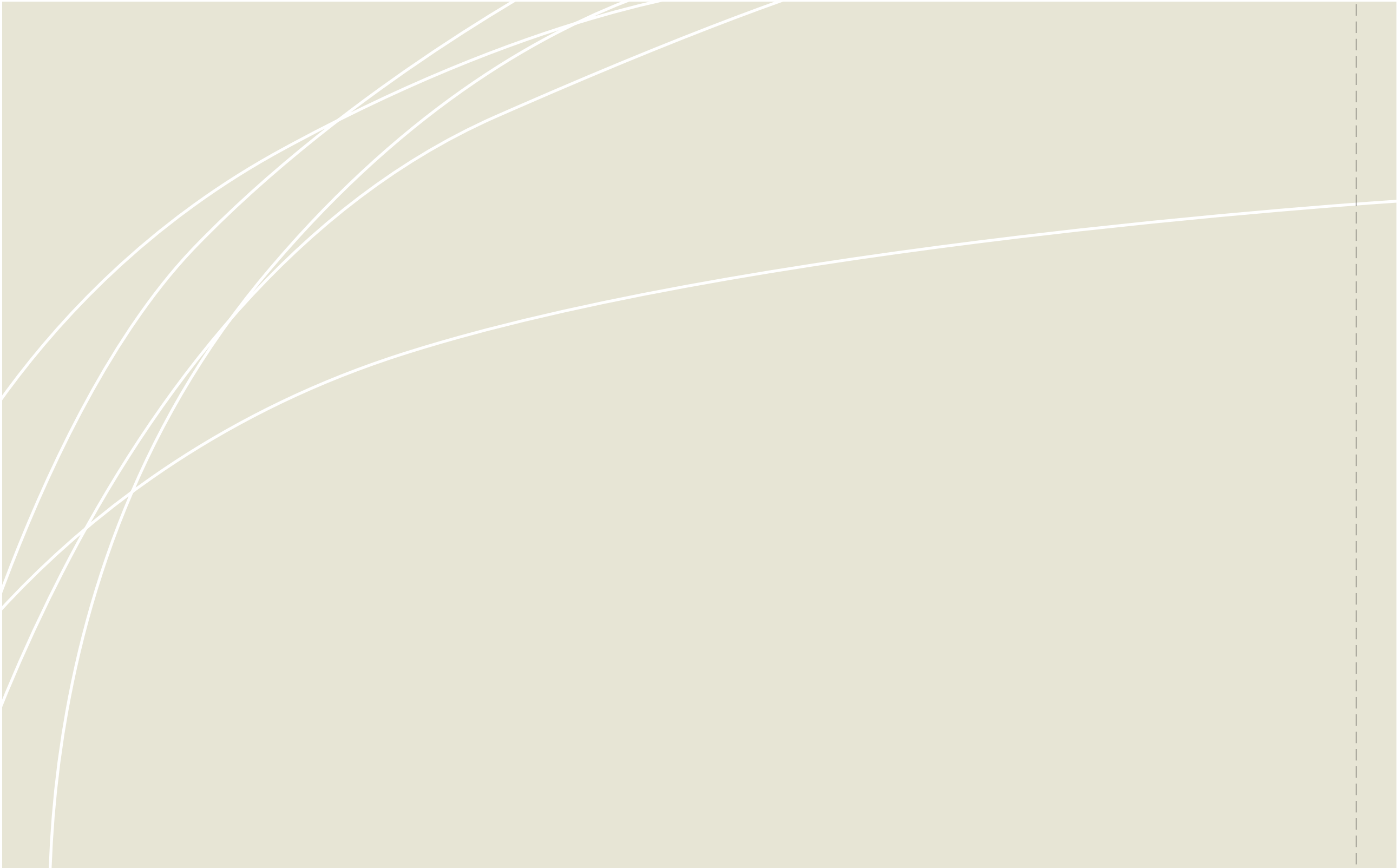


*Suites
de Laurel*





Elegance Living in Tranquility ...



A collection of 72 exquisite apartments,
a wonderful blend between serenity and luxury
that matches your urban chic lifestyle.



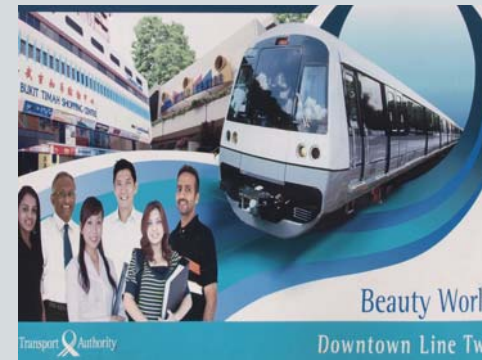


Experience life at Suites De Laurel.

Enjoy all the conveniences unlike anywhere else, shop, dine or entertainment are within reach with shopping malls, future Beauty World MRT station and major expressways being mere minutes away.

Take a short stroll to Bukit Timah Nature Reserve, enjoy serene moments from peaceful tranquil ambience.

You'll also enjoy the convenience of reputable institutions within the vicinity.









Artist's impression only



Take a refreshing dip in the pool under the glittering stars.

Revitalize with a work out at the gym.

Enjoy a bbq party at the pool deck overlooking the shimmering pool.

Relax and indulge your senses...



Artist's impression only



Luxury living with stylish finishes and uncompromised quality.

Artist's Impression only



Artist's impression only



Artist's impression only



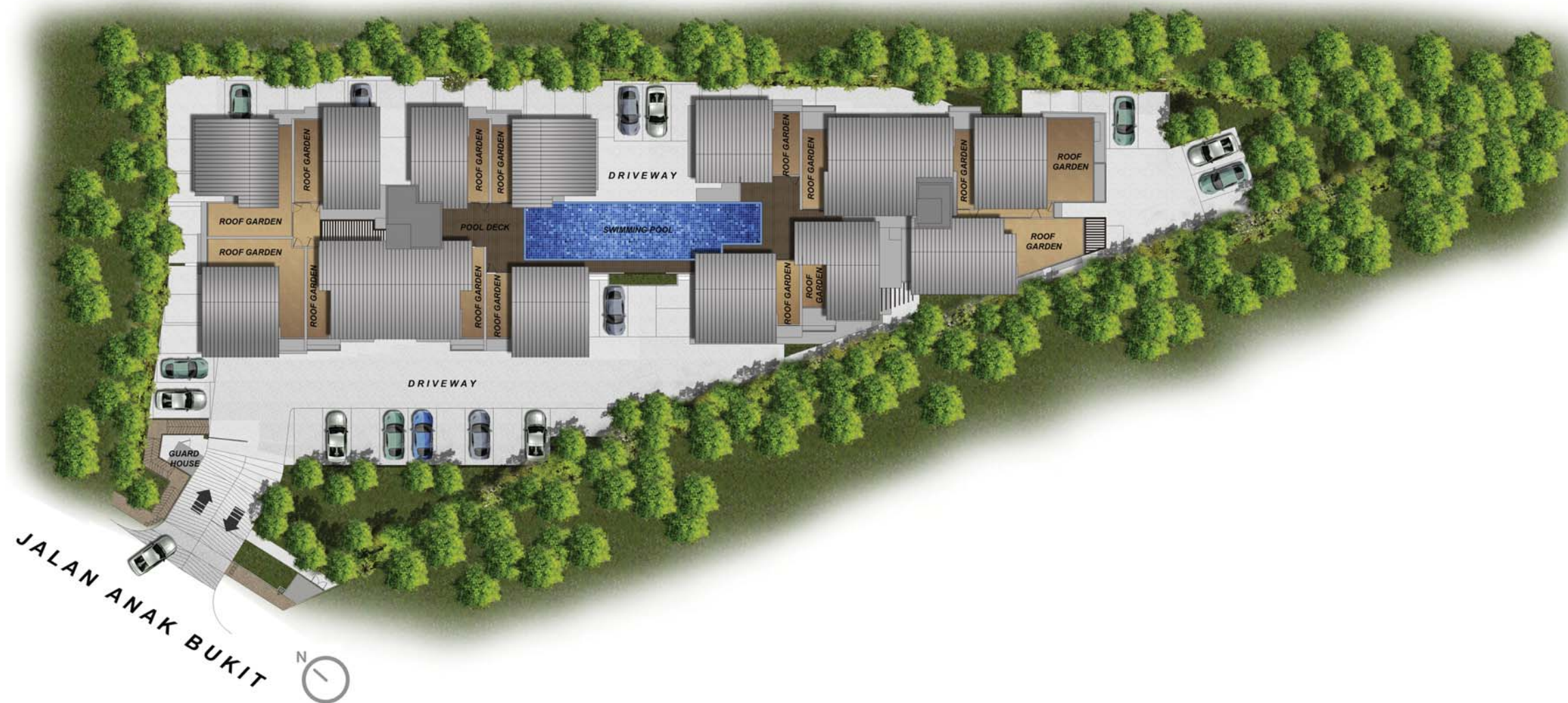
Artist's impression only



Artist's impression only



Artist's impression only



Type A

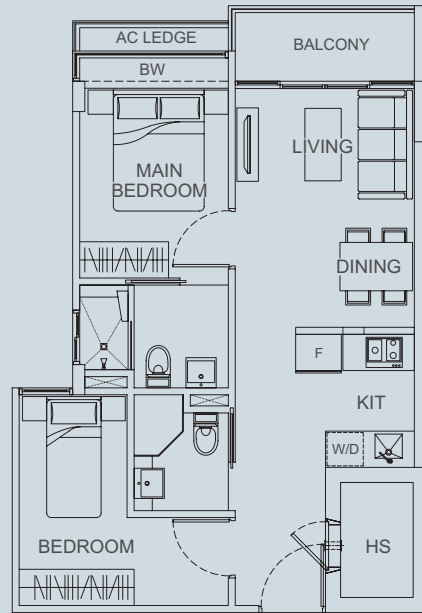
646 sq ft

2 bdrm

#02-01

#03-01

#04-01



Type B

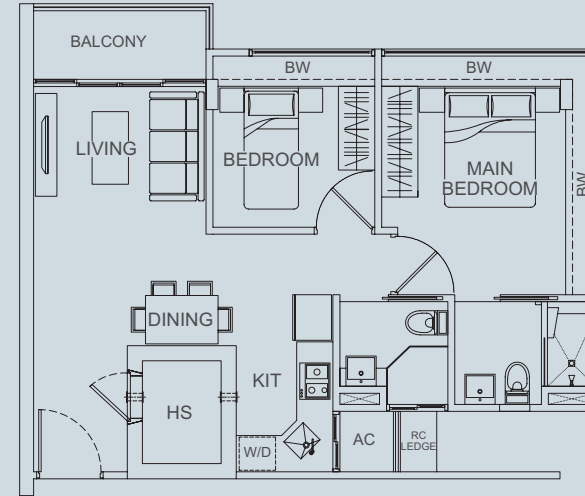
721 sq ft

2 bdrm

#02-02

#03-02

#04-02



Type C

484 sq ft

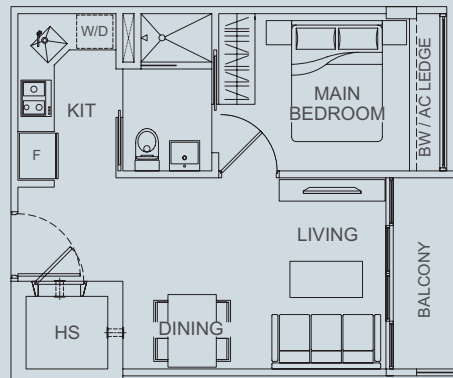
1 bdrm

#02-03

#03-03

#04-03

#05-03



Type D

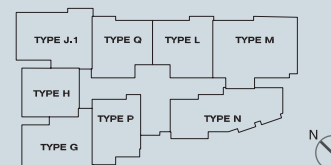
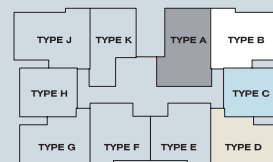
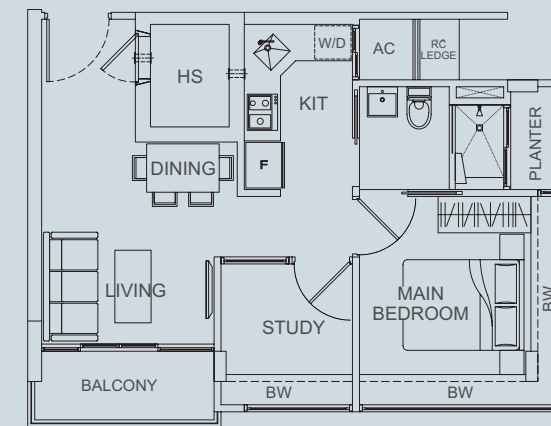
624 sq ft

1+1 bdrm

#02-04

#03-04

#04-04



Type E

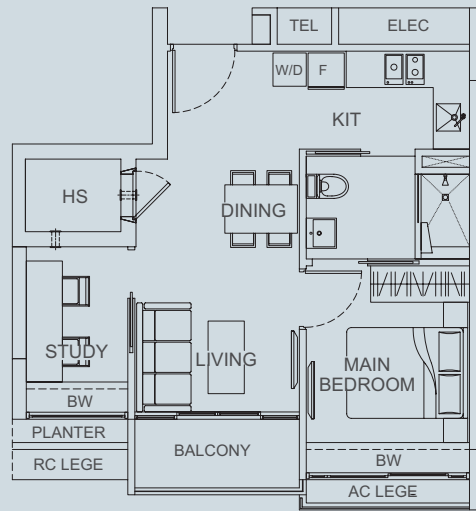
571 sq ft

1+1 bdrm

#02-05

#03-05

#04-05



Type F

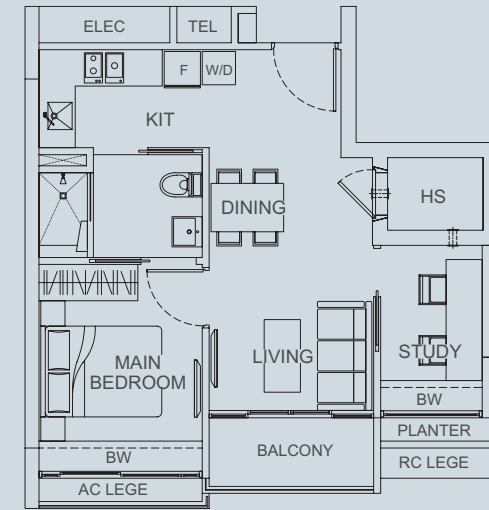
571 sq ft

1+1 bdrm

#02-06

#03-06

#04-06



Type G

624 sq ft

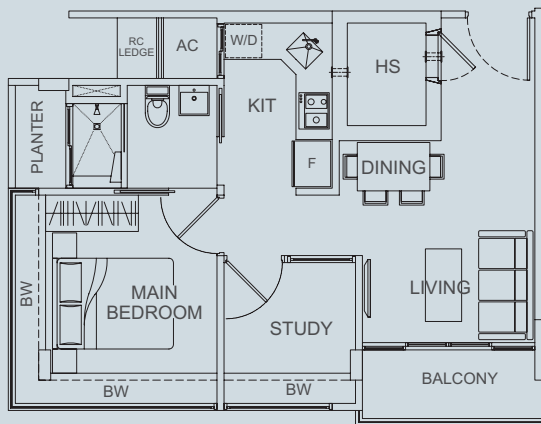
1+1 bdrm

#02-07

#03-07 #0215

#04-07 #03-15

#04-15



Type H

484 sq ft

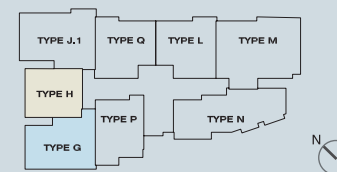
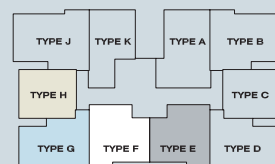
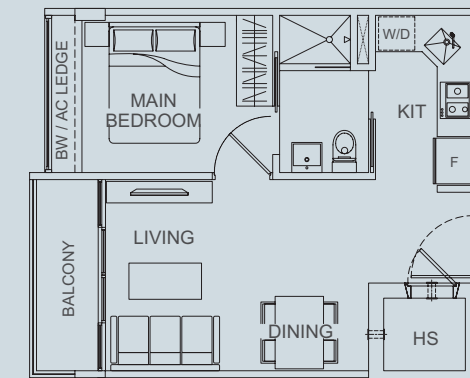
1 bdrm

#02-08 #02-16

#03-08 #03-16

#04-08 #04-16

#05-08 #05-16



Type J

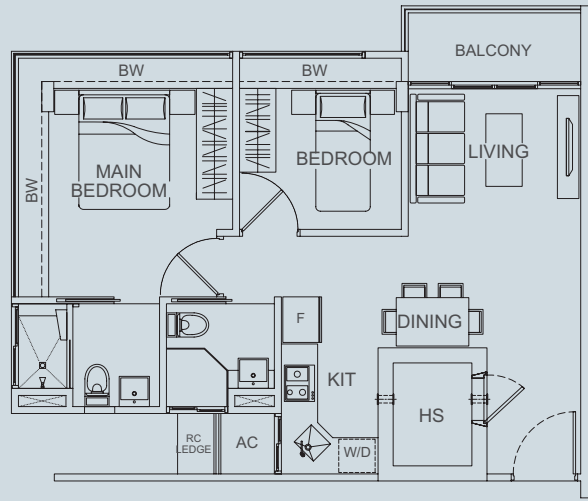
721 sq ft

2 bdrm

#02-09

#03-09

#04-09



Type K

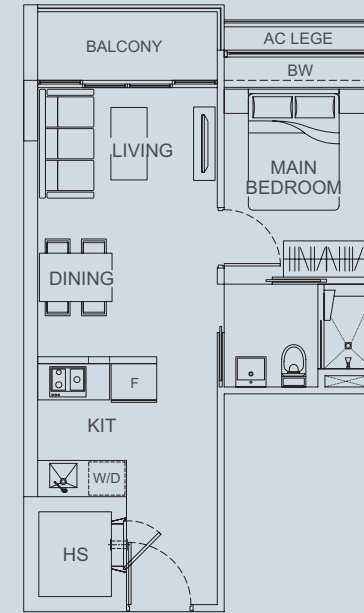
517 sq ft

1 bdrm

#02-10

#03-10

#04-10



Type L

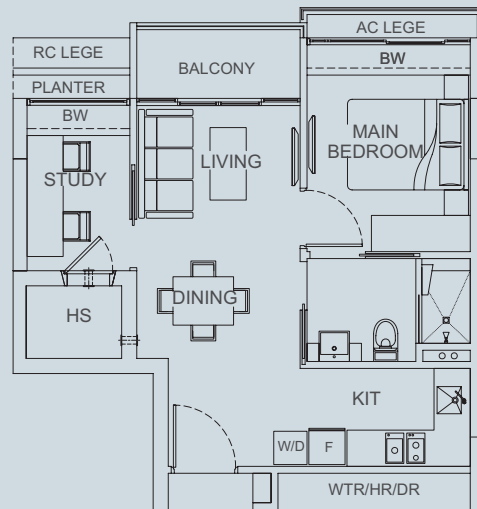
571 sq ft

1+1 bdrm

#02-11

#03-11

#04-11



Type M

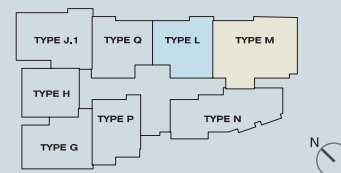
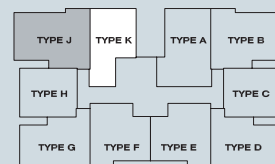
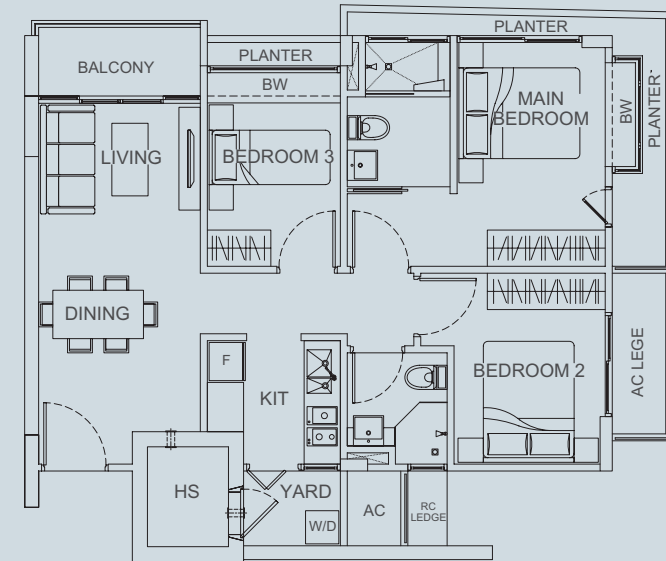
915 sq ft

3 bdrm

#02-12

#03-12

#04-12



Type N

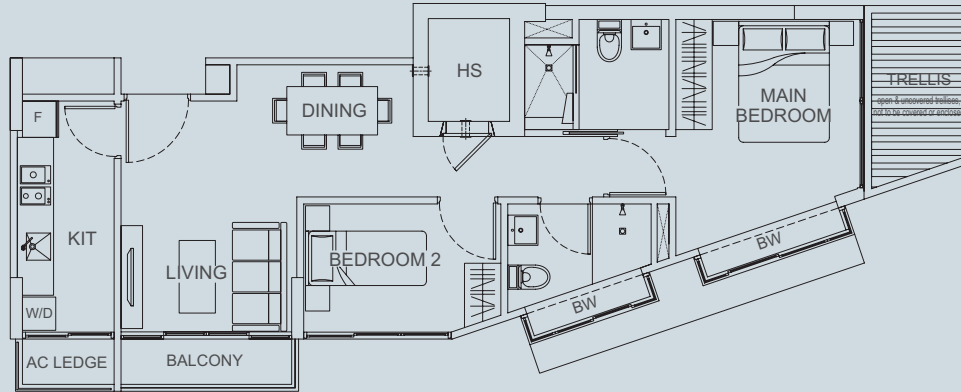
721 sq ft

2 bdrm

#02-13

#03-13

#04-13



Type P

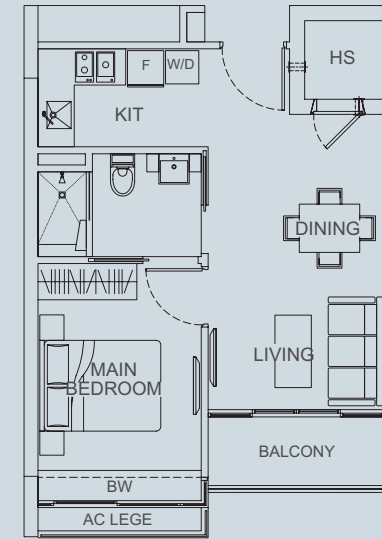
527 sq ft

1 bdrm

#02-14

#03-14

#04-14



Type J1

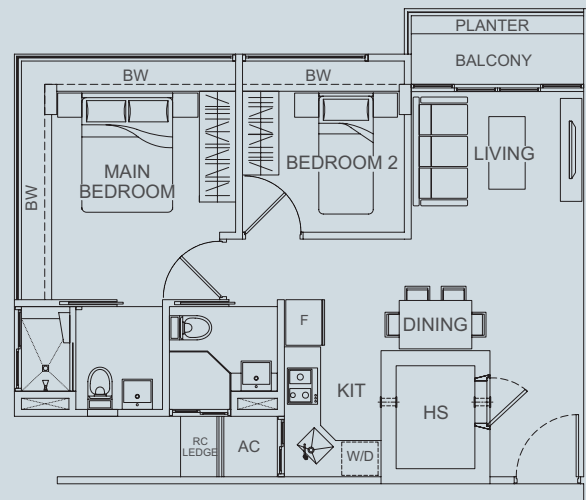
721 sq ft

2 bdrm

#02-17

#03-17

#04-17



Type Q

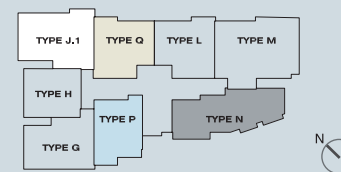
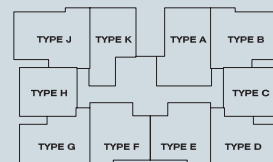
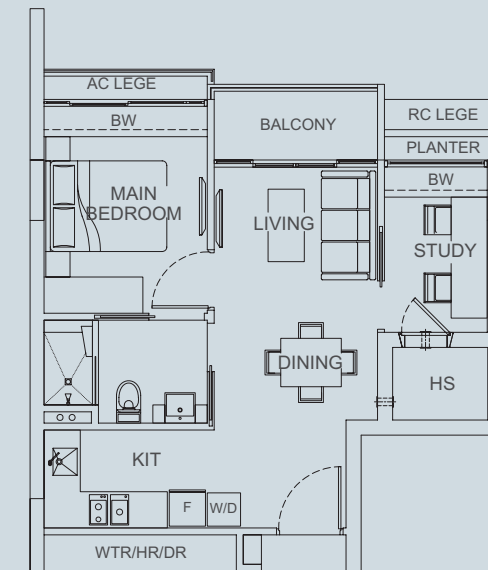
571 sq ft

1+1 bdrm

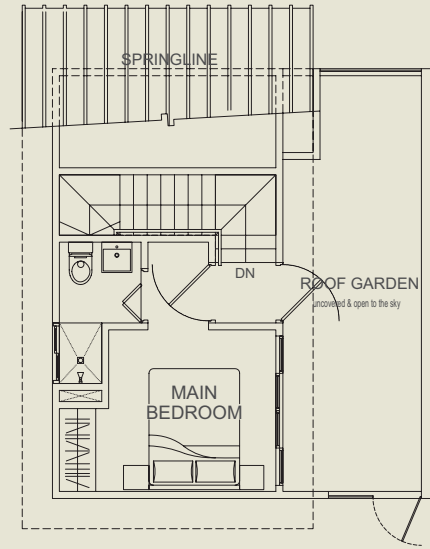
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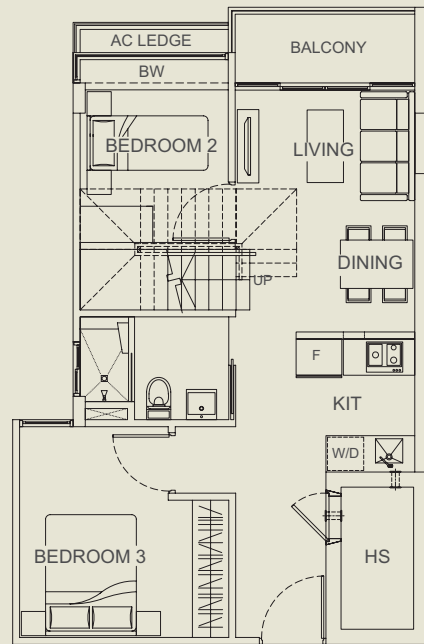
#04-18



PH A
 1119 sq ft
 3 bdrm
 #05-01

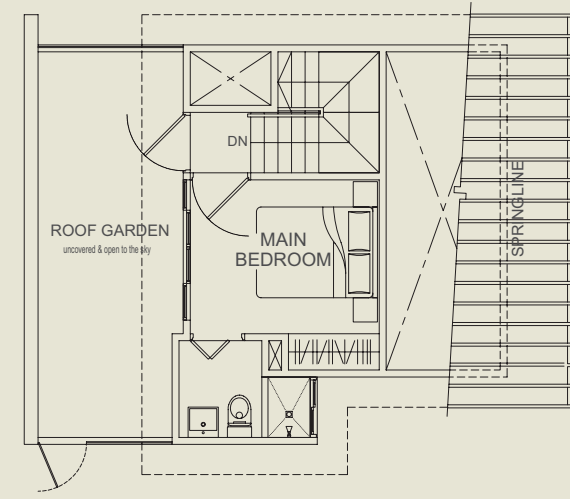


upper level

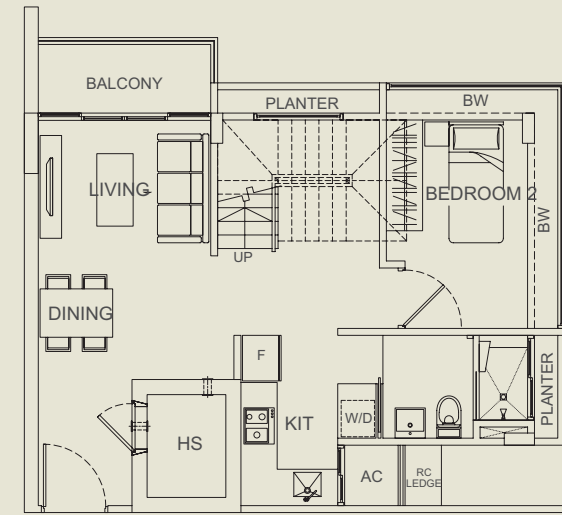


lower level

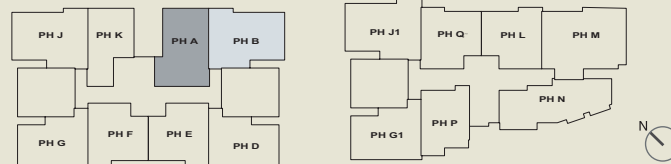
PH B
 1151 sq ft
 2 bdrm
 #05-02



upper level



lower level

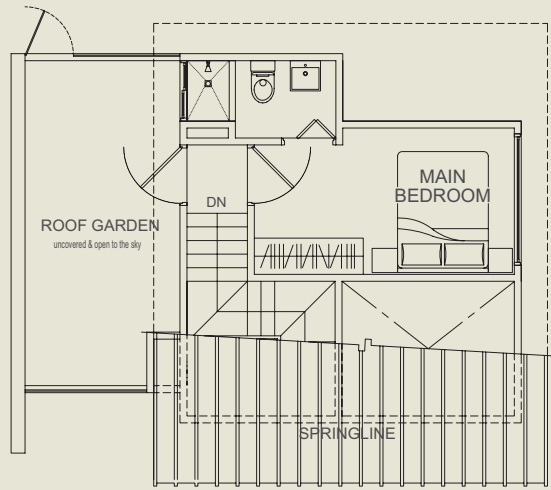


PH D

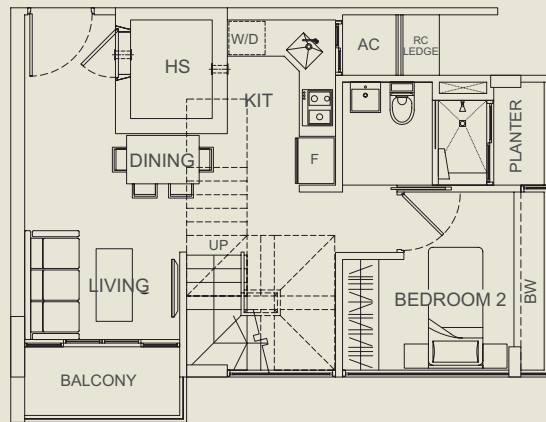
1055 sq ft

2 bdrm

#05-04



upper level



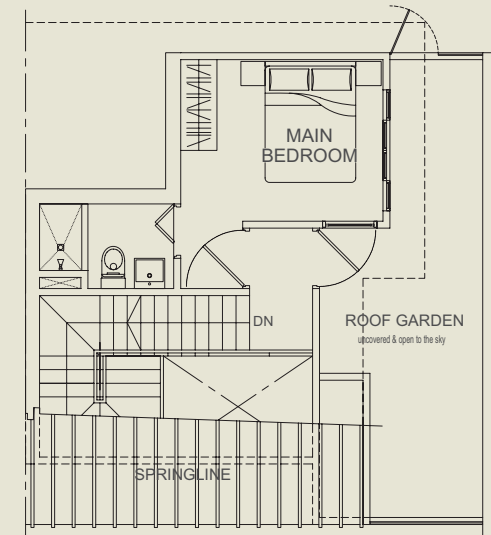
lower level

PH E

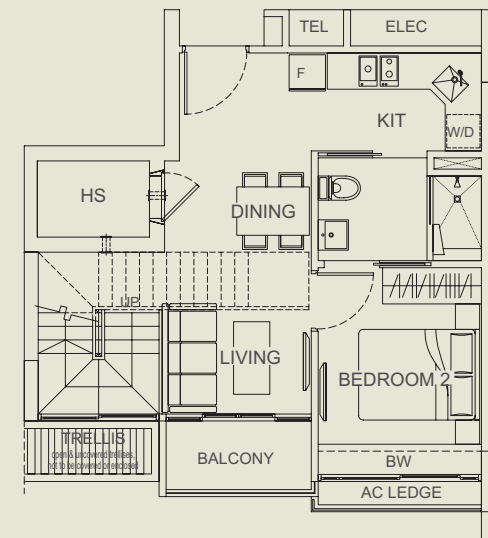
1055 sq ft

2 bdrm

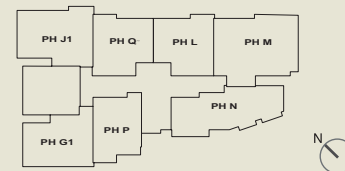
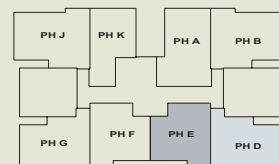
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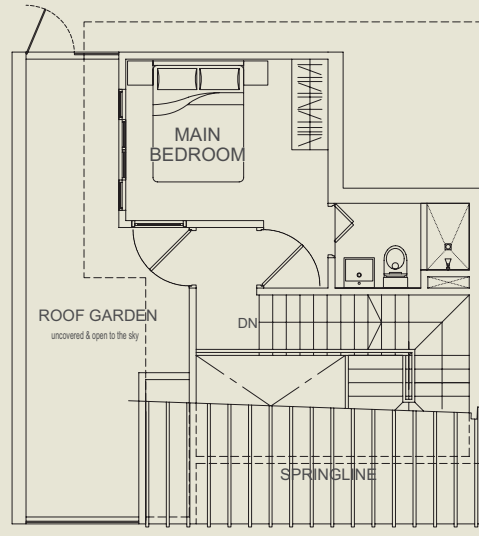
upper level



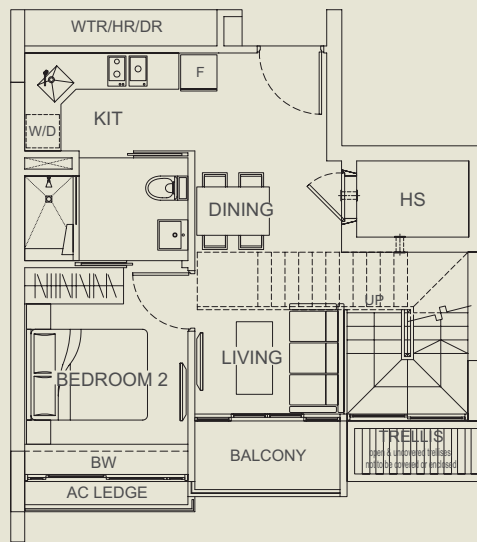
lower level



PH F
 1055 sq ft
 2 bdrm
 #05-06

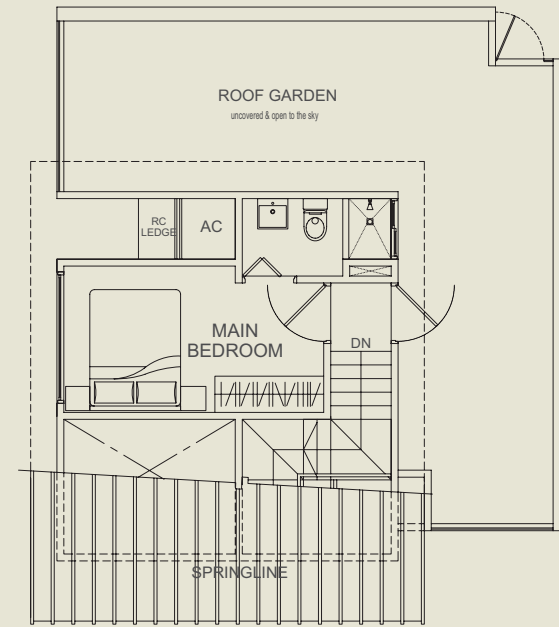


upper level

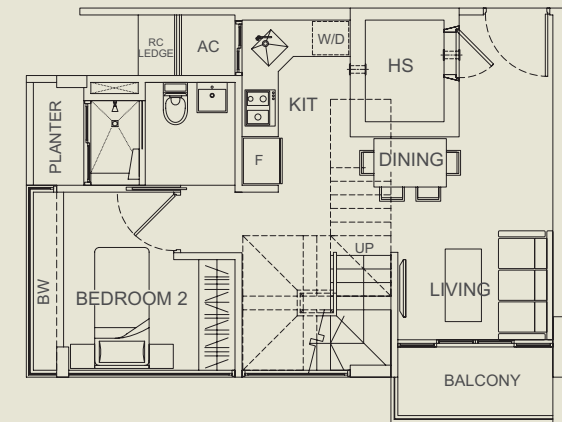


lower level

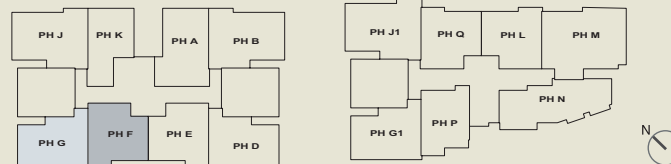
PH G
 1314 sq ft
 2 bdrm
 #05-07



upper level



lower level

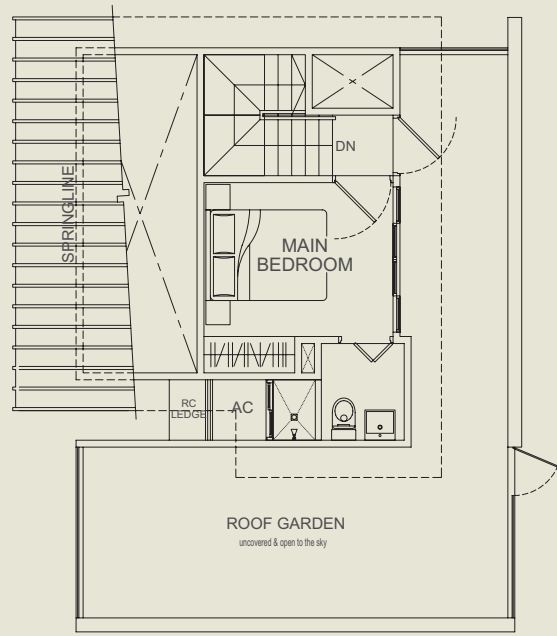


PH J

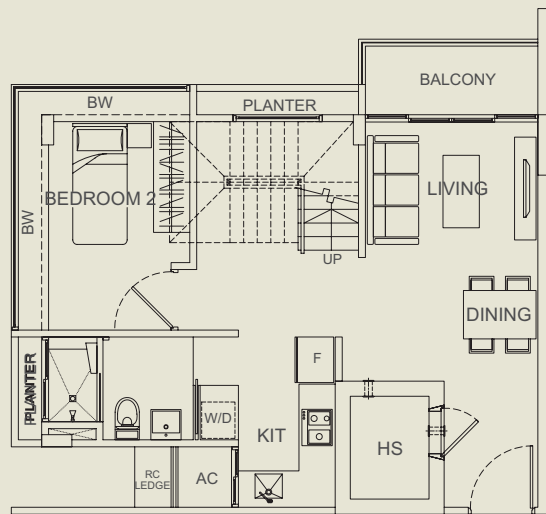
1356 sq ft

2 bdrm

#05-09



upper level



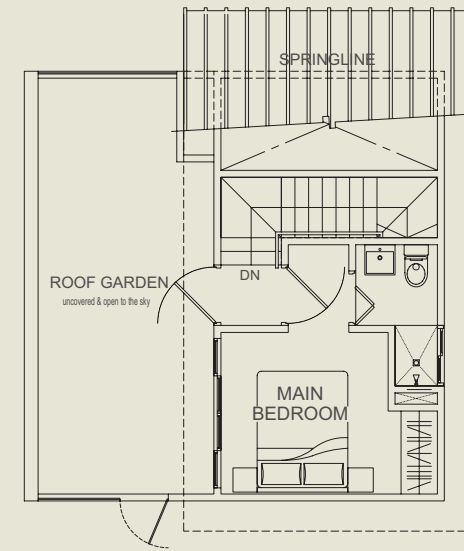
lower level

PH K

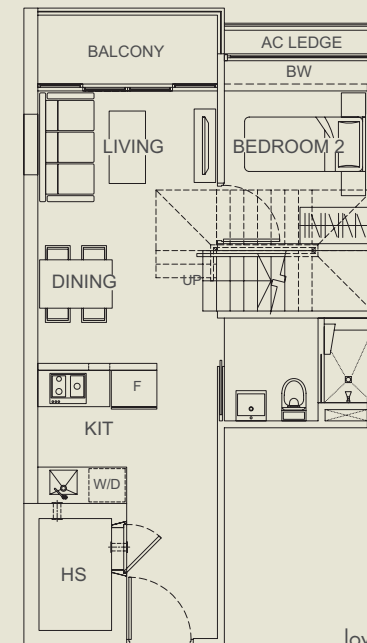
1045 sq ft

2 bdrm

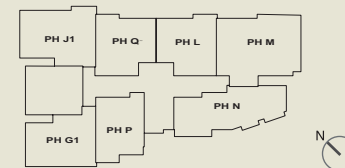
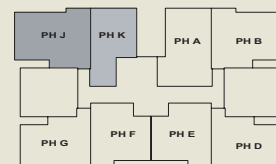
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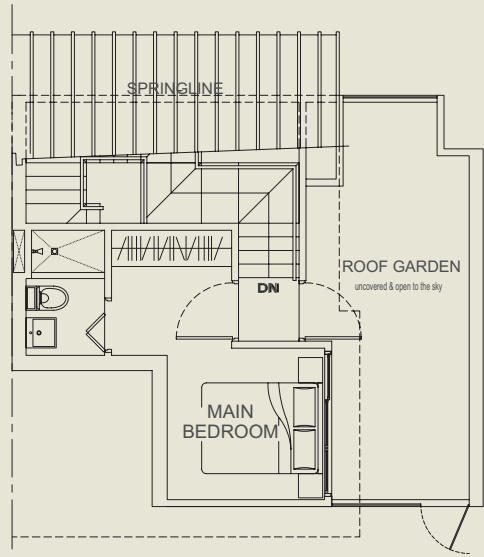
upper level



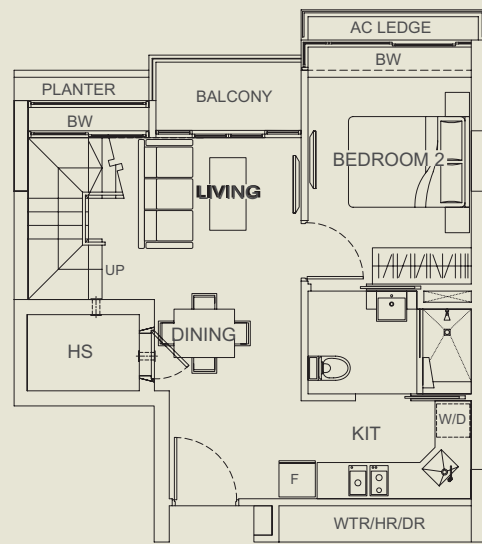
lower level



PH L
 1066 sq ft
 2 bdrm
 #05-11

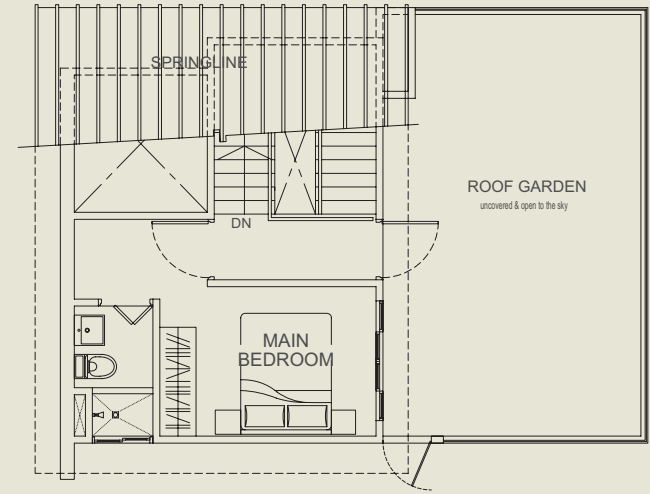


upper level

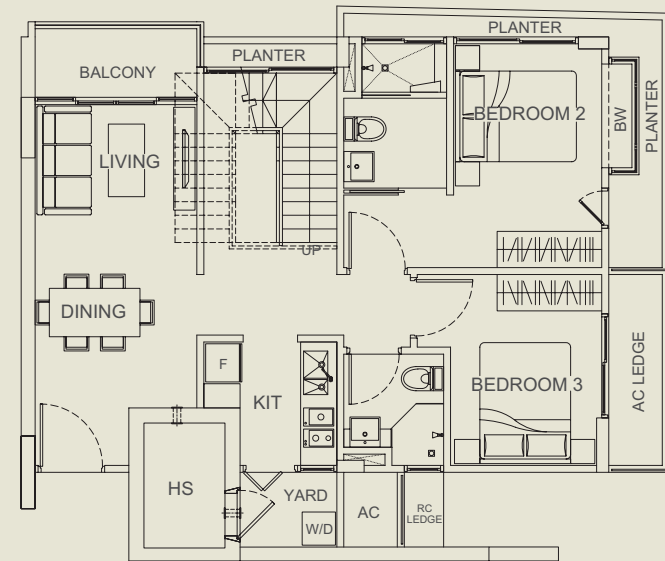


lower level

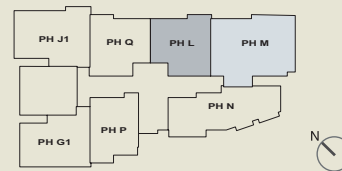
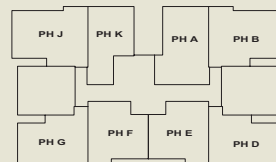
PH M
 1593 sq ft
 3 bdrm
 #05-12



upper level



lower level

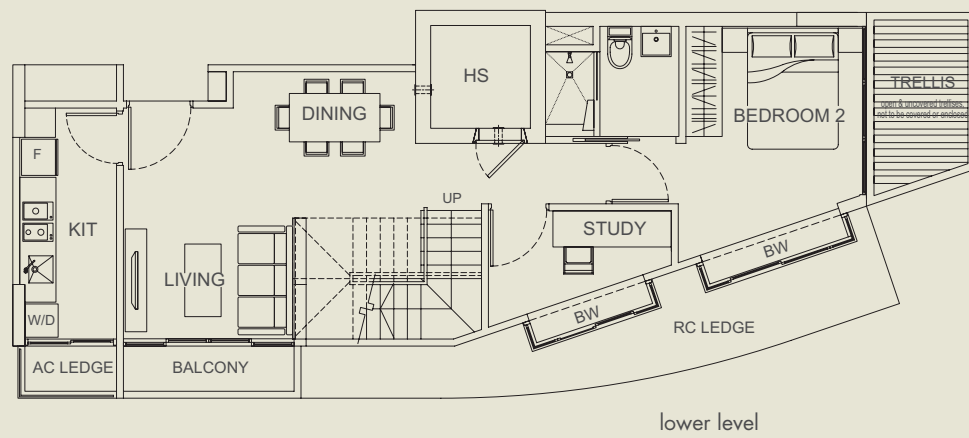
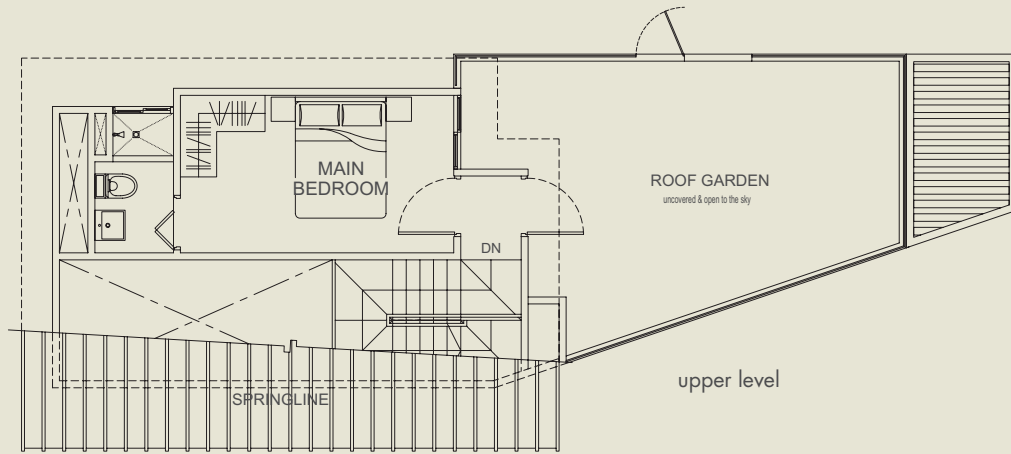


PH N

1378 sq ft

2+1 bdrm

#05-13

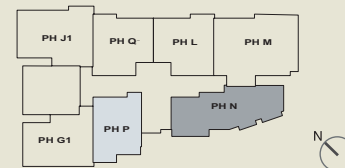
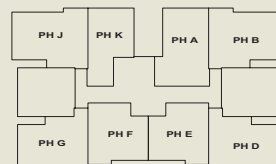
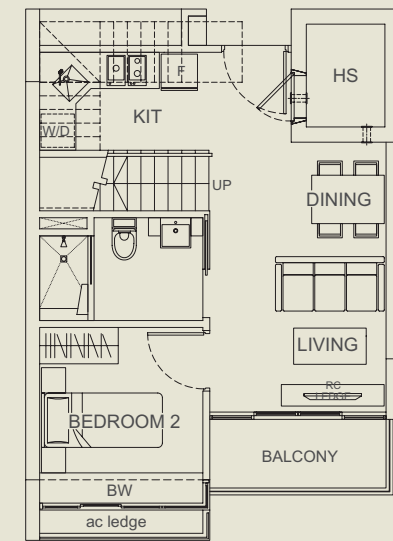
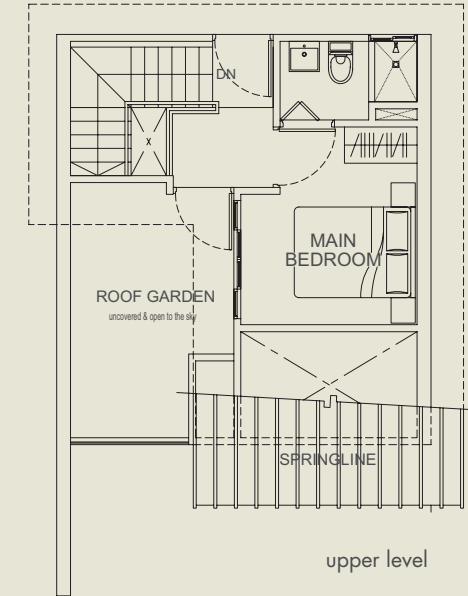


PH P

937 sq ft

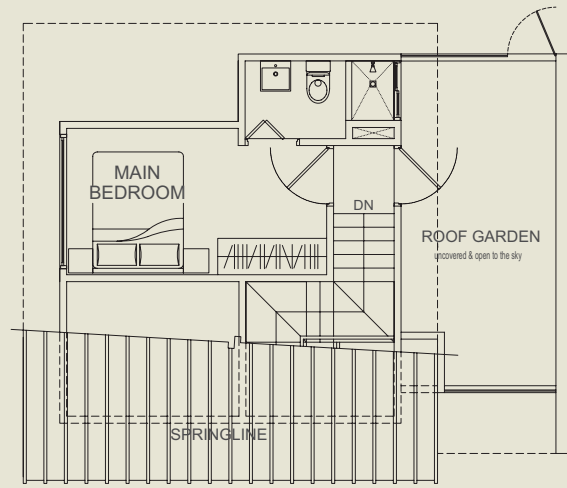
2 bdrm

#05-14

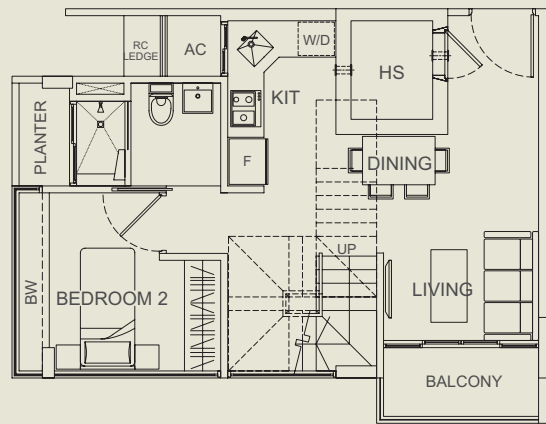


PH G1
1045 sq ft
2 bdrm

#05-15



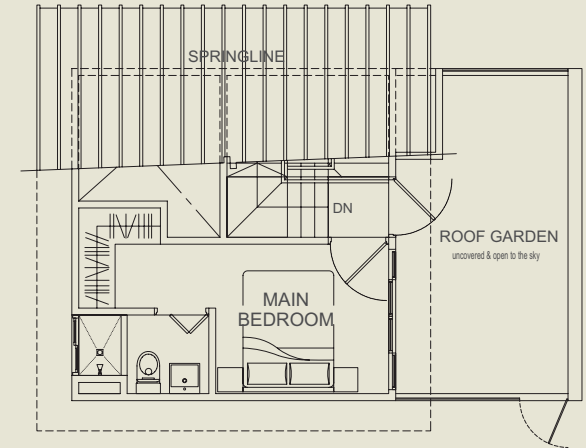
upper level



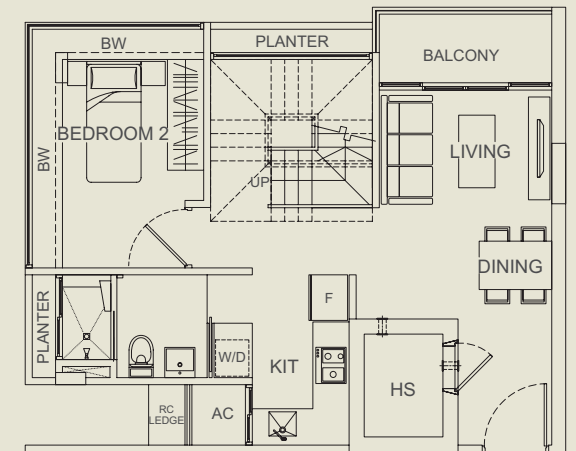
lower level

PH J1
1120 sq ft
2 bdrm

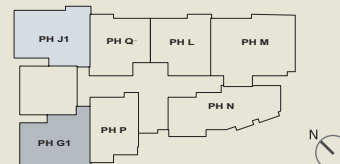
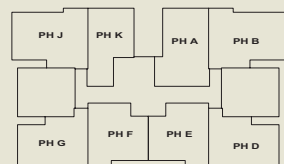
#05-17



upper level



lower level

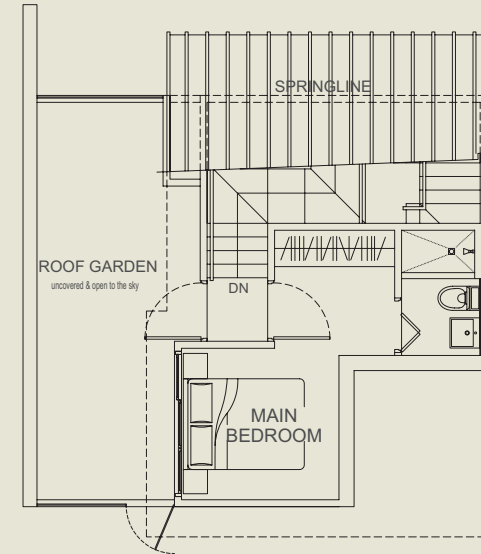


PH Q

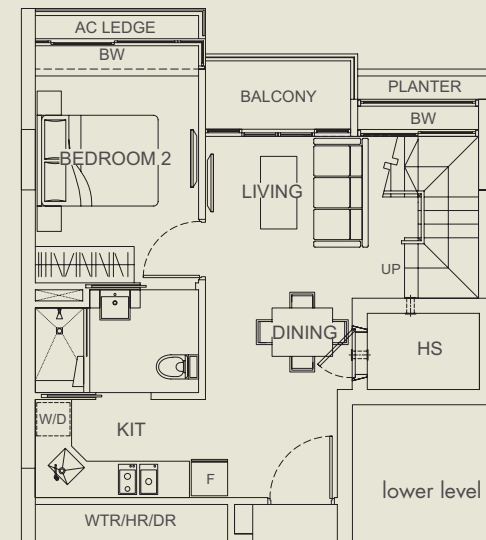
1066 sq ft

2 bdrm

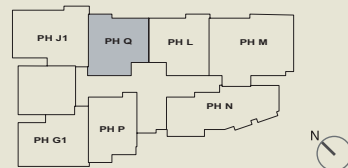
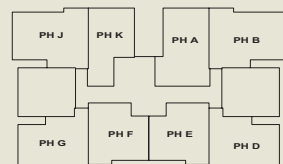
#05-18



upper level



lower level



Specifications

1. FOUNDATION

Piling system to Engineer's specification / BCA approval.

2. SUPERSTRUCTURE

Reinforced concrete to Engineer's design

3. WALLS

External – Reinforced concrete or Common clay bricks

Internal – Reinforced concrete or Common clay bricks or concrete blocks

4. ROOF

Flat Roof – Reinforced concrete roof with waterproofing and insulation

Pitched Roof – Reinforced concrete roof or clay roof tiles or metal roof sheet with insulation

5. CEILING

i. Living / Dining / Bedrooms / Study

- Skim coat or plaster ceiling boards

ii. Utility / Yard & WC

- Skim coat with emulsion paint

iii. Master Bathroom / Common Bathrooms & Kitchen

- Moisture resistant plaster ceiling boards with emulsion paint

iv. Household Shelter

- Skim coat or cement and sand plaster with emulsion paint

6. FINISHES

a) Wall (For Apartments)

i. Living / Dining / Bedrooms / Utility / Yard / Study / Household Shelter

- Cement and sand plaster with emulsion paint finish

ii. Common Bathrooms / Kitchen / WC

- Imported ceramic tiles up to ceiling height

iii. Master Bathroom

- Marble or compressed marble tiles up to ceiling height

b) Wall (For common areas)

i. Lift lobby

- Granite or homogenous tiles

ii. Typical lift lobby

- Ceramic tiles up to false ceiling height or cement and sand plaster with emulsion paint

iii. Staircases

- Cement and sand plaster with emulsion paint

iv. External wall

- Cement and sand plaster with textured coating or emulsion paint

c) Floor (For Apartments)

i. Living / Dining

- Marble or Compressed Marble tile with skirting

ii. Bedrooms

- Timber strips with skirting

iii. Master bathroom

- Marble or Compressed Marble tile

iv. Common Bathrooms, Kitchen, WC, Utility, Store & Yard and Household Shelter

- Imported ceramic tiles or homogeneous tiles

v. Balcony

- Imported ceramic tiles or homogeneous tiles

vi. Internal staircase for Penthouse Units

- Timber strips

vii. Roof Garden for Penthouse Units

- Imported ceramic tiles or homogeneous tiles

d) Floor (Common Areas)

i. Lift lobby

- Granite or homogenous tiles

ii. Typical Lift Lobby

- Imported ceramic tiles or homogeneous tiles

iii. Staircases

- Cement and sand screed

iv. Pool Area

- Imported ceramic tiles or homogeneous tiles or timber strip decking

7. WINDOWS

Powder coated aluminium or Fersina or equivalent double glazed framed windows.

8. DOORS

a) Main Entrance – Fire-rated timber door

b) Bedrooms, Bathrooms, Kitchen – Hollow core timber door

c) Balcony – Aluminium framed glass door

d) Roof Garden – Hollow core timber or Aluminium framed door

e) Household Shelter – PSB approved blast door

9. SANITARY FITTINGS

a) Master Bathroom / Common Bathroom

i. 1 shower cubicle complete with shower mixer and shower set

ii. 1 vanity top with 1 basin and mixer tap

iii. 1 water closet

iv. 1 mirror

v. 1 toilet paper holder

vi. 1 towel rail

b) KITCHEN

i. 1 stainless steel sink with mixer

10. ELECTRICAL INSTALLATION

Refer to Electrical Schedule

11. TV/FM/Telephone

Refer to Electrical Schedule for details.

12. LIGHTNING PROTECTION

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

13. PAINTING

a) Internal Walls – Emulsion paint

b) External Walls – Weather seal emulsion paint or spray textured coating

14. WATERPROOFING

Waterproofing is provided to floors of Bathrooms, Kitchen, Yard, Roof Garden, Planter Box, Balcony, Reinforced Concrete Roofs, Swimming Pools and where applicable

15. DRIVEWAY AND CARPARK

Cement and Sand Screed

16. RECREATIONAL FACILITIES

a) Swimming Pool

b) Gymnasium

c) Pool Deck and BBQ Area

d) Children Playground

17. ADDITIONAL ITEMS

a) Wardrobes

- Built-in wardrobes to all bedrooms (2400mm Height)

b) Kitchen Cabinets

- Built-in kitchen cabinets with solid surface or marble worktop complete with cooker hob and hood

c) Air-conditioning to Living / Dining and Bedrooms

d) Intercom

- from Apartment to common lift lobby entrance door

e) Electric Water Heater

- Hot water supply to all Master Bathroom and Common Bathroom

f) Ironmongery

- Good quality imported locksets

NOTES

1. Granite and marble 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 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.

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

3. The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Singapore Cable Vision Ltd (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.

4. Layout/location of wardrobes, kitchen cabinets and fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

5. Where warranties are given by the manufacturers and/or contractors and/or suppliers of any equipments 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. The Vendor shall not be answerable for any failure of these manufacturers and/or contractors and/or suppliers to honour any warranty.

6. Air-conditioning system has to be maintained by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes which are essential for the efficient running and prolonging the operating life of the system.

7. All recreational facilities are subject to change/ approval by the relevant authorities and/or technical requirements/compliance.

Whilst every reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statements or representations of fact.

All information and specifications are current at the time of going to press and are subject to change as may be required and cannot form part of the contract. All plans are subject to any amendments approved or may be approved by the relevant authority. Visual representations including (architectural) models, drawings, photographs/pictures and artists' renderings are impression only, while illustrations of interiors are only decor suggestions and none to be regarded as representation facts. Floor areas are approximate measurements and subject to final survey. The Sales & Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale & Purchase Agreement and shall in no way be modified by any statements, representation or promises made by us or the marketing agent.

Prestigious projects by Sustained Land Pte Ltd



Coastal View Residences
(Completed)



833 MB Residences
(Construction in progress)



Coastal Breeze Residences
(Construction in progress)



Tivoli Grande
(Launching soon.)

Name of Project : Suites de Laurel
 Developer : Sustained Land Pte Ltd
 Tenure of Land : 999 Years Leasehold from 10 June 1884
 Lot 01186C, 01187M, 02231L MK 16 at 2 Jalan Anak Bukit
 Building Plan No. : A1276-00351-2007- BP01 dated 3 May 2010
 Developer's Licence No. : C0616
 Expected Date of TOP : 01/06/2014
 Expected Date of Legal Completion : 01/06/2017

CONSULTANTS

Architect: Ronny Chin Architects Pte. Ltd
 Civil & Structural Engineer: EPM Consultants
 Mechanical & Electrical Engineer: Elead & Associates

DEVELOPER: Sustained Land Pte Ltd



150 South Bridge Road
 #03-01 Fook Hai Building
 Singapore 058727

SOLE MARKETING AGENT:



Hotline 9100 9898 • 8200 9191
 3 Bishan Place #02-01 CPF Building
 S579838 t 6253 0030 f 6253 0090

