

Glass is a 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.

False Ceiling

The space provision allows for the optimum 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. Ceiling works would be required if removal of equipment is needed. Location of false ceiling is subject to Architect's sole discretion and final design.

Mechanical Ventilation System

To ensure good working condition of the mechanical ventilation system for the exhaust system, the system has to be regularly maintained by the Purchaser.

Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical points, Television Points, Telecommunication Points, Door Swing positions, Gas Heater Control and Plaster Ceiling Board
Layout/location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, door swing positions, gas heater control and plaster ceiling board are subject to Architect's sole discretion and final design.

Cable Television and/or Internet Access

The Purchaser and/or the management corporation, whichever is applicable, is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or Internet Service Provider and/or any other relevant parties or 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 choice of brand, colour and model of materials, fittings, equipment, finishes installation and appliances supplied shall be provided subject to Architect's selection and market availability.

Air-Conditioning System

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 clearing of filters and condensate pipes, re-charging of refrigerants. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system on a regular basis in order to ensure good working condition of the system.

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.

Mobile Phone Reception

Telephone reception on mobile phones within the Housing Project is subject to availability/provision of satellite/wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the Vendor.

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 shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.



About EL Development Pte Ltd

EL Development Pte Ltd started as a small business unit within one of Singapore's leading builders, Evan Lim & Co. Pte. Ltd. In late 2006, the company achieved success in its first high-end residential project, Rhapsody on Mount Elizabeth, with the project sold out in 6 weeks. In early 2007, the company launched its first industrial development, multi-user strata titled terrace factories in Woodlands, Nordix, which also achieved excellent results, with all units sold within 2 months.

As the unit grew in stature, EL Development Pte Ltd was officially incepted in June 2007 as a full-fledged, independent organisation renowned for high quality property projects and design excellence.

In late 2007, it acquired its very first government land sale site and developed the definite Rosewood Suites, and its success was replicated in the subsequent launches of Steven Suites, SkySuites 17 and Trivelis. In January 2013, EL Development launched its largest site, La Fiesta, a condominium conveniently located next to Sengkang MRT, which became the talk of the town and the company's signature product – a high-quality and well-designed home that brings true value and satisfaction to customers.



La Fiesta • 810 units • 99 Years • Expected TOP: June 2017



Trivelis • 888 Units • 99 Years • Expected TOP: March 2015



SkySuites 17 • 115 Units • Freehold • TOP Obtained: May 2014



Stevens Suites • 32 Units • Freehold • TOP Obtained: March 2013

Statutory Information

Name of Housing Project:
Symphony Suites

Developer:
EL Development (Yishun) Pte Ltd
(BRN: 201407662W)

Sales License No:
C1146

Tenure of Land:
99 years leasehold from 10 June 2014

Encumbrances:
Mortgage to Malayan Banking Berhad

Expected Date of TOP:
31 March 2019

Expected Date of Legal Completion:
31 March 2022

Lot No:
03695M of MK 19 at
Yishun Avenue 6 / Yishun Avenue 9

Contact:
Phone: 9129 1446
Website: www.symphonysuites.com.sg
Email: sales@eldev.com.sg

While every reasonable care has been taken in preparing this brochure and in constructing the model and showflat, the Developer and Marketing Agents cannot be held responsible for inaccuracies or omission. Visual representations, model, showflat display, illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artist's impressions of the development and cannot be regarded as representations of fact.

All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to changes as may be required by us and/or the competent authorities and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representations of fact. All facts are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to Final Survey. The Sale and Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale & Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agents.

www.symphonysuites.com.sg

Orchestrated by



www.eldev.com.sg