



Onze

The Avenue

Because you are out-of-the-ordinary



A new destination

on the city's map.



***Restyled. Revamped.
Revitalised—Brand-new Tanjong Pagar.***

Located at 11 Kee Seng Street, Onze The Avenue is in the heart of Tanjong Pagar—the city's next big thing. A fast-developing area, Tanjong Pagar has witnessed a remarkable boom of new hotels, restaurants, retail haunts, offices and private residences in recent years. Still growing at an exponential rate, this urban spot is poised to be Singapore's new mecca, attracting greater crowds than ever.

*Welcome to
Tanjong Pagar,
a robust world of excitement.*



The best of all worlds.

Traffic. Accessibility. Prestige. Everything is on tap at Tanjong Pagar, Singapore's important locale set within the Central Business District (CBD). An all-in-one stop, Tanjong Pagar is a distinctive melting pot of commercial towers, upscale hotels, retail shops and residences, making it a vibrant, colourful place of attraction for locals and tourists alike. And with Onze The Avenue just a brief walk to Tanjong Pagar MRT station, you are conveniently linked to other distinguished parts of the city, including Raffles Place, City Hall, Dhoby Ghaut and Orchard Road. Simply enjoy the best of all worlds at Tanjong Pagar.

Because you are
Out-of-the-ordinary.



Artist's Impression



Onze
 The Avenue

Sentosa Island

Map not drawn to scale



*A different
retail haven
for the different.*

Tailored to exclusive retailers.

A boutique retail mall, Onze The Avenue is catered to modern individualists—someone who appreciates the unmundane, who has a style of his or her own, and who is always delighted to buck the trend.

Envisioned to offer an out-of-the-ordinary experience in the city, Onze The Avenue is the perfect escape—day or night—for people to enjoy a cuppa at specialty cafes, shop for exclusive brands, or simply chill out in a luxurious haven that's unlike anywhere else.

*Luxury has a
new avenue.*

Lavish walkway. Vast grandeur.

Embrace a sense of luxury the moment you step in. With its dramatic and spacious design, shoppers will immediately feel especially welcome. A stroll down the shopping lane and it's instantly apparent—shoppers are treated to more convenience, thanks to the “open concept” walkway allowing unhindered entry to each shop.

While shoppers indulge in a cosy, elegant ambience, you enjoy a functional shop layout designed with your comfort in mind. In fact, from the shop front to shop interior, every detail is well thought-out, offering your shoppers the finest experience and your business the greatest opportunities.



Nightlife
will never be the same.



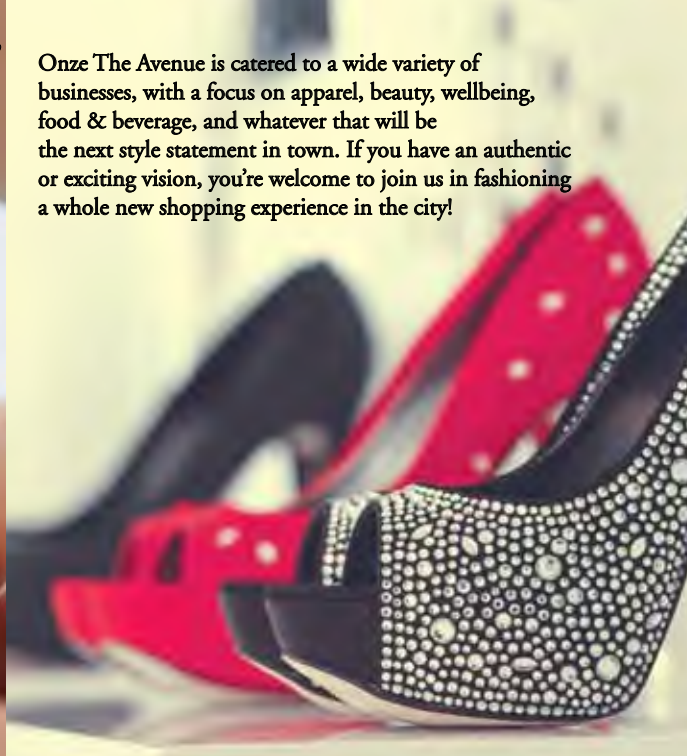
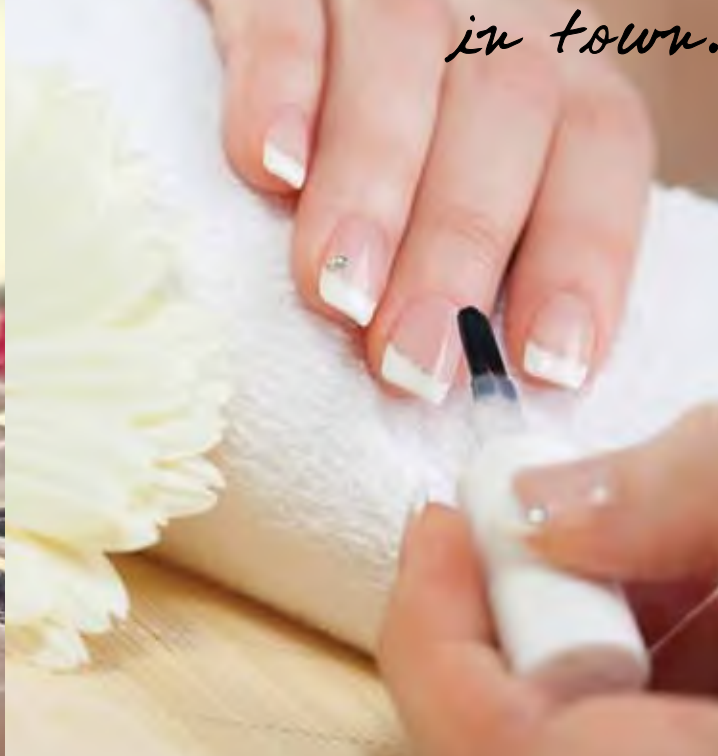


*Adding
style
to lifestyle.*

What's your style? Fashionably laidback?
Artistically chic? Radically traditional?
If your business has a unique character,
Onze is The Avenue for you to flash it.



*Be part of
the next retail icon*



in town.

Onze The Avenue is catered to a wide variety of
businesses, with a focus on apparel, beauty, wellbeing,
food & beverage, and whatever that will be
the next style statement in town. If you have an authentic
or exciting vision, you're welcome to join us in fashioning
a whole new shopping experience in the city!

1st Storey Plan



LEGEND



Specifications

1 FOUNDATION

Reinforced concrete bore piles and/or precast concrete piles and/or micro piles.

2 SUPERSTRUCTURE

Precast and/or cast in-situ reinforced concrete framed structure.

3 WALLS

(A) External Wall

Reinforced concrete and/ or precast panels (light weight) and/ or common brick/block walls with plaster and/or skim coat with emulsion paint finish, where applicable.

(B) Internal Wall

Reinforced concrete and/ or precast panels (light weight) and/ or dry wall panels and/or common brick/block walls with plaster and/or skim coat with emulsion paint finish, where applicable.

(C) Internal Walls

(for Island unit: Restaurant #01-12, Shop #01-13)

Precast panels (light weight) and / or dry wall panels with plaster with skim coat with emulsion paint finish, where applicable.

(D) Common area finishes

Homogenous tiles and/or ceramic tiles and/or plaster with skim coat and emulsion paint finish, where applicable.

Note: No tiles behind vanity counter/cabinet/mirrors and above false ceiling.

4 FLOOR

(A) For Shop and/or Restaurants

Cement and sand screed finish.

(B) For Common Area

Cement and sand screed finish to all areas except:

- Lift lobbies
Ceramic tiles and/or homogenous tiles finish
- Toilet areas
Ceramic tiles and/or homogenous tiles finish
- Corridor, walkway
Ceramic tiles and/or homogenous tiles finish
- Carpark and driveway ramps
Reinforced concrete slab with hardener
- Staircases
Cement and sand screed finish

5 CEILING

(A) For Shop and/or Restaurants

Skim coat with emulsion paint finish.

(B) For Common Area

- Lift lobbies
Skim coat and/or ceiling board with emulsion paint finish
- Toilet areas
Skim coat and/or water resistant ceiling board with emulsion paint finish
- Corridor, walkway
Skim coat and/or ceiling board with emulsion paint finish and/or aluminium profile ceiling
- Carpark and driveway ramps
Skim coat with emulsion paint finish
- Staircases
Skim coat with emulsion paint finish

6 DOORS/IRONMONGERY

Glass and/or metal and/or timber doors with quality locksets where applicable.

7 ELECTRICAL INSTALLATION

The electrical supply capacity for each unit as shown in following:

Restaurant	60Amps	3 Phase
Shop	40Amps	1 Phase

8 PLUMBING AND SANITARY

(A) For Shop / Restaurant Only

- 1 no. floor trap and 1 no. water tap off point at high level for all shops.
- 1 no. floor trap connected to grease interceptor and 1 no. water tap off point at high level for all restaurants.

(B) For Janitor room/Common Toilet /Area

Plumbing and sanitary wares and fittings in compliance with statutory requirements.

9 LIFT

Fire lift access to carpark floor.

10 FIRE PROTECTION SYSTEM

Fire protection provision in compliance with the relevant authorities' requirement.

11 LIGHTNING PROTECTION

Lightning protection system in compliance with Singapore Standard.

12 TELECOMMUNICATION SERVICES

Connection box for telephone line at designated location is provided to shops and restaurants.

13 AIR CONDITIONING AND MECHANICAL VENTILATION

Air conditioner pipings are provided to shops and restaurants.

14 EXHAUST DUCT

Kitchen area shall not be more than 30% of restaurant space, and kitchen exhaust shall comply with Singapore Standard.

NOTE:

A. TILES

Selected tiles sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards.

B. VENTILATION

Natural and/or mechanical ventilation as required by the Building and construction Authority (BCA) and/or National Environment Authority (NEA).

C. WALL

Wall finishes shall be terminated at the false ceiling level.

There will be no tiles behind vanity counter/cabinet/mirrors and above false ceiling.

D. AIR-CONDITIONING SYSTEM

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

E. LAYOUT/LOCATION OF VENTILATION SYSTEM, CASSETTE/FANCOIL UNITS, ELECTRICAL POINTS, DOOR SWING POSITIONS AND PLASTER CEILING BOARDS

Layout/Location of ventilation system, cassette /fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

E. 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 shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser, provided always that the Vendor shall not 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 thereto.

G. FALSE CEILING

The 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. When removal of equipment is needed, ceiling works would be required. Location of false ceiling is subject to Architect's sole discretion and final design.

H. GLASS

Glass is manufactured material that is not 100% pure nor is it 100% free from impurities. It is difficult to detect such impurities. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. In addition, glass may break / shatter due to accidental knocks or other causes. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

I. EXHAUST DUCT

Kitchen hoods, kitchen supply and exhaust fans for the Restaurants shall be supplied and installed by the Purchasers. The kitchen exhaust system supplied and 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 NEA, by installing UV-C light and carbon filter to the kitchen hood. It is the Purchaser's responsibility to comply with the NEA requirements for air discharge.

J. LPG GAS

Restaurants to use LPG gas supply on their own provision.

Corporate Profile



Leading the way locally.

Heaton's mission as a niche property developer is to deliver distinctive creations out of the ordinary. Every residential development project it undertakes is inspired by the philosophy that life is filled with endless possibilities, and should be lived with zest. Mostly located in prime districts, Heaton's residential projects in its home city of Singapore all exude this devotion to style, distinction and character. Its recent projects of note in Singapore include Sky Green, iLiv@Grange, Lincoln Suites, The Lumos, The Element@Stevens and DLV.

Overseas Corporate Profile



Our Projects Overseas

Building on the brand's focus on quality developments characterised by unique architecture and stringently high standards, Heaton's long-term strategy is aimed at identifying and solidifying future opportunities, whether at home or abroad. An impressive portfolio of sophisticated, upmarket residential projects is currently held by associated companies across the region, as well as in the UK. These include Twins@Damansara in Kuala Lumpur, DLV 20, Haus 23, Click Denim and Click Condo Sukhumvit 65 in Bangkok, Mercure Hotel in Pattaya and Britton, Earlington and Enterprise Hotel in London.

Another prestigious project by



HEETON HOLDINGS LIMITED

For sales enquiries, call (65) 6455 1188

Project Details:

Developer: Heeton Holdings Limited • Co. Reg. No.: 197601387M • Developer's Licence No.: C1072 • Tenure of land: Estate in fee simple (Freehold) • Legal description: Lot(s) 1236M TS 23 at Kee Seng Street • Building Plan No.: A1679-00177-2011-BP01 dated 2 July 2013 • Expected date of T.O.P.: 31 March 2018 • Expected date of legal completion: 31 March 2021

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