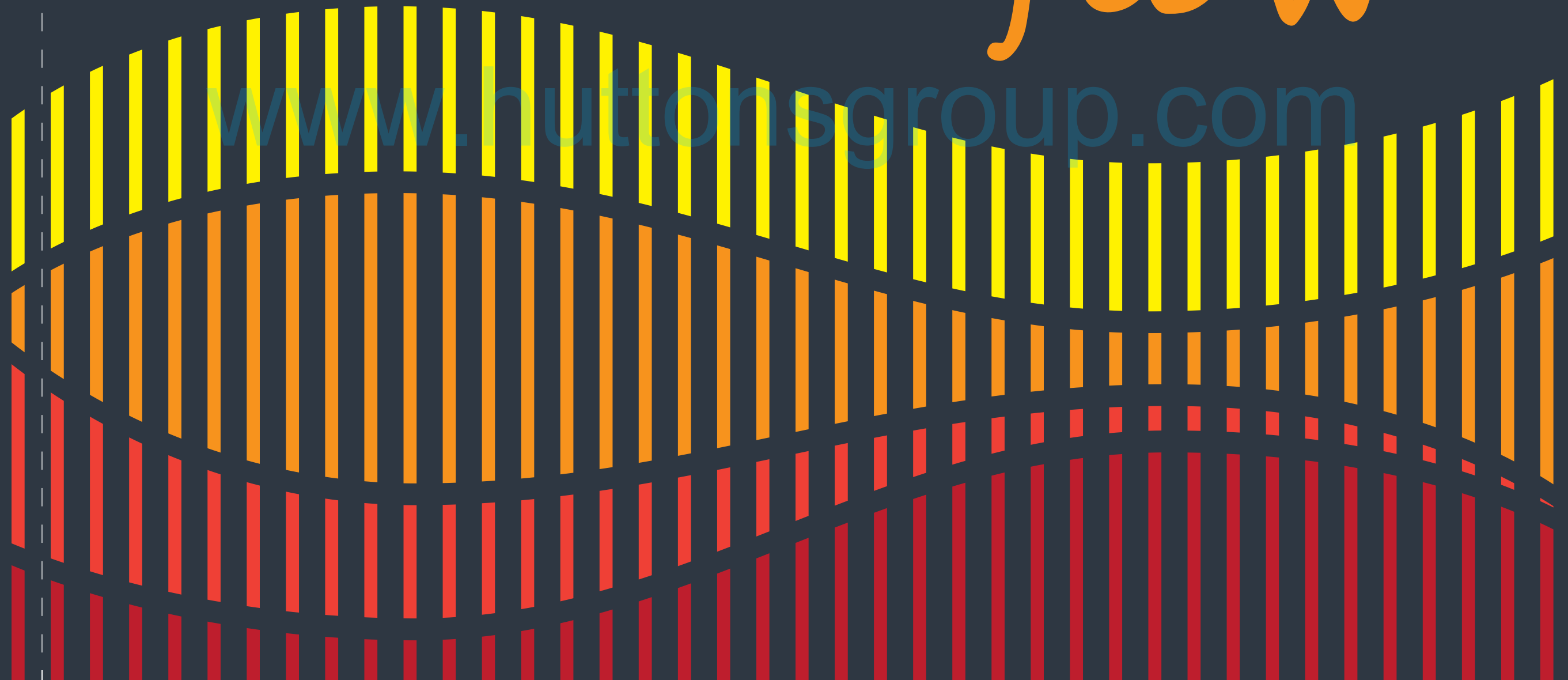


*the  
flow*

[www.huttonsgroup.com](http://www.huttonsgroup.com)



# Discover an unique shopping experience





[www.tntonsgroup.com](http://www.tntonsgroup.com)



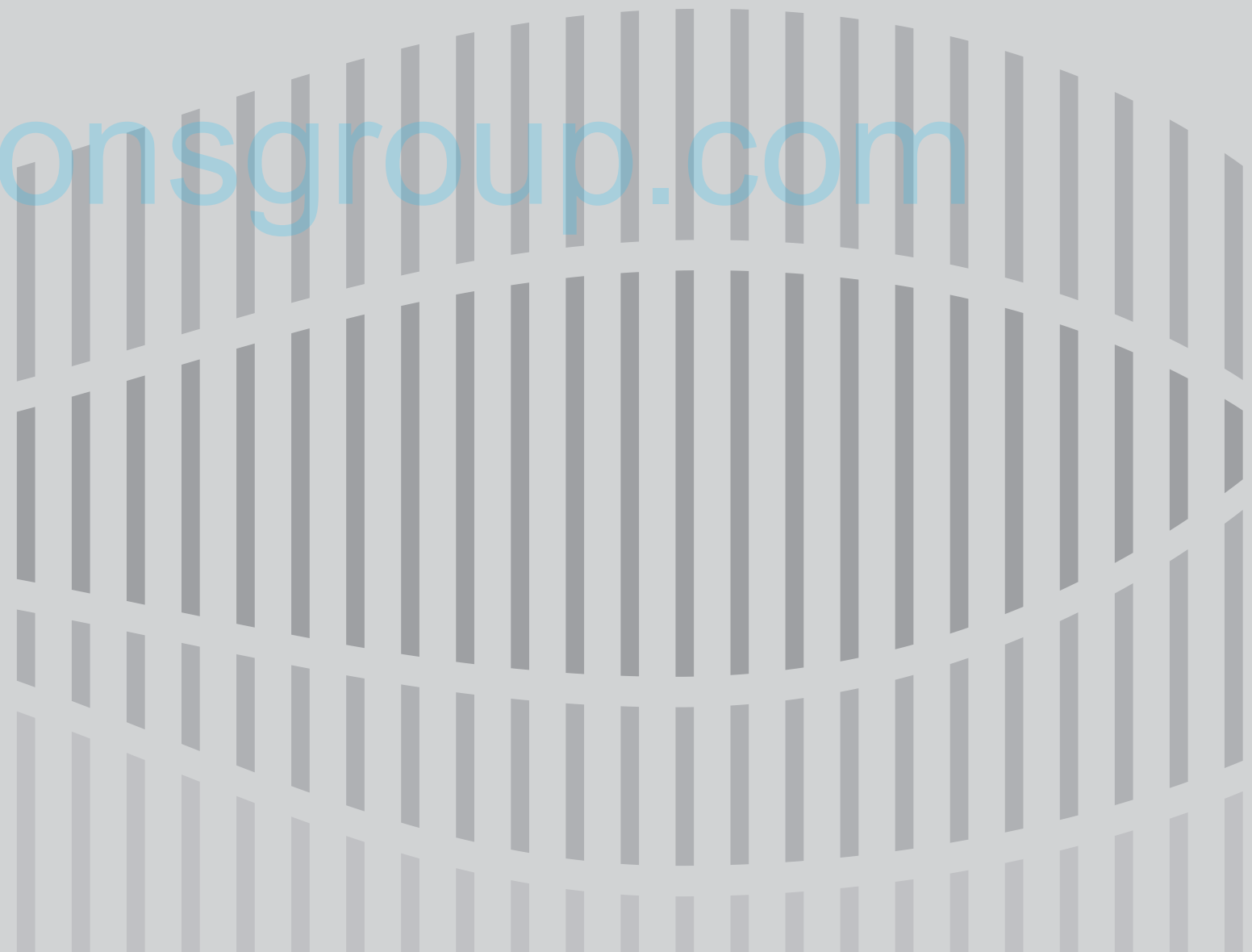
the  
flow

www.ulitonsgroup.com



Prominently located along bustling East Coast Road, The Flow, with its unique external facade, offers a shopping experience through its mezzanine style concept shops and restaurants, setting the new benchmark for a unique shopping experience in the east.

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# Delivering a vibrant retail and dining outlets





With close proximity to East Coast Park, the architectural design of The Flow takes inspiration from the fluidity of the ocean and sea breezes. Through the uniquely design glass facade with coloured fins, provides every unit with good external visibility and excellent frontage during day and night.



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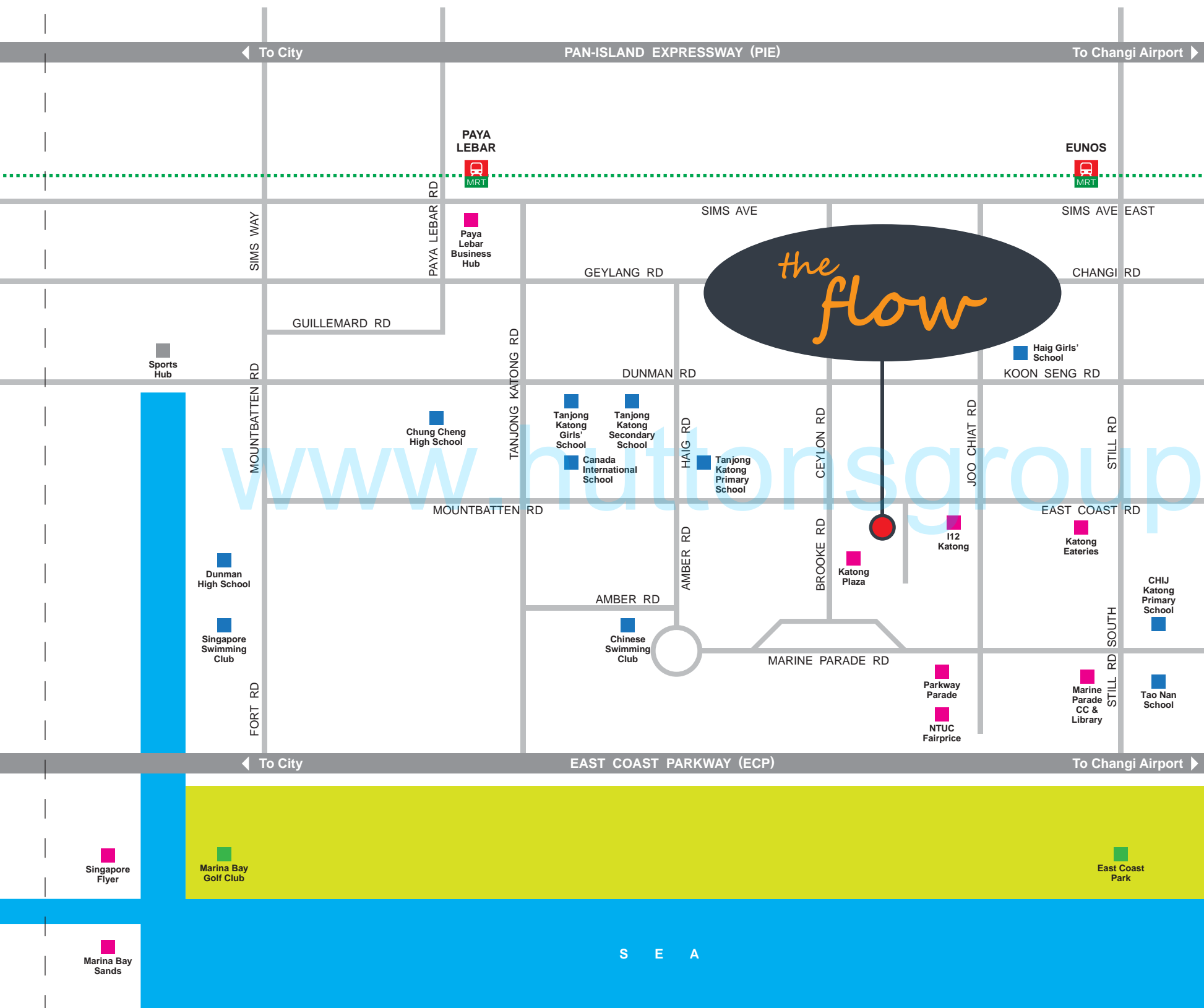


www.3dgroup.com



www.theflowgroup.com

# location map



Strategically located within a stone's throw away from retail developments like I12 Katong, Parkway Parade, Katong Plaza, as well as the future hotel development right beside it. Drivers will find it a breeze to travel to The Flow with major expressways like East Coast Parkway Expressway (ECP) and Pan Island Expressway (PIE) minutes away.



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# site plan



- 1 Main Foyer
- 2 Ramp Access
- 3 Escalator to Above & Below
- 4 Shop
- 5 Lift Lobby
- 6 Restaurants
- 7 Covered Walkway
- 8 Loading / Unloading
- 9 Exit from Carpark
- 10 Entrance to Carpark

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Consists of 4 main levels and one basement level, offering a vibrant mix of 56 units comprising retail, food & beverage, clinic and a food court. Each unit with their attached private toilet, allowing shop-owners for a multitude of varying internal configurations.

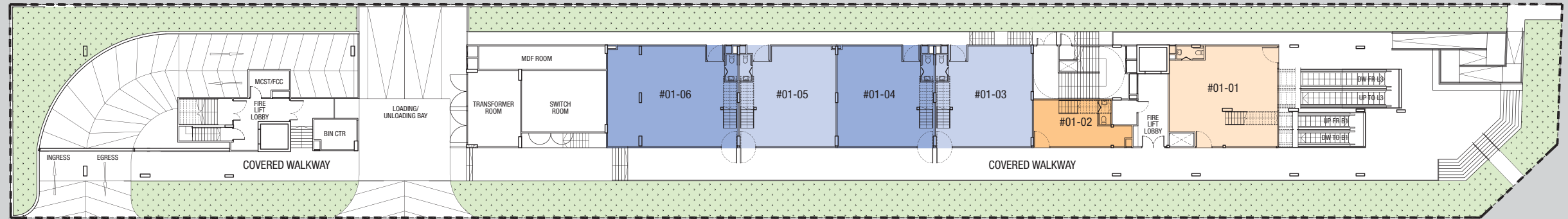


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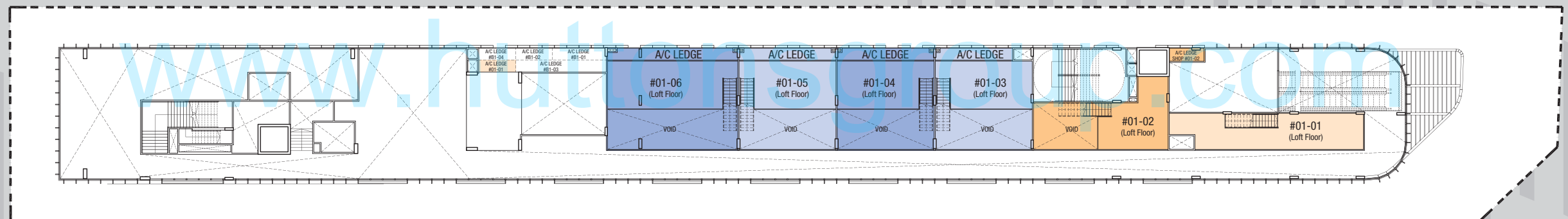


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# 1st storey



# 2nd storey (loft floor)



RESTAURANTS / F&B

UNIT	#01-03	#01-04	#01-05	#01-06
AREA (m <sup>2</sup> )	131m <sup>2</sup>	133m <sup>2</sup>	133m <sup>2</sup>	176m <sup>2</sup>

SHOPS

UNIT	#01-01	#01-02
AREA (m <sup>2</sup> )	119m <sup>2</sup>	80m <sup>2</sup>

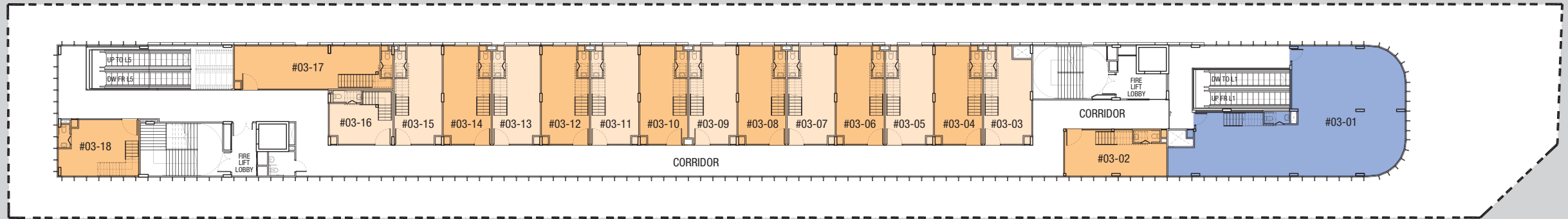


Note: Unit area includes void & air-con ledges. Air-con ledges are located on 2nd storey. All plans are subject to amendments as approved by the relevant authorities.

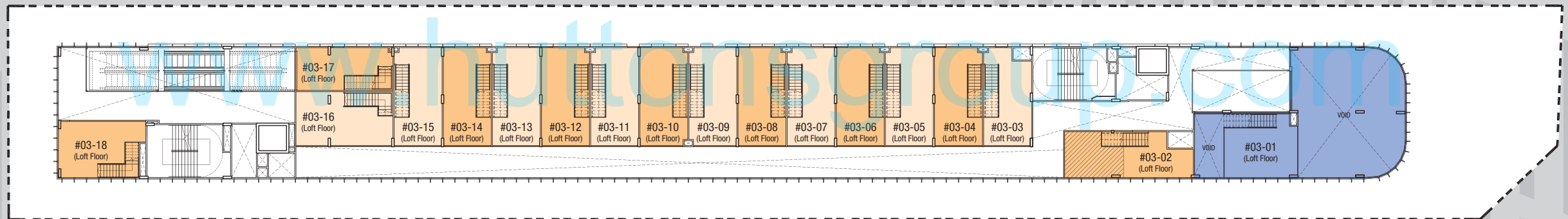




# 3rd storey



# 4th storey (loft floor)



■ RESTAURANTS / F&B

UNIT	#03-01
AREA (m <sup>2</sup> )	297m <sup>2</sup>

■ SHOPS

UNIT	#03-02	#03-03	#03-04	#03-05	#03-06	#03-07	#03-08	#03-09	#03-10	#03-11	#03-12	#03-13	#03-14	#03-15	#03-16	#03-17	#03-18
AREA (m <sup>2</sup> )	78m <sup>2</sup>	68m <sup>2</sup>	72m <sup>2</sup>	72m <sup>2</sup>	72m <sup>2</sup>	72m <sup>2</sup>	72m <sup>2</sup>	72m <sup>2</sup>	72m <sup>2</sup>	72m <sup>2</sup>	72m <sup>2</sup>	72m <sup>2</sup>	72m <sup>2</sup>	72m <sup>2</sup>	68m <sup>2</sup>	83m <sup>2</sup>	71m <sup>2</sup>



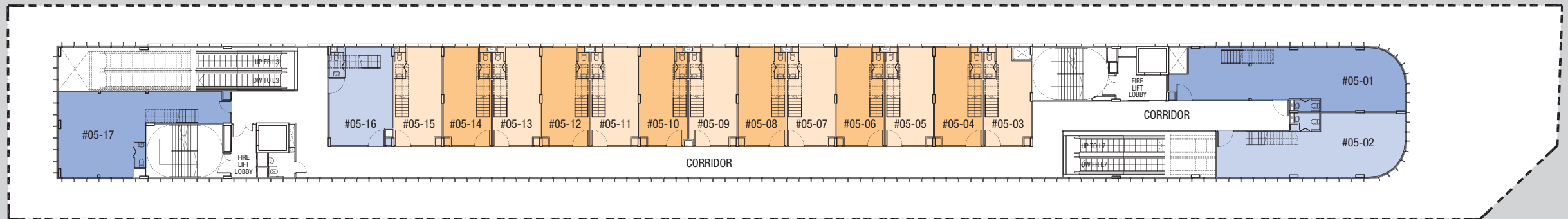
Note: Unit area includes void & air-con ledges. Air-con ledges are located on roof level. ■ 1.8m Low headroom area. All plans are subject to amendments as approved by the relevant authorities.



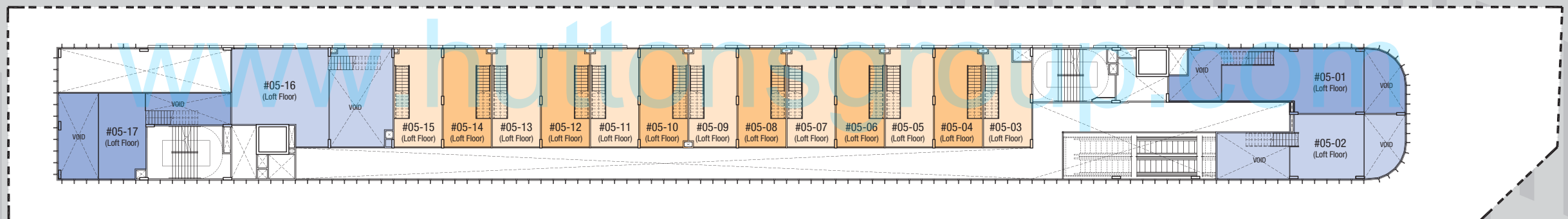
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# 5th storey



# 6th storey (loft floor)



■ ■ RESTAURANTS / F&B

UNIT	#05-01	#05-02	#05-16	#05-17
AREA (m <sup>2</sup> )	191m <sup>2</sup>	157m <sup>2</sup>	154m <sup>2</sup>	151m <sup>2</sup>

■ ■ SHOPS

UNIT	#05-03	#05-04	#05-05	#05-06	#05-07	#05-08	#05-09	#05-10	#05-11	#05-12	#05-13	#05-14	#05-15
AREA (m <sup>2</sup> )	68m <sup>2</sup>	72m <sup>2</sup>	72m <sup>2</sup>	72m <sup>2</sup>	72m <sup>2</sup>	84m <sup>2</sup>	72m <sup>2</sup>	72m <sup>2</sup>	72m <sup>2</sup>	72m <sup>2</sup>	72m <sup>2</sup>	72m <sup>2</sup>	72m <sup>2</sup>

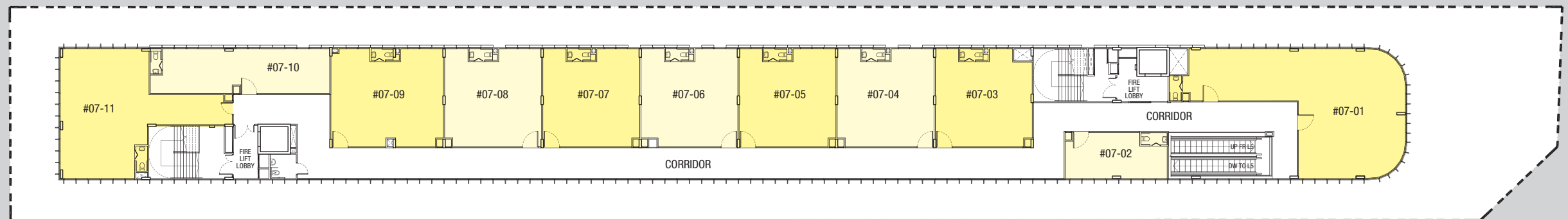


Note: Unit area includes void & air-con ledges. Air-con ledges are located on roof level. #05-08 unit area includes advertisement panels (accessory lot). All plans are subject to amendments as approved by the relevant authorities.





www.ten.com

# 7th storey



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  CLINIC

UNIT	#07-01	#07-02	#07-03	#07-04	#07-05	#07-06	#07-07	#07-08	#07-09	#07-10	#07-11
AREA (m <sup>2</sup> )	147m <sup>2</sup>	36m <sup>2</sup>	70m <sup>2</sup>	71m <sup>2</sup>	71m <sup>2</sup>	71m <sup>2</sup>	71m <sup>2</sup>	71m <sup>2</sup>	81m <sup>2</sup>	62m <sup>2</sup>	103m <sup>2</sup>



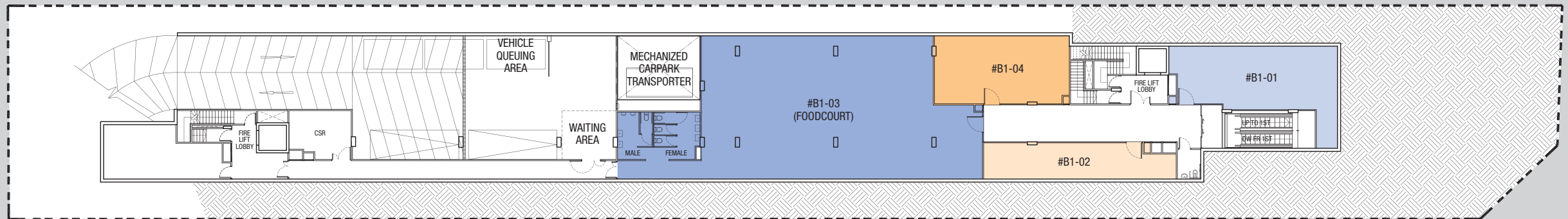
Note: Unit area includes air-con ledges. Air-con ledges are located on roof level.  
All plans are subject to amendments as approved by the relevant authorities.



66 FOODCOURT

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# B1 storey



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**RESTAURANTS / F&B**

UNIT	#B1-01	#B1-03
AREA (m <sup>2</sup> )	81m <sup>2</sup>	297m <sup>2</sup>

**SHOPS**

UNIT	#B1-02	#B1-04
AREA (m <sup>2</sup> )	50m <sup>2</sup>	66m <sup>2</sup>



Note: Unit area includes air-con ledges. Air-con ledges are located on 2nd storey. All plans are subject to amendments as approved by the relevant authorities.

# specifications

1. **Foundation**  
Piling system to Structural Engineer's detail and/or design.
2. **Superstructure**  
Reinforced concrete structure and/or structural steelwork to Structural Engineer's detail and/or design.
3. **Roof**  
Reinforced concrete roof to Structural Engineer's detail and/or design with appropriate waterproofing and insulation.
4. **Floor Loading**  
Each Storey                      5 kN/m2
5. **Floor to Floor Height**

1st Basement	4.38 metres approximately
1st Storey	3.15 metres approximately
2nd Storey	3.15 metres approximately
3rd Storey	3.15 metres approximately
4th Storey	3.15 metres approximately
5th Storey	3.15 metres approximately
6th Storey	3.15 metres approximately
7th Storey	3.15 metres approximately
6. **External Walls**  
RC wall and/or clay brick wall with skim coat and/or plaster with weathershield emulsion paint finish, where applicable.
7. **Internal Walls**  
RC wall and/or clay brick wall and/or lightweight concrete block wall and/or precast panel wall with skim coat and/or plaster with emulsion paint finish, where applicable.  
Ceramic and/or homogenous tiles and/or plaster and/or skim coat with emulsion paint finish to lift lobbies, where applicable.  
Ceramic and/or homogenous tiles finish to all toilet walls, where applicable.
8. **Ceiling**  
Generally concrete ceiling soffit with skim coat and emulsion paint finish except lift lobbies, common corridors, all toilets with skim coat and/or water resistant ceiling board with emulsion paint finish, where applicable.
9. **Windows**  
Powder-coated aluminium framed glass window system.
10. **Doors**  
Glass and/or timber doors and PSB's approved fire-rated doors where applicable.  
Provision of Bi-fold doors to Toilets.
11. **Locks**  
Good quality locksets and ironmongery.
12. **Flooring**  
Generally cement and sand screed finish to all areas except lift lobbies in ceramic and/or homogenous tiles finish.  
Common corridors and all toilet floors in ceramic and/or homogenous tiles finish.
13. **Electrical Installation**  
All electrical wiring below suspended ceiling within the units shall generally be in concealed conduits where possible. Where there is a suspended ceiling, the electrical wiring above suspended ceiling shall be in exposed conduits/trays/trunkings.  
Refer to Electrical Schedule for details.
14. **Plumbing and Sanitary**  
Good quality sanitary wares and fittings in compliance with statutory requirements to toilets.  
Floor trap and water tap-off point are provided to all Shops and Clinics.  
Floor trap and water tap-off point are provided to all Restaurants and Food Court and are connected to grease interceptor.
15. **Air-Conditioning and Mechanical Ventilation**  
Provision of air-conditioning to all Units, lift lobbies and common corridors.  
Wherever air-conditioning is provided to the Unit, the purchaser shall maintain the air-conditioning system to the Unit at his own costs. Mechanical ventilation to common toilets and carparks complied with authority requirements.

16. **Lift & Escalators**  
2 Lifts  
1 pair of escalators serving B1 to 1st storey  
1 pair of escalators serving 1st to 3rd storey  
1 pair of escalators serving 3rd to 5th storey  
1 pair of escalators serving 5th to 7th storey
17. **Fire Protection System**  
Sprinkler and Fire Alarm System are provided in compliance with authority requirements.  
Dry Risers and Hose-reel System are provided in compliance with authority requirements.
18. **Lightning Protection**  
Lightning protection system shall be provided in accordance with Singapore Standard SS555:2010.
19. **Telecommunication Services**  
Cable tray from MDF room to telephone risers and common corridors.
20. **Town Gas**  
Town gas supply provided for Restaurants and Food Court only
21. **Exhaust Duct**  
Individual Kitchen Supply and Exhaust Duct will be provided up to the Restaurants and Food Court. Each Restaurant/ Food Court may discharge up to a maximum capacity as stated:-  
Basement 1                      = 7,000CMH per Food Stall (max. Of 5 stalls)  
1st Storey                         = 9,000CMH per Restaurant  
3rd Storey                         = 15,000CMH per Restaurant  
5th Storey                         = 9,000CMH (Unit #05-01 & #05-02),  
    5,000CMH (Unit #05-16),  
    7,000CMH (Unit #05-17)  
  
Regular maintenance, cleaning and servicing of the ductwork will be responsibility of the Purchaser.  
Kitchen hoods, kitchen supply and exhaust fans within the Restaurant/Food Court shall be installed by the Purchaser. The kitchen exhaust system installed by the Purchaser must be designed to remove oil, smoke & odour so as not to be a nuisance / inconvenience to the neighbours as required by the NEA, by installing UVC light and carbon filter to the kitchen exhaust hood. It is the Purchaser's responsibility to comply with the NEA requirements for air discharge.  
Kitchen exhaust equipment & components, including but not limited to ductwork, hoods, filters, fans, controls, etc, must be maintained, serviced and cleaned on a regular basis to ensure proper and efficient operation.

## Electrical Schedule

Units	Type	Electricity Supply
#B1-01	Restaurants	60A 3 Phase
#B1-03	Food Court	150A 3 Phase
#B1-02, #B1-04	Shops	30A 3 Phase
#01-01	Shops	60A 3 Phase
#01-02	Shops	30A 3 Phase
#01-03, #01-04, #01-05, #01-06	Restaurants	60A 3 Phase
#03-01	Restaurants	80A 3 Phase
#03-02, #03-17	Shops	60A 3 Phase
#03-03 to #03-16, #03-18	Shops	30A 3 Phase
#05-01, #05-02, #05-16, #05-17	Restaurants	60A 3 Phase
#05-03 to #05-15	Shops	30A 3 Phase
#07-01, #07-11	Clinics	60A 3 Phase
#07-02 to #07-10	Clinics	30A 3 Phase

Exit and Emergency lights in each unit

NAME OF PROJECT	THE FLOW
ADDRESS OF PROJECT	66 East Coast Road, Singapore 428778
DEVELOPER	Oxley Vibrant Pte. Ltd. (ROC: 201131890H)
TENURE OF LAND	Estate in Fee Simple (Freehold)
LEGAL DESCRIPTION	LOTS 04810XPT, 04811L MK 26
BUILDING PLAN NO.	A1753-00185-2012-BP01 dated 10th May 2013
ESTIMATED DATE OF VACANT POSSESSION	31st December 2018
ESTIMATED DATE OF LEGAL COMPLETION	31st December 2021

Note:

- A. **Tiles**  
Selected tiles sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483:2000.
- B. **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.
- C. **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 or 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.
- D. **Materials, Fittings, Equipment, Finishes, Installations and Appliances**  
Subject to clause 14.3, 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.
- E. **Layout/Location of Fan Coil Units, Electrical Points, Telecommunication Points, Door Swing Positions and Plaster Ceiling Boards**  
Layout/Location of fan coil units, electrical points, telecommunication points, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.
- F. **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, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 10 and clause 18.
- G. **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.
- H. **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 home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 10 and clause 18.
- I. **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.
- J. **Mechanized Car Parking System**  
The mechanized car parking system has to be maintained regularly by the specialist to ensure that it is in good and proper working condition.
- K. **Wall**  
All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind mirror.

A prestigious development by:



## Disclaimer

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