



Kallang ***Riverside***



www.huttonsgroup.com



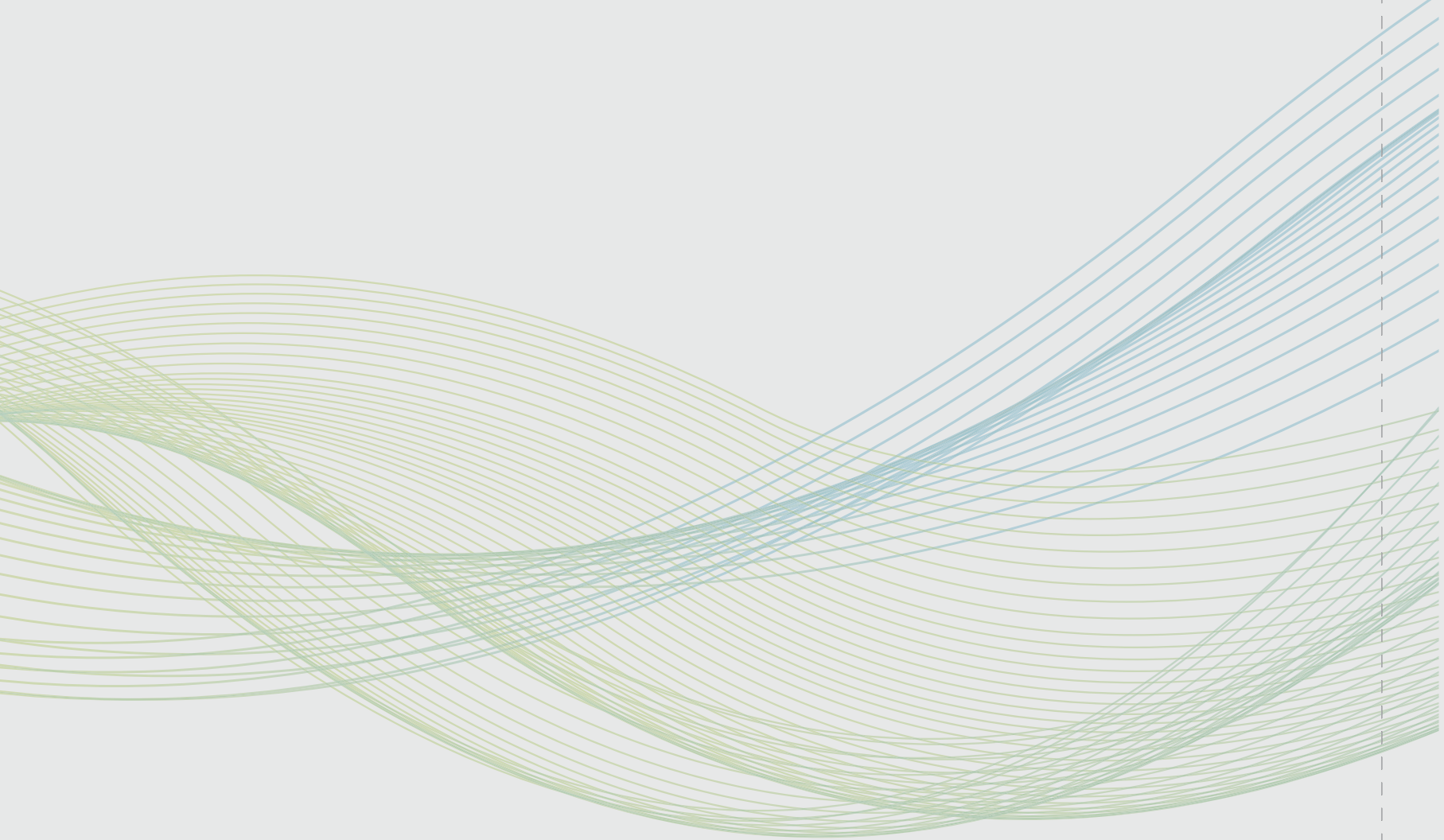
*Seize the Day and
Enjoy Life to the Fullest*



Actual view from approx. 13th storey



www.huttonsgroup.com



Live the Life of Your Dreams

Marvel at the extraordinary design of a unique residence that spurs the imagination. Come home to an exquisite abode that exudes elegance. Enjoy a life that is the envy of others.

Welcome to Kallang Riverside.



www.livingspace.com



3 MRT stops
to Central
Business
District

Unblock view
of Gardens
by the Bay and
Marina
Bay Sands

*Feel the Pulse of the city.
From the Comfort of Your Home.*



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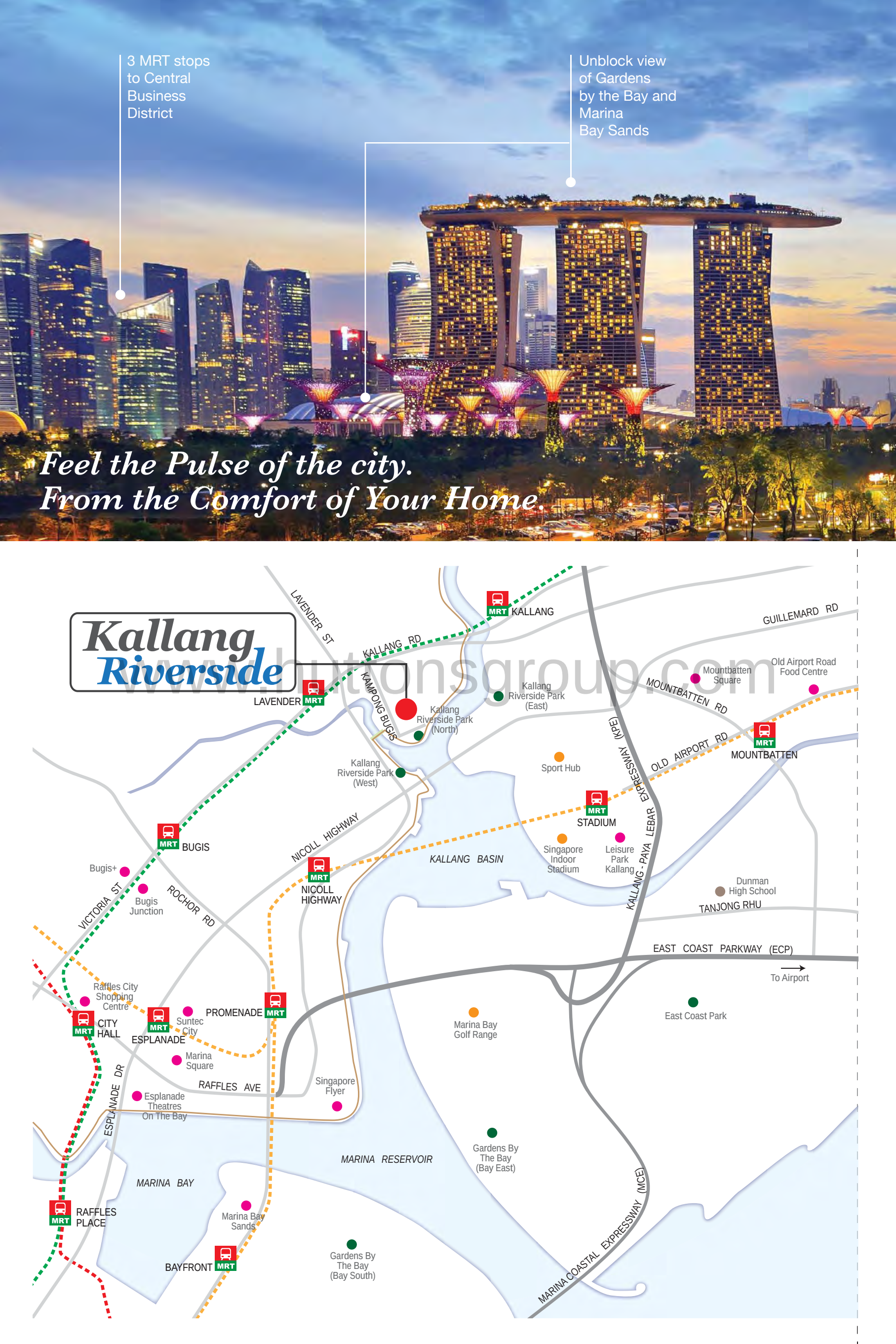
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Unblock view
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From the Comfort of Your Home.*





2 MRT stops
to City Hall
Interchange

2 mins
to Nicoll
Highway

Park connector
to Singapore
Flyer



• 5 MINUTES TO SPORT HUB

Get your dose of sports, concerts and more at Singapore's Sports Hub just minutes away from Kallang Riverside.



• UNBLOCKED VIEW OF GARDENS BY THE BAY

Enjoy surreal vistas from your very own paradise on Earth.



• RIGHT AT YOUR DOOR STEP

Embrace inner peace with the soothing surrounds of nature always close at hand.



• PARK CONNECTOR TO SINGAPORE FLYER, ESPLANADE THEATRE, ETC

From your luxurious abode, take the scenic route to the best places Singapore has to offer.



• MINUTES WALK TO LAVENDER MRT STATION

Get to the thick of the action with convenient transport options just a stone's throw away.



• 3 MRT STOPS TO CBD

Ease your daily commute with a shorter ride to work everyday.



• EASY ACCESS TO MAJOR EXPRESSWAYS

With 4 major expressways nearby, drivers will find it a breeze to get around the island.



• MINUTES DRIVE TO EAST COAST PARK

The sun, sea and sand are just a hop, skip and a jump away.



www.huttonsgroup.com

Take your passion to the next level with beautiful parks, rivers and scenery all around Kallang Riverside.

Close to the action yet never far from nature, your chic home is the ideal base from which to experience exhilarating moments, every single day. From water skiing on the river to evening strolls by the beach to fast-paced city living, you will find endless opportunities to savour unbridled excitement – right here at the riverside.

Enjoy living with unbridled abandon right here.



*Come to Where the
Multi-faceted Joys
to Life Come Alive*

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Inspired Living in the Midst of Tranquil Settings

Live amid the beauty of landscaped gardens where you can feel as one with Mother Nature.

Spend lazy afternoons with your loved ones partaking in simple pleasures that create unforgettable memories. At the Kallang Riverside, you will find a whole new dimension of stimulation that will both awaken your senses and calm your spirit.





artist's impression only



artist's impression only



Ground level

- A** GUARD HOUSE
- B** WATER FEATURE
- C** ENTRANCE PLAZA
- D** MEETING POINT
- E** OUTDOOR RECREATION AREA

2nd storey facilities plan

- F** OPEN DECK
- G** CHILDREN'S PLAYGROUND
- H** CHILDREN'S POOL
- I** CHILDREN'S WET PLAY AREA
- J** MALE & FEMALE CHANGING ROOMS
- K** WATER FEATURE
- L** FUNCTION HALL
- M** ACTIVITIES PLATFORM
- N** BBQ AREA

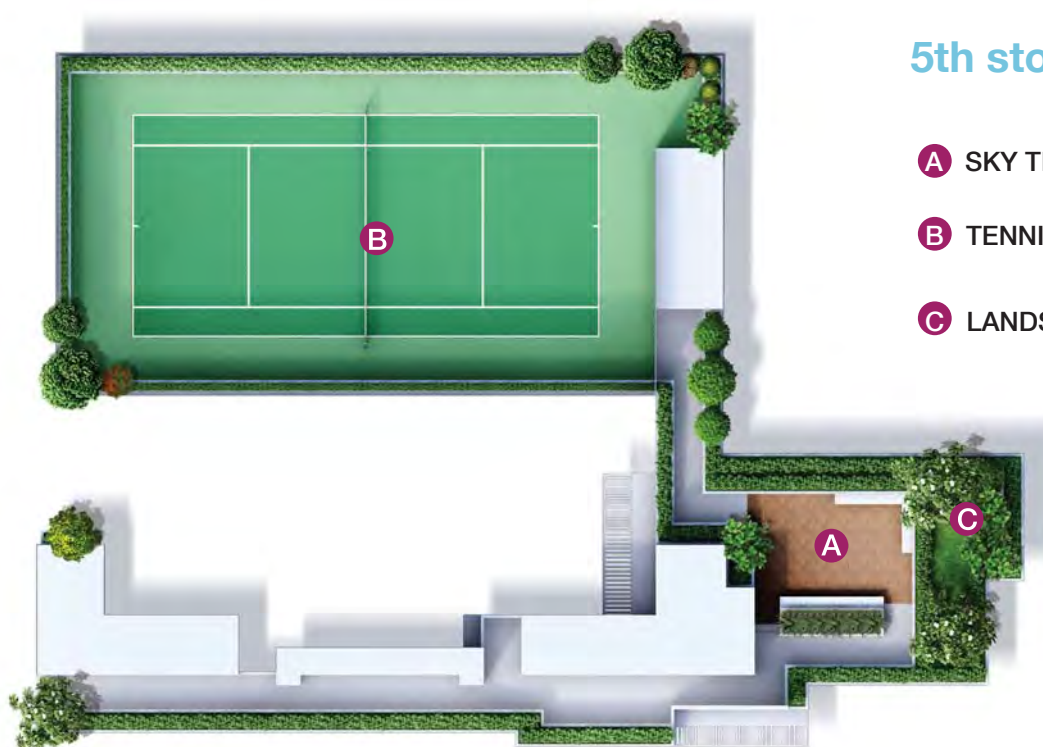




A world of Wonder Beckons

On Levels 2 and 5 of Kallang Riverside, you will squeal with pleasure at the enjoyment to be had. Splash about with the kids in the children's pool loaded with fun features that will make time fly by. There are also landscaped gardens, communal and garden decks as well as a tennis court to enjoy.

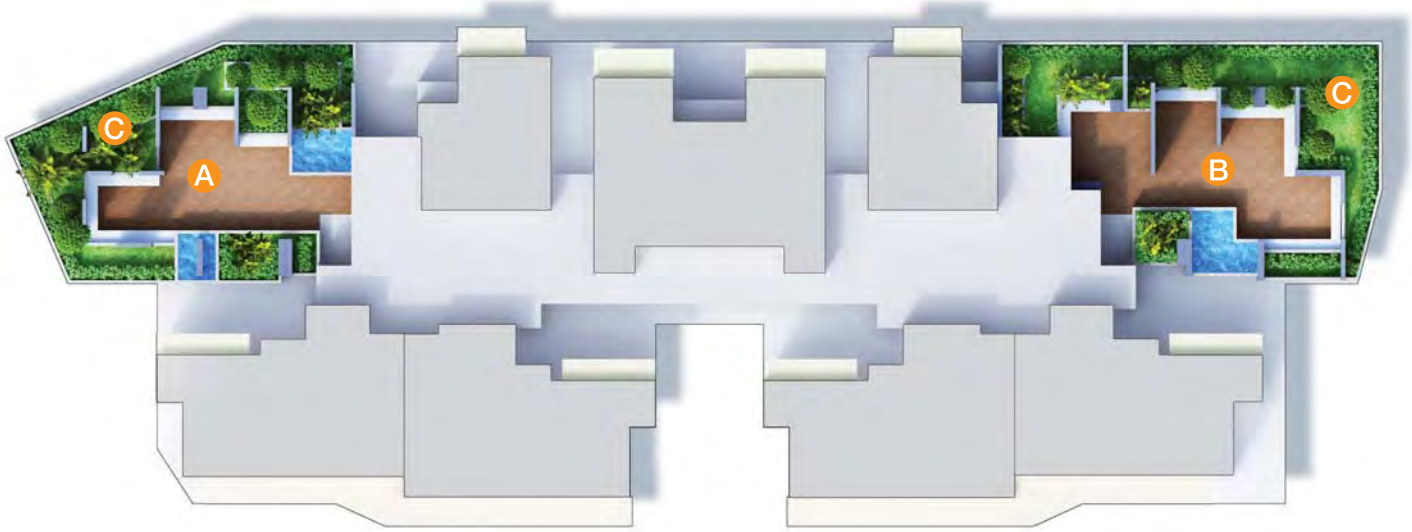
With so much to do, you will never be left with a dull moment.



5th storey facilities plan

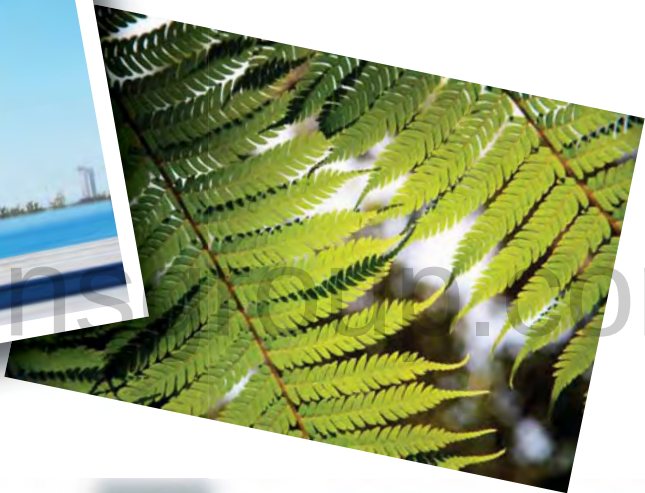
- A** SKY TERRACE
- B** TENNIS COURT
- C** LANDSCAPED GARDENS





6th storey facilities plan

- A EXERCISE CORNER
- B READING CORNER
- C LANDSCAPED GARDENS



Nourish your Body, your Mind and your Soul

A myriad activities, from yoga sessions to high-paced gym workouts and everything in between, is available right at your doorstep on the scenic vantage point of Level 24. Experience total indulgence for all your senses.



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24th storey facilities plan

- A SWIMMING POOL
- B SUN DECK
- C JACUZZI
- D WATER FEATURE
- E OPEN GYM
- F MALE CHANGING ROOM WITH SAUNA
- G FEMALE CHANGING ROOM WITH SAUNA
- H THERAPEUTIC DECK
- I YOGA DECK
- J LANDSCAPE GARDENS







*Marvel at the World with
Breathtaking Views*

uttonsgroup.com



artist's impression only

Come Home Everyday to an Oasis of Serenity

Your haven awaits you every single day. Long days at the office melt into oblivion as you escape to your Kallang Riverside home, refreshing your spirit and warming your soul. The natural surrounds of this oasis exude a calm that seems miles from urbanity. Put your mind at ease at Kallang Riverside.



www.123.com



1 bdrm artist impression



1 bdrm artist impression



1 bdrm artist impression



1 bdrm artist impression



artist impression 2 bdrm



artist impression 2 bdrm



artist impression 2 bdrm



artist impression 2 bdrm

*Where Stunning Design
Meets Modern Sensibilities*



3 bdrm artist impression



3 bdrm artist impression



3 bdrm artist impression



3 bdrm artist impression



3 bdrm artist impression



3 bdrm artist impression

The well-designed layout of every apartment in Kallang Riverside is adorned with quality fittings and furnishings.

SCHEMATIC
CHART

STOREY/UNIT	1	2	3	4	5	6	7	8	9
30	PLH-1			PLH-3			PLH-2		
29	2A-2		3C	1A	2C	1A	3A		2A-1
28	2A-1	4A-4	3C	1A	2C	1A	3A	4A-3	2A-1
27	2A-1		3C	1A	2C	1A	3A		2A-1
26	2A-1	4A-2	3C	1A	2C	1A	3A	4A-1	2A-2
25	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
24	SWIMMING POOL								
23	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
22	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
21	2A-1	2B-2	3C	1A	2C	1A	3A	2B-1	2A-2
20	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
19	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
18	2A-2	2B-1	3C	1A	2C	1A	3A	2B-2	2A-1
17	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
16	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
15	2A-1	2B-2	3C	1A	2C	1A	3A	2B-1	2A-2
14	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
13	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
12	2A-2	2B-1	3C	1A	2C	1A	3A	2B-2	2A-1
11	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
10	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
9	2A-1	2B-2	3C	1A	2C	1A	3A	2B-1	2A-2
8	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
7	2A-1	2B-1	3C	1A	2C	1A	3A	2B-1	2A-1
6	2A-1	2B-1		1A	2C	1A		2B-1	2A-1
5	TENNIS COURT								
4				1D	1C	1B		3B	
3				1D	1C	1B		3B	
2	LANDSCAPE DECK								
1	SHOPS								

Legend



1-Bedroom



2-Bedroom



2 + Study



Shop



3-Bedroom



3-Bedroom
(Dual Key)



3 + Study + Family
(Maisonette)



Penthouse

TYPE 1A

1 bdrm

48 sq m

#06-03

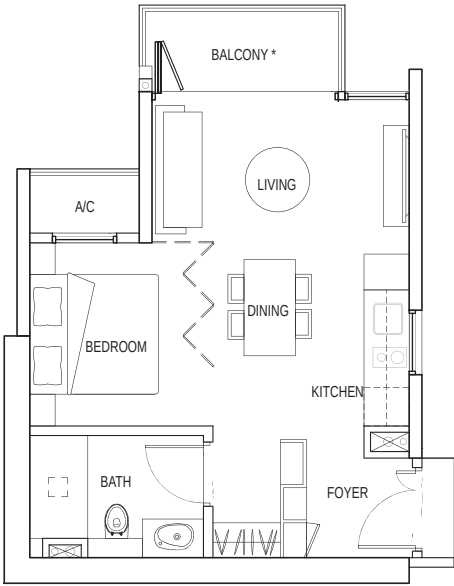
#07-04 – #23-04

#25-04 – #29-04

#06-05

#07-06 – #23-06

#25-06 – #29-06



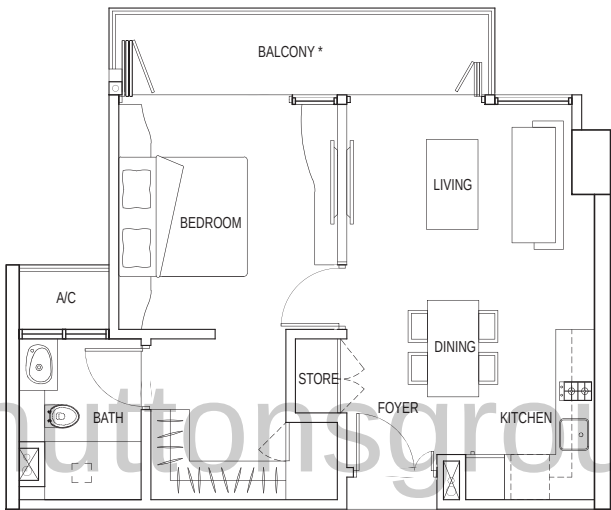
TYPE 1B

1 bdrm

61 sq m

#03-04

#04-04



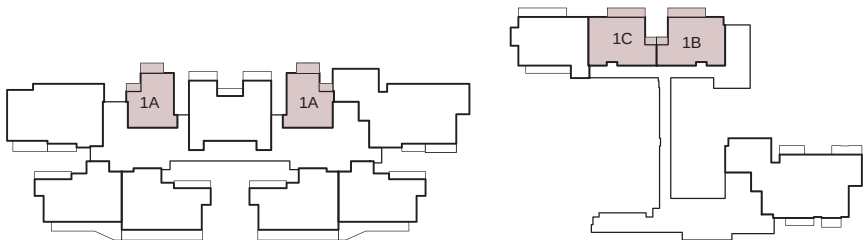
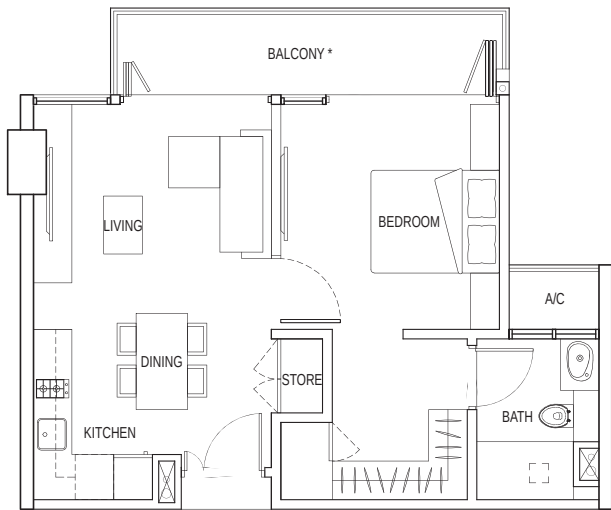
TYPE 1C

1 bdrm

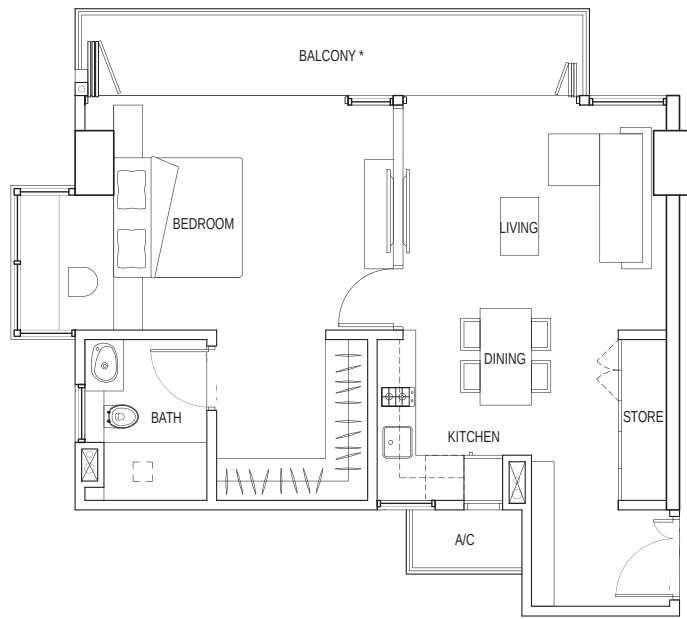
61 sq m

#03-03

#04-03



Note: Unit area includes balcony, yard, AC ledge and/or void where applicable. All plans are subject to amendments as approved by the relevant authorities.
* "The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 33 of this brochure."



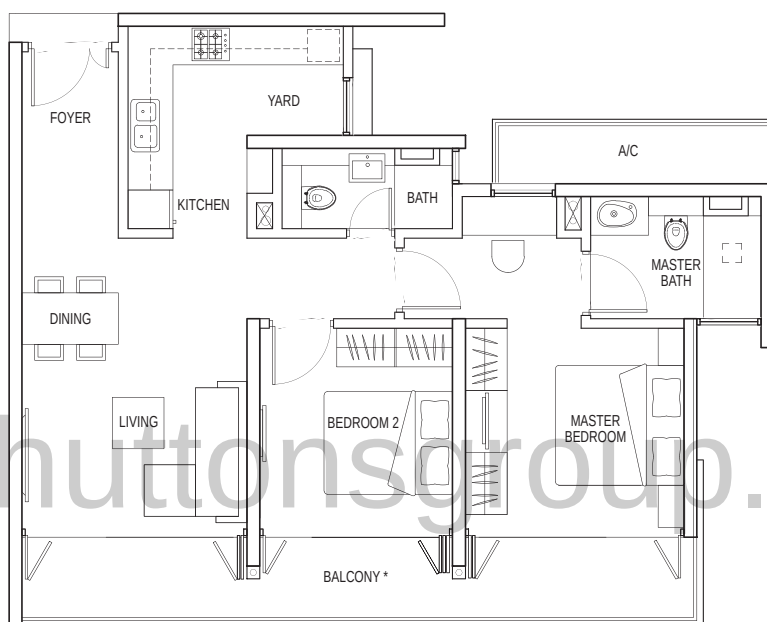
TYPE 1D

1 bdrm

77 sq m

#03-02

#04-02



TYPE 2A-1

2 bdrm

93 sq m

#06-01 – #11-01

#13-01 – #17-01

#19-01 – #23-01

#25-01 – #28-01

#06-07

#07-09 – #08-09

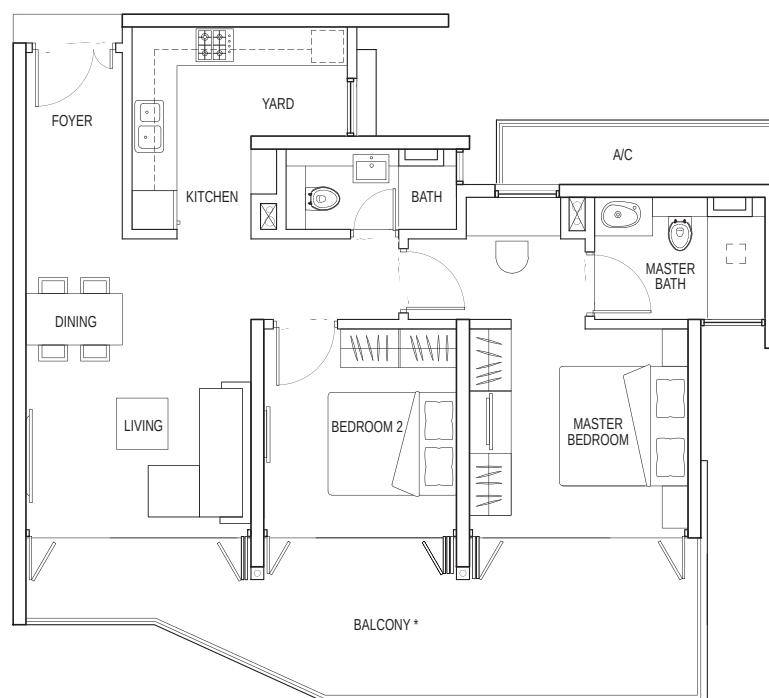
#10-09 – #14-09

#16-09 – #20-09

#22-09 – #23-09

#25-09

#27-09 – #29-09



TYPE 2A-2

2 bdrm

101 sq m

#12-01

#18-01

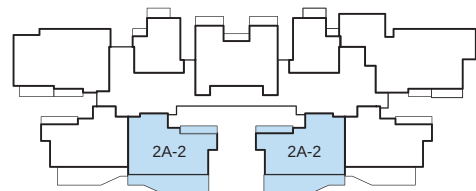
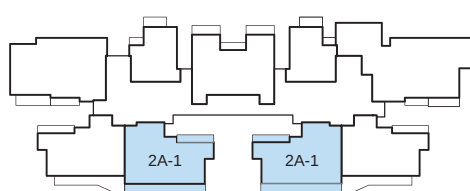
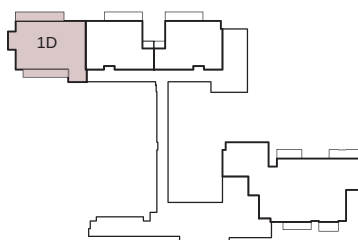
#29-01

#09-09

#15-09

#21-09

#26-09



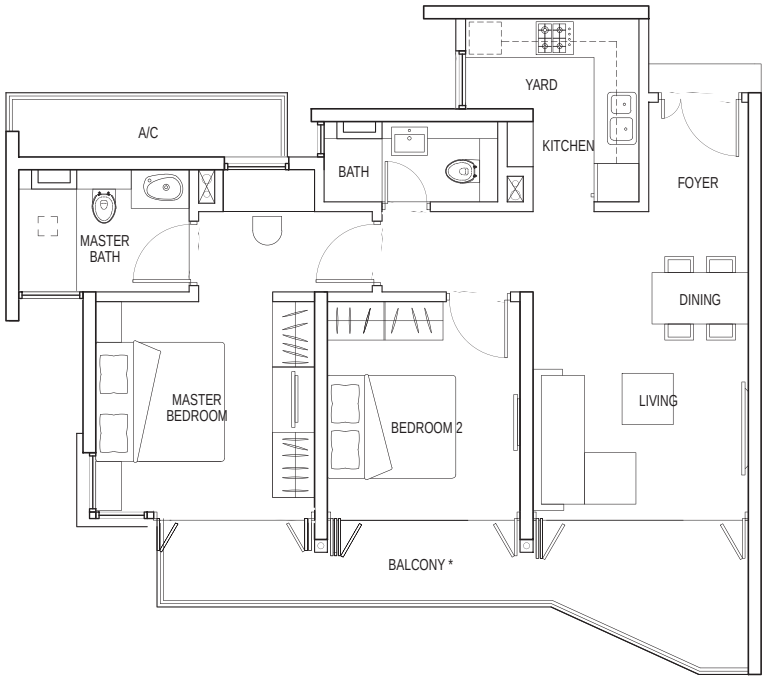
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TYPE 2B-1

2 bdrm

89 sq m

- #06-02 – #08-02
- #10-02 – #14-02
- #16-02 – #20-02
- #22-02 – #23-02
- #25-02
- #06-06
- #07-08 – #11-08
- #13-08 – #17-08
- #19-08 – #23-08
- #25-08

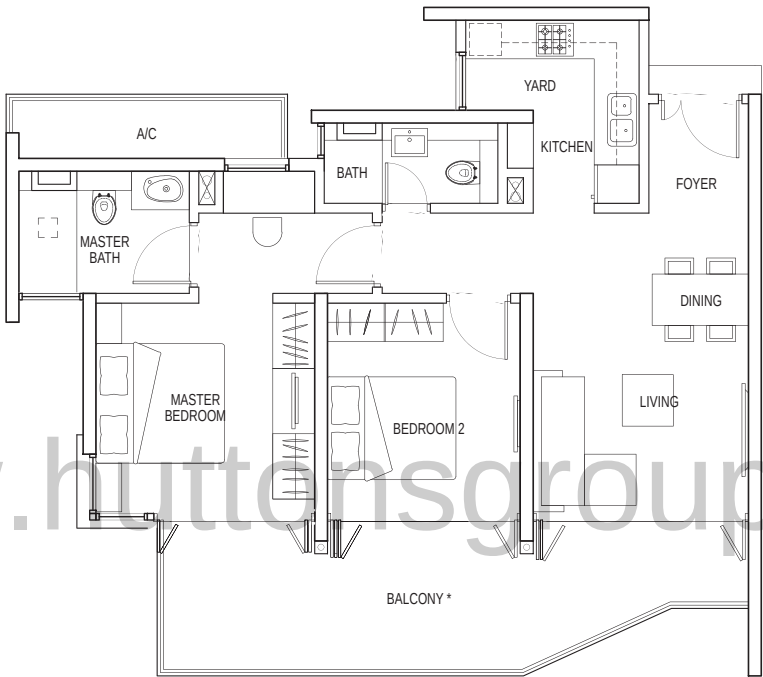


TYPE 2B-2

2 bdrm

94 sq m

- #09-02
- #15-02
- #21-02
- #12-08
- #18-08

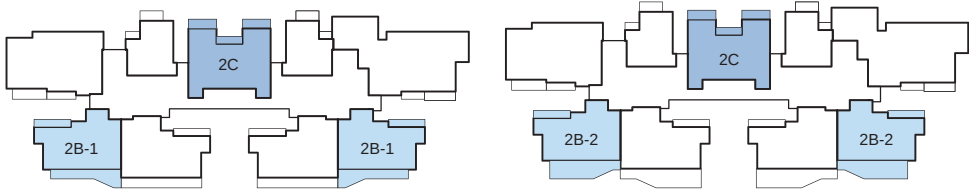
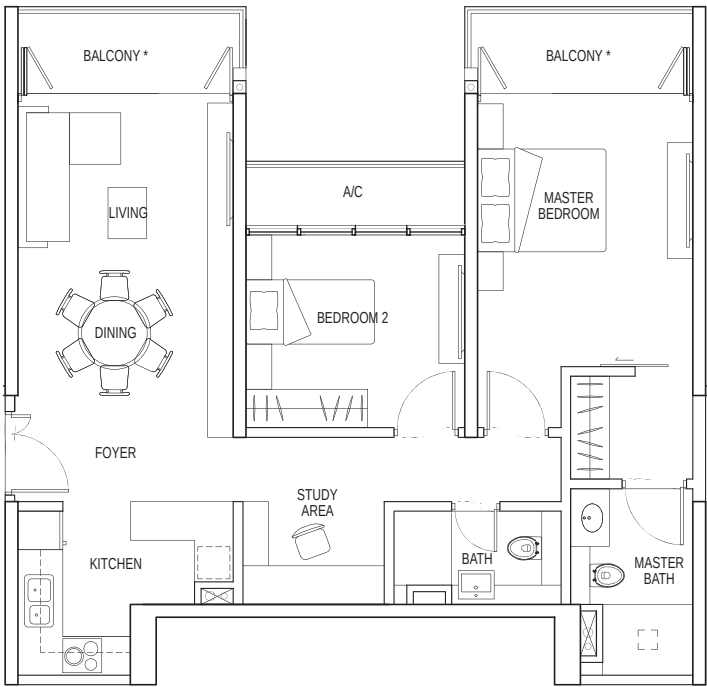


TYPE 2C

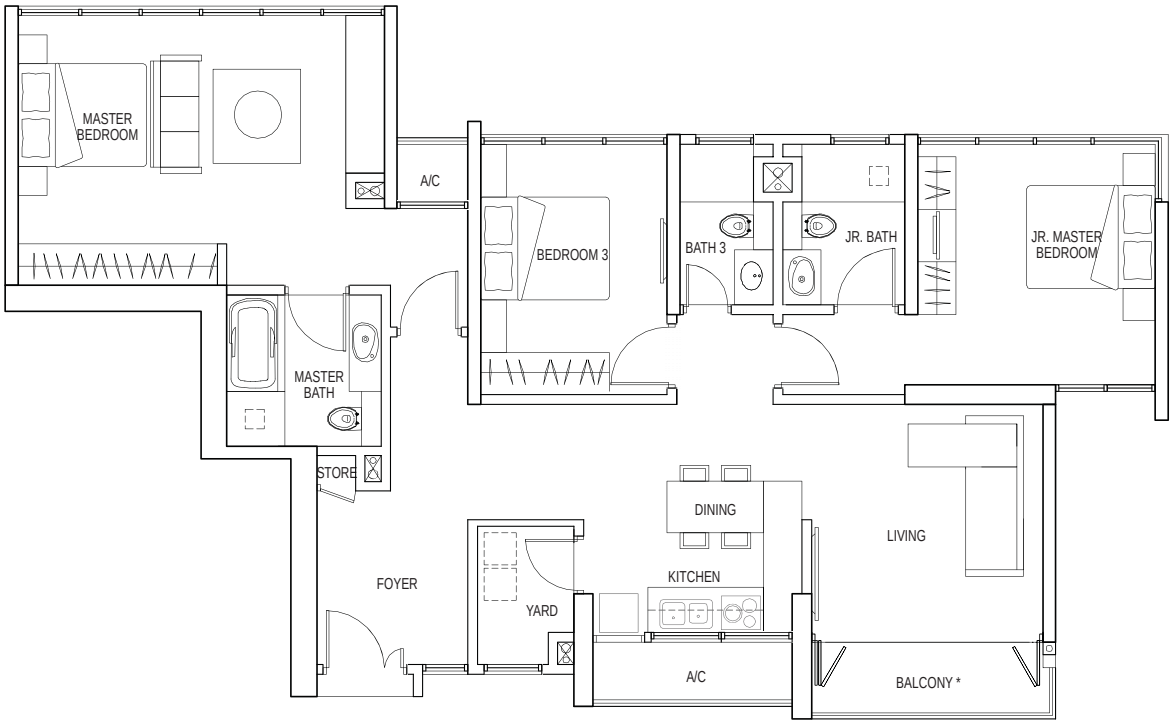
2 + Study

96 sq m

- #06-04
- #07-05 – #23-05
- #25-05 – #29-05



Note: Unit area includes balcony, yard, AC ledge and/or void where applicable. All plans are subject to amendments as approved by the relevant authorities.
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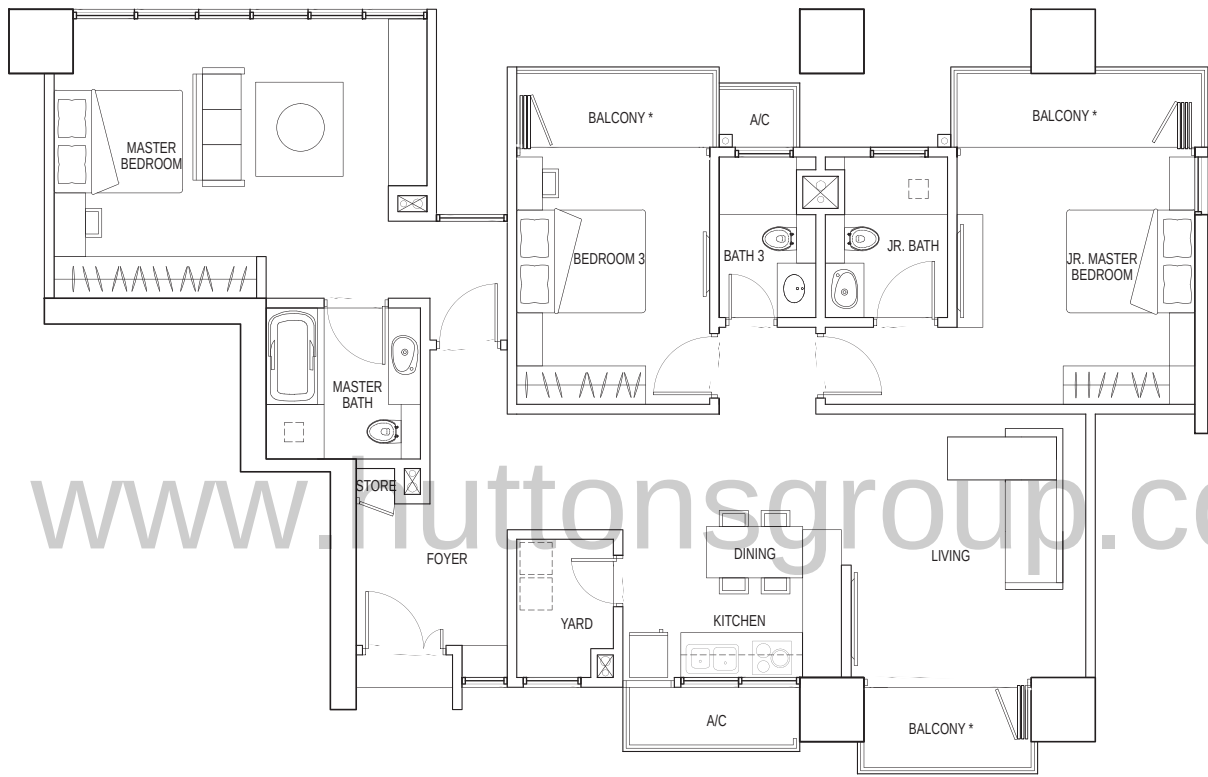
TYPE 3A

3 bdrm (Dual Key)

133 sq m

#07-07 – #23-07

#25-07 – #29-07



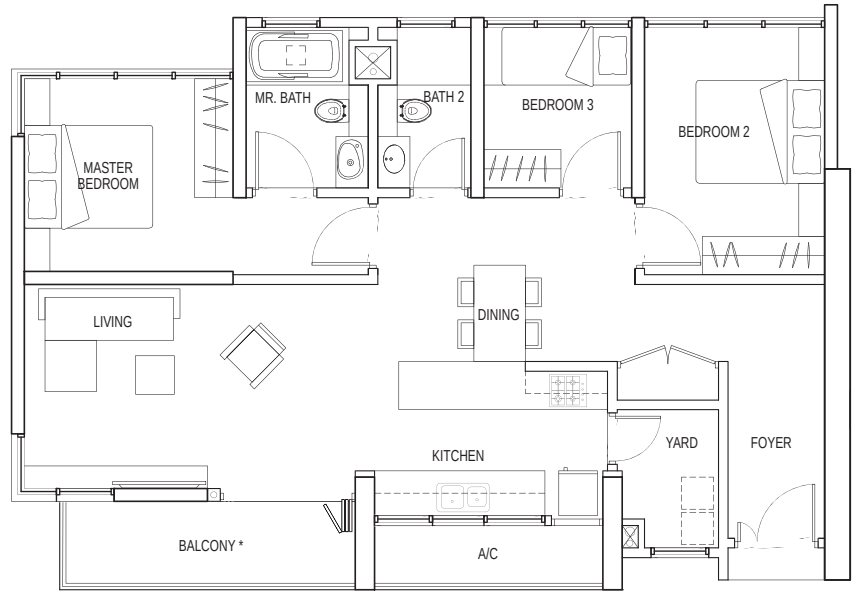
TYPE 3B

3 bdrm (Dual Key)

146 sq m

#03-01

#04-01



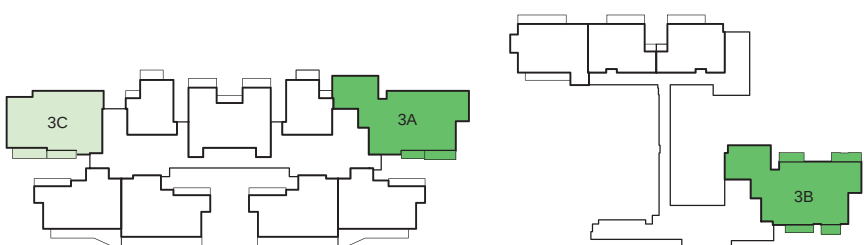
TYPE 3C

3 bdrm

106 sq m

#07-03 – #23-03

#25-03 – #29-03



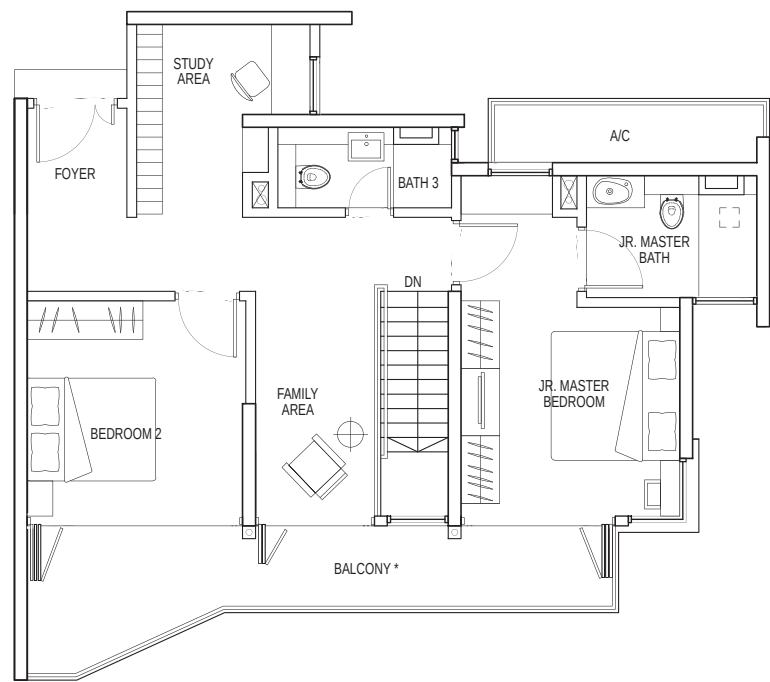
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TYPE 4A-1

3 + Study + Family

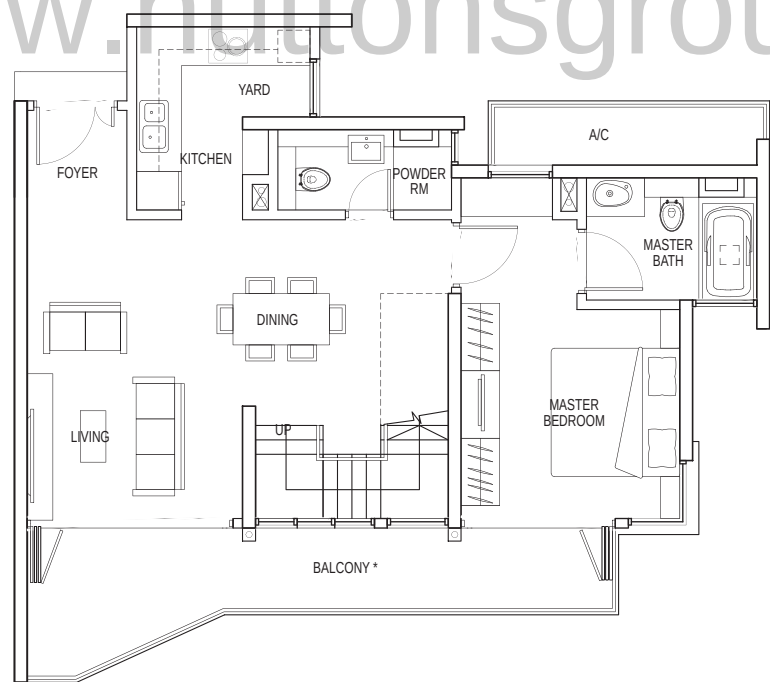
178 sq m

#26-08

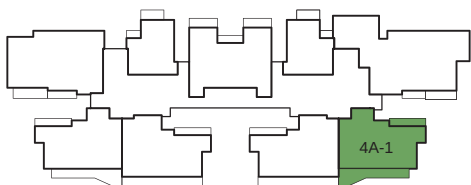


upper floor

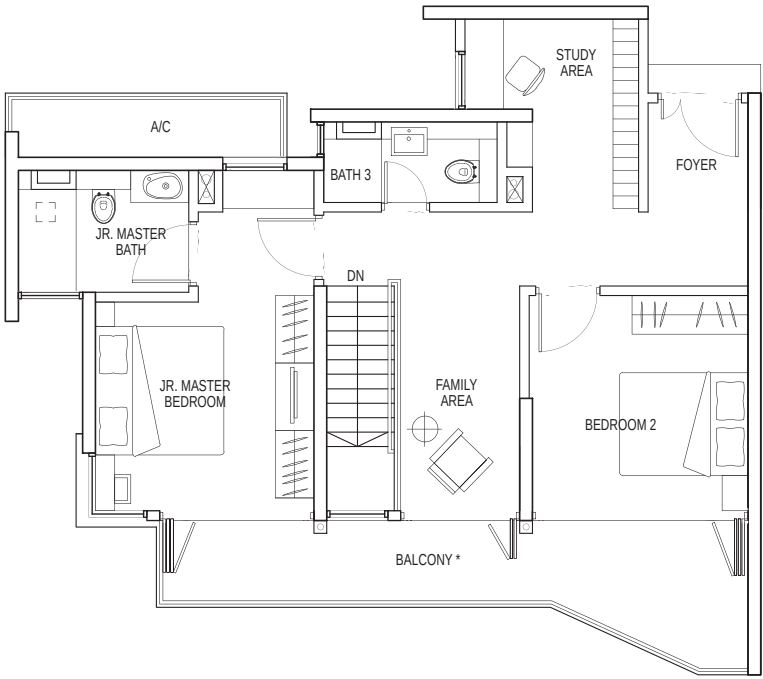
www.huttonsgroup.com



lower floor

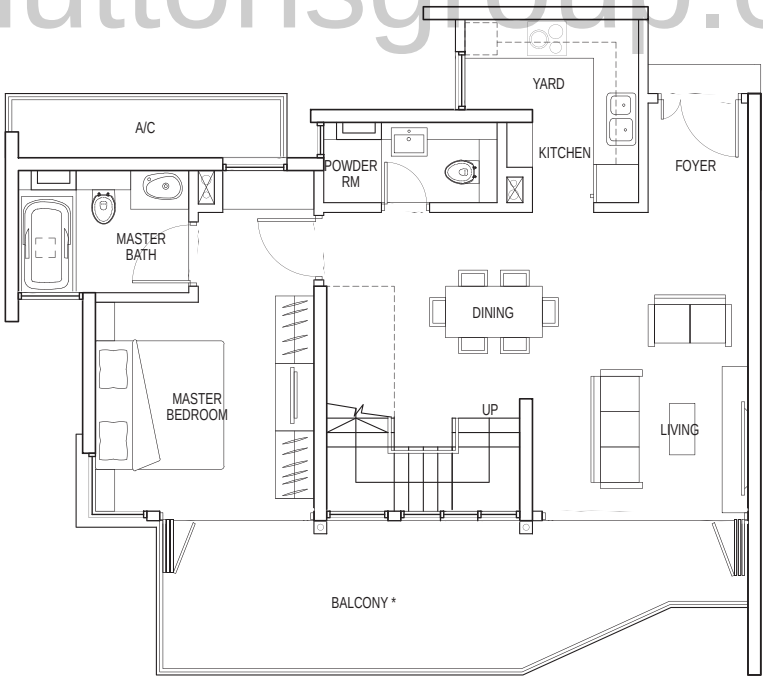


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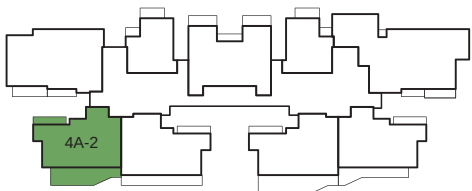


upper floor

www.huttonsgroup.com



lower floor



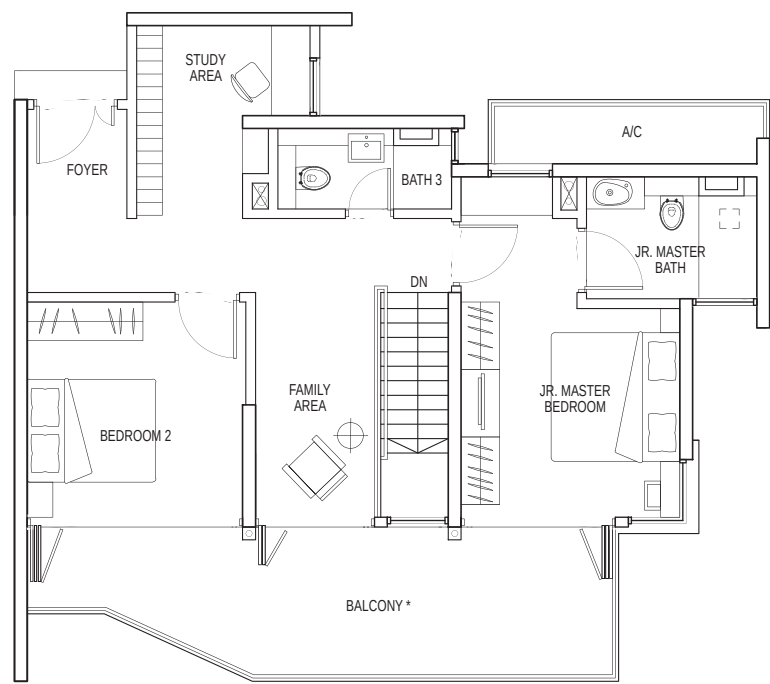
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TYPE 4A-3

3 + Study + Family

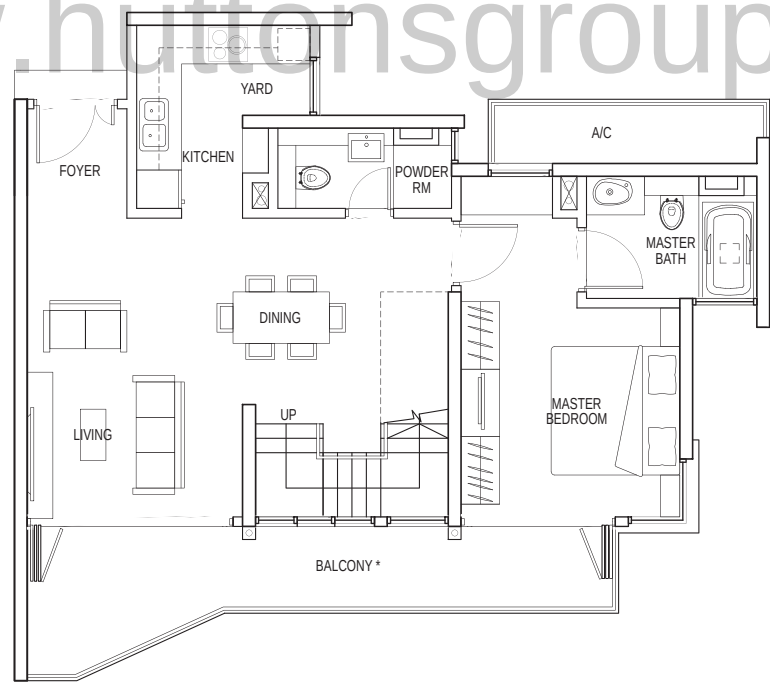
183 sq m

#28-08

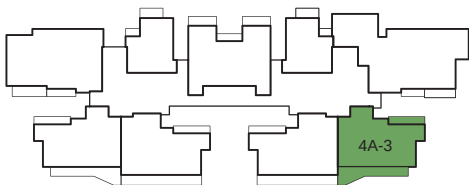


upper floor

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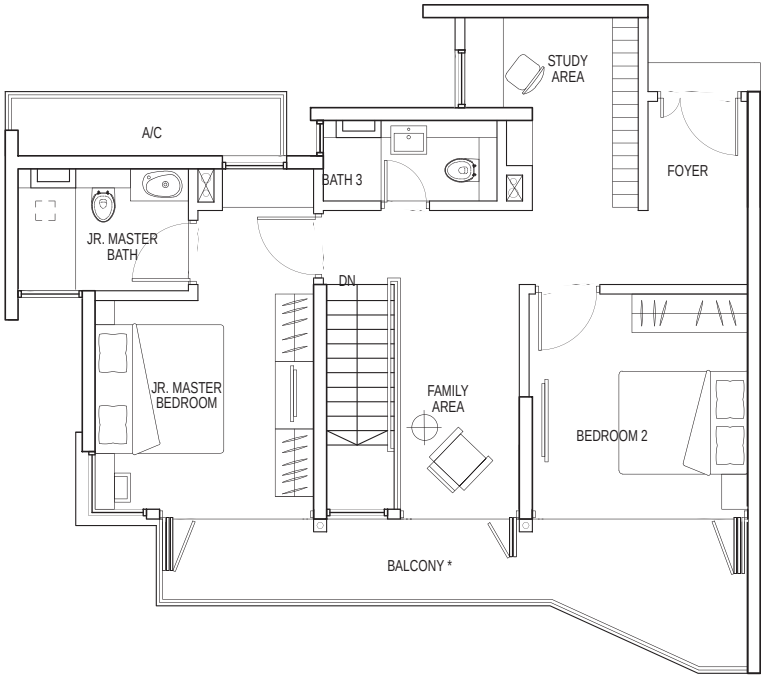


lower floor



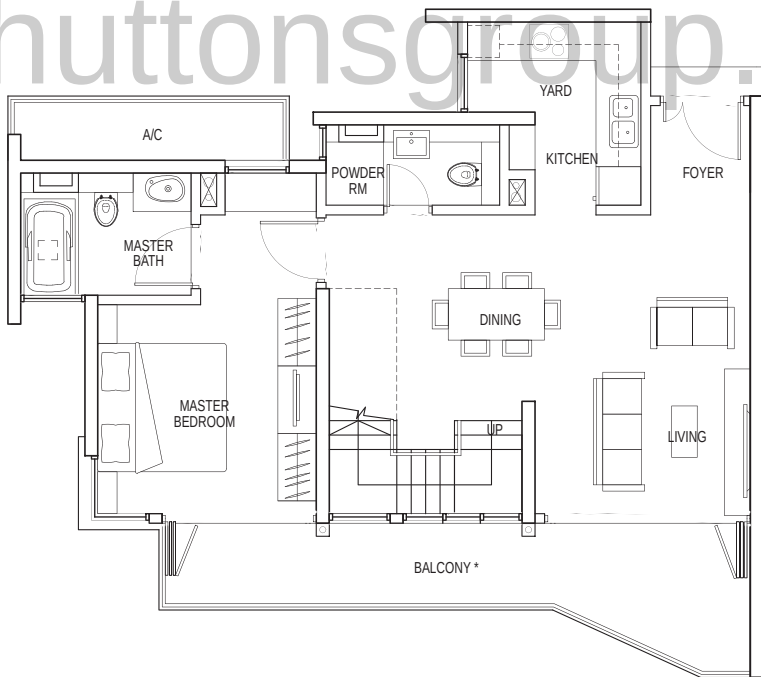
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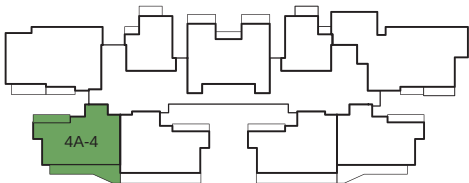


upper floor

www.huttonsgroup.com



lower floor



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* "The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 33 of this brochure."



BUILDING SPECIFICATIONS

1	Foundation	Piled foundation
2	Superstructure	Reinforced concrete structure.
3	Walls	External: Pre-cast and/or cast in-situ reinforced concrete wall and/or masonry. Internal: Internal walls – Pre-cast and/or cast in-situ reinforced concrete wall and/or masonry and/or lightweight concrete panels and/or drywall partition system with cement skim coat/plaster (where applicable)
4	Roof	Reinforced concrete flat roof with appropriate waterproofing system and insulation (where applicable.)
5	Ceiling	a) Ceiling (Apartments) Skim coat, cement and sand plaster and/or ceiling board with emulsion paint (where applicable). b) Ceiling (Common areas) Skim coat, cement and sand plaster and/or ceiling board with emulsion paint (where applicable).
6	Finishes	a) Wall (Apartments) i) Living/dining and all bedrooms: Cement and sand plaster and/or skim coat with emulsion paint. ii) Master bathroom, common baths, powder rooms and kitchen: Homogenous and/or ceramic tiles. iii) Balcony and roof terrace: Cement and sand plaster and/or skim coat with emulsion paint. b) Wall (Common areas) i) Basement car park and staircases: Skim coat and/or cement and sand plaster with emulsion paint. ii) Lift lobbies and common areas: Selected stone and/or homogeneous and/or ceramic tiles and/or skim coat and/or cement and sand plaster with emulsion paint (where applicable). External wall with plaster and emulsion paint. c) Floor (Apartments) i) Living/Dining: Homogeneous tiles ii) Bedrooms: Timber floor and/or homogeneous tiles. iii) Staircases (for Type 4 where applicable): Homogeneous tiles and/or timber finishes. iv) Master bathroom, common baths, powder rooms: Homogeneous tiles. v) Kitchen, yard, utility, terrace: Homogeneous tiles vi) Balcony, roof terrace: Homogeneous tiles d) Floor (Common areas) i) Basement car park: Concrete floor with hardener. Lift lobbies: Selected stone and/or porcelain tiles and/or homogeneous tiles and/or ceramic tiles (where applicable). ii) Staircases and landings: cement and sand screed with steel and/or nosing tiles and/or groove lines to staircase tread edges. iii) 2nd storey, 24th storey and common corridors: Selected stone and/or porcelain and/or homogeneous and/or ceramic and/or pebble wash and/or natural timber deck and/or artificial timber deck (where applicable).
7	Windows	Aluminium framed window with glass
8	Doors	i) Entrance: Approved fire-rated timber door. ii) Master bedroom, common bedroom, master bath, junior master bath, common bath, powder room, kitchen, utility room and yard: Swing and/or sliding and/or pocket and/or bi-fold timber/glass/aluminium door (where applicable.) iii) Balcony and roof terrace: Aluminium framed glass door.
9	SANITARY FITTINGS	a) Master Bath i) 1 water closet ii) 1 basin and mixer with cabinet below. iii) 1 bathtub, bath spout and mixer (except for all Type 1 and Type 2 units). iv) 1 shower mixer with overhead and hand shower. v) 1 toilet roll holder vi) 1 mirror b) Junior Master Bath i) 1 water closet ii) 1 basin and mixer with cabinet below. iii) 1 shower mixer with overhead and hand shower. iv) 1 toilet roll holder v) 1 mirror c) Common Bath i) 1 water closet ii) 1 basin and mixer iii) 1 mixer with hand shower vi) 1 toilet roll holder vi) 1 mirror d) Powder Room i) 1 water closet ii) 1 basin and mixer iii) 1 toilet roll holder iv) 1 mirror
10	ELECTRICAL INSTALLATION	Electrical wiring below false ceiling within the Apartments are generally concealed where possible. Electrical wiring above false ceiling are not concealed. Please refer to electrical schedule below for details.
11	TV/Cable Service/ Telephone Points	Please refer To electrical schedule below for details.
12	Lightning Protection	Lightning protection system shall be provided in accordance with Singapore Standard SS555 Protection Against Lightning.

13	Painting	Internal Walls: Emulsion paint finish. External Walls: Emulsion paint to designated areas.
14	Waterproofing	Waterproofing to RC roof, roof terrace, swimming pool, landscape decks, balcony, all bathrooms, kitchen, yard, planters, basement wall and slab (where applicable).
15	Driveway and Carpark	Reinforced concrete floor with hardener and/or stone and/or pavers and/or tarmac (where applicable)
16	Recreational Facilities	i) Swimming pool and communal deck ii) Children's pool and children's wet play area ii) Children's playground iv) Male and female changing rooms v) Water feature vi) Jacuzzi vii) Communal open gym viii) Communal yoga deck ix) Therapeutic cove x) Sky Terrace xi) Tennis court xii) Landscape Gardens xiii) Communal BBQ area xiv) Saunas xv) Function hall
17	Additional Items	a) Kitchen cabinets and appliances: Built in top hung and bottom cabinets complete with: i) Kitchen sink ii) Cooker hood, hob and oven. b) Wardrobe: Provided in all bedrooms. c) Air-conditioning: Living/Dining area, bedrooms and study room. d) Hot Water Supply: Provided to all bathrooms. e) Soil Treatment: Anti-termite soil treatment by specialist.

Notes to Specifications

Marble/Compressed Marble/Limestone/Granite

Marble/compressed marble/limestone/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 materials can be pre-selected before installation, the nonconformity in the marble/compressed marble/limestone/granite as well as non-uniformity between pieces 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.

Timber strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are 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.

Air conditioning system

To ensure good working condition of the air conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air conditioning system regularly.

Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or Internet service providers, any other relevant party, or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or Internet access. Cable TV System shall be provided in accordance with Code of Practice for Info-communications Facilities in Buildings (COPIF) 2013.

Materials, Fittings, Equipment, Finishes, Installations and Appliances

The brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be 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, Audio and/or video Intercom System, Door Swing Positions and Plaster Ceiling Boards are subject to Architect's sole discretion and final design.

Warranties

Where warranties are given by manufacturers and/or suppliers of the above installations, the vendor shall assign the Purchaser such warranties at the time the possession of the unit is delivered to the Purchaser. PROVIDED ALWAYS that the vendor shall not be liable nor be answerable or responsible to the Purchaser for any failure on the part of the manufacturers and/or contractors and/or suppliers to maintain or repair any defects occurring thereto.

False Ceiling

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 purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

Glass

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 insurance covering glass breakage to cover this possible event.

Mechanical Ventilation System

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

Planter

Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.

Walls

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/long bath/vanity cabinet/mirror.

General

- a) Details of Building Specifications: As per First Schedule
- b) Type of residential units in the building project: 1A, 1B, 1C, 1D, 2A-1, 2A-2, 2B-1, 2B-2, 2C, 3A, 3B, 3C, 4A-1, 4A-2, 4A-3, 4A-4 and 3 nos. penthouse units (PH1, PH2 & PH3).
- c) Total Number of Residential Units: 212 (Two Hundred and Twelve)
- d) Total Number of Commercial units: 7 (Seven)
- e) Description of common property: Basement car park and driveway, swimming pool, children's pool, children's play area, communal BBQ area, jacuzzis, tennis court, sky terraces, communal open gym, communal yoga deck, saunas, communal therapeutic coves, changing rooms, handicapped toilets, fire command centre, guardhouse, function hall, management office, letterbox area, refuse compactor and all common property as defined in the Building Maintenance and Strata Management Act 2004 (Act 47 of 2004) and Land Titles (Strata) Act (Cap 158).
- f) Description of parking spaces: 220 car park lots and 3 disabled car park lots.
- g) Purpose of building project and restrictions as to use: Residential and commercial at 1st storey. See Fourth Schedule for Restrictions, Rules and Regulations.



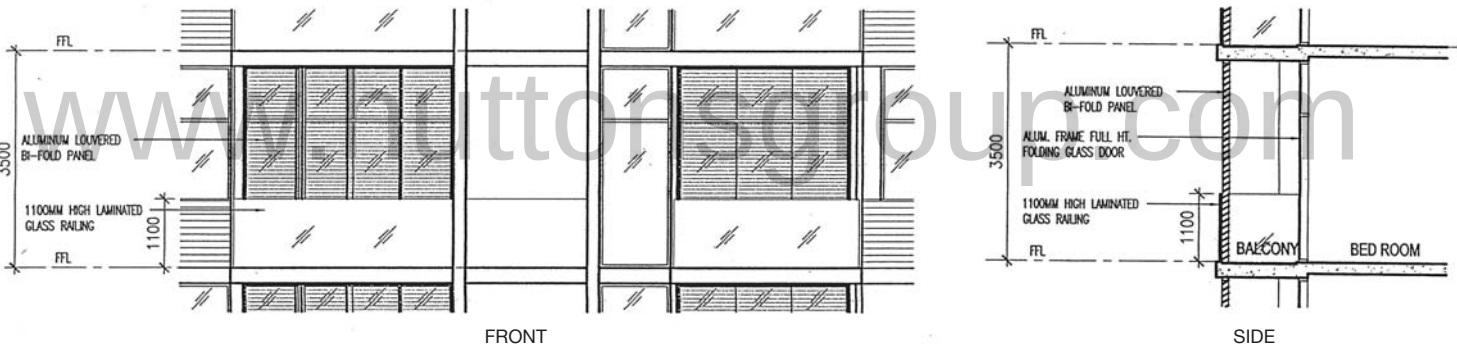
Actual view from approx. 26th storey

ELECTRICAL SCHEDULE

APARTMENT TYPE	1A	1B	1C	1D	2A-1	2A-2	2B-1	2B-2	2C	3A	3B	3C	4A-1	4A-2	4A-2	4A-4	PH 1	PH 2	PH 3
Light Point	11	12	12	14	23	23	23	23	21	29	28	23	38	38	38	38	40	44	34
Power Point	9	13	8	13	17	17	17	17	18	22	21	17	27	27	27	26	33	33	26
TV Point	1	1	1	1	3	3	3	3	3	3	3	3	3	3	3	3	5	4	3
Telephone Point	1	1	1	1	2	2	2	2	2	3	3	3	6	6	6	6	5	6	4
Data Point	1	1	1	1	2	2	2	2	2	4	4	4	5	6	6	6	5	6	4
Door Bell Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Audio/Video Intercom	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Water Heater Point	1	1	1	1	2	2	2	2	2	3	3	2	3	3	3	3	3	4	3

APPROVED BALCONY SCREENING - TYPICAL ELEVATION

- * The Balcony shall not be enclosed. Buyers may install screens that are in accordance with the URA approved design as shown in the below illustration
- * Balcony screens shall not be provided by the developer.



Name of Project	: Kallang Riverside
Address	: 51 kampong Bugis, Singapore 338986
Developer	: Singapore-Johore Express (Pte) Ltd (Company Reg. No. 194700108D)
Developer Licence No.	: C1126
Tenure of Land	: Freehold
Legal Description	: Proposed residential development comprising a block of 30-storey residential flat & 4-storey low rise residential flat (Total 212 units) with commercial at 1st storey, 2 basement carpark & communal facilities at Lots 98326C, 98327M PT & 98329V PT TS 17 at Kampong Bugis (Kallang Planning Area).
Building Plan Approval No.	: A0840-00444-2011-BP01 dated 18 Mar 2014
Expected date of TOP	: Dec 2019
Expected date of Legal Completion	: Dec 2022

While every reasonable care has been taken in preparing this brochure and the plans attached, the developer and its agent cannot be held responsible for any inaccuracies therein. All statements, specifications and plans are believed to be correct but not to be regarded as statements or representations of fact. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development and cannot be regarded as representations of facts. Photographs or images contained in this brochure do not necessary represent as built standard specifications. All information and specifications are current at the time of press and are subject to changes as may be required and cannot form part of an offer or contract. All plans are subject to amendment approved by the building authorities. Floor areas are approximate measurements and subject to final survey. The choice of brand and model of fittings, equipment, installation and appliances supplied shall be at the sole discretion of the Vendor.



"BCA Green Mark is a green building rating system to evaluate a building for its environmental impact and performance. It is endorsed and supported by the National Environment Agency. It provides a comprehensive framework for assessing the overall environmental performance of new and existing buildings to promote sustainable design, construction and operations practices in buildings."

Developer:



星架巴士(私人)有限公司
SINGAPORE-JOHOE EXPRESS (PTE) LTD

Marketing Agent:





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