



THE IVERIA

A COLLECTION BY 

FACT SHEET

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Do not form part of Contract

"IVERIA"

2 Kim Yam Road, Singapore 239320

PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 1 BLOCK OF 18 STOREY RESIDENTIAL FLATS (TOTAL 51 UNITS) WITH BASEMENT CAR PARK AND PROVISION FOR A SWIMMING POOL AT ROOF TERRACE ON LOT 0874X & 01641C TS 21 AT KIM YAM ROAD (RIVER VALLEY PLANNING AREA)

Project Summary

Developer	Maclly Iveria Pte Ltd
Legal Description	LOT 0874X & 01641C TS 21 AT KIM YAM ROAD
Description	<p>Site Area –1,364.90 sqm Total car park lot: 51 lots + 2 handicap lots 5 surface car park lots at 1st storey 8 car park lots at Basement 1 38 lots Automated Guided Vehicle (AGV) Parking System</p> <p>Facilities: Infinity Swimming Pool - approx. 66 sqm. Sun Deck Pool Side Deck Sky Deck Gourmet Dining Cascading Terrace Private Parcel Locker Bicycle lot (9 lots)</p> <p>2nd to 18th storey units ceiling height – approx. 2.8 m with localized areas 2.4m</p> <p>Bathroom ceiling height – approx 2.4 m</p> <p>Wardrobes: Wardrobe provided in all Bedrooms.</p>

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Legal TOP date	30th April 2023
Legal Completion	30th April 2026
Expected TOP date	December 2022
Tenure of Land	Freehold (Estate in Fee Simple)

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No. & Type of Units

Type	No. of Bedroom	No. of Units	Area	
			m ²	Sq ft
A	3 Bedroom + Study	17	85	915
B	3 Bedroom + Study	17	88	947
C	3 Bedroom + Study	17	84	904

Payment Terms Progressive

Features

- "Daikin or Mitsubishi" Air-Con
- Kitchen Cabinets, "Gaggenau" Gas Hob, Cooker Hood and Oven
- "Bosch" Fridge and Washing machine cum dryer
- "Reginox" faucets,
- "Dombracht" Shower mixer, Handheld shower set and mixer
- "Scarabeo" Basin
- "Duravit" Sanitary wares.
- Wardrobes
- Audio intercom to gate
- Private parcel locker

Estimated Maintenance Fee: \$380-\$450



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Approvals

Building Plan Approval No.	A1404-00457-2018-BP01 (27/09/2019)
Developer's License No.	C1314
Project Account	OVERSEA-CHINESE BANKING CORPORATION LIMITED FOR PROJECT ACCOUNT NO. 713-082758-001 OF MACLY IVERIA PTE LTD

Consultants

Architects	JGP Architecture (S) Pte Ltd
C & S Engineer	KH Consultants
M & E Engineer	Elead Associates Pte Ltd
Main Contractor	Not yet awarded
Developer's Lawyer	Dentons RODYK

Geographical Location

Approx 10 Mins walk to Roberson Quay, approx 12 Mins walk to Orchard Road and approx. 8 Mins drive to CBD.

Booking Procedures

Booking Fees	5%. Option names cannot be added or deleted.
Next Payment	15% (8 weeks from date of option)
S&P	The Sales and Purchase Agreement has to be signed within 3 weeks from the date the Purchasers or their Solicitors receives the Agreement Package. As a guide the documents will be sent within 1 week of the option date.



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Forfeiture of Booking Fee

25% of the booking fee (option fee) is forfeited if the Buyer/s do not exercise the option within the stipulated period. The Balance 75% of the booking fees will be refunded

Others

- *Purchasers have to be 21 years and above.
- *Foreigners eligible
- *All purchaser/s must appoint a solicitor to act for them in the sale and purchase of their unit. Usually the bank which is providing the end financing will recommend one of their panel of solicitors.
- *The initial 5% payment to the developer is to be paid in CASH
- *Purchases who are using CPF money have to be directly related i.e. Spouse children Parents Siblings