

ELITE
RESIDENCES

URBAN TRANQUILITY

UNVEILING...





ELITE
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A PLACE OF URBAN TRANQUILITY

Featuring 8 units of freehold strata terraces, Elite Residences offers exclusivity to a selected few who deserve the little luxuries of life, the gift of nature, and the bliss of serene living.

Elite Residences offers a variety of uniquely designed units and each unit has a practical and efficient layout that allows you to make perfect use of every nook and cranny.

PATIO



LIVING ROOM



DINING & KITCHEN





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REFINED COMFORT & LIVING

Each home offers the privacy and freedom to let your imagination go as you view the incredible landscape of design possibilities. Privacy and relaxation in the form of your very own roof terrace while convenience reigns supreme with your very own private lift and basement car park.

This beautifully crafted residence with an interior design of modern elegance coupled with state of the art luxuries blend comfort and luxury into one. Quality fixtures & fittings and superior craftsmanship are displayed in each home. This residence is graced by endless details and furnishings throughout.

MASTER BEDROOM



STUDY ROOM



PRIVATE ENCLOSED SPACE (PES)





REST & RELAX WITH LIFESTYLE BALANCE

Created with the multi-generational family in mind, the homes are an oasis to those who reserve the best for their loved ones. Enclosed by nature's gate with various layouts and sizes to best suit your lifestyle and needs, enjoy the peaceful and quiet surrounding away from your busy lives.

Immerse and enjoy in your own private space; relax and unwind in your private sanctuary within the comforts of your home. Indulge in the tranquil surrounding with lush foliage, a world far away from the bustling city.





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LUXURIOUSLY CONVENIENT IS JUST A STONE'S THROW AWAY

PROPERTY HIGHLIGHTS

- HOME LIFT FOR ALL LEVELS WITH PERSONAL BASEMENT CARPARK LOT(S)
- TRANQUIL SURROUNDING WITH LUSH FOLIAGE
- CONVENIENTLY LOCATED IN THE ECLECTIC AREA OF SIGLAP
- CLOSE PROXIMITY TO RENOWNED SCHOOLS, EATERIES, SHOPPING MALLS, PARKS AND BEACH
- NEAR FUTURE EASTERN REGION MRT LINE
- EFFICIENT LAYOUT WITH QUALITY FIXTURES AND FITTINGS

AMENITIES

- 1.2KM ST. PATRICK'S SCHOOL
- 1.3KM VICTORIA SCHOOL
- 1.9KM VICTORIA JUNIOR COLLEGE
- 2.0KM TEMASEK JUNIOR COLLEGE
- 2.4KM BEDOK MALL
- 2.5KM BEDOK POINT
- 3.0KM 112 KATONG
- 3.8KM PARKWAY PARADE





SITE PLAN

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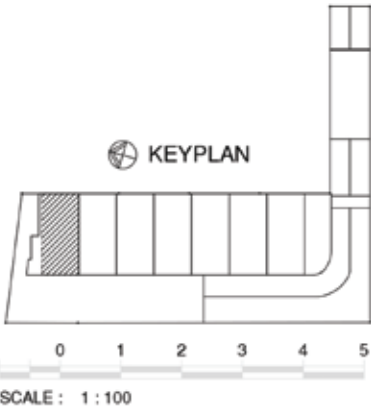
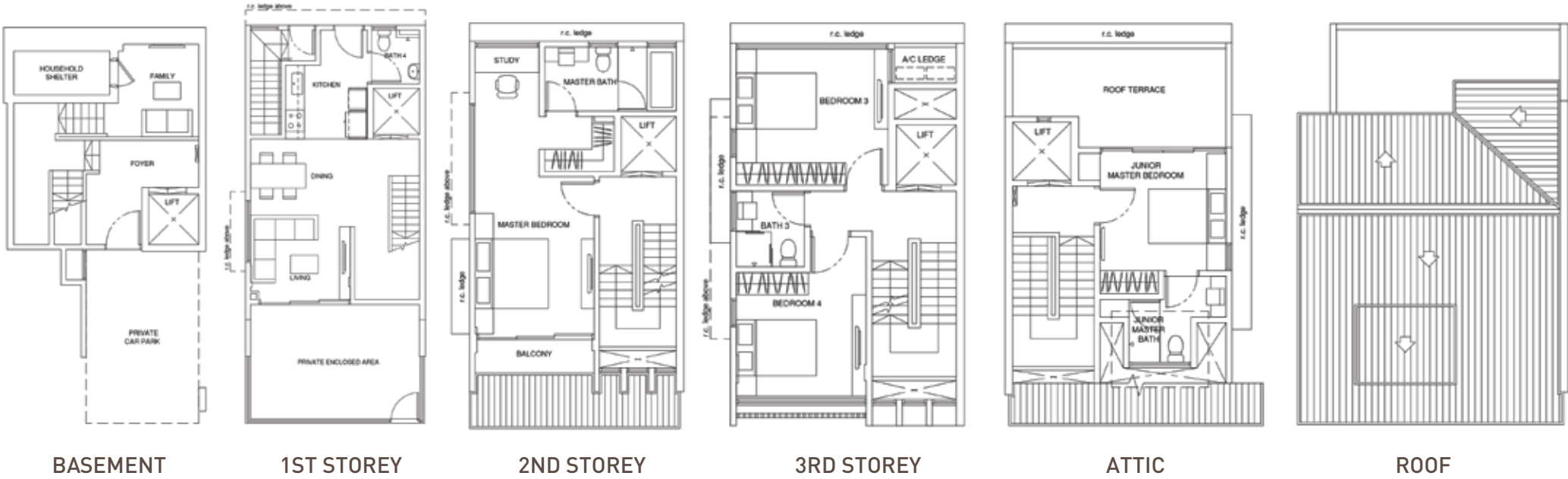


- (A) DRIVEWAY
- (B) TURF/LANDSCAPE
- (C) PRIVATE ENCLOSED AREA
- (D) ROOF TERRACE
- (E) RETAINING WALL

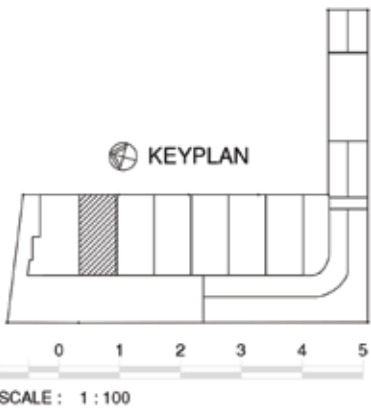
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SITE PLAN

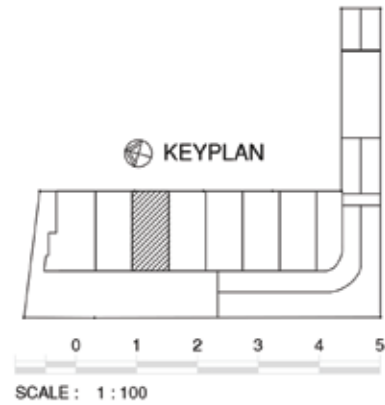
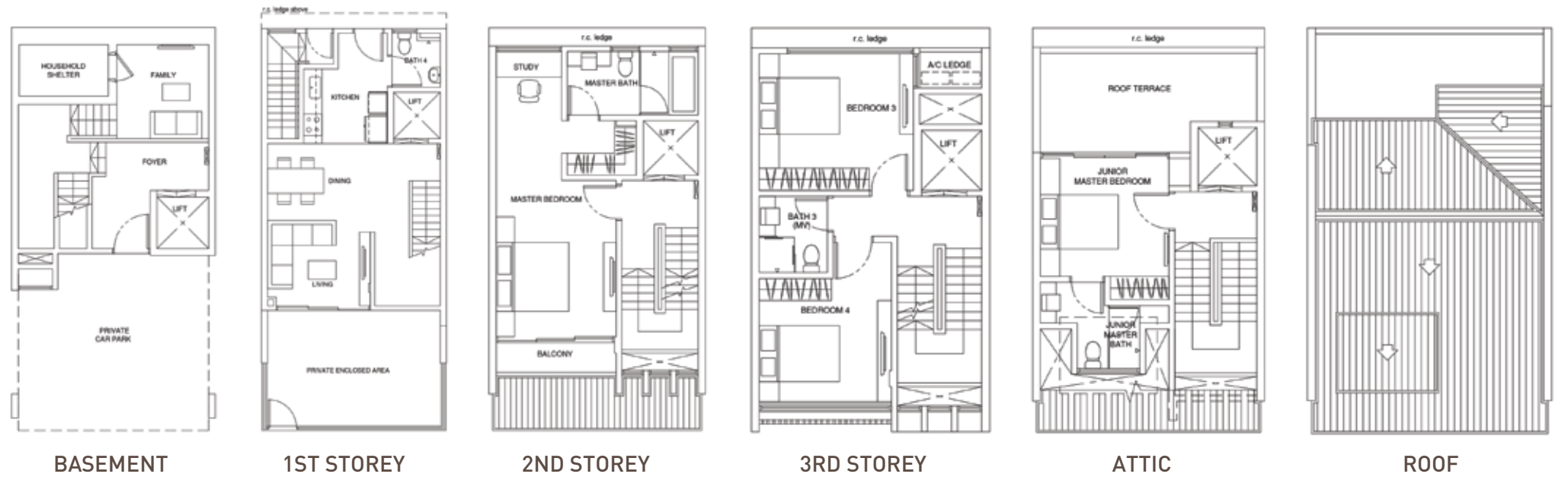
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AREA 359SQM/3864SQFT



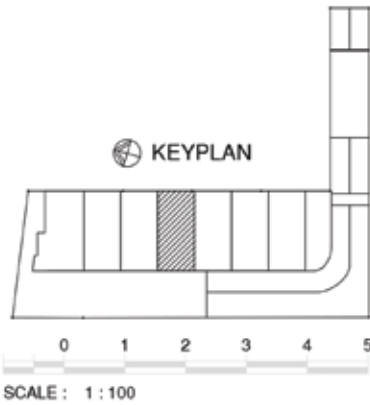
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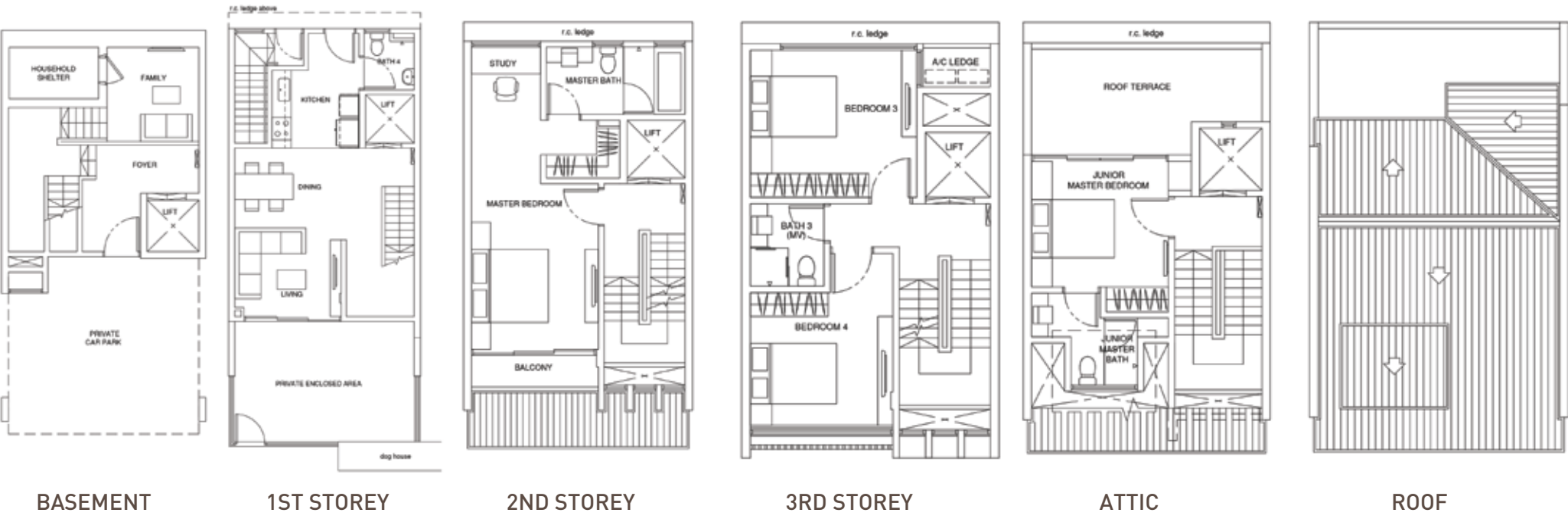
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AREA 359SQM/3864SQFT



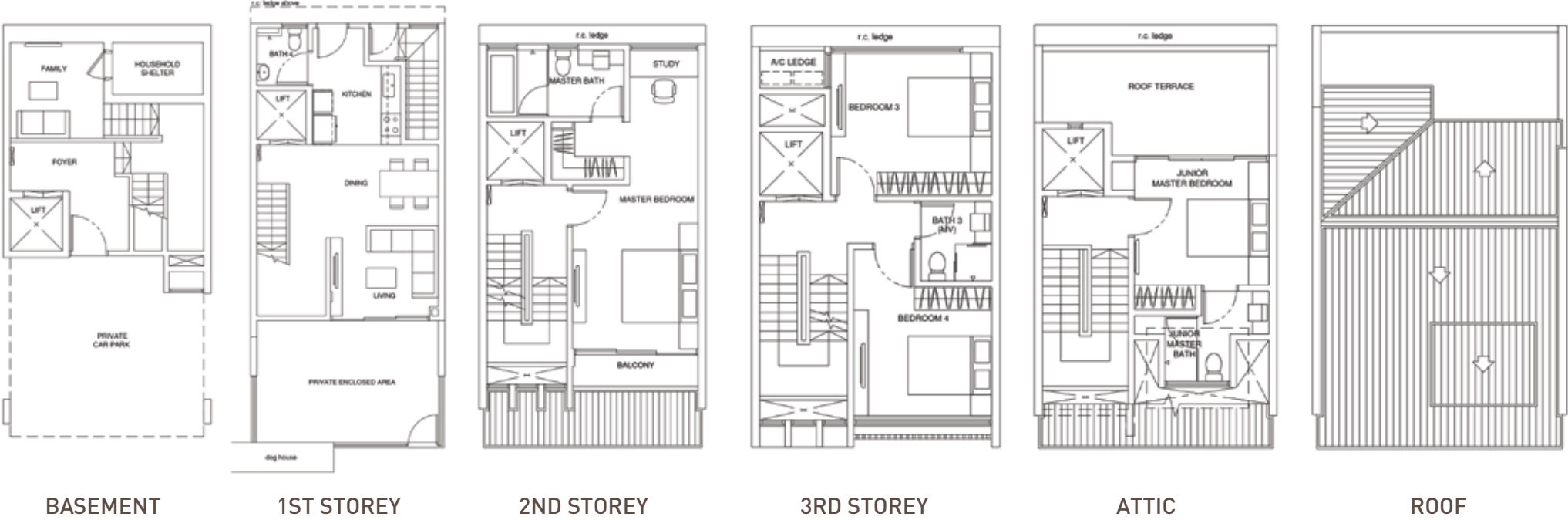
TYPE B – HOUSE NO. 52C
AREA 359SQM/3864SQFT



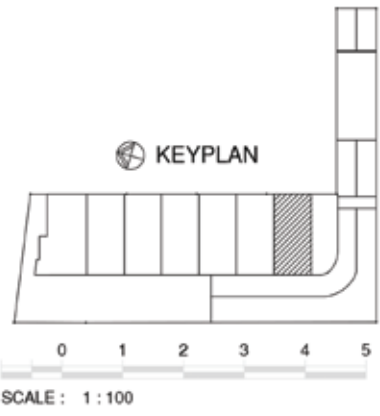
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AREA 359SQM/3864SQFT



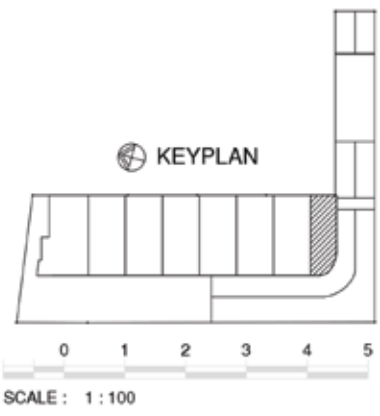
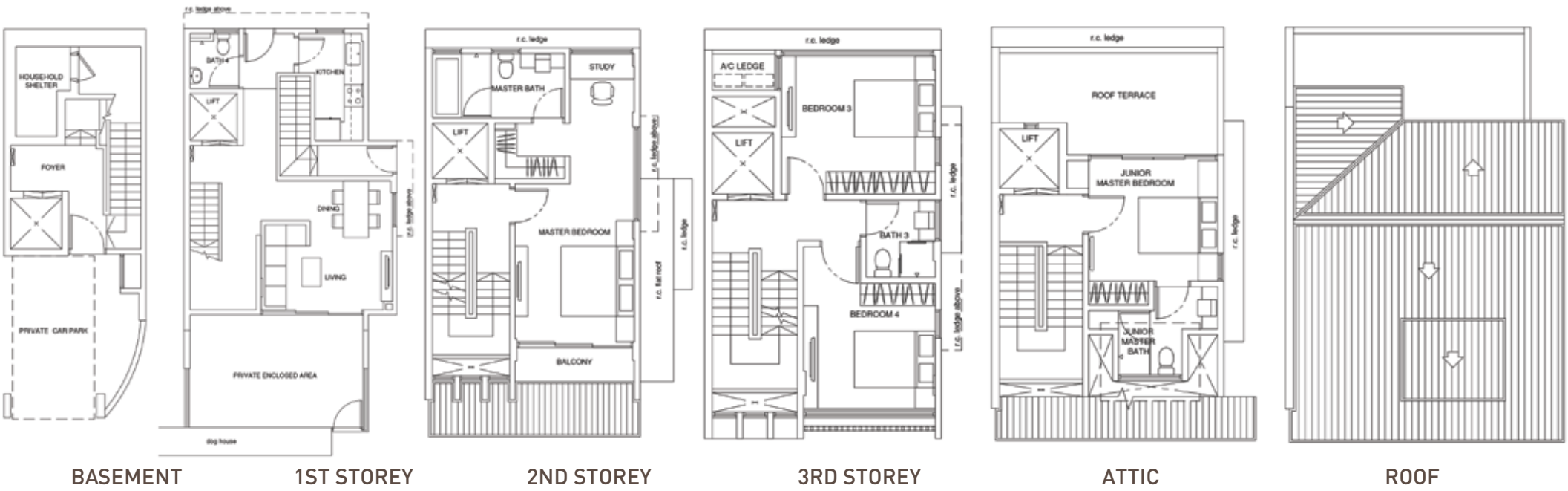
TYPE B – HOUSE NO. 52E
AREA 359SQM/3864SQFT



TYPE B1 - HOUSE NO. 52F
AREA 359SQM/3864SQFT



TYPE C - HOUSE NO. 52G
AREA 350SQM/3767SQFT



SPECIFICATION



1.

FOUNDATION

Reinforced concrete using minimum Grade 35 complying SS EN 197 series. Raft foundation generally and/or other approved foundation system.
2.

SUPER-STRUCTURE

Reinforced concrete structure using minimum Grade 35 complying SS EN 197 series, steel reinforcement bar complying with SS2, welded steel fabric complying with SS32 and structural steel of certified steel materials conforming to Class 1 under BC1:2008 to Engineer’s specification.
3.

WALLS

Reinforced concrete and/or brick wall.
4.

ROOF

a)

Flat Roof:

Reinforced concrete flat roof with appropriate insulation and waterproofing system.

b)

Pitched Roof:

Metal roof with appropriate insulation system with colour to comply with BCA daylight reflectance.
5.

CEILING

a)

Foyer, Living, Dining.:
Kitchen, Family, Bedrooms,
Study, Bathrooms, Staircase &
Landing Balcony and Private
Car Park

Cement plaster and/or skim coat and/orplasterboard
false ceiling with paint finish and/or box
up to designated area.

b)

Household Shelter:

Skim coat with paint finish.
6.

FINISHES

Wall

a)

Foyer, Living, Dining, Family:
Bedrooms, Study, Household
Shelter, Staircase & Landing,
Private Enclosed Space,
Balcony, Roof Terrace and
Private Car Park

Cement and sand plaster and/or
skim coat and/or with paint finish.

b)

All Bathrooms:

Homogeneous / Ceramic Tile (to exposed area only).

c)

Kitchen:

Stainless steel panel to exposed area.

Floor

a)

Foyer, Living, Dining and Family:

Marble with skirting.

b)

Bedrooms and Study:

Timber floor with skirting.

c)

Staircase & Landing:

Timber floor.

d)

All Bathrooms, Kitchen, Household Shelter,
Balcony and Roof Terrace:

Homogeneous / Ceramic Tile.

e)

Private Enclosed Space:

Homogeneous / Ceramic Tile.

f)

Private Car Park:

Concrete finish.

7.

WINDOWS

Powder coated aluminium framed glass window.
8.

DOORS

a)

Basement Entrance:

Approved fire rated solid timber door.

b)

1st Storey Rear Entrance Door to:
Basement / Kitchen Door

Aluminium door.

c)

1st Storey Living, Balcony:
and Roof Terrace

Powder coated aluminium framed sliding
glass door.

d)

Bedrooms and Bathroom:

Timber doors.

e)

Household Shelter:

Metal blast door as approved by Relevant Authorities.

9.

OTHERS

a)

Internal Staircase:

Metal railing / handrail.

b)

Private Enclosed Space:

Metal fence / brick wall.

c)

Balcony and Roof Terrace:

Reinforced concrete and/or brick wall and/or
metal railing / handrail.

10.

SANITARY FITTINGS

Master Bath

a)

1 long bath with mixer and hand shower.

b)

1 shower cubicle with hand shower and overhead shower set.

c)

1 vanity top complete with 1 basin and mixer with cabinet below

d)

1 water closet.

e)

1 bib tap.

f)

1 mirror

g)

1 toilet paper holder

h)

1 towel rail

1st Storey Bath

a)

1 shower cubicle with mixer, hand shower

b)

1 wash basin and mixer.

c)

1 water closet.

d)

1 bib tap.

e)

1 mirror

f)

1 toilet paper holder

g)

1 towel rail

Other Bathrooms

a)

1 shower cubicle with mixer, hand shower

b)

1 vanity top complete with basin and mixer with cabinet below

c)

1 water closet.

d)

1 bib tap.

e)

1 mirror

f)

1 toilet paper holder

g)

1 towel rail

Kitchen, Roof Terrace and Private Car Park

a)

1 bib tap.

11.

ELECTRICAL INSTALLATION AND TV/TELEPHONE

Electrical wiring in concealed/exposed conduit / trunking (where applicable).

UNIT TYPE	A	B	B1	C
LIGHTING POINT	40	40	40	40
POWER POINT	36	36	36	36
REFRIGERATOR POINT	1	1	1	1
WASHING MACHINE	1	1	1	1
COOKER HOOD POINT	1	1	1	1
WATER HEATER POINT	4	4	4	4
AIR-CONDITIONER ISOLATOR	2	2	2	2
TELEPHONE POINT	8	8	8	8
TELEVISION POINT	7	7	7	7
DATA POINT	7	7	7	7

12.

LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Code of Practice.

13.

PAINTING

Emulsion paint finish to External Wall and Internal Wall (where applicable).

14.

WATERPROOFING

Waterproofing to floor of Foyer, Family, Household Shelter, Bathrooms, Kitchen, Private Enclosed Space, Balcony and Roof Terrace (where applicable).

15.

DRIVEWAY AND CARPARK

Reinforced concrete.

16.

ADDITIONAL ITEMS

a)

Kitchen Cabinet/Appliance:

High and low cabinet with laminate as external finishes with solid surface counter top complete with sink, PUB approved sink mixer, electrical induction hob with circulation hood to Kitchen.

b)

Air-Conditioning:

Cassette, wall mounted, single or multi-split type air-conditioning to Living, Dining, Bedrooms, Foyer and Family.

c)

Hot Water Supply:

Hot water provision to Bathrooms and Kitchen.

d)

Security System:

Audio hands-free intercom system.

e)

Auto Gate Device:

To vehicular main entrance with Remote Control.

f)

Lift:

One home lift serving basement, 1st storey, 2nd storey, 3rd storey and attic.

g)

Electrical Appliances:

Washing Machine & Refrigerator

NOTE

A. Marble, limestone and granite
Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However granite, being a much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at the joints. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

B. Timber
Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

C. Tiles
Tiles sizes and tile surface flatness cannot be perfect and are subject to acceptable ranged described in Singapore Standards (SS 483: 2000).

D. Layout
Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect’s sole discretion and final design.

E. Appliances
The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect’s selection, market availability and the sole discretion of the Vendor.

F. Surface
No tiles behind/below kitchen cabinet, long bath and mirror. Wall surface above the false ceiling level will be left in its original bare condition. All natural stones, marble, homogenous/ceramic tiles, cement sand plaster, skim coat and emulsion paint are provided up to false ceiling level and on exposed area only.

G. Description of Study
The area described as “Study” is merely descriptive of a possible use of such area which will be provided in a bare condition. No statement or representation is made that such area is or will be fitted out for any particular purpose.

H. Roof Terrace
Where the Unit is provided with Roof Terrace, the Purchaser shall not cover up or erect any roof or structure over or enclosing the Roof Terrace, nor shall the Purchaser allow the Roof Terrace to be covered up roofed over.

I. Air-conditioning System
Air-conditioning System has to be maintained and cleaned on a regular basis by Purchaser at Purchaser’s own cost to ensure good working condition of the system. This includes the cleaning of filters, chemical washing on AC cooling coils, clearing the condensate pipes and charging of gas.

J. Home Lift
Home Lift is to be maintained on a regular basis by Purchaser at the Purchaser’s own cost to ensure good working condition of the system.

K. TV/Internet
If the Purchaser requires internet and/or cable TV access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

L. Warranties
Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

M. Glass
Glass is a manufactured material that is not 100% pure. Nickel Sulphide impurities may caused spontaneous glass breakage in a certain pieces of tempered glass that may be used where applicable. It is difficult to detect Nickel Sulphide impurities prior to breakage, which may occur in all tempered glass. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

All information, specifications and statements herein shall not be treated to form part of an offer or contract. Floor plans are subject to amendments as may be required by the relevant authorities. Visual representations, model, sales gallery displays, illustrations, photographs, art renderings, other graphic representations and references, not limited to landscape and furniture, are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are only approximate measurements and subject to final survey.

The Sale and Purchase Agreement shall form the entire agreement between the Developer and Purchaser and shall supersede all statements, representations or promise made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promise made by the Developer or the Marketing Agents.

Developer: TIEC Holdings Pte Ltd Company Reg No.: 201008915M Developer’s Licence No.: C1037
Lot No.: 5443C MK 27 at Elite Terrace Tenure: Estate in Fee Simple (Freehold)
Building Plan No.: A1278/01271-2012-BP01 Dated 10/07/2013 & A1278/01271/2012-BP02 Dated 26/10/2016
Expected Date of TOP: 31 March 2018 Expected Date of Legal Completion: 30 March 2021