

# robey

# A Blissful Utopia of Comfort and Serenity....





Step into a world that will calm your mind and soothe your soul.

Step into a new development that blends abundant luxury with peaceful surrounds.

Step into OneRobey – an exhilarating residence with just 18 exclusive homes nestled in the heart of vibrant Singapore.





MARYMOUNT

North-South Line

**NEWTON** NOVENA TOA PAYOH ORCHARD

SOMMERSET

BRADDELL

BISHAN INTERCHANGE

**LORONG CHUAN** 

**North-East Line** 

**DHOBY GHAUT** INTERCHANGE

LITTLE INDIA

**FARRER** PARK

BOON KENG

**POTONG WOODLEIGH** PASIR

SERANGOON INTERCHANGE KOVAN HOUGANG

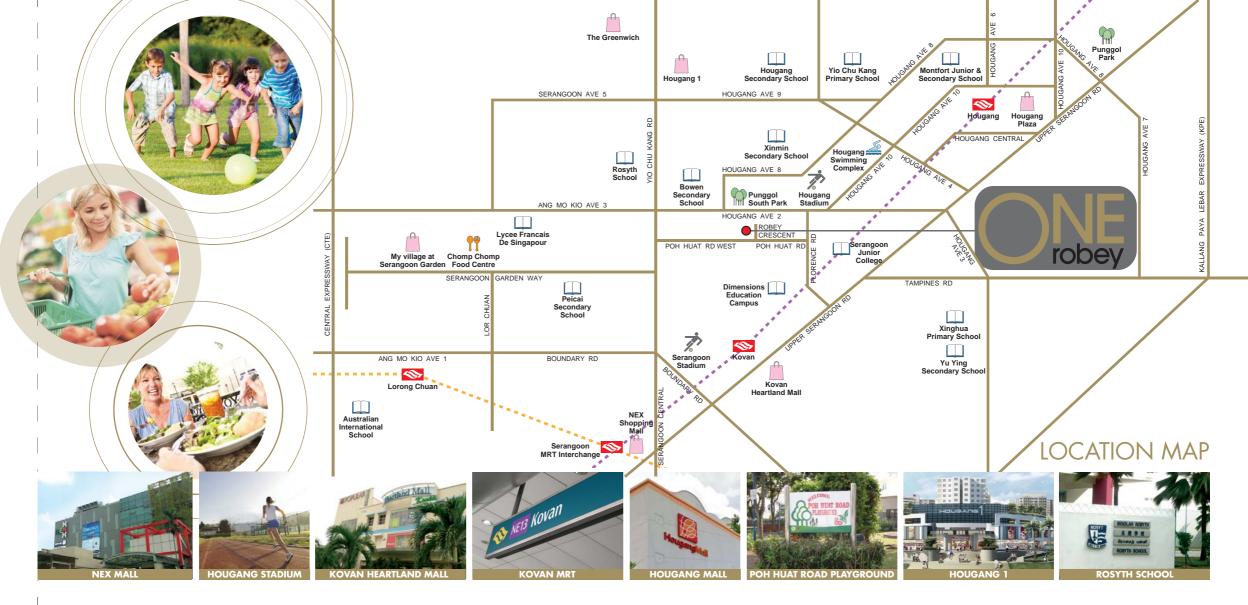






Anything you may need is just minutes away from your abode.

Situated in one of Singapore's most established estates, you will find entertainment, shopping, schools and wide open spaces within a stone's throw. Hop onto the train at nearby Kovan MRT station, one station to Nex Mall, one of the biggest suburban malls in Singapore. Everyday needs are easily taken care of with Hougang Mall, Kovan Heartland Mall and Hougang 1 are just around the corner while renowned schools such as Rosyth School, Xinmin Primary School and many other Secondary schools are just within a short drive away.





# Life's Pleasures at Your Doorstep







Indulge in a dip in a pool with a view or work up a sweat in the gym.

Spend reflective moments on your own or enjoy the company of loved ones over a delicious BBQ. OneRobey offers the best life has to offer for you to enjoy anyway you like.











## Feel the Synergy of Form and Function....

Your home at OneRobey seamlessly combines the style you wish to express with the practical features you need to run your life.

From cozy nooks to utilitarian spaces, be free to express yourself with beautiful furnishings and quality fittings that come with your piece of paradise at OneRobey.







Experience Opulence in Every Single Space....







Gaze Your Eyes on Expansive Lushness that will Take Your Breath Away....

### SITE PLAN



### TYPE B1

2 bedrooms | 54 sq m | #03-01 to #04-01

(inclusive of a/c ledge and balcony)



### TYPE B2

2 bedrooms  $\mid$  51 sq m  $\mid$  #03-02 to #04-02

(inclusive of a/c ledge and balcony)

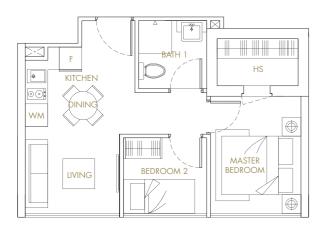






### TYPE B3

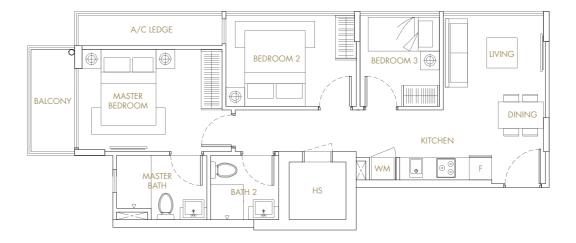
2 bedrooms | 39 sq m | unit #03-03 to #05-03 (inclusive of a/c ledge)



A/C LEDGE

### TYPE C1

3 bedrooms | 65 sq m | unit #02-05 to #04-05 (inclusive of a/c ledge and balcony)





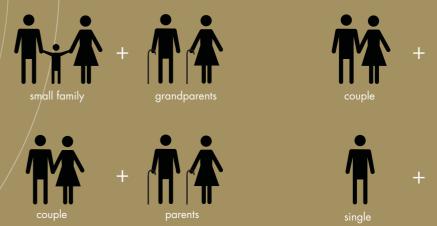




### Dual Key Units

Staying Close Has Never Been Easier.

With OneRobey's dual key units, living with your parents takes on a whole new dimension. Enjoy close-knit family ties with the personal space you crave in a comfortable home environment that is catered for larger families. Four standard apartments and a penthouse are available as dual key units, combining a separate studio unit with the main apartment to allow a multitude of choices for your household. From multi-generational families to living with tenants, your choices are wide and varied at OneRobey.



### TYPE C2 - DK

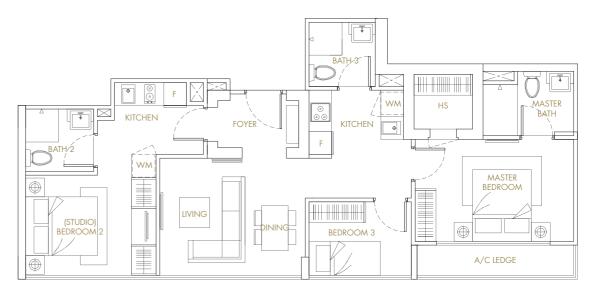
3 bedrooms | 73 sq m | unit #02-04 to #04-04

(inclusive of a/c ledge and balcony)



### TYPE C3 – DK

3 bedrooms | 77 sq m | unit #02-03 (inclusive of a/c ledge)





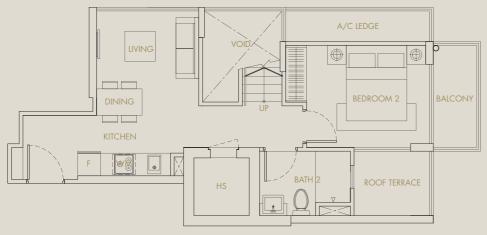




### TYPE PH-1

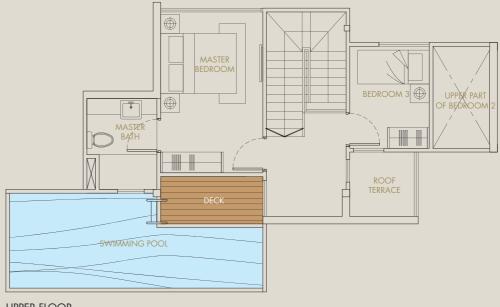
3 bedrooms | 116 sq m | unit #05-01

(inclusive of a/c ledge, void, balcony, pool/deck and roof terrace)



### LOWER FLOOR

### **PENTHOUSE**



UPPER FLOOR

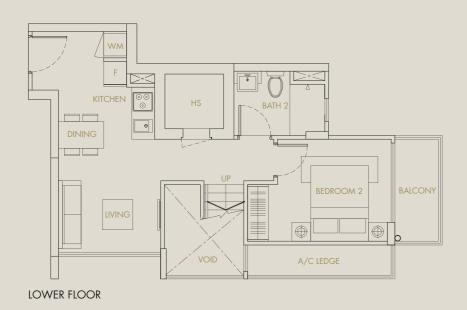


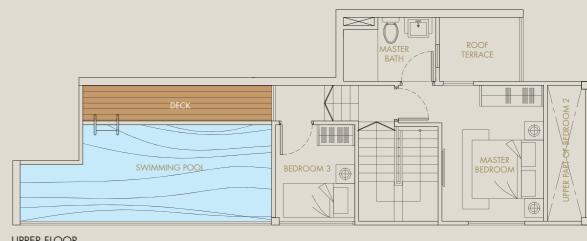


### TYPE PH-2

### **PENTHOUSE**

3 bedrooms | 112 sq m | unit #05-02 (inclusive of a/c ledge, void, balcony, pool/deck and roof terrace)





UPPER FLOOR

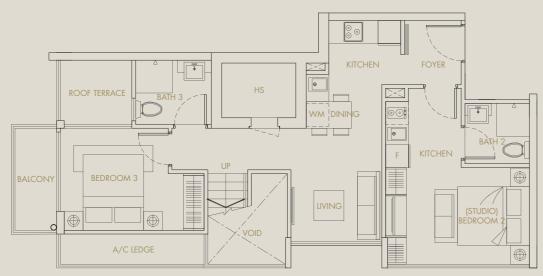




### TYPE PH-3 - DK

### **PENTHOUSE**

4 bedrooms | 139 sq m | unit #05-04 (inclusive of a/c ledge, void, balcony, pool/deck and roof terrace)



LOWER FLOOR



UPPER FLOOR

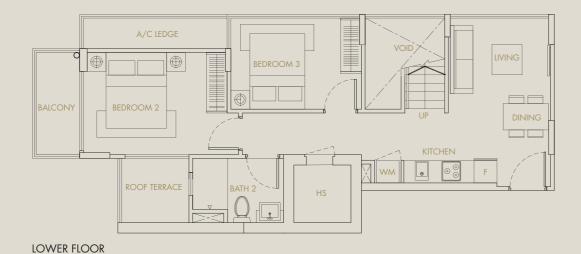




### TYPE PH-4

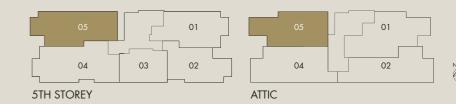
### **PENTHOUSE**

3 bedrooms | 120 sq m | unit #05-05 (inclusive of a/c ledge, void, balcony, pool/deck and roof terrace)





UPPER FLOOR





### **SPECIFICATIONS**

### 1. FOUNDATION

Concreted Piled Foundation to PE's design and to authority approval

### 2. SUPER-STRUCTURE

Reinforced concrete structure to engineer's specification

### 3. WALLS

Reinforced concrete wall and/or Common External clay brick

Common clay brick and/or Dry/Lightweight Internal wall panels and/or Partition board

### 4. ROOF

Metal roof sheet with appropriate insulation Pitch Roof Flat Roof Reinforced concrete slab flat roof with appropriate waterproofing system

### 5. CEILING

Living, Dining, Kitchen, Cement and sand plaster and/or skim coat to underside of slab/beam and/or fiber Master Bedroom, Bedrooms, Balcony and Household Shelter gypsum plasterboard and/or water resistant ceiling boards with emulsion paint.

Master Bath and Baths Moisture resistant ceiling boards with emulsion paint

### 6. FINISHES

### Wall (For Apartments)

Living, Dining, Kitchen, Master Bedroom, Bedrooms, Balcony and Household Shelter Master Bath and Bath Kitchen

- Cement and sand plaster and/or skim coat with emulsion paint.

Selected tiles laid up to exposed ceiling height

Ceramic tiles and/or cement and sand plaster with emulsion paint to the exposed area between top and bottom cabinet only

### Wall (For Common Area)

1st Storey Lift Lobby

External Wall

Granite tiles and/or Homogeneous tiles and/or Ceramic tiles laid up to exposed ceiling height (on wall of lift door only)

Typical Lift Lobbies Ceramic tiles and/or Cement and sand plaster and/or skim coat with emulsion paint finish.

Staircases Cement and sand plaster and/or Skim coat with emulsion paint finish.

> Cement and sand plaster and/or skim coat with emulsion paint finish.

### Floor (For Apartments)

Living, Dining and Kitchen

 Compressed Marble tiles and/or Homogeneous tiles and/or Ceramic tiles with similar skirting - Timber parquet and/or Timber Strip Flooring and/or Homogeneous tiles with similar skirting

Master Bath and Bath Balcony and Household Shelter Staircase

Master Bedroom and Bedrooms

- Homogeneous Tiles and/or Ceramic Tiles Homogeneous Tiles and/or Ceramic Tiles - Timber parauet and/or Timber Strip Flooring and/or Homogeneous tiles to tread only - Homogeneous Tiles and/or Ceramic Tiles

Roof Terrace A/C Ledae Cement and Sand Screed finish

### Floor (Common Area)

BBQ Area/Pool Decking

Swimming Pool

Gymnasium

Driveway

Walkway/Pavement

1st Storev Lift Lobby - Granite tiles and/or Homogeneous tiles

Typical Lift Lobbies - Homogeneous tiles and/or Ceramic tiles Staircases

- Cement and sand screed with nosing tiles Surface Driveway - Stone and/or Precise paver and/or reinforce concrete and/or stamp concrete

and /or Ceramic tiles

- Pebble Wash and/or Timber Deck and/or Granite and/or Homogeneous tiles and/or Ceramic Tiles

> - Mosaic tiles and/or homogeneous tiles and/or ceramic tiles

- Granite Tiles and/or Pebble wash and/or Homogeneous tiles and/or Cement Screed - Homogeneous tiles and/or Ceramic tiles

- Tarmac and/or reinforce concrete and/or stamp concrete and/or homogeneous tiles

### 7. WINDOWS

Powder coated aluminum framed with approximate 6mm thick tinted/clear/frosted glass to be provided to Living/Dining, Master Bedroom, Bedrooms, Master Bath, Baths, and Kitchen

Note: All windows are either side-hung, top-hung, sliding, fixed, louvered or any combination of the mentioned)

### 8. DOORS

a. Main Entrance - Approved Fire-rated timber door

b. Master Bedroom/Bedrooms Timber decorative door c. Master Bath/Baths

- Timber decorative door/PVC and/or aluminium

bi-fold door d Household Shelter

- PSB approved blast door

e. Balcony/Roof Terrace

- Powder coated aluminum framed doors with

f. Ironmongery

- Quality locksets and hinges

tinted alass

### 9. RAILINGS

Glass panels with Stainless steel capping and/or Galvanised Mild Steel in painted

### 10. SANITARY WARES AND FITTINGS

a Master Bathroom

- 1 shower screen with mixer and hand shower
- 1 wash basin and mixer tap
- 1 pedestal water closet
- 1 mirror
- 1 paper holder

### h Baths

- 1 shower cubicle complete with shower mixer and hand shower
- 1 wash basin and mixer tap
- 1 pedestal water closet
- 1 mirror
- 1 paper holder

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

### 11. ELECTRICAL INSTALLATION / TELEPHONE / TV / FM

Refer to Electrical schedule

### 12. LIGHTNING PROTECTION SYSTEM

Lightning Protection System shall be provided in accordance with Singapore Standard SS.555.2010

### 13. PAINTING

a. External Walls - Spray textured coating and/or emulsion paint b. Internal Walls - Selected water based emulsion paint

### 14. WATERPROOFING

Waterproofing to Reinforced Concrete flat roof, Kitchen, Master Bath, Baths, Balcony, Roof Terrace, Air-Con ledge and where required.

### 15. DRIVEWAY & CARPARK

- a. Driveway Tarmac and/or reinforce concrete and/or stamp concrete and/or homogeneous tiles (where applicable)
- b. Carpark 18 nos. of surface parking lots and 1 no. Handicap parking lot

### 16. RECREATIONAL FACILITIES

- a. Swimming pool
- b. Pool deck
- c. Gymnasium
- d. BBQ area

### 17. ADDITIONAL ITEMS

- a. Kitchen Cabinets
- i) For units Type B1, B2, B3, C1, PH1, PH2 and PH4
- ii) For units Type C2-DK, C3-DK and PH3-DK (2 BR unit only)
- Built-in High and low kitchen cabinets complete with solid surface worktop, single bowl sink with mixer, electric cooker hob, cooker hood and built-in fridae
- iii) For units Type C2-DK, C3-DK, PH3-DK (Studio unit only)
- Built-in High and low kitchen cabinets complete with solid surface worktop, single bowl sink with mixer, electric cooker hob, cooker hood, free standing fridge and free standing washer/dryer.
- b. Wardrobes Built-in and/or pole system wardrobes to
  - Built-in and/or pole system wardrobes with TV console to Units at Type C2-DK, C3-DK, PH3-DK (Studio unit only)
- c. Air-conditioning Wall mounted multi-split air-conditioning system
  - to all Living/Dining area, Master Bedroom and
  - Bedrooms
- d. Intercom System

  e. Security System

   Audio intercom to all apartment units
   Sliding gate and/or swing gate for vehi
  - Sliding gate and/or swing gate for vehicular access with wireless remote controller
- f. Card Access Control For pedestrian access side gate, rear gate,
- Gym and lift at 1st storey only
  g. Electric Water Heater Hot water supply to all bathrooms only
- h. Fencing BRC fence and/or brick boundary wall for perimeter fencing
- i. Lift 1 no. of passenger lift

### **Cable Telephone**

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Star Hub 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.

### NOT

### A Marble/Compressed Marble/Granite

Marble/compressed marble/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral compositions and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/compressed marble/granite as well as non-conformity 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 joints. Subject to clause 14.3, the tonality and pattern of the marble or granite selected and installed shall be subject to availability.

### B 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 also 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. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 17.

### C 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 fillers, clearing of condensate pips and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

### D 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.

### E 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.

### F Layout/Location of Cabinets, Wardrobes, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of kitchen cabinets, wardrobes, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and desian.

### **G** 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 9 and clause 17.

### **H** 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 purpose. 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.

### I 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 9 and clause 17.

### J Mechanical Ventilation System

Mechanical ventilation fans and ducting 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.

### K Wall

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.

### L Planters

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

### **ELECTRICAL SCHEDULE**

Туре	В1	В2	В3	C1	C2-DK	C3-DK	PH1	PH2	PH3 -DK	PH4
Lighting Point	6	5	5	7	9	9	10	10	12	12
13A Switch Socket Outlet	14	15	15	19	18	20	20	20	20	20
Tele-phone	3	3	3	4	4	4	4	4	4	4
TV Point	3	3	3	4	4	4	4	4	4	4
Bell point	1	1	1	1	1	1	1	1	1	1
Water Heater Point	2	1	1	2	3	2	2	2	2	2
Cooker Hood Point	1	1	1	1	2	2	1	1	2	1
Cooker Hob Point	1	1	1	1	2	2	1	1	2	1
A/C Isolator	2	2	2	2	2	2	2	2	2	2



DEVELOPER



SOLE MARKETING AGENT



hotline 9100 9898

NAME OF PROJECT ONEROBEY

ADDRESS OF PROJECT
NO. 1 ROBEY CRESCENT, SINGAPORE 546256

DEVELOPER'S LICENSE NO **C0944** 

TENURE OF LAND

999 YEARS FROM 27 DEC 1875

LEGAL DESCRIPTION
MK 22 LOT 98019N

BUILDING PLAN NO A1694-00214 2011 BP01

EXPECTED DATE OF TOP NO LATER THAN
31 DECEMBER 2016

EXPECTED DATE OF LEGAL COMPLETION NO LATER THAN
31 DECEMBER 2019

### Prestigious projects by:



### GOODLAND GROUP LIMITED















The Silver Spur





















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