

# MYRA

- Project Name** : MYRA
- Developer** : Tiara Land Pte Ltd (a subsidiary of Selangor Dredging Berhad)
- Address** : 9 Meyappa Chettiar Road Singapore 358456 (District 13)
- Tenure** : Freehold (Estate in Fee Simple)
- General Description** : Proposed erection of a block of 12 storey residential flats (Total 85 units) with basement carpark and provision of a swimming pool at 1st storey on Lot 06301M, 06302W, 00692W, 00693V, 05351T, 97439V, 05807T, 05808A, 05809K, 97410W, 97411V, 10940C MK 17 at Meyappa Chettiar road / Woodsville Close (Toa Payoh planning area)
- Site Area** : 2,851.1 sqm
- Plot Ratio** : 2.1
- Expected Date of Vacant Possession** : 31 December 2023 (31/12/2023)
- Expected Legal Completion Date** : 31 December 2026 (31/12/2026)
- Development Brief** :
- 85 exclusive homes
  - 12 storeys + Basement 1
    - 11 storeys of apartments (Level 2 to Level 12)
    - 1st storey of communal facilities and Drop off
    - Basement carpark
  - 1 Bedroom to 4 Bedroom

No. of Bedroom	Unit Types	No. of Units	Size Range (Sqft)
1 Bedroom	A1, A2	22	474
2 Bedroom	B1	8	700
	B2 / B2A	7 / 1	678
	B3	11	732
	B4	11	667
3 Bedroom	C1	11	872
4 Bedroom	D1, D2	14	1313 / 1324
<b>TOTAL No. of Units</b>		<b>85</b>	

- Carpark & Others** :
- Basement 1 – 70 lots  
68 car parking lots and 2 handicap car parking lots
  - Level 1 – No. of Bicycle Lots - 22

**Estimated Maintenance Fee**

No. of Bedroom	Unit Types	Estimated Fee Per Month
1 Bedroom	A1, A2	\$305
2 Bedroom	B1, B2, B2A, B3, B4	\$366
3 Bedroom	C1	\$366
4 Bedroom	D1, D2	\$427

**Facilities & Features**

- |                      |                           |   |
|----------------------|---------------------------|---|
| 1. Guard House       | 11. Pool Deck             | 21. Alfresco BBQ                          |
| 2. Pedestrian Gate   | 12. Outdoor Showers       | 22. Chill Deck                            |
| 3. Arrival Plaza     | 13. Changing Room         | 23. Poolside Walk                         |
| 4. Reflection Garden | 14. Outdoor Gym           | 24. Seating Area                          |
| 5. Grand Lobby       | 15. Hydro Gym             | 25. Bin Centre                            |
| 6. Bar Counter       | 16. Therapy Pool          | 26. Valve Chamber                         |
| 7. Outdoor Dining    | 17. 25M Lap Pool          | 27. Bicycle Parking Lots                  |
| 8. Leisure Lawn      | 18. Pool Deck             | 28. Electrical Substation                 |
| 9. Playground        | 19. Sunbath Lounger       | 29. Generator                             |
| 10. Play Pool        | 20. Rivulet Pool Overflow | 30. Domestic water transfer tank and pump |
|                      |                           | 31. Vent shaft for basement               |

*For detailed descriptions, refer to Site Plan*

**Architect**

: JGP Architecture (S) Pte Ltd

**Design Architect**

: Pitman Tozer Architects Pte Ltd

**Landscape**

: Aspex of Design Pte Ltd

**Main Contractor**

: To Be Advised (TBA)

**Appointed Lawyer**

: De Souza Lim & Goh LLP

**Project Account**

: OVERSEA-CHINESE BANKING CORPORATION LIMITED FOR PROJECT ACCOUNT NO. **713-014439-001** OF TIARA LAND PTE. LTD.

**TT Details - Bank Transfer**

Bank	:	<b>OVERSEA-CHINESE BANKING CORPORATION LIMITED</b>
Account Number	:	713-014439-001
Account Name	:	TIARA LAND PTE LTD – WOODSVILLE PROJECT ACCOUNT
Bank Code	:	7339
Swift Code	:	OCBCSGSG
Branch Code	:	503
Branch Name	:	North

**Disclaimer:**

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## CEILING HEIGHT:

	Unit Types								
	A1	A2	B1	B2	B2a	B3	B4	C1	D1
Entrance	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40
Master Bedroom	2.85/2.40	2.85/2.40	2.80/2.40	2.85/2.40	2.85/2.40	2.85/2.40	2.85/2.40	2.85/2.40	2.85/2.40
JMaster Bedroom	-	-	-	-	-	-	-	-	2.85/2.40
Bedroom(s)	-	-	2.80/2.40	2.85/2.40	2.75/2.40	2.85/2.40	2.85/2.40	2.85/2.40	2.85/2.40
Living	2.85	2.85	2.80/2.40	2.85	2.75	2.85	2.85/2.40	2.85/2.40	2.85
Dining	2.85/2.40	2.85/2.40	2.80/2.40	2.85/2.40	2.75/2.40	2.85/2.40	2.85/2.40	2.85/2.40	2.85/2.40
Dry Kitchen	-	-	-	-	-	-	-	-	2.85/2.40
Kitchen	2.40	2.40	2.40	2.40	2.40	2.40	2.85/2.40	2.40	2.40
Corridor	-	-	2.40	-	-	2.40	2.40	2.40	2.40
Master Bath	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40
Junior Master Bath	-	-	-	-	-	-	-	-	2.40
Bath (s)	-	-	2.40	2.40	2.40	2.40	2.40	2.40	2.40
Utility	-	-	-	-	-	-	-	-	2.85
WC	-	-	-	-	-	-	-	-	2.40
Balcony (s)	2.80	2.80	2.75	2.80	2.70	2.80	2.80/2.40	2.80	2.80

Note:

- Ceiling height – floor finish to underside of slab / ceiling (where applicable) in meter
- Localised bulkheads and beams at 2.4m (where applicable)

## Electrical Schedule:

Electrical Provision	Unit Types									
	A1	A2	B1	B2	B2a	B3	B4	C1	D1	D2
Power Point	11	11	15	15	15	15	15	23	29	29
Lighting Point	7	7	9	9	9	11	10	12	14	15
Washer cum Dryer Point	1	1	1	1	1	1	1	1	1	1
Cooker Hood Point	1	1	1	1	1	1	1	1	1	1
Cooker Hob Point	1	1	1	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	1	1	1
Water Heater Point	1	1	2	2	2	2	2	2	3	3
Fridge Point	1	1	1	1	1	1	1	1	1	1
Audio Intercom Point	1	1	1	1	1	1	1	1	1	1
Bell Point	1	1	1	1	1	1	1	1	1	1
Mechanical Ventilation	1	1	-	1	1	-	2	1	2	1

## TV / cable services / telephone points

TV / Cable Services / Telephone Points Provision	Unit Types									
	A1	A2	B1	B2	B2a	B3	B4	C1	D1	D2
Telephone Point	2	2	3	3	3	3	3	4	5	5
Data Point	5	5	6	6	6	6	6	7	8	8
TV Point	2	2	3	3	3	3	3	4	5	5

Smoke detector shall be provided according to statutory requirement

Note:

- All wirings will be concealed conduits where possible. Where there is a false ceiling, the wirings may be surface mounted conduit in the ceiling space. Exposed trunking at AC ledge(s).
- The routing of services within the units shall be at the sole discretion of the Architect and Engineers.
- Refer to TV / Cable Services / Telephone Points Schedule.

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**Provisions of Finishes**

**Internal Wall Finishes - Common Areas**

- (a) Porcelain/homogeneous tiles and/or cement and sand plaster and/or skim coat with emulsion paint finish to Lift Lobbies, Corridors, Staircases and Landings.
- (b) Porcelain/homogeneous tiles laid up to false ceiling height to Changing Room / Toilet.

Note:-

Wall surface above false ceiling level will be in original bare condition

**Internal Floor Finishes - Residential Units**

- (a) Porcelain/homogenous tiles with tile skirting to Entrance, Living, Dining and Utility.
- (b) Porcelain/homogeneous tiles to Bathroom(s), WC and Kitchen(s).
- (c) Composite wood to Balcony.
- (d) Engineered wood flooring with timber skirting to Bedroom(s).
- (e) Cement and sand screed finish to AC Ledge(s).

**Air-conditioners**

- (a) Wall-mounted air-conditioning unit to all Bedroom(s), Living (Type A1 and A2)
- (b) Wall-mounted air-conditioning unit to all Bedroom(s), Living, Dining (Type B1, B2, B2a, B3, B4, C1, D1 and D2).

**Other Specifications**

Location	Item	Brand
Living Room	Audio Intercom System	TBA
	Door Lock	TBA
Kitchen	Induction Hob & Hood	Bosch
	Built-in Oven	Bosch
	Fridge	Bosch
	Washer cum Dryer	Bosch
	Cabinetry	TBA
Bathrooms	Sanitary Fittings	Generally, Grohe
Bedrooms	Wardrobe	TBA

**Additional Items**

Kitchen cabinets and appliances

- (a) Kitchen cabinet – timber cabinet with melamine and/or laminated finish, with Quartz surface worktop.
- (b) Appliance Schedule

Unit Type	List of Bosch (or equivalent) appliances provided
A1, A2, B1, B2, B2a, B3, B4, C1, D1, D2	hob, hood, built-in oven, fridge, washer cum dryer

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**Option to Install Balcony Screens**

Bedroom Type	Unit Type	Estimated Strata Area of Balcony	Cost (S\$)
1 Bedroom-	A1 & A2	5.7sqm	\$10,000
2 Bedroom	B1	5.4sqm	\$8,600
	B2 / B2a	6.3sqm	\$16,700
	B3	5.7sqm	\$10,650
	B4	5.7sqm	\$8,200
3-Bedroom	C1	7.4sqm	\$17,050
4-Bedroom	<u>D1</u>		\$24,350
	Living Room	8.1sqm	
	Junior Master	4.1sqm	
	D2	13.7sqm	\$15,900

The option to install the approved balcony screen for the balcony of the Unit by the time the developer delivers vacant possession of the Unit. The balcony screens will be installed at an additional cost to be paid by the date the duly signed Sale and Purchase Agreement is returned to Developer. Prices indicated in this document is based on August 2020 and may vary or subject to change thereafter.