

BELLACASITA

It's time to put the "i" back into sheer Indulgence. Bella Casita brings all the attention back to you, in creating a residence that puts you and your every whim and fancy first. From its carefully selected location to a unique facade and interiors that are designed purely to please, everything about this exciting new development revolves around nothing but you.

MAKE THE RULES



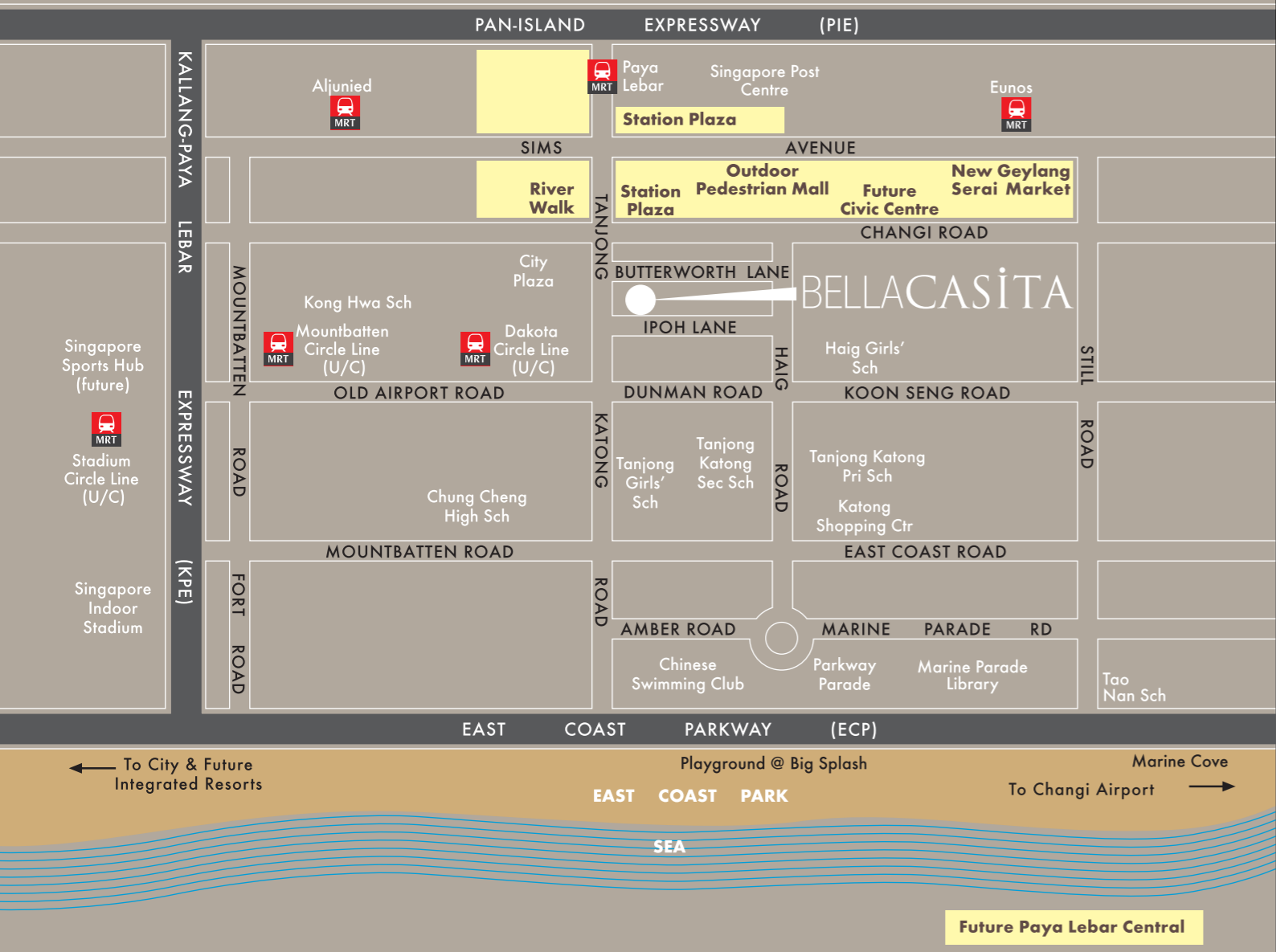
THIS IS MY PLAYGROUND





WORK HARD AND  
PLAY HARDER





Never will there be a more ideal location for work, play and everything else in life. Situated amidst the quaint Tanjong Katong residential area, Bella Casita is yet just a short leap away from the CBD, Integrated Resorts and Marina leisure hub. Even closer are prestigious schools, the upcoming Paya Lebar Central business hub and endless shopping, leisure and entertainment along the East Coast recreation belt.





BREAK THROUGH  
THE NORM





Everything seems to have been planned with you in mind, in this 17-storey apartment that houses 57 exquisitely crafted units. A fully-automated mechanised parking system has been thoughtfully installed for your convenience, while providing a distinctive design element that enhances the clean contemporary styling.







On the ground level, a lap pool with an attractively landscaped pool deck invites you to dip in for hours of relaxation. Luxuriant greenery everywhere on the grounds adds a refreshing touch, making this space one that can be enjoyed by all in the family.

MY EVERY WHIM  
AND FANCY  
SATISFIED



DO IT MY WAY





It's living space that's just right whether you are one, two, or many more. Bay windows, balconies and extensive glazing all over offer expansive views of the charming conservation area roofscape, adding small delights to everyday living.



OTHERS ENVY  
MY SPACE



A generous allowance of natural lighting adds a sense of comfort to the bedrooms, all of which are planned to provide you with rest at its very best. Add to this a whole slew of luxury fittings and finishes stretching into the bathrooms, and you know why this space truly created with you in mind.



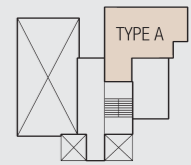
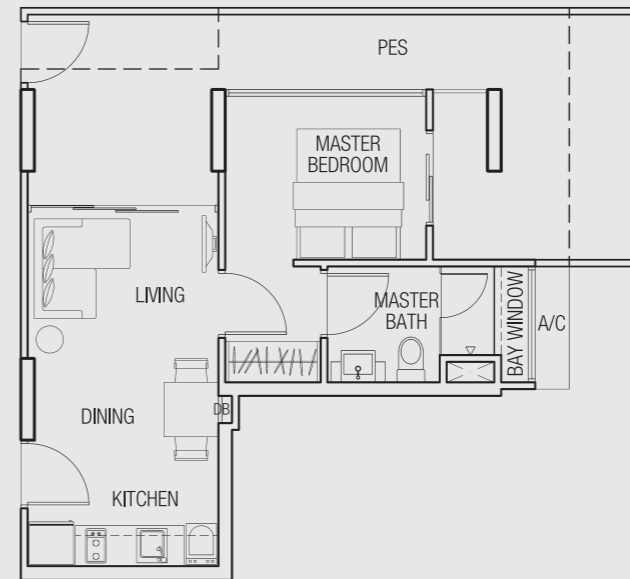


- A** Swimming Pool
- B** Pool Deck
- C** BBQ Area
- D** Playground
- E** Seating Area
- F** FAMP Entrance



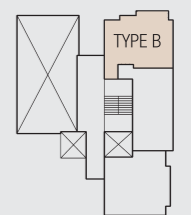
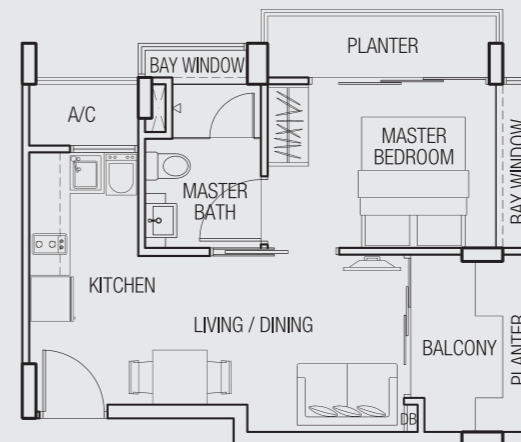
### Type A (1-Bedroom)

Unit #01-01  
 Area 614 sqft / 57 sqm  
 (inclusive of bay window, pes and a/c ledge)



### Type B (1-Bedroom)

Unit #02-01 to #09-01  
 Area 452 sqft / 42 sqm  
 (inclusive of bay window, planter, balcony and a/c ledge)

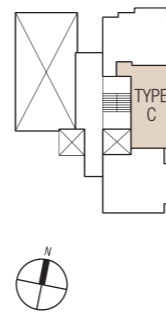
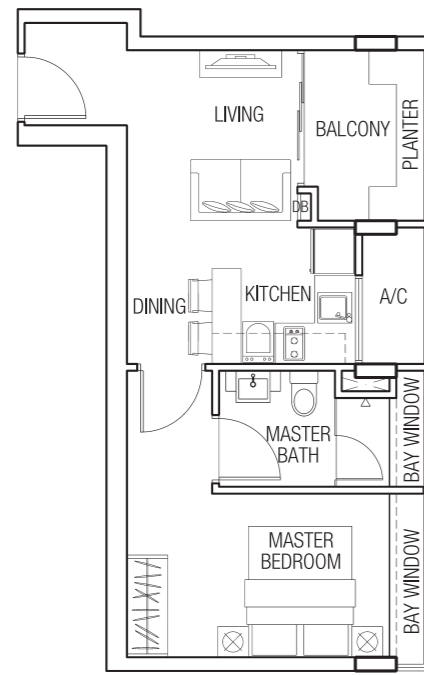


## Type C (1-Bedroom)

Unit #02-02 to #09-02

Area 474 sqft / 44 sqm

(inclusive of bay window, planter, balcony and a/c ledge)

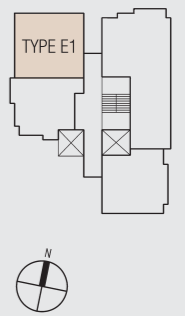
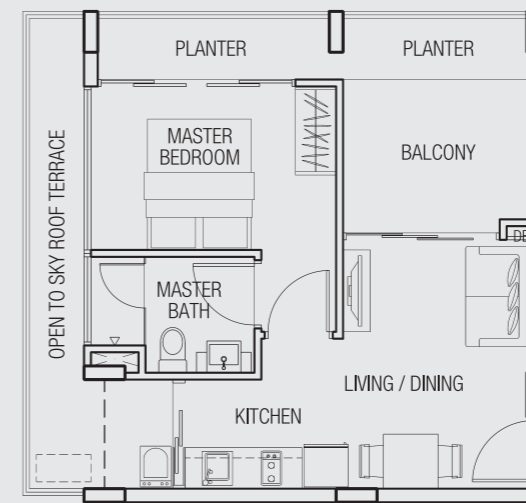


## Type E1 (1-Bedroom)

Unit #10-04

Area 570 sqft / 53 sqm

(inclusive of planter, balcony and roof terrace)

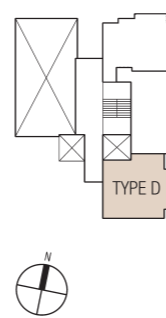
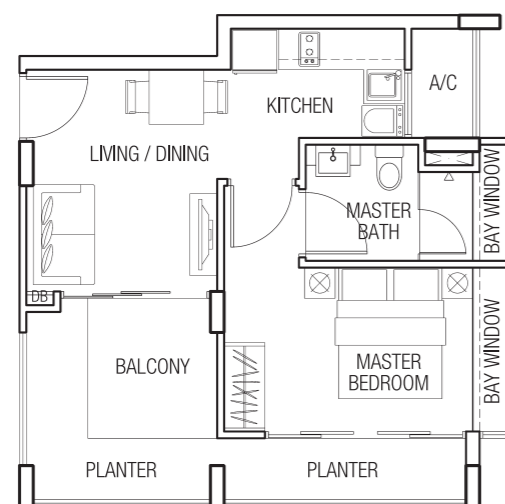


## Type D (1-Bedroom)

Unit #02-03 to #09-03, #10-02 to #16-02

Area 506 sqft / 47 sqm

(inclusive of bay window, planter, balcony and a/c ledge)

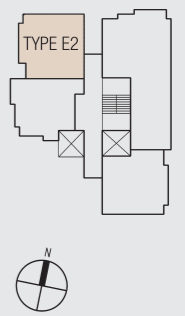
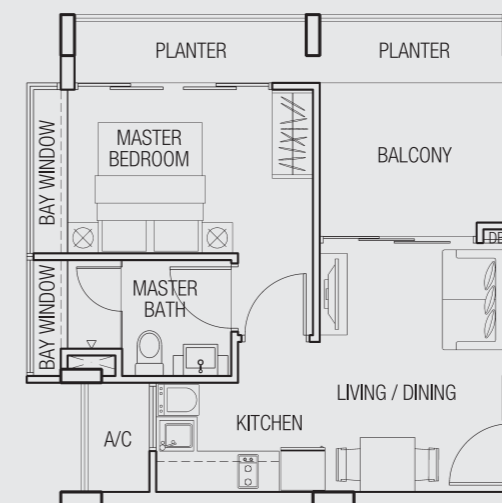


## Type E2 (1-Bedroom)

Unit #11-04 to #16-04

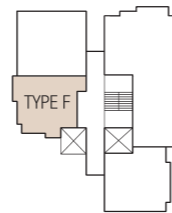
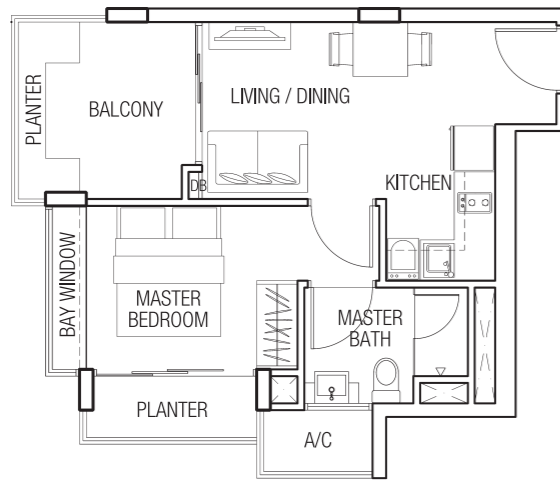
Area 517 sqft / 48 sqm

(inclusive of bay window, planter, balcony and a/c ledge)



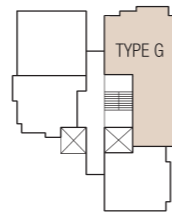
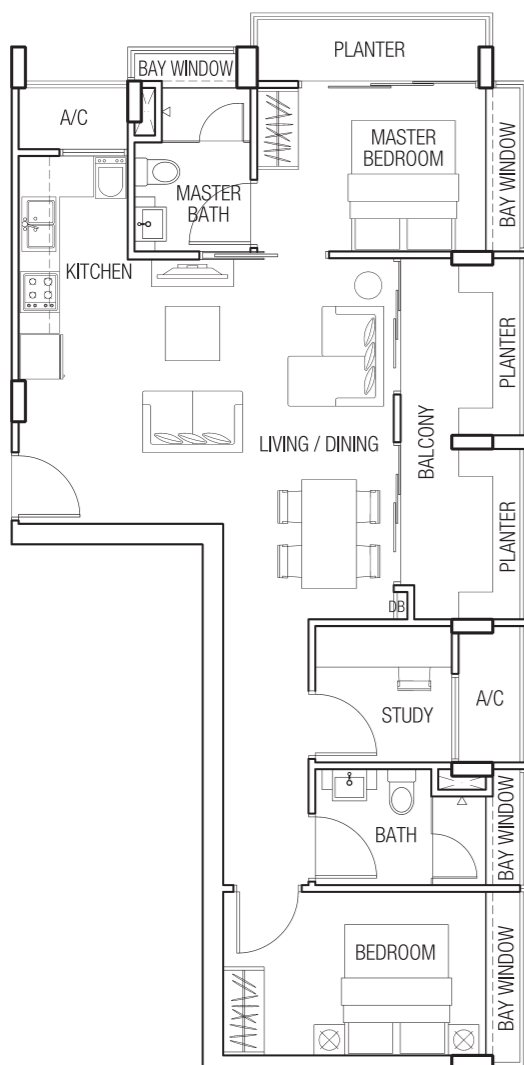
## Type F (1-Bedroom)

Unit #10-03 to #16-03  
 Area 463 sqft / 43 sqm  
 (inclusive of bay window, planter, balcony and a/c ledge)



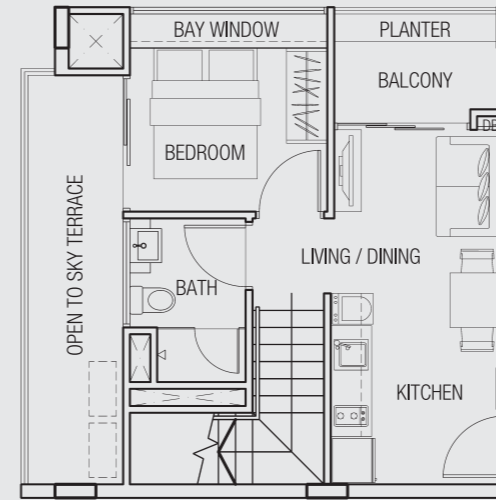
## Type G (2+1-Bedroom)

Unit #10-01 to #16-01  
 Area 947 sqft / 88 sqm  
 (inclusive of bay window, planter, balcony and a/c ledge)

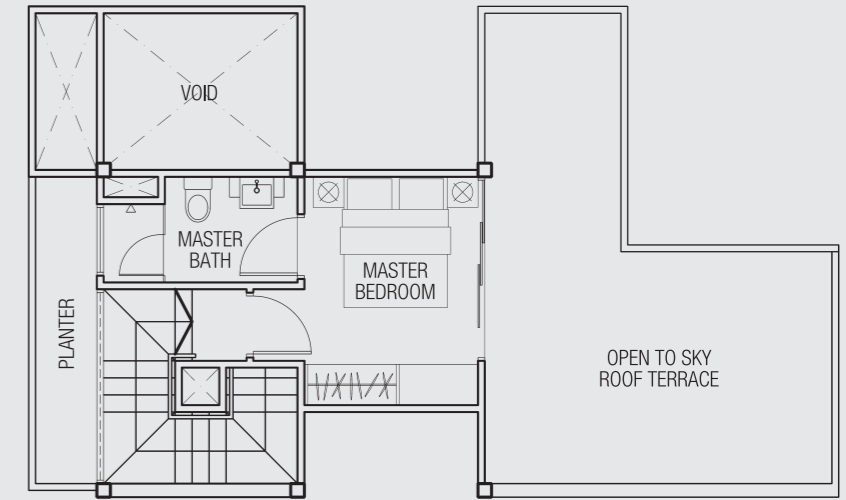


## Type H (2-Bedroom Penthouse)

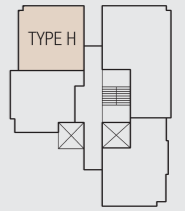
Unit #17-04  
 Area 1087 sqft / 101 sqm  
 (inclusive of bay window, planter, balcony and roof terrace)



Lower Storey

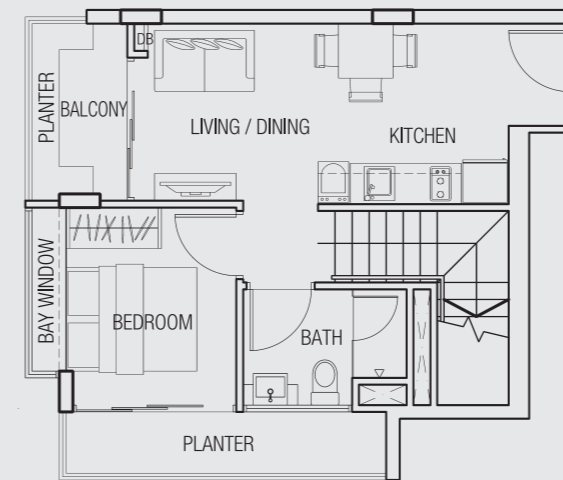


Upper Storey

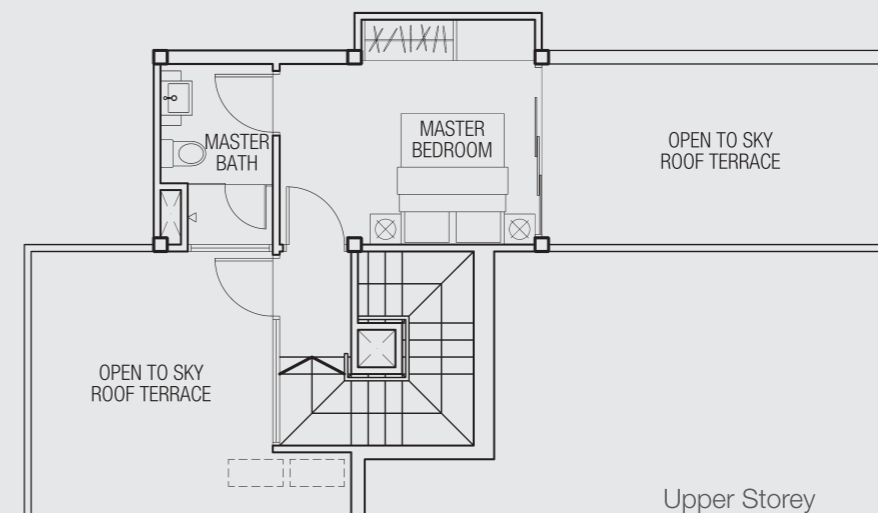


## Type I (2-Bedroom Penthouse)

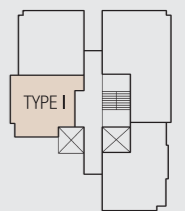
Unit #17-03  
 Area 1098 sqft / 102 sqm  
 (inclusive of bay window, planter, balcony and roof terrace)



Lower Storey

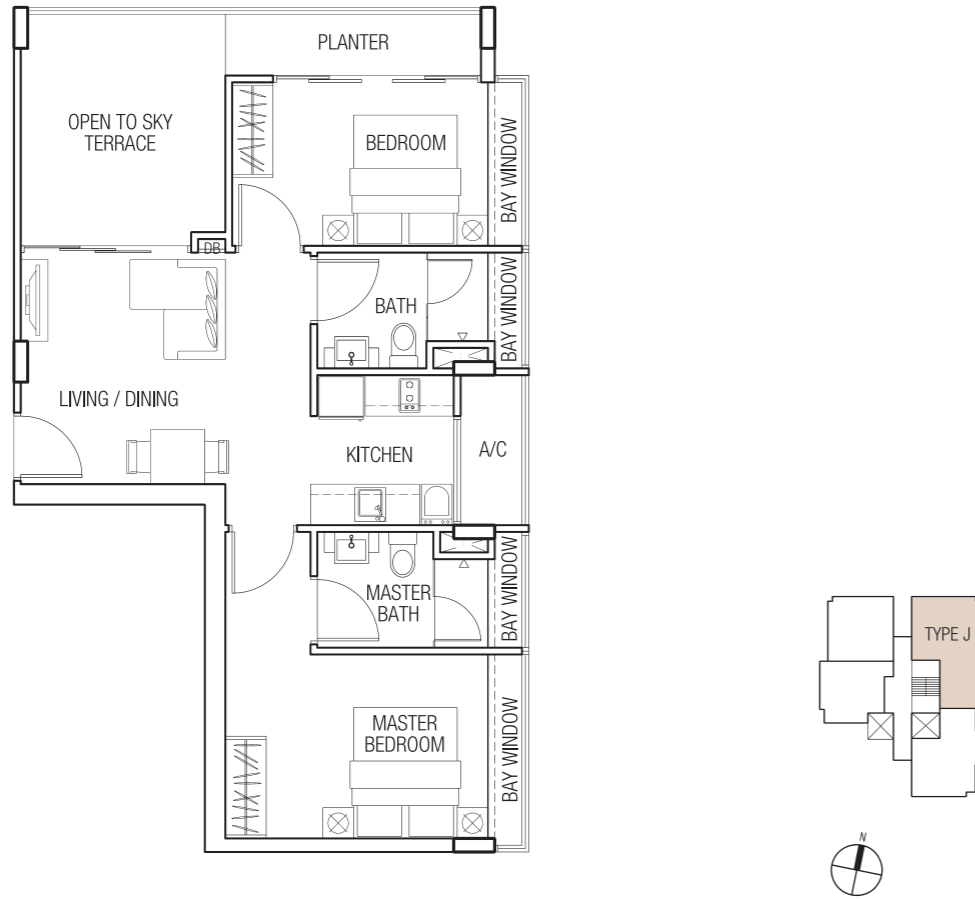


Upper Storey



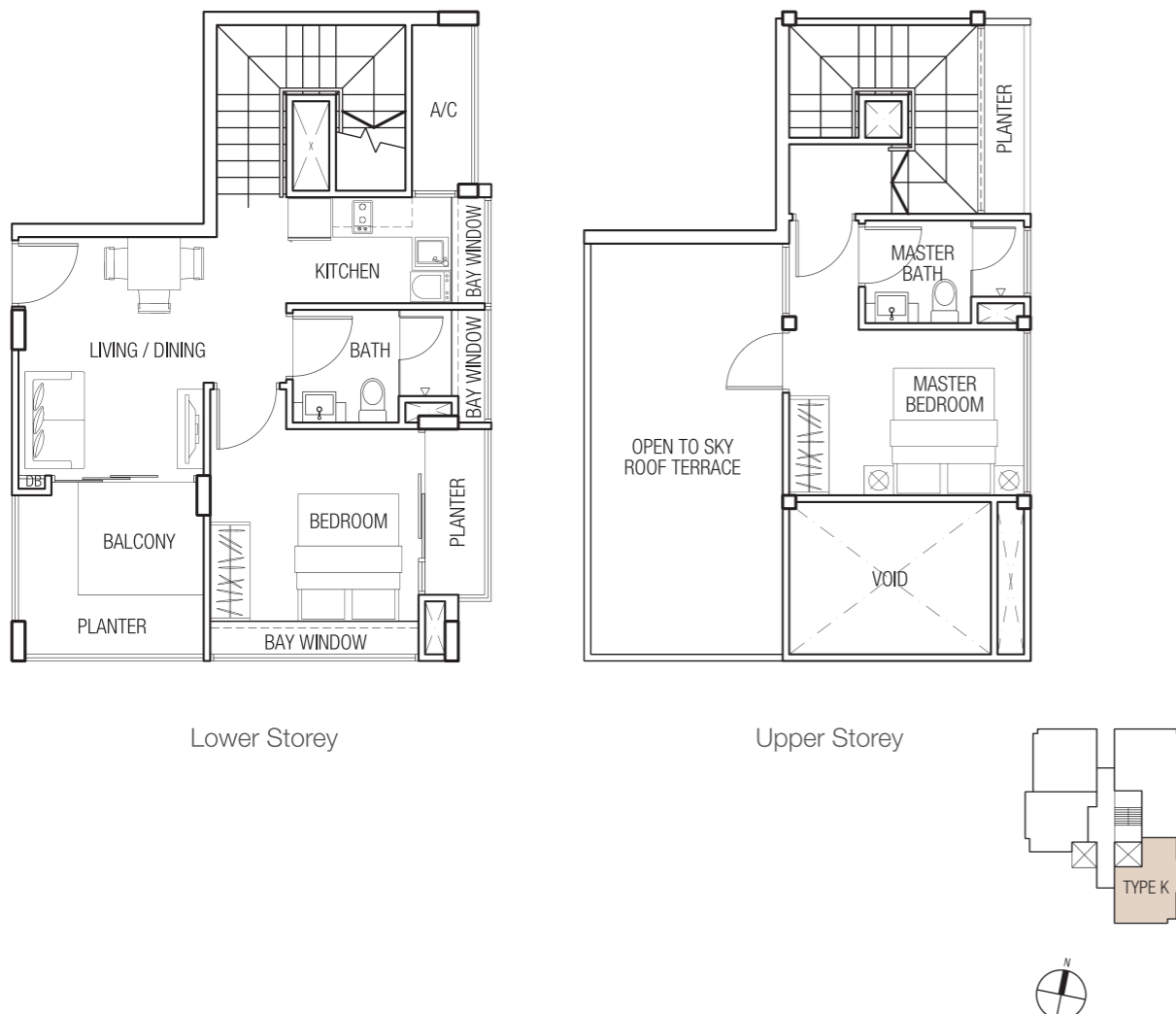
## Type J (2-Bedroom)

Unit #17-01  
 Area 818 sqft / 76 sqm  
 (inclusive of bay window, planter, terrace and a/c ledge)



## Type K (2-Bedroom Penthouse)

Unit #17-02  
 Area 1098 sqft / 102 sqm  
 (inclusive of bay window, planter, balcony, roof terrace and a/c ledge)



## Specifications

- 1. Foundation**  
 Pile to Engineer's design.
- 2. Substructure & Superstructure**  
 Reinforced Concrete Framework to Engineer's specification.
- 3. Wall**  
 External : Common clay bricks and/or reinforced concrete.  
 Internal : Common clay bricks and/or cement blocks and/or reinforced concrete.
- 4. Roof**  
 Pitch Roof : Metal roofing with appropriate insulation.  
 RC Flat Roof : Reinforced concrete with appropriate waterproofing.
- 5. Ceiling**
  - a.) For Apartments**
    - i.) Living, Dining, Master Bedrooms, Bedrooms, and Study (where applicable)  
 Skim coat with emulsion paint.
    - ii.) Master Bathrooms, Bathrooms, and Kitchen  
 Box up / plaster board ceiling with emulsion paint.
    - iii.) Balcony  
 Skim coat and/or plaster board ceiling with emulsion paint.
  - b.) For Common Areas**
    - i.) Lift Lobby / Corridor  
 Plasterboard ceiling with emulsion paint and/or skim coat.
    - ii.) Staircases  
 Skim coat with emulsion paint.
- 6. Finishes**
  - a.) Wall [For Apartments]**
    - i.) Living, Dining, Master Bedrooms, Bedrooms, and Study (where applicable)  
 Cement and sand plaster with emulsion paint and/or skim coat with emulsion paint.
    - ii.) Master Bathroom, Bathroom, and Kitchen  
 Imported ceramic tiles and/or homogeneous tiles laid up to false ceiling height and on exposed surface only.
    - iii.) Balcony and Roof Terrace (where applicable)  
 Cement and sand plaster and/or skim coat with emulsion paint.
  - b.) Walls [Common Areas]**
    - i.) Internal Wall  
 1<sup>st</sup> Storey Lift Lobby  
 Stones and/or imported ceramic tiles laid up to false ceiling height and/or cement and sand plaster with emulsion paint.  
  
 Typical Lift Lobby  
 Cement and sand plaster with emulsion paint.
    - ii.) Staircases  
 Skim coat with emulsion paint.
    - iii.) External Wall  
 Cement and sand plaster with weather shield paint.
  - c.) Floor [For Apartments]**
    - i.) Living, Dining, and Study (where applicable)  
 Imported ceramic tiles and/or homogeneous tiles.
    - ii.) Master Bedrooms and Bedrooms  
 For Type G, H, I, J, and K : Timber strips.  
 For Type A, B, C, D, E, and F : Imported ceramic tiles and/or homogeneous tiles.
    - iii.) Master Bathroom and Bathrooms  
 Imported ceramic tiles and/or homogeneous tiles.
    - iv.) Balcony, Roof Terrace / Open Terrace (where applicable), and PES (for Type A)  
 Imported ceramic tiles and/or homogeneous tiles.
    - v.) Staircase (for Penthouse only)  
 Timber strips.
    - vi.) Planter Box  
 Cement screed.
  - d.) Floor [Common Areas]**
    - i.) 1<sup>st</sup> Storey Lift Lobby and Corridor  
 Stones and/or imported homogeneous tiles.
    - ii.) Typical Lift Lobby and Corridor  
 Imported ceramic tiles and/or homogeneous tiles.
    - iii.) Typical Staircase  
 Cement and sand screed with nosing tiles.

Note: Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and marking caused by their complex mineral composition and incorporated impurities. While such material can be pre-selected before installation, this non-conformity cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite being a much harder material than marble cannot be re-polished after installation. Hence some differences can be felt at the joint. Timber is a natural material containing grain and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
- 7. Windows**  
 Aluminium framed sliding and/or casement with or without fixed glass panel.  
  
 Note: a.) All aluminium frames shall be powder coated finish.  
 b.) All glazing shall be approximately 6mm thick tinted glass.  
 c.) All casement windows are either side hung, top hung or bottom hung or any combination of the mentioned.  
 d.) All glazing below 1m shall be tempered and/or laminated glass.
- 8. Doors**
  - a.) For Apartments**
    - i.) Main Entrance  
 Approved fire-rated timber door.
    - ii.) Master Bedrooms, Bedrooms, Study (where applicable), Master Bathrooms, and Bathrooms  
 Hollow-core timber door.
    - iii.) Balcony and Roof Terrace / Open Terrace (where applicable)  
 Aluminium framed sliding and/or swing door with or without fixed glass panel.



**b.) For common areas**

- i.) Exit staircase  
Approved fire rated timber door.

Note: a.) All aluminium frames shall be powder coated finish.

- b.) Doors can either be of swing or sliding type with or without fixed glass panel

**9. Ironmongery**

Digital lock shall be provided for main entrance door and other hollow-core timber doors shall be provided with good quality imported lockset.

**10. Sanitary Fittings****a.) For Apartments**i.) Master Bathrooms

- 1 shower screen with shower mixer and rain shower.
- 1 vanity top complete with basin and mixer tap.
- 1 water closet.
- 1 mirror.
- 1 paper holder.
- 1 towel rail.

ii.) Bathrooms

- 1 shower screen with shower mixer and hand shower.
- 1 vanity top complete with basin and mixer tap.
- 1 water closet.
- 1 mirror.
- 1 paper holder.
- 1 towel rail.

iii.) Kitchen

- 1 single bowl kitchen sink.
- 1 single lever sink mixer tap.

iii.) Roof Terrace / Open Terrace (where applicable), and PES (for Type A)

- 1 bib tap.

**b.) For common areas**i.) Swimming pool shower

- 2 shower tap

**11. Electrical Installation**

- a.) Concealed electrical wiring in conduits below ceiling level.
- b.) Refer to Electrical Schedule for details.

**12. TV / Telephone**

Refer to Electrical Schedule for details.

**13. Lightning Protection**

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

**14. Painting**

- a.) Internal Walls : Emulsion Paint.
- b.) External Walls : Weather Shield Paint.

**15. Driveway**

Concrete finished with floor hardener and/or Interlocking stone pavers and/or Aeration Slab (for open to sky car parks).

**16. Waterproofing**

Waterproofing to floors of Bathroom, Kitchen, Balcony, Roof Terrace / Open Terrace, PES, RC Flat Roof, and Planter.

**17. Recreational Facilities**

- a.) Swimming Pool.
- b.) Pool Deck.
- c.) BBQ Area.
- d.) Children's Playground.

**18. Additional Items**

- a.) Built-in wardrobes to all Bedrooms (except Study)
- b.) Built-in high and low level kitchen cabinets with stainless steel sink, cooker hob, cooker hood.
- c.) Built-in oven (for Type G, H, I, J and K).
- d.) Air-conditioning to Living, Dining, Bedrooms, and Study (where applicable).
- e.) Hot water supply to Bathrooms and Kitchen.
- f.) Audio / Video Intercom System.
- g.) Remote control system to main gate.
- h.) Mechanized Carparking System.

- Note: 1. The brand and model of all equipments and appliances supplied shall be subject to availability.  
 2. Layout/location of wardrobes, kitchen cabinets and fan coil units are subject to Architect's sole discretion and final design.  
 3. The air-conditioning system has to be maintained and cleaned on a regular basis by the purchaser. That includes the cleaning of filters and clearing of condensate pipes to ensure good working condition of the system.  
 4. Connection, subscription, and other fees for television, SHCV, Internet and other service providers whether chosen by the purchaser or appointed by the Vendor or the management corporation when constituted will be paid by the purchaser.  
 5. Equipment for SHCV will be paid and installed by purchaser.

**Electrical Schedule**

LOCATION	LIGHTING POINTS	POWERPOINTS	WATER HEATER POINT	HOOD	HOB	OVEN	WASHING MACHINE	SCV / TV OUTLET	TEL OUTLET	DOOR CHIME	ISOLATOR	AUDIO VIDEO INTERCOM
TYPE A	8	9	1	1	1	0	1	2	2	1	1	1
TYPE B	6	10	1	1	1	0	1	2	2	1	1	1
TYPE C	6	10	1	1	1	0	1	2	2	1	1	1
TYPE D	6	10	1	1	1	0	1	2	2	1	1	1
TYPE E1	6	10	1	1	1	0	1	2	2	1	1	1
TYPE E2	6	10	1	1	1	0	1	2	2	1	1	1
TYPE F	6	10	1	1	1	0	1	2	2	1	1	1
TYPE G	12	16	2	1	1	1	1	4	3	1	2	1
TYPE H	13	14	2	1	1	1	1	3	3	1	2	1
TYPE I	13	14	2	1	1	1	1	3	3	1	2	1
TYPE J	11	14	2	1	1	1	1	3	3	1	2	1
TYPE K	12	15	2	1	1	1	1	3	3	1	2	1

• Developer: Agrow Development Pte Ltd (ROC 200609938D) • Developer's License No.: C0615 • Land Tenure: Freehold • Lot No.: Lot 01862K MK 25 at Ipoh Lane (Geylang Planning Area) • BP Approval No.: A1359-00291-2009-BP01 dated 6 March 2010 • Expected Date of TOP: Dec 2013 • Expected Date of Legal Completion: Dec 2016

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Another quality development by



Agrow Development Pte Ltd



