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**MAPEX**

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A Rare **Freehold** B1 Development  
at Marymount MRT Station



A Rare **Freehold** B1 Development  
at Marymount MRT Station

# AN ULTRAMODERN AND SLEEK DEVELOPMENT

www.wapexgroup.com





A Rare **Freehold** B1 Development  
at Marymount MRT Station

# AN OUTSTANDING DEVELOPMENT WITH COMBINATION OF RAMP-UP AND FLATTED UNITS

**1**

min  
walk

**5**

mins drive  
1 MRT station away

**5**

mins  
drive

**8**

mins drive  
4 MRT stations away

Marymount  
MRT Station

Bishan  
Junction 8

CTE/PIE

Novena

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Superb Location and Centrally Located to Everywhere that Matters

Enjoy quick and easy accessibility and connectivity to and from anywhere in Singapore. Mapex is strategically located at the centre of Singapore within short distance to numerous expressways and major road ways.

**10**  
mins drive

MacRitchie Reservoir

**10**  
mins drive  
2 MRT stations away

AMK Hub

**15**  
mins drive  
6 MRT stations away

Orchard Road

**17**  
mins drive  
10 MRT stations away

CBD

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# A HOLISTIC WAY TO MANAGE YOUR BUSINESS

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A Premier **Freehold** Development with Modern Architecture and New Concept of Space

Mapex is a new urban development that offers a complete business environment for light industrial multi-users and companies that demand flexibility to grow and expand their business.

- Freehold
- Prominent Frontage
- Iconic and Modern Facade
- High Ceilings of up to 6m
- A Staff Canteen within the Development
- Ample Parking Lots

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Artist's Impression



A Rare **Freehold** B1 Development  
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# AN ULTRAMODERN WORK OASIS

Reap the Rewards of Foresight Tomorrow

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Artist's Impression

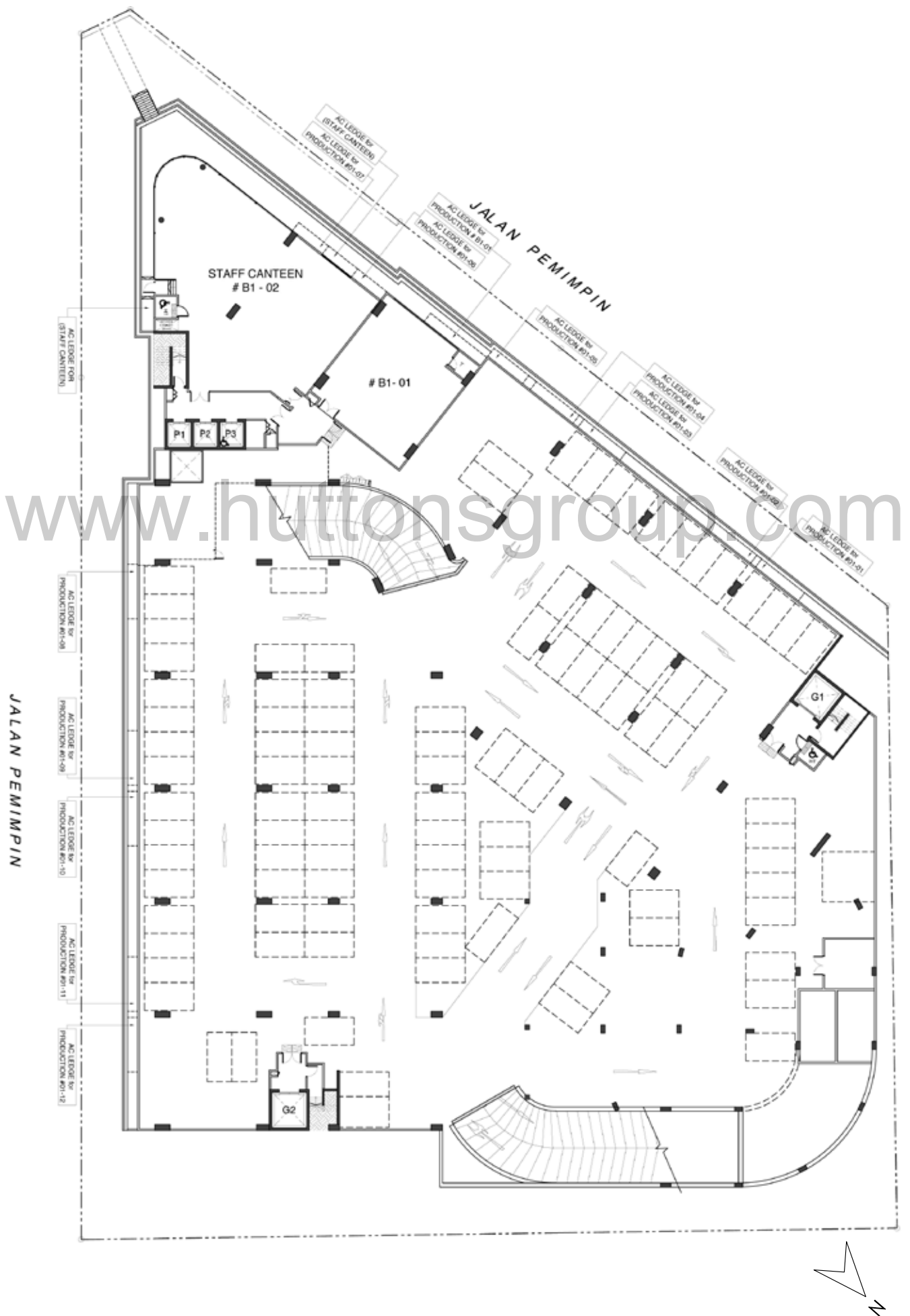






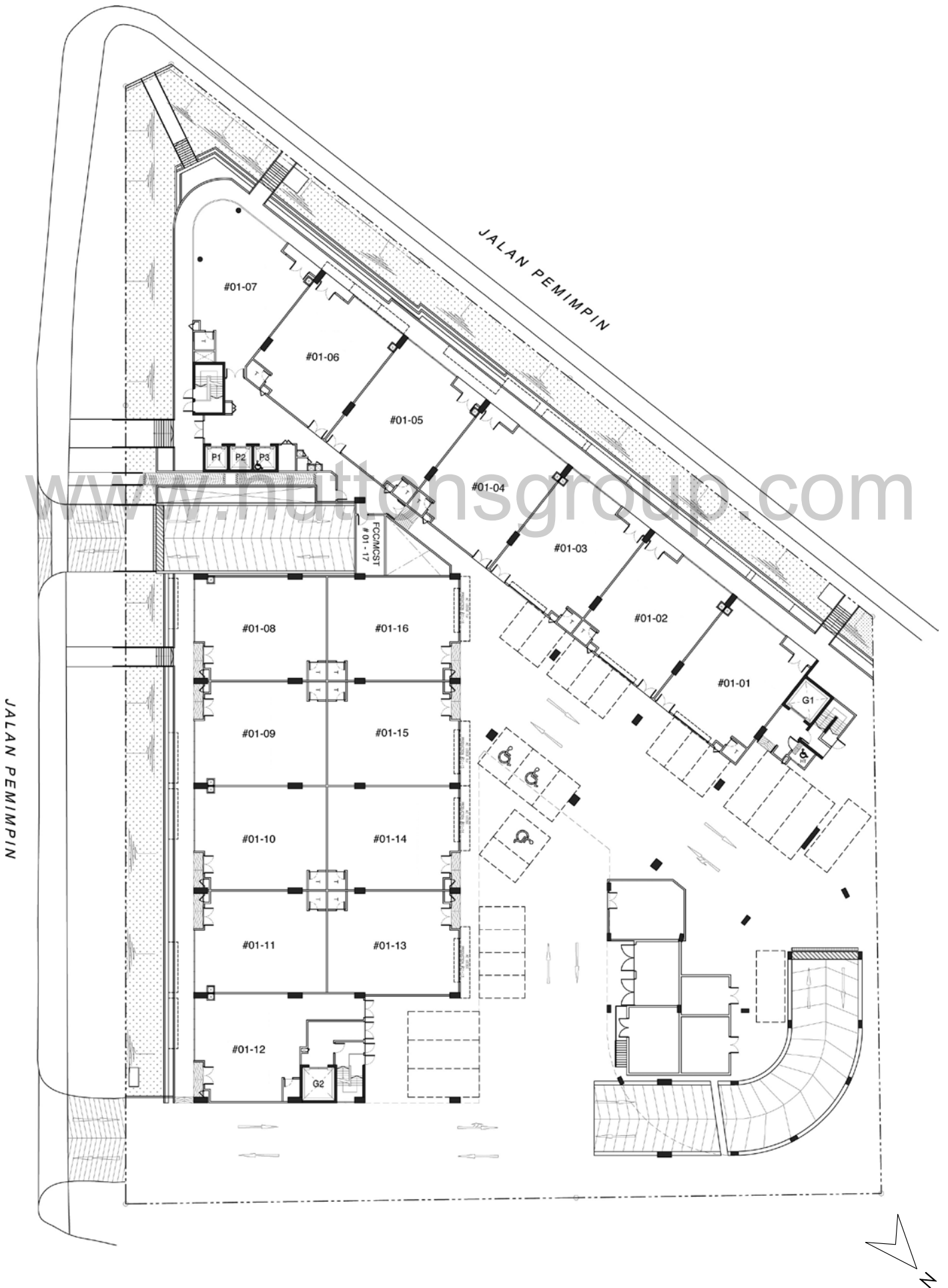
A Rare **Freehold** B1 Development  
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# BASEMENT PLAN



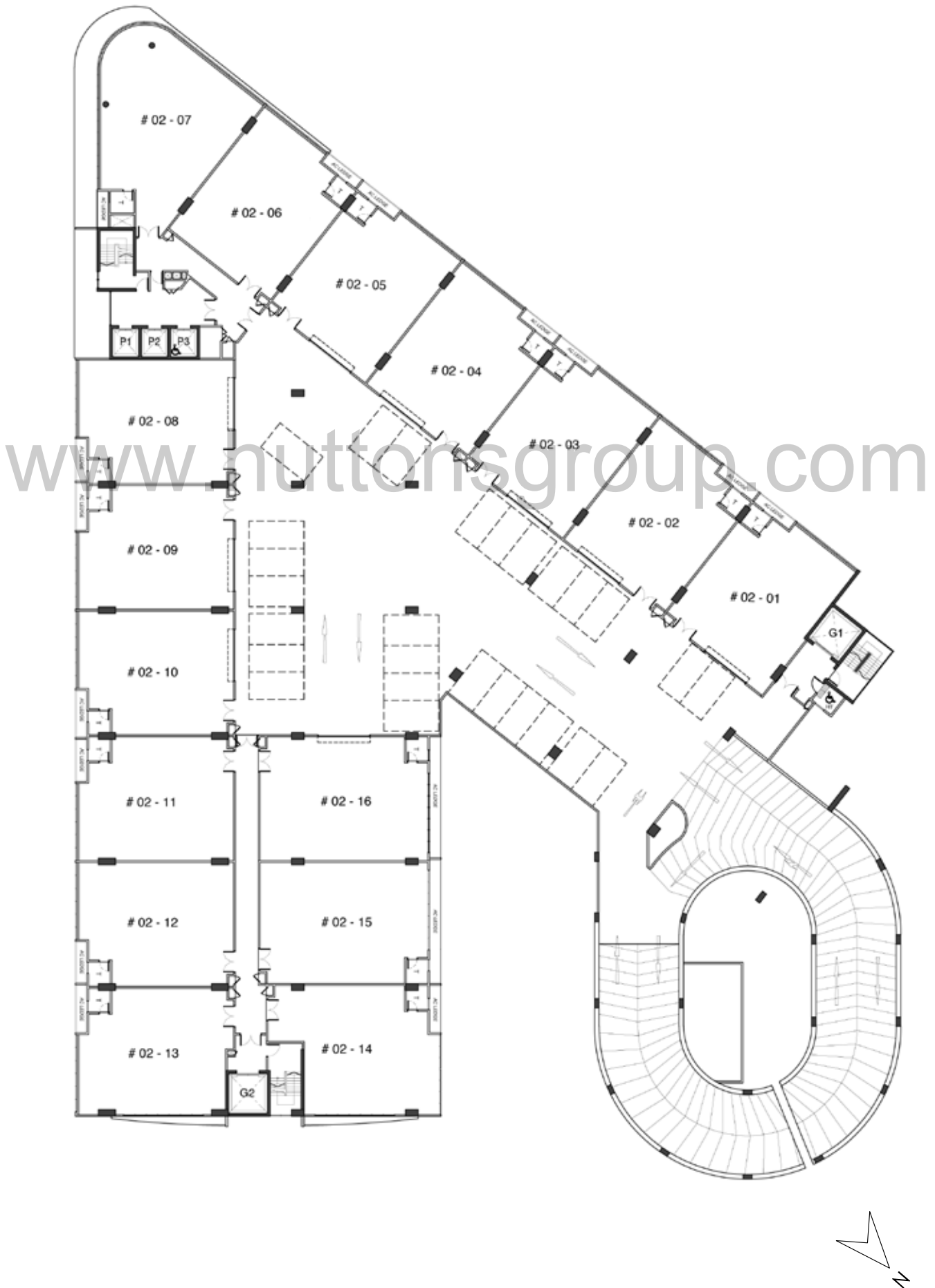
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# 1ST STOREY PLAN

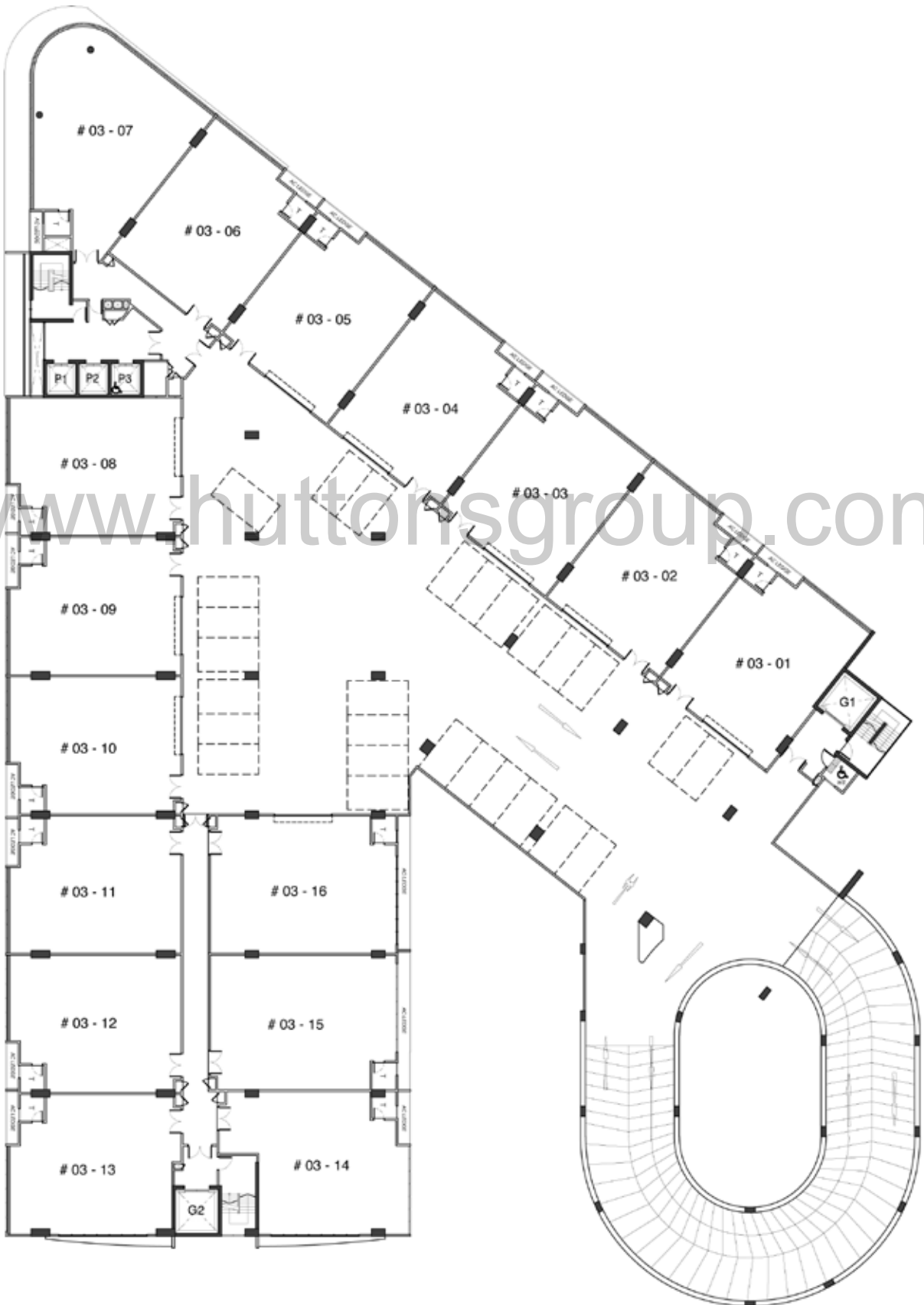




# 2ND STOREY PLAN



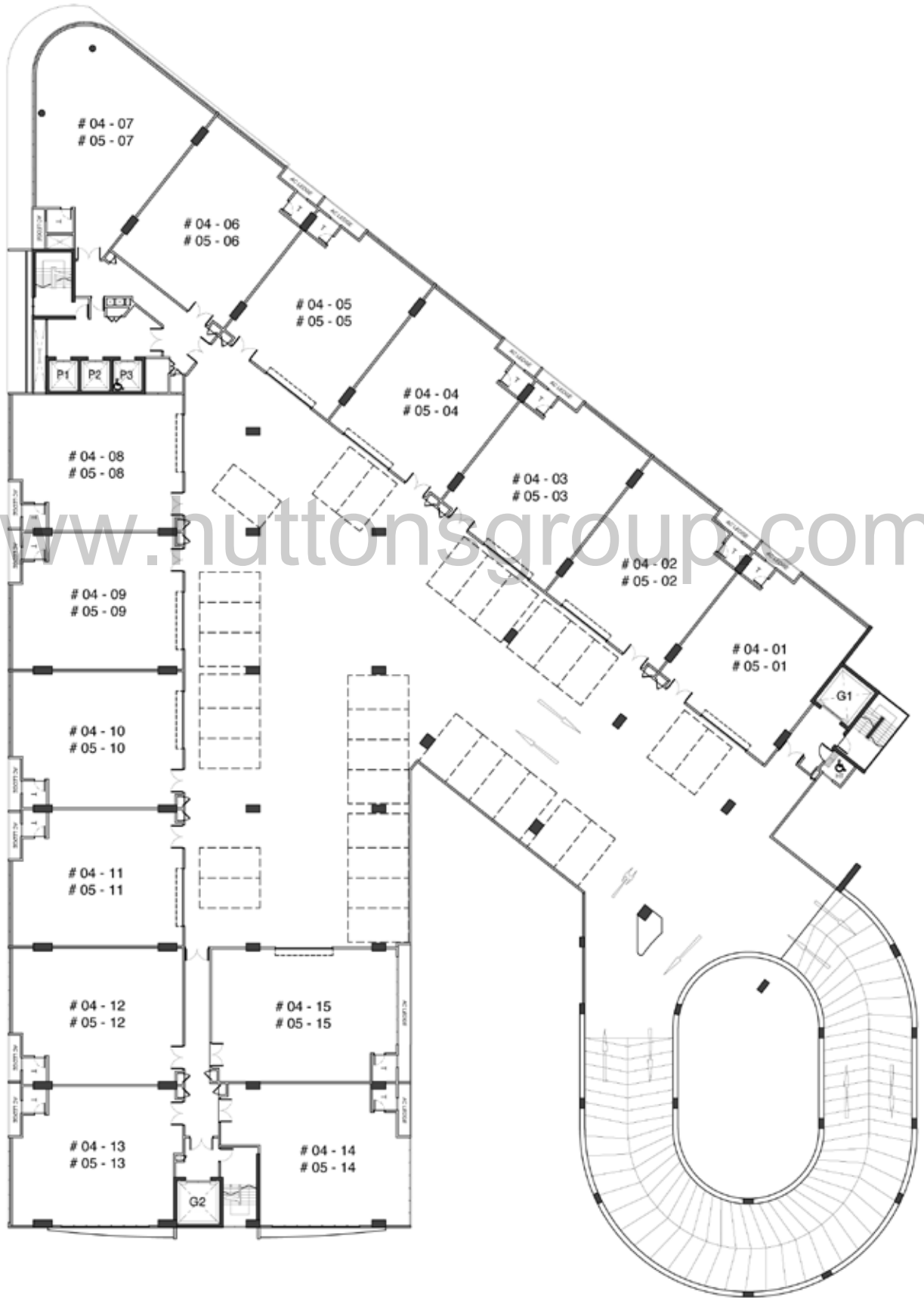
# 3RD STOREY PLAN



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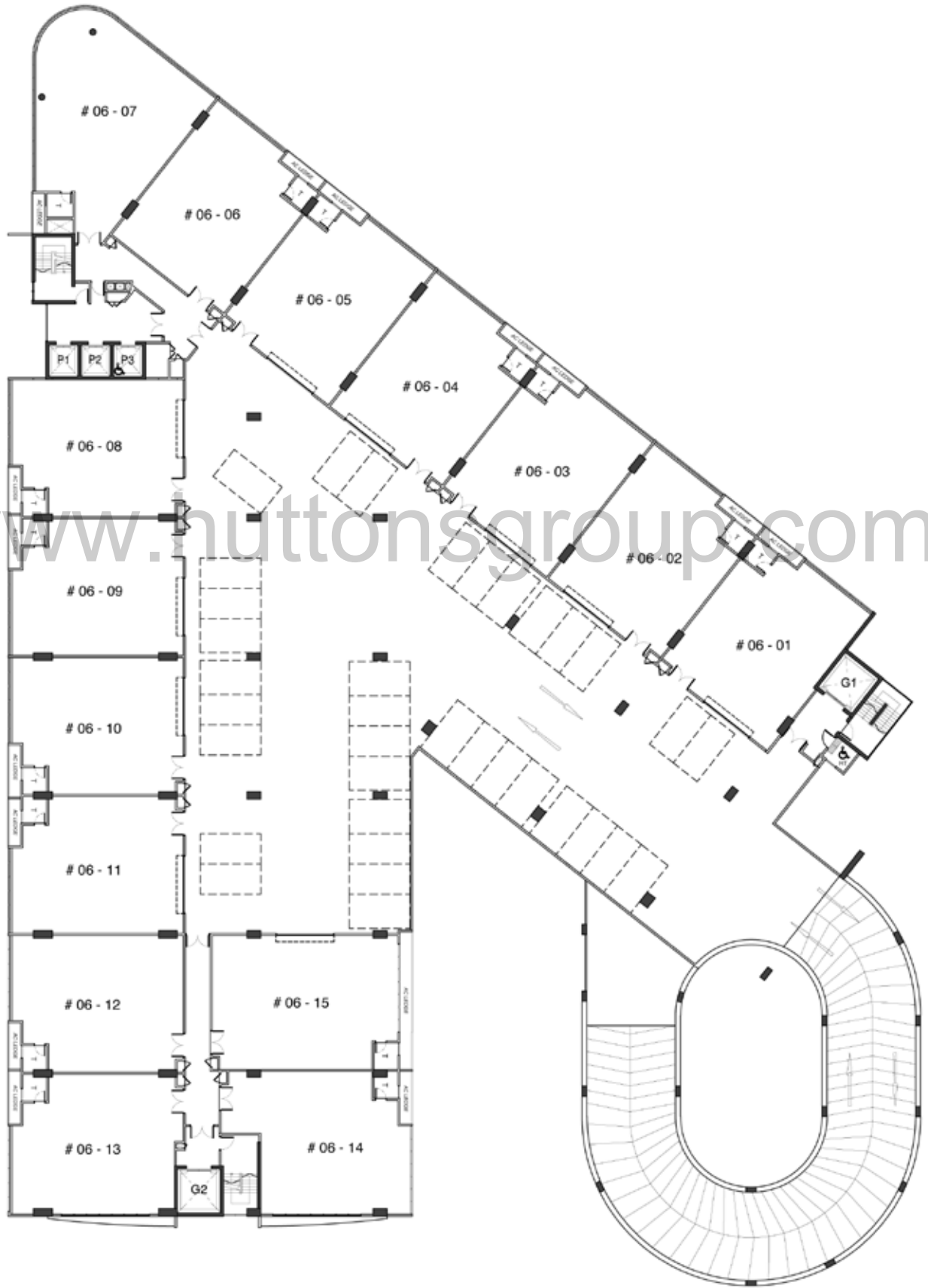


# 4TH - 5TH STOREY PLAN





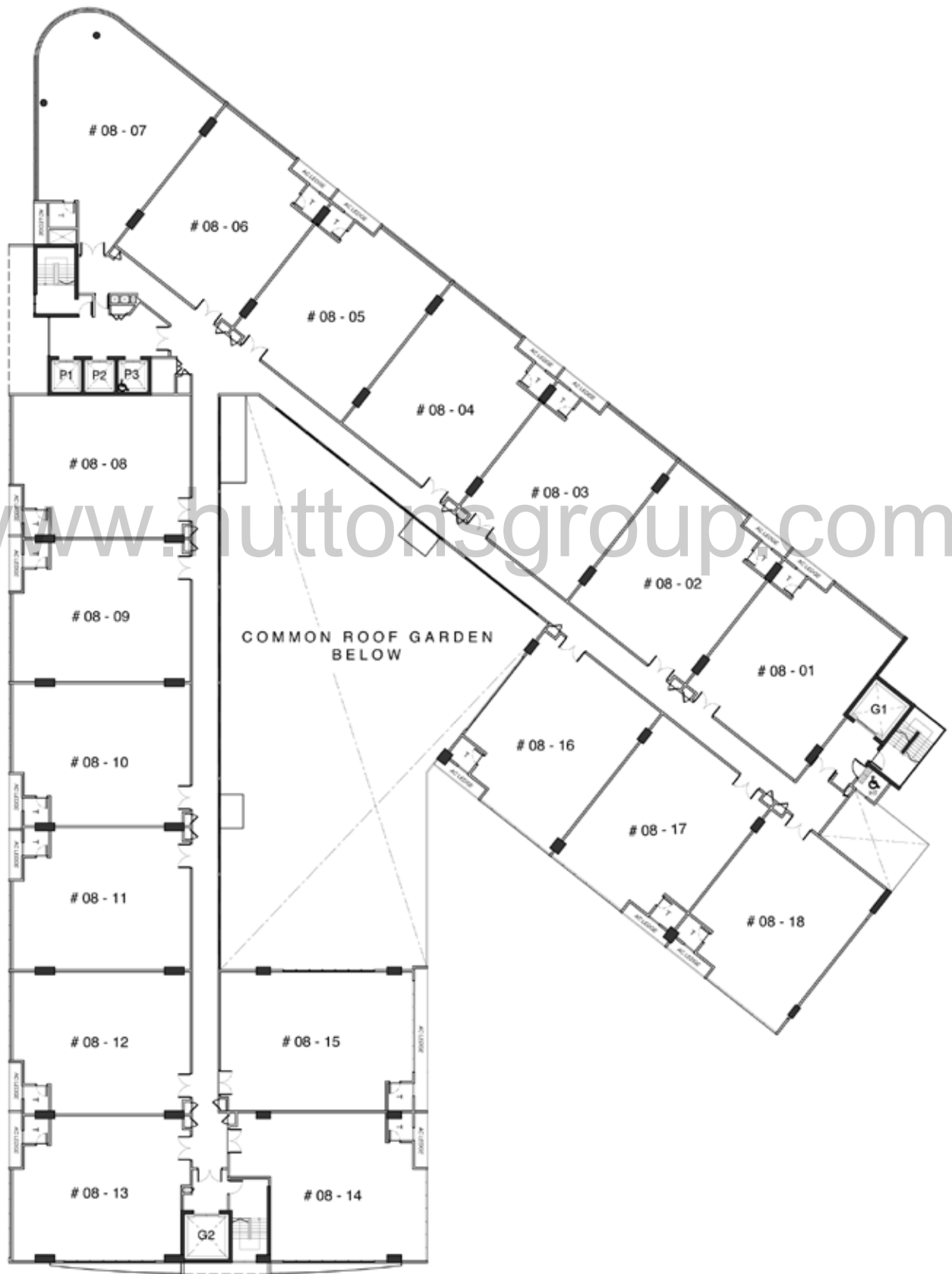
# 6TH STOREY PLAN



# 7TH STOREY PLAN



# 8TH STOREY PLAN





# SPECIFICATIONS

## 1. Structure

Concrete bored pile or other approved foundation system, reinforced concrete /pre-stressed concrete structure.

## 2. Brick and Wall

### Walls:

- Reinforced concrete walls / clay brick walls / block walls / fire-rated wall panels / glass panels.

### Finishes:

- All production areas: Cement and sand plastering / skim coating / painting.
- All toilets: Cement and sand plastering / skim coating / painting / tiles (up to false ceiling height) finished.
- Other common areas: Cement and sand plastering / skim coating / painting.

## 3. Roof

Reinforced concrete structure roof.

## 4. Roof Timbers

Not Applicable.

## 5. Ceiling

- All production areas: Concrete slab soffit with skim coat/ emulsion painting.
- All common and production toilets: calcium silicate board ceiling.
- Other common areas: Off-form concrete soffit / skim coating / emulsion painting.

## 6. Windows

Powder-coated aluminium framed glass panel window.

## 7. Doors

- Glass doors (facing Jalan Pemimpin only) to 1st storey factory units.
- Timber doors to entrance of factory units at 1st storey (facing car park & fire fighting lobby) and 2nd to 6th storey production areas.
- Timber doors to entrance of staff canteen roller shutter to external opening.
- Timber doors to entrance of factory units at Basement, 7th & 8th storey.
- Upvc doors with locksets to toilets.

## 8. Locks

Good quality locksets and Ironmongery.

## 9. Decoration

Not Applicable

## 10. Flooring

Generally power floated concrete floor to all areas except lift lobbies, common corridors and toilets areas in homogenous tiles.

### Loading for floors:

Basement (Staff Canteen & Unit)	7.5 kN/m <sup>2</sup>
Basement (Driveway & Cars Lots)	5.0 kN/m <sup>2</sup>
1st Storey (Units)	10.0 kN/m <sup>2</sup>
1st Storey (Driveway & Cars & Lorry Lots)	5.0 kN/ m <sup>2</sup>
2nd to to 6th Storey (Units)	7.5 kN/m <sup>2</sup>
2nd to to 6th Storey (Driveway & Car Lots)	5.0kN/m <sup>2</sup>
7th Storey (Units)	7.5 kN/m <sup>2</sup>
7th Storey (Common Roof Garden)	4.0 kN/m <sup>2</sup>
8th Storey (Units)	7.5 kN/m <sup>2</sup>
Roof	1.5kN/m <sup>2</sup> or M&E equipment loading

## 11. Sanitary Installation

Plumbing and sanitary system provided in toilets in compliance with requirements.

## 12. Electrical Installation

### Electrical Services:-

#### 40Amps 3 Phase

#B1-01

#01-01 to #01-16

#02-01 to #02-06, #02-08 to #02-14

#03-01 to #03-06, #03-08 to #03-14

#04-01 to #04-06, #04-08 to #04-14

#05-01 to #05-06, #05-08 to #05-14

#06-01 to #06-06, #06-08 to #06-14

#07-01 to #07-06, #07-08 to #07-14, #07-16 to #07-18

#08-01 to #08-06, #08-08 to #08-14, #08-16 to #08-18

#### 63Amps 3 Phase

#02-07, #02-15 & #02-16

#03-07, #03-15 & #03-16

#04-07 & #04-15

#05-07 & #05-15

#06-07 & #06-15

#07-07 & #07-15

#08-07 & #08-15

#### 63Amps 1 Phase

#01-17 (FCC/MCST)

#### 150Amps 3 Phase

#B1-02 (Staff Canteen)

### Disclaimer:

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A Prestigious Development by:

**Sarafield  
Investments Pte Ltd**

A subsidiary of Clarus Corporation Pte Ltd

Developer's Details:

Developer: Sarafield Investments Pte Ltd • Co Regn No. 200710514K • Tenure of Land: Fee Simple (freehold) • Lot 04066K, 04379N & 04067N MK 18 • Date of BP Approval: 7 November 2012  
• BP Approval No: A0743-11577-2011-BP03 • Expected TOP: 31 Dec 2016 • Expected Date of Legal Completion 31 Dec 2019