

Project Name	Atlassia 
Developer	K16 Place Pte Ltd
Land Area	1300.3 m <sup>2</sup>
Tenure of Land	Freehold
Address	Residential - 40 Joo Chiat Place Commercial - 30, 32, 34, 36, 38, 42, 44, 46 Joo Chiat Place
Project Description	9 units of 2-storey conservation shophouses involving new 5-storey rear extension block with attic
Total No. of units	31 Freehold Apartments 8 Boutique Shops & Restaurants
Architect	Formwerkz Architects LLP
Project ID	Quod Architects
Showflat ID	Naii Studio
M & E Consultant	PTA Consultants Pte Ltd
C&S Consultant	HY Engineers Pte Ltd
Conveyancing Solicitor	Rajah & Tann
Unit Mix	<b>Refer Unit Breakdown</b>
Facilities	<p>1st Storey:</p> <ul style="list-style-type: none"> <li>- Electric Car Charging</li> <li>- E-bike Charging</li> <li>- Mechanical Car Park (10 lots)</li> <li>- Car Park (7+1 lots)</li> <li>- Bicycle Lots (x no.s)</li> <li>- Accessible Washroom</li> </ul> <p>2nd Storey:</p> <ul style="list-style-type: none"> <li>- 12.5 meter Swimming Pool</li> <li>- Jacuzzi</li> <li>- Accessible Washroom</li> <li>- Outdoor Pool Shower</li> </ul> <p>Common Area:</p>
No of Carpark	17 Carpark Lots + 1 Accessible Lot
Expected Date of Vacant Possession	15-Nov-25
Expected Date of Legal Completion	15-Nov-28
Project Account Details	<b>K16 Place Pte Ltd - Project Account No. : 601-515356-001</b>
Est. Maintenance Fee	TBA
Unique Features	<p><b>1. location- the 15 minute neighbourhood – everything within 15 mins walk</b></p> <p>a/ Eateries – wide variety of restaurants, hipster joints and famous local delights that pepper the streets of Joo Chiat – foodie heaven</p> <p>b/ situated within a predominantly low-rise landed area</p> <p>c/ Situated in the Old World Charm of Joo Chiat Estate, Singapore’s first Heritage Town. Within the conservation area; surrounded by conserved shophouses. A location that exudes laid-back charms, introducing a ‘modern kampung’ way for life.</p> <p><b>2. collector’s item - an opportunity to own a piece of history</b></p> <p>a/ original Art Deco conservation shophouses from 1930s</p> <p><b>3. Freehold</b></p> <p>a/ Allows flexibility in managing investment.</p> <p><b>4. Rare boutique mixed development</b></p> <p>a/ mixed development of only 31 residential units and 9 commercial units situated in the heart of Joo Chiat</p> <p><b>5. Features</b></p> <p>a/ <i>move in condition - false ceilings &amp; down lights included</i></p> <p>b/ <i>traditional brick construction form solid walls for better noise insulation</i></p> <p>c/ <i>easy to receive deliveries with smart security system (smart phone enabled)</i></p> <p>d/ smart storage - modular wardrobes that maximise space all the way to the ceiling, plentiful drawers in kitchens</p> <p>e/ <i>smart, clean use of space - multi function kitchen equipment (combination microwave oven) &amp; integrated washer/dryer</i></p> <p>f/ sustainable luxury - natural materials applied where possible</p> <p>g/ <i>Selected units include a pull-out integrated dining table to seat additional guests</i></p> <p>h/ bathrooms - quality TOTO wares from Japan and Germany, integrated storage and lighted mirrors</p> <p>i/ kitchen - SMEG italian appliances, natural quartz countertop &amp; backsplash, integrated granite basin from Germany</p> <p>j/ cabinet for distribution board- built in cabinet</p> <p>k/ wall mounted air con system- Daikin</p> <p>l/ hot water supply to kitchen and all bathrooms (storage water heaters)</p> <p>m/ High ceiling heights of almost 4.5 metres create a luxurious sense of space.</p> <p><b>6. Façade Features</b></p> <p>a/ Traditional materials provide inspiration for the rear extension block, such as the modern use of terracotta roof tiles.</p> <p>b/ Unique breeze blocks inspired by traditional ventilation double as weather protection while gently adapting to modern forms and materials.</p> <p>c/ Unique jack roof features allow light and air to breathe in the mezzanine bedrooms</p>