



THE
SHORELINE

B U N G A L O W S

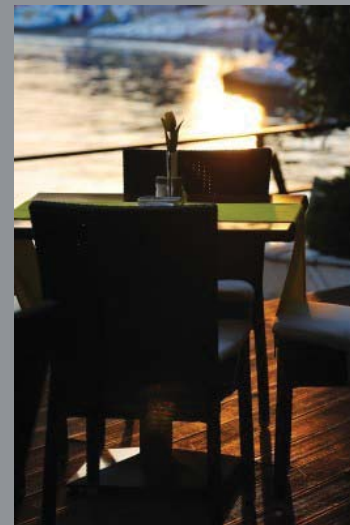


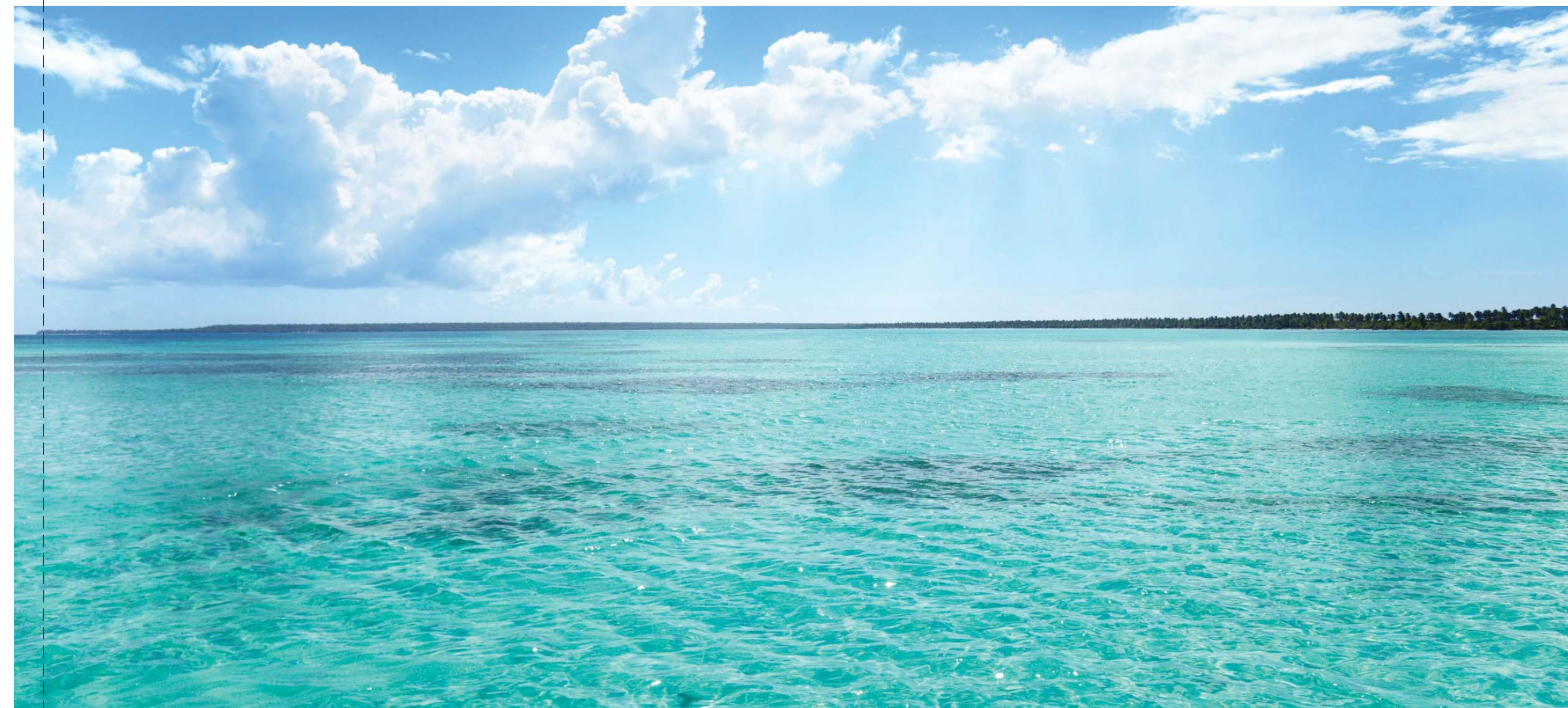
Surround yourself with natural beauty...



artist's impression only

An unparalleled lifestyle with all the pleasures and conveniences modern living within easy walking distance or just a short drive away.



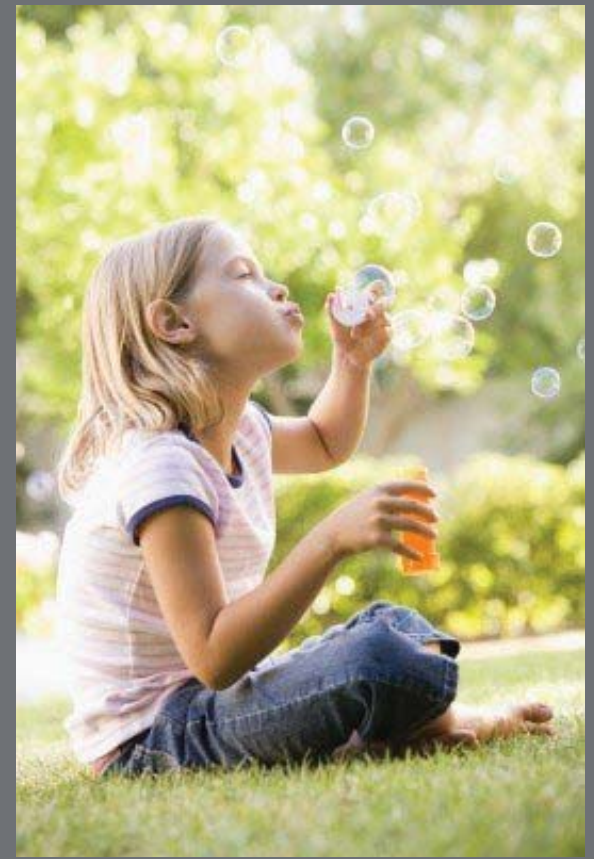


Be Inspired by life's wonders...



Located next to Marina Country Club, The Shoreline Bungalows is your ticket to exceptional beachfront living with the luxury of nature and the sea at your doorstep. Enjoy stunning views from the comfort of your home while you ponder the myriad entertainment choices available right in your neighbourhood. From rustic restaurants with the freshest seafood to leisurely strolls along the beach to early-morning tee-offs with your golf buddies, your every whim and fancy is catered for. Venturing further is not a problem either with Tampines Expressway and Punggol MRT just a stone's throw away.

Spend relaxing evenings with friends and family and marvel how inspired life can be – only at The Shoreline Bungalows.



Soothe away the stress of a busy day with a dip in the infinity lap pool. Each house has its own private roof terrace jacuzzi for a truly surreal experience in you own abode.



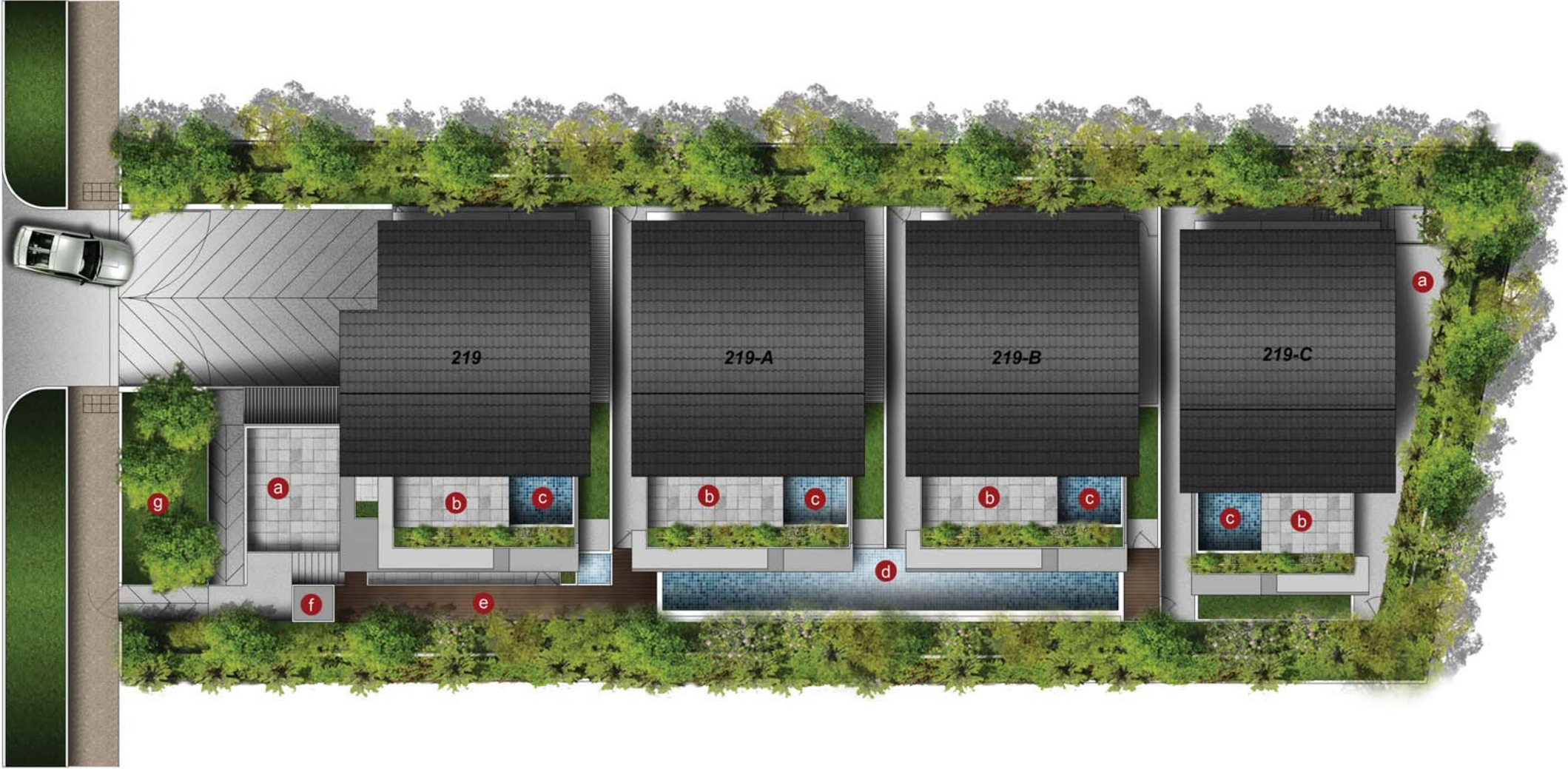
Blissful living right at home...



artist's impression only

Site Plan

PONGGOL 17TH AVENUE



Legend:

- a** open terrace
- b** roof terrace
- c** private jacuzzi
- d** swimming pool
- e** pool deck
- f** lift
- g** landscape garden





artist's impression only

Every house is fitted with beautiful quality finishes and fittings.
All located within a space that is designed with discerning taste and style.
For luxurious living beyond your wildest dreams,
come home to The Shoreline Bungalows.



EXPRESSION
by Teka

TOTO®



artist's impression only



artist's impression only

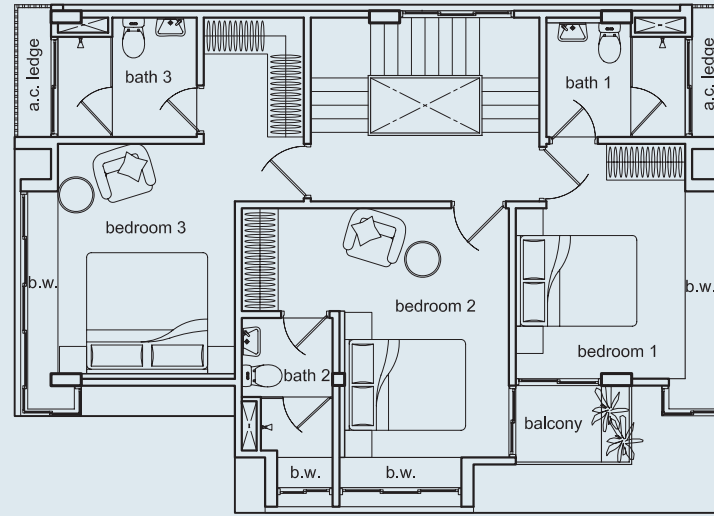
Exceptional luxury all from within...



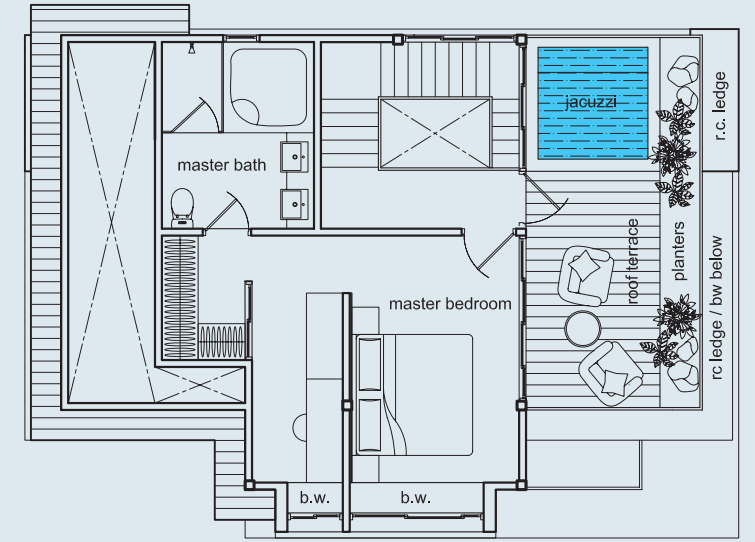
artist's impression only

Exquisite
designs
with
contemporary
finishes...

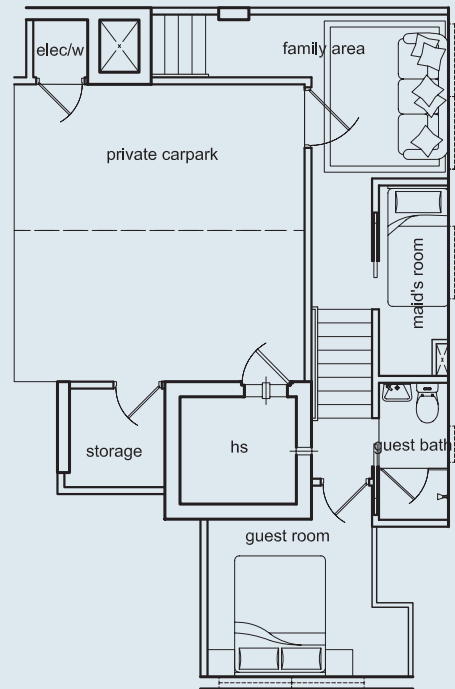
The Shoreline Bungalows
DETACHED HOUSES (Strata)



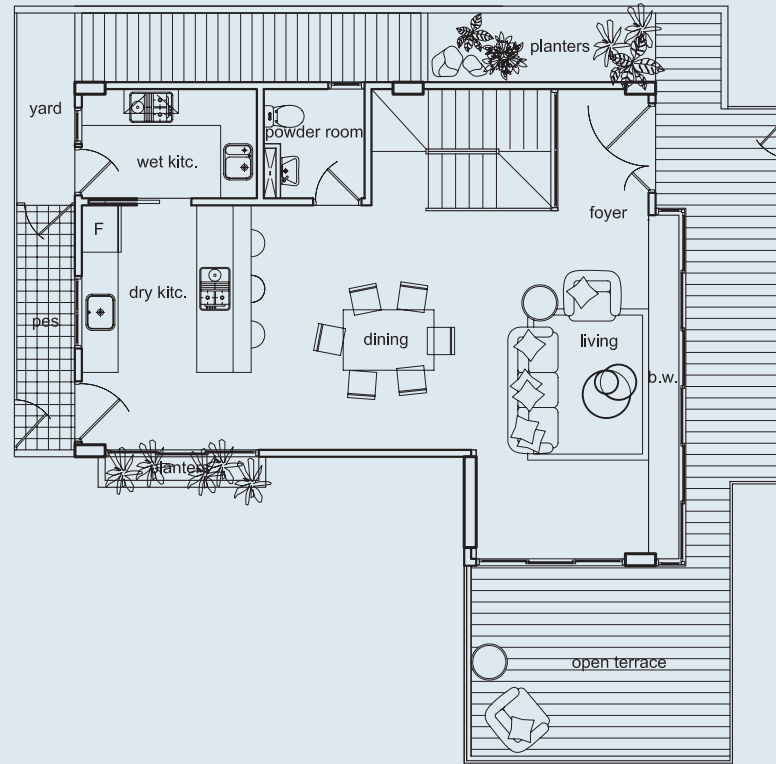
Second Storey



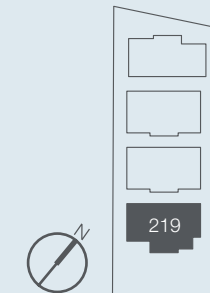
Attic



Basement



First Storey



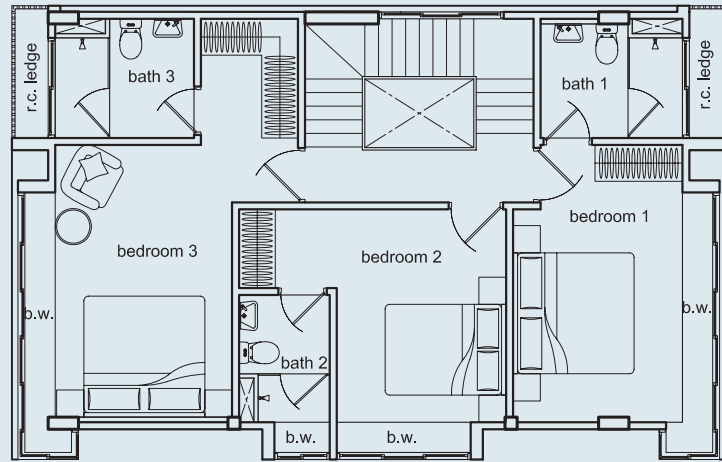
No. 219

5 bedrooms

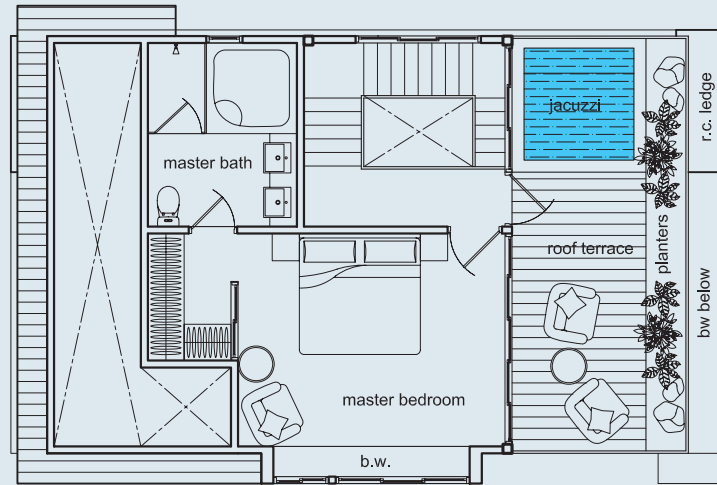
489 sq m • 5264 sq ft

inclusive of electrical and water compartment, car park, planters, pes, yard, open terrace, ac and rc ledges, roof terrace, jacuzzi, roof and void.

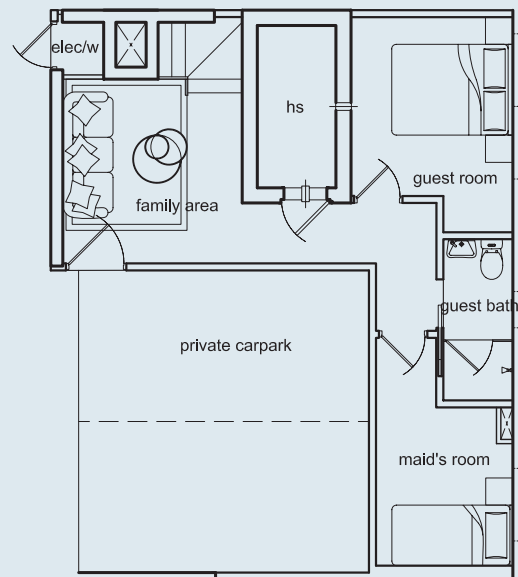
The Shoreline Bungalows
DETACHED HOUSES (Strata)



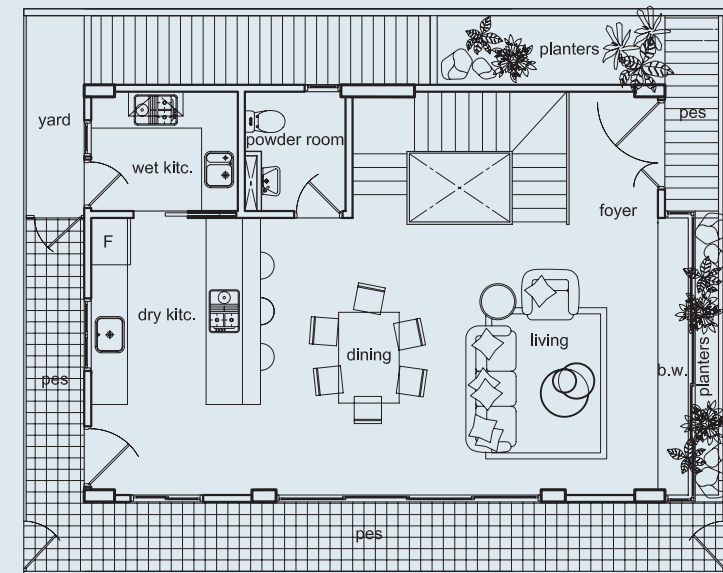
Second Storey



Attic



Basement



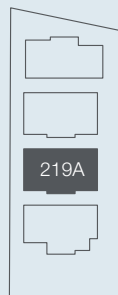
First Storey

No. 219A

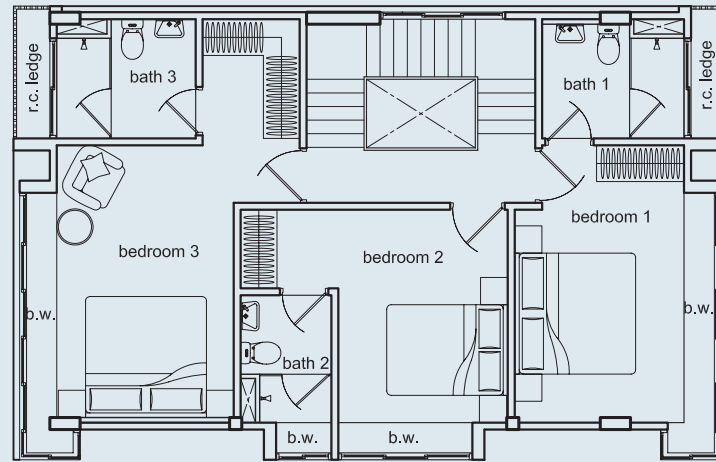
5 bedrooms

455 sq m • 4898 sq ft

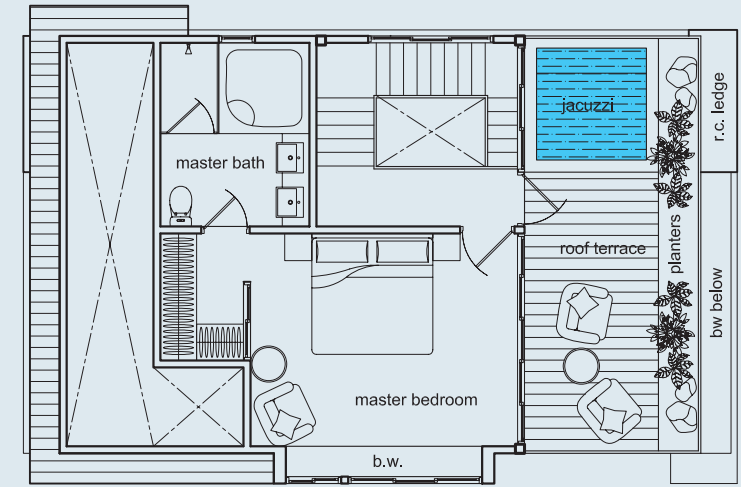
inclusive of electrical and water compartment,
car park, planters, pes, yard, open terrace, ac
and rc ledges, roof terrace, jacuzzi, roof and void.



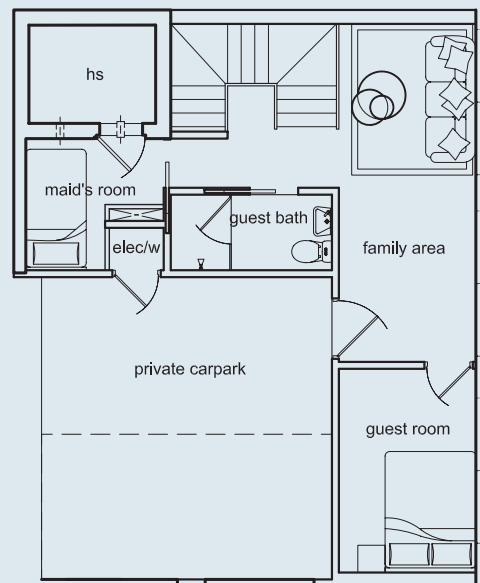
The Shoreline Bungalows
DETACHED HOUSES (Strata)



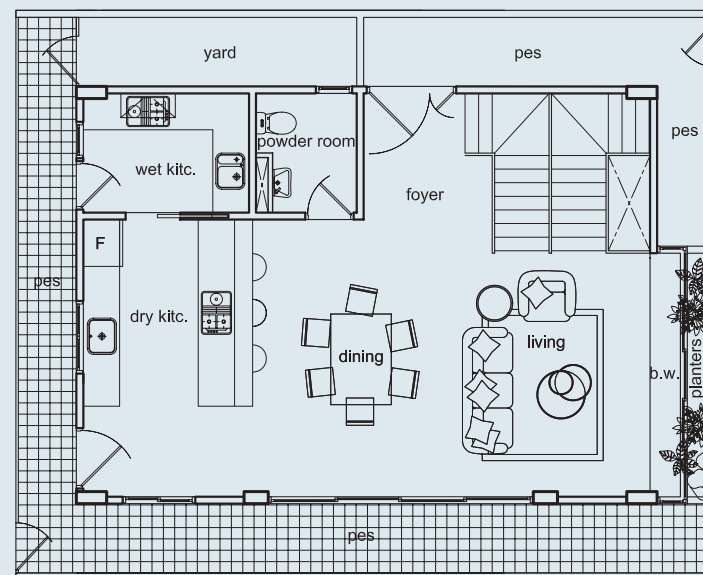
Second Storey



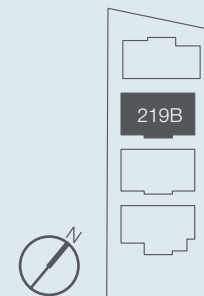
Attic



Basement



First Storey



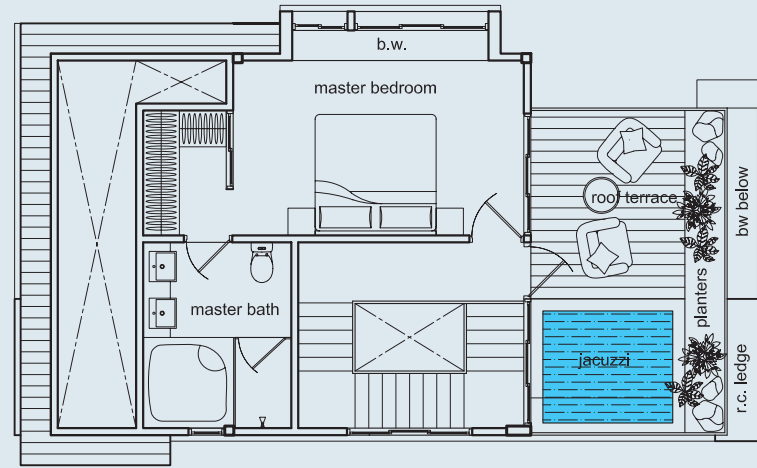
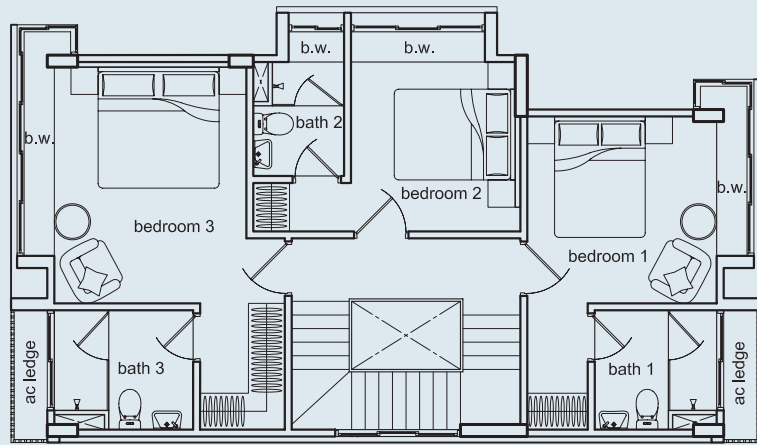
No. 219B

5 bedrooms

478 sq m • 5145 sq ft

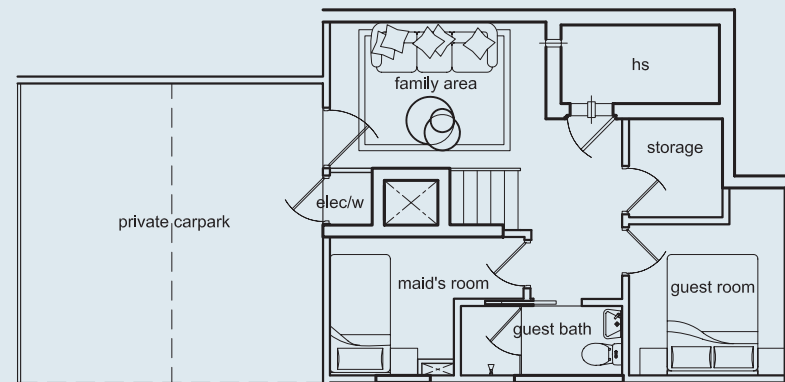
inclusive of electrical and water compartment,
car park, planters, pes, yard, open terrace, ac
and rc ledges, roof terrace, jacuzzi, roof and void.

The Shoreline Bungalows
DETACHED HOUSES (Strata)

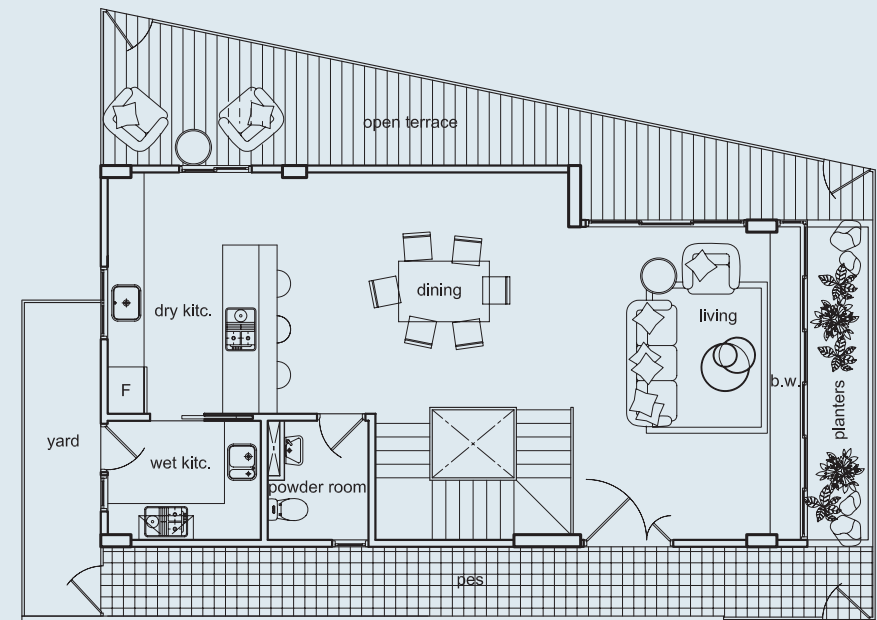


Second Storey

Attic



Basement

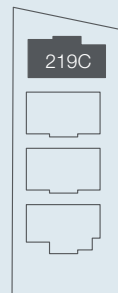


First Storey

No. 219C

5 bedrooms

499 sq m • 5371 sq ft



inclusive of electrical and water compartment,
car park, planters, pes, yard, open terrace, ac
and rc ledges, roof terrace, jacuzzi, roof and void.

S P E C I F I C A T I O N S

1. FOUNDATIONS

Reinforced concrete foundation to Engineer's design.

2. SUPER-STRUCTURES

Reinforced concrete structure to engineer's design.

3. WALLS

a) External Wall

Clay bricks and/or concrete blocks finished with cement plaster.

b) Internal Wall

Clay bricks and/or concrete blocks finished with cement plaster.

4. ROOFS

a) Flat Roof

Reinforced concrete roof with appropriate waterproofing and insulation.

b) Pitch Roof

Clay roof tiles with appropriate insulation.

5. CEILINGS

- Water resistant ceiling board with emulsion paint to Kitchens, Bathrooms, PES, Open Terrace, Roof Terrace, Yard and where necessary.
- Plaster board with emulsion paint to Living, Dining, Family Area, Bedrooms and where necessary.

6. FINISHES

a) Walls

i) Internal Areas

- Cement plaster and emulsion paint to Living, Dining, Bedrooms, Kitchen and Family Area.
- Marble and/or Homogenous tiles and/or Ceramic tiles to Master Bath.
- Homogenous tiles and/or Ceramic tiles to all other Baths and Powder Room.
- Skim coat plaster and emulsion paint to household shelter as per requirement of authority.

ii) External Common Areas

- Cement and sand plaster with emulsion paint.
- Skim coat plaster and emulsion paint to exit staircase.
- Mosaic tiles and/or Homogenous tiles and/or Ceramic tiles to swimming pool and open shower area.

b) Floors

i) Internal Area

- Marble and/or Homogenous tiles to Living & Dining with skirting.
- Marble and/or Homogenous tiles and/or Ceramic tiles to Master Bath.
- Homogenous tiles and/or Ceramic tiles to Family Area, Kitchen, Household Shelter, all other baths, Guest room, Maid's room and yard.
- Timber strip flooring to Bedrooms And Staircase.

ii) External Private Area

- Homogenous tiles and/or Ceramic tiles and/or stones to PES, Roof Terrace and Open Terrace.
- Cement screed and/or sand screed with hardener to car park.

iii) Common Area

- Homogenous tiles and/or Ceramic tiles and/or stones to Walkway.
- Cement screed and/or homogenous tiles with nosing to staircase.
- Cement screed with hardener to Driveway.
- Homogenous tiles and/or Ceramic tiles to gymnasium.
- Mosaic tiles and/or Homogenous tiles and/or Ceramic tiles to swimming pool and open shower area.
- Timber deck and/or Homogenous tiles to swimming pool deck.

7. WINDOWS

- Aluminum frame in powder coated finish with approximate 6mm thickness in tinted/clear/frosted glass to be provided for Living, Dining, Bedrooms, Family Area and Kitchen.
- Aluminum frame in powder coated finish with cleared/frosted glass for bathrooms and where necessary.

(Noted: All window are either side-hung, top hung, sliding, fixed, louvered or any combination of the above mentioned subject to Architect's selection)

8. DOORS

- Fired rated Timber decorative door to Main Entrance
- Laminated Timber decorative door to Bedrooms and all baths.
- Approved blast door to Household Shelter as per Authority's requirement
- Aluminum framed in powder coated finish with tinted/clear/frosted glass for roof terrace, open terrace, PES and where applicable.

9. IRONMONGERY

Quality locksets are provided

10. SANITARY WARES AND FITTINGS

a) Master Bathroom

- 1 bathtub with bath mixer and handshower
- 1 shower screen with shower mixer, handshower and rain shower system
- 1 granite/marble vanity top complete with 2 pieces of basin and mixer tap
- 1 water closet
- 1 mirror
- 1 paper holder

b) Bath 1, 2 and 3

- 1 shower mixer, handshower and rain shower system
- 1 vanity-top with 1 piece wash basin and mixer tap
- 1 water closet
- 1 mirror
- 1 paper holder

c) Guest Bath

- 1 shower mixer and handshower
- 1 wash basin and mixer tap
- 1 water closet
- 1 mirror
- 1 paper holder

d) Powder Room

- 1 vanity-top with 1 piece wash basin and mixer tap
- 1 water closet
- 1 mirror
- 1 paper holder

(Note: The type and colour of wares, fittings and accessories are subject to availability and Architect's selection.)

11. ELECTRICAL INSTALLATION/ TELEPHONE/ TV/ FM

Refer to Electrical Schedule for details

12. LIGHTNING PROTECTION SYSTEM

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

13. PAINTING

a) External Walls

- Spray textured coating and/or Emulsion Paint

b) Internal Walls

- Emulsion paint to Architect's selection

14. WATERPROOFING

Waterproofing to floors of Kitchen, Bathrooms, R.C. Ledge, A.C. Ledge, Flat Roof, Yard, Planter Box, PES, Roof Terrace, Open Terrace, Swimming Pool and where required.

15. RECREATION FACILITIES

a) Swimming pool

b) Gymnasium at Basement

c) Private Jacuzzi Pool at Roof Terrace

16. ADDITIONAL ITEMS

- Dry Kitchen - Low kitchen cabinets complete with solid surface worktop, single bowl sink with mixer, electric cooker hob, built-in microwave and oven.

- Wet Kitchen - High and low kitchen cabinets complete with solid surface worktop, double bowl sink with mixer, cooker hob and cooker hood.

- Wardrobes - Built-in wardrobes to Master Bedroom, Bedroom 1, 2 and 3 only

- Air-conditioning - i) Ceiling cassette air conditioning to Living/Dining area
ii) Multi-split air-conditioning to Master Bedroom, Bedroom 1, 2, 3 and Guestroom.

- Intercom System - Audio Video intercom system to individual unit at 1st Storey only

f. Security Alarm System

- Biometric finger scan access control lockset at basement entrance door
- Security system operation control panel to be installed at Basement and 1st storey to control lighting automation control at car porch, 1st to 2nd storey staircase landing area and Living room area.
- Magnetic contact points to windows and doors at Basement and 1st storey
- Motion detector sensor at 1st storey
- Provision for electronic curtain/blind control points (3 points) at Living/Dining Area

- Automatic Gate - Sliding gate and/or swing gate for vehicular access with System wireless remote control

- Card Access Control - For Side/Pedestrian Gate System

- Solar Water Heater - Hot water supply to all Bathrooms and Kitchens.

- Fencing - BRC or concrete fence for perimeter fencing.

NOTE:

Floorings

Granite/Marble and compressed marble are natural materials containing veins and 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 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.

Timbers are natural material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colours and grain in their selection and installation.

The tonality and pattern of the flooring materials selected and installed shall be subject to availability

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/Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit/Building is delivered to the Purchaser. The Vendor shall not be answerable for any failure of these manufacturers and/or contractors and/or suppliers to honour any warranties.

Cable Television

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.

Layout

Layout/ Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subjected to Architect's sole discretion and final design.

Air Conditioning

Regular maintenance by the Purchaser of the air-conditioning systems, including the clearing of filters and condensation pipes, is essential for the efficient running and prolonging their operating life.

Internet Access

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

ELECTRICAL SCHEDULE:

Type	Lighting Point	13A S/S/O	2X13A S/S/O	TV Point	Data Point	Telephone Point	Water Heater	Cooker	Oven	Hood	Bell	Isolator For CU	Isolator For Jacuzzi	Isolator For Lift
Unit 1	40	15	10	6	5	6	6	2	2	2	2	6	1	1
Unit 2	40	15	10	6	5	6	6	2	2	2	2	6	1	1
Unit 3	40	15	10	6	5	6	6	2	2	2	2	6	1	1
Unit 4	40	15	10	6	5	6	6	2	2	2	2	6	1	1

ANOTHER PRESTIGIOUS PROJECT BY

NAME OF PROJECT	:	The Shoreline Bungalows
ADDRESS OF PROJECT	:	219, 219A, 219B and 219C Ponggol Seventeenth Avenue
TENURE OF LAND	:	Estate in Fee Simple (Freehold)
LEGAL DESCRIPTION	:	MK21 on Lot 991C & 992M
BUILDING PLAN NO.	:	A1276-00437-2008-BP01 dated 9 June 2010
EXPECTED DATE OF COMPLETION	:	31 December 2013
EXPECTED DATE OF LEGAL COMPLETION	:	31 December 2016

SOLE MARKETING AGENT:

Huttons[®] hotline 9100 9898 • 8200 9191
 realestategroup
 www.huttonsgroup.com

While every reasonable care has been taken in preparing 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 representations of fact. All information and specifications are current at the time of printing and subject to changes as may be required.

The 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. Renderings and illustrations, not limited to landscape and furniture, are artist's impressions only 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 be modified by any statements, representations or promises made by the developer or their agents.

Prestigious projects by: **LG** GOODLAND GROUP LIMITED



The Silver Spur



Le Royce @Leith Park



Suites@Topaz



Vetro



Penefather Road



Sembawang Road



Jalan Bumbong



Eden Grove



Jalan Waringin



The Aristo@Amber

