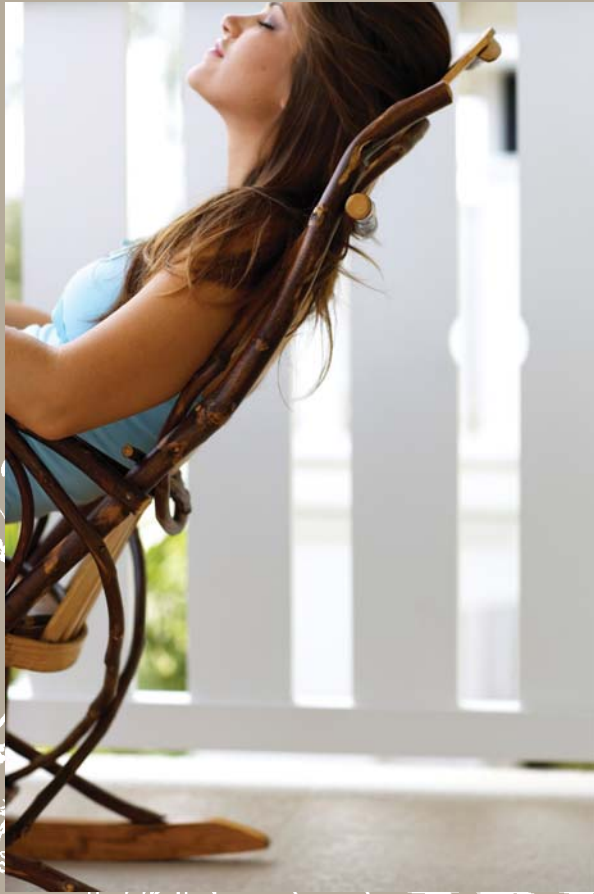


STRAITS |
residences





Relish serene moments in the comfort of your sanctuary...

At Straits Residences, where modernity and serenity are in perfect harmony. Comprising 30 exclusive apartments for the discerning few, every moment is a delightful experience to be savoured.



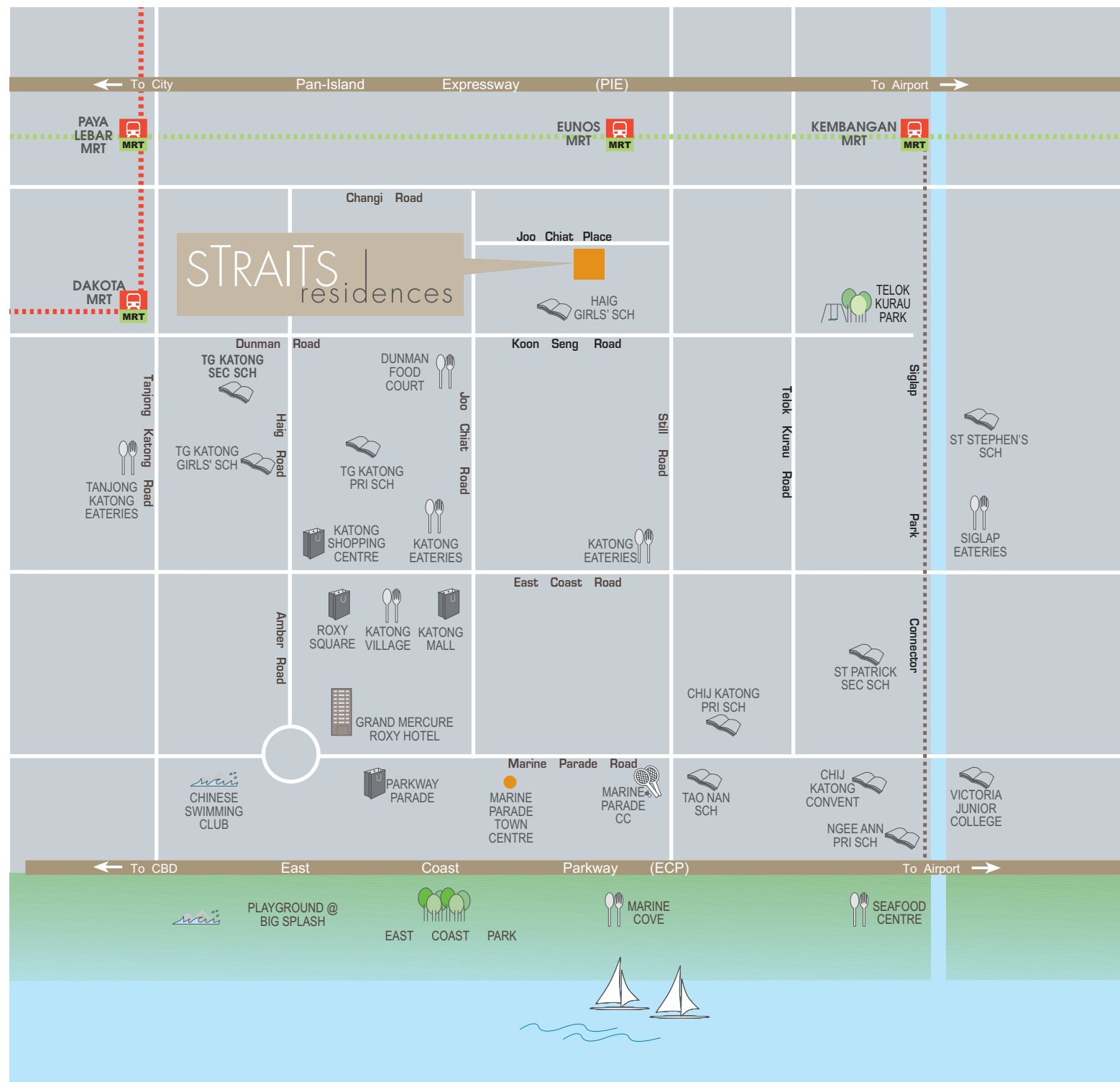




A vibrant area bustling with cafes, chic dining restaurants and shops, enjoy a wide array of conveniences and leisure.

Relish the ease of getting to the city for commercial and entertainment attractions with Eunos MRT station minutes away and easy drives via PIE and ECP. Elite schools are a stone's throw away for your little ones.

At Straits Residences, everything is mere minutes away from home...





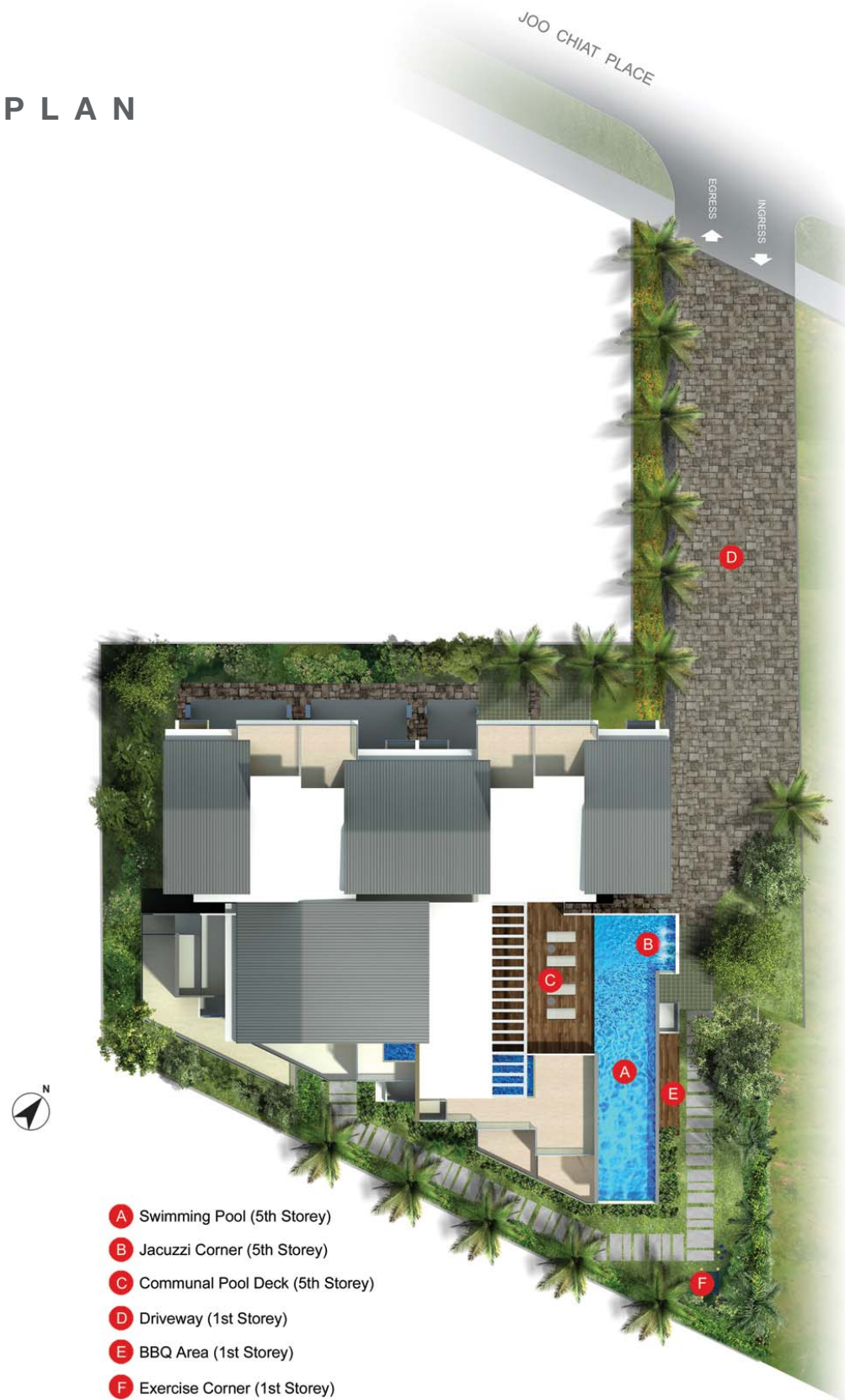
Relax and unwind...





Artist's impression only

S I T E P L A N







Artist's impression only

 **ARISTON**  **INDESIT**

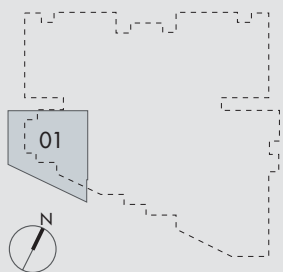
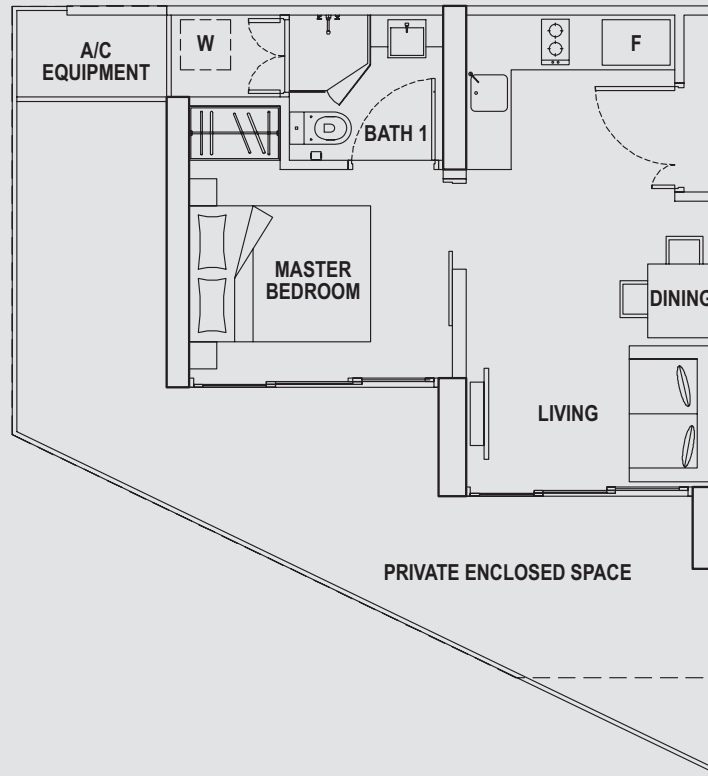


Artist's impression only

Every design comes with thoughtful form and functionality. Built-in integrated refrigerator in every kitchen and quality designer fittings. Luxury exist everywhere throughout your home.



type AG | 1 bdrm
50 sq m • 538 sq ft
#01-01



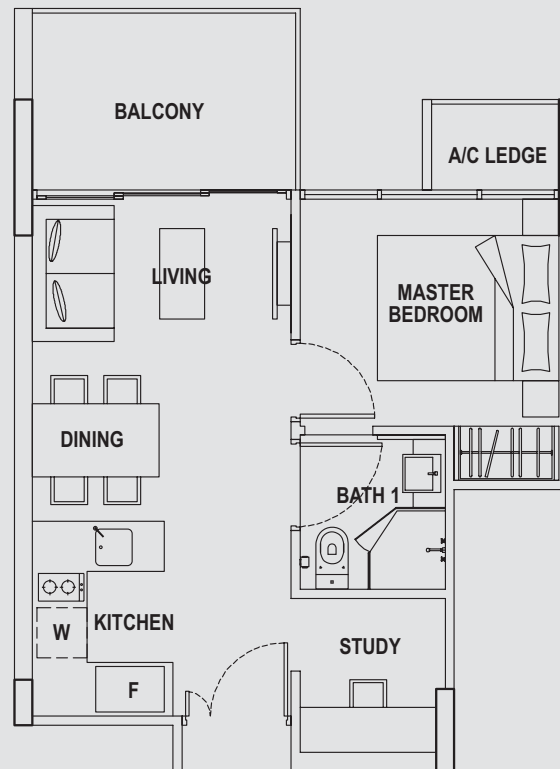
type A1

1+1 bdrm

40 sq m • 431 sq ft

#02-04 • #03-04 • #04-04

#02-05 • #03-05 • #04-05

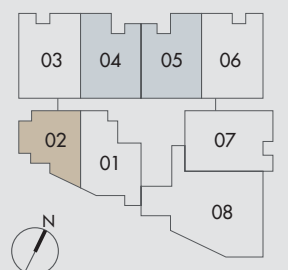
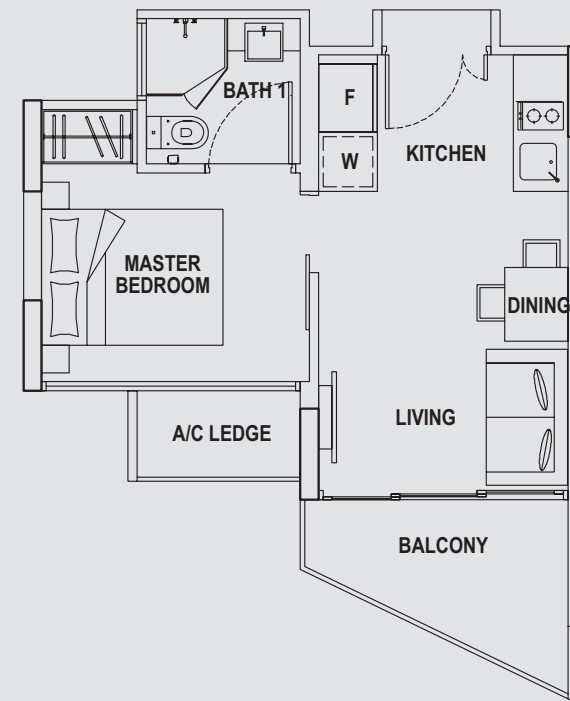


type A2

1 bdrm

32 sq m • 344 sq ft

#02-02 • #03-02 • #04-02

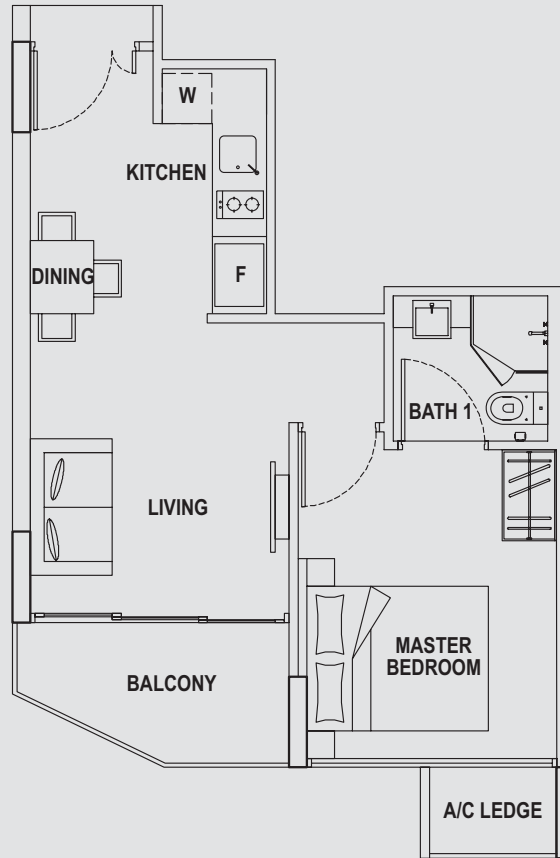


type A3

1 bdrm

40 sq m • 431 sq ft

#02-01 • #03-01 • #04-01



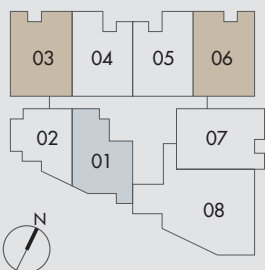
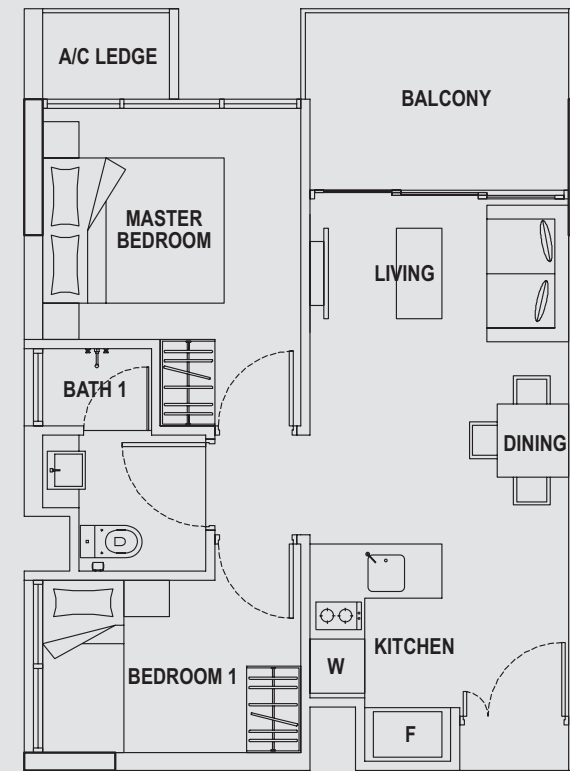
type B1

2 bdrm

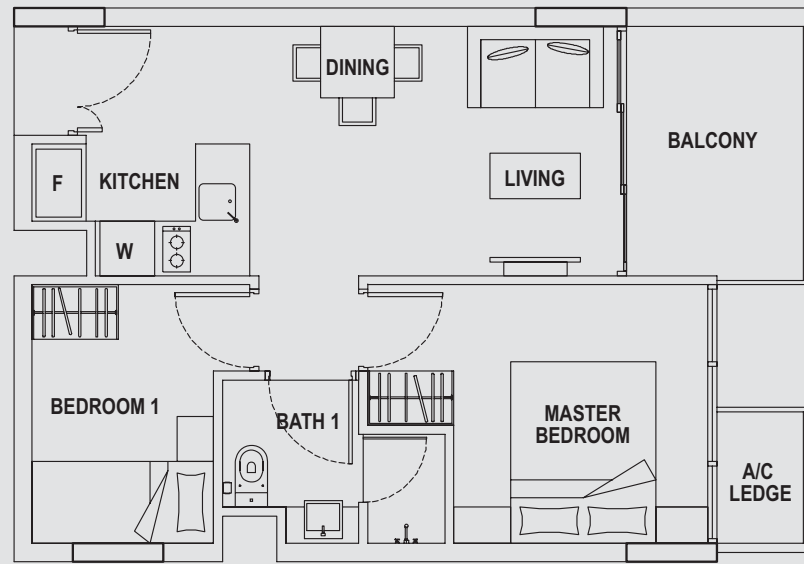
47 sq m • 506 sq ft

#02-03 • #03-03 • #04-03

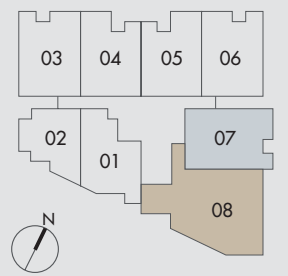
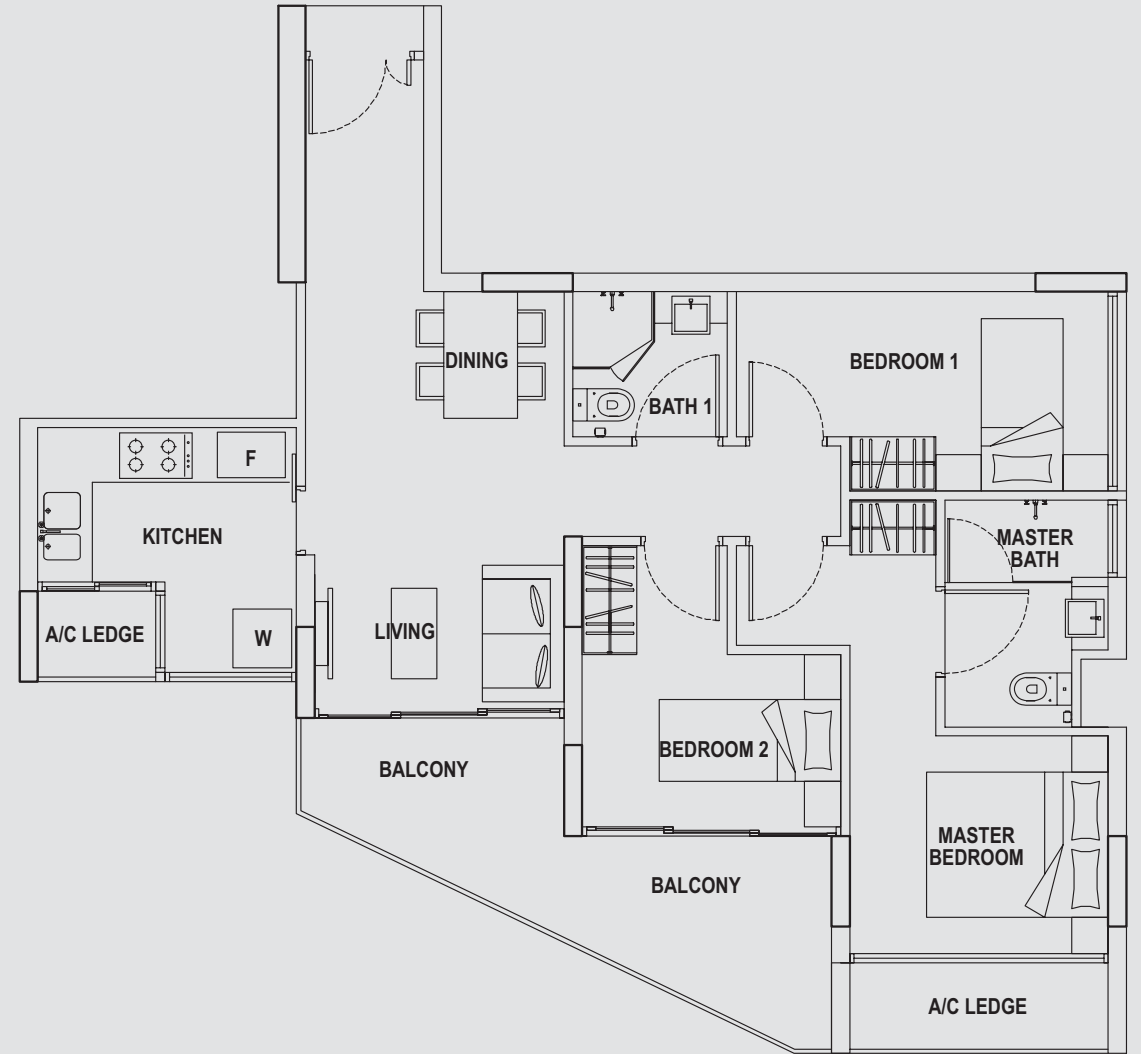
#02-06 • #03-06 • #04-06



type B2 | 2 bdrm
 48 sq m • 517 sq ft
 #03-07 • #04-07 • #05-07

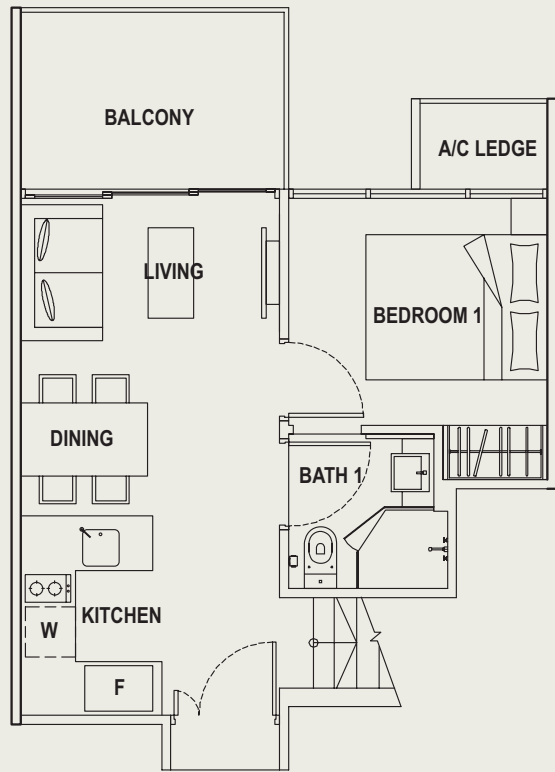


type C | 3 bdrm
 81 sq m • 872 sq ft
 #03-08 • #04-08

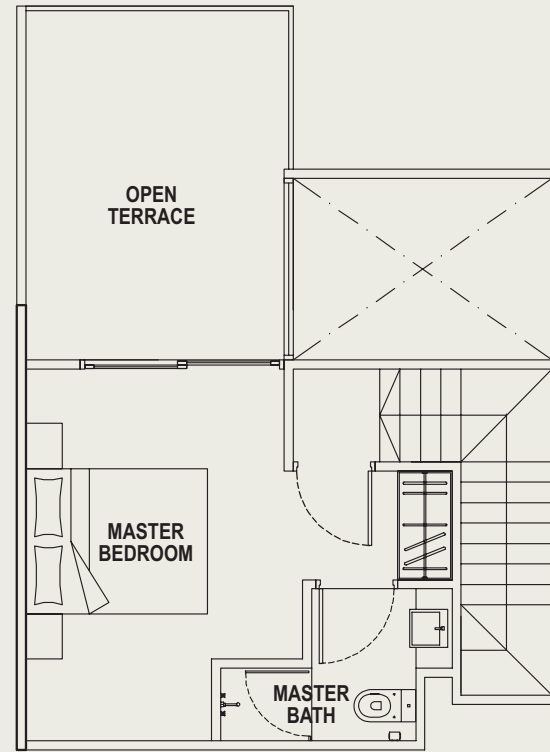


type A-P | 2 bdrm
85 sq m • 915 sq ft
#05-03 • #05-05

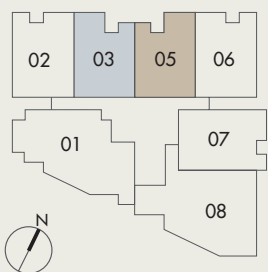
P E N T H O U S E



lower level



Upper level





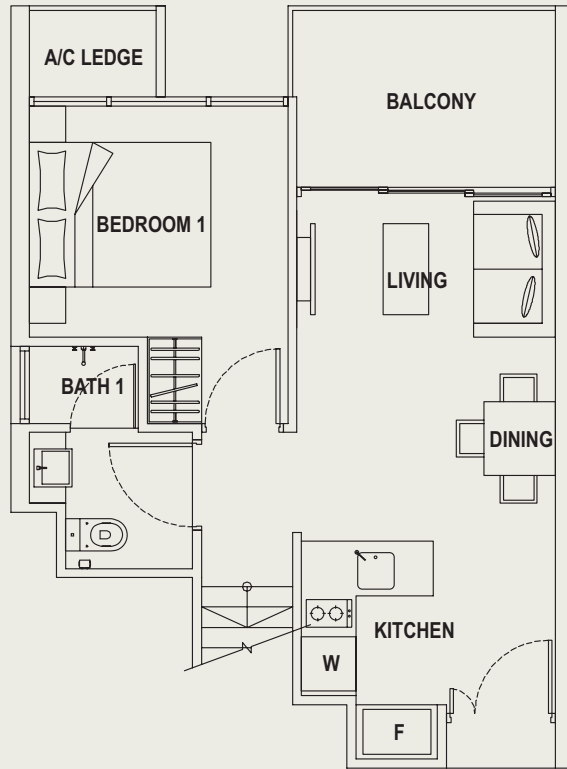
P E N T H O U S E

type B-P

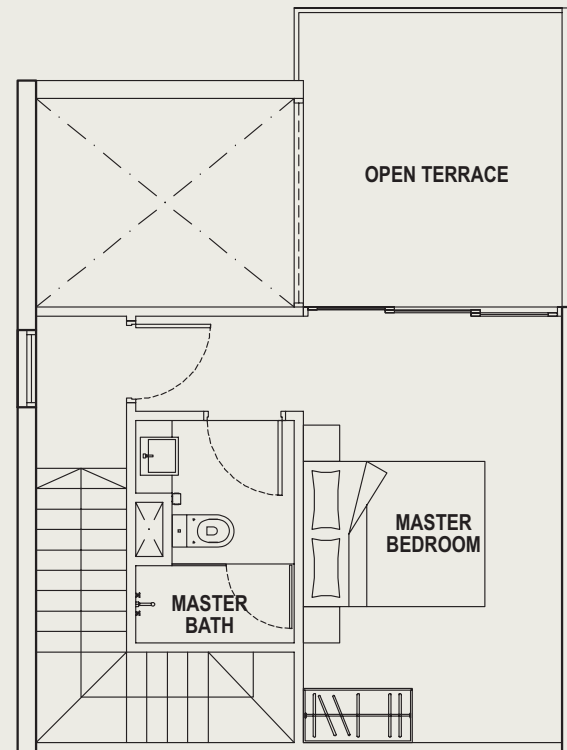
2 bdrm

93 sq m • 1001 sq ft

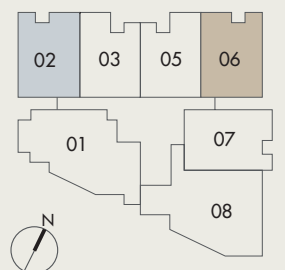
#05-02 • #05-06



lower level

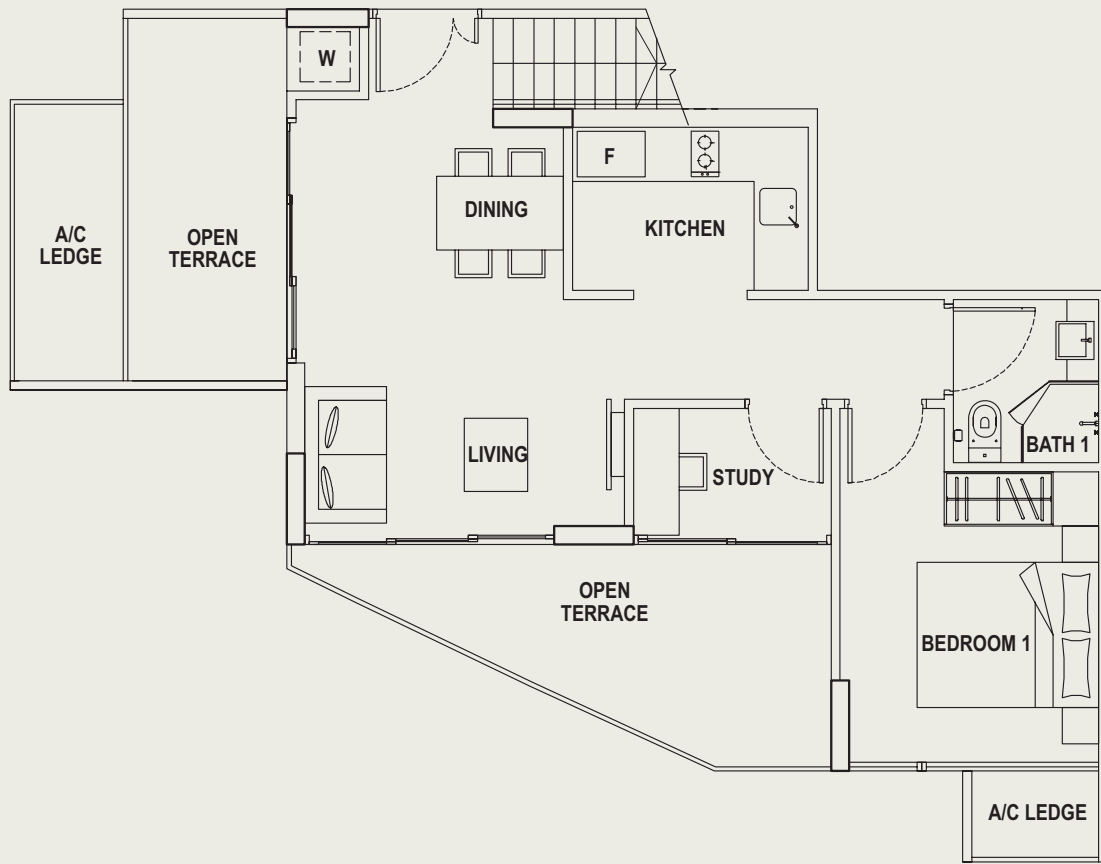


Upper level

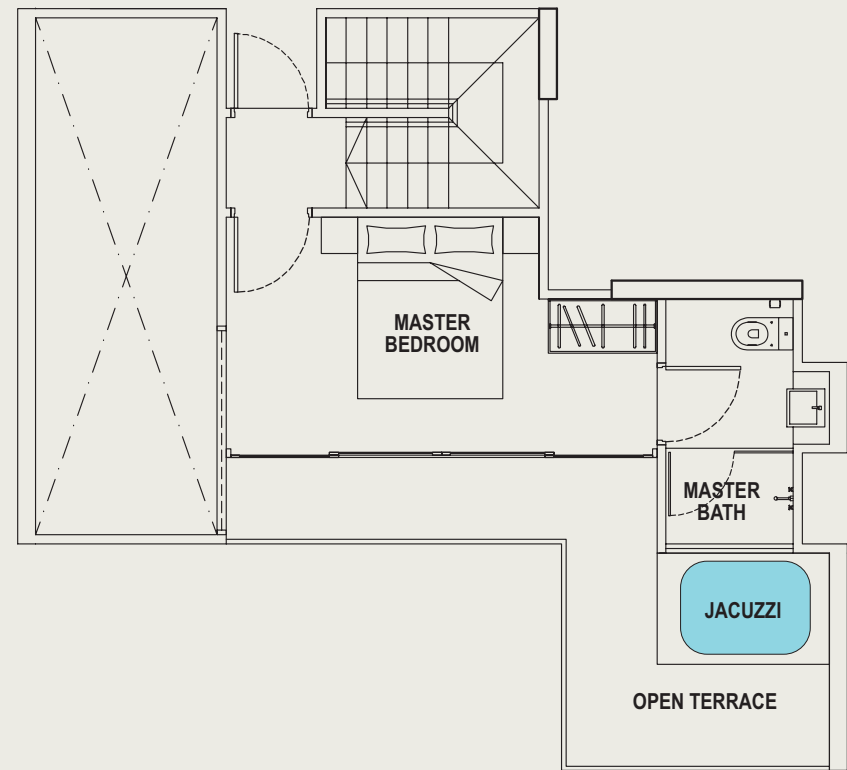


type B2-P | 2+1 bdrm
121 sq m • 1302 sq ft
#05-01

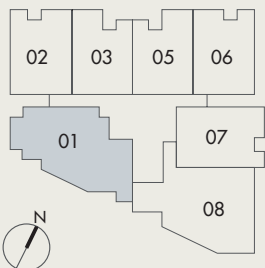
P E N T H O U S E



lower level



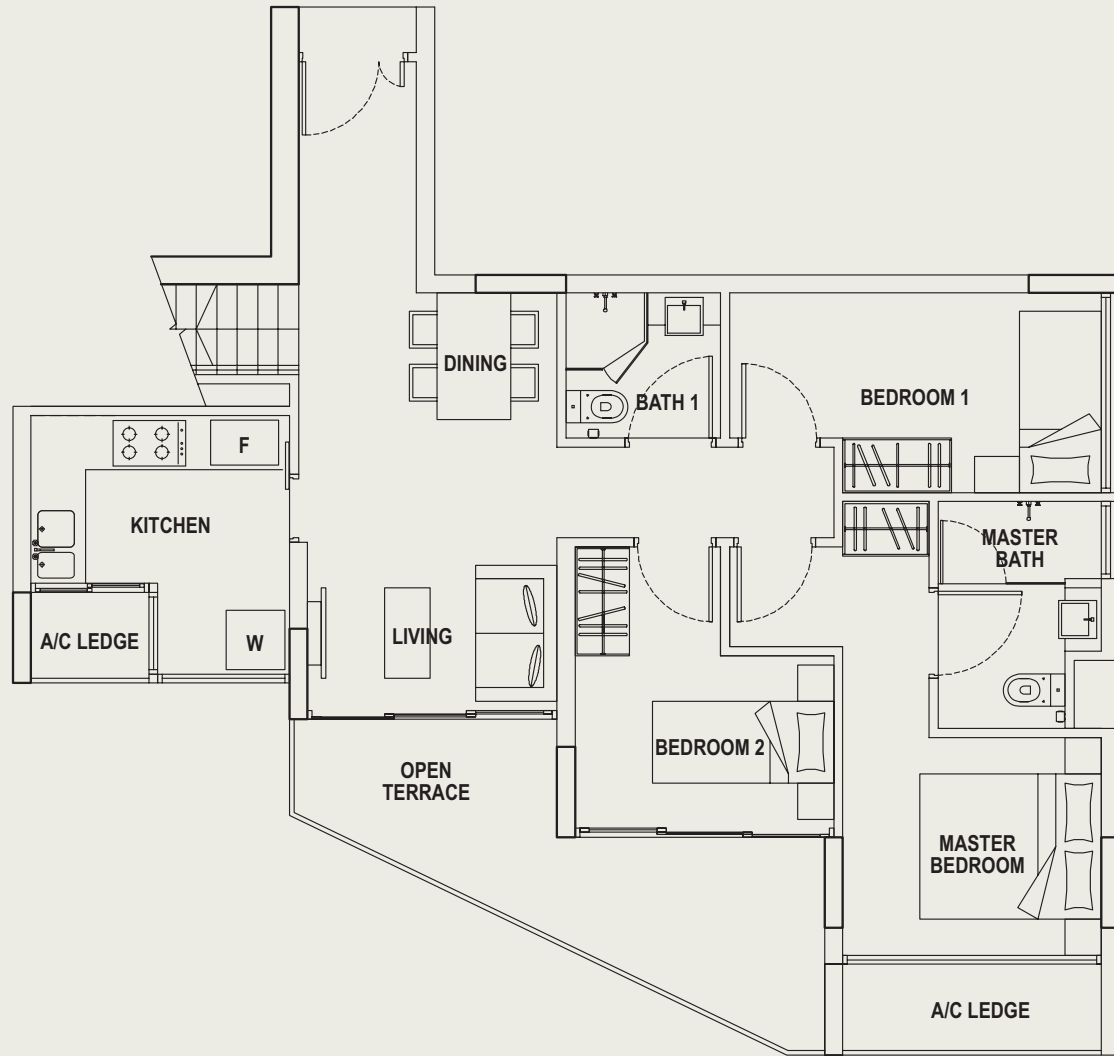
Upper level



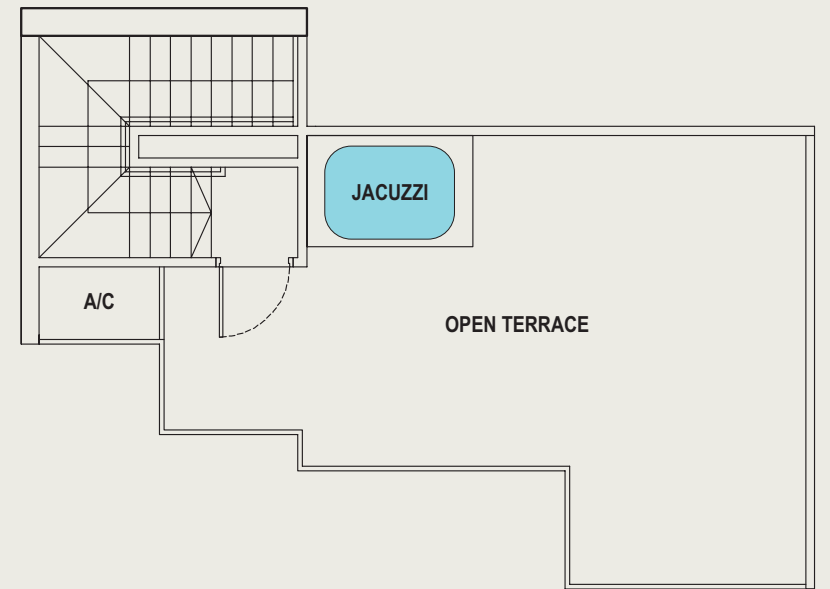


P E N T H O U S E

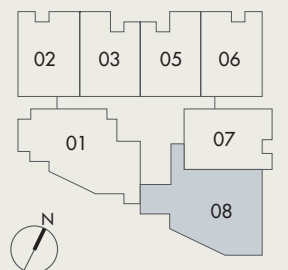
type C-P | 3 bdrm
124 sq m • 1335 sq ft
#05-08



lower level



Upper level



S P E C I F I C A T I O N S

- 1. Foundation**
Steel "H" Piles or Bored Piles or Concrete Piles.
 - 2. Super-Structure**
Reinforced concrete
 - 3. Walls**
External: Bricks and/or reinforced concrete generally.
Internal: Bricks and/or light weight blocks and/or reinforced concrete and/or precast panels and/or drywall partition generally.
 - 4. Roof**
Reinforce concrete roof with waterproofing and insulation and/or metal roofing over reinforced concrete.
 - 5. Ceiling (Apartment)**
 - a) Living, Dining, Bedrooms, Balcony, Study & WC:
Skim coats with emulsion paint generally and fibrous plaster board ceiling where applicable.
 - b) Common Bath, Master Bath & Kitchen:
Fibrous plaster board with emulsion paint.
 - 6. Internal Wall Finishes (Apartments)**
 - i) Living, Dining, Bedrooms, Study, Balcony & Open Terrace:
Cement and sand plaster with emulsion paint generally.
 - ii) Kitchen:
Ceramic or homogeneous tiles (up to false ceiling height and no tiles behind cabinets).
 - iii) Master Bath & Common Bath:
Ceramic or homogeneous tiles (up to false ceiling height, no tiles behind cabinets and mirrors).
 - 7. Floor Finishes (Apartments)**
 - i) Living, Dining & Kitchen:
Compressed Marble with skirting.
 - ii) Bedrooms & Study:
Natural timber strips with timber skirting.
 - iii) Common Bath & Master Bath:
Ceramic or homogeneous tiles.
 - iv) Balcony & Open Terrace:
Ceramic or homogeneous tiles.
 - v) A/C Ledges:
Cement and sand screed finish.
 - 8. Windows**
Powder Coated or Anodised Aluminium framed windows with clear or tinted glass and frosted glass for bathrooms.
 - 9. Doors**
 - a) Main entrance:
Approved fire-rated timber door
 - b) Bedrooms & Bathrooms:
Timber door.
 - c) Balcony & Open Terrace:
Powder Coated or Anodised Aluminium framed glass door or Aluminium panelled door.
 - 10. Sanitary Fittings**
 - a) Master Bath
 - 1 Glass shower cubicle c/w fixed glass screen, waterspout, shower mixer, overhead shower & shower handset
 - 1 Basin c/w tap mixer
 - 1 Water closet
 - 1 Toilet roll holder
 - 1 Towel rail
 - 1 Mirror c/w cabinet
 - b) Common Bath
 - 1 Glass shower cubicle c/w shower mixer & shower set
 - 1 Basin c/w tap mixer
 - 1 Water closet
 - 1 Toilet roll holder
 - 1 Mirror
 - c) Kitchen
 - 1 Sink mixer
 - 1 Sink
 - 11. Electrical Installation/ Telephone/ TV/ FM**
 - i. Electrical wiring will be in concealed conduits where possible.
 - ii. Electrical wiring will be in surface mounted conduits within false ceiling where applicable.
 - 12. Lightning Protection**
Lightning Protection System shall be provided in accordance with Singapore Standard CP 33:1996.
 - 13. Painting**
 - a) External : Textured spray paint at selected areas.
Rough cement rendered finish with paint finish at selected areas.
Emulsion paint at selected areas.
 - b) Internal : Emulsion paint.
 - 14. Waterproofing**
Waterproofing is provided to Bathrooms, Kitchen, Balcony, Open Terrace, Roof, R.C. flat roof & Swimming Pool.
 - 15. Recreation facilities**
 - i. Swimming pool
 - ii. Pool Deck
 - iii. BBQ Area
 - 16. Additional Items**
 - a) Kitchen Cabinets:
Built-in kitchen cabinets with solid surface counter top
 - b) Kitchen Appliances:
 - 1 Electric Cooker hob
 - 1 Cooker hood
 - 1 Built-in Integrated Refrigerator
 - c) Bedroom Wardrobes:
Built-in Wardrobes to all bedrooms.
 - d) Air-conditioning:
Exposed wall mounted split unit air-conditioner to all bedrooms, study, living and dining.
 - e) Security:
Audio Intercom system to main door only.
 - f) Jacuzzi:
For unit types B2-P and C-P.
 - 17. Carpark**
 - a) 1st Storey Car Park:
Concrete finished with floor hardener and/or perforated concrete slab and/or interlocking pavers and/or aeration slab (where applicable).
Mechanical car parking system.
 - b) 1st Storey Driveway:
Concrete finished with floor hardener and/or perforated concrete slab and/or interlocking pavers and/or heavy duty tiles at selected area only.
- 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 are 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 representations of fact. 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 amendments approved by the building authorities. Floor areas are approximate measurements and subject to final survey.
- The choice of brand and model of fittings, equipments, installation and appliances supplied shall be at the sole discretion of the vendor.
- Marble & 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 or granite hence 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.
- 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.
- Timber**
Timber strips are natural materials containing veins and tonal difference. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation.
- Wardrobes Kitchen Cabinets and Fan Coil Units.**
Layout/Location of wardrobes, kitchen cabinets and fan coil units are subject to Architect's sole discretion and final design.

Other Quality Developments



The Verte



Nova 88



The Lucent



The Ambrosia

Developer:



Brochure design by:

AMELIA HOE
AMELIAHOELM@YAHOO.COM.SG

