

10 EVELYN

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HUTTONS ADAPTE LTD ESTATE AGENT LICENCE NO. L3088806



Development	10 EVELYN
Developer	Creative Investments Pte Ltd (Amara Holdings)
Property Type	4 blocks of 5-storey with attic residential flats development with basement carpark, swimming pool, gymnasium and communal facilities
District / Address	District 11 10 Evelyn Road Singapore 309312
Show flat address	Unit #02-06/07/08 100 AM (former Amara Shopping Centre, next to Amara Singapore Hotel) 100 Tras Street Singapore 079027
Tenure of Land	Freehold
No. of Units	56
No. of Car Park	56 + 2 (Disabled)
Expected Date of Vacant Possession	30 June 2021
Site Area (sqm/sqft)	Approx 2814.80 sq m/ 30,298 sq ft

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Other Development Details

Architects	W Architects
Landscape Architects	Coen Design Internationa Pte Ltd
Main Contractor	Precise Development Pte Ltd
Developer Lawyer	Rajah & Tann Singapore LLP
Project Account	DBS Bank Ltd for Project A/C No. 003-700123-6 of Creative Investments 10 Evelyn Project A/C
Payee's Bank Account	DBS Bank 12 Marina Boulevard, DBS Asia Central Marina Bay Financial Centre Tower 3 Singapore 018982
Payment made by TT	DBSSSGSG
Payment Schedule	Deposit – 5% Exercise Option – 15 % (8 weeks)

KITCHEN APPLIANCES	DE DIETRICH - Hood - Hob Induction - Washer / Dryer - Refrigerator - Oven
KITCHEN SINK	FRANKE
KITCHEN MIXER	GROHE
SANITARY & FITTINGS	TOTO WASHLET – Water Closet DURAVIT – Wash Basin GROHE – All fittings
SMART HOMES	ABB Home Automation – Home Automation (ABB Free@Home) Lighting & Air Conditioning Control (Living/Dining & one Bedroom) Smart Switches – ABB Millennium Yale Smart Digital Door Lock (Interface with Home Automation) Outdoor Stations - Video Intercom Indoor Station – Video Hands Free Visitor Gates & Lift Cars ID/IC Card Readers
FACILITIES	Gymnasium Swimming Pool (20 meters) Pool deck Landscape Courtyard with Lawn Landscape pathway from entrance at Newton Road
Distance from School	ACS Primary – 0.684km ACS Junior – 0.789km St. Joseph's Institution Junior- 0.611km St. Margaret's Primary – 1.509km CHIJ Toa Payoh – 1.857km

Site Plan



Unit Mix

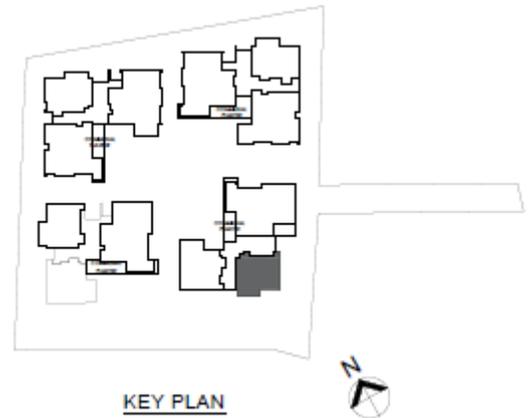
Type		Area (sqm/sqft)	Total Units	Share Value/Maintenance Fee @ \$44/share
1-Bedroom (495 - 786 sqft)	A1a	47/506	1	28/50%
	A1b	49/527	2	
	A1b	73/786 (void 24/258)	1	
	A1c	49/527	2	
	A1d	49/527	1	
	A1d	73/786 (void 24/258)	1	
	A2a	46/495	3	
	A2a	71/764 (void 25/269)	1	
	A2b	46/495	3	
	A2b	67/721 (void 21/226)	1	
	A3a	46/495	1	
	A3b	46/495	3	
	A3b	71/764 (void 25/269)	1	
	A3c	46/495	1	
	A3d	46/495	3	
	A3d	71/764 (void 25/269)	1	
A4	57/613	1	6/\$264	
A5	54/581	1		
2-Bedroom (732 - 1163)	B1a	77/829	1	24/43%
	B1b	77/829	1	
	B1c	75/807	1	
	B1d	75/807	2	
	B1e	77/829	1	
	B2a	68/732	1	
	B2b	70/753	2	
	B2c	69/743	1	
	B2c	108/1163 (void 39/418)	1	
	B2d	69/743	1	
	B2e	70/753	2	
	B2f	69/743	1	
	B2f	108/1163 (void 39/418)	1	
	B3a	75/807	1	
	B3b	74/797	2	
	B3c	76/818	1	
	B3d	76/818	1	
	B3e	75/807	2	
B3f	74/797	1		
3-Bedroom Penthouse (1410 - 1432 sqft)	PH1	132/1421 (void 17/183)	1	4/7%
	PH2	133/1432 (void 18/194)	1	
	PH3	133/1432 (void 17/183)	1	
	PH4	131/1410 (void 17/183)	1	
Total			56	56

Floor Plans – 1 bedroom

Type A2 (b)

Unit # 02-02, 03-02, 04-02

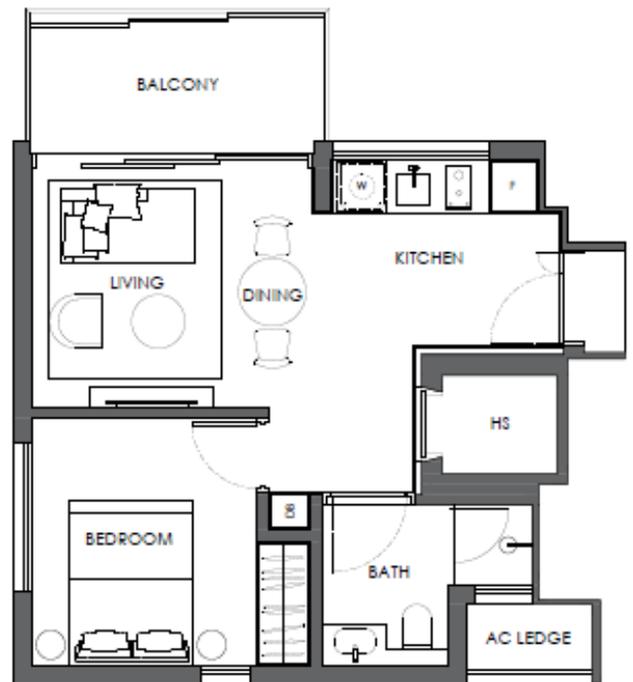
Estimated Floor Area: 46 sq.m.



Type A1 (d)

Unit # 03-03

Estimated Floor Area: 49 sq.m.



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Type A1 (a) Unit # 02-04

Estimated Floor Area: 47 sq.m.



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Type A2 (a) Unit # 02-05, 03-05, 04-05

Estimated Floor Area: 46 sq.m.

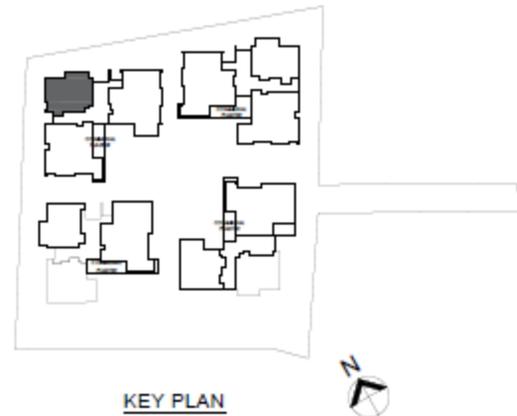


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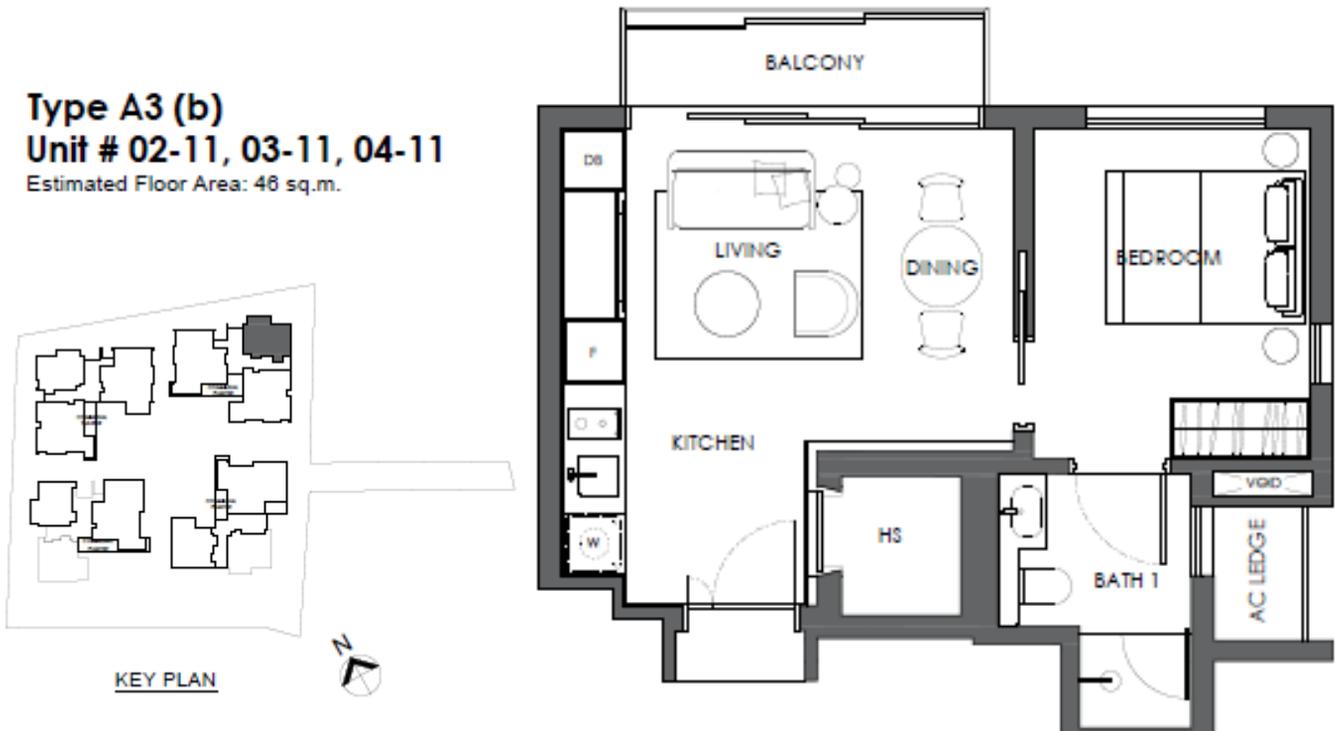
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Type A3 (d)
Unit # 02-08, 03-08, 04-08
Estimated Floor Area: 46 sq.m.



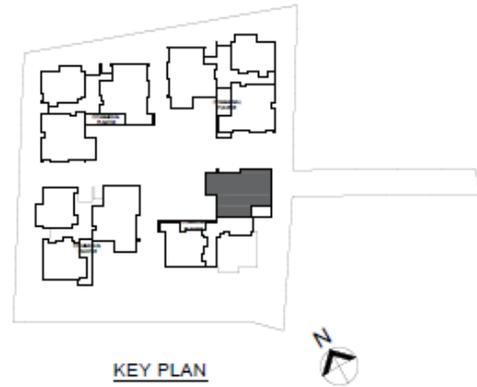
Type A3 (b)
Unit # 02-11, 03-11, 04-11
Estimated Floor Area: 46 sq.m.



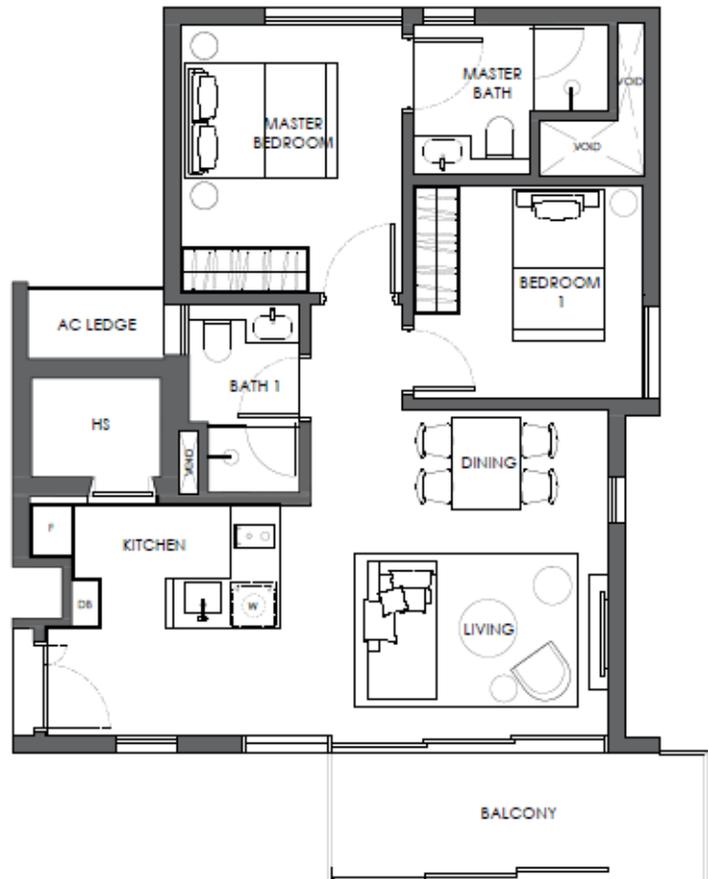
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Floor Plans – 2 bedroom

Type B1 (d)
Unit # 02-01, 04-01
Estimated Floor Area: 75 sq.m.



Type B1 (b)
Unit # 03-06
Estimated Floor Area: 77 sq.m.



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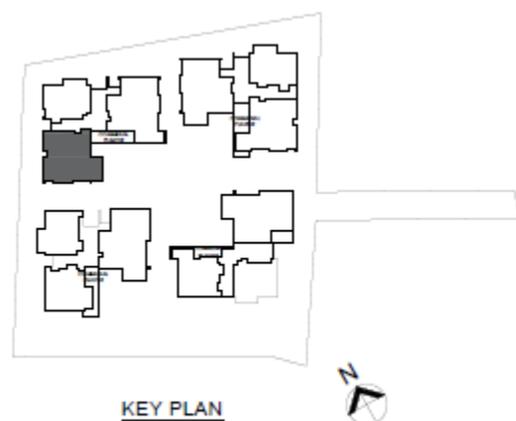
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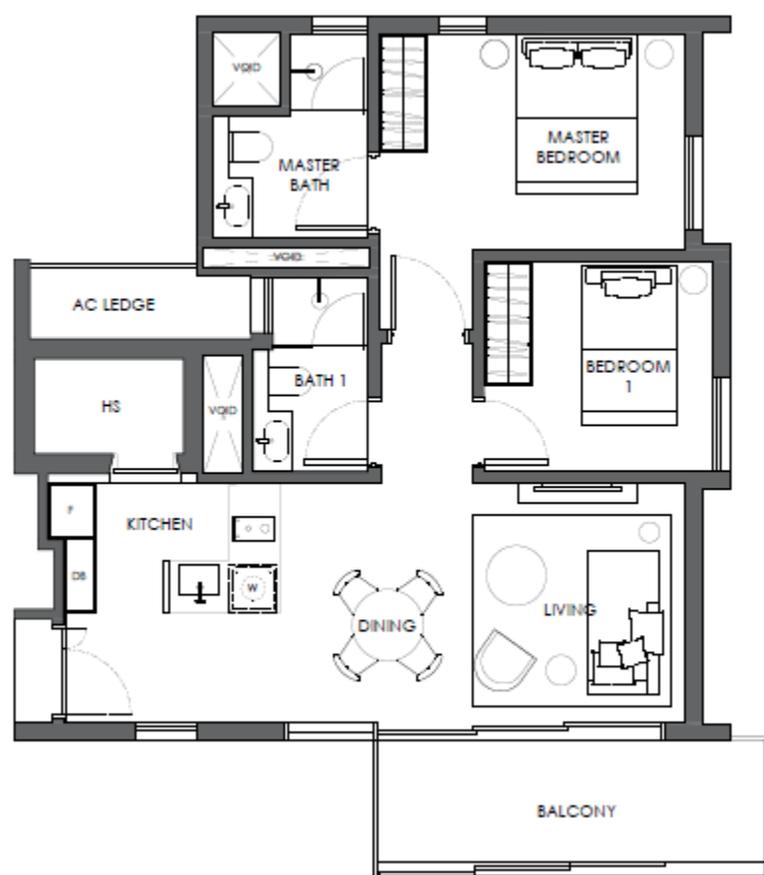
Type B2 (e) Unit # 02-07, 04-07

Estimated Floor Area: 70 sq.m.



Type B3 (e) Unit # 02-09, 04-09

Estimated Floor Area: 75 sq.m.

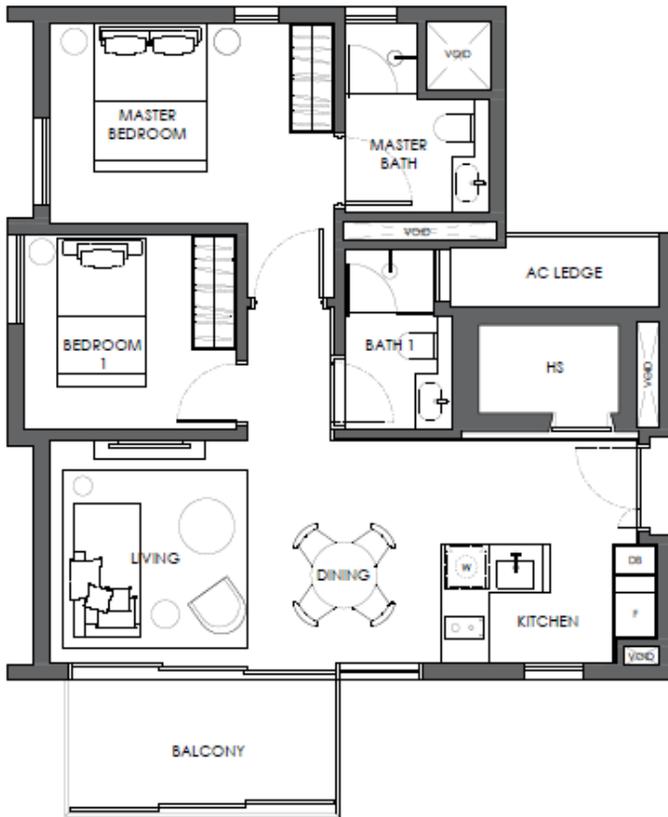


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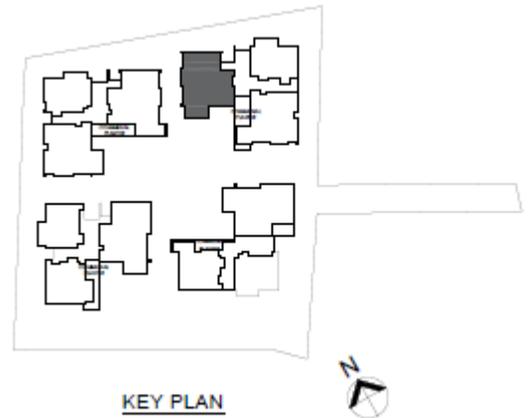
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Type B3 (b)
Unit # 02-10, 04-10
Estimated Floor Area: 74 sq.m.



Type B2 (b)
Unit # 02-12, 04-12
Estimated Floor Area: 70 sq.m.



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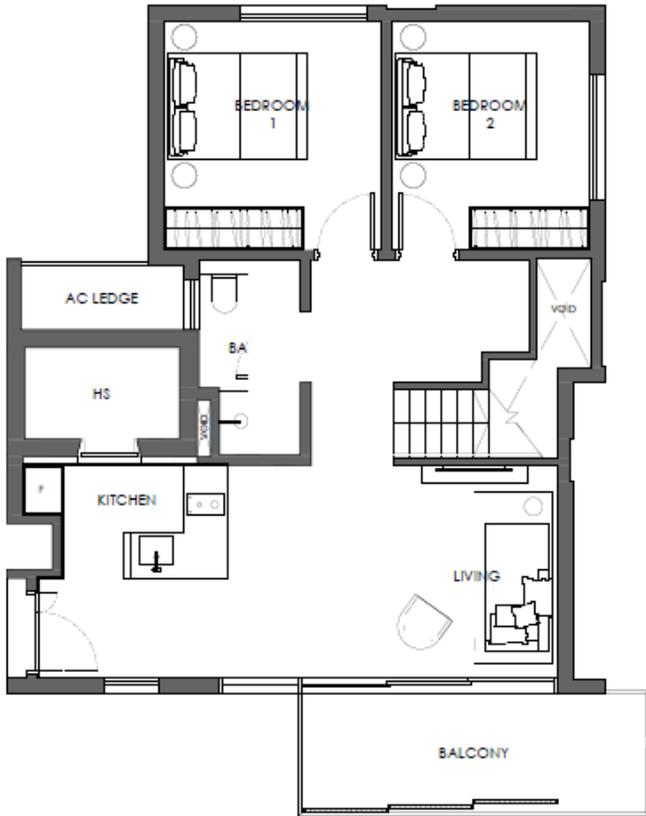
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3 Bedroom Penthouse

Type PH1

Unit # 05-06

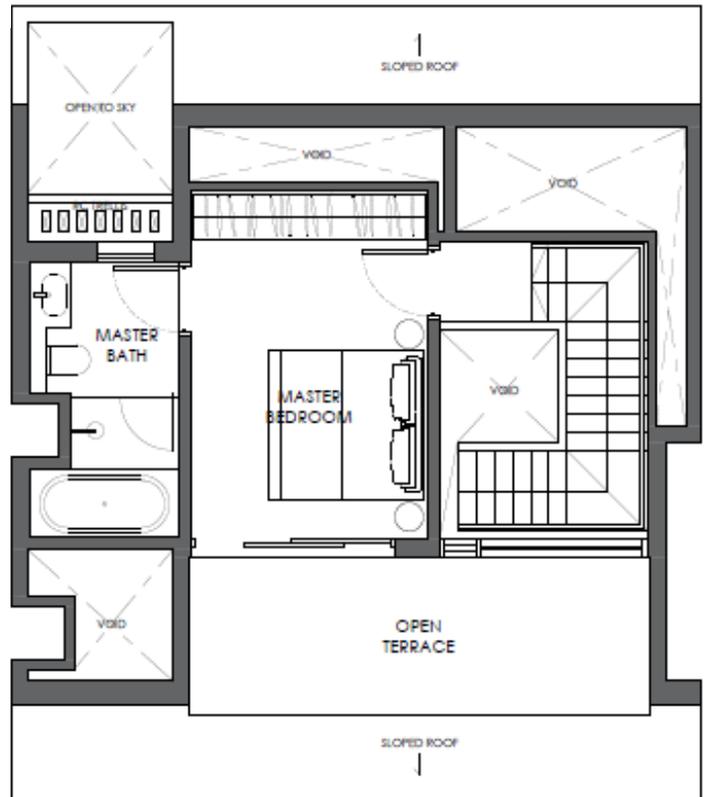
Estimated Floor Area: 115 sq.m. (excludes void at attic 17 sq.m.)



5TH STOREY PLAN



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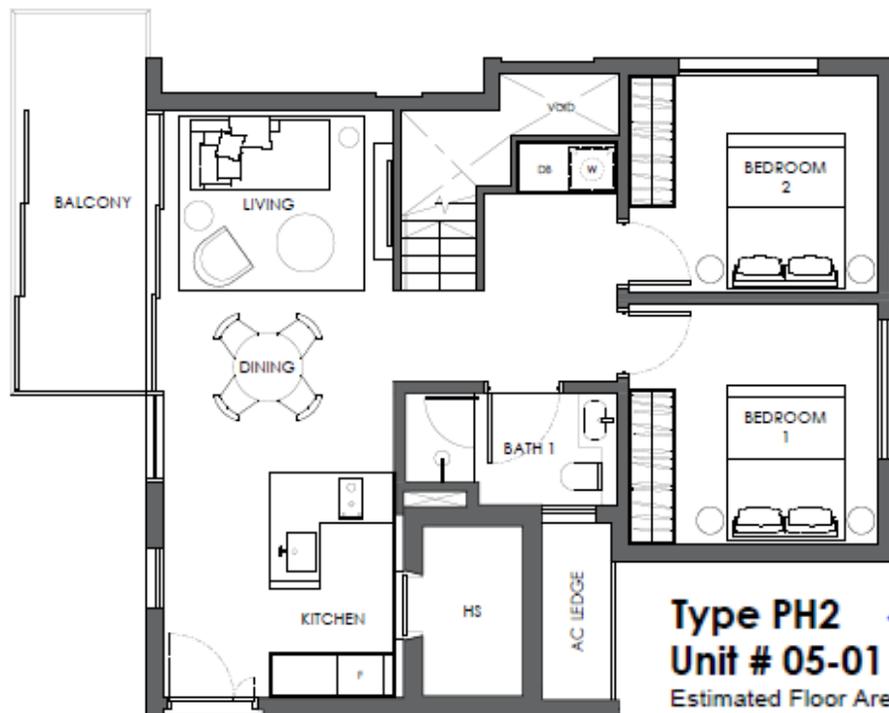


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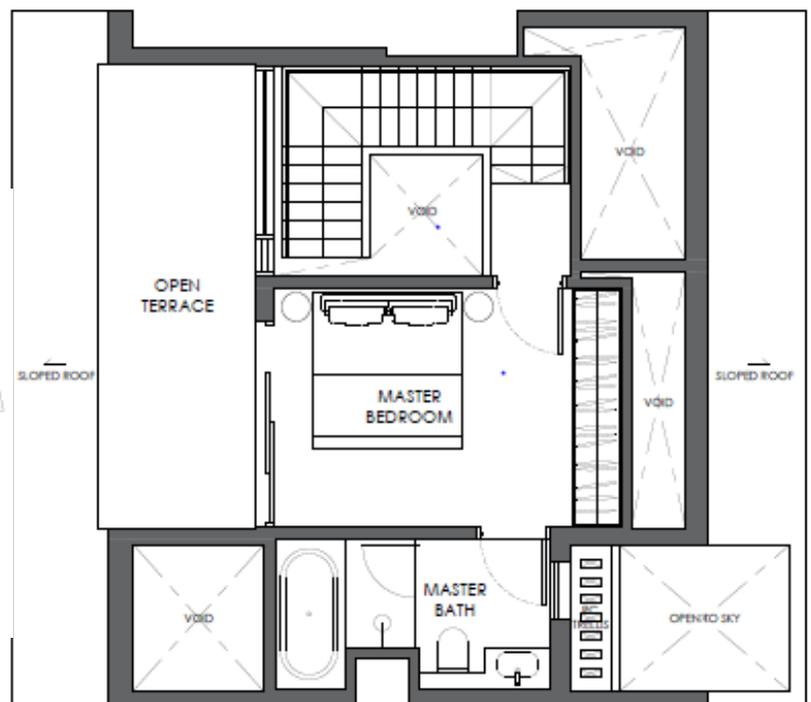
Type PH2
Unit # 05-01

Estimated Floor Area: 115 sq.m. (excludes void at attic 18 sq.m.)

5TH STOREY PLAN



KEY PLAN



ATTIC PLAN

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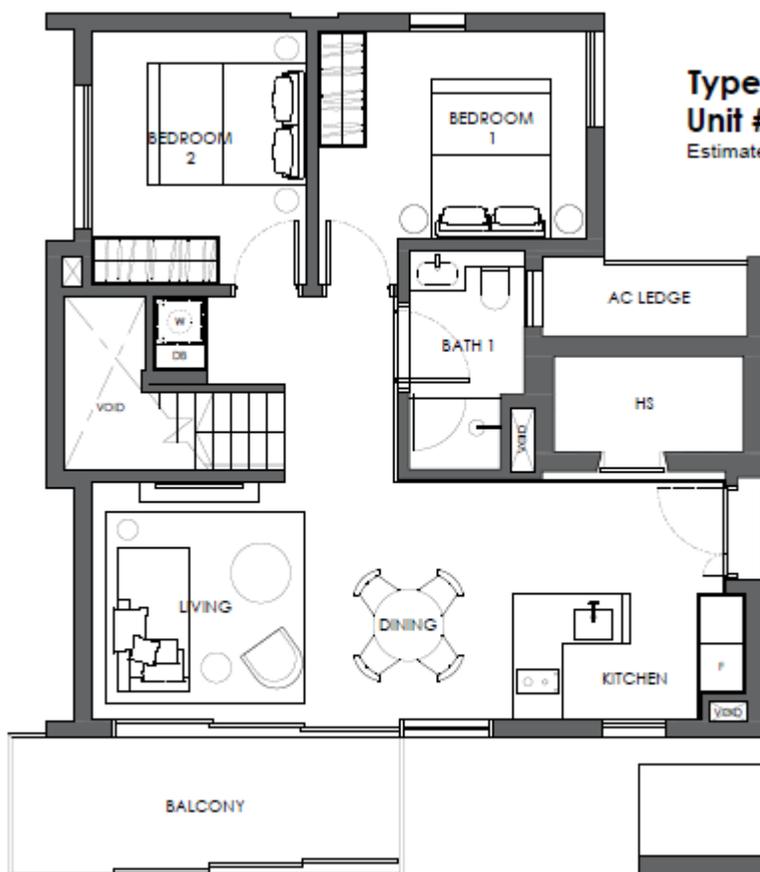
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Type PH3 Unit # 05-10

Estimated Floor Area: 116 sq.m. (excludes void at attic 17 sq.m.)



5TH STOREY PLAN



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ATTIC PLAN

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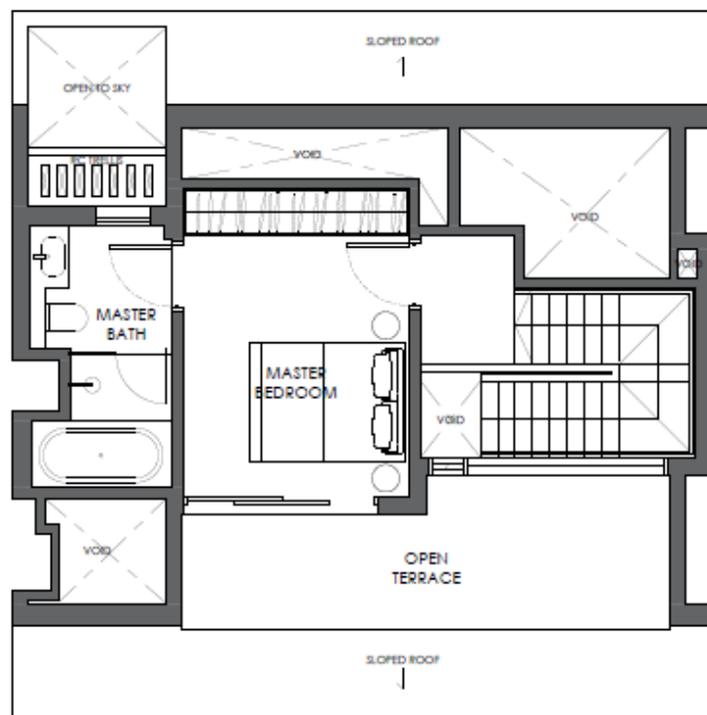
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Type PH4 Unit # 05-09

Estimated Floor Area: 114 sq.m. (excludes void at attic 17 sq.m.)



ATTIC PLAN