



AN AMARA HOME

THE  
SPARKLE  
AT RIVER  
VALLEY

5 JALAN  
MUTIARA



AN AMARA HOME

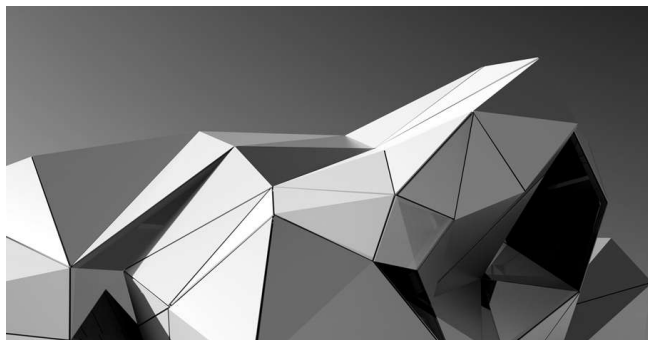
# THE GEM IN THE CITY



INSPIRED BY 'MUTIARA'  
( 'JEWEL' IN MALAY ),  
M5 SHINES WITH UNIQUE  
GEOMETRIC DETAILING AND  
MINIMALIST ELEGANCE.  
OF DIAMOND PRECISION,  
ITS STUNNING INDIVIDUALITY  
AND COMMANDING PRESENCE  
IS MADE TO LAST FOREVER.

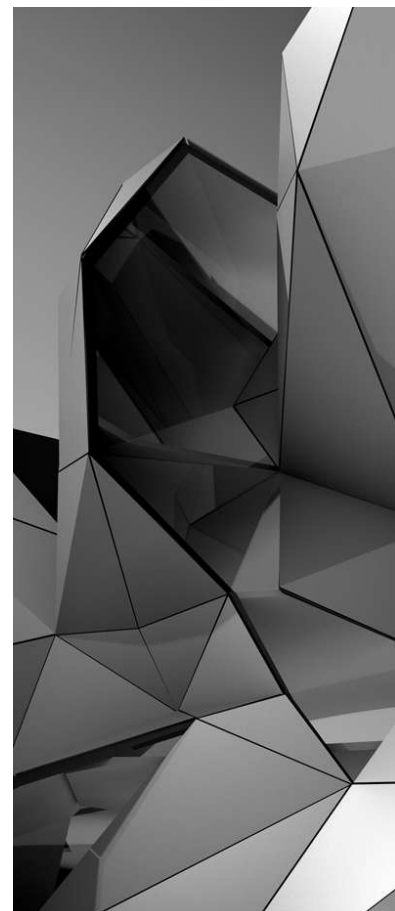


# HOME WITH A DIAMOND'S CUT



M5, a FREEHOLD condominium in District 10, is designed by award-winning architect Mr Yip Yuen Hong of ip:li. Inspired by a gem's geometry, the sparkling architecture is characterised by an iconic diamond tip design at the base and artistically-random window sizes.

The 33-unit M5 offers an exquisite collection of 1 and 2-bedroom apartments as well as penthouses at the edge of Orchard Road, making it an investment and abode a cut above the rest.







## BRILLIANT LIFESTYLES AT HOME



Perch on the rooftop garden to be seduced by the lush landscaping and potpourri of herbaceous scents. Throw a grill party at the outdoor BBQ amid the panoramic skyline of the city centre. Sweat it out at the Fitness Corner under the stars, or simply kick back and chill out in the moonlight.





# JAZZ UP YOUR CITY LIFE



IN AN ENVIRONMENT  
THAT BRINGS OUT THE  
BEST OF LIFE, M5 IS JUST  
MINUTES AWAY FROM ALL  
THAT MATTERS.





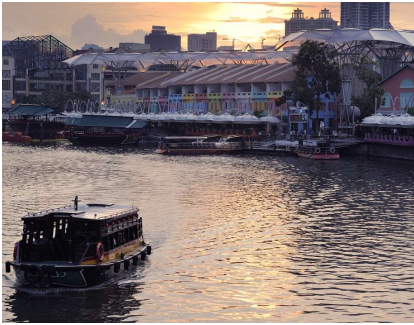


Central Business District



Orchard Road

Boat Quay & Clarke Quay



Future Great World MRT Station



Marina Bay Sands & Singapore Flyer

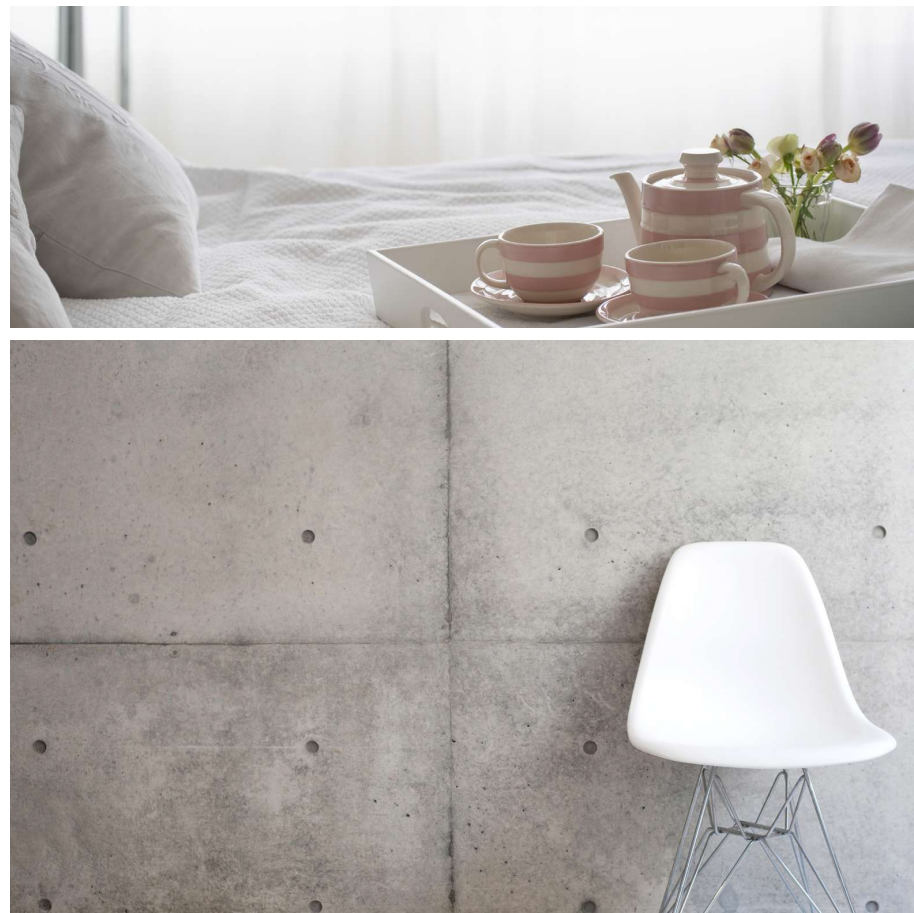


Cradled in the heart of the city, M5 is surrounded by commercial hubs and hipster hotspots. Encircled by a dense transport network, M5 is a few minutes' drive to Orchard Road, Singapore's premier shopping belt. Also a stone's throw away from many prestigious educational institutions and suburban malls, M5 is the perfect location to live, work and play.



# RADIANT SPACE

## DESIGNED FOR COMFORT



Composed of simple planes and lines, the interior architectural language integrates vertical and horizontal elements while incorporating attentive detailing in a cohesive and elegant whole.

The sleek interior features a soft, light palette with modern finishes and fittings such as built-in kitchen cabinets, built-in wardrobes, bathroom fittings, air-conditioning system and floor finishes so you know you're living in the lap of nothing but pure, simple luxury. Balcony lights for every unit ensures a consistent lighting for the building facade, creating a warm and inviting atmosphere.





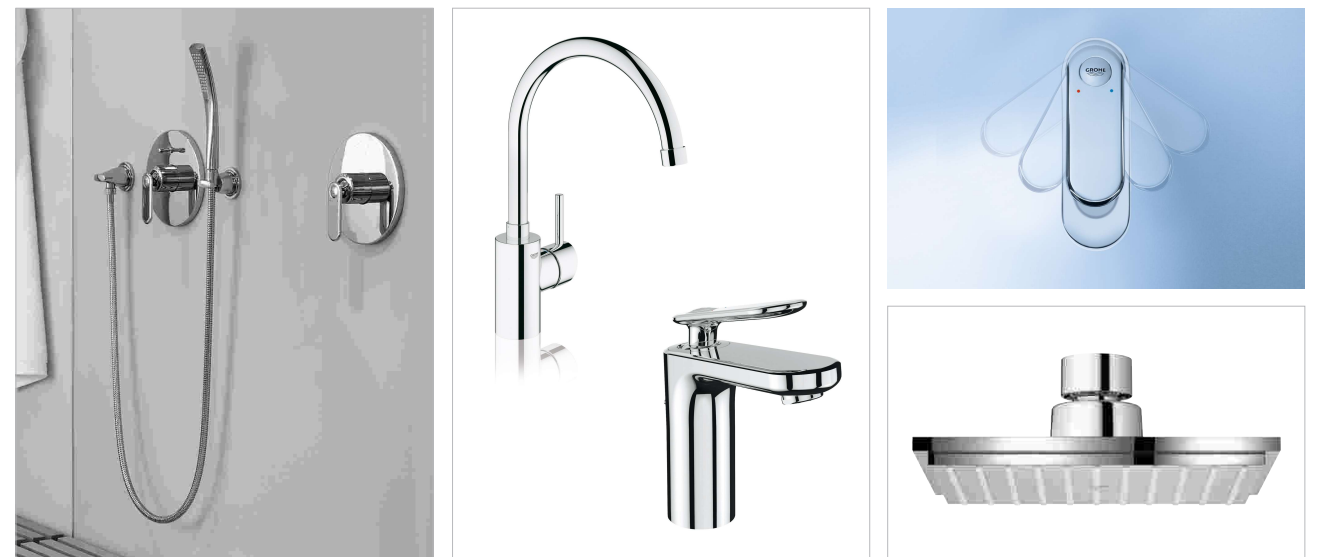


## BRANDS OF APPLIANCES AND FITTINGS

**Miele**

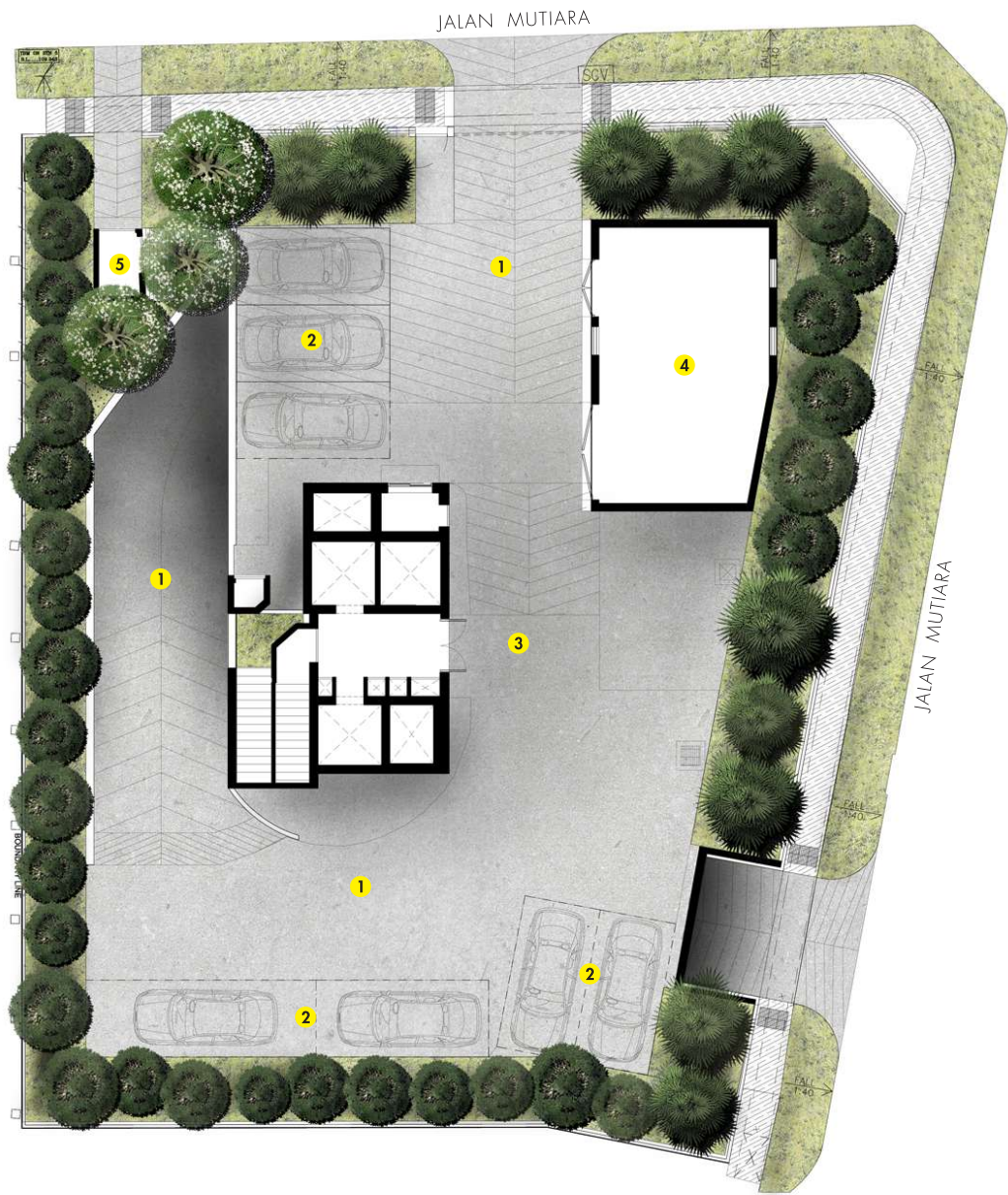


**GROHE**  
ENJOY WATER®





# SITE PLAN & ELEVATION CHART

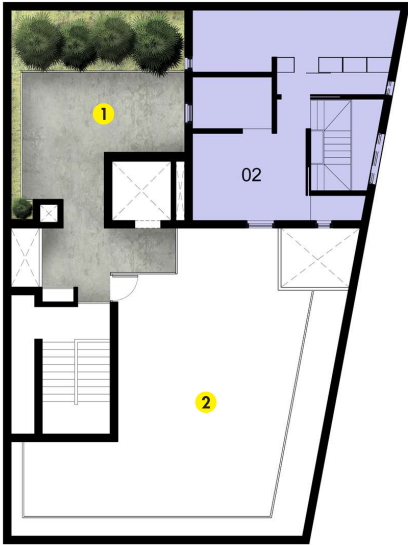


1 ST STOREY

- 1. DRIVEWAY
- 2. SURFACE CAR PARK
- 3. DROP OFF
- 4. SUB-STATION
- 5. BIN CENTRE



12TH STOREY



ATTIC/ROOF

- 1. BBQ/FUNCTION TERRACE
- 2. MECHANICAL SERVICES AREA



3RD/5TH/7TH/9TH/11TH STOREY



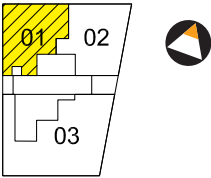
2ND/4TH/6TH/8TH/10TH STOREY

MECHANICAL SERVICES			MECH. SERVICES
#12	A	C3	C2
#11	A	B	C1
#10	A	B	C2
#09	A	B	C1
#08	A	B	C2
#07	A	B	C1
#06	A	B	C2
#05	A	B	C1
#04	A	B	C2
#03	A	B	C1
#02	A	B	C2
FLOOR/UNIT	01	02	03
1ST STOREY			
MECHANICAL CARPARK (BASEMENT)			



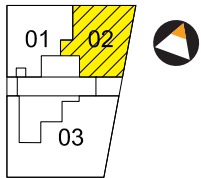
FLOOR PLANS

TYPE A  
2ND - 12TH STOREY  
(41 sqm)



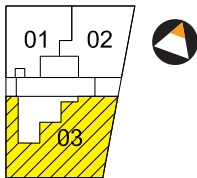
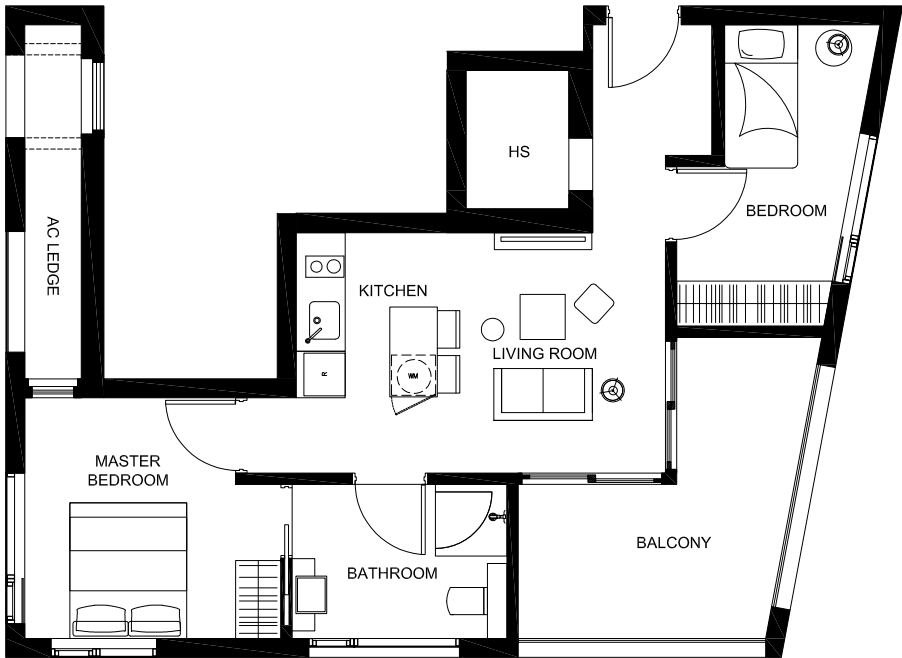
FLOOR PLANS

TYPE B  
2ND - 11TH STOREY  
(44 sqm)



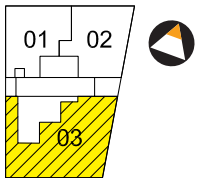
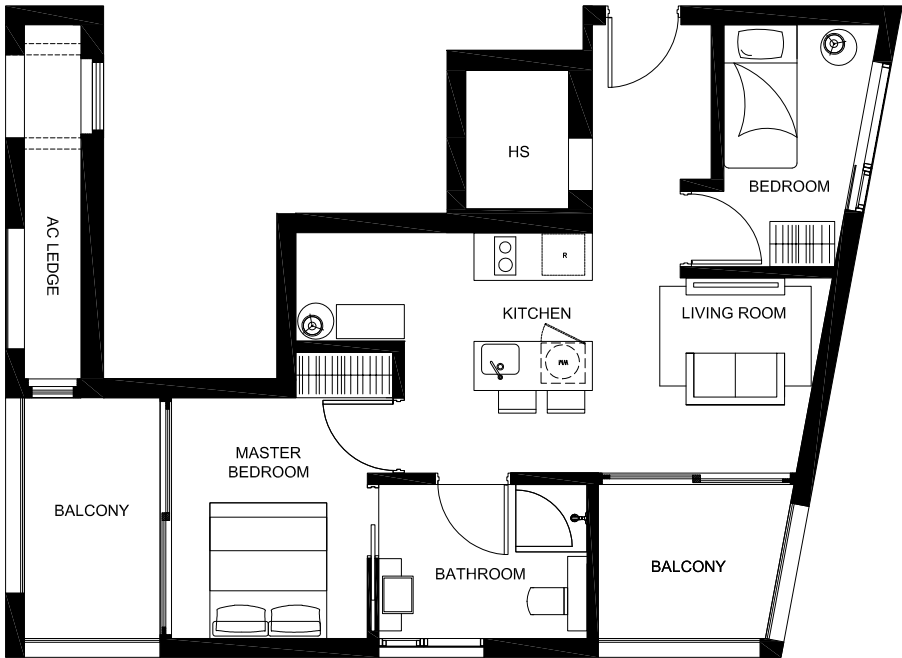
FLOOR PLANS

TYPE C2  
2ND, 4TH, 6TH, 8TH, 10TH, 12TH STOREY  
(71 sqm)



FLOOR PLANS

TYPE C1  
3RD, 5TH, 7TH, 9TH, 11TH STOREY  
(72 sqm)

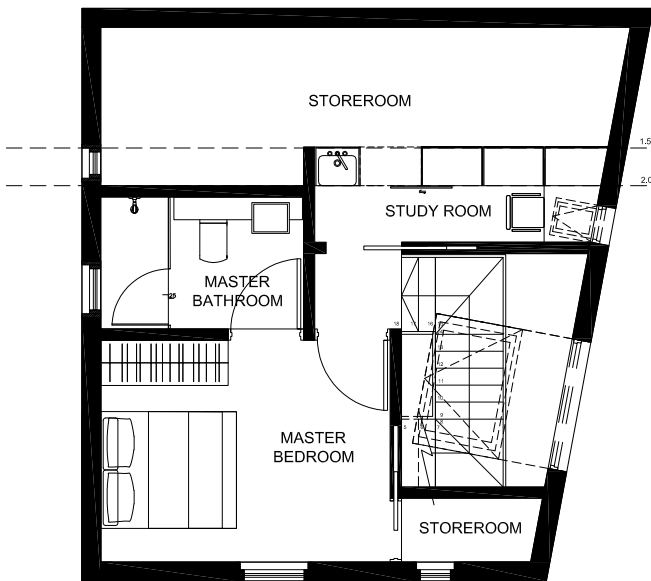




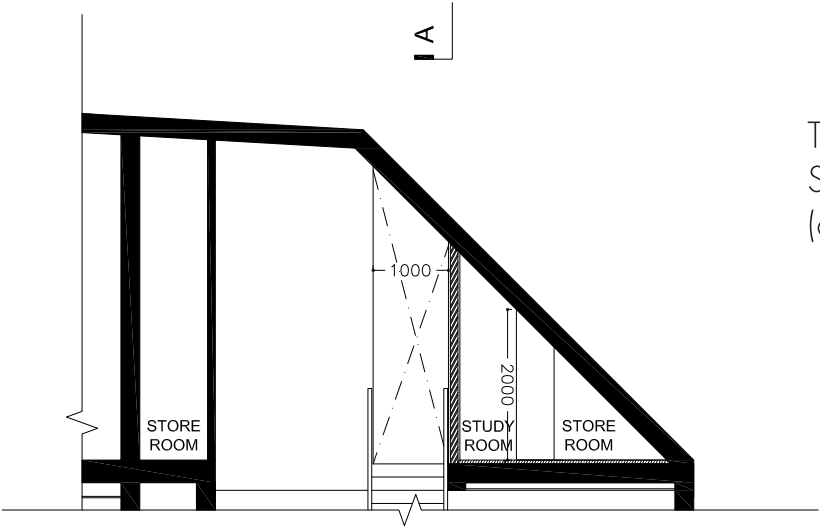
FLOOR PLANS



TYPE C3  
12TH STOREY  
(44 sqm)



TYPE C3  
ATTIC STOREY  
(93 sqm)



TYPE C3  
SECTION A-A  
(close-up)

SPECIFICATIONS

- 1.0 FOUNDATION  
Reinforced concrete and/or steel piles and/or footings
- 2.0 SUB-STRUCTURE AND SUPER STRUCTURE  
Reinforced concrete and/or steel structures
- 3.0 WALLS  
External: cast-in-situ concrete wall  
Internal: concrete/concrete precast panel/brick wall/dry wall system
- 4.0 ROOF  
Flat Roof: reinforced concrete with appropriate waterproofing and insulation system
- 5.0 CEILING  
1) Living, Dining, Bedrooms, Baths, Kitchen  
- Plasterboard/Calcium silicate board with emulsion paint  
2) HS Shelter, Balcony, Staircase  
- Skim coat/cement plaster with emulsion paint  
3) Corridors/Lobbies  
- Plasterboard/Calcium silicate board with emulsion paint (where applicable)
- 6.0 FINISHES  
WALL  
1) Wall (Apartment)  
a) Living, Dining, Bedrooms  
- Skim coat with emulsion paint/emulsion paint to expose surface only  
b) Kitchen  
- Glass backsplash up to top hung cabinet height  
c) Bathrooms  
- Stones to false ceiling height and no stone finish behind mirror and vanity cabinet  
d) Balcony  
- Skim coat with emulsion paint/textured finish  
2) Wall (Common areas)  
a) Staircase  
- Skim coat with emulsion paint  
b) Basement  
- Cement plaster with emulsion paint  
c) Lobbies  
- Stones up to false ceiling height  
d) Corridor  
- Skim coat with emulsion paint  
e) External  
- Concrete wall, cement plaster with textured paint  
f) Services riser  
- Skim coat with emulsion paint  
FLOOR  
1) Floor (Apartment Type A & B)  
a) Living, Dining, Bedroom, Kitchen  
- Stone finish with U-channel termination (no skirting)  
b) Bathroom  
- Homogenous tiles  
c) Household Shelter  
- Homogenous tiles  
2) Floor (Apartment Type C1, C2)  
a) Living, Dining, Kitchen  
- Stone finish with U-channel termination (no skirting)  
b) Bedroom  
- Timber Strip finish with U-channel termination (no skirting)  
c) Bathroom  
- Homogenous tiles  
d) Balcony  
- Homogenous tiles  
e) Household Shelter  
- Homogenous tiles  
3) Floor (Apartment Type C3)  
a) Living, Dining, Kitchen  
- Stone finish with U-channel termination (no skirting)  
b) Bedroom  
- Timber Strip finish with U-channel termination (no skirting)  
c) Bathroom  
- Homogenous tiles  
d) Balcony  
- Homogenous tiles  
e) Household Shelter  
- Homogenous tiles  
f) Attic Bedroom, Attic Study, Attic Stores, Attic Staircase  
- Timber Strip finish with U-channel termination (no skirting)  
4) Floor (Common areas)  
a) Staircase  
- Cement screed with nosing strip  
b) Basement  
- Cement screed with hardener  
c) Lobbies  
- Stones/Homogenous tiles  
d) Corridor  
- Stones/Homogenous tiles

- 7.0 WINDOWS  
Powder coated aluminium framed windows with clear glass (tempered laminated)
- 8.0 DOORS  
Main door: Timber door (approved fire rated door)  
Bedrooms, Bathroom : Timber door  
Balcony: Powder coated aluminium framed with clear glass (tempered)  
Screen (AC Ledge): Powder coated aluminium framed/metal mesh  
Household shelter: Approved Steel blast door  
Services riser door: Timber door (approved fire rated door)  
Ironmongery: Selected quality lockset
- 9.0 SANITARY FITTING  
1) Master Bath  
1 Shower area with shower sets  
1 Solid surface vanity top complete with sink and mixer  
1 Wall hung water closet  
1 Toilet paper holder  
1 Mirror  
1 Towel Rail  
1 Robe Hook  
2) Bathroom (applicable to Type C3 only)  
1 Shower area with shower sets  
1 Solid surface vanity top complete with sink and mixer  
1 Wall hung water closet  
1 Toilet paper holder  
1 Mirror
- 10.0 ELECTRICAL INSTALLATION / TELEPHONE / TV  
1) All electrical wirings are concealed/exposed conduit/trunking where applicable  
2) Electrical points to refer to schedule
- 11.0 LIGHTING PROTECTION  
Lighting Protection system in accordance with the Singapore Standard SS 555:2010
- 12.0 AIR CONDITIONING  
Concealed Type  
Living, Dining, Bedroom and Kitchen
- 13.0 KITCHEN APPLIANCES  
Cooker Hob, Cooker Hood, Fridge, Microwave Oven, Integrated Washer Dryer
- 14.0 PAINTING  
1) Internal - Emulsion paint  
2) External - Emulsion paint/textured paint
- 15.0 WATERPROOFING  
Waterproofing to floor of Bathroom, Kitchen, Balcony, Planter boxes, Roof Terrace.
- 16.0 DRIVEWAY AND CARPARK  
1) 1st Storey Driveway/Open Surface Parking Lots  
- Concrete Driveway with hardener/stones/tarmac  
2) Basement Carpark  
- Power float concrete floor with hardener  
- Mechanised Car Parking System and Surface Parking Lots
- 17.0 RECREATIONAL FACILITIES  
1) Roof Terrace with a BBQ Pit
- 18.0 OTHER FACILITIES  
1) Guard House
- 19.0 ADDITIONAL ITEMS  
1) Audio intercom system for communication between Guard House/ Basement/ 1st Storey Lobby and Apartment Units  
2) Card access system to 1st Storey Lift lobby and Lifts at Basement  
3) Built-in-Wardrobe to Bedroom  
4) Island Kitchen (for Type C1, C2 and C3 only), High and Low level Kitchen Cabinet complete with Solid Surface Worktop, Single Bowl Sink with Mixer  
5) Hot Water Supply - Bathroom and Kitchen

TOTAL NO. OF APARTMENT UNITS		
TYPE	DESCRIPTION	NO. OF UNITS
A	1 BEDROOM	11
B	1 BEDROOM	10
C1	2 BEDROOMS	5
C2	2 BEDROOMS	6
C3	2 BEDROOMS	1
Total Number of Units		33

21.0 ELECTRICAL SCHEDULE

ITEM	UNIT TYPE				
	1 BEDROOM (TYPE A)	1 BEDROOM (TYPE B)	2 BEDROOMS (TYPE C1)	2 BEDROOMS (TYPE C2)	2 BEDROOMS (TYPE C3)
Lighting Point	6	6	8	8	13
Light Switch and 13A Switched Socket Outlet	8	8	9	9	11
Air Conditioning Isolator	1	1	1	1	1
SCV Point	2	2	3	3	3
Data Point	3	3	4	4	4
Telephone Point	3	3	4	4	4

## AN AMARA HOME

An Amara home draws inspiration from natural surroundings while celebrating the good life that one aspires to lead each day. We believe that by creating a blissful lifestyle, one can truly enjoy home and experiences discovered in it.

TTH Development Pte Ltd, a subsidiary of Amara Holdings Limited, is the developer behind M5. Amara is a home-grown integrated lifestyle group with operations in Hotel Investment and Management, Property Investment and Development, as well as Specialty Restaurants and Food Services. Amara's Property Investment and Development operations span across retail, commercial and residential sectors.

In a continuous effort to deliver creativity and value to our customers, Amara has developed several highly desired residential projects within Singapore. Our residential portfolio includes The Linear, Residence at Hythe Road, The Abode at Devonshire, Chelsea Village, K118 at 118 Killiney Road as well as a joint development CityLife@Tampines, Singapore's first luxury hotel-inspired Executive Condominium development.

### Accolades:

- Boutique development K118 at 118 Killiney Road was awarded the 13th Singapore Institute of Architectural Design Awards for A1 Apartments/Condominiums Category (2013)
- CityLife@Tampines was awarded the BCA Green Mark Awards (Gold Plus) in 2013

## CONCEPT ARCHITECT

The expertise of ip:li architects was engaged to provide concept planning for this unique development. The award-winning firm with its visionary style harnesses the site and climate opportunities, historical and contemporary influences, and technology to create a unique home environment. ip:il architects' most recent SIA Architectural Design award was for Amara's freehold boutique development at 118 Killiney Road, K118.

### Accolades:

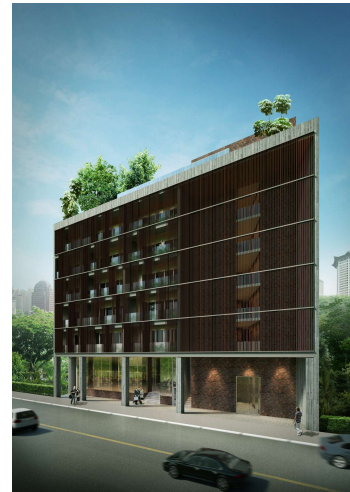
- President's Design Award Singapore 2013 - Designer of the Year
- Winner of the 13th Singapore Institute of Architectural Design Awards for A1 Apartments/Condominiums Category (2013)
- Winner of the 8th Singapore Institute of Architectural Design Awards for the Individual Houses Category (2006)



CityLife@Tampines



The Abode at Devonshire



K118 at Killiney



The Linear at Upper Bukit Timah



Mr Yip Yuen Hong



TTH DEVELOPMENT PTE LTD  
an Amara Group company

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100 AM Singapore 079027  
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Developer: TTH Development Pte Ltd • Tenure of Land: Freehold • Location: 5 Jalan Mutiara • Expected TOP: 30 September 2017 • Expected date of legal completion: 30 September 2020 • BP Approval Date: 27 May 2014 • Building Plan No.: A1840-10001-2010-BP01 • Developer's Licence: C1102

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