

Call the heart of a vibrant lifestyle home.

Your personal oasis at the vital junction of a cosmopolitan metropolis.

**EZI Two** – an address where you can truly savour all the beautiful colours of life in your own

tranquil urban retreat. Here, a truly exclusive lifestyle and an exemplary location will be matched with

unsurpassed convenience and exquisite luxury. Conceptualised as a premium development at the

edge of the city, Rezi 3Two will provide an excellent investment opportunity, with its prized setting

right at the juncture of vital transport connections, so close to numerous existing and upcoming

attractions. Just think of it as your gateway to a cosmopolitan way of life unlike any other.













pping at VivoC 112 Katon DneKM Mall (i

# Your **treasure map** to everything you need and more.

Highly accessible to the city and other parts of Singapore via major expressways, Rezi 3Two is located

strategically with freehold status for desirable home ownership and prime investment.



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Map not drawn to scale

Your tranquil haven

amidst the vibrant urban bustle.

Private and quiet at the edge of Guillemard with city dazzle just steps away, serenity becomes

you at Rezi 3Two, a refreshing sanctuary for your contemporary lifestyle.





Your flamboyant springboard to rest, relaxation and recreation.

Give in to indulgence all day long with 2 exciting decks of comprehensive facilities. Get away from your daily grind on level 3, from working up a happy buzz at the indoor gym, to splashing around in the leisure pool and soaking up happiness on the sun deck.











Artist's Impressio

### 6th Storey – Wellness Patio

From time to time, claim yourself a private corner at the Sky Terraces on Levels 3 and 6. Enjoy me-time moments on the Wellness Patio at the Outdoor Gym and Terrace Lounge. Pamper yourself on the Entertainment Patio at the Spa Alcove or serve up a romantic dinner at the Gourmet Dining area.



Artist's Impression

**3rd Storey – Entertainment Patio** 

Artist's Impressio

Entertainment Patio with Spa Alcove & Gourmet Dining

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Your exemplary haven lets you explore bold new perspectives.



Your exquisite home showcases your excellent taste.

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Come home to quality and admire the stamp of excellence showing

beautifully in every minute detail of your elegant abode.





# Legend

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Lower 1<sup>st</sup> Storey A Management Office B Bin Centre C Electrical Substation

D Covered Car Parking Facilities

TEMPORAR EGRESS

Upper 1<sup>st</sup> Storey / 2<sup>nd</sup> Storey D Covered Car Parking Facilites



LORONG 32



1

Artist's Impressior

### 10 В 8th #08-B 7th #07 В 6th #06-B 5th #05 В 4th #04 **B1** 3rd #03 2nd \_\_\_\_\_ U1 \_\_\_\_\_ L1

# Unit Distribution Chart



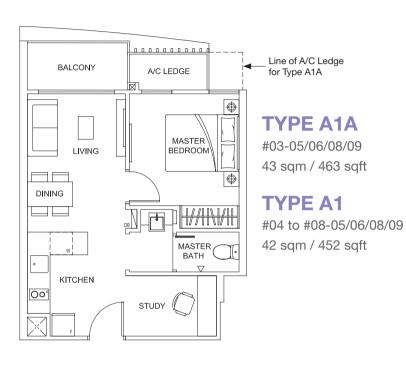
	09	08	07	06	05	04
10	<b>A1</b> #08-09	<b>A1</b> #08-08	<b>A3</b> #08-07	<b>A1</b> #08-06	<b>A1</b> #08-05	<b>B2</b> #08-04
10	<b>A1</b> #07-09	<b>A1</b> #07-08	<b>A3</b> #07-07	<b>A1</b> #07-06	<b>A1</b> #07-05	
10	<b>A1</b> #06-09	<b>A1</b> #06-08	<b>A3</b> #06-07	<b>A1</b> #06-06	<b>A1</b> #06-05	SKY TERRACE
10	<b>A1</b> #05-09	<b>A1</b> #05-08	<b>A3</b> #05-07	<b>A1</b> #05-06	<b>A1</b> #05-05	
10	<b>A1</b> #04-09	<b>A1</b> #04-08	<b>A3</b> #04-07	<b>A1</b> #04-06	<b>A1</b> #04-05	
<b>4</b> 10	<b>A1A</b> #03-09	<b>A1A</b> #03-08	<b>A3A</b> #03-07	<b>A1A</b> #03-06	<b>A1A</b> #03-05	SKY TERRACE
			MSCP			

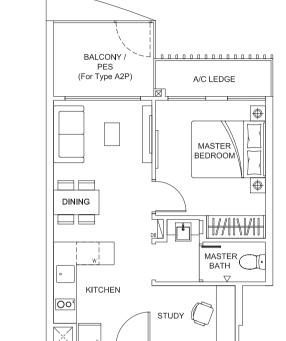
**Front Elevation** 

	11	12	01	02	03			
8th	<b>C1</b>	<b>A2</b>	<b>B3</b>	<b>A2</b>	<b>C2</b>			
	#08-11	#08-12	#08-01	#08-02	#08-03			
7th	<b>C1</b>	<b>A2</b>	<b>B3</b>	<b>A2</b>	<b>C2</b>			
	#07-11	#07-12	#07-01	#07-02	#07-03			
6th	<b>C1</b>	<b>A2</b>	<b>B3</b>	<b>A2</b>	<b>C2</b>			
	#06-11	#06-12	#06-01	#06-02	#06-03			
5th	<b>C1</b>	<b>A2</b>	<b>B3</b>	<b>A2</b>	<b>C2</b>			
	#05-11	#05-12	#05-01	#05-02	#05-03			
4th	<b>C1</b>	<b>A2</b>	<b>B3</b>	<b>A2</b>	<b>C2</b>			
	#04-11	#04-12	#04-01	#04-02	#04-03			
3rd	<b>C1P</b> #03-11	<b>A2P</b> #03-12	POOL	DECK	<b>C2P</b> #03-03			
2nd	_							
U1	MSCP							
L1								

**Rear Elevation** 

1-BEDROOM + STUDY







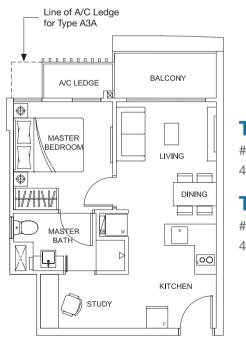
46 sqm / 495 sqft

# TYPE A2

#04 to #08-02/12 46 sqm / 495 sqft

Line for Ty
A/C
MAS BEDR
$\blacksquare$
MA
BE
1/

A/C LEDGE

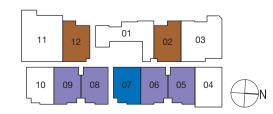


## **TYPE A3A**

#03-07 44 sqm / 474 sqft

# TYPE A3

#04 to #08-07 43 sqm / 463 sqft





2-BEDROOM

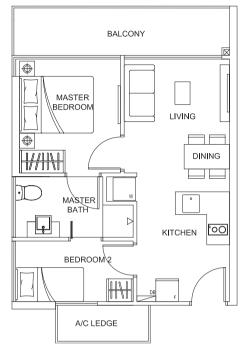
#### e of A/C Ledge Type B1A





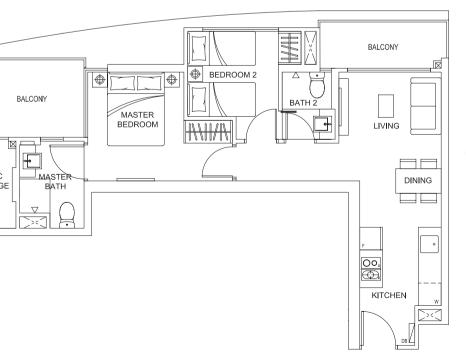
## **TYPE B1**

#04 to #08-10 44 sqm / 474 sqft



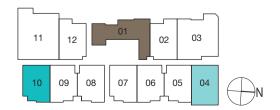
## **TYPE B2**

#08-04 49 sqm / 527 sqft

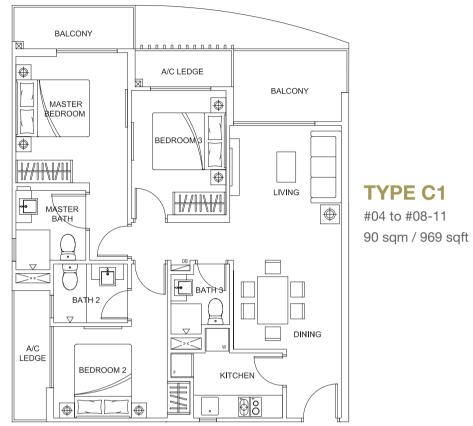


**TYPE B3** #04 to #08-01

60 sqm / 646 sqft

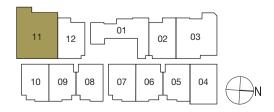


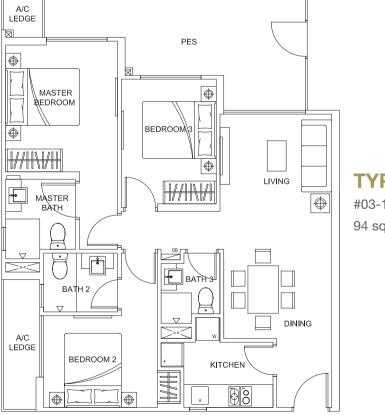




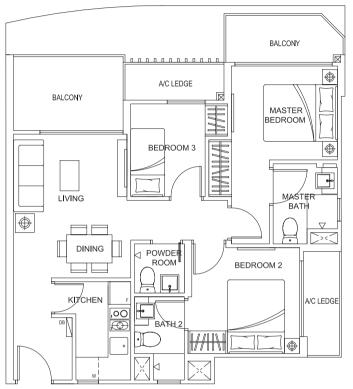
**TYPE C1P** 





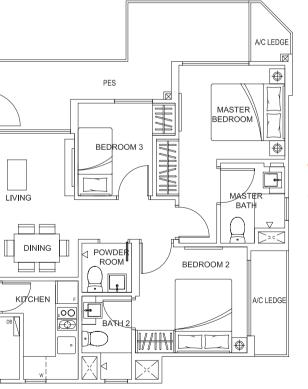








#04 to #08-03 76 sqm / 818 sqft



 $\bigcirc$ 

DB

# **TYPE C2P**

#03-03 77 sqm / 829 sqft



# Specifications

- 1 FOUNDATION
- Cast in-situ concrete bored pile generally and/or other approved foundation system.
- 2 SUB-STRUCTURE AND SUPERSTRUCTURE tructure and/or steel structure and/or precast reinforced concrete structure.
- 3 WALLS

(a) External Walls Reinforced concrete wall and/or block wall and/or precast concrete panel wall system and/or block wall and/or precast Reinforced concrete wall and/or block wall. (b) Internal Walls concrete panel wall system and/or drywall plaster board partition system and/or brick wall

4 ROOF Reinforced concrete roof with appropriate waterproofing system and insulation and/or metal roof and insulation for apartments

#### 5 CEILING

- (a) Apartments
   (i) Living, Dining, Kitchen(open), Bedrooms, Study, Balcony, PES and other areas : Skim coat with or without plaster ceiling board and/or fibrous plaster
- (ii) Bathrooms, Powder Room, Kitchen : Fibrous plaster ceiling board with or without box-ups to designated areas.

(b) Common Areas

- Common Areas
   Car park, Staircases, M&E services rooms/shaft : Skim coat.
   Lift lobby, Management office, Gymnasium, Sky Terrace, Toilets for disabled : Skim coat and/or fibrous plaster ceiling board where applicable.

#### 6 FINISHES (a) (1) Wall – for Apartment Units

- Living, Dining, Bedrooms, Study, Passageway, and other areas : Cement & sand plaster and/or skim coat where applicable.
- (ii) Kitchen : Homogenous tiles and/or Ceramic tiles to exposed designated areas and/or cement & sand plaster and/or skim coat and/or Mosaic tiles
- back splash. (iii) Bathrooms : Homogenous and/or Ceramic tiles and/or Mosaic tiles to designated exposed areas.
- (v) Powder Room Homogenous tiles and/or Ceramic tiles to exposed areas
   (v) Balcony, Air Con Ledge, PES : Cement & sand plaster and/or skim coat.
- (2) Wall External (Common Areas)
- External walls including recreational common areas : Cement & sand plaster and/or skim coat and/or textured finished and/or Stone here applicable.
- (ii) Multi-Storev car park : Cement/sand plaster and/or skim coat and/or metal screen where applicable.
- (3) Wall Internal (Common Areas)
   (i) Corridors, Staircases, Landing, Multi-storey Car park, Recreational Common areas and other areas · Cement/sand plaster and/or skim coa and/or Stone and/or Homogenous tiles and/or Ceramic tiles to be selected
- (ii) Lower 1<sup>st</sup> level Lift Lobby : Stone and/or Homogenous tiles and/or Ceramic tiles to designated areas. Cement/sand plaster and/or skim (iii) Lift Lobbies and Multi-storey car park lobbies to other levels
- Homogenous tiles and/or Ceramic tiles and/or Marble tiles to designated areas. Cement/sand plaster and/or skim coat to other areas.
- (b) (1) Floor For Apartment Units
- Floor For Apartment Units
  (i) Entrance Foyer, Living, Dining, Study, Kitchen (open) : Homogenous tiles and/or Ceramic tiles with timber skirting.
  (ii) Bedrooms, Balcony, PES : Homogenous tiles and/or Ceramic tiles.
  (iv) Kitchen (For Type C1P, C1, C2P, C2) : Homogenous tiles and/or Ceramic tiles with skirting if applicable

#### (2) Floor – Common Area

- Lower 1st to 8th Storey Lift Lobbies, 3rd to 8th Storey corridor : Stone and/or homogenous tiles and/or Ceramic tiles with skirting to be
- (ii) Swimming pool deck, Sky Terrace, Spa deck, Gymnasium, Toilets for disabled, Management Office : Stone and/or Homogenous tiles and/or Ceramic tiles and/or pebble wash and/or carpet or vinyl sheets and/or timber deck to be selected by Architect. (iii) Staircase 1 and landing from Lower 1<sup>st</sup> to 2<sup>nd</sup> storey and Staircase 2 for
- (iii) Staticase i and raiding itom Lows and or Ceramic tiles with nosing tiles.
   (iv) Other staircase levels : Cement & sand screed and staircases to complete with groove lines to staircase treads edge or with nosing tiles.
   (v) Other common areas : Cement & sand screed and/or other selected
- finishes by Architect

#### 7. WINDOWS

Apartment Units-Powder-Coated or Fluorocarbon aluminium-frame casement and/or sliding windows and/or top hung and/or fixed panel and/or louvres with clear or tinted glass or frosted glass or opaque glass if applicable.

#### 8. DOORS

- Main Entrance : Fire-rated timber door.
- Main Entrance : Fire-rated timber door.
   Bedrooms : Timber door.
   Bathrooms and Powder Room (where applicable) : Timber door and/or frosted glass door and/or Silde & swing acrylic door.
   (iv) Kitchen : Timber door with glass panel.
   (v) Living to Balcony & PES : Powder-coated or fluorocarbon aluminium frame transformed and the second seco
- sliding glass door. (vi) PES : Powder-coated aluminium and/or steel frame glass swing gate.
- (Note : Selected ironmongery shall be provided to all doors)

#### 9. SANITARY FITTINGS

- (a) Master Bathroom and Bathroom 2&3
- 1 vanity wash basin and basin mixer.
   1 shower area complete with shower mixer if applicable.
   1 water closet combine with shower area and shower mixer if applicable.
   1 vanity wash basin and basin mixer outside Master Bath. (For unit type
- A1A,A1,A2P & A2, only). 1 toilet paper holder,1 towel rail, 1 mirror.

- (b) Powder Room

   1 wall hung wash basin , basin mixer and shower mixer

   1 water closet 1 toilet paper holder 1 towel ring 1 mirror (c) Kitchen
- 1 sink with sink mixer
- (d) PES 1 bib tap for PES
- 10. Electrical Installation Refer to Schedule of Electrical Provision

#### 11 TV/FM/Telephone points

- efer to Schedule of Electrical Provision
- 12. Lightning Protection liance with Singapore Standard SS 555:2010

#### 13. Painting

Emulsion paint (b) External Walls Emulsion paint and/or textured coating finish to

#### 14. Water Proofing

rproofing to floors of Kitchen, Bathrooms, Powder Booms, Balcony, Air Con ledge, Landscape Deck, Reinforced Concrete Flat Roof, Lower 1st storey Car park, Pool and Pool Deck/Sky Terraces.

#### 15. Driveway and Carpark

Premix and/or reinforced concrete slab (b) Driveway and Car park: Reinforced concrete slab with hardener or coating to MSCP.

#### 16. Recreation Facilities

# (a) Lower 1<sup>st</sup> to 2<sup>sst</sup> Storey : Carparking facilities, Management office (b) 3<sup>sst</sup> Storey : Leisure Pool, Gymnasium, BBQ, Sun Deck, Sky Terrace (Entertainment Patio)-Gourmet Dining, Spa Alcove (c) 6<sup>th</sup> Storey : Sky terrace (Wellness Patio)-Terrace Lounge, Outdoor Gym

#### 17. Additional Items

- (a) Kitchen Cabinet : High and low cabinets with solid surface worktop. (b) Kitchen Appliances: e.a. Built-in electric hob, cooker hood, sink, electric oven, washing machine (For Type A1, A1A, A2P, A2, A3, A3A, B1, B1A, B2). 1ea. Built-in electric hob, built-in gas hob, cooker hood, sink, electric oven, washing machine (For Type B3, C1P, C1, C2P, C2 Only). c) Wardrobe : Built-in wardrobes to all Bedrooms.
- (d) Air-conditioning : Multi-split air-conditioning system–wall mounted fan coil for Living/Dining, Bedrooms and Study. (e) Hot Water Supply : Hot water supply to all Bathrooms & Powder Room.
   (f) Gas : Town Gas NOT provided.

- g) Cable Vision : Provision of outlet only. h) Security System : Intercom system. Proximity card access to all communal facilities (where applicable). Vehicular Access System at main entrance.

## CCTV surveillance cameras at strategic locations. (i) Shower : Framed glass shower screen to shower compartment where applicable.

#### Marble Limestone and Granite

Marble, compressed 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 aterials can be pre-selected before installation, this pon-conformity in the marble compressed marble, limestone or granite as well as non-uniformity in the harble 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 Strips

Notes:

Timber strips are natural material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installat Timber strips are also subject to thermal expansion and contraction beyond the

control of builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

Selected tile sizes and tile surface flatness cannot be perfect and subject to acceptable range described in Singapore Standards SS 483:2000

#### Schedule of Electrical Provision

	A1/A1A	A2	A2P	A3/A3A	B1/B1A	B2	B3	C1	C1P	C2	C2P
Lighting Point	8	8	8	9	9	10	12	18	18	15	15
13A Switched Socket Outlet	6	6	6	6	6	5	5	8	9	4	5
13A Twin Switched Socket Outlet	2	2	2	2	2	3	4	4	4	6	6
13A Switched Socket Outlet for Washing Machine/ Washing Machine Point	1	1	1	1	1	1	1	1	1	1	1
Heater Point	1	1	1	1	1	1	2	3	3	2	2
Isolator	1	1	1	1	1	1	2	2	2	2	2
TV Point	3	3	3	3	3	3	3	4	4	4	4
Telephone Outlet	3	3	3	3	3	3	3	4	4	4	4
Cooker Hood Point	1	1	1	1	1	1	1	1	1	1	1
Cooker Hob Point	1	1	1	1	1	1	1	1	1	1	1
Electric Oven Point	1	1	1	1	1	1	1	1	1	1	1
Intercom Point	1	1	1	1	1	1	1	1	1	1	1
Bell Push c/w Bell Point	1	1	1	1	1	1	1	1	1	1	1

Note: All Isolators for CU are subjected to a/c equipment configuration

#### 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, clearing the condensate pipes and charging of gas.

#### Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the 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.

#### Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to Clause 14.3, the brand, colour and model of all materials, fitt finishes, installations and appliances supplied shall be provided subject to Architect's selection and market availability

#### Layout/Location of wardrobes, cabinets, fan coil units, electrical points, television points, telecommunication points, intercom systems, door swing positions and plaster ceiling boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design

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 will assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17

Web Portal of the Housing Project The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the management corporation when it is formed.

#### False Ceilings

Laminated Flooring

Prefabricated Toilets

Wall

Mechanical Ventilation System

plants will be provided in the planters.

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purpose. Where removal is needed, ceiling works would be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17

Laminated flooring is manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour

and grant in its selection and installation. Lan indevine installed in the installed in the control of planks and are subject to thermal expansion and contraction beyond the control of puilder and vendor. Notwithstanding this note, the Vendor shall remain fully responsible

Mechanical Ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where

and grain in its selection and installation. Laminated floors are installed in modular

Certain bathroom and W.C. may be prefabricated construction and all penetrations

are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone.

rs are designed to take the loading of potted plants only. No soil materials or

for the performance of its obligations under clause 9 and clause 17.

applicable) is to be maintained by the Purchaser on a regular basis.

works behind kitchen cabinets/long bath/vanity cabinet/mirror



# The designer home experts



SKY GREEN • 24 MacPherson Rd • 176 units · Expected Date of Vacant Possession: 31 Dec 2016



THE BOUTIQ Killiney Road • 130 units Expected Date of Vacant Possession: 31 Dec 2014



PALACIO Lorong M Telok Kurau • 21 units Expected Date of Vacant Possession 31 Dec 2015



**REZI 26** 

Lorong 26 Geylang
106 units
Expected Date of Vacant Possession: 31 Dec 2015



LINCOLN SUITES • Khiang Guan Ave • 175 units · Expected Date of Vacant Possession: 31 Dec 2014



- CITYSCAPE AT FARRER PARK Mergui Road
   250 units Expected Date of Vacant Possession 31 Dec 2015

THE PEAK@CAIRNHILL I Cairnhill Circle
 52 units Expected Date of Vacant Possession 31 May 2015



**Onze@Tanjong Pagar** • Kee Seng Street • 56 units Expected Date of Vacant Possession: 31 Mar 2018

### **KSH Holdings Limited**

KSH is a well-established construction, property development and property management group with over 34 years of experience. Backed by a strong and diversified track record, the Group boasts a wide repertoire of property projects in Singapore, Malaysia and China. Some of the Group's notable private-sector projects in Singapore are The Coast, The Berth by the Cove, Fullerton Bay Hotel and NUS University Town's Educational Resource Centre. Currently KSH has two property developments created by its associate company, JHTD-Tianxing Riverfront Square in Tianjin and Liang Jing Ming Ju in Beijing.

#### **TEE Realty Pte Ltd**

Established in the 1980s, from its humble beginning of a general electrical engineering company, the TEE Group has firmly established itself as a stellar boutique property developer in Singapore. Since its inception, the Group through its fully-owned subsidiary Tee Realty Pte Ltd, has successfully developed quality and distinctive residential and commercial developments leveraging on its integrated real estate and facilities management approach. The Group's real estate portfolio in Singapore includes The Thomson Duplex, Cantiz @ Rambai, 91 Marshall and Aura 83 in Duku Road. Besides having a foothold in Malaysia, Thailand and Vietnam, the Group is looking to expand its regional footprints in emerging markets. The Group's overseas projects include The Surawong, Chewathai Ratchaprarop and Chewathai Ramkhamhaeng in Thailand.

#### Heeton Homes Pte Ltd

Heeton's mission as a niche property developer is to deliver distinctive creations out of the ordinary. Every residential development project it undertakes is inspired by the philosophy that life is filled with endless possibilities, and should be lived with zest. Most of Heeton's residential projects are situated in Singapore's prime districts. Among its recent projects are Onze@Tanjong Pagar, iLiv@Grange, Lincoln Suites, The Lumos, The Element@Stevens and DLV in Singapore and Twins at Damansara Heights in Malaysia, DLV 20, Haus 23, Click Denim and Click Condo Sukhumvit 65 in Bangkok, Mercure Hotel in Pattaya and Britton, Earlington and Enterprise Hotel in London.

Another luxurious development by:







#### Project Details:

Developer: Development 32 Pte Ltd • Co Registration No: 201209245M • Developer's Licence No: C1099 • Tenure of land: Estate in fee Simple(Freehold) • Legal Description: Lot 02567N, 02568X, 02569L, 02570N, 02571X, 02571X, 02573C MK25 at Lorong 32 Geylang • Building Plan No: A1525-00012-2012-BP01 • Expected Date of TOP: 31 December 2017 • Expected Date of Legal Completion: 31 December 2020 or 3 years after notice of Vacant Possession whichever is earlier

Whilst every reasonable care has been taken in preparing this brochure, the Developer and its agents shall not be held responsible or liable for any inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representations of fact. All information and specifications are current at the time of print and are subject to change as may be required without prior notice. Nothing herein shall form part of any offer or contract. Visual representations including models, drawings, illustrations, photographs and art renderings portray artistic impressions only and are not to be taken as representations of fact. Floor areas and other measurements are approximate only and are subject to final survey. The Developer shall not be bound by any statements, representations or promises (whether written or oral) by its agents or otherwise, except as expressly set forth in the Sale and Purchase Agreement. The Sale and Purchase Agreement and shall form the entire contract between the Developer and the Purchaser and shall supersede all statements, representations or promises (whether written or oral) made by the Developer and its agents unless approved by the Controller of Housing (if required) and expressly agreed to in writing between the parties.