



An oasis of calm

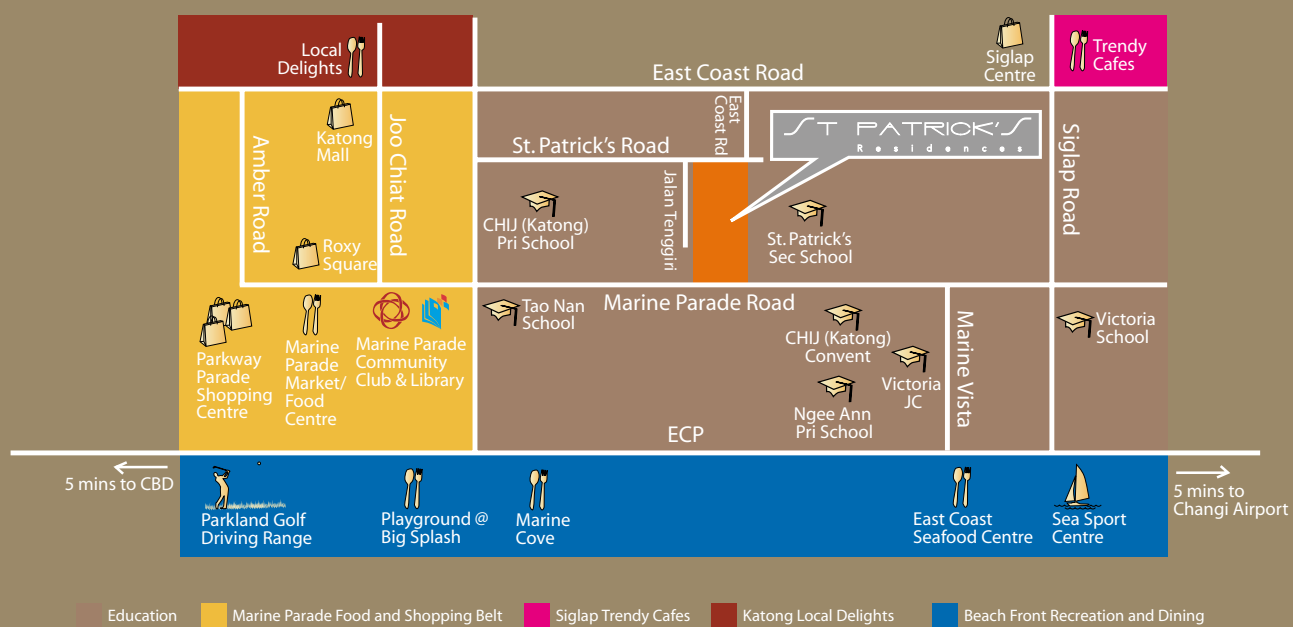
Listen to the whispering tranquility as you
embrace this resort-styled residence.

Make your home here, in the most sought-after
address in the East. The 102 spacious units
embrace a unique yet modern sense of living,
a freehold entity that will still be
yours in decades to come.

www.huttonsgroup.com

East Coast Charm





Bear witness to the amazing interplay of colours in the sky as the sun rises in the early hours. With occasional whispers of the sea breeze, watch the world go by as you chill out in the trendy cafes along Siglap Road. Or enjoy fine dining and retail conveniences at Parkway Parade. With Katong food haven also in close proximity, you can expect to indulge in local delights without going too far away from home!

Everything within its vicinity is notable - renowned schools and popular shopping outlets, without forgetting the traditional values. The familiar wet market opposite the residence lends a personal touch as you manage your family's daily needs.

With the future MRT Station a few minutes away, this residence along the coast is a good investment for the future.





www.humanagroup.com

Rejuvenating Senses



www.huttonsgroup.com

Built for the discerning few with a penchant for the finer things in life, the residence stands out as one-of-its-kind with its well-equipped facilities. Its floating glass-box gym gives one a truly unique feeling of working out with the soothing sound of water swirling around the pebbles. Immerse yourself in the euphoric bubbles with a multi-purpose clubhouse or enjoy family-bonding time over at the BBQ facilities as well as the children's playground.

For the wellness buff, get ready to put yourself in relaxation mode as you soak in the Jacuzzi pool. Or give your sore feet a perk-up with a foot massage as you stroll down the foot-reflexology path.

This is a residence that is indeed a destination in itself.





www.miltonsgroup.com

The image features a solid blue background. In the center, there is a series of concentric ripples emanating from a point, resembling a water drop hitting a surface. A vertical dashed line runs through the center of the image, passing through the point of impact. The ripples are more pronounced on the right side of the vertical line.

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*A simple thought,
an inspirational idea*



www.huttonsgroup.com

What started off as an innocent idea tumbles into a concept that is set to put one in awe. The concept revolves around the philosophy of taking pleasure in the simple things in life. Designed to emulate the resort living ambience, the trickling sound of water flowing down the walls calms your nerves. This element of clear, flowing water in your living space shows our commitment in improving the quality of your life in small ways.

The juxtaposition of pebbles and water in this residence clearly evokes a sense of balance in your life with understated elegance, re-enacting memories of the childhood innocence through the use of natural materials and earth-tones.



www.huttonsgroup.com

Exceptional Habitat





www.huttonup.com

The exquisiteness of this residence is reflected in its well-thought out designs and impeccable choice of layouts. Every room is a testament of class and distinctive taste, with the luxurious space furnished in a contemporary style. Bask in the beauty and grandeur of a lavishly appointed apartment with more family-oriented layouts. Enjoy the beautifully-manicured garden from your balcony, a vibrant treat for every member of your family.



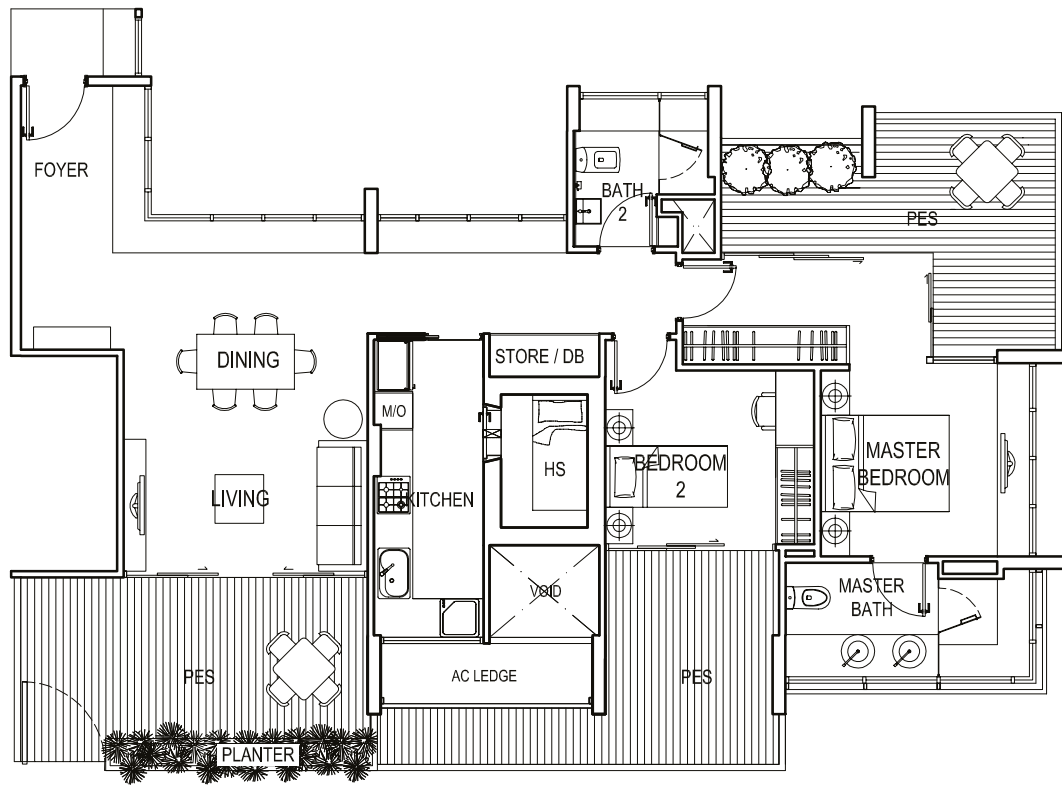




Siteplan

1. Sun Deck
2. Wading Pool
3. Swimming Pool
4. Outdoor Spa Pool
5. Landscape Pool Deck
6. Foot Acupressure Stone Walk
7. BBQ Area
8. Gymnasium
9. Sauna Area
10. Multi-Purpose Hall
11. Children Playground
12. Water Feature Reflecting Pond at Clubhouse and Main Entrance

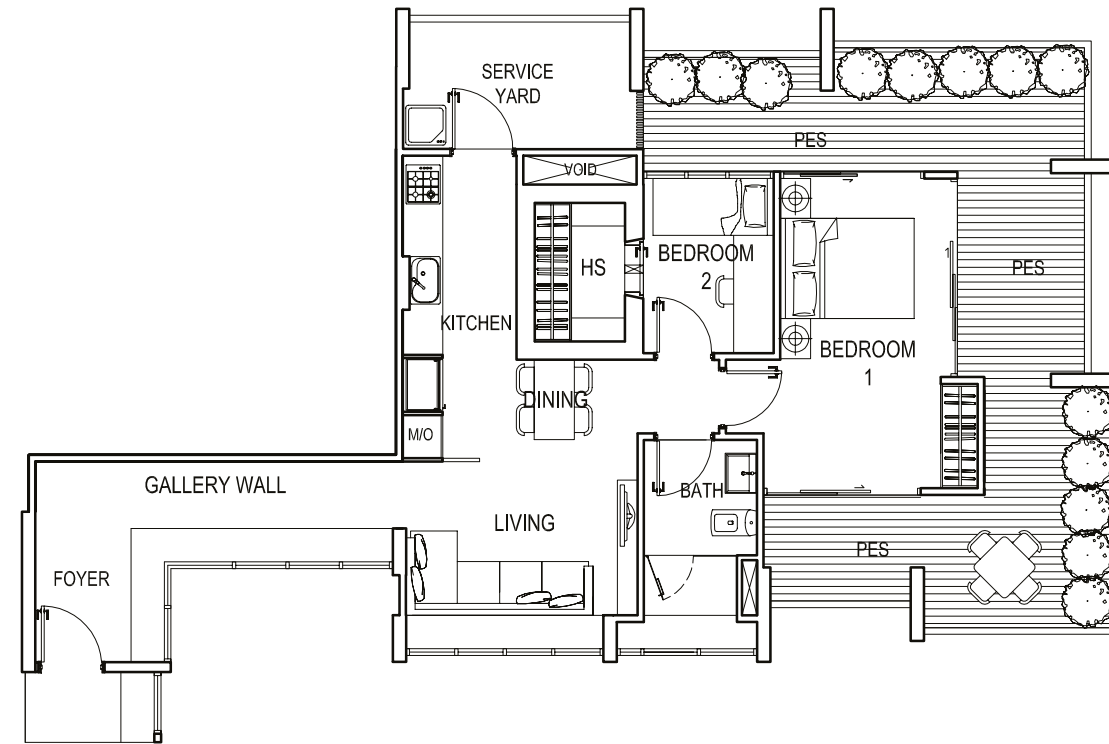
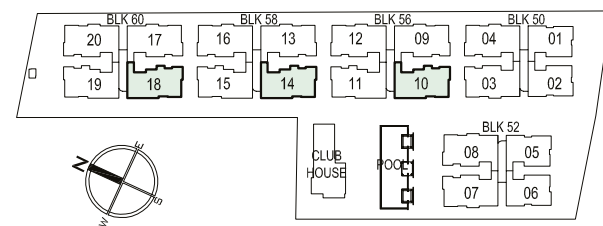
Floor Plans



TYPE A (2 Bedroom)

140 sq m (1507 sq ft)

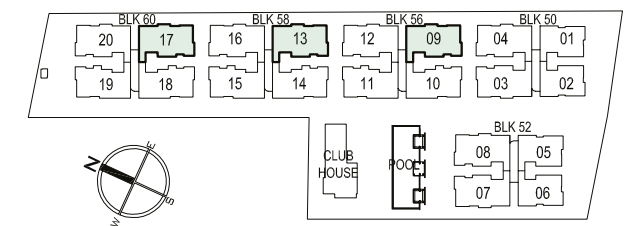
BLK 56 #01-10
BLK 58 #01-14
BLK 60 #01-18



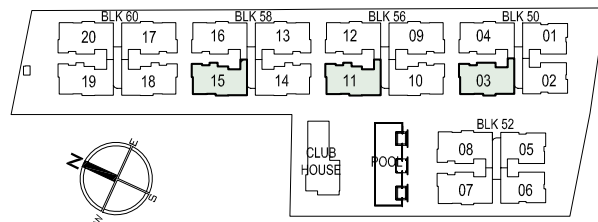
TYPE A2 (2 Bedroom)

107 sq m (1152 sq ft)

BLK 56 #01-09
BLK 58 #01-13
BLK 60 #01-17



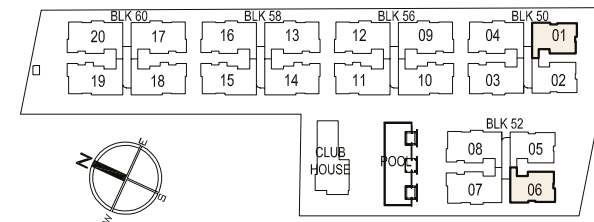
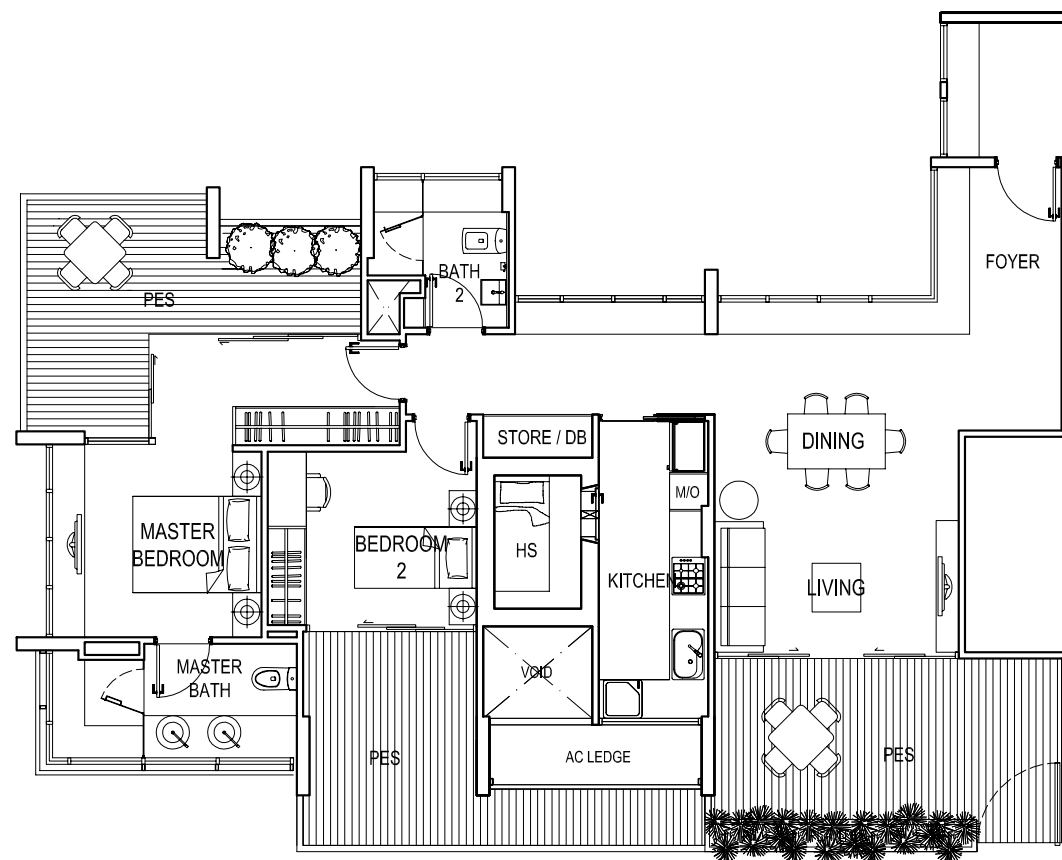
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TYPE A1 (2 Bedroom)

142 sq m (1528 sq ft)

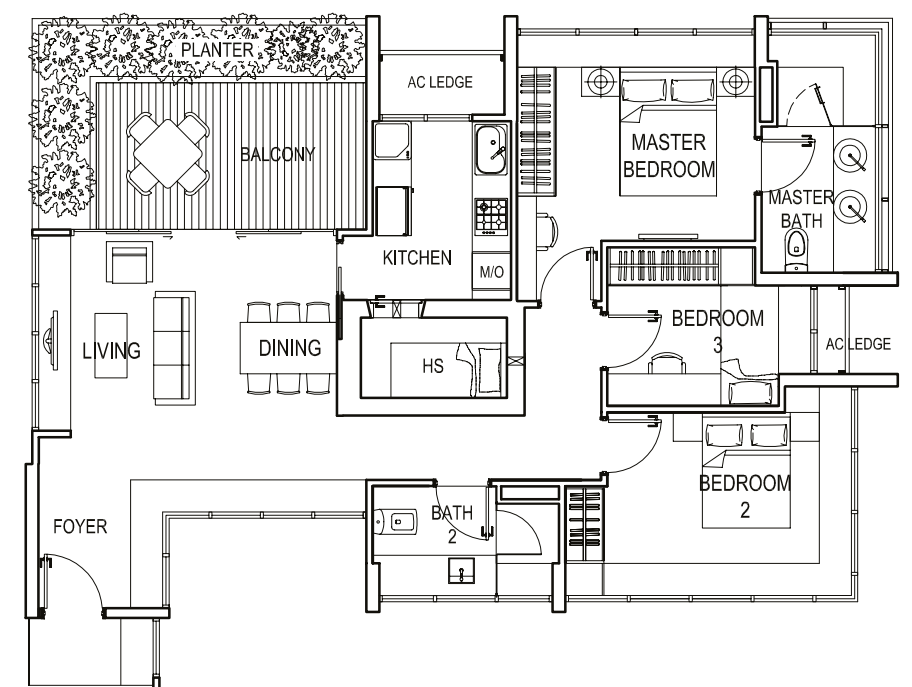
BLK 50 #01-03
BLK 56 #01-11
BLK 58 #01-15

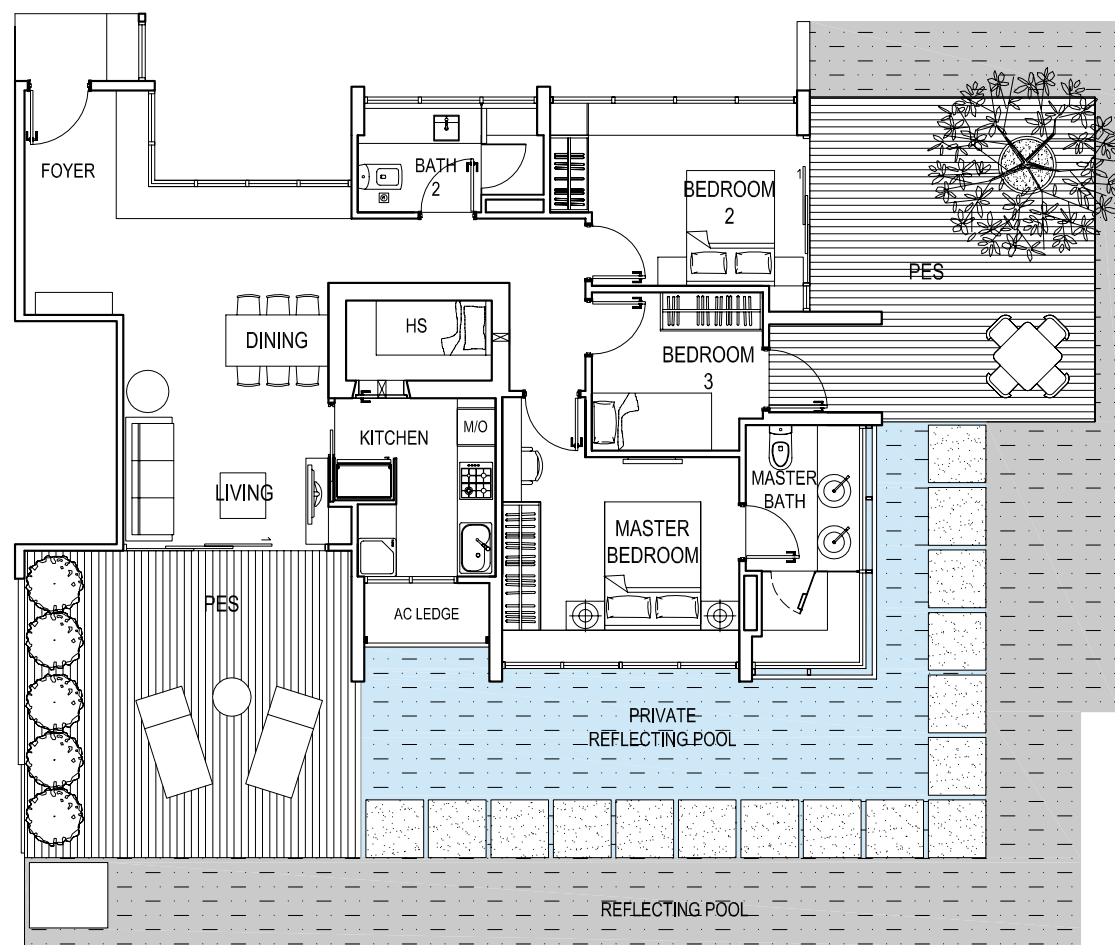


TYPE B (3 Bedroom)

112 sq m (1206 sq ft)

BLK 52 #02-06
BLK 50 #03-01
BLK 50 #04-01
BLK 50 #05-06
BLK 50 #05-01

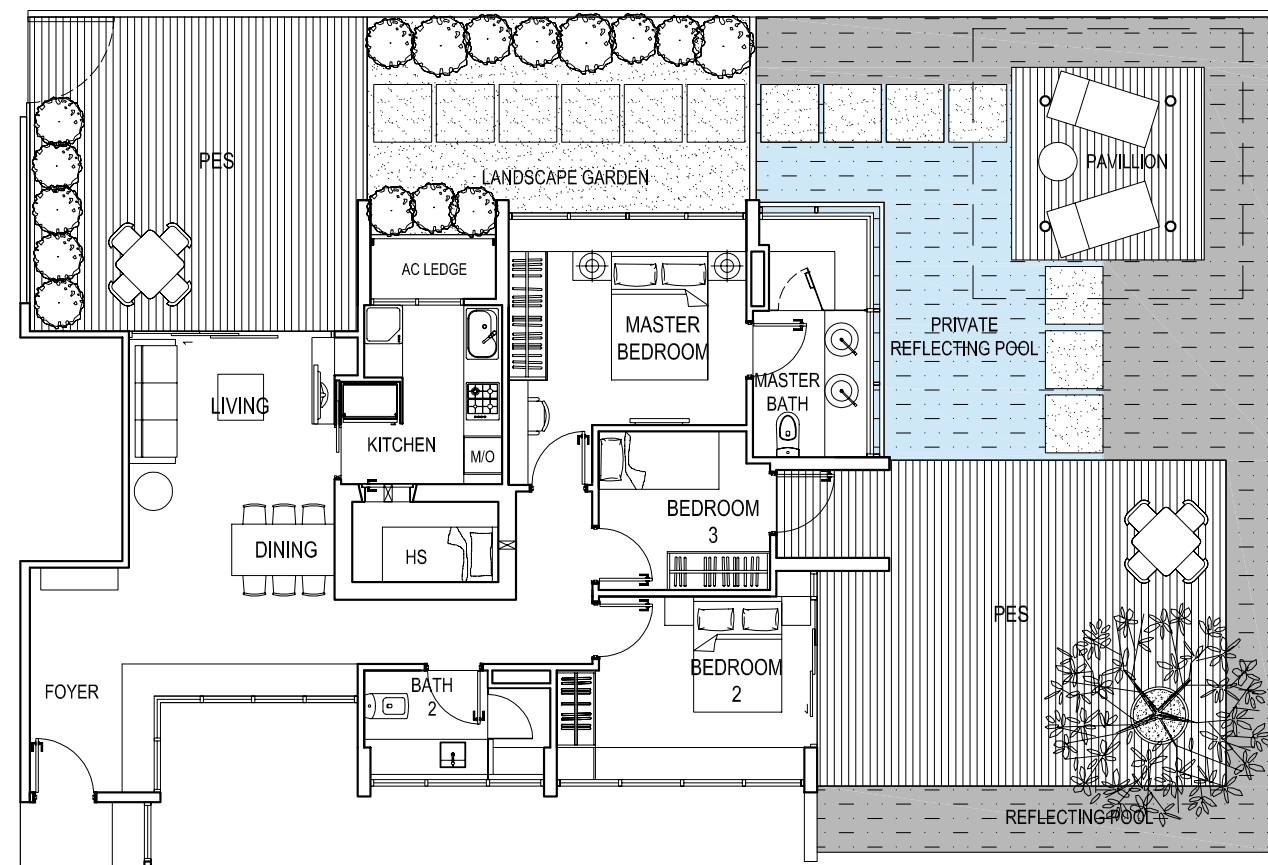
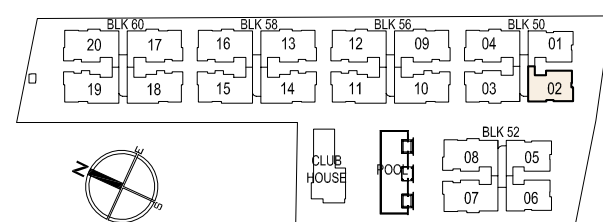




TYPE B4 (3 Bedroom)

181 sq m (1948 sq ft)

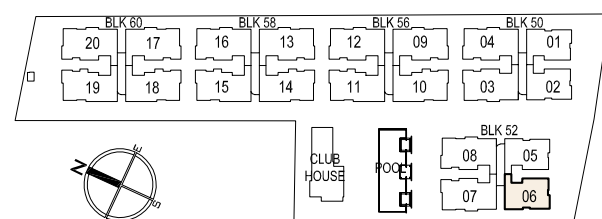
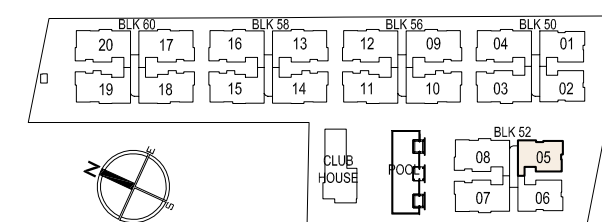
BLK 50 #01-02



TYPE B6 (3 Bedroom)

202 sq m (2174 sq ft)

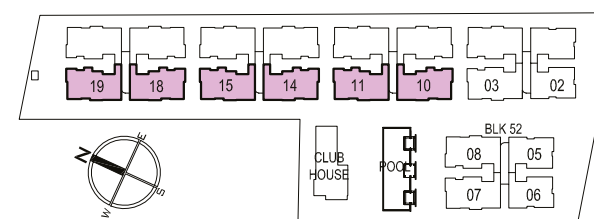
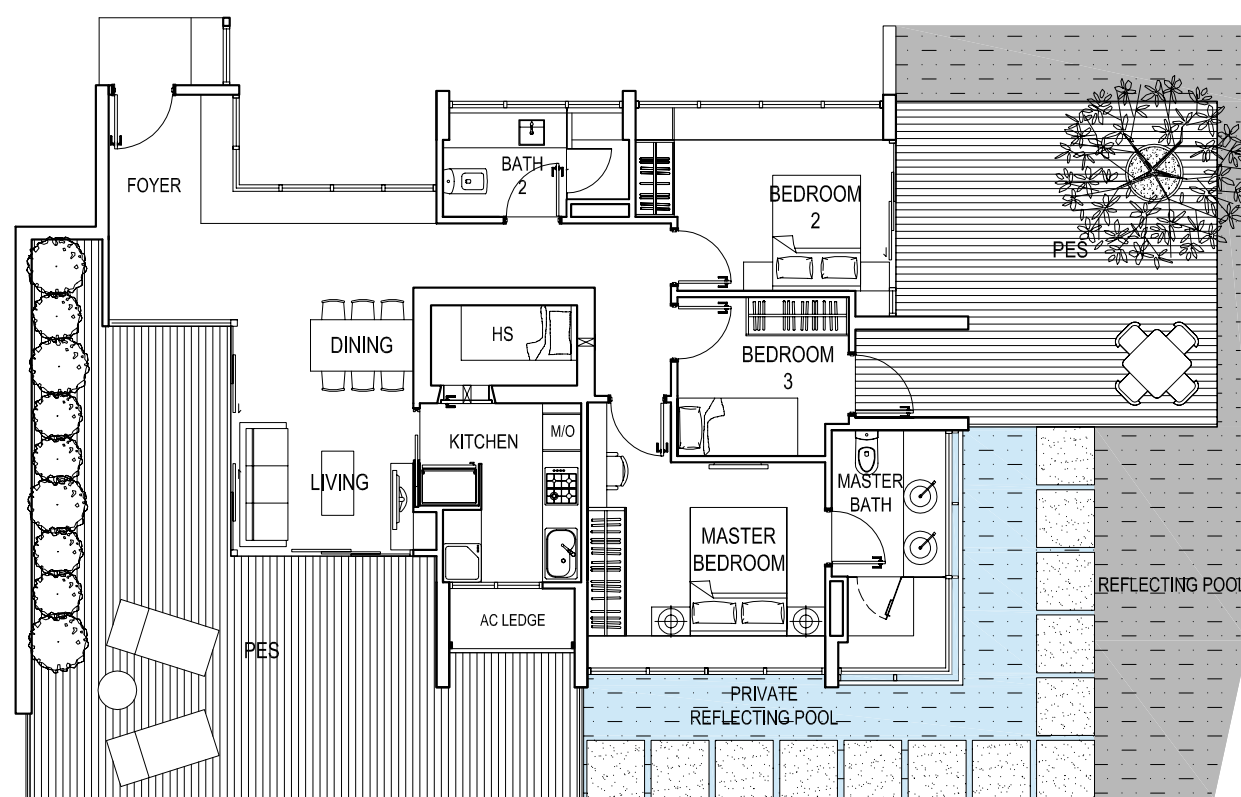
BLK 52 #01-05



TYPE B5 (3 Bedroom)

186 sq m (2002 sq ft)

BLK 52 #01-06

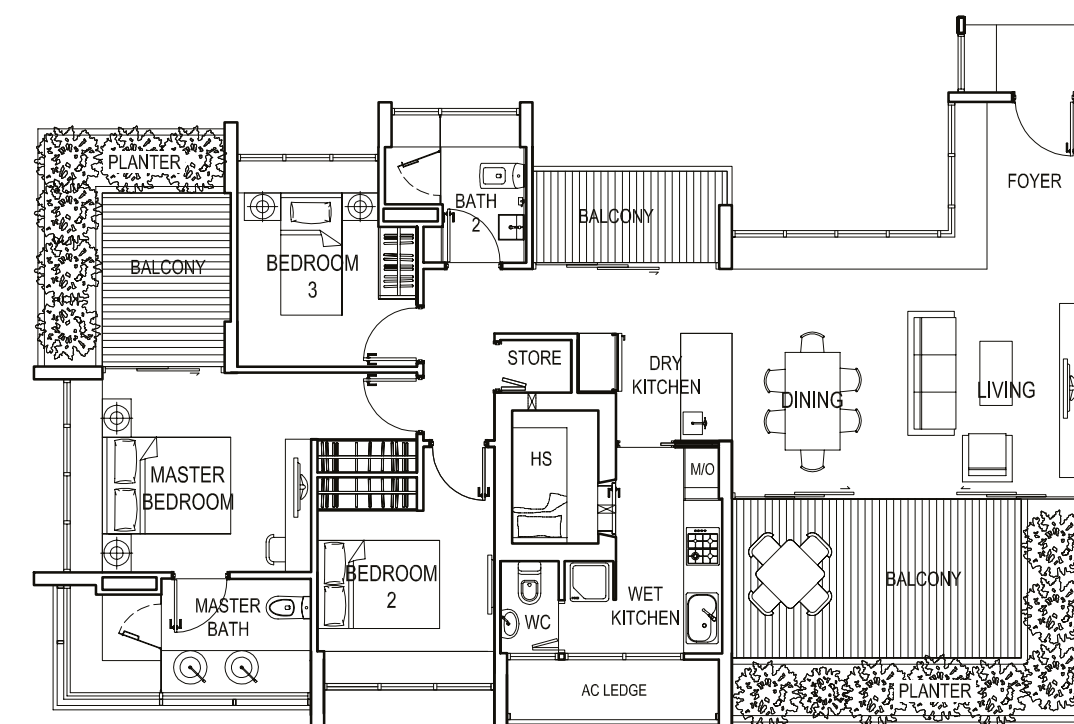


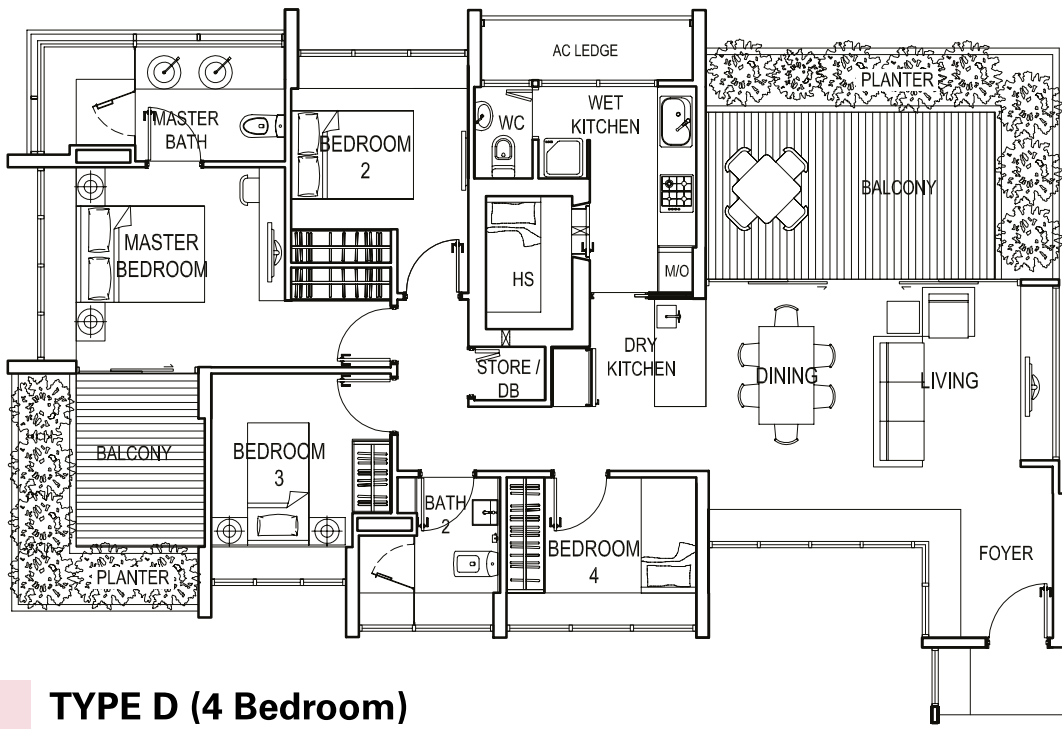
TYPE C (3 Bedroom)

139 sq m (1496 sq ft)

MIRRORED

BLK 56	#03-10	BLK 56	#03-11
	#04-10		#04-11
BLK 58	#03-14	BLK 58	#03-15
	#04-14		#04-15
BLK 60	#03-18	BLK 60	#03-19
	#04-18		#04-19

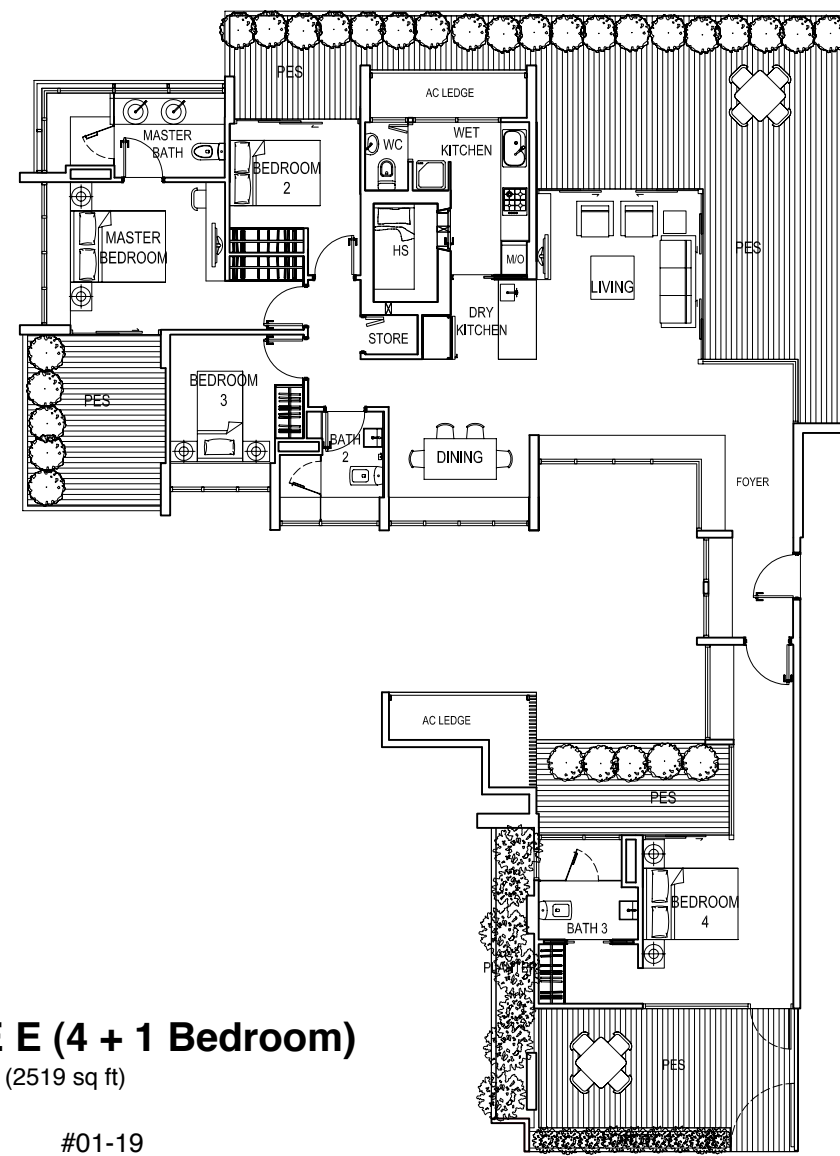
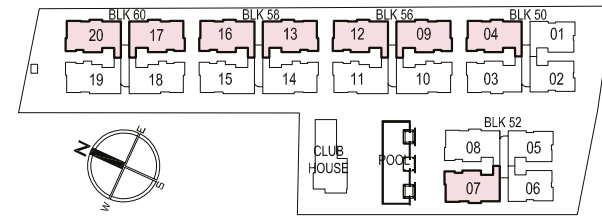




TYPE D (4 Bedroom)

141 sq m (1518 sq ft)

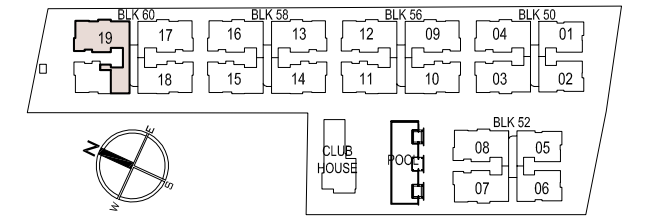
BLK 50	#02-04	BLK 58	#02-16	MIRRORED
	#03-04		#03-16	BLK 56
	#04-04		#04-16	#02-09
BLK 52	#02-07	BLK 60	#02-20	#03-09
	#03-07		#03-20	#04-09
	#04-07		#04-20	BLK 58
BLK 56	#02-12			#02-13
	#03-12			#03-13
	#04-12			#04-13
				BLK 60
				#02-17
				#03-17
				#04-17



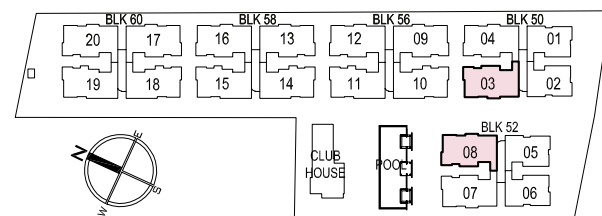
TYPE E (4 + 1 Bedroom)

234 sq m (2519 sq ft)

BLK 60 #01-19



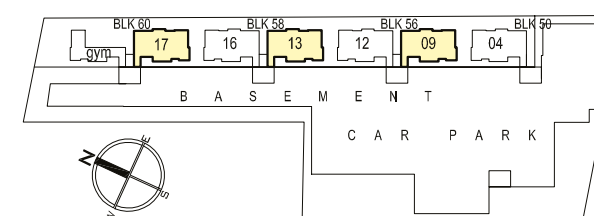
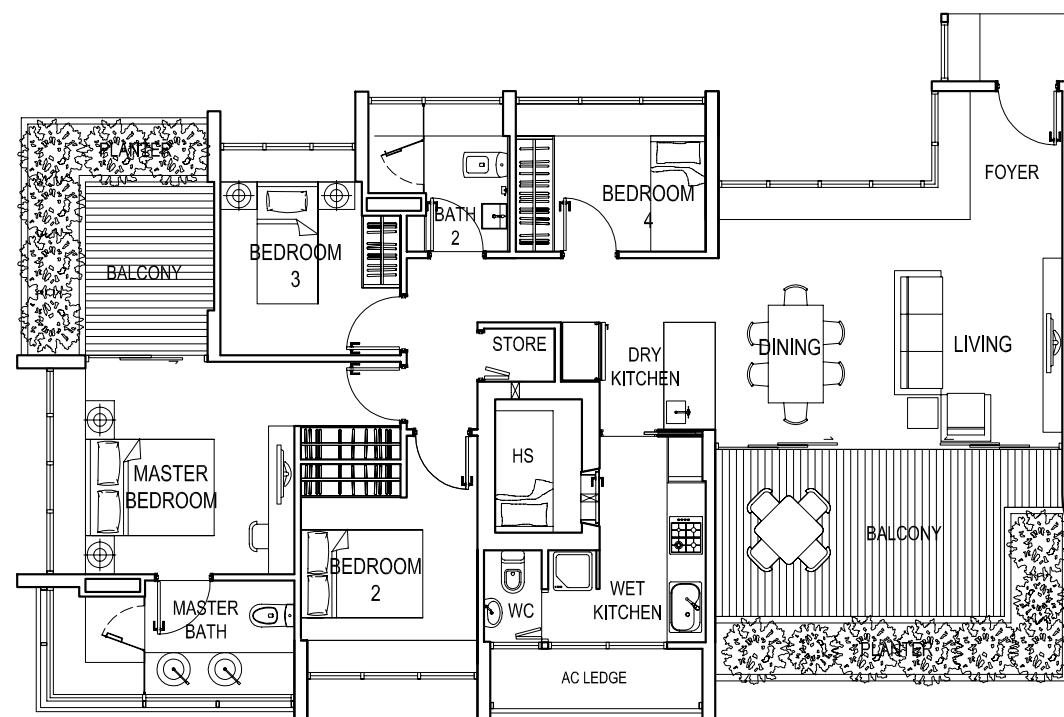
www.buttonsgroup.com



TYPE D1 (4 Bedroom)

186 sq m (2002 sq ft)

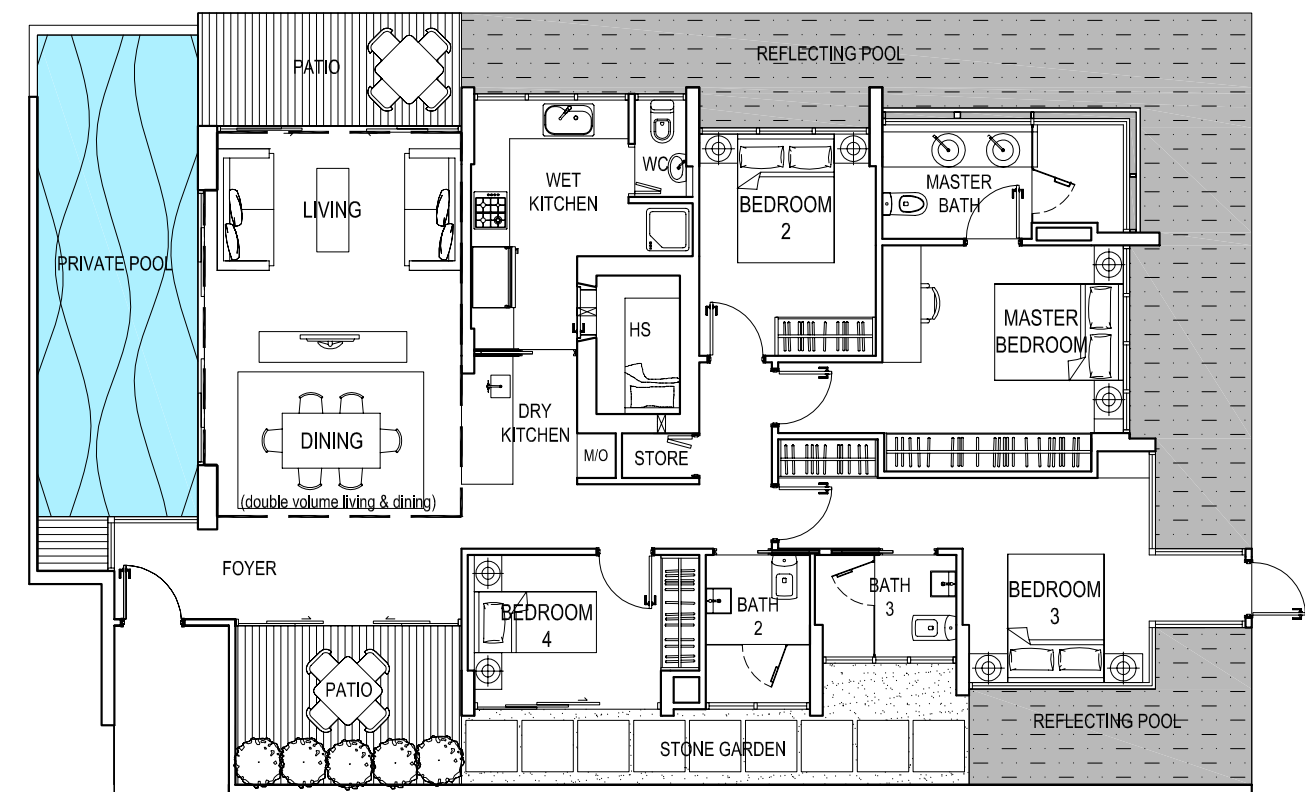
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	#03-03		#03-08
	#04-03		#04-08

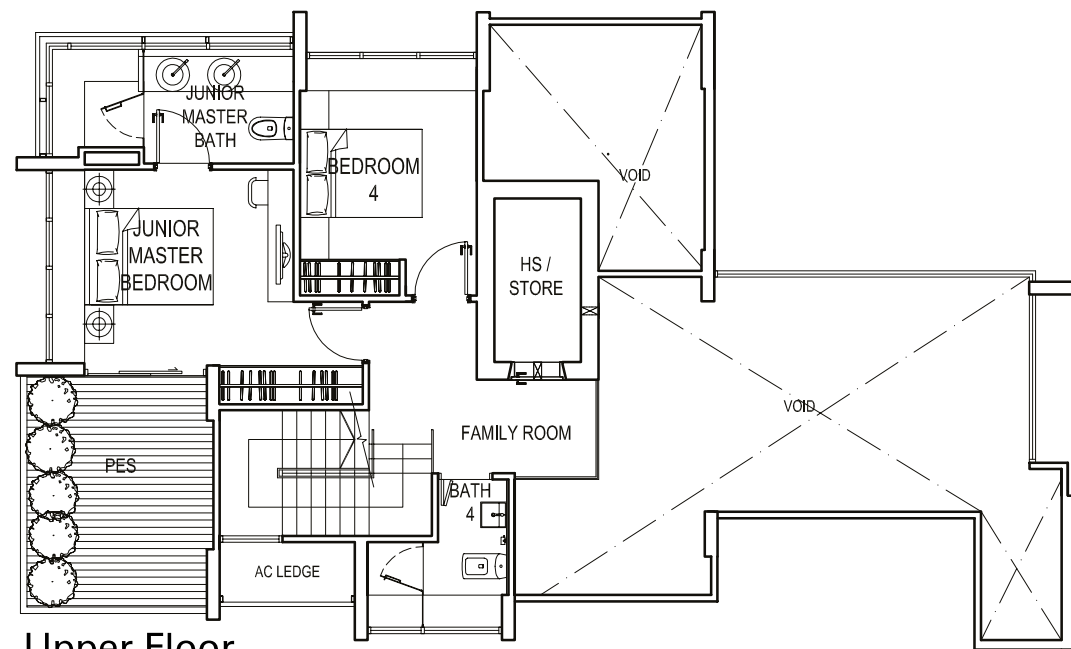


TYPE G (4 Bedroom with Private Pool)

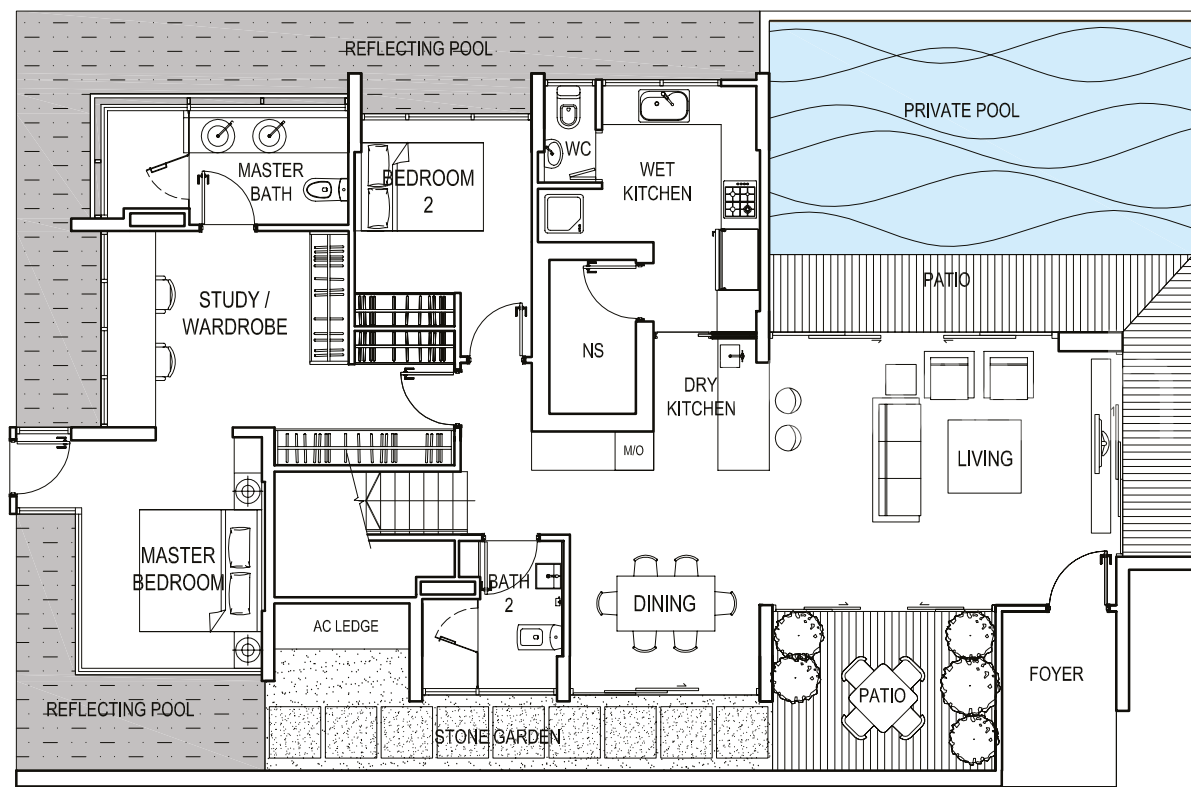
210 sq m (2260 sq ft)

BLK 56	#B1-09
BLK 58	#B1-13
BLK 60	#B1-17

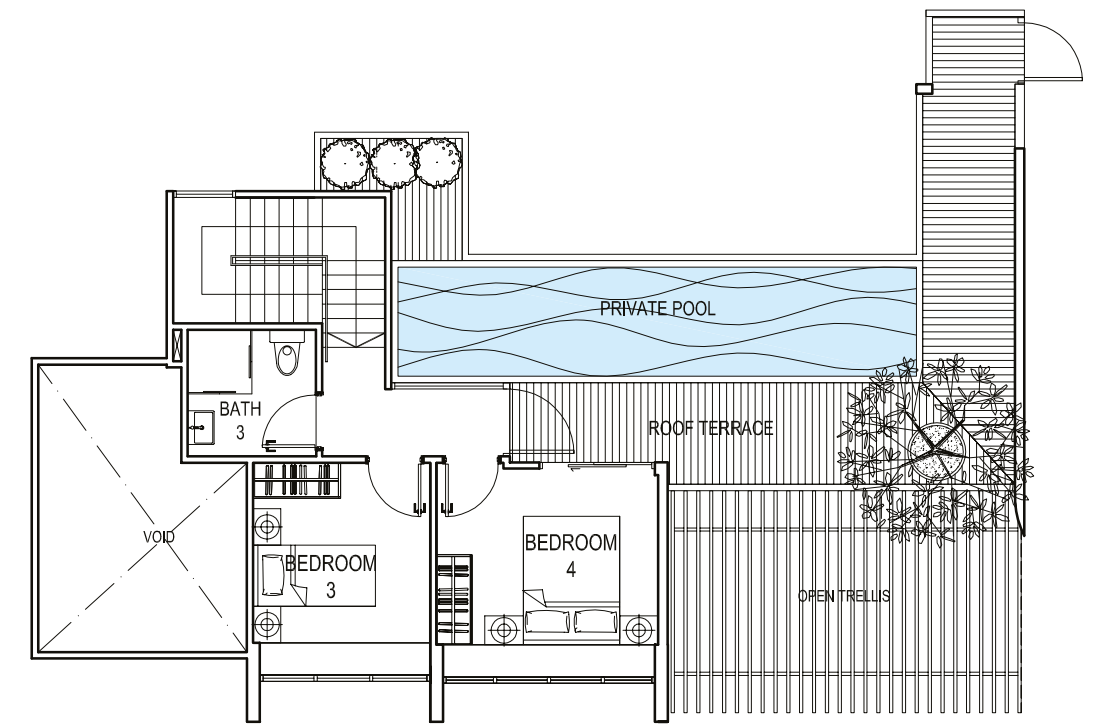




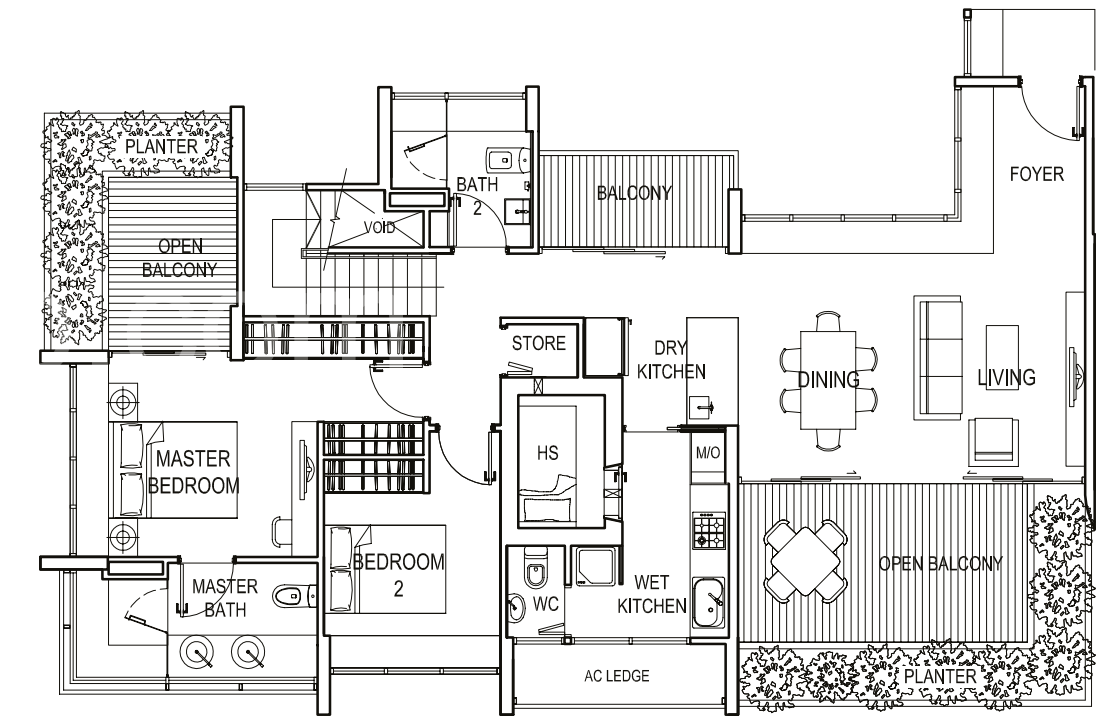
Upper Floor



Lower Floor



Upper Floor

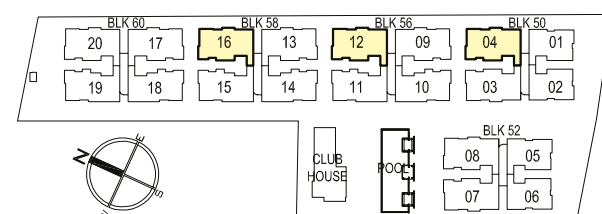


Lower Floor

TYPE G1 - MASIONETTE (4+1 Bedroom with Private Pool)

289 sq m (3111 sq ft)

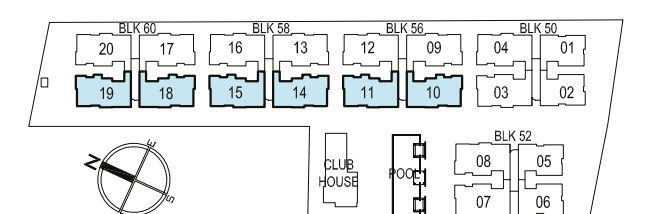
BLK 50 #B1-04
BLK 56 #B1-12
BLK 58 #B1-16

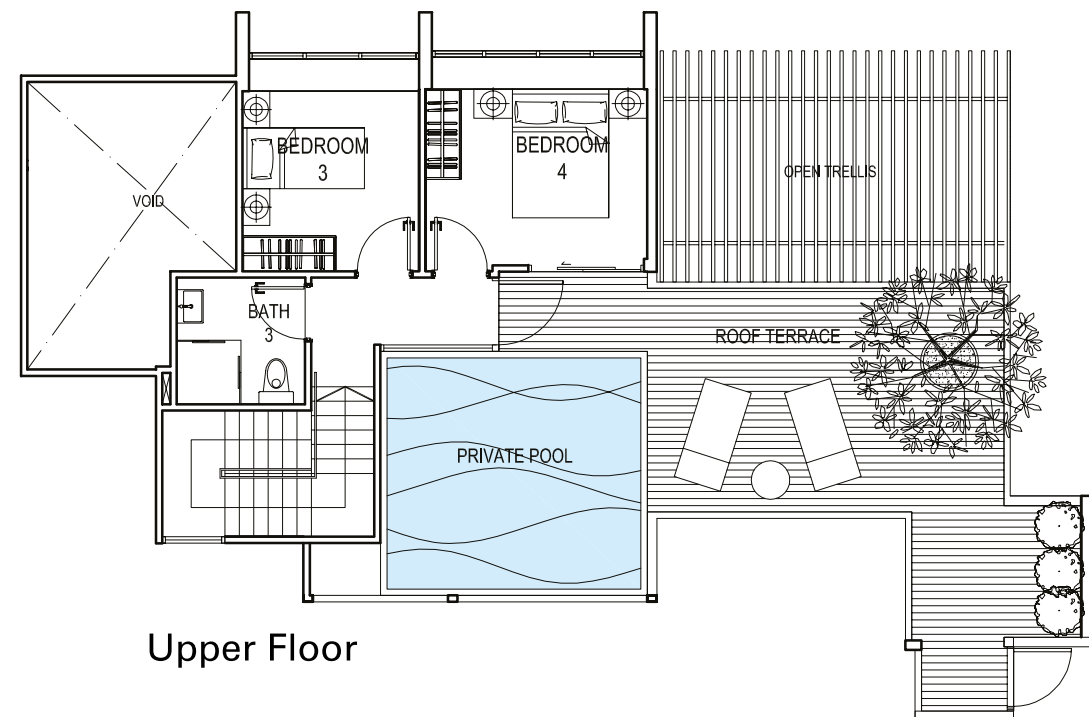


TYPE PH1 - PENTHOUSE (4 Bedroom with Private Pool)

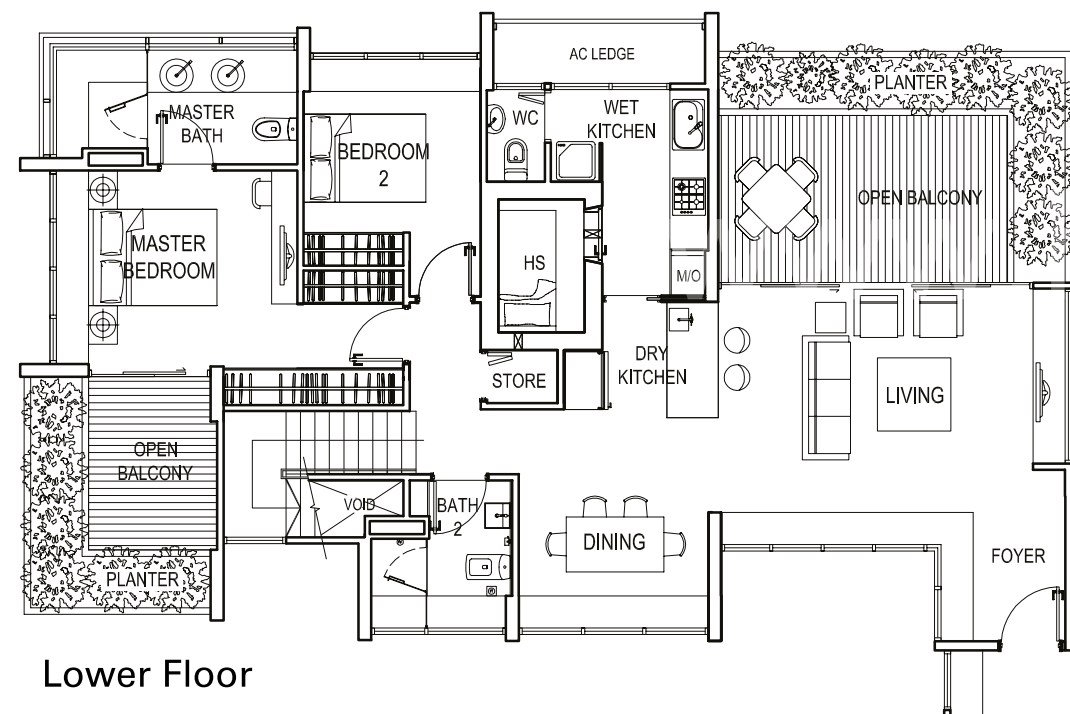
229 sq m (2465 sq ft)

BLK 56 #05-11
BLK 58 #05-15
BLK 60 #05-19
MIRRORED
BLK 56 #05-10
BLK 58 #05-14
BLK 60 #05-18

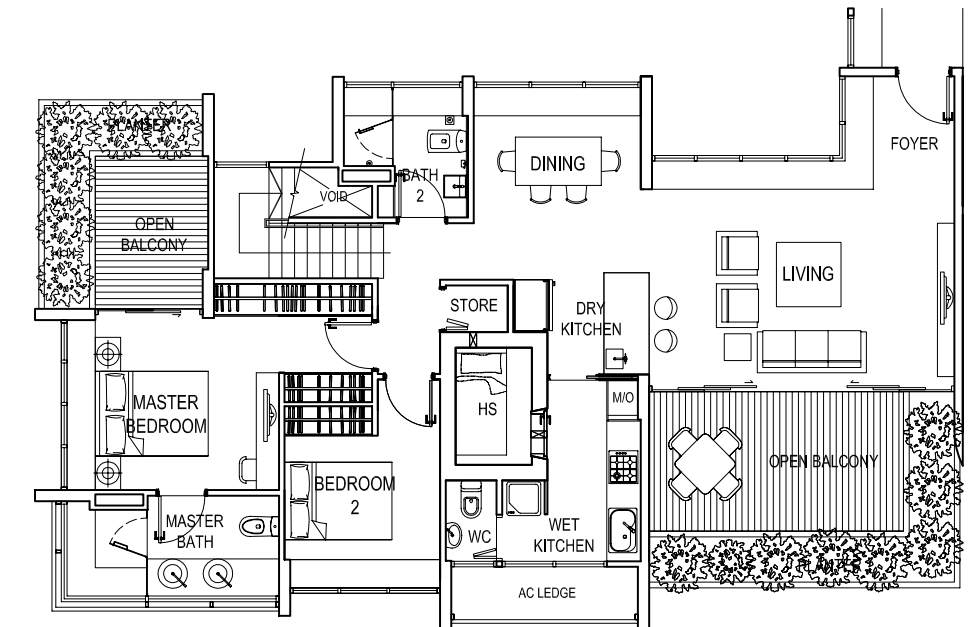




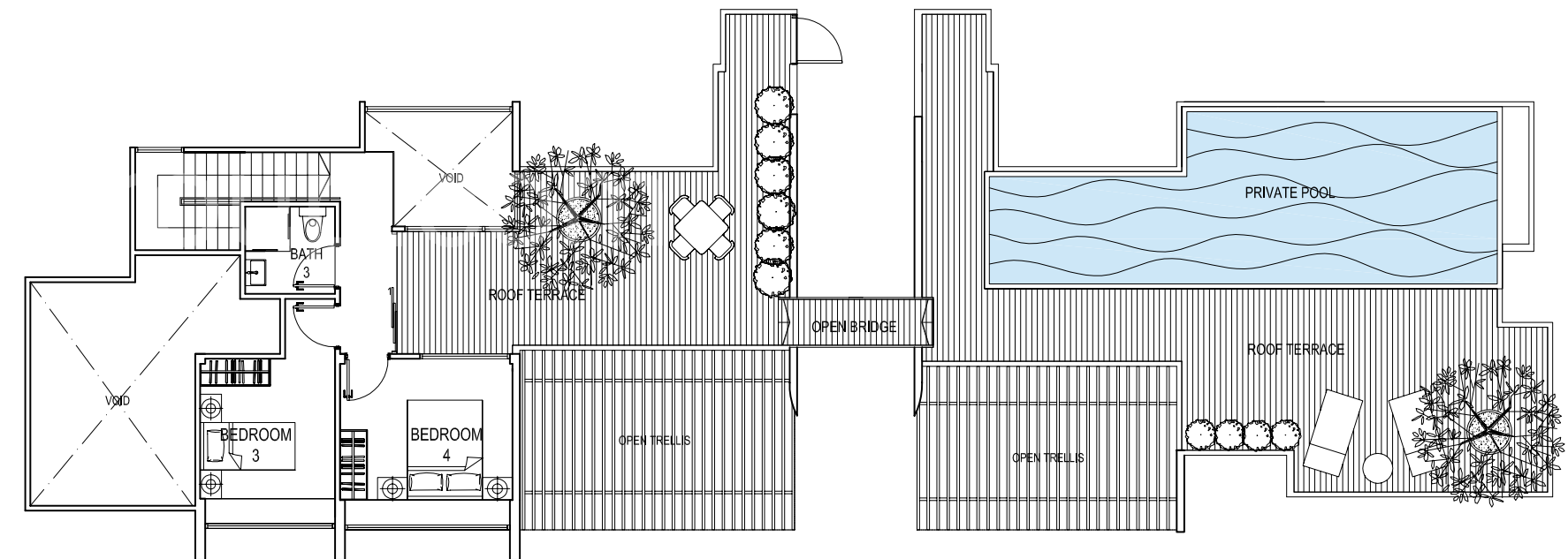
Upper Floor



Lower Floor



Upper Floor

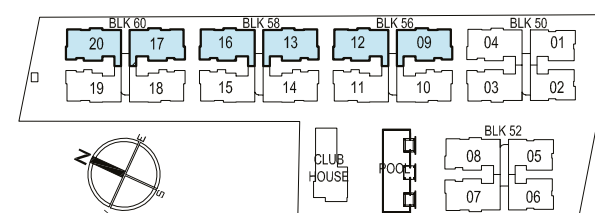


Lower Floor

TYPE PH2 - PENTHOUSE (4+1 Bedroom with Private Pool)

238 sq m (2562 sq ft)

BLK 56	#05-12	MIRRORED	BLK 56	#05-09
BLK 58	#05-16		BLK 58	#05-13
BLK 60	#05-20		BLK 60	#05-17

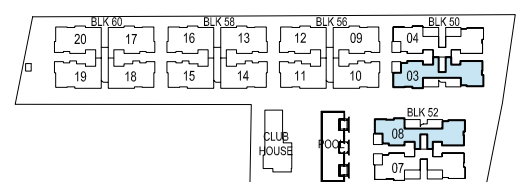
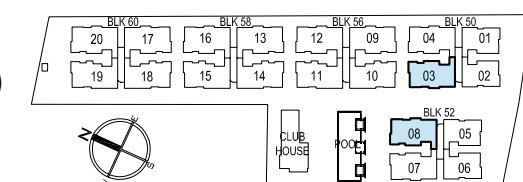


TYPE PH3 - PENTHOUSE (4 + 1 Bedroom with Private Pool)

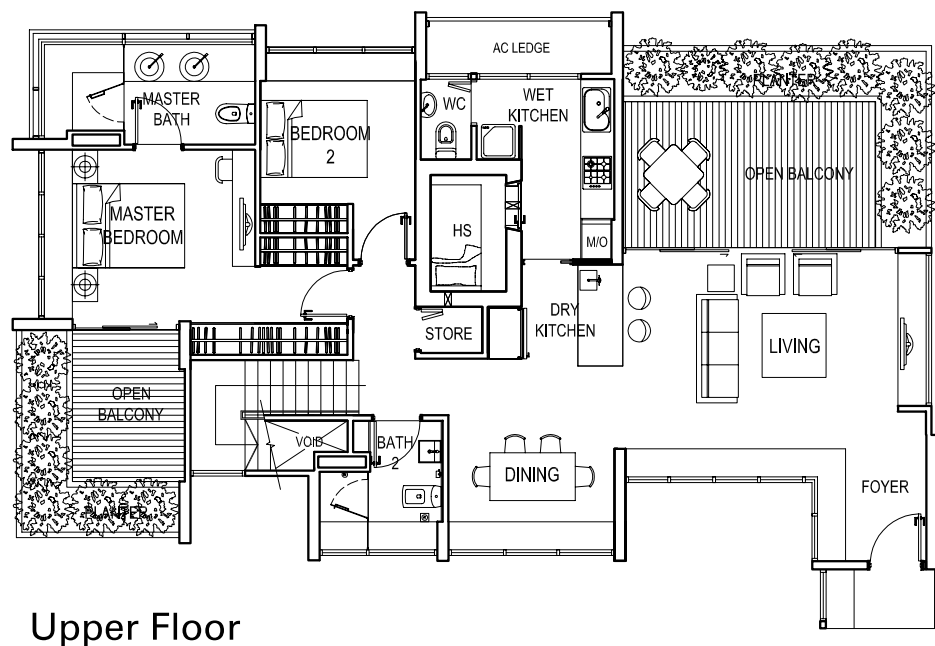
315 sq m (3391 sq ft)

BLK 50 #05-03

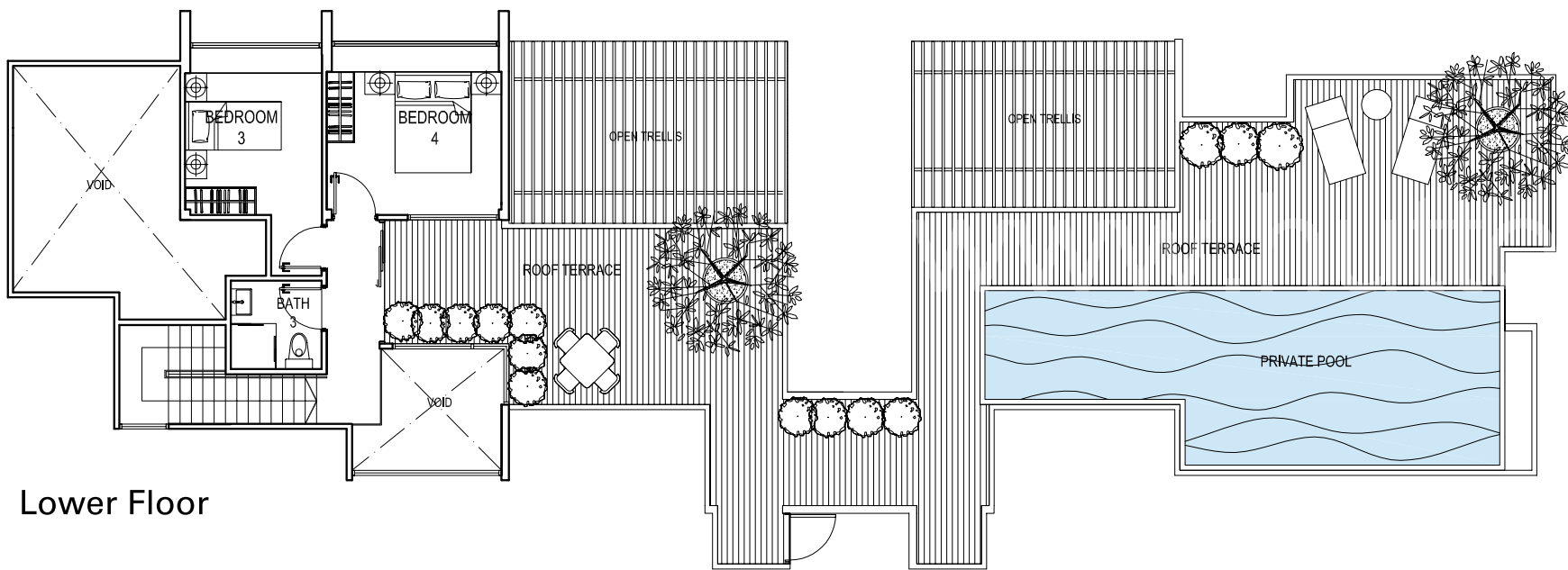
MIRRORED
BLK 52 #05-08



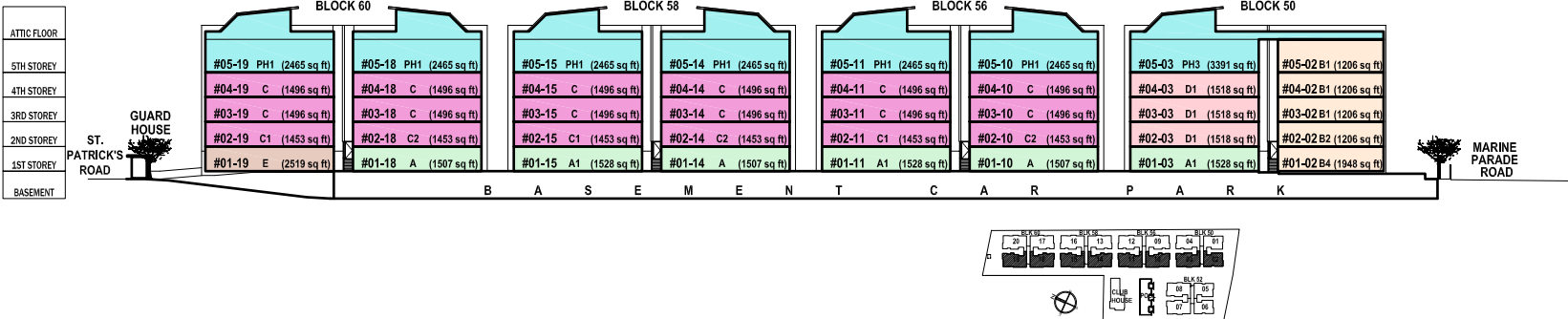
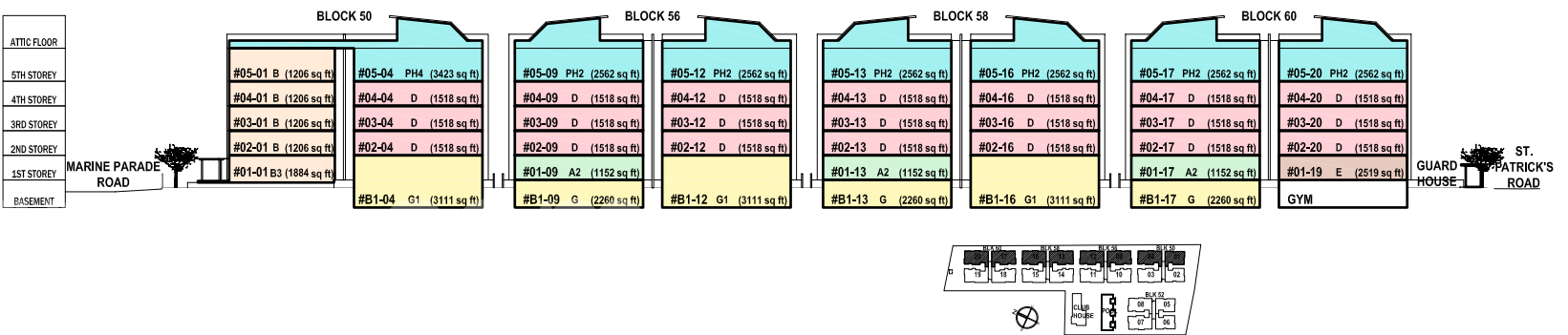
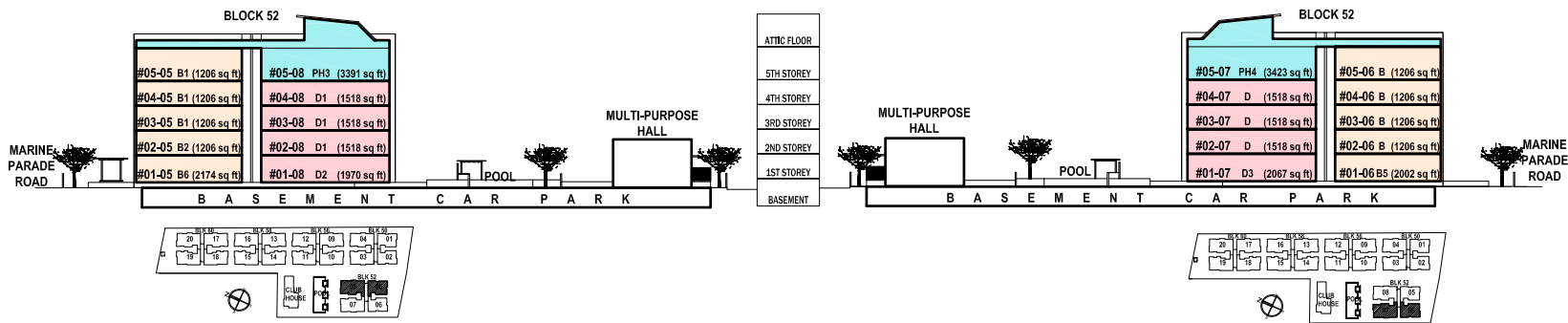
Schematic Elevation



Upper Floor



Lower Floor



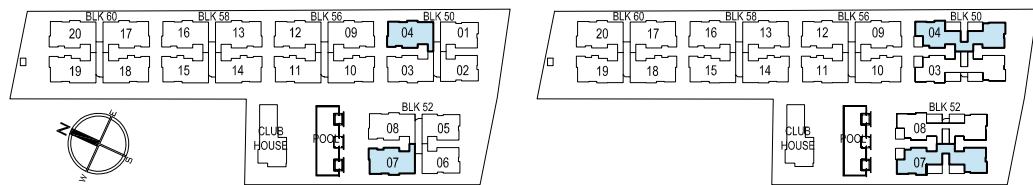
TYPE A TYPE B TYPE C TYPE D TYPE E TYPE G TYPE PH

TYPE PH4 - PENTHOUSE (4 + 1 Bedroom with Private Pool)

318 sq m (3423 sq ft)

BLK 50 #05-04

MIRRORED
BLK 52 #05-07



Building specifications

1.	Foundation	Concrete piles or equivalents foundation system subject to PE recommendation.
2.	Superstructure	Reinforced concrete framework
3.	Walls	External Walls & Internal Walls Reinforced concrete, Lightweight concrete panels and/or dry partition/brickwall
4.	Roof	Reinforced concrete flat roof / Pitch roof with appropriate insulation and waterproofing system.
5.	Ceiling	Living, Dining & Bedrooms Skim coat with emulsion paint/plaster board (where applicable) Kitchen & Bathrooms Skim coat with emulsion paint/plaster board (where applicable)
6.	Wall Finishes	Living, Dining, Bedrooms & Household Shelter Plaster and/or skim coat with emulsion paint Bathrooms & Maid Toilet Ceramic / Homogenous tiles (up to false ceiling height and on exposed surface only) Kitchen Ceramic tiles (up to false ceiling height and on exposed surface only)
7.	Floor Finishes	Living, Dining & Kitchen Ceramic / Homogenous tiles Bathrooms Ceramic / Homogenous tiles Bedrooms Timber strip flooring Household Shelter & Maid Toilet Ceramic / Homogenous tiles
8.	Windows	Powder coat aluminum framed windows with clear and/or frosted glass where appropriate.
9.	Doors	Main Entrance Approved fire-rated timber door Bedrooms, Bathrooms & Kitchen Timber door Household Shelter Approved steel door Maid Toilet Aluminum bi-fold door <i>(Note: Quality locksets and ironmongery shall be provided to all doors)</i>
10.	Sanitary Wares/Fittings	a) Master Bathroom - 1 TOTO close coupled toilet c/w Eco-Washer II (soft closing); - 2 round wash basin with mixer; - Shower enclosure with shower mixer set (shower spray); - 1 toilet paper holder; - 1 double towel rail; & - Mirror. b) Other Bathrooms - 1 TOTO close coupled toilet c/w soft closing seat & cover; - 1 square wash basin with mixer; - Shower enclosure with exposed shower mixer set; - 1 toilet paper holder; - 1 single towel rail; & - Mirror. c) Maid Toilet (exclude 2 bedded unit) - 1 pedestal water closet; - 1 wash basin with mixer; - 1 shower set (shower spray); & - 1 toilet paper holder

	d) Dry Kitchen (exlude 2 bedded unit)	- 1 under-mount sink with pillar mixer
	e) Wet Kitchen	- 1 under-mount sink with goose-neck mixer
11.	Electrical Installation All electrical wirings are concealed except for electrical wiring above the false ceiling which shall be exposed in conduits. Ample quality 13-ampere electrical socket outlets are provided. Ample ceiling light points and switches are provided without fixtures. Weatherproof isolators are provided for air-condition compressor units.	
12.	Cable TV/Telephone Provision for cable TV and telephone services. <i>Note: The Purchaser is liable to pay annual fee, subscription fee and such other fees to Starhub Cable Vision Ltd or any other relevant party or any other relevant authorities. The Vendor shall not be responsible to make arrangements with any of the aforesaid parties for the service connection of their respective subscription channels.</i>	
13.	Lightning Protection Lightning Protection System shall be provided in accordance with Singapore Standards CP 33:1996	
14.	Painting a) External Wall Sprayed textured coating / Emulsion paint b) Internal Wall Emulsion paint	
15.	Waterproofing Waterproofing to floors of bathrooms, kitchen, maid toilet, RC roof, open terrace, planter, private swimming pool & slab as and where required.	
16.	Recreational Facilities Swimming Pool Wading Pool Outdoor Spa Pool Sun Deck Landscape Pool Deck Children Playground BBQ Area Water Feature with Reflecting Pond at Club House and Main Entrance Gymnasium Sauna Room Multi-purpose Hall Foot Acupressure Stone Walk	
17.	Additional Items Kitchen Cabinet High and low level kitchen cabinet complete with solid surface worktop and single bowl sink. Kitchen Appliances BOSCH Cooker Hood, Cooker Hob, Oven & Microwave. Wardrobes Quality built-in wardrobe for all bedrooms. Security Audio intercom system. Air-Condition Split unit air-conditioning system to Living, Dining and all bedrooms. Hot Water Supply Hot water supply to Bathrooms, Kitchen & Maid Toilet.	

Timber strips are natural materials containing veins and tonality differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

Layout and location of wardrobes, kitchen cabinets, appliances, air-conditioning, wall mounted fan coil units and electrical points are subject to the Architect's sole discretion and final design

Where warranties are given by manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor of the Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the unit is delivered to the Purchaser. PROVIDED ALWAYS that the vendor shall not be liable nor be answerable or responsible to the Purchaser for any failure on the part of the manufacturers and/or contractors and/or suppliers to maintain or repair any defects thereto.

Regular maintenance by the Purchaser of the air-conditioning system, including the cleaning of filters and condensate pipes, is essential for efficient running and prolonging their operating life.

The purchaser is liable to pay the annual fee, subscription fee and such other fees to Starhub Cable TV or any other relevant authorities. The vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels.

Developer's Profile



St Patrick's Residences adds another sparkle to the jewels under TG Development Pte Ltd, joining its array of distinguished developments; SkyPark @ Somerset, The Oliv, Sentosa Cove, The Mondrian and OxleyThree among others.

21 years into the high-end niche market and TG Development is now gaining momentum, if not making a name in envisaging and designing the ultimate luxury living experiences. In 2004, the highly-acclaimed SME 500 awards listed us as the seventh contender, a result of our unwavering attention to details. Every home exudes its own distinctive personality with superb functionality to boot, one solid reason that sets us apart.

As we venture further into the property market with a repertoire of residential developments under the belt, there is only one thing to be certain of: The distinctive architecture of St Patrick's Residences is the evident detail of our passion in breaking new grounds; cementing our ground as the haute couture of fashion design in the property scene.

Our Latest Abodes



THE OLIV

Designed for URBANITIES

Designed for the new-age generation that lives their life on the edge, The Oliv is an ultra-stylish bungalow angled at different degrees for splendidly-varied views. The residence offers ultimate privacy with security coded lift access, ensuring a peace of mind as residents soak up the exuberant atmosphere, without even leaving the room.



Waterfront Villas @ SENTOSA COVE SINGAPORE

Designed to ENCOMPASS a lifestyle by the sea

The Sentosa homes are designed to encompass the lifestyle by the sea with the infinity pools overlooking the waterway and the mooring dock. Snugly tucked away at the southern cove of Sentosa, the luxury waterfront bungalows are set to redefine seaside living for today's elite.



THE MONDRIAN

Work of ART

Inspired by Pete Modrian, the architectural style revolves around sleek lines and primary colours to bring out the pure and natural beauty of the development. It is proclaimed as a work of art in a Zen-like minimalism with its floor-to-window ceilings accentuating the luxury of space. With the abundance of artistic streaks and creative interplay of light and space, The Mondrian is a residence for those who appreciate fine arts.



SkyPark @ SOMERSET

BUNGALOWS in the sky

Tagged as the Bungalows in the sky, this development promises a lush garden to each unit, designed to resemble a manicured garden in the sky when they are combined. Located in the prime area of district 9, this development is a new breed of luxury living altogether.

Developer :



TG (ST. PATRICK) PTE LTD

302 Orchard Road, #15-01, Tong Building, Singapore 238862
t| 65 6440 6633 f| 65 6738 9926
www.tgdevelopment.com.sg

Architect: EKDA Architects Civil / Structural Engineer: TC Sin & Associates M&E Engineer: Elead Associates Private Quantity Surveyor: PQS Consultants Developer License No.: C0461 Tenure of Land: Estate in Fee Simple (Freehold) Expected TOP date: December 2013 Expected Date of Legal Completion: December 2016 Lot & Mukim No.: Lot Nos.: 05706X & 05707L / MK No.: 26 Building Plan Approval No.: A934-00004-2007-BP01

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All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to changes as may be required by us and/or the competent authorities and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representations of fact. All facts are subjected to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Sales and Purchase Agreement shall form the entire agreement between us the Developer and the Purchaser and shall supersede all statements, representations, or promises made prior to the signing of the Sales and Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agents.