

NESS

# The stylish life you crave...

Built to satisfy your need for stylish living. With gorgeous apartments in a building that boasts a sleek modern facade, Ness is simply stunning to the eye.

Nestled in the lush surroundings of Eastern Singapore, this unique freehold development is the perfect synthesis of form and function.







Pure luxury at your fingertips...

Chic and luxurious living for the truly discerning individual.








artist's impression only

# Location Map



Prime location brings the excitement of city living right to your doorstep – when you want it. All around are countless options for endless entertainment and quality living. From top-notch schools to delicious dining to exhilarating sports, myriad choices await you at Ness.

Being on the fringe of the city means being close to the action. Travelling around Singapore is a breeze with easy access to several transportation modes. Zip into town on the MRT with Dakota and Paya Lebar MRT stations just minutes away, connecting you to the Circle and East-West Lines respectively. Drivers too can easily and quickly get to town and beyond via the East Coast Parkway. Ness offers you the opportunities to enjoy your life in our vibrant city.

-  East-West Line
-  Circle Line
-  Approx. 6 mins walk to Dakota MRT Station
-  Approx. 10 mins walk to Paya Lebar MRT Station Exit
-  Geylang Park Connector extends to Tanjong Rhu Promenade

Take every  
opportunity  
to indulge  
yourself...





## Experience the excitement of a glamorous city...

Experiencing all the city has to offer is easy.

Excellent location and unbeatable access bring you ever closer to the action. From your luxurious abode at Ness, you are never far from the place to be.

Sports fans will love the proximity of the up and coming state-of-the-art Sports Hub. Here sports fans can catch all the exciting action of major sporting events along with other entertainment such as concerts and performances.

Minutes away from the future Paya Lebar Business Hub, making it extra convenient for high-powered executives to transit seamlessly between work and play.





Approx. 10 mins walk to MRT



Geylang Park Connector



Geylang Park Connector (Future)



Sports Hub (Future)



Kallang Leisure Park



Paya Lebar Business Hub (Future)



Parkway Parade



Old Airport Road Food Centre



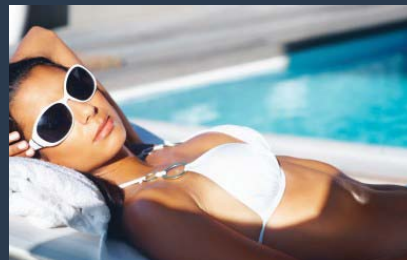
Experience the art of living...

The ideal choice for busy individuals who need luxury and convenience at their fingertips. Immerse yourself in the soothing rooftop pool or work up a sweat in the gym. Bond with loved ones over a sizzling BBQ or simply enjoy spectacular views while lounging by the pool.

At Ness, all these and more are possible with amenities that make pleasure a daily affair.



artist's impression only





artist's impression only



A home that reflects your personal style...



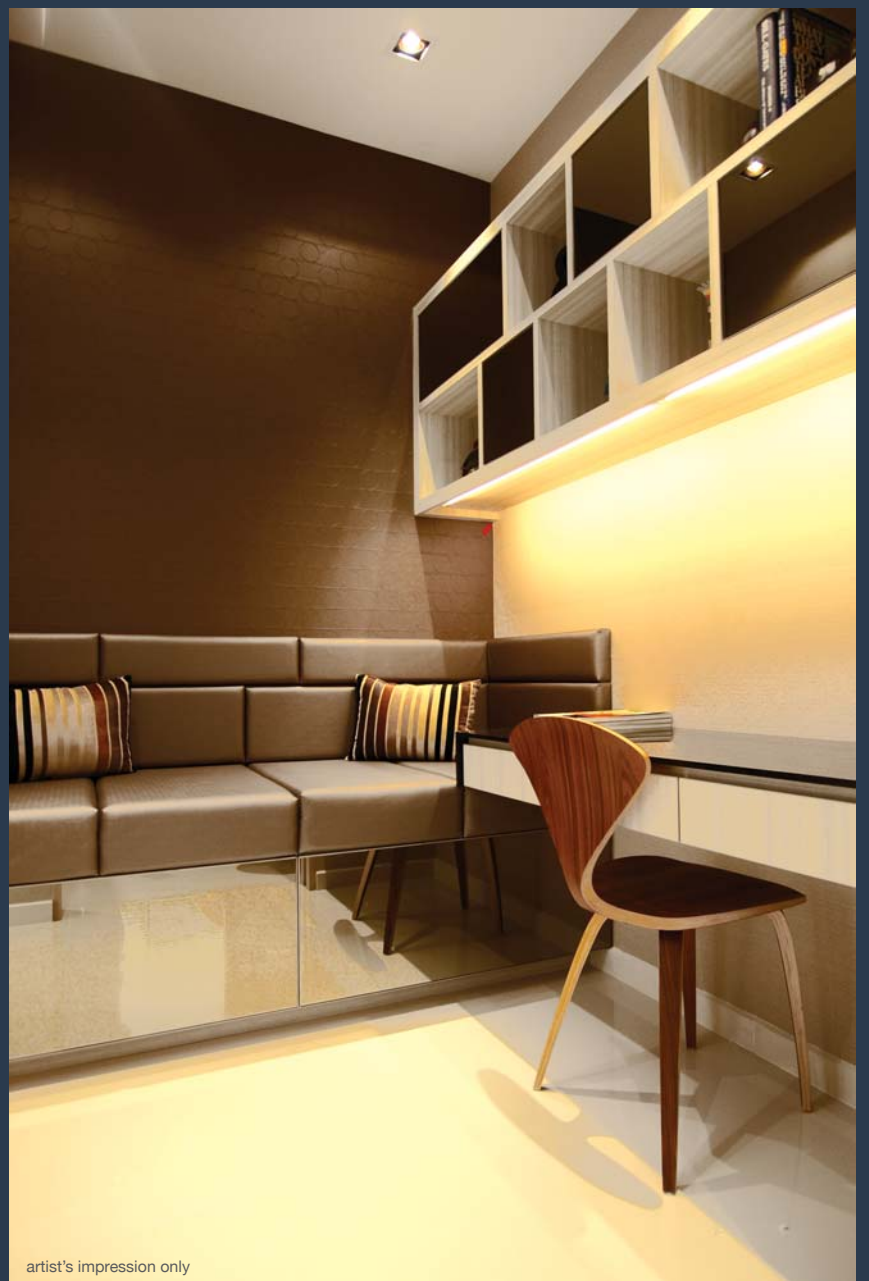
Clean lines combine with quality fittings and furnishings to echo pure, elegant style. Every room is thoughtfully designed to deliver both the aesthetics and comforts that you deserve. No effort is spared in making your lavish sanctuary at Ness, a true statement of your stylish lifestyle.



artist's impression only



artist's impression only



artist's impression only



artist's impression only



artist's impression only

A home that  
mirrors your  
elegance...



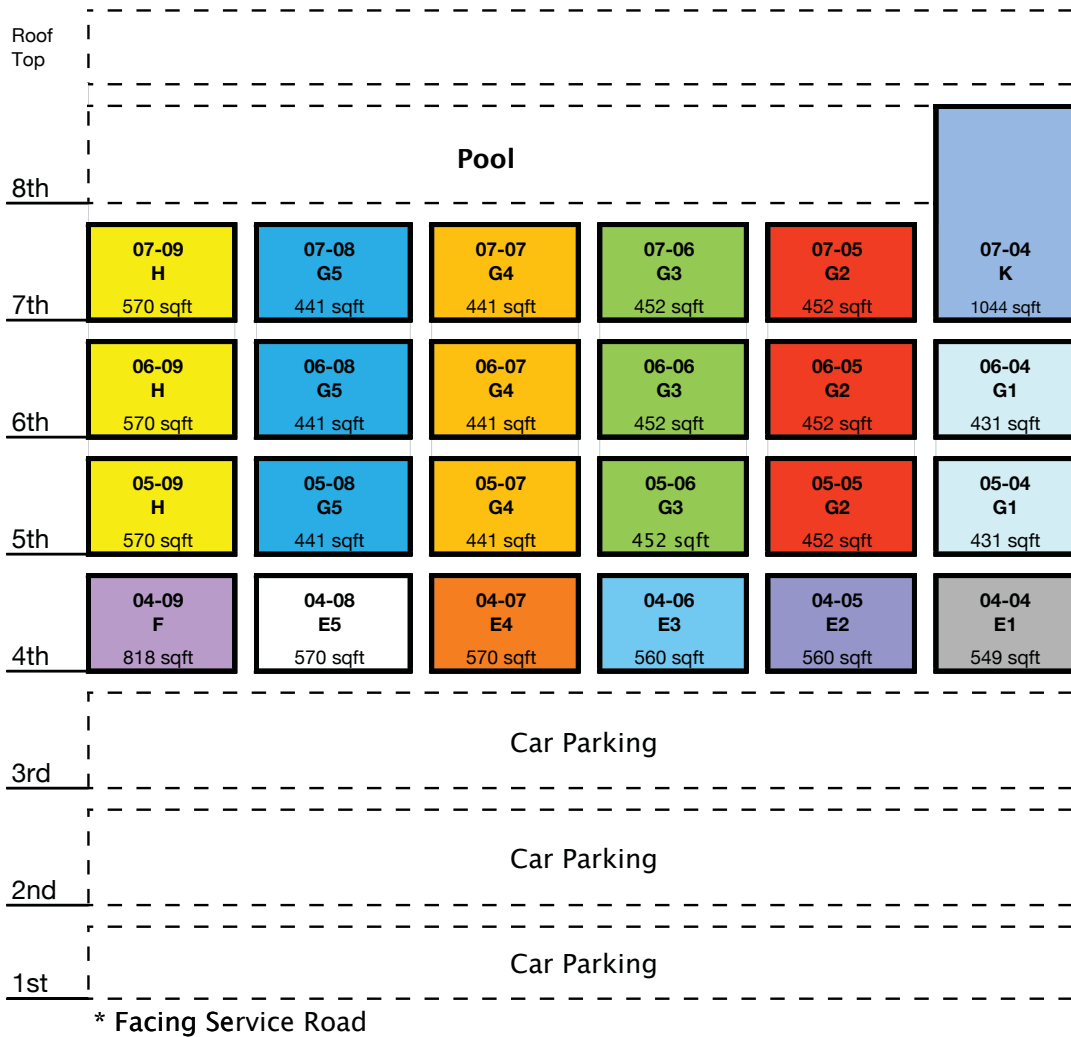
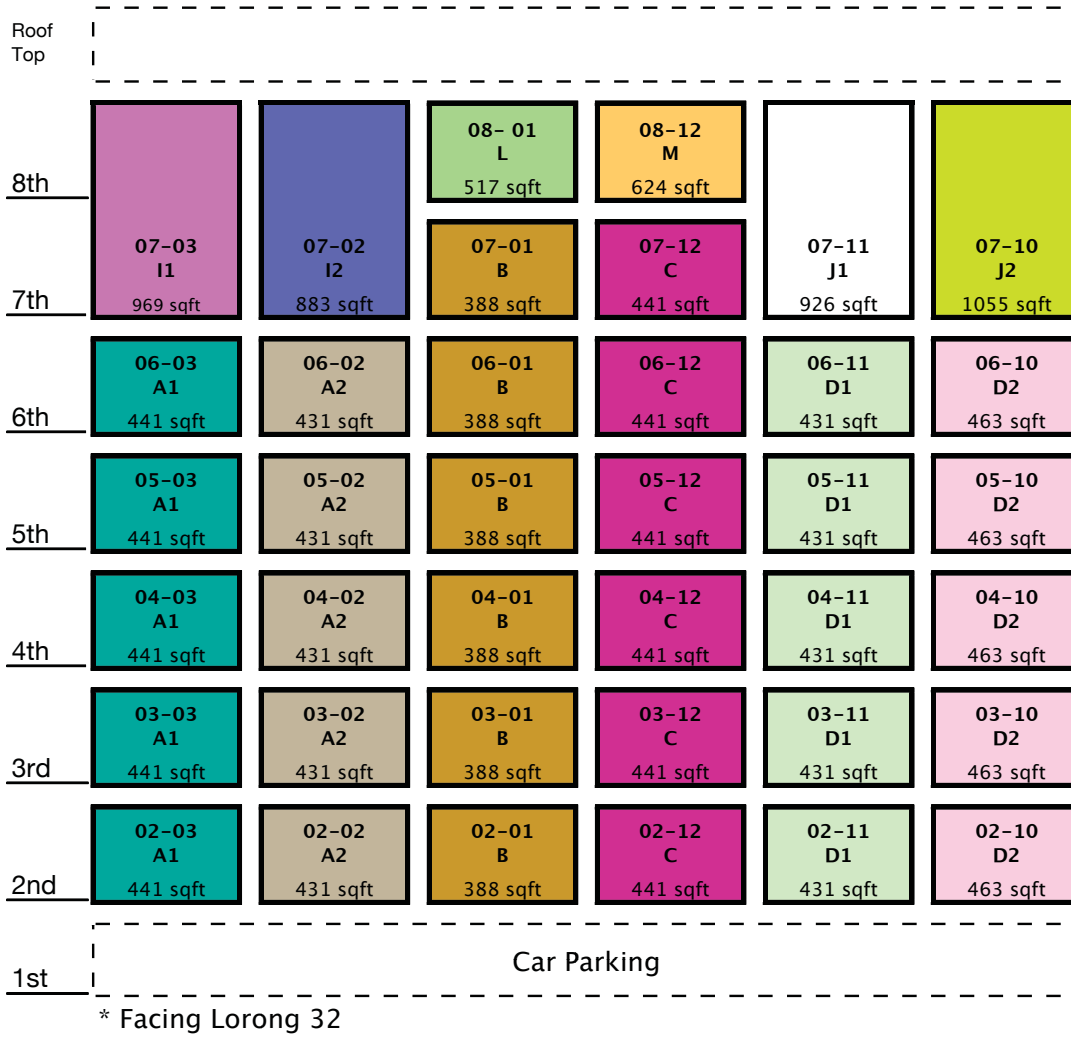
Site Plan



- A Swimming Pool
- B Pool Deck
- C Gymnasium



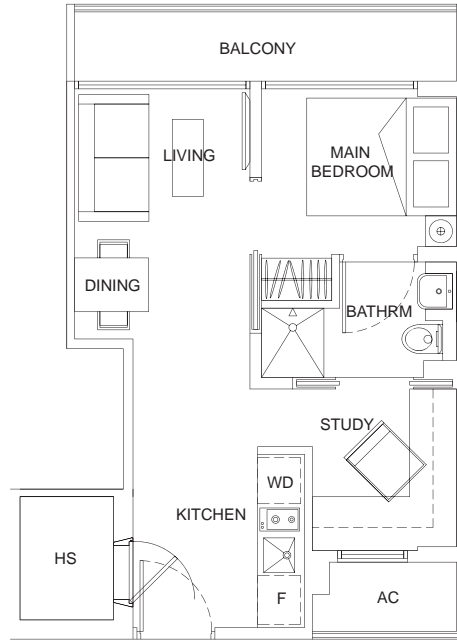
# Sectional Plan



type A1

1+1 bdrm • 441 sq ft

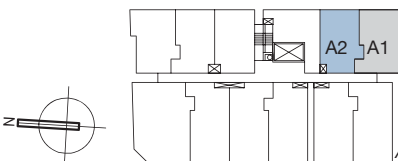
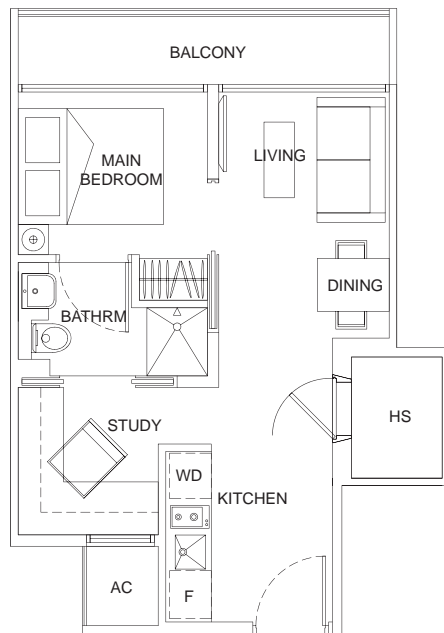
- #02-03
- #03-03
- #04-03
- #05-03
- #06-03



type A2

1+1 bdrm • 431 sq ft

- #02-02
- #03-02
- #04-02
- #05-02
- #06-02

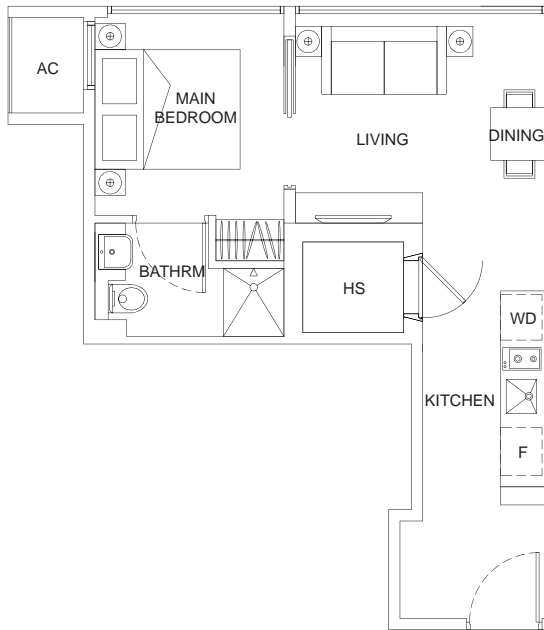


All plans are subject to amendments as approved by the relevant authorities.  
Floor areas are approximate measurements and subject to final survey.

type B

1 bdrm • 388 sq ft

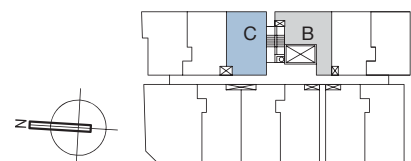
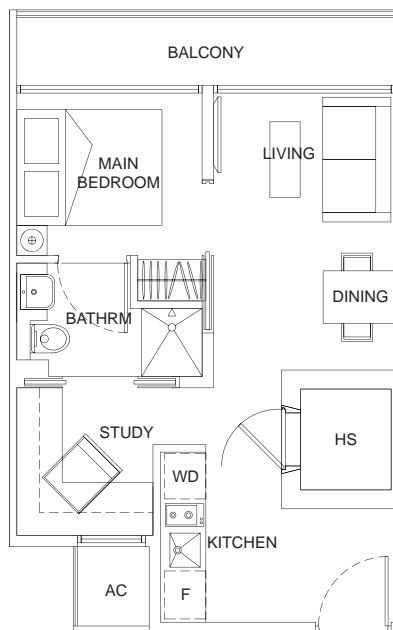
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- #05-01
- #06-01
- #07-01



type C

1+1 bdrm • 441 sq ft

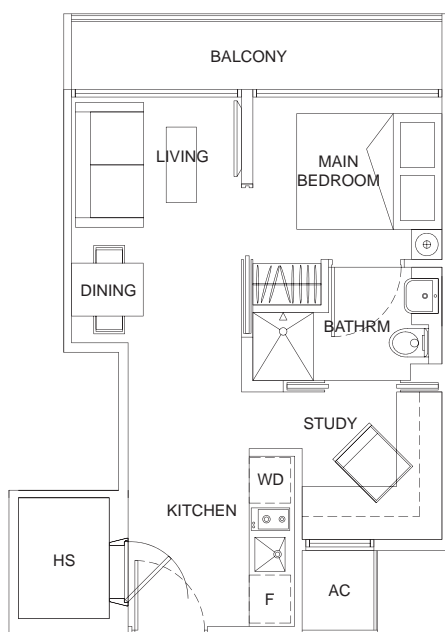
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- #03-12
- #04-12
- #05-12
- #06-12
- #07-12



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type D1

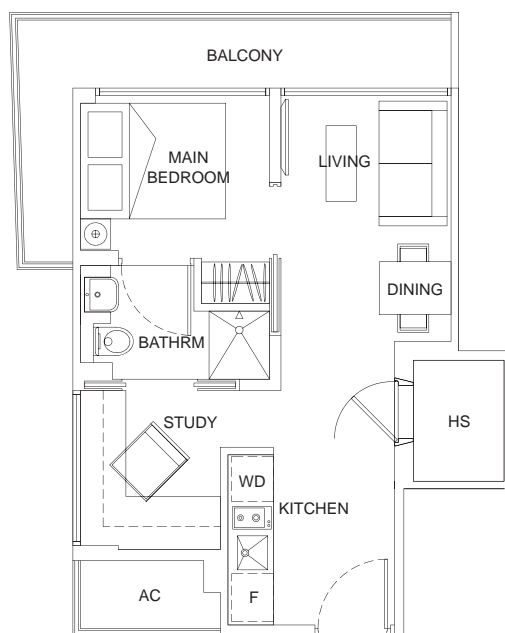
1+1 bdrm • 431 sq ft



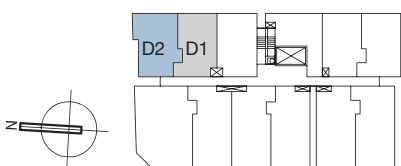
- #02-11
- #03-11
- #04-11
- #05-11
- #06-11

type D2

1+1 bdrm • 463 sq ft



- #02-10
- #03-10
- #04-10
- #05-10
- #06-10

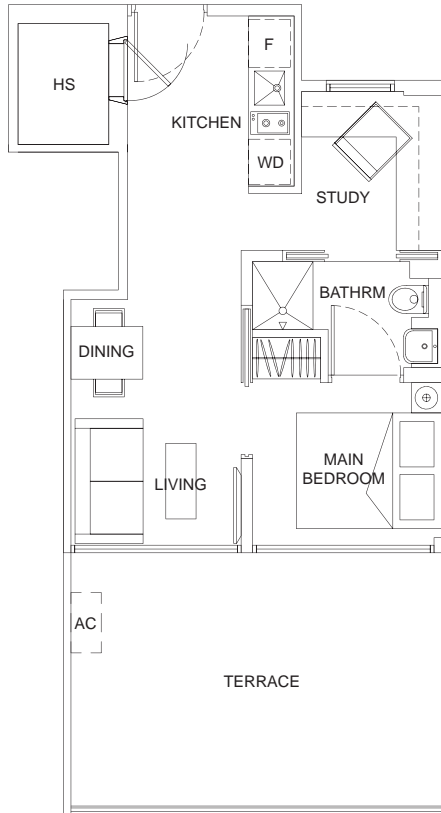


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type E1

1+1 bdrm • 549 sq ft

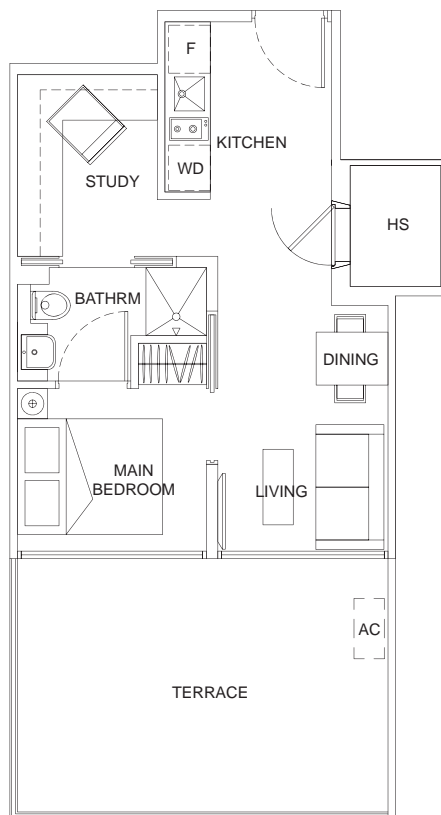
#04-04



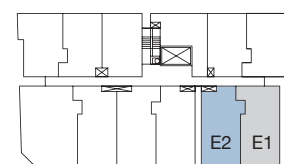
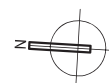
type E2

1+1 bdrm • 560 sq ft

#04-05



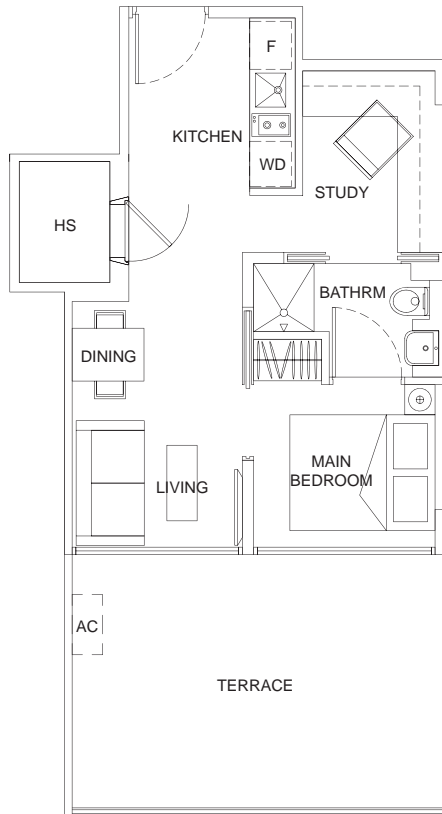
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type E3

1+1 bdrm • 560 sq ft

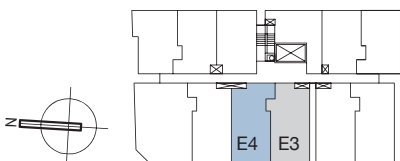
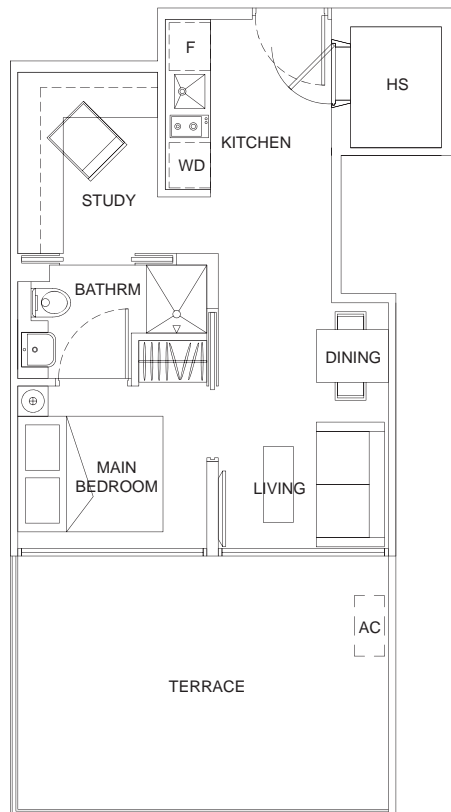
#04-06



type E4

1+1 bdrm • 570 sq ft

#04-07

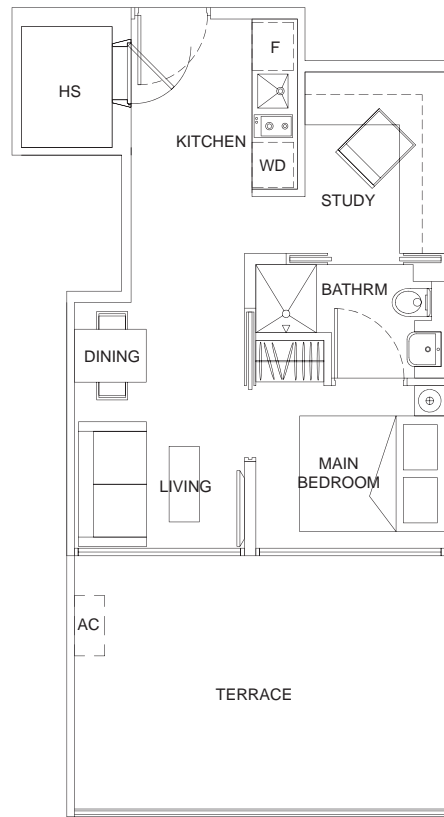


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type E5

1+1 bdrm • 570 sq ft

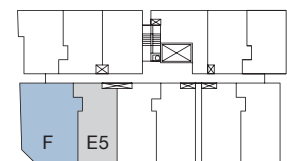
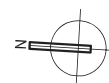
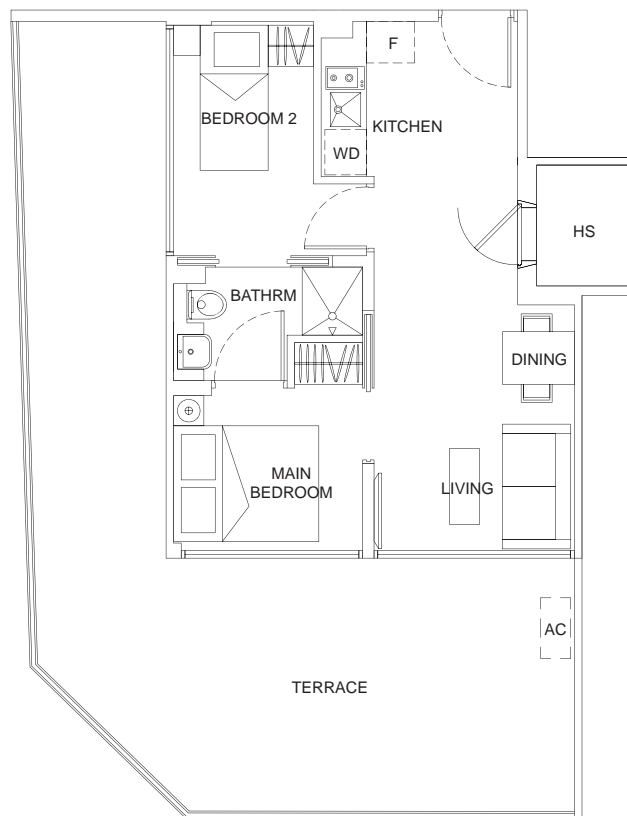
#04-08



type F

2 bdrm • 818 sq ft

#04-09



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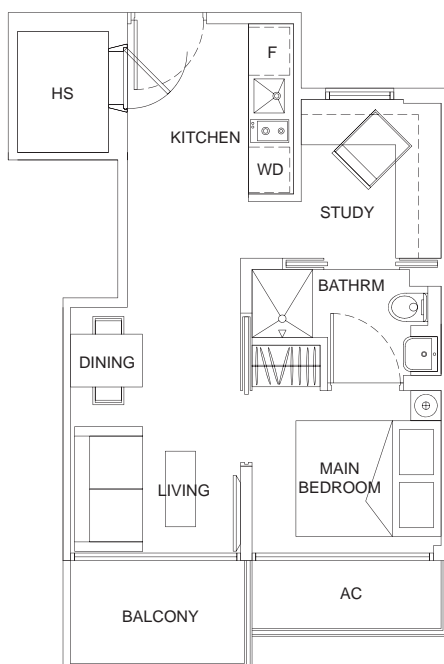


type G1

1+1 bdrm • 431 sq ft

#05-04

#06-04



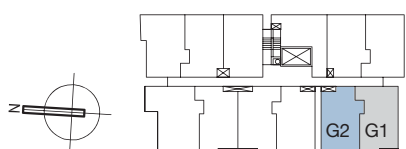
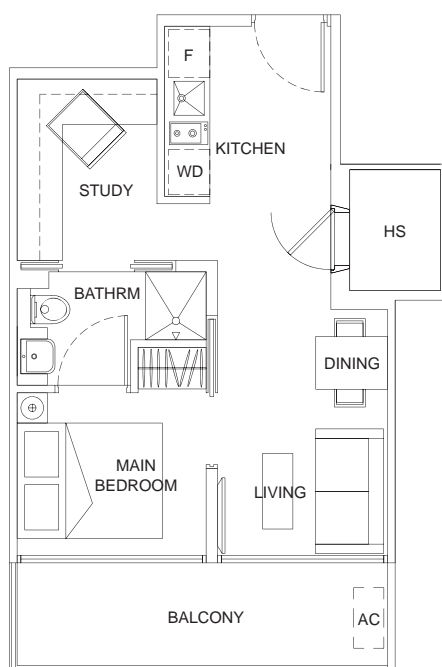
type G2

1+1 bdrm • 452 sq ft

#05-05

#06-05

#07-05



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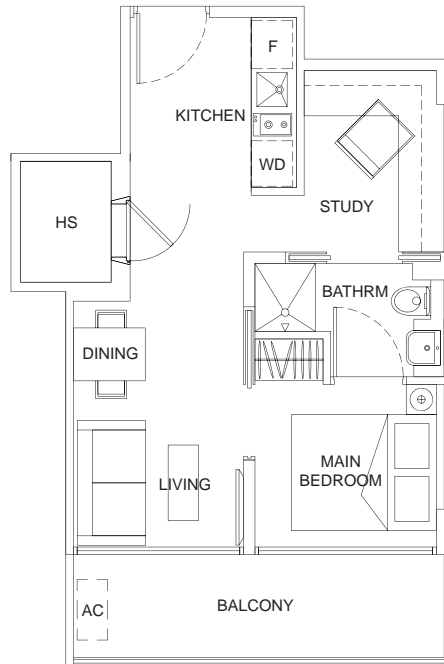
type G3

1+1 bdrm • 452 sq ft

#05-06

#06-06

#07-06



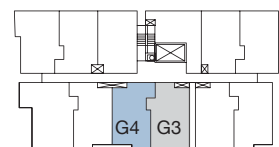
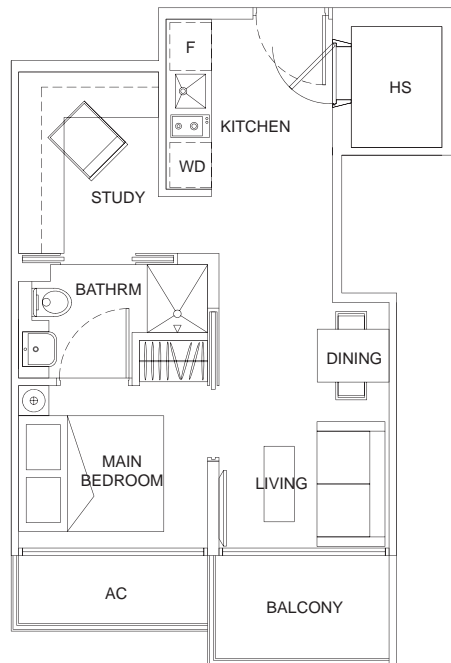
type G4

1+1 bdrm • 441 sq ft

#05-07

#06-07

#07-07



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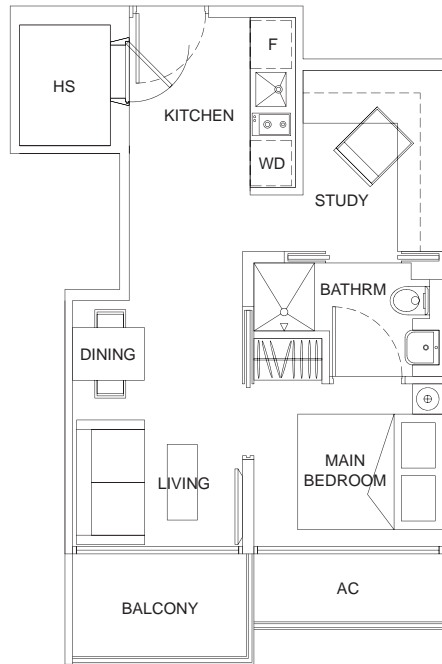
type G5

1+1 bdrm • 441 sq ft

#05-08

#06-08

#07-08



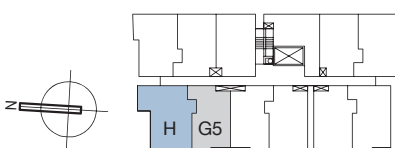
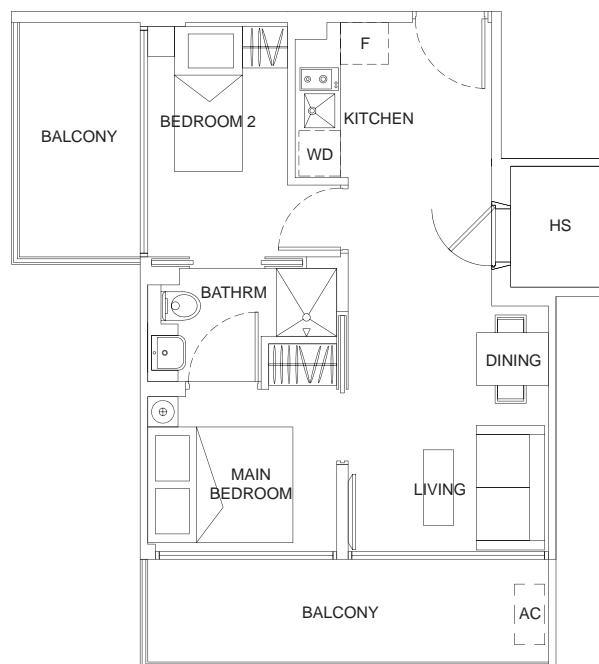
type H

2 bdrm • 570 sq ft

#05-09

#06-09

#07-09

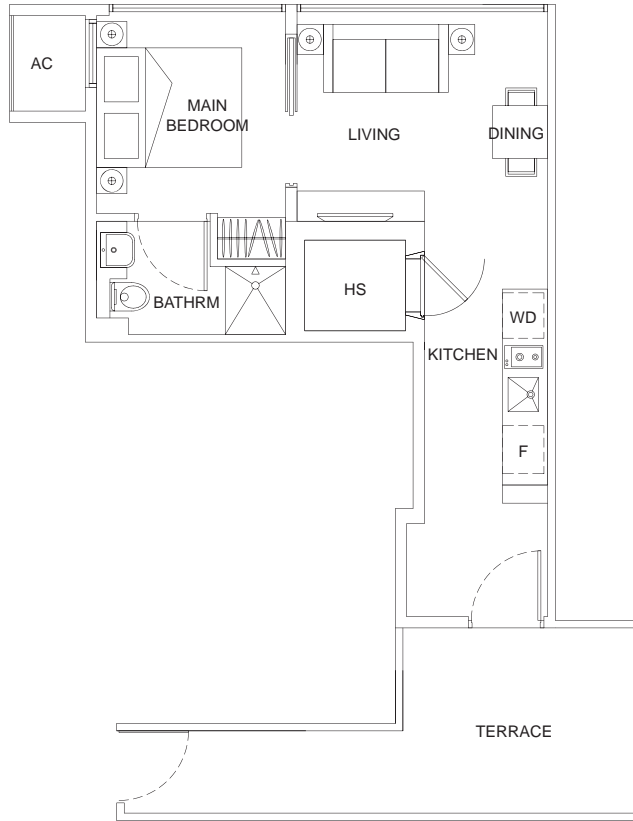


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type L

1 bdrm • 517 sq ft

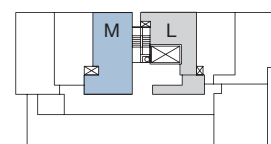
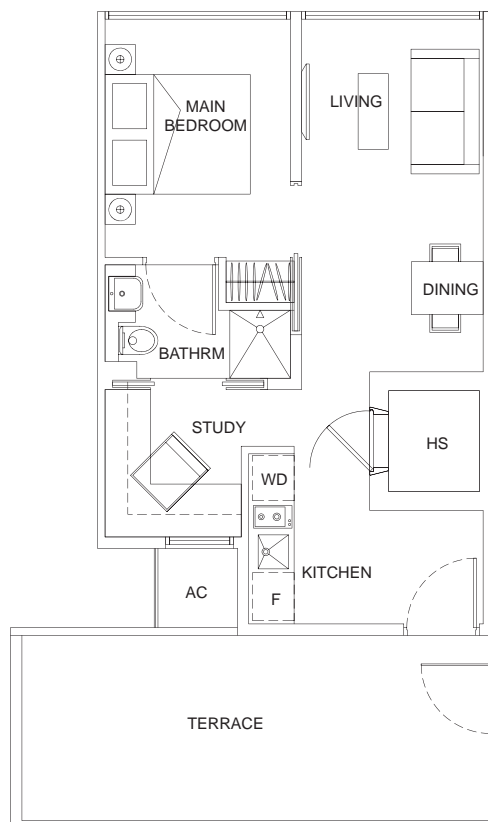
#08-01



type M

1+1 bdrm • 624 sq ft

#08-12



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# PENTHOUSE



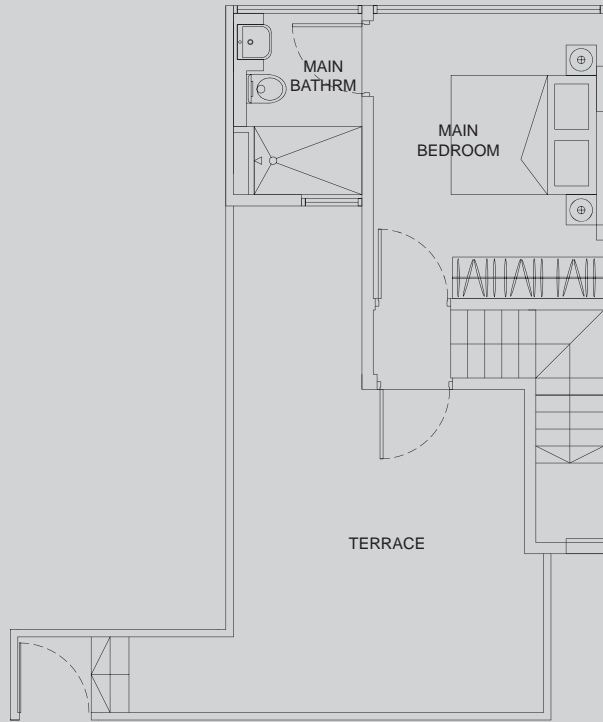
artist's impression only

# PENTHOUSE

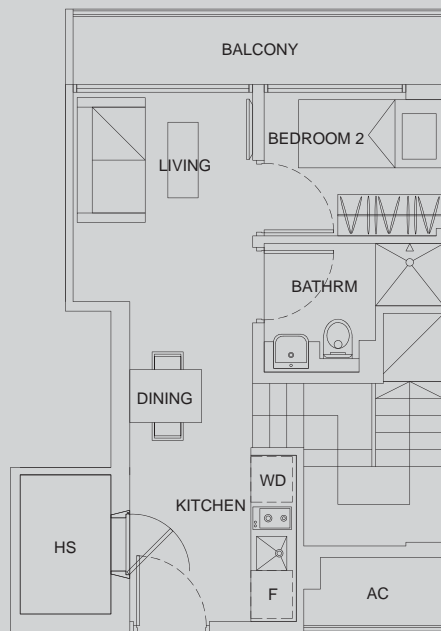
type I1

2 bdrm • 969 sq ft

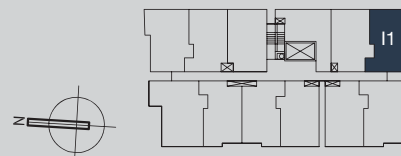
#07-03



upper storey



lower storey



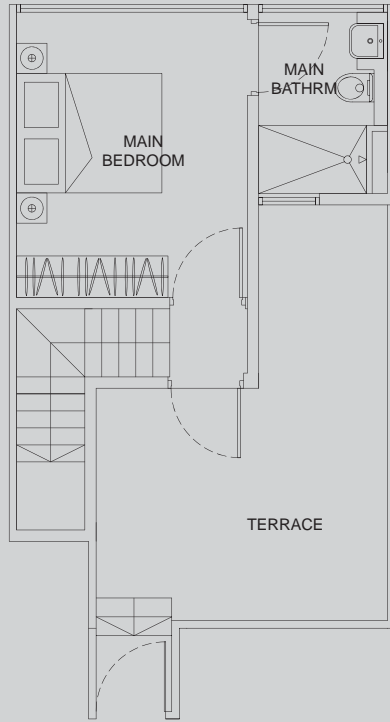
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# PENTHOUSE

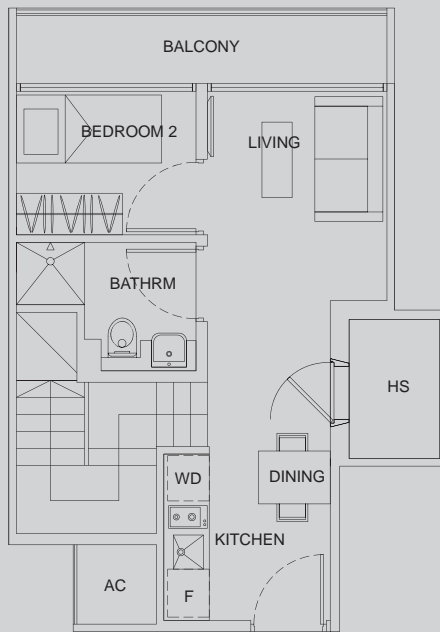
type I2

2 bdrm • 883 sq ft

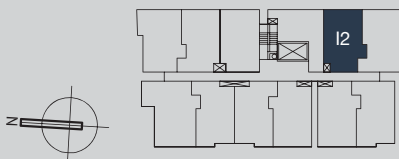
#07-02



upper storey



lower storey



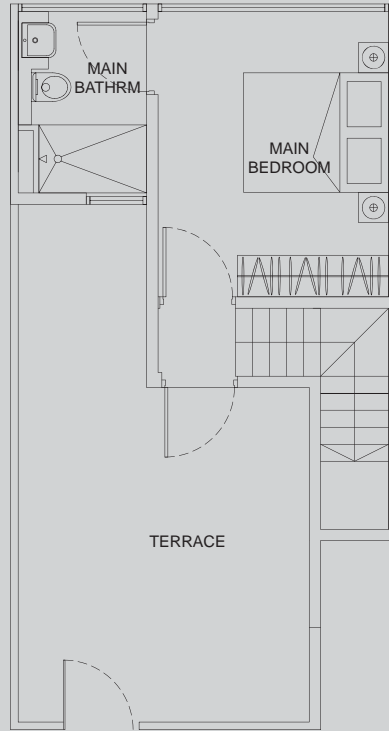
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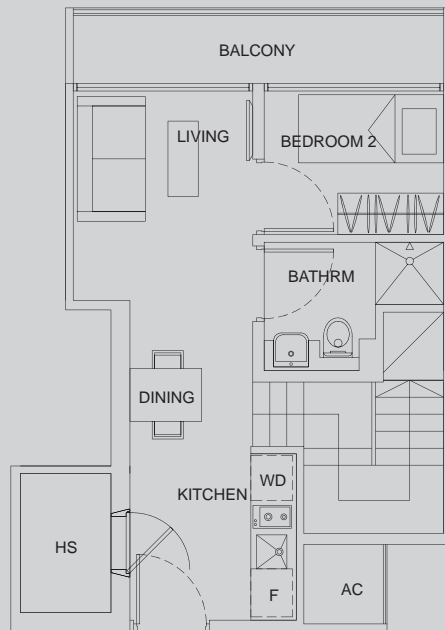
type J1

2 bdrm • 926 sq ft

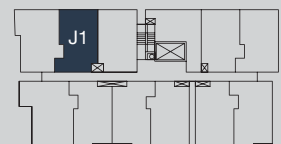
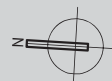
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upper storey



lower storey



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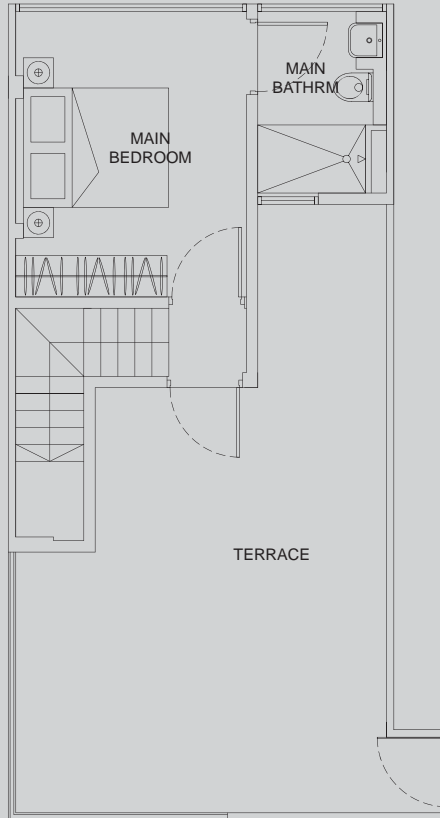


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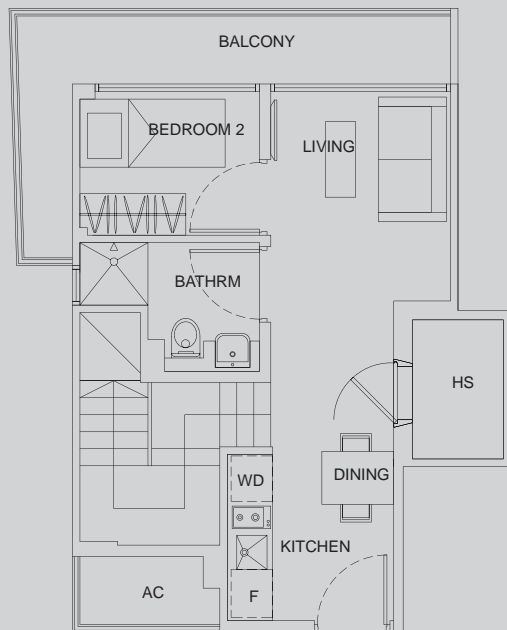
type J2

2 bdrm • 1055 sq ft

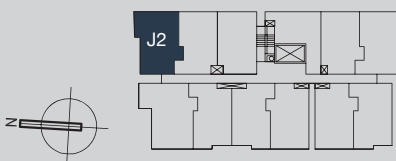
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upper storey



lower storey



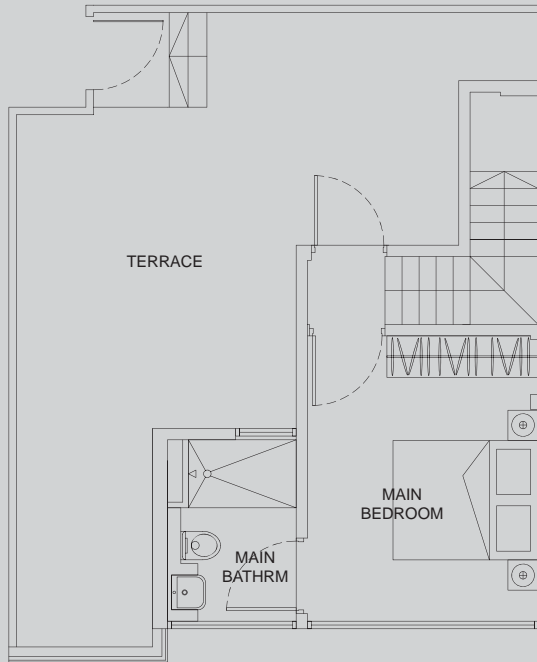
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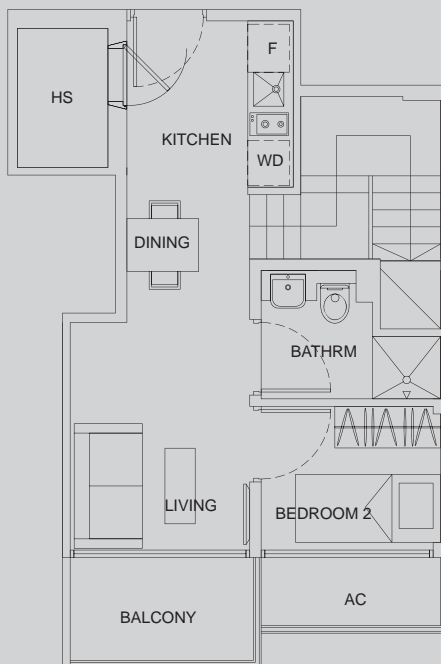
type **K**

2 bdrm • 1044 sq ft

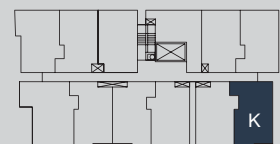
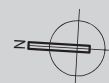
#07-04



upper storey



lower storey



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1. Foundation  
Pile to engineer's design
2. Superstructure  
Reinforced concrete structure to engineer's specification
3. Walls
  - a. External Walls : Reinforced concrete and/or common clay bricks
  - b. Internal Walls : Reinforced concrete and/or precast panels (light weight) and/or dry wall panels
4. Roof  
Reinforced concrete flat roof
5. Ceiling
 

For Apartments

  - a. Living / Dining / Main Bedroom / Bedroom 2 / Study: Skim coat and/or ceiling board with emulsion paint finish.
  - b. Main Bathroom / Bathroom / Kitchen: Skim coat and/or water resistant ceiling board with emulsion paint finish.
  - c. Household Shelter: Skim coat with emulsion paint finish

For Common Areas

  - d. Lift lobby: Skim coat and/or ceiling board with emulsion paint finish
  - e. Carpark: Skim coat with emulsion paint finish
  - f. Staircase: Skim coat with emulsion paint finish
6. Finishes
 

Wall (For Apartments)

  - a. Living / Dining / Kitchen / Main Bedroom / Bedroom 2 / Study/ Household Shelter: Plaster and/or skim coat with emulsion paint finish.
  - b. Main Bathroom / Bathroom: Ceramic tiles and/or homogenous tiles finish laid up to false ceiling height (exposed area only)
  - c. Balcony / Terrace: plaster and/or skim coat with emulsion paint finish.

Note: No tiles/ stone behind mirrors and above false ceiling

Wall (For Common Areas)

  - d. 1st Storey Lift Lobby / Typical Lift Lobby / staircases: Cement and sand plaster and/or skim coat with emulsion paint.

External Wall

Cement and sand plaster with weather resistant paint and/or texture coating and/or stone finish.

Floor (For Apartments)

  - a. Living / Dining / Kitchen / Main Bedroom / Bedroom 2 / Study / Household Shelter: Homogenous tiles with matching skirting homogenous finish.
  - b. Main Bathroom / Bathroom: Ceramic tiles and/or homogenous tiles
  - c. Penthouse Staircase: Timber strips
  - d. Balcony / Terrace: Ceramic tiles and/or timber finish tiles
  - e. A/C Ledge: Cement screed with paint finish.

Floor (For Common Areas)

  - f. Lift Lobby: Ceramic tiles and/or homogenous tiles
  - g. Staircase: Cement and sand screed with nosing tiles
  - c. Pool Deck / Pool Area: Timber strips and/or ceramic tiles
  - d. Swimming Pool: Mosaic tiles and/or ceramic tiles
  - e. Walkway / Pavement: Ceramic tiles and/or granite tiles
  - f. Gymnasium: Ceramic tiles and/or homogenous tiles and/or timber strips and/or carpets
7. Windows  
Powder coated /natural anodized aluminium frame with plain float and/or tinted glass.
8. Doors
  - a. Main Entrance: Approved fire-rated timber door.
  - b. Main Bedroom / Bedroom 2: Swing door with timber decorative.
  - c. Main Bathroom / Bathroom: Swing door with timber decorative.
  - d. Household Shelter: Approved blast door.
  - e. Ironmongery: Quality lockset.
9. Sanitary Wares and Fittings
 

Main Bathroom / Bathroom

  - a. 1 shower bath cubicle with shower mixer and hand shower set
  - b. 1 vanity counter with basin and mixer tap
  - c. 1 wall hung water closet
  - d. 1 mirror
  - e. 1 toilet paper holder
  - f. 1 toilet rail
  - g. Granite top
10. Electrical Installation  
All electrical wiring to be in concealed conduits
11. TV / Telephone / SCV  
TV/ telephone points shall be provided in Living Room, Main Bedroom and Bedroom 2 (where applicable)
12. Lightning Protection  
Lightning protection system shall be provided in accordance with the current edition of Singapore Code of Practice.

13. Water Proofing  
Waterproofing is to be provided to floors of Main Bathroom, Bathroom, Kitchen, RC flat roof, A/C ledge, swimming pool and where required.
14. Driveway and Car Park
  - a. Surface driveway: Heavy duty homogenous tiles and/or concrete imprint
  - b. Mechanical Car Park System: According to specialist's specifications
15. Recreation Facilities
  - a. Swimming pool
  - b. Pool Deck
  - c. Gymnasium
16. Additional Items
  - a. Kitchen Cabinets
    - i. Kitchen cabinets with solid surface countertop complete with kitchen sink and tap (cold water only).
  - b. Kitchen Appliances
    - i. Cooker hob, cooker hood, electric washer with dryer

Note: There is no gas supply to the Housing Project.
  - c. Wardrobes (Main Bedroom / Bedroom 2)
    - i. Quality built-in wardrobes
  - d. Air-conditioning
    - i. Split-unit air conditioner provided in Living / Dining, Main Bedroom, Bedroom 2 and Study (where applicable)
  - e. Electrical Water Heater
    - i. Hot water supply to Main Bathroom and Bathroom
  - f. Railing
    - i. Mild steel for common stair railing
    - ii. Stainless steel and/or tempered laminate glass for swimming pool, balcony, internal stair railing and terrace (where applicable)
  - g. Balcony Screening (where applicable)
    - i. Balcony Screening: Powder coated / natural anodized aluminium frame
  - h. Security System
    - i. Gate post with audio/intercom to apartment units (to M&E Engineer's selection)
  - i. Lift
    - i. 2 passenger lifts serving first floor to eighth floor.
  - j. Fencing
    - i. Brickwall and/or steel railing on brickwall and/or fencing.

**Note:**

- a. Marble and Granite: Marble and Granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. Which such materials can be pre-selected before installation, this non-conformity in the marble and granite hence cannot be totally avoided. Granite tiles are pre-polished before lying and care has been taken for their installation. However granite, being a much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at the joints.
- b. Timber: Timber is a natural product that does not have total consistency of colour and grain. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation.
- c. Cable Television (SCV): The purchaser is liable to pay annual fee, subscription fee and such other fees to Starhub Cable Vision (SCV) 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.
- d. Internet: The purchaser is liable to pay Asymmetrical Digital Subscriber Line (ADSL) connection, annual fee, subscription fee and such other fees to Internet Service Provider (ISP). The vendor is not responsible to make arrangements with any said parties for the service connection for their respective subscription.
- e. Air-conditioning: Air-conditioning system has to be maintained and cleaned on a regular basis by the purchasers. This includes the cleaning of filters and condensation pipes to ensure good working condition of the system.
- f. Wardrobe / Kitchen Cabinets / Mechanical Ventilation Units / Air-conditioning Fan Coil Units: Layout / location of wardrobe / kitchen cabinets, mechanical ventilation units (if any) and air-conditioning fan coil units (if any) are subjected to architect's sole discretion and final design.
- g. Household Shelter: The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.
- h. Description of Parking Spaces : 62 mechanized car park lots and 2 surface handicapped car park lots.

**NAME OF PROJECT** : **NESS**  
**ADDRESS OF PROJECT** : **38 Lorong 32 Geylang Singapore 398298**  
**DEVELOPER** : **Phoenix Land (Singapore) Pte Ltd**  
**COMPANY REGISTRATION NO.** : **200602334W**  
**DEVELOPER'S LICENCE NO.** : **C0819**  
**TENURE OF LAND** : **Freehold**  
**LEGAL DESCRIPTION** : **LOTS 02558W, 02559V, 02560M, 02561W, 02562V, 02563P  
MK 25 at Lorong 32 Geylang**  
**BUILDING PLAN NO.** : **A1276-00578-2011-BP01 dated 25 November 2011**  
**EXPECTED DATE OF TOP** : **No later than 25 November 2015**  
**EXPECTED DATE OF LEGAL COMPLETION** : **No later than 25 November 2018**

Developer

**PHOENIX LAND (SINGAPORE) PTE LTD**

Marketing Agent

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All information and specifications are current at the time of going to the 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 or may be approved by the relevant authority.

All art renderings and illustrations contained in this brochure are artist's impressions only and photographs are only decor suggestions and none can be regarded as representation of fact. Areas are approximate measurements and subject to final survey.

