

REZI 35 – FACT SHEET

Development Name	REZI 35
Location	20, Lorong 35 Geylang, Singapore 387949 (District 14)
Legal Description	Lot 98851A MK 24
Developer	DEVELOPMENT 35 PTE LTD (A joint venture project by : TEE Land Ltd, & Kim Seng Heng Realty Pte Ltd)
Land Tenure	Freehold
Building Plan Approval Number	A1553-00203-2016-BP01 approved on 15/8/2017
Developer's License	C1224
Developer's Account Number	HONG LEONG FINANCE LIMITED for Project Account No 101-3003832-3 of Development 35 Pte Ltd.
Plot Ratio	2.8
Overall Site Area	1,114.70 sq m (11,999 sq ft)
No. of Block	1 Block 8 Storey Residential Flat
Total No. of Units	Total 44 units <ul style="list-style-type: none">• 10 units of 1 bedroom Type A & H;• 5 units of 1 bedroom + study Type E;• 5 units of 2 bedroom Type G;• 10 units of 2 + study Type C/C1 & D;• 10 units of 3 bedroom Type B & F;• 2 units of 4 bedroom premium Type I & J• 1 unit of 3 bedroom Type K• 1 unit of 2 bedroom Type L at 8th storey
Car Park Capacity	32 mechanical car lots, 11 surface, 1 open, total 44 lots and 1 Handicapped Lot at 1st Storey.
Recreational Facilities	1st Storey <ul style="list-style-type: none">• Covered Surface , Open and Mechanical Car parking facilities with Handicapped lot• Bicycle Park 2nd Storey <ul style="list-style-type: none">• Leisure Pool (approx. 16.5m lap X 3.95m wide X 1.2m deep)• Pool Deck• BBQ with sitting/dining area• Gymnasium• Handicapped Toilet• Shower Area 3rd Storey <ul style="list-style-type: none">• The Courtyard with Sitting Area
Estimated Date of Vacant Possession	31 December 2020
Estimated Date of Legal Completion	31 December 2023 or 3 years after Notice of Vacant Possession whichever is earlier

REZI 35 – FACT SHEET

Town Gas	No Town Gas
Water Supply	Hot and Cold water supply to all Bathrooms and Powder Room
Floor to Floor Height	Typical Apartment floor to floor height 3.15m. Ceiling height to refer to Ceiling Height Table in the brochure
Security Feature	Vehicular Access System with gate, CCTV at strategic locations and Card Access to communal facilities where applicable. Intercom system for the units.
Set Back Distance	Build to edge of boundary under Geylang Urban Design Guidelines - GUDG (Geylang Planning Area)
Written Permission	ES20170126R0138 dated 30/5/2017
Building Plan	A1553-00203-2016-BP01 approved on 15/8/2017
Architect	Park + Associates Pte Ltd
Structure Engineer	Ronnie & Koh Consultants Pte Ltd
M&E Engineer	DP Engineers Pte Ltd
Quantity Surveyor	Rodney Chng & Associates Pte Ltd
Main Contractor	Yet to be appointed
Project I/C	Roy Chan 9278 8885

Unique Selling Points

Stack 01

- Pool facing

Stack 02

- Back facing East with unblocked view of Paya Lebar
- Living/Dining/Balcony has Pool view

Stack 03

- Back facing East with unblocked view of Paya Lebar

Stack 04 & 05

- Courtyard facing. Quiet and tranquil. Unit 03-04 & 03-05 can enjoy the closeness of the Courtyard greenery

Stack 06, 07

- Front facing West

Stack 08

- Front facing West
- Bedroom 2 has Pool facing

The four premium units at the 8th storey comes with closed Kitchen and an internal air-well.

All Household Shelter attached to Bedrooms complete with Pole System Storage

The 2, 2+study, 3 and 4 Bedrooms Type with at least 2 Bedrooms with attached Bathrooms which can be rented out on its own. Self sustained and yet can own stay without invading into your privacy with some own refinement. The rental can help to service the housing loan and yet owner occupied. Similar to Dual Key.

All Water Closet seat cover with washlet.

Smart Home devices from Samsung Home Connect is provided for owners to add on home smart features.

The Internal Courtyard at 3rd storey with lush landscape, water feature and sitting area for residents to interact and gather to know each other better. The Internal Courtyard is a place with serenity, tranquil and privacy for relaxation.

- Will be able to fetch higher rental with attached bathroom when renting on room basis.
- Convenience public transport connects to most part of the island, walking distance to Aljunied and Paya Lebar MRT. Highly accessible to other parts of Singapore via PIE, KPE, ECP & CTE.
- Wide range of amenities such as shopping, banking, eateries, leisure, lifestyle and health care readily available.
- Notable schools such as Kong Hwa School, Geylang Methodist Primary School, Broadrick Sec School and Geylang Methodist Sec School are close to the subject site.

REZI 35 – UNIT MIX

Types	No. of Bedrooms	Size (Sqft)	No of Units	Share Value (Per unit)	Maintenance Fee
A	1 Bedroom	452	5	5	\$250
H	1 Bedroom	441	5	5	\$250
E	1 Bedroom + Study	452	5	5	\$250
G	2 Bedroom	646	5	6	\$300
L	2 Bedroom	893	1	6	\$300
C	2 Bedroom + Study	840	3	6	\$300
C1	2 Bedroom + Study	850	2	6	\$300
D	2 Bedroom + Study	840	5	6	\$300
B	3 Bedroom	926	5	6	\$300
F	3 Bedroom	797	5	6	\$300
K	3 Bedroom	1,163	1	7	\$350
J	4 Bedroom	1,281	1	7	\$350
I	4 Bedroom	1,647	1	8	\$400
		Total :	44		

REZI 35 – NEARBY AMENITIES

Category	Amenities	Approx Dist in KM
MRT Train Stations	Paya Lebar MRT - 5 mins walk (interchange station East-west & Circle Line)	0.41
	Aljunied MRT Station	0.68
Bus-Stop	Sims Ville - B81051 / Bef Geylang East Ave 2 - B81031 2 - New Upp Changi Rd, Bedok, Upp Changi Rd/Lk/East/North, Loyang Way/Ave, Changi Village 13 - Still Rd, Marine Parade, Siglap, Upp East Coast Rd 21 - Eunos, Bedok/Resvr, Tampines, Loyang Ave, Pasir Ris Interchange 26 - Eunos, Kembangan, Chai Chee, Bedok Interchange 40 - Katong, Mounbatten, East Coast Rd, Siglap, New Upp Changi Rd, Bedok Interchange 51 - Eunos, Hougang Ave 3, Upp Serangoon Rd, Hougang Interchange 67 - Kembangan, New Upp Changi Rd, Bedok Nth/Resvr, Tampines Interchange 137 - Paya Lebar, Ubi, Kaki Bukit, Bedok, New Upp Changi Rd, Upp East Coast Rd	0.19 / 0.3
	Aft Lor 34 Geylang - B81049 / Opp Lor 39 Geylang - B81069 2 - Kallang Rd, Bugis, Hill Street, Clarke Quay, Chinatown 13 - Kallang, Lavender, Serangoon Rd, Upp Serangoon Rd, Braddell, Bishan, Marymount, Ang Mo Kio, Yio Chu Kang Interchange 21 - Boon Keng, Bendeemer, Jln Besar, Kitchener Rd, Serangoon Rd, Balestier, Moulmein, Thomson Rd, Whampoa 26 - Boon Keng, Kallang/Geylang Bahru, Serangoon Rd, Whampoa East, Toa Payoh Interchange 40 - Aljunied, Merpati Rd, Circuit Rd, Sims Ave, Katong, Mounbatten, East Coast Rd, Siglap, New Upp Changi Rd, Bedok Interchange 51 - Kallang Rd, Crawford St, Bugis, Cityhall, South Bridge Rd, Upp Cross St, Havelock Rd, Commonwealth, Queenway, Alexandra Rd, Pasir Panjang, West Coast, Pandan Gdn, Jurong Town/East 67 - Kallang Rd, Lavender St, Jln Besar, Rochor, Bukit Timah Rd, Upp Bukit Timah Rd, Choa Chu Kang Interchange 137 - Sims Drive/Place	0.25 / 0.25
Expressways	Pan Island Expressway (PIE) Seletar Expressway (SLE) Central Expressway (CTE) Kallang-Paya Lebar Expressway (KPE)	

REZI 35 – NEARBY AMENITIES

Category	Amenities	Approx Dist in KM
Shopping Malls	Katong Shopping Arcade	0.52
	City Plaza	0.53
	Paya Lebar Square	0.6
	Tanjong Katong Complex	0.8
	OneKM	0.95
	Singapore Post centre	1.1
	112 Katong	2.41
	Leisure Park Kallang	2.0
	Kallang Wave Mall	2.25
	Parkway Parade	3.10
Community Centres	Mountbatten CC	0.67
	MacPherson CC	0.98
	Geylang Serai CC	1.21
Supermarkets	NTUC Fairprice	0.19
	- 612 Geylang Road	0.70
	- 114 Aljunied Ave 2	1.10
	- Singapore Post	
	Giant	
	- 118 Aljunied Ave 2	0.50
	- Paya Lebar Square	0.60
- Tanjong Katong Complex	0.61	
	Cold Storage	
	- OneKM	0.95
Food Centres	Blk 117 Aljunied Ave 2	0.56
	13/14 Haig Road	0.75
	Old Airport Market & Hawker Centre	0.91
Education Institutions	Primary Schools	
	- Kong Hwa School 0.57km	0.57
	- Geylang Methodist Primary School 0.60km	0.60
	- Macpherson Primary School 1.26km	1.26
	- Tanjong Katong Primary School 1.42km	1.42
	- Eunus Primary School 1.98km	1.98
	- Maha Bodhi School 1.98km	1.98
	- Canossa Convent Primary School 1.42km	1.42
	Secondary Schools	
	- Broadrick Secondary School 0.94km	0.94
	- Chung Cheng High School 1.2km	1.20
	- Tanjong Katong Secondary School 1.21km	1.21
	- Tanjong Katong Girls' School 1.29km	1.29
	- Macpherson Secondary School 1.29km	1.29
- Manjusri Secondary School 1.92km	1.92	
Business	Paya Lebar Business Hub	0.60