



# TAKE FIVE

## 5 MINUTES

TO THE CITY. TO THE  
CTE. TO THE BEACH. TO  
OUTRAM PARK MRT.  
TO RESTAURANTS. TO  
CAFES. TO VIVOCITY. TO  
CLUBS. TO SENTOSA.

TO SUPERMARKETS. TO CINEMAS.  
TO RESORTS WORLD SENTOSA.  
TO RAFFLES PLACE. TO SHENTON  
WAY. TO UNIVERSAL STUDIOS.

TO CHINATOWN. TO SINGAPORE GENERAL HOSPITAL. TO  
AYE. TO SCHOOLS. TO MARINA AT KEPPEL BAY. TO MALLS.  
TO CLARKE QUAY. TO BOAT QUAY. TO WORK. TO PLAY.

5 SECONDS TO FALL IN LOVE.

SPOTTISWOODE

18



**AT THE HEART OF  
EVERYWHERE  
YOU LOVE TO BE**



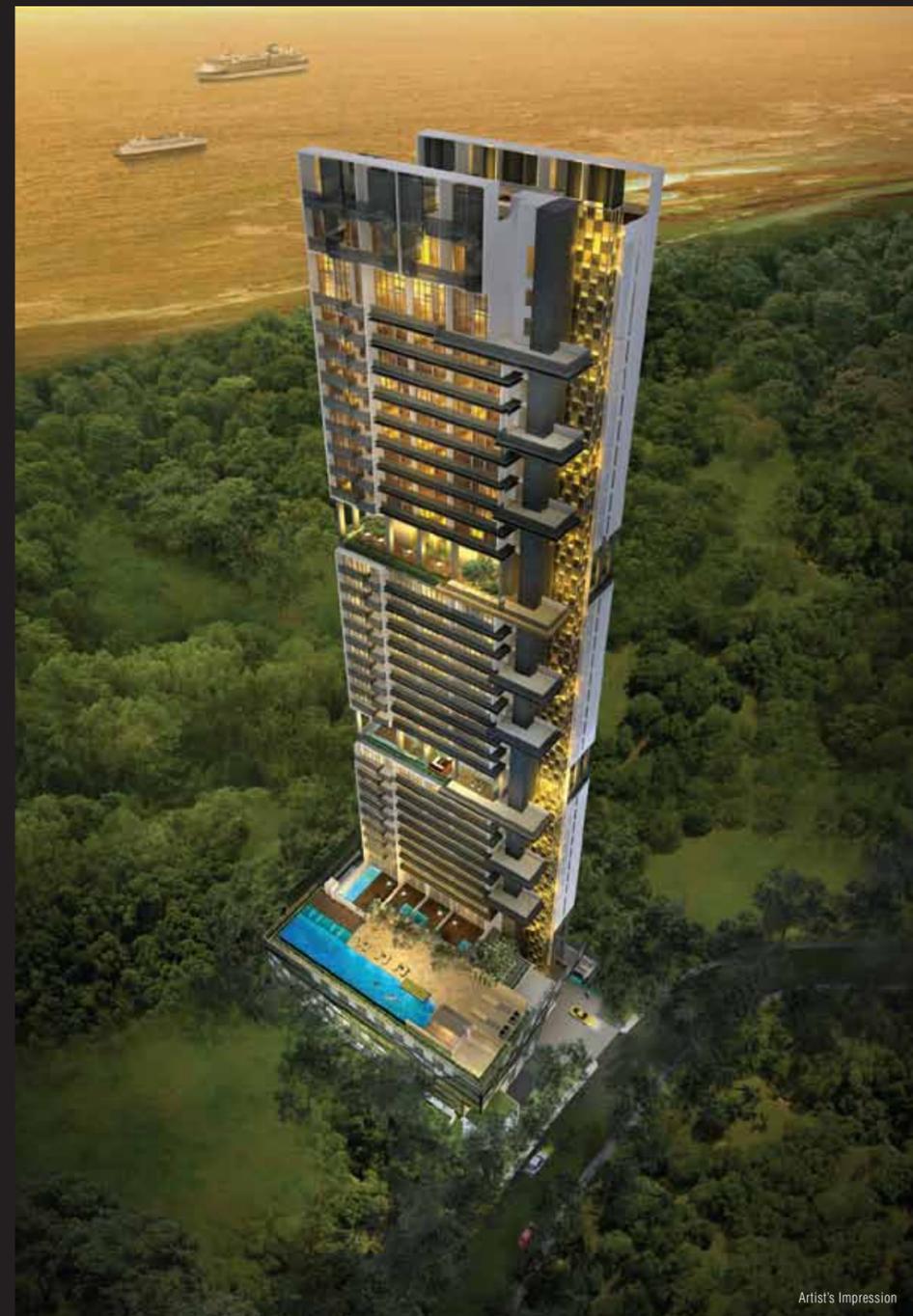
**SPOTTISWOODE 18  
A 36-STOREY LUXURY  
FREEHOLD DEVELOPMENT**

## SITTING BETWEEN THE CITY AND THE SEA



## SUSPENDED BETWEEN THE EARTH AND THE SKY

Like a jewel washed ashore, Spottiswoode 18 – a 36-storey luxury freehold development – stands tall and resplendent at the edge of the city and the southern shores of the island. An architectural landmark in the making, it articulates the stylish and cosmopolitan lifestyle of the modern urban dweller.



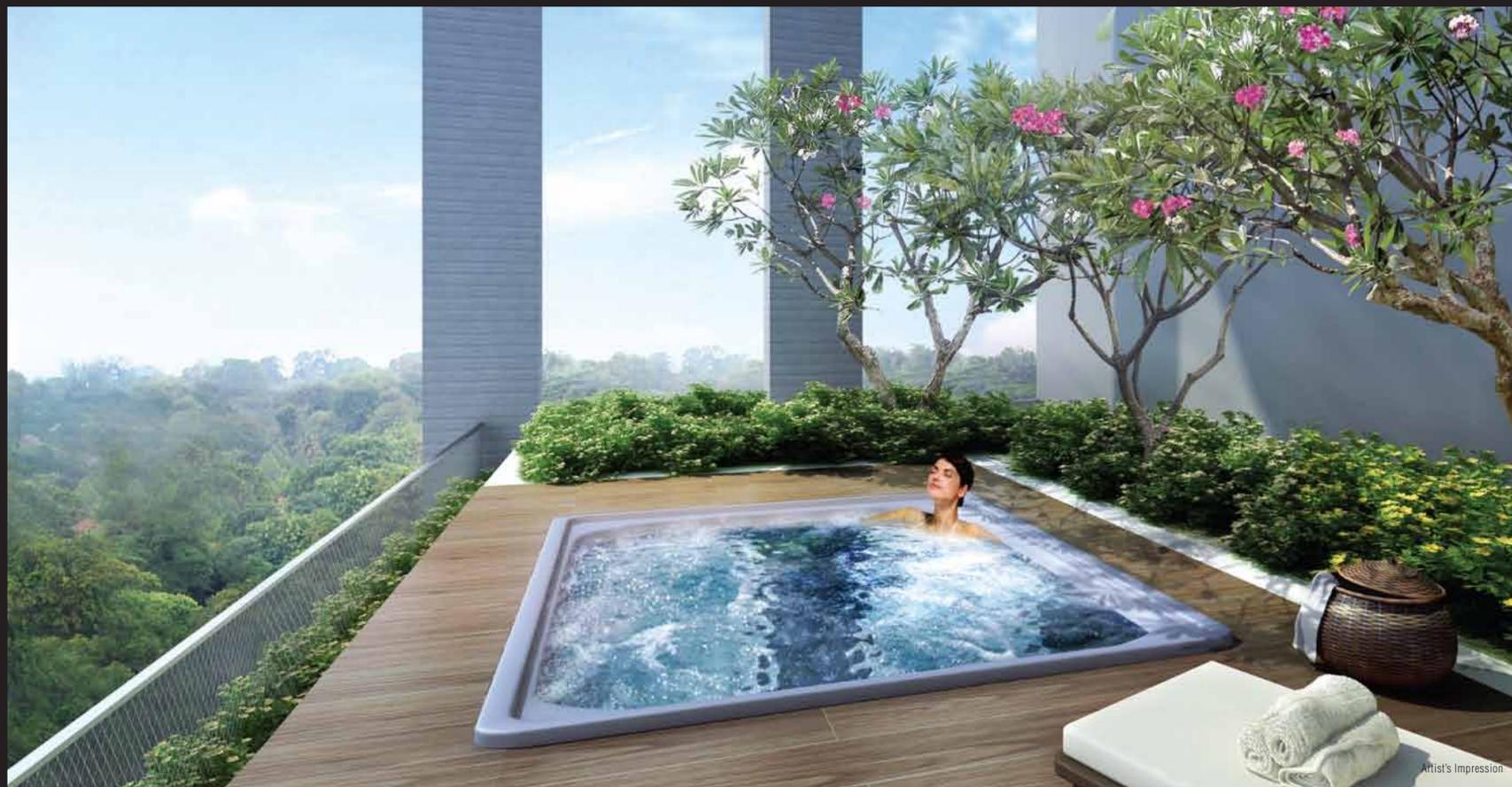
**COME HOME TO  
RENEW, REVIVE,  
REJUVENATE AND  
RESTORE**



## ROOM TO BREATHE ROOM TO ENTERTAIN



Need a breather from the cares of the day? Take to the sky at one of two themed Sky Terraces. Have a sundowner with friends and family up here. Catch the cool breezes and count ships at SEAVIEW@24. Or admire the stunning city skyline at CITYVIEW@24. This is the height of relaxation.



## REVIVE BODY, MIND AND SOUL SCENTED SKY SPAS AT A WHOLE NEW ALTITUDE

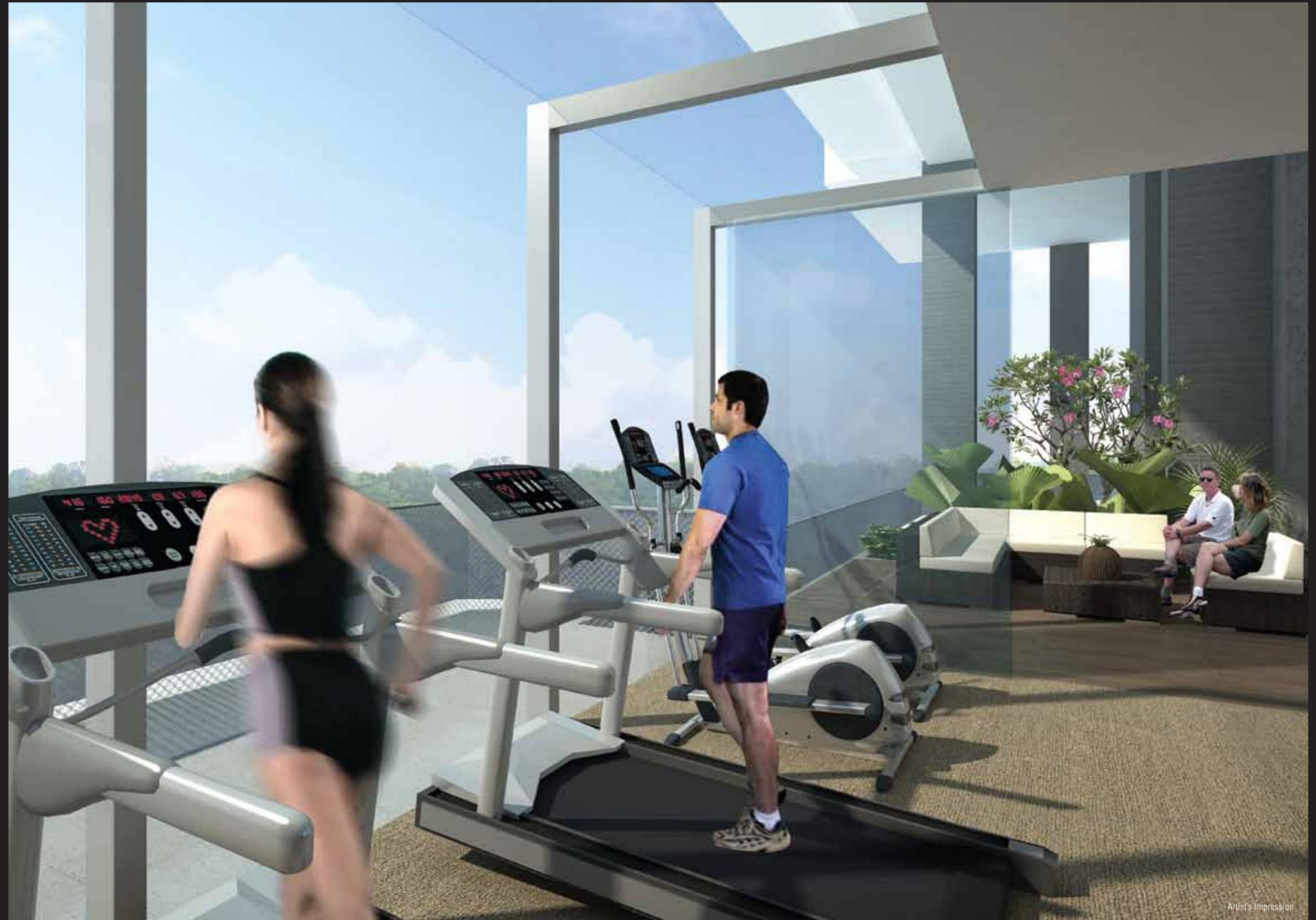
It's enviable enough to luxuriate in a jacuzzi. But to immerse in one of three individually Scented Spa Pots – Spa Plumeria, Spa Muraya and Spa Michelia – located 14 storeys above your aches and cares? Head for SPA@14 at the Sky Terrace.

**EXTRAORDINARY  
VIEWS TO ENCOUNTER  
A UNIQUE SPACE  
TO EXPERIENCE**



Artist's Impression

## CONTEMPORARY LIVING AT A BREATHTAKING NEW ELEVATION



Take your workout to a new level at GYM@14. Let the glorious views of the city inspire you as you sweat it out in style. Push your limits and sculpt your body beautiful. This is true luxury living like no other.



**WHERE FAST LANE  
MEETS LAZY WEEKENDS  
WHERE HOT NIGHTS IN  
THE CITY MEET COOL  
BREEZES FROM THE SEA**

**LIVE, REST, DREAM, HOPE**  
**EXQUISITE EXPRESSIONS**  
**OF INDIVIDUAL SPACE**



Come home to a space that truly defines who you are and the lifestyle you embrace. You will find room to create your future and express your surroundings any way you choose.





Artist's Impression



Artist's Impression

**RISE UP TO NEW HEIGHTS  
OF TIMELESS DESIGN**



**hansgrohe**

**LAUFEN**  
bathrooms

**BOSCH**  
Invented for life

A suite of designer kitchen appliances and exquisite sanitary fittings to complement your discerning taste and accommodate your cosmopolitan lifestyle.

**INVITING INTERIORS THAT WILL  
INSPIRE, INVIGORATE & INDULGE**

**LIVE THE COSMOPOLITAN  
LIFE OF CAFES,  
CLUBS AND CAREER  
WITHOUT SACRIFICING  
SERENITY, SECURITY AND  
INVESTMENT SENSIBILITY**



# SITE PLAN

## LEVEL 1

### Legend

- A Swimming Pools – POOL@1
  - A1 Swimming Pool
  - A2 Children's Pool
  - A3 Wading Pool
  - A4 Reflective Pool
- B Cascading Water Feature
- C Pavilion Walkway
- D Entrance Court
- E Tennis Court
- F Outdoor Fitness Station
- G Children's Playground – PLAY@1

## PODIUM DECK

### Legend

- H Wet Zone – POOL@5
  - H1 Communal Pool
  - H2 Water Jet Corner
  - H3 Pool Deck
  - H4 Shower Area
- J Communal Deck
- K BBQ Corner – BBQ@5
- L Deck Pavilion

--- Tower Block



# SKY TERRACE PLAN

Two themed Sky Terraces offer you a world of endless possibilities. From practising yoga to pampering your body and soul. Admiring the city skyline to an evening stroll in the company of lush greenery. Catching up with friends to a workout. There's so much awaiting you.

## LEVEL 14



### Legend

- A Observation Deck – CITYVIEW@14
- B Meditation Corner – BALANCE@14
- C Gymnasium – GYM@14
- D Waiting Area
- E Reflective Pool – POOL@14
- F Yoga Space – STRETCH@14
- G Scented Spa Pots – SPA@14
  - G1 Spa Plumeria
  - G2 Spa Muraya
  - G3 Spa Michelia
  - G4 Massage Slab
- H Toilet
- J Reflexology Walk

## LEVEL 24



### Legend

- A Observation Deck – CITYVIEW@24
- B Landscaped Gardens – RETREAT@24
  - B1 Tea Garden
  - B2 Zen Garden
  - B3 Lush Garden
- C Observation Lounge – SEAVIEW@24
- D Reflective Pool – POOL@24
- E Family and Friends' Lounge – ENTERTAIN@24
- F Toilet



### MARINA BAY SANDS

Luxury hotel, world-class casino, convention centre, shopping and restaurants.



### MARINA BAY

Singapore's up-and-coming major business and financial hub.



### TANJONG PAGAR RAILWAY STATION

A heritage site slated to be the largest downtown development with shopping malls, offices and apartments. Poised to be a new recreational and entertainment hub. A two-minute stroll from Spottiswoode18.



### RESORTS WORLD SENTOSA

Singapore's largest integrated resort on Sentosa. Houses Universal Studios theme park, six hotels and a casino.



### OUTRAM PARK MRT STATION

A five-minute walk from Spottiswoode18.



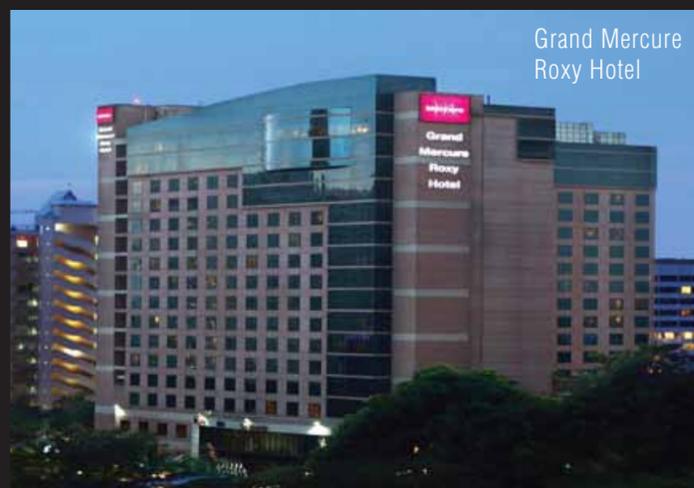
A black and white photograph of a woman with dark hair, smiling warmly as she holds a baby. The woman is looking down at the baby, and her expression is one of joy and affection. The baby is wrapped in a light-colored blanket and is looking towards the camera. The background is dark and out of focus, emphasizing the subjects in the foreground.

**A LIFESTYLE  
TO EMBRACE  
FOR NOW,  
FOREVER**

# 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, Roxy Square Shopping Centre and Kovan Centre.

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

# SPECIFICATIONS

## FOUNDATION

Bored Piles and/or Concrete Piles and/or Steel H Piles.

## SUPERSTRUCTURE

Reinforced Concrete Framework and/or steel frame.

## WALL

- External: Common clay bricks 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 generally.

## ROOF

Flat Roof: Reinforced concrete roof with waterproofing and insulation.

## CEILING

[For Apartments]

- Living, Dining, Master Bedroom, Bedroom, Study, Kitchen & Balcony: Skim coat with emulsion paint generally and plaster board ceiling where applicable.
- Master Bathroom & Bathroom: Plaster board with emulsion paint.
- Household Shelter: Skim coat with emulsion paint finish.

## FINISHES

- INTERNAL WALL [For Apartments]
  - Living, Dining, Master Bedroom, Bedroom & Study: Cement and sand plaster with emulsion paint.
  - Master Bathroom & Bathroom: Natural marble.
  - Kitchen: Ceramic or homogeneous tiles laid up to false ceiling height and on exposed surface only.
  - Balcony, Open Terrace & Roof Terrace: Plaster and/or skim coat with emulsion paint finish.
- FLOOR [For Apartments]
  - Living/Dining/Kitchen & Study: Natural marble with skirting.
  - Balcony, Open Terrace & Roof Terrace: Ceramic and/or homogeneous tiles.
  - Household Shelter: Ceramic tiles and/or homogeneous tiles.
  - Master Bathroom & Bathroom: Natural marble and/or granite.
  - Bedroom & Study Room (For unit type 1 & 1+1 BR only): Natural Marble with skirting.  
Bedroom (For unit type 2 BR only): Timber parquet or timber strip flooring with timber skirting.
  - A/C Ledges: Cement and sand screed finish.

## WINDOWS

Aluminium framed glass windows.

Note:

- All aluminium frames shall be powder coated and/or natural anodised finish.
- All windows are either side hung or top hung or bottom hung or sliding or any combination of the above mentioned.
- All glazing below 1m from floor level shall be tempered or laminated glass.
- All glazing to be plain float and/or tinted glass.

## DOORS

- Main Entrance: Approved fire-rated timber door.
- Master Bedroom, Bedroom, Master Bathroom, Bathroom & Study: Timber door and/or PVC door.
- Balcony, Open Terrace & Roof Terrace: Aluminium framed glass door.

Note:

- All aluminium frames shall be powder coated and/or natural anodised finish.
- Doors can either be of swing and/or sliding and/or bi-fold type with or without fixed glass panel.
- All glazing to be plain float and/or tinted glass.

## IRONMONGERY

Main Entrance door and other timber doors shall be provided with locksets.

## SANITARY FITTINGS

- Master Bath:
  - 1 x Glass shower cubicle c/w shower mixer, overhead shower & shower handset.
  - 1 x Basin c/w tap mixer.
  - 1 x Water closet.
  - 1 x Toilet roll holder.
  - 1 x Mirror c/w cabinet.
- Common Bath (Except for unit type DP1 & DP4 only):
  - 1 x Glass shower cubicle c/w shower mixer & shower handset.
  - 1 x Basin with tap mixer.
  - 1 x Water closet.
  - 1 x Toilet roll holder.
  - 1 x Mirror.
- Common Bath (For unit type DP1 & DP4 only):
  - 1 x Shower mixer & shower handset.
  - 1 x Basin with tap mixer.
  - 1 x Water closet.
  - 1 x Toilet roll holder.
  - 1 x Mirror.

## 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 of services within the apartment units shall be at the sole discretion of the Architect and Engineer.
- Cable-Readiness to comply with authorities' requirements.

## 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, Bathrooms, Open Terrace, Roof Terrace, Balcony and Reinforced Concrete Flat Roof and Swimming Pool.

## PAINTING

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

## CAR PARK

Concrete finished with floor hardener and/or Perforated concrete slab and/or interlocking pavers and/or Aeration Slab (where applicable).

## RECREATIONAL FACILITIES

Level 1

- Swimming Pool
- Children's Pool
- Wading Pool
- Tennis Court

Level 5 (Podium Deck)

- Communal Pool
- Water Jet Corner

Level 14

- Observation Deck
- Meditation Corner
- Gymnasium
- Reflective Pool

Level 24

- Observation Deck
- Landscaped Gardens
- Observation Lounge

## ADDITIONAL ITEMS:

- Kitchen Cabinets:
  - Built-in kitchen cabinets with solid surface counter top, electrical cooker hob & cooker hood.
  - One stainless steel sink complete with sink mixer.
  - Built-in oven
  - Built-in integrated refrigerator.
- Wardrobes: Built-in Wardrobes in all bedrooms.
- Air-conditioning for Living, Dining, Master Bedroom, Bedroom & Study.
- Hot Water Supply for Master Bathroom, Bathroom & Kitchen.
- Security: Audio intercom system to main door only.
- Jacuzzi: For unit type RT1, RT2 & RT5.
- Private Swimming Pool: For all Penthouse units & unit type RT3 & RT4 only.

## NOTE:

- The brand and model of all equipment and appliances supplied will be provided subject to availability.
- Layout/location of wardrobes, kitchen cabinets, fan coil units and electrical points are subject to Architect's sole discretion and final design.
- 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.
- Equipment for SCV will be paid and installed by Purchaser.
- 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.
- 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 materials 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.
- All doors either be of swing or sliding or bi-fold type.
- 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 of the Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.
- 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 facts. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development and cannot be regarded as representations of facts. Photographs for 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, equipment, installation and appliances supplied shall be at the sole discretion of the Vendor.

Developer:



Sole Marketing Agent:

**Huttons**<sup>®</sup>  
realestategroup

**Name of Project:** Spottiswoode 18    **Developer:** RL Developments Pte Ltd (ROC No.: 200919297R)    **Developer's Licence No.:** C0699

**Tenure of Land:** Estate in Fee Simple Lot 388P & Part 820T TS23 at 18 Spottiswoode Park Road    **Building Plan No.:** A1276-00516-2010-BP01

dated 1 December 2010    **Expected Date of T.O.P.:** 31 December 2015    **Expected Date of Legal Completion:** 31 December 2018