

gilstead TWO

Life in this city is exhilarating. Nothing seems to stop:
there's always so much to see, to do, to learn.

*At GILSTEAD TWO, every aspect, every feature of this enclave is
about simplicity. It has been thoughtfully
designed to infuse tranquility.*

But aren't there moments when you wish you could
tune out the intensity and excitement...

And hit the pause button...



SERENITY *in*
the heart of the city...

- each unit faces the city or Bukit Timah
- natural tones and textures of the white oak flooring enhances the open plan design and invite bare feet
- the large balcony is virtually an outdoor room extending from the living area, an ideal spot to enjoy some quiet time

*An original art work
individualizes each unit*

- each apartment is fitted with a lightbox by David Hiscock; so no pieces are the same
- dimmers fitted on the lightbox can be adjusted to set the ambience from a vibrant art work that takes centre stage to a glow that inspires calm and relaxation
- David is UK's leading multimedia artist. He has worked with Donna Karan, Sir Paul McCartney, Mick Jagger and leading brands such as Hyatt Hotels, Nike and Mercedes Benz
- he is working exclusively with SDB for its developments in Malaysia and Singapore

*The elegantly fitted kitchen
offers surprising scope for culinary artistry...*





- the integrated living and dining area provides an open feel
- the kitchen counter has a recessed worktop with built-in induction hob and hood

*Your comfort & convenience
lie at the heart of the design*

- the counter also features a unique and efficient built-in dining table specially designed by SDB
- the seamless kitchen which opens up into the living area offers the perfect setting for personalization



*To sleep & dream
wonderful dreams...*


- the master bedroom comes with a built-in wardrobe giving the room a modern feel
- the master bathroom features a rain shower and invigorating wall mounted water jets



*Just imagine,
a second room could be so much more...*



- The second room can be converted for a wide range of uses – a library, studio, study or hobby room



*At the hydrotherapy pool,
wash away the stresses of life...*

the hydrotherapy pool offers a circuit designed for relaxation:

- full-body massage lounger
- swan neck with water jets help to loosen stiff joints at the head, shoulder and upper back
- the “*Stormwalk*” high pressured jets target the lower back, hips and thigh
- water jets at the base of the “*Stormwalk*” help to soothe your tired soles



At the pool deck, go with the flow...

- level 6 features the hydrotherapy pool, lap pool, children's pool and BBQ facilities
- the floating gym looks into the pool and the greenery beyond; which provides an inspirational view as you exercise

- hedges and lush planting separates this quiet corner from the BBQ area and children's playground



- the landscaping at GILSTEAD TWO include a Secret Garden; an outdoor private lounge



only two GARDEN VILLAS...

- villas that combine the best of high-rise living with living in a landed property
- each unit will have the luxury of a readily landscaped private garden, with direct access to the pool

*In THE PENTHOUSE, enjoy
that glorious feeling of being above it all...*



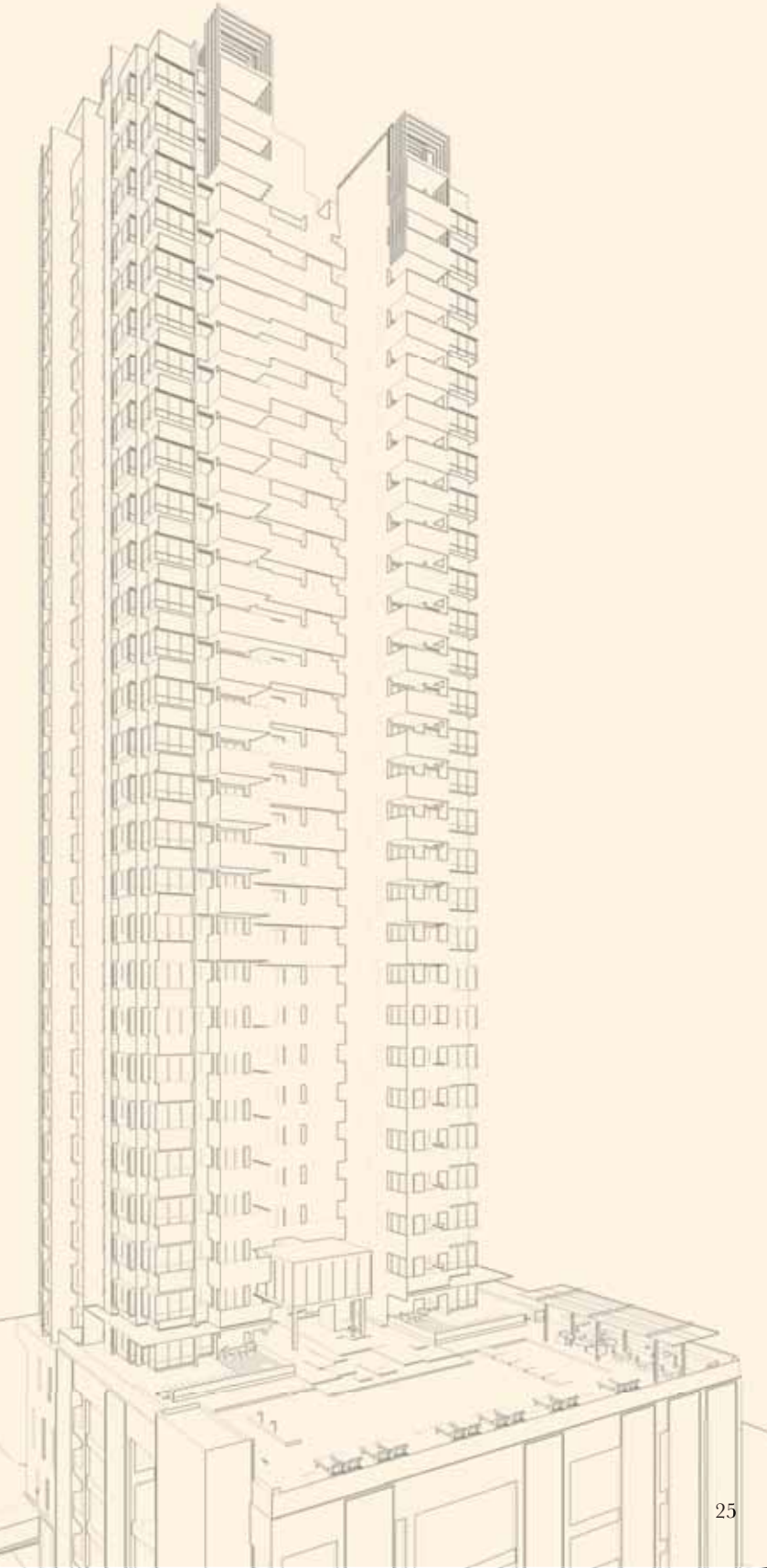
- there are two duplex penthouses, each with four bedrooms
- the master bedroom opens to a private swimming pool and a rooftop terrace garden

gilstead two

*Gilstead two speaks of understated elegance.
It invites you to rest & contemplate...*

The moment you arrive, it feels you have entered home. The public spaces are inviting with quiet corners where you can take refuge to read or just enjoy some quiet time. On entering the entrance court garden, you are greeted by cobblestones and a tranquil water feature. Your hurried pace slows down.

GILSTEAD TWO offers 108 two-bedroom units, which come in remarkably space efficient layouts. The finish is of the highest quality, with fully fitted kitchen, bedrooms and bathrooms. These well-planned designs emphasise aesthetics, enabling you to impress your own personality throughout.



site plan

- 1ST STOREY ●
- 6TH STOREY ●
- 7TH STOREY ●

Gilstead Road

Dunearn Road

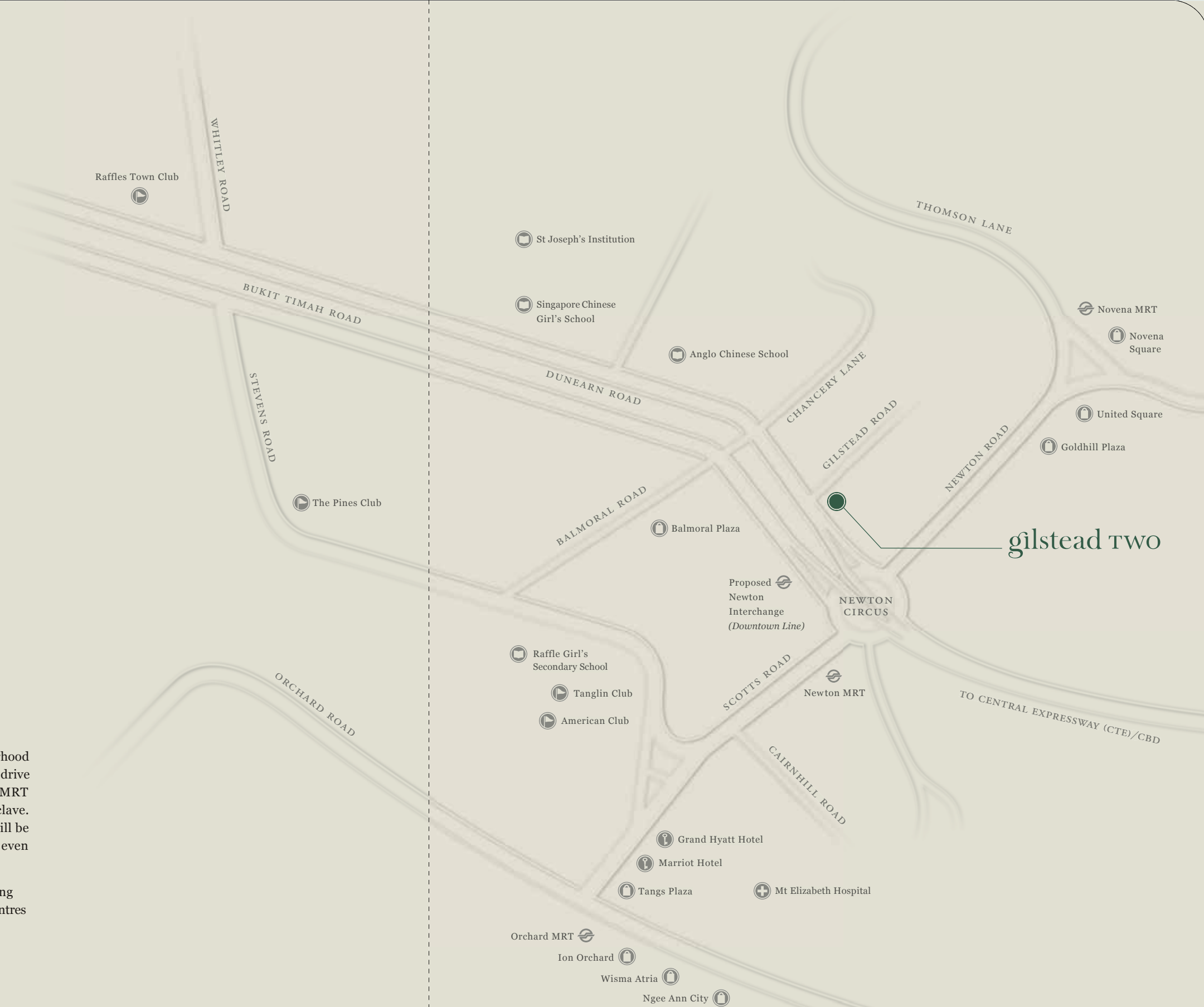


- 01 Drop-off area/ Entrance Lobby
- 02 Water Terraces
- 03 Children's Playground
- 04 Secret Garden
- 05 BBQ Area
- 06 BBQ On The Deck
- 07 Pool Deck
- 08 Children's Pool
- 09 Lap Pool
- 10 Hydrotherapy Pool
- 11 Reflective Pool Terraces
- 12 The Floating Gym

At the centre of it all...

Located in the prime Newton area, a quiet neighbourhood just off Dunearn Road, GILSTEAD TWO is just a short drive away from Orchard Road. The Newton and Novena MRT stations are both within walking distance of the enclave. The new Downtown Line - Newton Station which will be completed in 2015 is just across the road making it even more accessible.

Some of Singapore's most prestigious schools, leading hospitals, premier clubs as well as popular shopping centres are within a 2km radius of GILSTEAD TWO.

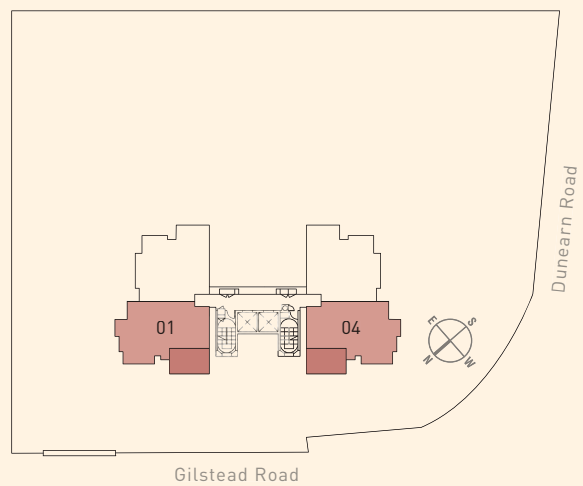


type A

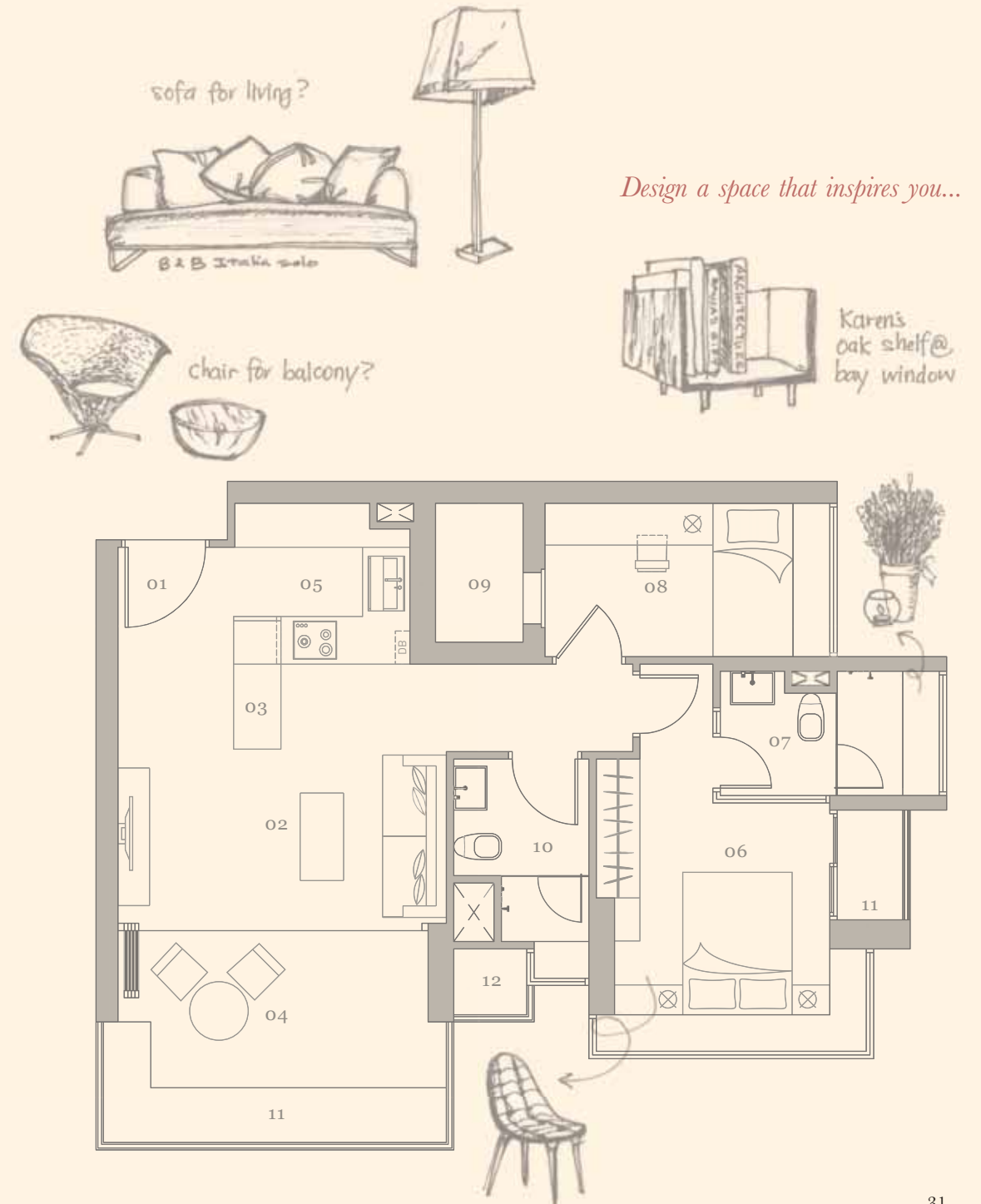
area: 84 sm/904 sf

No 06-01 TO No 31-01
No 06-04 TO No 31-04

units No 32-01 & No 32-04 will have an architectural feature at the balcony



- 01 Foyer
- 02 Living
- 03 Dining
- 04 Balcony
- 05 Kitchen
- 06 Master Bedroom
- 07 Master Bathroom
- 08 Bedroom 2
- 09 Household Shelter
- 10 Bathroom 2
- 11 Planter
- 12 AC Ledge



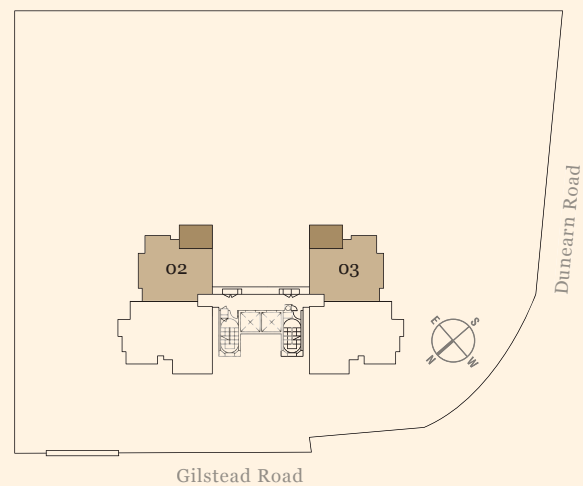
type B

area: 72 sm/775 sf

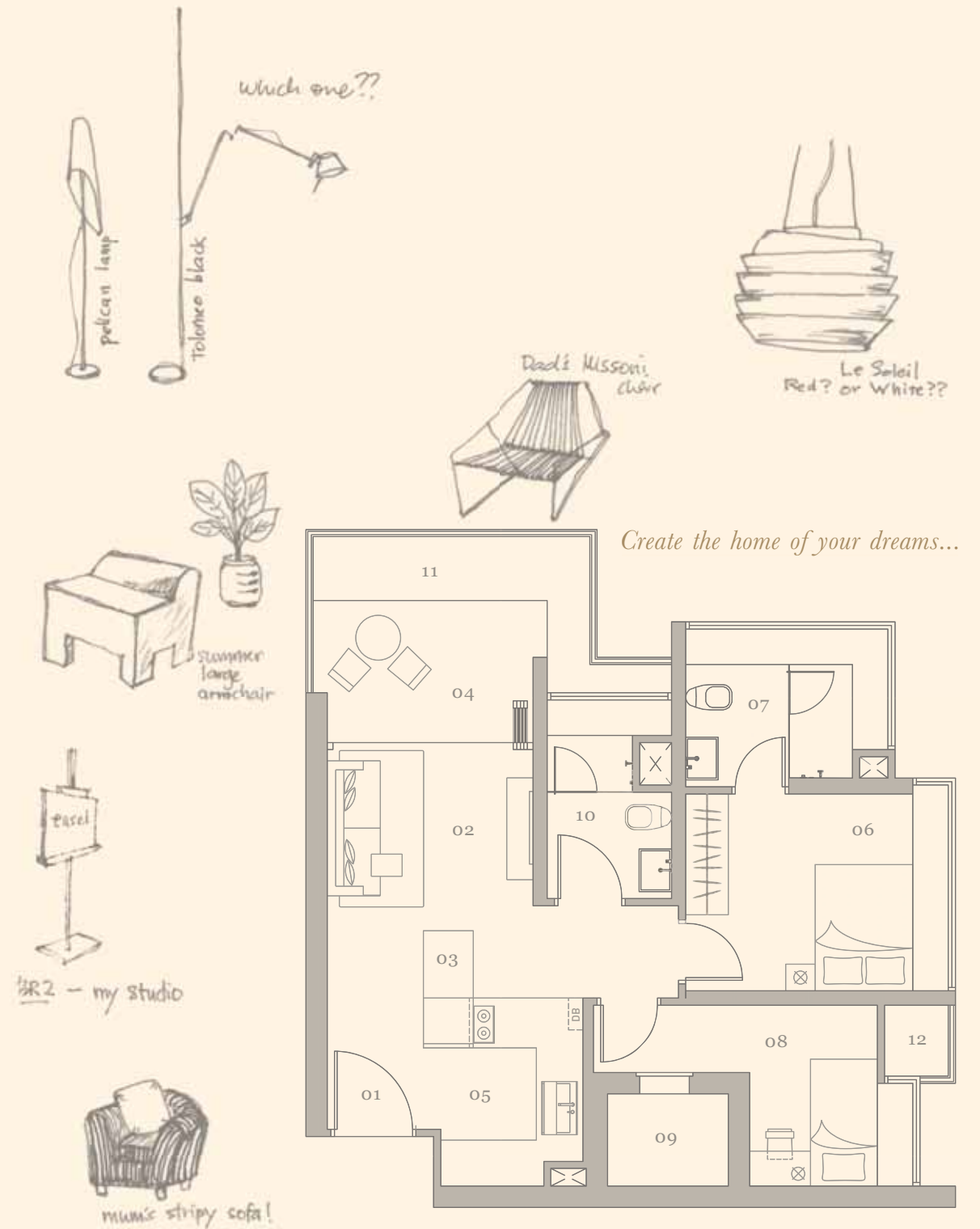
No 07-02 TO No 31-02

No 07-03 TO No 31-03

units No 32-02 & No 32-03 will have an architectural feature at the balcony



- 01 Foyer
- 02 Living
- 03 Dining
- 04 Balcony
- 05 Kitchen
- 06 Master Bedroom
- 07 Master Bathroom
- 08 Bedroom 2
- 09 Household Shelter
- 10 Bathroom 2
- 11 Planter
- 12 AC Ledge

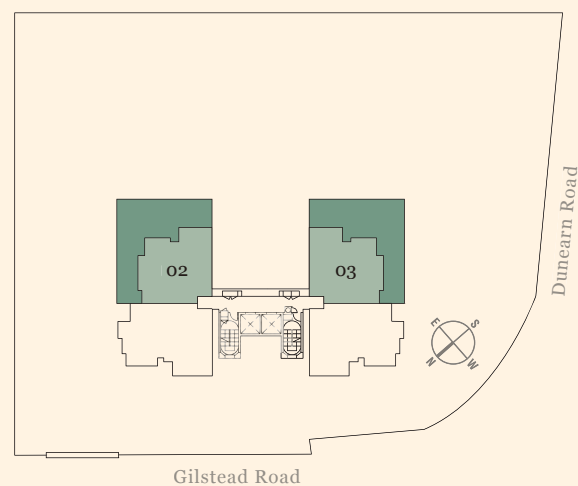


type BG

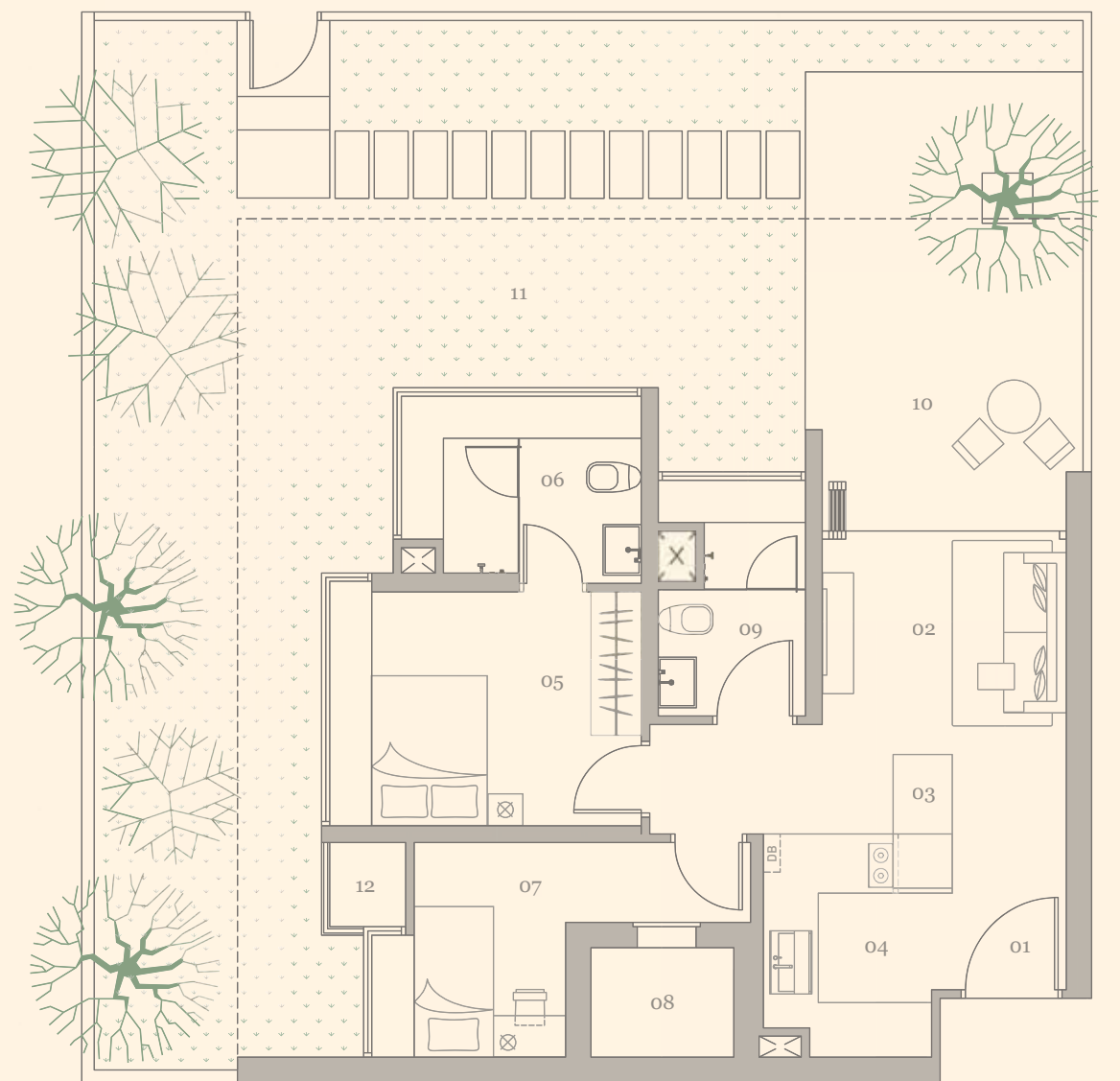
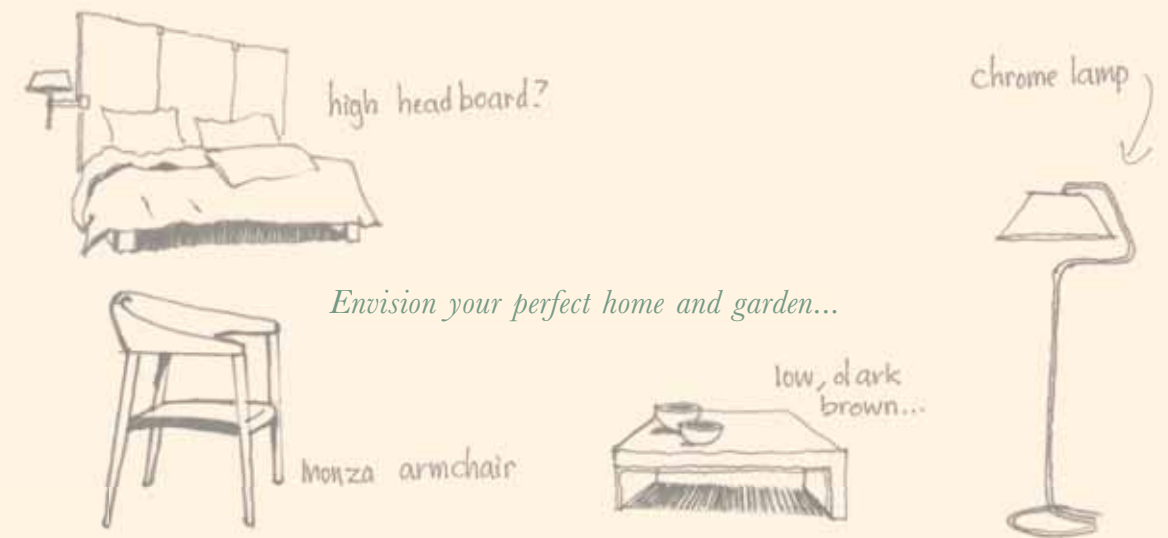
area : 146 sm/1,571 sf

(inc. pes: 86 sm/925 sf)

Nº06-02 AND Nº06-03



- 01 Foyer
- 02 Living
- 03 Dining
- 04 Kitchen
- 05 Master Bedroom
- 06 Master Bathroom
- 07 Bedroom 2
- 08 Household Shelter
- 09 Bathroom 2
- 10 Terrace
- 11 Garden
- 12 AC Ledge

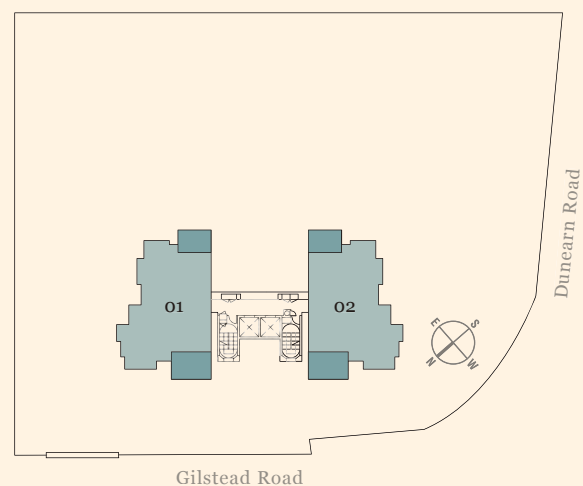


type AP

area: 263 sm/2,830 sf

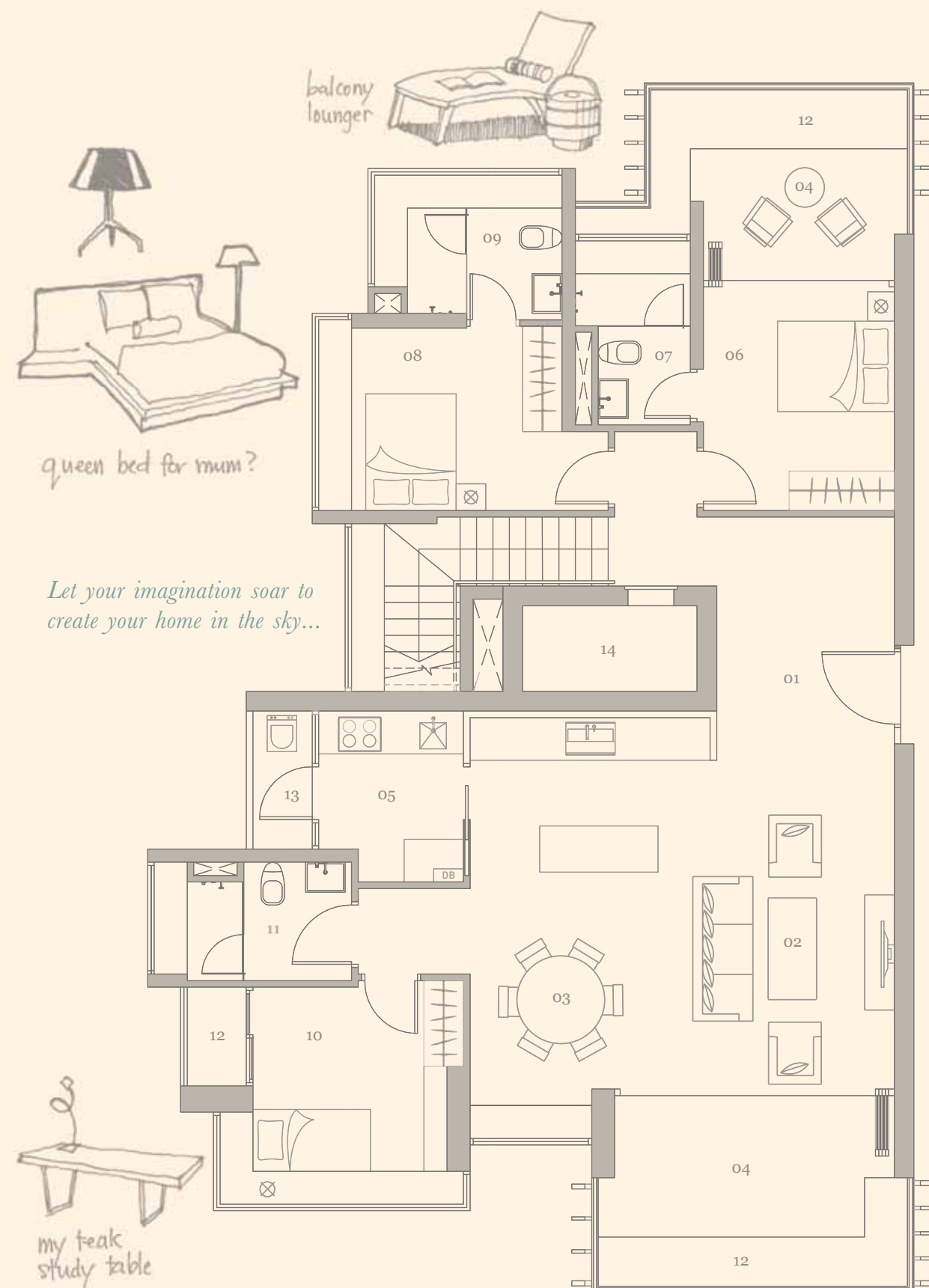
(inc. open terrace & pool : 50 sm/536 sf)

No 33-01 AND No 33-02

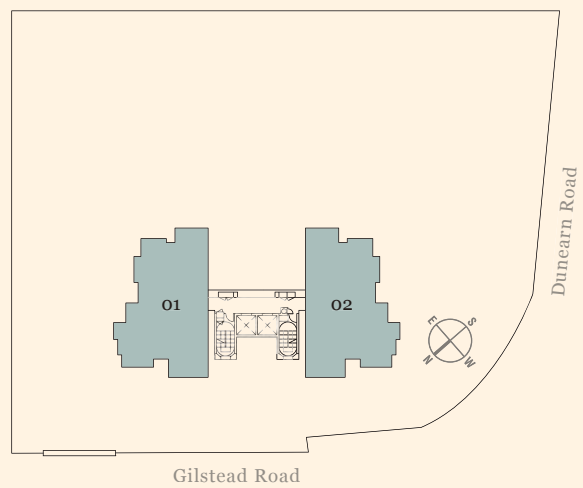


LOWER PENTHOUSE

- 01 Foyer
- 02 Living
- 03 Dining
- 04 Balcony
- 05 Kitchen
- 06 Bedroom 3
- 07 Bathroom 3
- 08 Bedroom 4
- 09 Bathroom 4
- 10 Guest Room
- 11 Guest Bathroom
- 12 Planter
- 13 Yard
- 14 Household Shelter



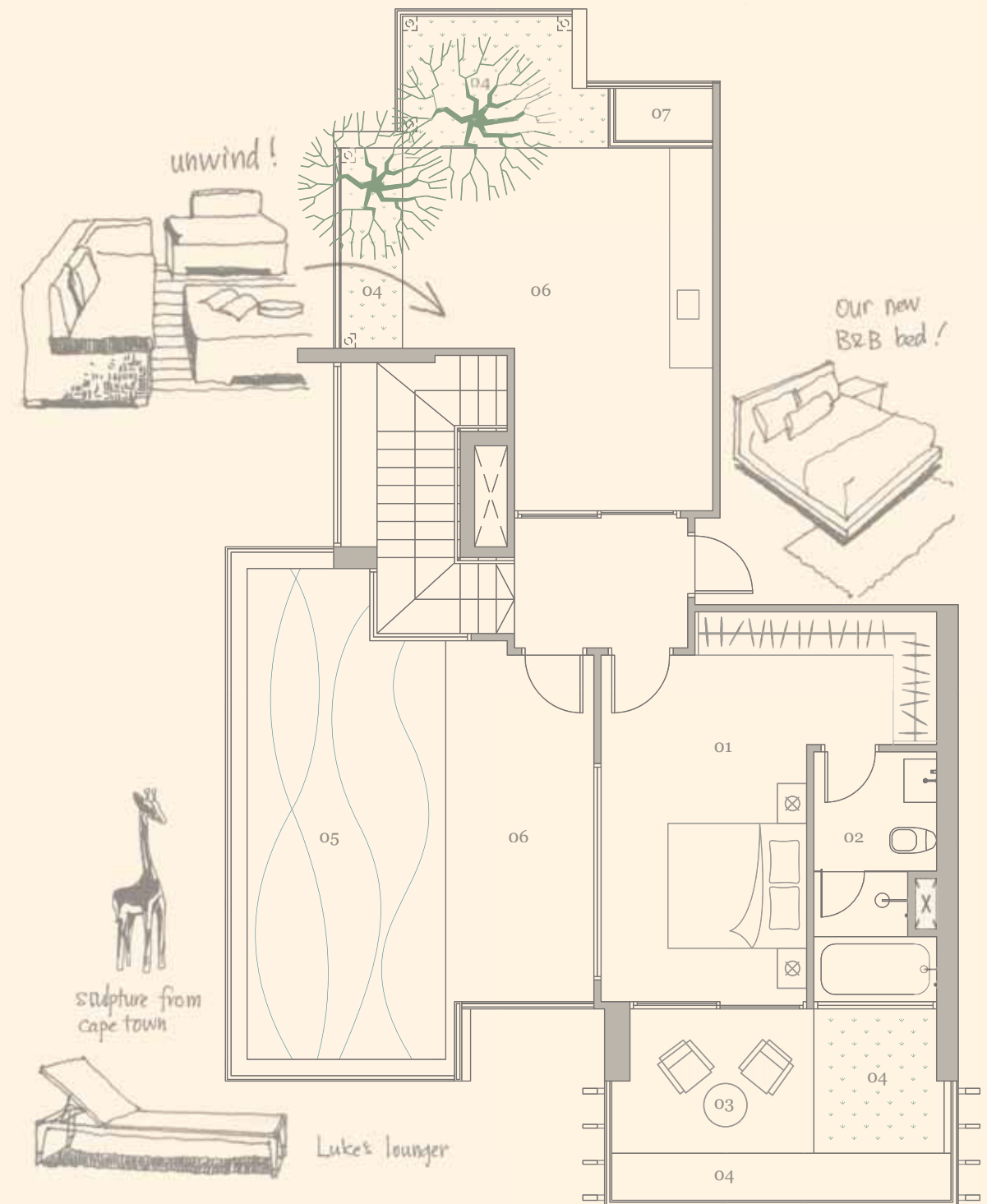
No 33-01 AND No 33-02



UPPER PENTHOUSE

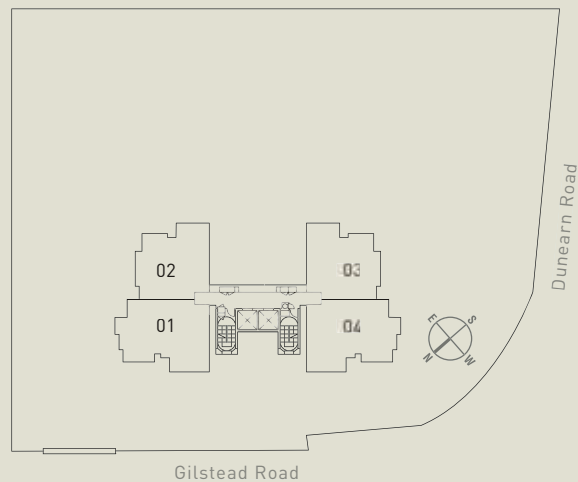
- 01 Master Bedroom
- 02 Master Bathroom
- 03 Balcony
- 04 Planter
- 05 Private Pool
- 06 Open Roof Terrace
- 07 AC Ledge

Let your imagination soar to create your home in the sky...



block plan

- type A (84sm/904sf)
- type B (72sm/775sf)
- type BG (146sm/1,571sf)
- type AP (263sm/2,830sf)



UNIT & TYPE

	01	02	03	04
33	AP (33-01)		AP (33-02)	
32				
31				
30				
29				
28				
27				
26				
25				
24				
23				
22				
21				
20		LIFT		
19				
18				
17				
16				
15				
14				
13				
12				
11				
10				
09				
08				
07				
06		BG	BG	
05	CARPARK			
04	CARPARK			
03	CARPARK			
02	CARPARK			
01	CARPARK			

specifications

1. FOUNDATION
 - Reinforced concrete pile foundation
2. SUPERSTRUCTURE
 - Reinforced concrete
3. WALLS
 - External : Brick wall and /or reinforce concrete wall
 - Internal : Brick wall and /or reinforce concrete wall
4. ROOF
 - Flat Roof : Reinforced concrete flat roof waterproofing & insulation (where applicable)
5. CEILING
 - Living / Dining / Bedrooms : Ceiling Board and /or skim coat with paint
 - Household Shelter/ Balcony/ Terrace (type BG only) : Skim coat with paint
 - Kitchen/ Yard/ Bathrooms : Ceiling Board with paint
6. FINISHES
 - a. Internal Wall
 - Living / Dining / Master Bedroom / Bedroom 2 : Plaster & emulsion paint
 - Master Bathroom/ Bathroom 2 : Selected granite
 - Household Shelter : Skim coat & emulsion paint
 - Kitchen/ Yard : Plaster & emulsion paint
 - b. External Wall : Plaster & paint
 - c. Floor
 - Living / Dining / Kitchen / Master Bedroom/ Bedroom 2 : Engineered Timber Flooring
 - Master Bathroom/ Bathroom 2 : Granite
 - Internal Corridor : Engineered Timber Flooring
 - Household Shelter : Homogeneous tiles
 - Balcony : Timber Flooring
 - Yard (type AP only) : Homogenous Tiles
 - Dry kitchen (type AP only) : Engineered Timber Flooring
- Wet kitchen (type AP only) : Homogenous Tiles
- Staircase (type AP only) : Engineered Timber Flooring
- Swimming Pool (type AP only) : Selected tiles
7. WINDOWS
 - a. Living / Dining / Master Bedroom / Bedroom 2 / Master Bathroom/ Bathroom 2 : Aluminum framed window with and/or without fixed glass panel
8. DOORS
 - a. Main Entrance : Fire-rated timber door
 - b. Balconies/ Roof Terraces/ PES : Sliding or swing door with fixed glass panel
 - c. Bathrooms, Bedrooms : Hollow-core timber door
 - d. Kitchen (type AP only) : Timber framed pocket sliding door with fixed glass panel insert
 - e. Household Shelter : Metal door as approved by relevant authority
9. IRONMONGERY
 - Main Entrance door/ door to common lobby and other hollow-core timber doors shall be provided with lockset
10. SANITARY FITTINGS
 - a. Master Bathroom : 1 shower set
: 1 basin
: 1 basin tap
: 1 water closet
: 1 toilet roll holder
: 1 bath tub (type AP only)
 - b. Common Bathrooms : 1 shower set
: 1 basin
: 1 basin tap
: 1 water closet
: 1 toilet roll holder
 - c. Kitchen : 1 kitchen lever sink tap
: 1 kitchen sink
: 1 bib tap
 - e. Balcony/ Terrace : 1 bib tap (type A, B, BG)
: 2 bib taps (type AP)
 - d. Yard (type AP only) : 1 bib tap

11. ELECTRICAL INSTALLATION

- a. All wiring for lighting and power point shall be in concealed conduits except in areas with false ceiling where wiring above false ceiling shall be in exposed conduit
- b. Refer to Electrical Schedule for details

12. TV/ TELEPHONE

Refer to Electrical Schedule for details

13. LIGHTNING PROTECTION

The building is covered with lightning protection system which has been designed in compliance with Singapore Code

14. WATERPROOFING

Waterproofing provided for reinforced concrete flat roofs, balcony, terraces, PES, bathrooms, kitchen & yards, pool decking & swimming pools

15. DRIVEWAY AND CAR PARK

Reinforce concrete with floor hardener

16. RECREATIONAL FACILITIES

- a. Swimming pool
- b. Gymnasium
- c. Pool deck
- d. Play area
- e. BBQ at 1st storey
- f. BBQ at 6th storey

17. ADDITIONAL ITEMS

- a. Kitchen cabinets : Custom made kitchen cabinet with drawers & wall units with adjustable shelf
- b. Kitchen appliances : Hob, Hood, Refrigerator & microwave oven
- c. Built-in wardrobes for Master bedroom
- d. Electrical storage water heater provided for all bathrooms
- e. Air conditioning system provided for living & bedrooms
- f. Audio intercom
- g. Washing machine cum dryer (*both provided for type AP*)

18. CABLE VISION

Television outlet for cable vision services will be provided

ELECTRICAL SCHEDULE

UNIT TYPE	TYPE A	TYPE B	TYPE BG	TYPE AP
lighting point	15	14	14	40
power point	20	20	20	41
fridge power point	1	1	1	2
washing machine & dryer point	1	1	1	2
cooker hob point	1	1	1	1
cooker hood point	1	1	1	1
oven point	1	1	1	2
wine cooler point	0	0	0	1
water heater point	2	2	2	4
air-con isolator point	2	2	2	3
telephone point	4	4	4	7
tv point	4	4	4	6
data point	1	1	1	2
private pool isolator point	0	0	0	1
bell point	1	1	1	1
intercom point	1	1	1	1

disclaimer

The Housing Project is subject to inspection by the relevant authority when construction reaches the 17th storey to assess whether there is a need for security screening to be installed or erected. The Purchaser acknowledges that he is aware that if required by the relevant authority, the Vendor shall erect or install in accordance with the directions and requirements of the relevant authority the security screening in or about the Unit and/or in or about the common property of the Housing Project and the Purchaser shall have no objection or requisition thereto.

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.

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.

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, clearing the condensate pipes and charging of gas.

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the 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 respective subscription channels and/or 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 Property/ Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

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.

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. While such materials 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. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

All aluminium frames shall be powder coated finish. All casement windows are either side hung, top hung or any combination of the mentioned. All glazing shall be approximately 6mm thick and all aluminium frames shall be afore coated finish.

Whilst every reasonable care has been taken in preparing this brochure, the developer & its agents cannot be held responsible for any inaccuracies • All statements are believed to be correct but are not to be regarded as statements of representation of facts • All information & specifications are current at the time of going to the press and are subject to change as may be required & cannot form part of an offer or contract • All plans are subject to any amendments approved or may be approved by relevant authorities • All plans shown in this brochure are not to scale • All art renderings & illustrations contained in this brochure are artist's impressions only & photographs are only deco suggestions & none can be regarded as representation of fact • Floor areas are approximate measurements & subject to final survey.

Driving Excellence...

Selangor Dredging Berhad (SDB) is one of the region's most distinctive property developers.

In Malaysia, SDB is recognised as an award-winning quality lifestyle developer. Our success has been built on our ability to recognise and fulfil the needs of our customers, creating complete environments that complement their lifestyle.

The SDB commitment, expressed in our brand promise, "*Driving Excellence, Building Lifelong Relationships,*" has propelled us to setting industry benchmarks while ensuring that we deliver on our promises with integrity and sincerity.

In Singapore, we launched our maiden project on Wilkie Road, in 2008. With many more projects in the pipeline including plans to build a commercial development in the city state, SDB aims to become a lifestyle developer of choice in Singapore.





Awards & Recognition

SDB has been setting new benchmarks in the industry. It has consistently earned local and international recognitions for innovation and design excellence from institutions such as the Malaysia Institute of Interior Designers (IPDM), Singapore Institute of Architects (SIA), Pertubuhan Akitek Malaysia (PAM), FIABCI Malaysia, FIABCI Prix d'Excellence (INTERNATIONAL) and International Property Awards – organized in association with Bloomberg Television (ASIA PACIFIC).

Recent Projects:

PARK SEVEN
a 105-unit luxury condominium in Persiaran KLCC; a mere 700m from the iconic Petronas Twin Towers

FIVE STONES
a collection of 377 units of low-rise and high-rise condominium with extensive facilities in Petaling Jaya

2OTREES
a 201-unit mixed development overlooking the longest quartz ridge in the world, only 15km from Kuala Lumpur City Centre

Upcoming Developments:

DEDAUN
38 units of luxurious apartments nestled in a secluded corner of Kuala Lumpur city centre

2OTREES WEST
an exclusive collection of 48 bungalows with private pool adjacent to 20trees

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DEVELOPER Chedstone Investment Holdings Pte Ltd • TENURE OF LAND freehold
LOT NO 853m ts28 at 2 gilstead road • DEVELOPER'S LICENSE NO C0456 • BUILDING
PLAN NO a1359-00290-2009-bp01 dated 14-12-2009 • EXPECTED TOP 17-10-2014
EXPECTED DATE OF LEGAL COMPLETION 17-10-2017
