

Victory  *Ville*

Lead A Victorious Life

Nestled amongst the greenery and away from the madding crowd, Victory Ville is the ultimate sanctuary of timelessness and peace. Be wooed by the tenderness of nature and its myriad colours as you immerse yourself in the tranquil and spacious setting built just for you and your family.





The Mark of Sophistication

Victory Ville stands in a league of its own.

Distinctly set apart by its sleek and modern facade, these 8 exclusive semi-detached cluster homes offer unparalleled comforts within its private compound. Truly alluring and appealing to the discerning urbanite.



An Abode of Great Stature

Get a taste of luxury at Victory Ville as you settle into an atmosphere of elegance and serenity. Be impressed by the stately architecture, quality carpentry and meticulous finishings.



Convenience at a Stone's Throw Away

With the Ikea flagship store, Giant, Courts and Downtown East just a short drive away, your daily necessities, shopping needs and entertainment will be easily taken care of.





The Ideal Home

Nothing beats going home to Victory Ville after a hard day's work. The comforts of home should be a fulfilling experience every day. Get ready to be mesmerised with a lifestyle that will surely complete you.

Site Map

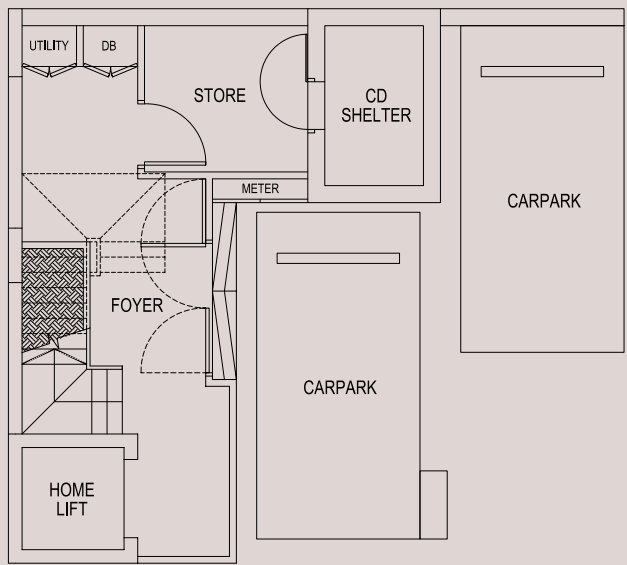
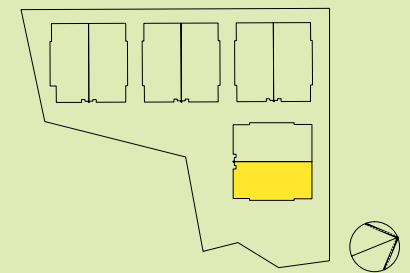


Legend

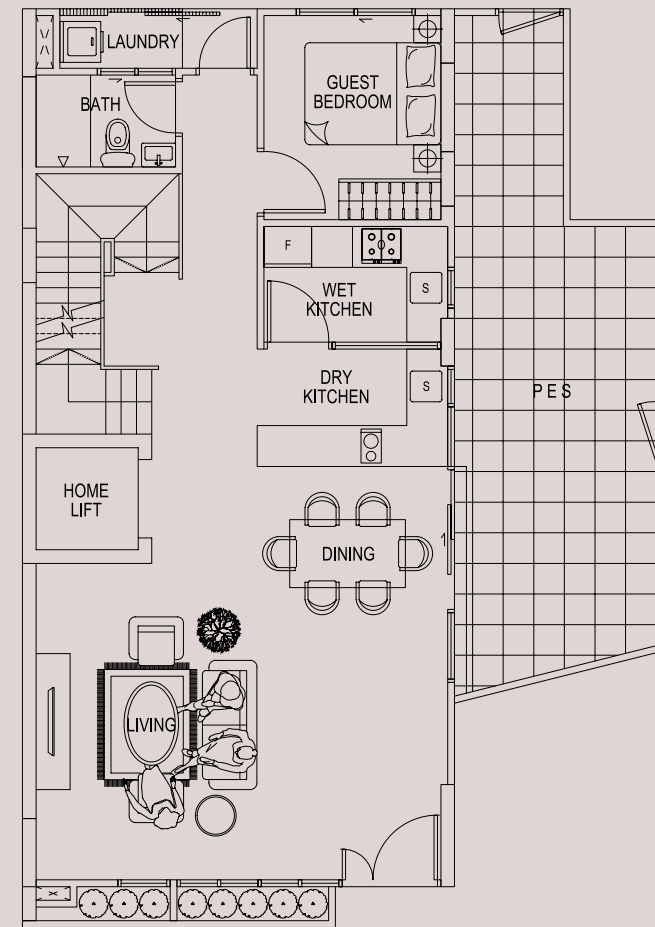
- A Pedestrian Entrance
- B Vehicular Entrance
- C Guard House
- D Barbecue Pit
- E Children's Playground
- F Toilet for Handicapped
- G Pool Deck
- H Shower Area
- I Swimming Pool
- J Children's Pool

Floor Plan

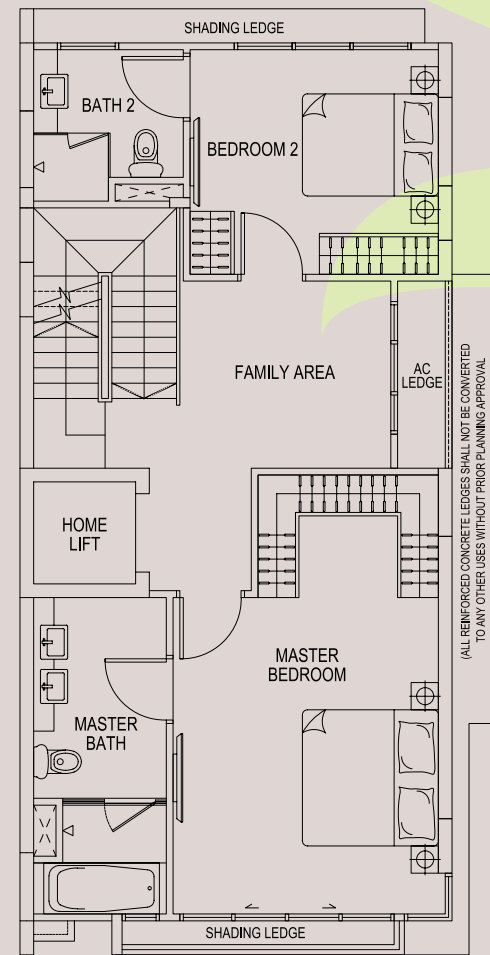
23 Toh Drive
319sqm / 3434sqft
(Include 37sqm Private Carpark, 25sqm PES, 2sqm Planter, 13sqm RC Ledge, 2sqm AC Ledge, 18sqm Roof Terrace and exclude 3sqm Shading Ledge, 9sqm Lift Void, 2sqm Duct and 15sqm Void)



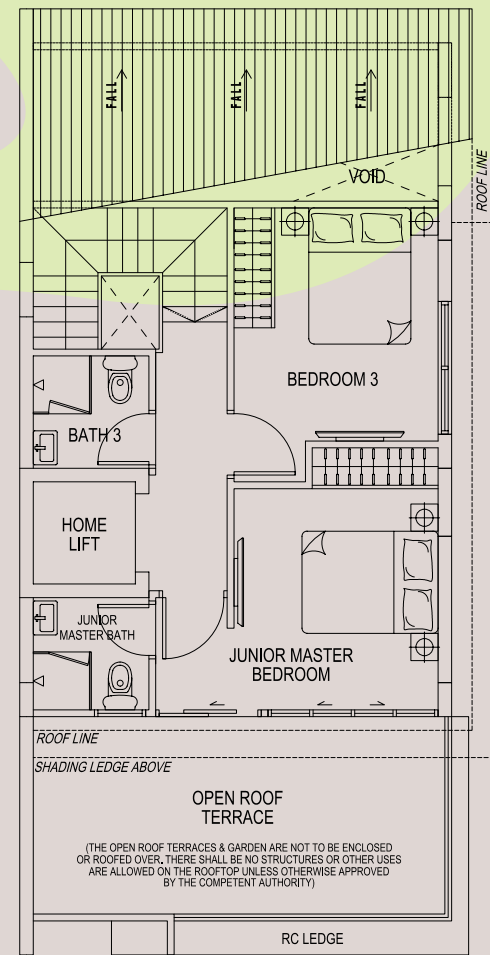
BASEMENT PLAN



1ST STOREY PLAN



2ND STOREY PLAN



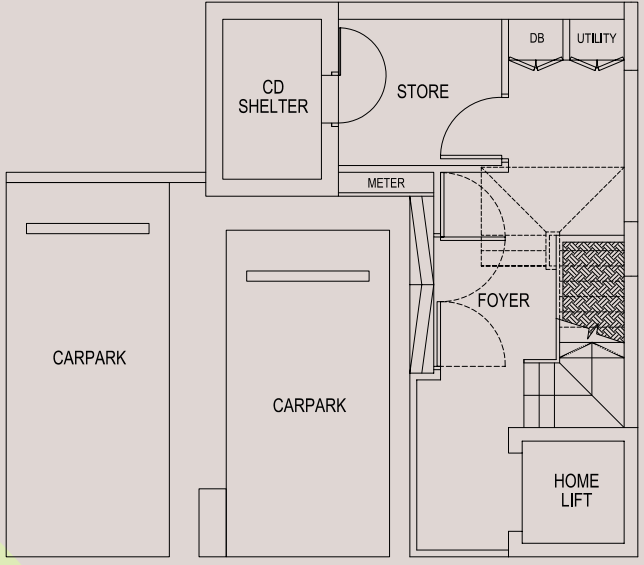
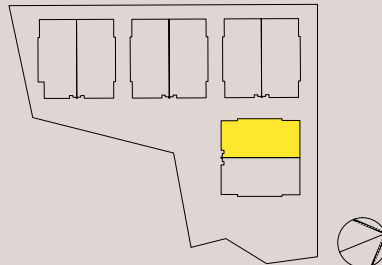
ATTIC PLAN

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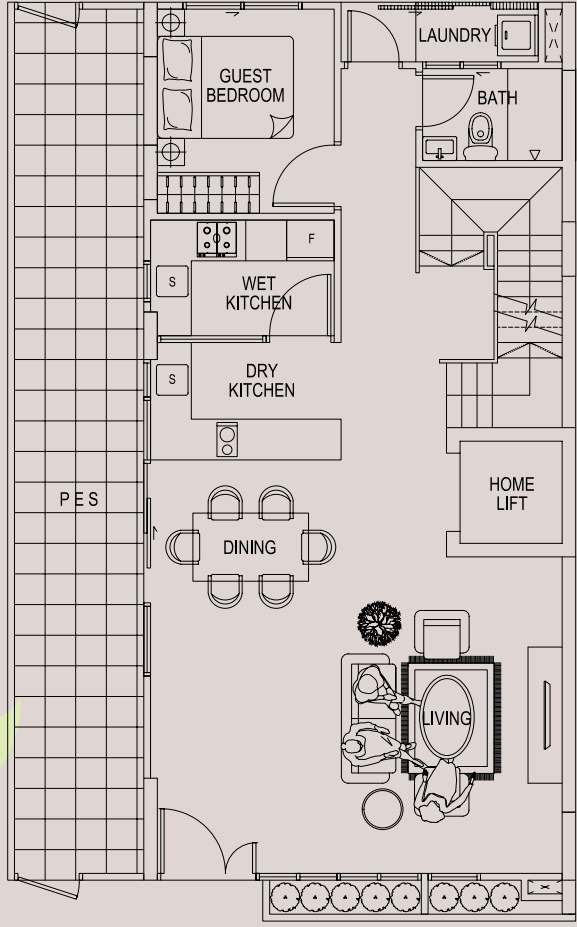
23A Toh Drive

317sqm / 3412sqft

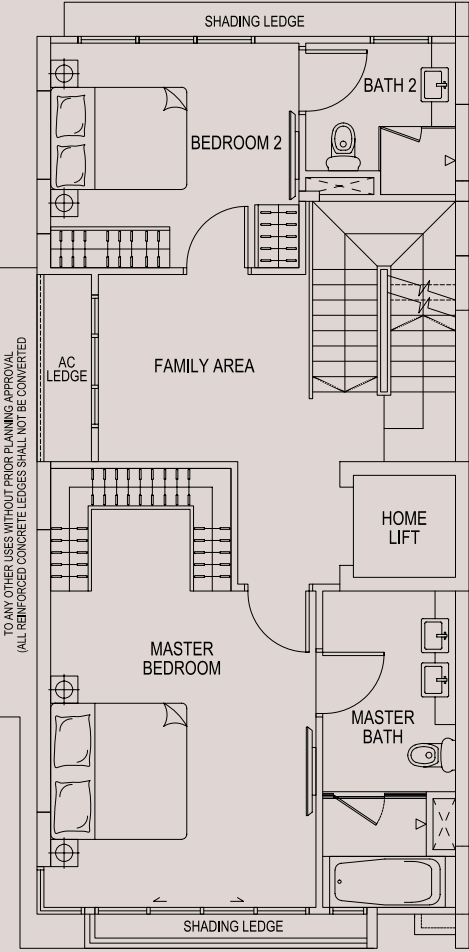
(Include 35sqm Private Carpark, 25sqm PES, 2sqm Planter, 13sqm RC Ledge, 2sqm AC Ledge, 18sqm Roof Terrace and exclude 3sqm Shading Ledge, 9sqm Lift Void, 2sqm Duct and 15sqm Void)



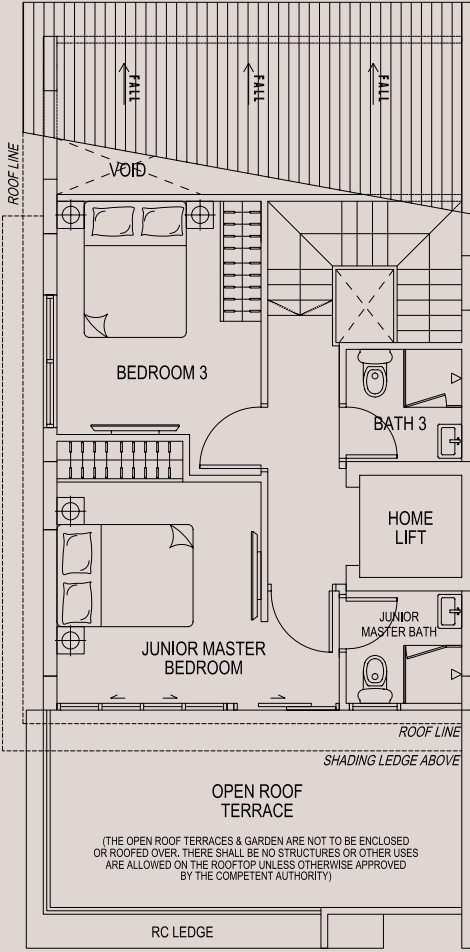
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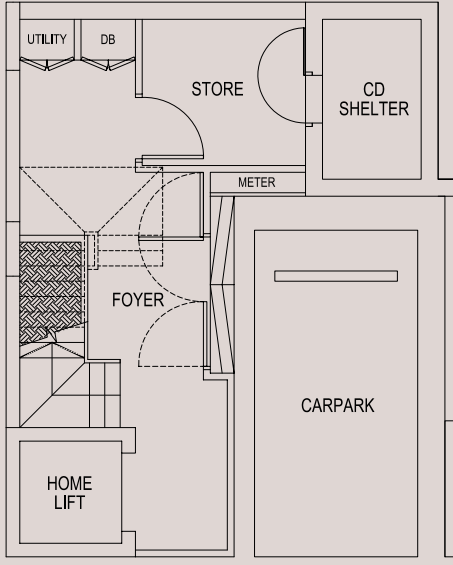
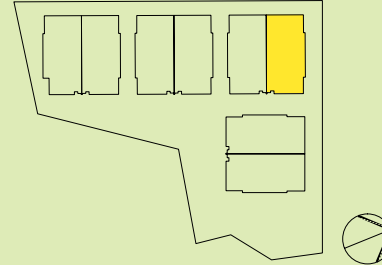


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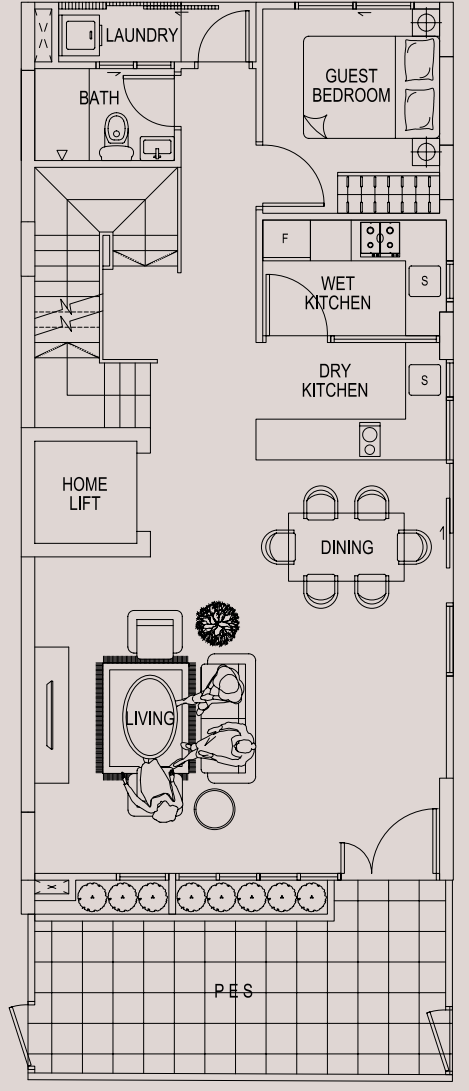
23B Toh Drive

291sqm / 3132sqft

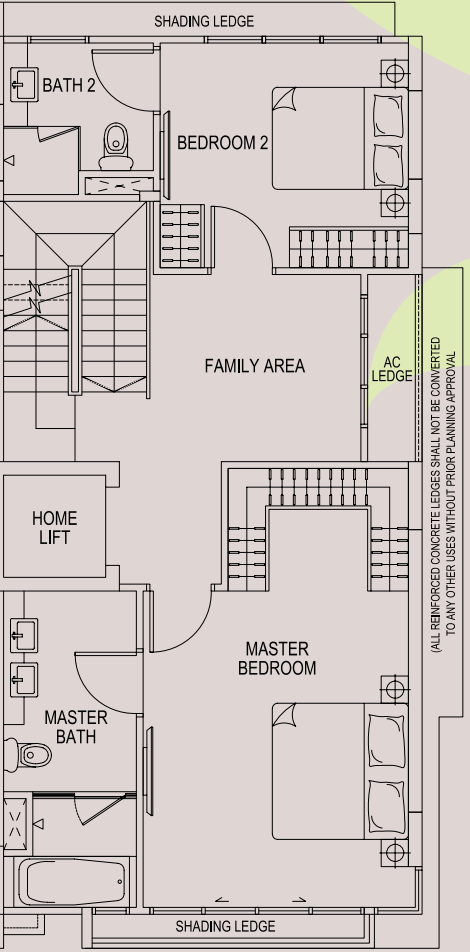
(Include 19sqm Private Carpark, 15sqm PES, 2sqm Planter, 13sqm RC Ledge, 2sqm AC Ledge, 18sqm Roof Terrace and exclude 3sqm Shading Ledge, 9sqm Lift Void, 2sqm Duct and 15sqm Void)



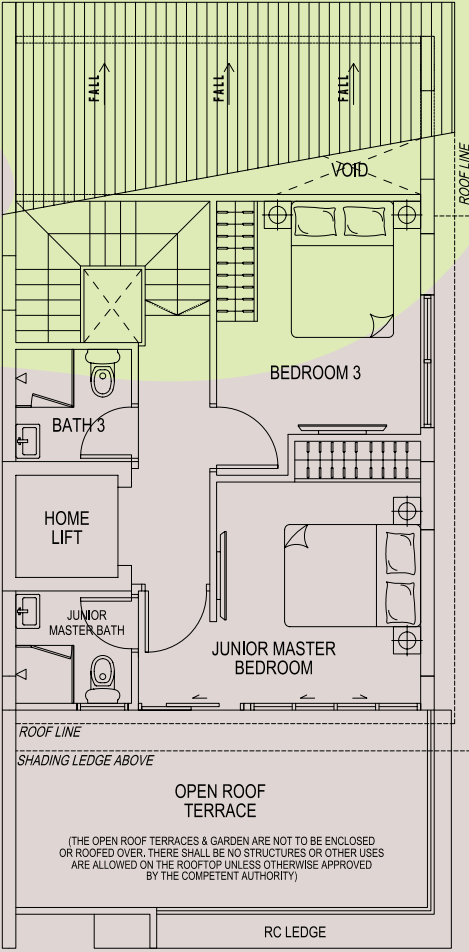
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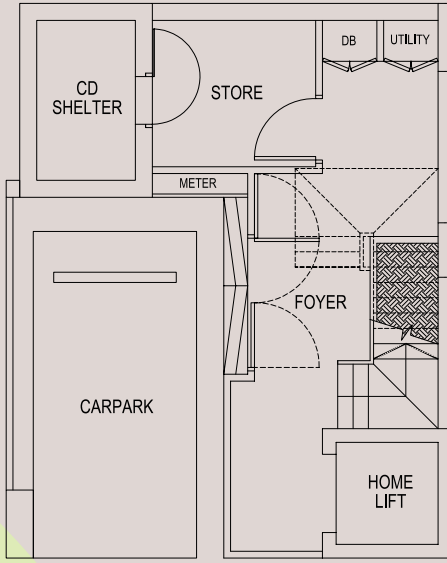
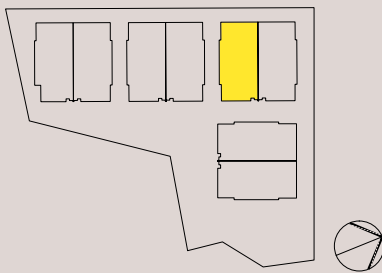


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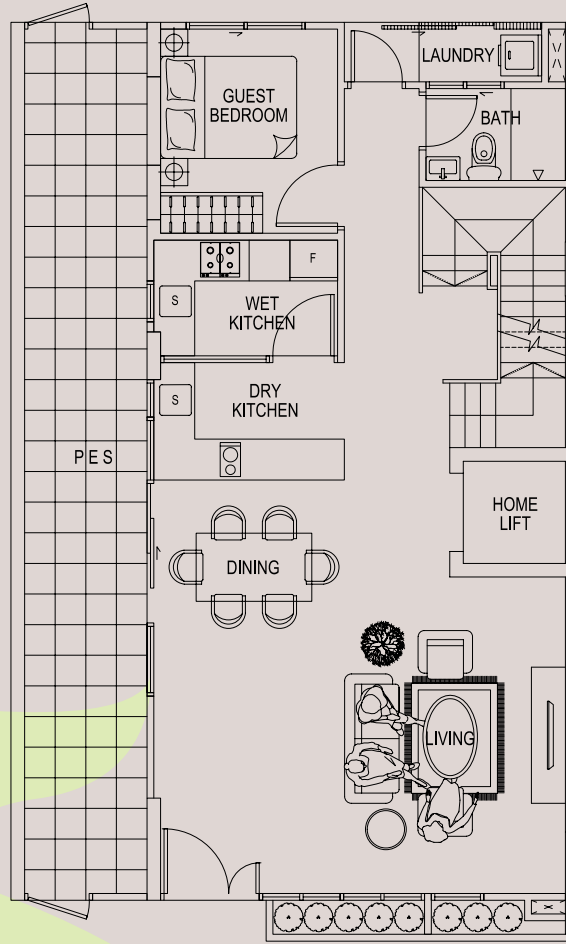
23C Toh Drive

301sqm / 3240sqft

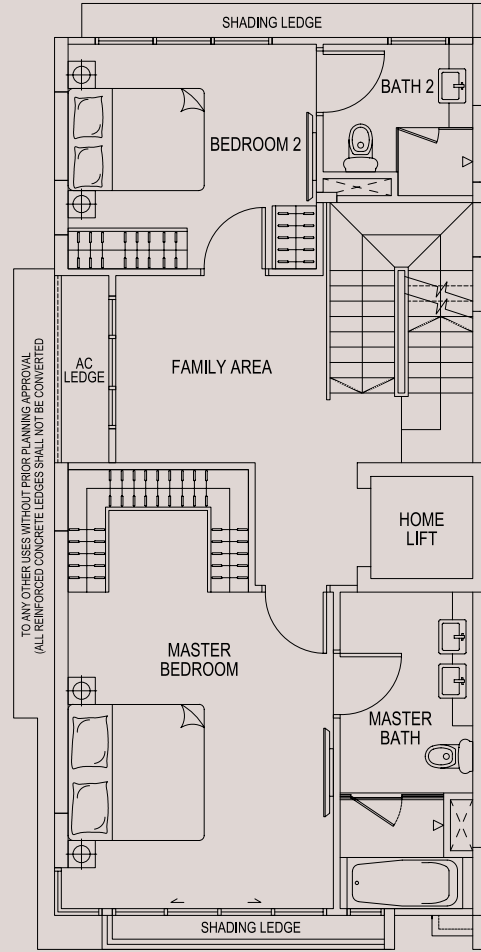
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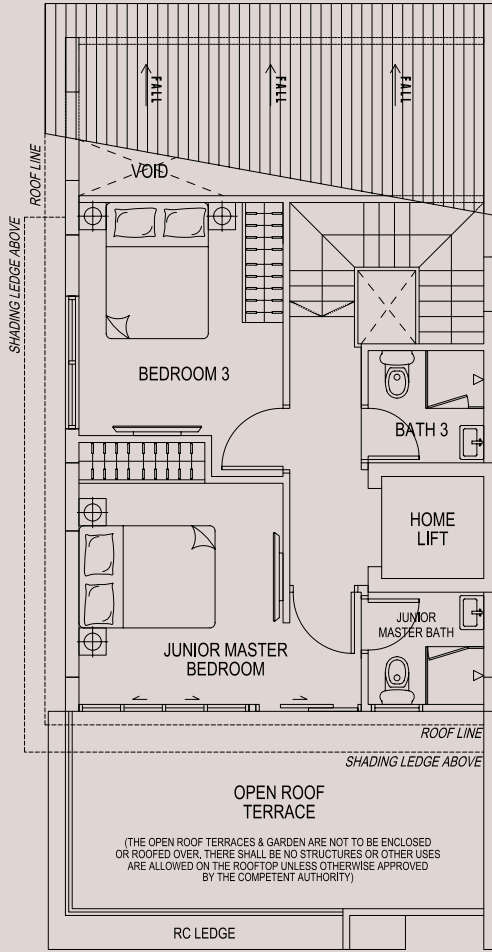
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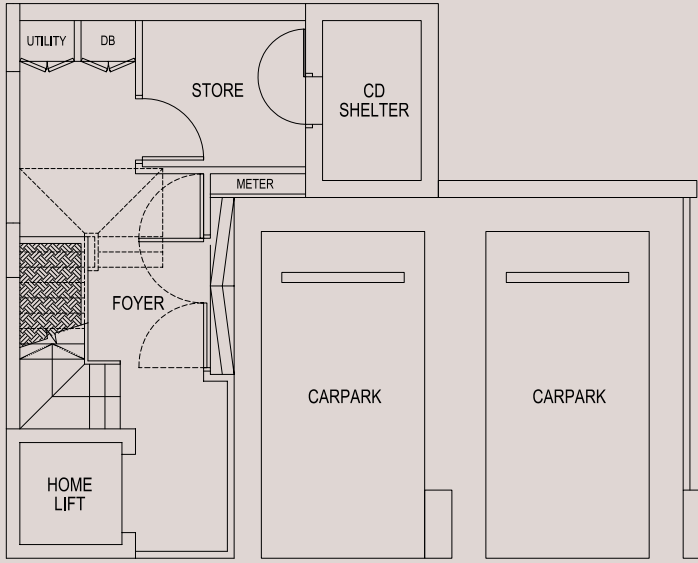
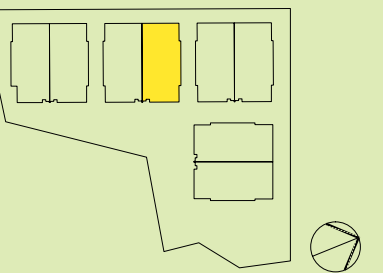
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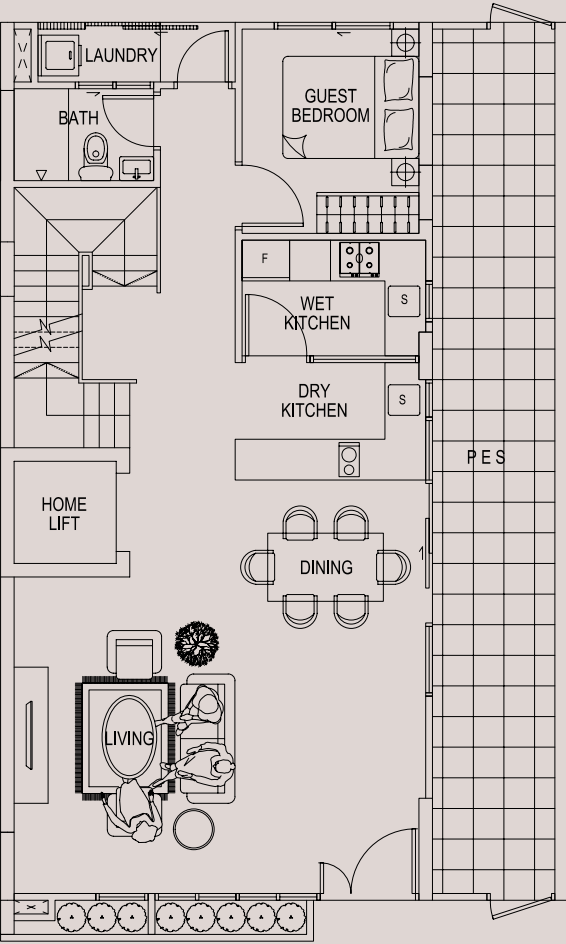
25 Toh Drive

320sqm / 3445sqft

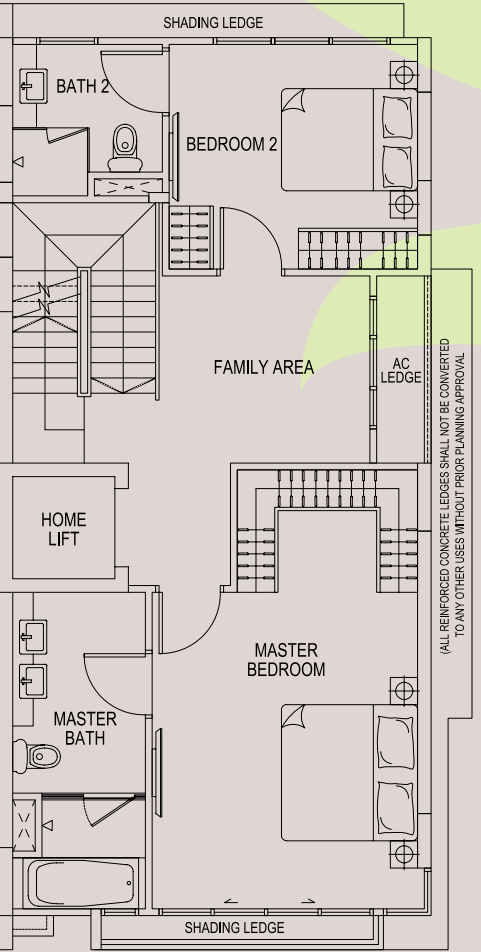
(Include 38sqm Private Carpark, 25sqm PES, 2sqm Planter, 13sqm RC Ledge, 2sqm AC Ledge, 18sqm Roof Terrace and exclude 3sqm Shading Ledge, 9sqm Lift Void, 2sqm Duct and 15sqm Void)



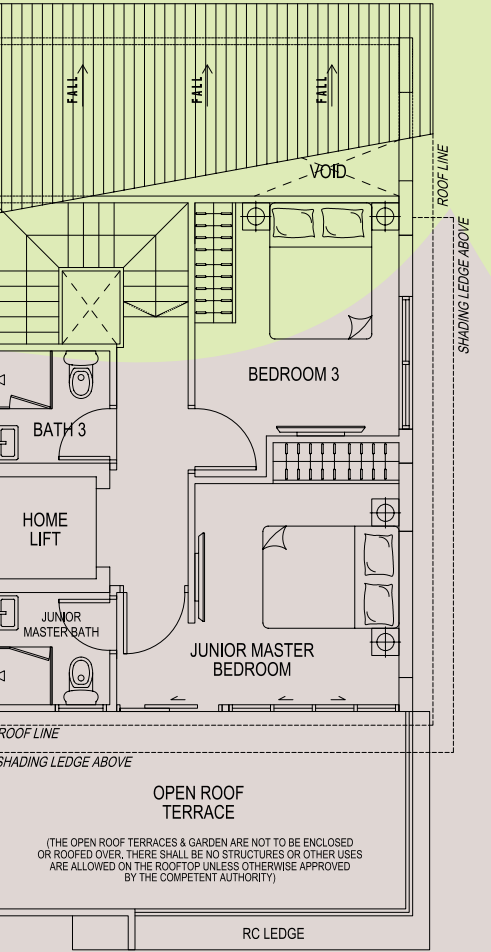
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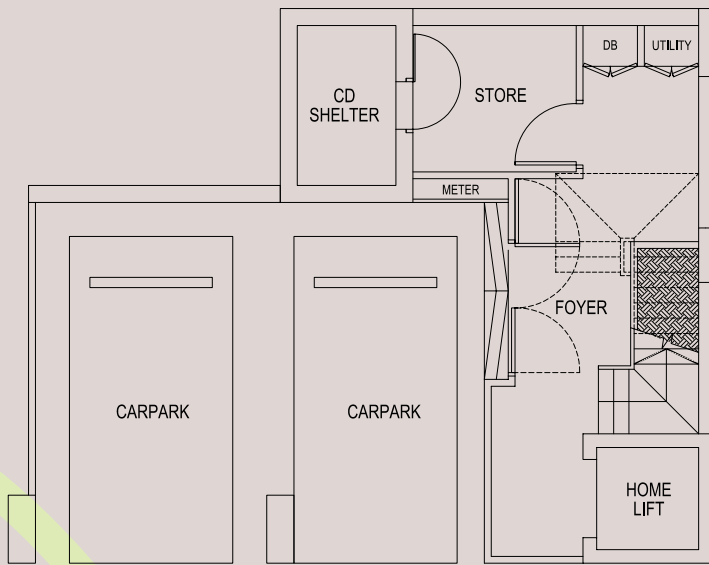
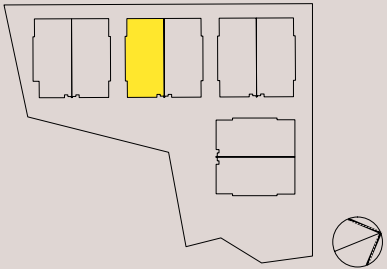
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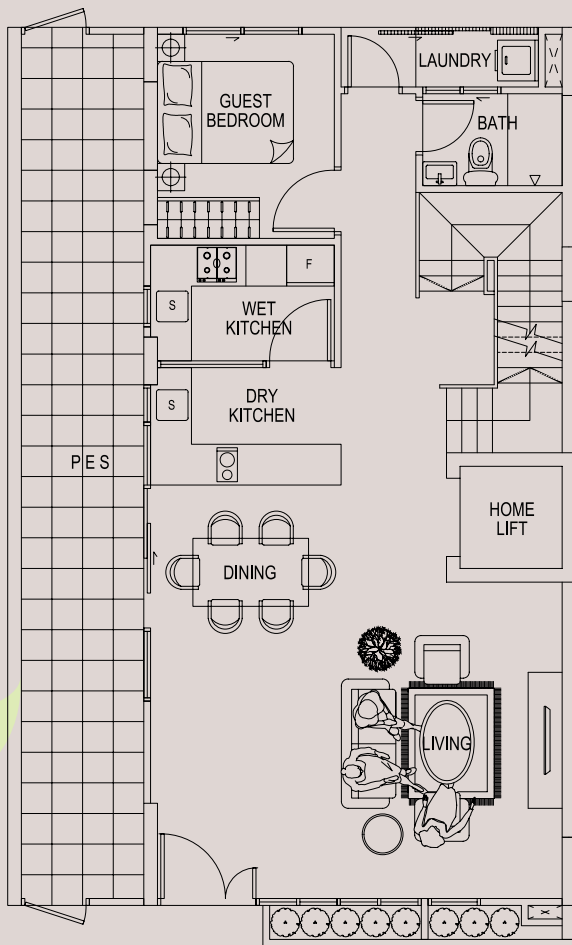
25A Toh Drive

320sqm / 3445sqft

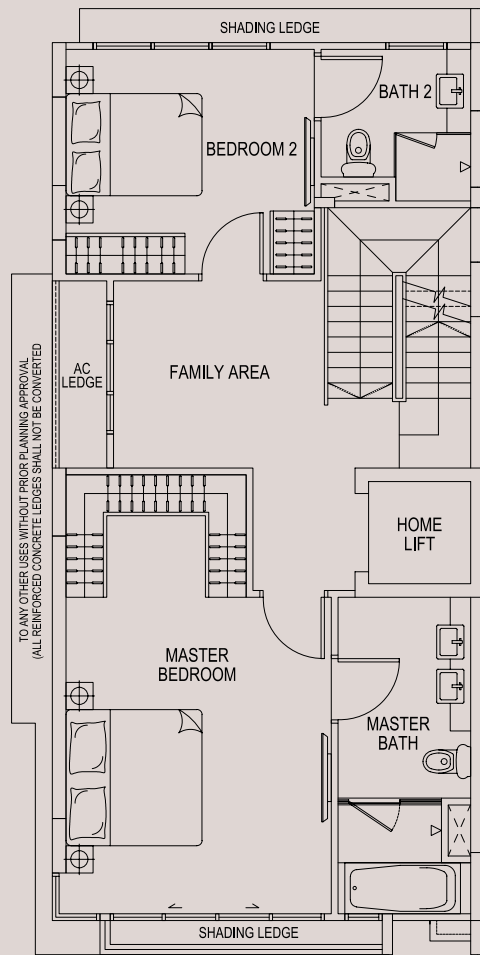
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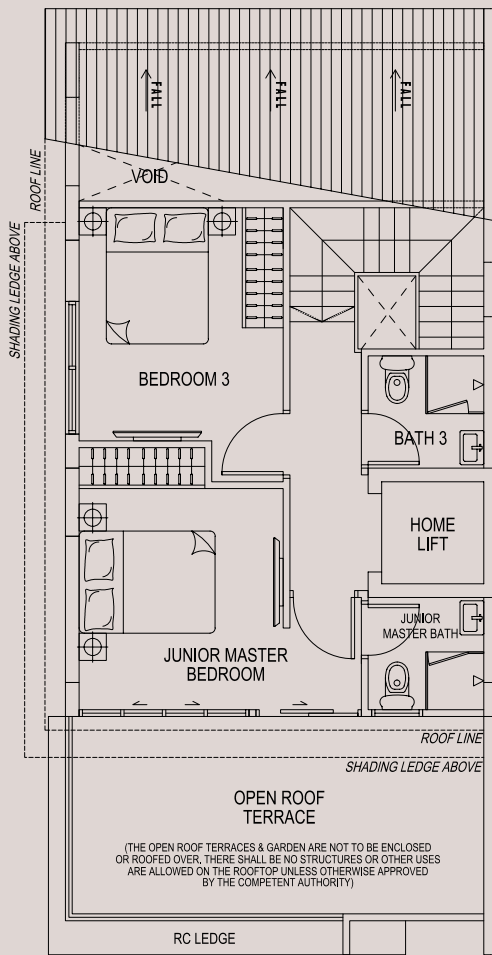
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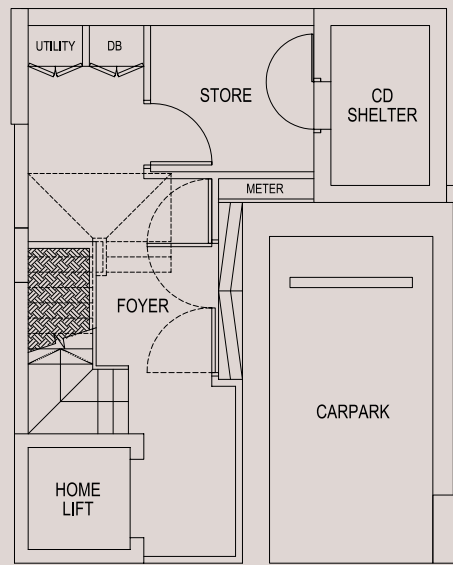
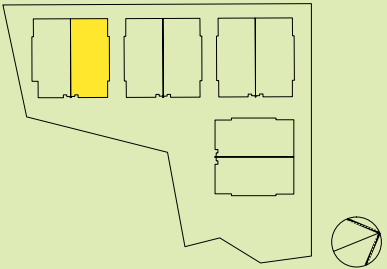
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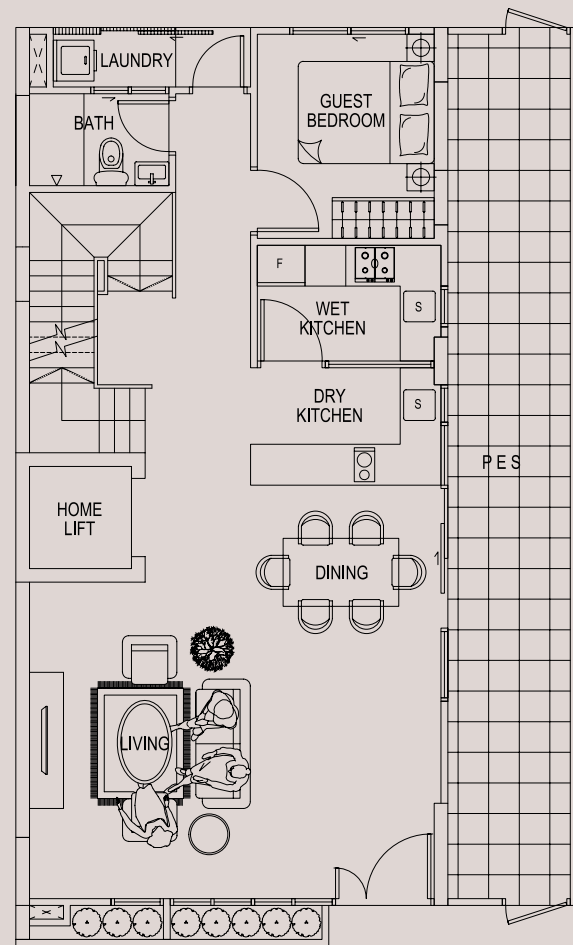
25B Toh Drive

301sqm / 3240sqft

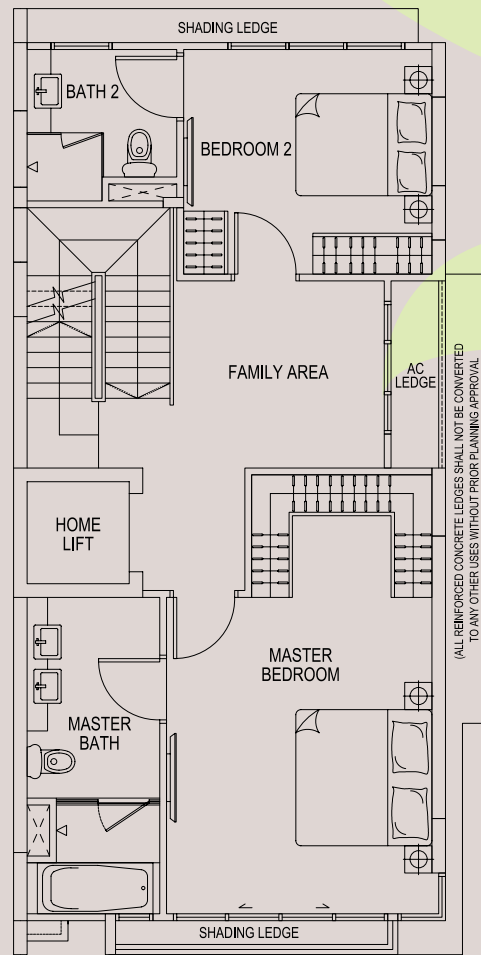
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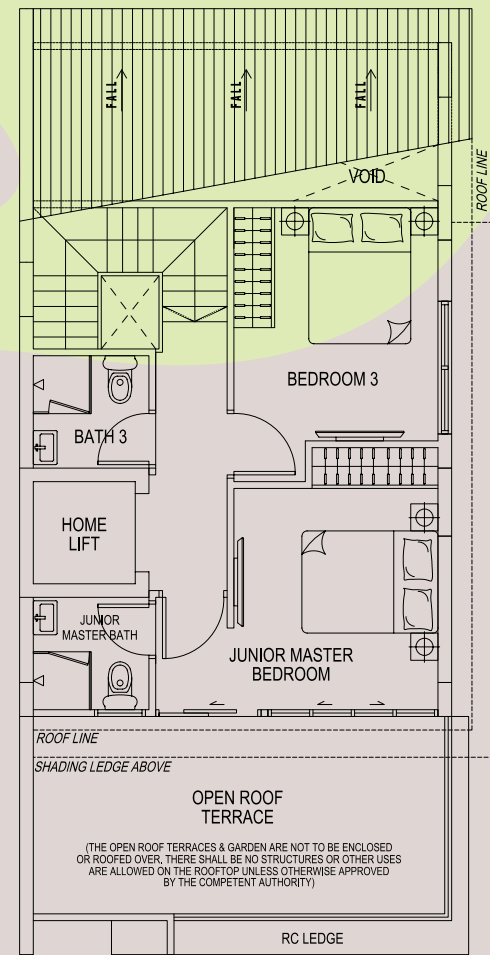
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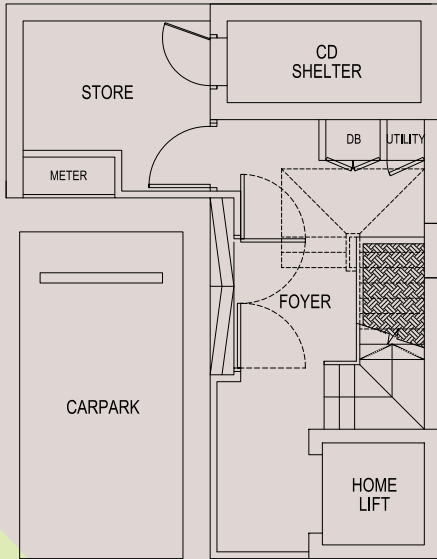
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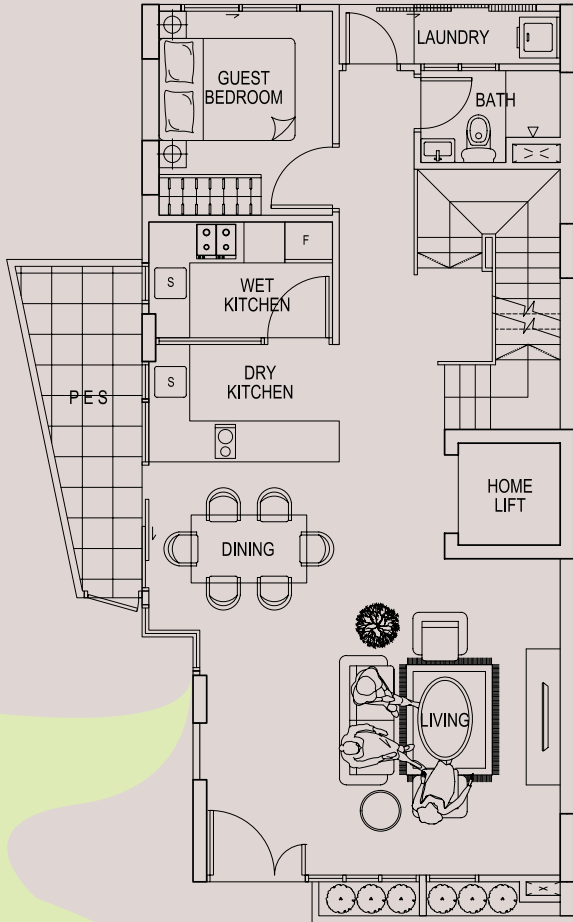
25C Toh Drive

272sqm / 2928sqft

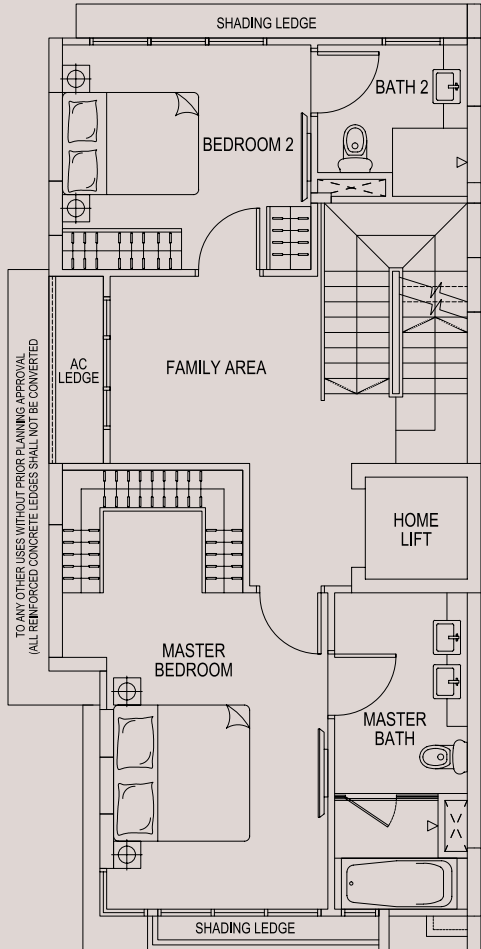
(Include 18sqm Private Carpark, 7sqm PES, 2sqm Planter, 11sqm RC Ledge, 2sqm AC Ledge, 16sqm Roof Terrace and exclude 3sqm Shading Ledge, 9sqm Lift Void, 2sqm Duct and 15sqm Void)



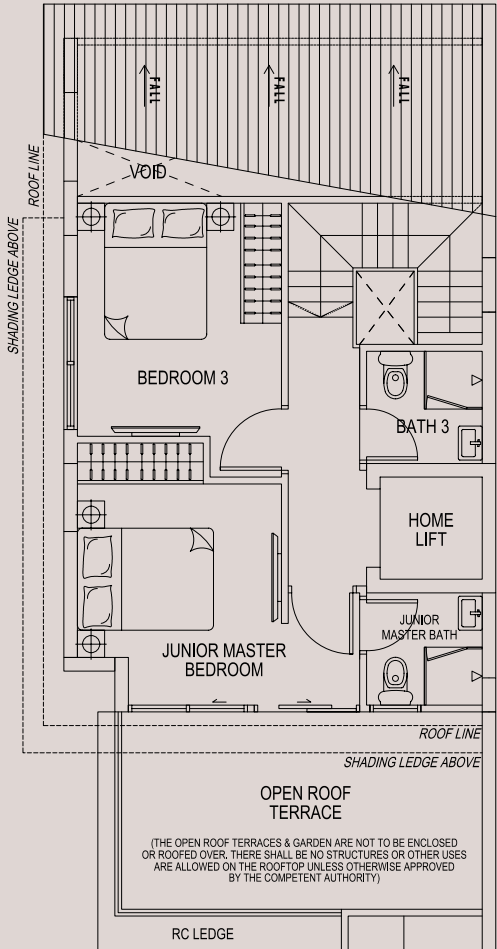
BASEMENT PLAN



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2ND STOREY PLAN



ATTIC PLAN

Specifications

- 1) FOUNDATION
Reinforced concrete piles
- 2) SUPERSTRUCTURE
Reinforced concrete building structure
- 3) WALLS
a) External Walls: concrete and/or brick walls
b) Internal Walls: concrete and/or brick walls and/or concrete blocks and/or dry walls
- 4) ROOF
Reinforced concrete roof with appropriate waterproofing and/or insulated metal proofing system
- 5) CEILING
a) House Units
i. Living, Dining, Bedrooms, Wet/Dry Kitchen, Entrance Foyer and Bathrooms: Plaster suspended ceiling board and/or skim coat with emulsion paint
ii. Household Shelter: Skim coat with emulsion paint
b) Common Areas
i. Escape Staircase, Carpark and other areas: false ceiling and/or skim coat with emulsion paint
- 6) FINISHES
a) 1. Walls - Internal
i. Living, Dining, Bedrooms, Entrance Foyer, Household Shelter (HS), Utility Room and other areas: Plastering and/or skim coating with emulsion paint up to ceiling height or exposed area only
ii) Junior Master Bath, Bath 2 & 3 and Guest Bath: Homogenous tiles and/or ceramic tiles laid up to false ceiling heights and/or underside of RC soffit (exposed area only)
iii) Master Bath: Marble and/or compressed marble and/or granite laid up to false ceiling heights and/or underside of RC soffit (exposed area only)

2. Walls - External
Emulsion Paint and/or textured coating finish rendered with emulsion paint

3. Walls - Common Areas
Escape Staircase, Carpark and other areas: Cement and sand plaster/skim coat with emulsion paint up to ceiling height

b) 1. Floor - Internal
i) Basement Entrance Foyer: Homogenous tiles and/or ceramic tiles and/or compressed marble
ii) Living, Dining: Marble and/or compressed marble and/or reconstituted stone and/or granite with skirting
iii) Master Bath, Junior Master Bath, Bath 2 & 3 and Guest Bath: Granite and/or marble and/or compressed marble and/ or homogenous tiles and/or ceramic tiles
iv) Master Bedroom, Walk-in Wardrobe, Junior Master Bedroom, Bedroom 2 & 3, Family Lounge, Staircase from Basement to Attic Storey, 2nd and attic storey corridors: timber flooring with skirting
v) HS, Laundry and Wet Kitchen: Homogenous tiles and/or ceramic tiles

2. Floor - External
i) PES, Roof Terrace, Pool Deck: turfing and/or homogenous tiles and/or ceramic tiles and/or timber decking
ii) Air-con ledge: Cement and sand screed
iii) Swimming Pool: Mosaic tiles
iv) Footpath, BBQ area: Homogenous tiles and/or ceramic tiles
- NOTES:
MARBLE, GRANITE AND LIMESTONE
Marble 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 or granite hence cannot be totally avoided.
- TIMBER
Timber strips are natural materials containing veins and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
- 7) WINDOWS
UPVC framed windows with clear glass and/or tempered glass and/or laminated glass
- 8) DOORS
a) Basement Entrance Hall: Approved fire-rated timber door with veneer finish
b) Living Room Main Entrance, Master Bedroom, all Bedrooms, Guest Room, Master Bath, Junior Master Bath, Bath 2 & 3 and Guest Bath: hollow core timber door with veneer finish
c) Living room to PES, Bedrooms to Roof Terrace: UPVC framed glass door
d) Household Shelter: Airtight steel protective door as approved by authorities
e) Imported good quality ironmongery provided to doors
- 9) SANITARY FITTINGS
a) Master Bath
• 1 shower screen with shower mixer and rain shower
• 1 marble or granite vanity counter with his and hers wash basins and mixer taps
• 1 pedestal water closet
• 1 mirror
• 1 toilet paper holder
• 1 bathtub with shower mixer

- b) Junior Master Bath, Bath 2 & Bath 3 and Guest Bath
• 1 shower screen with shower mixer
• 1 marble or granite vanity counter with wash basin and mixer tap
• 1 pedestal water closet
• 1 mirror
• 1 toilet paper holder
- 10) ELECTRICAL INSTALLATION
Refer to Electrical Schedule for details
- 11) TV/FM/TELEPHONE
Refer to Electrical Schedule for details. Subscription charges shall be borne by Purchaser
- 12) LIGHTNING PROTECTION
In accordance with Singapore Standard CP
- 13) PAINTING
a) Internal Walls and Ceilings: Emulsion Paint
b) External Walls: Sprayed textured coating and/or emulsion paint
- 14) WATER PROOFING
Water proofing to floor slabs of Bathrooms, Laundry, Roof Terrace, A/C Ledge and Swimming Pool
- 15) DRIVEWAY AND CARPARK
a) Cement screeding and/or homogenous tiles to driveways and carparks
b) Total number of parking lots: 18 (inclusive of 1 handicapped lot)
- 16) MAIN GATE AND SIDE GATE
a) Main gate for cars: Swinging aluminium gate
b) Resident side gate: Card operated access
- 17) FENCING / RC RETAINING WALL
Plastered brick and/or reinforced concrete retaining wall with emulsion paint and/or textured coating finish rendered with emulsion paint. Galvanised steel fencing with polyurethane based paint finish. Final height and design of RC retaining wall, boundary wall/fencing shall depend on site conditions and constraint.
- 18) TURFING
Landscaping provided to main areas and grass to perimeter areas.
- 19) ADDITIONAL ITEMS
a) i) Dry Kitchen: Low level kitchen cabinets provided, complete with granite or marble worktop
ii) Wet Kitchen: High and low level kitchen cabinets provided, complete with solid surface or granite worktop with single bowl sink, single lever single mixer tap, built-in cooker hood, induction hob and oven
b) Air-conditioning System
Air-conditioning system (cassette-mounted and/or wall-mounted) shall be provided to Living, Dining, Master Bedroom, Junior Master Bedroom and all the other bedrooms and Guest Room
c) Wardrobes to all bedrooms except Guest Room and Utility Room
d) Hot Water Provision to every bathroom
e) Mechanical Ventilation Exhaust Fan System
The mechanical ventilation exhaust fan system (if any) has to be maintained and cleaned on a regular basis by the Purchaser to ensure good working condition of the system
f) Private Lift
Home lift provided for each unit serving basement, 1st storey, 2nd storey and attic
g) Audio Intercom for all units
i) Automate remote-controlled system to main gate
ii) Card-accessed system to side gate
iii) Audio intercom provided to each unit
h) Private Roof Terrace: RC parapet wall and/or tempered glass with polished stainless steel hand railing
i) Private Roof Terrace: One tap provided
- 20) RECREATIONAL FACILITIES
a) Swimming Pool
b) Children's Pool
c) BBQ area
d) Children's Playground
e) Common Handicap Toilet
f) Pool Shower area
- NOTES:-
I. Cable Television and/or Internet Access
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) 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 subscription channels and/or Internet access.

II. Warranties
Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by 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.

III. 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 subject to Architect's selection, market availability and the sole discretion of the Vendor.

While all reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. Plans are not drawn to scale and subject to any amendments approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. All information and specifications are current at the time of printing and subject to change as may be required and cannot form part of the contract. Likewise the perspectives, model(s) and show flats are artist's impressions only and should not be considered as representation of facts.



DEVELOPER

REGAL DEVELOPMENT PTE LTD

Company Reg No.: 201210662N

291 Joo Chiat Road, #05-03 JK Centre, Singapore 427543

Tel: 6604 9271