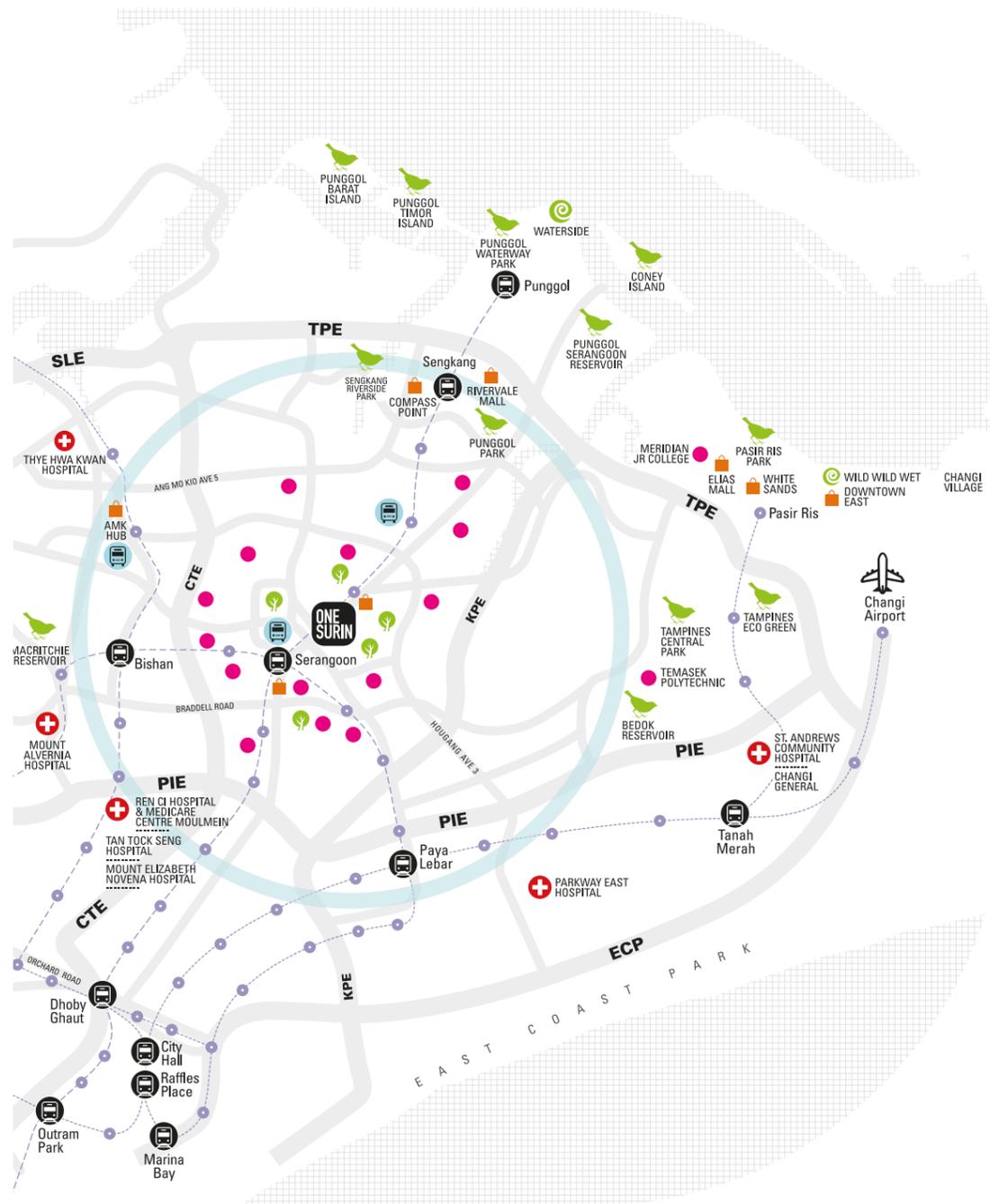


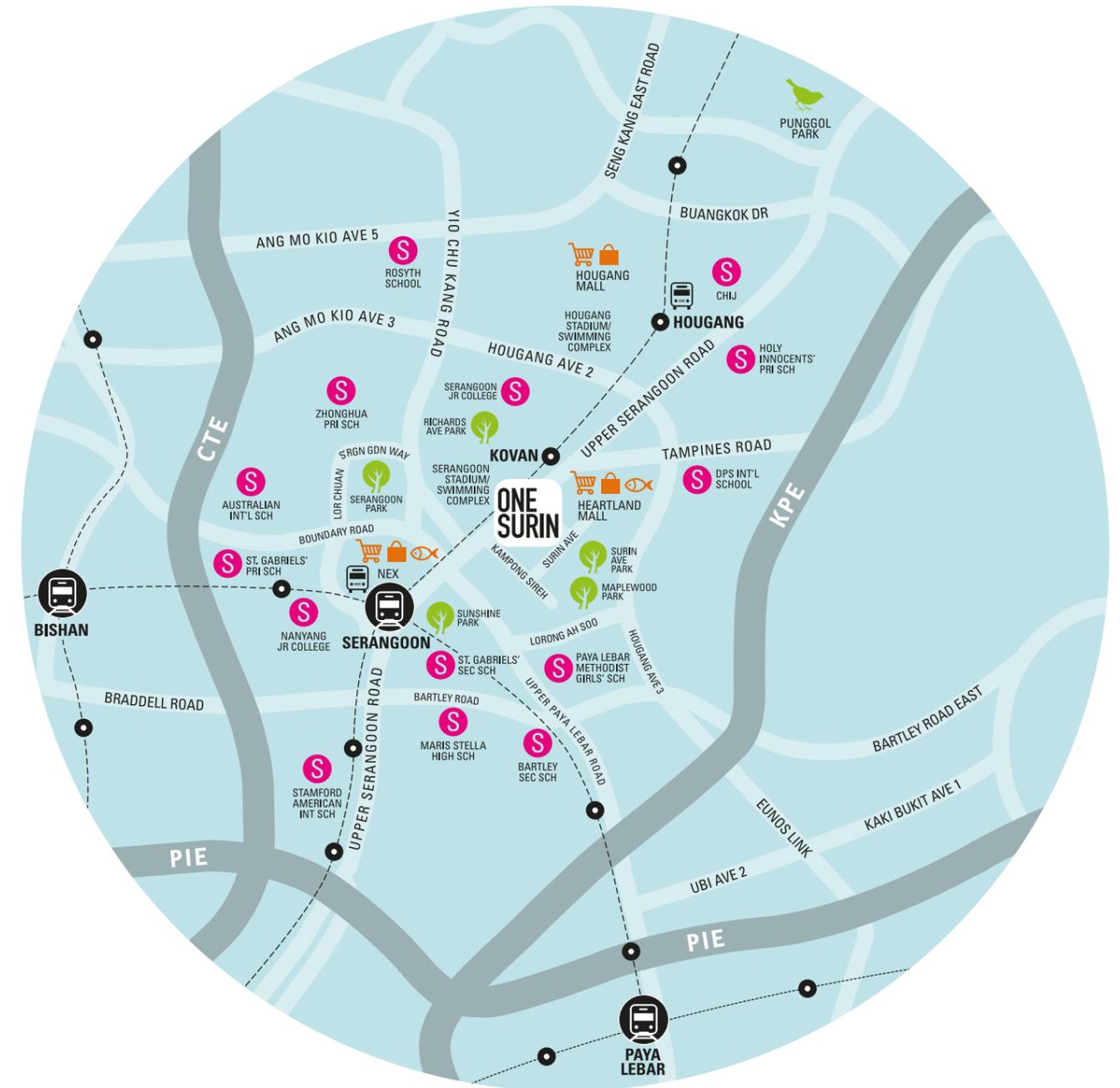


**ONE
SURIN**

Located between the Serangoon Interchange and Kovan MRT Station, ONESURIN presents unique transportation options in a landed community. Stroll down to the NEX megamall for a movie; do your supermarket shopping, or pop out for a meal. Catch the bus or MRT to your school or place of work. Cycle with the kids to the park. Or take your car. Walk, cycle, or drive, the choice is yours! Each unit comes with two parking lots of private, covered parking.



- SCHOOLS
- HOSPITALS
- MRT INTERCHANGE / STATIONS
- BUS INTERCHANGE
- MALL / SHOPPING / DINING
- PARKS / RESERVOIRS / RECREATION



North-East of Singapore

Places of interests are within your reach; Indulge in the nature, food trails, fun and activities that you can do by yourself or with your family.



relax

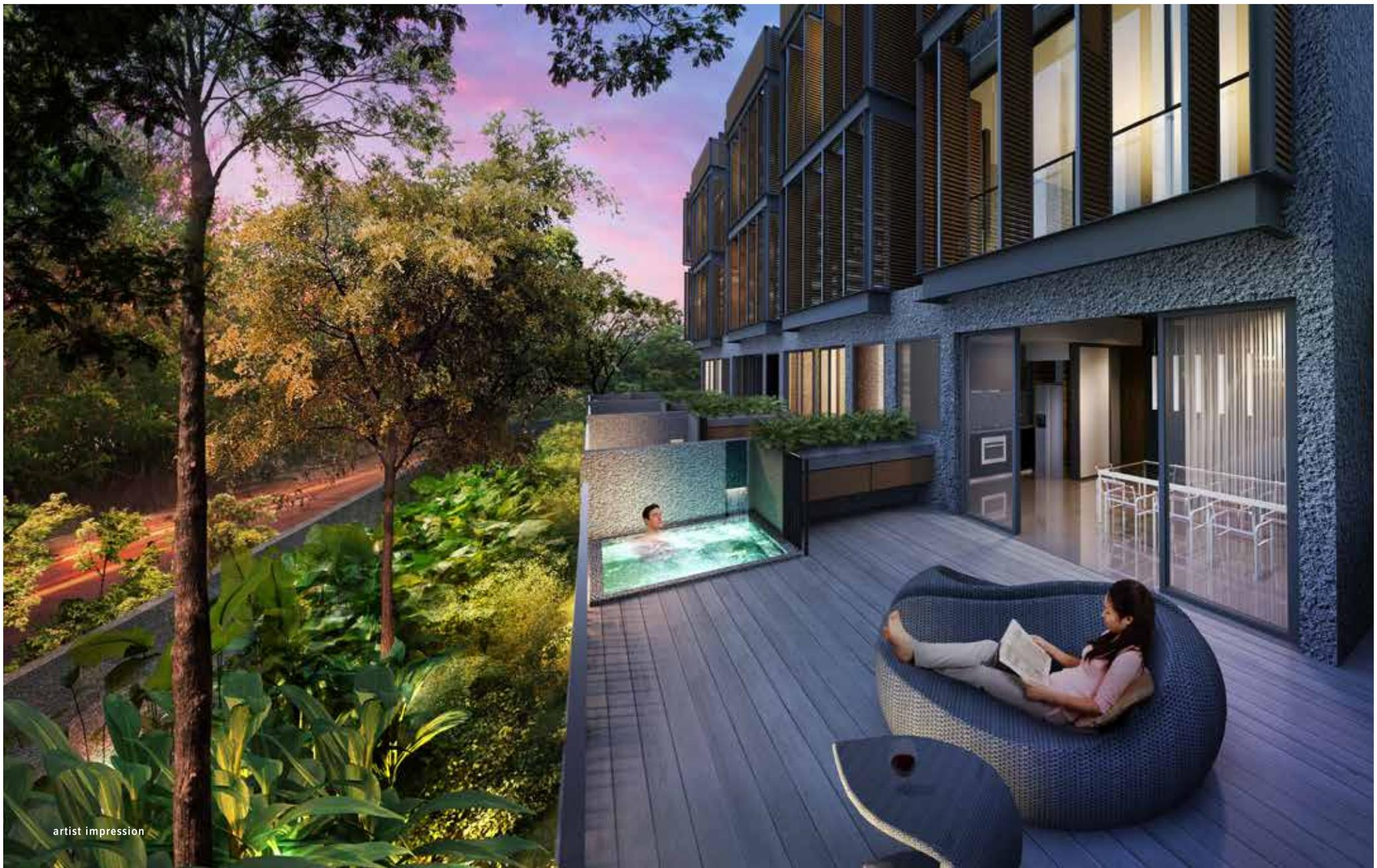


artist impression

One Surin sits on the former Tan Moh Hong Reptile Skin and Crocodile Farm. The historic site manages to retain its serene charm, in spite of the rapid urbanization of its surroundings. Once home, owners will enjoy a refreshing respite from the city beyond its gates. The design seeks to recreate the feeling of a true community set amidst this suburban gateway.

A young girl with dark hair in a ponytail, wearing a white sleeveless top and a denim skirt, is walking a golden retriever on a leash in a lush green field. The dog is on the left, looking towards the right. The background is a soft-focus landscape with trees and a bright sky. The word "enjoy" is written in white lowercase letters in the center-right of the image.

enjoy



artist impression

Each dwelling is conceptualized as a sanctuary where one is sheltered by its thick stone-like walls. Perched atop the base, the upper part of the houses are crafted as individual boxes wrapped in a finely detailed screen. The screens filter light into the interiors, whilst safeguarding privacy.



livable art

A continuous waterscape runs through the heart of the development, weaving together the many thematic gardens and facilities around the site, and enveloping the community with the soothing sound of cascading waters. Working with a palate of light, water and the rich texture from natural materials, the elements are blended into a work of architecture.



artist impression



ONE SURIN FREEHOLD LANDED

A landed property is an investment in the future. In land scarce Singapore, land values will only appreciate in the foreseeable future. As we approach seven million in population, freehold landed properties will become increasingly difficult to source, an exclusive benefit for citizens, and extraordinary permanent residents only!



artist impression



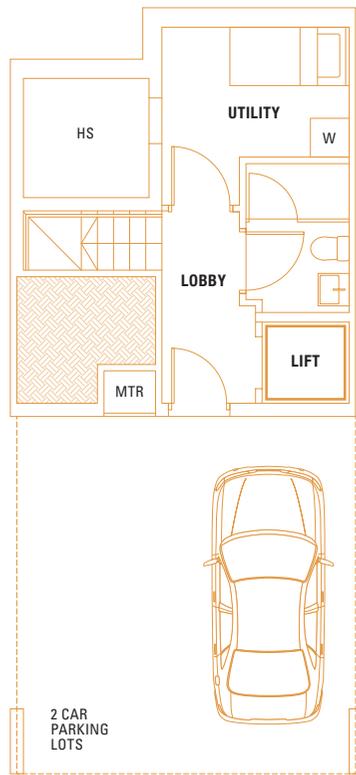
ONE SURIN

- A** Guard House
- B** Drop Off Canopy
- C** Fern Garden
- D** Water Feature
- E** Wading Pool
- F** Massage Pool
- G** Fish Pond
- H** Timber Deck
- I** BBQ Pavilion
- J** Meditation Deck
- K** Cabana
- L** Pool Deck
- M** Lap Pool
- N** Children's Playground
- O** Outdoor Exercise Area
- P** Open Lawn

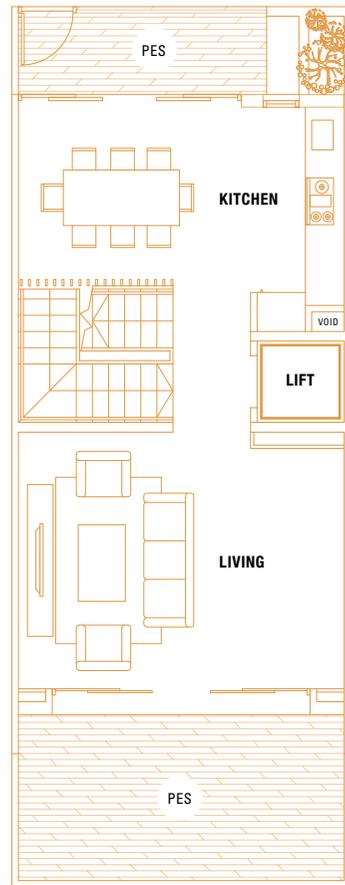
artist impression

UPPER SERANGOON ROAD

BASEMENT



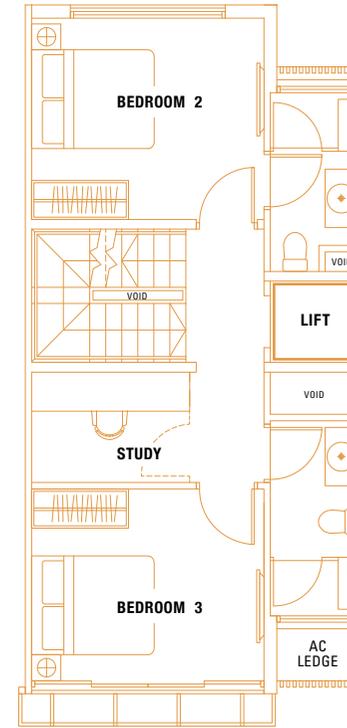
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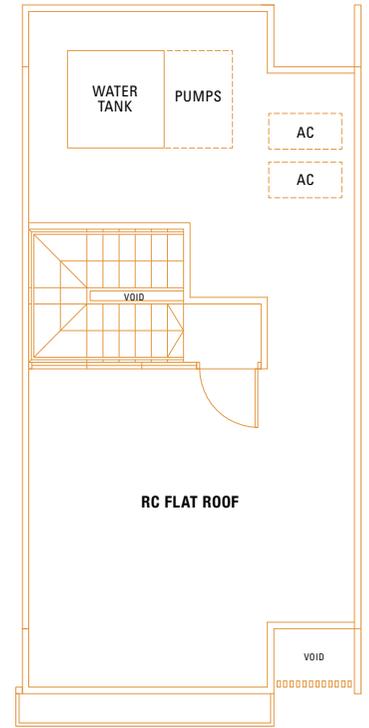
2ND STOREY



3RD STOREY



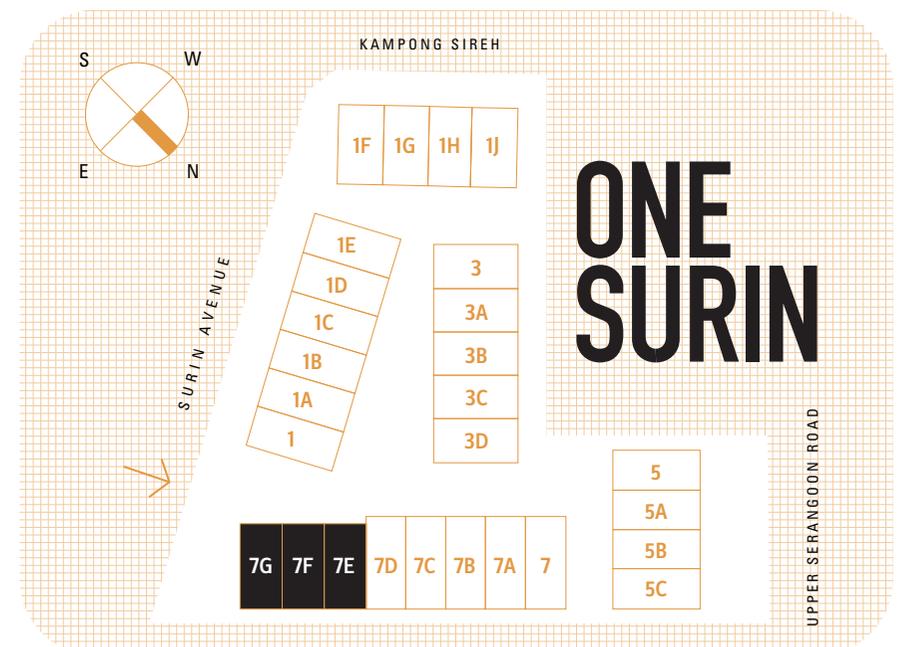
ROOF



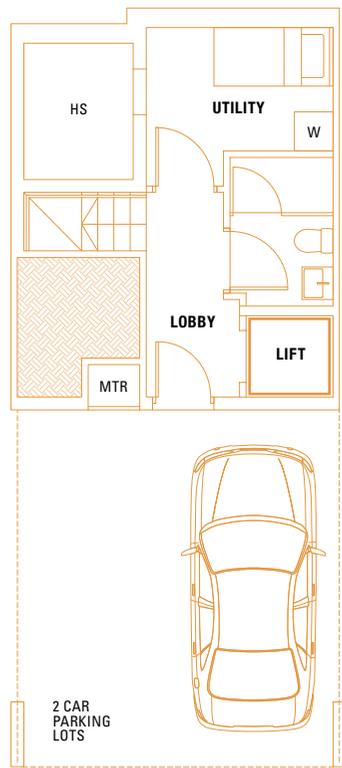
TYPE A

UNIT NO.	STRATA AREA
7E	342sqm
7F	342sqm
7G	348sqm

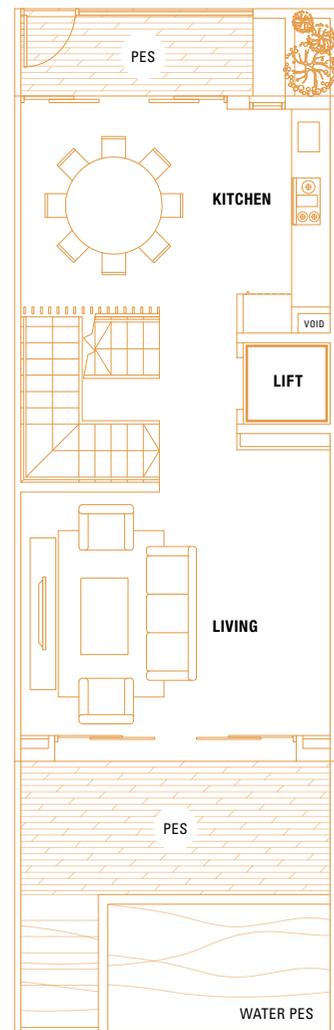
STRATA AREA INCLUDES PES, PRIVATE PLANTER, AC LEDGE & ROOF, VOIDS & PRIVATE CAR PARKS. LAYOUT OF PES, WINDOW, STAIRCASE & CAR PORCH VARIES BETWEEN UNITS



BASEMENT



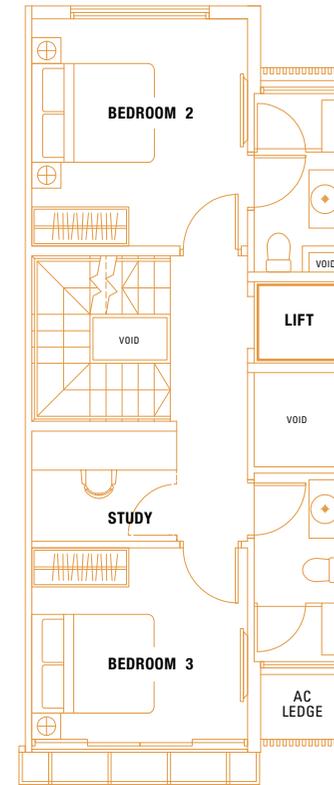
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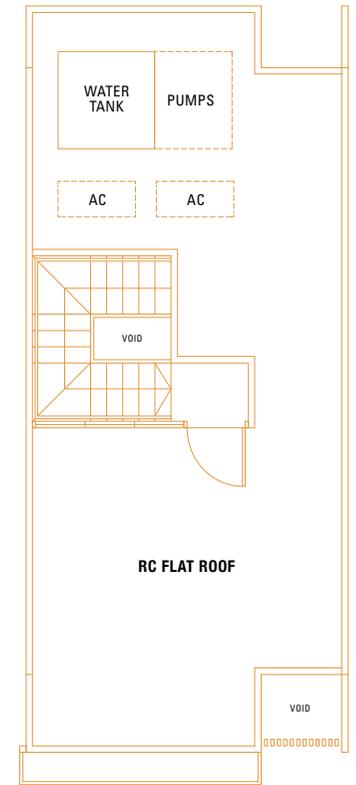
2ND STOREY



3RD STOREY



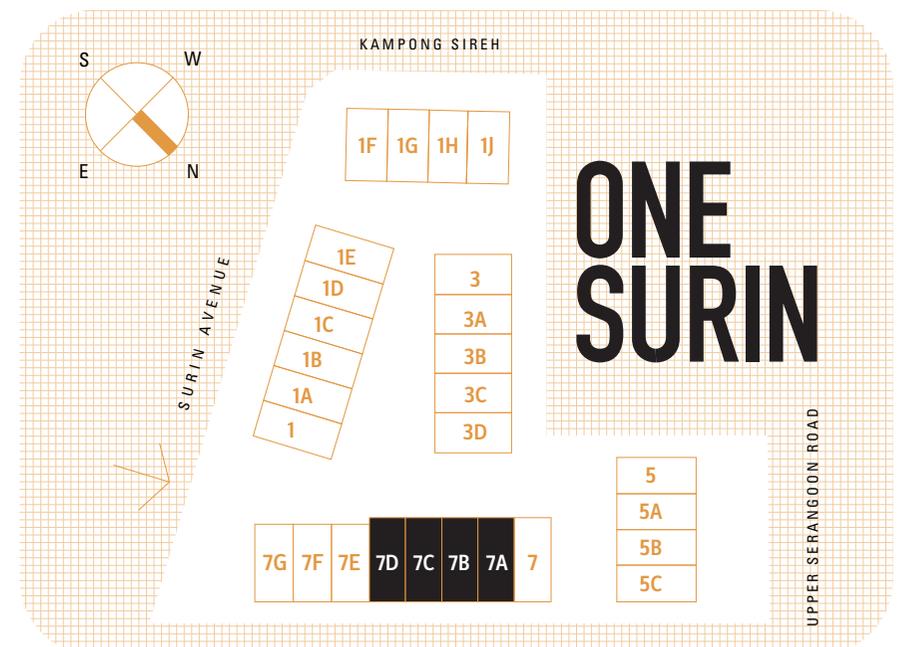
ROOF



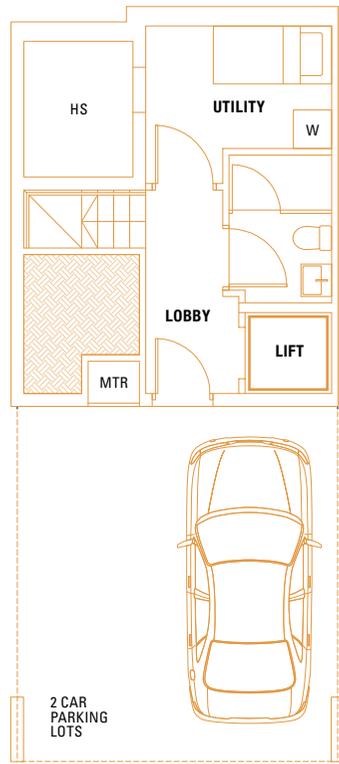
TYPE B1

UNIT NO.	STRATA AREA
7A	372sqm
7B	372sqm
7C	372sqm
7D	372sqm

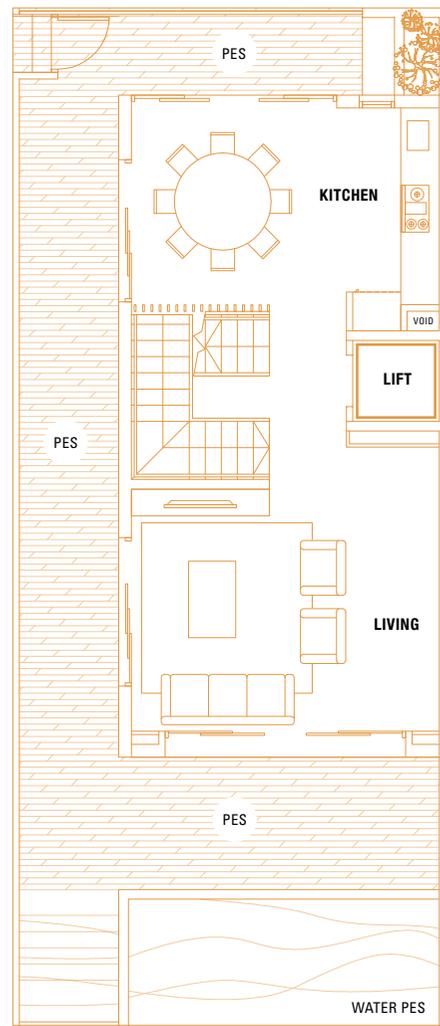
STRATA AREA INCLUDES PES, PRIVATE PLANTER, AC LEDGE & ROOF, VOIDS & PRIVATE CAR PARKS. LAYOUT OF PES, WINDOW, STAIRCASE & CAR PORCH VARIES BETWEEN UNITS



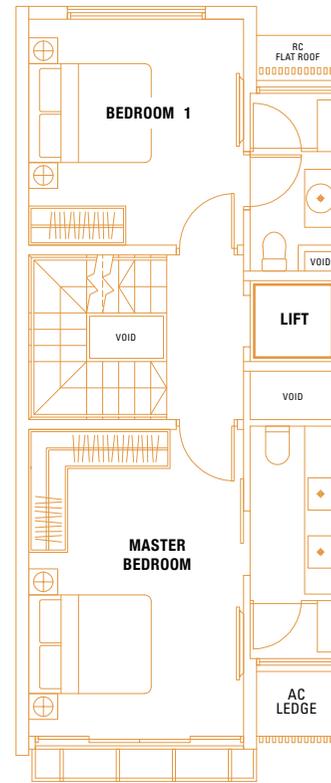
BASEMENT



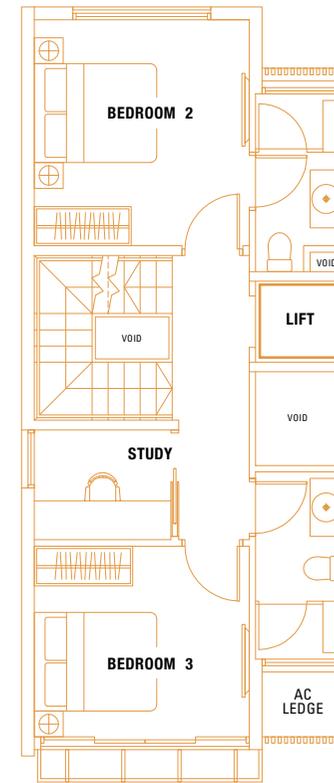
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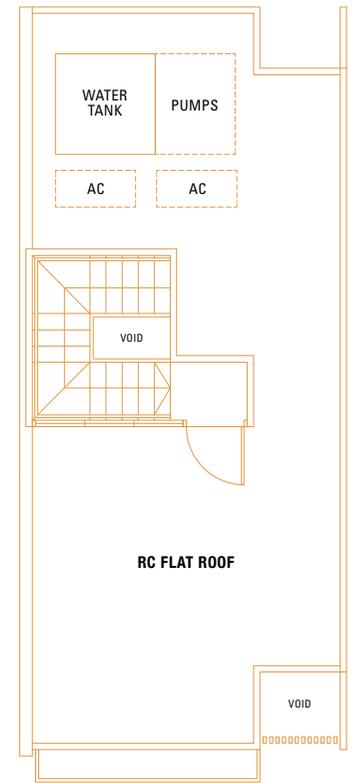
2ND STOREY



3RD STOREY



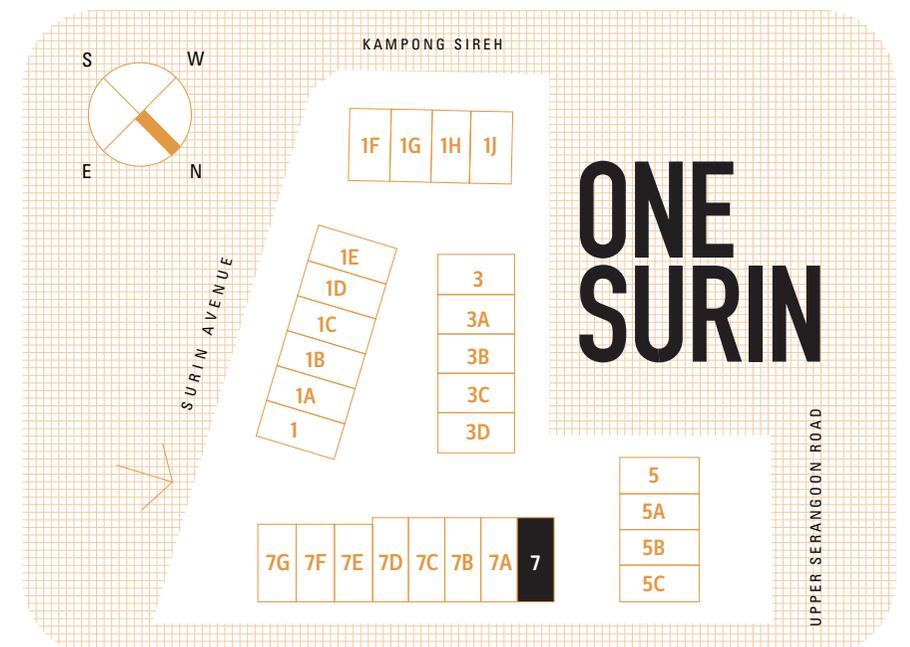
ROOF



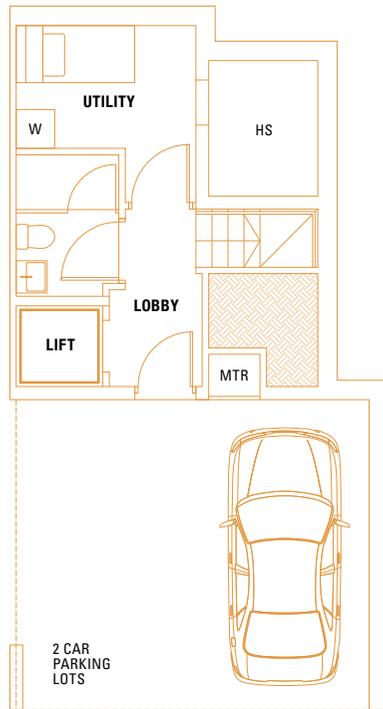
TYPE B2

UNIT NO.	STRATA AREA
7	480sqm

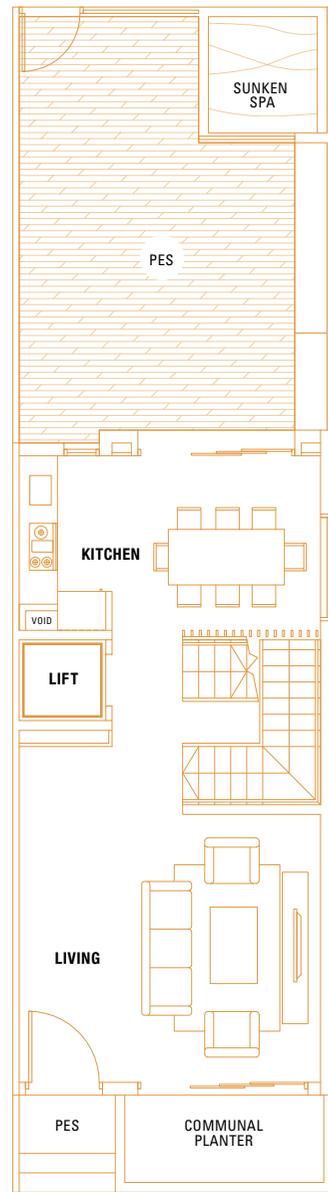
STRATA AREA INCLUDES PES, PRIVATE PLANTER, AC LEDGE & ROOF, VOIDS & PRIVATE CAR PARKS. LAYOUT OF PES, WINDOW, STAIRCASE & CAR PORCH VARIES BETWEEN UNITS



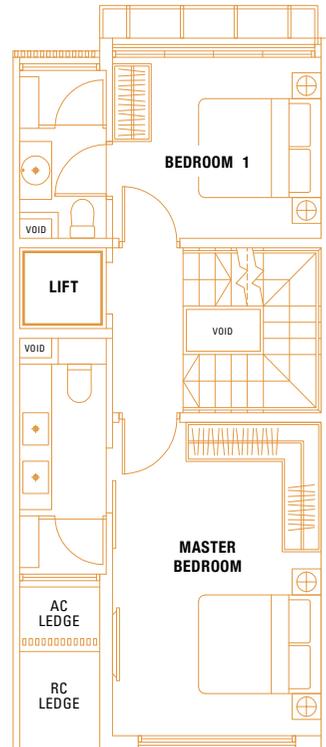
BASEMENT



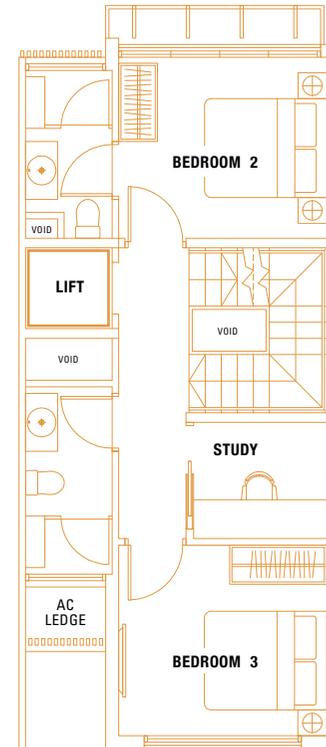
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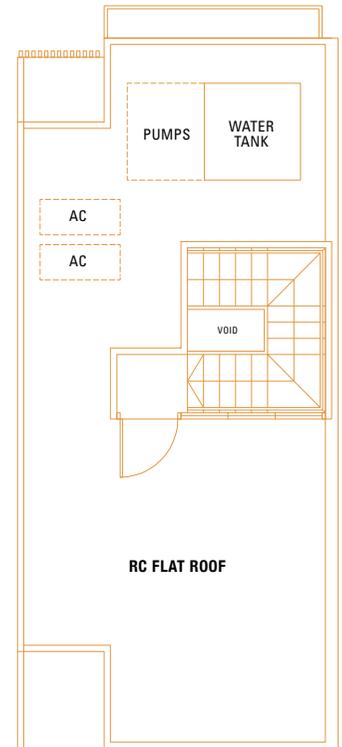
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3RD STOREY



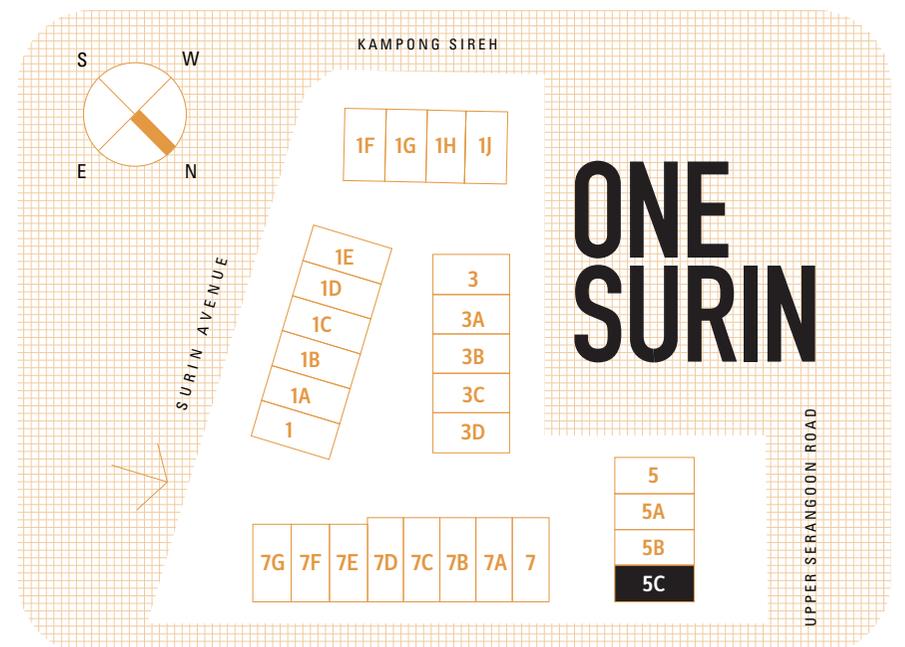
ROOF



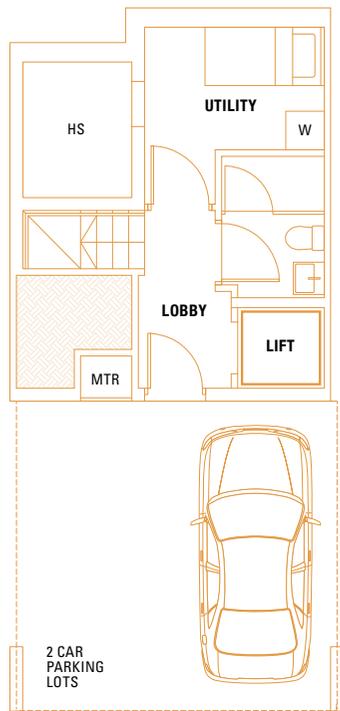
TYPE C1

UNIT NO.	STRATA AREA
5C	412sqm

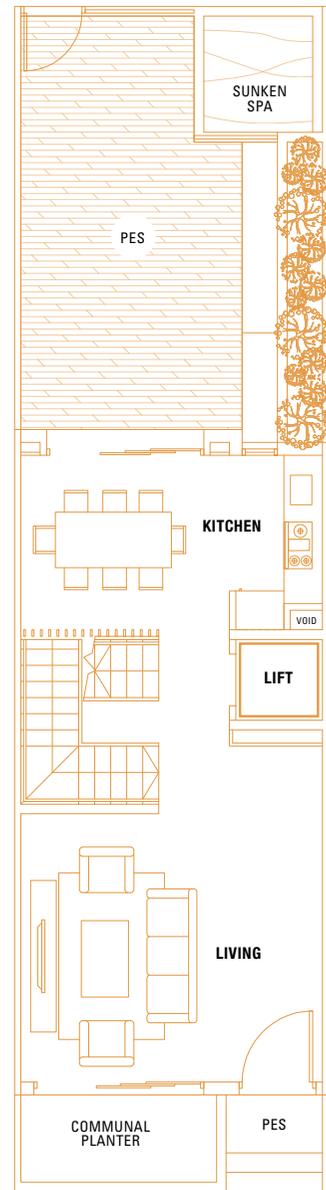
STRATA AREA INCLUDES PES, PRIVATE PLANTER, AC LEDGE & ROOF, VOIDS & PRIVATE CAR PARKS. LAYOUT OF PES, WINDOW, STAIRCASE & CAR PORCH VARIES BETWEEN UNITS



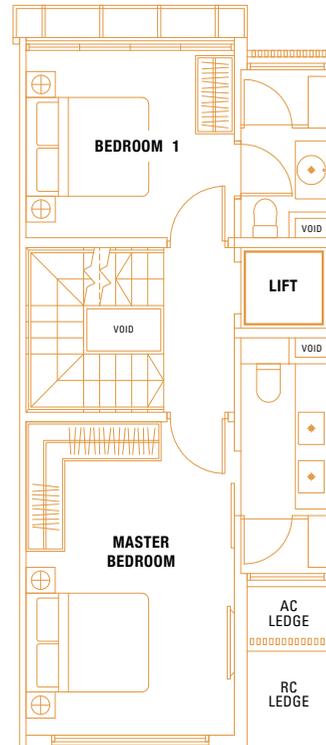
BASEMENT



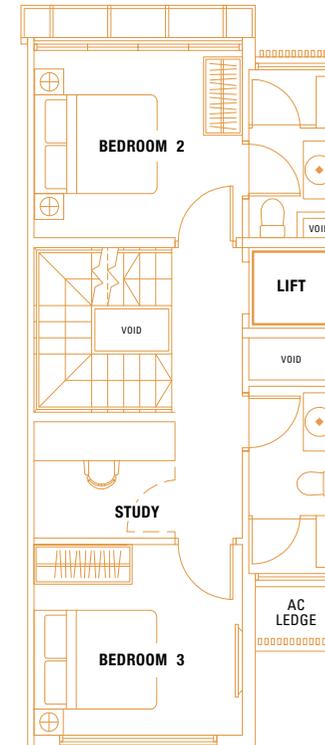
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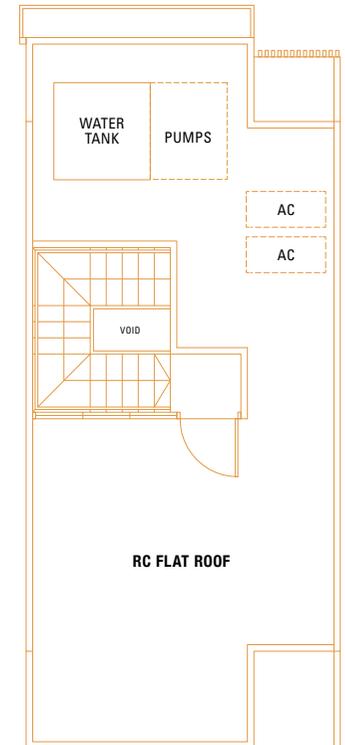
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3RD STOREY



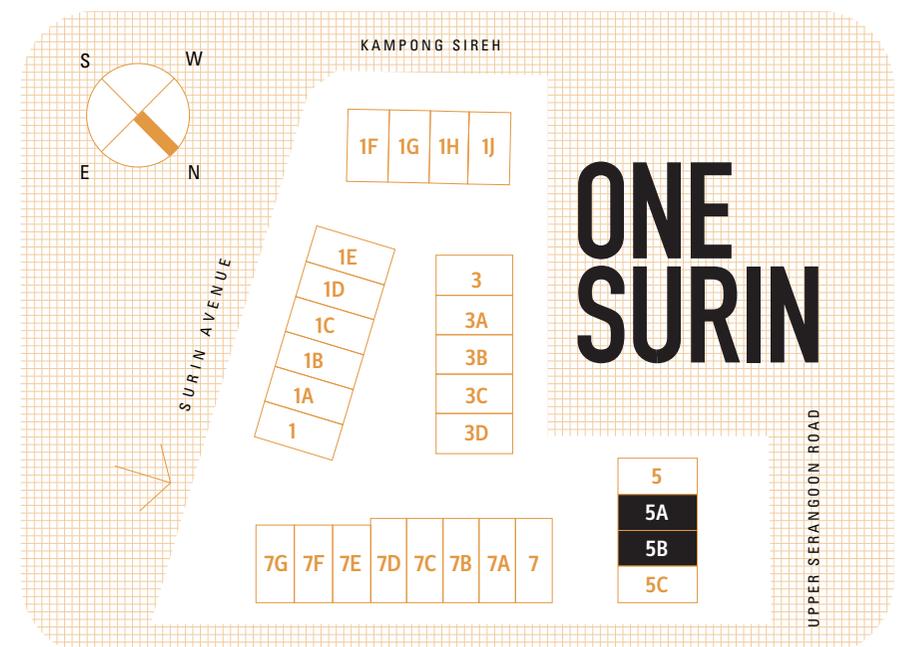
ROOF



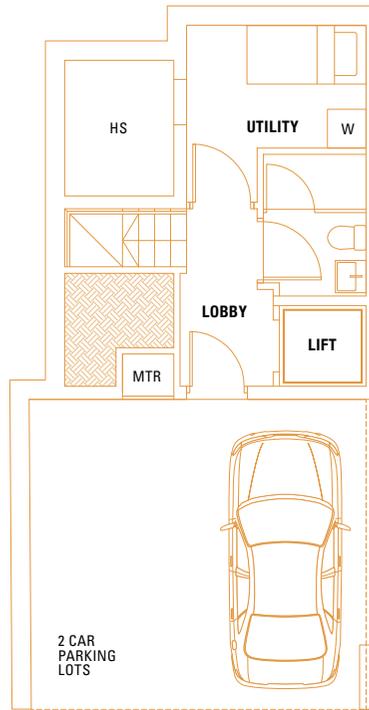
TYPE C2

UNIT NO.	STRATA AREA
5A	400sqm
5B	400sqm

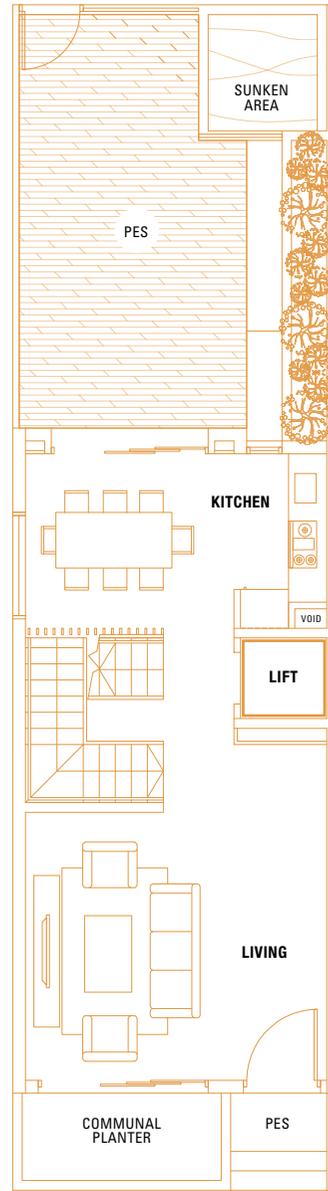
STRATA AREA INCLUDES PES, PRIVATE PLANTER, AC LEDGE & ROOF, VOIDS & PRIVATE CAR PARKS. LAYOUT OF PES, WINDOW, STAIRCASE & CAR PORCH VARIES BETWEEN UNITS



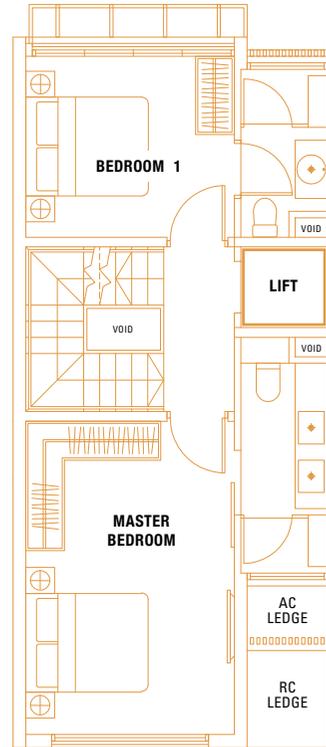
BASEMENT



1ST STOREY



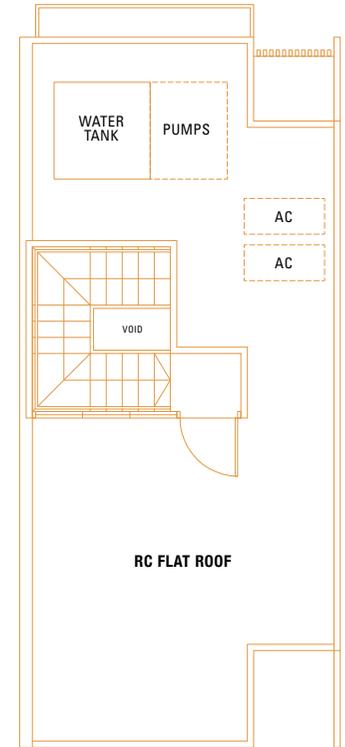
2ND STOREY



3RD STOREY



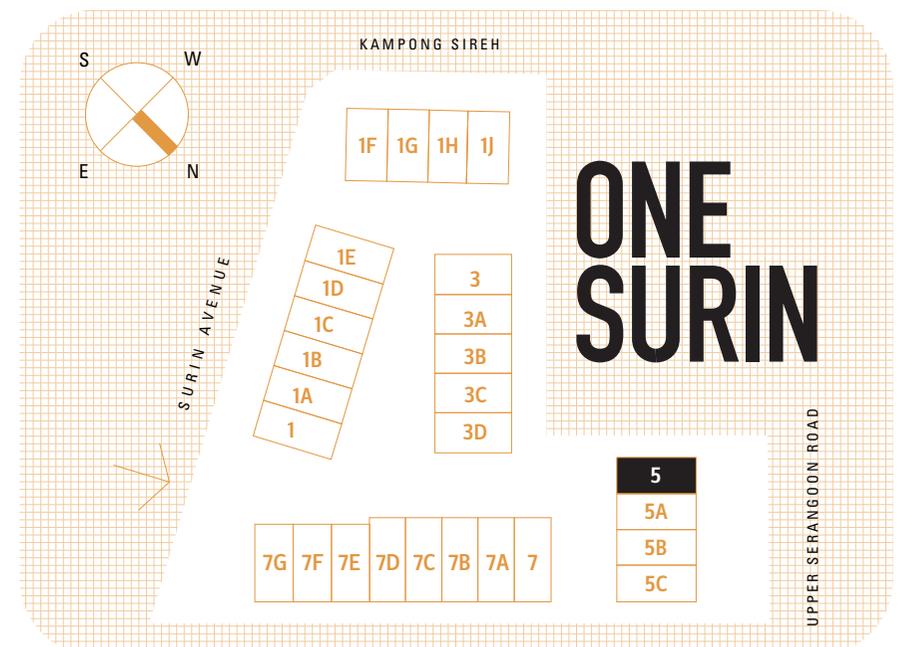
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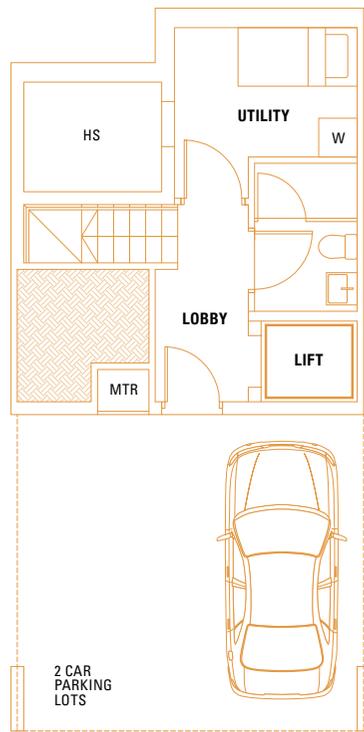
TYPE C3

UNIT NO.	STRATA AREA
5	410sqm

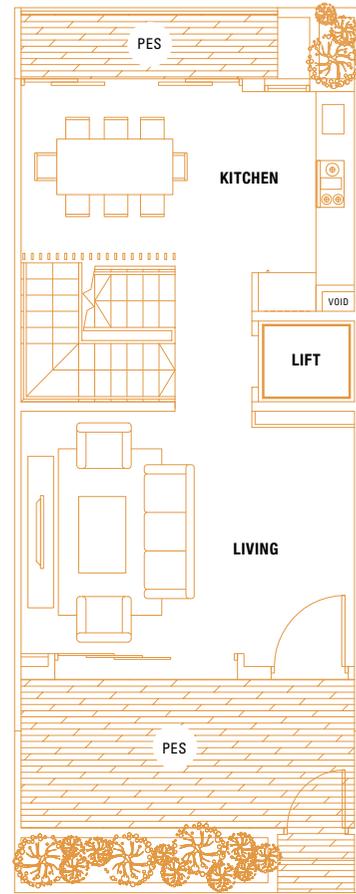
STRATA AREA INCLUDES PES, PRIVATE PLANTER, AC LEDGE & ROOF, VOIDS & PRIVATE CAR PARKS. LAYOUT OF PES, WINDOW, STAIRCASE & CAR PORCH VARIES BETWEEN UNITS



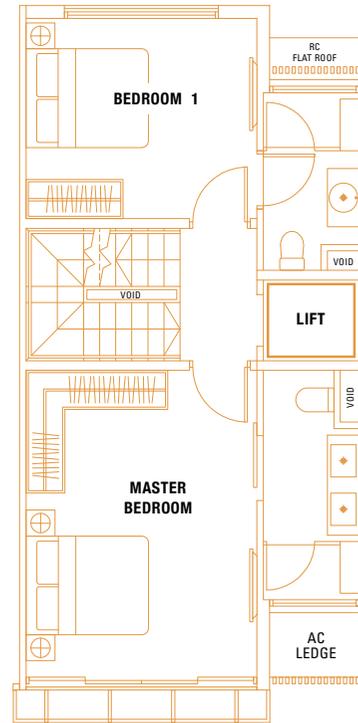
BASEMENT



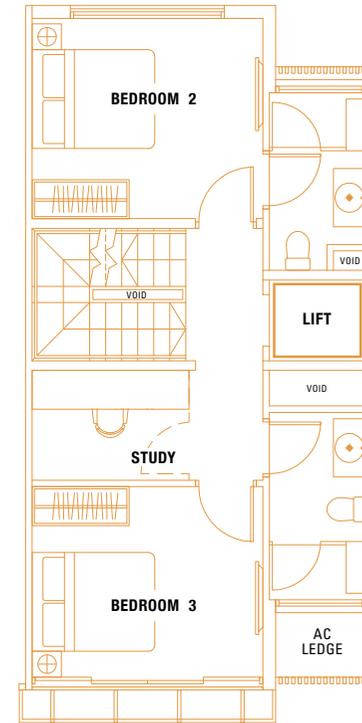
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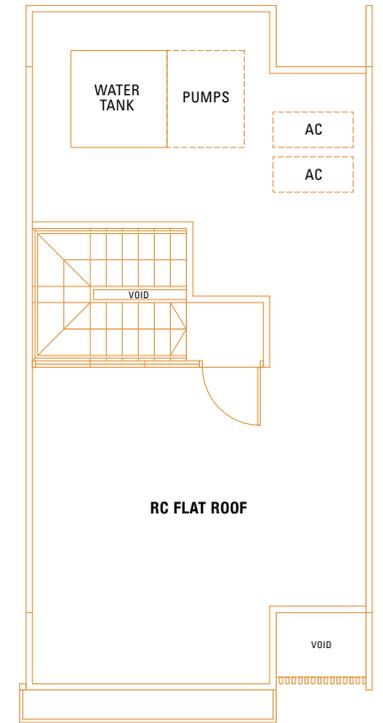
2ND STOREY



3RD STOREY



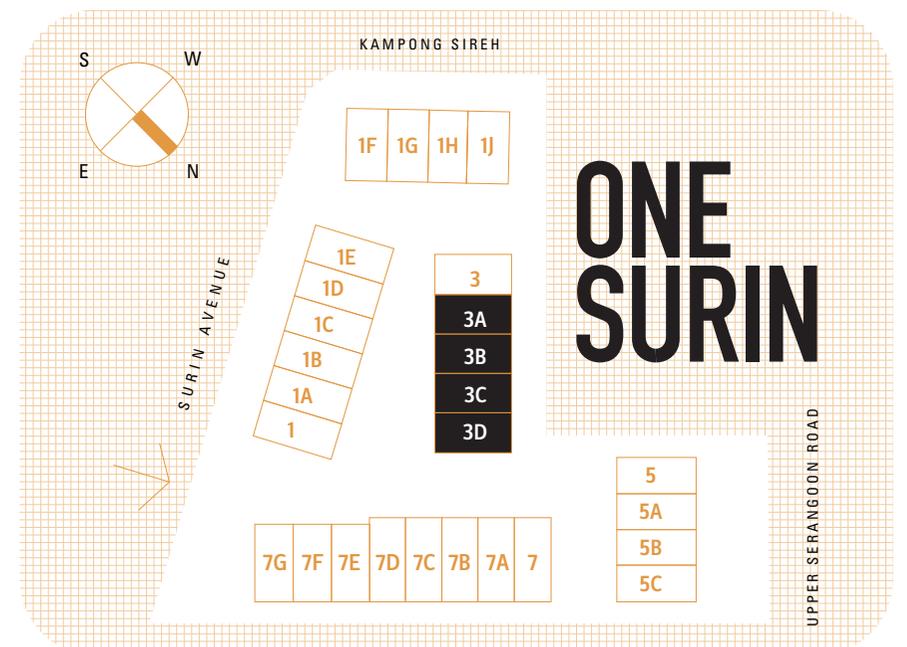
ROOF



TYPE D1

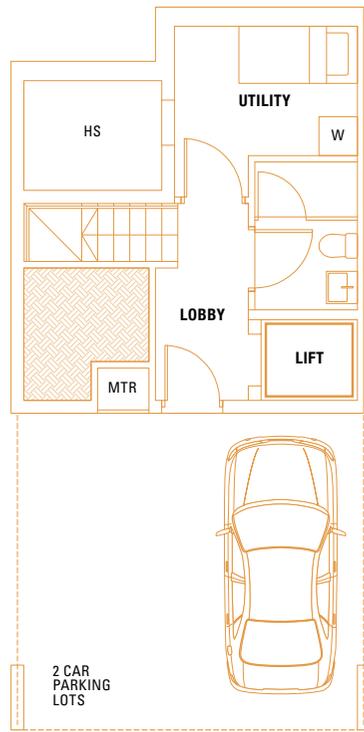
UNIT NO.	STRATA AREA
3A	352sqm
3B	352sqm
3C	352sqm
3D	355sqm

STRATA AREA INCLUDES PES, PRIVATE PLANTER, AC LEDGE & ROOF, VOIDS & PRIVATE CAR PARKS. LAYOUT OF PES, WINDOW, STAIRCASE & CAR PORCH VARIES BETWEEN UNITS

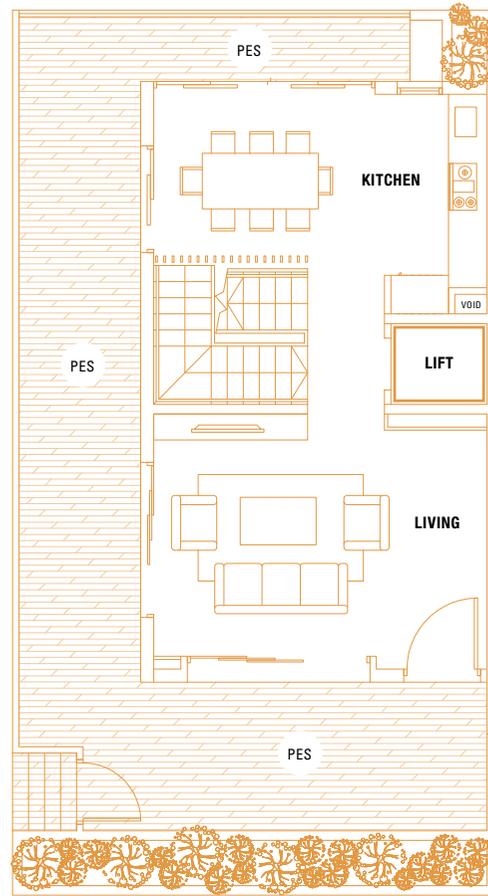


ONE SURIN

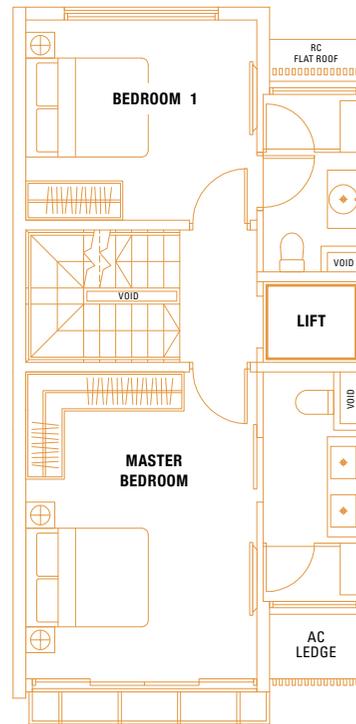
BASEMENT



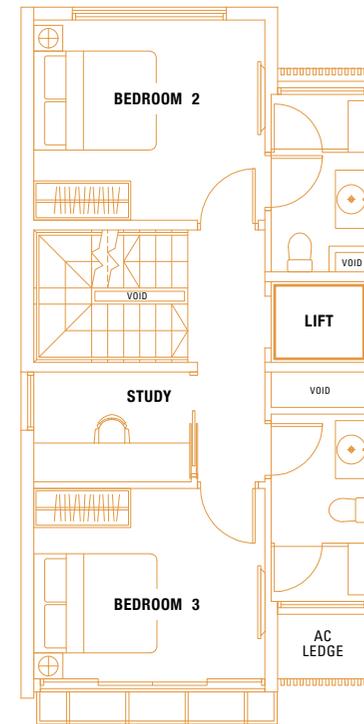
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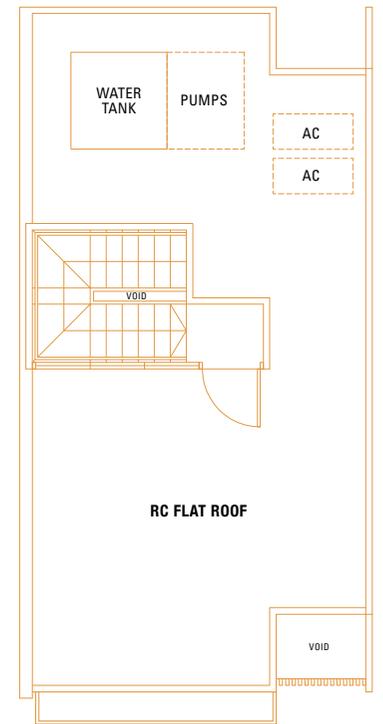
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3RD STOREY



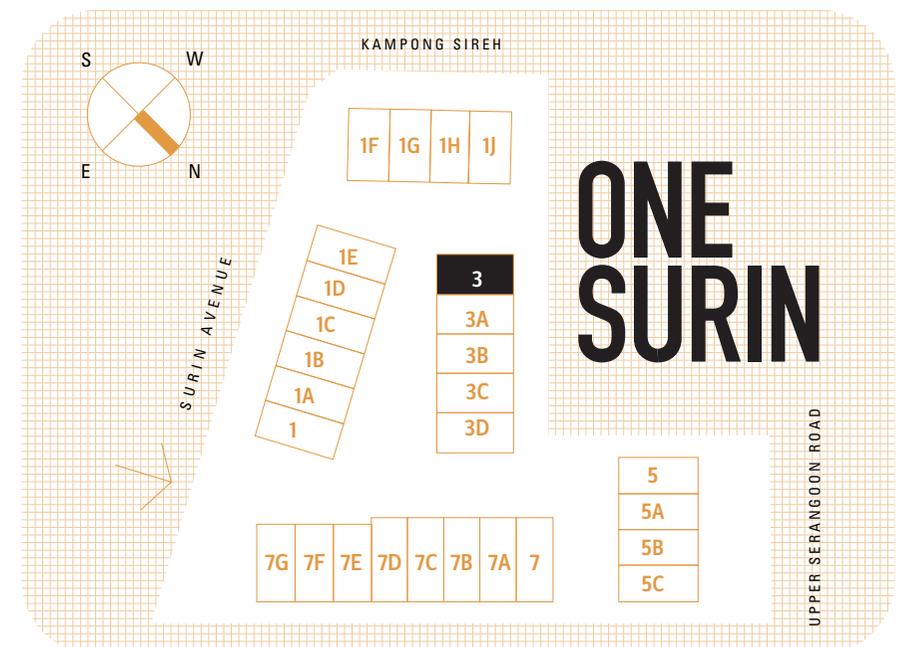
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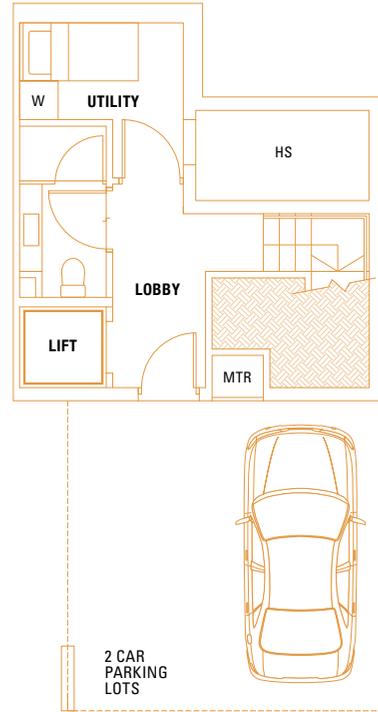
TYPE D2

UNIT NO.	STRATA AREA
3	468sqm

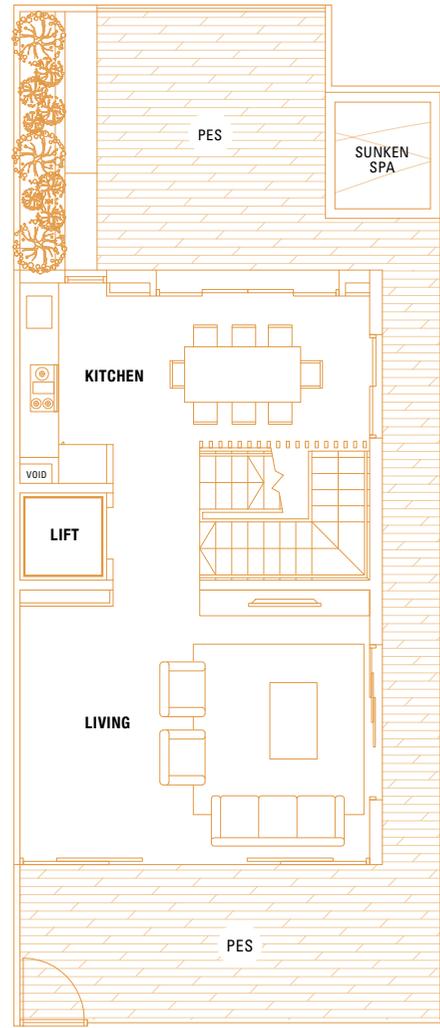
STRATA AREA INCLUDES PES, PRIVATE PLANTER, AC LEDGE & ROOF, VOIDS & PRIVATE CAR PARKS. LAYOUT OF PES, WINDOW, STAIRCASE & CAR PORCH VARIES BETWEEN UNITS



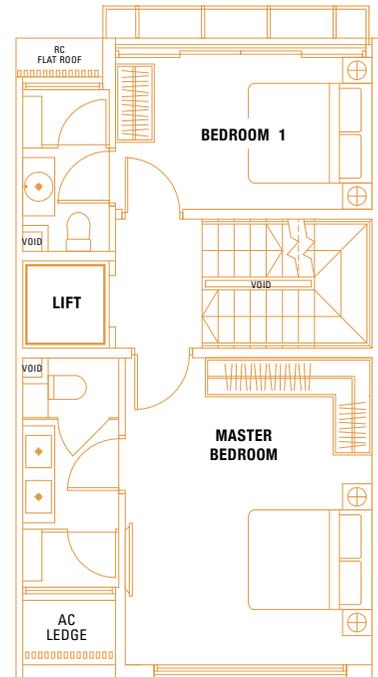
BASEMENT



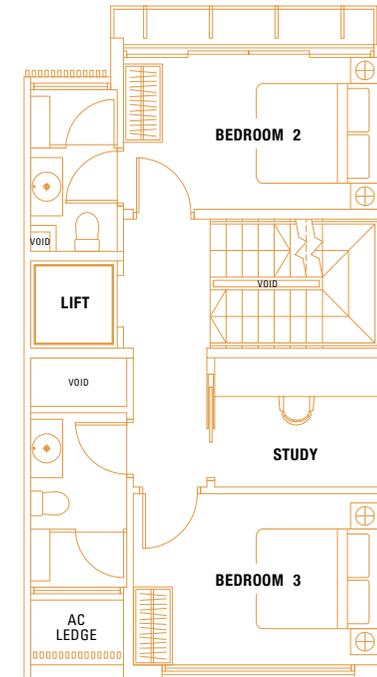
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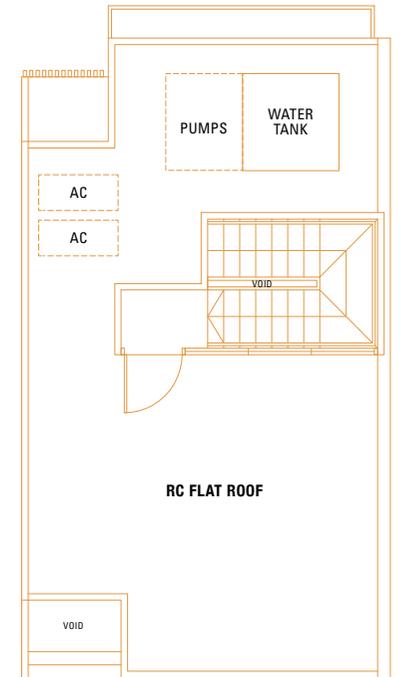
2ND STOREY



3RD STOREY



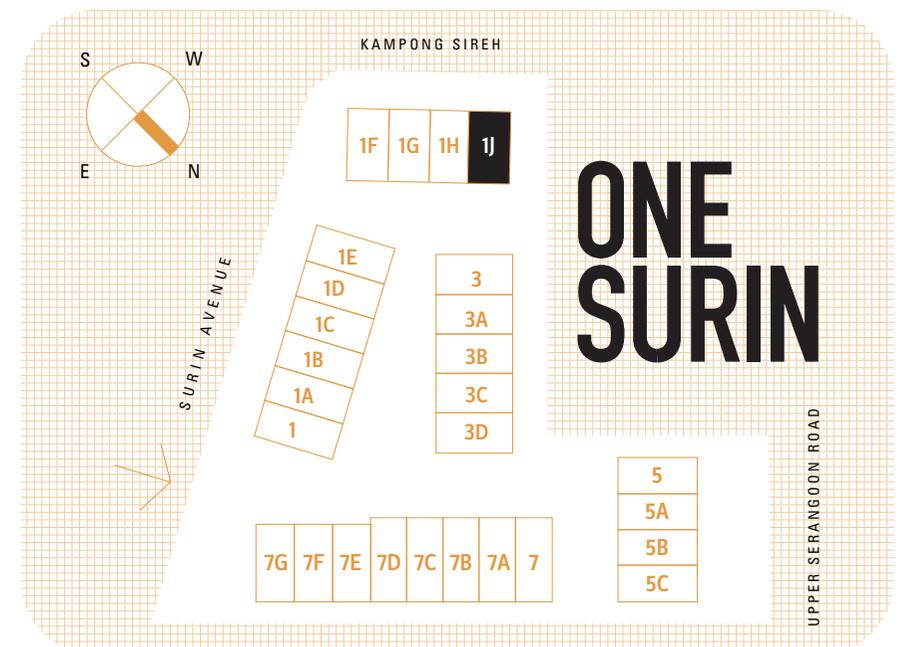
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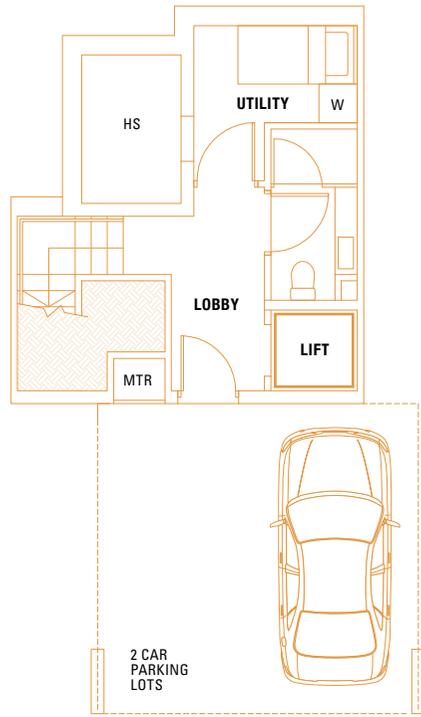
TYPE E1

UNIT NO.	STRATA AREA
1J	468sqm

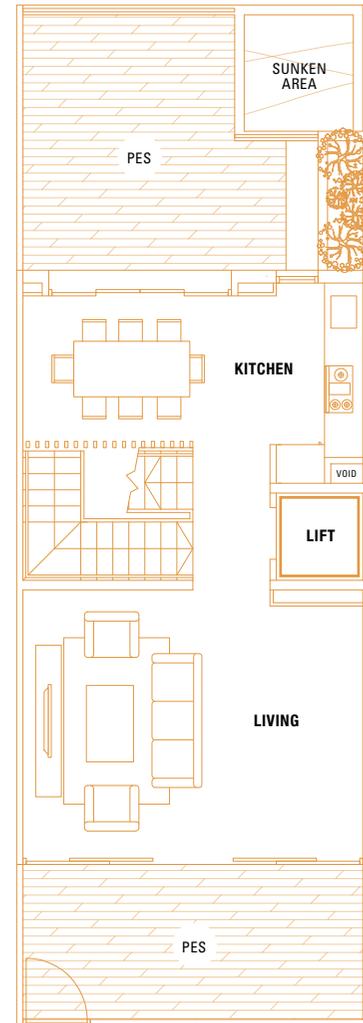
STRATA AREA INCLUDES PES, PRIVATE PLANTER, AC LEDGE & ROOF, VOIDS & PRIVATE CAR PARKS. LAYOUT OF PES, WINDOW, STAIRCASE & CAR PORCH VARIES BETWEEN UNITS



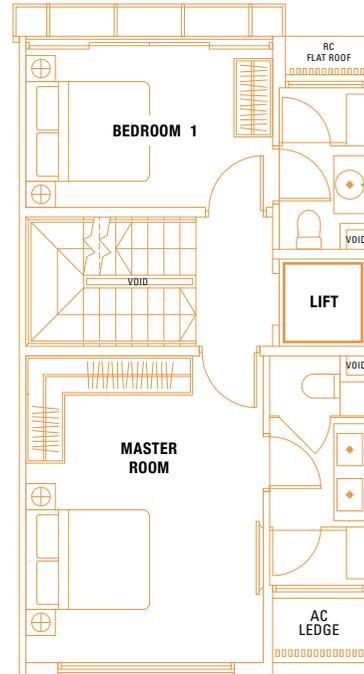
BASEMENT



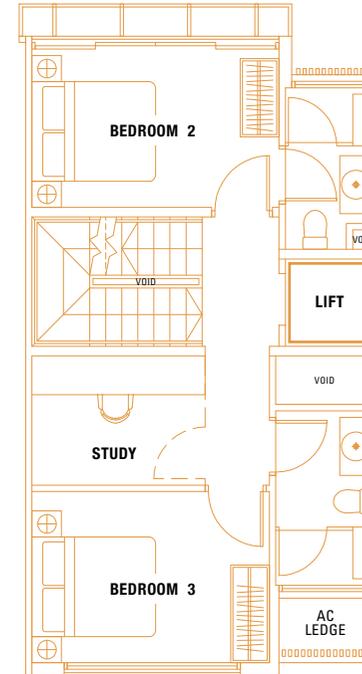
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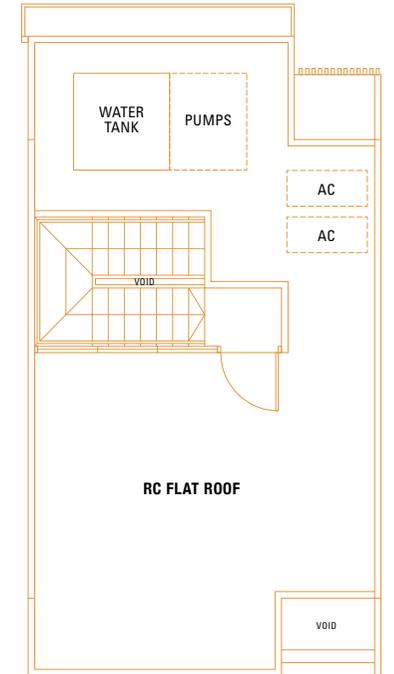
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3RD STOREY



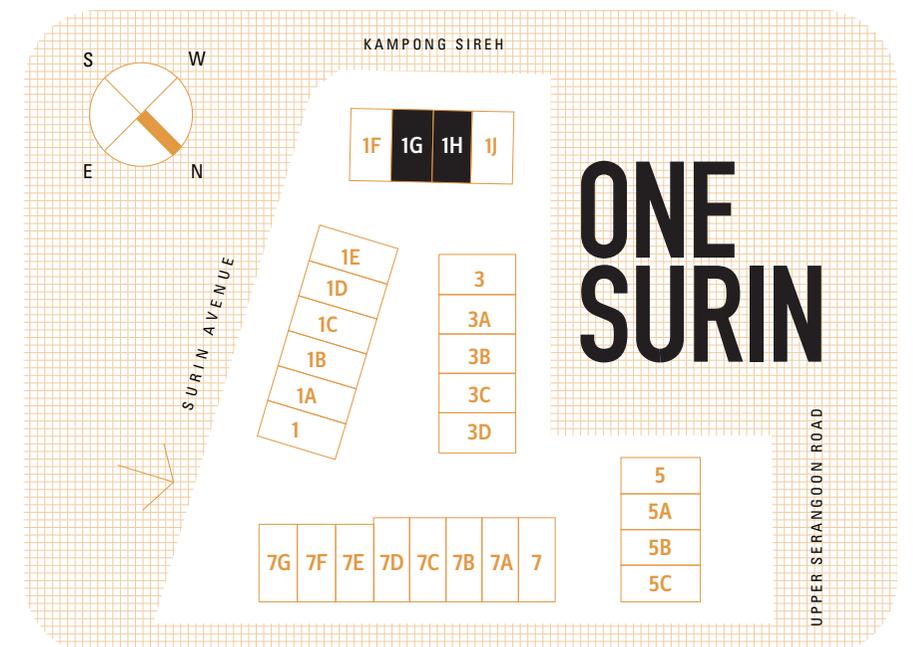
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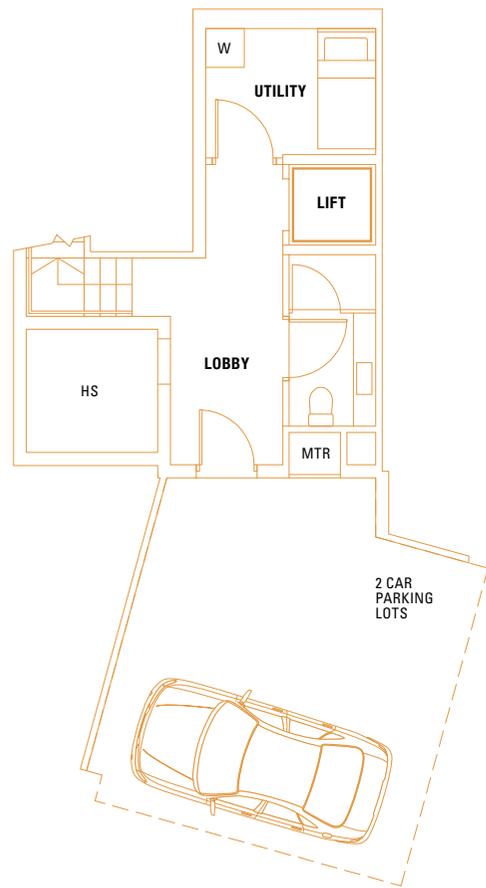
TYPE E2

UNIT NO.	STRATA AREA
1G	403sqm
1H	400sqm

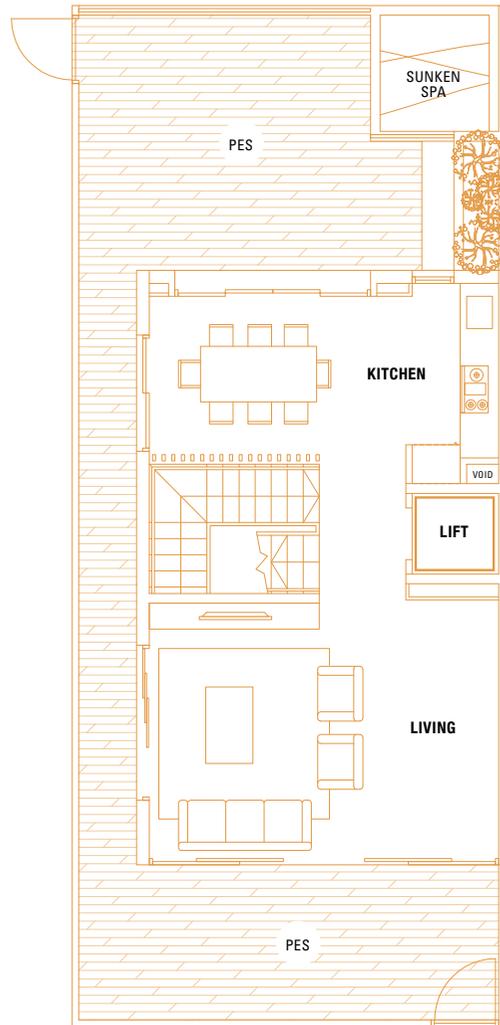
STRATA AREA INCLUDES PES, PRIVATE PLANTER, AC LEDGE & ROOF, VOIDS & PRIVATE CAR PARKS. LAYOUT OF PES, WINDOW, STAIRCASE & CAR PORCH VARIES BETWEEN UNITS



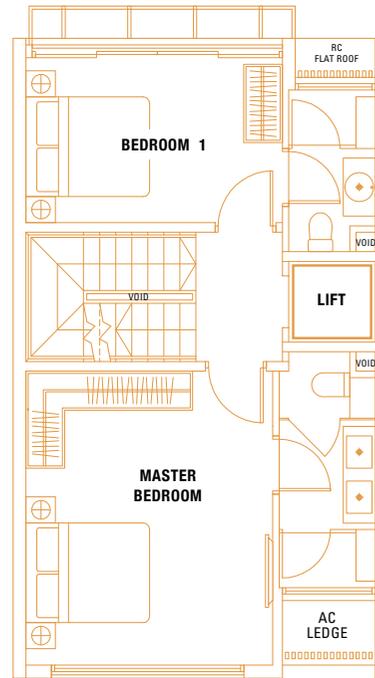
BASEMENT



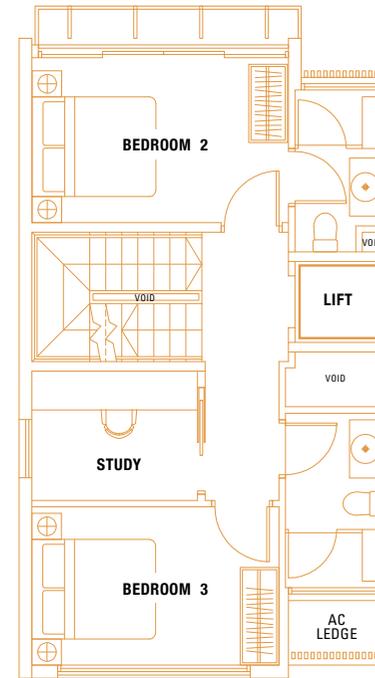
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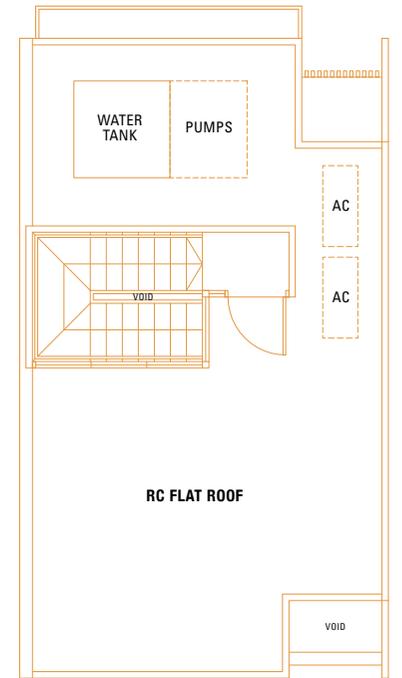
2ND STOREY



3RD STOREY



ROOF



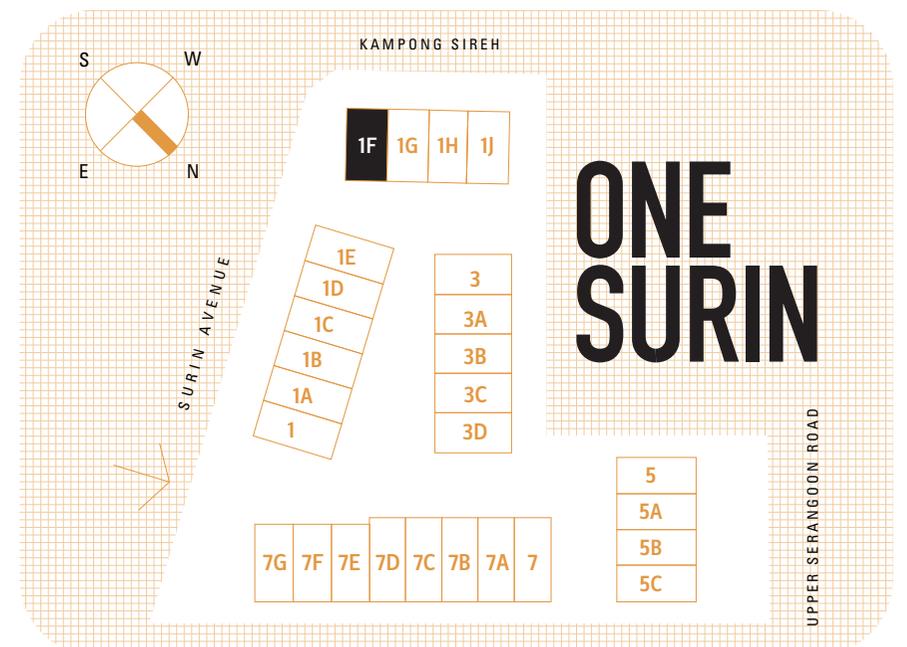
TYPE E3

UNIT NO. STRATA AREA

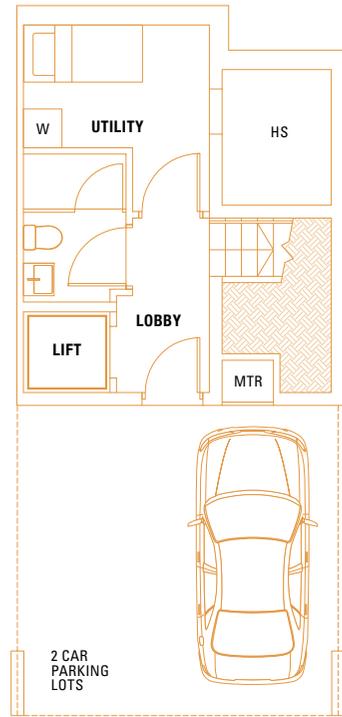
1F 489sqm

STRATA AREA INCLUDES PES, PRIVATE PLANTER, AC LEDGE & ROOF, VOIDS & PRIVATE CAR PARKS. LAYOUT OF PES, WINDOW, STAIRCASE & CAR PORCH VARIES BETWEEN UNITS

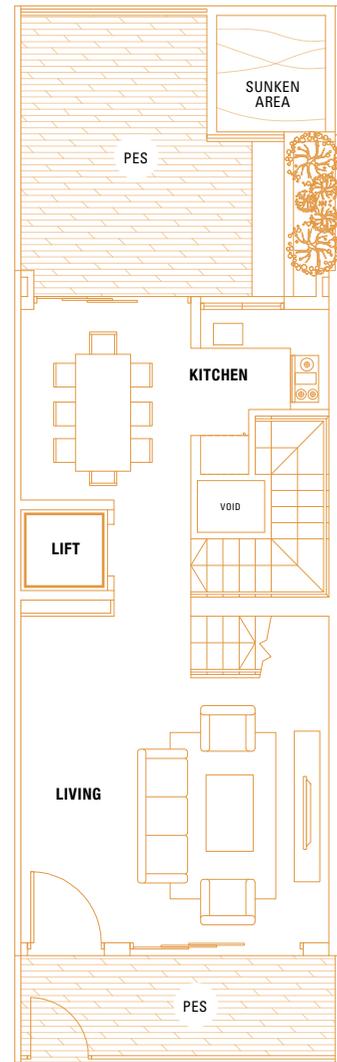
0 SCALE 1:100 6M



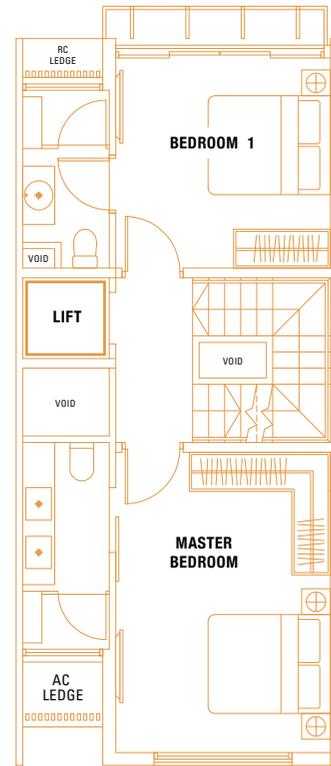
BASEMENT



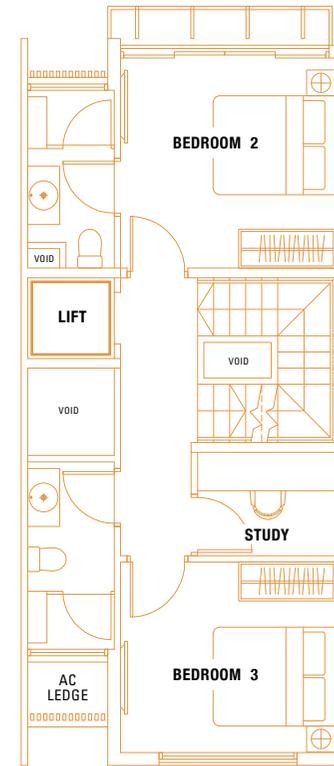
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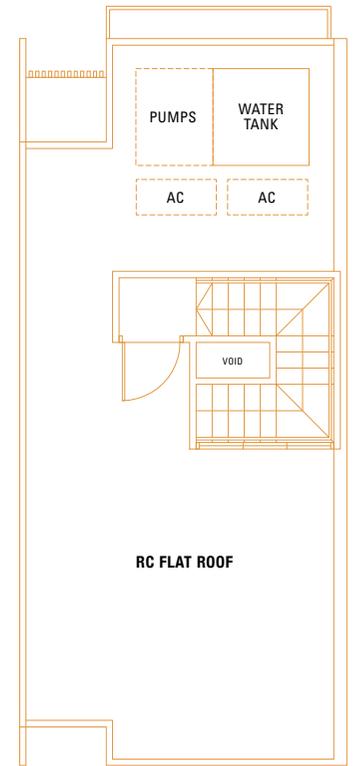
2ND STOREY



3RD STOREY



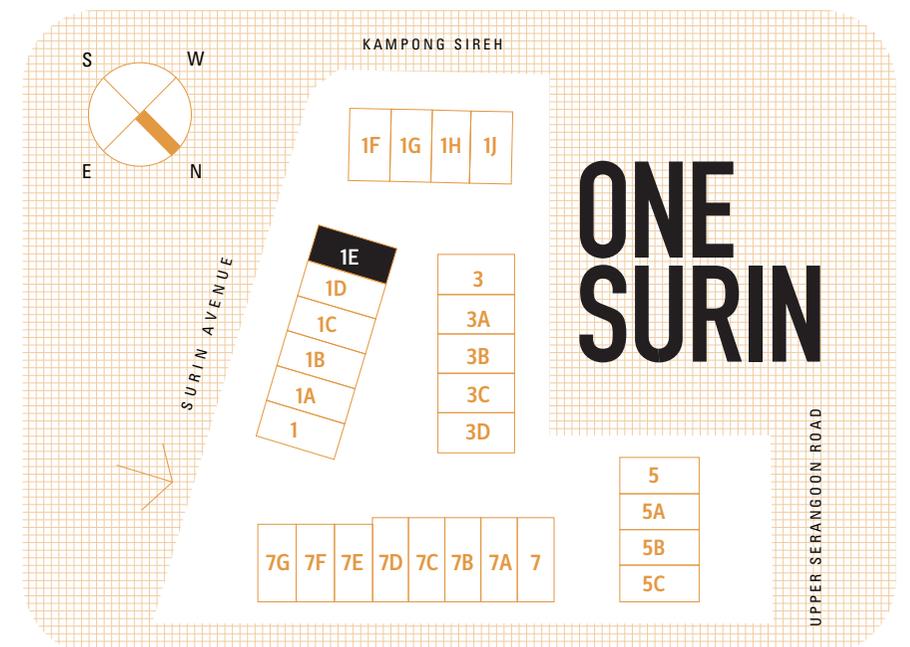
ROOF



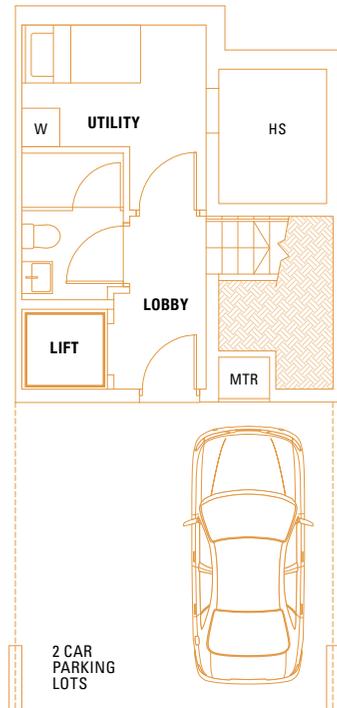
TYPE F1

UNIT NO.	STRATA AREA
1E	384sqm

STRATA AREA INCLUDES PES, PRIVATE PLANTER, AC LEDGE & ROOF, VOIDS & PRIVATE CAR PARKS. LAYOUT OF PES, WINDOW, STAIRCASE & CAR PORCH VARIES BETWEEN UNITS



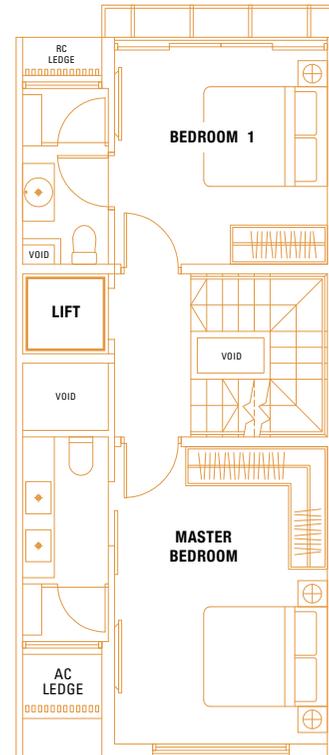
BASEMENT



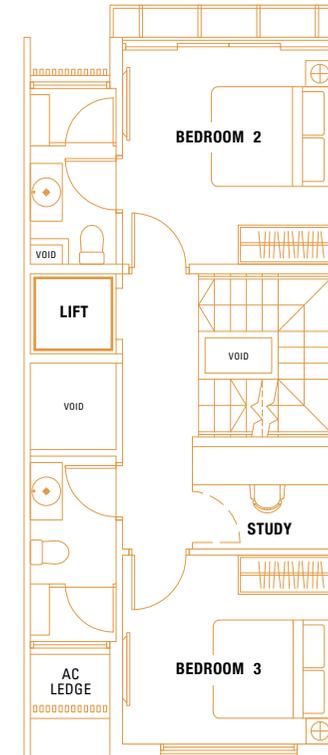
1ST STOREY



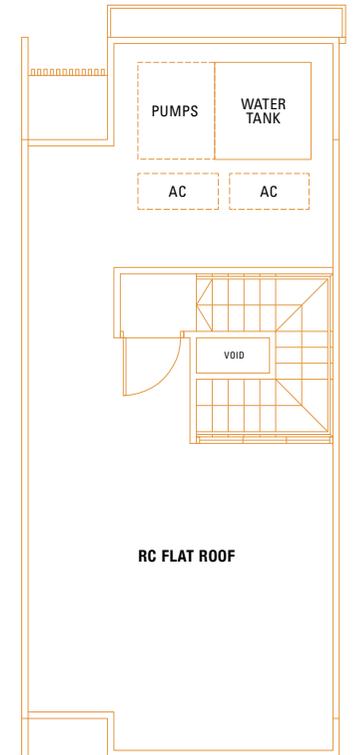
2ND STOREY



3RD STOREY



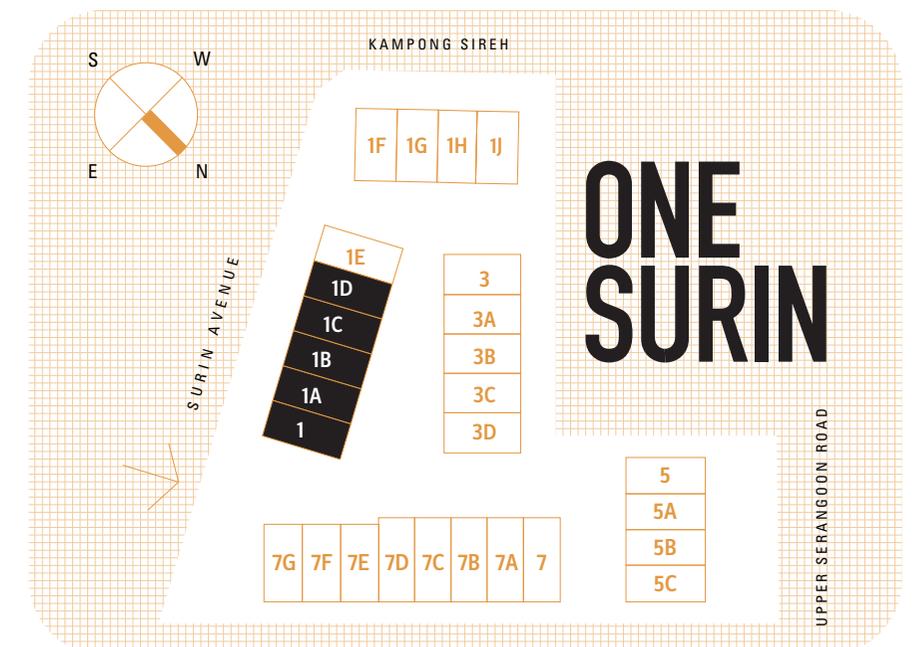
ROOF



TYPE F2

UNIT NO.	STRATA AREA
1	387sqm
1A	380sqm
1B	380sqm
1C	380sqm
1D	380sqm

STRATA AREA INCLUDES PES, PRIVATE PLANTER, AC LEDGE & ROOF, VOIDS & PRIVATE CAR PARKS. LAYOUT OF PES, WINDOW, STAIRCASE & CAR PORCH VARIES BETWEEN UNITS





artist impression



1. FOUNDATION

Reinforced Concrete Foundation to Authority's Approval

2. SUBSTRUCTURE & SUPERSTRUCTURE

Reinforced Concrete Structure to Engineer's Design

3. WALLS

- (a) External wall: Common clay bricks and/or Reinforced Concrete
- (b) Internal wall: Common clay bricks and/or Reinforced Concrete and/or Dry Wall Partitions

4. ROOF

Flat Roof: Reinforced concrete roof with waterproofing system and insulation

5. CEILING

- (a) Basement Lobby, Living, Dining, Master Bedroom, Bedroom, Study, Staircase, Utility: Skim coat with emulsion paint and/or plaster board with emulsion paint where applicable
- (b) Kitchen, Master Bathroom, Bathroom: Moisture Resistant Ceiling Board
- (c) Household Shelter: Skim coat with emulsion paint

6. FINISHES

- (a) WALL – INTERNAL
 - (i) Basement Lobby, Living, Dining, Kitchen, Master Bedroom, Bedroom, Study, Staircase, Utility: Cement and sand plaster with emulsion paint
 - (ii) Master Bathroom, Bathroom: Ceramic tiles and/or homogeneous tiles laid up to false ceiling height and on exposed surface only
 - (iii) Household Shelter: Skim coat with emulsion paint
- (b) WALL – EXTERNAL
 - (i) Cement and sand plaster with emulsion paint

FINISHES (cont'd)

- (c) FLOOR
 - (i) Basement Lobby, Living, Dining, Kitchen, Staircase (Basement to 1st Storey): Homogenous and/or ceramic tiles with recessed skirting
 - (ii) Master Bedroom, Bedroom, Study, Staircase (1st Storey to Roof): Timber flooring
 - (iii) Master Bathroom, Bathroom: Ceramic tiles and/or homogeneous tiles
 - (iv) PES, Roof, Yard, Household Shelter, Utility: Homogeneous tiles
 - (v) Spa Pool, Water PES: Mosaic tiles

7. WINDOWS

- (a) Kitchen, Master Bedroom, Bedroom, Master Bathroom, Bathroom, Staircase: Sliding and/or casement powder coated aluminium windows
- (b) Roof: Powder coated aluminium framed glass shutter windows

NOTES:

- All glazing shall be clear and/or tinted

8. DOORS

- (a) Basement Entrance Door: Approved Fire-rated Timber door
1st Storey Entrance Door (if applicable), Master Bedroom, Bedroom, Master Bathroom, Bathroom, Utility: Timber door
Living, Dining: Aluminium framed sliding glass door
- (b) Household Shelter: Metal door as approved by relevant authority
- (c) Roof: Metal swing door

NOTES:

- All glazing shall be clear and/or tinted
- All doors shall be provided with good quality lockset

9. SANITARY FITTINGS

- (a) MASTER BATHROOM
 - 1 shower screen with shower mixer and overhead shower
 - 2 basin complete with mixer tap
 - 1 wall hung water closet with conceal cistern
 - 1 mirror
 - 1 paper holder
- (b) BATHROOM
 - 1 shower screen with shower mixer and hand shower set
 - 1 basin complete with mixer tap
 - 1 pedestal water closet
 - 1 mirror
 - 1 paper holder
- (c) KITCHEN
 - 1 kitchen sink with lever tap

10. ELECTRICAL INSTALLATION

- (a) Electrical wiring will be in concealed conduits where possible
- (b) Where there is a false ceiling, the electrical wiring will be in surface mounted conduit in the ceiling space
- (b) Refer to Electrical Schedule for details on number of lighting and power points

11. TV/TELEPHONE

Cable-Readiness to comply with BCA's requirements. Refer to Electrical Schedule for details on number of TV/ Cable Services/Telephone points

12. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standard SS555

13. PAINTING

Internal Walls: Acrylic emulsion paint finish to designated areas.
External Walls: Weather shield acrylic emulsion paint and/or spray textured coating at selected areas only

14. WATERPROOFING

Waterproofing to floors of Basement, Kitchen, Master Bathroom, Bathroom, PES, Yard, Roof, Spa Pool, Water PES

15. BASEMENT CARPARK & DRIVEWAY

Concrete finish with floor hardener and/or tiles at selected areas only

16. RECREATIONAL FACILITIES

- (a) Drop Off Canopy
- (b) Fern Garden
- (c) Water Feature
- (d) Wading Pool (approx. 35sqm)
- (e) Massage Pool (approx. 5sqm)
- (f) Reflective Pool
- (g) Shower Point
- (h) Timber Deck
- (i) BBQ Pavilion
- (j) Herb Garden
- (k) Meditation Deck
- (l) Cabana
- (m) Pool Deck
- (n) Lap Pool (25m length x 3.5m width x 1m depth)
- (o) Children's Playground
- (p) Outdoor Exercise Area
- (q) Butterfly Walk
- (r) Open Lawn

17. ADDITIONAL ITEMS

- Built-in Wardrobes to Master Bedroom and Bedroom
- Built-in kitchen cabinets with oven, hob and cooker hood
- Air-conditioning to Living/Dining, Master Bedrooms and Bedrooms
- Energy Efficient Integrated Fridge
- Private Lift
- Sunken Spa Pool (Unit Type C, E & F Only)
- Water PES (Unit Type B Only)



ONE SURIN SPECIFICATIONS

NOTES

1. Visual representation, illustrations, scaled models, photographs and renderings are intended to portray only impressions of the development and cannot be regarded as representations of fact
2. While every reasonable care has been taken in preparing this brochure and the plans attached, the developer and its agents cannot be held responsible for any inaccuracies therein
3. All statements, specifications and plans are believed to be correct but are not to be regarded as statements or representations of fact
4. All information and specifications are current at the time of press and are subject to change as may be required and cannot form part of an offer or contract
5. All plans are subject to amendments approved by the building authorities
6. Floor areas are approximate measurements and subject to final survey
7. Layout/location of kitchen cabinets and fan coil units are subjected to Architect's sole discretion and final design

TENURE OF LAND **FREEHOLD** DEVELOPER **URBAN LOFTS PTE LTD** DEVELOPER'S LICENSE NO. **C1116**
BUILDING PLAN NO. **A2085-00143-2013-BP02 (approved 05/02/2014)** LOT NO. **MK22 LOT 01811M, 05547K & 09676T**
EXPECTED DATE OF LEGAL COMPLETION **31 DEC 2020** EXPECTED DATE OF TOP **31 DEC 2017**

ONE SURIN

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Development By :



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Developer URBAN LOFTS PTE LTD • 43 MOSQUE STREET #04-02 SINGAPORE 059521 T 65.62200393 F 65.62236216 info@act-holdings.com.sg