

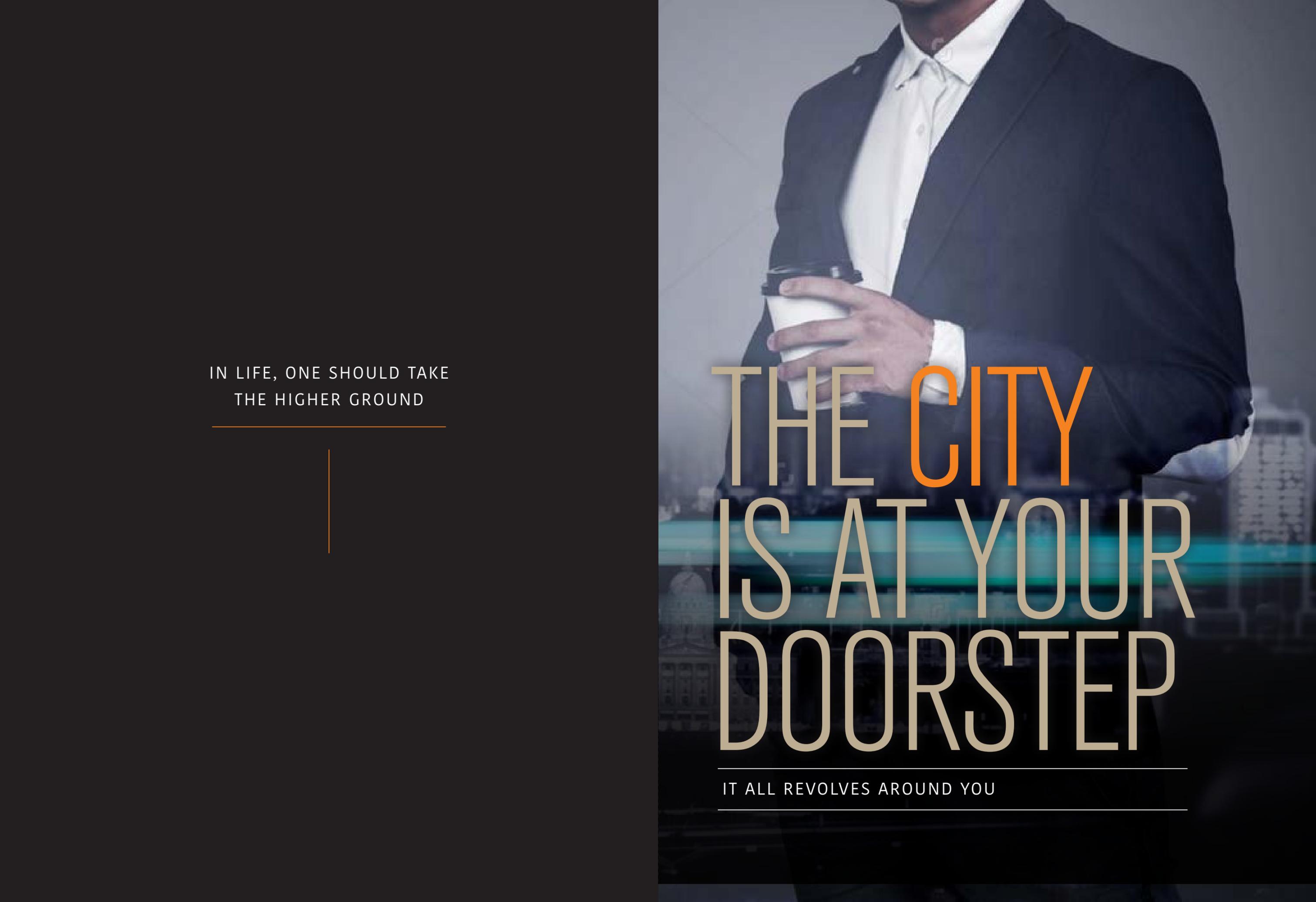


CITY SUITES

A NEW
POINT
OF VIEW

235 Balestier Road

IN LIFE, ONE SHOULD TAKE
THE HIGHER GROUND



THE CITY
IS AT YOUR
DOORSTEP

IT ALL REVOLVES AROUND YOU



LIVE WHERE THE CITY IS HOME

ENJOY THE BEST IN
LIFESTYLE AND RECREATION

Live the high life at the edge of the city and move to its pulsating beat – a pleasurable mix of work, entertainment and leisure bespeak an extensive indulgence for the well heeled and travelled urbanites.

Plus, discover Balestier's best-kept secrets – an eclectic mix of famous gastronomical eateries, heritage sights, quaint retail delights and lush nature at its best.

LIVE
24/7

WORK
& PLAY
AT EASE @ 235

TIME IS ON YOUR SIDE

Walk to the city or drive into town, the pleasure is all yours.

With the Novena MRT station nearby and the Central & Pan-island Expressways linking you to anywhere island wide, work & play naturally fuse into a pleasant daily experience without the need to leave your comfort zone.



AN ESTEEM AND LOFTY CITY

CITY LIVING AT ITS BEST

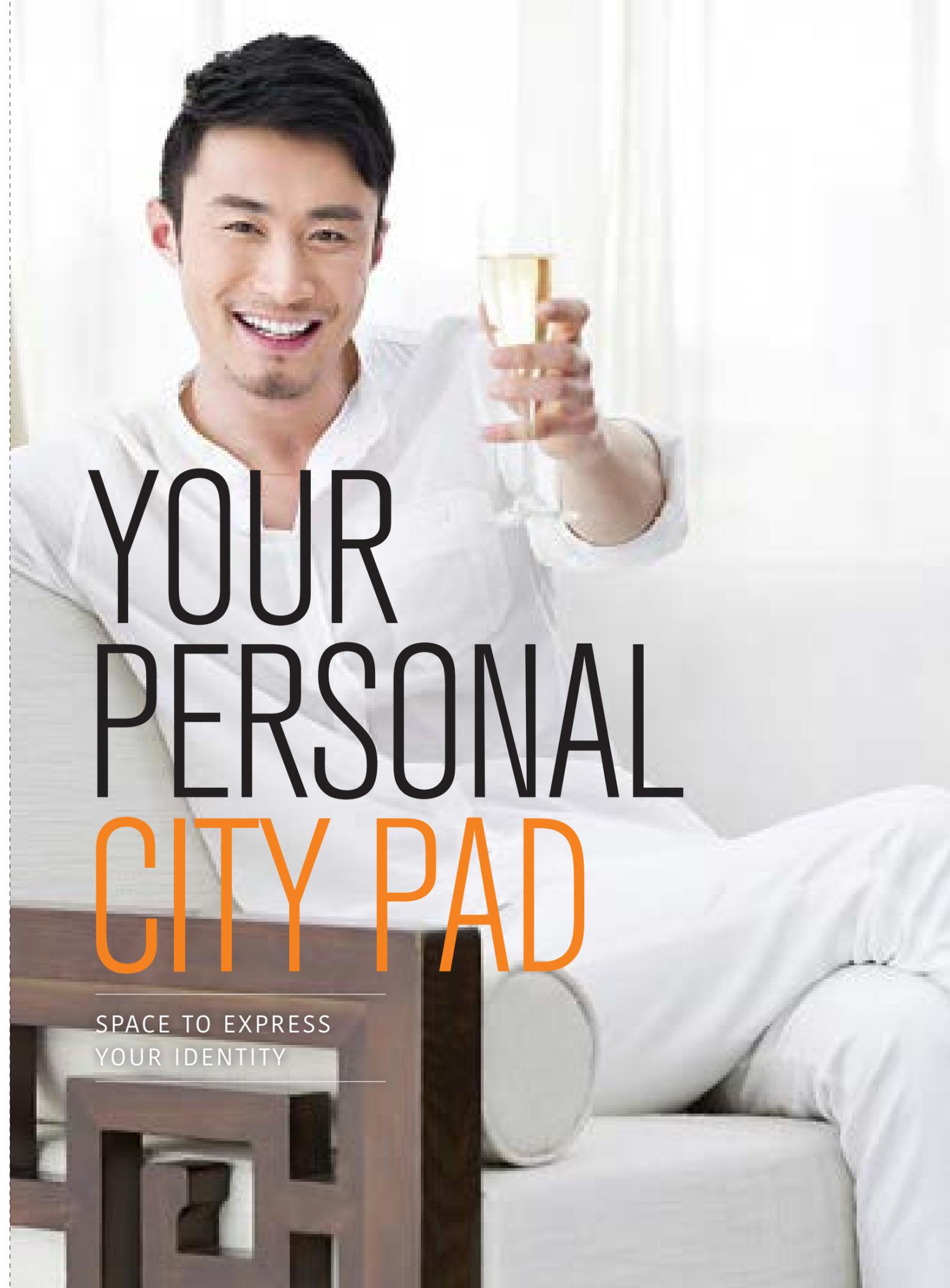
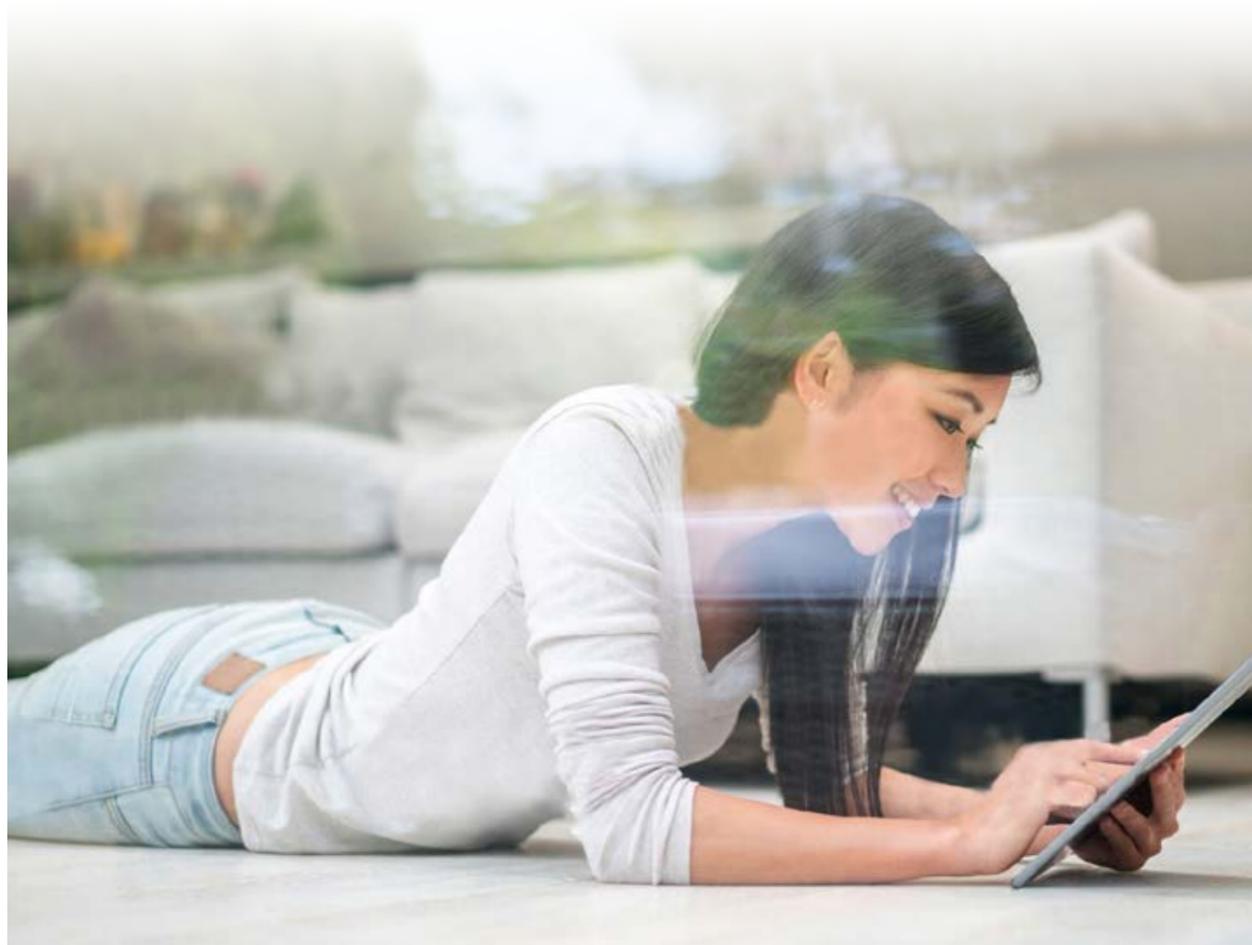
Welcome to the art of living at its most refined, most personal. Situated at a blissful locale just off the main street, this 16-storey freehold residential development comprises of 56 choice abodes of elegantly spacious 1-bedroom apartments and penthouses set amidst inspired landscapes and waterscapes.



Artist's Impression



City Suites is a personification of uber modern living - stylish, practical and bestowed with spatial freedom, Each home reflects an urban design that merges beauty and function with affluent features to please your senses.



YOUR PERSONAL CITY PAD

SPACE TO EXPRESS
YOUR IDENTITY

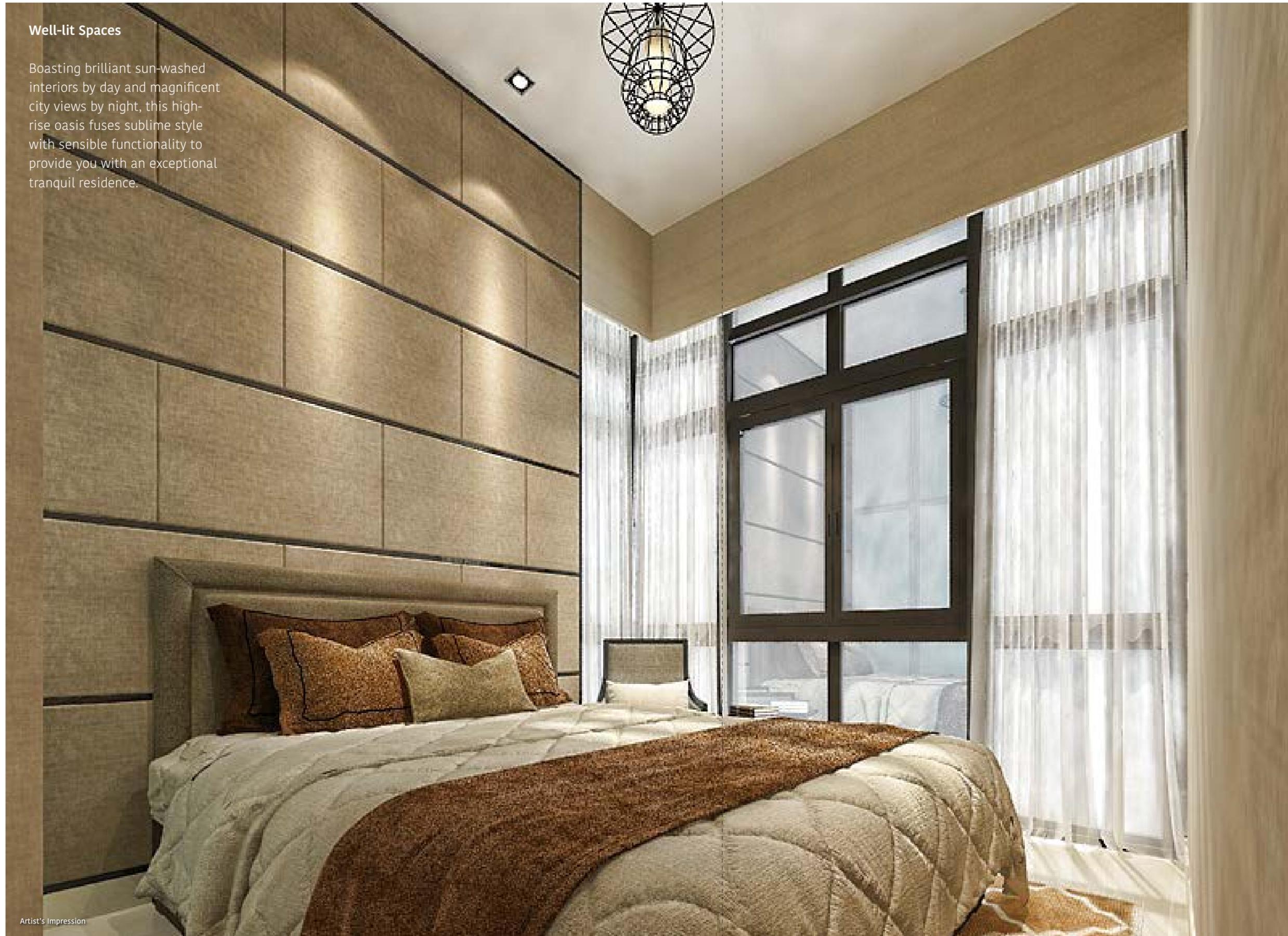


Smart Detailing In Design

Welcome to a home where every space conveys rigorous detailing and good spatial optimization. Carefully planned to meet your expectations of a comfortable dream home.

Well-lit Spaces

Boasting brilliant sun-washed interiors by day and magnificent city views by night, this high-rise oasis fuses sublime style with sensible functionality to provide you with an exceptional tranquil residence.





Premium Refinement

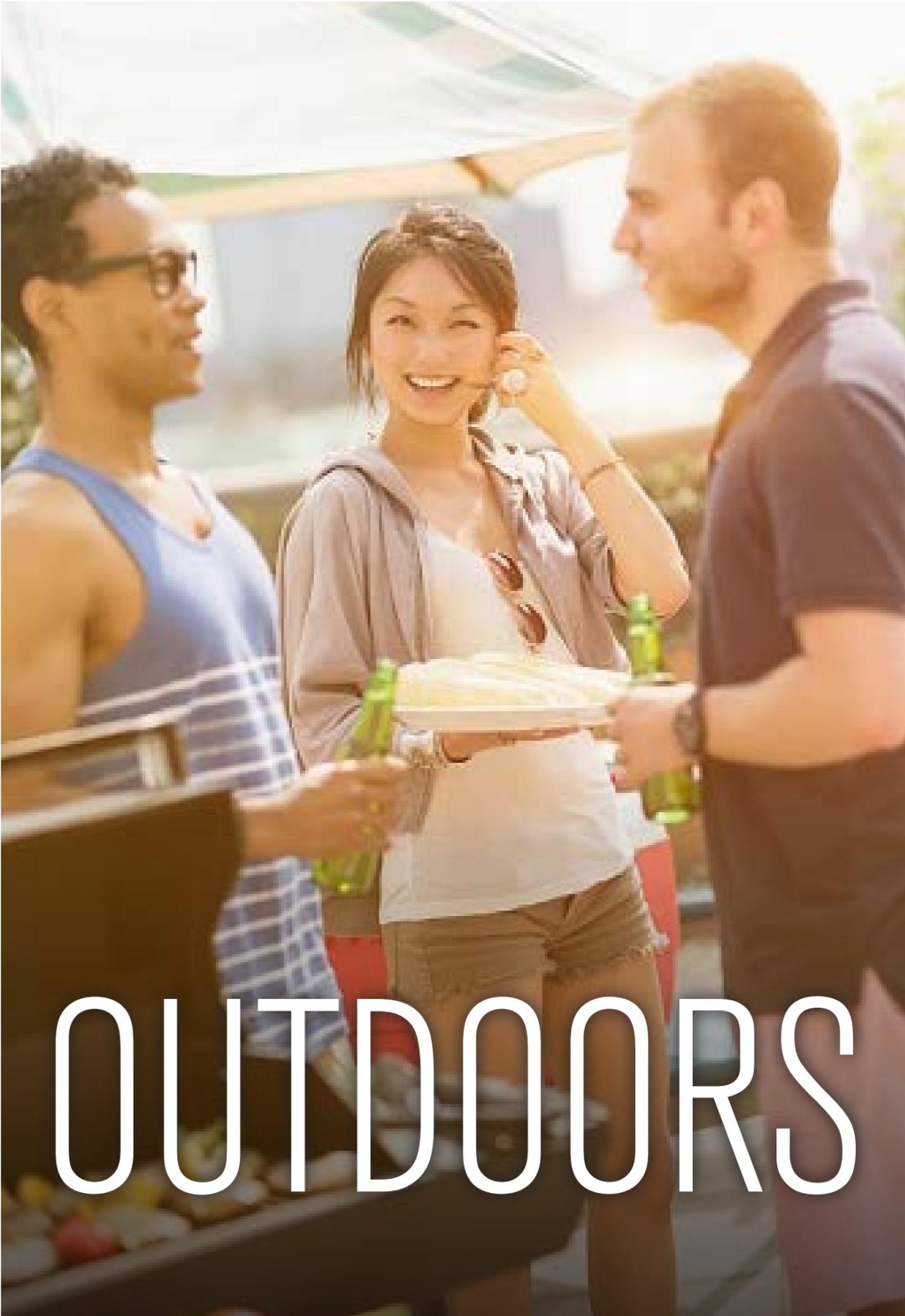
Enjoy the pleasure of well-equipped spaces where each home is furnished with stylish fittings, quality finishes and branded appliances conveying an undeniable statement of sophistication.





Feel fab with an invigorating workout at the outdoor gym and walk-in garden or simply invite friends over for a sumptuous barbecue.

Have a leisurely swim and let the rhythmic sound of water features provide the perfect backdrop to a chill afternoon.





Artist's Impression

LIVE IN STYLE

Rest, relax and rejuvenate yourself
in myriad splendid ways.

- 1 GUARDHOUSE
- 2 POOLSIDE GYM
- 3 SKY POOL
- 4 GARDEN PAD
- 5 DRIVEWAY
- 6 ALFRESCO CLUBHOUSE
- 7 STAIRCASE TO BASEMENT CARPARK
- 8 BASEMENT CARPARK
- 9 FLOATING PAVILION



LAYOUT TO COMPLEMENT EVERY NEED

FLOOR PLANS

UNIT DISTRIBUTION

LEVEL	UNIT TYPE	UNIT #	UNIT TYPE	UNIT #	UNIT TYPE	UNIT #	UNIT TYPE	UNIT #
17	C	#16-01	D	#16-02	F	#16-03	E	#16-04
16								
15	A	#15-01	A	#15-02	B	#15-03	B1	#15-04
14	A	#14-01	A	#14-02	B	#14-03	B1	#14-04
13	A	#13-01	A	#13-02	B	#13-03	B1	#13-04
12	A	#12-01	A	#12-02	B	#12-03	B1	#12-04
11	A	#11-01	A	#11-02	B	#11-03	B1	#11-04
10	A	#10-01	A	#10-02	B	#10-03	B1	#10-04
9	A	#09-01	A	#09-02	B	#09-03	B1	#09-04
8	A	#08-01	A	#08-02	B	#08-03	B1	#08-04
7	A	#07-01	A	#07-02	B	#07-03	B1	#07-04
6	A	#06-01	A	#06-02	B	#06-03	B1	#06-04
5	A	#05-01	A	#05-02	B	#05-03	B1	#05-04
4	A	#04-01	A	#04-02	B	#04-03	B1	#04-04
3	A	#03-01	A	#03-02	B	#03-03	B1	#03-04
2	SKY POOL / POOLSIDE GYM / FLOATING PAVILION							
1	MAIN LOBBY							
B1	BASEMENT CARPARK							
B2	BASEMENT CARPARK							
B3	BASEMENT CARPARK							

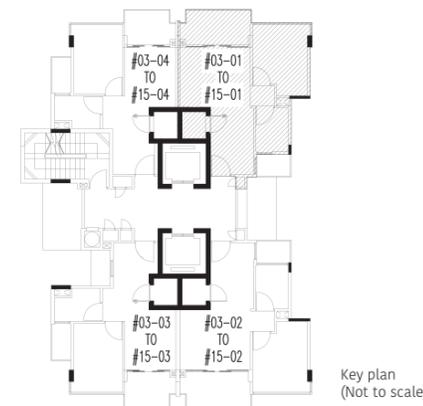
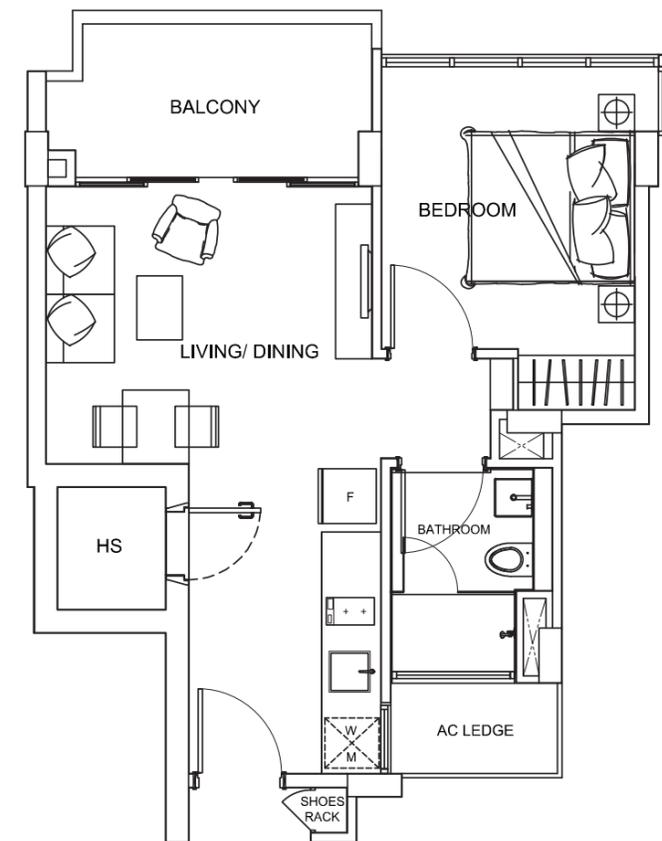


FLOOR PLANS

TYPE A

49 sq.m / 527 sq.ft

#03-01 to #15-01



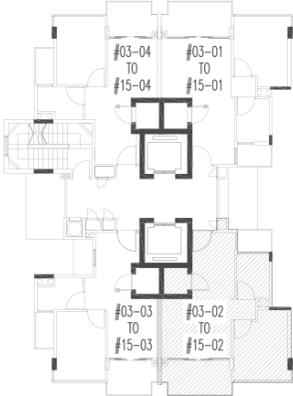
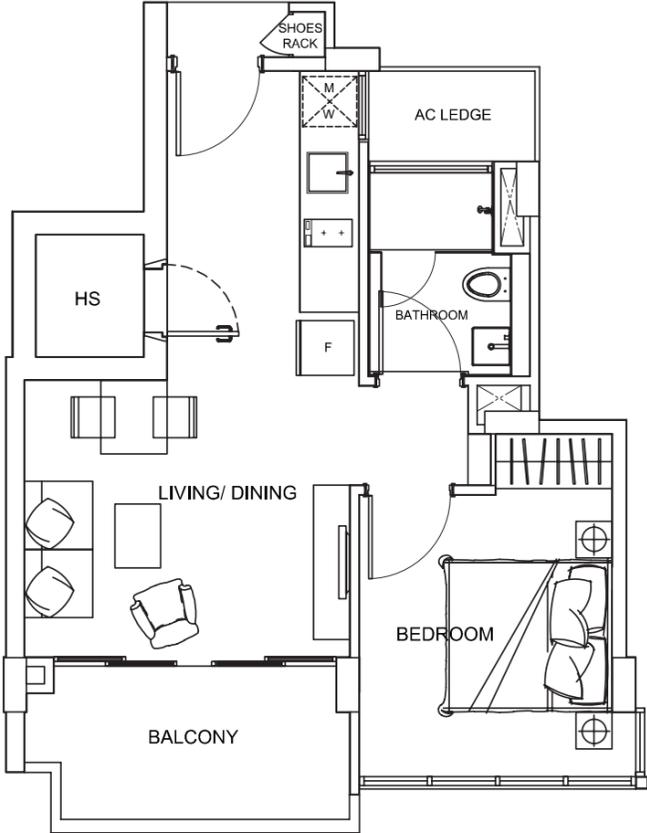
Key plan
(Not to scale)

Area include A/C ledge, balcony, PES, roof terrace and void (where applicable), orientation and facings will diff depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

FLOOR PLANS

TYPE A-MIRROR

49 sq.m / 527 sq.ft
 #03-02 to #15-02



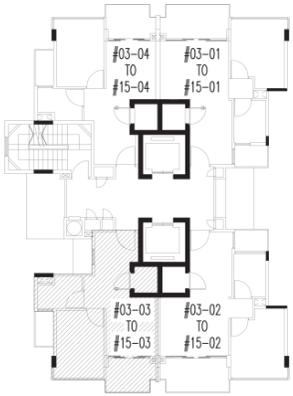
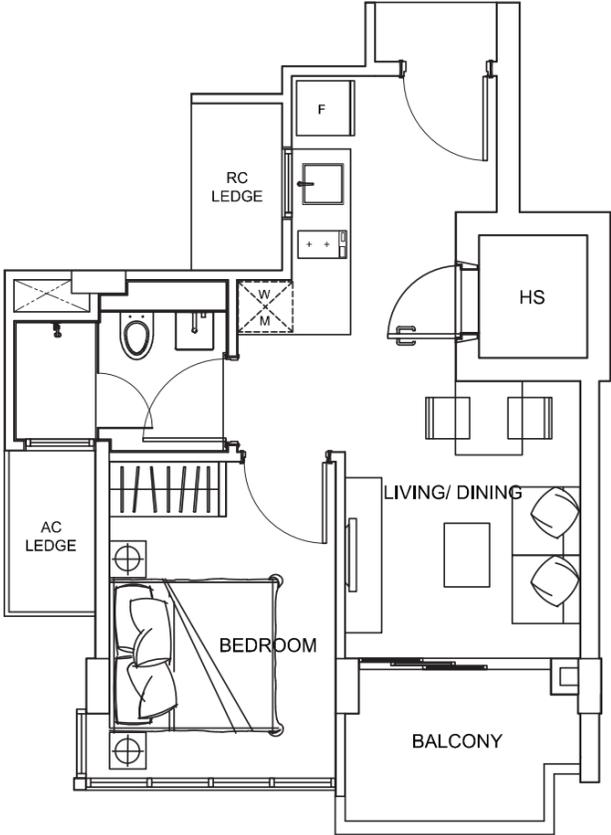
Key plan
(Not to scale)

Area include A/C ledge, balcony, PES, roof terrace and void (where applicable), orientation and facings will diff depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

FLOOR PLANS

TYPE B

42 sq.m / 452 sq.ft
 #03-03 to #15-03



Key plan
(Not to scale)

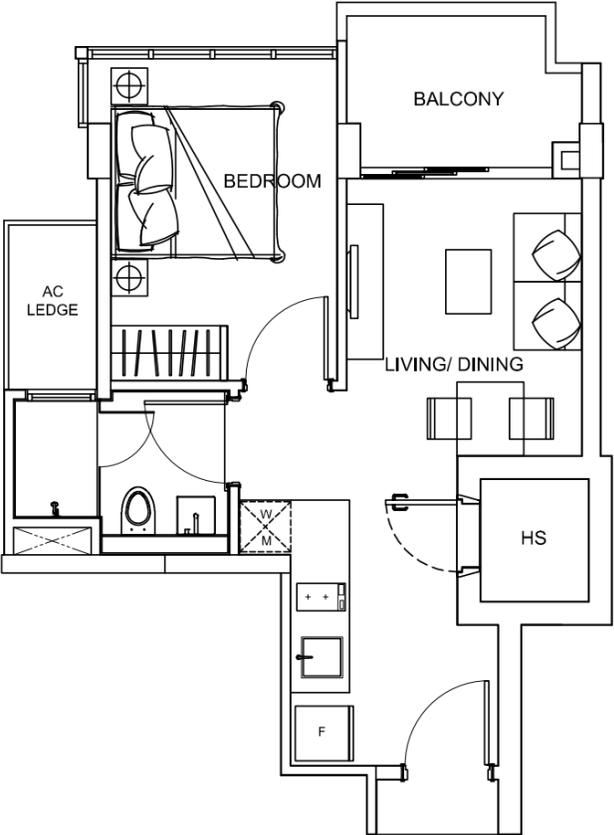
Area include A/C ledge, balcony, PES, roof terrace and void (where applicable), orientation and facings will diff depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

FLOOR PLANS

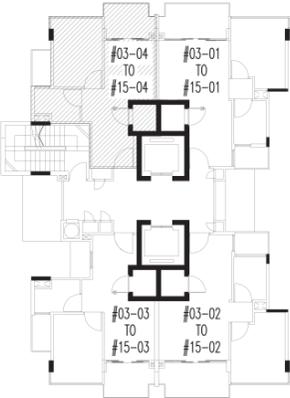
TYPE B1

43 sq.m / 463 sq.ft

#03-04 to #15-04



BUILDING SPECIFICATIONS



Key plan
(Not to scale)

Area include A/C ledge, balcony, PES, roof terrance and void (where applicable), orientation and facings will diff depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

SPECIFICATIONS

1. Foundation

Bored pile foundation system or other approved foundation system.

2. Superstructure

Reinforced concrete structures using Ordinary Portland Cement comply with SS26:1997 and steel reinforcement complying with SS2 to Engineer's design.

3. Walls

External/ Internal Walls - Reinforced concrete and/ or common clay bricks and/ or lightweight concrete wall panels

4. Roof

Flat roof - Reinforced concrete roof with appropriate waterproofing and insulation system.

5. Ceiling

- (a) Apartment Unit
Kitchenette, Bathroom, Powder Room - Ceiling board and/or ceiling box-up and/or cement sand plaster and/ or skim coat with paint finish to designated area (where applicable)

Other areas of the apartment unit - Cement sand plaster and/or skim coat and/or bulkhead with paint finish to designated area (where applicable)

TYPE A / B / B1	Ceiling Height
Living, Dining, Bedroom	- Not lower than 3300mm (Slab soffit)
Kitchenette, Bathroom	- Not lower than 2700mm (Ceiling)

TYPE C / D	Ceiling Height
Living, Dining, Study	- Not lower than 3200mm (Slab soffit)
Bedroom	- Not lower than 3600mm (Slab soffit)
Kitchenette, Bathroom	- Not lower than 2700mm (Ceiling)
Powder Room	- Not lower than 2400mm with localized area lower than 2400mm (Ceiling)

TYPE E / F	Ceiling Height
Living, Dining	- Not lower than 3200mm (Slab soffit)
Study	- Not lower than 7100mm (Slab soffit)
Bedroom	- Not lower than 3600mm (Slab soffit)
Kitchenette, Bathroom	- Not lower than 2700mm (Ceiling)
Powder Room	- Not lower than 2400mm with localized area lower than 2400mm (Ceiling)

- (b) Common Area
Lift Lobbies, Gymnasium, Handicapped Toilet and Staircase - Concrete slab or beam with skim coat and/ or ceiling board with emulsion paint finish.

6. Finishes

Wall

- (a) Apartment Unit
- Living/ Dining, Bedroom, Household Shelter and Internal Staircase - Plaster and/ or skim coat with emulsion paint finish.
 - Bathroom and Powder Room - Ceramic and/ or Homogeneous tile to false ceiling height.
 - Kitchenette - Plaster with emulsion paint to false ceiling height.
 - Balcony - Plaster and/ or skim coat with weather-resistant paint finish

Note: No tiles behind kitchen cabinets, bathroom cabinet, mirror, long bath and above false ceilings.

- (b) Common Areas
- Lift Lobby at 1st Storey- Plaster with emulsion paint to false ceiling height.
 - All Other Areas - Plaster and/ or skim coat with emulsion paint finish.

Floor

- (a) Apartment Unit
- Living/ Dining and Kitchenette - Ceramic and/or Homogenous tile with Ceramic and/or Homogenous tile skirting
 - Bathroom and Powder Room - Ceramic and/or Homogenous tile.
 - Household Shelter and Balcony - Ceramic and/ or Homogeneous tile.
 - Bedroom - Ceramic and/or Homogenous tile with Ceramic and/or Homogenous tile skirting
 - Internal Staircase (TYPE C, D ,E & F) Ceramic and/or Homogenous tile with Ceramic and/or Homogenous nosing tile
 - A/C Ledge - Cement sand screed.

- (b) Common Areas
- Lift Lobbies at 1st Storey - Granite, Stone and/ or Homogeneous tile and/ or ceramic tile.
 - Staircase - Cement screed with nosing tiles or groove lines
 - All Other Areas - Homogeneous tiles, and/ or cement sand screed, and/ or granite tiles, and/ or pebble wash, and/ or ceramic tiles.

7. Windows

- 7.1 Aluminium framed windows with and/or without fixed glass panel.

Note

- (a) All Aluminum frames shall be powder coated and/or anodize finish with clear and/or tinted and/or frosted. and/or spandrel glass subject to Architect's selection
- (b) All windows can either be side hung, bottom hung, top hung, sliding, louvred or any combination of the mentioned.

8. Doors

- Main Entrance to apartments - Approved fire-rated timber door.
- Bedroom, Bathroom and Powder Room - Hollow core timber door.
- Balcony - Aluminum-framed sliding and/or swing glass door and/ or fixed glass panel with clear and/or tinted and/or frosted glass
- Household Shelter - Approved steel door.
- Standard lockset to main entrance door and other timber doors.

9. Sanitary Fittings

- (a) Bathroom
1 no wash basin and mixer tap, 1 water closet, 1 tempered glass shower cubicle complete with shower mixer, 1 mirror and 1 toilet roll holder.
- (b) Powder Room - Unit Type C, D,E & F
1 no wash basin and mixer tap, 1 water closet and 1 toiler roll holder.

10. Electrical Installation

- Concealed electrical wiring in conduits where possible. Where there is false ceiling, the electrical wiring will be in surface mounted in the conduit in the ceiling space.
- Refer to Electrical Schedule for details.

11. TV/ Telephone Points

Refer to Electrical Schedule for details.

12. Lighting Protection

In compliance with Singapore Standard SS555.

13. Painting

- Emulsion paint for internal surfaces.
- Textured coating/ Weather - shield paint to external plastered surfaces.

14. Water Proofing

Waterproofing to floors of Bathroom, Kitchenette, Powder Room, Planters, Balcony, Open Roof Terrace, and Concrete Flat Roof.

15. Driveway and Car Park

- Surface driveway / Drop-off and Ramp - Concrete/stone/grass cell pavers and/or tarmac and/or concrete floor and/or stone at designated areas (where applicable)
- Basement car park - Reinforced concrete slab with floor hardener

16. Recreation Facilities

- Swimming Pool
- Open Air Gym Equipment

17. Additional Items

- Kitchen Cabinets: High and low level kitchen cabinets with synthetic quartz worktop complete with sink and mixer tap.
- Kitchen Appliances: Cooker hob, built-in Oven
- Quality wardrobe to Bedroom.
- Air-conditioning system provided for Living/ Dining, Bedroom.
- Hot water supply to bathrooms.
- Security system - Audio/Video intercom system.

Notes to Specifications

A. 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, this non-conformity 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. Subject to clause 14.3, the tonality and pattern of the marble, limestone 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 9 and 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 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.

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 Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of 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 design.

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. Web Portal of the Housing Project

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

I. 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.

J. 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.

K. 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.

L. Planter Boxes

Private Planter boxes are designed to encourage vertical greenery in the development and cannot be converted into other uses.

M. 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.

N. Cable Services

The Vendor shall endeavour to procure a service provider for cable television and/or internet services (the "Cable Services") to provide the necessary cabling or connection from its network to the Unit and/or the Housing Project (or any part or parts thereof), so as to enable the Unit and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit and/or the Housing Project.

Unit Type	Lighting Points	13A SSO	13A TWIN SSO	COOKER HOB	OVEN POINTS	TV/SCV POINTS	TEL. POINTS	ISOLATOR	HEATER POINTS
TYPE A	8	6	4	1	1	2	4	1	2
TYPE B	8	6	4	1	1	2	4	1	2
TYPE B1	8	6	4	1	1	2	4	1	2
PENTHOUSE									
TYPE C	18	7	6	1	1	3	4	2	3
TYPE D	18	7	6	1	1	3	4	2	3
TYPE E	17	7	6	1	1	3	4	2	3
TYPE F	17	7	6	1	1	3	4	2	3

ABOUT THE DEVELOPER

Disclaimer

All drawings, art renderings and depictions are artists' impressions only and cannot be regarded as representations of fact and are subject to change, and the developer and its agents shall not be held responsible for any inaccuracies or omissions. The location map is not drawn to scale. All areas and other measurements are approximate only and subject to final survey. All statements are believed to be correct but are not to be regarded as statements or representation of facts. The developer shall only be bound by the terms and conditions of the Sale and Purchase Agreement (the "Sale and Purchase Agreement"). The Sale and Purchase Agreement, including the Specifications of the Building and Description of Housing Project contained therein, shall form the entire agreement between the developer and a purchaser and shall in no way be modified by any other statements, representations or promises unless approved by the Controller of Housing (if applicable) and expressly agreed to in writing between the parties.



SingHaiyi Group Ltd. is a fast-growing and well-rounded real estate specialist with unique access to real estate opportunities in Asia and USA.

With our knowledge in real estate development, real estate investment and real estate management, we enjoy multiple income streams through our diversified portfolio of quality residential, commercial and retail assets.

Backed by a visionary and well-connected Board and management team with deep expertise, we have built a robust network and strong partnerships in Singapore, USA and Malaysia. As one of the first Singapore listed companies to build successfully in the USA, our strong local knowledge and solid connections will allow us to capitalize on future opportunities in this exciting market.

Our clear growth strategies for each geography and segment put us in good stead to capitalize on our potential for growth while exploring new opportunities.



The Vales



Citylife@Tampines



Park Mall



Charlton Residences

LIVE WHERE THE CITY IS HOME

ENJOY THE BEST IN
LIFESTYLE AND RECREATION





