

Stevens

www.stevenssurtes.com.sg

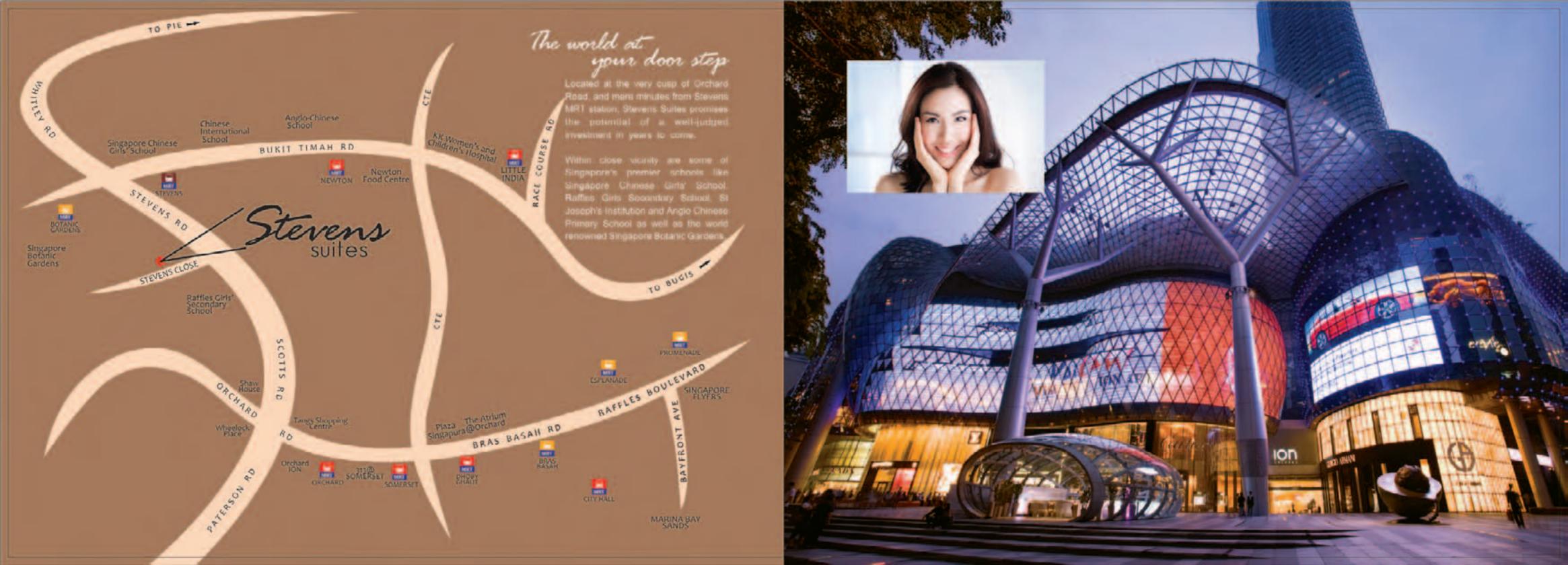


Stevens

a Symbol of Unmistakable Prestige

Nestled in the prestigious District 10 enclave, Stevens Suites is an exquisite sanctuary designed with only the truly previleged in mind. Located amidst the tranquil good class bungalow neighbourhood of tree-lined avenues and lush surroundings, this luxurious boutique development with an exclusive 32 freehold units in a resort-style setting, bears the hallmarks of unmistakable prestige.









Be pampered with little indulgences

Unwind at the fully-equipped gym or chiout in the alluring crystal-clear waters of the 25m lnp pool fringed by an elegan timber board-walk. Expansive barbeou spaces make perfect venues for intimatsoirees whilst the little ones play to the heart's content in play areas special crafted for their use.



Facilities Plan

IST STOREY

A. COURTYARD

E. JACUZZI

I. SIDE GATE J. FLORAL GARDEN M. WATER GARDEN

B. STANDING SHOWER

D. 25 METER LAP POOL

F. CHILDREN'S POOL

H. PLAYGROUND

N. WATER CASCADE

C. POOL DECK

G. BBQ

K. GUARDHOUSE

L. TRELLIS CABANA

BASEMENT

O. GYMNASIUM

P. MANAGEMENT OFFICE

Q. MALE CHANGING/ STEAM ROOM

R. FEMALE CHANGING/ STEAM ROOM

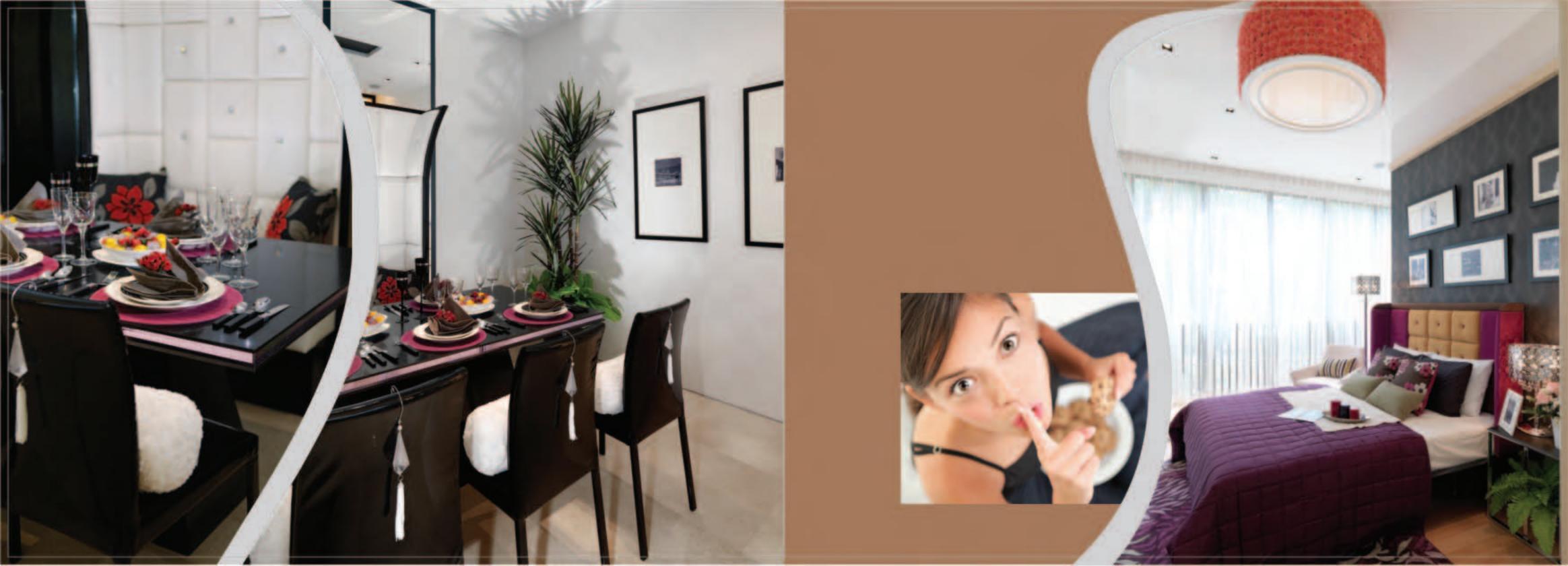
S. WATER CASCADE WITH REFLECTIVE POND





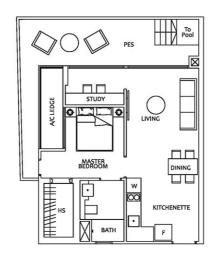












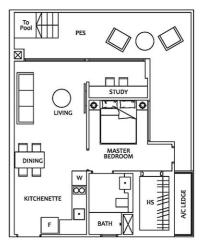
Type A1G 401-05 701-05

> The above plans are subject to changes as may be approved by the relevant authorities. Areas are approximate measurements and are subject to final survey. Plans are not up to scale.

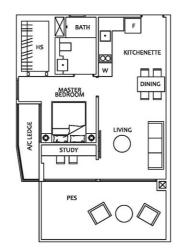
1 Bedroom + Study 67 sqm/ 721 sqft

Type A2G

#01-08





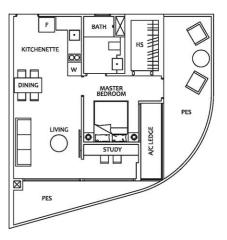


7ype A3G 64 63 62 07 #01-04

1 Bedroom + Study 68 sqm/ 732 sqft

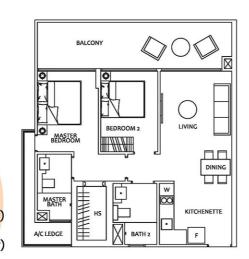
Type A4G

#01-01



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2 Bedroom 76 sqm/ 818 sqft



Type B

#02-04 #03-04 (mirror)

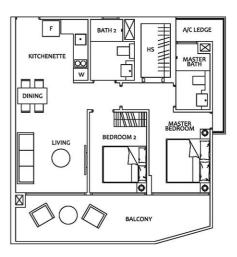
#02-05 #03-05

#02-08 #03-08 (mirror)

2 Bedroom 75 sqm/ 807 sqft

Type B1

#02-01 #03-01



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3 Bedroom 101 sqm/ 1087 sqft



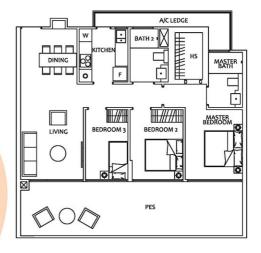
Type C1G #01-06 #01-07 (mirror)

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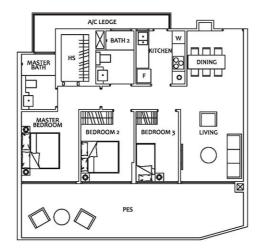
3 Bedroom 109 sqm/ 1173 sqft

Type C2G

#01-03



3 Bedroom 108 sqm/ 1163 sqft



Type C₃G #01-02 n

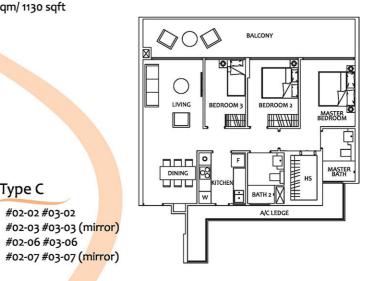
> The above plans are subject to changes as may be approved by the relevant authorities. Areas are approximate measurements and are subject to final survey. Plans are not up to scale.

3 Bedroom 105 sqm/ 1130 sqft

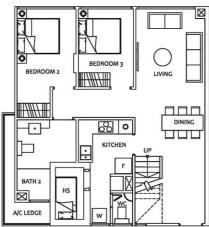
05 06 07 08 Type C

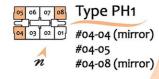
#02-02 #03-02

#02-06 #03-06

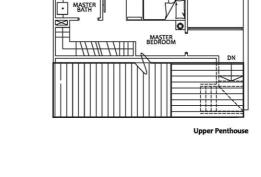








Lower Penthouse

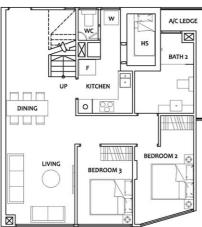


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ROOF

3 Bedroom Penthouse 139 sqm/ 1496 sqft



OS 06 07 08 Type PH2

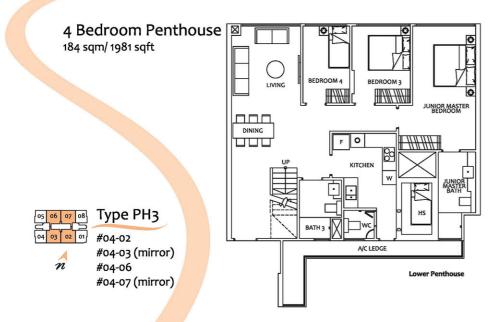
Lower Penthouse

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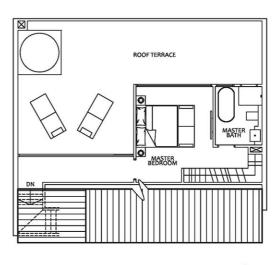


Upper Penthouse



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Upper Penthouse

Specifications

1. FOUNDATION

Reinforced concrete piles and/or other approved foundation

2. SUPERSTRUCTURE

Reinforced concrete structure and/or steel structure and/or other approved structure

3. WALLS

- External Wall
 Reinforced concrete/clay bricks and/or lightweight concrete
 blocks and/or weatherproof dry wall partitions
- b) Internal Wall
 Reinforced concrete/clay bricks and/or lightweight concrete
 blocks and/or dry wall partitions

4. ROOF

Metal and/or reinforced concrete flat roof with appropriate insulation and waterproofing system

5. CEILING

- Living, Dining, Bedroom, Household Shelter, Balcony Skim coat and/or plaster and/or celling board and/or bulk head with emulsion paint
- Master Bath, Common Bath, Kitchen, Kitchenette, WC Calling board with emulsion paint

6. FINISHES

WALL

FOR APARTMENTS

- Living, Dining, Bedroom, Household Shelter, Balcony
 Skim coat and/or plaster with emulsion paint
- b) Master Bath, Common Bath Polished marble tiles
- Kitchen, Kitchenette, WC Homogeneous/ceramic bles and/or skim cost and/or plaster with emulsion paint

Note: Bethroom, Kitchen, kitchenstie and WC well ties up to false ceiling height and on exposed surfaces only.

FOR COMMON AREAS

- Lift Lobby (Basement and 1st storey)
 Granite and/or marble and/or homogeneous/ceramic tiles and/or timber veneer.
- b) Lift Lobby (2nd to 4th storey), Staircase
 Plaster and/or skim coat with emulsion paint

FLOOR

FOR APARTMENTS

- Living, Dining, Kitchenette, Master Bath, Common Bath
 Polished marble and/or granite tiles
- Bedroom, Study Timber flooring
- Kitchen, Balcony, Household Shelter, WC Homogeneous/ceramic tiles

FOR COMMON AREAS

- a) Lift Lobby (Basement and 1st storey)
- Granite and/or marble tiles and/or homogeneous/ceramic tiles
 b) Lift Lobby (2nd to 4th storey)
- Homogeneous/ceramic tiles with skirting
 c) Staircase
 Cement and sand screed

7. WINDOW

Aluminium framed with clear and/or tinted and/or frosted and/or sandblasted and/or acid etched plass.

8. DOOR

- Main Entrance Approved fire-rated solid timber door complete with door viewer and door closer
- Bedrooms/Bathrooms
 Hollow core laminated and/or timber veneer door
- c) Household Shelter
- Steel blast door
- Aluminium framed sliding/swing glass door
- e) Selected quality locksets and ironmongery shall be provided to all doors

9. SANITARY FITTINGS

- a) Master Bath Vanity too with washing basin and mixer tap 1 shower cubicle with shower screen, shower mixer, overhead shower and hand shower set 1 long bath tub complete with shower/bath mixer set (for Type PH only) 1 well fung water closed: 1 tower nail 1 tollet roll holder
- 1 mirror b) Common Bath
- Vanity top with washing basin and mixer tap 1 shower cubicle with shower screen, shower mixer and hand shower set
- 1 pedestal type water closet
- 1 towel rail 1 toilet roll holder
- 1 toilet roll holder

- c) WC 1 water closet
- 1 wash basin with tap 1 two-way tap and shower set
- 1 toilet roll holder
- Note: The brand type and colour of wares, fittings and accessories are subject to Architect's selection and availability.

10. ELECTRICAL INSTALLATION

- a) Refer to Electrical Schedule for details.
- All electrical wiring below false ceiling shall generally be concealed where possible.
 Electrical wiring above false ceiling and store shall be in exposed conduits, trucking or or time.

11. TV / TELEPHONE

TV point and telephone point to living and bedrooms

- a) Refer to Electrical Schedule for details.
- b) Apartments shall be cable-ready

12. LIGHTNING PROTECTION

Lightning protection system shall be provided in compliance with Singapore Standard CP 33:1996.

13. PAINTING

- a) Internal walls
 Emulsion paint
- External walls
 Spray texture coating/polyurethane paint/emulsion paint

14. WATERPROOFING

Waterproofing shall be provided at bathroom, kitchen and reinforced

15. DRIVEWAY

Driveway shall be of reinforced concrete and/or granite and/or pebble wash finish and/or homogeneous ceramic tile and/or interlocking tiles.

16. RECREATION FACILITIES

- a) Gymnasium
- b) Male and Female Changing room with Steam room
- d) Jacuzzi
 d) Swimming pool
- d) Swimming pool
 e) Children's pool
- f) Children's playground
- g) Barbeque area
- h) Reflective pool with Trellis Cabana

17. ADDITIONAL ITEMS

- a) Kitchen Cabinets and Appliances: Bull-In high and low kitchen cabinets with solid surface top complete with sink, hob, hood, dishwasher, oven and microwave (for Type C and PH). Bull-In high and low kitchen cabinets with solid surface top complete with sink, hob, hood, dishwasher, comb oven with microwave (for Type AG and B).
- Wardrobes
 Built-in wardrobes to all bedrooms.
 Wardrobe pole system and accessories shall be provided for fixing in HS subject to authority's approval for Master bedrooms
- Air-Conditioning Wall mounted multi-split air-conditioning to bedrooms and dining/living rooms
- d) Water Heater
- Central gas water heater to bathroom and kitchen.
- e) Security System
- Closed Circuit Television (CCTV) System
 Cameras strategically located in basement and 1st storey lift lobbies and
 designated common areas.
- Audio Telephony Intercom System
 Audio Telephony Intercom between lobby/guardhouse and apartment units using telephone line (without phone set)
- f) Transponder System Vehlcular entry at main entrance

Nate.
When seamerfee are given by the remulationers and/or contractors and/or appliers of the above installation, the vendor shall assign to the purchase cosh installation. The vendor shall assign the device and the purchases.

All the purchases are contained to the first when he had not offer no about an authornity in their version, color, prostly and purchase are natural considerable satisfage for their resident miners controlled in ordinaries. Natural flateurs there are natural considerable satisfage for their resident miners controlled in ordinaries controlled to the purchase and the purchase are natural considerable satisfage for their resident miners controlled to an ordinaries. Natural flateurs there will be a subject to the purchase and the purchase are purchased as a purchase and the purchase are purchased as a purchase and the purchas

While such material can be pre-existed before installation, this non-conformity cannot be avoided.

Timber strips are natural materials containing veins and fonality differences. Thus, it is not possible to echieve total consistency of colour and orani in its selection and installation.

colour and great in its selection and installation.

Selected the sizes and the surface flatness cannot be perfect and subject to manufacturing and acceptable range described in Singapore Standards SS 483/2000.

Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur by all manufacturers. The purchaser is recommended to take up home insurance cover glass breakers in over this occasion event.

Purchaser and/or the management corporation, whichever is applicable, is fiable to pay annual fee, subscription fee and such other fees to the Starrup Cable Vision Ltd (SCV) or any other relevant authorities.

Leyoutfoostion of wardrobes, kitchen oabinets, fan ooil units, all electrical points and plaster ceiling board are subject to Architects sole discretion and final design.

Choice of brand and model of fittings, equipment, installation and appliances supplied shall be at the sole discretion of the vendor.

Regular maintenance by the Purchaser of the air-conditioning systems, including the cleaning of films and condensation pipes, is essential for discinct number and producing the films.

Electrical Schedule

DESCRIPTION	TYPE						
	A1G/ A2G	A ₃ G	A4G	B/B1	C2G/C3G	PH1/ PH2	PH ₃
ighting Point	8	6	7	10	12	20	22
A Switch Socket Outlet	17	17	18	17	22	26	29
A Switch Socket Outlet	0	0	0	0	1	1	1
onnector Unit	4	4	4	4	4	4	4
elephone Outlet	4	4	4	4	5	5	6
elevision Outlet	4	4	4	4	5	5	6
ata Outlet	3	3	3	3	4	4	5
oor Chime	1	1	1	1	1	1	1

Our Other Projects



Rhapsody on Mt Elizabeth

Rosewood Suites

Parc Centennial

Huminaire on Devorable

Another Premier Development by:



www.eldev.com.ag

Developer: EL Development (Stevens) Pte Ltd (BRN: 2009139 & Ltd Sales License No: Co585
Lot No: 01253V of TS 25 at Stevens Close
Tenure: Estate in Fee Simple (Freehold)
8P No: Aryon-noza6-2009-8Pon dates(13 May 2010
Expected Date of TOP: 31 Dec 2014
Expected Date of Legal Completion: 31 Dec 2017

With many measurable and has been been in property this treatment of scrattering the metal and the nature gallery's through the "Material", the streatment of species and the species and the habit separable for any tensor rates constrained in that sections or between the Materials and the actual state and the Materials are red to be reported as addressed to support and the stream of the Materials of that All Intervalses, specificalities, plane and stood representations considered in the Materials are subject to shought them from its fine by the districts are subject to shought them from its fine by the districts and the second red that is no may be part of the other or earliest. The Relea and Posteron dynamical staff term the sealing agreement between the districts and the part of the part of the sealing or or the agent part of the Materials and scrattering or province (at the first sealing plane) and the part of the Materials adult scrattering and subject to that servery.

