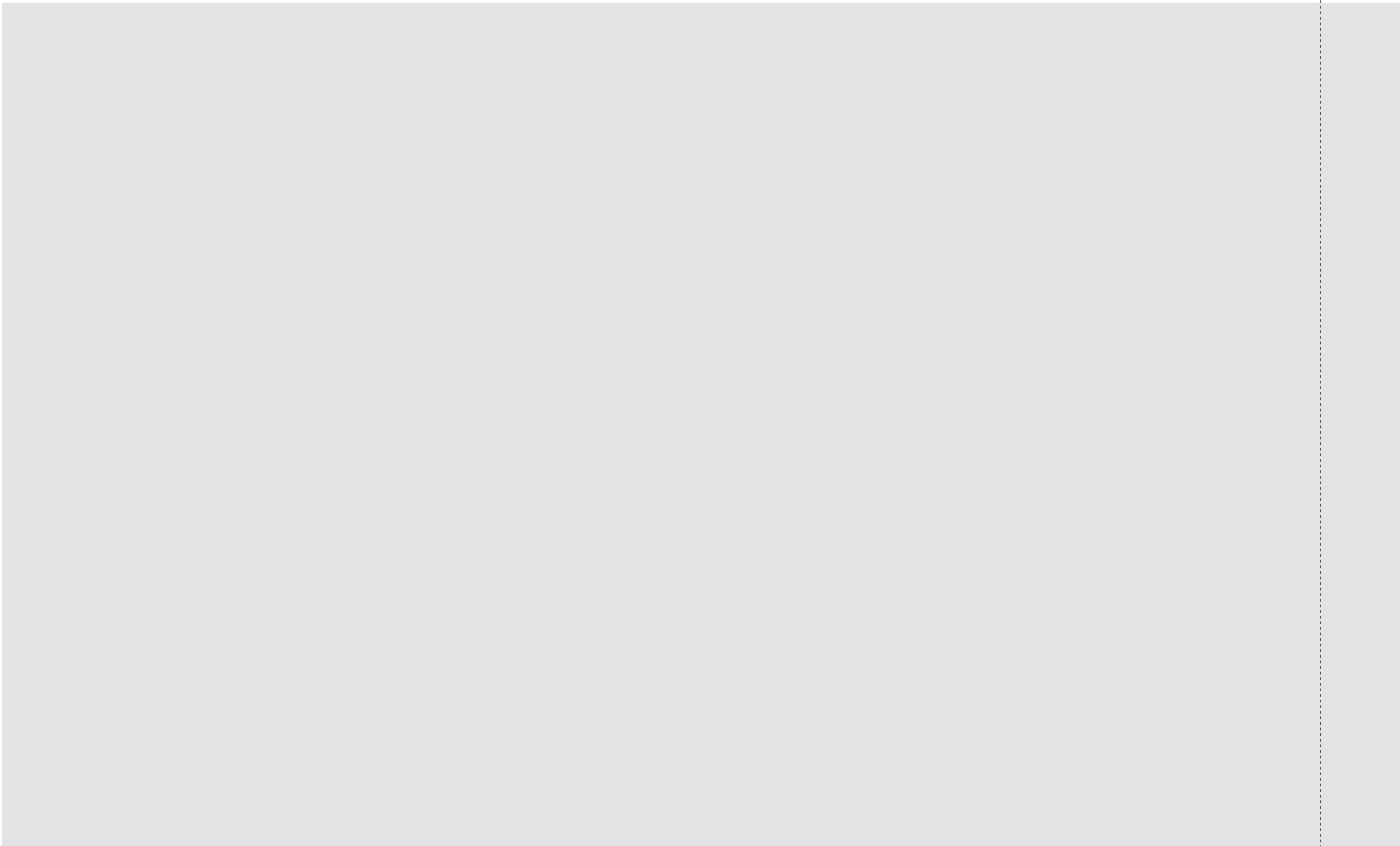


SURIN  
VILLAS





Experience exceptional resort living at Surin Villas.





Artist's impression only.

# SURIN VILLAS

Surin Villas offers resort-style living in nine contemporary villas nestled in lush, tropical settings.

Each villa is designed to pamper, with direct access to a common pool for that touch of sheer luxury.





Artist's impression only





Surin Villas is well-connected to both the modern conveniences and pleasures of life with shopping centres, MRT stations and parks all within easy walking distance.

Just five minutes away, Nex mega shopping mall offers opportunities to shop to your heart's delight, spend memorable moments with friends or simply enjoy the company of someone special. Two nearby MRT stations – Serangoon and Kovan – ensure that you are never far from the action, wherever it takes place in Singapore.





5 mins to  
Nex Shopping Mall



8 mins to  
Chomp Chomp Food Centre



5 mins to Serangoon  
Interchange Station

# SURIN VILLAS



3 mins to  
Kovan MRT Station



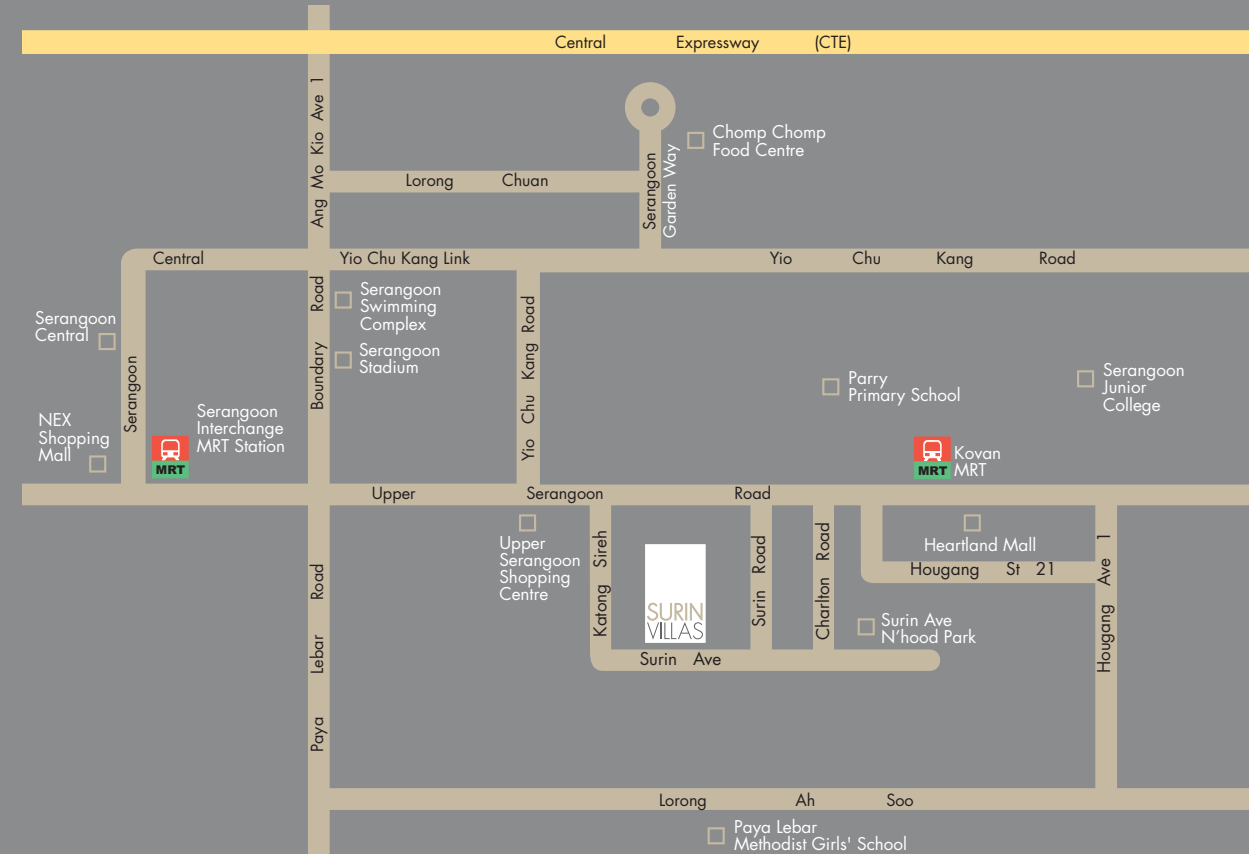
3 mins to  
Heartland Mall



2 mins to  
Surin Neighbourhood Park

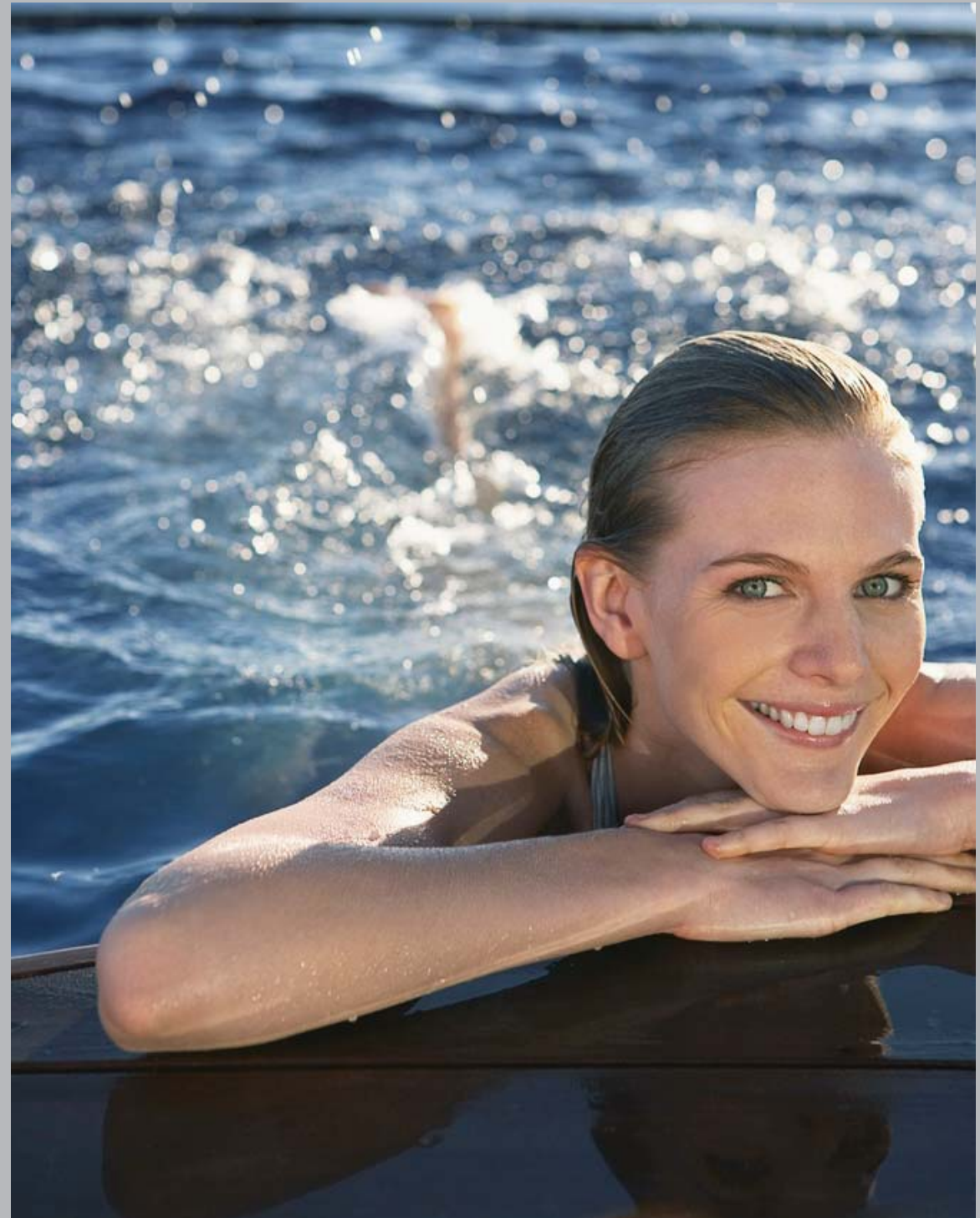


Within 1km to Paya Lebar  
Methodist Girls' School





Begin your day with a refreshing dip in the pool that every villa opens up to and soothe away the effects of a long day in your very own private jacuzzi in the open-air attic of your luxurious abode.











Each villa has five levels for the ultimate in spacious living.

Every villa comes with a private carpark, roof garden and an exclusive jacuzzi for a lifestyle enjoyed only by a privileged few.



site  
plan







Artist's impression only

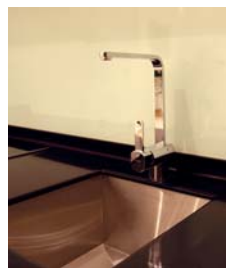




Artist's impression only



Artist's impression only

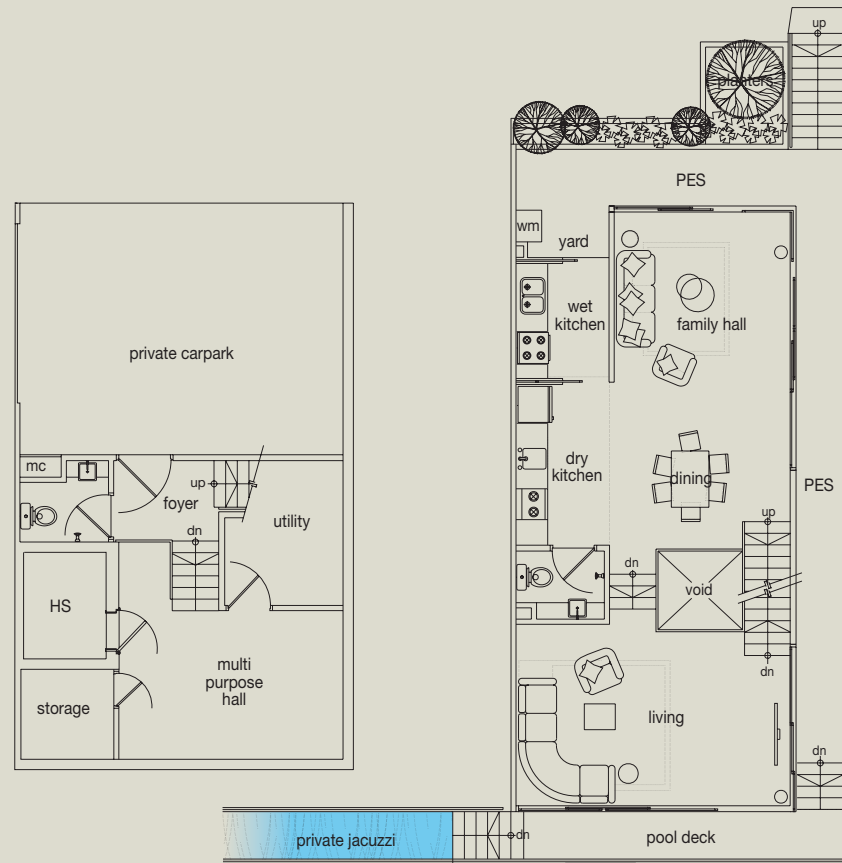


Live in comfort and style with lavish fittings and furnishings tastefully gracing every space in your plush villa.



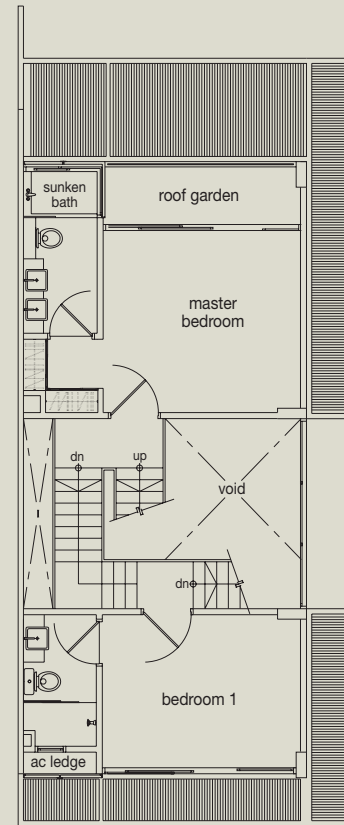




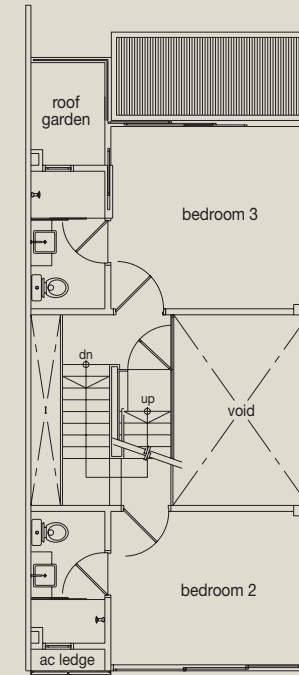


basement

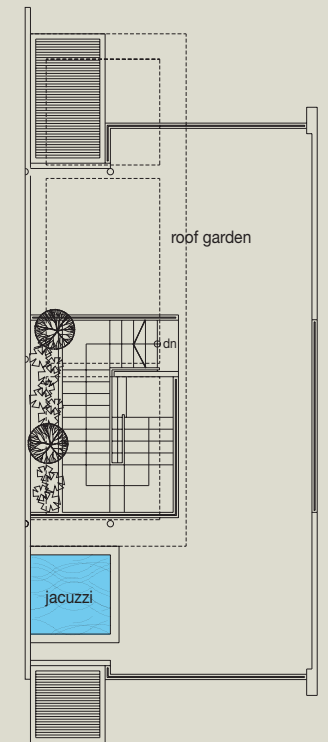
1st storey



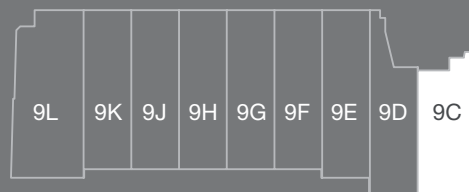
2nd storey



3rd storey

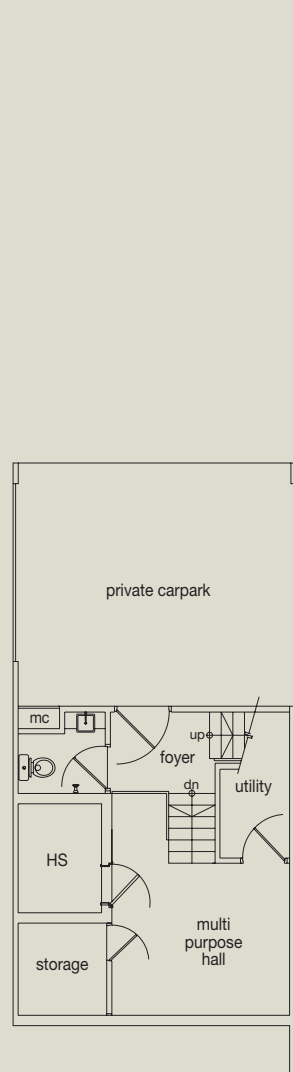


attic

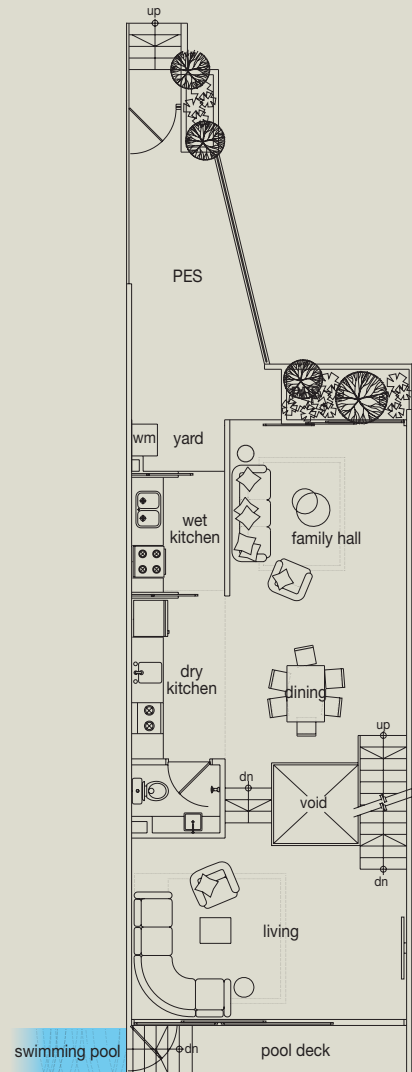


**No. 9C** ■ 462 sq m ■ 4 + 1 + 1  
 Inclusive of all build up areas and void.

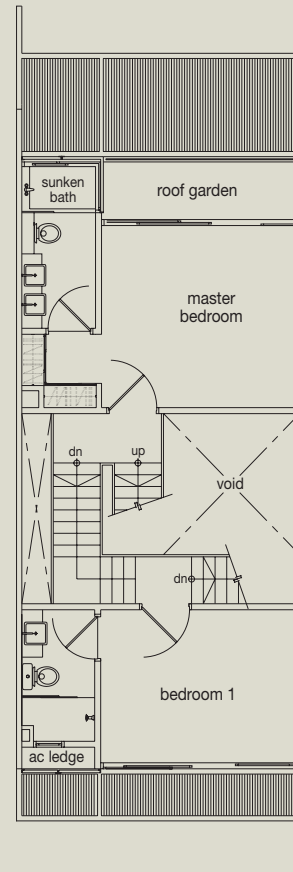




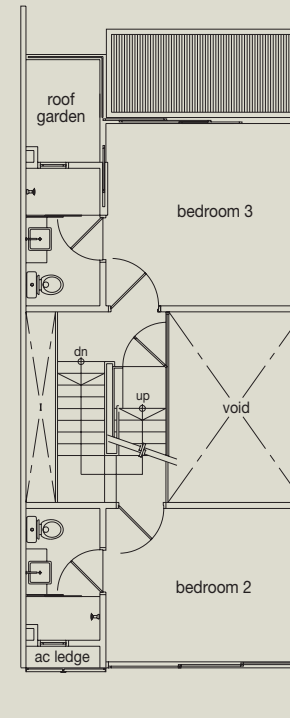
basement



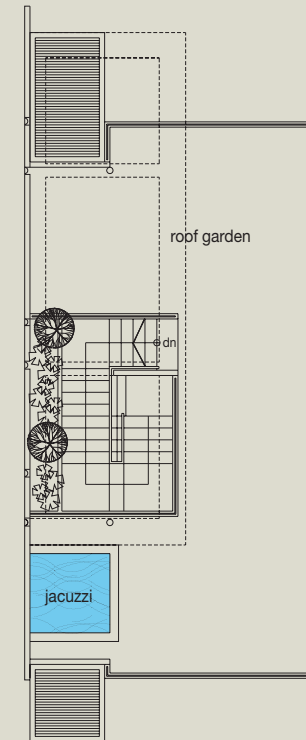
1st storey



2nd storey



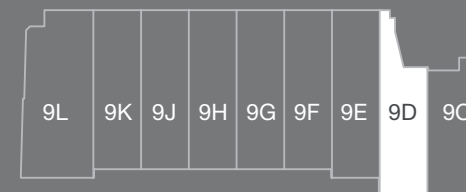
3rd storey



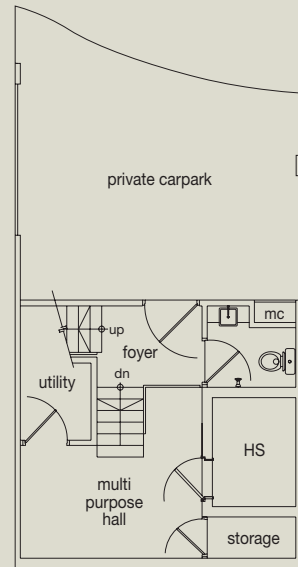
attic

**No. 9D** ■ 392 sq m ■ 4 + 1 + 1

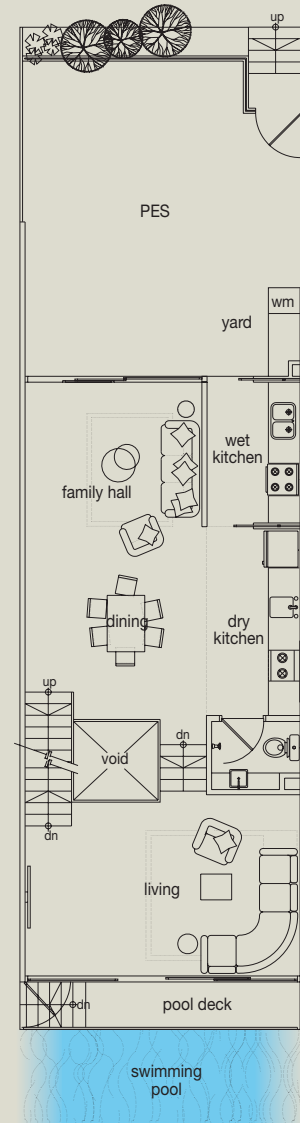
Inclusive of all build up areas and void.



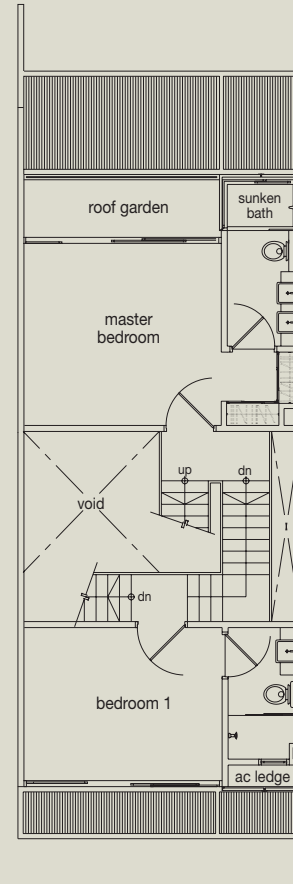




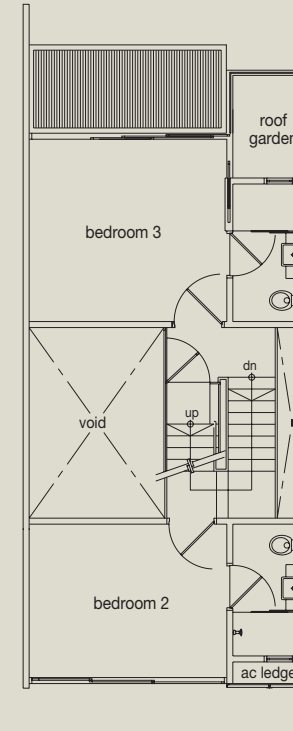
basement



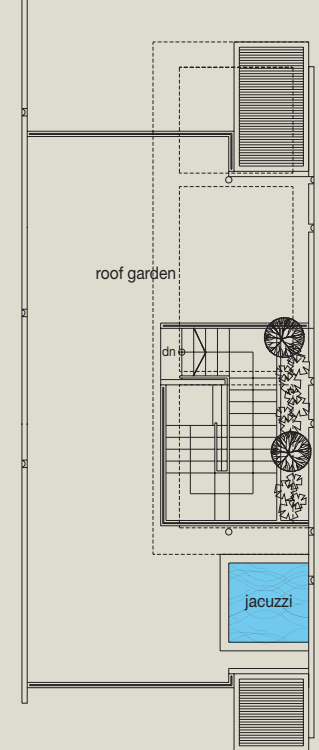
1st storey



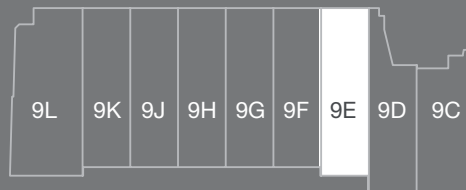
2nd storey



3rd storey

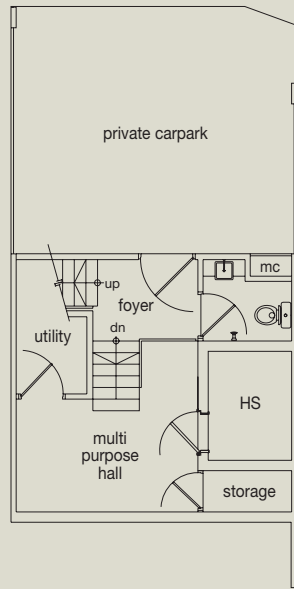


attic

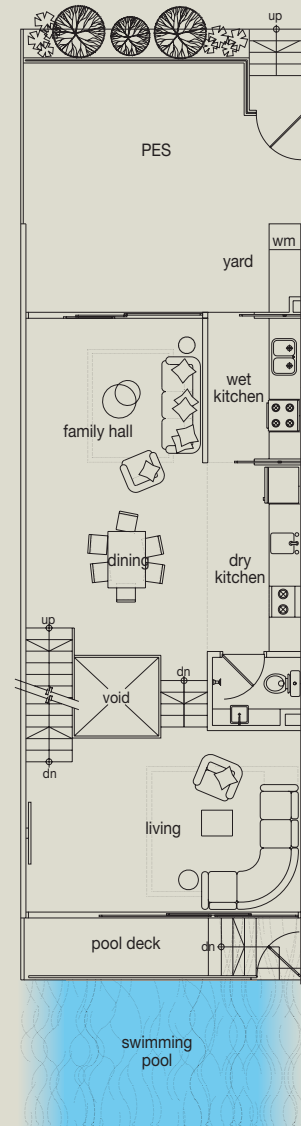


**No. 9E** ■ 410 sq m ■ 4 + 1 + 1  
 Inclusive of all build up areas and void.

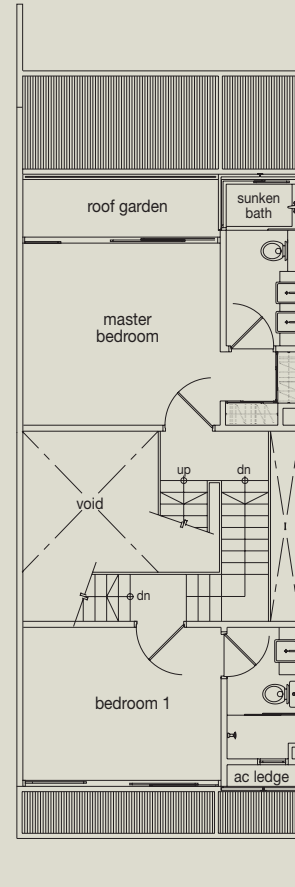




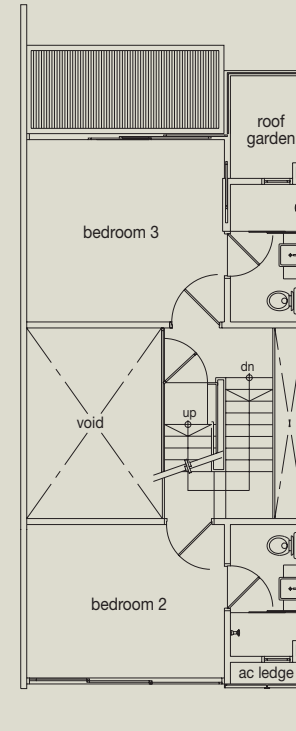
basement



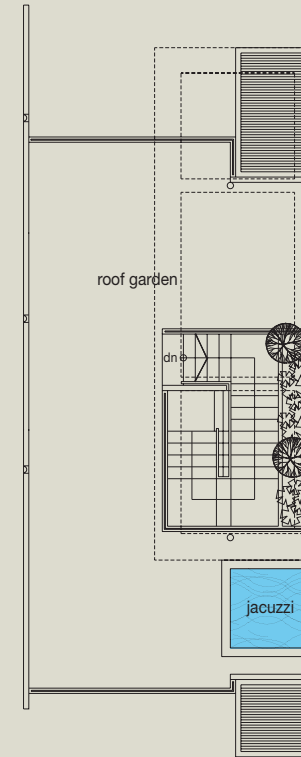
1st storey



2nd storey



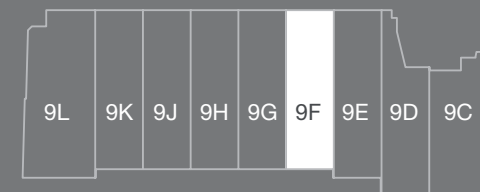
3rd storey



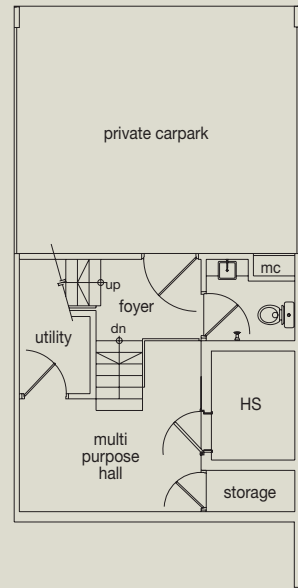
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**No. 9F** ■ 404 sq m ■ 4 + 1 + 1

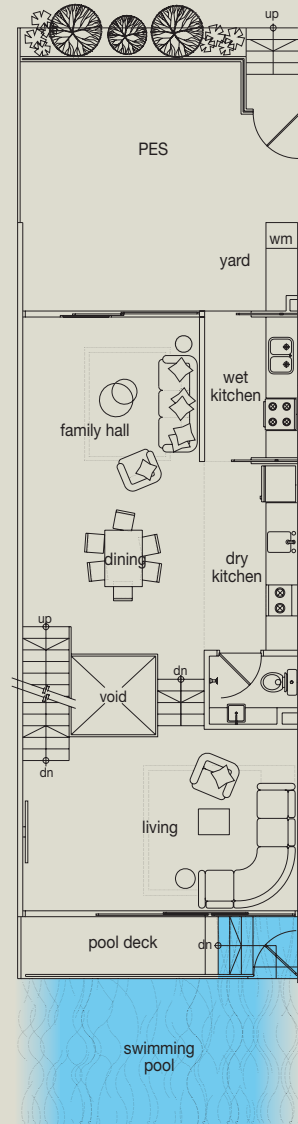
Inclusive of all build up areas and void.



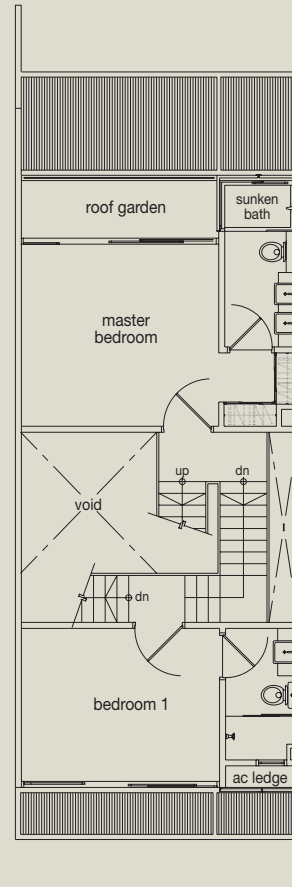




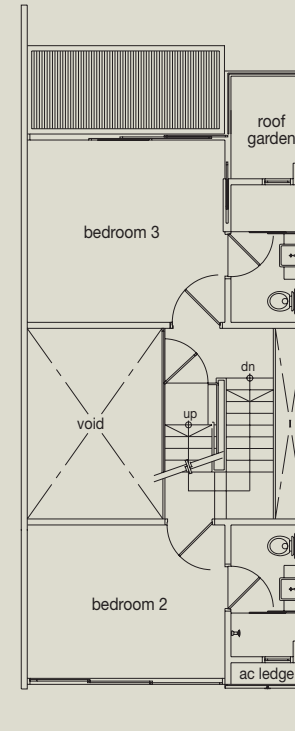
basement



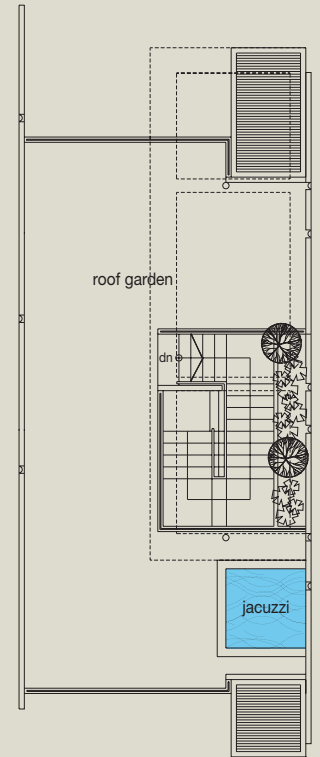
1st storey



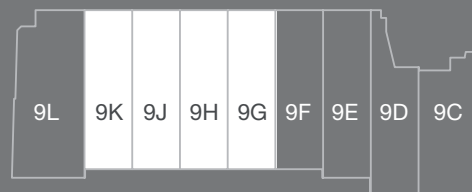
2nd storey



3rd storey

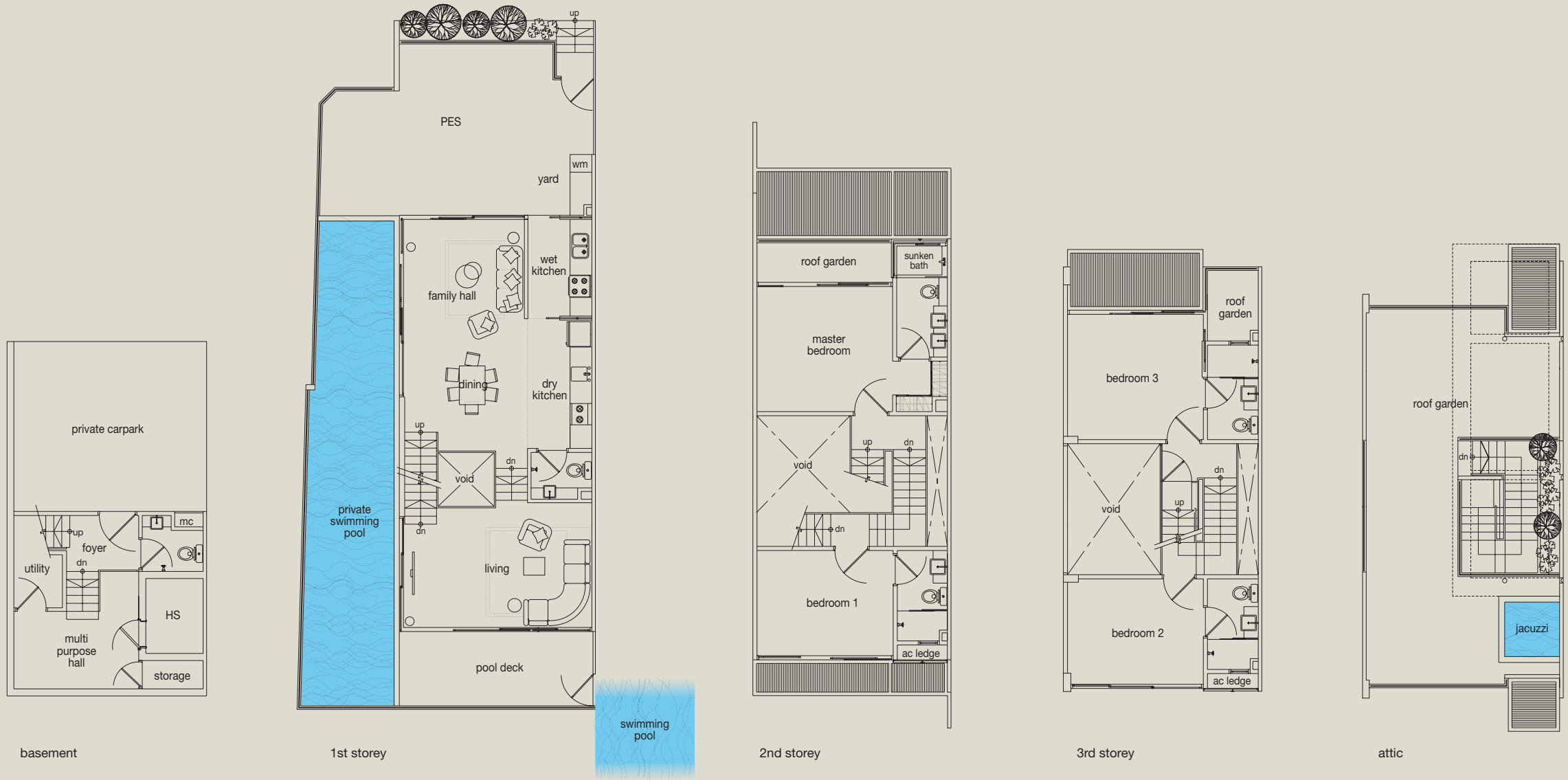


attic



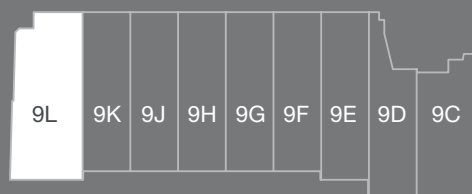
**No. 9G ■ 9H ■ 9J ■ 9K** ■ 404 sq m ■ 4 + 1 + 1  
 Inclusive of all build up areas and void.





**No. 9L** ■ 500 sq m ■ 4 + 1 + 1

Inclusive of all build up areas and void.





1. **FOUNDATION**
  - 1.1 Reinforced concrete footing to Engineer's design.
2. **SUPER-STRUCTURE**
  - 2.1 Reinforced concrete structure to Engineer's design.
3. **WALLS**
  - 3.1 External: Brickwall.
  - 3.2 Internal: Brickwall.
4. **ROOF**
  - 4.1 RC slab with appropriate waterproofing and insulation
5. **CEILING**
  - 5.1 Water resistant ceiling board with emulsion paint to Kitchens, Bathroom, W.C. Front Terrace and where necessary.
  - 5.2 Plaster Board with emulsion painting to Living/Dining. Bedroom – no ceiling.
6. **FINISHES**
  - 6.1 **Wall**
    - 6.1.1 **Internal**
      - a) Limestone to false ceiling height for Master Bath
      - b) Ceramic/Homogeneous tiles to false ceiling height for kitchen and other bathrooms.
      - c) Ceramic tiles to false ceiling height at W.C
      - d) Plaster and Emulsion Paint to other areas
    - 6.1.2 **External**
      - a) Cement Plaster and Emulsion Paint
      - b) Cement Plaster and Emulsion Paint to external boundary wall (by Architect)
      - c) External Features Wall (by Architect)
  - 6.2 **Floor**
    - 6.2.1 **Internal**
      - a) Natural Marble/ Limestone to Living/Dining/Dry Kitchen and Master Bath
      - b) Ceramic/Homogeneous tiles to Wet Kitchen, Store, Utility, Other Bathrooms W.C. and Family room
      - c) Timber strips to Master bedroom/Bedrooms, Family Hall, Corridor and Staircase
    - 6.2.2 **External**
      - a) Ceramic/Homogeneous/Timber strips Roof Garden/PES
      - b) Timber look alike tiles to Pool Deck
      - c) Cement Screed with Hardener to Driveway
      - d) Ceramic tiles to Car Parking Lot

Note: **Granite/ Marble, Limestone and Slates** are natural stones which offer no obsolete uniformity in their veins, color, tonality, and pattern as these are natural characteristics arising from their complex mineral composition impurities.

Granite tiles/slab is pre-polished before laying and care has been taken in their installation. Being a much harder material than marble, granite cannot be re-polished after installation. Therefore, some level difference may be found at the tile/slab joints.

The type of Marble of Granite selected shall be subjected to availability.

Note: As timber is a natural product it is not possible to achieve total consistency of color and grain selected and installation.

7. **WINDOWS**
  - 7.1 Powder Coated Aluminum Frame Windows as below:
    - 7.1.1 Living: Sliding window and fixed panel
      - W.C : Top-hung Window/Casement
      - Bedrooms : Sliding window and fixed panel
      - Bathrooms : Top-hung/Sliding
      - Family Hall : Sliding Door
      - Staircase : Top-hung window, Fixed Glass Panel Window
    - 7.2 6mm thick tinted/clear/frosted glass (where applicable)
    - 7.3 Color of Frame and Glass is subjected to Architect's selection

8. **DOORS**
  - 8.1 Laminated timber door to main entrance
  - 8.2 Laminated timber doors to Bedrooms, Bathrooms, Utility
  - 8.3 Laminated door at kitchen
  - 8.4 Powder coated aluminium or UPVC frame glass. Door at Living, Dining and Roof Garden (Where applicable)

Note: As timber is a natural product it is not possible to achieve total consistency of color and grain in their selection and installation.
9. **SANITARY WARES AND FITTINGS**
  - **Master Bathroom**
    - a) Sunken Bath complete with Shower mixer
    - b) 1 Limestone Vanity-Top complete with 2 no. Wash Basin and Mixer Tap
    - c) 1 Wall Hung Water Closet
    - d) 1 towel rail
    - e) 1 toilet roll holder
  - **Other Bathrooms**
    - a) Wash basin and mixer tap
    - b) Water closet
    - c) Shower mixer
    - d) Toilet roll holder
    - e) Towel rail
  - **W.C.**
    - a) Wash basin and mixer tap
    - b) Water closet
    - c) Toilet Roll Holder

Note: The type and color of wares, fitting and accessories is subject to availability and Architect's selection.
10. **ELECTRICAL INSTALLATION/ TELEPHONE/ TV/ FM**  
See Electrical Point Schedule for details.
11. **TV/FM/TELEPHONE**  
See Electrical Point schedule for details TV points are suitable for Singapore Cable Vision Reception.  
  
Note: The purchaser shall, if required by the Singapore Cable Vision Ltd (SCVL) or any relevant competent authorities, pay the connection charges, subscription fees, annual maintenance fees and monthly charges to the SCVL or any other relevant competent authorities.
12. **LIGHTNING PROTECTION SYSTEM**  
Lightning Protection System shall be provided in accordance with Singapore Standard CP33 1996
13. **PAINTING**  
See item 6.1 Wall

**ELECTRICAL POINT SCHEDULE**

Type	Lighting Point	13A S/S/O	2x13A S/S/O	TV Point	Telephone Point	Water Heater	Cooker Hob	Cooker Hood	Oven Point	Fridge Point	Washing Machine Point	Audio Intercom Point	Bell Point
Unit 1	28	8	7	6	6	5	2	2	1	1	1	1	1
Unit 2	28	8	7	6	6	5	2	2	1	1	1	1	1
Unit 3	28	8	7	6	6	5	2	2	1	1	1	1	1
Unit 4	28	8	7	6	6	5	2	2	1	1	1	1	1
Unit 5	28	8	7	6	6	5	2	2	1	1	1	1	1
Unit 6	28	8	7	6	6	5	2	2	1	1	1	1	1
Unit 7	28	8	7	6	6	5	2	2	1	1	1	1	1
Unit 8	28	8	7	6	6	5	2	2	1	1	1	1	1
Unit 9	28	8	7	6	6	5	2	2	1	1	1	1	1

14. **WATERPROOFING**  
Waterproofing to floor of Bathrooms, Roof Terrace, Swimming Pool, Water Features, etc
15. **DRIVEWAY & CARPARK**  
See item 6.2.2 External Floor Finishes
16. **GATE AND FENCING**  
Gate: Auto metal gate with aluminum/timber infill and gate post and mailbox compartments
17. **TURFING**  
Cow Grass
18. **ADDITIONAL ITEMS**
  - a) Kitchen cabinets – High and low cabinets complete with Sink and Taps, Cooker Hob, Cooker Hood.
  - b) Air-conditioning Bedrooms & Living/Dining
  - c) Hot and Cold Water to Bathrooms (except W.C.)
  - d) Tile worktop and kitchen
  - e) Retaining Boundary wall and Embankment subject to Site Contour
  - f) Soil Treatment against Subterranean Termites

Note: Layout of Kitchen Cabinets are subjected to Architects sole discretion and final design
19. **SECURITY**
  - Voice communicator security keypad at living, outside master bedroom & hallway at 3<sup>rd</sup> storey.
  - Movement detector at 1<sup>st</sup> storey staircase
  - Video auto dialer module.
20. **RECREATION FACILITIES**
  - a) Swimming Pool – 2.80m (w) x 33.200m (l) x 0.50m-1.20m (d)
  - b) Private Swimming pool for Unit 9 – 2.10m (w) x 13.700m (l) x 0.50m-1.20m (d)
  - c) Personal Spa/Jacuzzi (certain units only)

Total no. of car parking space:  
1 car parking space for each unit, however 2 cars of smaller size are capable.

Note: The brand and model of all the equipment and appliances shall be provided at the sole discretion of the developer. Where warranties are given by the manufacturer and/ or contractors and/ or suppliers of the above installation, the vendor shall assigned to the purchaser such warranties at the time when possession of the building unit is delivered to he purchaser PROVIDED ALWAYS that the vendor shall not be liable not answerable or responsible to the Purchaser for any failure on the part of the manufacturers and/or contractors and/pr suppliers to maintain or repair for any defects oncoming thereto. Air-conditioning system has to be maintained on regular basis by the purchasers. All information, specifications and plans contained herein are subject to amendments as may be required by the authorities of developer's project consultants.

Name of Project : **Surin Villas**

Developer : **Distinct Home Development Pte. Ltd.**

Developer Licence No : **C0681**

Tenure of Land : **Freehold**

Lot/Mukim : **03203L**

Building Plan No : **A1276-00470-2009-BP01**

Expected Date of TOP : **31 December 2013**

Expected Date of Legal Completion : **31 December 2013**

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 of representation of facts.

All information and specifications are current at the time of going to the press and are subject to change as may be required and cannot form part of an offer or contract. All plans are subject to any amendments approved or may be approved by the relevant authority.

All art renderings and illustrations contained in this brochure are artist's impressions only and photographs are only decor suggestions and none can be regarded as representation of fact. Areas are approximate measurements and subject to final survey.



