




PRIMO RESIDENCES

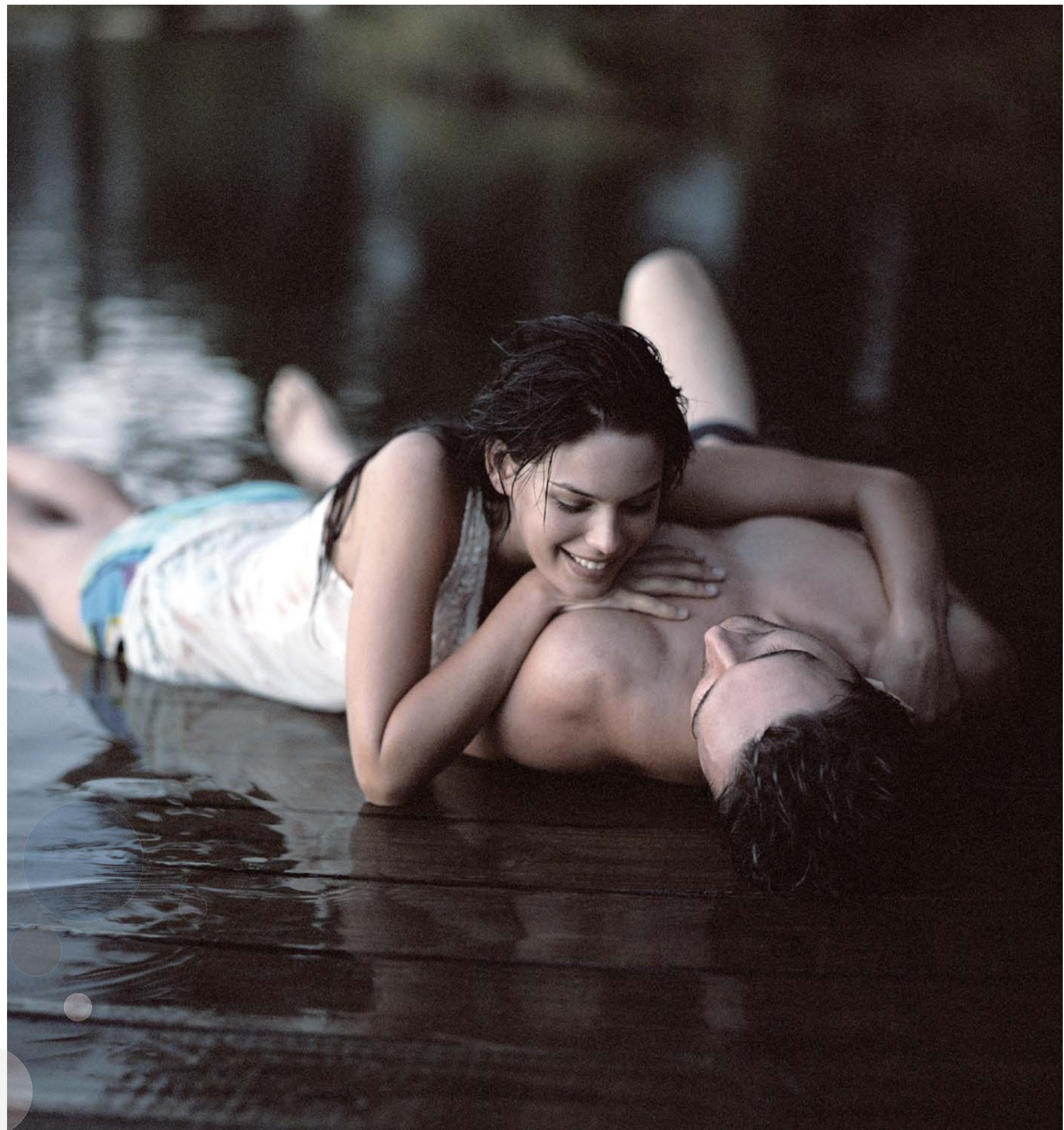
Expression Of Privileged Living





It takes no persuasion
to be inspired...
It's time you go beyond
the usual boundaries.

Away from the hustle and bustle of the city lies a sophisticated beauty. Mere words aren't sufficient to describe the splendor of these 5-storey residences. Every of its 64-unit is a promising jewel to the favored inhabitant who possesses this ultimate goodness. Appeasing your esteemed ego by bestowing it the superfineness of what is being offered in life is indeed a remarkable signature of the coveted life you indulge in Primo Residences.





Artist's Impression



Bring back the dreams you once shared with a contentment of familiarity.

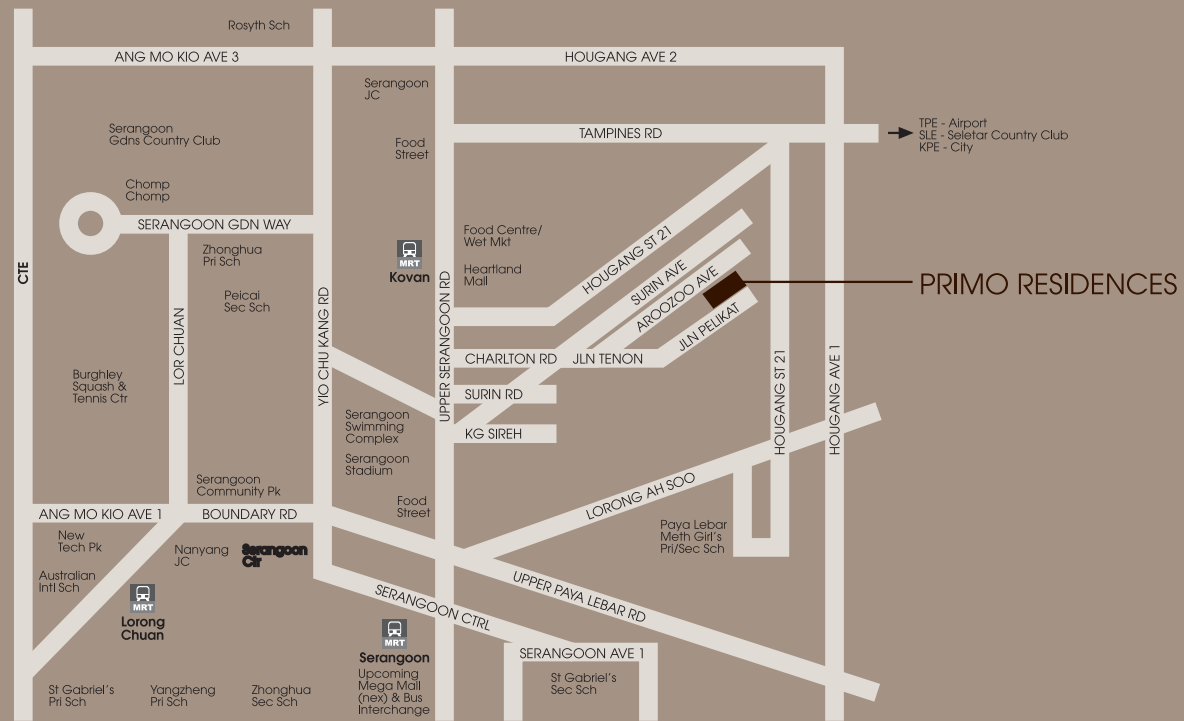




Submerge yourself in a motley assortment of all the finer things that are at your disposal. Frolick in the large pool or wind up at the pool side and breathe the blissful air of exclusive elegance. If staying healthy is part of your itinerary, working out in style is what you can derive from the well-facilitated gym that has the latest equipments aimed at keeping you, the esteemed owner, in shape.







Rekindle your passion to live in the luxury of freedom
where abundance embraces you.

Being distant is the last thing you would feel living in Primo Residences. Staying in a vicinity near Kovan and Serangoon MRT Stations connects you with the rest of the island, such as prestigious institutions like Rosyth School and Australian International School for your children, renowned close-by food joints like Kovan Eateries Street and Chomp Chomp Food Centre for tantalising your tastebuds and the forthcoming entertainment and transport hub in Serangoon Central – nex.

Experience a compatible
sense of space and class.
This is a life that truly balances
your every need.





Impression Only

Boasting the appealing lustre that makes a phenomenal statement of classiness is a picturesque kitchen by renowned Italian brand – BONTEMPI. Sleekly styled with convenience in abundance, it is in this very place that expressions are released and new recipes are given birth to. Overwhelm your family in total happiness and warmth by giving them the gastronomic gifts of love.



Impression Only

BONTEMPI[®]
CUCINE



Impression Only

Sophistication and convenience, notable hallmarks put forth, present a marvellous LEMA wardrobe. Cleverly implementing a modular system by this famous Italian brand makes the wardrobe a heaven for storage of priceless outfits and enhances the allure of the bedroom.





Impressions Only



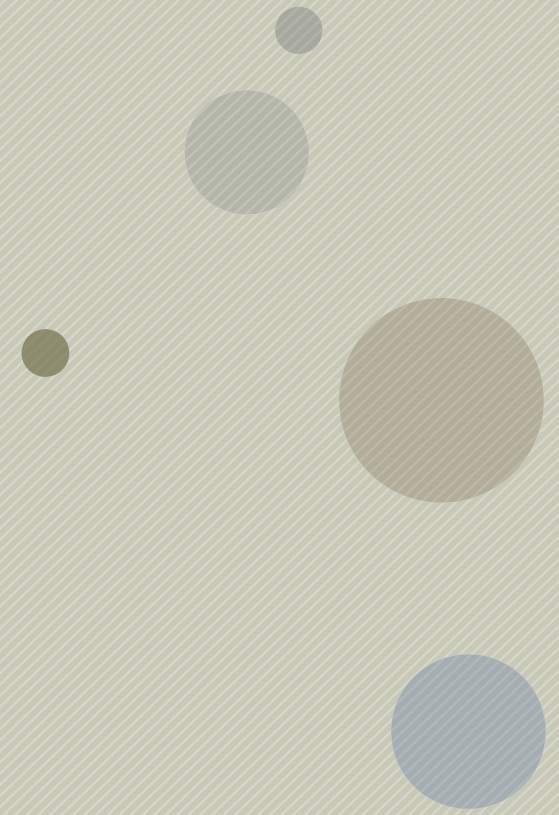
Elevate your bathroom experience with a touch of quality in fittings and sanitaryware by GESSI & DURAVIT. An Italian aura welcomes you everytime you enter and makes you feel that no precious stone has been left unturned.



Impressions Only



Embark on a self-satisfying journey of exploring gastronomic delights with state-of-the-art technologies. Exclusively from France, the built-in appliances by SCHOLTÈS parallel both elegance and functionality. Cooking in style with these wonderful offerings is simply the life that befits the privileged.



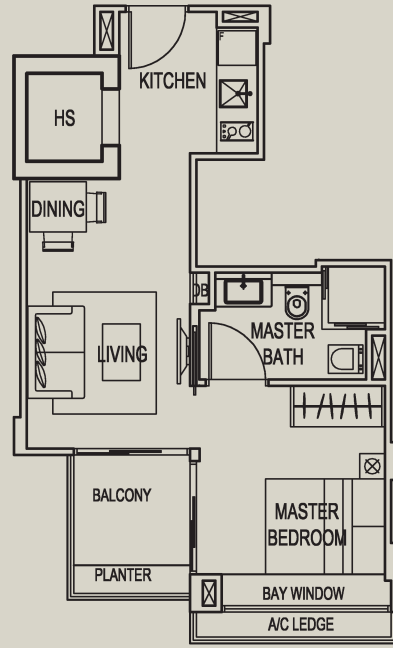


Legend:

- A. Entrance & sentry post
- B. Children's playground
- C. Gymnasium
- D. Pool deck
- E. Wading pool
- F. Swimming pool

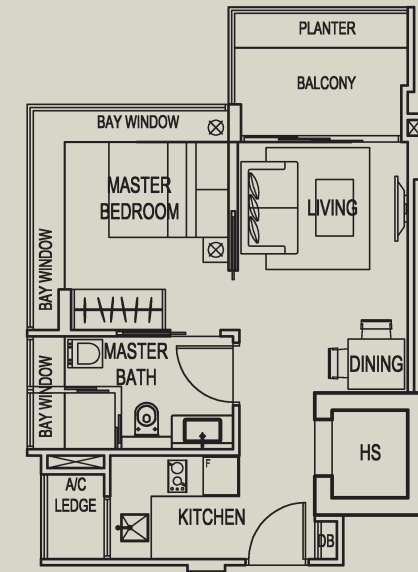
Type A1 (1-Bedroom)

Unit #02-08 to #04-08
 #02-13 to #05-13
 #02-14 to #04-14
 Area 495 sqft / 46 sqm



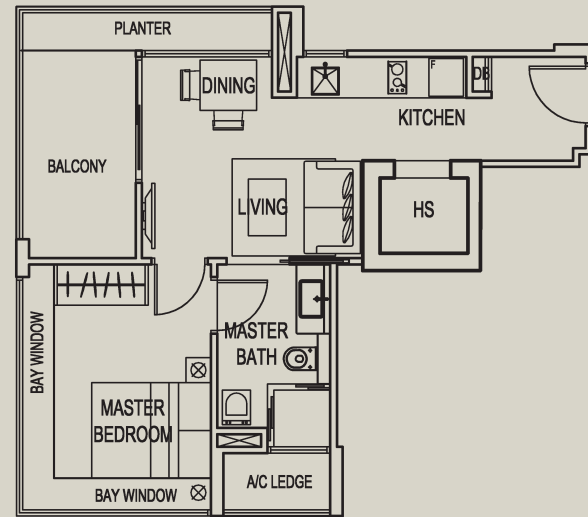
Type A2 (1-Bedroom)

Unit #02-03 to #04-03
 #02-04 to #04-04
 Area 517 sqft / 48 sqm



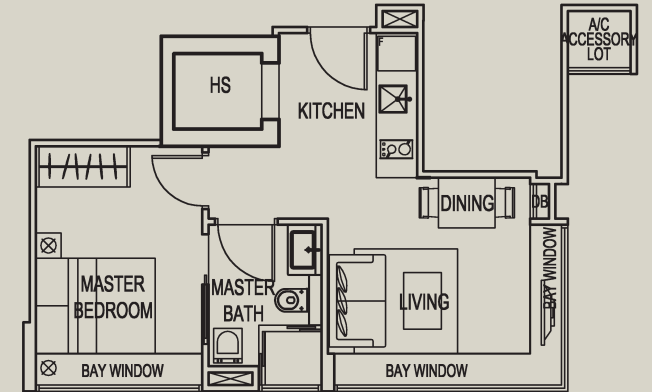
Type A3 (1-Bedroom)

Unit #02-02 to #04-02
 Area 538 sqft / 50 sqm

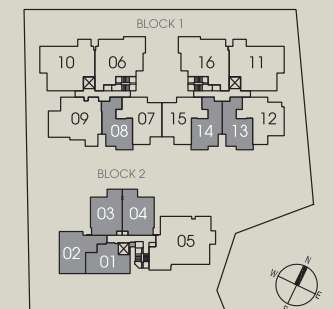


Type A4 (1-Bedroom)

Unit #02-01 to #05-01
 Area 441 sqft / 41 sqm

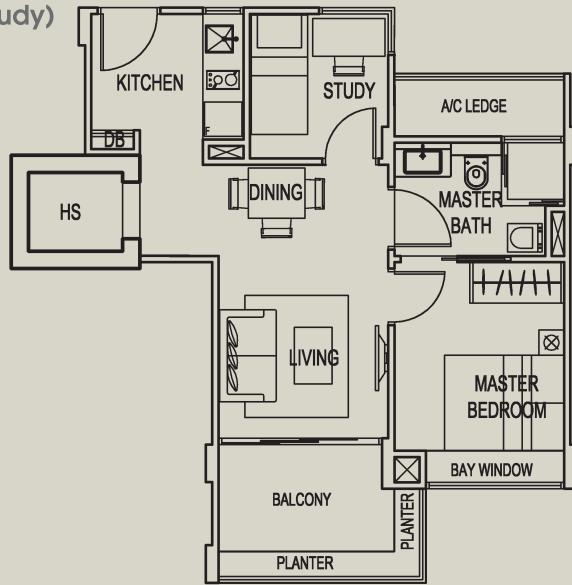


All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.



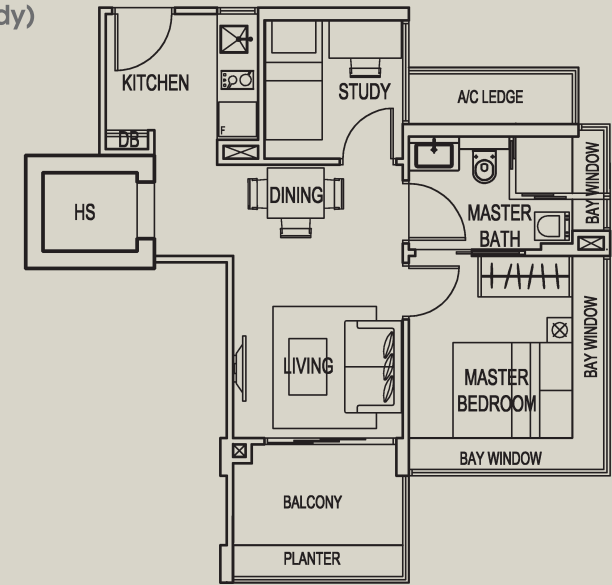
Type B1 (1-Bedroom + Study)

Unit #02-07 to #05-07
 #02-15 to #05-15
 Area 592 sqft / 55 sqm



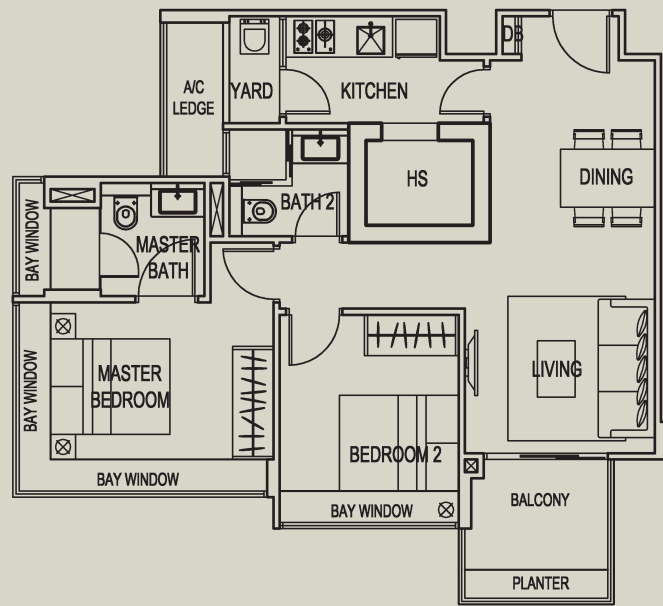
Type B2 (1-Bedroom + Study)

Unit #02-12 to #04-12
 Area 603 sqft / 56 sqm



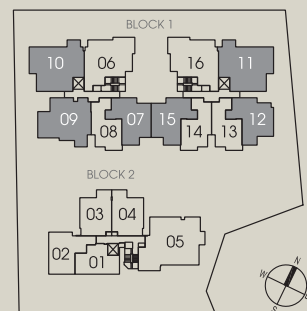
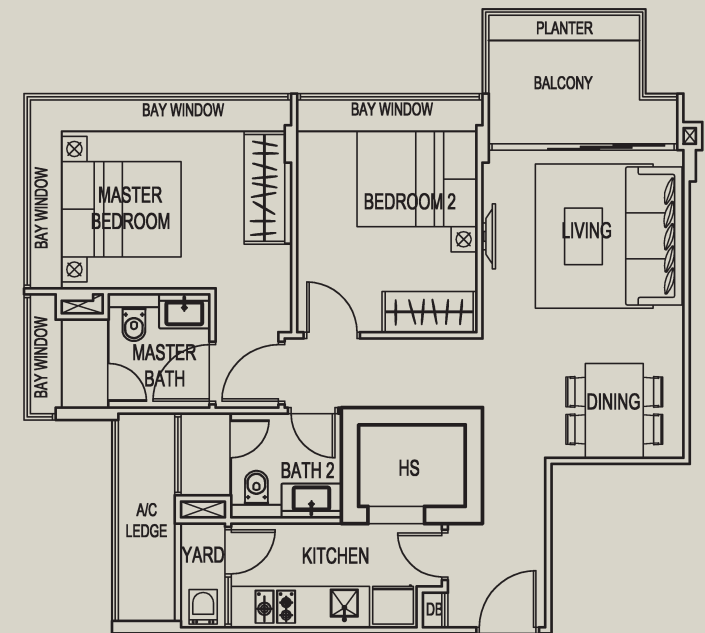
Type C1 (2-Bedroom)

Unit #02-09 to #04-09
 Area 840 sqft / 78 sqm



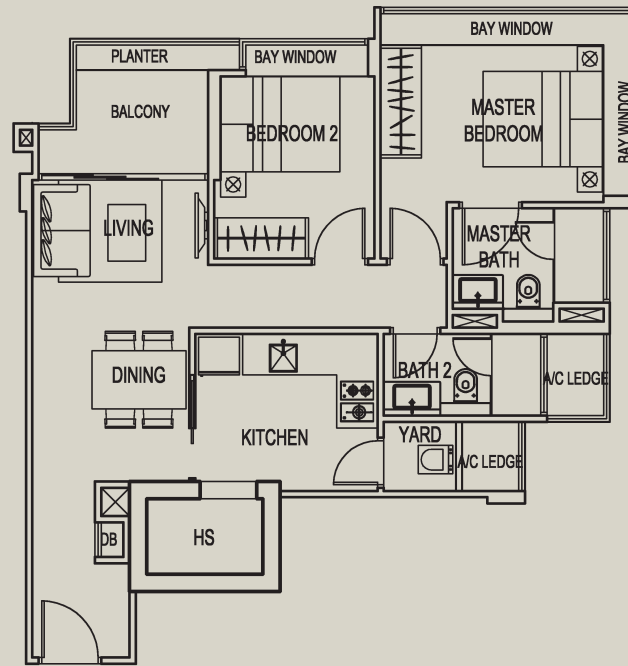
Type C2 (2-Bedroom)

Unit #02-10 to #04-10
 #02-11 to #04-11
 Area 904 sqft / 84 sqm



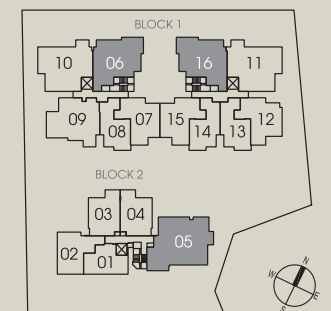
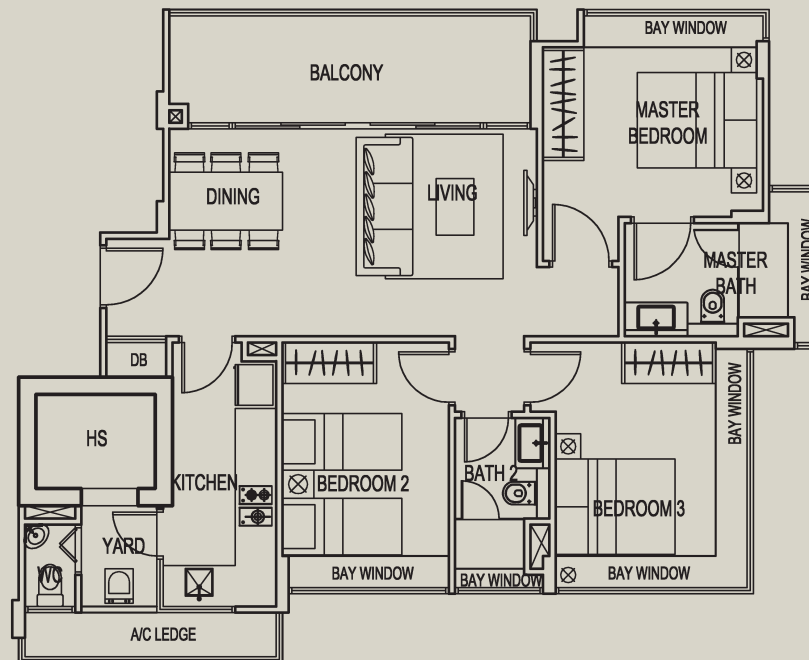
Type C3 (2-Bedroom)

Unit #02-06 to #04-06
 #02-16 to #04-16
 Area 818 sqft / 76 sqm



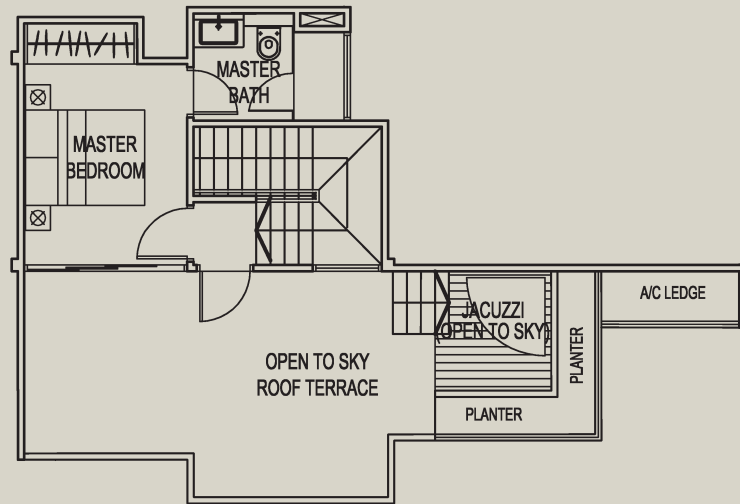
Type D1 (3-Bedroom)

Unit #02-05 to #04-05
 Area 1130 sqft / 105 sqm



Type A1-P (2-Bedroom)

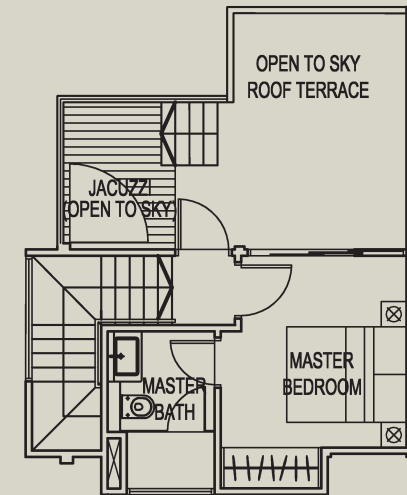
Unit #05-08 & #05-14
 Area 1076 sqft / 100 sqm



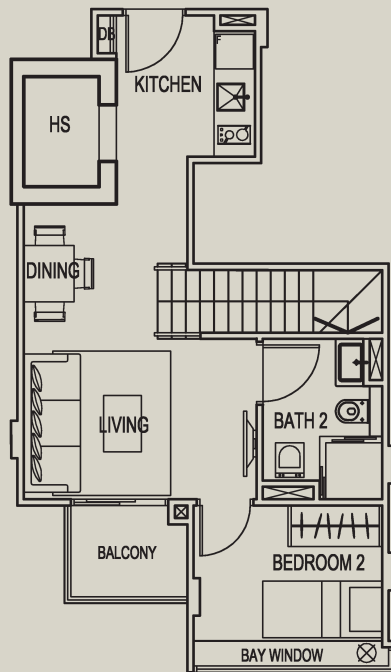
Upper

Type A2-P (2-Bedroom)

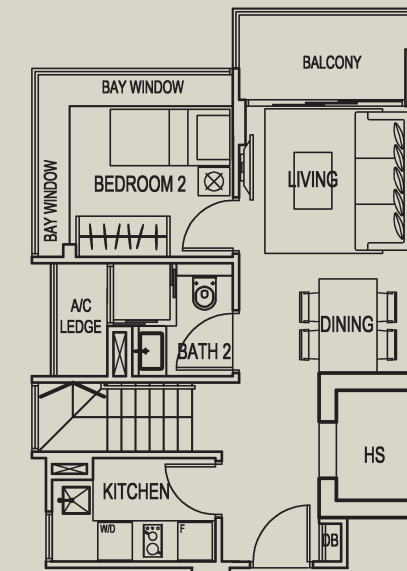
Unit #05-03 & #05-04
 Area 969 sqft / 90 sqm



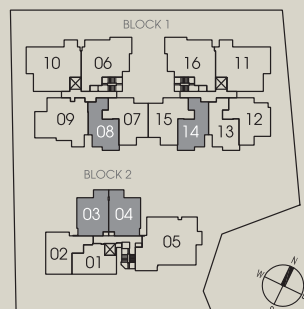
Upper



Lower

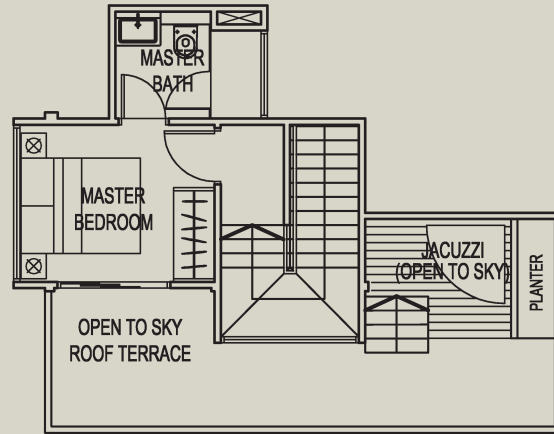


Lower

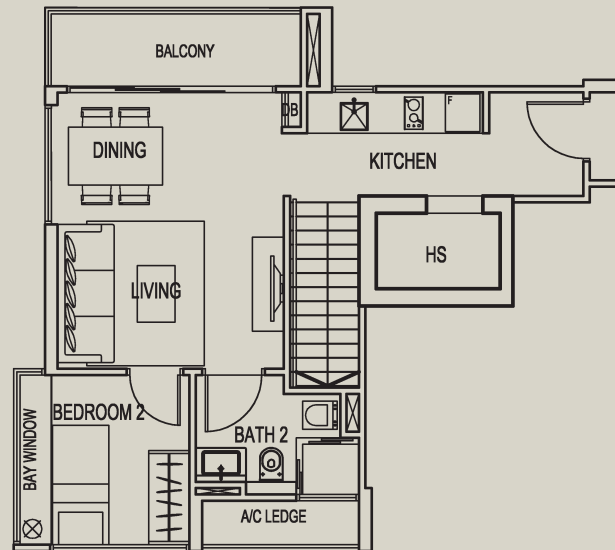


Type A3-P (2-Bedroom)

Unit #05-02
 Area 1033 sqft / 96 sqm



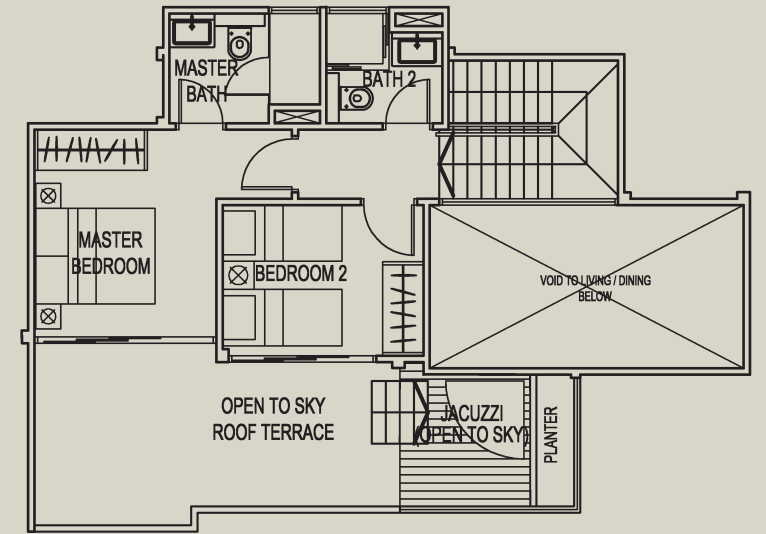
Upper



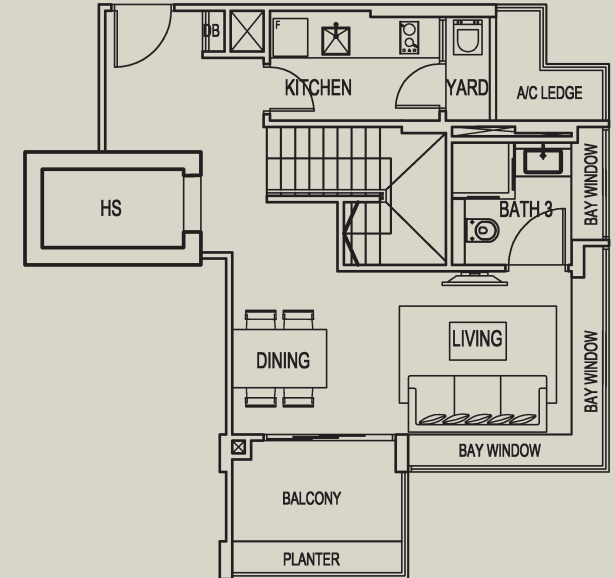
Lower

Type B2-P (2-Bedroom)

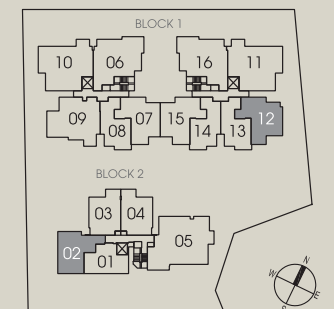
Unit #05-12
 Area 1421 sqft / 132 sqm



Upper

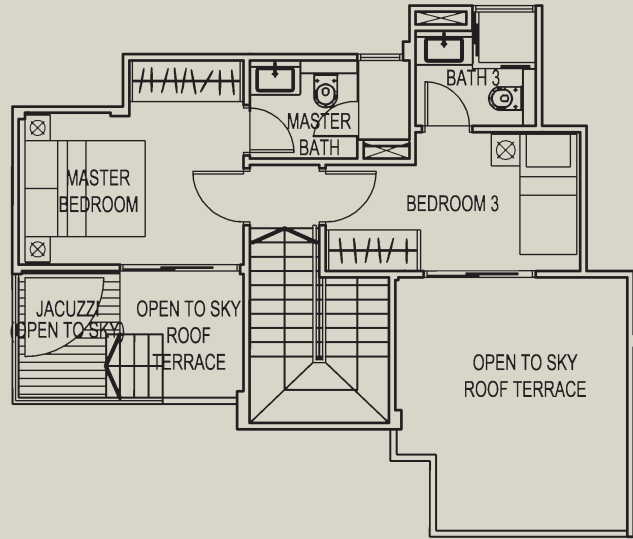


Lower



Type C1-P (3-Bedroom)

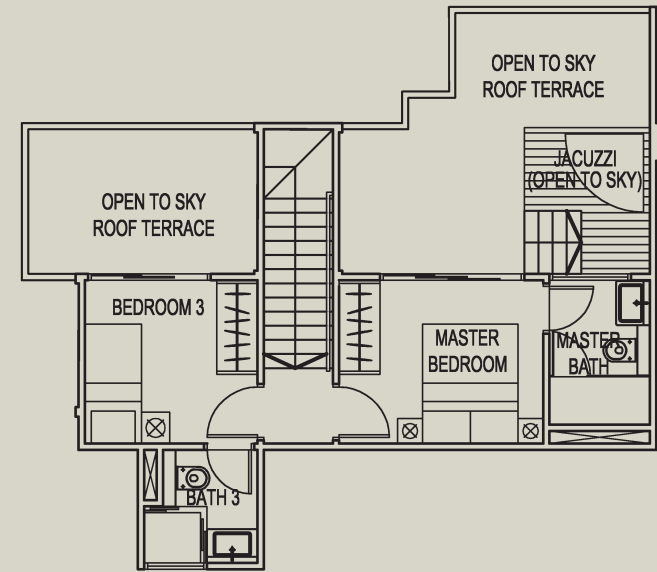
Unit #05-09
 Area 1464 sqft / 136 sqm



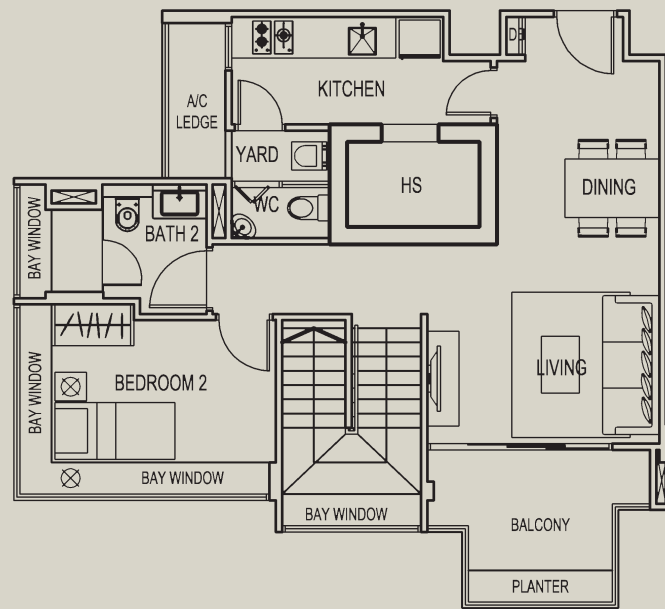
Upper

Type C2-P (3-Bedroom)

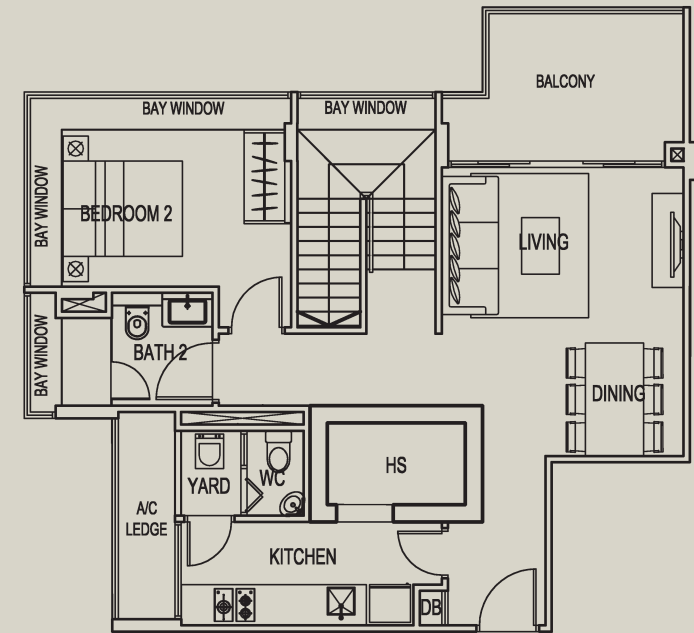
Unit #05-10 & #05-11
 Area 1539 sqft / 143 sqm



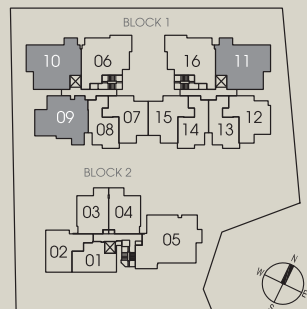
Upper



Lower

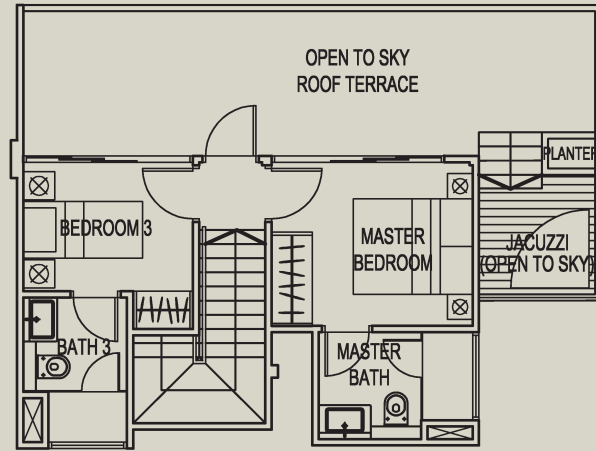


Lower

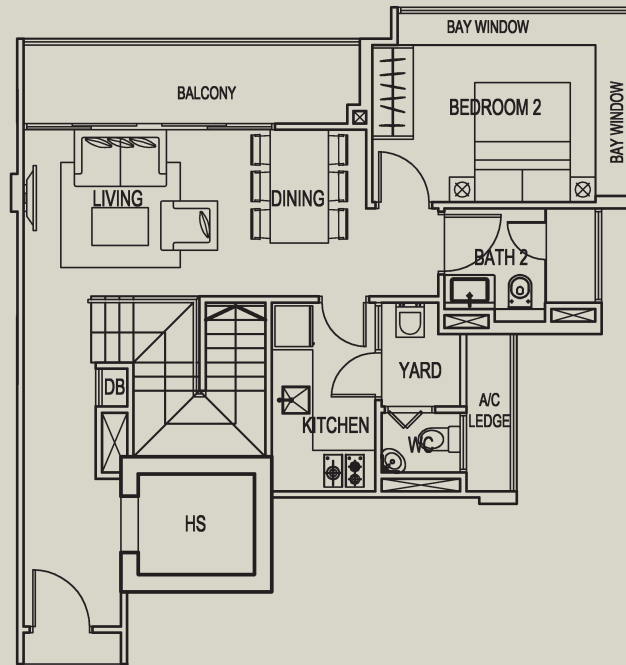


Type C3-P (3-Bedroom)

Unit #05-06 & #05-16
 Area 1421 sqft / 132 sqm



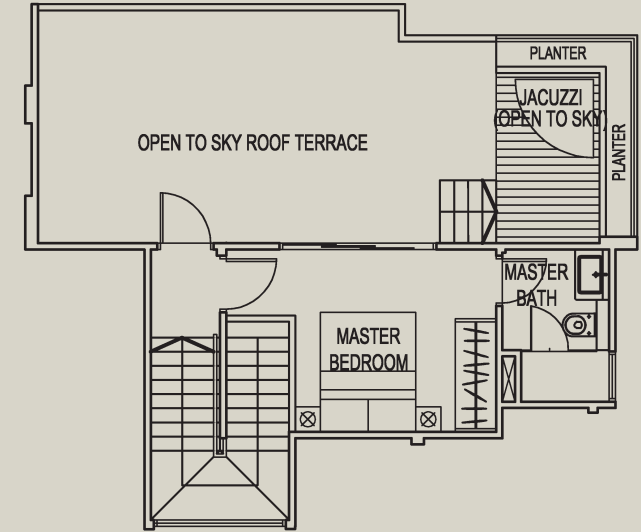
Upper



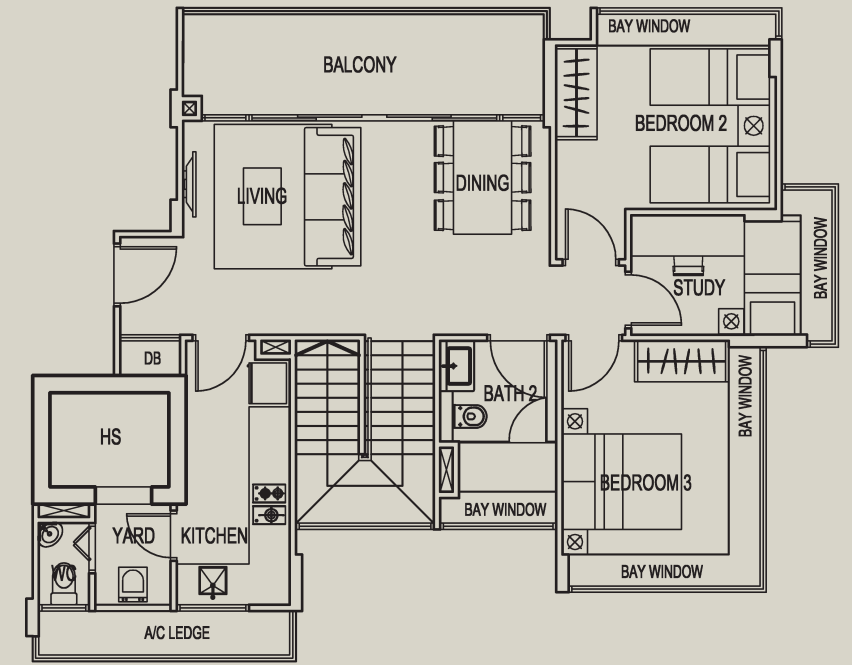
Lower

Type D1-P (3-Bedroom + Study)

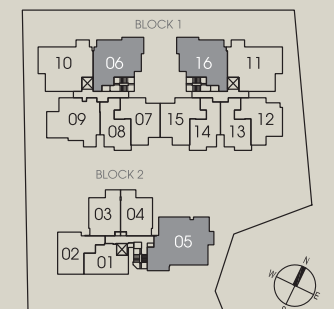
Unit #05-05
 Area 1722 sqft / 160 sqm



Upper



Lower



Specifications

1. **Foundation**
Piled Foundation
2. **Substructure & Superstructure**
Reinforced Concrete Framework
3. **Wall**
External : Common clay bricks
Internal : Common clay brick and/or cement blocks and/or dry wall system
4. **Roof**
Flat Roof : Reinforced concrete roof
Pitch Roof : Metal roof
5. **Ceiling (For Apartments)**
a. Living, Dining, Master Bedroom, Bedrooms, Study, Kitchen, Master Bathroom, Bathrooms, WC and Yard
Skim coating and/or false ceiling with emulsion paint finish
b. Household Shelter, Balcony, Planter and A/C Ledge
Skim coating with emulsion paint finish
6. **Finishes**
a. Internal Walls (For Apartments)
i. Living, Dining, Master Bedroom, Bedrooms, Study, Kitchen and Yard
Skim coating and/or cement and sand plaster with emulsion paint finish
ii. Master Bathroom, Bathrooms and WC
Imported ceramic tiles laid up to false ceiling height and on exposed surface only
iii. Household Shelter
Skim coating with emulsion paint finish
b. Internal Walls (For Common Areas)
i. 1st Storey Lift Lobby
Imported ceramic tiles at designated areas
ii. Common Lift Lobby (2nd Storey upwards), Staircases, Landing and Common Corridors
Cement and sand plaster with emulsion paint
c. External Walls
i. Cement and sand plaster with textured coating or emulsion painting
d. Floor (For Apartments)
i. Living and Dining
Imported compressed marble with skirting
ii. Master Bedroom, Bedrooms and Study
Timber strips with timber skirting
iii. Kitchen (For Type A1, A1-P, A2, A3, A3-P, A4, B1 and B2 only)
Imported compressed marble with skirting
iv. Master Bathroom, Bathrooms, Kitchen, WC, Yard, Household Shelter, Balcony and Roof Terrace
Imported ceramic tiles
v. Private Staircase (For Type A1-P, A2-P, A3-P, B2-P, C1-P, C2-P, C3-P and D1-P only)
Timber strips on staircase tread only, Staircase riser skim coating or cement and sand plaster with emulsion paint finish
e. Floor (For Common Areas)
i. Lift Lobby
Imported ceramic tiles
ii. Common Staircases and Landing (1st to 2nd Storey)
Imported homogeneous or ceramic tiles
iii. Common Staircases and Landing (3rd Storey upwards)
Cement and sand screed

Note :

Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be color and marking caused by their complex mineral composition and incorporated impurities. While such material can be pre-selected before installation, this non-conformity 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 can be felt at the joint. Subject to Clause 14.3, the tonality and pattern of marble, limestone and granite selected and installed shall be subject to availability.

7. **Windows**
a. Living, Dining, Master Bedroom, Bedrooms, Study, Master Bathroom, Bathrooms and Kitchen
Aluminum framed windows
b. WC
Aluminum framed windows or fixed louvered windows
Note :
a. All aluminum frames shall be powder coated finish
b. All glazing shall be approximately 6mm thick
c. All windows are either side-hung, top-hung, bottom-hung or sliding or any combination of the mentioned
d. All glazing below 1m shall be of tempered or laminated glass
e. All windows including bath windows can be either frosted, tinted or clear glass
8. **Doors**
a. Main Entrance
Approved fire-rated timber door
b. Master Bedroom, Bedrooms, Study, Master Bathroom and Bathrooms
Hollow core timber doors
Note :
Hollow core timber doors are either swing door, sliding door or slide and hide door
c. Kitchen (For Type A2-P, B2-P, C1, C1-P, C2, C2-P, C3, C3-P, D1 and D1-P only)
Hollow core timber door with glass viewing panel
Note :
Hollow core timber doors with glass viewing panel are either swing door, sliding door or slide and hide door
d. WC
PVC door
e. Yard, Balcony and Roof Terrace
Aluminum framed glass door
Note :
Aluminum framed glass doors are either swing door or sliding door
f. Household Shelter
Metal door as approved by relevant authority
Note :
a. All glazing shall be approximately 6mm thick
b. All aluminum frames shall be powder coated finish
c. Doors can either be of swing or sliding type with or without fixed glass panel

9. **Ironmongery**
a. Main entrance door and other hollow core timber doors shall be provided with good quality imported lockset
10. **Sanitary Wares & Fittings**
a. Master Bathroom
- 1 Shower Screen with Shower Mixer, Overhead Shower and Hand Shower
- 1 Vanity Counter c/w Basin and Mixer Tap
- 1 Water Closet
- 1 Mirror
- 1 Paper Holder
- 1 Towel Rail or Ring
b. Bathrooms
- 1 Shower Screen with Shower Mixer and Hand Shower
- 1 Vanity Counter c/w Basin and Mixer Tap
- 1 Water Closet
- 1 Mirror
- 1 Paper Holder
- 1 Towel Rail or Ring
c. WC
- 1 Pedestal Water Closet
- 1 Paper Holder
- 1 Wall-hung Basin with Cold Water Tap
- 1 Two-way Tap with Hand Shower Set
d. Kitchen
- 1 Single Lever Sink Mixer Tap
- 1 Kitchen Sink
e. Yard and Roof Terrace
- 1 Bib Tap
Note :
a. All Water Closets can be either wall-hung or floor standing
b. All Basin Mixer taps can be either wall mounted or deck mounted
11. **Electrical Installation**
a. Concealed electrical wiring in conduits below ceiling level
b. Refer to Electrical Schedule for details
12. **TV/Telephone**
Refer to Electrical Schedule for details
13. **Lightning Protection**
Lightning Protection System shall be provided in accordance with the Singapore Standard CP33
14. **Waterproofing**
Waterproofing to floors of Kitchen, Master Bathroom, Bathrooms, WC, Yard, Roof Terrace, Balcony, Planter, A/C Ledge, reinforced concrete Flat Roof and where required
15. **Recreational Facilities**
a. Swimming Pool
b. Wading Pool
c. Gymnasium
d. Children's Playground
16. **Driveway and Car Park**
a. Concrete pavers and/or perforated pavers at selected areas. Other areas to be cement and sand screed finish
b. Mechanised Car Parking System
17. **Painting**
a. Internal Wall : Emulsion Paint
b. External Wall : Textured Coating and/or Emulsion Paint
18. **Other Items**
a. Wardrobes
Built-in wardrobes to all Bedrooms
b. Kitchen Cabinets
Built-in high and low level Kitchen Cabinets, Integrated Fridge/Freezer, Cooker Hob, Cooker Hood and built-in Microwave. (For Type A1, A1-P, A2, A3, A3-P, A4, B1, B2 and B2-P only)
Built-in high and low level Kitchen Cabinets, Integrated Fridge/Freezer, Cooker Hob, Cooker Hood, built-in Microwave and Integrated Washer cum Dryer. (For Type A2-P only)
Built-in high and low level Kitchen Cabinets, Cooker Hob, Cooker Hood and built-in Oven. (For Type C1, C1-P, C2, C2-P, C3, C3-P, D1 and D1-P only)
c. Air-conditioning to Living, Dining, Master Bedroom, Bedrooms and Study
d. Hot Water Supply to Master Bathroom, Bathrooms and Kitchen
e. Audio Intercom (from Apartment to Side Gate only)
f. Card access provided for Side Gate
g. Mechanical ventilation for Master Bathrooms (For Type A1 only) and Bathrooms (For Type A1-P only)
h. Jacuzzi for units Type A1-P, A2-P, A3-P, B2-P, C1-P, C2-P, C3-P and D1-P only
19. **TV System**
SHCV TV points provided
Note :
1. Subject to clause 14.3, the brand and model of all equipments and appliances supplied shall be provided subject to availability
2. Layout/Location of Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points and Plaster Ceiling Boards are subjected to Architect's sole discretion and final design
3. 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/Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit/Building is delivered to the Purchaser, and the Vendor shall not be answerable for any failure of these manufacturers, contractors, and suppliers to honour any warranty
4. The air-conditioning system has to be cleaned and maintained regularly to ensure that it is in good and proper working condition. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly

5. The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) 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
6. If the Purchaser requires Internet access, the Purchaser will have to make direct arrangements with Internet service provider and/or such relevant entities/authorities for Internet service to the unit and to make all necessary payments to such Internet service provider and/or relevant authorities
7. Timber strips are natural materials containing veins and tonality differences. Thus, it is not possible to achieve total consistency of colours and grain in their selection and installation
8. For cyclical maintenance work to be carried out to the building facade, owners shall allow access to the maintenance team

DESCRIPTION OF THE HOUSING PROJECT

General Description

Details of Building Specifications

Please refer to "Specifications of the Building"

Types of Residential Units Located in the Building Project

Apartment Unit Types:

Type A1	- 1 Bedroom
Type A2	- 1 Bedroom
Type A3	- 1 Bedroom
Type A4	- 1 Bedroom
Type B1	- 1 Bedroom + Study
Type B2	- 1 Bedroom + Study
Type C1	- 2 Bedrooms
Type C2	- 2 Bedrooms
Type C3	- 2 Bedrooms
Type D1	- 3 Bedrooms
Type A1-P	- 2 Bedrooms Penthouse
Type A2-P	- 2 Bedrooms Penthouse
Type A3-P	- 2 Bedrooms Penthouse
Type B2-P	- 2 Bedrooms Penthouse
Type C1-P	- 3 Bedrooms Penthouse
Type C2-P	- 3 Bedrooms Penthouse
Type C3-P	- 3 Bedrooms Penthouse
Type D1-P	- 3 Bedrooms + Study Penthouse

Total number of units in each class:

1. Type A1	- 1 Bedroom	10 Units
2. Type A2	- 1 Bedroom	6 Units
3. Type A3	- 1 Bedroom	3 Units
4. Type A4	- 1 Bedroom	4 Units
5. Type B1	- 1 Bedroom + Study	8 Units
6. Type B2	- 1 Bedroom + Study	3 Units
7. Type C1	- 2 Bedrooms	3 Units
8. Type C2	- 2 Bedrooms	6 Units
9. Type C3	- 2 Bedrooms	6 Units
10. Type D1	- 3 Bedrooms	3 Units
11. Type A1-P (Penthouse)	- 2 Bedrooms	2 Units
12. Type A2-P (Penthouse)	- 2 Bedrooms	2 Units
13. Type A3-P (Penthouse)	- 2 Bedrooms	1 Unit
14. Type B2-P (Penthouse)	- 2 Bedrooms	1 Unit
15. Type C1-P (Penthouse)	- 3 Bedrooms	1 Unit
16. Type C2-P (Penthouse)	- 3 Bedrooms	2 Units
17. Type C3-P (Penthouse)	- 3 Bedrooms	2 Units
18. Type D1-P (Penthouse)	- 3 Bedrooms + Study	1 Unit
Total Units		Total 64 Units

Description of Common Property

Common facilities includes: Swimming Pool, Wading Pool, Gymnasium and Children's Playground

Purpose of building project and restrictions as to use

The building project is strictly for residential occupation only

Surface car parks are provided and are partially open to sky

Mechanized Car Parking System is provided

Common Area

1. Car park is partially open to sky
2. Management room is not provided

Units:

1. The Open Roof Gardens are not to be enclosed or roofed over
2. For cyclical maintenance work to be carried out to the building facade, owners of Units shall allow access to maintenance team
3. No access to R.C. Flat Roof except for maintenance only
4. The Open Roof Terraces and Balconies are not to be enclosed or roofed over. No structures or other uses are allowed on the rooftop unless otherwise approved by the Competent Authority
5. The approved Planter Boxes, which are exempted from GFA, are not to be converted to Balcony without prior approval from the Competent Authority
6. The approved Planter Boxes are for potted plants only

Another Quality Development By



Taipan International Associates Pte Ltd



Developer: Taipan International Associates Pte Ltd (200005359E) • Developer's Licence No.: C0349 • Tenure of Land: Freehold • Lot No.: 04314W & 04315V at Jalan Pelikat • BP No.: A1404-00238-2007-BP01 dated 22 January 2010 • Expected TOP Date: 30 December 2013 • Expected Date of Legal Completion: 30 December 2016

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