



KALEIDO

THE PURE REFLECTION OF HOME



Bursting from a palette of 5 alluring elements, Kaleido reflects the heart and soul of home, and the changing vibrance of the east. Artistically inspired by Art Deco, this residential icon blends rich colours, bold geometric shapes and lavish eclecticism in effortless style.

***Kaleido*** – a signature masterpiece of luxury, glamour and exuberance.







## KALEIDOSCOPE OF

## UNIQUENESS

### ART-DECO INSPIRED

What sets *Kaleido* apart is its unique facade inspired by the Art Deco movement. In the same category of beauty as the iconic Empire State and Chrysler buildings in New York City, *Kaleido* epitomises classic timelessness.

Minimally ornamented yet functional, its detailed touches add a bold touch and make the difference between ordinary and extraordinary.

### HIGH CEILING

Reach out to the sky as you shape your dreams from the soaring heights of your living room.

Fall in love with the space and openness of *Kaleido's* interiors that bestow a sense of celestial freedom.

Ceilings stretch to an impressive height of 3.2m on the first floor and 3m for the remaining three levels, enhancing the supreme comforts of home.





### SERENE PRIVACY

Nestled deep inside Telok Kurau and lusciously surrounded by the verdant greenery of park connectors, *Kaleido* exudes an air of peaceful tranquillity. Feel refreshed and renewed at this

locale where calm serenity sets the tone for peaceful living. The soothing sounds of nature at your doorstep create an air of inviting privacy that you will infinitely treasure.





## FLEXIBILITY

Uniquely designed for multi-generational living, *Kaleido* is both versatile and functional. The spaces within provides ample area for fluidity in movement, with plenty of cosy corners to mingle and wind down.

Create a unified look and feel for all levels or artfully shape each level with a different interior design. With elevators that access every level of your residence, you may create your own personal studio pad for every floor.





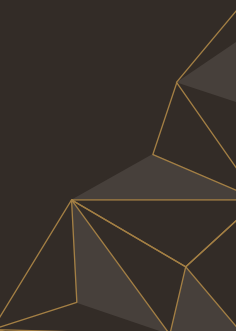


### SPACIOUSNESS

Savour your personal space at every level with sufficient room for everyday living and activities.

Designed with mobility in mind, *Kaleido's* meticulously allocated space fosters intimate conversation and creative development among

your family. Its roominess is ideal for both moving freely as an individual and hosting entire family gatherings. You are always close to your loved ones yet never far from your inner sanctuary.







AMENITIES

BOUTIQUES

HEALTH  
&  
WEALTH

ARRAY  
OF  
CHOICES

ACADEMICS

CONVENIENCES

## KALEIDOSCOPE OF

## ❖ PREFERENCES ❖



*"Everything I love is right here."*

### BOUTIQUES

Joo Chiat has evolved into an eclectic enclave of world-class boutiques juxtaposed with mini-size ateliers and delectable cafes.

Unconventional eateries and authentic European and Australian style butcheries beckon to the most discerning epicurean tastebuds in search of culinary adventures.

### AMENITIES

With Parkway Parade, 112 Katong, the future KM Mall at Paya Lebar, and Changi City Point just a short drive away, *Kaleido* is easily within reach for all your entertainment and dining needs.

Useful amenities such supermarkets, butcheries, wine shops and cafes are all close by for your daily shopping needs.





#### HEALTH & WEALTH

Experience a touch of balance in your life by connecting with the Yin and Yang of Health and Wealth. Sports enthusiasts can revel in the green belt of East Coast Park, Marina Barrage and Gardens by the Bay.

The entire stretch of East Coast Parkway (ECP) connects residents effortlessly to the city as well as business gateways Marina Financial District, Changi Business Park and Airport Hub.



With Changi Airport as your gateway to the rest of the world, you are 20 minutes away to business opportunities in neighbouring Asia and the rest of the world.







## CONVENIENCES

Well-connected via local transport and network systems, you are never short of a bus or train to bring you places island-wide. Public walkways are widely spread out and well-connected to various parts of the vicinity.





## ACADEMICS

*Kaleido's* spacious layout presents a conducive sanctuary for learning and community. Interaction within multi-generational living encourages the robust exchange of ideas and solutions. With

prestigious schools within reach of 2-3 kilometres, children spend less time travelling to school and more time learning.





## KALEIDOSCOPE OF

### ACCESSIBILITY

#### SHOPPING ZONE

- Parkway Parade
- 112 Katong
- KM Mall (under construction)
- Changi City Point

#### ACADEMIC ZONE

- CHIJ (Katong) Primary School
- Ngee Ann Primary School
- Tao Nan School
- CHIJ Katong Convent
- Chung Cheng High School (Main)
- St Patrick's School
- Tanjong Katong Girls' School
- Tanjong Katong Secondary School
- Victoria School
- Temasek Junior College
- Victoria Junior College

#### ECLECTIC ZONE

- A mix of signature local delights, delectable cafes and unconventional eateries
- Mini-size ateliers and authentic artisanal butcheries

#### HEALTH ZONE

- East Coast Park
- Marina Barrage
- Gardens by the Bay

#### WEALTH ZONE

- Marina Financial District
- Changi Business Park
- Airport Hub





# KALEIDOSCOPE OF

## PERFECTION



### QUALITY WORKMANSHIP

Place your trust in the brilliant execution of this well-planned development meticulously built for multi-generational living under one roof.





#### NATURAL GREEN DEVELOPMENT

Be proud to pass this residence to future generations with the knowledge that it has been built responsibly with sustainable green materials. This is a lasting heirloom of the highest order that imbibes a rich

heritage and legacy for your descendants. This development will be certified BCA Green Mark for its environmentally sustainable design.

It is a benchmarking scheme which aims to achieve a sustainable built environment by incorporating best practices in environmental design and construction, and the adoption of green building technologies.







#### FAMILY FRIENDLY FACILITIES

Enjoy quiet moments or family bonding time at the family friendly courtyard. Sit down at the classic quarry stone tables for a friendly game of chess, or make use of the accessible multi-purpose track within the compound which ensures convenience

and safety for you and your family. In addition, there is a waiting bay situated underground for school buses to pick-up and drop-off school children safely and efficiently within the sheltered compound.

#### UNIVERSAL DESIGN

*Kaleido* captures the spirit of universal design, which is all about designing the built environment to be both aesthetic and usable to the greatest extent possible by everyone.

Dropped curbs, slopes and handrails around the estate are just some of the features of this barrier-free design philosophy.





#### QUALITY FITTINGS

Modern comforts blend brilliantly with both traditional and contemporary decor accents in *Kaleido*. Exceptional finishing and craftsmanship is evident throughout the decor, with brand-name

kitchen appliances and inbuilt cabinets. Quality brands ensure that vital appliances and sanitary wares withstand the demanding schedules of daily living.



**BOSCH**

**LAUFEN**



SITE PLAN



Facilities

- 1. Swimming Pool
- 2. Pool Deck
- 3. Pool Shower
- 4. Gym
- 5. Theme Courtyard
- 6. Jogging/Walking Track
- 7. BBQ Pit
- 8. Waiting Bay (underground)
- 9. Private Roof Terrace

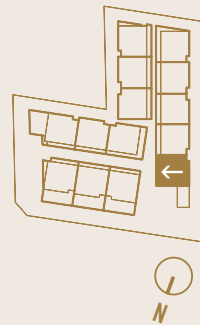


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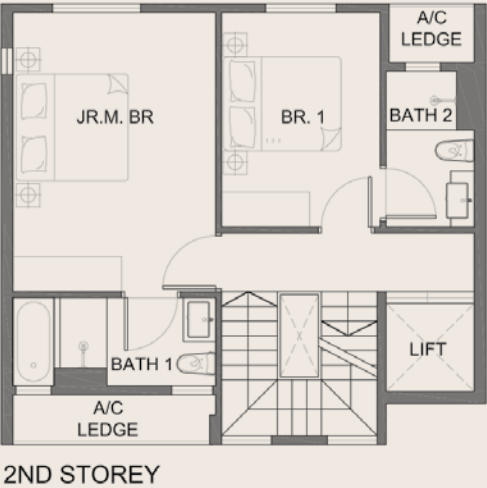
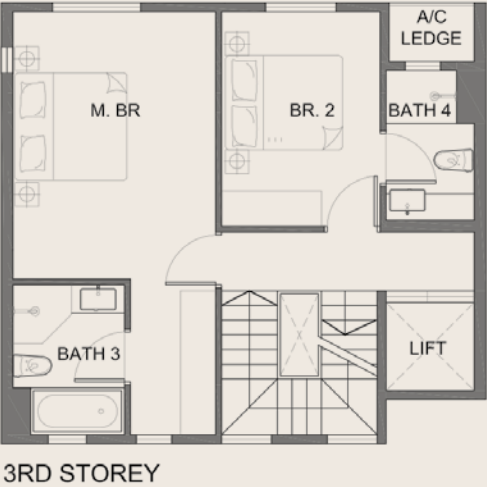
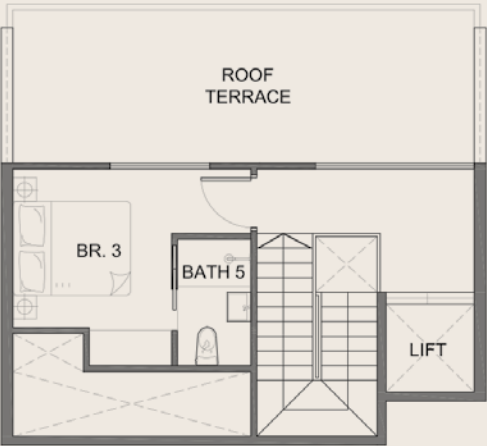
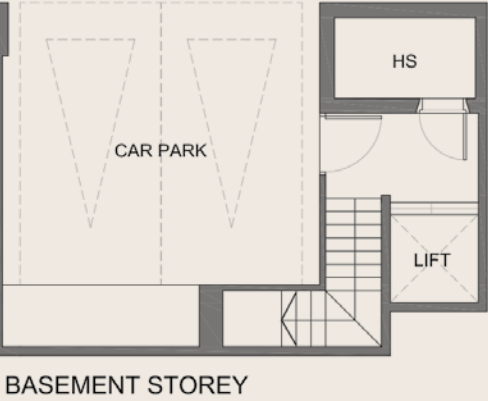
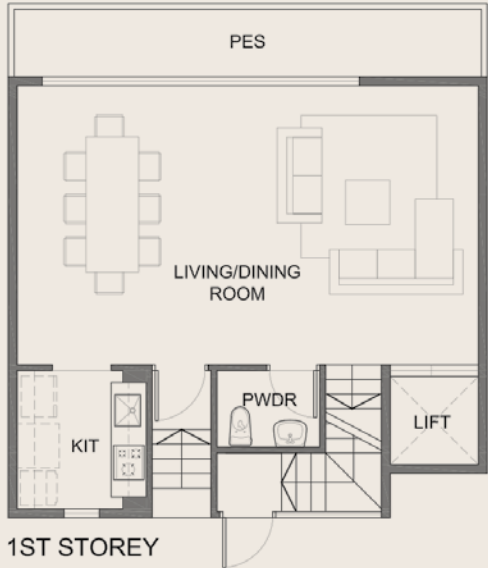




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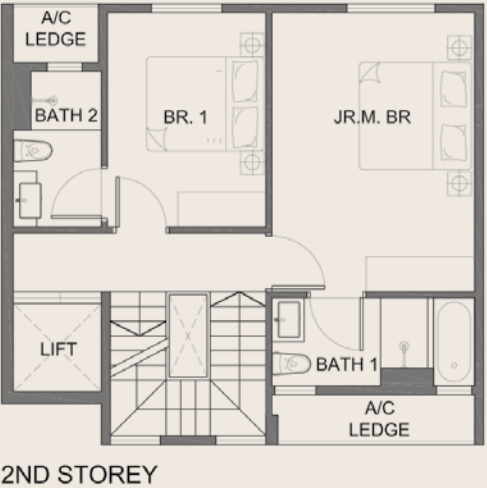
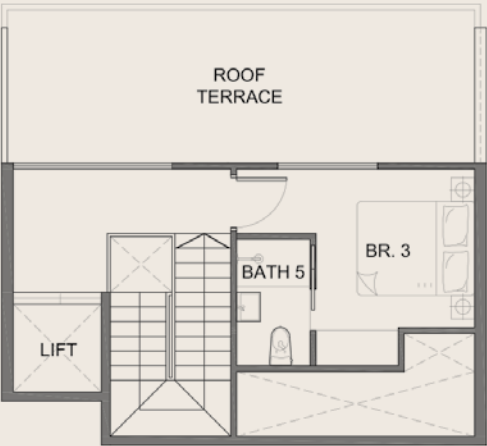
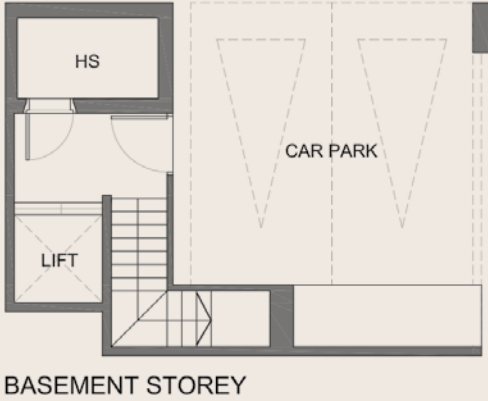
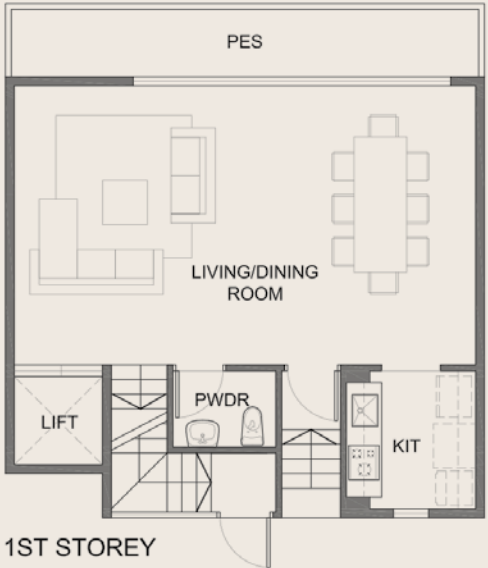
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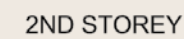
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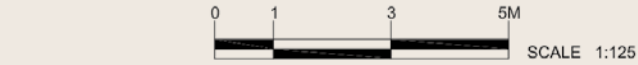
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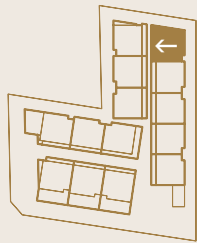




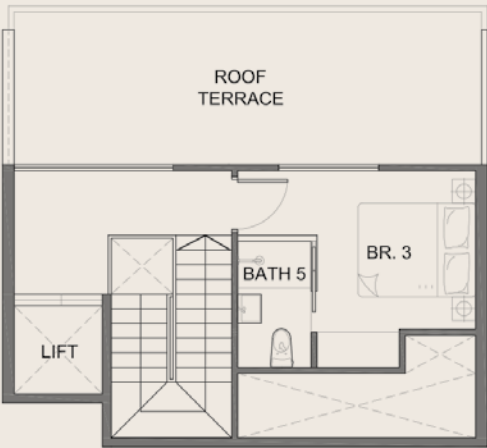




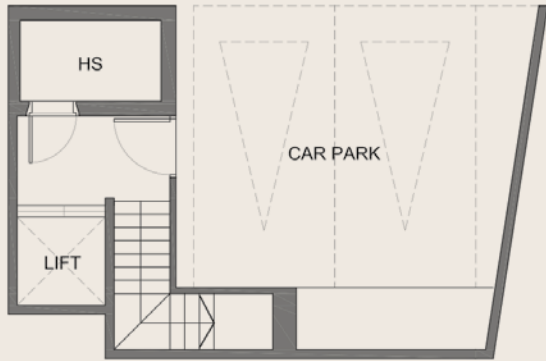
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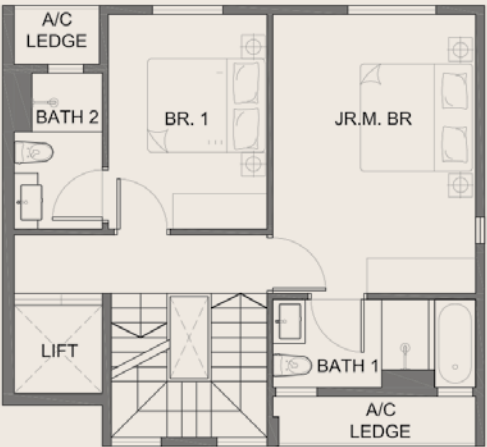
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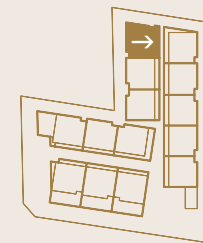
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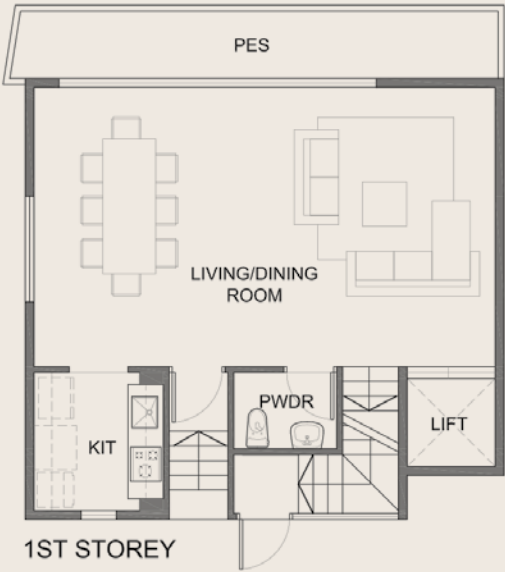
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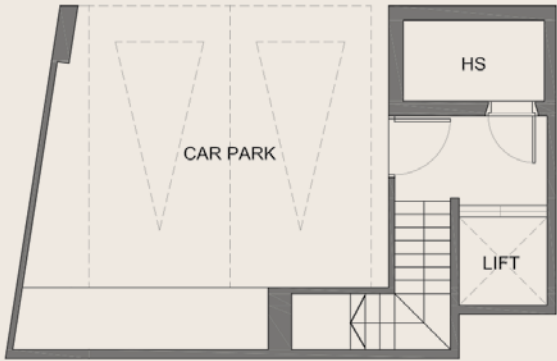
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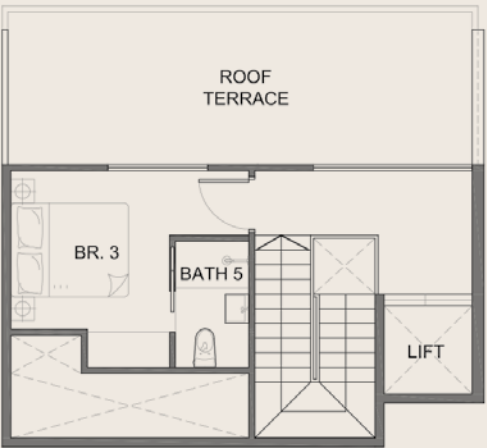
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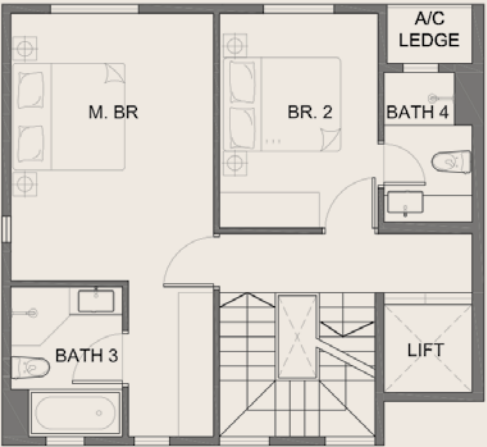
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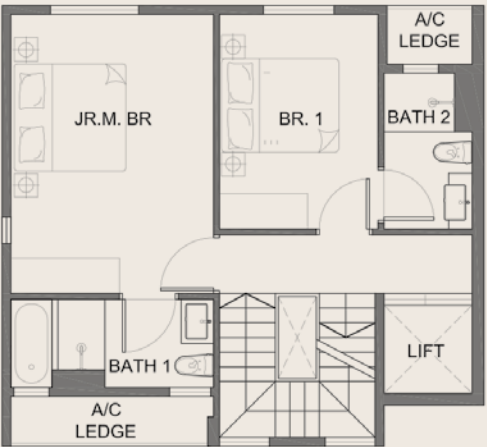
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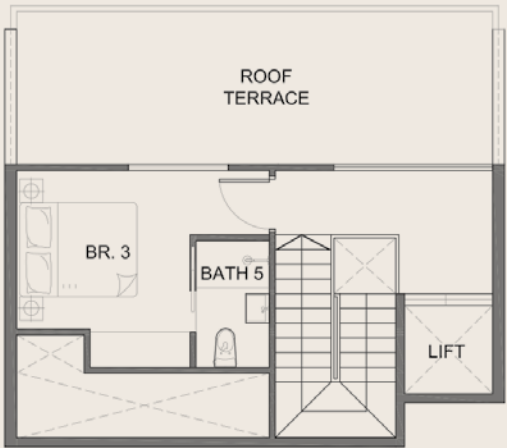
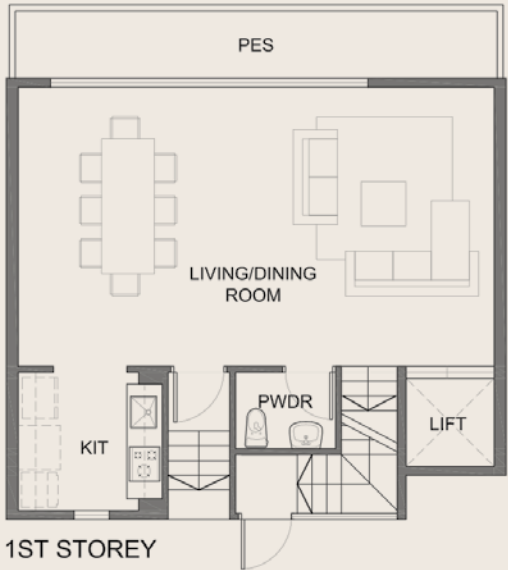
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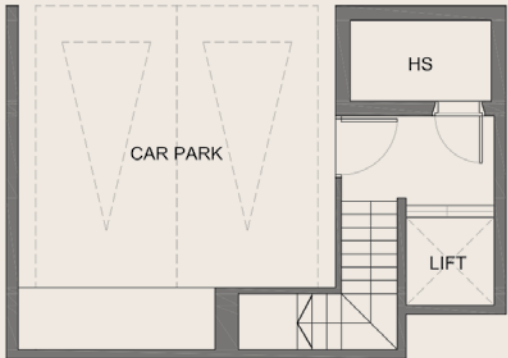
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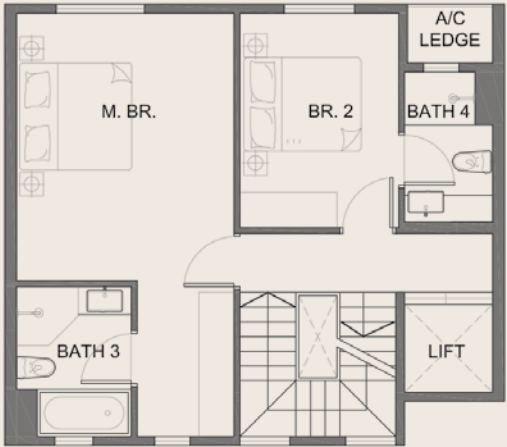
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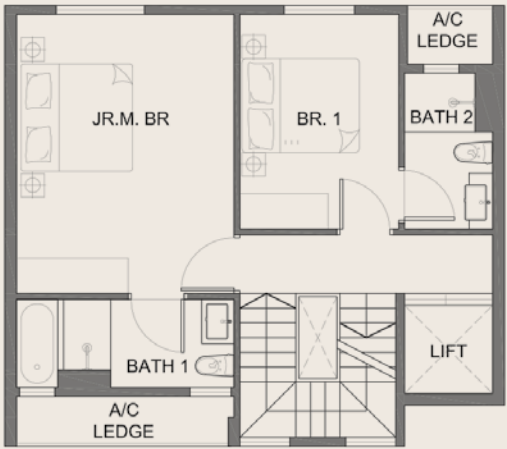
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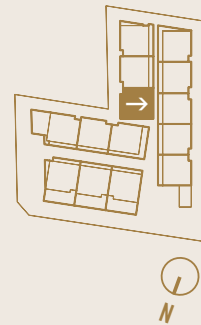


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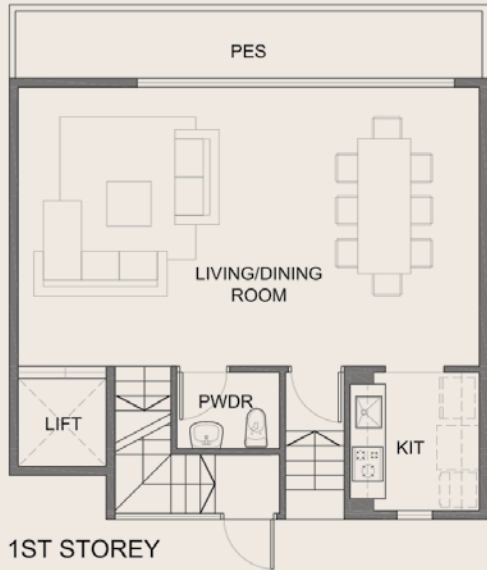


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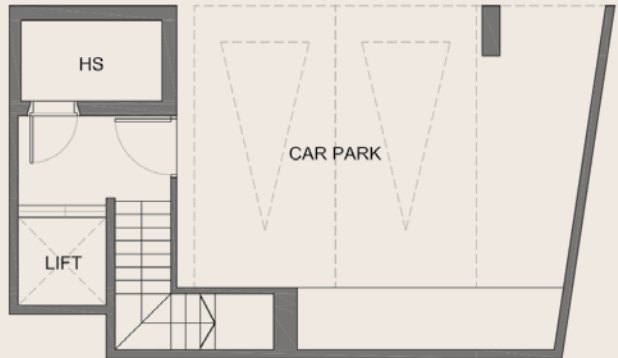
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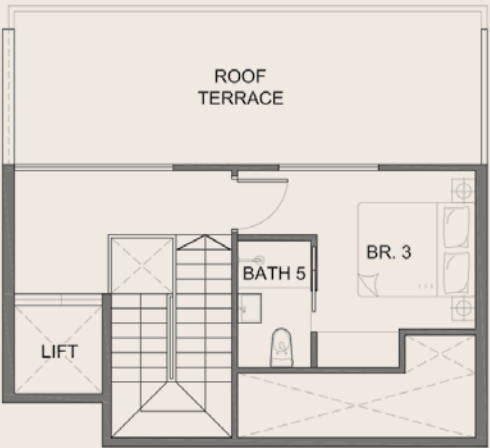
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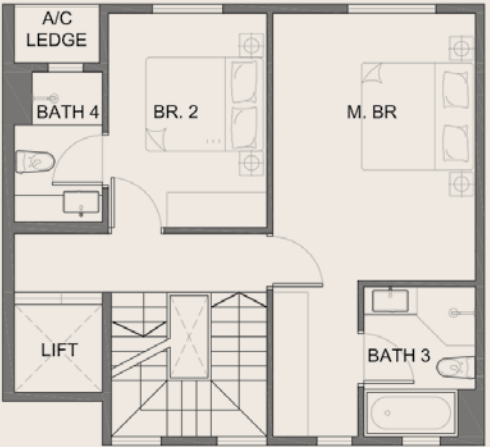
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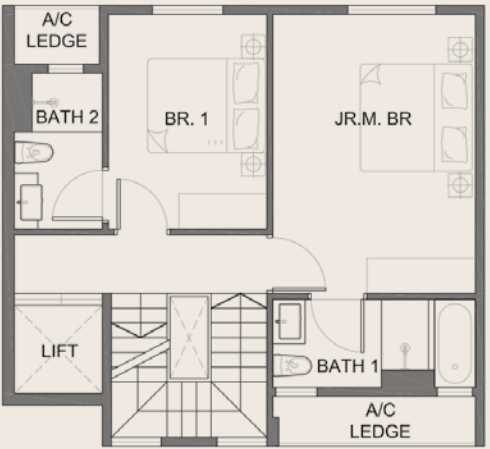
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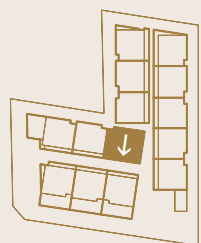
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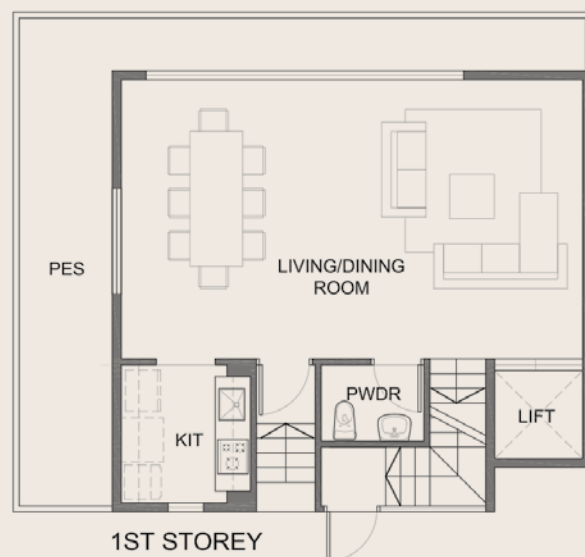


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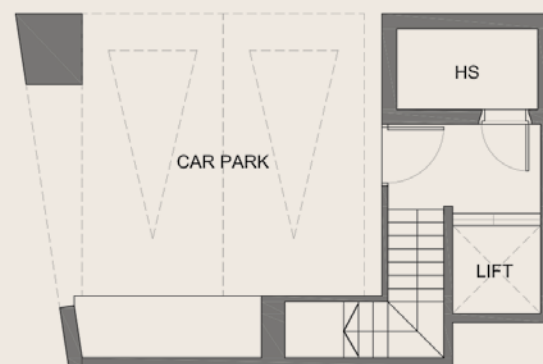
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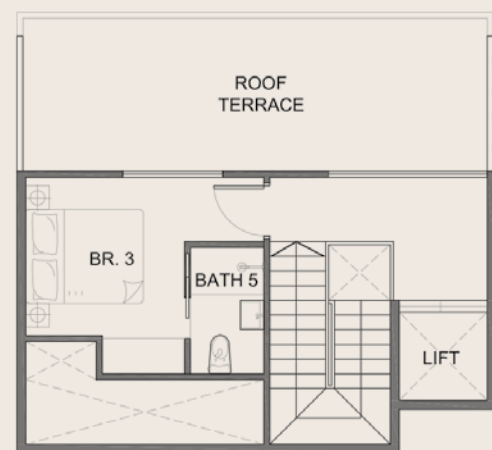
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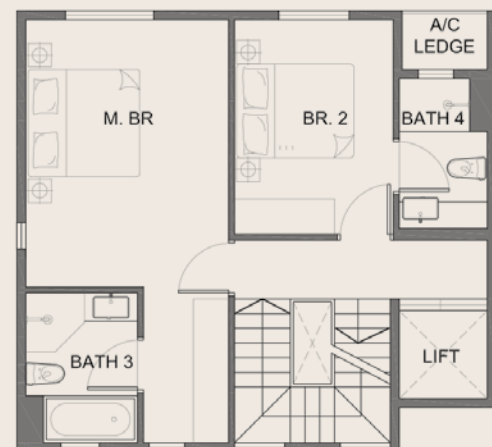
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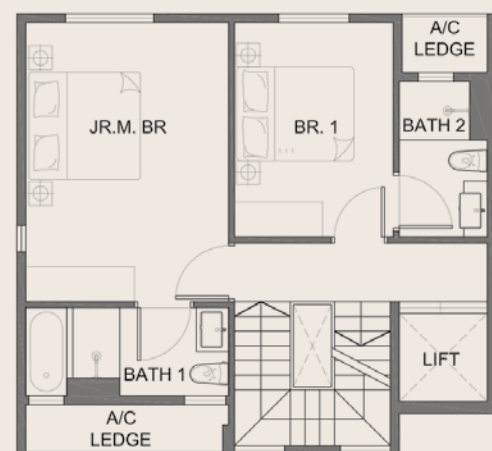
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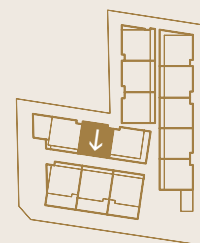


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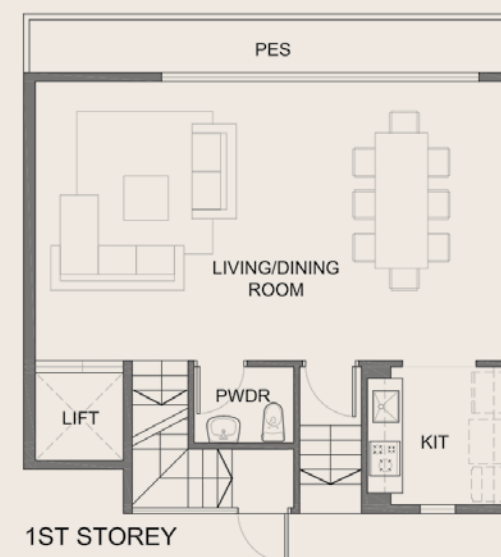
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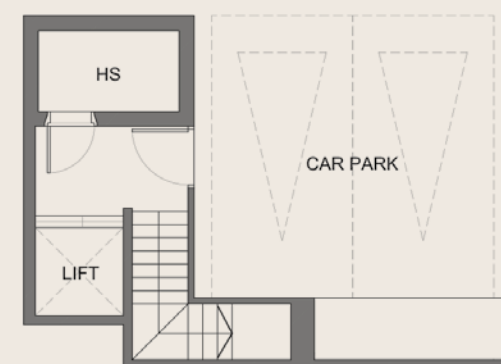


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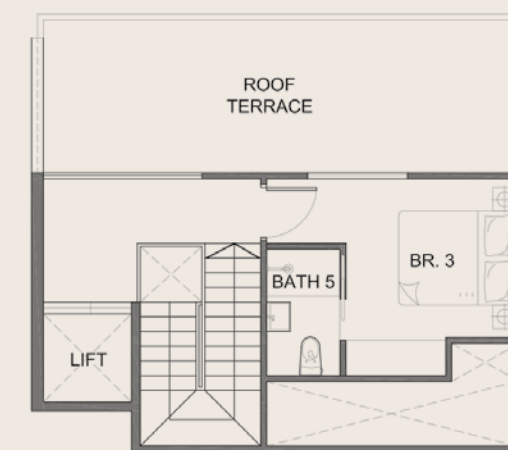
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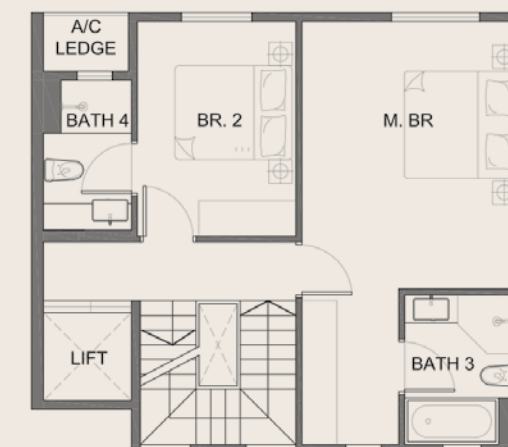
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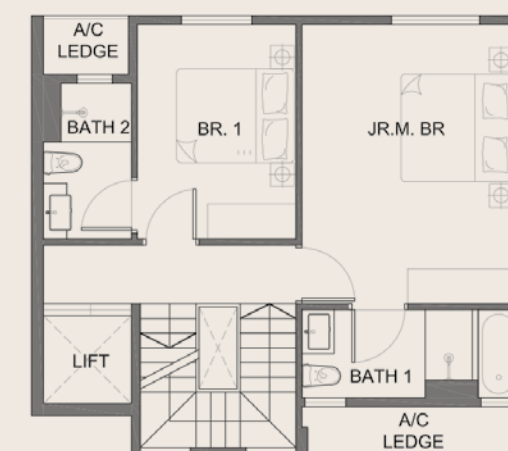
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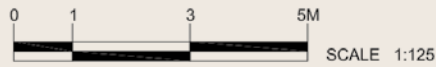


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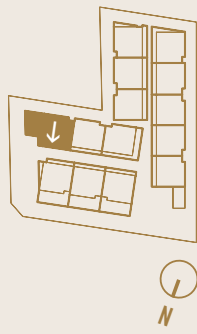


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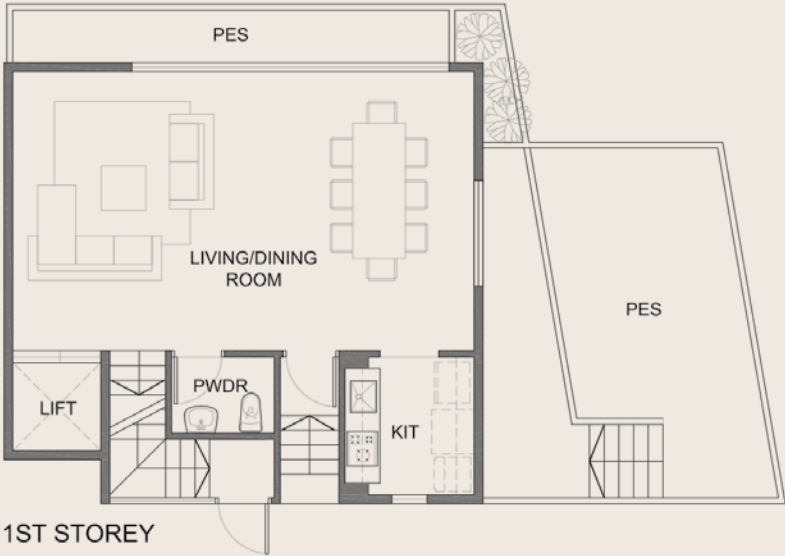




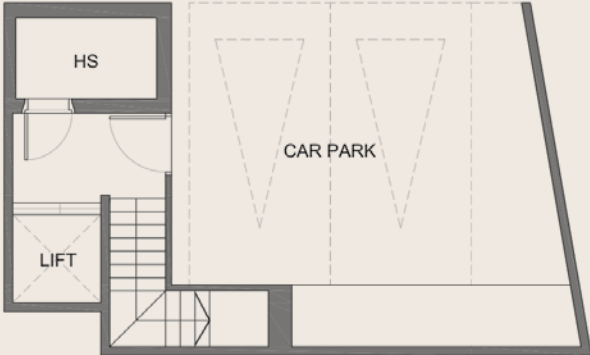
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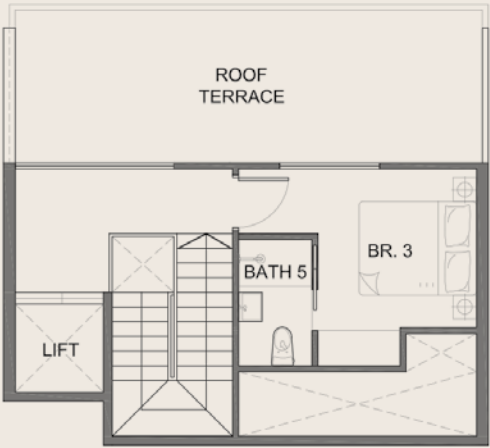
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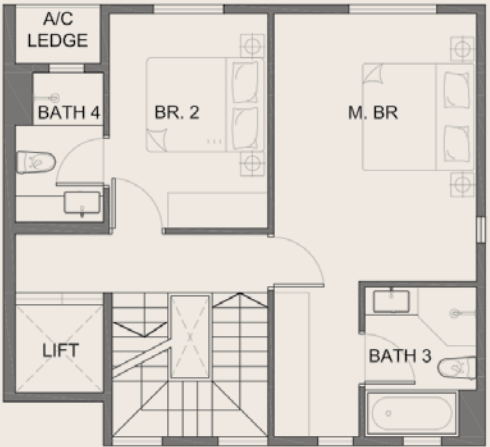
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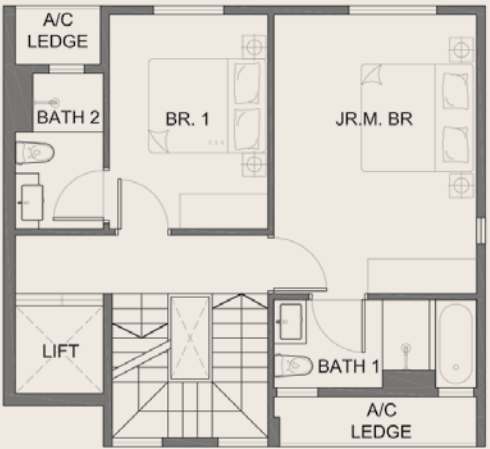
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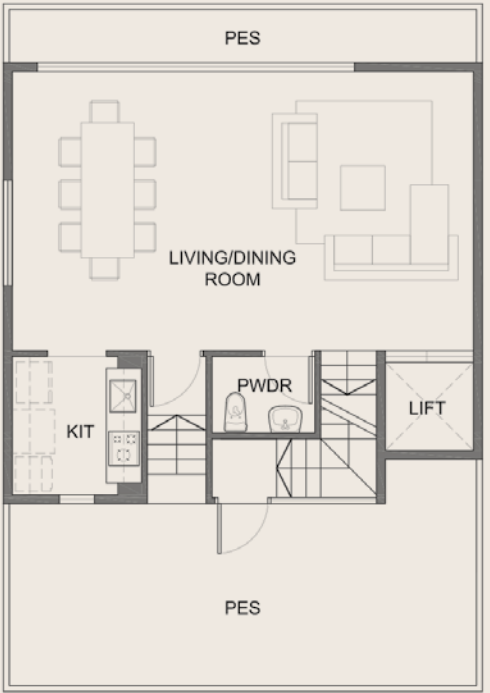
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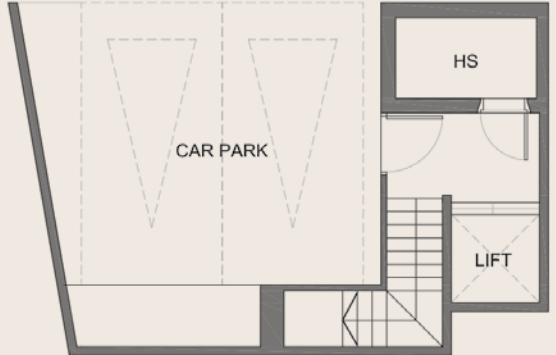
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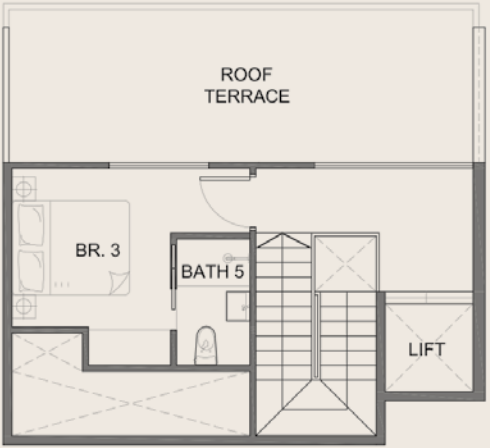
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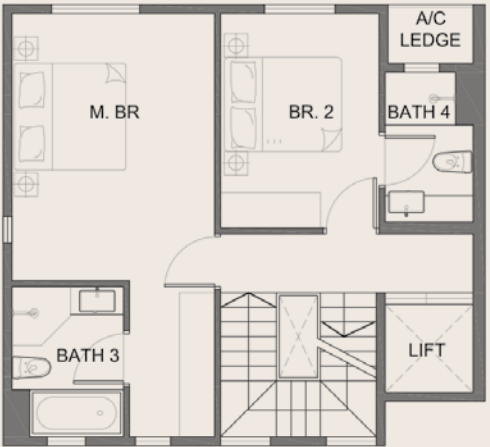
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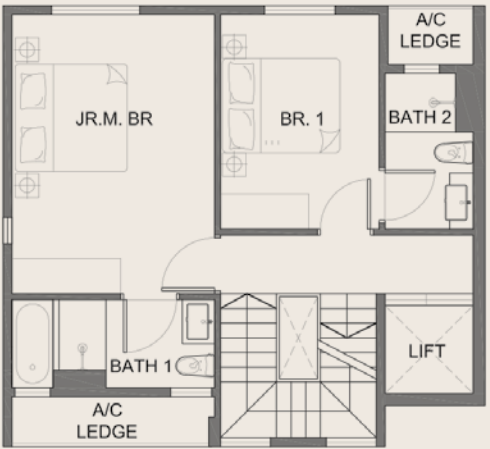
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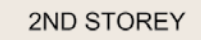
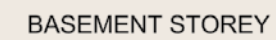


3RD STOREY



2ND STOREY







SPECIFICATIONS

1. FOUNDATION	
Pile foundation to Engineer's design	
2. SUPERSTRUCTURE	
Reinforced Concrete Framework to Engineer's specification	
3. WALLS	
External Walls:	Reinforced concrete wall and/or bricks
Internal Walls:	Reinforced concrete wall and/or bricks and/or concrete masonry units and/or drywall
4. ROOF	
RC Flat Roof:	Reinforced concrete with appropriate insulation and waterproofing system
Pitched Roof:	Metal roofing with appropriate insulation
5. CEILING	
Strata Terrace Units	
Living/Dining, Bedrooms, Master Bedroom, Junior Master Suite, Corridor and Walk-in-closet:	Skim coating and/or fibrous plaster board with emulsion paint
All Bathrooms, Kitchen, Powder Room:	
Moisture resistant ceiling board with emulsion paint	
HS/Store, Staircase, Basement:	Skim coating and/or fibrous plaster board with emulsion paint
Common Area	
Gym:	Skim coating and/or fibrous plaster board with emulsion paint
Basement car park, Common Staircase:	
Skim coating and/or fibrous plaster board with emulsion paint	
6. FINISHES	
A) WALL	
Strata Terrace Units	
Living, Dining, Bedrooms, Master Bedroom, Junior Master Suite, Walk-in-closet, Roof Terrace, HS/Store, Staircase:	
Cement and sand plaster with emulsion paint (up to false ceiling and on exposed area only)	
Kitchen:	Homogeneous and/or Ceramic tiles to false ceiling height (up to false ceiling and on exposed area only)
Bathrooms/Powder Room:	Marble to false ceiling height (up to false ceiling and on exposed area only)
Common area	
Lift Lobbies, Landings:	Homogeneous and/or Ceramic tiles to designated areas with cement and sand plaster and/or skim coat to other areas

Internal Walls, Corridors and Staircases:	Cement and sand plaster and/or skim coat with paint finish
External walls:	Cement and sand plaster and/or skim coat with paint finish
B) FLOOR	
Strata Terrace Units	
Living/Dining:	Marble with Skirting
Bedrooms:	Timber Flooring with Skirting
Bathrooms/Powder Room:	Marble
Kitchen:	Homogenous and / or Ceramic Tiles
PES & Roof Terrace:	Homogenous and / or Ceramic Tiles
Internal Staircase:	Timber with Skirting (1st Storey to Attic)
Homogenous and/or Ceramic tiles with matching skirting (1st Storey to Basement)	
HS/Store/Basement	Homogenous and / or Ceramic Tiles
Common area	
Walkway:	Homogenous and/or Ceramic tiles with matching skirting
Gym:	Rubber Flooring
Staircases and Landings:	Cement and sand screed
Lift Lobbies and Corridors:	Homogeneous and / or Ceramic tiles
Recreation Areas:	Homogeneous and / or Ceramic tiles
Swimming Pool:	Swimming pool tiles
7. WINDOWS	
Aluminium framed with minimum 6mm thick tinted glass	
8. DOORS	
Bedrooms	Timber door
Bathrooms	Timber door
Powder Room	PVC door
PES and Roof Terrace:	Aluminium framed glass sliding door
Household Shelter	Approved metal door
9. IRONMONGERY	
Selected quality locksets	
10. RAILING	
Strata Terrace Units	
Internal Staircase:	Metal balustrade with timber handrail
Common Area	
Common Staircase, Walkway:	Galvanised mild steel with enamel paint finish
11. SANITARY FITTINGS	
Strata Terrace Units	
Master/Junior Master Suite Bath	
1 vanity top complete with basin and mixer tap and vanity cabinet	
1 set bath/shower mixer and rain shower and hand shower	
1 shower compartment	
1 floor mounted water closet	

1 towel rail
1 mirror
1 paper holder

Other Bathrooms
1 vanity top complete with basin, mixer tap and vanity cabinet
1 set bath/shower mixer and hand shower
1 shower compartment
1 floor mounted water closet
1 towel rail
1 mirror
1 paper holder

Powder Room
1 floor standing basin with mixer tap
1 set bath/shower mixer and hand shower
1 floor mounted water closet
1 mirror
1 paper holder

Roof Terrace, Personal Enclosed Space (PES)
1 bib tap

Kitchen
1 Washing Machine Point
1 Kitchen Sink with mixer tap

12. ELECTRICAL SCHEDULE

Lighting and power points with concealed electrical wiring be and/ or ceiling shall be provided in the apartment. Refer to ele

ELECTRICAL POINT SCHEDULE

TYPE OF OUTLET	QUANTITY
LIGHTING POINT	37
POWER POINT	40
TV POINT (TV/FM)	6
TELEPHONE POINT	6
DATA POINT	5
AUDIO VIDEO INTERCOM	1
BELL POINT	1
SHAVER POINT	1
COOKER HOB POINT	1
COOKER HOOD POINT	1
OVEN POINT	1
GAS HEATER POINT	1

Air Conditioning Isolator: Based on the number of Condensing Unit

Electrical wiring will be concealed conduits where possible.

13. LIGHTNING PROTECTION

In compliance with the current edition of Singapore code of p

14. PAINTING	
External Wall:	Emulsion Paint
Internal Wall:	Emulsion Paint
15. WATERPROOFING	
Waterproofing is provided to Basement, Bathrooms, Kitchen, Roof Terrace, Planter, PES, Swimming Pool, where applicable.	
16. DRIVEWAY AND CARPARK	
Carpark/Driveway:	Concrete floor finish
17. RECREATION FACILITIES	
Swimming Pool	
Pool Deck	
Pool Shower	
Gym	
Theme Courtyard	
Jogging/ Walking Track	
BBQ Pit	
Waiting Bay	
18. TV/ TELEPHONE	
Refer to the Electrical Schedule for details.	
19. ADDITIONAL ITEMS	
Wardrobes:	System wardrobes to all Bedrooms
Kitchen:	kitchen cabinets with solid surface worktop
Appliances:	1 Hob, 1 Hood and 1 Oven
Air-conditioning System:	Split unit exposed wall mounted air-conditioning is provided in living/ dining area and bedrooms
Hot water supply:	Gas water heater to provide hot water to all bathrooms and kitchen sink.
Security System:	Audio video intercom, proximity card access system for side gate.
Vehicular Access system for resident's vehicular access through main gate.	
Conventional key system to units' doors.	
20. NOTES	
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. Tonality and pattern of the marble, limestone or granite selected and installed shall be subjected to availability.	
Timber	
Timber is a natural material containing grains/ veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in its selection and	



installation. Timber strips are also subjected to thermal expansion and contraction beyond the control of the builder and vendor. Natural timber that is used outdoor will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining need to be increased as required.

## Tiles Finishes

**Selected tiles sizes and tile surface flatness cannot be perfect.**

### Sanitary Wares/Fittings

Brand and model of all sanitary wares/—fittings supplied will be provided subject to availability.

### Air-conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.

### Mechanical Ventilation Exhaust Fan system

The mechanical ventilation exhaust fan system has to be maintained and cleaned on a regular basis by the purchaser to ensure good working condition of the system.

**Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards**

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subjected to relevant authority's requirements and Architect's discretion and final design.

## PES and Roof Terrace

PES and Roof Terrace which are open or partially open should not be covered by roof or enclosed or converted to any other uses. Covering of the PES and Roof Terrace constitutes additional Gross Floor Area (GFA) which requires the necessary planning permission from the relevant authorities and consensus of the Management Corporation.

### Position and Provision of Power Points, Switches, TV, and SCV Outlets and other items

The position and provision of all power points, switches, TV, and SCV outlets and other items listed in the Electrical Schedule as may be displayed in the sales gallery are indicative and for illustration purposes only and subjected to Consultant's design.

**Cable Television and/ or Internet Access**

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Cable Providers and/or internet service providers (ISP) or any other relevant party 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 and/or internet access.

## Recreational Facilities

All recreational facilities are subjected to approval by relevant authorities and/or technical requirement/ compliance.

## Materials, Fittings, Equipment, Finishes, Installations and Appliances

The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subjected to Architect's selection, market

**availability and the sole discretion of the Vendor.**

### False Ceiling Space

False Ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Height of false ceiling is subjected to relevant authority's requirements and Architect's discretion and final design.

## Glass

Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

## 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.

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, illustrations, photographs, art renderings and 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. No part of the materials shall constitute a representation or warranty. All plans, information and specifications are current at the time of press and are subjected to change as may be required and cannot form part of an offer or contract. The developer reserves the rights to modify any part or parts of the building prior to completion as directed or approved by the building authority. Floor areas are only approximate measurements and subjected 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 modified by any statements, representations or promise made by the Developer or the Marketing Agents.

## Project Details

NAME OF PROJECT	: Kaleido
DEVELOPER	: Amerald Land (TKLK) Pte Ltd
DEVELOPER'S LICENSE NO	: C1070
TENURE OF LAND	: Estate in Fee Simple
LOT (S) NUMBER	: MK 26 – 03546V, 03547P, 07047C and 07048M
BUILDING PLAN NO	: A1753-00214-2013-BP01 dated T.B.A
EXPECTED DATE OF TOP	: 30 April 2017
EXPECTED DATE OF LEGAL COMPLETION	: 30 April 2020

## NOTES

[illegible]



## NOTES

[illegible]

## NOTES

[illegible]



A B O U T  
A M E R A L D   L A N D   P T E   L T D

Amerald Land’s vision is to be a frontrunner in developing quality real estate projects in Asia Pacific. It is a wholly-owned subsidiary of Precise Development, an A1 builder under BCA’s construction work head. Established in 2009, its goal is to continuously push the boundaries of what defines quality living in Singapore. To that end, Amerald Land is committed to providing quality homes that satisfy the changing needs and aspirations of home buyers.

Amerald Land’s residential projects feature the use of accomplished architects with innovative designs that maximise the use of space. A fine example is our iconic residential development, Gaia, located in Balestier, Singapore. Moving forward, Amerald Land plans to expand its core business by embarking on quality residential, commercial and industrial projects. As a strong advocate of sustainable construction, it will continue to incorporate environmentally friendly designs in its developments.

A Freehold Residence  
Developed By



A Wholly Owned Subsidiary of Precise Development Pte Ltd

[www.ameraldland.sg](http://www.ameraldland.sg)

Name of Project: Kaleido • Developer: Amerald Land (TKLK) Pte Ltd • Developer’s License No: C1070  
Tenure of Land: Estate in Fee Simple • Lot No: • Building Plan No: A1753-00214-2013-BP01  
Expected Date of TOP: 31 December 2016 • Expected Date of Legal Completion: 31 December 2019



