



# CAMBIO SUITES



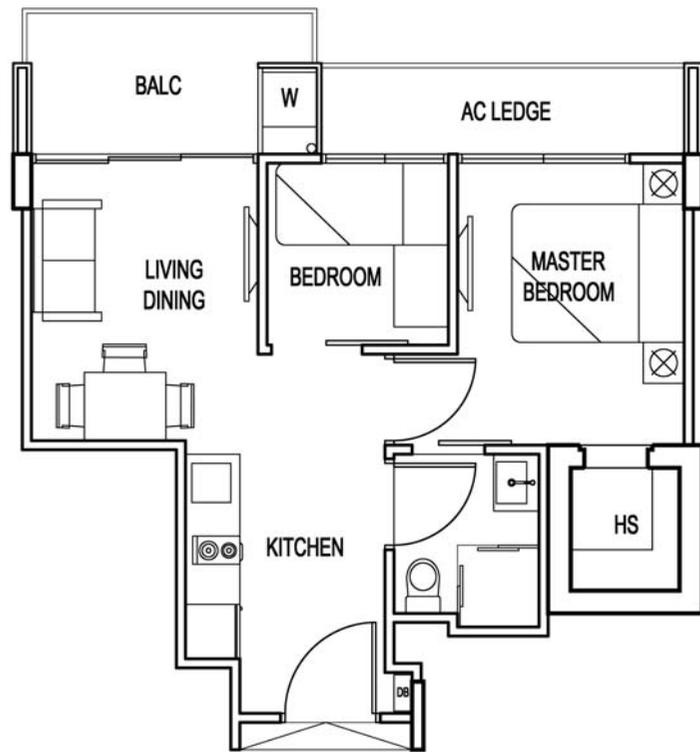
### Type A (2-Bedroom)

Area (47.00sqm)

(Inclusive of Balcony & AC ledge)

#02-04, #03-04, #04-04, #05-04

#02-06, #03-06, #04-06

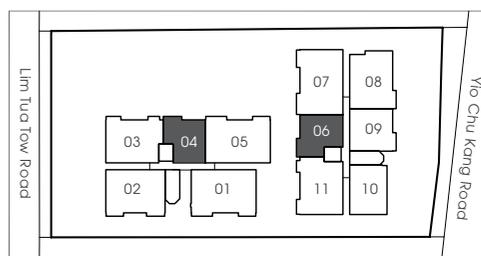
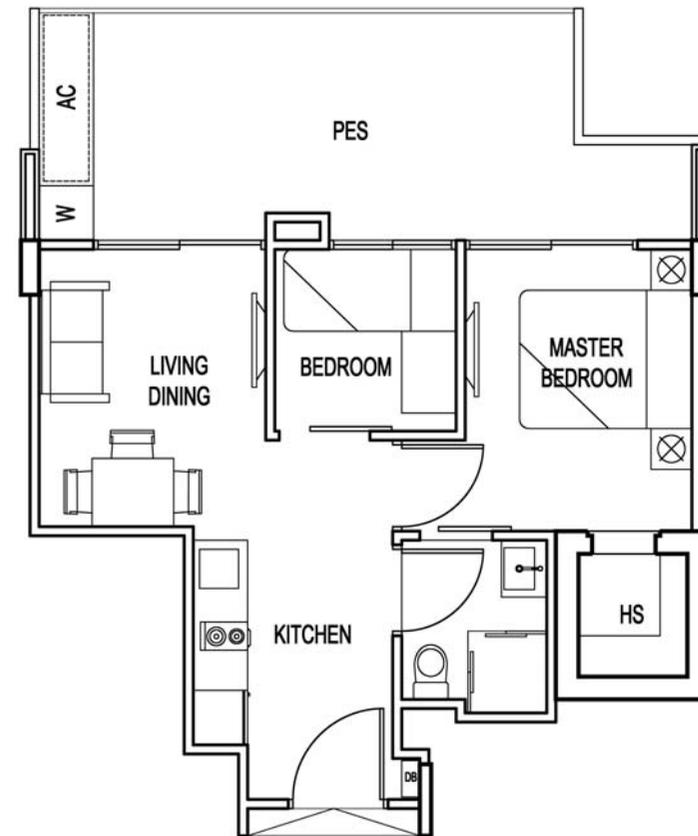


### Type A-G(a) (2-Bedroom)

Area (54.00sqm )

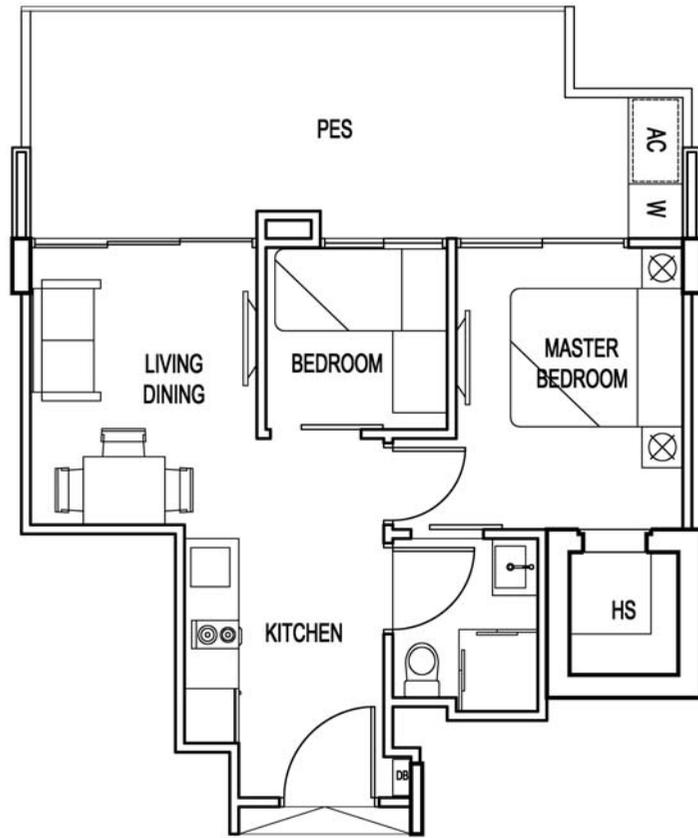
(Inclusive of PES)

#01-06



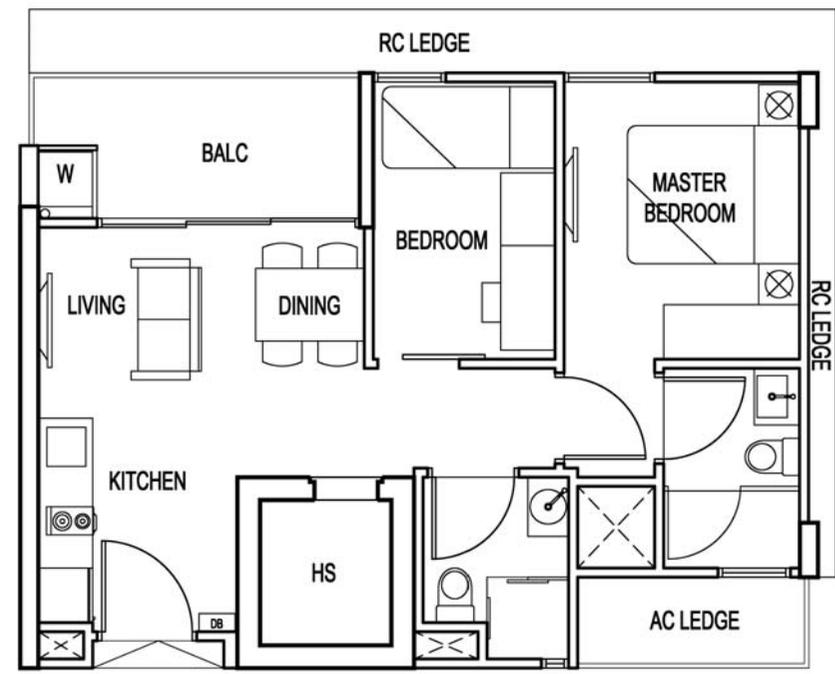
### Type A-G (2-Bedroom)

Area (55.00sqm)  
 (Inclusive of PES)  
 #01-04



### Type B1 (2-Bedroom)

Area (54.00sqm)  
 (Inclusive of Balcony & AC ledge)  
 #02-10

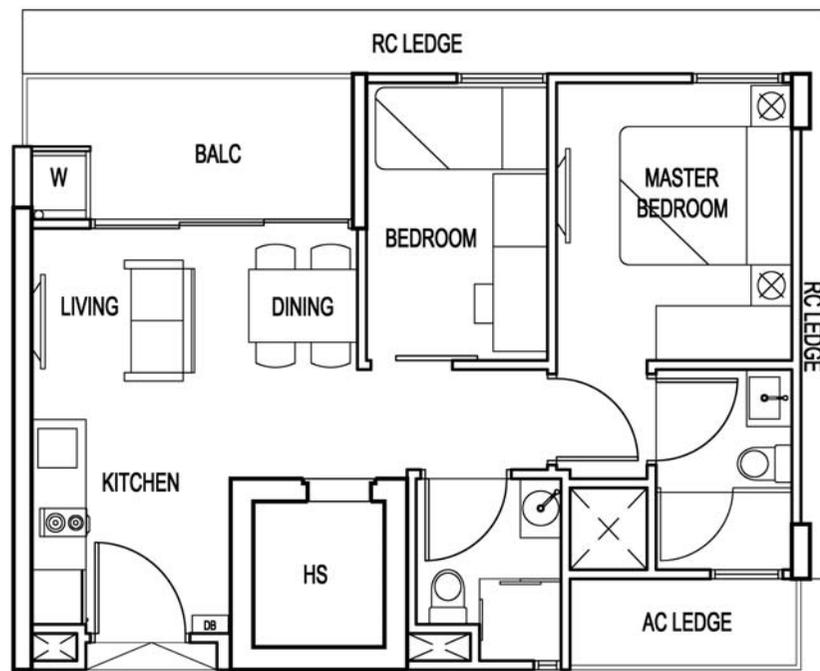


### Type B2 (2 Bedroom)

Area (54.00sqm)

(Inclusive of Balcony & AC ledge)

#03-10

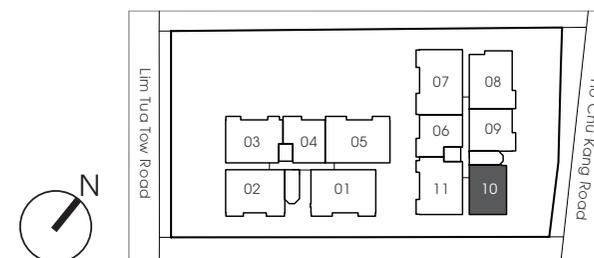
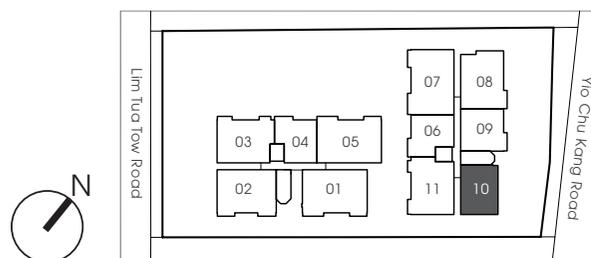
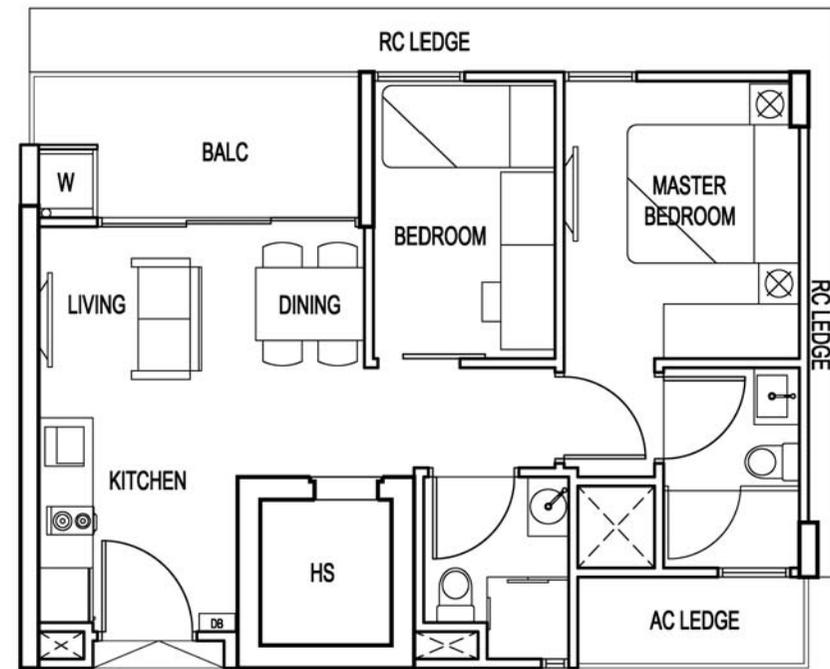


### Type B3 (2 Bedroom)

Area (54.00sqm)

(Inclusive of Balcony & AC ledge)

#04-10

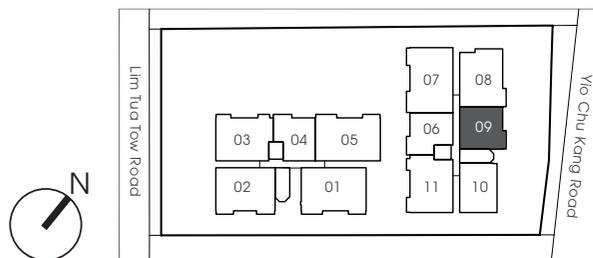
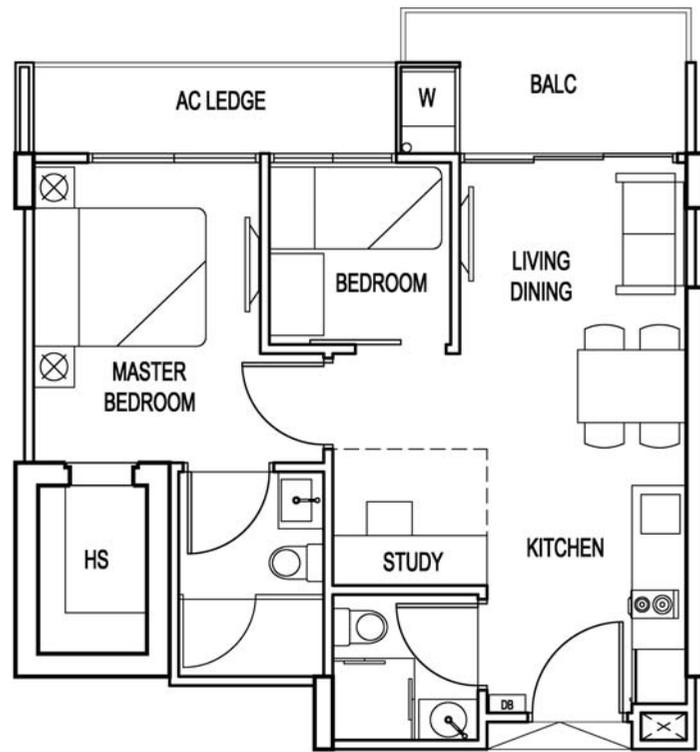


### Type C (2+1 Bedroom)

Area (55.00sqm)

(Inclusive of Balcony & AC ledge)

#02-09, #03-09, #04-09, #05-09

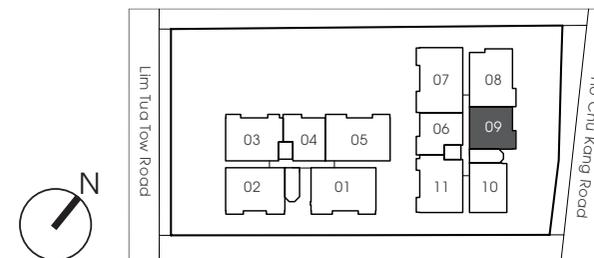
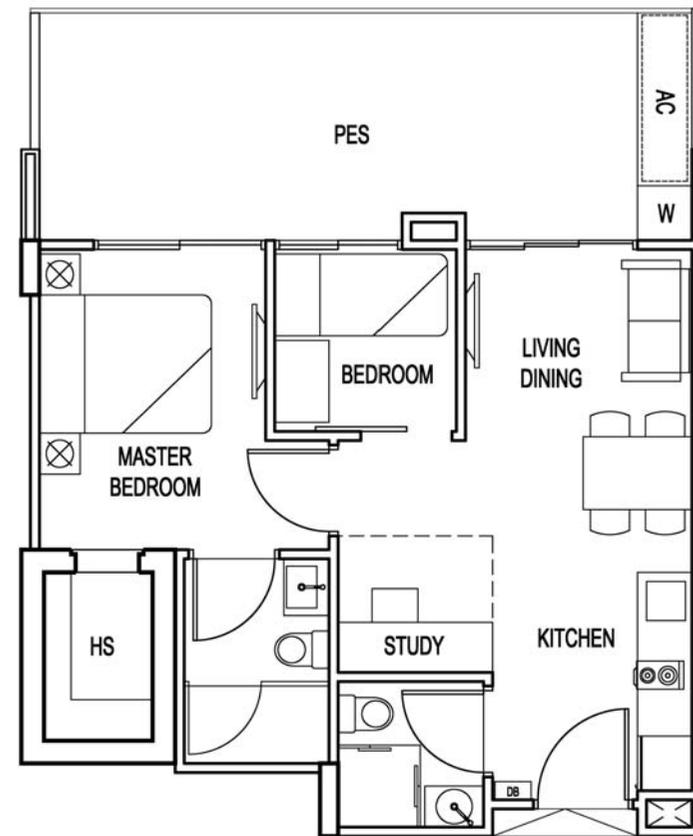


### Type C-G (2+1 Bedroom)

Area (64.00sqm)

(Inclusive of PES)

#01-09



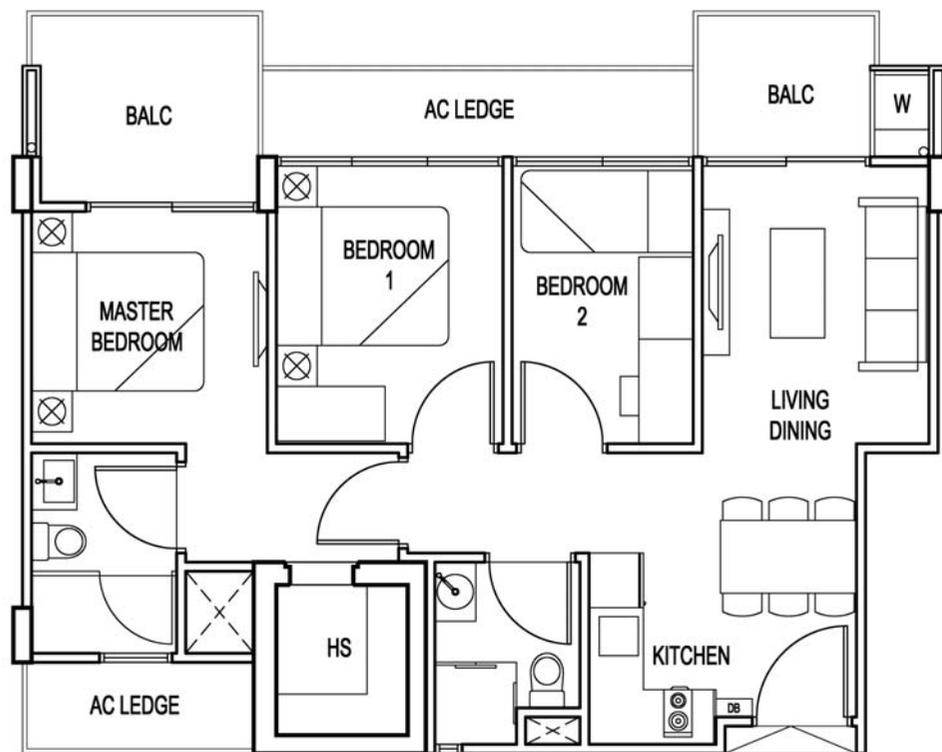
### Type D1 (3 Bedroom)

Area (74.00sqm)

(Inclusive of Balcony & AC ledge)

#02-03, #03-03, #04-03

#02-11, #03-11, #04-11

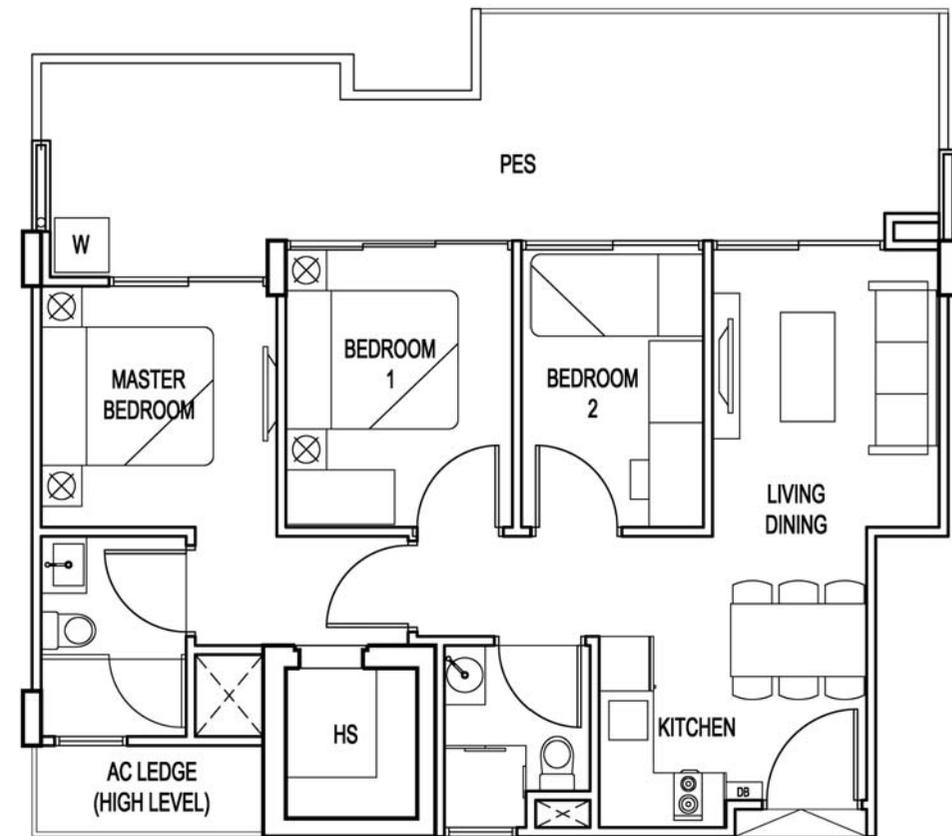


### Type D1-G (3 Bedroom)

Area (84.00sqm)

(Inclusive of PES & AC ledge)

#01-03

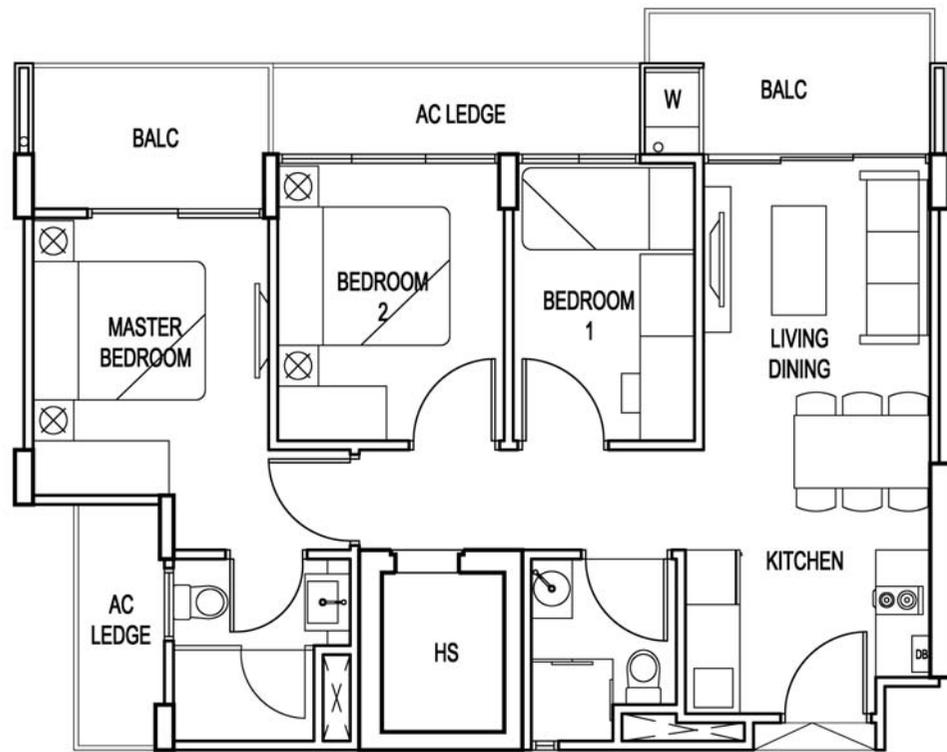


### Type D2 (3 Bedroom)

Area (75.00sqm)

(Inclusive of Balcony & AC ledge)

#02-08, #03-08, #04-08

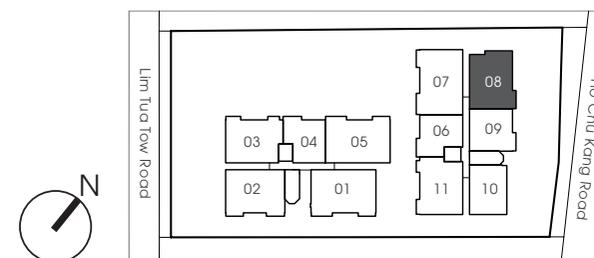
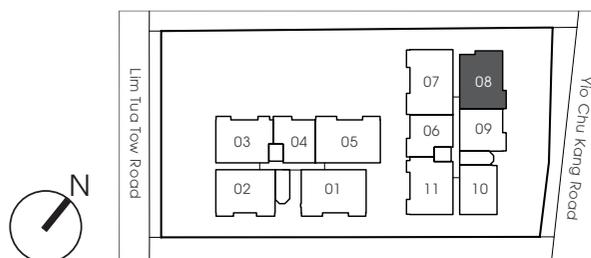
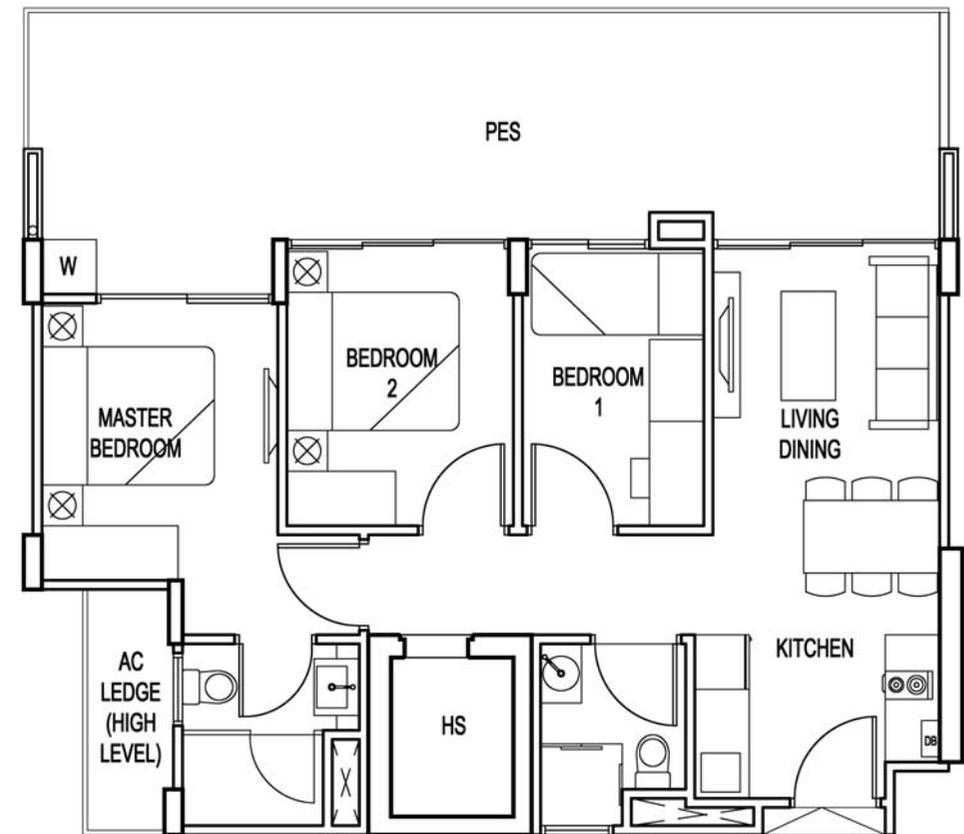


### Type D2-G (3 Bedroom)

Area (88.00sqm)

(Inclusive of PES & AC ledge)

#01-08

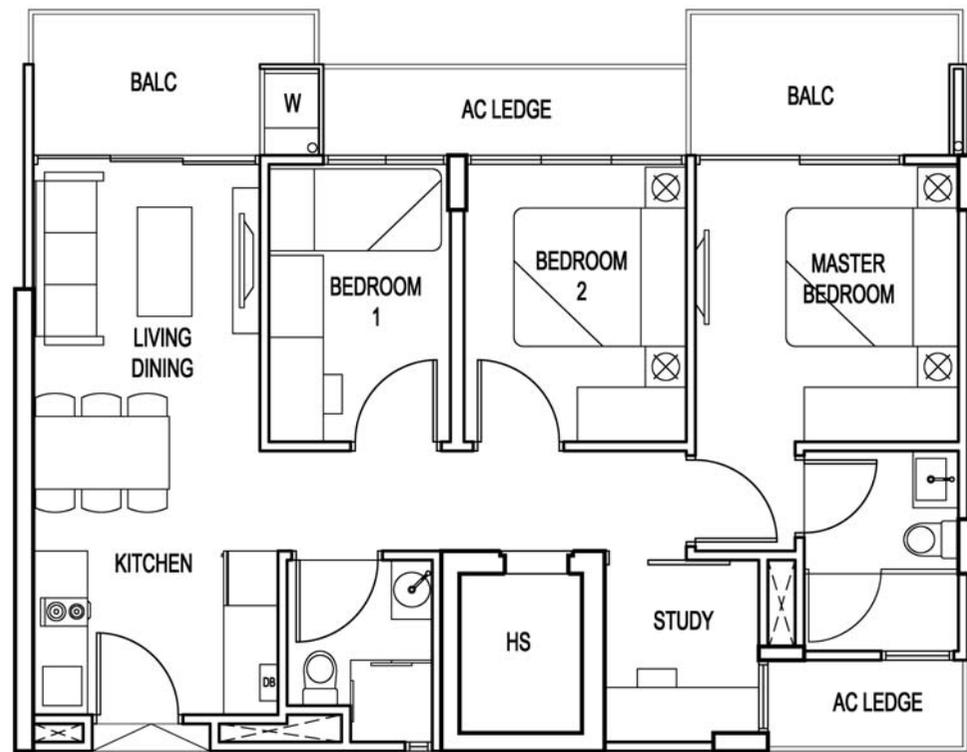


### Type E1 (3+1 Bedroom)

Area (80.00sqm)

(Inclusive of Balcony & AC ledge)

#02-02, #03-02, #04-02

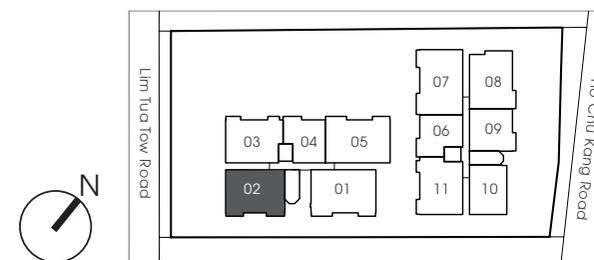
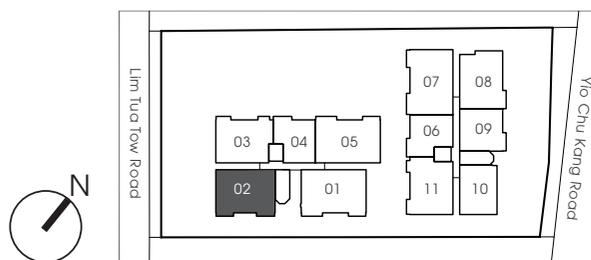
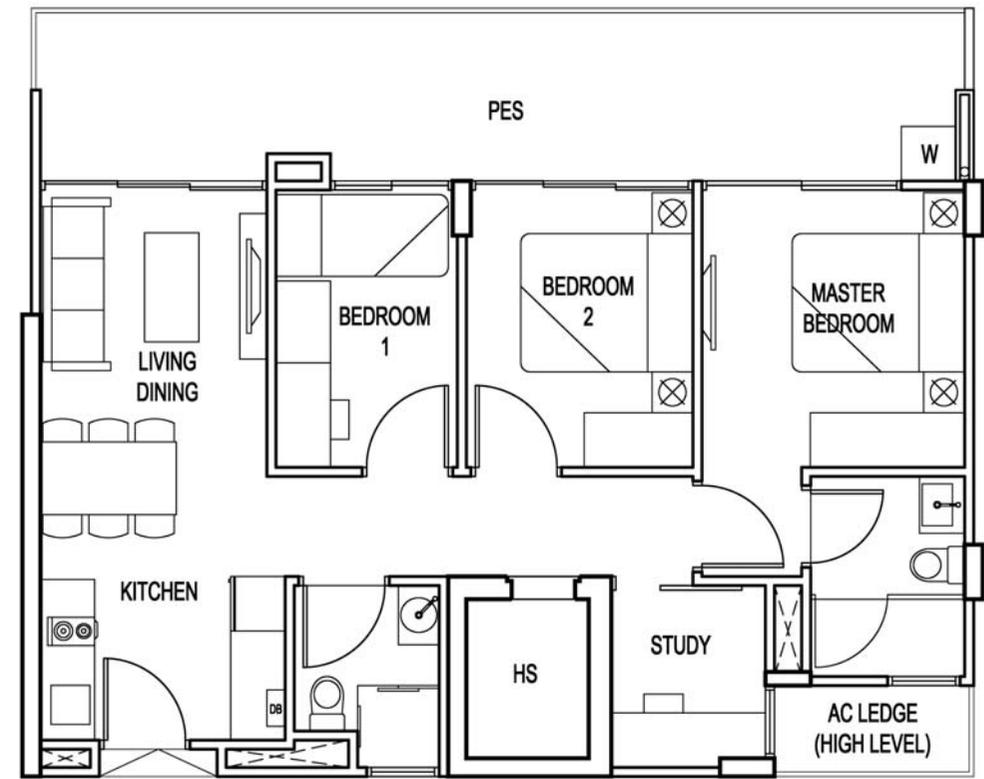


### Type E1-G (3+1 Bedroom)

Area (86.00sqm)

(Inclusive of PES & AC ledge)

#01-02



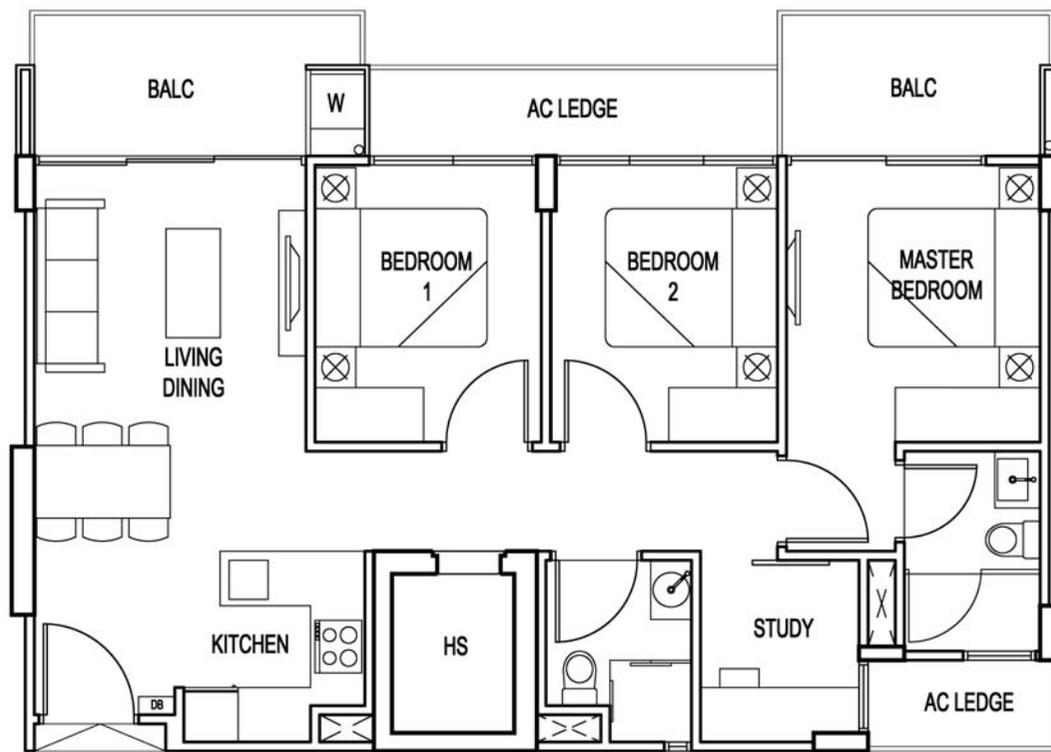
### Type E2 (3+1 Bedroom)

Area (88.00sqm)

(Inclusive of Balcony & AC ledge)

#02-05, #03-05, #04-05

#02-07, #03-07, #04-07

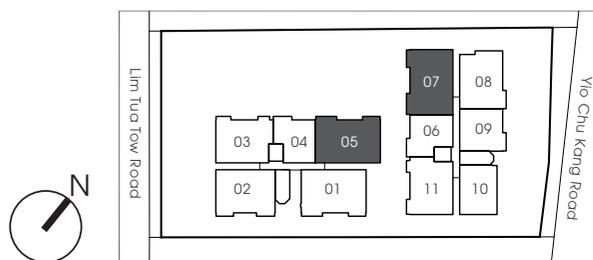
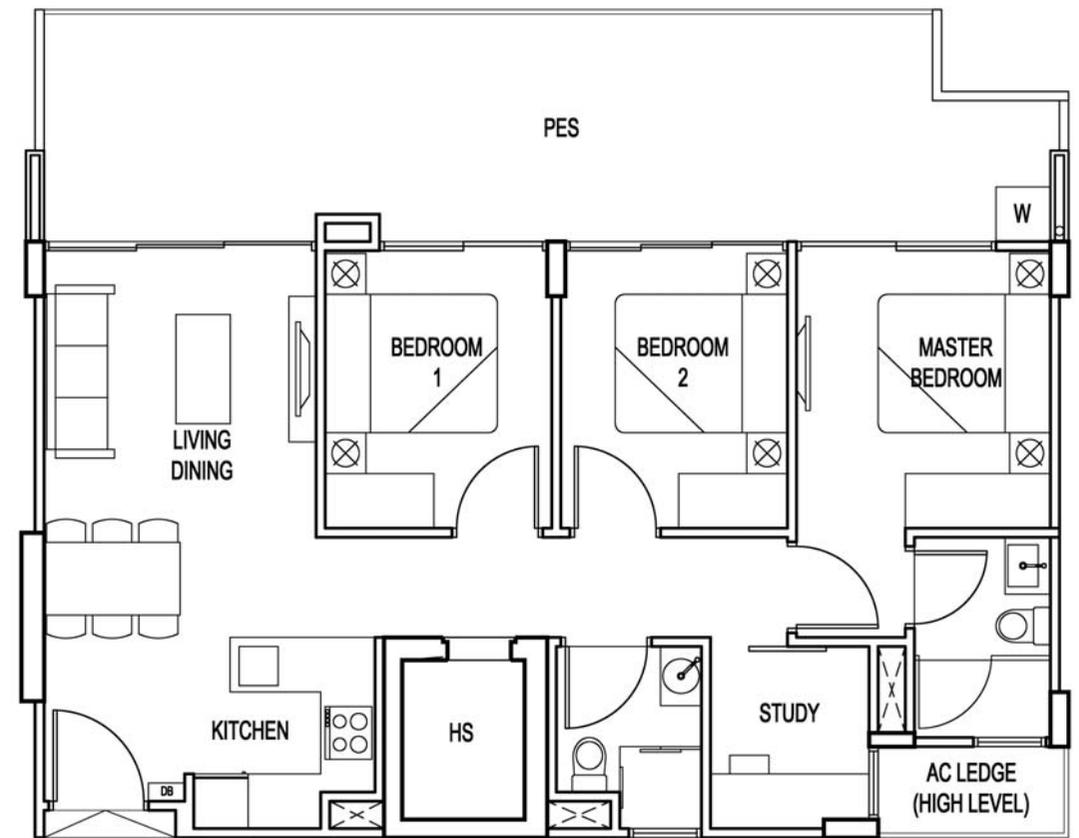


### Type E2-G (3+1 Bedroom)

Area (100.00sqm)

(Inclusive of PES & AC ledge)

#01-05

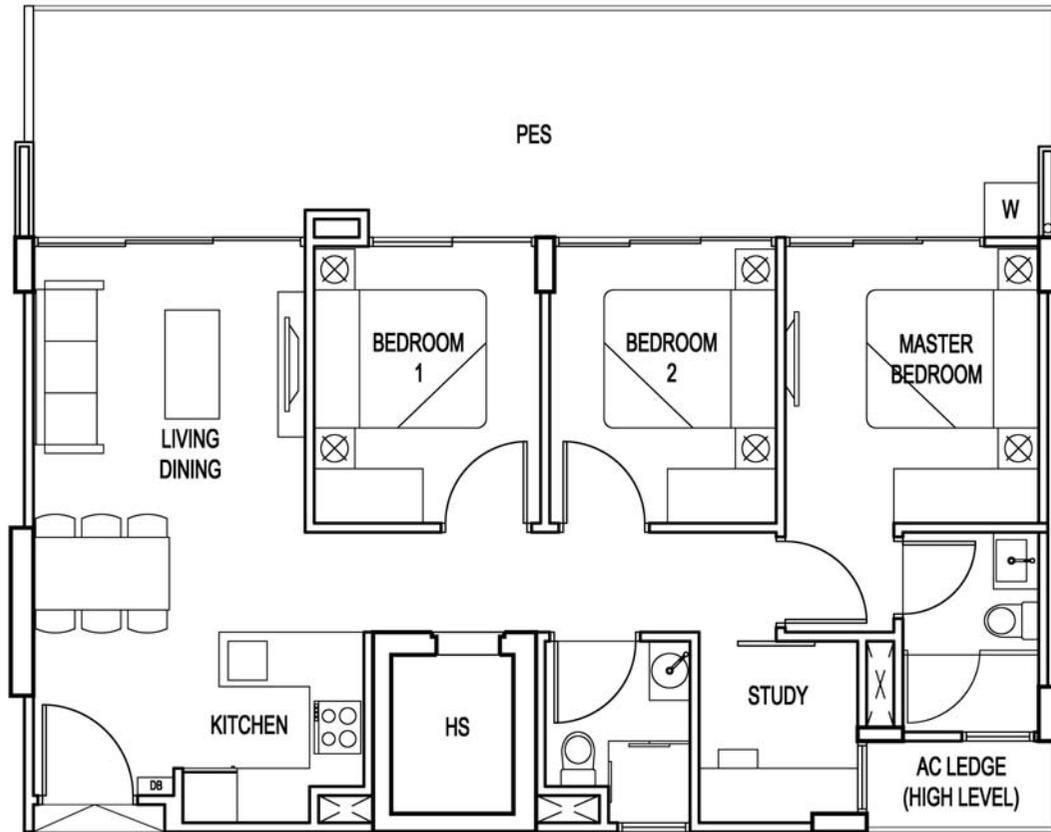


### Type E2-G (a) (3+1 Bedroom)

Area (101.00sqm)

(Inclusive of PES & AC ledge)

#01-07

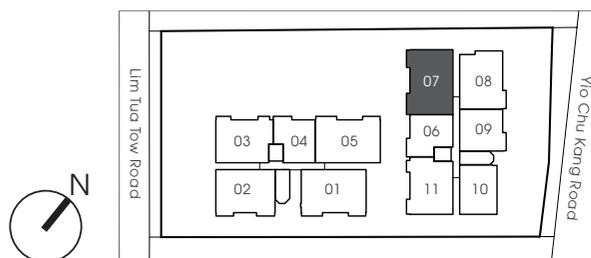


### Type E3 (3+1 Bedroom)

Area (88.00sqm)

(Inclusive of Balcony & AC ledge)

#02-01, #03-01, #04-01

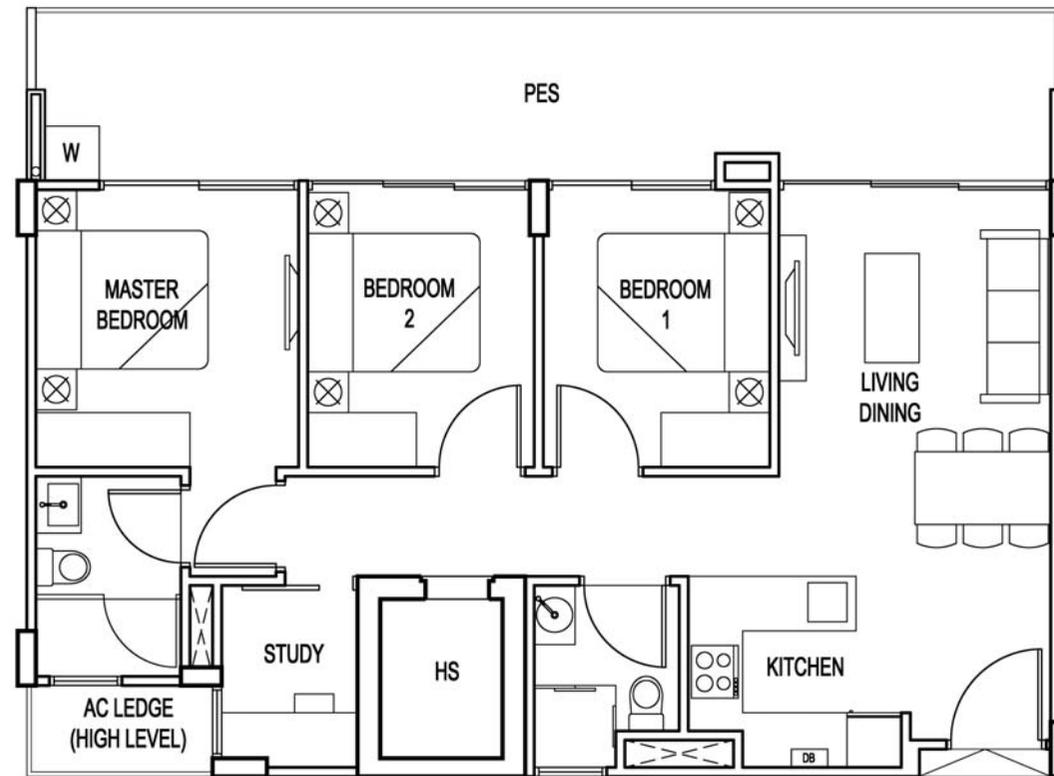


# Type E3-G (3+1 Bedroom)

Area (94.00sqm)

(Inclusive of PES & AC ledge)

#01-01

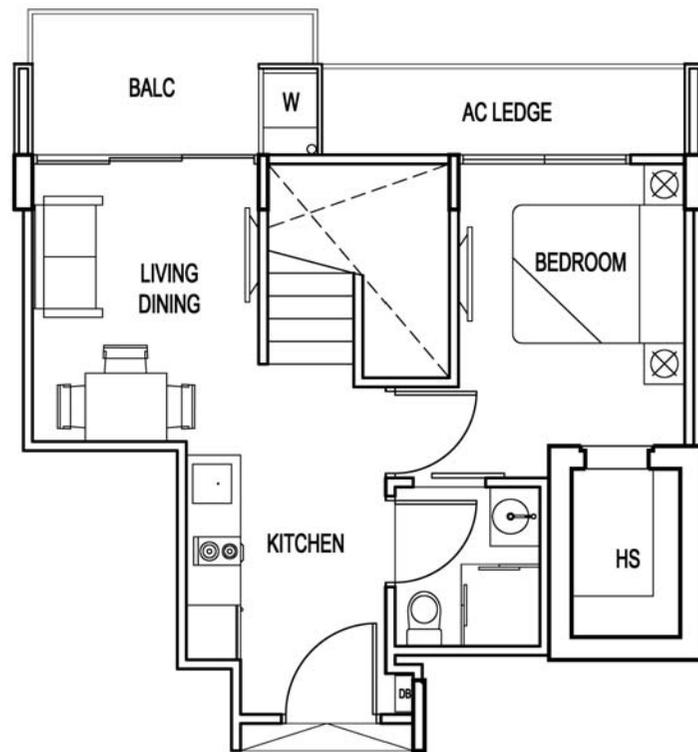


# Type PH-A (2 Bedroom)

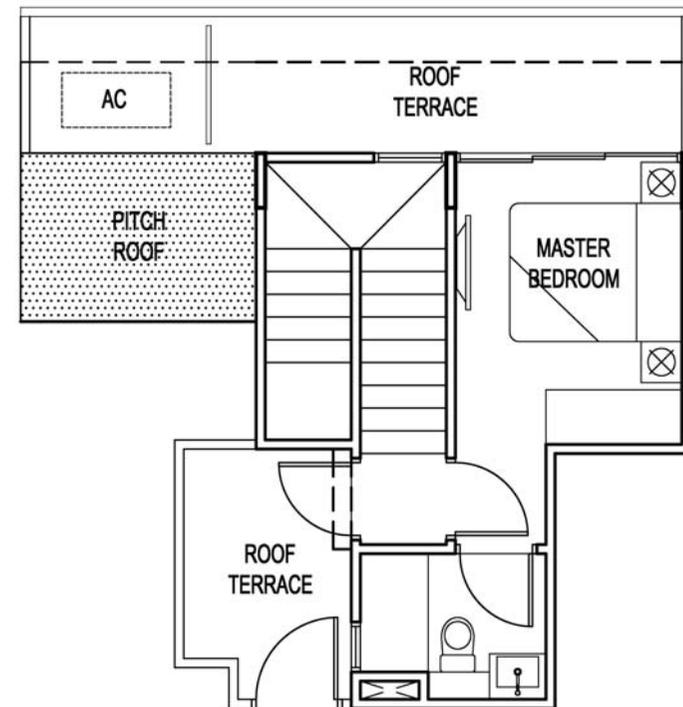
Area (79.00sqm)

(Inclusive of Balcony, AC ledge & Roof Terrace)

#05-06



Lower



Upper

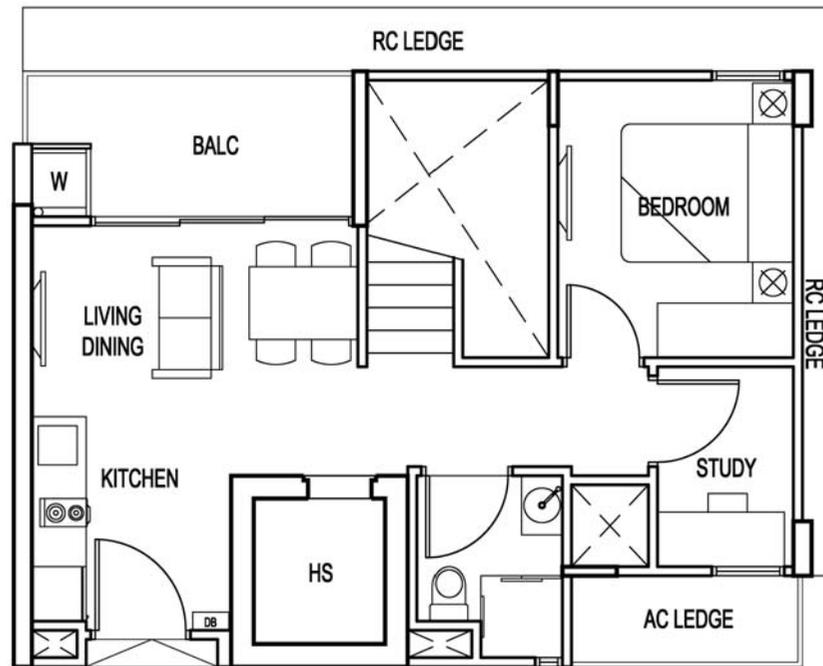


# Type PH-B (2+1 Bedroom)

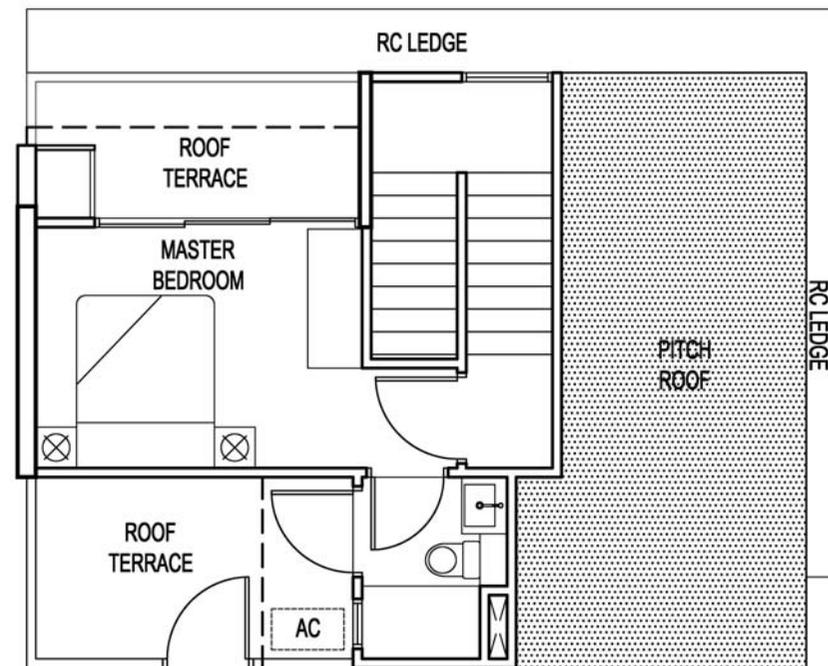
Area (84.00sqm)

(Inclusive of Balcony, AC ledge & Roof Terrace)

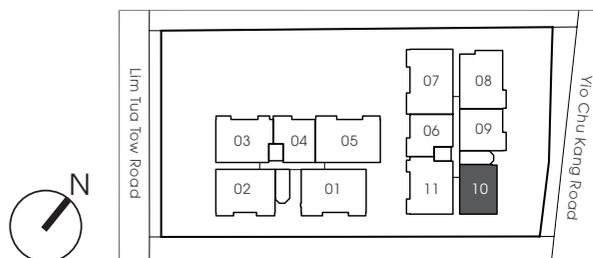
#05-10



Lower



Upper

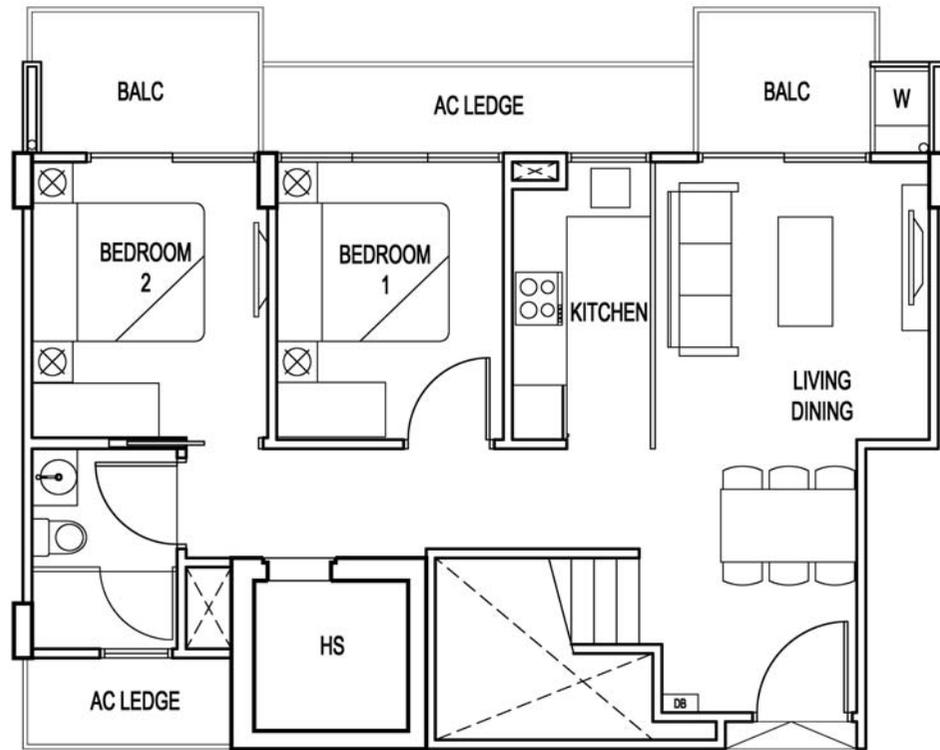


# Type PH-D1 (a) (3 Bedroom)

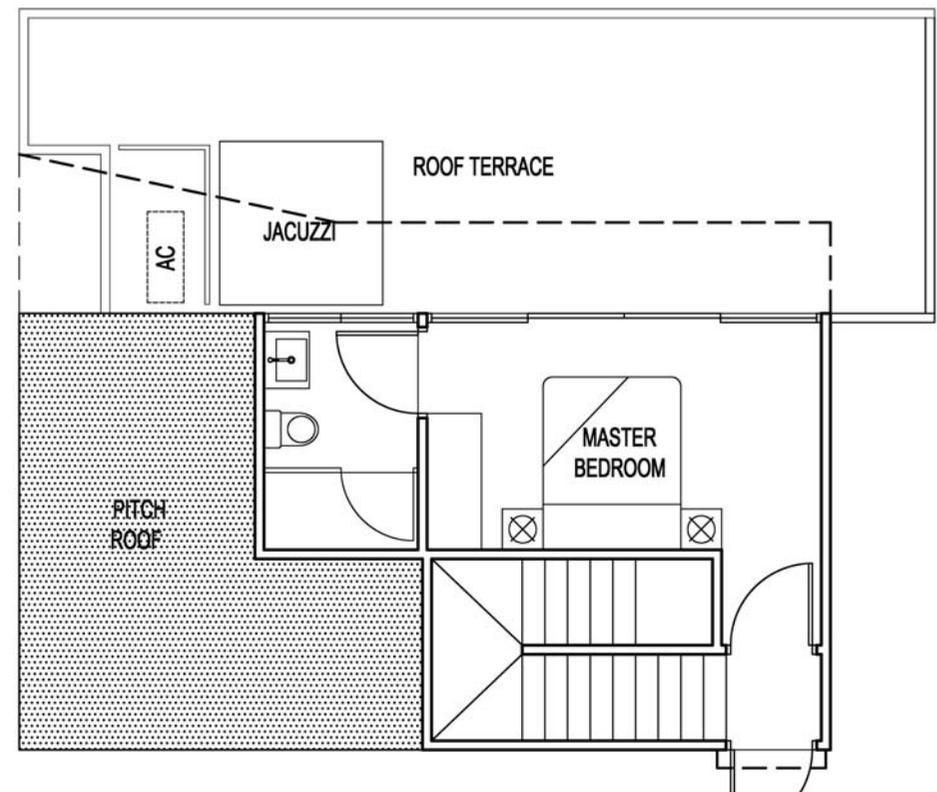
Area (124.00sqm)

(Inclusive of Balcony, AC ledge & Roof Terrace)

#05-11



Lower



Upper

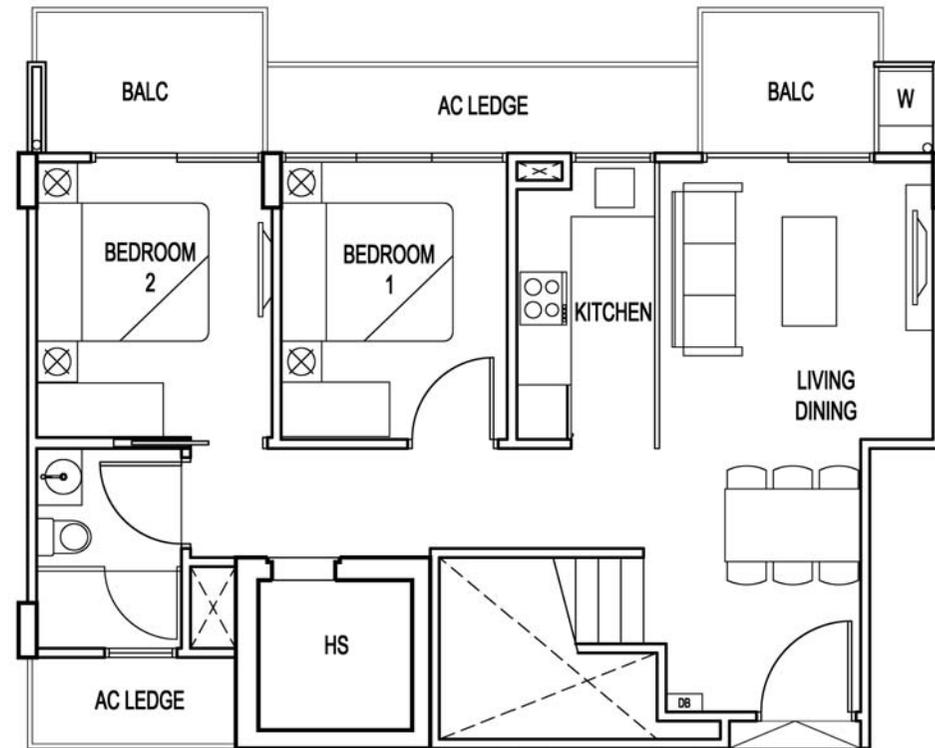


# Type PH-D1 (3 Bedroom)

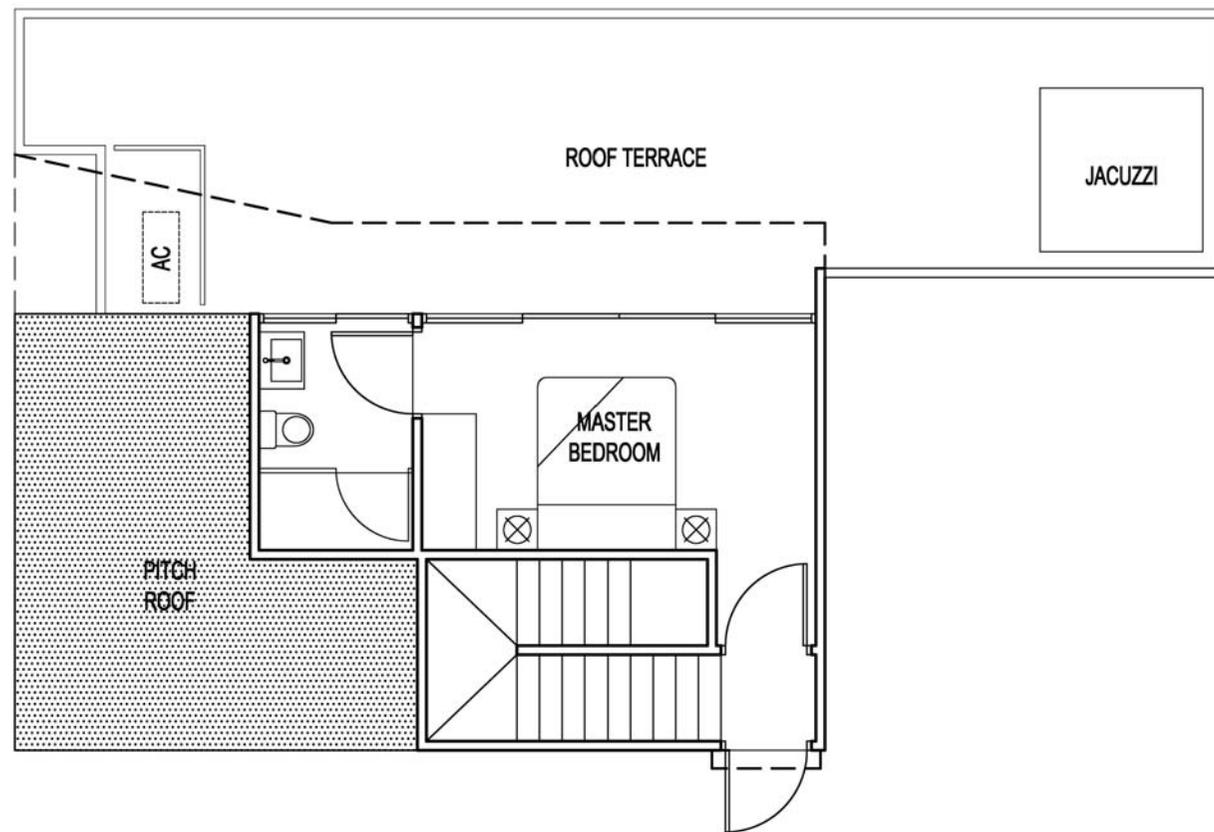
Area (133.00sqm)

(Inclusive of Balcony, AC ledge & Roof Terrace)

#05-03



Lower



Upper

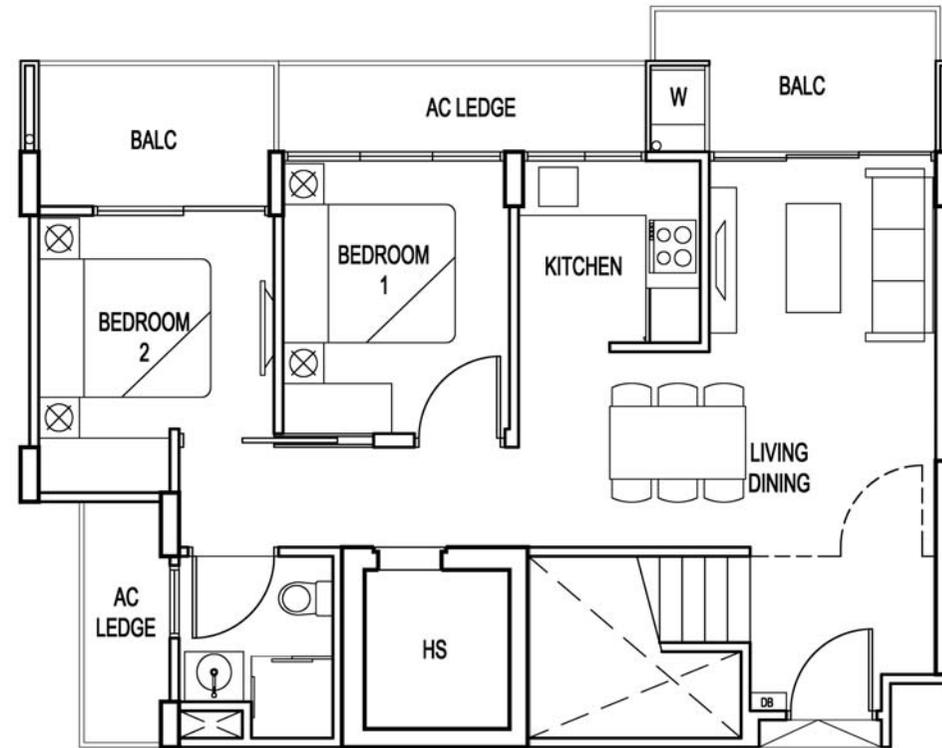


# Type PH-D2 (3 Bedroom)

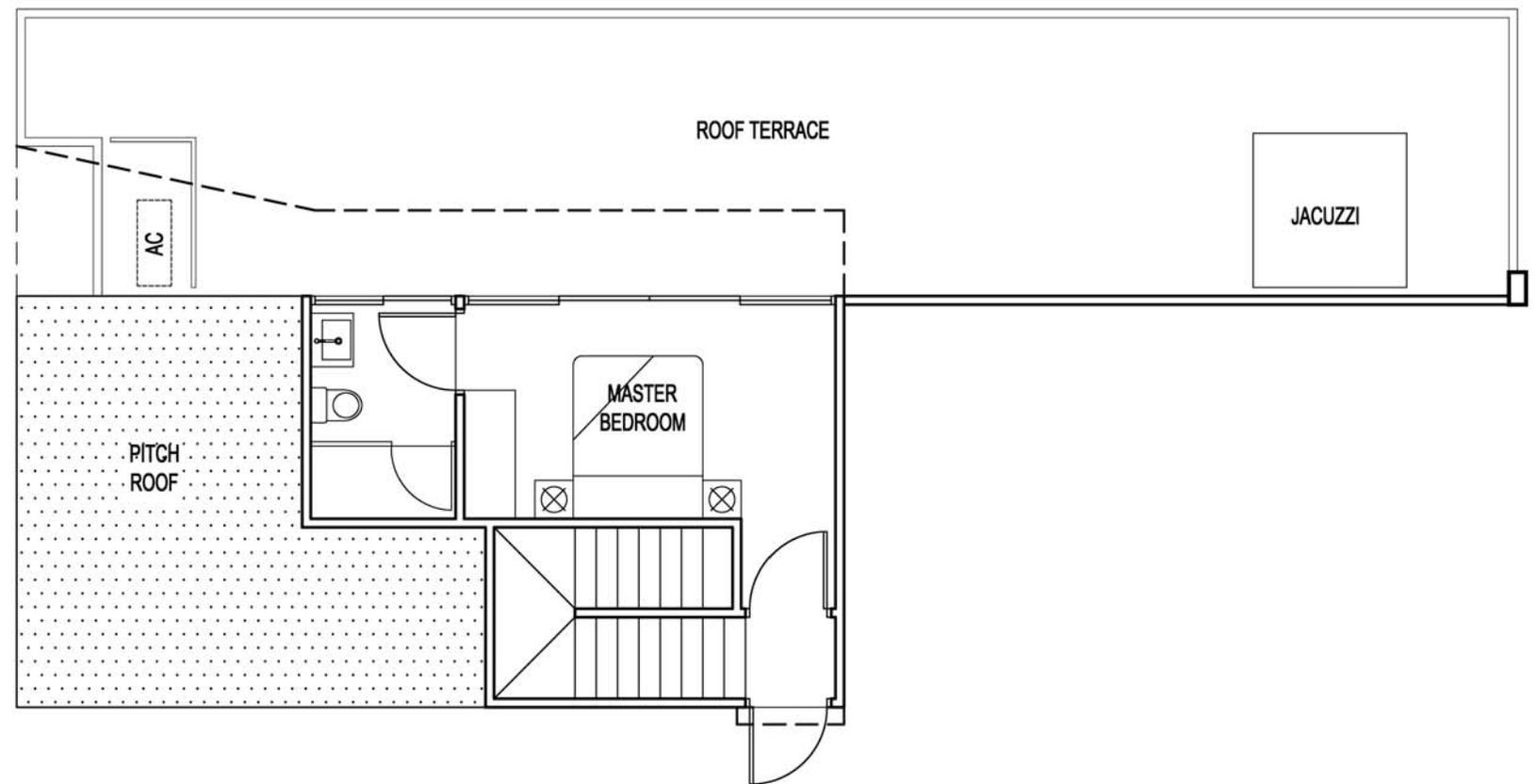
Area (151.00sqm)

(Inclusive of Balcony, AC ledge & Roof Terrace)

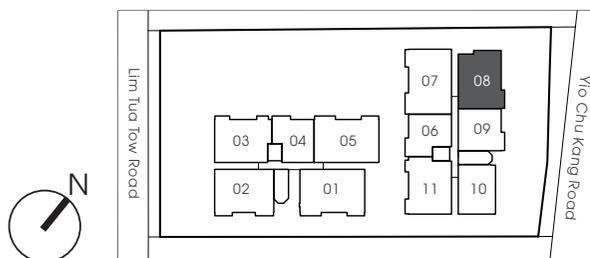
#05-08



Lower



Upper



# Type PH-E1 (3+1 Bedroom)

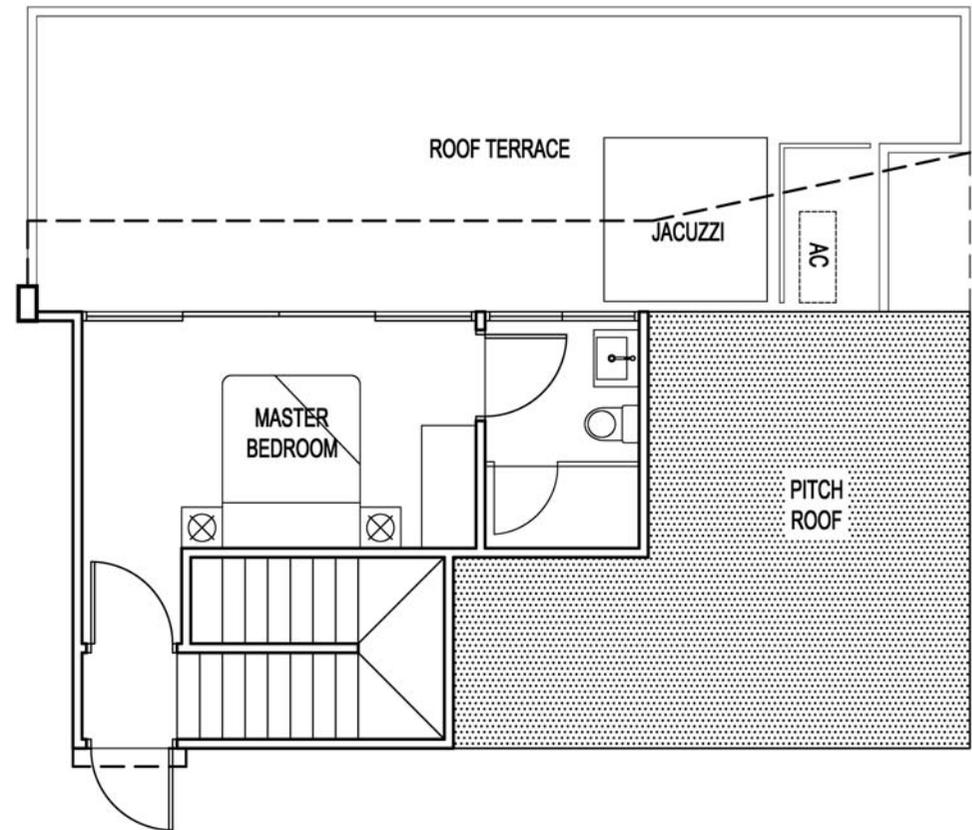
Area (133.00sqm)

(Inclusive of Balcony, AC ledge & Roof Terrace)

#05-02



Lower



Upper

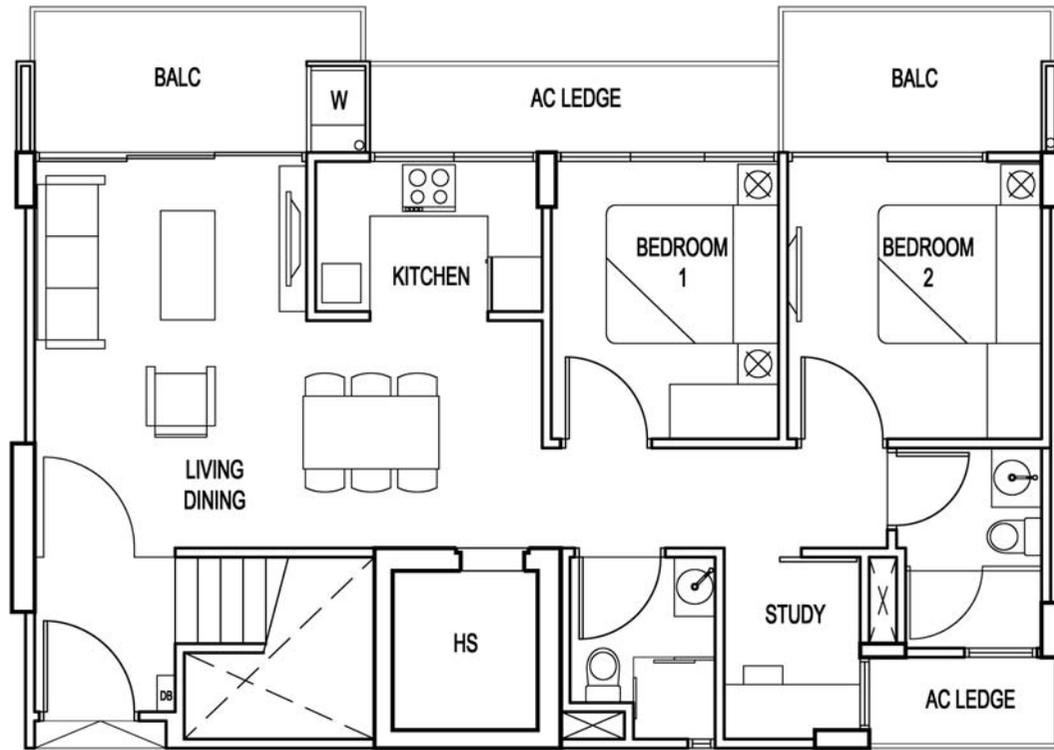


# Type PH-E2 (a) (4 Bedroom)

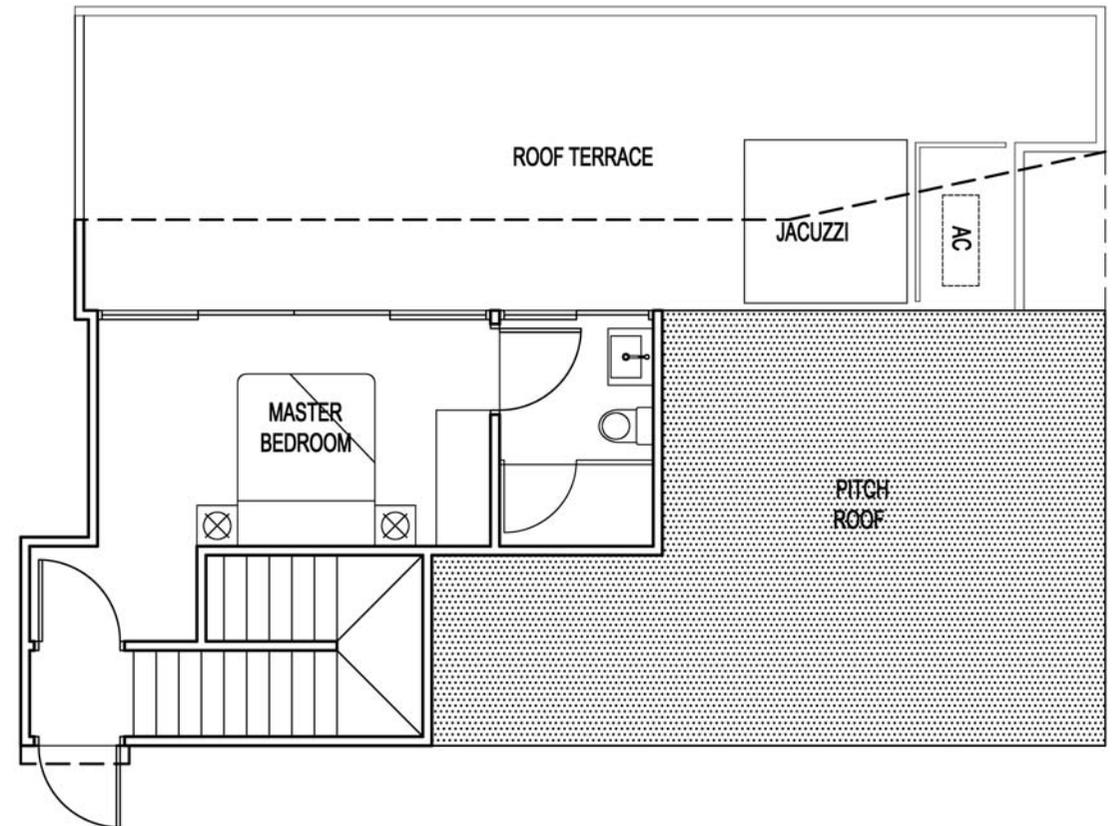
Area (143.00sqm)

(Inclusive of Balcony, AC ledge & Roof Terrace)

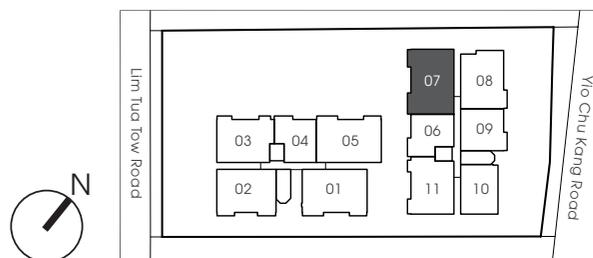
#05-07



Lower



Upper

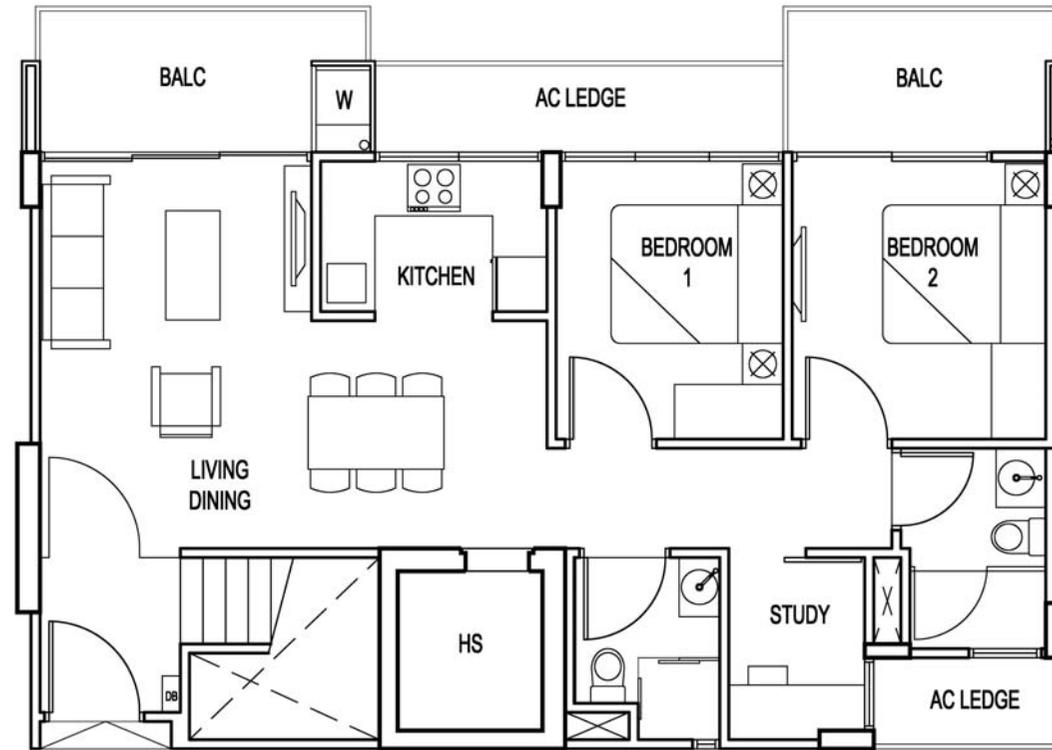


# Type PH-E2 (4 Bedroom)

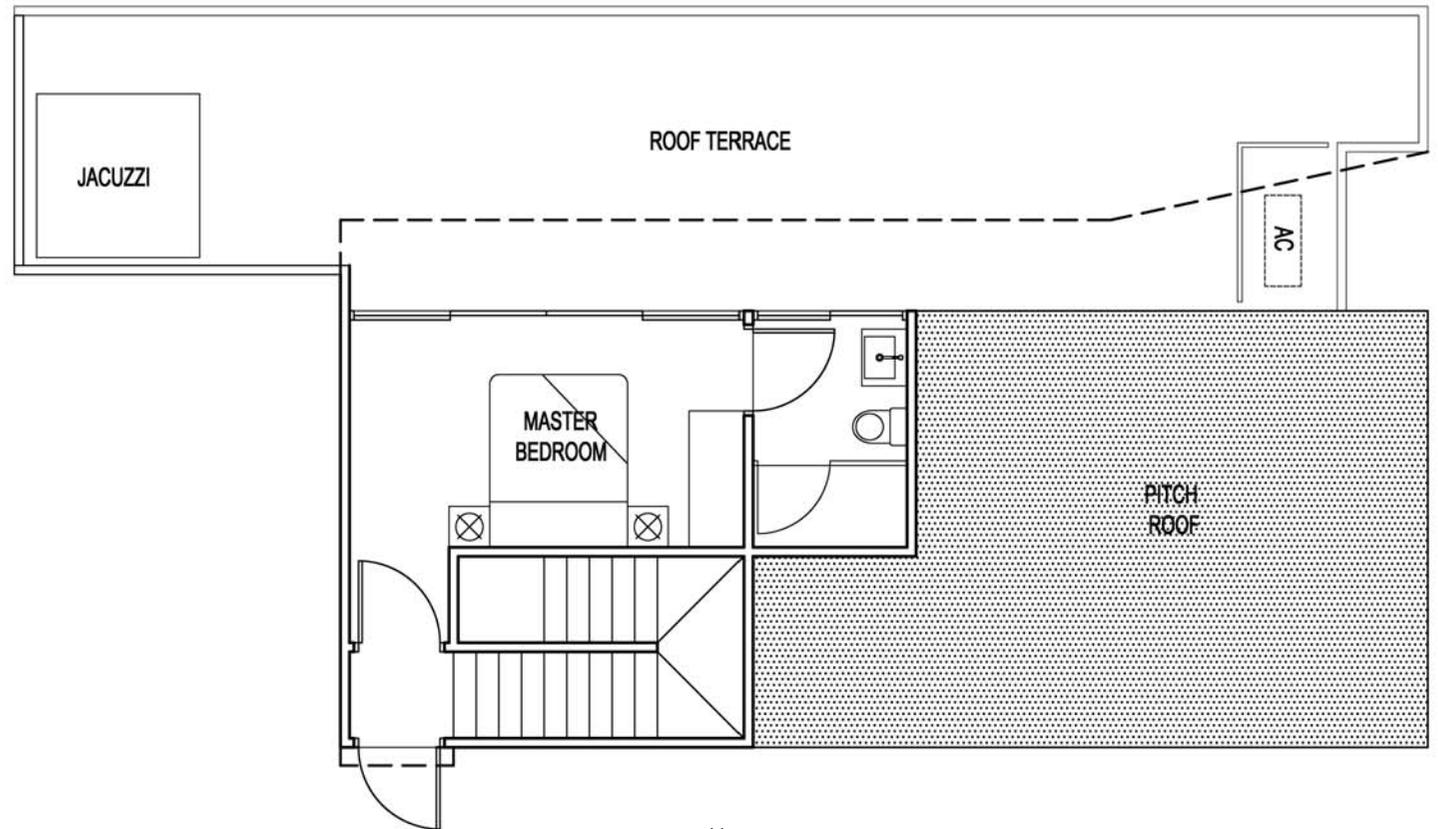
Area (155.00sqm)

(Inclusive of Balcony, AC ledge & Roof Terrace)

#05-05



Lower



Upper

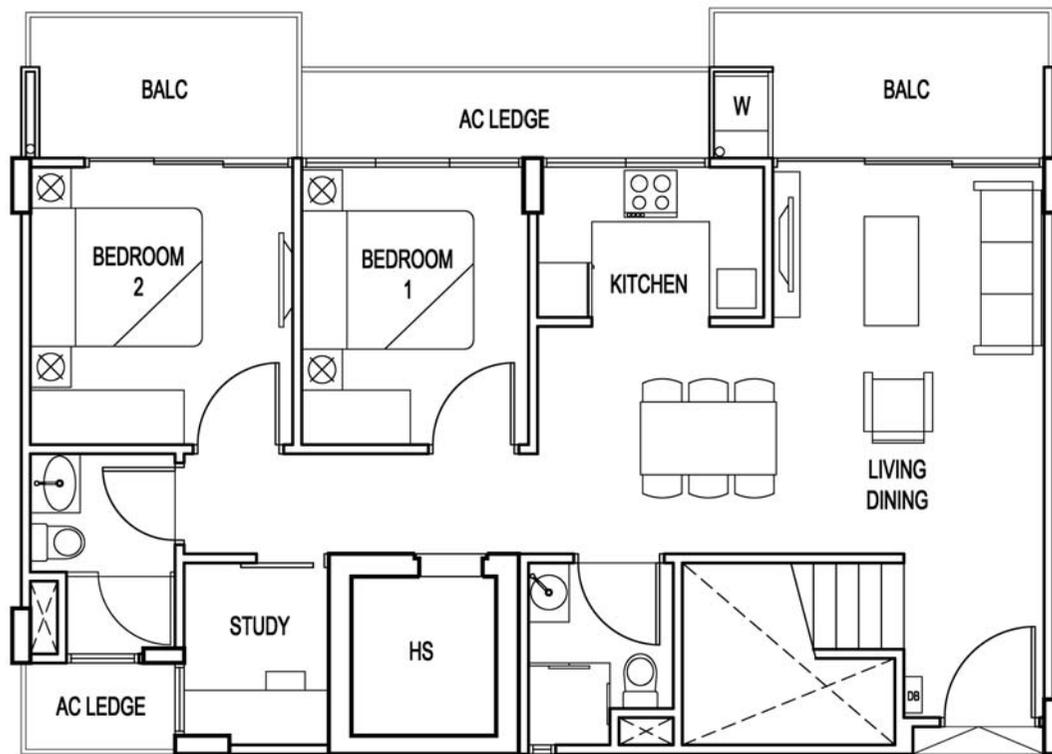


# Type PH-E3 (4 Bedroom)

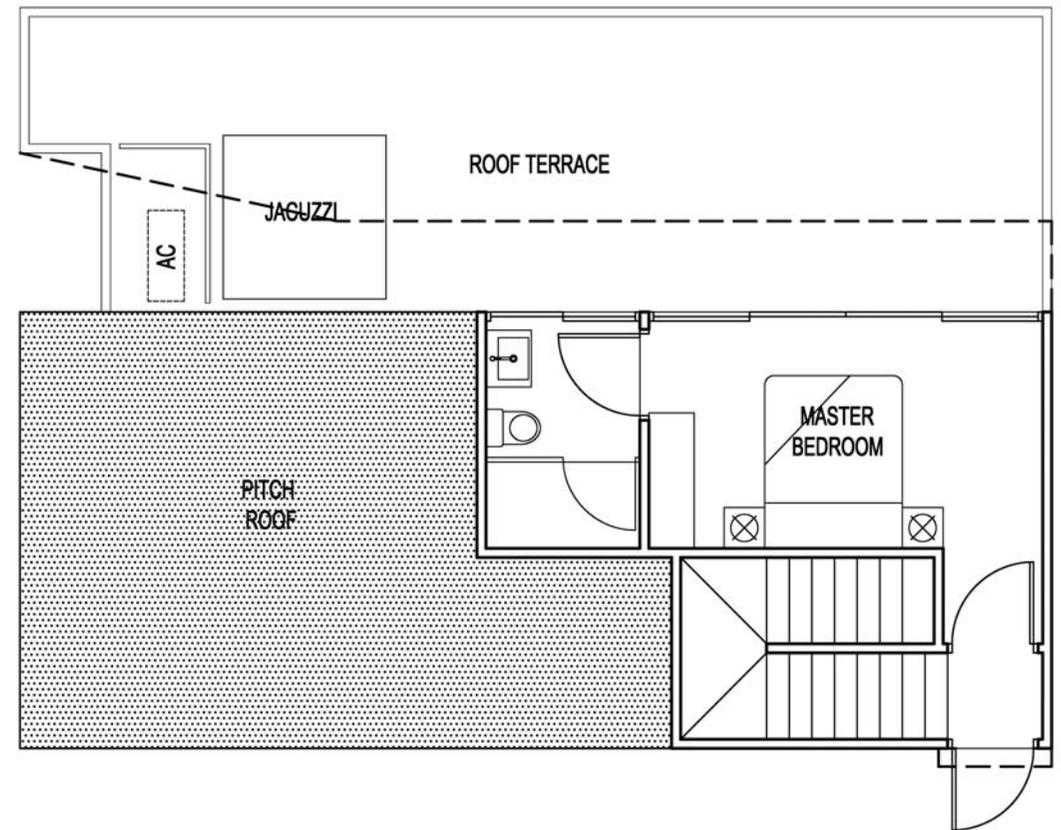
Area (143.00sqm)

(Inclusive of Balcony, AC ledge & Roof Terrace)

#05-01



Lower



Upper



# SPECIFICATIONS

## 1. Foundation

Reinforced Concrete Foundation to Authority's Approval

## 2. Substructure & Superstructure

Reinforced Concrete Framework and/or Steel Frame

## 3. Wall

External : Common clay bricks and/or Reinforced Concrete  
Internal : Common clay bricks and/or Reinforced Concrete and/or Cement Blocks and/or Lightweight Blocks and/or Precast Panels and/or Dry Wall

## 4. Roof

Pitched Roof : Reinforced Concrete Roof with waterproofing system and insulation  
Flat Roof : Reinforced Concrete Roof with waterproofing system and insulation

## 5. Ceiling

- a) Living, Dining, Kitchen, Master Bedroom, Bedroom, Study, Staircase, PES, Balcony  
Skim coat with emulsion paint and/or plaster board with emulsion paint where applicable
- b) Master Bathroom, Bathroom  
Plaster board with emulsion paint
- c) Household Shelter  
Skim coat with emulsion paint

## 6. Finishes

- a) Internal Wall Finishes
- i. Living, Dining, Kitchen, Master Bedroom, Bedroom, Study, Staircase  
Cement and sand plaster with emulsion paint
- ii. Master Bathroom, Bathroom, Kitchen  
Ceramic tiles and/or homogeneous tiles laid up to false ceiling height and on exposed surface only
- iii. Household Shelter  
Skim coat with emulsion paint
- b) Floor Finishes
- i. Living, Dining, Kitchen  
Compressed Marble with recessed skirting
- ii. Master Bedroom, Bedroom, Study, Staircase  
Timber flooring with recessed skirting
- iii. Master Bathroom, Bathroom  
Ceramic tiles and/or homogeneous tiles
- iv. PES, Balcony, Roof Terrace  
Ceramic tiles and/or homogeneous tiles
- v. Household Shelter  
Ceramic tiles and/or homogeneous tiles

## 7. Windows

Living, Dining, Kitchen, Master Bedroom, Bedroom, Study, Master Bathroom, Bathroom, Staircase  
Aluminium framed windows with or without fixed glass panel

### NOTE : -

- a) **All aluminium frames shall be powder coated/natural anodized finish**
- b) **All windows are side hung, top hung, bottom hung or sliding or any combination of the above mentioned**
- c) **All glazing to be plain float and/or tinted glass**

## 8. Doors

- a) Main Entrance Door  
Approved Fire-rated Timber door
- b) Master Bedroom, Bedroom, Study, Master Bathroom, Bathroom, Timber door
- c) PES, Balcony, Roof Terrace  
Aluminium framed glass door
- d) Roof Storey Entrance (Penthouse)  
Approved Fire-rated Aluminium door
- e) Household Shelter/Utility  
Metal door as approved by relevant authority

## 9. Ironmongery

- a) Entrance and Timber doors shall be provided with good quality lockset

## 10. Sanitary Fittings

- a) Master Bathroom
- o 1 shower screen with shower mixer and overhead shower
  - o 1 basin complete with mixer tap
  - o 1 pedestal water closet
  - o 1 mirror with cabinet
  - o 1 paper holder
  - o 1 robe hook
- b) Bathroom
- o 1 shower screen with shower mixer and hand shower set
  - o 1 basin complete with mixer tap
  - o 1 pedestal water closet
  - o 1 mirror
  - o 1 paper holder
  - o 1 robe hook
- c) Kitchen
- o 1 kitchen sink with lever tap

## 11. Electrical Installation/ TV / Telephone

- a) 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
- b) The routing of services within the apartment units shall be at the sole discretion of the Architect and Engineer
- c) Cable- Readiness to comply with BCA's requirements
- d) Refer to Electrical Schedule for details

## 12. Lightning Protection

Lightning Protection System shall be provided in accordance with the Singapore Standard SS555

## 13. Painting

- a) Internal Walls : Emulsion Paint
- b) External Walls : Weather shield paint and/ or emulsion painting and/or spray textured coating at selected areas only

## 14. Waterproofing

Waterproofing to floors of Kitchen, Master Bathroom, Bathroom, PES, Balcony, Roof Terrace

## 15. Basement Carpark & Driveway

Concrete finish with floor hardener and/or heavy duty tiles and/or interlocking pavers at selected areas only

## 16. Recreational Facilities

- a) Swimming Pool
- b) Massage Therapy Platform
- c) Tanning Ledge
- d) Bubbling Pool
- e) Shower Point
- f) Steam Bath
- g) Gymnasium
- h) Changing Room
- i) Communal Courtyard
- j) BBQ Pit
- k) Poolside Function Pavilion
- l) Outdoor Fitness Stations
- m) Children's Playground
- n) Water Feature
- o) Pet's Lawn
- p) Landscape Garden
- q) Yoga & Meditation Deck
- r) Bicycle Lots

## 17. TV System

SCV TV points provided

## 18. Other Items

- a) Built-in Wardrobes to Master Bedroom and Bedroom
- b) Built-in kitchen cabinets with integrated fridge, microwave oven , hob and cooker hood
- c) Air-conditioning to Living/Dining, Master Bedroom and Bedrooms where applicable
- d) Hot Water Supply to all Master Bathroom and Bathrooms
- e) Audio Intercom System(From Apartment to Lobby Only)

### NOTE : -

1. The brand and model of all equipments and appliances supplied will be provided subject to availability.
2. Layout/location of wardrobes, kitchen cabinets and fan coil units are subject to architect's sole discretion and final design.
3. The air-conditioning system has to be maintained and cleaned on a regular basis by the purchaser. That includes the cleaning of filters and clearing of condensate pipes to ensure good working condition of the system.
4. 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
5. Equipment for SCV will be paid and installed by Purchaser.
6. 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.
7. Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and marking caused by their complex mineral composition and incorporated impurities. While such material can be pre-selected before installation, this non-conformity 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 can be felt at the joint.
8. Where warranties are given by the manufacturers and/or contractors and/or suppliers of any equipment and/or appliances installed by the Vendor of the unit, the Vendor shall assign to the Purchaser such warranties at the time when the possession of the Unit is delivered to the Purchaser.
9. Owners shall allow access to the maintenance team for cyclical maintenance work to be carried out to the building facade including the installation of temporary gondolas and other fixtures for such purpose.
10. 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.
11. Visual representation, illustrations, scaled models, photographs and renderings are intended to portray only impressions of the development and cannot be regarded as representations of fact.
12. 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.
13. Floor areas are approximate measurements and subject to final survey.
14. The choice of brand and model of fittings, equipments, installation and appliances shall be at the sole discretion of the Vendor.
15. The open roof terraces are not to be enclosed or roofed over.
16. No structures or other uses are allowed on the rooftop unless otherwise approved by the Competent Authority.
17. No access to R.C. flat roof except for maintenance only.



Another Prestigious Development By:



Developer: Urban Lofts Pte Ltd (201010131E), Developer's Licence No.: xxxx, Tenure of Land: Estate In Fee Simple (Freehold), Lot/ Mukim No.: xxxx at Lim Tua Tow Road.  
BP Approval No.: xxxx, Planning Approval No.: xxxx, Expected Date of TOP: xxxx, Expected Date of Legal Completion: xxxx.