

iR
ESIDENCES

It's about fluidity in motion. The tenderly drifts of precious moments to reminisce each day as the sun touches the horizon. The subliminal ripples of soothing ambience wafts effortlessly to caress your mind. A rhythm of leisure and pleasure becomes enchanting for your senses. This is where everything flows with your style of life. Time has disappeared. A deep gratification born.







Immerse in timeless pleasures of refinement and prestige





Artist's Impression



Adrift in the indulgence of absolute relaxation and liberty





Unreserved freedom to revel in the finest of nature lingers

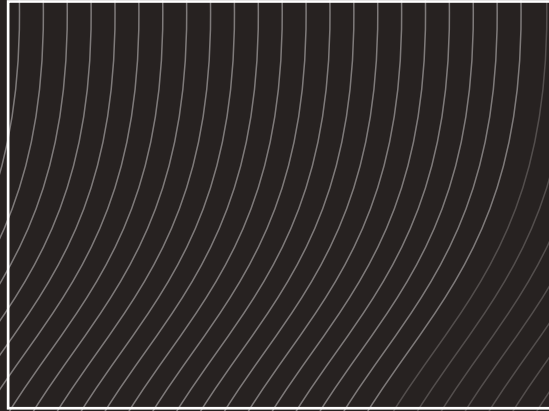






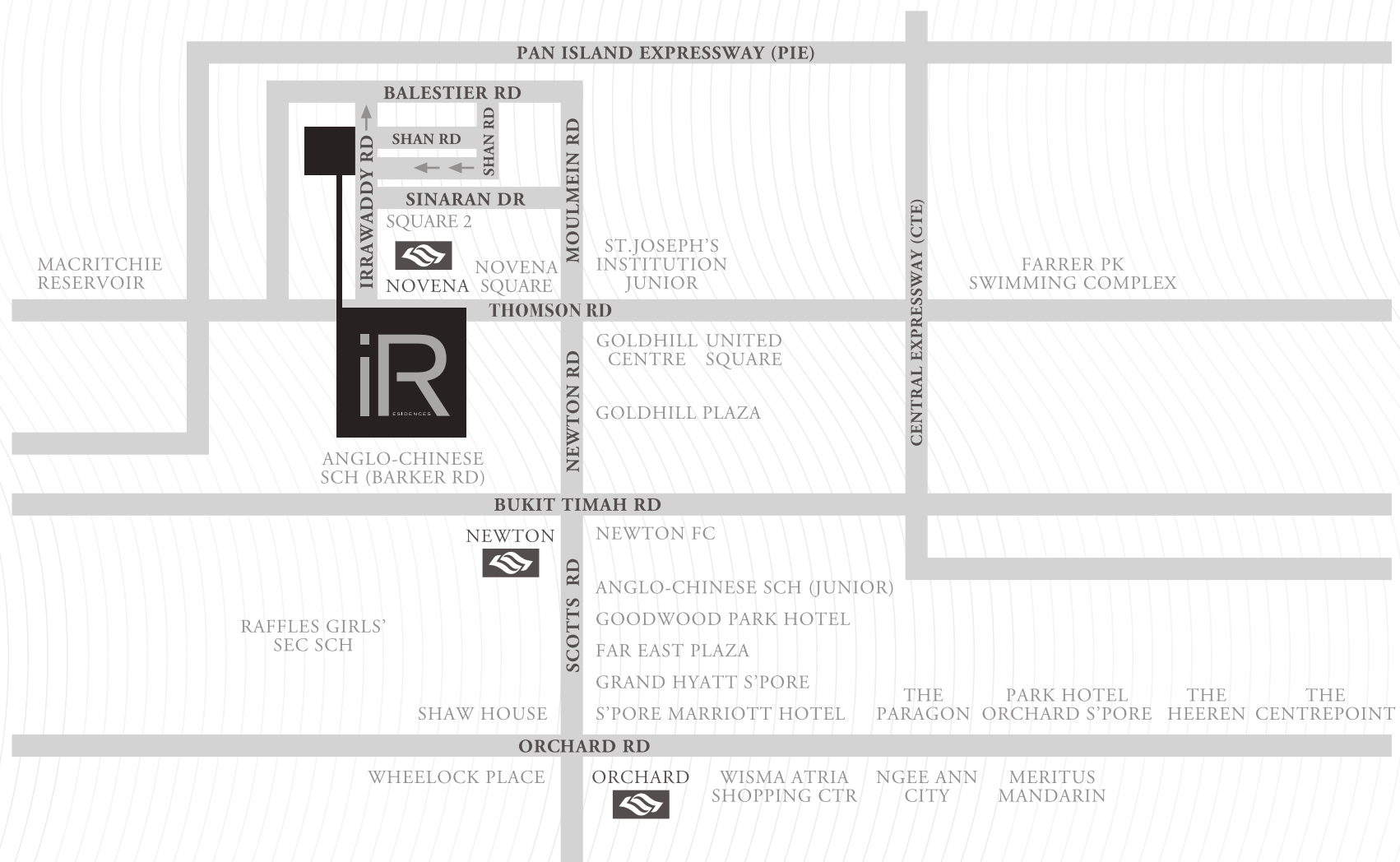
Subtle touches and ingenious designs define the elegance of this 28-storey of 70 exclusive apartments. Passionately embracing every corner with refined and immaculate finishing, all 2 & 3-bedroom apartments and 3+1 & 4-bedroom penthouses artistically resting in this architectural masterpiece have unique characteristics elevating them above the mundane. Whether you are taking a new step into the world as an individual or sharing a life with your loved ones, this is where it all begins.





An ideal embodiment overflowing with true happiness

A neighbourhood of conveniences, this is where everything is truly a stone's throw away. You are spoiled for choices here. Dine anywhere you want, your access to the most popular restaurants, eateries or the nearest Novena MRT station is just a mere walk away. Even the expressways are nearby to bring you to any part of Singapore in minutes. With the famous Orchard retail belt, MacRitchie Reservoir and ample popular schools in the vicinity, you are indeed the centre of all attractions.





Feeling the day's breeze lightly caressing the skin is a pleasure for most. Here, these moments seem to linger forever. Relaxing in the commodious areas provide infinite possibilities to make your day worthwhile. Beyond the modish perfection of the living room, the bedrooms are the handiwork of rare distinctions. Priceless in quality, the elements of intimacy are ever alluring where everything is adorned contemporarily.





Exhibiting the exact traits of classiness is the kitchen. Sleek beyond description, it gives a sense of longing to enjoy dining at home Stylishly and ergonomically designed with state-of-the-art functionalities, it makes cooking a delight for everyone. A place infused with elements of quality and warmth, it is a kitchen meant to create bonding for the entire family. This is the intelligent work of a COMPOSIT kitchen from Italy, one that has all the cutting-edge features to make life truly tasteful.

COMPOSIT
LE CUCINE DELLA VITA

Impression Only

A wardrobe is never this sophisticated. With LEMA modular wardrobe system from Italy, a space for clothes and attires becomes a designer storage that has all the exceptional qualities in style, intelligence and luxury. Nothing feels better than having a handsome wardrobe that brings out the pleasure of a bedroom.



Impressions Only



The synonymy to prestige can even be experienced when you walk into the bathroom. Highlighted by lustrous bath fittings from Italy, GESSI, everything is seductively elegant. To up the aesthetic factor, sanitary wares designed by Philippe Starck for the German brand, DURAVIT are employed to incessantly create a complete haven in the bathroom.

Tantalise your palate with state-of-the-art technologies. With SCHOLTES built-in appliances from France, no matter which angle you look at, from practicality to beauty, it will be a mouthwatering experience every time you step into the kitchen.



Impressions Only

Site Plan



Artist's Impression



Artist's Impression

Sky Terrace



Artist's Impression

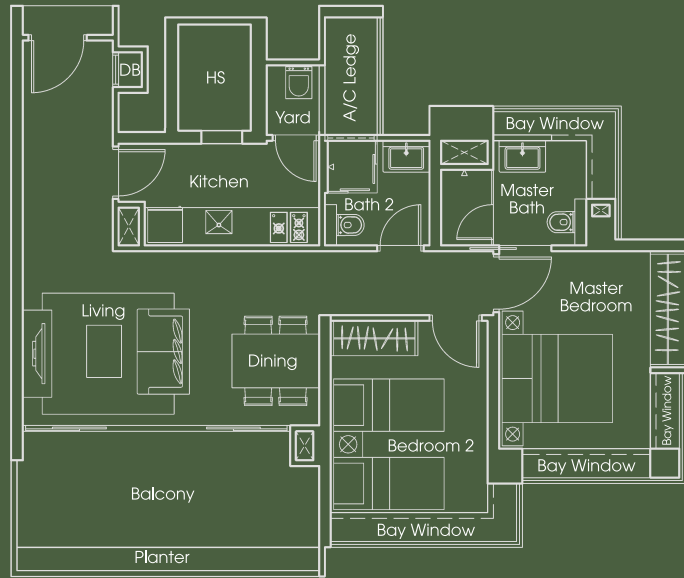
Legends

- A Covered Carpark
- B Drop-off Point
- C Sentry Post
- 1 Observation Deck
- 2 Children's Playground
- 3 Changing Room Cum Toilet
- 4 Wading Pool
- 5 Hot Water Jet Corner
- 6 Gymnasium
- 7 Pool Deck
- 8 Cold Water Jet Corner
- 9 Swimming Pool
- 10 Yoga Corner
- 11 Lounge
- 12 Barbeque Area



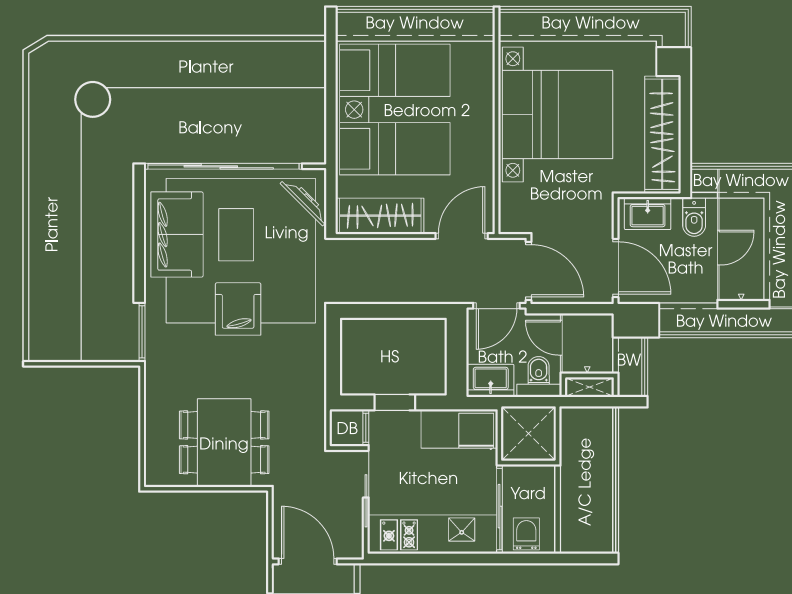
Type A (2-bedroom)

Unit #03-03 to #25-03
 Area 91 sq m / 980 sq ft
 (inclusive of a/c ledge, planter & balcony)



Type A1 (2-bedroom)

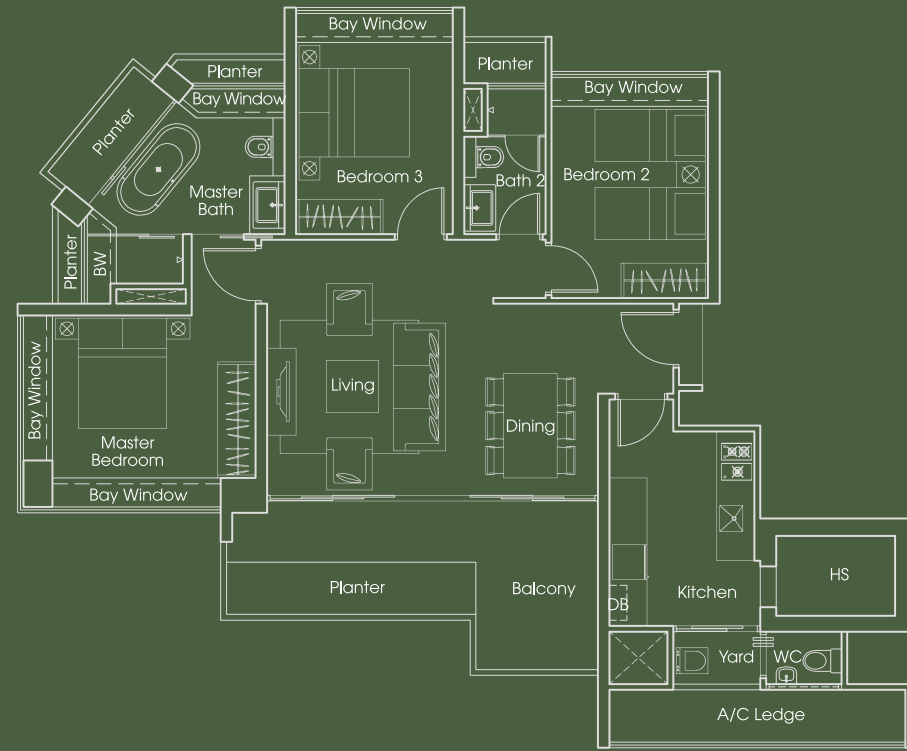
Unit #05-02 to #21-02
 Area 99 sq m / 1,066 sq ft
 (inclusive of a/c ledge, planter & balcony)



Type B (3-bedroom)

Unit #03-01, #05-01, #07-01, #09-01, #11-01, #13-01,
#15-01, #17-01, #19-01, #21-01, #23-01, #25-01

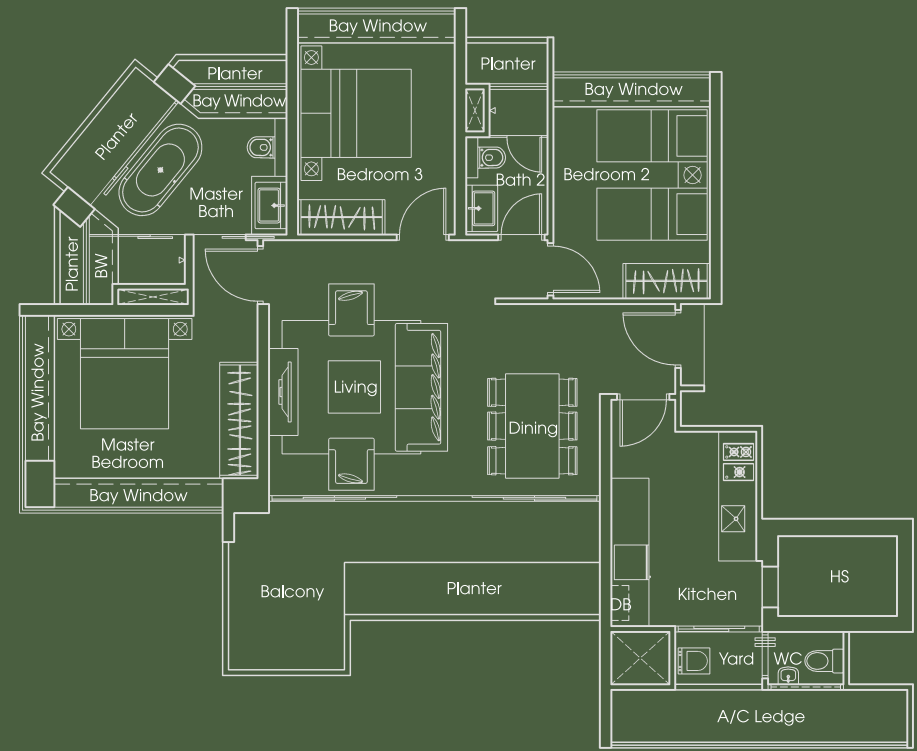
Area 125 sq m / 1,346 sq ft
(inclusive of a/c ledge, planter & balcony)



Type B1 (3-bedroom)

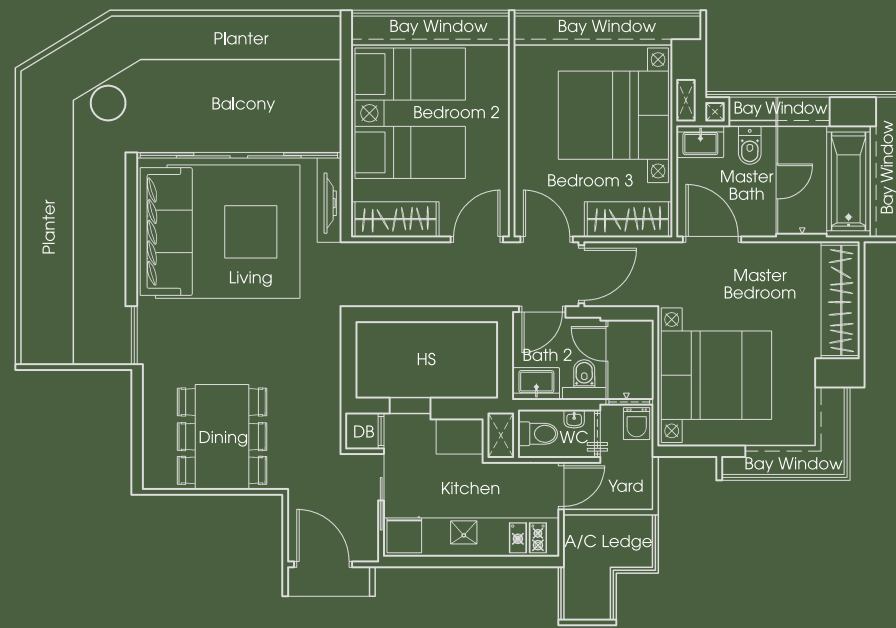
Unit #04-01, #06-01, #08-01, #10-01, #12-01,
#14-01, #16-01, #18-01, #20-01, #22-01, #24-01

Area 125 sq m / 1,346 sq ft
(inclusive of a/c ledge, planter & balcony)



Type B2 (3-bedroom)

Unit #22-02 to #25-02
Area 122 sq m / 1,313 sq ft
(inclusive of a/c ledge, planter & balcony)

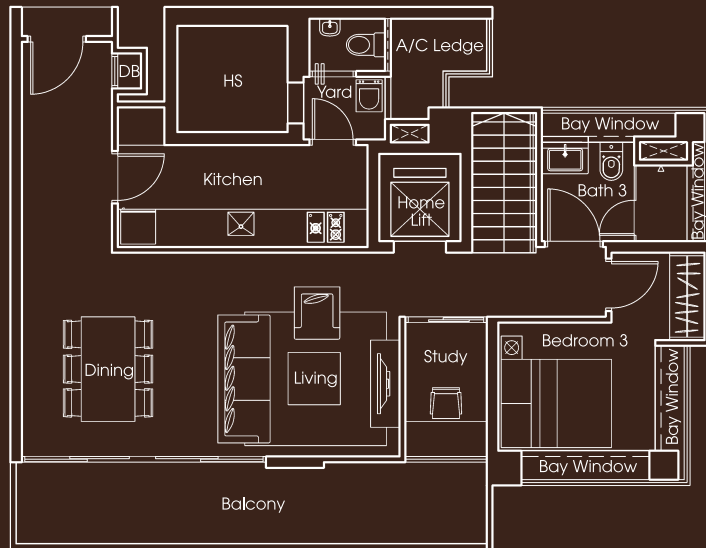


Type AP (3+1-bedroom Penthouse)

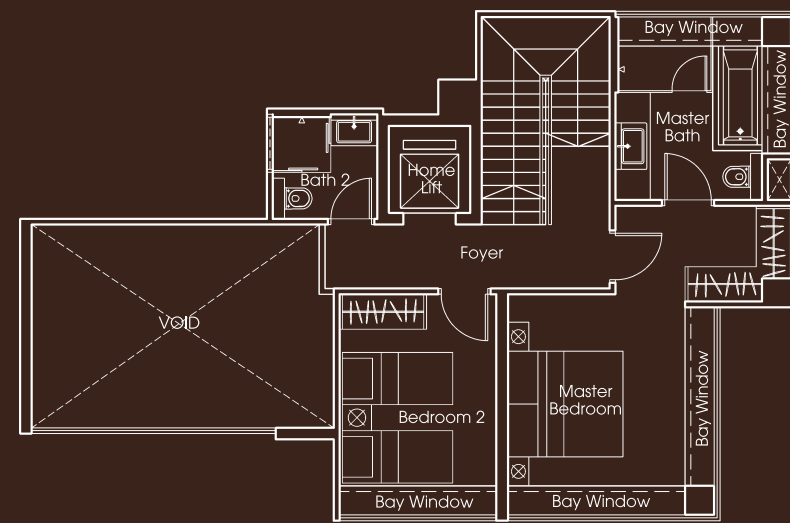
Unit #26-03

Area 295 sq m / 3,175 sq ft

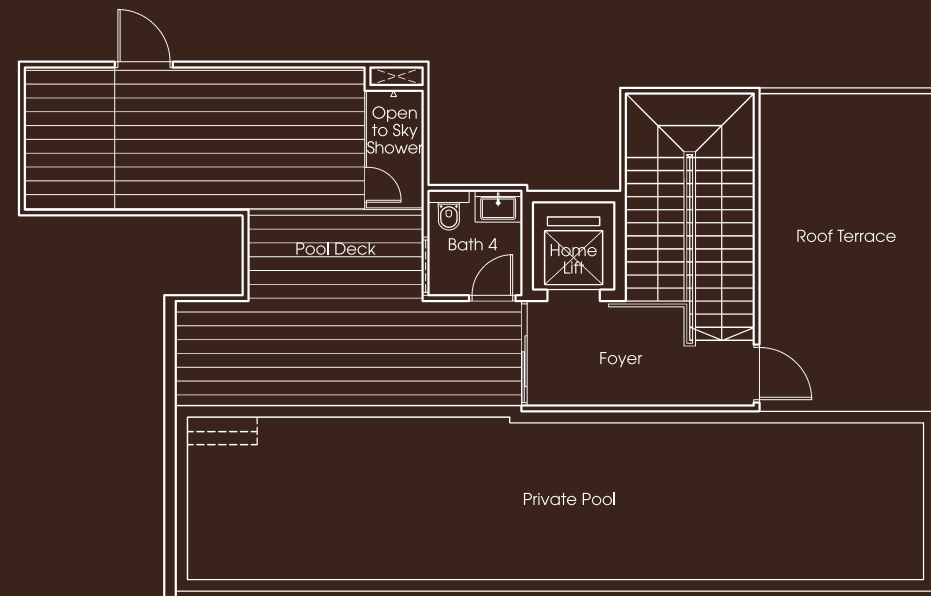
(inclusive of strata void, home lift, a/c ledge, balcony & private pool / pool deck / open to sky shower / roof terrace)



26th Storey



27th Storey



28th Storey

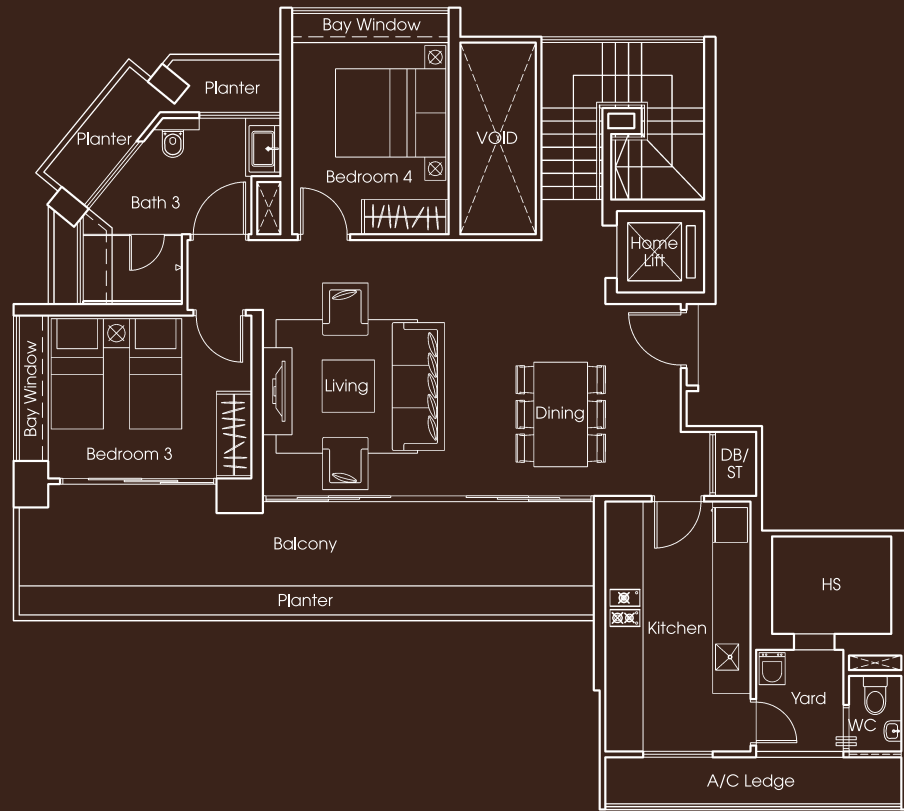


Type BP (4-bedroom Penthouse)

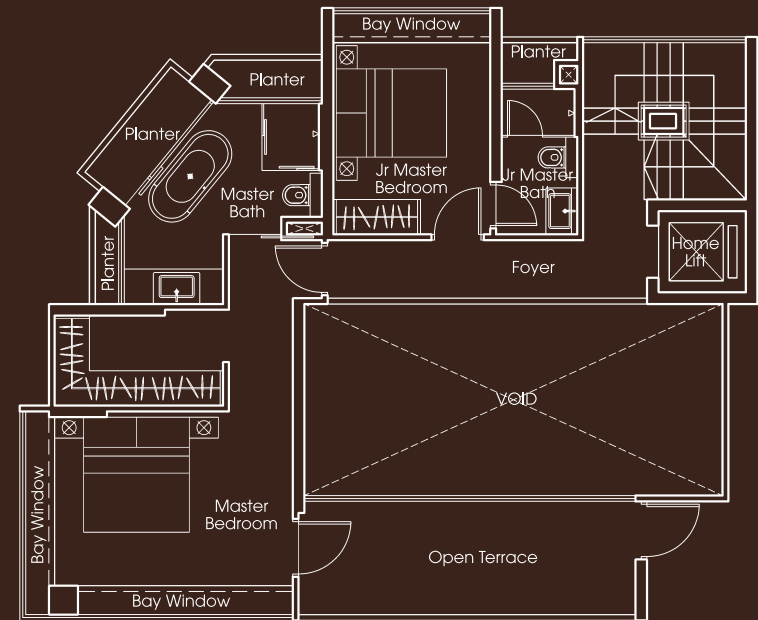
Unit #26-01

Area 355 sq m / 3,821 sq ft

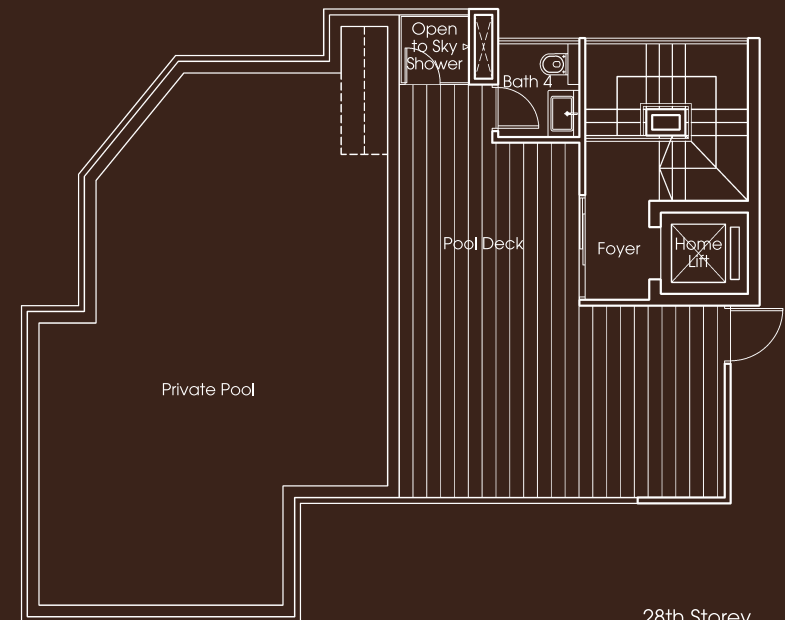
(inclusive of strata void, home lift, a/c ledge, planter, balcony, open terrace & private pool / pool deck / open to sky shower)



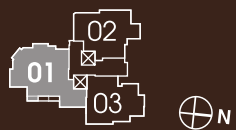
26th Storey



27th Storey



28th Storey

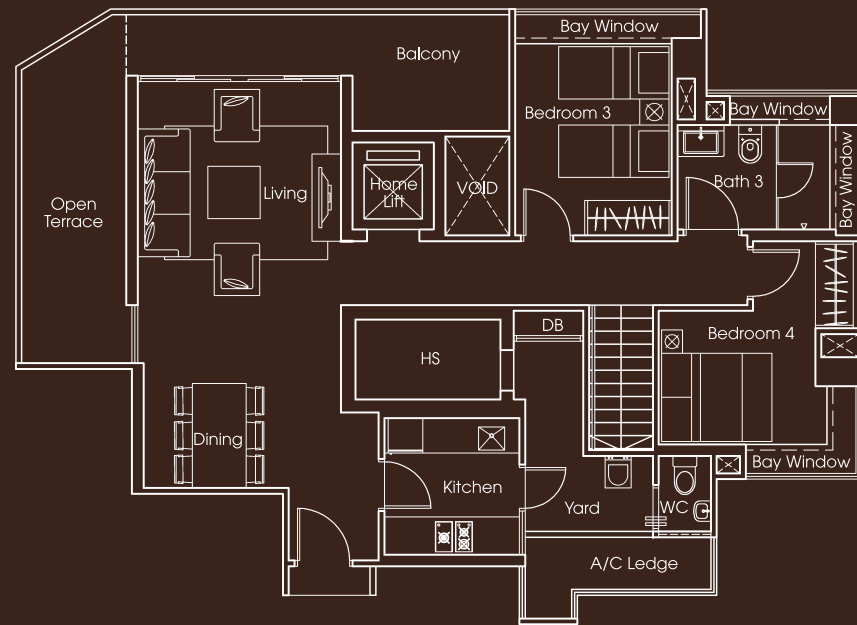


Type B1P (4-bedroom Penthouse)

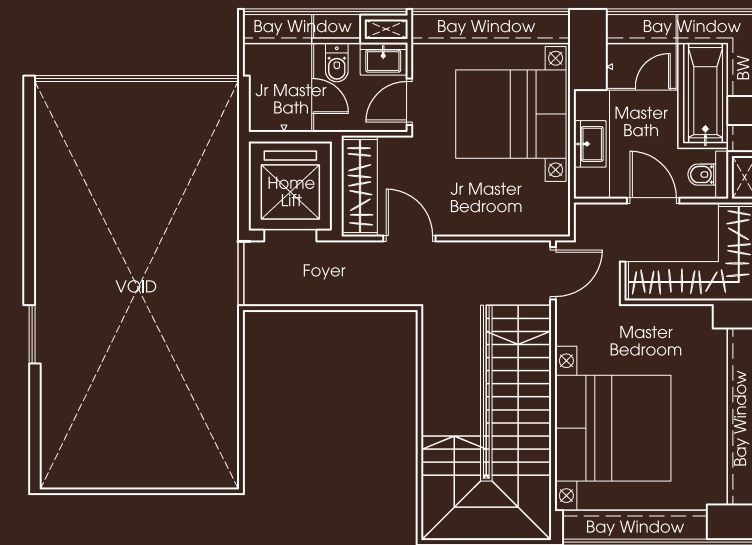
Unit #26-02

Area 348 sq m / 3,746 sq ft

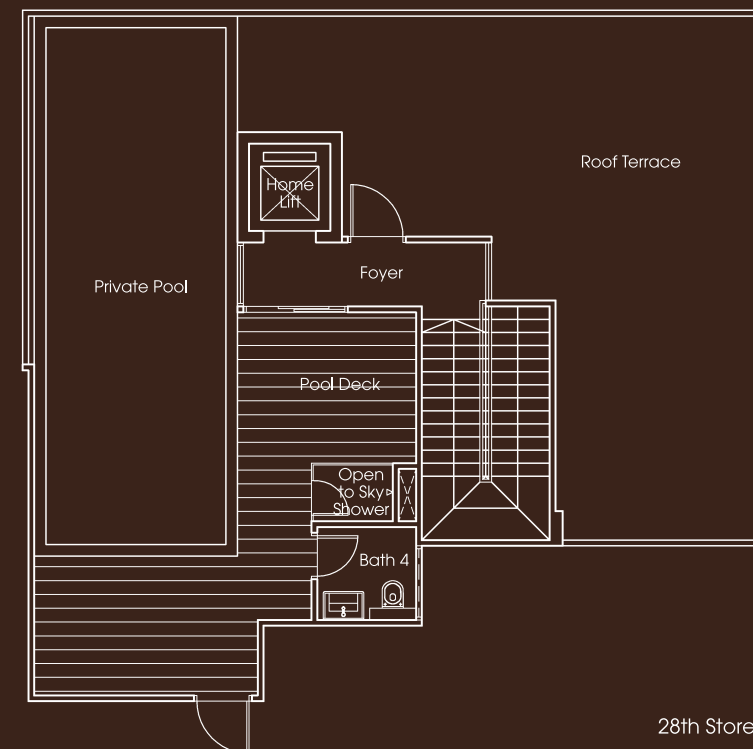
(inclusive of strata void, home lift, a/c ledge, balcony, open terrace & private pool / pool deck / open to sky shower / roof terrace)



26th Storey



27th Storey



28th Storey



Specifications

FOUNDATION

Piled Foundation

SUBSTRUCTURE AND SUPERSTRUCTURE

Reinforced Concrete Framework

WALL

External:
Common clay bricks.

Internal:
Common clay bricks and/or cement blocks and/or dry wall.

ROOF

Flat Roof:
Reinforced concrete roof.

CEILING (For Apartments)

- Living, Dining, Bedrooms, Study, Kitchen, Bathrooms, Yard, WC, and Foyer (Types AP, BP and B1P)
Skim coat and/or plaster board ceiling with emulsion paint.
- Household Shelter, Planter and Balcony
Skim coat with emulsion paint.

FINISHES

- Internal Walls (For Apartments)
 - Living, Dining, Bedrooms, Study, Kitchen, Yard, and Foyer (Types AP, BP and B1P)
Cement and sand plaster and/or skim coat with emulsion paint and/or dry wall with emulsion paint.
 - Master Bathroom, Junior Master Bathroom (Types AP, BP and B1P) and Bathrooms
Imported marble tiles laid up to false ceiling height and on exposed surface only. No wall tiles behind mirrors. Wall surface above false ceiling will be left in its original bare condition.
 - WC
Imported homogeneous and/or ceramic tiles laid up to false ceiling height and on exposed surface only. No wall tiles behind mirrors. Wall surface above false ceiling will be left in its original bare condition.
 - Household Shelter
Skim coat with emulsion paint.
- Internal Walls (Common Areas)
 - Lift Lobbies (Basement, 1st Storey, 2nd Storey - Sky Terrace)
Imported marble and/or granite tiles to designated areas. Cement and sand plaster and/or skim coat to other areas.
 - Other Lift Lobbies, Corridors, Staircases and Landing
Cement and sand plaster and/or skim coat with emulsion paint.
- External Walls
 - Cement and sand plaster with textured coating and/or emulsion painting.
- Floor (For Apartments)
 - Living, and Dining
Imported marble tiles with skirting.
 - Master Bathroom, Junior Master Bathroom, and Common Bathrooms
Imported marble tiles.
 - Balcony, Household Shelter, Open Terrace (Types BP and B1P), Kitchen, Yard, Open to Sky Shower and Roof Terrace (Types AP and B1P)
Imported Homogeneous and/or Ceramic tiles.
 - Bedrooms, Study, Internal Staircases (Types AP, BP and B1P) and Foyer (Types AP, BP and B1P)
Timber strips with timber skirting.
 - Pool Deck (Types AP, BP and B1P)
Timber deck.
- Floor (Common Areas)
 - Lift Lobbies (Basement, 1st Storey, 2nd Storey - Sky Terrace)
Imported marble and/or granite tiles.
 - Other Lift Lobbies
Imported homogeneous and/or ceramic tiles.
 - Staircases and Landing (Basement to 2nd Storey)
Imported homogeneous and/or ceramic tiles.
 - Staircases and Landing (3rd Storey upwards)
Cement and sand screed.
 - Sky Terrace (2nd Storey)
Imported ceramic tiles to designated areas. Timber deck to designated areas.

Note:-

Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity 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. Subject to Clause 14.3, the tonality and pattern of marble, limestone or granite selected and installed shall be subject to availability.

WINDOWS

- Bedrooms, Study, Bathrooms, Kitchen (for Type BP) and WC
Aluminum framed windows.

Note: -

- All aluminum frames shall be powder coated finish.
- All glazing shall be approximately 6mm thick.
- All windows are either side-hung, top-hung, bottom-hung, louvered or sliding or any combination of the mentioned.
- All glazing up to 1m from floor level shall be of tempered or laminated glass.

DOORS

- Main Entrance Door
Approved fire-rated timber door.
- Door to Fire Escape Staircase (Types AP, BP and B1P only)
Approved fire-rated aluminum door
 - Bedrooms, Study and Bathrooms
Hollow core timber door.
 - Balcony, Pool Deck, Roof Terrace, Open Terrace (Types BP and B1P), and Yard.
Aluminum framed door with or without fixed glass panel.

- Kitchen
Hollow core timber door with viewing panel.
- WC
Aluminum Slide and Fold door.
- Household Shelter
Metal door as approved by relevant authority.
- Open to Sky Shower (Types AP, BP and B1P only)
Frosted Glass door.

Note: -

- All glazing shall be approximately 6mm thick.
- All aluminum frames shall be powder coated finish.
- Doors can either be of swing or sliding type with or without fixed glass panel.

IRONMONGERY

- Main entrance door and other hollow core timber doors shall be provided with good quality imported lockset.

SANITARY FITINGS

- Master Bathroom and Junior Master Bathroom
 - 1 free standing long bath with free standing bath mixer and hand shower (for Master Bathroom Types B, B1 and BP only)
 - 1 built-in long bath with wall-mounted bath mixer and hand shower (for Master Bathroom Types B2, AP, and B1P only)
 - 1 shower screen with shower mixer and hand shower
 - 1 overhead shower
 - 1 vanity counter c/w basin and mixer tap
 - 1 floor standing water closet (for Types A1, B2, Junior Master Bath B1P only)
 - 1 wall-mounted water closet (for all the other Types)
 - 1 mirror
 - 1 paper holder
- Common Bathrooms
 - 1 shower screen with shower mixer and hand shower
 - 1 vanity counter c/w basin and mixer tap
 - 1 floor standing water closet (for Bath 3 AP and B1P only)
 - 1 wall-mounted water closet (for all the other Types)
 - 1 mirror
 - 1 paper holder

WC

- 1 hand shower set
- 1 wall hung basin with cold water tap
- 1 water closet
- 1 paper holder

Kitchen

- 1 single bowl kitchen sink with single lever mixer

- Yard, Open Terrace (Types BP and B1P), Roof Terrace (Type AP and B1P) and Pool Deck (Types AP, BP and B1P)

- 1 bib tap

- Open to Sky Shower (Types AP, BP and B1P)

- External Cold Water Shower

ELECTRICAL INSTALLATION

- Concealed electrical wiring in conduits.
- Refer to Electrical Schedule for details.

TV/TELEPHONE

- SHCV TV point is provided.
- Refer to Electrical Schedule for details.

LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with the Singapore Standard CP33.

PAINTING

- External walls:
Cement and sand plaster with textured coating and/or emulsion painting.
- Internal walls:
Emulsion paint.

WATERPROOFING

Waterproofing to floors of Kitchen, Bathrooms, WC, Yard, Balcony, Planters, Open Terrace (Types BP and B1P), Roof Terrace (Types AP and B1P), Private Pool (Types AP, BP and B1P), Pool Deck (Types AP, BP and B1P), Open to Sky Shower (Types AP, BP and B1P), Reinforced concrete flat roof and Sky Terraces.

DRIVEWAY AND CARPARK

- Surface Driveway:
Hard Surfaces to design.
- Basement Car park and ramp to basement car park:
Reinforced concrete slab with hardener.

RECREATIONAL FACILITIES

- Swimming Pool
- Wading pool
- Hot and Cold Water Jet Corner
- Gymnasium
- BBQ Area
- Children's Playground
- Changing Room cum Toilet
- Yoga Corner
- Observation Deck
- Lounge

ADDITIONAL ITEMS

- Wardrobes
Built-in wardrobes to all Bedrooms.
- Kitchen Cabinets
 - Kitchen (Types A and A1)
 - Built-in high and low level kitchen cabinets complete with integrated refrigerator, cooker hob, cooker hood, built in oven, solid surface countertop and integrated dishwasher.
 - Kitchen (Types B, B1, B2, AP, BP and B1P)
 - Built-in high and low level kitchen cabinets complete with integrated refrigerator, cooker hob, cooker hood, built in oven, built in microwave oven, solid surface countertop and integrated dishwasher.

- Air-conditioning to Living, Dining, Study and Bedrooms.
- Hot Water Supply to Bathrooms, Kitchen.
- Audio/video intercom (from Apartment to Side-gate & Sentry Post only).
- Card Access for lobby and side-gate.

Note: -

- Layout/location of wardrobes, kitchen cabinets and fan coil units are subject to architect's sole discretion and final design.
- 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 may at his own discretion assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser. The Vendor shall not be answerable for any failure of these manufacturers and/or contractors and/or suppliers to honour any warranty.
- Regular maintenance by the Purchaser of the air-conditioning systems, including the clearing of filters and condensation pipes, is essential for the efficient running and prolonging their operating life.
- The Purchaser is liable to pay annual fee, subscription fee and such other fees to Starhub Cable Vision Ltd 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 service connection for their respective subscription channels. Any equipment for SHCV shall be paid and installed by the Purchaser.
- If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with an Internet Service Provider and/or such relevant entities/authorities for internet service to the Unit and to make all necessary payments to such Internet service Provider and/or relevant authorities.
- Timber strips are natural materials containing veins/grains and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
- Swimming pool filtration system has to be maintained and cleaned on a regular basis by purchasers at the purchasers' own cost to ensure good working condition of the system (Types AP, BP and B1P).
- Swimming pool depth for unit type AP, BP and B1P is maximum 1.2 m depth.
- Home Lift (Types AP, BP and B1P) to be maintained by purchasers at the purchasers' own cost.

DESCRIPTION OF THE HOUSING PROJECT

General Description

PROPOSED ERECTION OF A BLOCK OF 28 STOREY FLAT (TOTAL 70 UNITS) WITH A BASEMENT AND SURFACE CARPARKS AND SKY TERRACE AND PROVISION FOR SWIMMING POOL ON LOTS 00608C & 99728P TS 29 AT IRRAWADDY ROAD (NOVENA PLANNING AREA).

Details of Building Specifications

As per Specifications in the First Schedule

Types of Residential Units Located in the Building Project

Type A	- 2 Bedrooms
Type A1	- 2 Bedrooms
Type B	- 3 Bedrooms
Type B1	- 3 Bedrooms
Type B2	- 3 Bedrooms
Type AP	- 3+1 Bedrooms penthouse
Type BP	- 4 Bedrooms penthouse
Type B1P	- 4 Bedrooms penthouse

Total number of units in each class:

Apartment Unit Types	No. of Units
Type A	23
Type A1	17
Type B	12
Type B1	11
Type B2	4
Type AP	1
Type BP	1
Type B1P	1
Total	70

Description of Common Property

Swimming Pool, Wading Pool, Hot and Cold Water Jet Corner, Children's Playground, BBQ Area, Gymnasium, Changing Room cum Toilet, Yoga Corner, Observation Deck, Lounge and all other areas & amenities deemed such by the relevant authorities.

Description of Parking Spaces

Total number of car park spaces provided at basement and 1st storey: 70.

Purpose of Building Project and Restrictions as to Use

- The building project is strictly for residential occupation only.
- Management room is not provided.
- Balconies cannot be converted to any other uses for any reason whatsoever.
- For cyclical maintenance work to be carried out to the building facade, owners of penthouse units shall allow access to maintenance team.
- The open terraces and open roof terraces are not to be enclosed or roofed over.
- The approved planter boxes, which are exempted from GFA are not to be converted to balcony without prior approval from the Competent Authority.
- The area shown as open car parks in the approved plans shall not be roofed over without planning permission.

Another Quality Development By



Novelty Asia Pacific Pte Ltd

A Member of



Developer: Novelty Asia Pacific Pte Ltd (200601044K) • Developer's Licence No: C 0411 • Tenure of Land: Freehold
• Lots: 00608C & 99728P TS29 at Irrawaddy Road • BP No: A0816-00252-2007-BP01 Dated 17 December 2007
• Expected TOP Date: 30th June 2013 • Expected Date of Legal Completion: 30th June 2016

While every reasonable care has been taken in preparing this brochure, the developer cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statement or representation of facts. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development. All information and specifications are current at the time of press and are subject to change as maybe required and cannot form part of an offer or contract.

