



**EON**  
S H E R N T O N

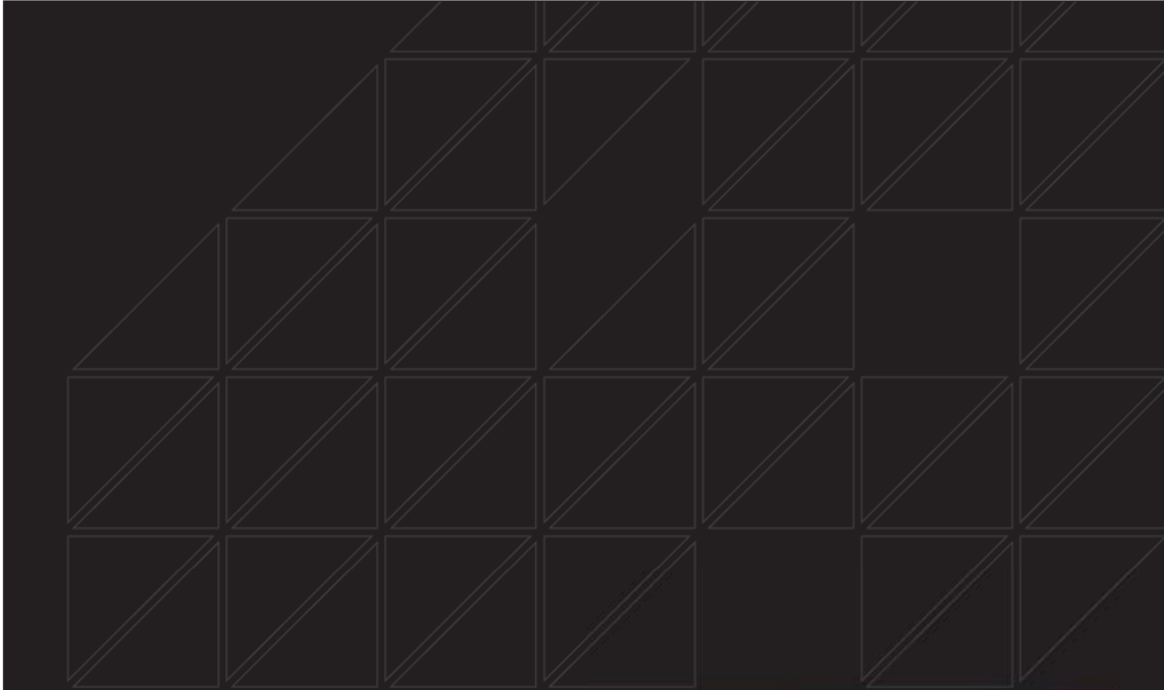


EON SHENTON rises at the coveted site of 70 Shenton Way, illuminating the Tanjong Pagar waterfront with its majestic grandeur. Here in the Central Business District, each and every angle gives rise to international recognition and promises impressive city and sea views that extend towards the waterfront bungalows of Sentosa. Interweaving both residential and commercial spaces seamlessly, it is the epitome of work, live and play. The world is truly at EON SHENTON, an address that everyone recognises.

**AN ADDRESS THE WORLD RECOGNISES...**







# EDC

# S H E N



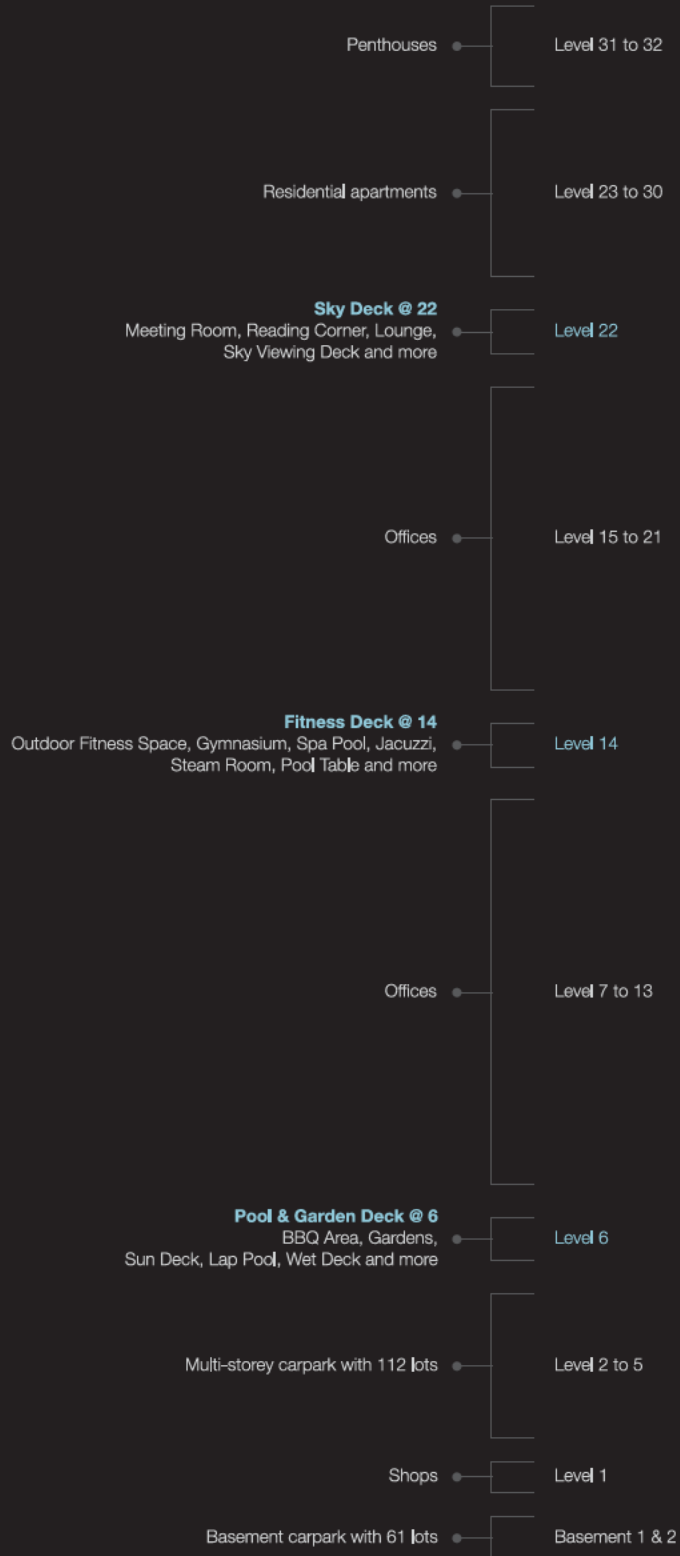
Don

CITY AT YOUR DOORSTEP

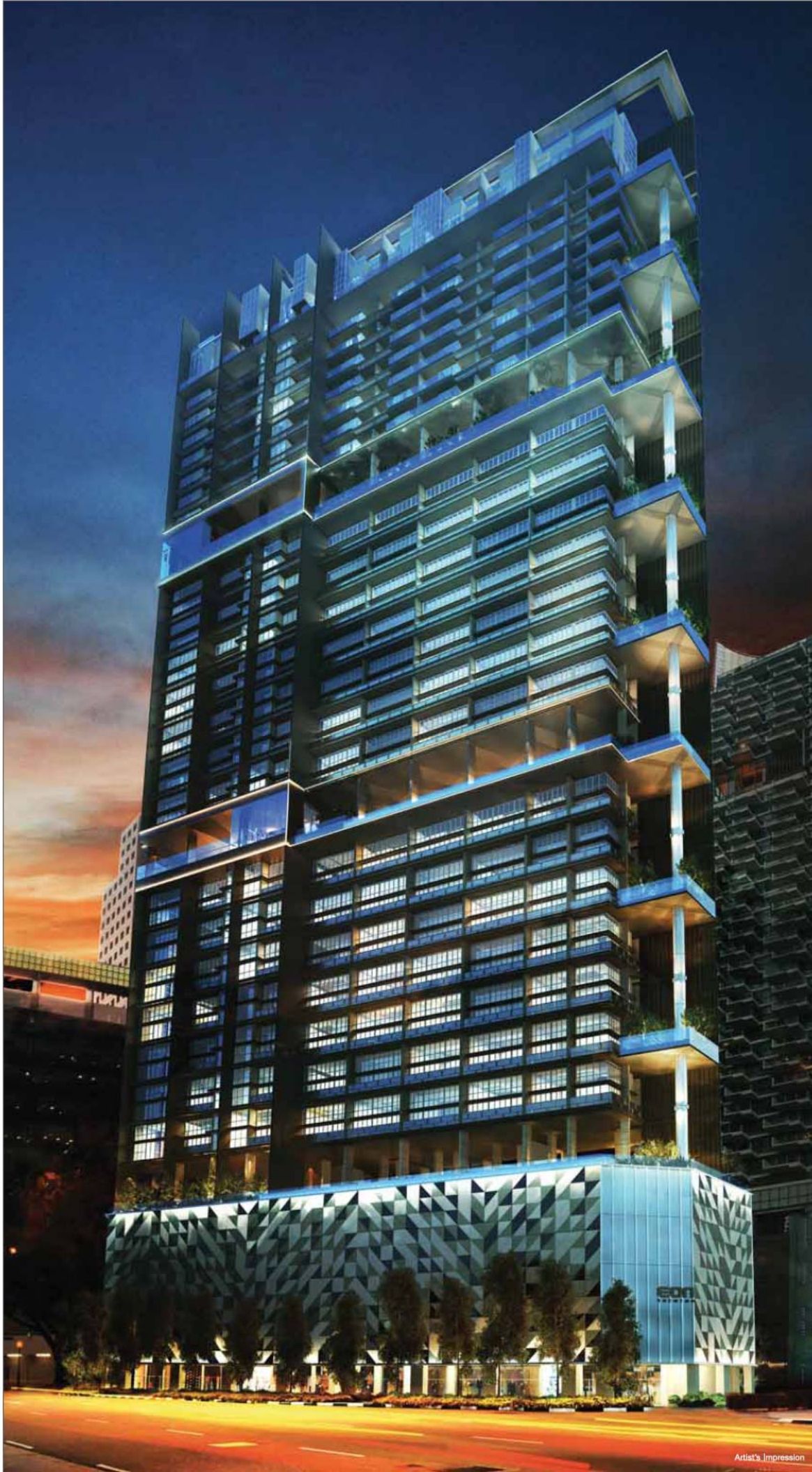
NTON



Living in the city brightens every heart. Imagine living in a development that brightens the city. Designed with fascinating lights that attract every attention, EON SHENTON stands tall as the beacon of light in the area especially when night falls. Towering at a height of 32-storey, it is made up of shops, offices and residential units as well as 4 levels of multi-storey carpark and 2 levels of basement carparks for everyone's convenience. The facade is carefully designed with 3 outstanding sky decks offering hotel-style facilities and breathtaking unblocked views of the city skyline. It is truly a unique development that will shape the future of commerce and recreation.

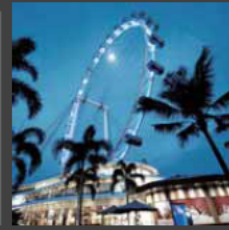






## MINUTES TO EVERYWHERE

MARINA BAY SANDS RAFFLES PLACE  
KPE UNIVERSAL STUDIOS BOAT QUAY  
SINGAPORE FLYER ECP VIVOCITY  
RESORTS WORLD SENTOSA MRTS  
MARINA BAY FINANCIAL CENTRE  
MARINA BAY GOLF COURSE  
MARINA BARRAGE BANKS  
ESPLANADE THEATRES  
ON THE BAY AYE



## ENJOY THE BEST OF ALL WORLDS

Be amongst the selected few to experience world-class landmarks and venues like Marina Bay Sands, Resorts World, The Esplanade and Singapore Flyer at your doorstep. Be here where Tanjong Pagar transforms into a prime Waterfront City boasting a host of residential spaces, hotels, lifestyle, retail, tourism and commercial facilities. All it takes is a 5-minute walk to access Tanjong Pagar MRT station, leading you to other enchanting sights and anywhere else you would like to be.







ORCHARD RD  
ION Orchard  
ORCHARD MRT  
Tang Plaza  
The Paragon  
Wisma Atria/  
Ngee Ann City/  
Takashimaya  
Shopping Centre

JLN BUKIT MERAH

AYER RAJAH EXPRESSWAY (AYE)

CENTRAL EXPRESSWAY (CTE)

Telok Blangah Hill Park

CHIJ St. Theresa's Convent

Shelton College Int'l

Radin Mas Pri Sch

CHIJ Kellock

LABRADOR PARK

WEST COAST HIGHWAY

TELOK BLANGAH

Keppel Golf Links/Club

TELOK BLANGAH RD

Mount Faber Cable Car Station

Mount Faber Park

HARBOURFRONT

HarbourFront Centre

VivoCity

St. James Power Station

KEPPEL RD

SENTOSA GATEWAY

Resorts World Sentosa

WATERFRONT

IMBIAH

BEACH

Universal Studios

SENTOSA

Serapong Golf Course

Palawan Beach

Tanjong Golf Course  
Sentosa Golf Club

Tanjong Beach





TANJONG PAGAR RAILWAY STATION FUTURE DEVELOPMENT

FUTURE TANJONG PAGAR WATERFRONT CITY





# STANDING TALL IN THE CENTRAL BUSINESS DISTRICT

With a mix of double-volume and high-ceiling levels, EON SHENTON towers over other conventional skyscrapers in the Central Business District that comprises more levels for a better view.

AMSL=153.00M

148700	5200	32nd Level	Residential
	3700	31st Level	Residential
	3325	30th Level	Residential
	3325	29th Level	Residential
	3325	28th Level	Residential
	3325	27th Level	Residential
	3325	26th Level	Residential
	3325	25th Level	Residential
	3325	24th Level	Residential
	3325	23rd Level	Residential
	6750	22nd Level	Sky Deck
	5550	21st Level	Offices
	5000	20th Level	Offices
	5000	19th Level	Offices
	5000	18th Level	Offices
	5000	17th Level	Offices
	5000	16th Level	Offices
	5000	15th Level	Offices
	6750	14th Level	Fitness Deck
	6000	13th Level	Offices
	5000	12th Level	Offices
	5000	11th Level	Offices
5000	10th Level	Offices	
5000	9th Level	Offices	
5000	8th Level	Offices	
5000	7th Level	Offices	
21350	6800	6th Level	Pod & Garden Deck
	6650	5th Level	Car Park
	2800	4th Level	Car Park
	2800	3rd Level	Car Park
	2800	2nd Level	Car Park
	6000	1st Level	Shops
8250	5250	1st Basement Level	Basement Car Park
	3000	2nd Basement Level	Basement Car Park

Schematic Diagram of EON SHENTON Tower

148200	3300	45th Level	Residential
	3300	44th Level	Residential
	3300	43rd Level	Residential
	3300	42nd Level	Residential
	3300	41st Level	Residential
	3300	40th Level	Residential
	3300	39th Level	Residential
	3300	38th Level	Residential
	3300	37th Level	Residential
	3300	36th Level	Residential
	3300	35th Level	Residential
	3300	34th Level	Residential
	3300	33rd Level	Offices
	3300	32nd Level	Offices
	3300	31st Level	Offices
	3300	30th Level	Offices
	3300	29th Level	Offices
	3300	28th Level	Offices
	3300	27th Level	Offices
	3300	26th Level	Offices
	3300	25th Level	Offices
	3300	24th Level	Offices
	3300	23rd Level	Offices
	3300	22nd Level	Offices
	3300	21st Level	Offices
	3300	20th Level	Offices
	3300	19th Level	Offices
	3300	18th Level	Offices
	3300	17th Level	Offices
	3300	16th Level	Offices
	3300	15th Level	Offices
	3300	14th Level	Offices
	3300	13th Level	Offices
3300	12th Level	Offices	
3300	11th Level	Offices	
3300	10th Level	Offices	
3300	9th Level	Offices	
3300	8th Level	Offices	
3300	7th Level	Offices	
3300	6th Level	Offices	
2800	5th Level	Car Park	
2800	4th Level	Car Park	
2800	3rd Level	Car Park	
2800	2nd Level	Car Park	
5000	1st Level	Shops	

Schematic Diagram of Conventional Tower



EON SHENTON's elegant landscaping recreates a resort-living ambience amidst an urban neighbourhood. A generous array of lush foliages and tree canopies envelop the building inside-out. Nature lovers will be enthralled by the pristine greenery that greets you upon entry. Exotic flora and fauna line the 6th, 14th and 22nd-storey sky decks, creating a dazzling exhibit of colours and scents.

## SEA-ING IS BELIEVING HOTEL STYLE FACILITIES ON THE HOUSE



Artist's Impression



## COMMUNAL SKY TERRACES

Enjoy spectacular views within the inviting greenery of the Communal Sky Terraces on the 8th, 11th, 16th and 19th-storey exclusively for offices and 25th storey for residential units. Perfectly angled for unblocked enjoyment of glorious sunrise and sunset over the horizon, the Communal Sky Terraces maximise the pleasure of life at EON SHENTON.

## POOL & GARDEN DECK @ 6

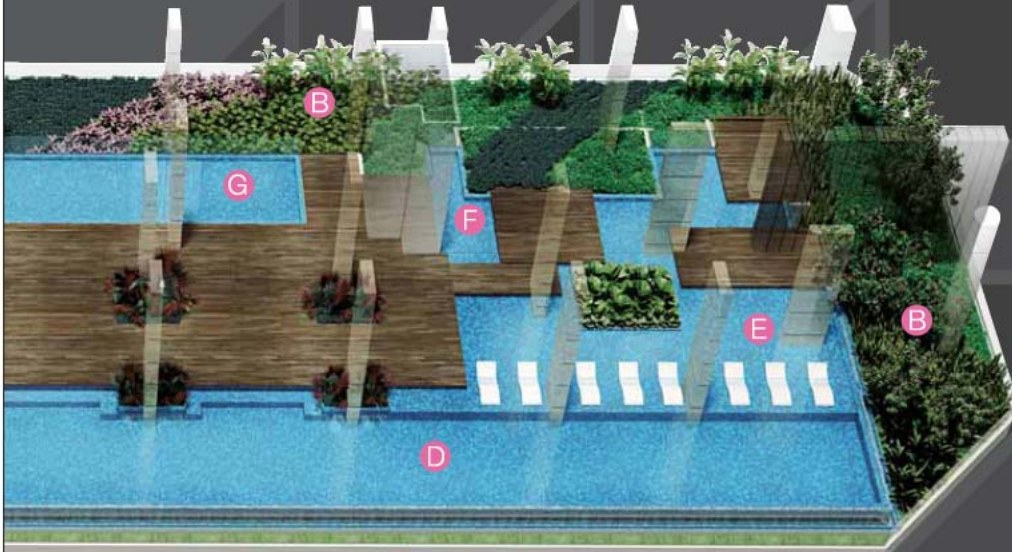


Welcome a new lease of life in the prime precinct. Look forward to poolside partying and sun-bathing at the Lap Pool on the 6th floor while mesmerizing views of the skyline and sea surround you and your loved ones. Hold delirious social gatherings at the Garden with soothing sounds of trickling water features keeping you refreshed all day long.



Artist's Impression





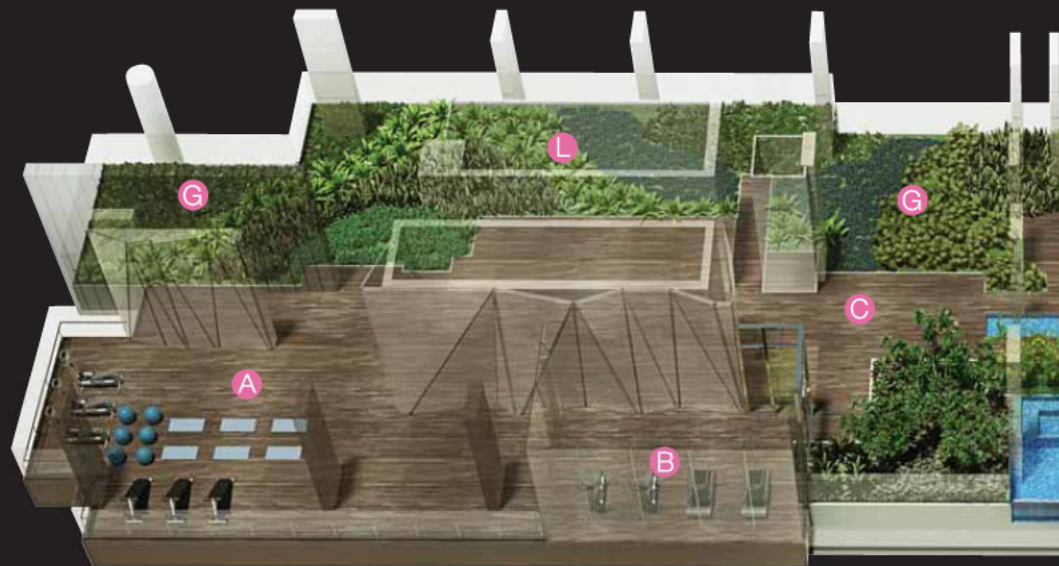
**LEGEND**

- |             |               |                |             |
|-------------|---------------|----------------|-------------|
| A) BBQ Area | B) Garden     | C) Sun Deck    | D) Lap Pool |
| E) Wet Deck | F) Waterscape | G) Wading Pool | H) Washroom |



## FITNESS DECK @ 14

Immerse in the finer moments of life when you own a comprehensive range of private facilities. On the 14th floor Fitness Deck, you can work out to beat a day's stress in the state-of-the-art Gymnasium or take time to relish solitude in the Spa Pool. EON SHENTON is where exclusivity takes place.

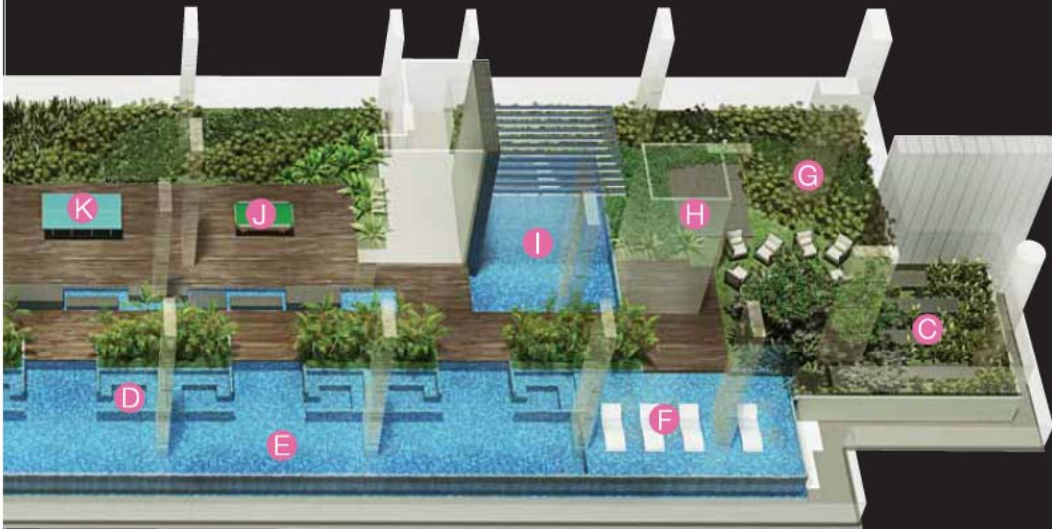


Artist's Impression





Artist's Impression



**LEGEND**

- |                          |              |               |                   |               |
|--------------------------|--------------|---------------|-------------------|---------------|
| A) Outdoor Fitness Space | B) Gymnasium | C) Veranda    | D) Jacuzzi        | E) Spa Pool   |
| F) Sun Lounges           | G) Garden    | H) Steam Room | I) Waterfall Pool | J) Pool Table |
| K) Table Tennis          | L) Washroom  |               |                   |               |

## SKY DECK @ 22

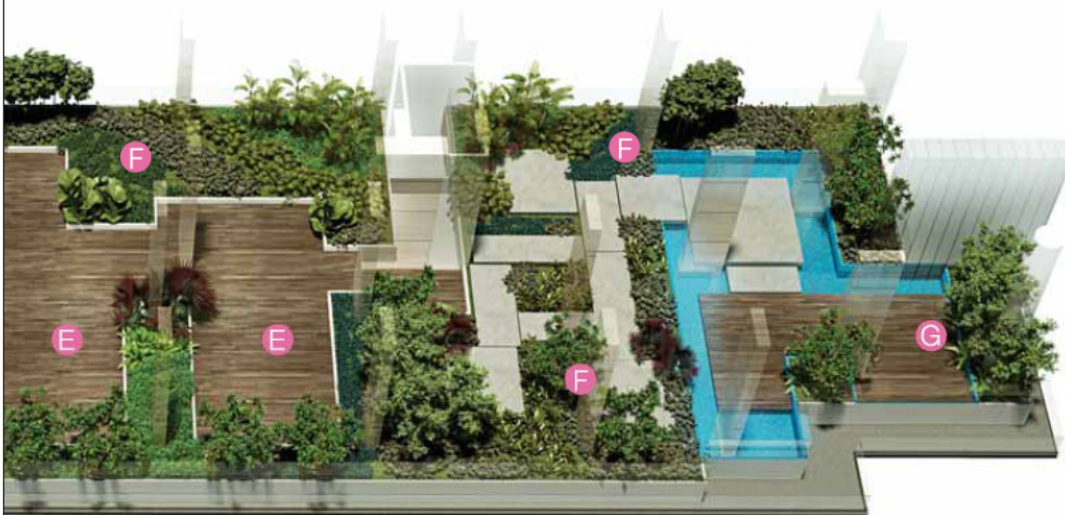


Artist's Impression





Showcasing a remarkable Water Garden and Sky Viewing Decks, this modern development provides you with precious opportunities to lead a blissful lifestyle in good company. A stylish Meeting Room provides the ideal venue for organising conferences with business partners, conducting company functions and entertaining clients.



**LEGEND**

- |                     |           |                 |                   |
|---------------------|-----------|-----------------|-------------------|
| A) Meeting Room     | B) Lounge | C) Bar Counter  | D) Reading Corner |
| E) Sky Viewing Deck | F) Garden | G) Water Garden | H) Washroom       |



Homeowners will love the plush, stylish apartments designed for heart-warming comfort and effortless elegance. Clean, functional layouts let you maximise your living space for unbounded pleasure. Live it up in a home that embraces sophistication inside-out.



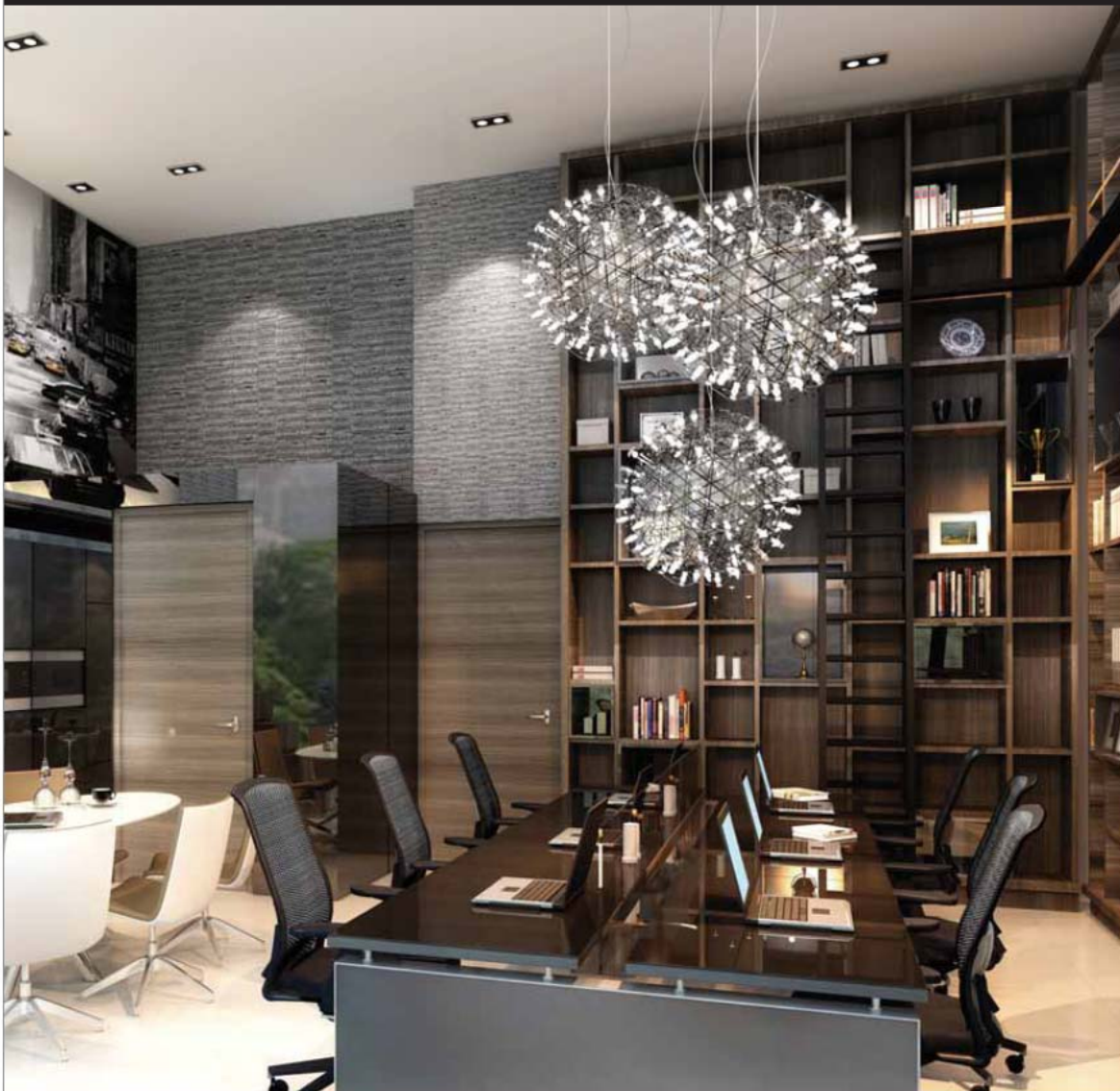




Artist's Impression

## EXPERIENCE A WORLD OF DIFFERENCE

At EON SHENTON, your ownership is not just an office. It's your life. You will see a huge difference starting from your very day here. Be pampered by the convenience of being close to everywhere, Own the beautiful views of the city everyday and night from your exclusive unit that boasts a 4.8m high ceiling. And indulge in the luxury of high-end finishes and fittings within your working space. Let your world begin here at EON SHENTON.



**PREMIUM FITTINGS FOR  
RESIDENTIAL APARTMENTS,  
PENTHOUSES AND OFFICES**



**LAUFEN**  
bathrooms



**GAGGENAU**





**hansgrohe**

Luxuriate in the most revered brands in interior fittings and finishes. Famed for fashioning products of world-class design and the finest craftsmanship, HANSGRÖHE, BOSCH, LAUFEN and GAGGENAU ensure excellence in durability, functionality and style.



 **BOSCH**

Note: Washing machine, cooker hob and hood will not be provided for office units.  
All photographs featured are impressions only.

PAST PROJECTS BY THE DEVELOPERS OF 70 SHENTON PTE LTD:



SPOTTISWOODE 18



NEWTON EDGE



ROBINSON SUITES

DEVELOPED BY



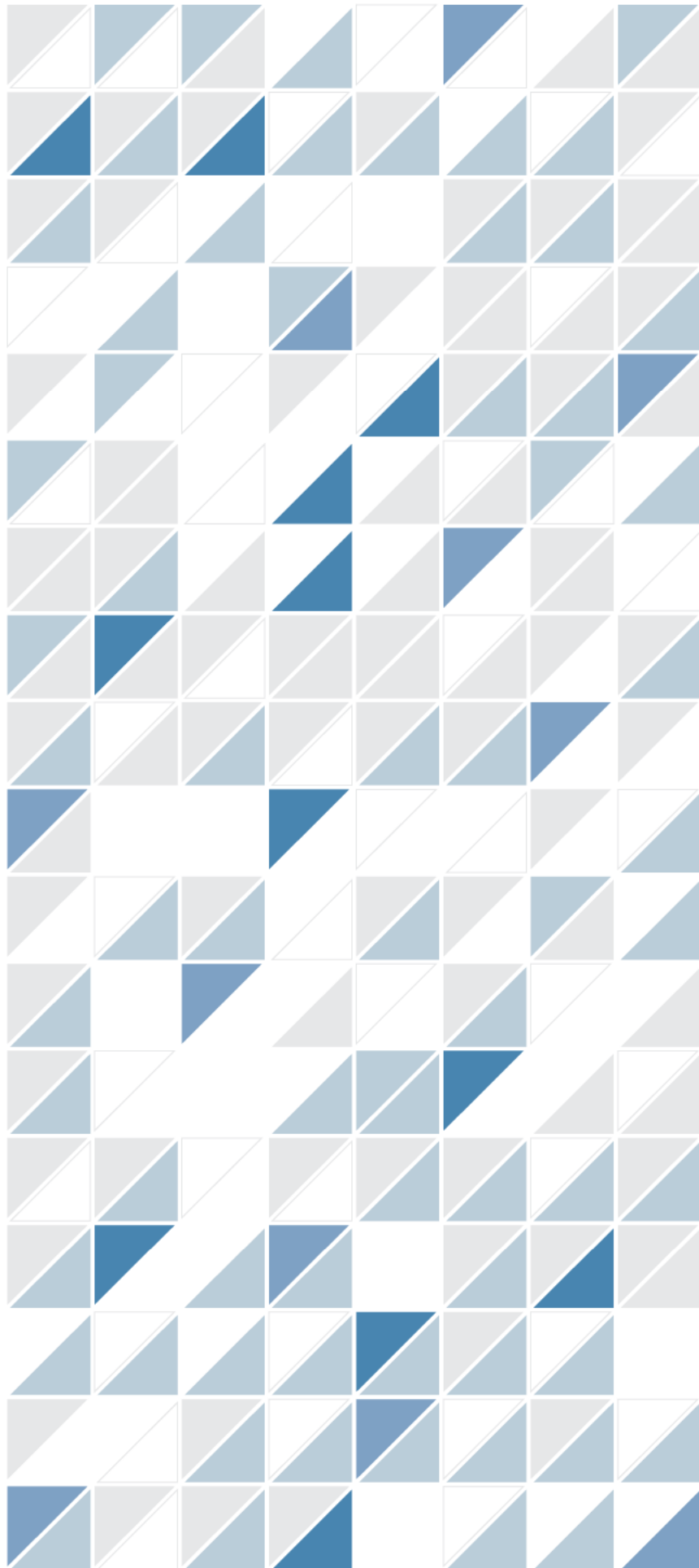
**70  
Shenton  
Pte Ltd**

Name of Project: **Eon Shenton** Developer: **70 Shenton Pte Ltd (RCB No: 201006166W)**  
Developer's Licence No.: **C0835** Tenure of Land: **99 years commencing from 6 October 2011** Lot No.: **Lot 415P and 1261A PT TS23 at 70 Shenton Way** Expected Date of TOP: **31 December 2019** Expected Date of Legal Completion: **31 December 2022**  
Building Plan No.: **A1276-00507-2010-BP01 dated 13 March 2012**

While every reasonable care has been taken in preparing this brochure and in constructing the models and showflats, the Developer and the Marketing Agents cannot be held responsible for any inaccuracies or omissions. Visual representations, models, showflats displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artist's impressions of the development and cannot be regarded as representations of fact. The property is subject to final inspection by relevant authorities to comply with the current code of practice.

All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to change as may be required by us and/or the competent authorities and shall not form part of any offer and contract nor constitute any warranty by us and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Sale & Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser and shall supercede all statements, representations or promises made prior to the signing of the Sale & Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agents.







**eon**  
S H E N T O N

**COMMERCIAL  
FLOOR PLANS**







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# SHOP

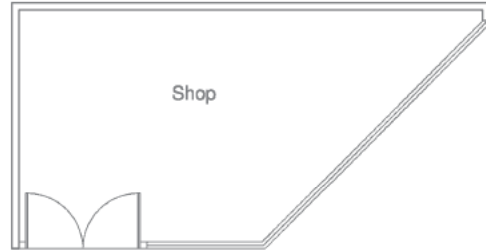
## TYPE S01

Unit #01-01  
Area 13 Sqm / 140 Sqft



## TYPE S02

Unit #01-02  
Area 22 Sqm / 237 Sqft



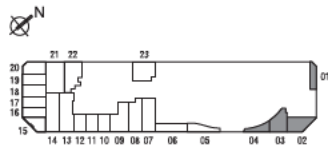
## TYPE S03

Unit #01-03  
Area 21 Sqm / 226 Sqft



## TYPE S04

Unit #01-04  
Area 12 Sqm / 129 Sqft



All areas are inclusive of a/c ducts, if any. All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.



# SHOP

## TYPE S05

Unit #01-05  
Area 16 Sqm / 172 Sqft



## TYPE S06

Unit #01-06  
Area 19 Sqm / 205 Sqft



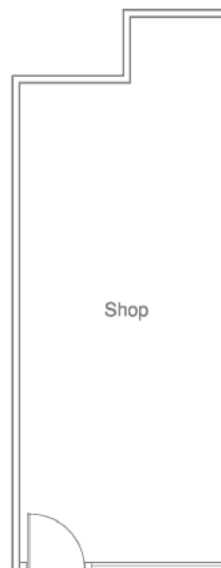
## TYPE S07

Unit #01-07  
Area 28 Sqm / 301 Sqft

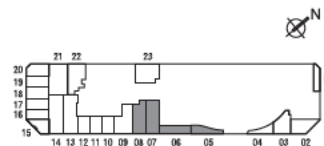


## TYPE S08

Unit #01-08  
Area 27 Sqm / 291 Sqft



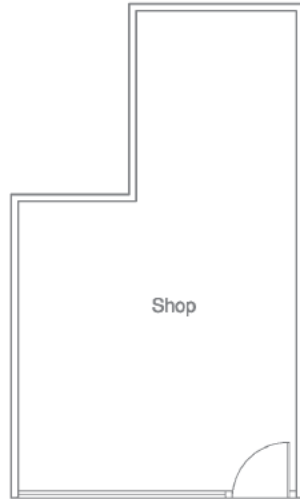
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# SHOP

## TYPE S09

Unit #01-09  
 Area 29 Sqm / 312 Sqft



## TYPE S10, S11, S12

Unit #01-10 to #01-12  
 Area 16 Sqm / 172 Sqft



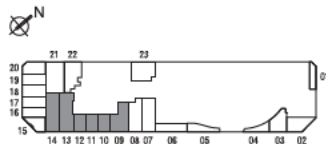
## TYPE S13

Unit #01-13  
 Area 33 Sqm / 355 Sqft



## TYPE S14

Unit #01-14  
 Area 34 Sqm / 366 Sqft

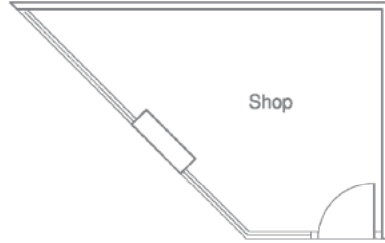


All areas are inclusive of a/c ducts, if any. All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

# SHOP

## TYPE S15

Unit #01-15  
Area 18 Sqm / 194 Sqft



## TYPE S16

Unit #01-16  
Area 15 Sqm / 162 Sqft



## TYPE S17

Unit #01-17  
Area 17 Sqm / 183 Sqft



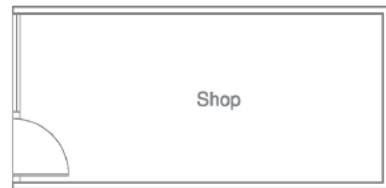
## TYPE S18

Unit #01-18  
Area 17 Sqm / 183 Sqft

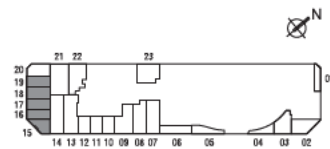


## TYPE S19

Unit #01-19  
Area 17 Sqm / 183 Sqft



All areas are inclusive of a/c ducts, if any. All plans are subject to amendments as approved by the relevant authorities.  
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# SHOP

## TYPE S20

Unit #01-20  
Area 18 Sqm / 194 Sqft



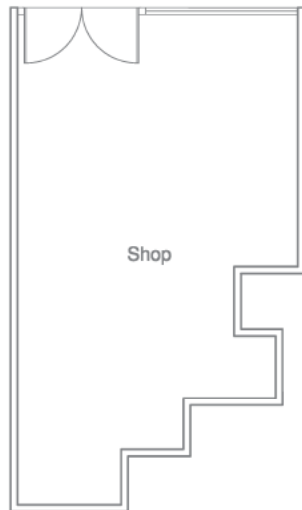
## TYPE S21

Unit #01-21  
Area 35 Sqm / 377 Sqft



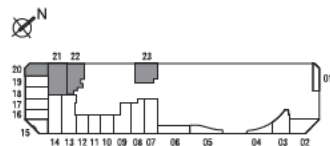
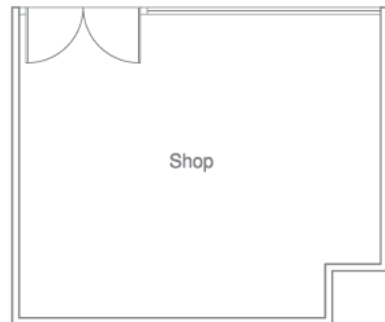
## TYPE S22

Unit #01-22  
Area 29 Sqm / 312 Sqft



## TYPE S23

Unit #01-23  
Area 27 Sqm / 291 Sqft



All areas are inclusive of a/c ducts, if any. All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.



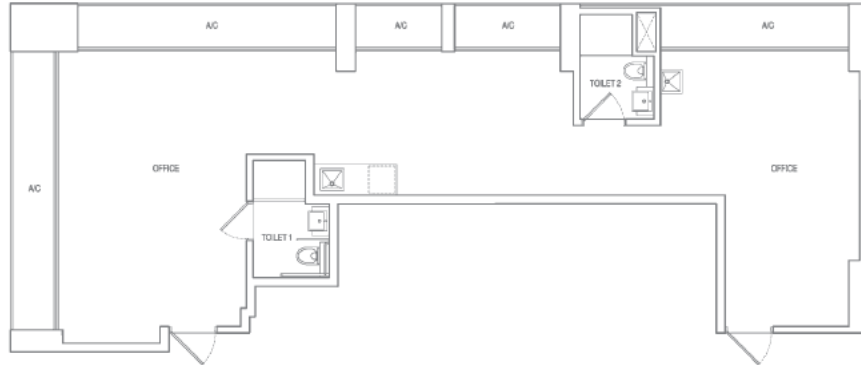
# OFFICE

## TYPE A

Unit #07-01/02 to #13-01/02

#15-01/02 to #21-01/02

Area 117 Sqm / 1259 Sqft

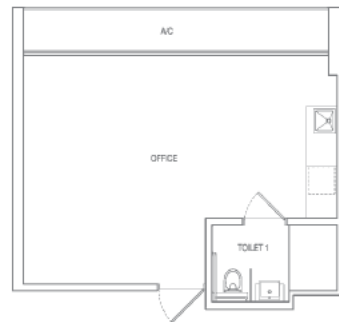


## TYPE B

Unit #07-03 to #13-03

#15-03 to #21-03

Area 47 Sqm / 506 Sqft



All areas are inclusive of a/c ducts, if any. All plans are subject to amendments as approved by the relevant authorities.  
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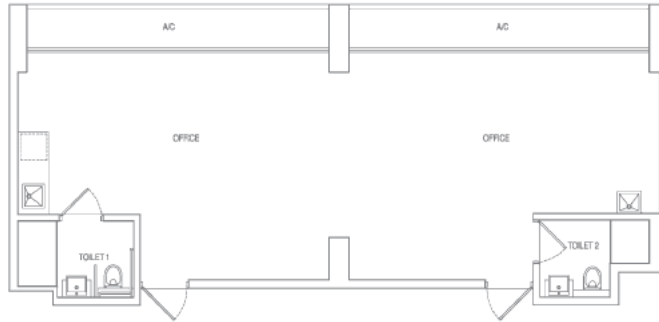
# OFFICE

## TYPE C

Unit #07-04/05 to #13-04/05

#15-04/05 to #21-04/05

Area 96 Sqm / 1033 Sqft

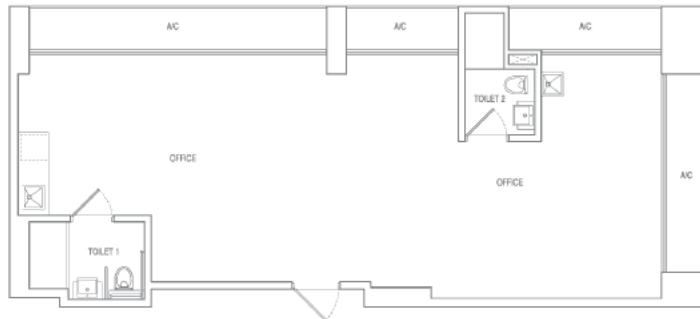


## TYPE D

Unit #07-06/07 to #13-06/07

#15-06/07 to #21-06/07

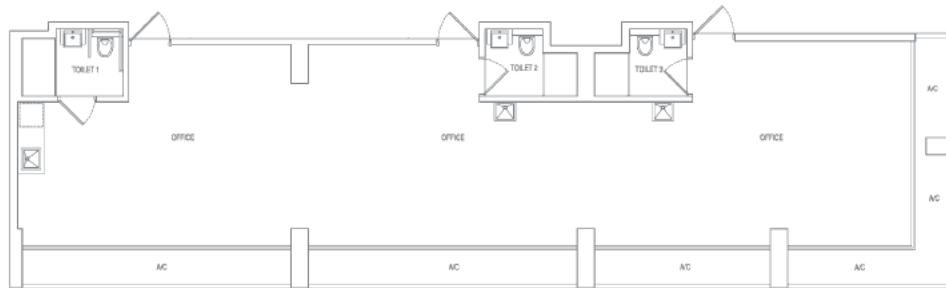
Area 103 Sqm / 1109 Sqft



All areas are inclusive of a/c ledges, if any. All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

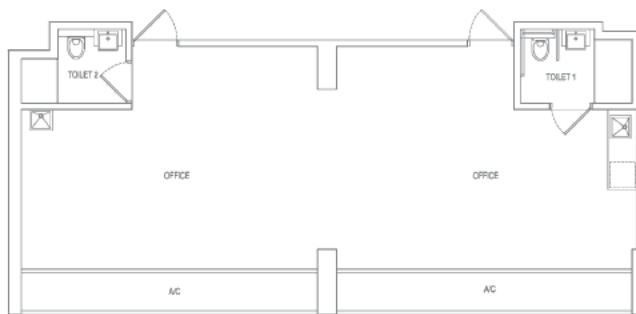
**TYPE E**

Unit #07-08/09/10 to #13-08/09/10  
 #15-08/09/10 to #21-08/09/10  
 Area 158 Sqm / 1701 Sqft



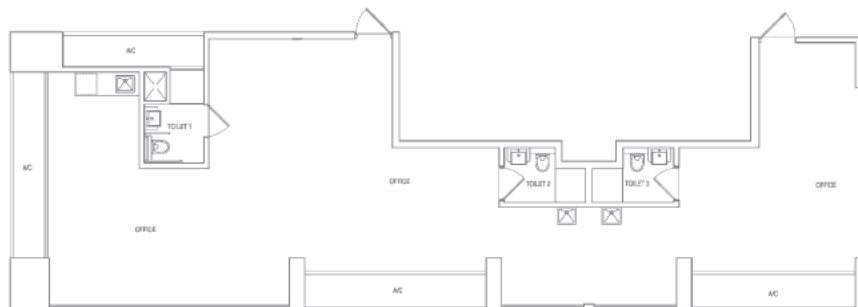
**TYPE F**

Unit #07-11/12 to #13-11/12  
 #15-11/12 to #21-11/12  
 Area 96 Sqm / 1033 Sqft



**TYPE G**

Unit #07-13/14/15 to #13-13/14/15  
 #15-13/14/15 to #21-13/14/15  
 Area 164 Sqm / 1765 Sqft



All areas are inclusive of a/c ducts, if any. All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

# SPECIFICATIONS - OFFICE

## 1. FOUNDATION

Bored piles and/or concrete piles and/or steel H piles and/or raft foundation.

## 2. SUBSTRUCTURE & SUPERSTRUCTURE

Reinforced concrete and/or steel frame.

## 3. WALL

- External : Common clay bricks and/or precast panel and/or reinforced concrete generally.
- Internal : Common clay bricks and/or cement blocks and/or light weight blocks and/or precast panels and/or reinforced concrete and/or dry wall generally.

## 4. ROOF

Flat Roof : Reinforced concrete roof with waterproofing and insulation and/or metal roofing with insulation.

## 5. CEILING

Off form concrete surface and/or plaster board ceiling and/or skim coat where applicable.

## 6. FINISHES

- Internal Wall Finishes:  
Cement and sand plaster and/or skim coat with emulsion paint finish where applicable.
    - i. Toilet 1:  
Compressed marble and/or homogenous tiles and/or marble feature wall finish (up to 2.5m height only).
    - ii. Toilet 2 & 3 (where applicable):  
Compressed marble and/or homogenous tiles finish (up to 2.5m height only).
- Note:
- a) The internal brickwall/precast panels/partitions of the toilets will be built to a height of up to 2.5m only.
- Internal Floor Finishes:
    - a) For Office:  
Compressed marble with skirting.
    - b) Toilet:  
Compressed marble and/or homogenous tiles finish.
    - c) A/C Ledges:  
Cement and sand screed finish.

## 7. WINDOWS

Aluminium framed glass windows where applicable.

Note:

- a) All aluminium frames shall be powder coated/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 or laminated glass.
- d) All glazing to be plain float and/or tinted glass.

## 8. DOORS

Approved fire-rated door c/w Ironmongery.

## 9. SANITARY FITTINGS

- a) Toilet 1
  - 1 shower screen with shower mixer, overhead shower & shower handset
  - 1 basin c/w tap mixer & cabinet below
  - 1 water closet c/w sensor flush
  - 1 mirror
  - 1 toilet roll holder
- b) Toilet 2 & 3 (where applicable)
  - 1 shower screen with shower mixer & shower handset
  - 1 basin c/w tap mixer & cabinet below
  - 1 water closet c/w sensor flush
  - 1 mirror
  - 1 toilet roll holder

## 10. ELECTRICAL INSTALLATION

230V single phase power supply for office units.

Note:

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

## 11. NETWORK

- Cable network provided.
- Telephone point provided within units.

## 12. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with the current edition of Singapore Code of Practice.

## 13. WATERPROOFING

Waterproofing to floors of kitchen, master bathroom, bathroom, roof terrace, balcony, swimming pool, pool deck, toilets and reinforced concrete flat roof where applicable.

## 14. PAINTING

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

## 15. DRIVEWAY AND CAR PARK

Concrete finished with floor hardener and/or perforated concrete slab and/or interlocking pavers and/or aeration slab (where applicable).

## 16. RECREATIONAL FACILITIES

### Pool & Garden Deck @ 6

- BBQ Area
- Garden
- Sun Deck
- Lap Pool
- Wet Deck
- Waterscape
- Wading Pool

### Fitness Deck @ 14

- Outdoor Fitness Space
- Gymnasium
- Veranda
- Jacuzzi
- Spa Pool
- Sun Lounges
- Garden
- Steam Room
- Waterfall Pool
- Pool Table
- Table Tennis

### Sky Deck @ 22

- Meeting Room
- Lounge
- Bar Counter
- Reading Corner
- Sky Viewing Deck
- Garden
- Water Garden

## 17. ADDITIONAL ITEMS

- a) Floor Trap : For all office units.
- b) Air-Conditioning : For Office - Split air-conditioning system provided.
- c) Water Supply : Incoming water supply provided with individual metering.
- d) Pantry Cabinets
  - i) Built-in pantry cabinets c/w solid surface counter top.
  - ii) One stainless steel sink c/w sink mixer.
  - iii) Built-in microwave oven.
  - iv) Built-in integrated refrigerator.
- e) One wall-hung stainless steel sink c/w tap (outside wall of Toilet 2 & 3 where applicable).
- f) Mechanical Ventilation  
Toilets may be mechanically-ventilated, whenever applicable to M&E Engineer's requirements.



# SPECIFICATIONS - SHOP

## 1. FOUNDATION

Bored piles and/or concrete piles and/or steel H piles and/or raft foundation.

## 2. SUBSTRUCTURE & SUPERSTRUCTURE

Reinforced concrete and/or steel frame.

## 3. WALL

- External : Common clay bricks and/or precast panel and/or reinforced concrete generally.

- Internal : Common clay bricks and/or cement blocks and/or light weight blocks and/or precast panels and/or reinforced concrete and/or dry wall generally.

## 4. ROOF

Flat Roof : Reinforced concrete roof with waterproofing and insulation and/or metal roofing with insulation.

## 5. CEILING

Off form concrete surface and/or plaster board ceiling and/or skim coat where applicable.

## 6. FINISHES

- Internal Wall Finishes : Cement and sand plaster and/or skim coat with emulsion paint finish where applicable.

- Internal Floor Finishes:

a) For Shop : Concrete surface in trowel finish.

b) A/C Ledges : Cement and sand screed finish.

## 7. SHOP FRONT

Fixed glass panel c/w door and lockset.

## 8. SANITARY FITTINGS

1 wall hung wash basin c/w tap.

## 9. ELECTRICAL INSTALLATION

230V single phase power supply for shop units.

### Note:

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

## 10. NETWORK

- Cable network provided.
- Telephone point provided within units.

## 11. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with the current edition of Singapore Code of Practice.

## 12. WATERPROOFING

Waterproofing to floors of kitchen, master bathroom, bathroom, roof terrace, balcony, swimming pool, pool deck, toilets and reinforced concrete flat roof where applicable.

## 13. PAINTING

a) Internal Walls : Emulsion Paint.

b) External Walls : Weather shield paint and/or spray textured coating at selected areas only.

## 14. DRIVEWAY AND CAR PARK

Concrete finished with floor hardener and/or perforated concrete slab and/or interlocking pavers and/or aeration slab (where applicable).

## 15. RECREATIONAL FACILITIES

### Pool & Garden Deck @ 6

- BBQ Area
- Garden
- Sun Deck
- Lap Pool
- Wet Deck
- Waterscape
- Wading Pool

### Fitness Deck @ 14

- Outdoor Fitness Space
- Gymnasium
- Veranda
- Jacuzzi
- Spa Pool
- Sun Lounges
- Garden
- Steam Room
- Waterfall Pool
- Pool Table
- Table Tennis

### Sky Deck @ 22

- Meeting Room
- Lounge
- Bar Counter
- Reading Corner
- Sky Viewing Deck
- Garden
- Water Garden

## 16. ADDITIONAL ITEMS

- a) Floor Trap : For all shop units.
- b) Air-Conditioning : For Shop - Split air-conditioning system provided.
- c) Water Supply : Incoming water supply provided with individual metering.

## FOR OFFICE AND SHOP

### 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 fan coil units, electrical points, telephone points and door swing positions are subject to Architect's sole discretion and final design.
- 3) 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 Provider (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.
- 4) If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.
- 5) 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.
- 6) For cyclical maintenance work to be carried out to the building facade, owners shall allow access to the maintenance team.
- 7) 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 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 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.

DEVELOPED BY

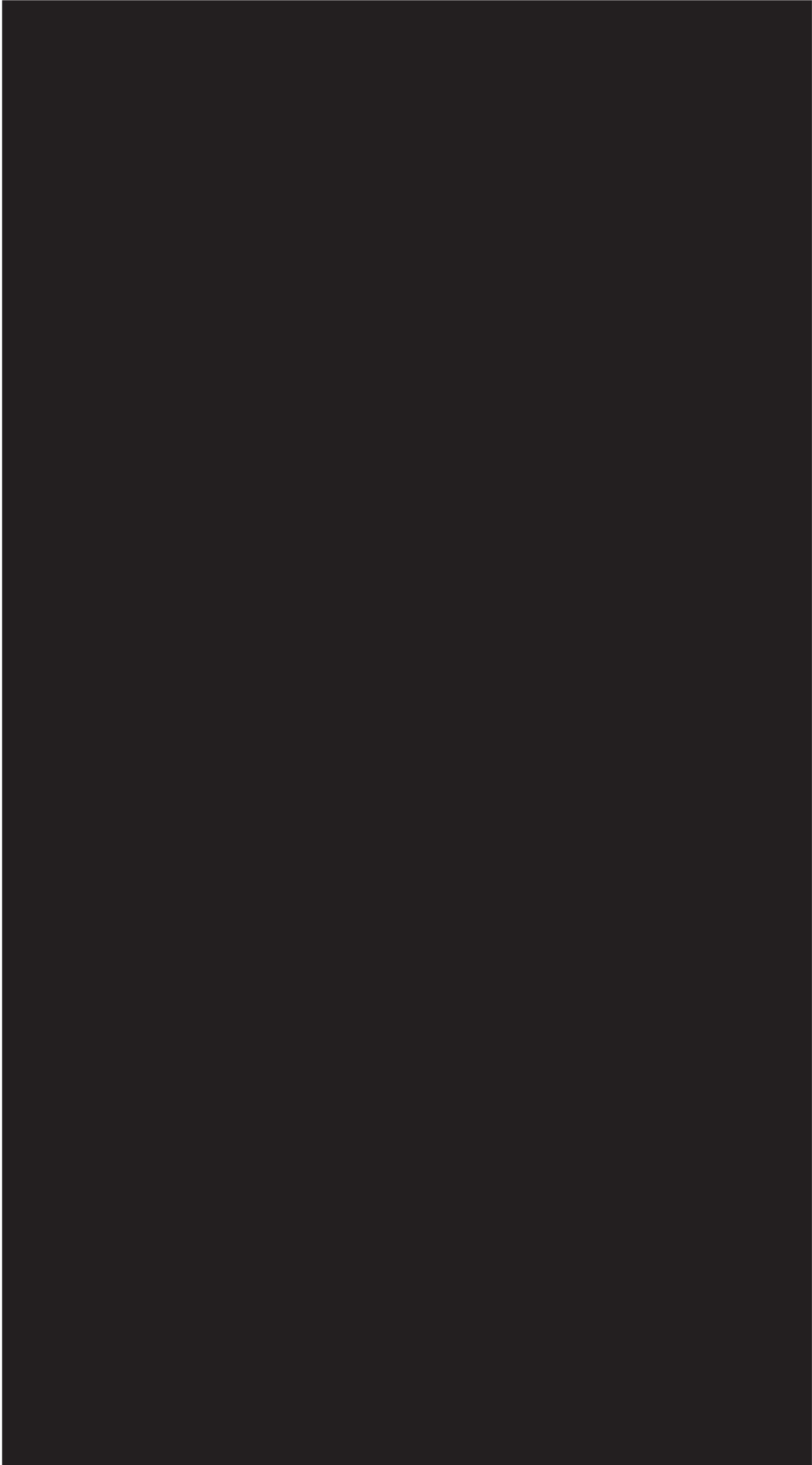


**70  
Shenton  
Pte Ltd**

Name of Project: **Eon Shenton** Developer: **70 Shenton Pte Ltd (RCB No: 201006166W)**  
Developer's Licence No.: **C0835** Tenure of Land: **99 years commencing from 6 October 2011** Lot No.: **Lot 415P and 1261A PT TS23 at 70 Shenton Way** Expected Date of TOP: **31 December 2019** Expected Date of Legal Completion: **31 December 2022**  
Building Plan No.: **A1276-00507-2010-BP01 dated 13 March 2012**

While every reasonable care has been taken in preparing this brochure and in constructing the models and showflats, the Developer and the Marketing Agents cannot be held responsible for any inaccuracies or omissions. Visual representations, models, showflats displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artist's impressions of the development and cannot be regarded as representations of fact. The property is subject to final inspection by relevant authorities to comply with the current code of practice.

All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to change as may be required by us and/or the competent authorities and shall not form part of any offer and contract nor constitute any warranty by us and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Sale & Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser and shall supercede all statements, representations or promises made prior to the signing of the Sale & Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agents.





**EON**  
S H E N T O N

**RESIDENTIAL  
FLOOR PLANS**





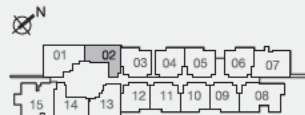
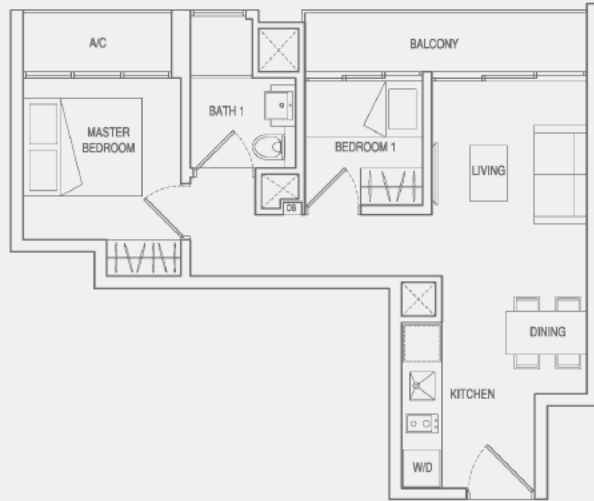


Artist's Impression

Living in the city brightens every heart. Imagine living in a development that brightens the city. Designed with fascinating lights that attract every attention, EON SHENTON stands tall as the beacon of light in the area especially when night falls. Towering at a height of 32-storey, it is made up of shops, offices and residential units as well as 4 levels of multi-storey carpark and 2 levels of basement carpark for everyone's convenience. The facade is carefully designed with 3 outstanding sky decks offering hotel-style facilities and breathtaking unblocked views of the city skyline. It is truly a unique development that will shape the future of commerce and recreation.

**TYPE A1**  
2-BEDROOM

Unit #23-02 to #29-02  
Area 49 Sqm / 527 Sqft



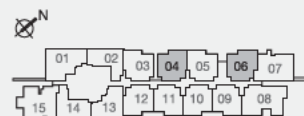
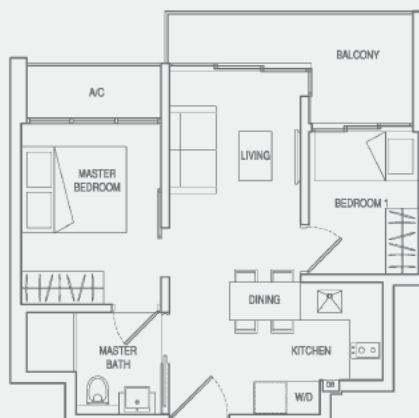
**TYPE A2**  
2-BEDROOM

Unit #25-03 to #29-03  
#25-05 to #29-05  
Area 50 Sqm / 538 Sqft



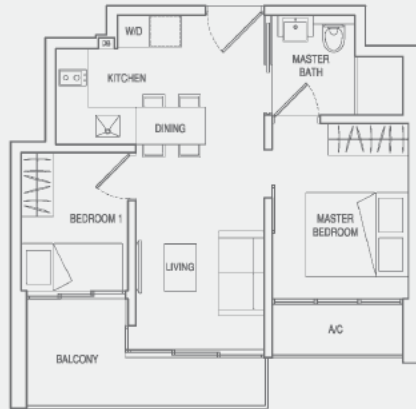
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2-BEDROOM

Unit #25-04 to #29-04  
#23-06 to #29-06  
Area 50 Sqm / 538 Sqft



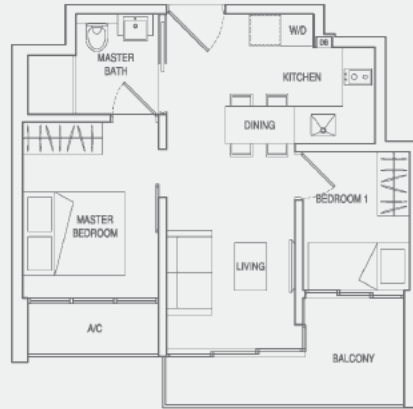
**TYPE A3**  
2-BEDROOM

Unit #23-10 to #29-10  
#23-12 to #29-12  
Area 50 Sqm / 538 Sqft



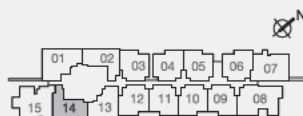
**TYPE A3(m)**  
2-BEDROOM

Unit #23-09 to #29-09  
#23-11 to #29-11  
Area 50 Sqm / 538 Sqft



**TYPE A4**  
2-BEDROOM

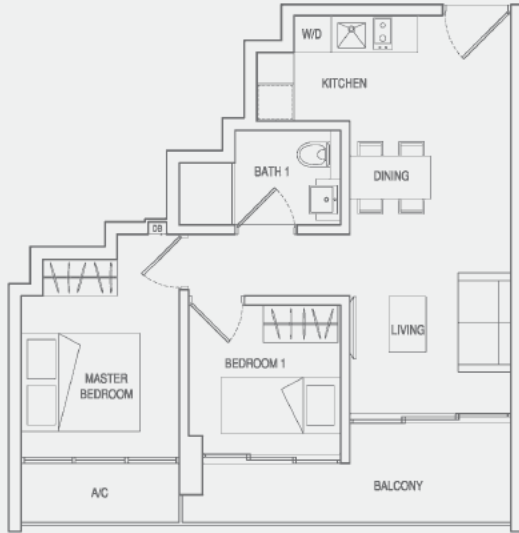
Unit #23-14 to #29-14  
Area 50 Sqm / 538 Sqft





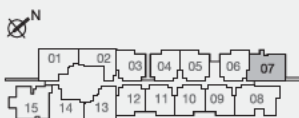
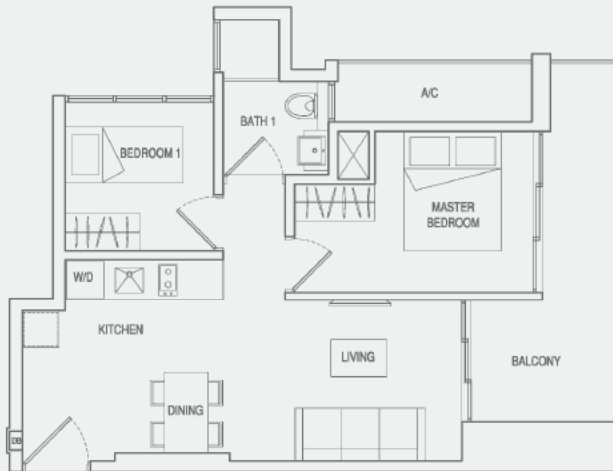
**TYPE A5**  
2-BEDROOM

Unit #23-13 to #29-13  
Area 54 Sqm / 581 Sqft



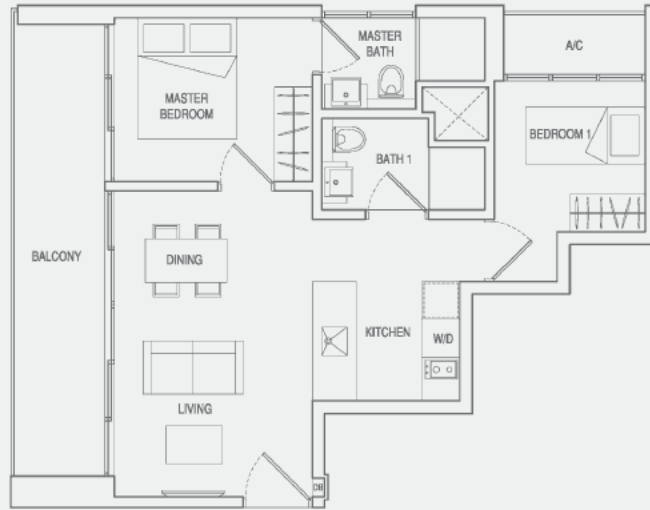
**TYPE A6**  
2-BEDROOM

Unit #23-07 to #29-07  
Area 60 Sqm / 646 Sqft



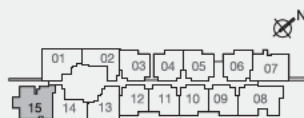
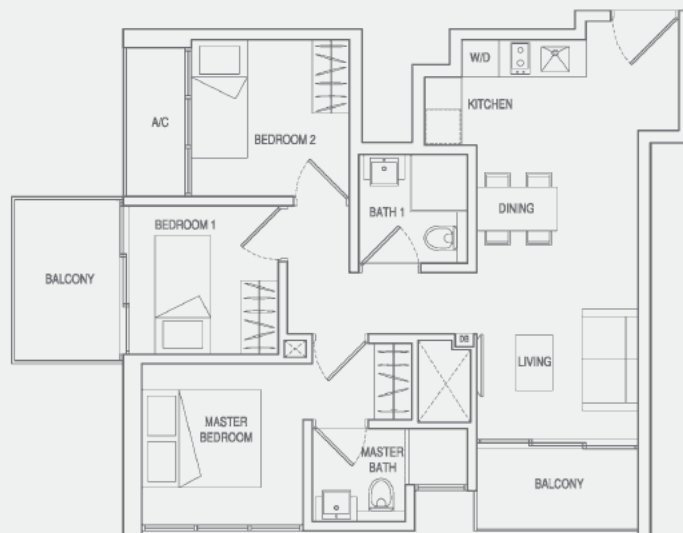
**TYPE A7**  
2-BEDROOM

Unit #23-01, #24-01  
#26-01 to #29-01  
Area 64 Sqm / 689 Sqft



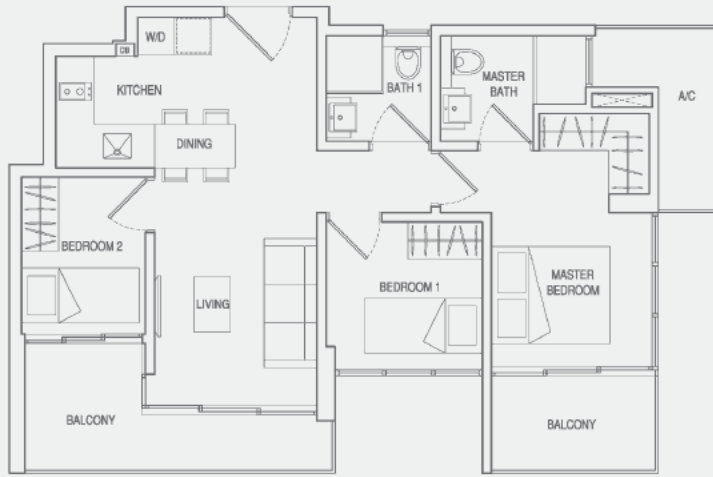
**TYPE B1**  
3-BEDROOM

Unit #23-15 to #29-15  
Area 70 Sqm / 754 Sqft



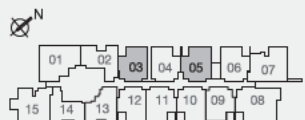
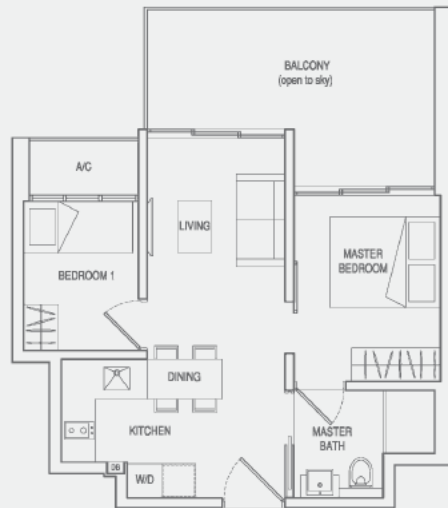
**TYPE B2**  
3-BEDROOM

Unit #23-08 to #28-08  
Area 73 Sqm / 786 Sqft



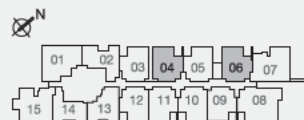
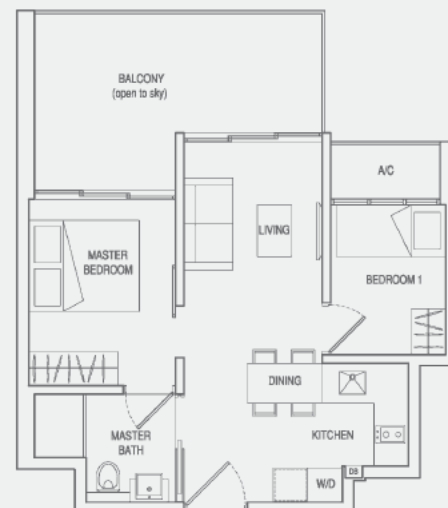
**TYPE C1**  
2-BEDROOM WITH BALCONY (OPEN TO SKY)

Unit #30-03, #30-05  
Area 56 Sqm / 603 Sqft



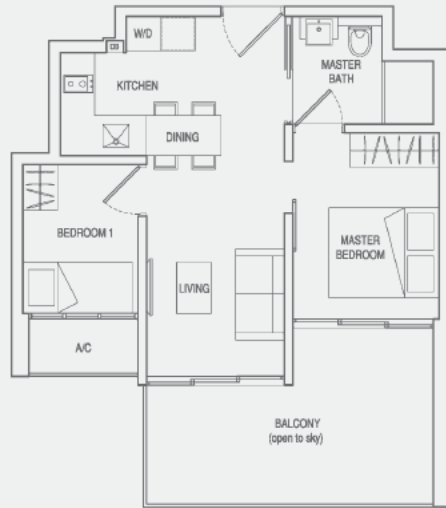
**TYPE C1(m)**  
2-BEDROOM WITH BALCONY (OPEN TO SKY)

Unit #30-04, #30-06  
Area 56 Sqm / 603 Sqft



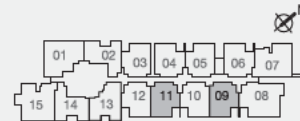
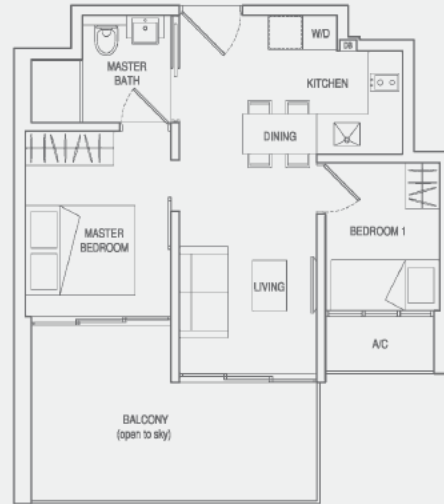
**TYPE C2**  
2-BEDROOM WITH BALCONY (OPEN TO SKY)

Unit #30-10, #30-12  
Area 56 Sqm / 603 Sqft



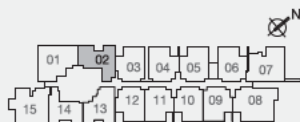
**TYPE C2(m)**  
2-BEDROOM WITH BALCONY (OPEN TO SKY)

Unit #30-09, #30-11  
Area 56 Sqm / 603 Sqft



**TYPE C3**  
2-BEDROOM WITH BALCONY (OPEN TO SKY)

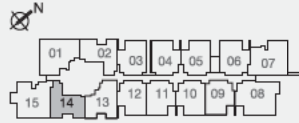
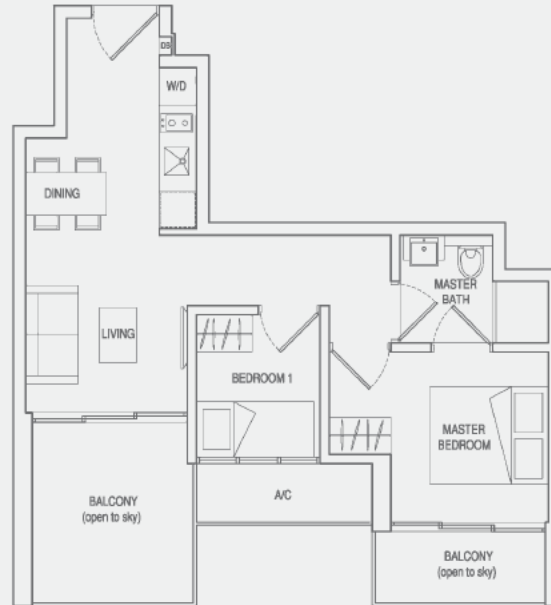
Unit #30-02  
Area 58 Sqm / 624 Sqft



## TYPE C4

2-BEDROOM WITH BALCONY (OPEN TO SKY)

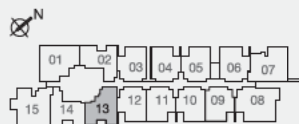
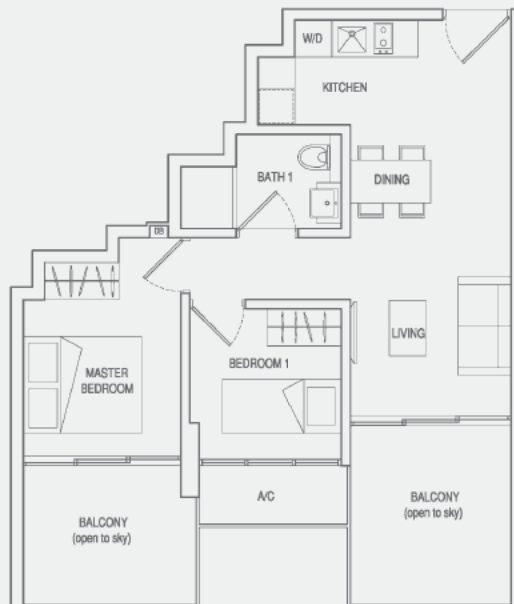
Unit #30-14  
Area 58 Sqm / 624 Sqft



## TYPE C5

2-BEDROOM WITH BALCONY (OPEN TO SKY)

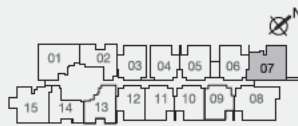
Unit #30-13  
Area 62 Sqm / 667 Sqft





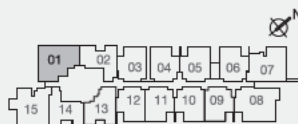
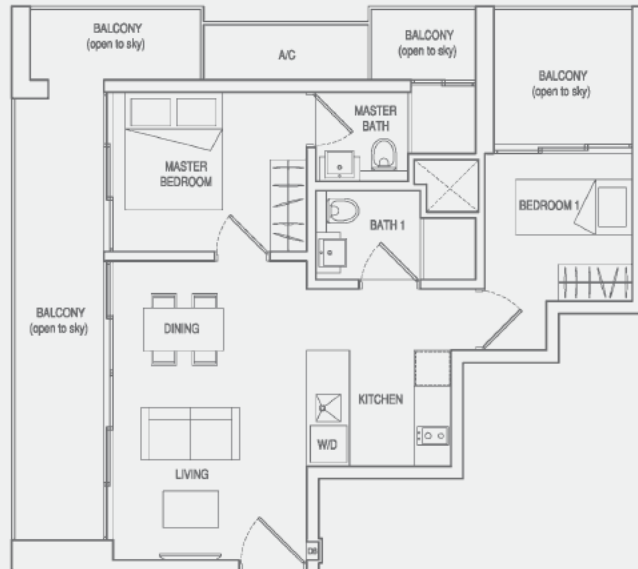
**TYPE C6**  
**2-BEDROOM WITH BALCONY (OPEN TO SKY)**

Unit #30-07  
 Area 74 Sqm / 797 Sqft



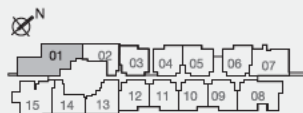
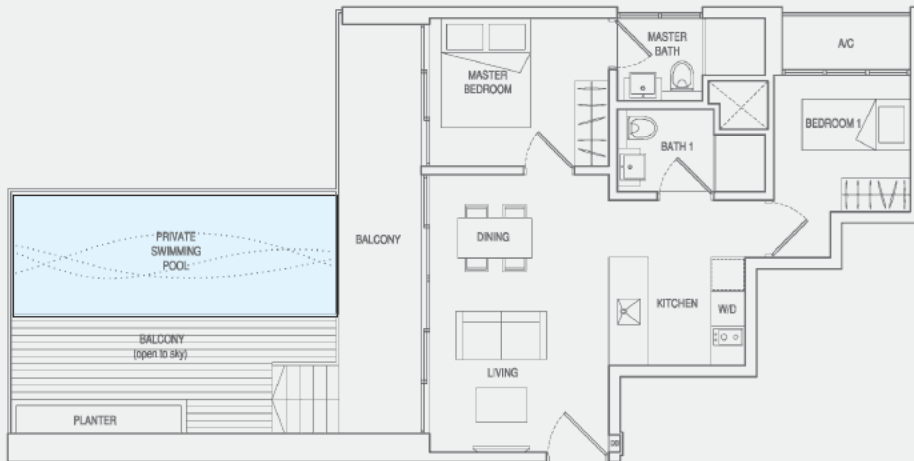
**TYPE C7**  
**2-BEDROOM WITH BALCONY (OPEN TO SKY)**

Unit #30-01  
 Area 82 Sqm / 883 Sqft



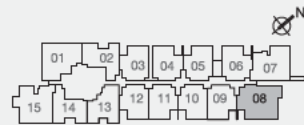
**TYPE C8**  
2-BEDROOM WITH BALCONY (OPEN TO SKY)

Unit #25-01  
Area 90 Sqm / 969 Sqft



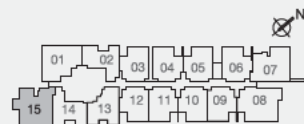
**TYPE D1**  
3-BEDROOM WITH BALCONY (OPEN TO SKY)

Unit #30-08  
Area 91 Sqm / 980 Sqft



**TYPE D2**  
3-BEDROOM WITH BALCONY (OPEN TO SKY)

Unit #30-15  
Area 88 Sqm / 947 Sqft



**TYPE D3**  
**3-BEDROOM WITH BALCONY (OPEN TO SKY)**

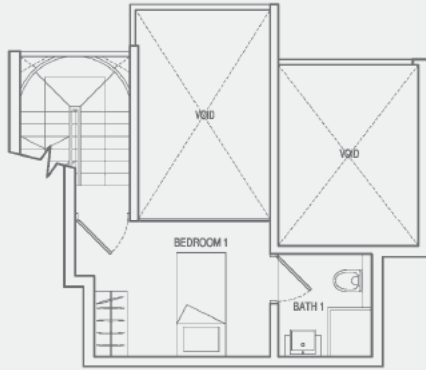
Unit #29-08  
 Area 101 Sqm / 1087 Sqft



All areas are inclusive of s/c ledge, if any. All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

**TYPE DP**  
**DUPLEX 2-BEDROOM**

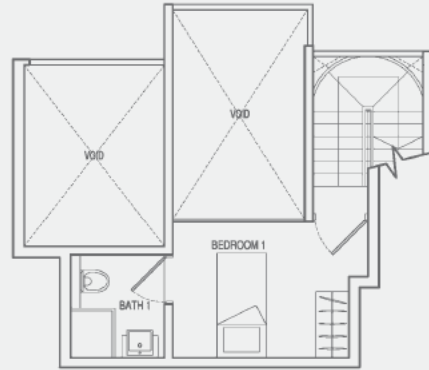
Unit #23-03, #23-05  
 Area 88 Sqm / 947 Sqft



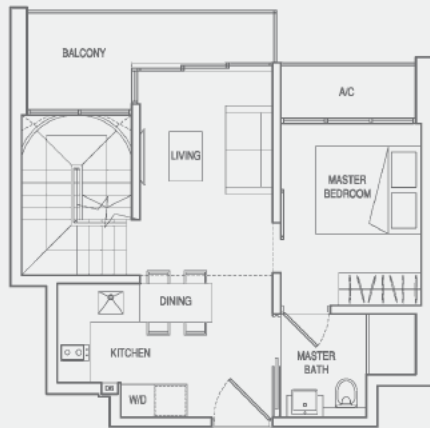
UPPER STOREY

**TYPE DP(m)**  
**DUPLEX 2-BEDROOM**

Unit #23-04  
 Area 88 Sqm / 947 Sqft



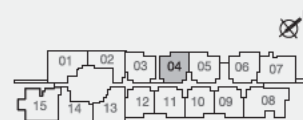
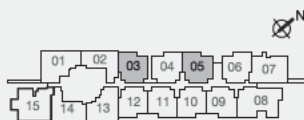
UPPER STOREY



LOWER STOREY



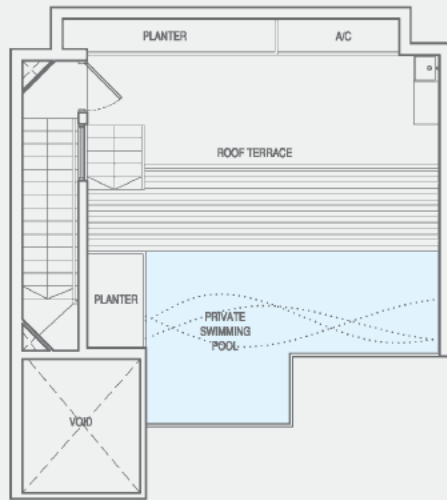
LOWER STOREY





**TYPE PH1**  
2-BEDROOM PENTHOUSE

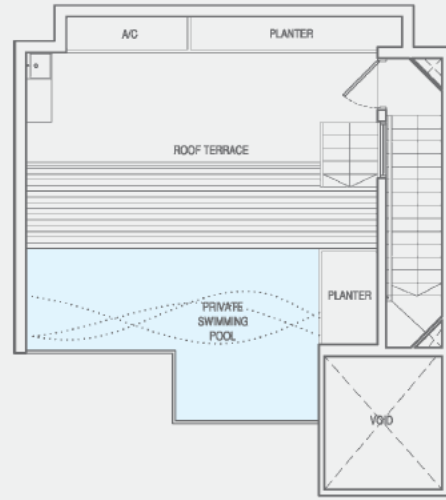
Unit #31-10, #31-12  
Area 97 Sqm / 1044 Sqft



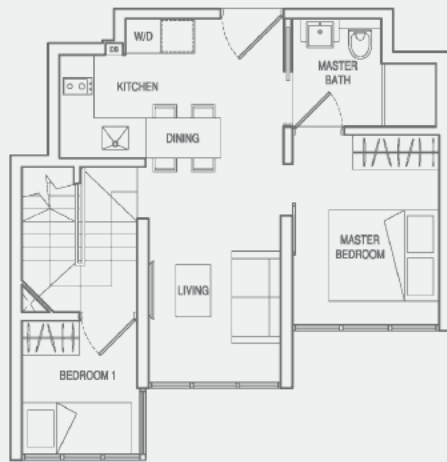
UPPER STOREY

**TYPE PH1(m)**  
2-BEDROOM PENTHOUSE

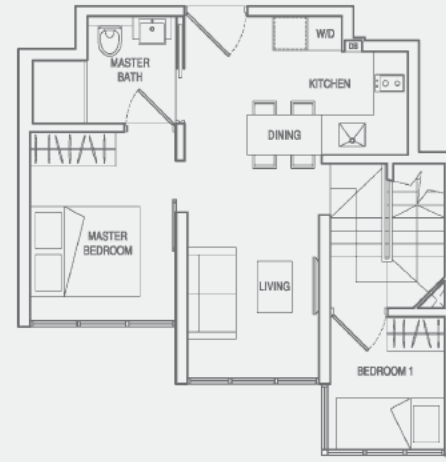
Unit #31-09, #31-11  
Area 97 Sqm / 1044 Sqft



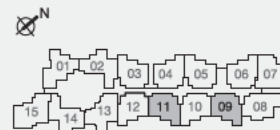
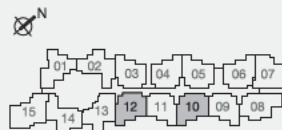
UPPER STOREY



LOWER STOREY

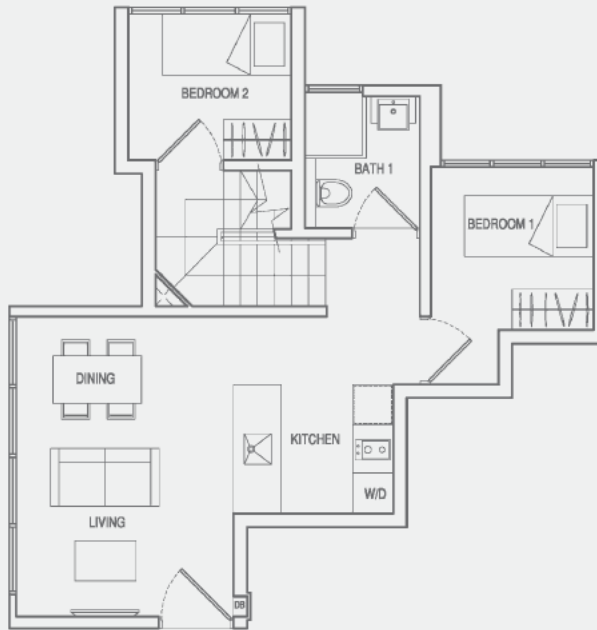
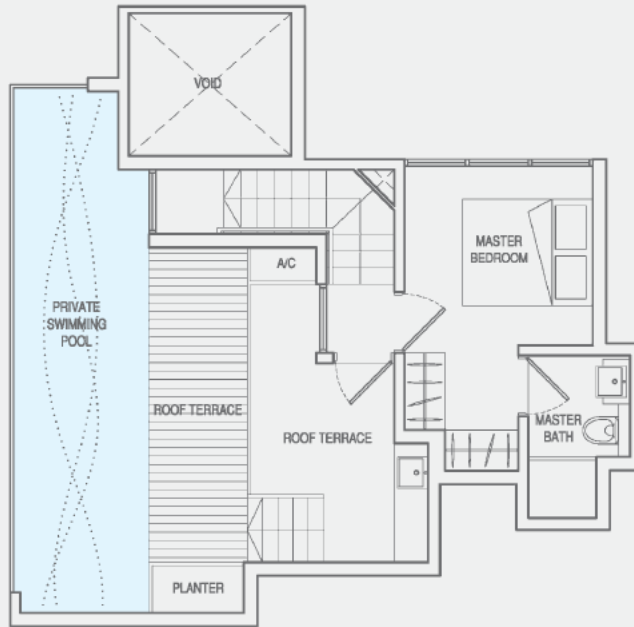


LOWER STOREY



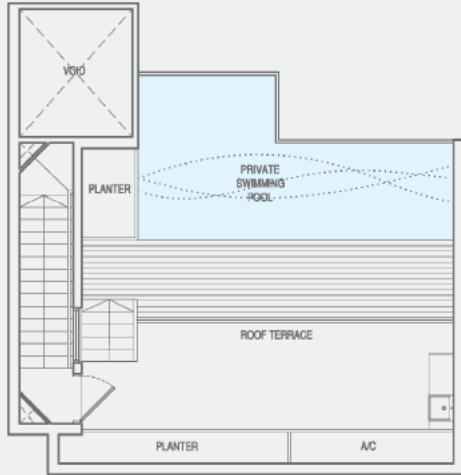
**TYPE PH2**  
3-BEDROOM PENTHOUSE

Unit #31-01  
Area 107 Sqm / 1152 Sqft



**TYPE PH3**  
2-BEDROOM PENTHOUSE

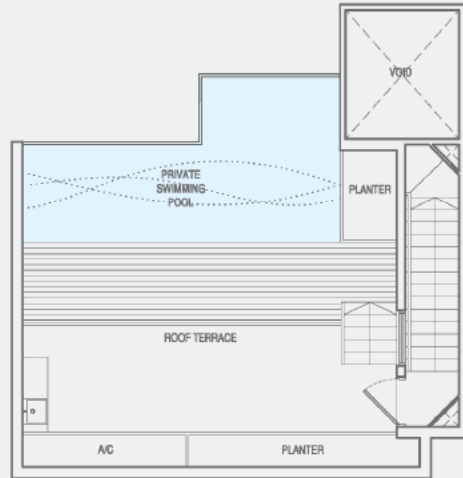
Unit #31-03  
Area 101 Sqm / 1087 Sqft



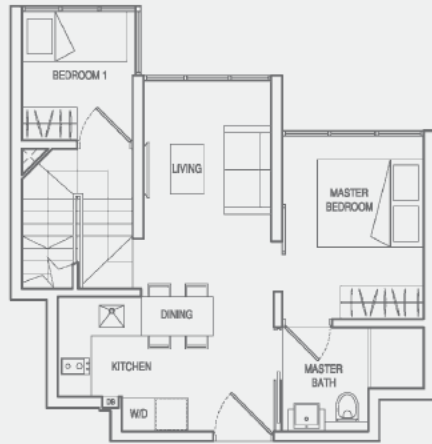
UPPER STOREY

**TYPE PH3(m)**  
2-BEDROOM PENTHOUSE

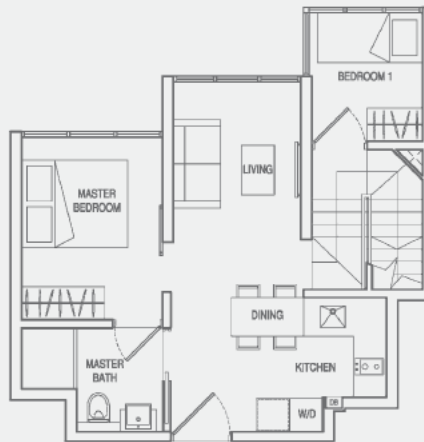
Unit #31-04  
Area 101 Sqm / 1087 Sqft



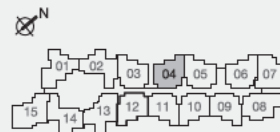
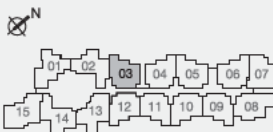
UPPER STOREY



LOWER STOREY

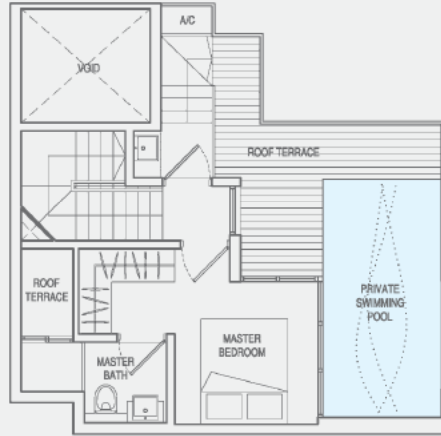


LOWER STOREY



**TYPE PH4**  
3-BEDROOM PENTHOUSE

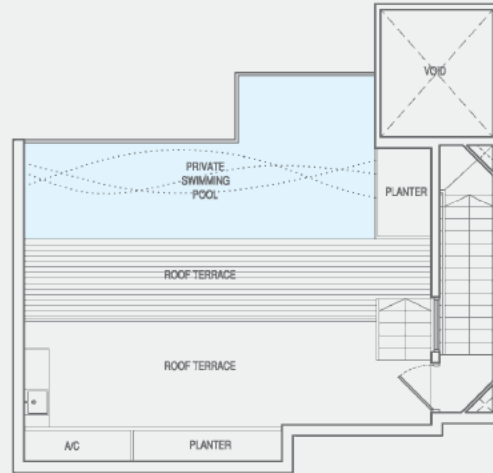
Unit #31-07  
Area 99 Sqm / 1066 Sqft



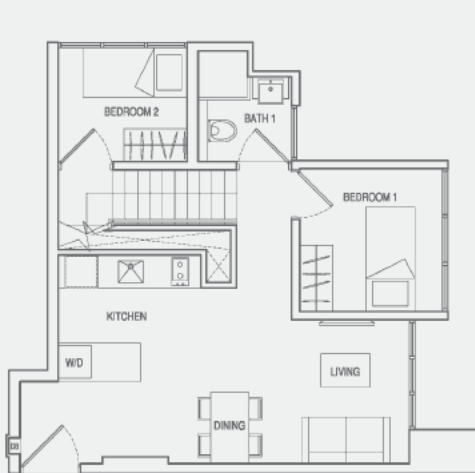
UPPER STOREY

**TYPE PH5**  
2-BEDROOM PENTHOUSE

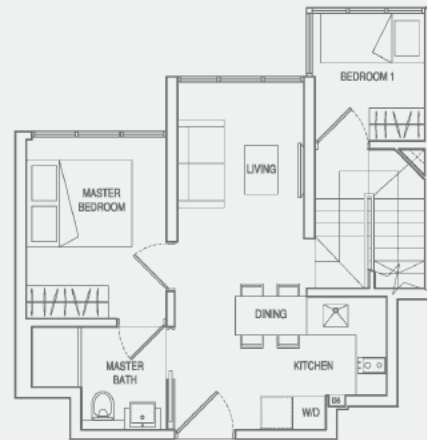
Unit #31-06  
Area 103 Sqm / 1109 Sqft



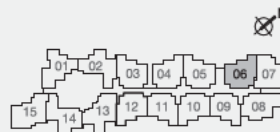
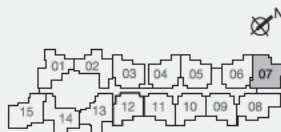
UPPER STOREY



LOWER STOREY

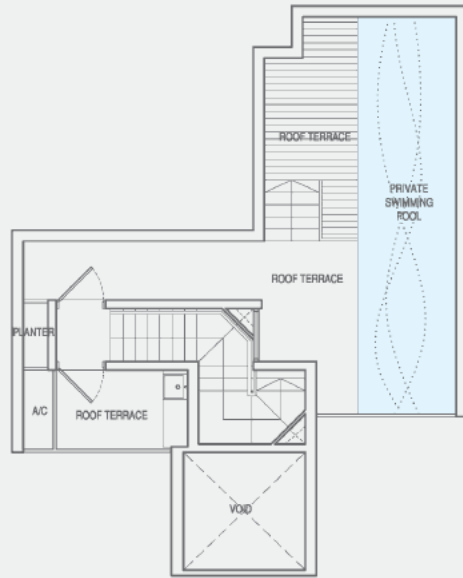


LOWER STOREY



**TYPE PH6**  
2-BEDROOM PENTHOUSE

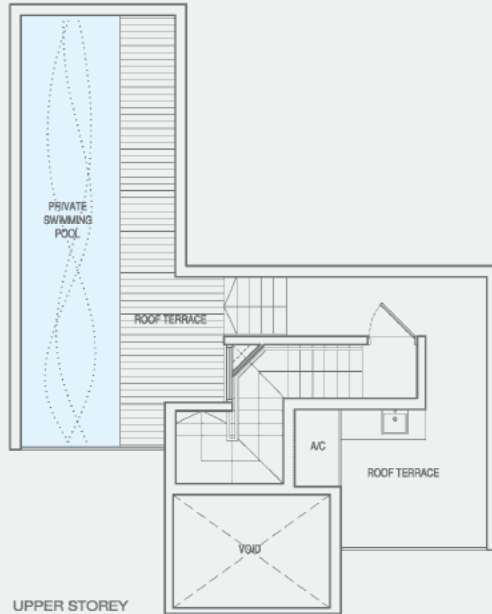
Unit #31-13  
Area 98 Sqm / 1055 Sqft



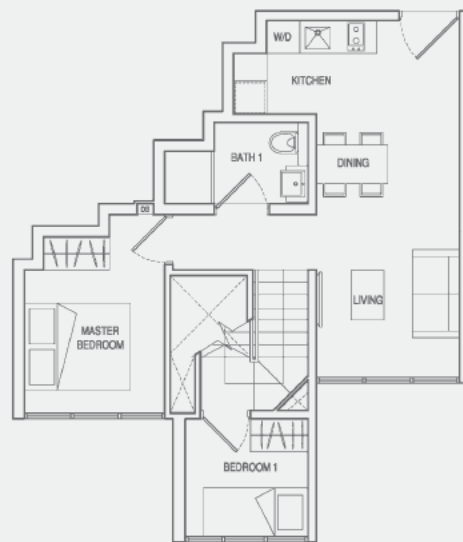
UPPER STOREY

**TYPE PH7**  
2-BEDROOM PENTHOUSE

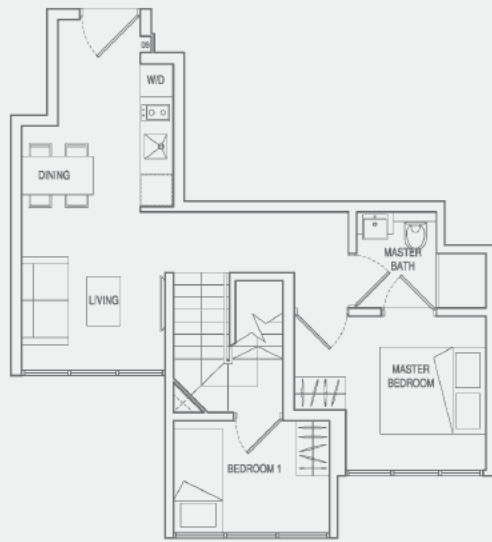
Unit #31-14  
Area 105 Sqm / 1130 Sqft



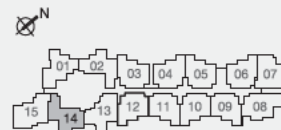
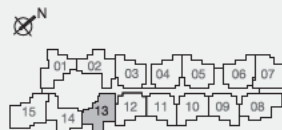
UPPER STOREY



LOWER STOREY



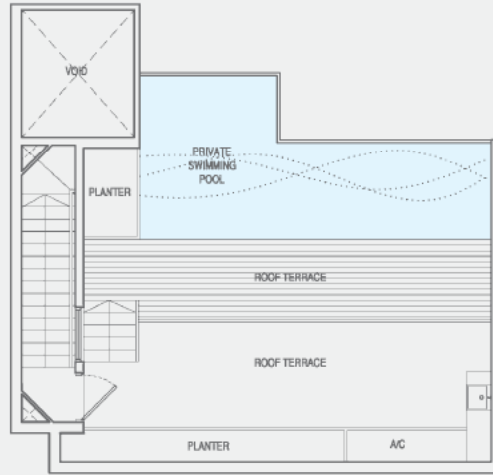
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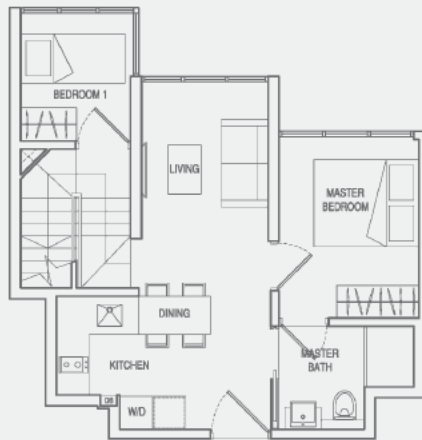


**TYPE PH8**  
2-BEDROOM PENTHOUSE

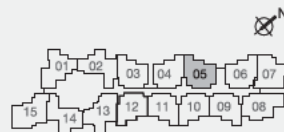
Unit #31-05  
Area 105 Sqm / 1130 Sqft



UPPER STOREY

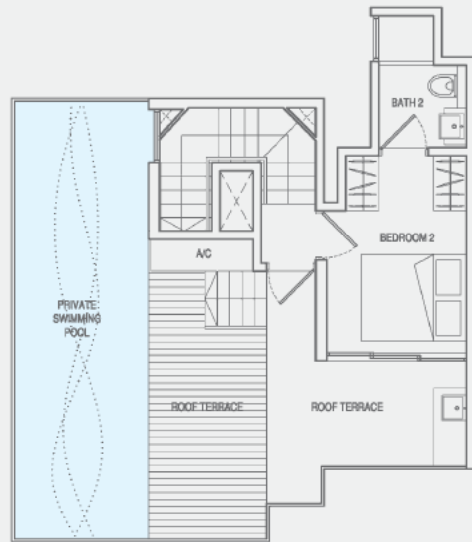


LOWER STOREY



**TYPE PH9**  
**3-BEDROOM PENTHOUSE**

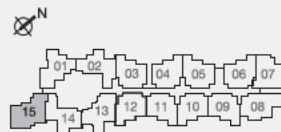
Unit #31-15  
 Area 114 Sqm / 1227 Sqft



UPPER STOREY

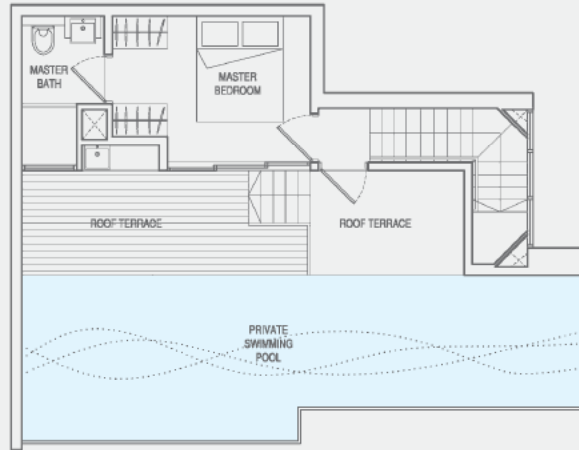


LOWER STOREY



**TYPE PH10**  
**3-BEDROOM PENTHOUSE**

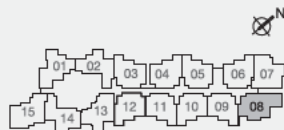
Unit #31-08  
Area 116 Sqm / 1249 Sqft



UPPER STOREY

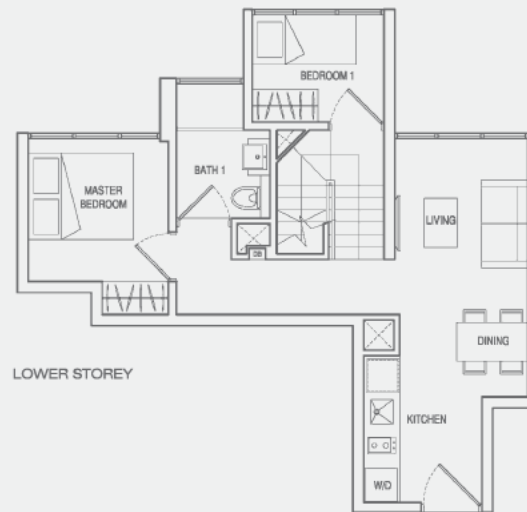
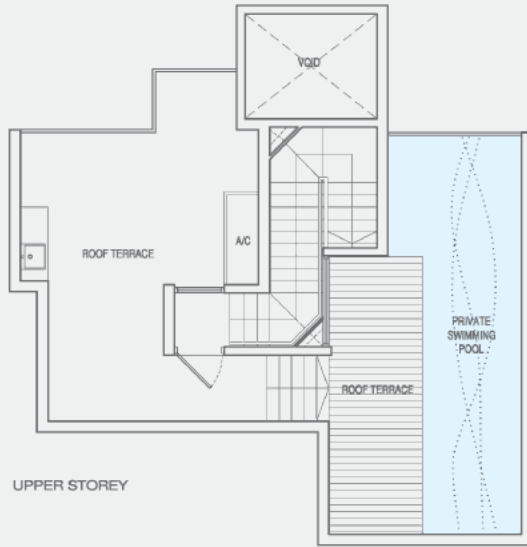


LOWER STOREY



**TYPE PH11**  
2-BEDROOM PENTHOUSE

Unit #31-02  
Area 111 Sqm / 1195 Sqft



# SPECIFICATIONS

## 1. FOUNDATION

Bored piles and/or concrete piles and/or steel H piles and/or raft foundation.

## 2. SUBSTRUCTURE & SUPERSTRUCTURE

Reinforced concrete and/or steel frame.

## 3. WALL

- External : Common clay bricks and/or precast panel and/or reinforced concrete generally.
- Internal : Common clay bricks and/or cement blocks and/or light weight blocks and/or precast panels and/or reinforced concrete and/or dry wall generally.

## 4. ROOF

Flat Roof : Reinforced concrete roof with waterproofing and insulation and/or metal roofing with insulation.

## 5. CEILING

For Apartments

- a) Living/Dining, Master Bedroom, Bedroom, Kitchen & Balcony : Skim coat with emulsion paint generally and plaster board ceiling where applicable.
- b) Master Bathroom & Bathroom : Plaster board with emulsion paint.

## 6. FINISHES

- Internal Wall Finishes (For Apartments):
  - i) Living/Dining, Master Bedroom, Bedroom & Study : Cement and sand plaster and/or skim coat with emulsion paint finish.
  - ii) Master Bathroom, Bathroom & Kitchen : Compressed marble and/or homogenous tiles and/or tempered glass laid up to false ceiling height and on exposed surface only.
- Floor Finishes (For Apartments):
  - i) Living/Dining & Kitchen : Compressed marble with skirting.
  - ii) Master Bedroom, Bedroom & Study : Timber parquet and/or timber strip with timber skirting.
  - iii) Master Bathroom & Bathroom : Compressed marble.
  - iv) Balcony, Balcony (Open To Sky) & Roof Terraces (for Penthouse Units only) : Ceramics tiles and/or homogenous tiles and/or timber deck.
  - v) Private Swimming Pool (where applicable) : Mosaic tiles.

## 7. 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 or laminated glass.
- d) All glazing to be plain float and/or tinted glass.

## 8. DOORS

- a) Main Entrance : Approved fire-rated timber door.
- b) Master Bedroom, Bedroom & Study : Timber door.
- c) Master Bathroom & Bathroom : Timber door and/or PVC door.
- d) Kitchen (where applicable) : Aluminium framed door or timber door.
- e) Balcony & Roof Terrace : Aluminium 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 plain float and/or tinted glass.

## 9. IRONMONGERY

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

## 10. SANITARY FITTINGS

- a) Master Bath
  - 1 shower screen with shower mixer, overhead shower & shower handset
  - 1 basin c/w tap mixer & cabinet below
  - 1 water closet
  - 1 toilet roll holder
  - 1 medicine cabinet c/w mirror
- b) Bathroom
  - 1 shower screen with shower mixer & shower handset
  - 1 basin c/w tap mixer
  - 1 water closet
  - 1 toilet roll holder
  - 1 mirror

## 11. 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.

## 12. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with the current edition of Singapore Code of Practice.

## 13. WATERPROOFING

Waterproofing to floors of kitchen, master bathroom, bathroom, roof terrace, balcony, swimming pool, pool deck, toilets and reinforced concrete flat roof where applicable.

## 14. PAINTING

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

## 15. DRIVEWAY AND CAR PARK

Concrete finished with floor hardener and/or perforated concrete slab and/or interlocking pavers and/or aeration slab (where applicable).

## 16. RECREATIONAL FACILITIES

### Pool & Garden Deck @ 6

- BBQ Area
- Garden
- Sun Deck
- Lap Pool
- Wet Deck
- Waterscape
- Wading Pool

### Fitness Deck @ 14

- Outdoor Fitness Space
- Gymnasium
- Veranda
- Jacuzzi
- Spa Pool
- Sun Lounges
- Garden
- Steam Room
- Waterfall Pool
- Pool Table
- Table Tennis

### Sky Deck @ 22

- Meeting Room
- Lounge
- Bar Counter
- Reading Corner
- Sky Viewing Deck
- Garden
- Water Garden

## 17. ADDITIONAL ITEMS

- a) Wardrobes : Built-in wardrobe to all bedrooms.
- b) Kitchen Cabinets
  - i) Built-in kitchen cabinets with solid surface counter top, cooker hob and cooker hood.
  - ii) One stainless steel sink c/w sink mixer.
  - iii) Built-in microwave oven.
  - iv) Built-in integrated refrigerator.
  - v) Washer Dryer
- c) Air-conditioning to Living/Dining, Master Bedroom, Bedroom & Study.
- d) Hot Water Supply to Master Bathroom, Bathroom & Kitchen.
- e) Security : Audio intercom (from apartment to lobby only).
- f) Private Swimming Pool : For Type C8, D3 and all penthouse units only.

### 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 fan coil units, electrical points, telephone points and door swing positions are subject to Architect's sole discretion and final design.
- 3) 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 Provider (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.
- 4) If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.
- 5) 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.
- 6) For cyclical maintenance work to be carried out to the building facade, owners shall allow access to the maintenance team.
- 7) 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 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 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.

DEVELOPED BY



**70  
Shenton  
Pte Ltd**

Name of Project: **Eon Shenton** Developer: **70 Shenton Pte Ltd (RCB No: 201006166W)**  
Developer's Licence No.: **C0835** Tenure of Land: **99 years commencing from 6 October 2011** Lot No.: **Lot 415P and 1261A PT TS23 at 70 Shenton Way** Expected Date of TOP: **31 December 2019** Expected Date of Legal Completion: **31 December 2022**  
Building Plan No.: **A1276-00507-2010-BP01 dated 13 March 2012**

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