



OCEAN
FRONT  suites

A Refreshing New Development By The Sea

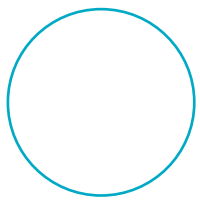


Artist's Impression

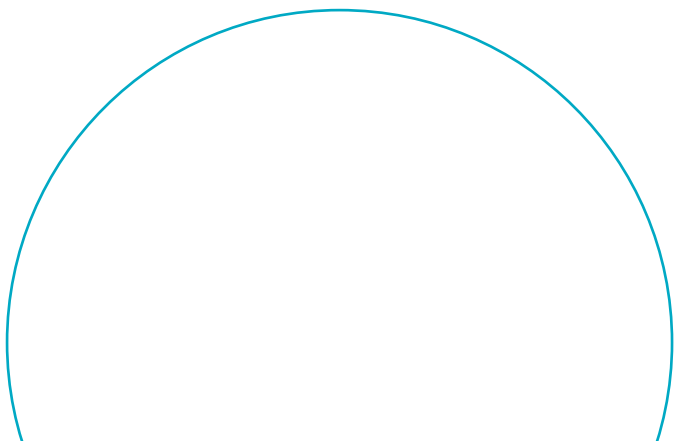
I Love What The Sea Brings

Upon the shores of Pasir Ris, settle down amidst the daily whispers of the sea breezes and discover a calming spirit that flows throughout, soothing your weary mind and carrying your worries away. As the dawn unfurls, let your heart be captured by the rolling waves, promising you peace and serenity within.





Artist's Impression



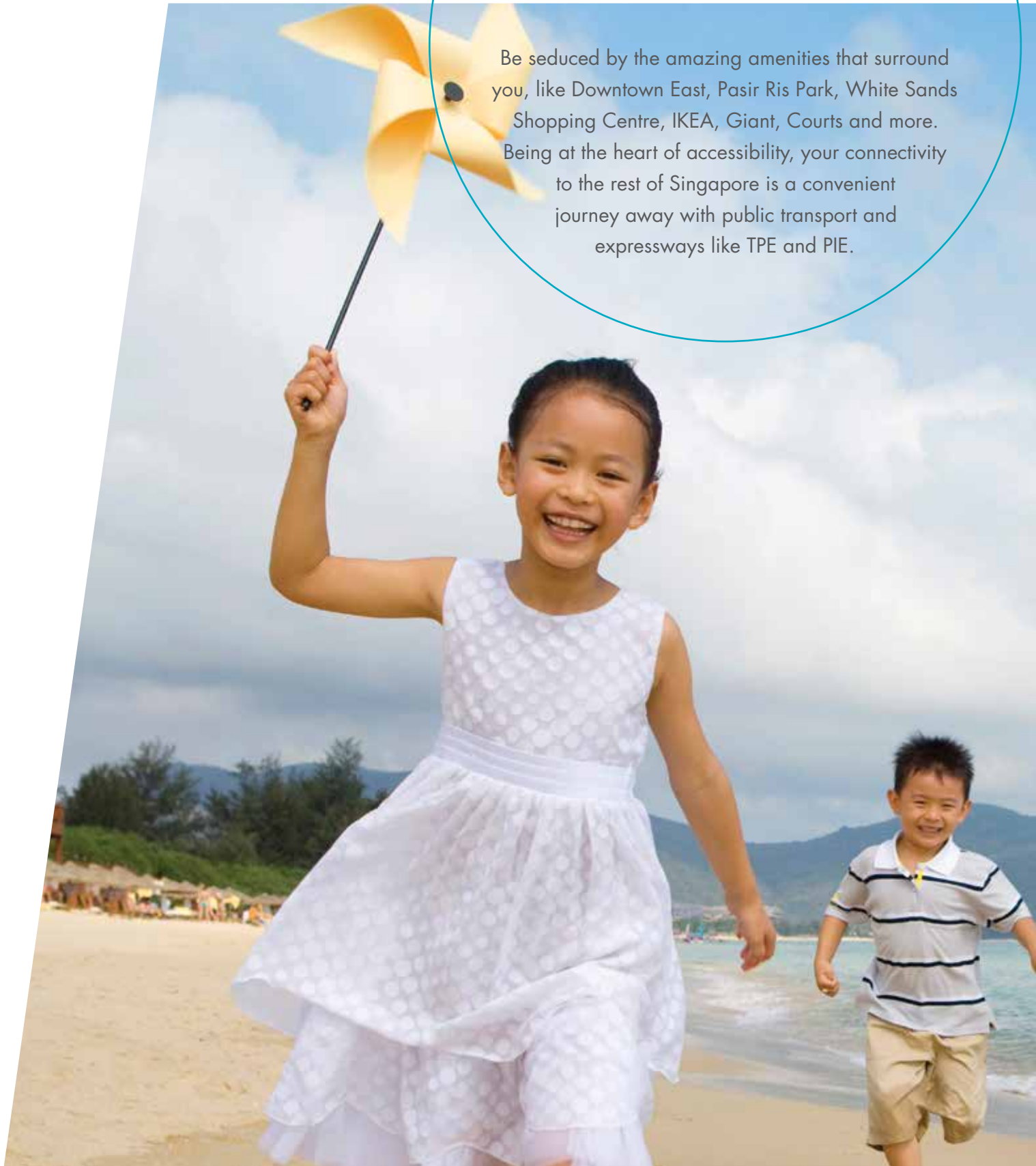
I Wish To Live A Life Of Bliss

Here lies a perfect enclave that houses a delightful development of 58 exclusive units. Designed specially to realise the dreams of seaside living, this 5-storey project overlooks the vast expanse of the sea, where you'll come face to face with nature in all its splendour.



I Can Go Anywhere, Anytime

Be seduced by the amazing amenities that surround you, like Downtown East, Pasir Ris Park, White Sands Shopping Centre, IKEA, Giant, Courts and more. Being at the heart of accessibility, your connectivity to the rest of Singapore is a convenient journey away with public transport and expressways like TPE and PIE.



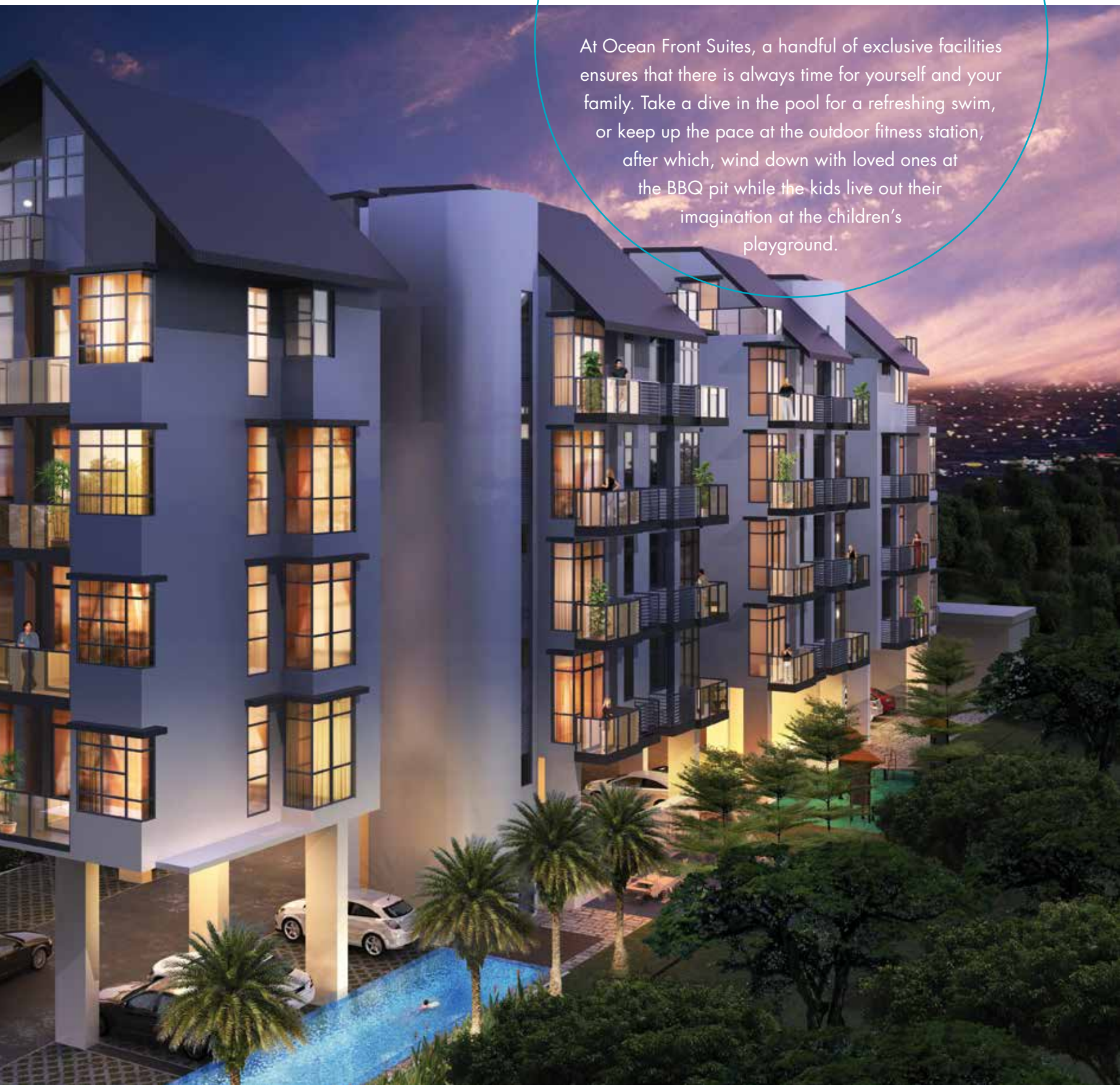






I Am Always In High Spirits

At Ocean Front Suites, a handful of exclusive facilities ensures that there is always time for yourself and your family. Take a dive in the pool for a refreshing swim, or keep up the pace at the outdoor fitness station, after which, wind down with loved ones at the BBQ pit while the kids live out their imagination at the children's playground.





Artist's Impression



Artist's Impression



Artist's Impression

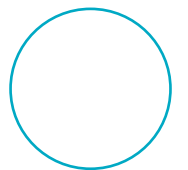
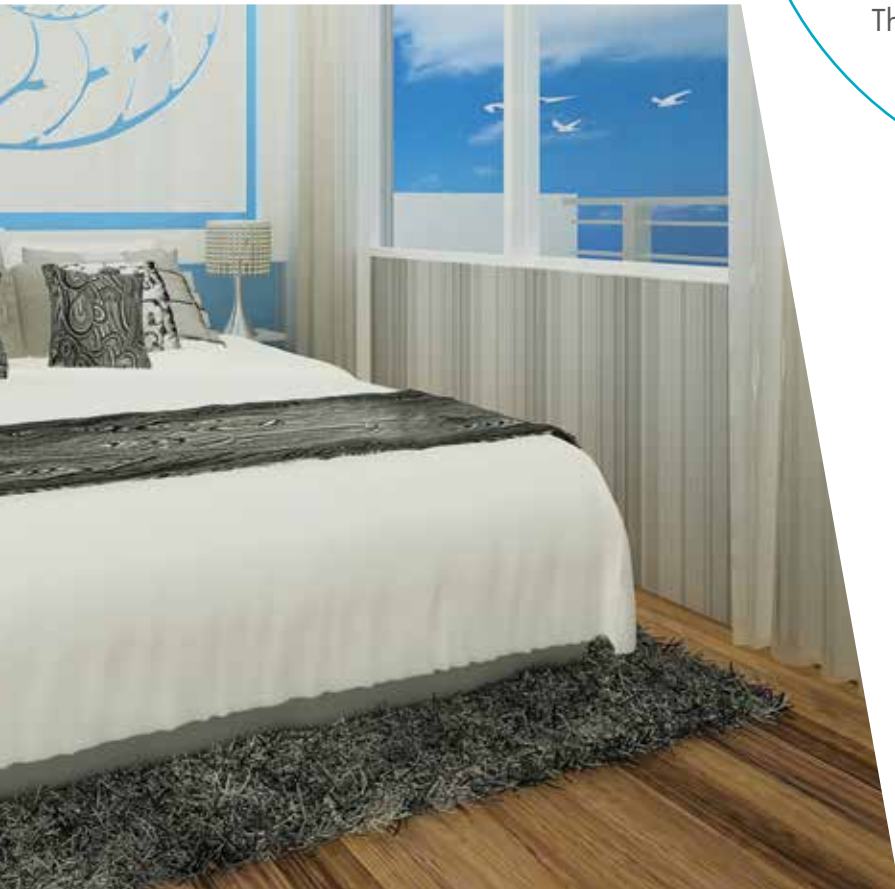


Artist's Impression



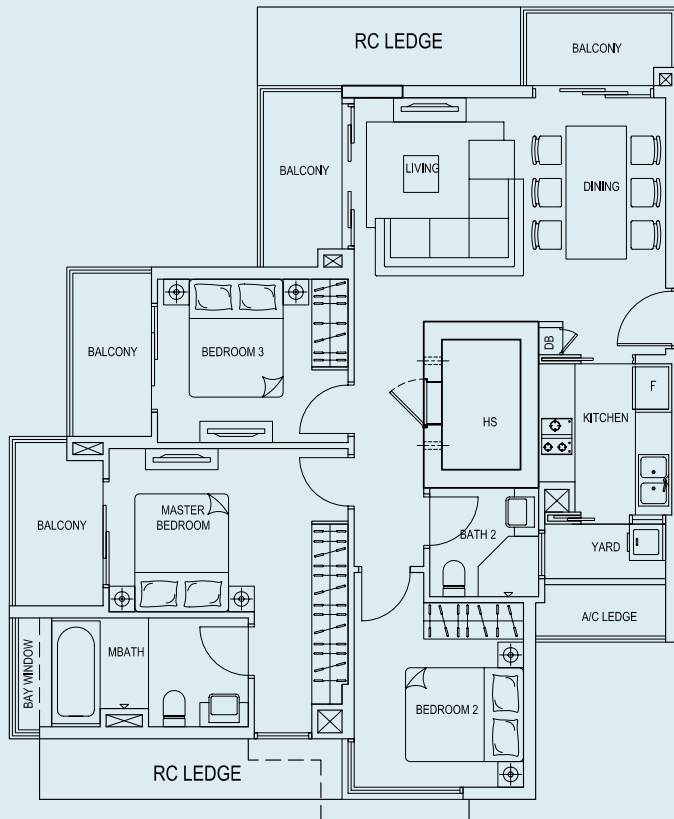
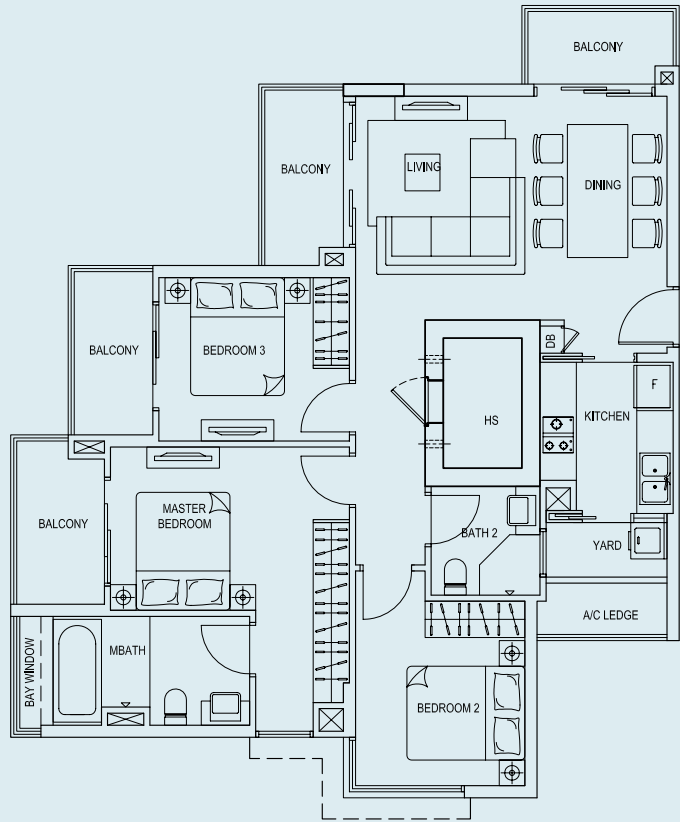
I Look Forward to Home

Fufil your dreams of a cosy abode within any of Ocean Front Suites' 1-bedroom to 4-bedroom or penthouse apartments and start experiencing the ultimate comfort and warmth a home should be. There will be nowhere else you would rather live.

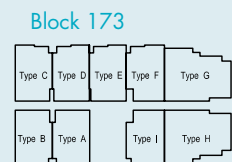
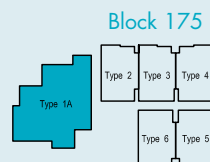
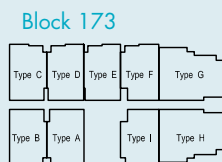
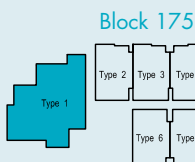


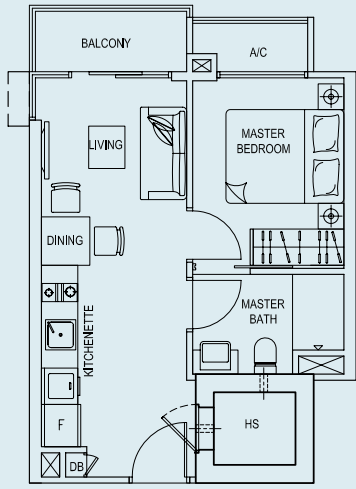
CLASSIC

TYPE 1
 102 sq.m. / 1098 sq.ft.
 Unit #03-10 & #04-10



TYPE 1A
 102 sq.m. / 1098 sq.ft.
 Unit #02-10

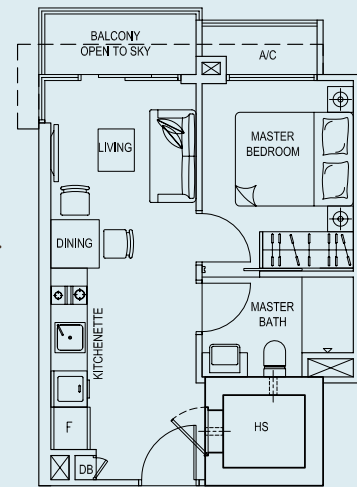




TYPE 2

38 sq.m. / 409 sq.ft.

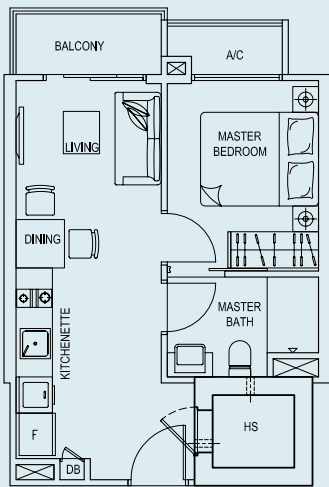
Unit #02-11, #03-11 & #04-11



TYPE 2A

38 sq.m. / 409 sq.ft.

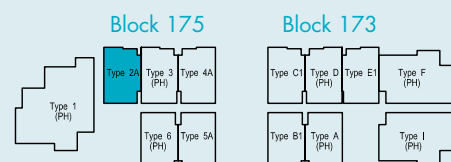
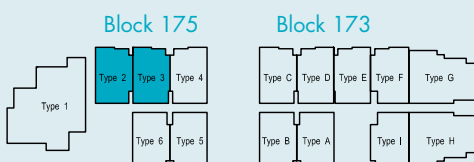
Unit #05-11



TYPE 3

38 sq.m. / 409 sq.ft.

Unit #02-12, #03-12 & #04-12

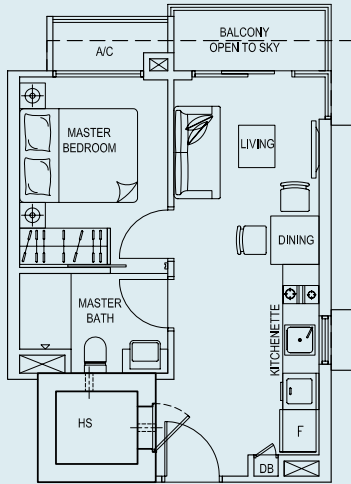
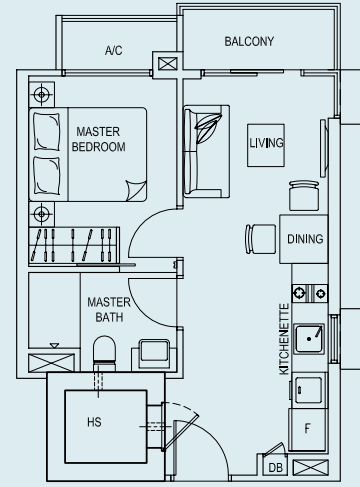


CLASSIC

TYPE 4

38 sq.m. / 409 sq.ft.

Unit #02-13, #03-13 & #04-13



TYPE 4A

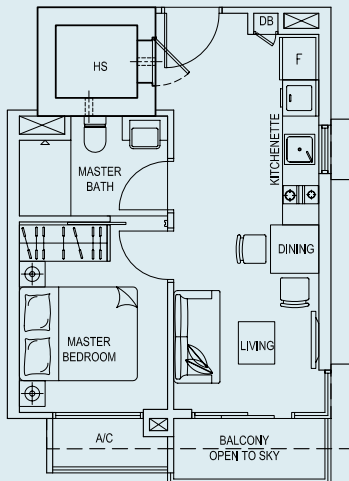
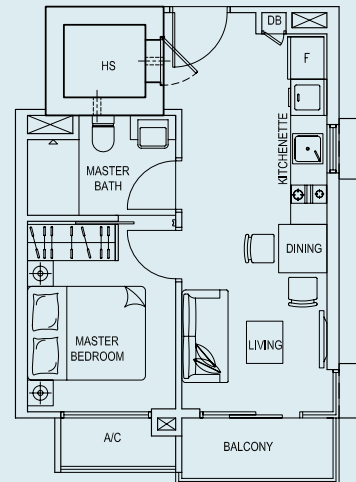
38 sq.m. / 409 sq.ft.

Unit #05-13

TYPE 5

38 sq.m. / 409 sq.ft.

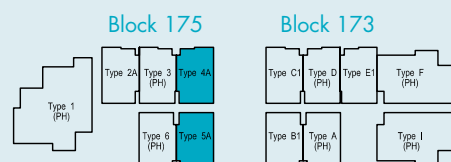
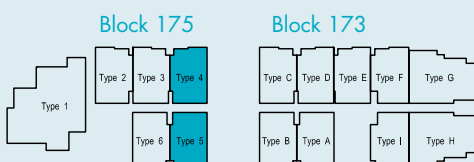
Unit #02-14, #03-14 & #04-14



TYPE 5A

38 sq.m. / 409 sq.ft.

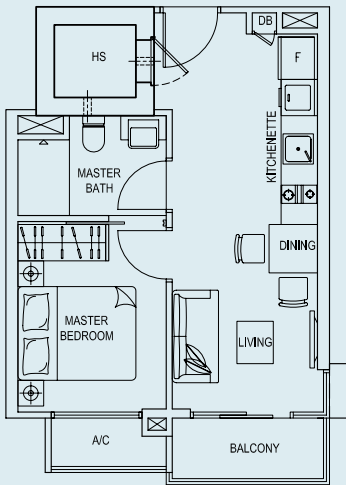
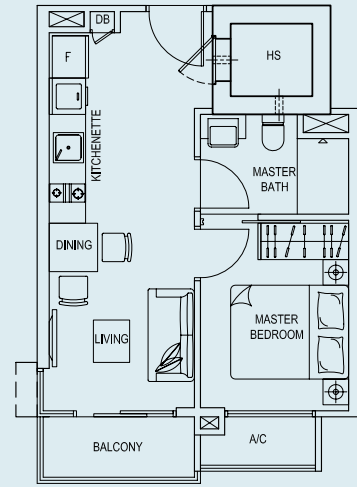
Unit #05-14



TYPE 6

38 sq.m. / 409 sq.ft.

Unit #02-15, #03-15 & #04-15



TYPE A

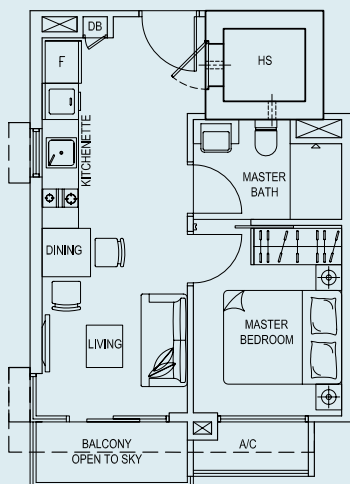
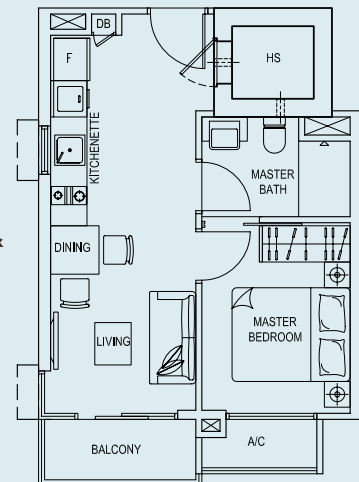
37 sq.m. / 398 sq.ft.

Unit #02-01, #03-01 & #04-01

TYPE B

37 sq.m. / 398 sq.ft.

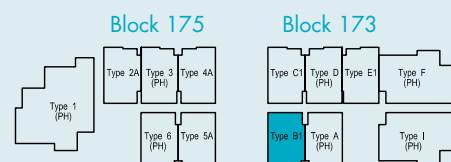
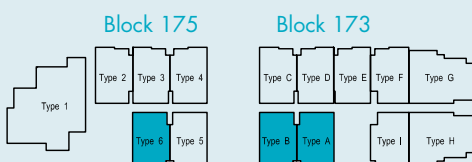
Unit #02-02, #03-02 & #04-02



TYPE B1

37 sq.m. / 398 sq.ft.

Unit #05-02

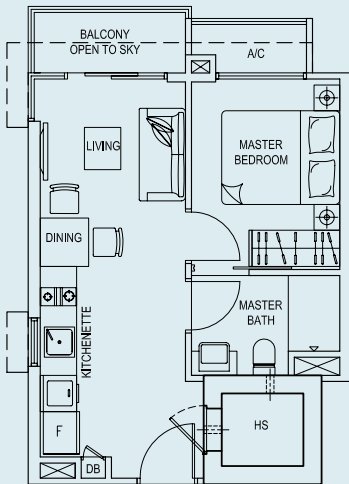
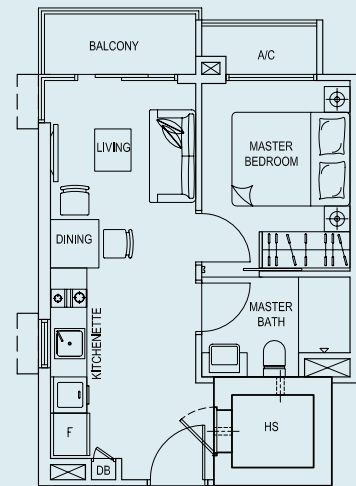


CLASSIC

TYPE C

37 sq.m. / 398 sq.ft.

Unit #02-03, #03-03 & #04-03



TYPE C1

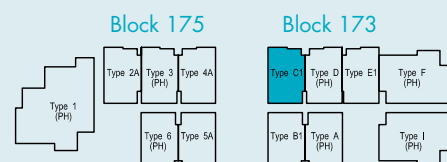
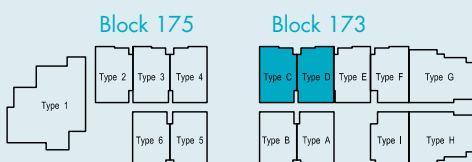
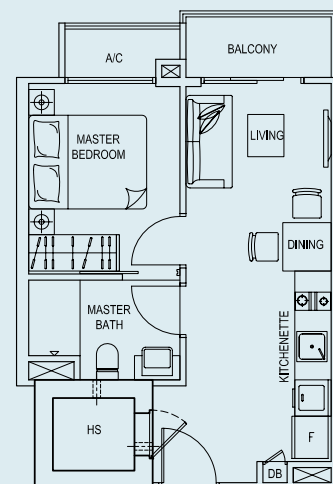
37 sq.m. / 398 sq.ft.

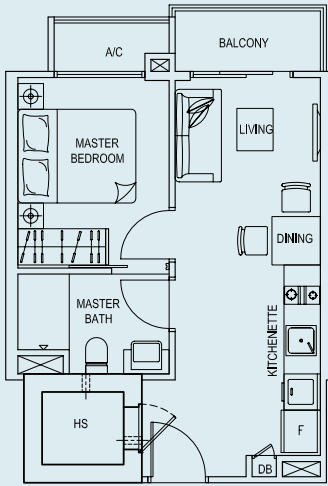
Unit #05-03

TYPE D

38 sq.m. / 409 sq.ft.

Unit #02-04, #03-04 & #04-04

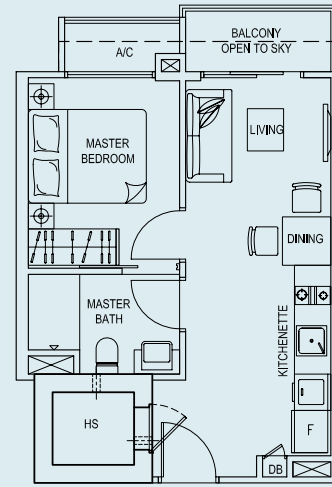




TYPE E

38 sq.m. / 409 sq.ft.

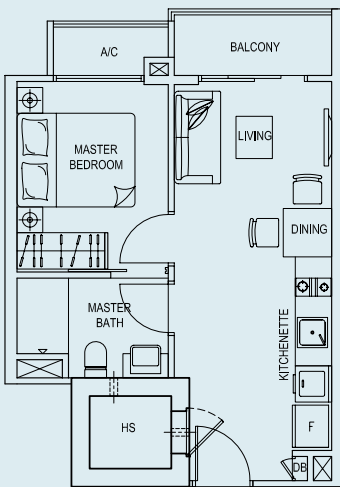
Unit #02-05 & #03-05 & #04-05



TYPE E1

38 sq.m. / 409 sq.ft.

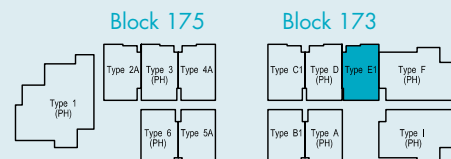
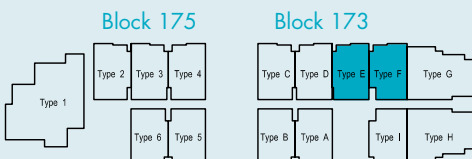
Unit #05-05



TYPE F

38 sq.m. / 409 sq.ft.

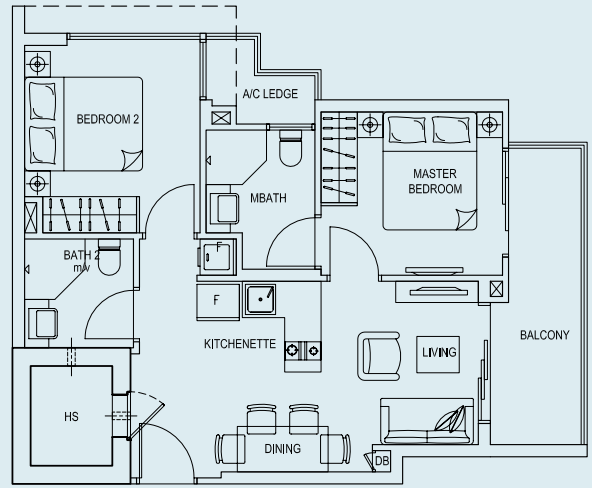
Unit #02-06, #03-06 & #04-06



CLASSIC

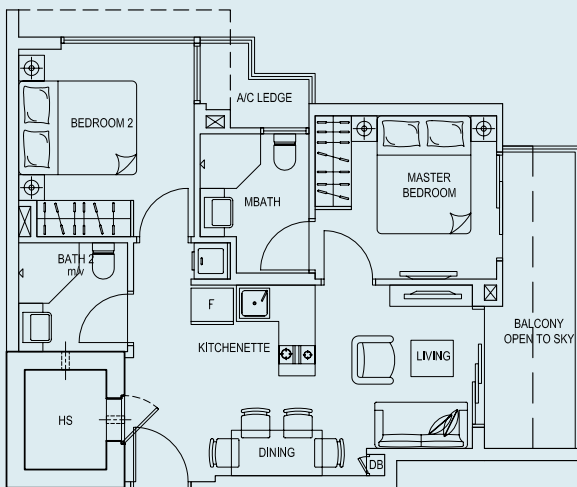
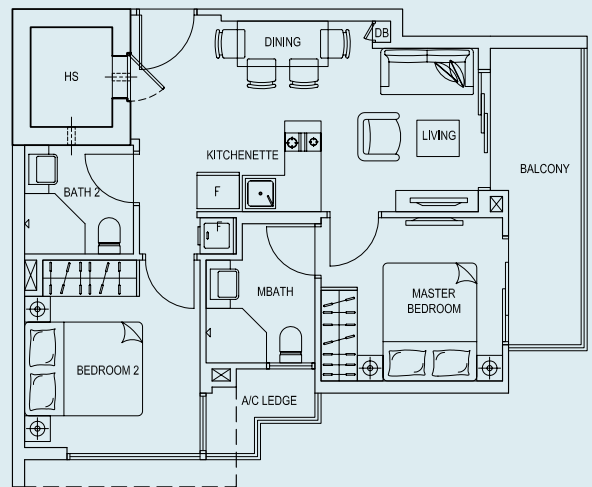
TYPE G

60 sq.m. / 646 sq.ft.
Unit #02-07



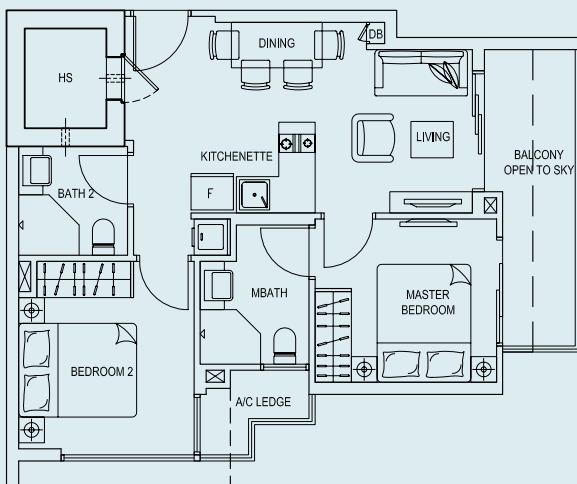
TYPE H

60 sq.m. / 646 sq.ft.
Unit #02-08



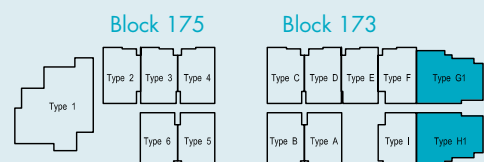
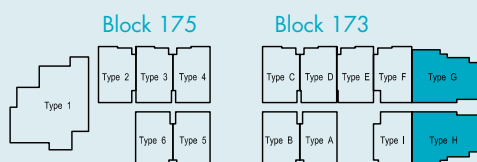
TYPE G1

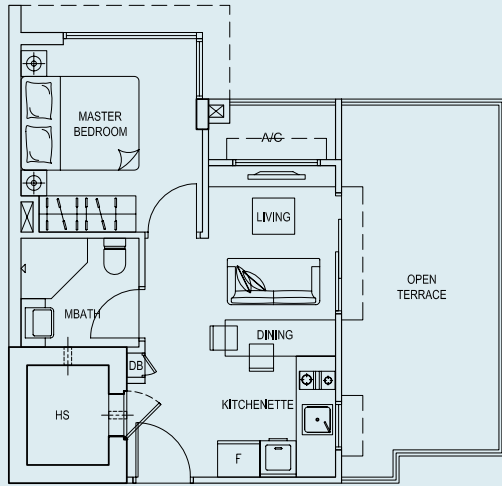
60 sq.m. / 646 sq.ft.
Unit #03-07



TYPE H1

60 sq.m. / 646 sq.ft.
Unit #03-08

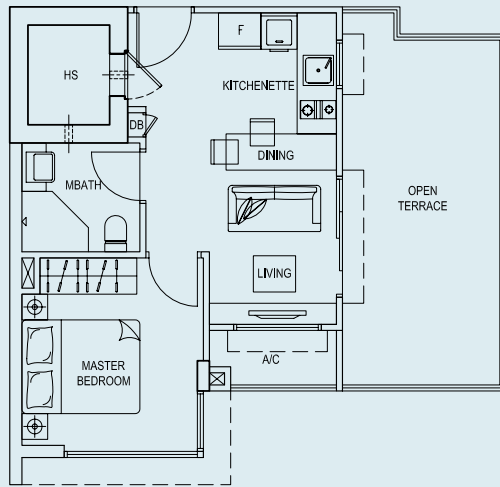




TYPE G2

52 sq.m. / 560 sq.ft.

Unit #04-07



TYPE H2

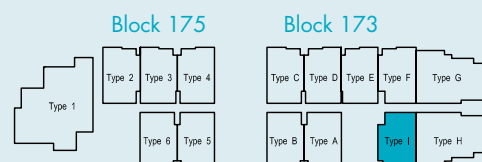
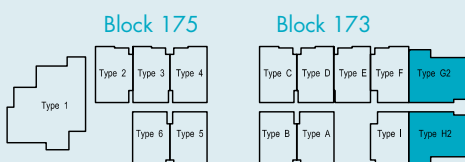
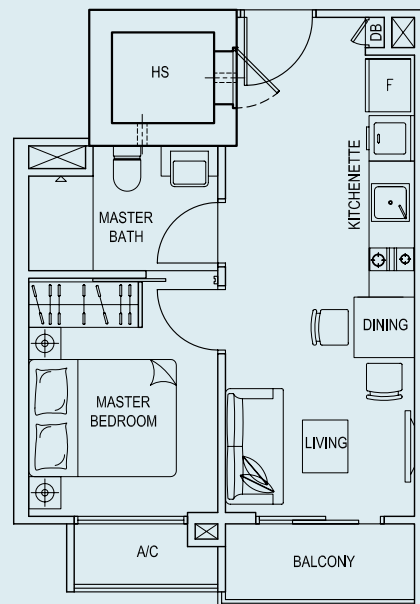
52 sq.m. / 560 sq.ft.

Unit #04-08

TYPE I

38 sq.m. / 409 sq.ft.

Unit #02-09, #03-09 & #04-09

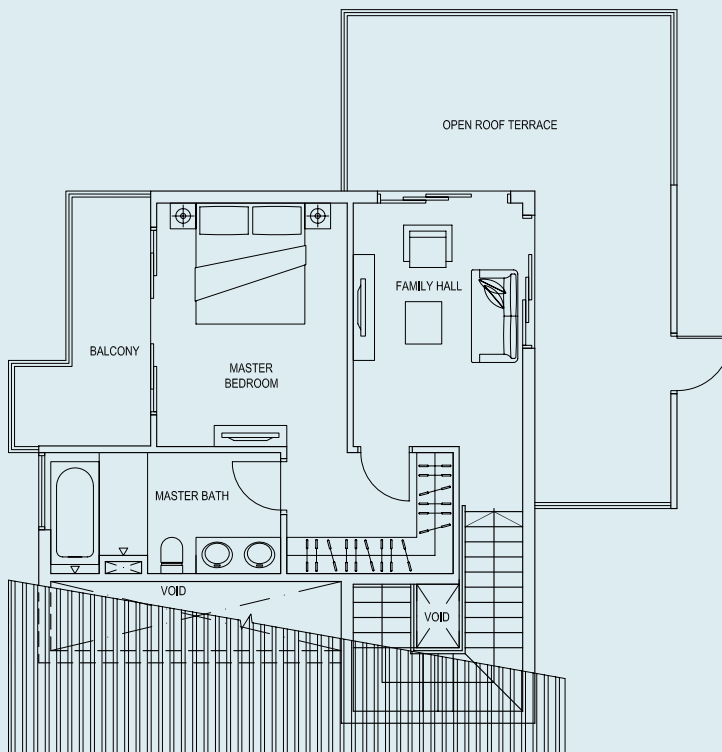


PENTHOUSE

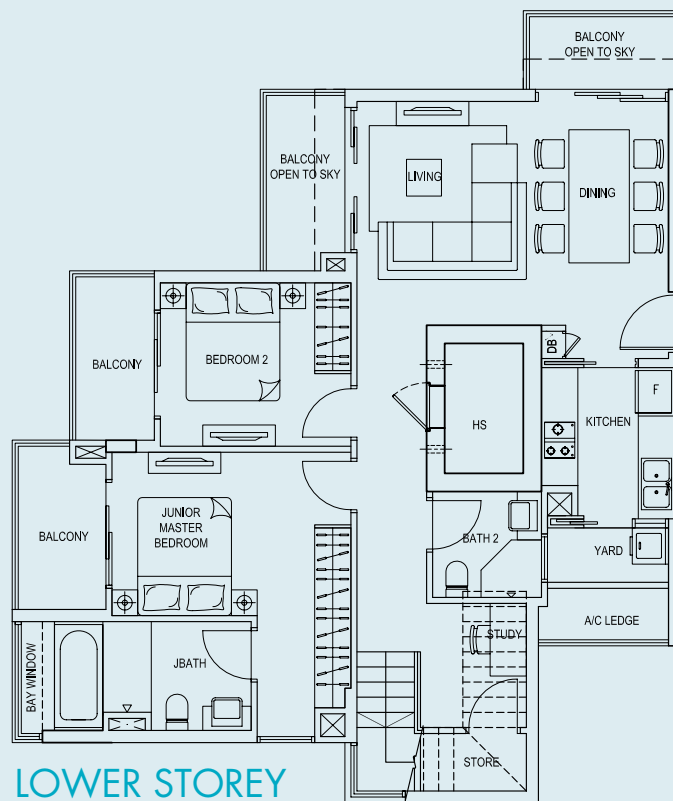
TYPE 1-PH

188 sq.m. / 2024 sq.ft.

Unit #05-10



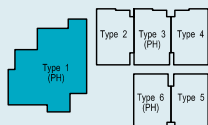
UPPER STOREY



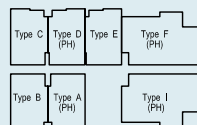
LOWER STOREY

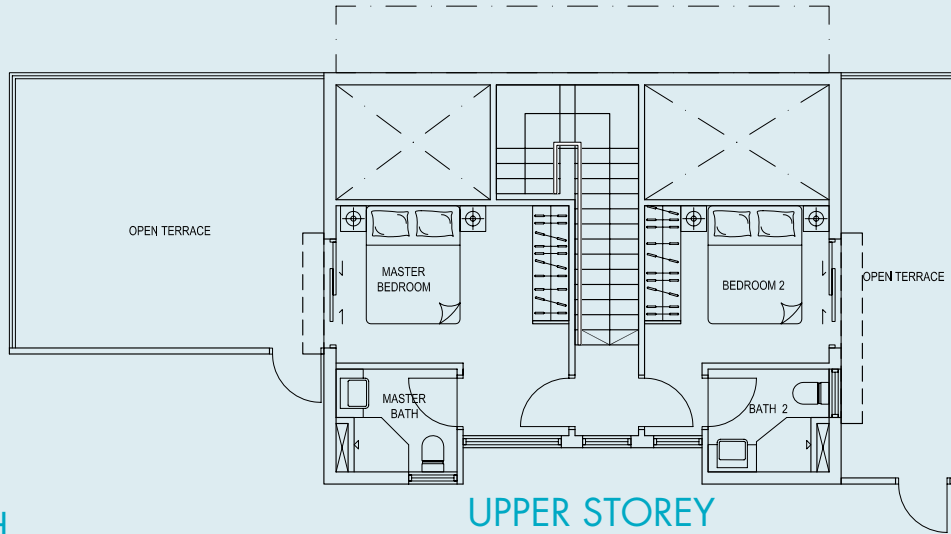


Block 175



Block 173



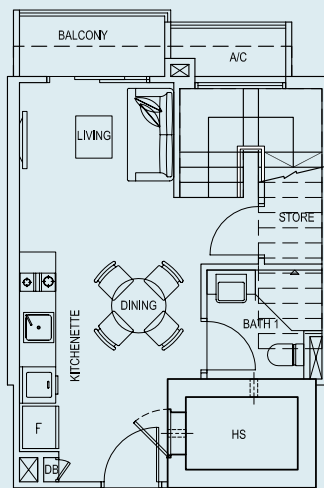


UPPER STOREY

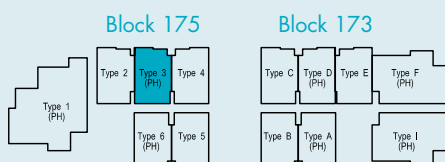
TYPE 3-PH

116 sq.m. / 1249 sq.ft.

Unit #05-12



LOWER STOREY

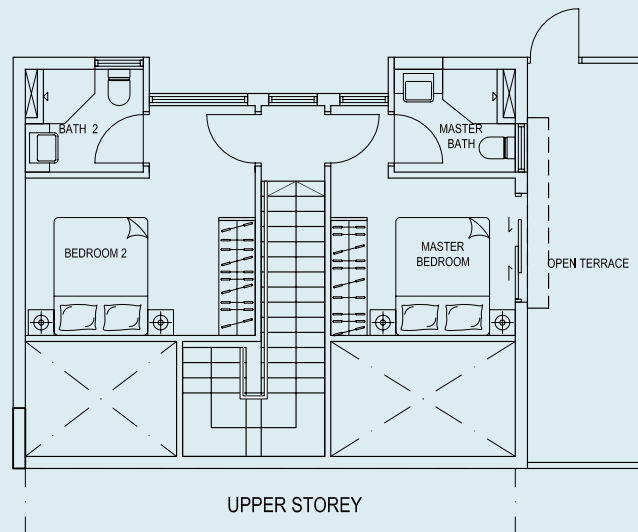


PENTHOUSE

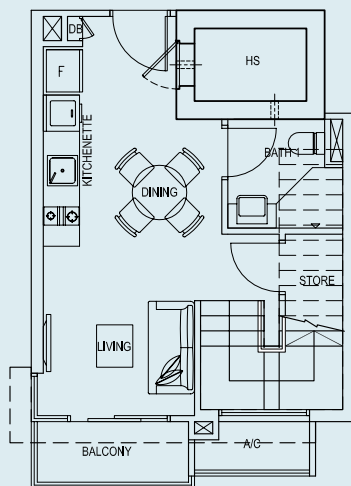
TYPE 6-PH

91 sq.m. / 980 sq.ft.

Unit #05-15



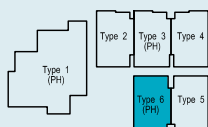
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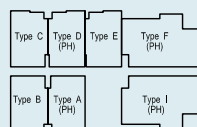
LOWER STOREY



Block 175



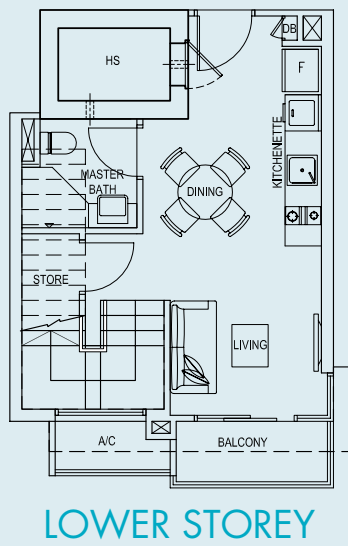
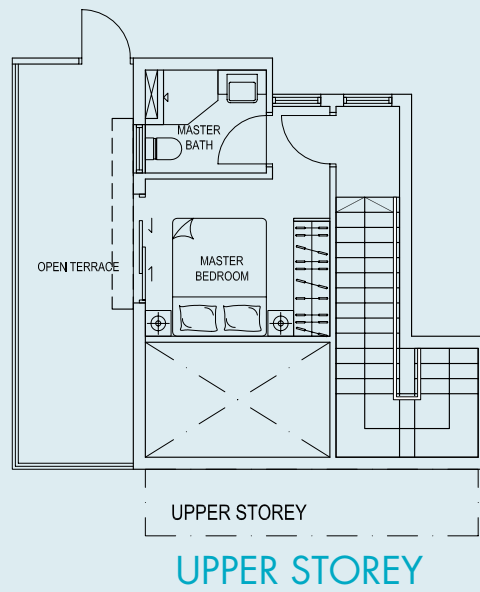
Block 173



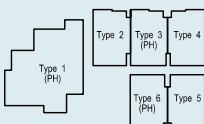
TYPE A-PH

75 sq.m. / 807 sq.ft.

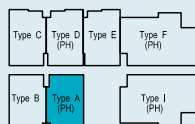
Unit #05-01



Block 175

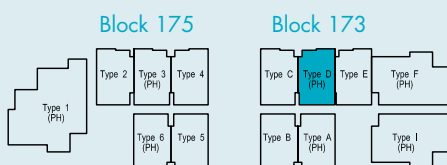
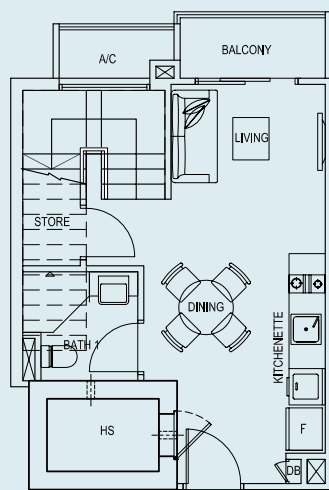
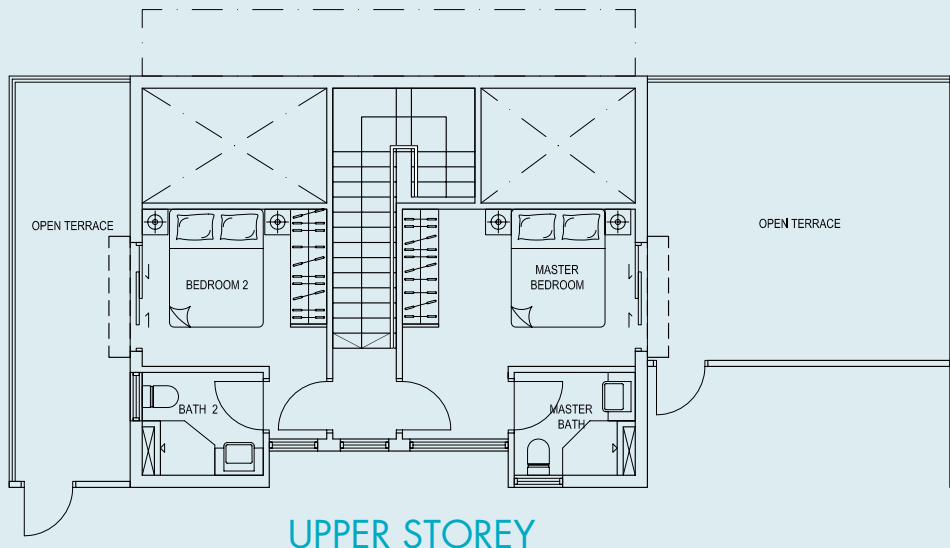


Block 173



PENTHOUSE

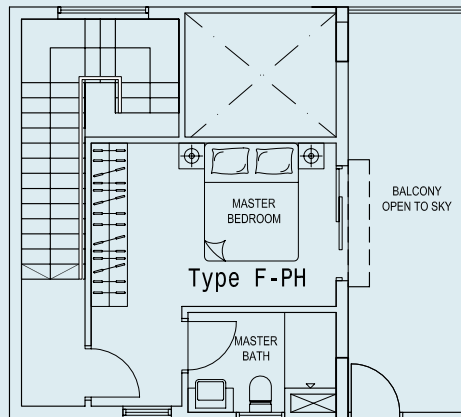
TYPE D-PH
 117 sq.m. / 1259 sq.ft.
 Unit #05-04



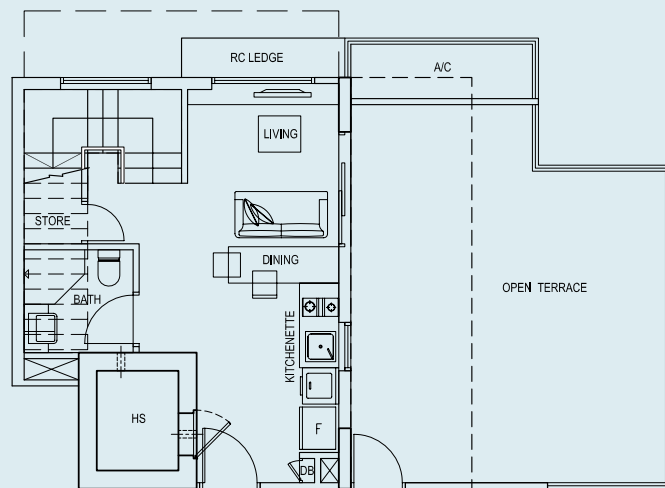
TYPE F-PH

111 sq.m. / 1195 sq.ft.

Unit #05-06



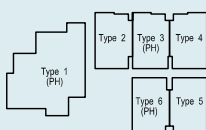
UPPER STOREY



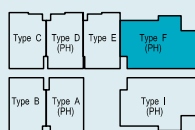
LOWER STOREY



Block 175



Block 173

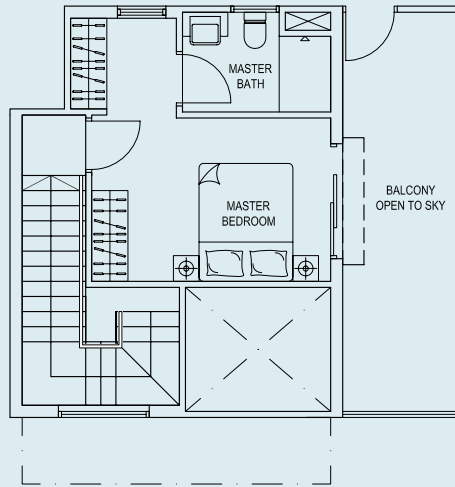


PENTHOUSE

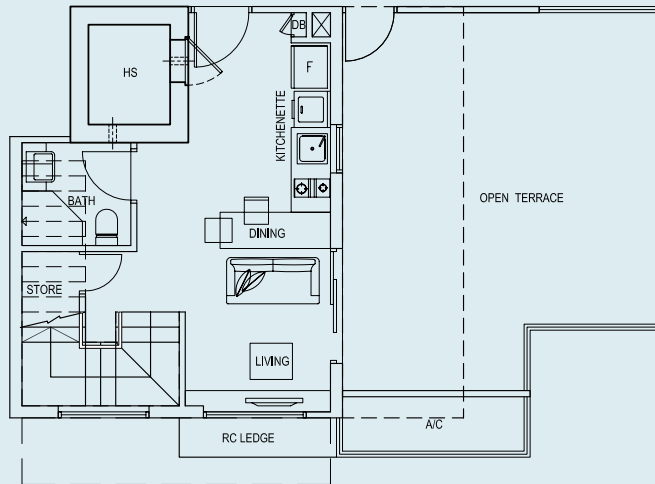
TYPE I-PH

109 sq.m. / 1173 sq.ft.

Unit #05-09



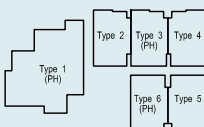
UPPER STOREY



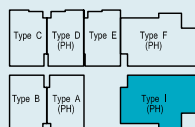
LOWER STOREY



Block 175



Block 173



SPECIFICATIONS

1) FOUNDATION

Reinforced concrete piles

2) SUPERSTRUCTURE

Reinforced concrete building structure

3) WALLS

- External Wall: Reinforced concrete and/or clay bricks
- Internal Wall: Reinforced concrete and/or clay bricks and/or dry walls

4) ROOF

Reinforced concrete roof with appropriate waterproofing system and/or insulated metal roofing system

5) CEILING

- Apartment Units
 - Living/Dining, Bedroom, Study Room, Kitchenette/Kitchen and Bathroom: False ceiling and skim coat with emulsion paint
 - Household Shelter and Balcony: Skim coat with emulsion paint
- Common Areas
 - Lift Lobbies, Escape Staircase, Carpark and Other Areas: False ceiling and/or skim coat with emulsion paint

6) FINISHES

- Walls
 - Apartment Units
Living/Dining, Bedroom, Study Room, Balcony, Private Roof Terrace, Household Shelter and Kitchenette: Cement and sand plaster/skim coat with emulsion paint up to ceiling height or exposed area only
Bathroom and Kitchen: Ceramic and/or homogeneous tiles laid up to false ceiling height for exposed areas
 - Common Area
Internal Walls
Lift Lobbies : Ceramic and/or homogenous tiles at lift entrance area
Escape Staircase : Cement and sand plaster/skim coat with emulsion paint up to ceiling height
Other Areas : Cement and sand plaster/skim coat with emulsion paint up to ceiling height
External Walls
All Areas : Cement and sand plaster/skim coat
- Floors
 - Apartment Units
Living/Dining and Kitchenette: Marble with skirting
Bedroom, Study Room and Private Staircase: Timber strips with skirting
Bathroom, Kitchen, Private Roof Terrace, Balcony and Household Shelter: Ceramic and/or homogeneous tiles
 - Common Area
Internal Floors
Lift Lobbies : Ceramic and/or homogenous tiles
Escape Staircase : Cement/Sand screed and ceramic and/or homogenous tiles
Other Areas : Cement/Sand screed and/or ceramic and/or homogenous tiles
External Floors
Pool Deck : Ceramic and/or homogenous tiles
Swimming Pools : Mosaic tiles
Other Areas : Cement/Sand screed and ceramic and/or homogenous tiles

7) WINDOWS

UPVC framed windows, sliding casement with clear glass and/or tempered glass and/or laminated glass

8) DOORS

- Main entrance shall be approved fire-rated timber door with veneer finish
- Bedroom, Study Room or Bathroom shall be timber door with veneer finish
- Living/Dining/Bedroom to Private Roof Terrace/Balcony/Common Area shall be UPVC framed glass door
- Private Roof Terrace to Common Area shall be metal gate
- Household Shelter shall be light steel protective door according to Competent Authority/s requirement
- Imported good quality ironmongery provided to doors

9) SANITARY FITTINGS

- Master Bathroom (where applicable)
 - One shower screen with shower mixer and rain shower
 - One granite vanity counter complete with wash basin and tap mixer
 - One pedestal water closet
 - One mirror
 - One paper holder
 - One towel rail
- Common Bathroom
 - One shower screen with shower mixer
 - One vanity counter complete with wash basin and tap mixer
 - One pedestal water closet
 - One mirror
 - One paper holder
 - One towel rail

10) ELECTRICAL INSTALLATION

- Refer to Electrical Schedule for details
- All electrical wiring are concealed in conduits/trunkings wherever possible

11) TV/FM/TELEPHONE

Refer to Electrical Schedule for details. Subscription charges shall be borne by Purchaser

12) LIGHTNING PROTECTION

Lightning protection system is provided in accordance with Singapore Standard CP

13) PAINTING

- Internal walls & ceiling : Emulsion paint
- External walls : Sprayed textured coating and/or emulsion paint

14) WATER PROOFING

Water proofing shall be provided to floor slab of Bathroom, Balcony, Private Roof Terrace, Reinforced Concrete Roof and Common Communal Swimming Pool

15) DRIVEWAY AND CARPARK

- Ceramic/homogenous tiles or cement sand screed to driveways and carparks
- Total number of parking lots: 59 (inclusive of 1 handicapped lot)

16) RECREATIONAL FACILITIES

- Lap Pool with Pool/Sun Deck
- BBQ area
- Outdoor Fitness Station
- Children's Playground
- Communal Handicap Toilet
- Outdoor Shower Area

17) ADDITIONAL ITEMS

- Kitchen Cabinets and Appliances: Solid surface counter top complete with veneer plywood kitchen cabinets, single bowl kitchen sink with mixer, built-in cooker hood, induction hob and microwave oven
- Bedroom Wardrobe: Built-in wardrobe complete with aluminium sliding glass door to all Bedrooms
- Air-conditioners
 - One cassette-mounted air-conditioning system provided to Living/Dining Area
 - One wall-mounted air-conditioning system provided to all Bedrooms and Study room
 - Hot Water Provision: Hot water supply provided to every Bathroom and Kitchen/Kitchenette
- Mechanical Ventilated Exhaust Fan: Mechanical ventilated exhaust fan system provided to Bathroom, where applicable, according to the Competent Authority's requirements
- Intercom System:
 - Automate remote-controlled system to main gate
 - Card-accessed system to side gate
 - Audio intercom provided to each unit
- Balcony and Private Roof Terrace: RC parapet wall and/or tempered glass with polished stainless steel hand railing
- Balcony and Private Roof Terrace: One tap provided

NOTES: -

I. Marble & 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. While such materials can be pre-selected before installation, this non-conformity in the marble or granite hence 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 may be felt at the joints. Subject to Clause 14.3, the tonality and pattern of the marble or granite selected and installed shall be subject to availability.

II. Timber

Timber strips are natural materials containing veins and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

III. Wardrobe, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards
Layout/location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final decision.

IV. Air-Conditioning

Air-conditioning system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters and clearing the condensate pipes to ensure good working condition of the system.

V. Cable Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (WCV) and/or Internet Service Providers (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 perspective subscription channels and/or Internet access.

VI. Mechanical Ventilation Exhaust Fan System

The mechanical ventilation exhaust fan system (if any) has to be maintained and cleaned on a regular basis by the Purchaser to ensure good working condition of the system

VII. Warranties

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.

VIII. Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 14.3, the brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

While all reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. Plans are not drawn to scale and subject to any amendments approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. All information and specifications are current at the time of printing and subject to change as may be required and cannot form part of the contract. Likewise the perspectives, model(s) and show flats are artist's impressions only and should not be considered as representation of facts.

OCEAN
FRONT  suites

DEVELOPER

REGAL REALTY PTE LTD

Company Reg No: 201228669Z

291 Joo Chiat Road, #05-03 JK Centre, Singapore 427543
Tel: 6604 9271

For enquiries, please call 6538 2205/6538 2206

Developer: REGAL REALTY PTE LTD • Tenure of Land: Leasehold estate for 946 Years 6 Months 2 Days commencing from 27 November 1937
Lot No.: 1876A & 4791M MK 31 • Expected TOP Date: March 2016 • Expected Date of Legal Completion: March 2019
BP Approval Ref: A0623-01109-2011-BP01 • Approved On: 27 Feb 2013 • Developer's License No: C1028