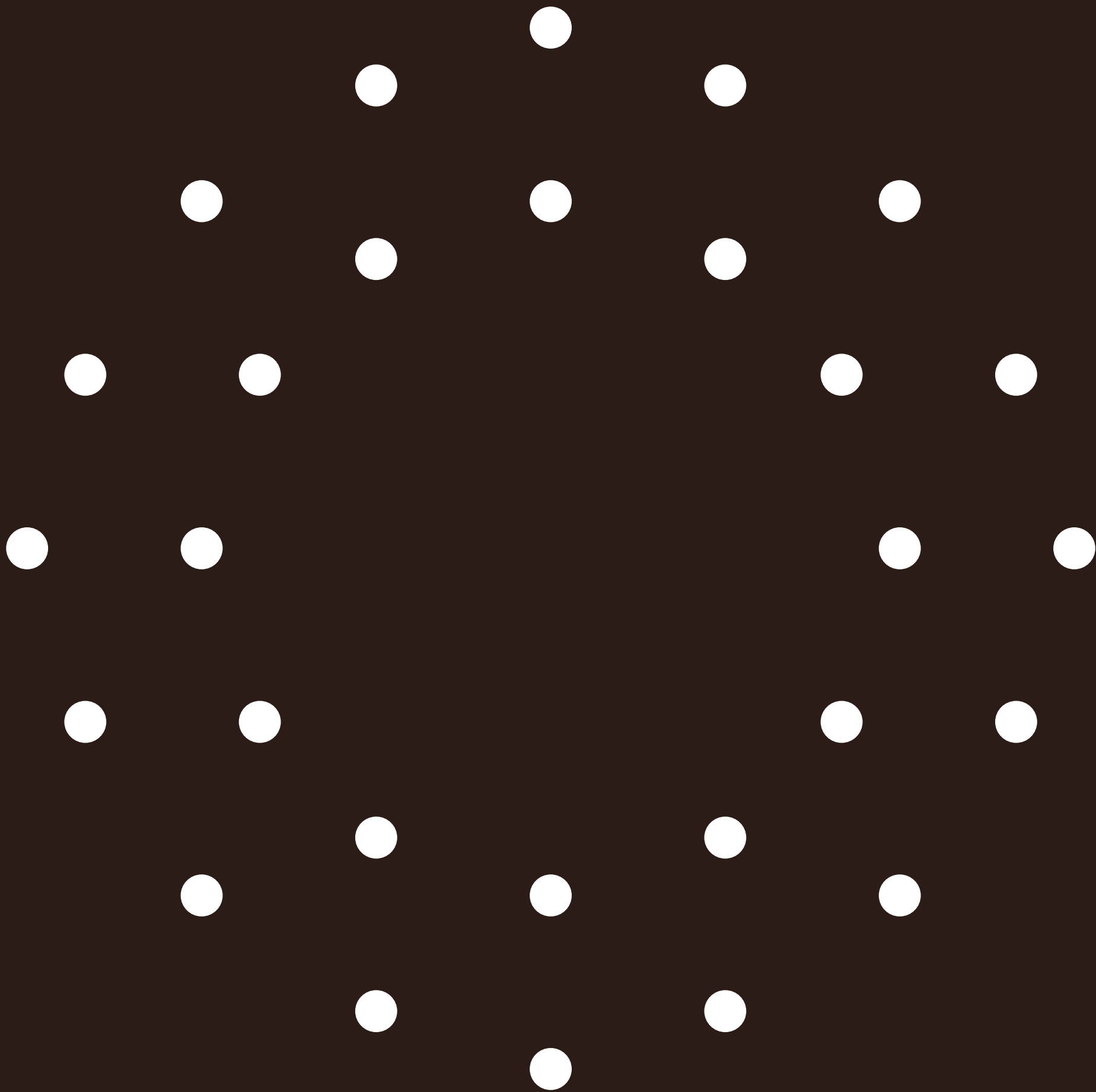




CENTRA
STUDIOS





At the doorstep of Aljunied MRT Station





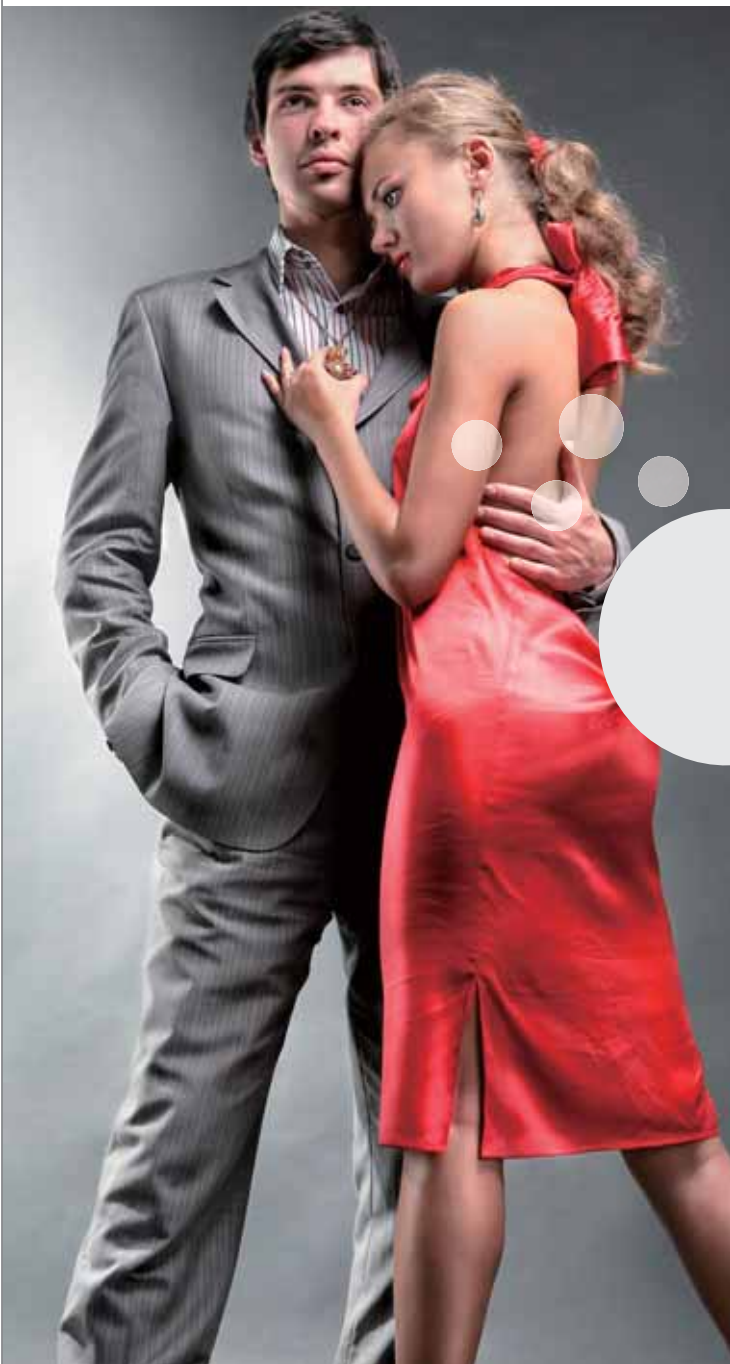
EXHILLARATE

Centra Studios is just opposite the Aljunied MRT Station, located at the edge of the city, conveniently close to everywhere.

FREEHOLD | FOREIGNERS ELIGIBLE



CENTRA
PROJECT



EVERLASTING

Centra Studios comprises only 51 exclusive apartments.

Built on **FREEHOLD** land, it is an ideal investment – either as a home or as investment asset for many years to come.

CENTRAL

Centra Studios is in close proximity to everywhere that matters.

Whether it is engaging in sports at **East Coast Park**, immersing in performances at **The Esplanade**, traveling to work in the **Central Business District** or simply entertaining yourself at any of two Integrated Resorts, all of the desired destinations are just a moment away.

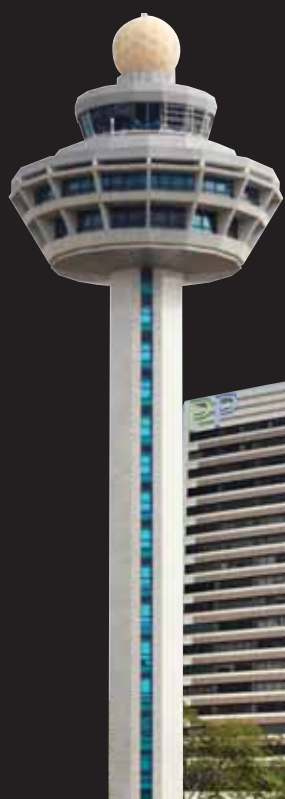
20 mins
CHANGI AIRPORT

10 mins
PARKWAY PARADE

10 mins
EAST COAST PARK

2 mins
ALJUNIED MRT

10 mins
SINGAPORE FLYER



- Only 1 stop to Paya Lebar MRT Interchange, linked to Circle Line.
- A mere 4 stops to City Hall MRT Interchange, to hop onto another MRT to **Marina Bay Sands**, just 2 stops away.
- Only 7 stops to Changi International Airport.
- Just 7 stops to Outram MRT Interchange, to ride to **Sentosa & Resorts World**, just another 2 stops away.

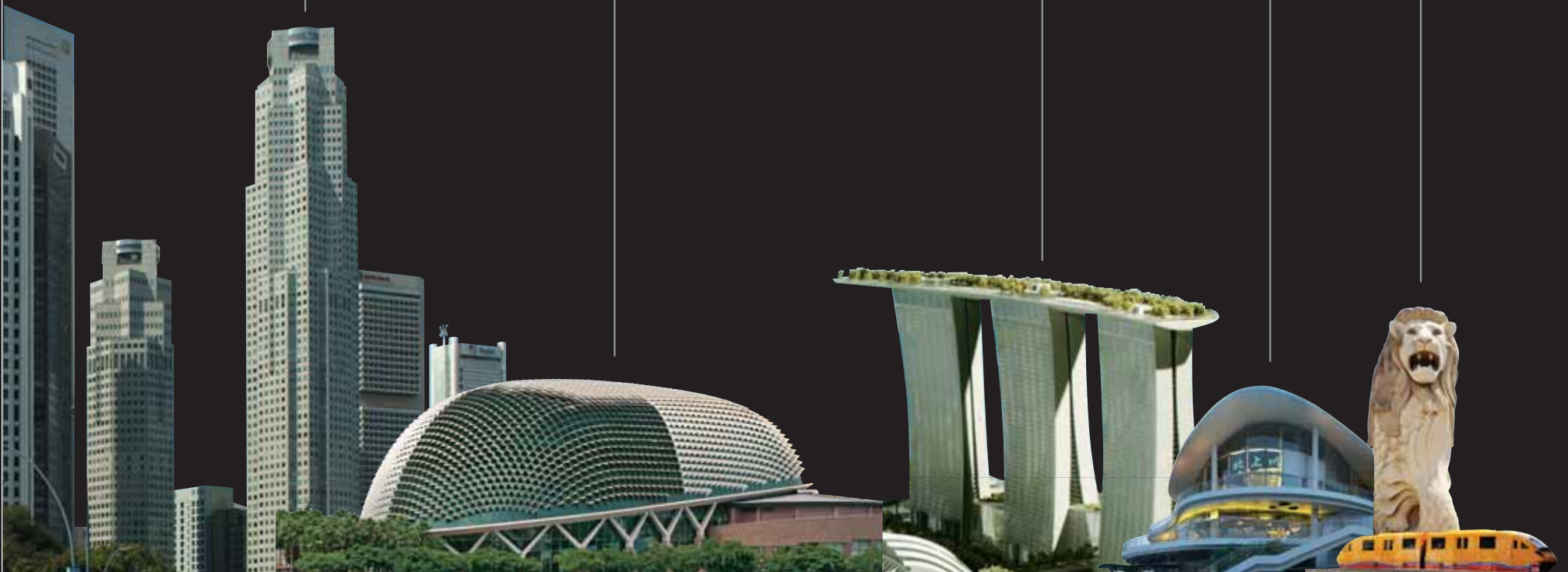
13 mins
CENTRAL BUSINESS DISTRICT

12 mins
ESPLANADE

17 mins
MARINA BAY SANDS

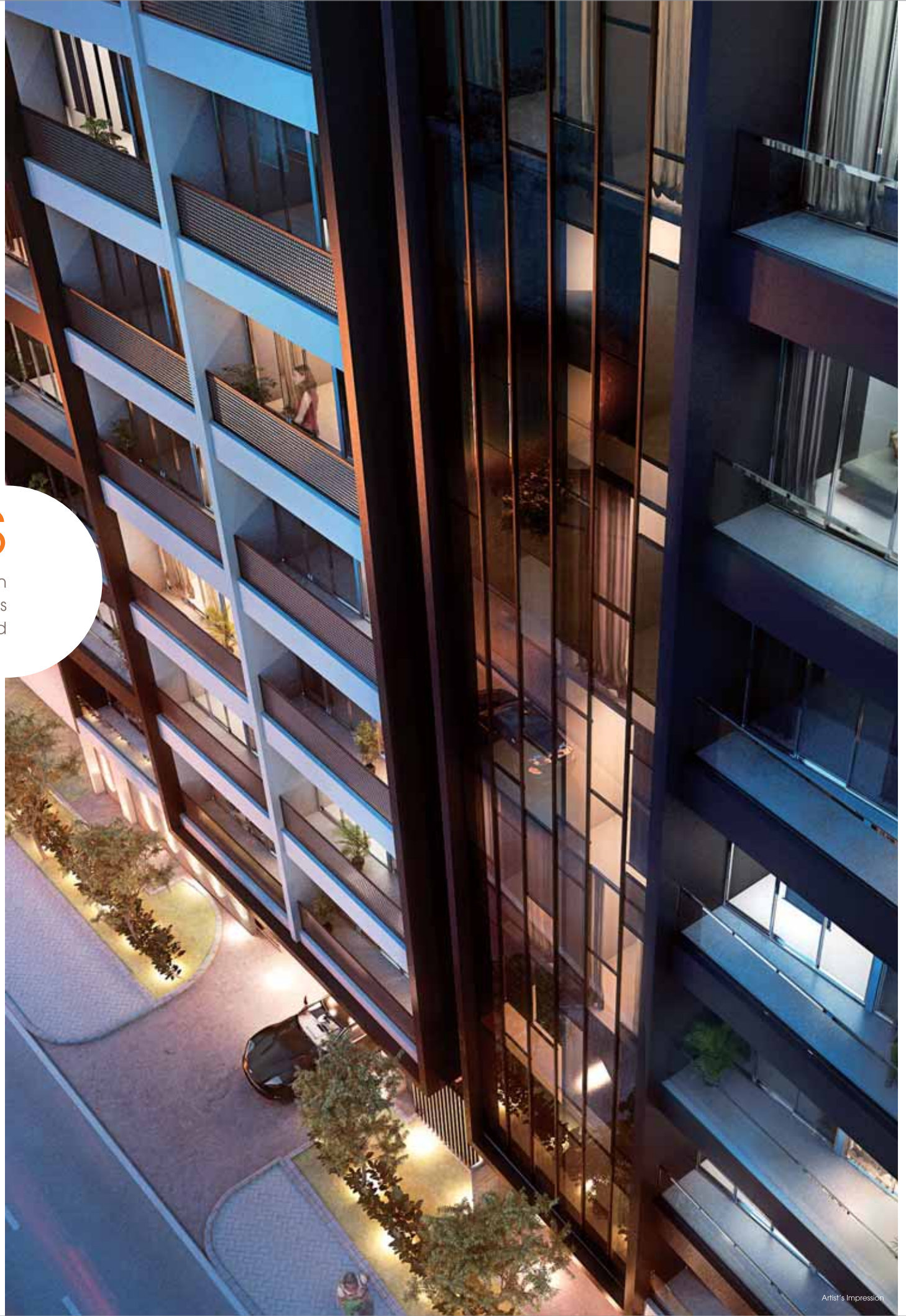
19 mins
VIVOCITY

28 mins
SENTOSA



IMPRESS

The sleek design and modern architecture of Centra Studios makes it an outstanding and attractive investment.





FOOD HAVEN

Centra Studios is surrounded by food outlets and restaurants, where feast of delectable food are readily available.

ACCESSIBILITY

Excellent road network to just about anywhere in Singapore! The Pan-Island Expressway (PIE), East Coast Parkway (ECP), Kallang Expressway (KPE) are just a short drive away.

AMENITIES

Shopping needs are easily met by all the nearby shops and the commercial Regional Centre surrounding Paya Lebar MRT Station.

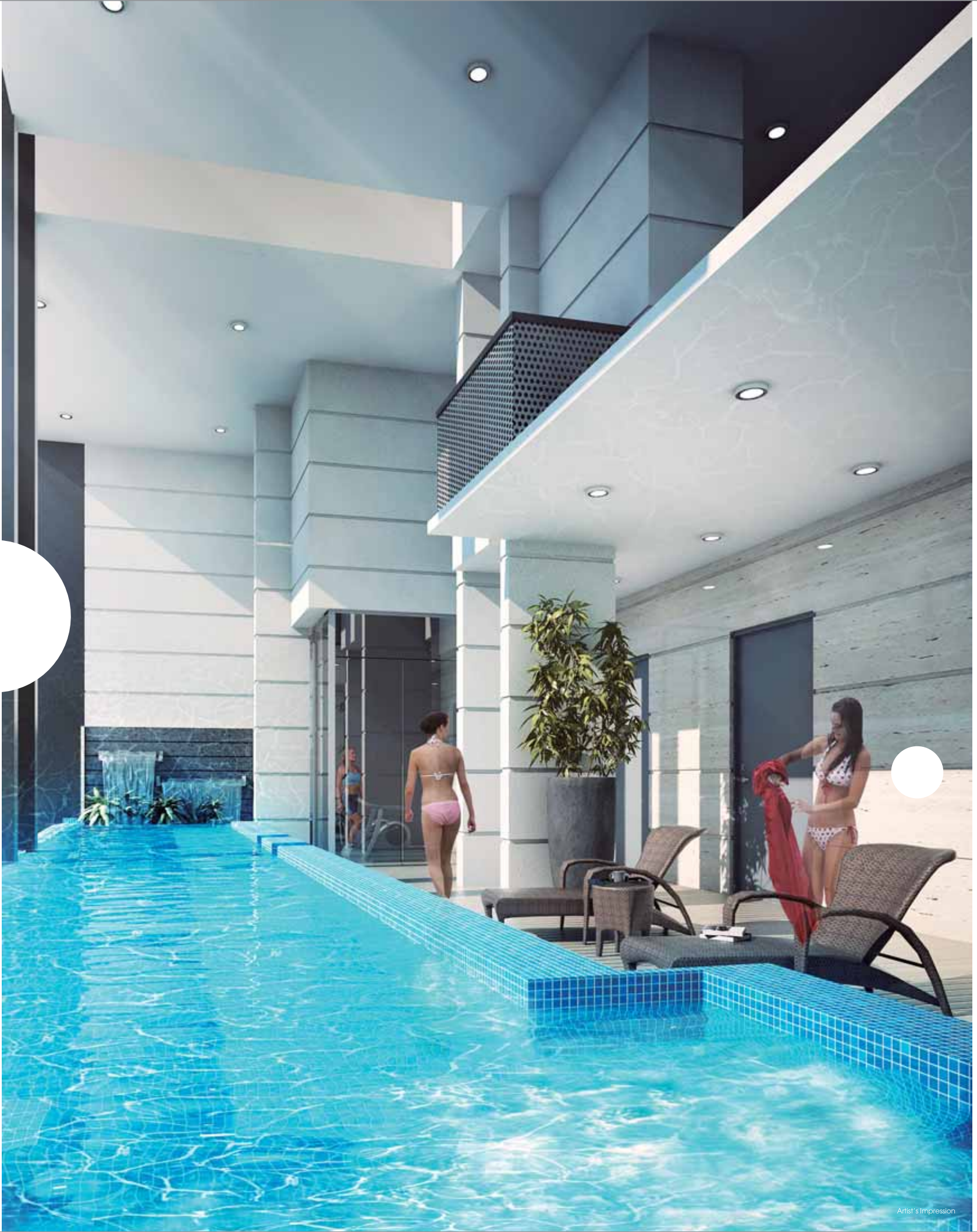




RELAX

Work out in the **gymnasium** to tone your muscles. Enjoy a dip in the **pool** or soak yourself in the **jacuzzi**. Or simply, just relax on the **pool deck** after a hard day's work.





FACILITIES

- 1 Swimming Pool
- 2 Pool Deck
- 3 Jacuzzi
- 4 Cascading Water Feature
- 5 Barbeque Pit
- 6 Gymnasium
- 7 Car Park
- 8 Landscaping





Impressions Only



Impressions Only



The modern kitchen comes fully equipped with state-of-the-art German BOSCH appliances.

With the **fridge** and **washer-cum-dryer fully integrated** into the kitchen cabinets, it features clean and neat lines in your home. The **electric ceramic hob** and **hood** further enhance your experience in the kitchen.

 DURAVIT

Finishing it with exquisite touches are modern DURAVIT sanitary wares from Germany.



Impressions Only



GROHE

ENJOY WATER®

The toilet tap fittings are the latest design by Grohe from Germany, to heighten your experience at home, knowing that form and function should work together.



FRONT FACING

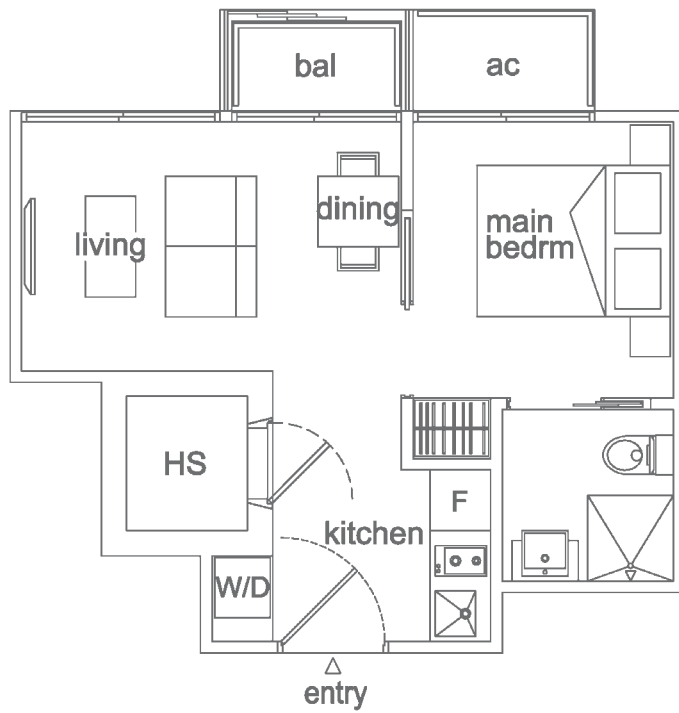
8th storey	H1 #08-08	G1 #08-07	F1 #08-06	E #08-05	D2 #08-04
7th storey	H1 #07-08	G1 #07-07	F1 #07-06	E #07-05	D1 #07-04
6th storey	H1 #06-08	G1 #06-07	F1 #06-06	E #06-05	D1 #06-04
5th storey	H1 #05-08	G1 #05-07	F1 #05-06	E #05-05	D1 #05-04
4th storey	H1 #04-08	G1 #04-07	F1 #04-06	E #04-05	D1 #04-04
3rd storey	H1 #03-08	G1 #03-07	F1 #03-06	E1 #03-05	D1 #03-04
2nd storey	H #02-08	G #02-07	F #02-06	E #02-05	D #02-04
1st storey	CAR PARKING				

REAR FACING

8th storey		B1 #08-02	A1 #08-01	CAR PARKING
7th storey	C #07-03	B #07-02	A #07-01	
6th storey	C #06-03	B #06-02	A #06-01	
5th storey	C #05-03	B #05-02	A #05-01	
4th storey	C #04-03	B #04-02	A #04-01	
3rd storey			A #03-01	
2nd storey	POOL		A #02-01	
1st storey	CAR PARKING			

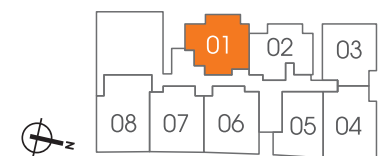
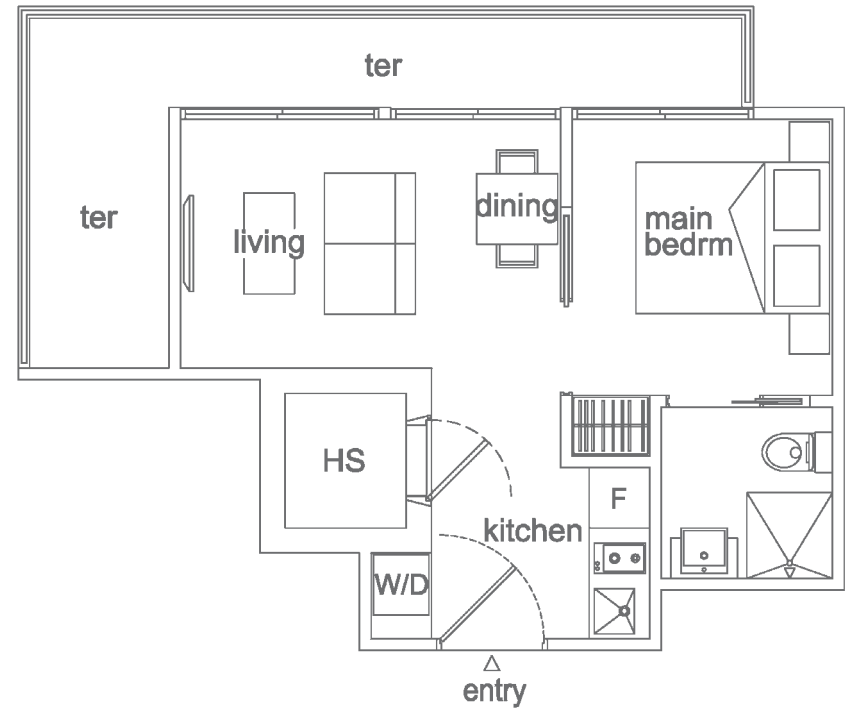
TYPE A

Unit #02-01 to #07-01
Area 35 sqm / 377 sqft
(inclusive of A/C ledge & balcony)



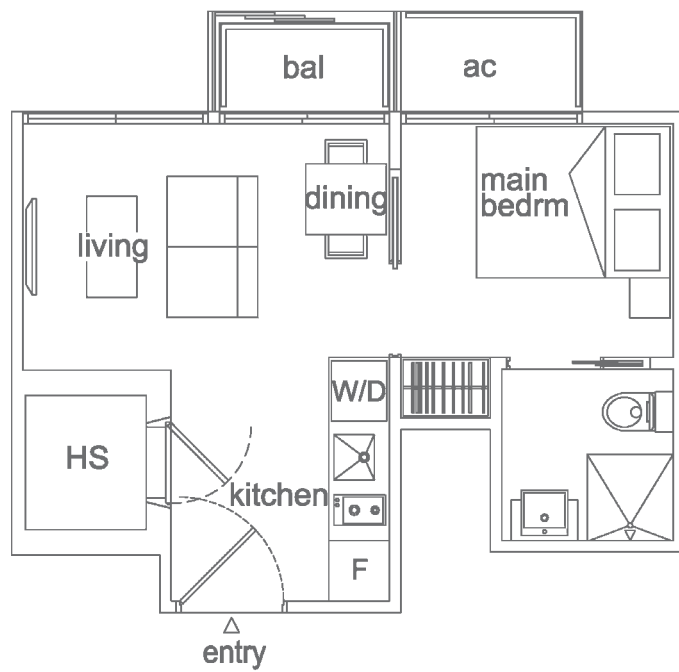
TYPE A1

Unit #08-01
Area 42 sqm / 452 sqft
(inclusive of terrace)



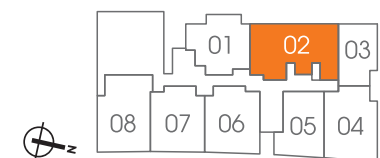
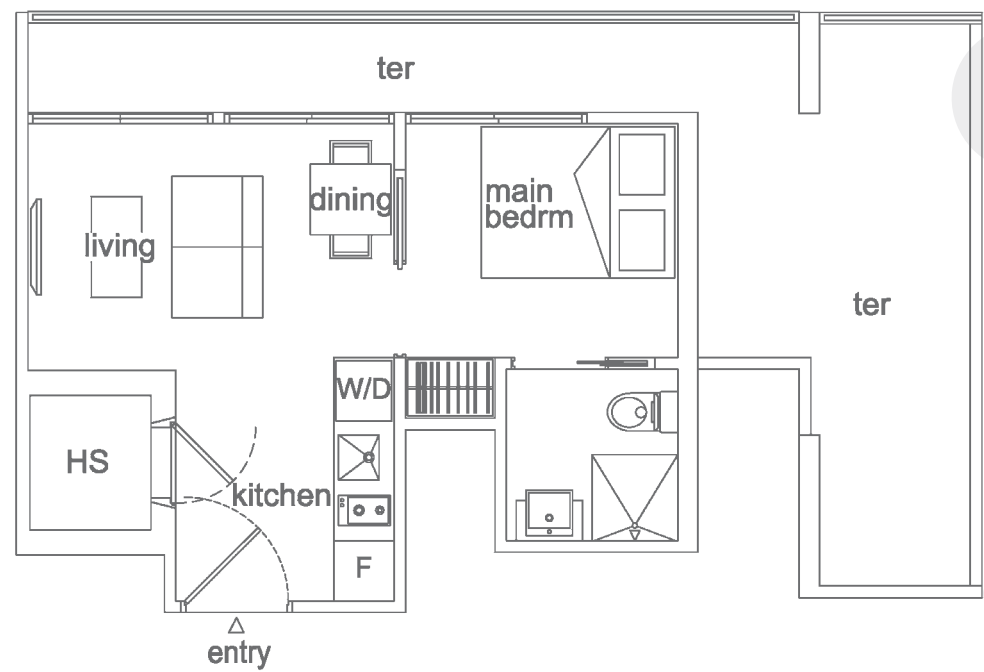
TYPE B

Unit #04-02 to #07-02
Area 32 sqm / 344 sqft
(inclusive of A/C ledge & balcony)



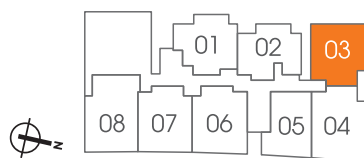
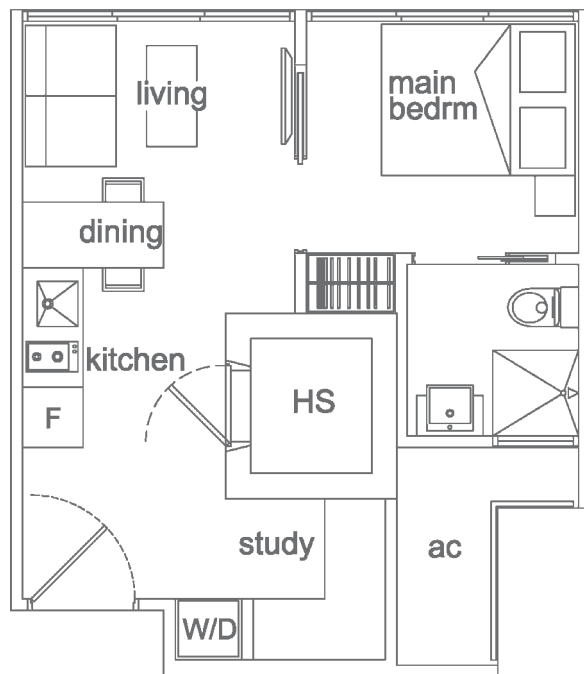
TYPE B1

Unit #08-02
Area 49 sqm / 527 sqft
(inclusive of terrace)



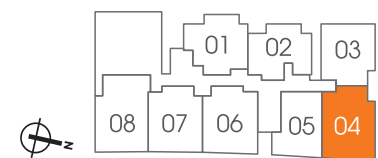
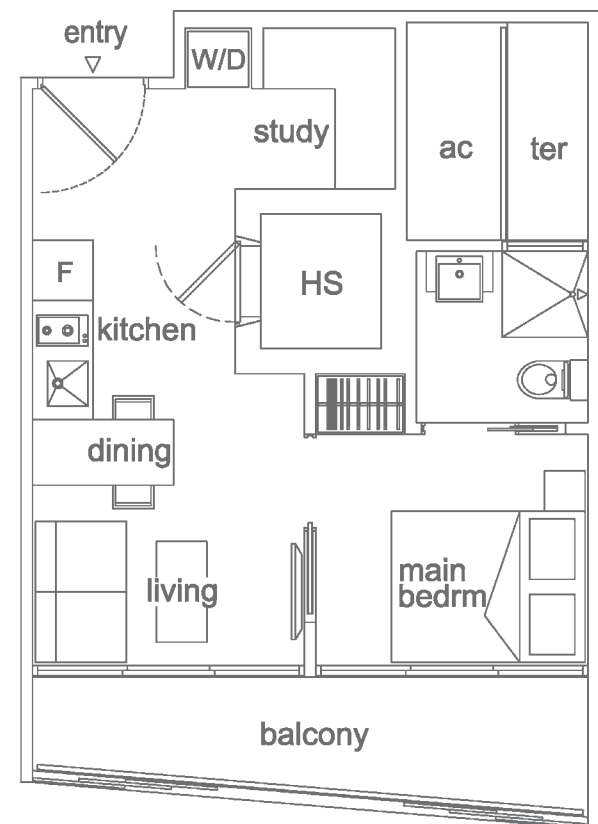
TYPE C

Unit #04-03 to #07-03
Area 35 sqm / 377 sqft
(inclusive of A/C ledge)



TYPE D

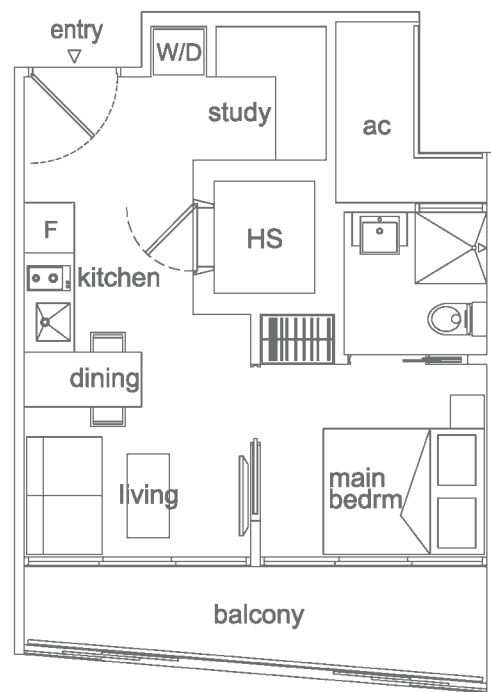
Unit #02-04
Area 44 sqm / 474 sqft
(inclusive of A/C ledge, balcony & terrace)



TYPE D1

Unit #03-04 to #07-04
Area 43 sqm / 463 sqft

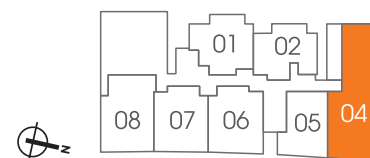
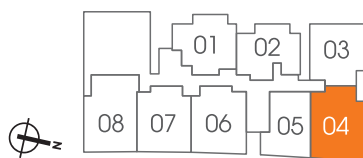
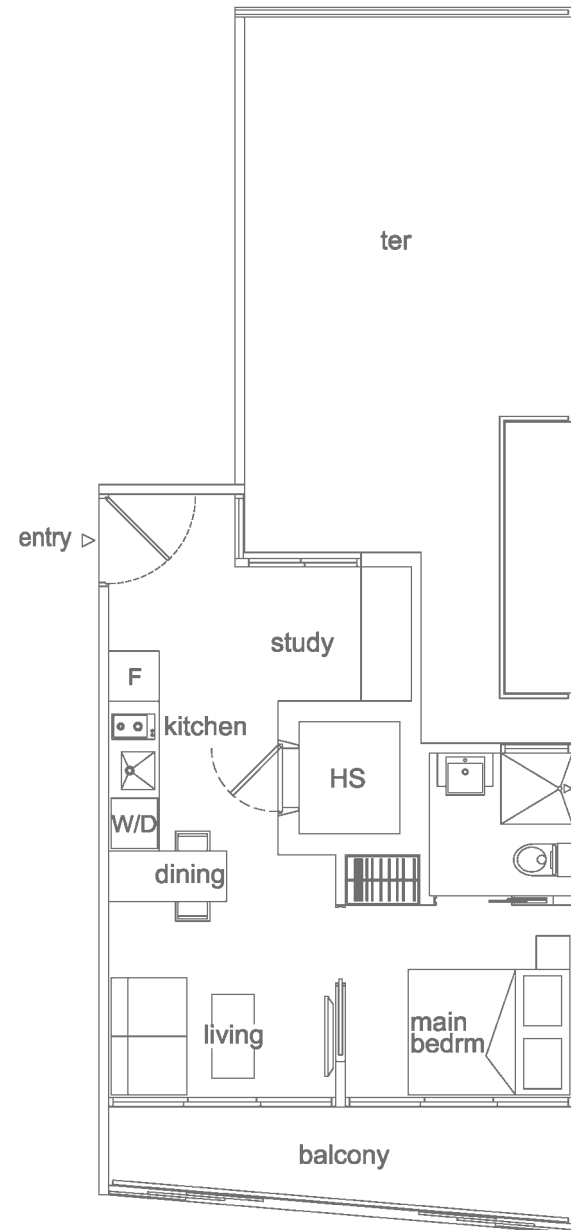
(inclusive of AC ledge & balcony)



TYPE D2

Unit #08-04
Area 71 sqm / 764 sqft

(inclusive of balcony & terrace)

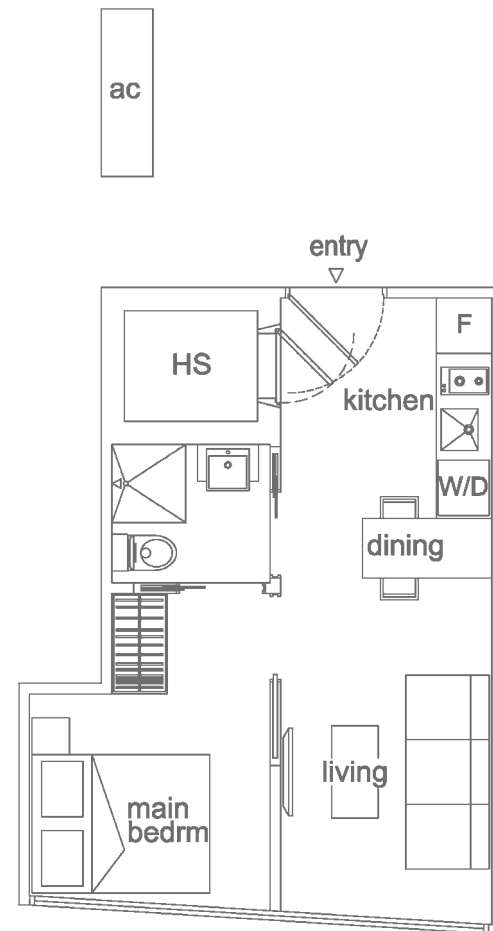


TYPE E

Unit #02-05, #04-05 to #08-05

Area 32 sqm / 344 sqft

(inclusive of A/C ledge)

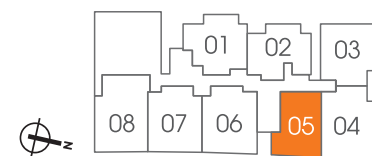
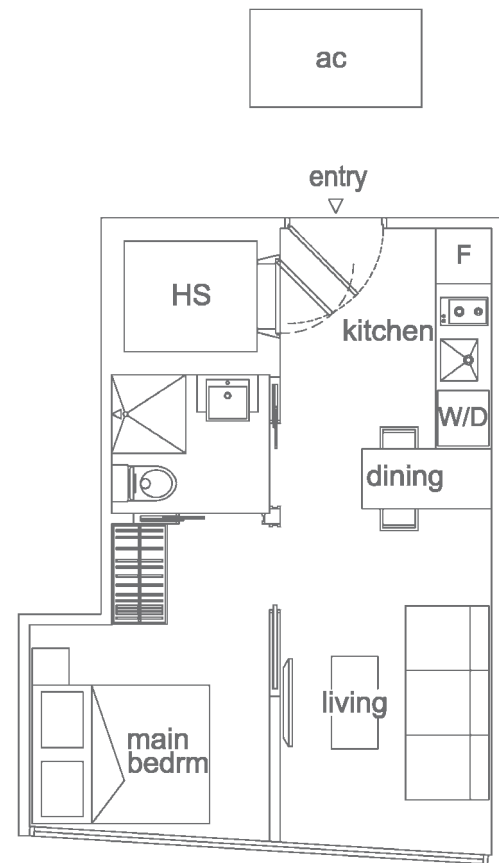


TYPE E1

Unit #03-05

Area 33 sqm / 355 sqft

(inclusive of A/C ledge)

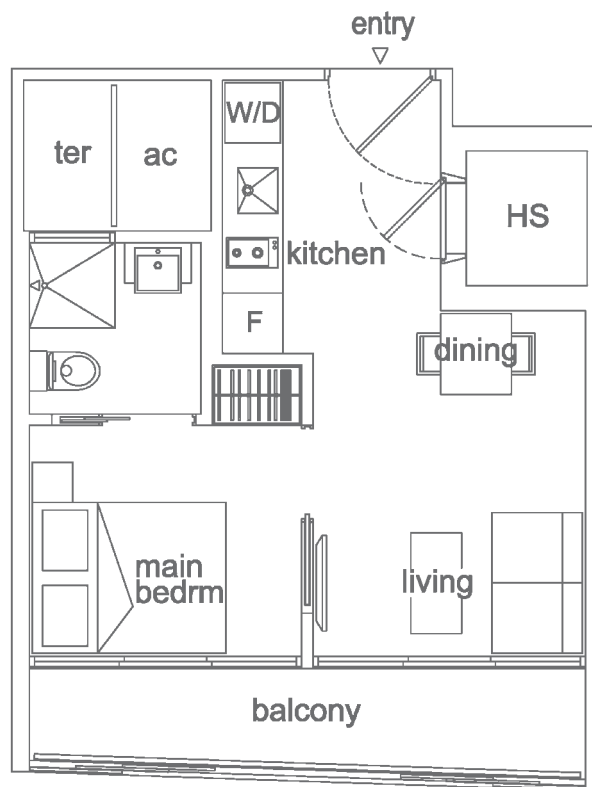


TYPE F

Unit #02-06

Area 41 sqm / 441 sqft

(inclusive of A/C ledge, balcony & terrace)

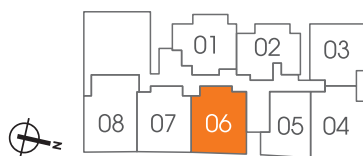
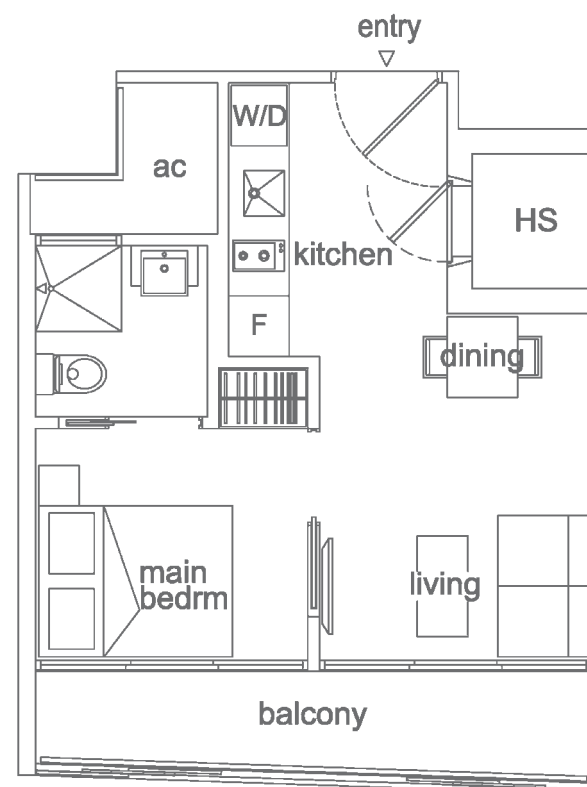


TYPE F1

Unit #03-06 to #08-06

Area 39 sqm / 420 sqft

(inclusive of A/C ledge & balcony)

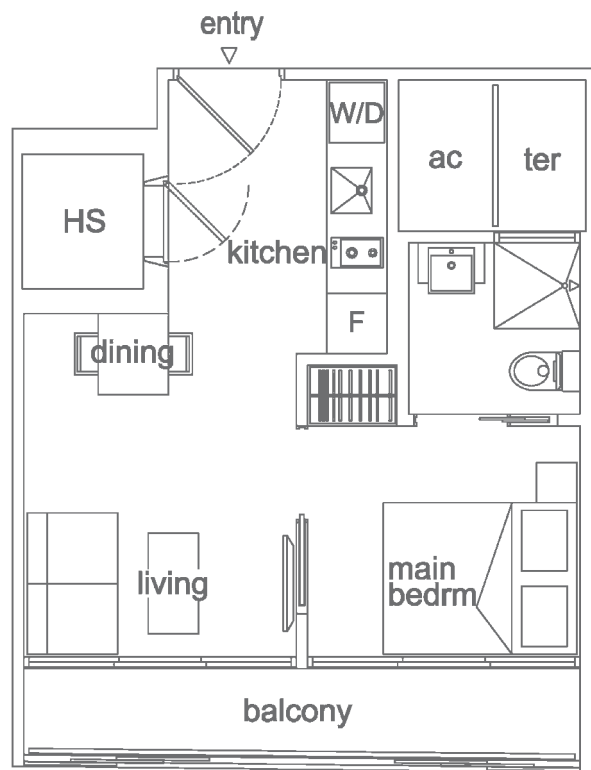


TYPE G

Unit #02-07

Area 40 sqm / 431 sqft

(inclusive of AC ledge, balcony & terrace)

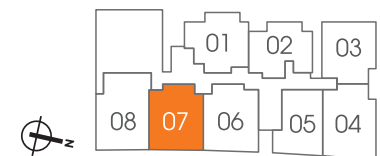
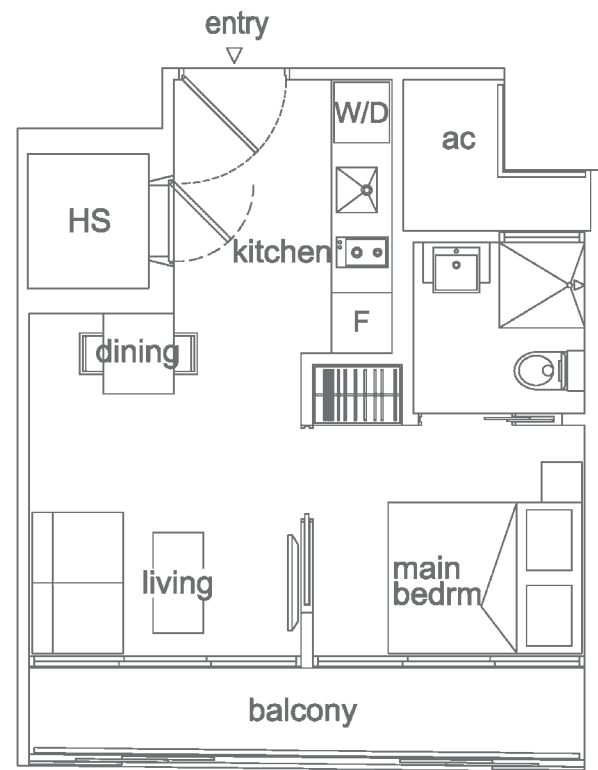


TYPE G1

Unit #03-07 to #08-07

Area 38 sqm / 409 sqft

(inclusive of AC ledge & balcony)

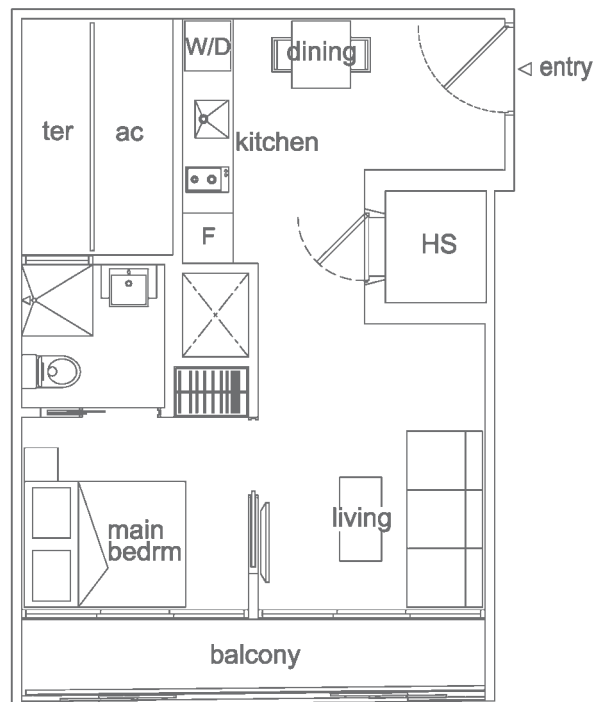


TYPE H

Unit #02-08

Area 48 sqm / 517 sqft

(inclusive of AC ledge, balcony & terrace)

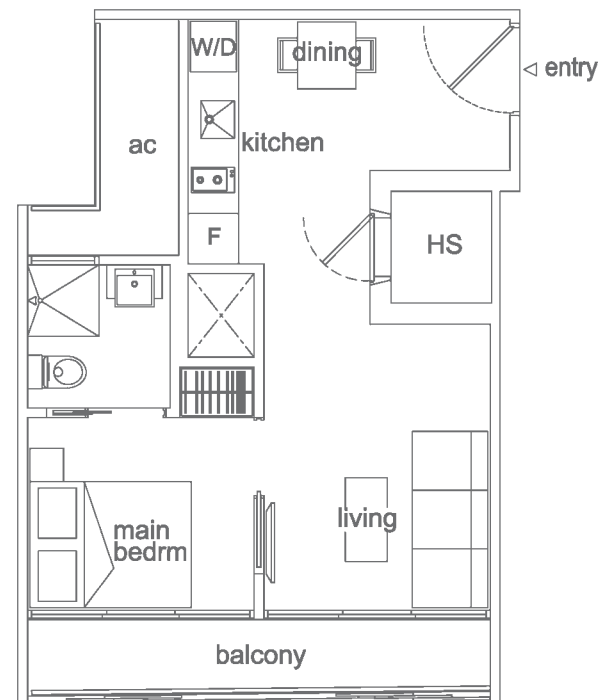


TYPE H1

Unit #03-08 to #08-08

Area 45 sqm / 484 sqft

(inclusive of A/C ledge & balcony)



SPECIFICATIONS

1. FOUNDATION

Reinforced concrete foundation to engineer's requirements

2. SUPER-STRUCTURE

Reinforced concrete structure to engineer's requirements

3. WALLS

- External - Pre-cast Concrete Panels and/or Common clay brick to Architect & Engineer's requirements
- Internal - Pre-cast Concrete Panels and/or Common clay brick to Architect & Engineer's requirements

4. ROOF

Reinforced concrete flat roof.

5. CEILING

- Living/ Dining/ Bedrooms/ Household Shelter, Balcony & Private Terrace - Skim coat and/or plaster ceiling boards with emulsion Paint to Architect's selection
- Bathroom/Kitchen - Skim coat with emulsion paint to Architect's selection
- Moisture resistant plaster ceiling boards with emulsion paint finish to Architect's selection

6. FINISHES

- Wall (For Apartments)*
- Living/Dining/Bedrooms/Kitchen/ Household Shelter/Balcony Bathroom - Cement and Sand plaster and/or skim coat with emulsion paint to Architect's selection
- Homogenous and/or Ceramic tiles lay up to false ceiling height (exposed area only) to Architect's design
- Wall (For Common Areas)*
- 1st Storey Lift Lobbies/ Typical Lift Lobbies/ Staircases - Cement and sand plaster and/or skim coat with emulsion paint to Architect's selection
- Wall (For Common Areas)*
- External Wall - Cement and sand plaster and/or skim coat with weather resistant paint to Architect's selection
- Floor (For Apartments)*
- Living/Dining/kitchen/Bedroom/Study Bathroom - Compressed marble and/or Homogeneous tiles to Architect's selection
- Household Shelter/Balcony/ Private Terrace - Ceramic and/or homogenous tiles to Architect's selection
- Planter box - Cement & Sand screeding
- A/C Ledge - Cement & Sand screeding
- Floor (Common Areas)*
- a) 1st storey lift lobbies - Homogenous and/or Ceramic tiles to Architect's selection
- b) Typical lift lobbies - Homogenous and/or Ceramic tiles to Architect's selection
- c) Staircases - Cement & sand screed with nosing tiles to Architect's selection
- d) Sky Terrace/Sun deck/Pool Area - Timber deck to Architect's selection
- e) Swimming Pool - Mosaic and/or ceramic tiles to Architect's selection
- f) Walkway/Pavement - Pebbles wash and/or Homogenous and/or ceramic tiles to Architect's selection

7. WINDOWS

Powder coated aluminium framed windows with approx. 6mm thick tinted float glass to Architect's selection.

8. DOORS

- a) Main Entrance - Fire-rated timber door to Architect's design
- b) Bedrooms/Bathrooms - Semi-hollow core timber door to Architect's design
- c) Household Shelter - Approved blast door
- d) Ironmongery - Locksets and hinges to Architect's selection

9. RAILINGS

Stainless steel and/or mild steel with paint to Architect's selection.

10. SANITARY WARES AND FITTINGS

- Bathroom*
- a) 1 shower cubicle with shower mixer, rain shower head and shower set to Architect's selection
- b) 1 wash basin and mixer tap to Architect's selection
- c) 1 water closet to Architect's selection
- d) 1 mirror to Architect's design
- e) 1 toilet paper holder to Architect's selection

11. ELECTRICAL INSTALLATION/TELEPHONE/TV/FM

- a) All electrical wiring are concealed in floor and wall in conduits wherever possible except for electrical wiring above false ceiling, household shelter, and DB cabinet will be exposed in trunking and/or conduits
- b) Refer to Electrical Schedule for details

12. LIGHTNING PROTECTION SYSTEM

- a) Lightning Protection System shall be provided in accordance with Singapore Standard CP33 1996.

13. PAINTING

- a) External Walls - Spray textured coating and/or Weather-resistant emulsion paint to Architect's selection
- b) Internal Walls - Emulsion paint to Architect's selection

14. WATERPROOFING

- a) Waterproofing is provided to floors of Bathrooms, Kitchen, Balcony, W.C., R.C. flat roof, Planter Box and where required.

15. DRIVEWAY & CARPARK

- a) Surface Driveway - Interlocking pavement and/or concrete imprint to Architect's selection
- b) Mechanical Carpark Systems - According to specialist's specifications

16. RECREATIONAL FACILITIES

- a) Swimming Pool e) Gymnasium
- b) Jacuzzi f) BBQ Area
- c) Cascading Water Feature g) Landscaping
- d) Sky Terrace/Sun Deck

17. OTHER ITEMS

- a) Kitchen Cabinets - High and low kitchen cabinets with solid surface work top complete with sink and mixer to Architect's design & selection
- b) Kitchen Appliances - Cooker Hob and cooker hood, integrated fridge and washer-cum-dryer to Architect's selection
- c) Bedroom Wardrobes - Built-in wardrobes to all bedrooms to Architect's design & selection
- d) Air-conditioning - Multi-split air-conditioning to all Bedrooms and Living/ Dining to M & E Engineer's requirements
- f) Audio/Intercom System - Gate post with audio intercom to apartment units to M & E Engineer's selection
- g) Electric Water Heater - Hot water supply to all bathrooms and kitchen except W.C. to M & E Engineer's requirements
- h) Soil Treatment - Anti-termite soil treatment by specialist's specifications
- i) Cable vision - Provision of cable and outlet only

Note:

Marble, Limestone and Granite

Marble, limestone 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. White such material can be pre-selected before installation, this non-conformity in the marble, limestone or granite as well as non-uniformity between pieces 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, limestone or granite selected and installed shall be subject to availability.

Timber

Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

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.

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 (SCV) and/or internet services 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 respective subscription channels and/or internet access.

Wardrobes, 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 design.

Air-conditioning System

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

Internet Access

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

Description of Common Property

Common Facilities such as, swimming pool, sky terrace/sun deck, gymnasium, BBQ pit and landscaping are to be held as common property as defined in the Building Maintenance and Strata Management Act 2004 and the Land Title(Strata) Act, Cap 158.

Common Area

Management Room & Sentry Post are not provided.

Purpose of Building Project and Restriction as to Use

The building project is strictly for residential occupation only. Private car parks are provided. The open roof terrace/PES is not to be enclosed or roofed over.

Additional Notes

While every reasonable care has been taken in preparation of this brochure, the developer and its agent cannot be held responsible for the inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representation of fact. All information and specifications, renderings, visual representations, and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities.

Materials, Fittings, Equipment, Finishes, Installation 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.

All information, specifications and statements herein shall not be treated to form part of an offer or contract. Floor plans are subject to amendments as may be required by the relevant authorities. Visual representations, model, showflat displays and illustrations, photographs, art renderings and other graphic representations and references, not limited to landscape and furniture, are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are only approximate measurements and subject to final survey.

The Sales & Purchase Agreement shall form the entire agreement between the developer and purchaser and shall supersede all statements, representations or promise made prior to the signing of the Sales & Purchase Agreement and shall in no way modified by any statements, representations or promise made by the developer or the Marketing agents.

ELECTRICAL SCHEDULE

Type	Lighting Point	Power Points	Isolator	TV Point	Tele-phone Point	Water Heater	Cooker	Hood	Door Bell
A	7	5	1	2	2	1	1	1	1
A1	8	6	1	2	2	1	1	1	1
B	7	5	1	2	2	1	1	1	1
B1	8	6	1	2	2	1	1	1	1
C	7	5	1	2	2	1	1	1	1
D	9	7	1	2	2	1	1	1	1
D1	8	6	1	2	2	1	1	1	1
D2	8	6	1	2	2	1	1	1	1
E	6	4	1	2	2	1	1	1	1
E1	6	4	1	2	2	1	1	1	1
F	7	5	1	2	2	1	1	1	1
F1	7	5	1	2	2	1	1	1	1
G	7	5	1	2	2	1	1	1	1
G1	7	5	1	2	2	1	1	1	1
H	7	5	1	2	2	1	1	1	1
H1	7	5	1	2	2	1	1	1	1

Developer: Pinnacle Realty Pte Ltd • Housing Developer License No.: C0658 • Tenure Of Land: Freehold
 • Legal Description: 2196A & 97365M Of Mukim 24 • Building Plan Approval No.: A1276-00496-2010-BP01
 Dated 20 May 2010 • Expected Date Of Delivery Of Vacant Possession: No Later Than 31 Jan 2015
 • Expected Date Of Legal Completion: No Later Than 31 Jan 2018

JOINTLY DEVELOPED BY:



SOLE MARKETING AGENT:

