an **exciting** lifestyle awaits you...
Exclusive living for the discerning few...

Freehold with only 20 residences, experience the most that life can give you. Situated in the heart of bustling Katong, providing the convenience and excitement of the nostalgic charm of the east.
Feel the **pulse** of the city...

Enjoy every convenience imaginable with close proximity. Located minutes away from the East Coast Parkway Expressway and Pan-Island Expressway, with a stone’s throw away from Dakota MRT station, travelling is a breeze around the island.
Countless options for shopping, dining and entertainment beckon with malls such as 112 Katong, Parkway Parade, the famous gastronomic delights of Katong and entertainment attractions like Marina Bay Sands to indulge in. For nature lover, head towards the East Coast Park for an evening stroll. Highly reputable schools for the young ones are also conveniently nearby.
An ideal complement to your life...

Relax and unwind, melt away the stress of the day in the jacuzzi or lazing by the pool under the glazing stars. Invite family and friends to a memorable time over a sizzling hot bbq meal.
artist impression only
Quality fittings and finishes throughout every apartment to complement each stylishly designed unit in perfect unity with your refined life.
A home that reflects your exquisite style…
**type C1**
2 bdrm | 49 sqm
- #03-03
- #04-03
- #05-03

**type D**
1 bdrm | 35 sqm
- #02-04
- #03-04
- #04-04
- #05-04

**type E**
1 bdrm | 39 sqm
- #02-05
- #03-05
- #04-05
- #05-05
type PH G
3 bdrm | 124 sqm
#05-02

Upper Storey
- main bedroom
- private garden

Lower Storey
- balcony
- balcony
- bedroom 2
- bedroom 3
- kitchen
- living
- dining
- W/D
- HS

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1. FOUNDATION
Reinforced Concrete Piling

2. SUPER-STRUCTURE
Reinforced Concrete using Grade 30 Concrete

3. WALLS
   External - R.C. wall and/or Common clay brick
   Internal - Dry Partitions and/or Precast Wall Panels / Common clay brick and/or light weight blocks/ reinforced concrete

4. ROOF
   - Reinforced concrete flat roof and/or metal roof.

5. CEILING
   Living / Dining, Bedrooms, Household Shelter, Study & Balcony
   - Cement and sand plaster and/or Skim coat with emulsion paint.
   Bathrooms & Kitchen
   - Moisture resistant plaster ceiling boards with emulsion paint.

6. FINISHES
   Wall (For Apartments)
   Living / Dining, Bedrooms, Household Shelter, Study & Balcony
   - Cement and Sand plaster and/or Skim coat with emulsion paint.
   Bathrooms
   - Homogeneous and/or Ceramic and/or Porcelain tiles laid up to false ceiling height (exposed areas only).
   Kitchen
   - Homogeneous and/or Ceramic and/or Porcelain tiles between cabinets only.

   Wall (For Common Areas)
   1st Storey Lift Lobby
   - Part Ceramic and/or Homogenous tiles up to false ceiling height (exposed areas only).
   Typical Lift Lobby
   - Cement and sand plaster with emulsion paint.
   Staircase
   - Cement and sand plaster and/or skim coat with emulsion paint.
   External Wall
   - Cement and sand plaster and/or skim coat with weatherproof paint.

   Floor (For Apartments)
   Living & Dining
   - Compressed Marble and/or Homogeneous tiles.
   Bedrooms & Staircases
   - Timber strip (Random length).
   Study
   - Compressed Marble and/or Timber strip.
   Bathrooms
   - Ceramic and/or Homogeneous tiles.
   Kitchen, Household Shelter & Balcony
   - Ceramic and/or Homogeneous tiles.
   Planter Box & A/C Ledge
   - Smooth cement finish

   Floor (Common Areas)
   1st Storey Lift Lobby
   - Homogeneous tiles.
   Typical Lift Lobby
   - Homogeneous tiles.
   Staircase from 1st up to 2nd storey
   - Homogeneous tiles.
   Staircase from 2nd storey onwards
   - Cement and sand screed with nosing tiles.
   Pool Area
   - Timber strip and/or Homogeneous tiles and/or Pebble wash and/or Cement screed.
   Walkway / Pavement
   - Pebble wash and/or Cement screed.

7. WINDOWS
Powder coated aluminium framed windows with min. 6 mm thick tinted / clear glass.

8. DOORS
   a. Main Entrance
   - Fire-rated timber / laminated finished door
   b. Bedrooms & Bathrooms
   - Semi hollow core timber veneer / laminated finished door
   c. Household Shelter
   - PSB approved blast door
   d. Balconies
   - Powder coated aluminium framed doors with float clear / tinted glass
   e. Ironmongery
   - Quality Lockset to Architect’s selection.

9. RAILINGS
Mild Steel in painted finish

10. SANITARY WARES AND FITTINGS
    Bath
    a. 1 bath area with shower mixer
    b. 1 basin and mixer tap with shelving below
    c. 1 water closet
    d. 1 mirror
    e. 1 toilet paper holder
    f. 1 towel bar

11. ELECTRICAL INSTALLATION / TELEPHONE / TV / FM
    Based on M&E Schedule.

12. LIGHTNING PROTECTION SYSTEM
    Lightning Protection System shall be provided in accordance with Singapore Standard Code of Practice.

13. PAINTING
    a. External Walls
    - Spray textured coating / Emulsion paint.
    b. Internal Walls
    - Selected Emulsion paint.

14. WATERPROOFING
    Waterproofing provided to floors of Bathrooms, R.C. flat roof and where required.

15. DRIVEWAY & CARPARK
    a. Driveway & Carpark
    - Homogeneous tiles and/ or Cement powered float finish.

16. RECREATIONAL FACILITIES
    a. Swimming Pool with Jacuzzi
    b. Barbecue area
17. ADDITIONAL ITEMS

a. Kitchen Cabinets - High and low kitchen cabinets with solid surface worktop complete with sink and tap.
c. Bedroom Wardrobes - Provided to main bedroom only.
d. Air-conditioning - Multi-split air-conditioning to all Bedrooms and Living / Dining area.
e. Audio Intercom System - To all apartment units.
f. Electric Water Heater - Hot water supply to all bathrooms.
g. Soil Treatment - Anti-termite soil treatment by specialist subject to approval by the relevant authorities.

Note:

Marble, Limestone and Granite
Marble, limestone 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, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are prepolished 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. *Subject to Clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

Timber
Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

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.

Cable Television and/or Internet Access
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or internet service providers (ISP) or any other relevant party 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 subscription channels and/or internet access.

Materials, Fittings, Equipment, Finishes, Installations, Sanitary Wares and Appliances
Subject to Clause 14.3, the brand, colour and model of all materials, fittings, equipment, finishes, installations, sanitary wares and appliances supplied shall be provided subject to Architect’s selection, market availability and the sole discretion of the Vendor.

Layout
Layout / Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect’s sole discretion and final design.

Air Conditioning
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 cleaning of filters, clearing the condensate pipes and charging of gas.

Internet Access
If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and make all necessary payments to the Internet Service Provider and the relevant authorities for internet services to the Property.

Name of Project: The Vanderlint
Developer: Urban East Developments Private Limited
Address of Project: 87 Ceylon Road
Tenure of Land: Freehold
Building Plan No: A1276-00563-2011-BP01
Legal Description: MK 26, Lot No. 98992M
Developer’s Licence No: C0851
Expected Date of TOP: 31/12/2015
Expected Date of Legal Completion: 31/12/2017

Whilst every reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statements of representation of facts.

All information and specifications are current at the time of going to the 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 or may be approved by the relevant authority.

All art renderings and illustrations contained in this brochure are artist’s impressions only and photographs are only decor suggestions and none can be regarded as representation of fact. Areas are approximate measurements and subject to final survey.