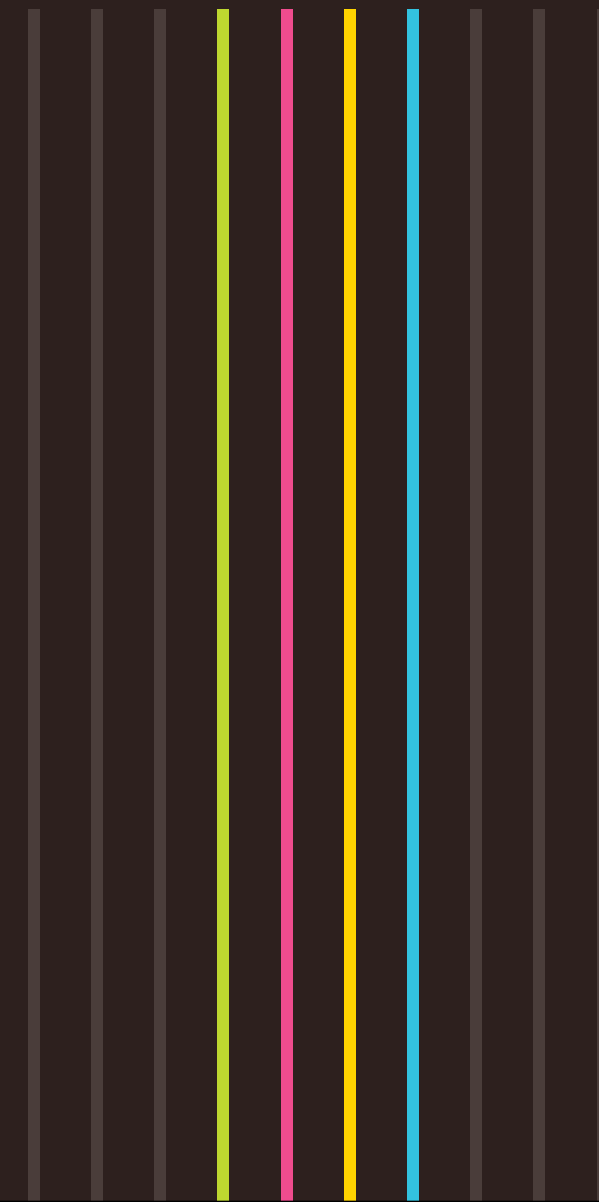




Uv
ON SOPHIA

**EXPERIENCE
THE WORLD WITHOUT
LEAVING THE CITY.**

- FREEHOLD -





MORE THAN JUST THE
BEST OF BOTH WORLDS.

A silhouette of a wooden bench is positioned on a grassy hill. The bench is made of dark wood and has a simple, functional design with three horizontal slats for the backrest and a single slat for the seat. The hill is covered in dry, brownish grass, and the background is a vast, clear sky with a soft, warm glow from the setting or rising sun. The overall mood is peaceful and contemplative.

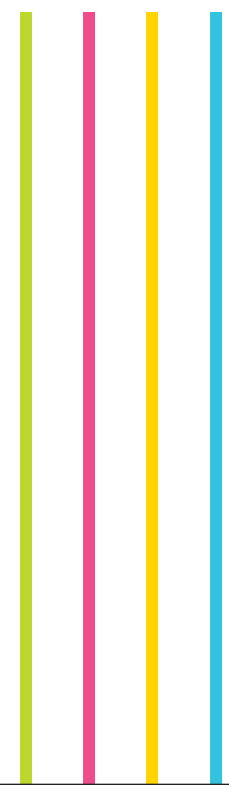
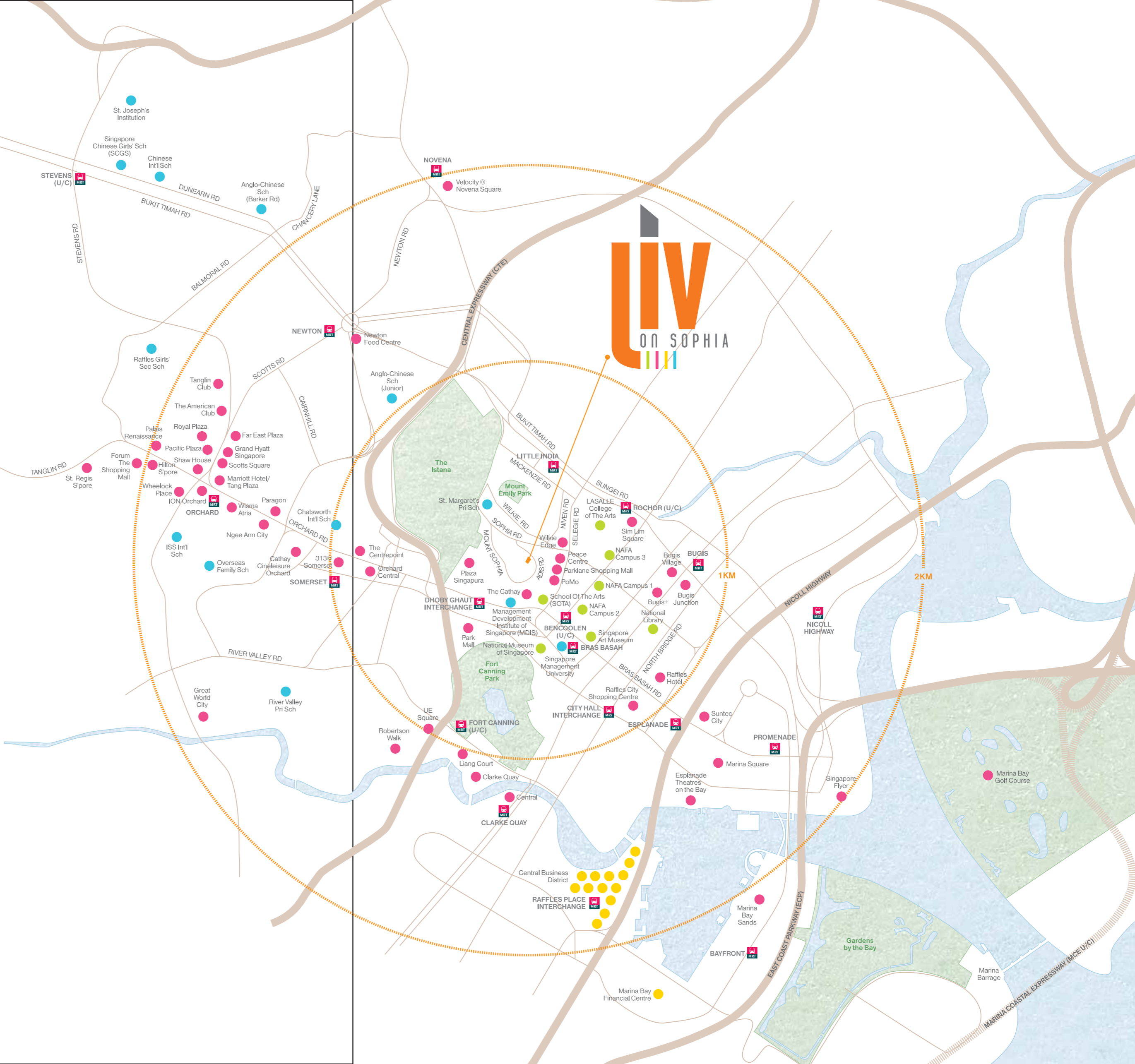
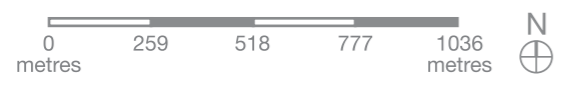
THE BEST OF ALL WORLDS.

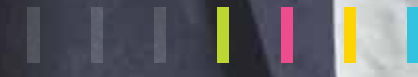
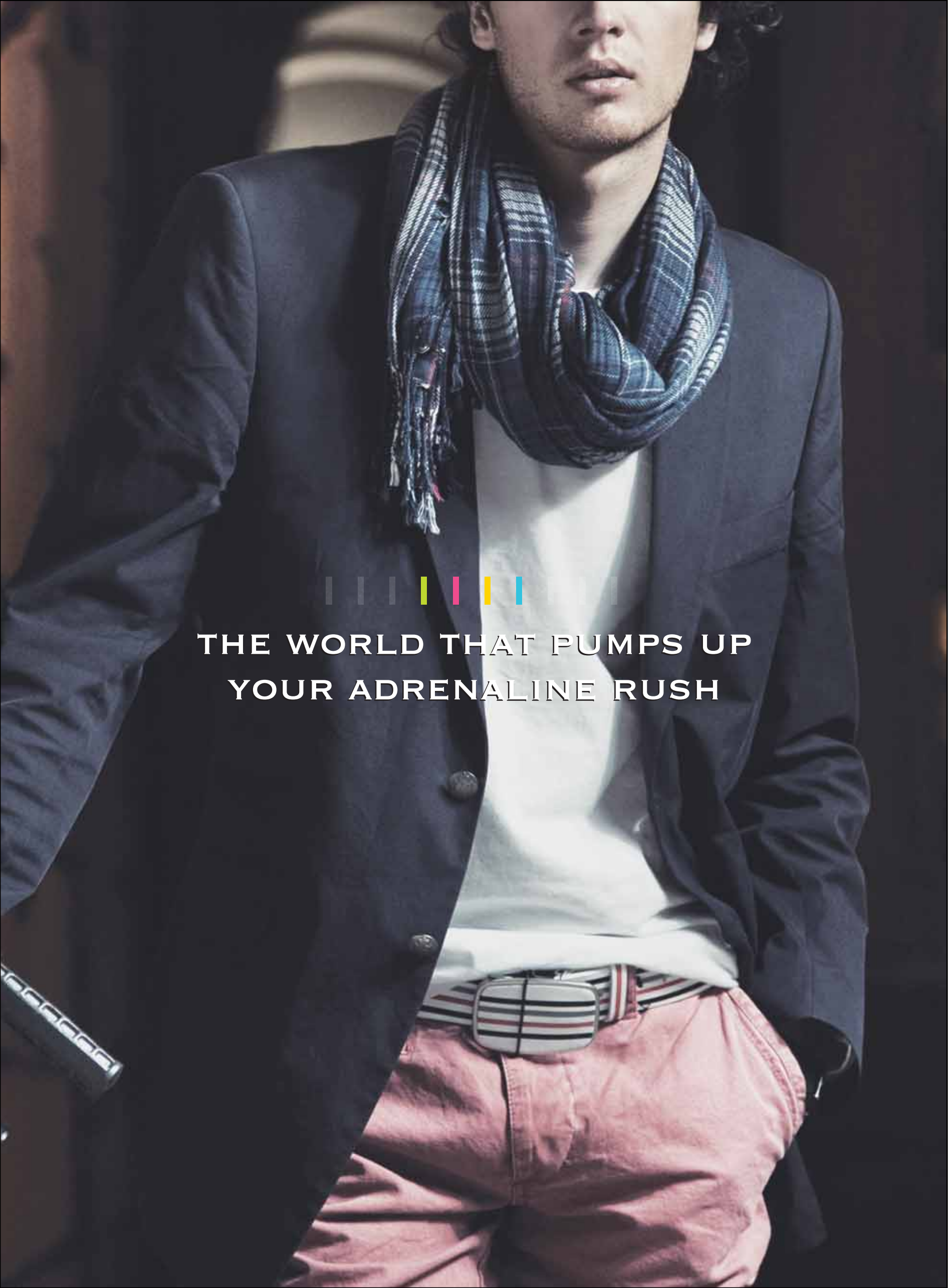


CITY AT YOUR FEET >

UIV at the heart of a cosmopolitan capital, surrounded by the high fashion of Orchard, the artisan charm of Bugis and futuristic vibe of the Central Business District. In prestigious District 9, your home is a testimonial of success; your address is worth a lifetime of respect.

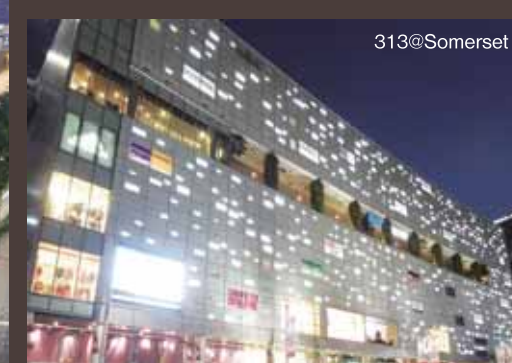
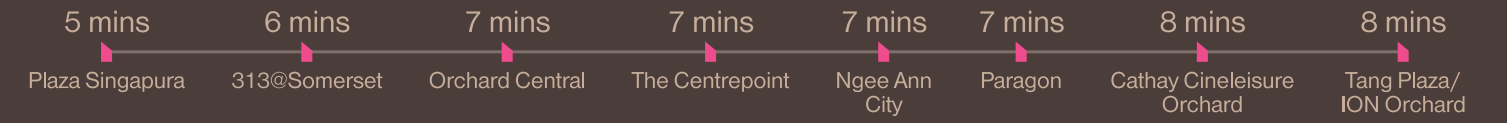
- SCHOOL
- BUSINESS
- SHOPPING & RECREATION
- ARTS & INSTITUTION





THE WORLD THAT PUMPS UP
YOUR ADRENALINE RUSH

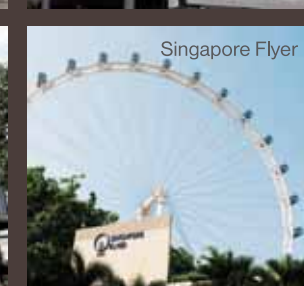
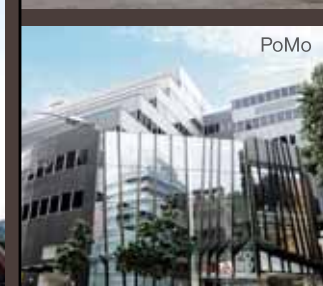
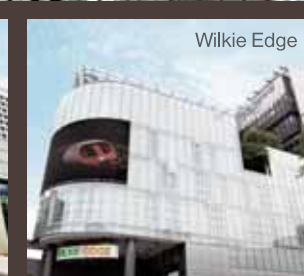
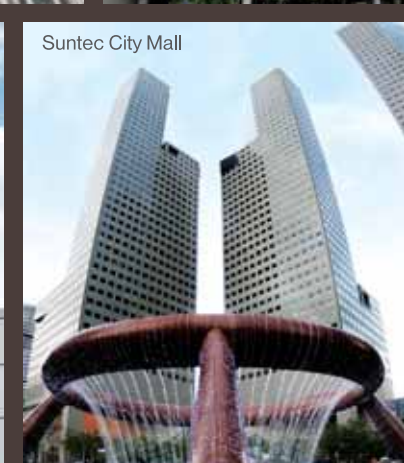
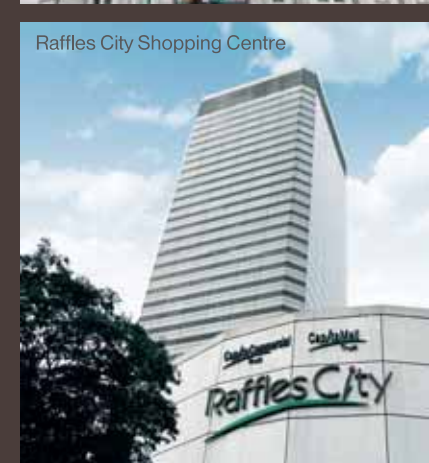
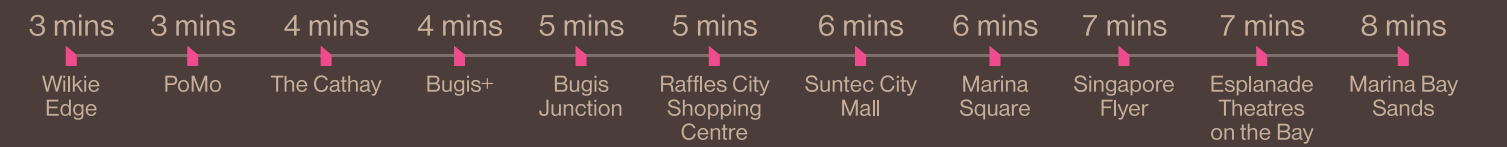
SHOPPING BELT AT ORCHARD



LEISURE & ENTERTAINMENT:
SHOPPING BELT &
GASTRONOMIC DELIGHTS

Located on the gateway of Orchard, Liv on Sophia is where cravings become reality at the snap of one's manicured finger. At the junction of Plaza Singapura, Orchard Road shopping belt, Bugis and Central Business District, you know this is a rich man's world.

ENTERTAINMENT AT BUGIS & CBD



EDUCATIONAL HUBS: SCHOOLS, ARTS & HIGHER EDUCATIONAL INSTITUTIONS

As a designated arts and education hub, nearby Bras Basah and Bugis districts sparkle with creative energy. In addition to an assembly of top arts schools, the precinct's youthful vibe is enhanced by the presence of many of Singapore's most sought-after academic institutions.

SCHOOLS AT ORCHARD & BUKIT TIMAH

Nanyang Primary School



St. Margaret's Primary School



St. Margaret's Secondary School



Anglo-Chinese School (Barker Road)

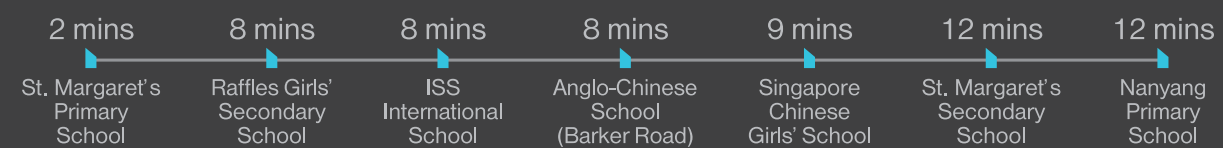


Raffles Girls' Secondary School

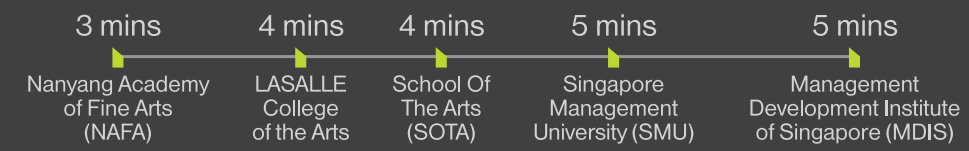
ISS International School



Singapore Chinese Girls' School



ARTS & HIGHER EDUCATIONAL INSTITUTIONS AT BUGIS



Singapore Management University (SMU)



School Of The Arts (SOTA)



LASALLE College of the Arts



Management Development Institute of Singapore (MDIS)



Nanyang Academy of Fine Arts (NAFA)





Central Business District



Dhoby Ghaut MRT Interchange



Raffles Place



Raffles Hotel

**CONVENIENCE:
BUSINESS & ACCESSIBILITY**

With Plaza Singapura and Dhoby Ghaut MRT Station practically at your doorstep, Liv on Sophia is conveniently connected to business, retail and entertainment establishments across the state.



Note: Travel timings indicated are estimates only. Actual travel timings for driving distance are subjected to traffic condition.
Source: www.onemap.sg



THE WORLD THAT KEEPS YOU IN
PEACE AND HARMONY

HOME FOR TRUE URBANITES

A melting pot of modern comforts, featuring minimalist aesthetics with a touch of extravagance. The stylish world-class architecture stands proudly as an insignia of one who has entered the prime of his life.

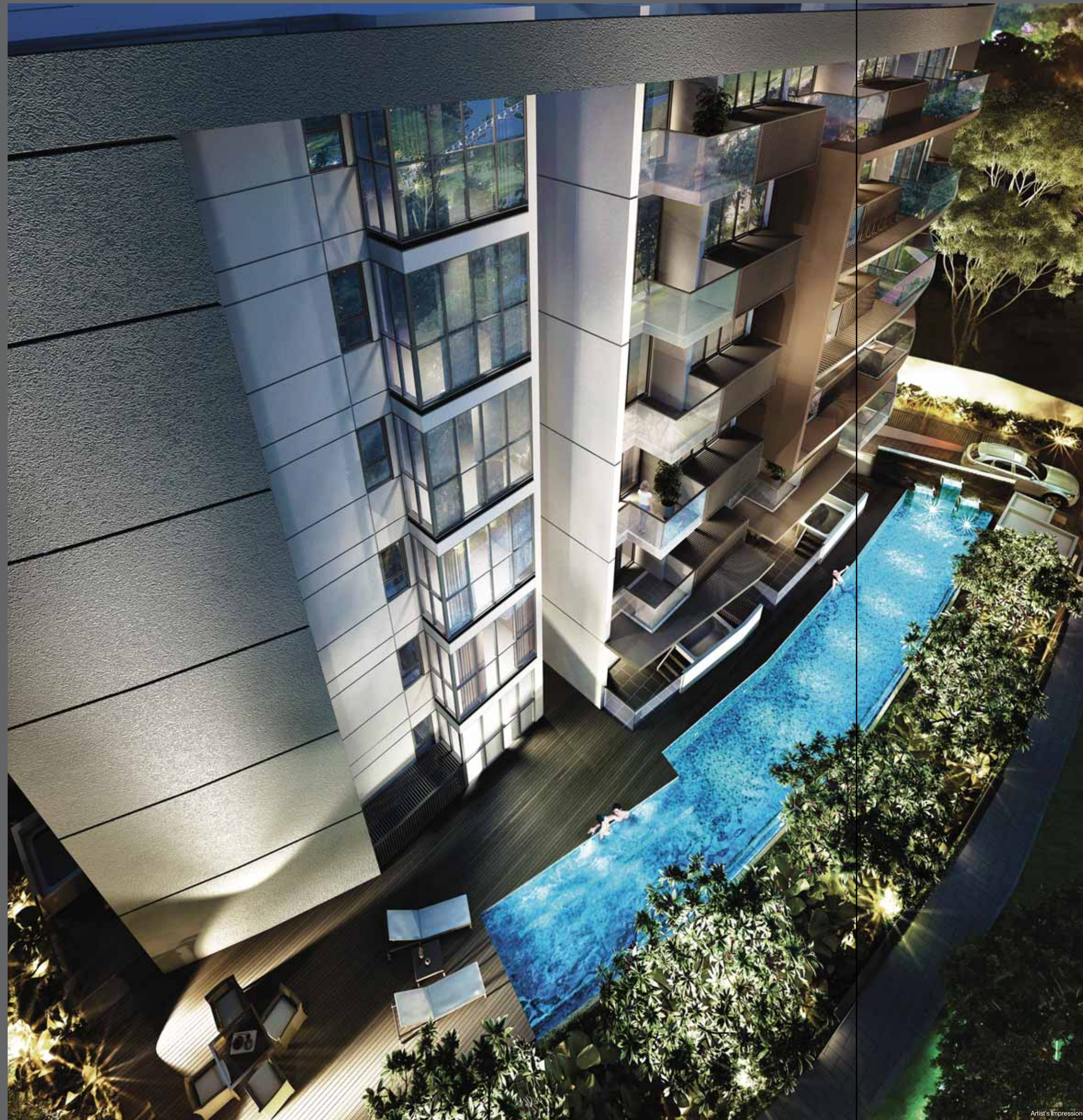


SANCTUARY FOR PURE RELAXATION

The exclusive 6-storey single block development envelops residents within a refreshing wellness-centered ambience. Comprising 64 plush 2-bedroom dual-key units, Liv on Sophia is the ideal work-life arrangement for the discerning few.







Artist's Impression

INFINITE LEISURE FOR REJUVENATION

Enjoy holistic resort-inspired lifestyle, in the vivacious metropolis. Take a breather from it all, without stepping out of the bustling neighbourhood. This is the new benchmark of urban living. Witness the emergence of a rippling body and glowing tan at the playground of wellness facilities, accompanied by the sound of soothing ripples and garden scents.



Artist's Impression



LEGEND

- A Swimming Pool
- B Jacuzzi
- C Side Gate
- D Pool Deck
- E Outdoor Fitness Area
- F Reading Corner
- G BBQ Area
- Gymnasium (Basement 1)

DIAGRAMMATIC CHART

| | 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 |
|-----|----|----|----|----|----|----|----|----|----|----|----|
| #06 | A1 | B1 | C1 | D1 | E1 | F1 | G1 | | I1 | J1 | K1 |
| #05 | A | B | C | D | E | F | G | H | I | J | K |
| #04 | A | B | C | D | E | F | G | H | I | J | K |
| #03 | A | B | C | D | E | F | G | H | I | J | K |
| #02 | A | B | C | D | E | F | G | H | I | J | K |
| #01 | | BG | CG | DG | EG | FG | GG | HG | IG | JG | KG |

ONE HOME. TWO WORLDS.

The ingenious dual-key concept gives you the privilege of owning two luxurious city residences at once. Resembling 2 units connected by a common foyer, dual-key apartments safeguard your privacy while keeping your loved ones close to you. Whether for parents, grown-up children or extended relatives, your connected unit offers endless bonding opportunities with those who matters to you most.



**TYPE H
2 BEDROOMS**

DUAL-KEY CONCEPT

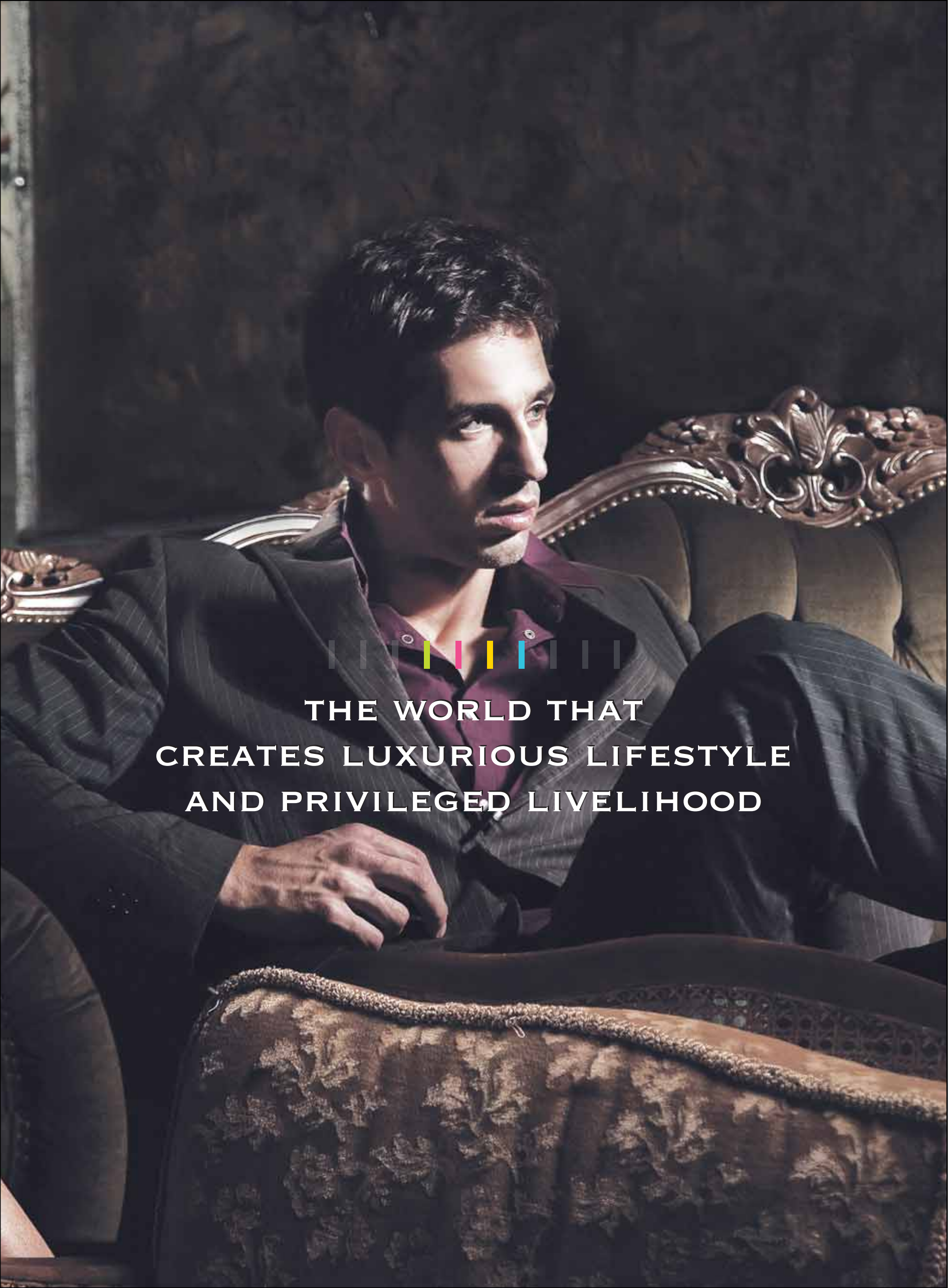
For astute investors, this is the key to optimising your investment returns. Select your preferred abode and rent out the other without infringing on your personal space. The dual-key apartment even allows you to rent out both abodes as individual units to double your profits.

EXCLUSIVE 2 BEDROOMS, 1 FOYER AND 2 ENTRANCES

FOR PERSONAL USAGE

FOR INVESTMENT PURPOSES

| FOR PERSONAL USAGE | | FOR INVESTMENT PURPOSES | |
|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| Entrance one to 1 bedroom unit | Entrance two to 1 bedroom unit | Entrance one to 1 bedroom unit | Entrance two to 1 bedroom unit |
| Owner/s for residential usage | Owner's parent/s | Owner/s for residential usage | Tenant/s for office usage |
| Owner/s for residential usage | Owner's children | Owner/s for residential usage | Tenant/s for residential usage |
| Owner/s for residential usage | Owner/s for office usage | Tenant/s for residential usage | Tenant/s for office usage |



THE WORLD THAT
CREATES LUXURIOUS LIFESTYLE
AND PRIVILEGED LIVELIHOOD



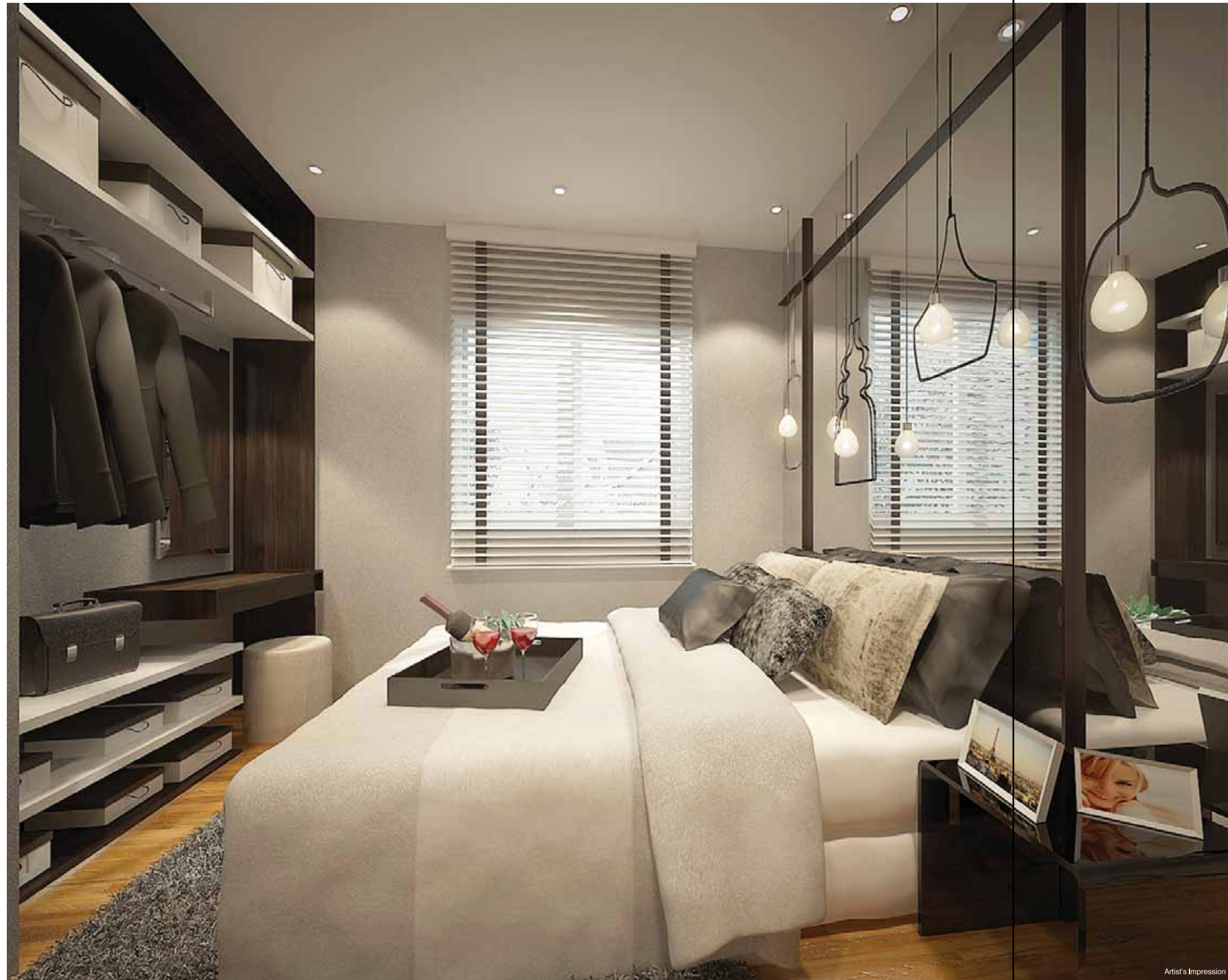
Artist's Impression



Artist's Impression

LUXURIOUS LIFESTYLE

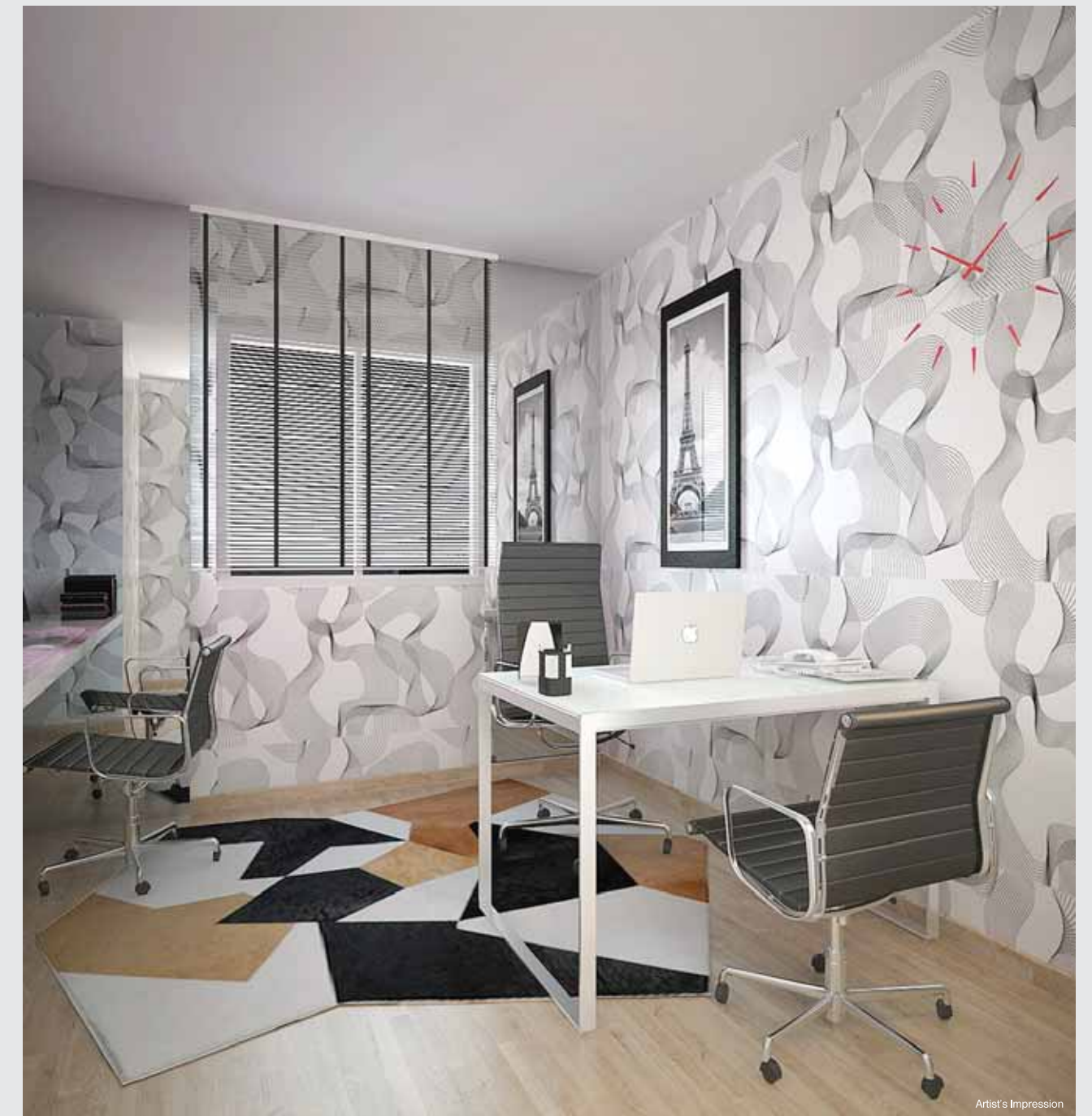
After a day of hard work and play, Liv on Sophia welcomes you into a world of inviting pleasures. Vigilantly laid out to create a spacious environment, and cleverly fitted to enhance functional space usage, every apartment is designed with your needs in mind.



Artist's Impression

PRIVILEGED LIVELIHOOD

The multi-functional dual-key units exemplify the ideal of a home office. Work is a joy when it begins and ends at your liking, when schedules are not hindered by peak hour traffic, and personal affairs are attended to at will.



Artist's Impression

PREMIUM FITTINGS



An innovative company that transformed the bland sterile bathroom into a delightful sanctuary for the body and soul, the sanitary wares from Germany's Duravit are treats of sheer luxury.



Globally-acclaimed GROHE ensures unmatched bathtime bliss with its chic yet user-friendly sanitary fittings. Just one touch and you will see why GROHE is widely acknowledged to be one of the industry's leading brand personalities.



Each stunning apartment also comes equipped with luxury kitchen wares from Bosch. With a focus on quality and workmanship, the elegantly fitted electrical hob, cooker hood and built-in conventional oven are specially selected to fit the apartments.



All photographs featured are impressions only.

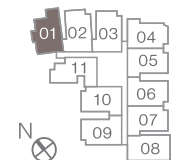
TYPE A
2-BEDROOM

#02-01 to #05-01
Area 50 sqm



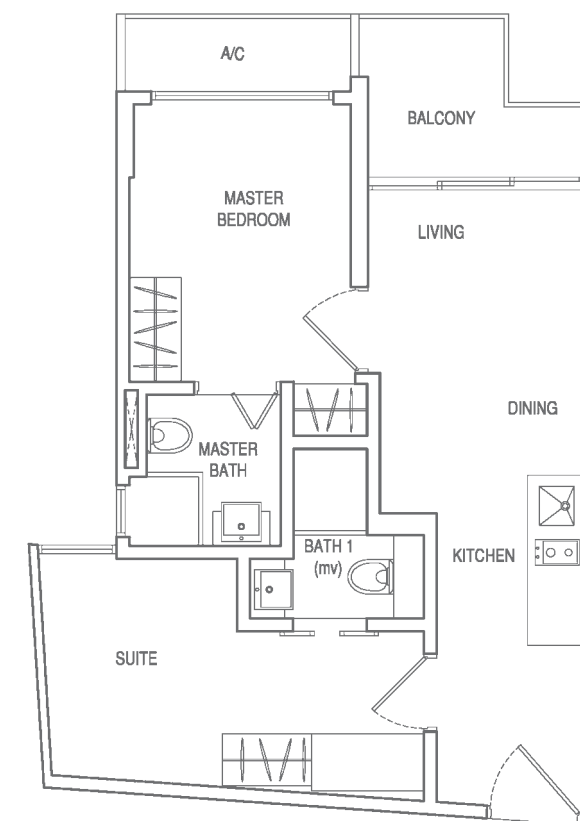
TYPE A 1
2-BEDROOM

#06-01
Area 50 sqm



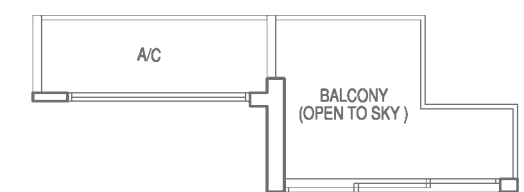
TYPE B
2-BEDROOM

#02-02 to #05-02
Area 51 sqm



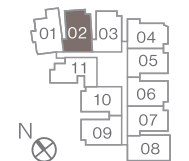
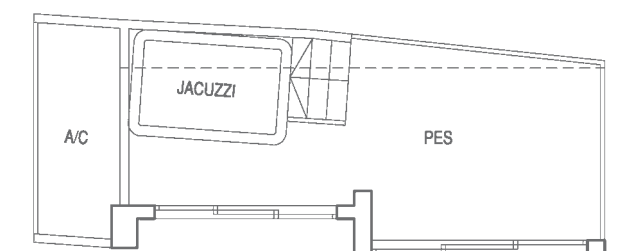
TYPE B 1
2-BEDROOM

#06-02
Area 51 sqm



TYPE B G
2-BEDROOM WITH PES

#01-02
Area 61 sqm



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

TYPE C
2-BEDROOM

#02-03 to #05-03
Area 50 sqm



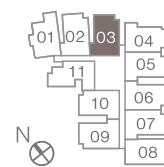
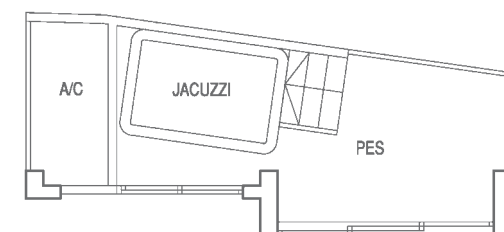
TYPE C1
2-BEDROOM

#06-03
Area 50 sqm



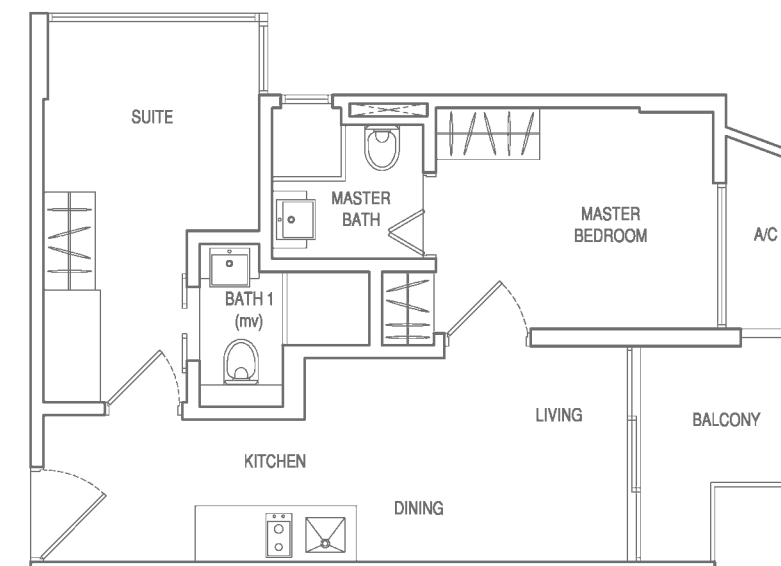
TYPE CG
2-BEDROOM WITH PES

#01-03
Area 55 sqm



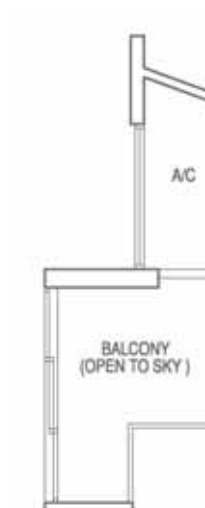
TYPE D
2-BEDROOM

#02-04 to #05-04
Area 49 sqm



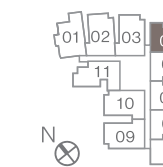
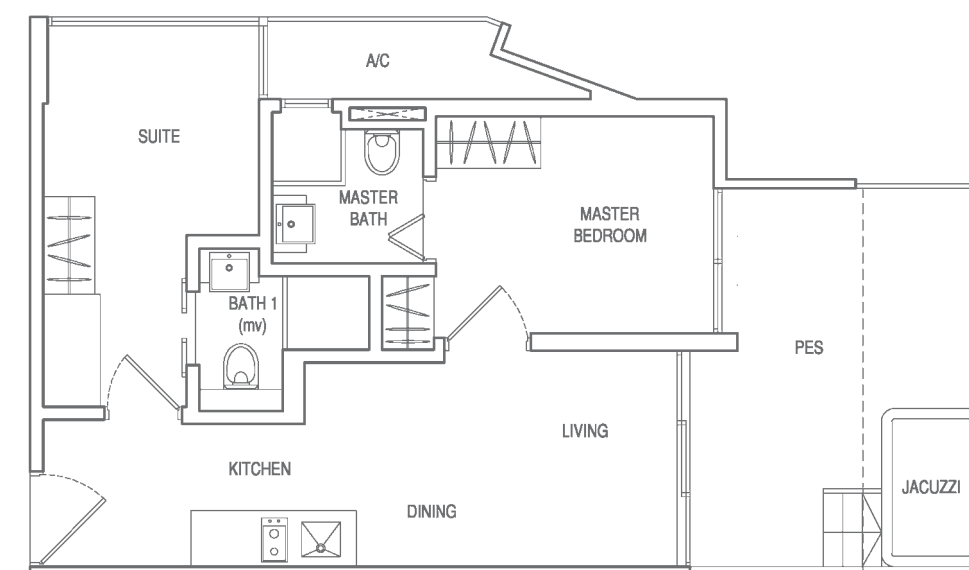
TYPE D1
2-BEDROOM

#06-04
Area 49 sqm



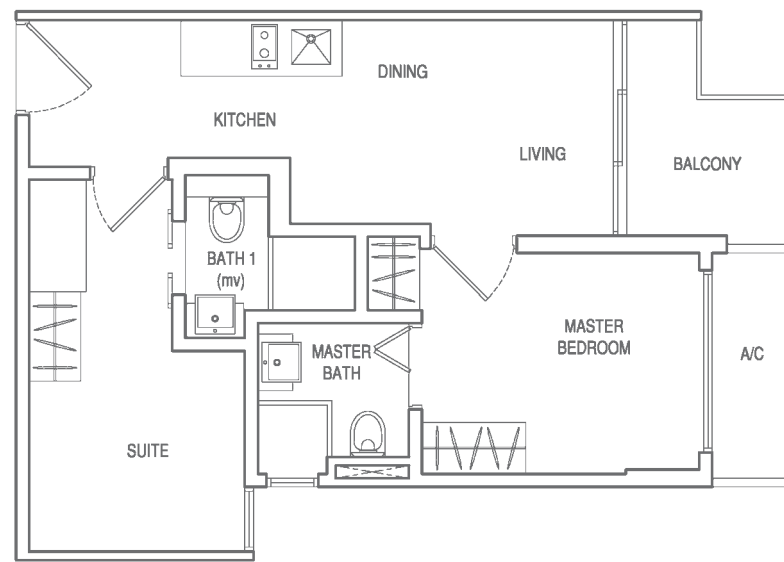
TYPE DG
2-BEDROOM WITH PES

#01-04
Area 63 sqm



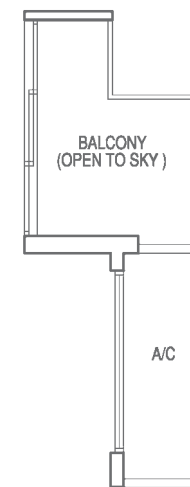
TYPE E
2-BEDROOM

#02-05 to #05-05
Area 50 sqm



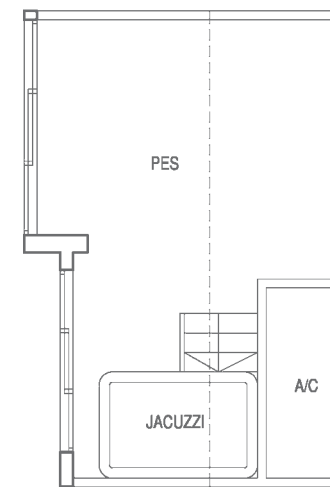
TYPE E1
2-BEDROOM

#06-05
Area 50 sqm



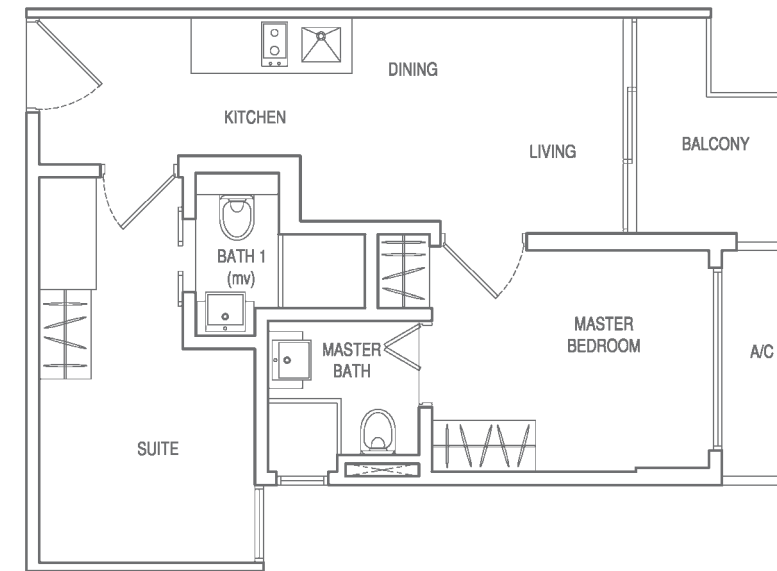
TYPE EG
2-BEDROOM WITH PES

#01-05
Area 63 sqm



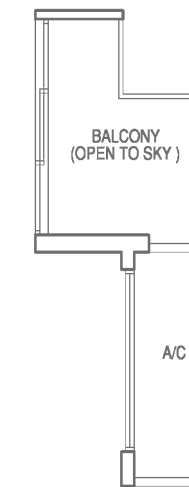
TYPE G
2-BEDROOM

#02-07 to #05-07
Area 50 sqm



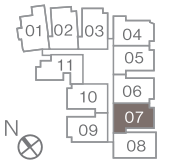
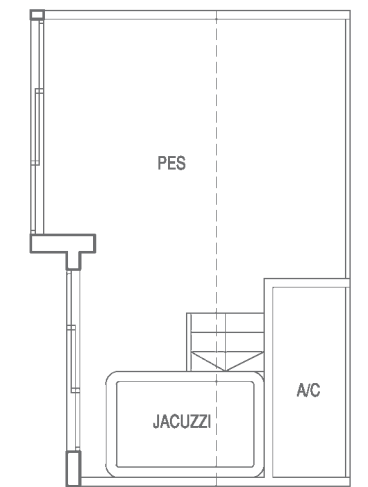
TYPE G1
2-BEDROOM

#06-07
Area 50 sqm



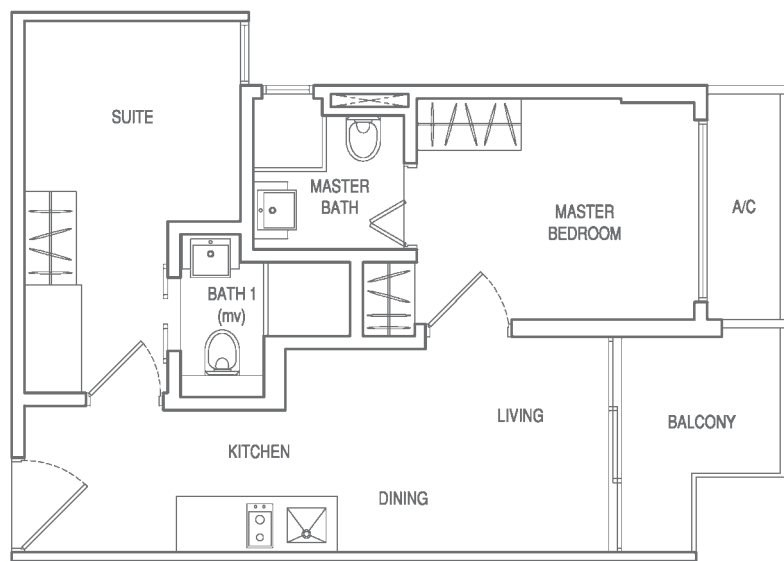
TYPE GG
2-BEDROOM WITH PES

#01-07
Area 63 sqm



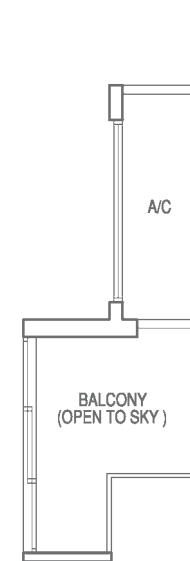
TYPE F
2-BEDROOM

#02-06 to #05-06
Area 50 sqm



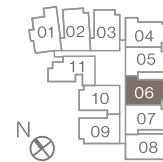
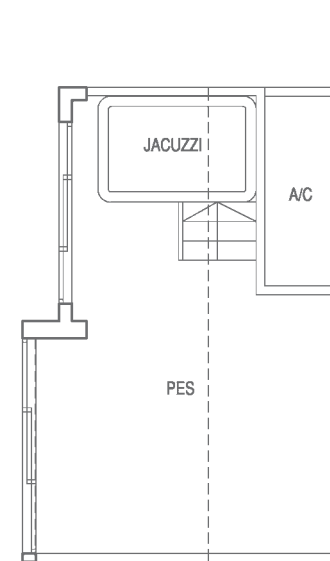
TYPE F1
2-BEDROOM

#06-06
Area 50 sqm



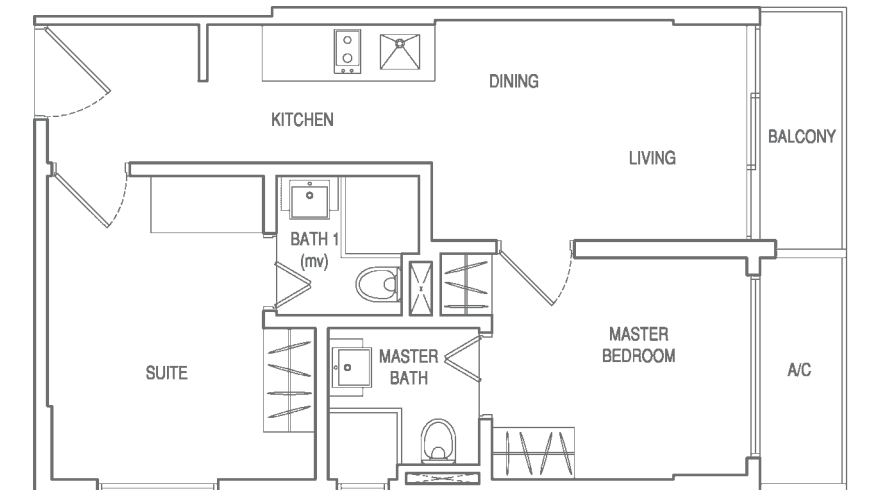
TYPE FG
2-BEDROOM WITH PES

#01-06
Area 63 sqm



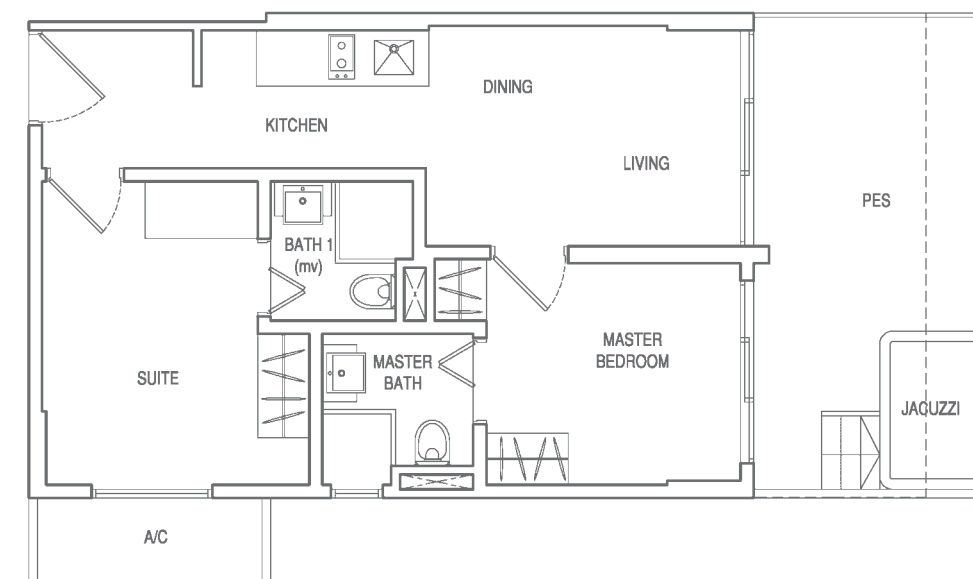
TYPE H
2-BEDROOM

#02-08 to #05-08
Area 50 sqm



TYPE HG
2-BEDROOM WITH PES

#01-08
Area 63 sqm



TYPE I
2-BEDROOM

#02-09 to #05-09
Area 50 sqm



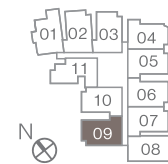
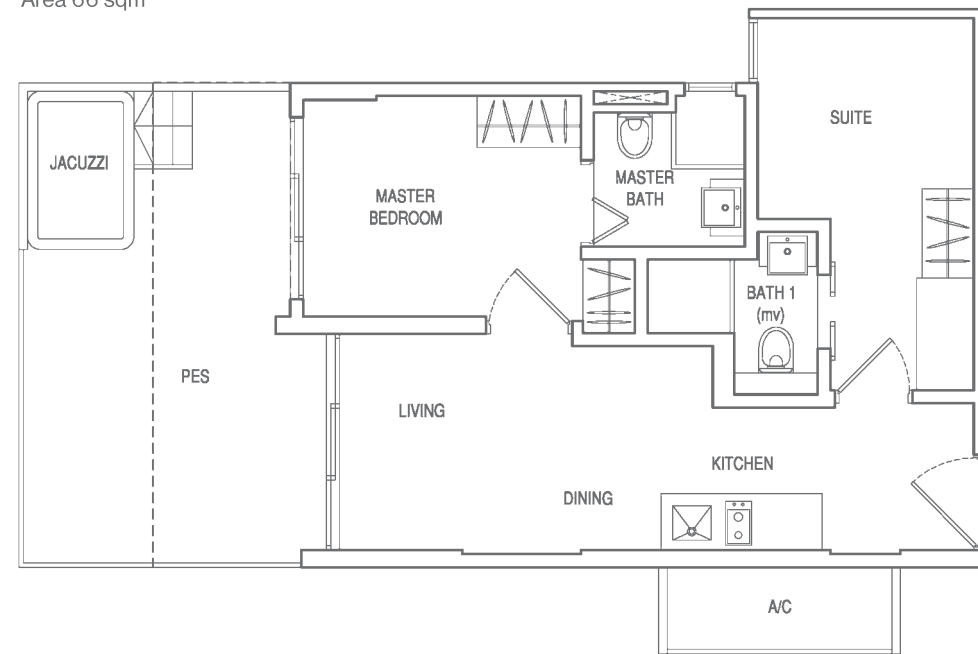
TYPE I1
2-BEDROOM

#06-09
Area 50 sqm



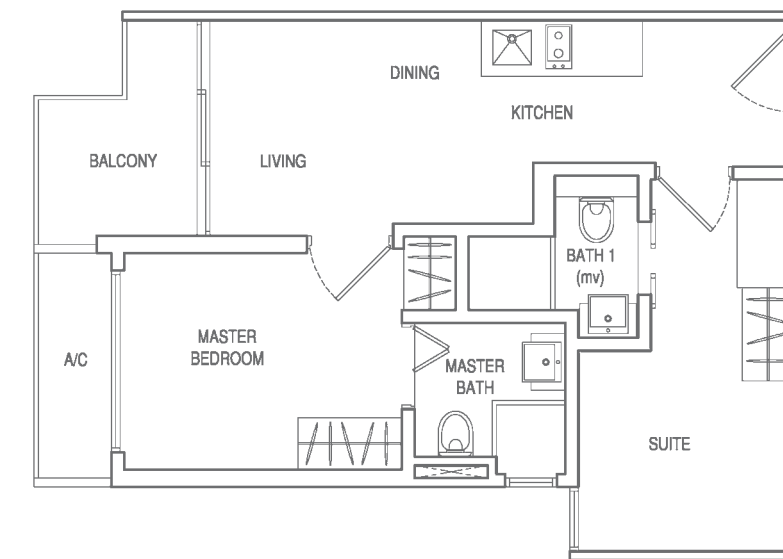
TYPE IG
2-BEDROOM WITH PES

#01-09
Area 66 sqm



TYPE J
2-BEDROOM

#02-10 to #05-10
Area 50 sqm



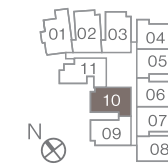
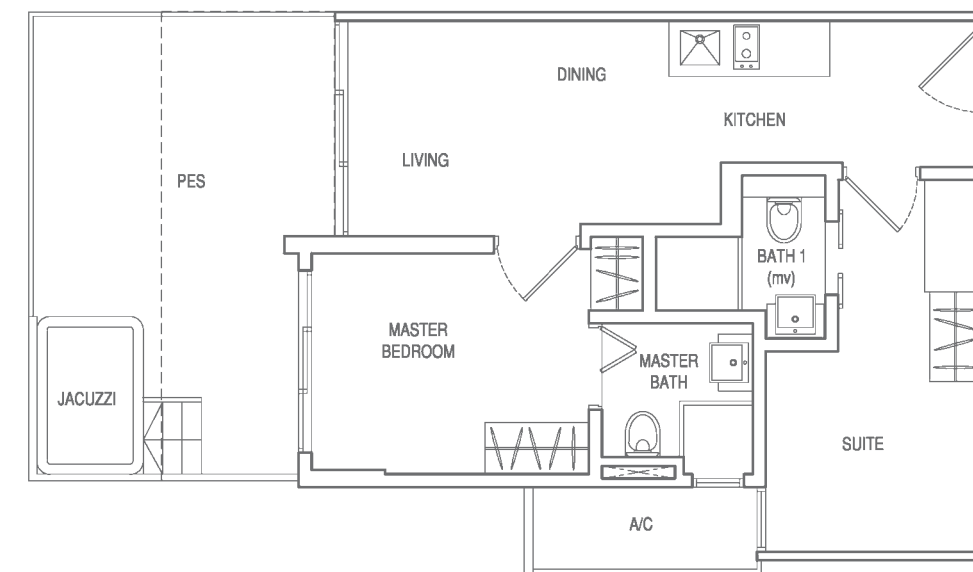
TYPE J1
2-BEDROOM

#06-10
Area 50 sqm



TYPE JG
2-BEDROOM WITH PES

#01-10
Area 66 sqm



TYPE K 2-BEDROOM

#02-11 to #05-11
Area 49 sqm



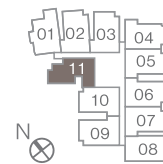
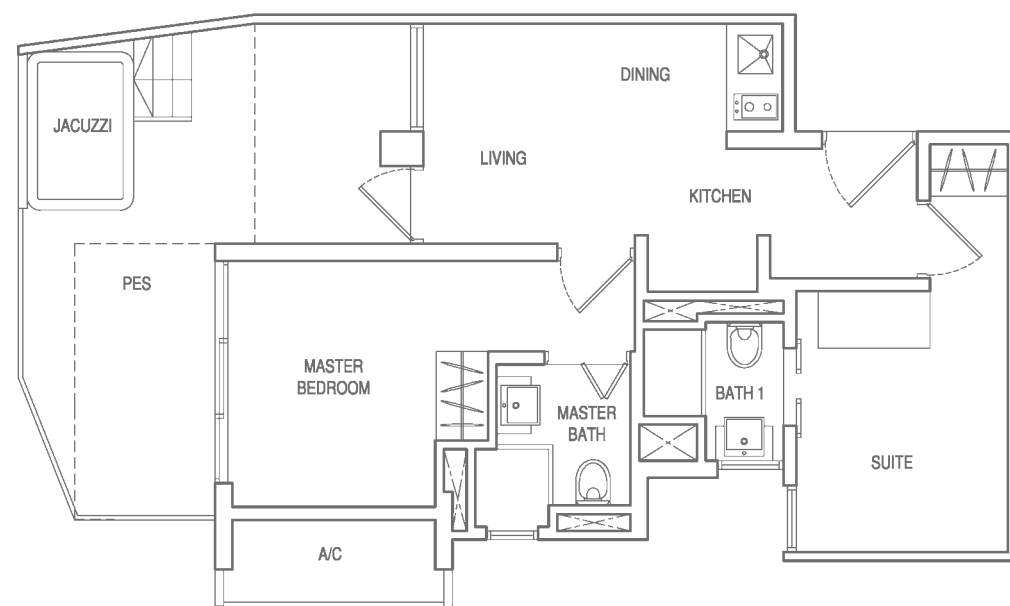
TYPE K1 2-BEDROOM

#06-11
Area 49 sqm



TYPE KG 2-BEDROOM WITH PES

#01-11
Area 64 sqm



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, Suite, Balcony & PES : Skim coat with emulsion paint generally and plaster board ceiling with emulsion paint where applicable.
- b) Master Bathroom, Bathroom & Kitchen : Plaster board ceiling with emulsion paint.

FINISHES

Internal Wall Finishes (For Apartments)

- a) Living/Dining, Master Bedroom, Suite, Balcony (Open to Sky), Balcony & PES : Cement and sand plaster and/or skim coat with emulsion paint finish.
- b) Master Bathroom : Ceramic and/or homogenous tiles and/or marble (for feature wall only) laid up to false ceiling height and on exposed surface only.
- c) 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, Suite & Kitchen : Compressed marble with compressed marble skirting.
- b) Master Bedroom : Timber parquet and/or timber strip with timber skirting.
- c) Balcony, Balcony (Open to Sky) & PES : Ceramic and/or homogenous tiles.
- d) A/C Ledge : Cement and sand screed finish.
- e) Master Bathroom & Bathroom : Ceramic and/or homogenous tiles.

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 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 glass.

DOORS

- a) Main Entrance : Approved fire-rated timber door.
- b) Master Bedroom, Suite, Master Bathroom & Bathroom : Hollow-core timber door and/or PVC door.
- c) Balcony, Balcony (Open to Sky) & PES : Aluminum framed glass 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.

IRONMONGERY

Main entrance door, other hollow-core timber doors and aluminum 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, overhead shower & shower handset.
 - 1 x Basin c/w tap mixer and cabinet below.
 - 1 x Water closet.
 - 1 x Toilet roll holder.
 - 1 x Towel rail.
 - 1 x Mirror c/w cabinet.
- b) Bathroom
 - 1 x Glass shower cubicle and/or screen c/w shower mixer, overhead shower & shower handset.
 - 1 x Basin c/w tap mixer and cabinet below.
 - 1 x Water closet.
 - 1 x Toilet roll holder.
 - 1 x Towel rail.
 - 1 x Mirror.
- c) Kitchen
 - 1 x Sink c/w sink mixer.

ELECTRICAL INSTALLATION/TV/TELEPHONE

- Electrical wiring will be in 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).

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, Bathroom, Balcony, Balcony (Open to Sky), 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 heavy duty homogenous tiles and/or granite tiles (where applicable).

DESCRIPTION OF COMMON PROPERTY

a) Common property located at 1st storey level:

1. Swimming pool
2. Jacuzzi
3. Pool deck
4. BBQ area
5. Reading corner
6. Outdoor fitness area
7. Guard house
8. Side gate

b) Common property located at basement 1:

1. Gymnasium

ADDITIONAL ITEMS

- a) Wardrobes: Built-in wardrobe to all Master Bedroom and Suite.
- b) Kitchen Cabinet:
 - i) Built-in kitchen cabinet with solid surface counter top, electrical hob and cooker hood.
 - ii) One stainless steel sink c/w sink mixer.
 - iii) Built-in conventional oven.
- c) Pantry (for Suite only):
 - i) Built-in kitchen cabinet with solid surface counter top.
- d) Air-conditioning to Living/Dining, Master Bedroom & Suite.
- e) Hot water supply to Master Bathroom, Bathroom, Kitchen & Pantry (for Suite only).
- f) Security : Audio intercom system from Apartment to Guard House & Side Gate only.
- g) Jacuzzi : For all PES unit type.

NOTE:

- 1) The brand and model of all equipment supplied shall be provided subject to market availability and the sole discretion of the Vendor.
- 2) Layout/location of wardrobes, kitchen cabinets, fan coil units, electrical points, telephone points and door swing positions are subjected to Architect's sole discretion and final design.
- 3) Connection, subscription and other fees for television, SCV, Internet and other service providers whether chosen by the Purchaser or appointed by the Vendor or the management corporation when constituted will be paid by the Purchaser.
- 4) Equipment for SCV and other cable services will be paid and installed by Purchaser.
- 5) Timber is a natural material containing grain and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
- 6) Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and marking caused by the complex, mineral composition and incorporated impurities. While such material can be pre-selected before installation, this non-conformity cannot be totally avoided. Granite 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 difference may be felt at the joints.
- 7) 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.
- 8) 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 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.
- 9) The air-conditioning system has to be cleaned and maintained regularly to ensure that it is in good and proper working condition. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.
- 10) For cyclical maintenance work to be carried out to the building facade, owners shall allow access to the maintenance team.

ROXY-PACIFIC HOLDINGS LIMITED
A HOMEGROWN SPECIALTY PROPERTY
AND HOSPITALITY GROUP

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.



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SPOTTISWOODE 18



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THE MARQUE @ IRRAWADDY

DEVELOPER



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Pte. Ltd.

SCAN THE QR CODE
 TO LIV THE DREAM



Developer: **RH Mount Sophia Pte Ltd (ROC No.: 201208522C)** Developer's Licence No.: **C1057** Tenure of Land: **Estate in Fee Simple** Expected Date of TOP: **30 June 2018**
 Expected Date of Legal Completion: **30 June 2021**

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