

183  
**LONGHAUS**

**Huttons**<sup>®</sup>  
realestategroup

HUTTONS ASIA PTE LTD Estate Agents Licence No: L3008899K



|                                   |  |
|-----------------------------------|--|
| <b>Project Name</b>               | <b>183 LONGHAUS</b>  |
| <b>Developer</b>                  | TEE Ventures Pte Ltd   |
| <b>Description of Development</b> | Proposed Erection of 4-Storey Commercial cum Residential Flats with Attic (40 Units) Development with Jacuzzi Pool, Basement Carparks and Communal Facilities  |
| <b>Address</b>                    | 183 Upper Thomson Road, Singapore 574332   |
| <b>Plot Ratio</b>                 | 3.0  |
| <b>Tenure of Land</b>             | Freehold   |
| <b>District</b>                   | 20   |
| <b>Gross Site Area</b>            | 1,575.6 sqm (16,959.62 sqft)   |
| <b>Total Units</b>                | 40 Residential Units + 10 Commercial Units   |
| <b>No. of Storey</b>              | 5 storey (including 1 st storey and attic) + 2 Basement Level  |
| <b>Legal Description</b>          | Lot 02236V MK 15   |
| <b>T.O.P</b>                      | 31 October 2020  |
| <b>Legal Completion</b>           | 31 October 2023  |
| <b>Car Park Facilities</b>        | 27 residential basement car parking lots<br>13 residential mechanized car parking lots<br>9 commercial basement car parking lots<br>2 handicap car parking lots<br>2 motorcycle parking lots                   |
| <b>Lift</b>                       | 1 nos passenger lift   |
| <b>Access</b>                     | Entrance and Egress via Upper Thomson Road. All Residential Units are served by 1 lift and 1 staircase, Basement commercial units are served by 1 lift, 1 escalator, and 2 staircases (emergency escape only). |
| <b>Audio Intercom System</b>      | Audio intercom at 1 <sup>st</sup> storey lift lobby and apartment units  |
| <b>Architect</b>                  | Metaphor Design + Architecture Pte Ltd   |
| <b>Interior Designer</b>          | Marquis Furniture Gallery Pte Ltd  |

|                    |  |                  |
|--------------------|--|------------------|
| <b>No of Units</b> | Total 40 units (residential) + 10 units (commercial) |                  |
|                    | Residential  | Commercial       |
|                    | 2 - Type B1  | 1 – Restaurant 1 |
|                    | 2 - Type B2  | 1 – Restaurant 2 |
|                    | 14 - Type B3   | 1 – Restaurant 3 |
|                    | 2 - Type B4  | 1 – Restaurant 4 |
|                    | 2 - Type B5  | 1 – Restaurant 5 |
|                    | 2 - Type C1  | 1 – Shop 1       |
|                    | 2 - Type D1  | 1 – Shop 2       |
|                    | 1 - Type PH1   | 1 – Shop 3       |
|                    | 1 - Type PH2   | 1 – Shop 4       |
|                    | 4 - Type PH3   | 1 – Shop 5       |
|                    | 4 - Type PH4   |                  |
|                    | 1 - Type PH5   |                  |
| 1 - Type PH6       |  |                  |
| 1 - Type PH7       |  |                  |
| 1 - Type PH8       |  |                  |

|                             |  |
|-----------------------------|--|
| <b>Size of Jacuzzi Pool</b> | 6.0m long X 3.0m wide X 1.0m deep (approx) at 4 th storey level.   |
| <b>Set Back Distance</b>    | 7.6m building setback  |
| <b>Ceiling Height</b>       | <p>Basement 2 Level: Lift Lobby - 2.4m Carpark + Driveway – 2.7m</p> <p>Basement 1 Level: Retail Shops - 2.6m / 3.2m Lift Lobby - 2.7m Carpark + Driveway – 4.5m</p> <p>1 st Storey Level: Restaurant - 2.4m / 5.0m Lift Lobby - 2.7m</p> <p>2 nd Storey Level: Living/ Dining/ Bedroom/ Open Kitchen - 3.0m Kitchen – 2.4m (Unit Type C1, D1) Bathroom – 2.4m</p> <p>3 rd Storey Level: Living/ Dining/ Bedroom/ Open Kitchen - 3.0m Kitchen – 2.4m (Unit Type C1, D1) Bathroom – 2.4m</p> <p>4 th Storey Level: Living/ Dining/ Bedroom – 3.0m / 2.4m Living/ Dining (Unit Type PH8) – 2.7m Kitchen – 2.4m Bathroom – 2.4m</p> <p>Attic: Master Bedroom / Bedroom - 2.5 m / 2.9m Bathroom – 2.4m</p> |
| <b>Town Gas</b>             | No Town Gas  |
| <b>Set Back Distance</b>    | Cold water supply to all bathrooms and kitchen. Hot water supply to all bathrooms only.  |

**Nearby Education Institutions**

|                  |  |
|------------------|--|
| Primary School   | Ai Tong Primary School<br>Guangyang Primary School<br>Kheng Cheng School<br>Marymount Convent School |
| Secondary School | Catholic High School   |
| Junior College   | Raffles Institution  |

**HUTTONS PROJECT-IN-CHARGE**

|      |                             |
|------|-----------------------------|
| NAME | <b>WILLIE KHOO 91054886</b> |
|      | <b>WILLIE KHOO 91054886</b> |