

FREEHOLD CONDOMINIUM

Tivoli
GRANDE



Step into a sophisticated lifestyle at Tivoli GRANDE...



Artist's impression only

Two blocks of 82 freehold units, with selection of 1+1, 2 and 2+1-bedroom apartments and penthouses, a haven away from the masses, yet within close proximity of life's conveniences and pleasures.





leisure



Minutes away from the East Coast Park, enjoy an exciting diversity of sporting, dining and recreational activities. Relax and unwind with the inviting waves and cooling sea breeze that takes you away from the city heat.



pleasure

Surrender to the dazzling array of dining options at the famous gastronomic delights of Katong and East Coast Easteries. Fulfill your shopping needs at bustling Parkway Parade shopping Centre.

accessibility



Preparing your little ones with a selection of elite schools nearby. Easy island-wide access with the MRT and major expressways a stone's throw away. A perfect balance between exclusivity and convenience.

Location Map





revitalize

Refresh and relax in the pool where the ambience of serenity thrills your senses.
Rejuvenate with a workout at the gym.
Chill out and entertain friends and love ones with a barbecue spread.
Enjoy every moment...



Artist's impression only





Artist's impression only



Artist's impression only

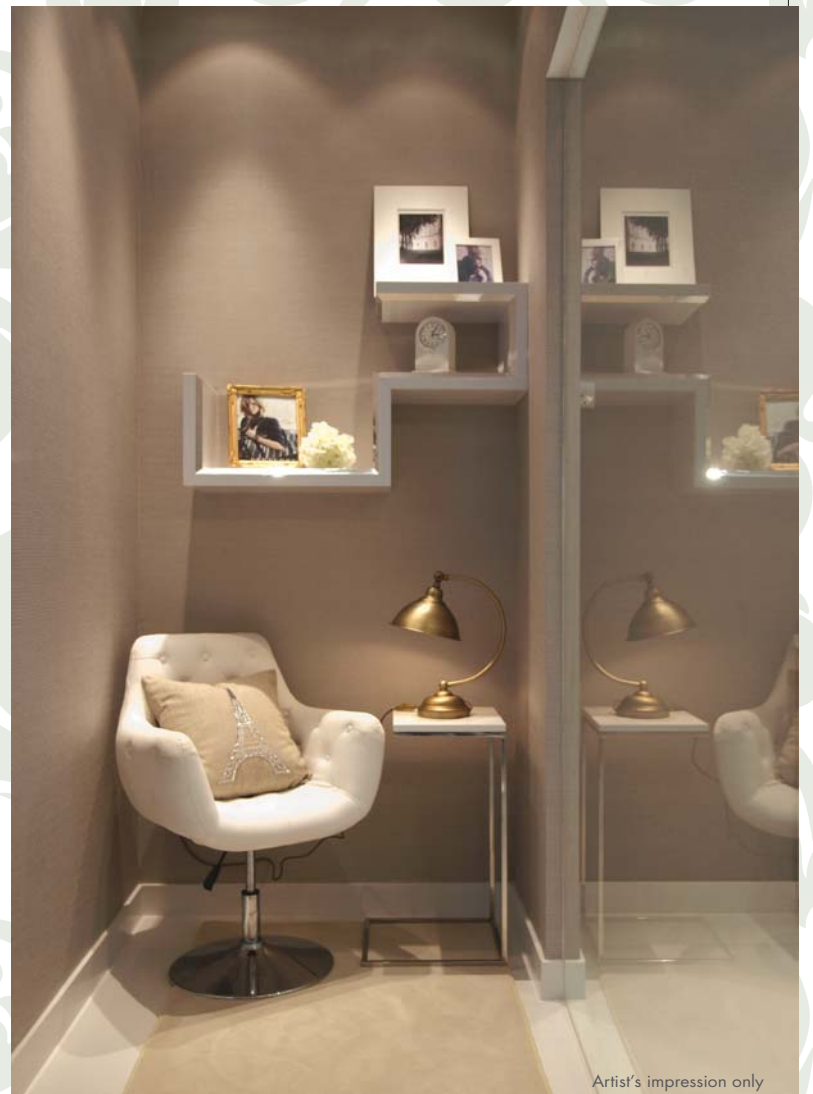




Artist's impression only



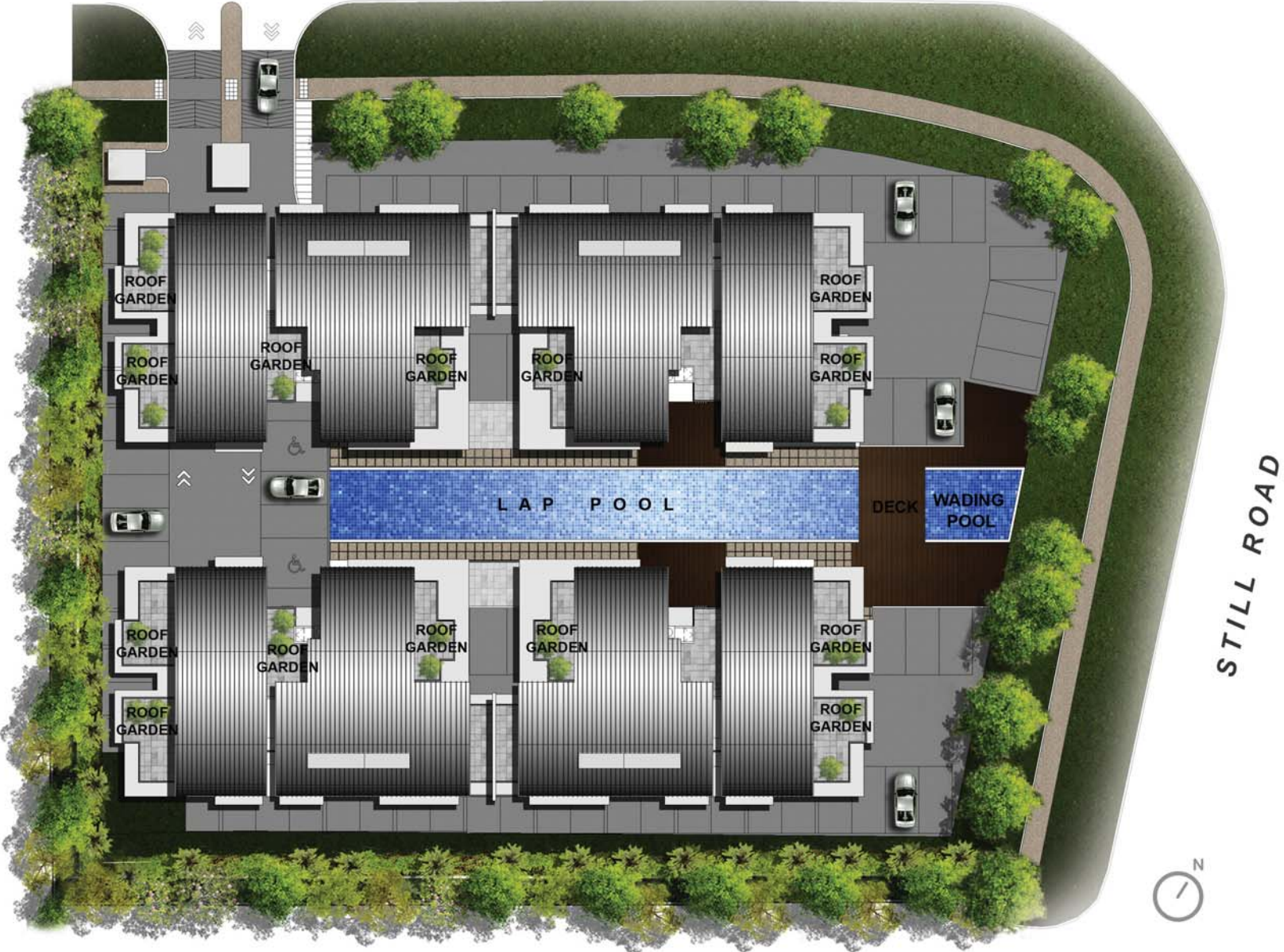
Artist's impression only



Artist's impression only

luxurious comforts

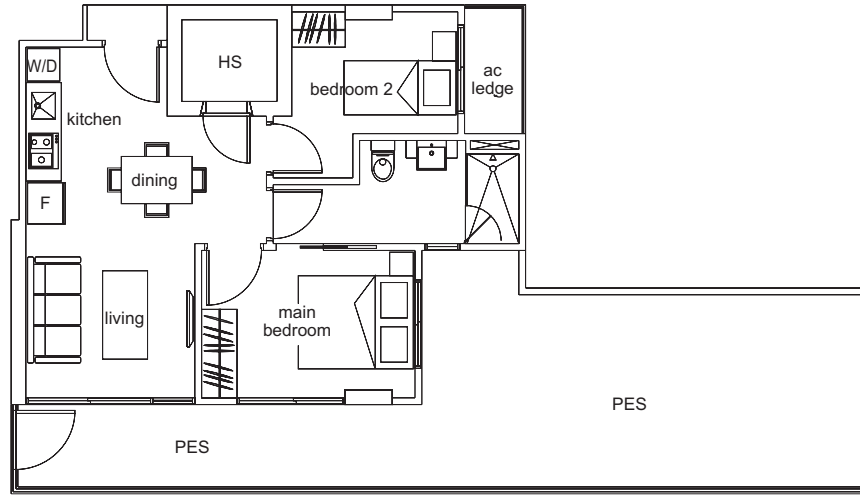
KOON SENG ROAD



Type **A**

2 bdrm
958 sq ft

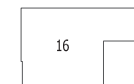
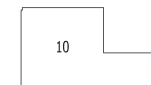
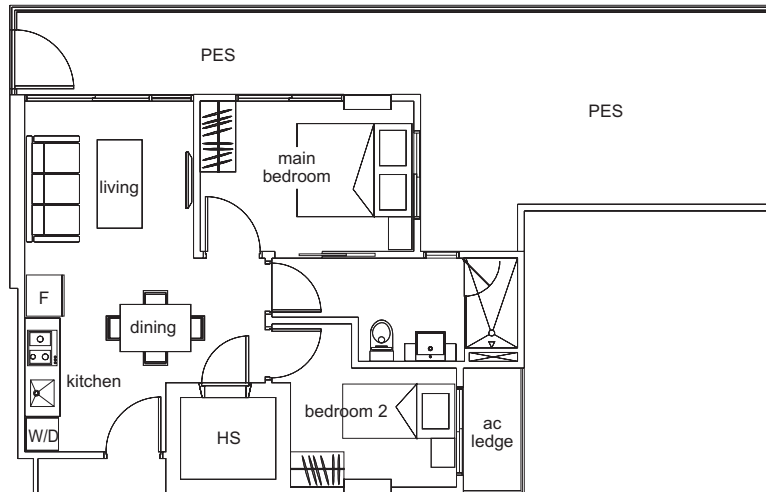
#01-10



Type **B**

2 bdrm
904 sq ft

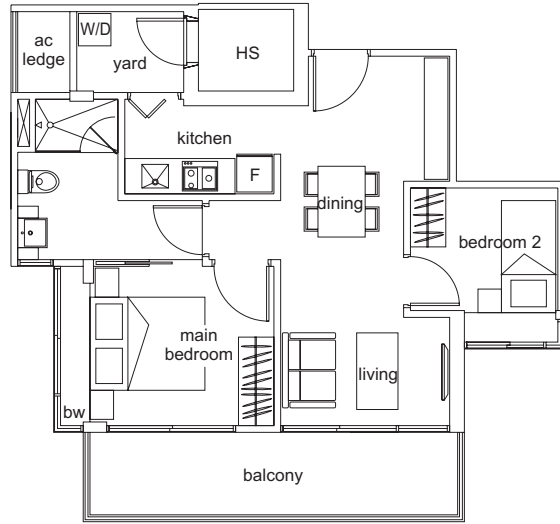
#01-16



Type **C**

2 bdrm
700 sq ft

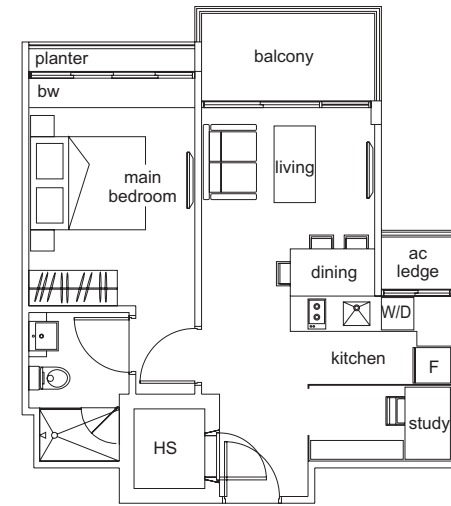
- #02-01
- #03-01
- #04-01



Type **E**

1+1 bdrm
560 sq ft

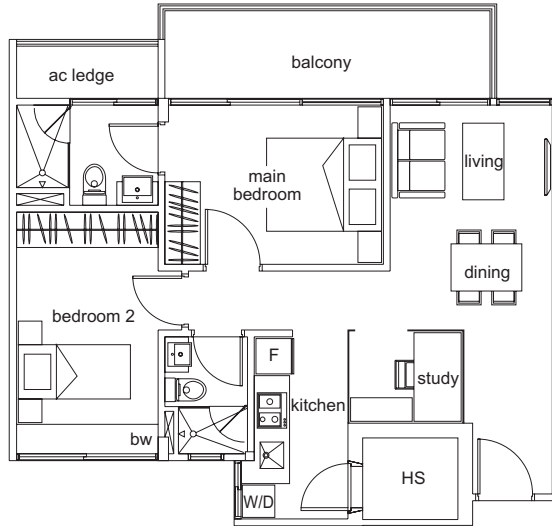
- #02-03
- #03-03
- #04-03



Type **D**

2+1 bdrm
797 sq ft

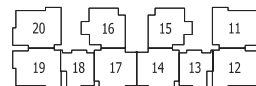
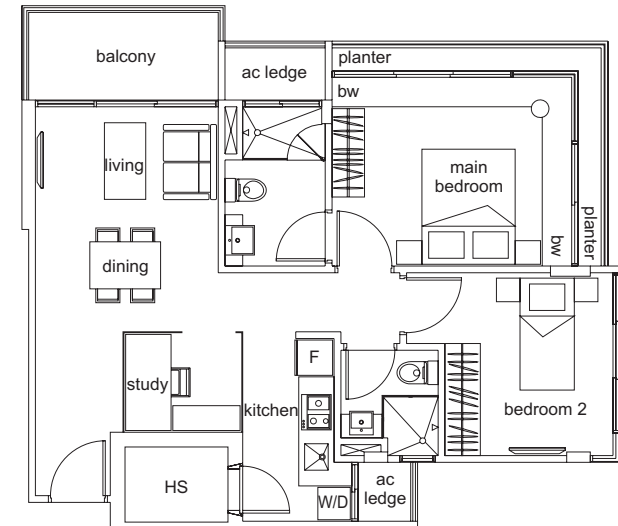
- #02-02
- #03-02
- #04-02



Type **F**

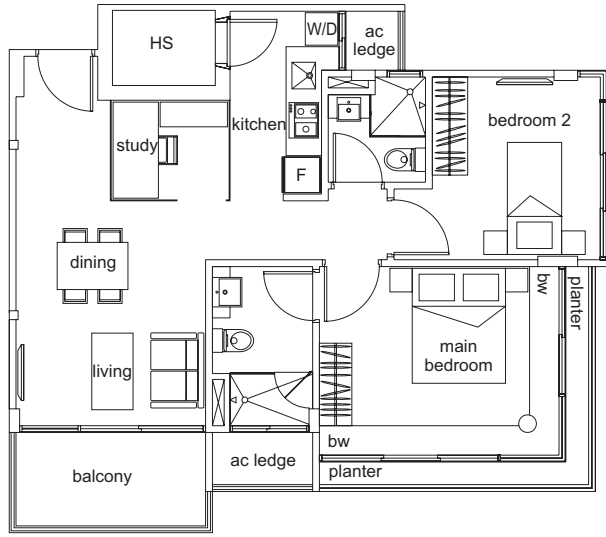
2+1 bdrm
850 sq ft

- #02-04
- #03-04
- #04-04



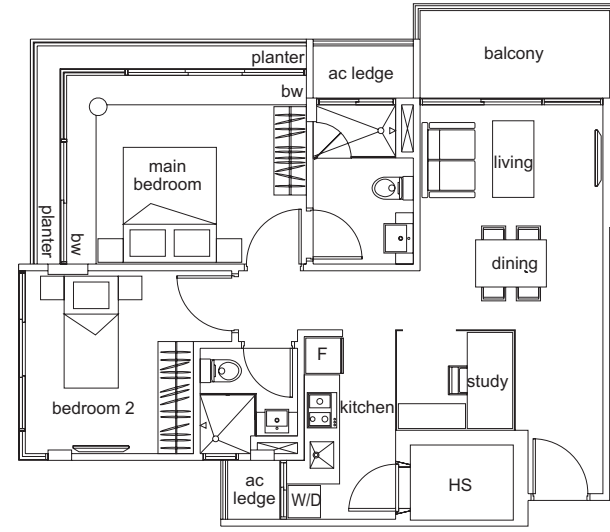
Type **G**
 2+1 bdrm
 850 sq ft

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



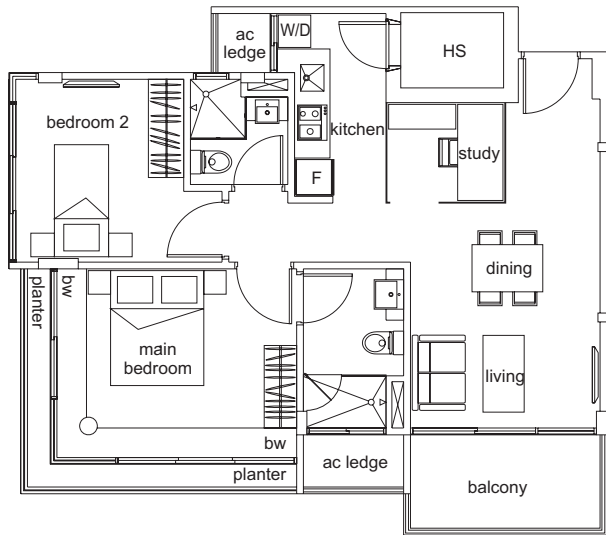
Type **I**
 2+1 bdrm
 850 sq ft

#02-07
 #03-07
 #04-07



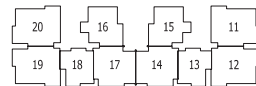
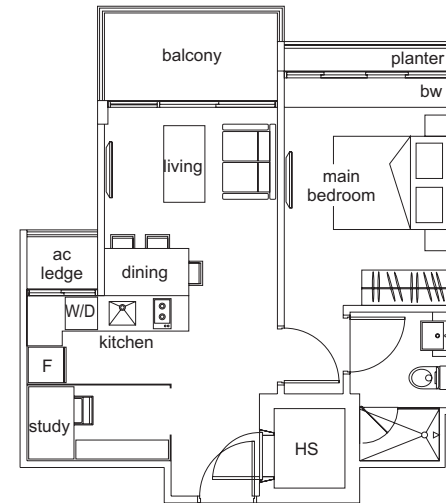
Type **H**
 2+1 bdrm
 850 sq ft

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



Type **J**
 1+1 bdrm
 560 sq ft

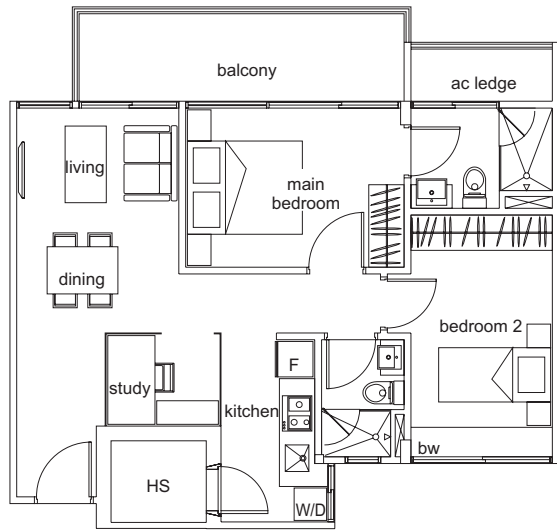
#02-08
 #03-08
 #04-08



Type **K**

2+1 bdrm
797 sq ft

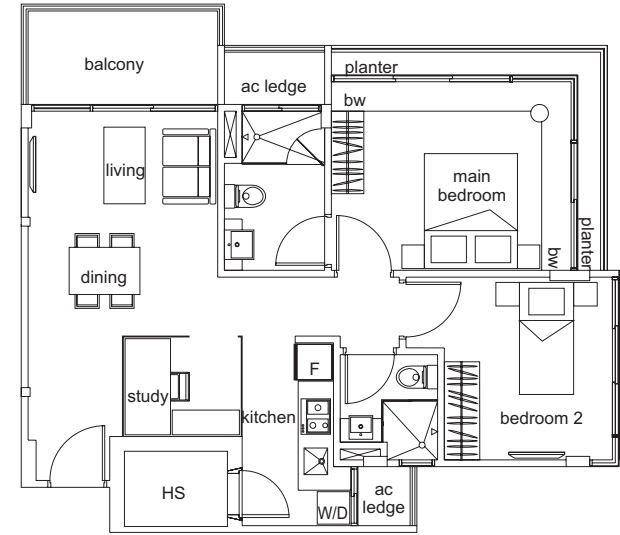
- #02-09
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- #04-09



Type **M**

2+1 bdrm
850 sq ft

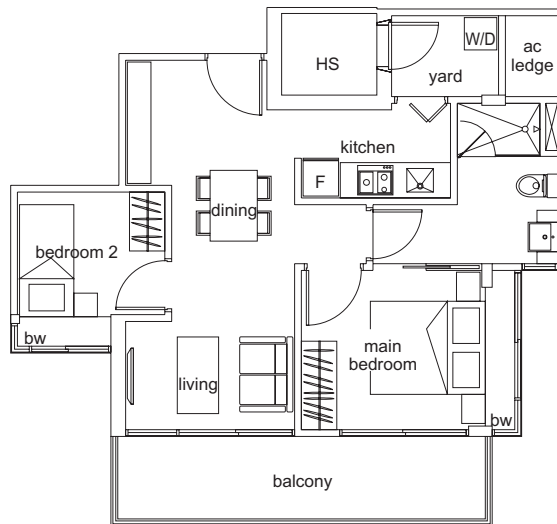
- #02-11
- #03-11
- #04-11



Type **L**

2 bdrm
700 sq ft

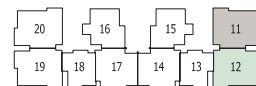
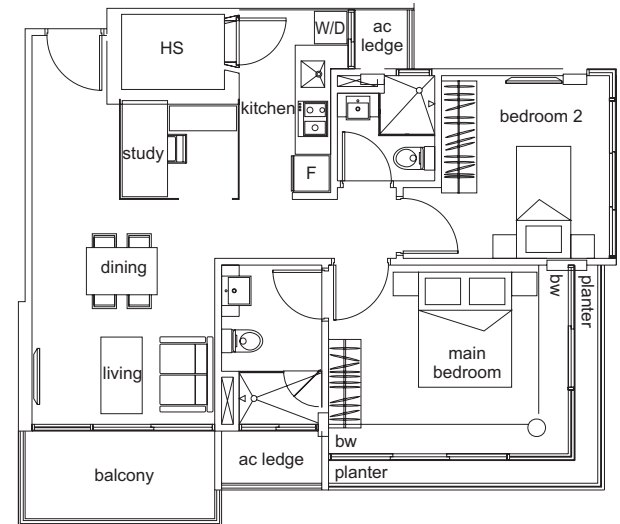
- #02-10
- #03-10
- #04-10



Type **N**

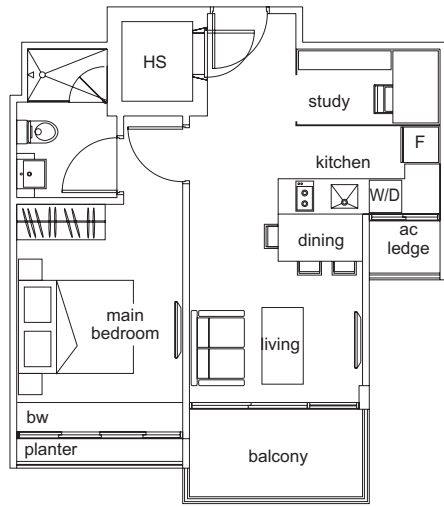
2+1 bdrm
850 sq ft

- #02-12
- #03-12
- #04-12



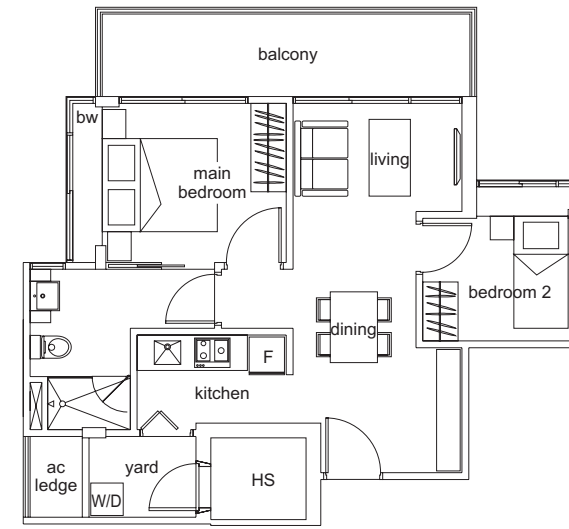
Type **O**
 1+1 bdrm
 560 sq ft

- #02-13
- #03-13
- #04-13



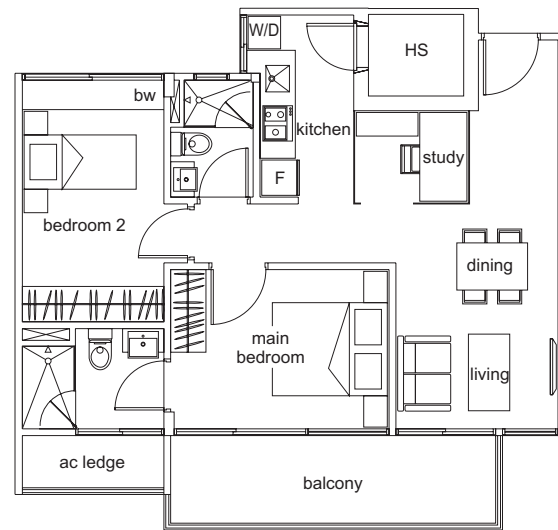
Type **Q**
 2 bdrm
 700 sq ft

- #02-15
- #03-15
- #04-15



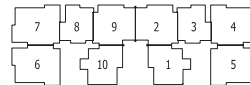
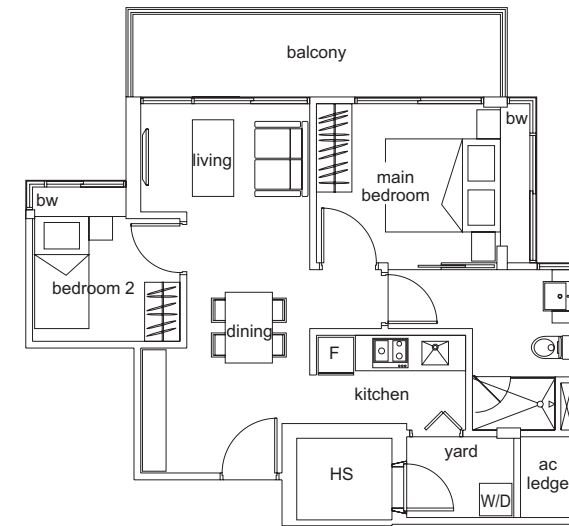
Type **P**
 2+1 bdrm
 797 sq ft

- #02-14
- #03-14
- #04-14



Type **R**
 2 bdrm
 700 sq ft

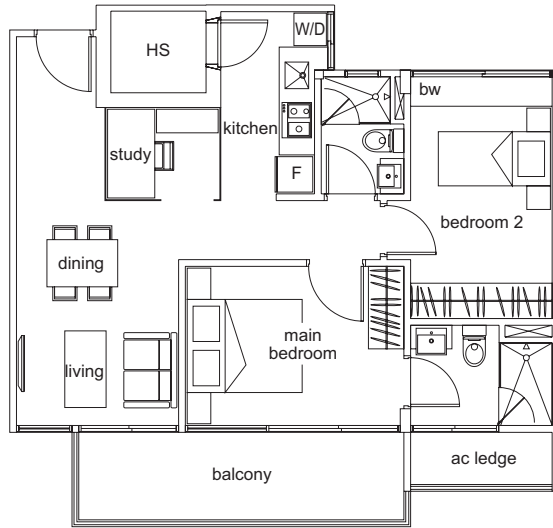
- #02-16
- #03-16
- #04-16



Type **S**

2+1 bdrm
797 sq ft

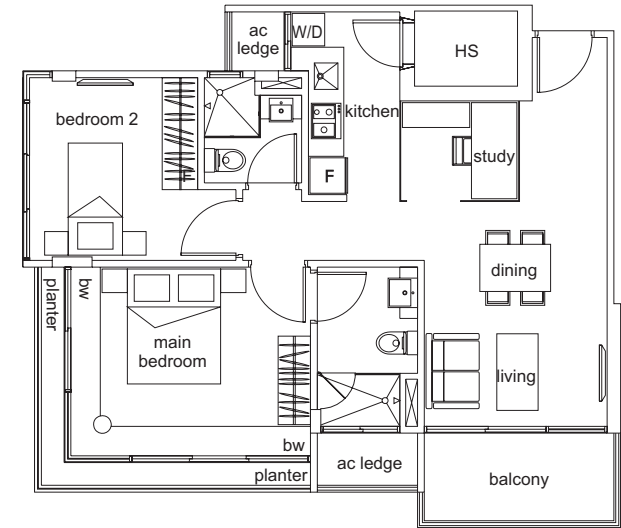
- #02-17
- #03-17
- #04-17



Type **U**

2+1 bdrm
850 sq ft

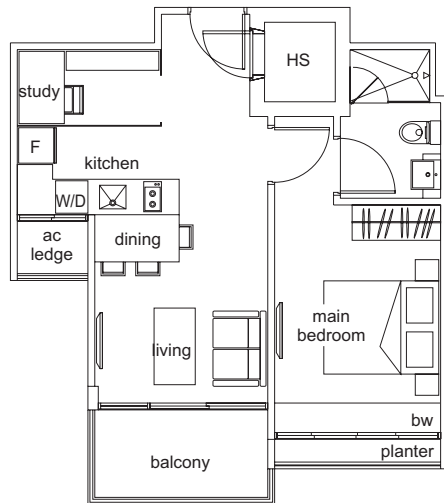
- #02-19
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- #04-19



Type **T**

1+1 bdrm
560 sq ft

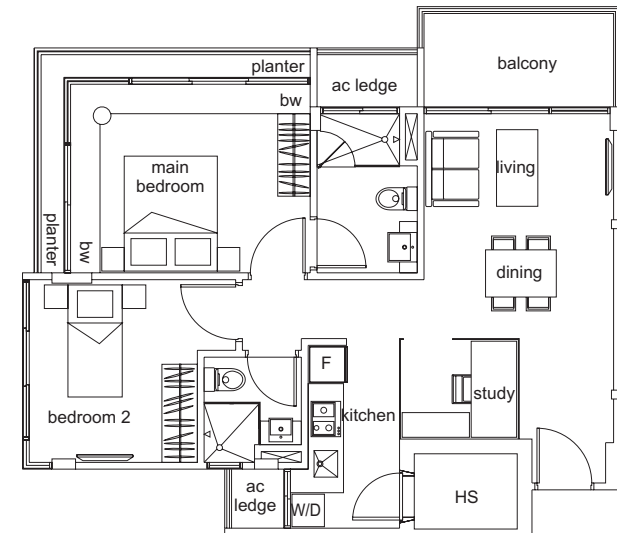
- #02-18
- #03-18
- #04-18



Type **V**

2+1 bdrm
850 sq ft

- #02-20
- #03-20
- #04-20

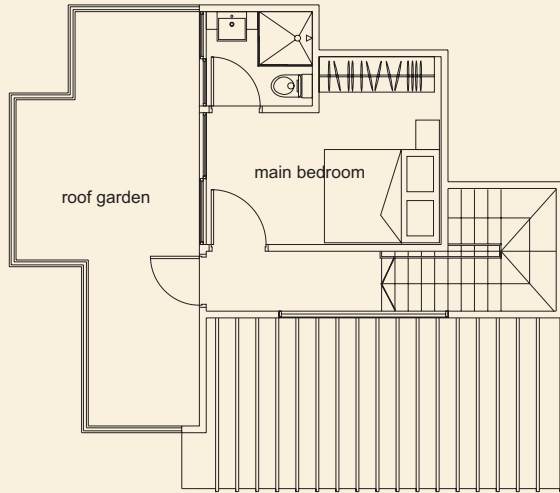


P E N T H O U S E S

Ph C

2+1 bdrm
1249 sq ft

#05-01

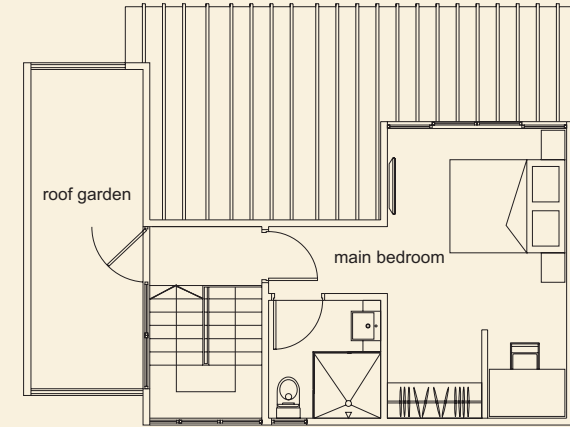


Upper level

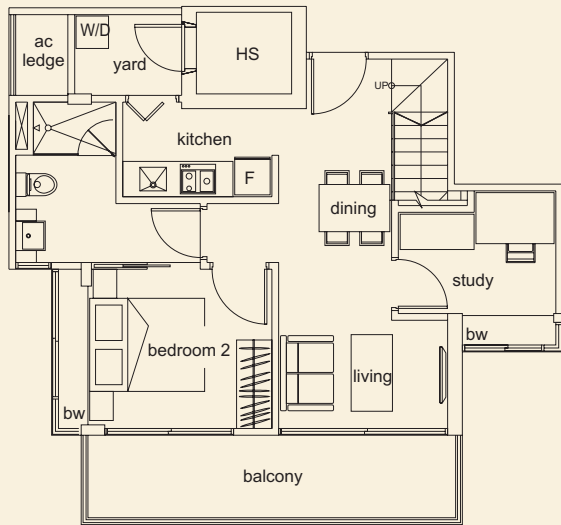
Ph D

3+1 bdrm
1389 sq ft

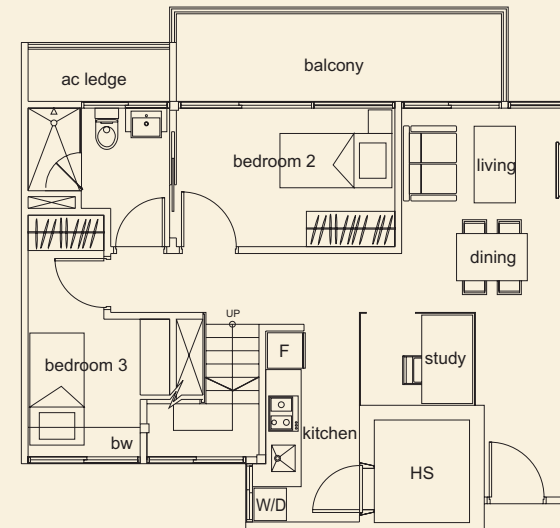
#05-02



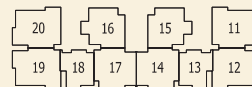
Upper level



Lower level



Lower level

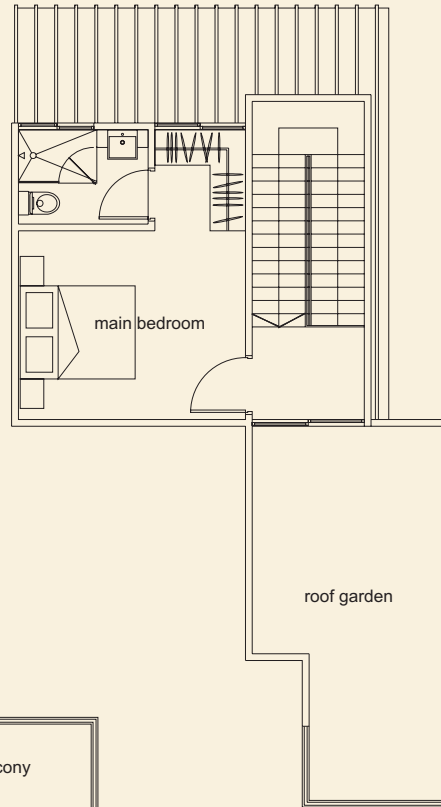


P E N T H O U S E S

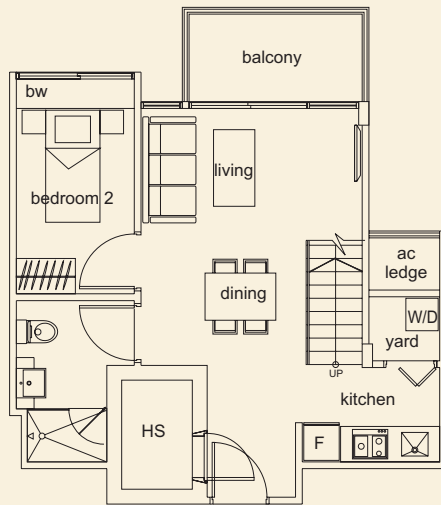
Ph E

2 bdrm
1141 sq ft

#05-03



Upper level

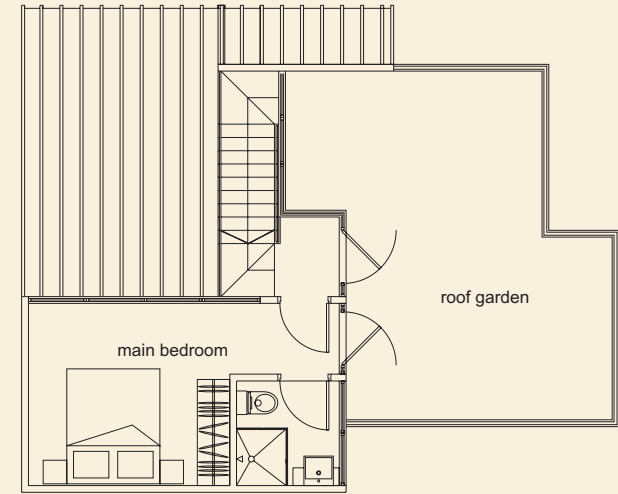


Lower level

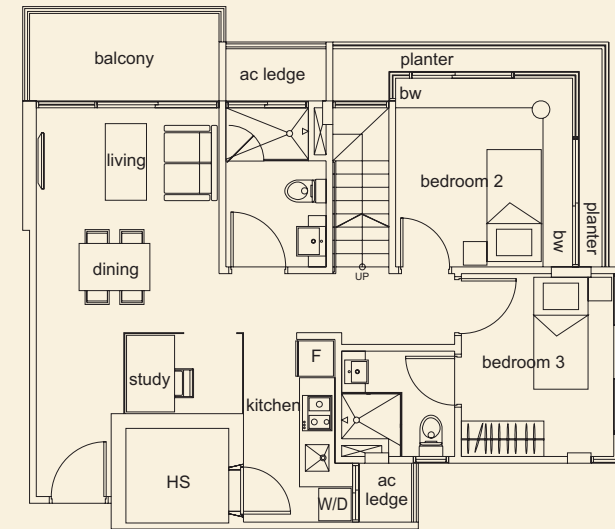
Ph F

3+1 bdrm
1539 sq ft

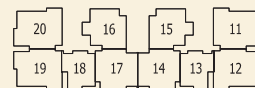
#05-04



Upper level



Lower level

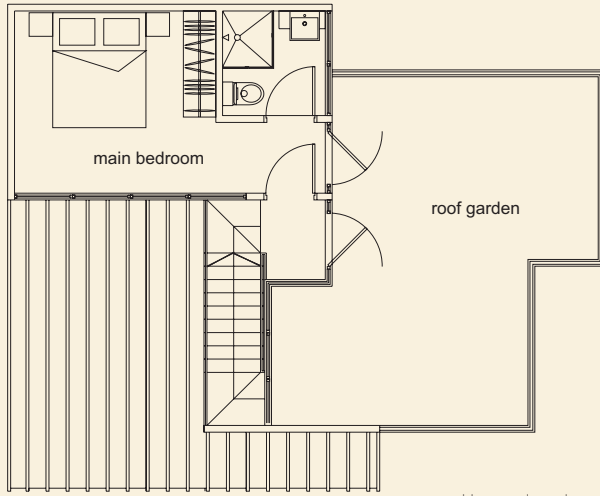


P E N T H O U S E S

Ph **G**

3+1 bdrm
1539 sq ft

#05-05

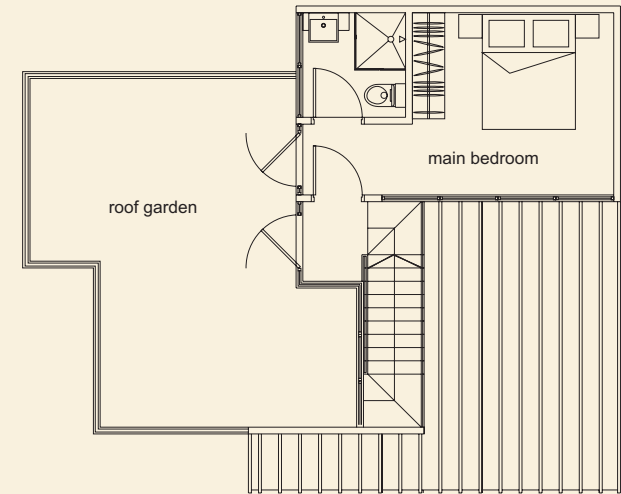


Upper level

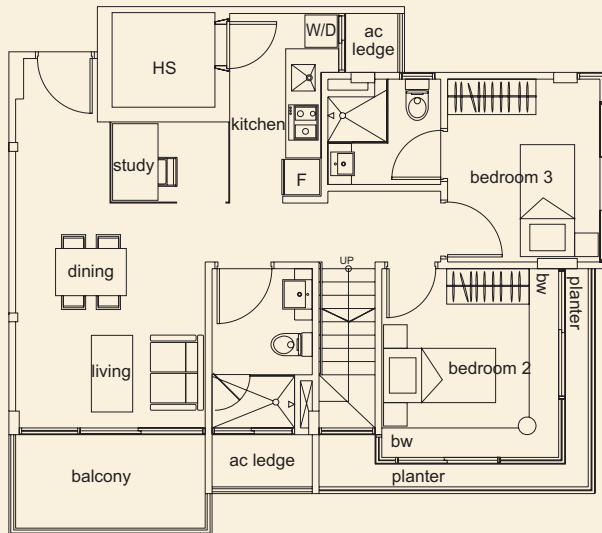
Ph **H**

3+1 bdrm
1539 sq ft

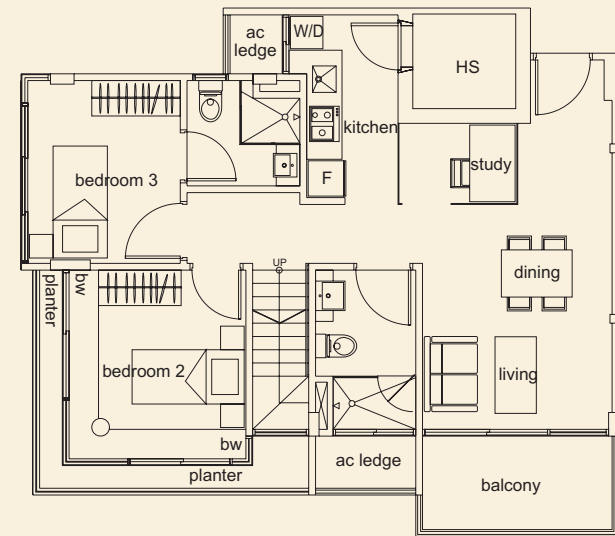
#05-06



Upper level



Lower level



Lower level

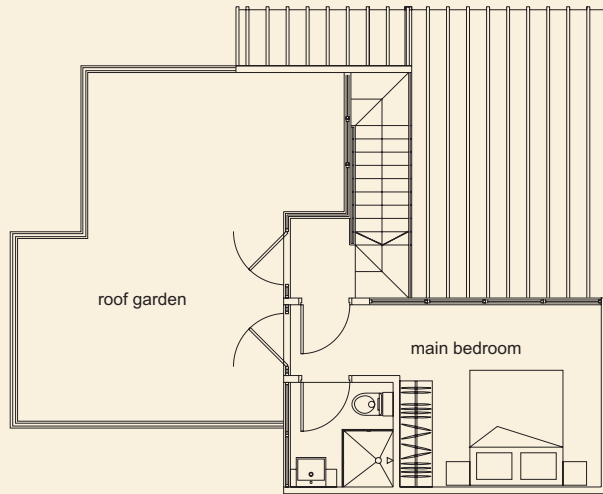


P E N T H O U S E S

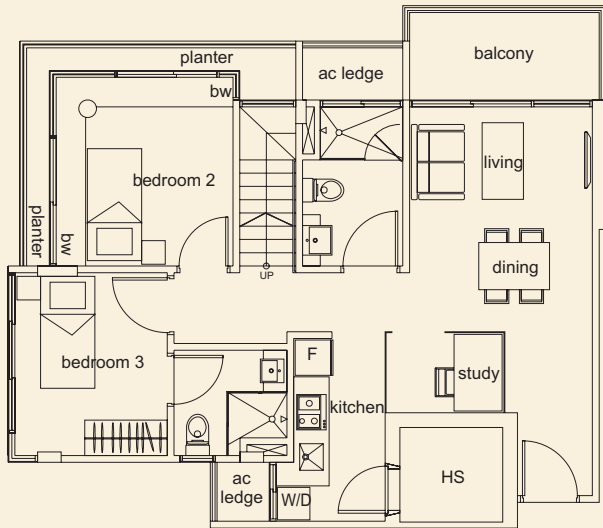
Ph I

3+1 bdrm
1539 sq ft

#05-07



Upper level

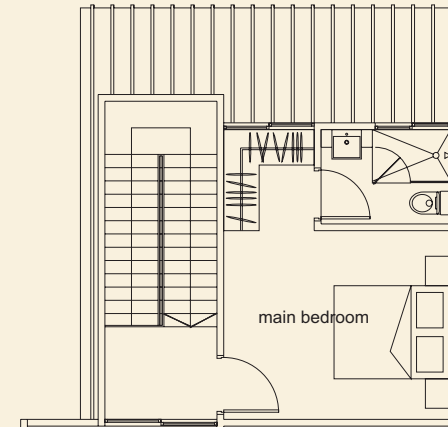


Lower level

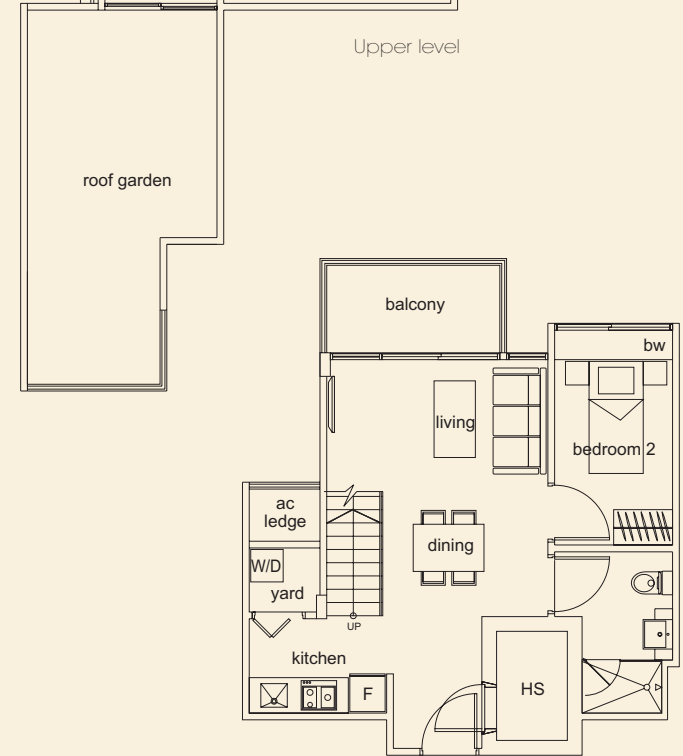
Ph J

2 bdrm
1141 sq ft

#05-08



Upper level



Lower level

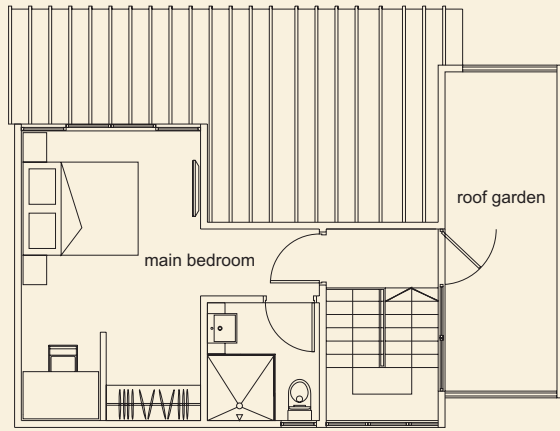


P E N T H O U S E S

Ph K

3+1 bdrm
1389 sq ft

#05-09

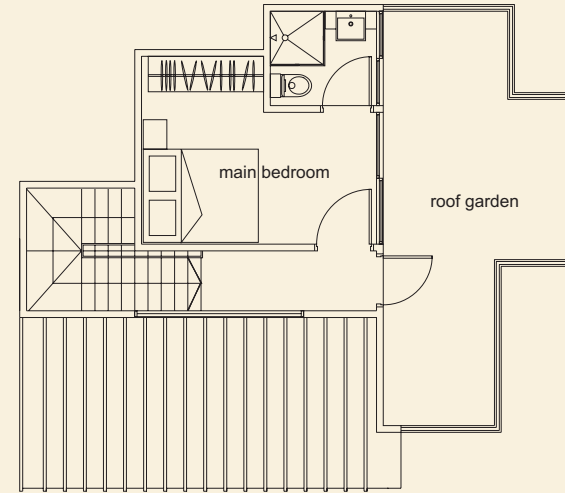


Upper level

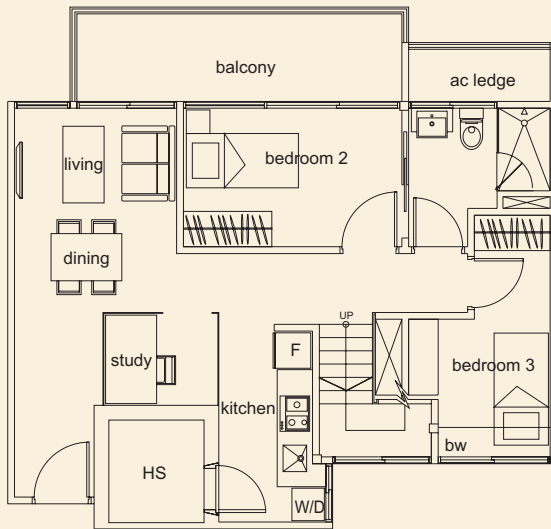
Ph L

2+1 bdrm
1249 sq ft

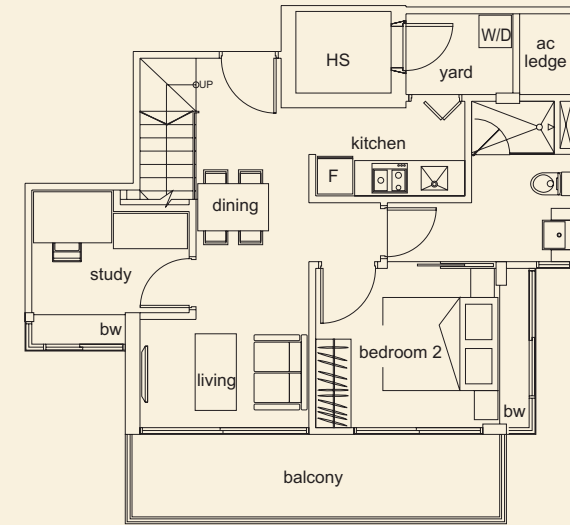
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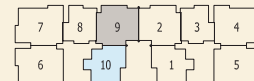
Upper level



Lower level



Lower level

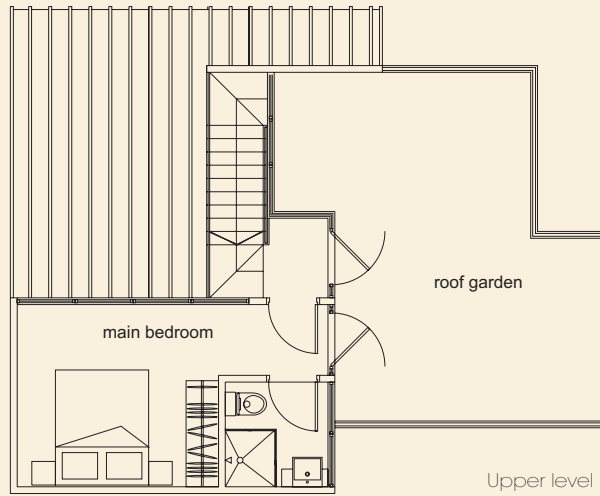


P E N T H O U S E S

Ph M

3+1 bdrm
1539 sq ft

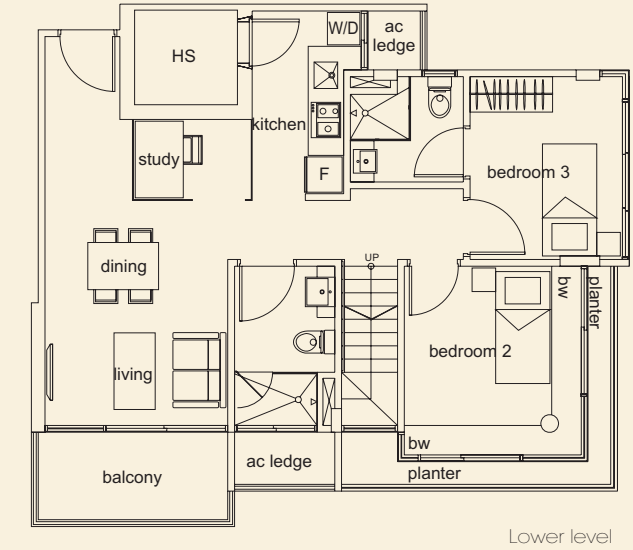
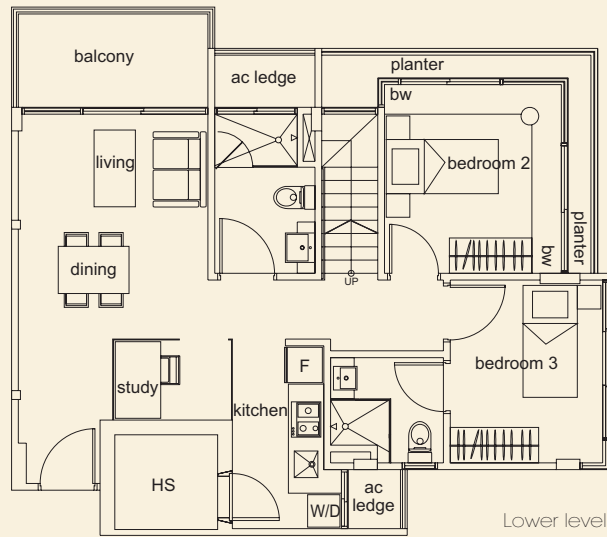
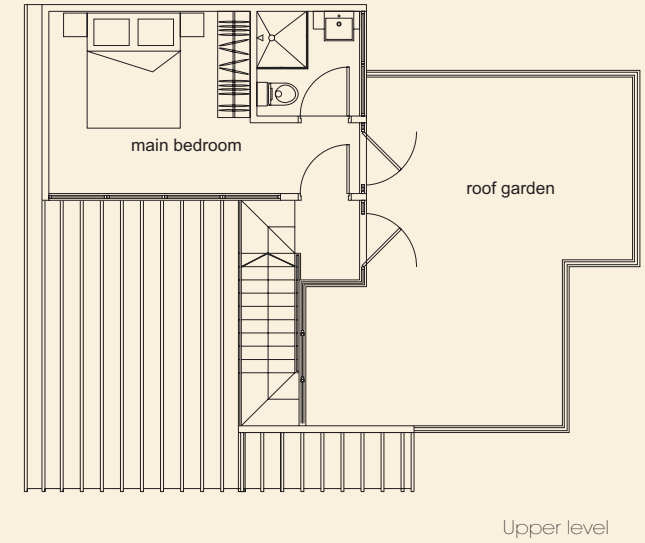
#05-11



Ph N

3+1 bdrm
1539 sq ft

#05-12



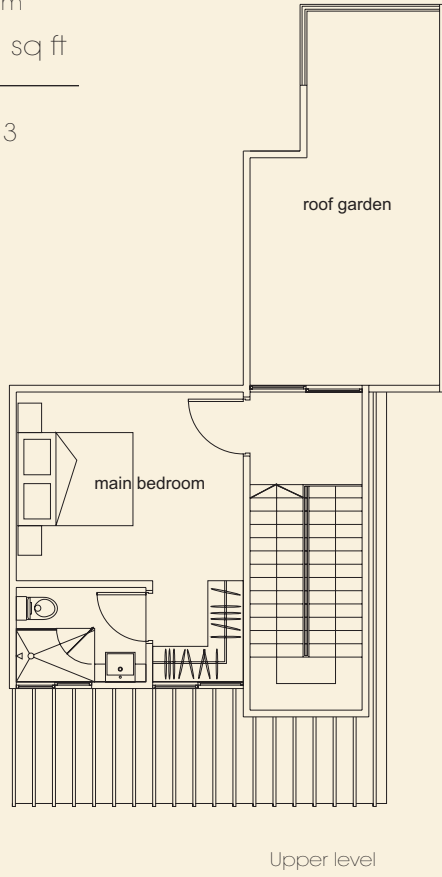
PENTHOUSES

Ph **O**

2 bdrm

1141 sq ft

#05-13

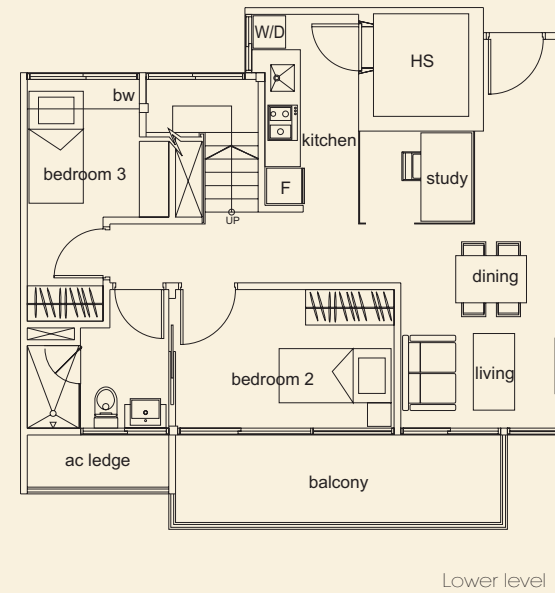
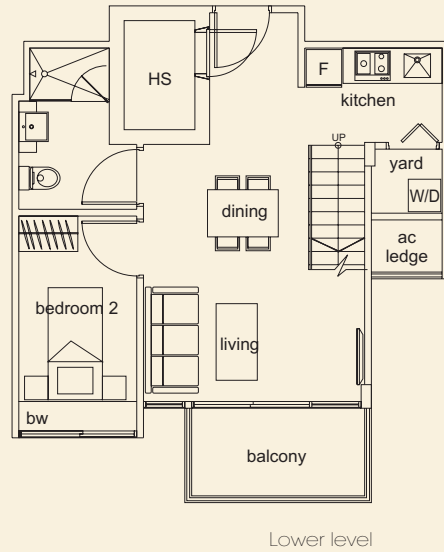
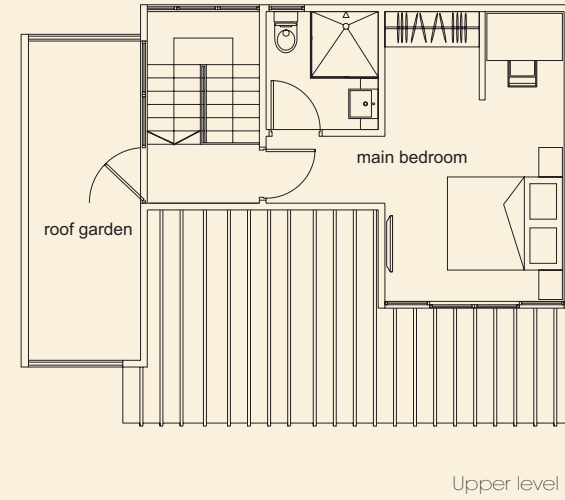


Ph **P**

3+1 bdrm

1389 sq ft

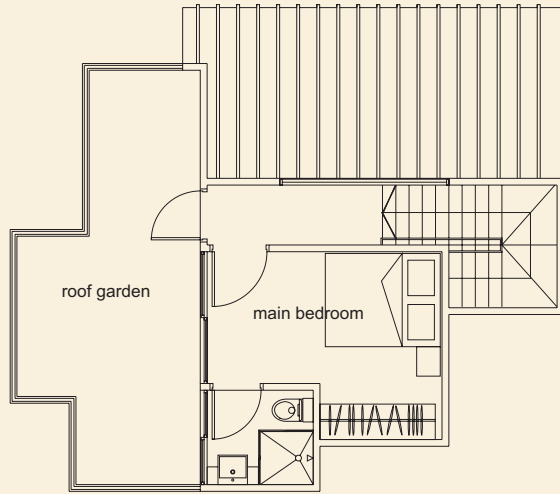
#05-14



P E N T H O U S E S

Ph **Q**
 2+1 bdrm
 1249 sq ft

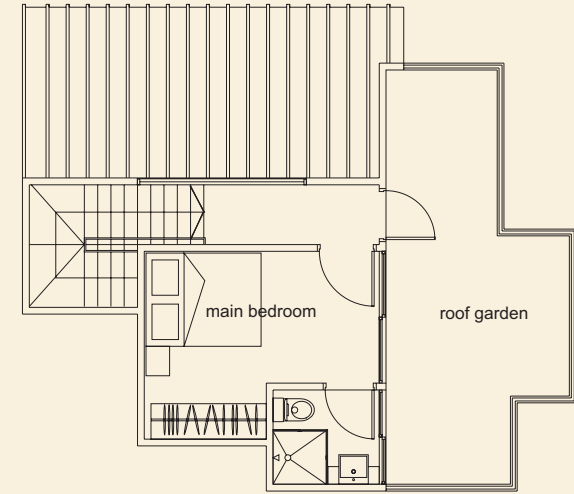
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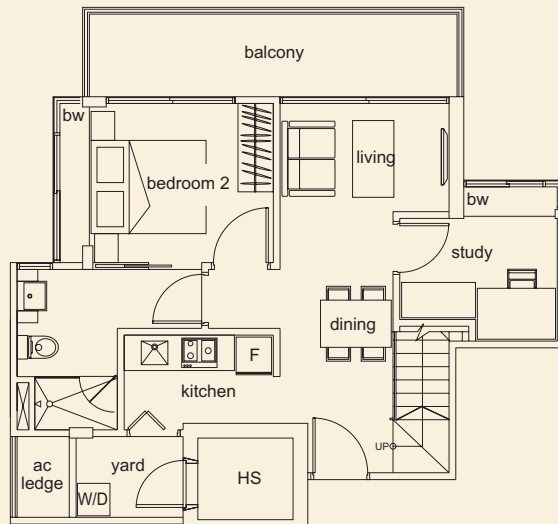
Upper level

Ph **R**
 2+1 bdrm
 1249 sq ft

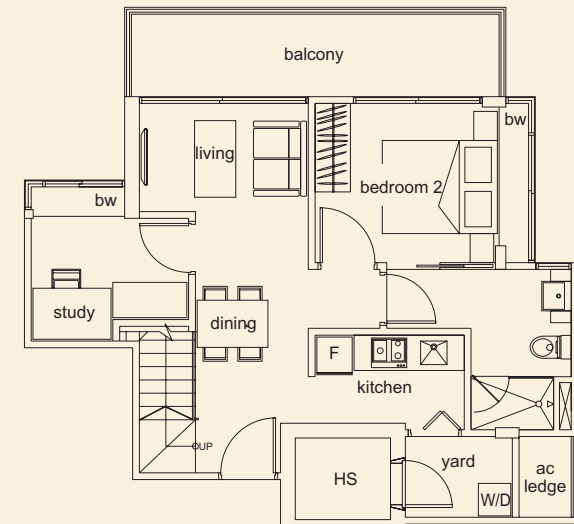
#05-16



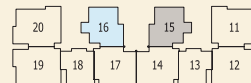
Upper level



Lower level



Lower level

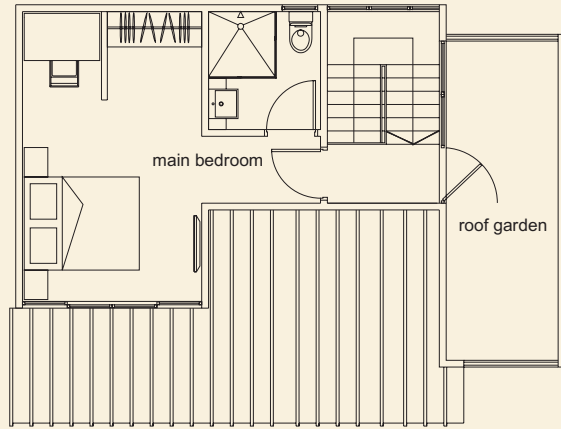


PENTHOUSES

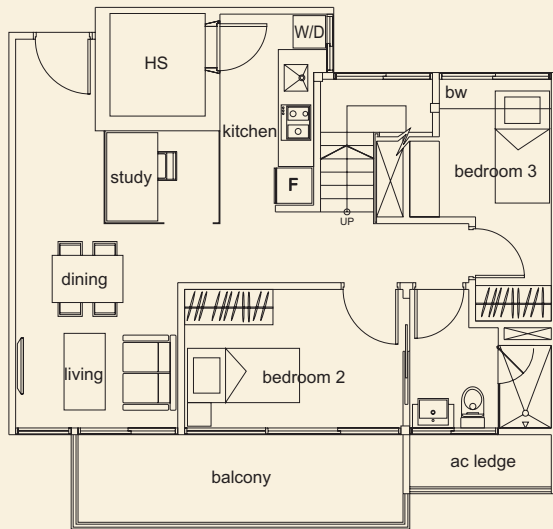
Ph S

3+1 bdrm
1389 sq ft

#05-17



Upper level

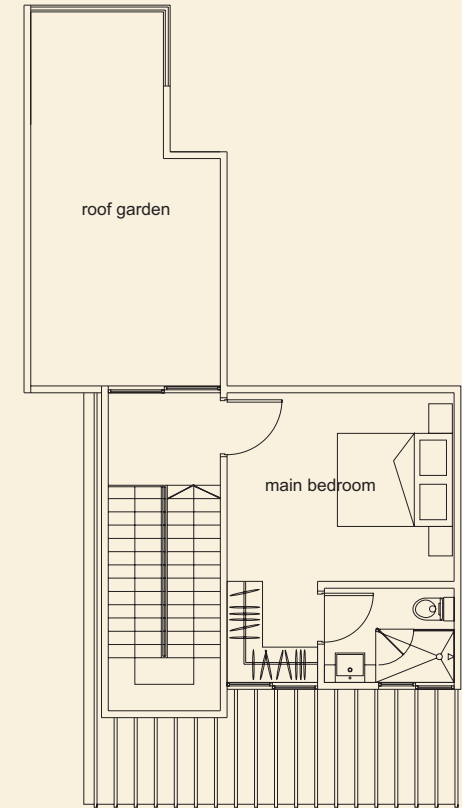


Lower level

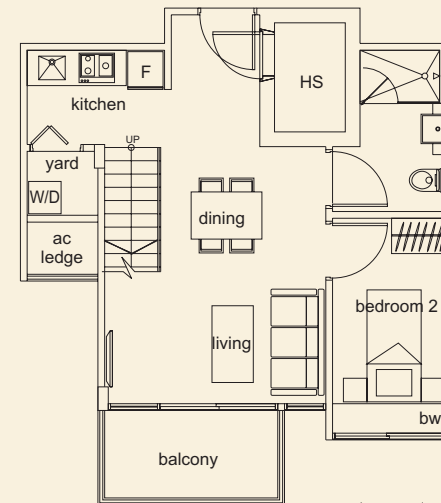
Ph T

2 bdrm
1141 sq ft

#05-18



Upper level



Lower level

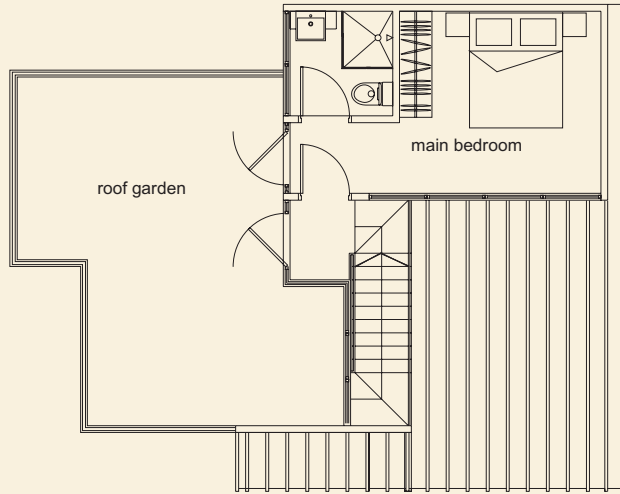


PENTHOUSES

Ph U

3+1 bdrm
1539 sq ft

#05-19

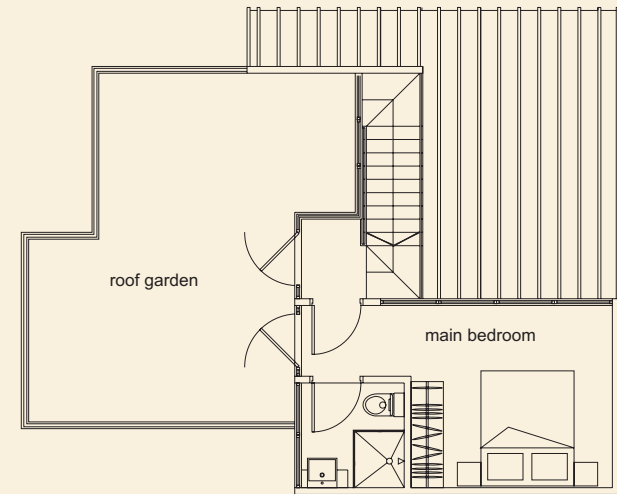


Upper level

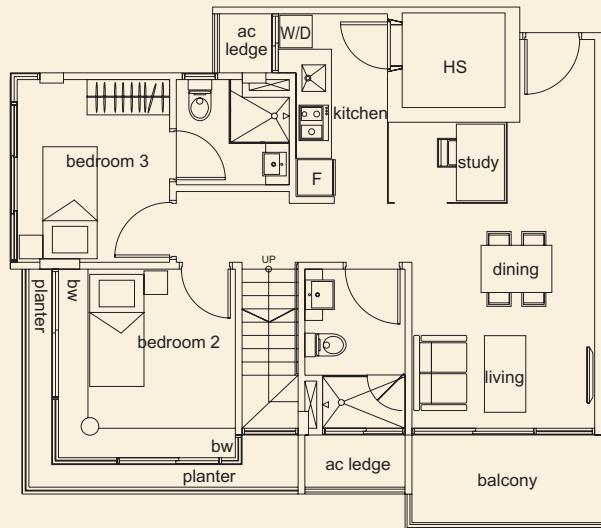
Ph V

3+1 bdrm
1539 sq ft

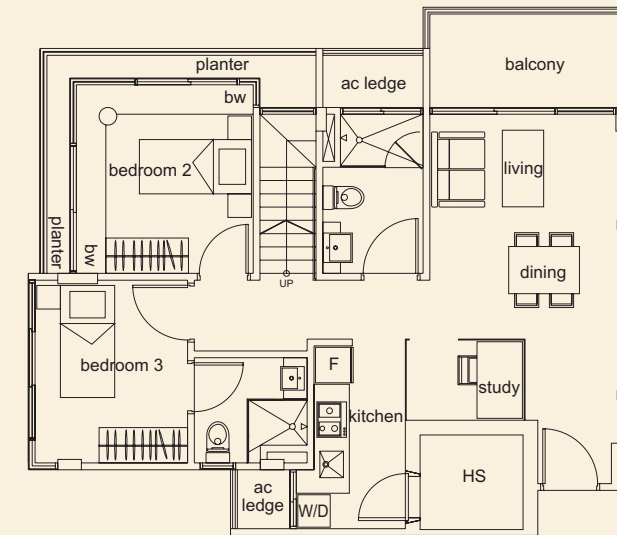
#05-20



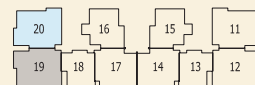
Upper level



Lower level



Lower level



S P E C I F I C A T I O N S

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. Yard

- 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 / Yard / Study / Household Shelter

- Cement and sand plaster with emulsion paint finish

ii. Common Bathrooms / Kitchen

- 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 equivalent 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) Lap Pool

b) Wading Pool

c) Gymnasium

d) Pool Deck

e) BBQ Area

f) 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 developments by Sustained Land Pte Ltd



Coastal View Residences
(Completed)



833 MB Residences
(Construction in progress)



Coastal Breeze Residences
(Construction in progress)



Suites de Laurel
(Sales Launched)

DEVELOPER:



KS Development Pte Ltd
(a wholly own subsidiary of Sustained Land Pte Ltd)
150 South Bridge Road #03-01
Fook Hai Building Singapore 058727

SOLE
MARKETING
AGENT:

Huttons[®]
realestategroup
www.huttonsgroup.com

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

BROCHURE
DESIGN BY:

AMELIA HOE
AMELIAHOELM@YAHOO.COM.SG

INTERIOR
CONSULTANT:

Su MISURA
NUMERO UNO CREATIVE GROUP
Tel: +65 6281 9500 Fax: +65 6383 0116
www.sumisura.asia

Name of Project	:	Tivoli Grande
Developer	:	KS Development Pte Ltd (a wholly own subsidiary of Sustained Land Pte Ltd)
Tenure of Land	:	Fee Simple (Freehold) on Lots 5664N, 6329V & 9739V MK 26 at Koon Seng Road
Building Plan No.	:	A1276-00357-2007- BP01 dated 12 December 2007
Developer's Licence No.	:	C0635
Expected Date of TOP	:	01/06/2014
Expected Date of Legal Completion	:	01/06/2017

