





Artist's Impression

SANDY
EIGHT

A photograph of a man and a woman lying on a bed with white linens. The woman is on the left, wearing a white shirt and denim shorts, lying on her side with her legs raised. The man is on the right, wearing a white sweater, lying on his back with his arms raised. They are both smiling and looking at each other. The background is a bright, airy room with white walls and a window with sheer curtains.

Dreams do come true here at Sandy Eight.

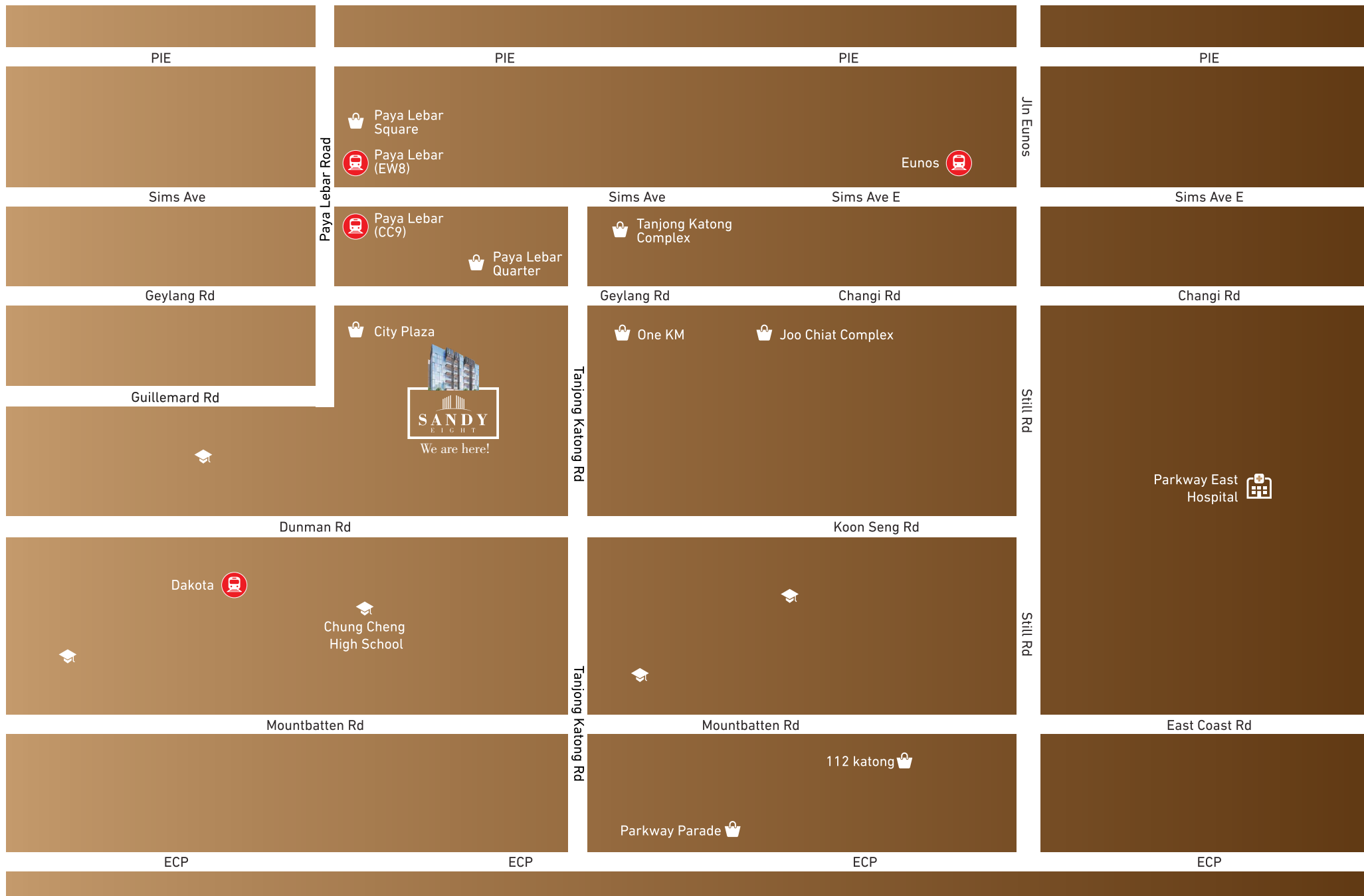
Particularly so when it comes to your dream home.
Nestled in the heart of the bustling Katong area, it offers an oasis that has both privacy and proximity to all your need such as the historical heritage area, Paya Lebar, Joo Chiat, Katong, Geyang Sirai, and food havens like Geylang and Kallang. Inside, comfort and elegance lingers in the air, there's no other place that will feel more like home.



Introduction

Sandy Eight is where intimacy and comfort meet. Located in the chic and cosmopolitan district of Katong, it oozes a contemporary yet homely charm.

Think sunlight filtering through your windows on a Saturday morning; the shimmering surface of the swimming pool beckoning you in for a dip; happy peals of laughter as children race around the blocks and past rows and rows of lush greenery throughout the sprawling compound. All these could be your home and more here at Sandy Eight.



Location



The Katong enclave is a gem in the east. The past and present blend together in perfect harmony here, where terraced Peranakan shophouses stand beside chic contemporary shopping malls. New bars and cafes sprout around every corner, turning it into an entertainment hub that has everything one needs and more.



Site Map

LEGEND:

1. ENTRANCE
2. DRIVEWAY
3. OPEN CARPARK LOTS
4. LANDSCAPE
5. SIDE GATE
6. SWIMMING POOL
7. CHILDREN'S POOL
8. JACUZZI
9. POOL DECK
10. OUTDOOR FITNESS AREA
11. CHILDREN'S PLAYGROUND
12. BBQ AREA
13. OUTDOOR SHOWER
14. ACCESSIBLE TOILET
15. LIFT



Everything you want, everything you need

Home is where the heart is, and Sandy Eight ensures the best for you and your loved ones. Where sleek facades provide a visual treat for the eyes, cutting edge technology meet the needs of both yours and your family's. There is nothing you'll be in want of here.





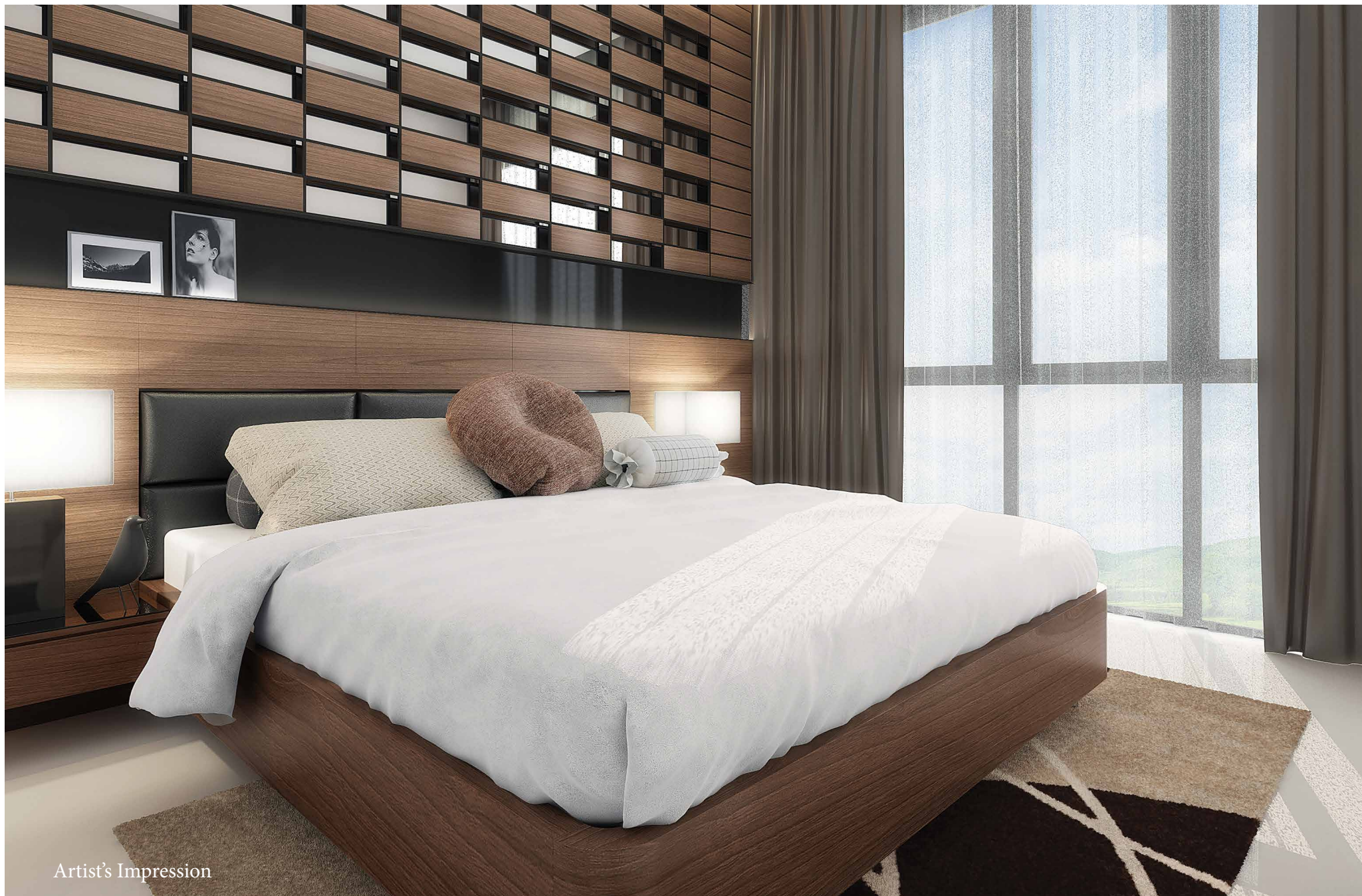
Artist's Impression

The ultimate retreat

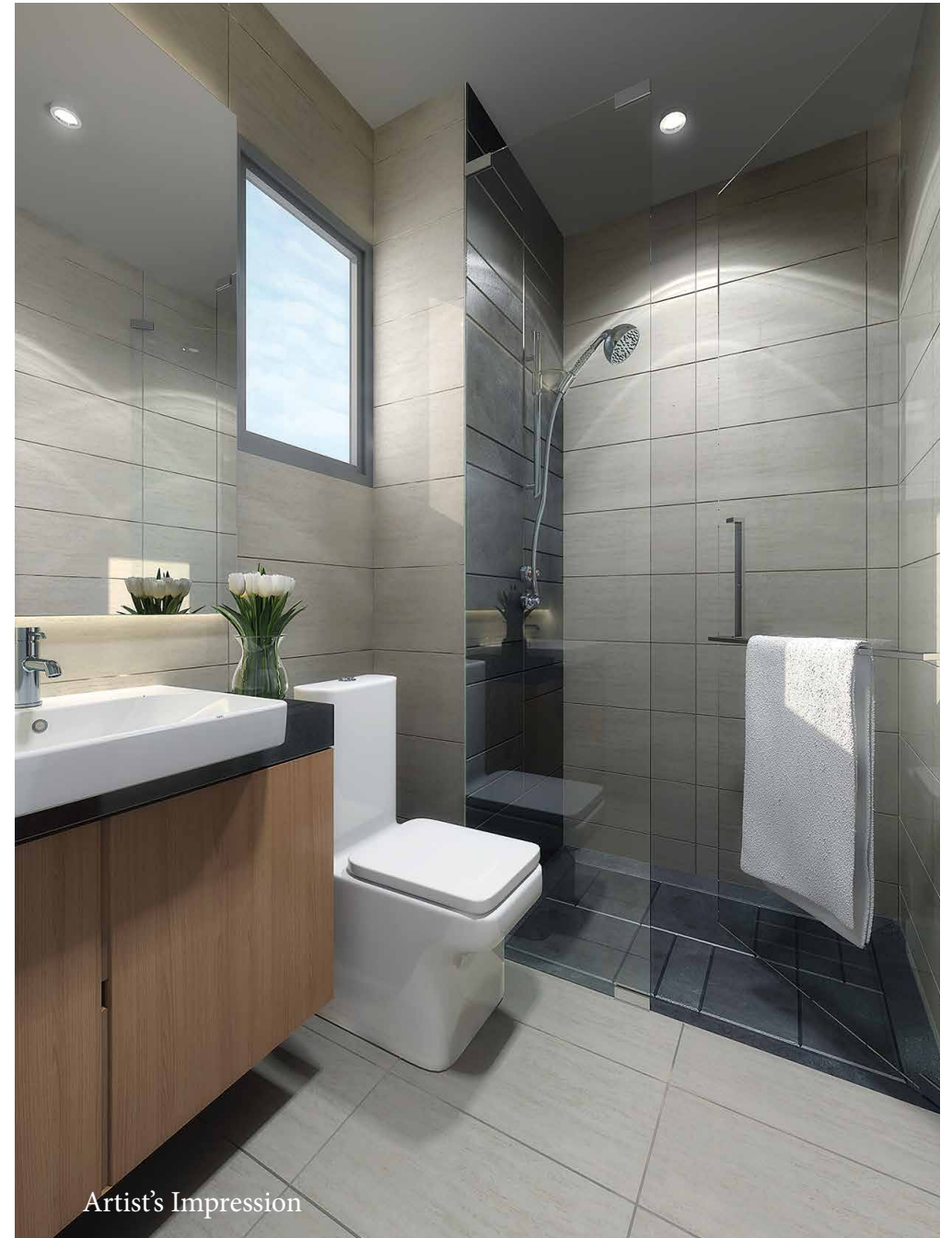
Imagine you're sprawled on a deck chair by the pool, breeze
in your face, sun on your back, piña colada in your hand.
Experience the ultimate retreat, right here at your doorstep.







Artist's Impression



Distribution Chart DK: Dual Keys

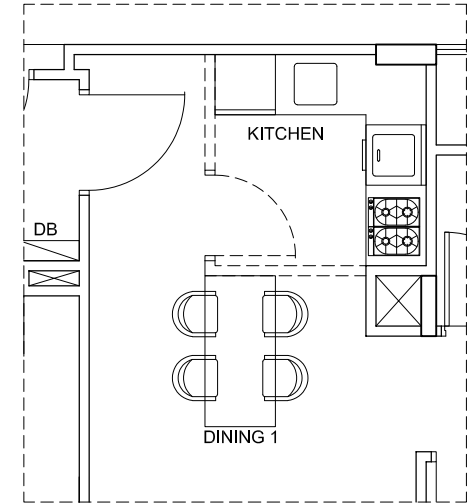
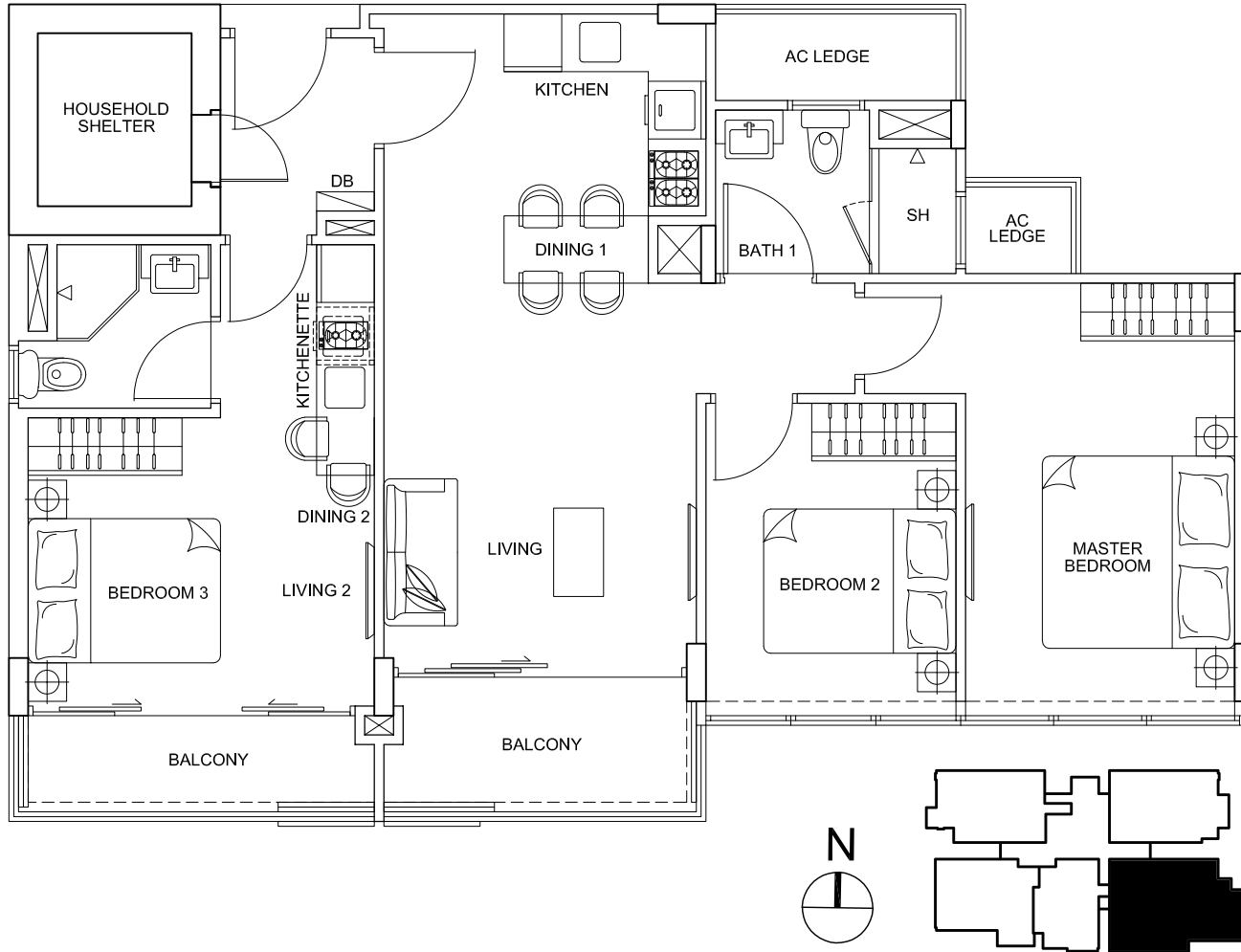
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2 brm	3 brm, DK	1+1 brm	2 brm	2 brm
#04-01	#04-02	#04-03	#04-04	#04-05
732 sqf	1,044 sqf	506 sqf	689 sqf	732 sqf
2 brm	3 brm, DK	1+1 brm	2 brm	2 brm
#03-01	#03-02	#03-03	#03-04	#03-05
732 sqf	1,044 sqf	506 sqf	689 sqf	732 sqf
2 brm	3 brm, DK	1+1 brm	2 brm	2 brm
#02-01	#02-02	#02-03	#02-04	#02-05
732 sqf	1,044 sqf	506 sqf	689 sqf	732 sqf
2 brm	3 brm, DK	1+1 brm	2 brm	2 brm



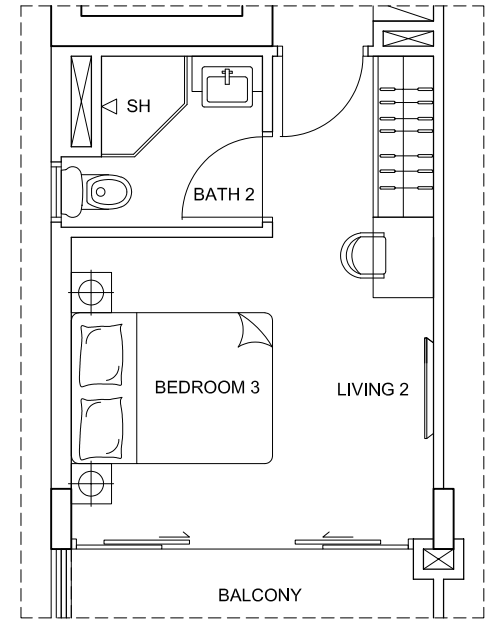
Type A

3 BEDROOM • 97 m² • 1044 sqft

#02-02 • #03-02 • #04-02 • #05-02



KITCHEN OPTION 1A



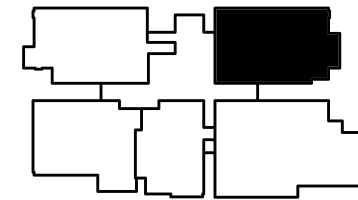
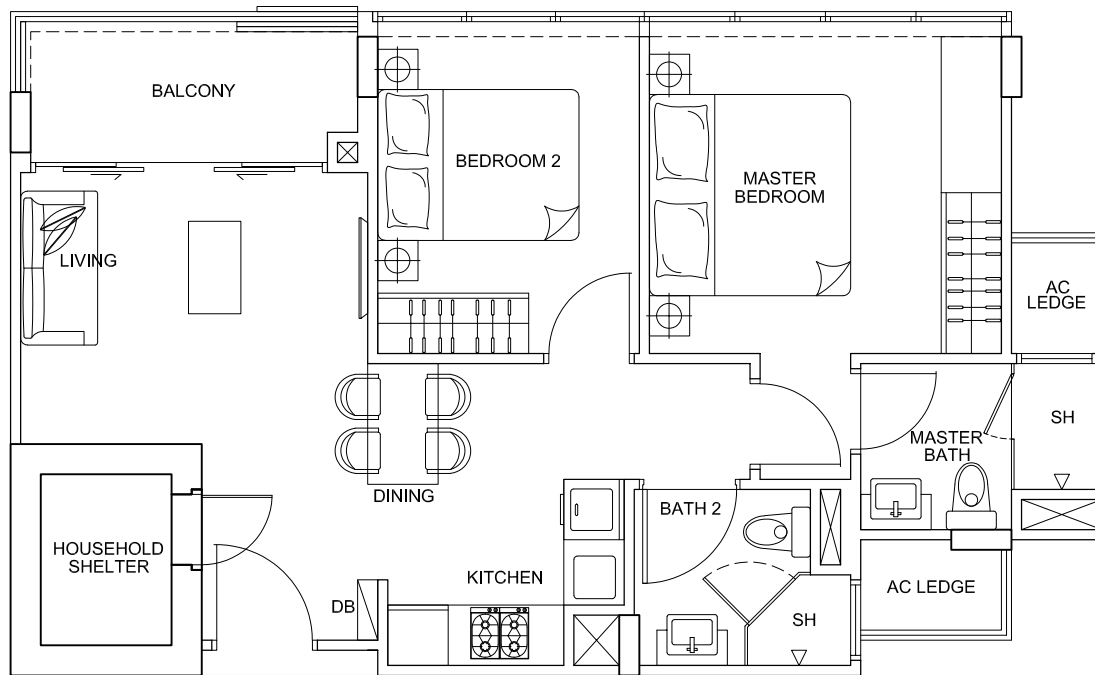
KITCHENETTE OPTION 1A

All plans are not scale and subject to amendments as may be approved by the relevant authorities.
Floor areas are approximate measurements and subject to final survey.

Type B

2 BEDROOM • 68 m² • 732 sqft

#02-01 • #03-01 • #04-01 • #05-01

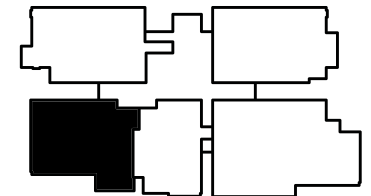
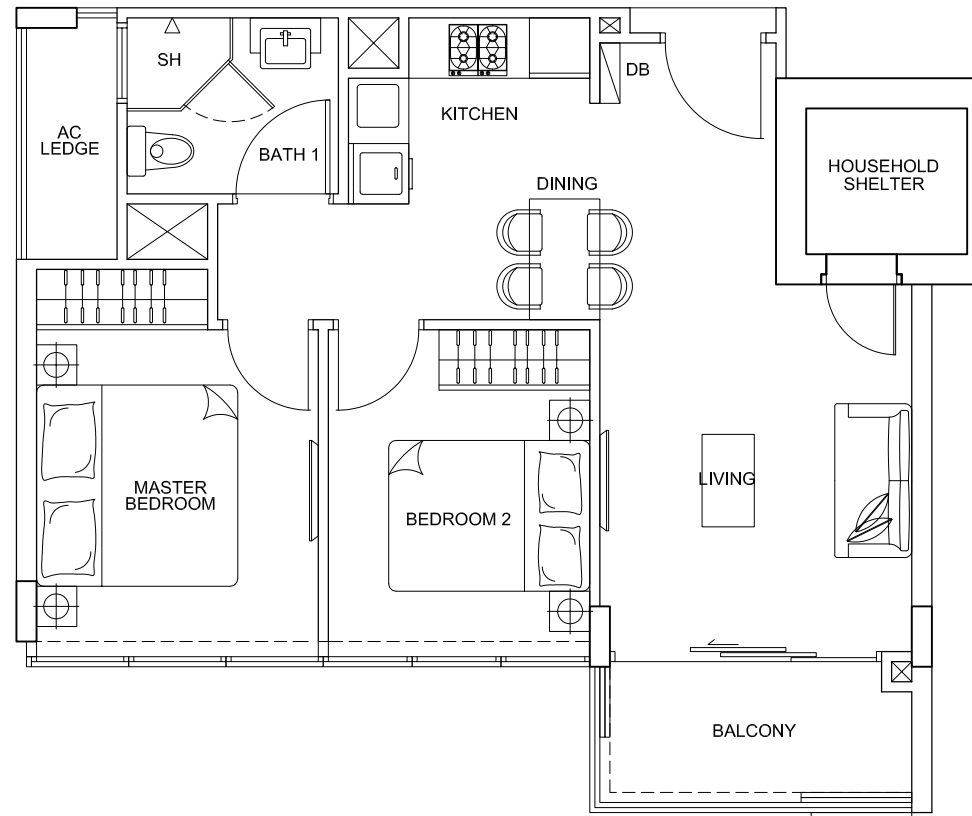


All plans are not scale and subject to amendments as may be approved by the relevant authorities.
Floor areas are approximate measurements and subject to final survey.

Type C

2 BEDROOM • 64 m² • 689 sqft

#02-04 • #03-04 • #04-04 • #05-04

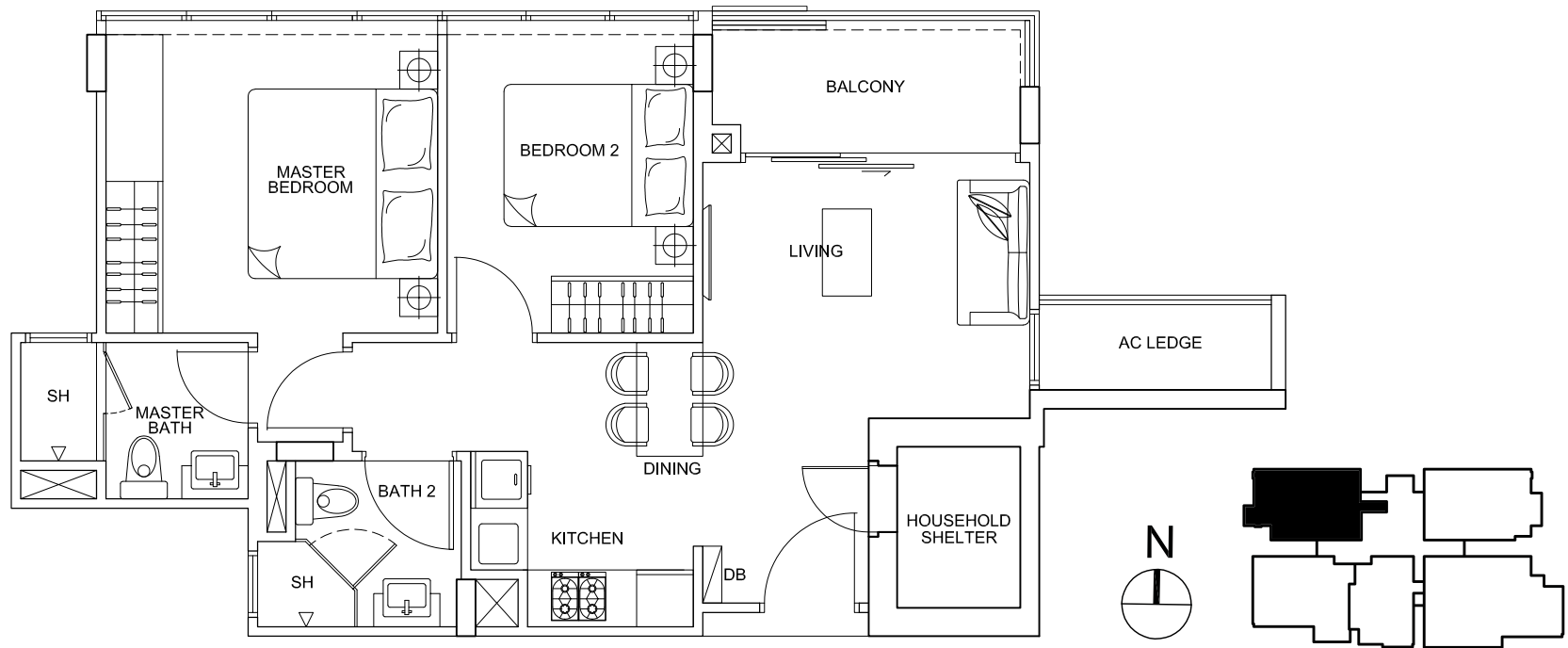


All plans are not scale and subject to amendments as may be approved by the relevant authorities.
Floor areas are approximate measurements and subject to final survey.

Type D

2 BEDROOM • 68 m² • 732 sqft

#02-05 • #03-05 • #04-05 • #05-05

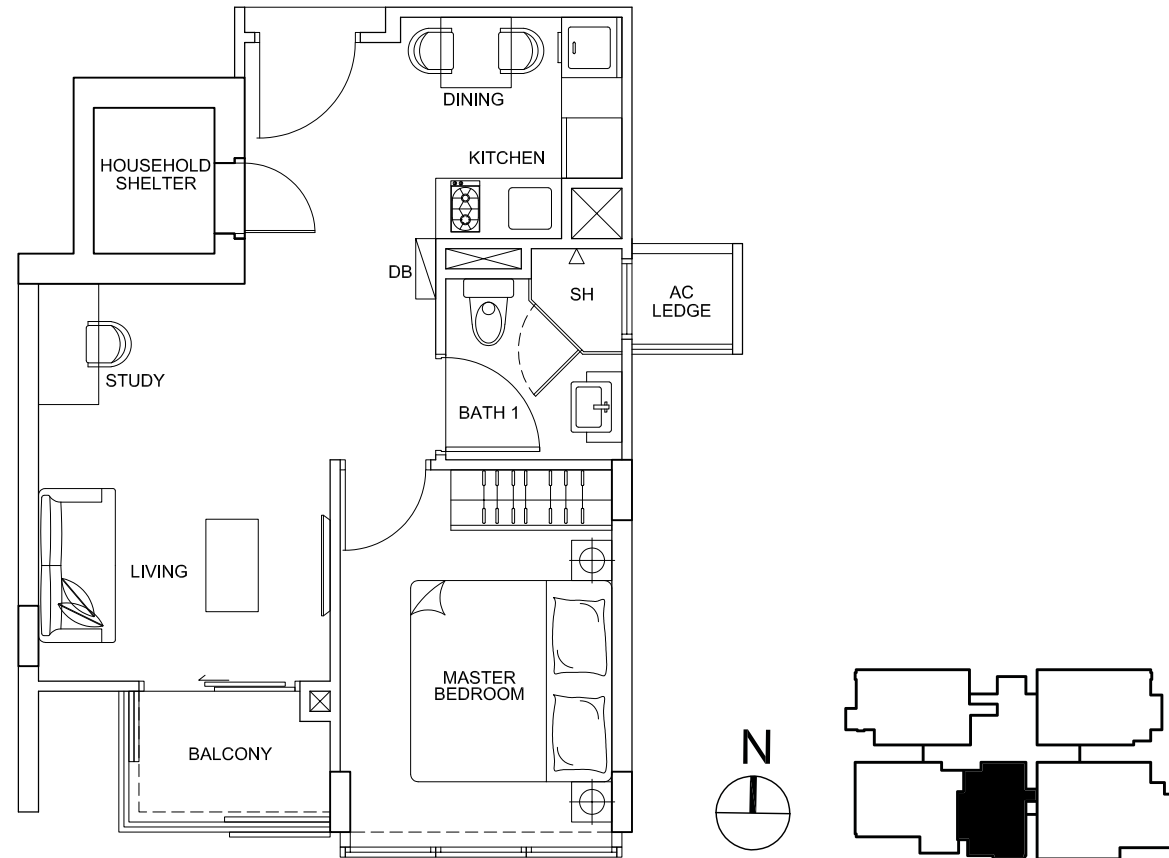


All plans are not scale and subject to amendments as may be approved by the relevant authorities.
Floor areas are approximate measurements and subject to final survey.

Type E

1 BEDROOM + 1 STUDY ROOM • 47 m² • 506 sqft

#02-03 • #03-03 • #04-03 • #05-03



All plans are not scale and subject to amendments as may be approved by the relevant authorities.
Floor areas are approximate measurements and subject to final survey.

Specifications

1. Foundation

Reinforced concrete bored piles and/or R C piles.

2. Superstructure

Reinforced concrete structure

3. Walls

- (a) External Walls - Reinforced concrete and/or common clay bricks.
- (b) Internal Walls – Reinforced concrete and/or common clay bricks and/or dry wall partitions

4. Roof

Flat Roof

Reinforced concrete roofing slab with appropriate insulation and waterproofing system.

5. Ceiling

For Apartments

- (a) *Living/ Dining, All Bedrooms and Balcony*
Plaster and/ or skim coat and/or plasterboard box-up to designated areas with emulsion paint finish.
- (b) *Corridor leading to Bedrooms, Bathrooms, Kitchen* Plaster and/ or skim coat and/or plasterboard box-up with emulsion paint finish.
- (c) *Kitchen/ Kitchenette, Master Bath and Bathroom*
Moisture resistant ceiling board with emulsion paint finish.
- (d) *Household Shelter*
Skim coat with emulsion paint finish.

For Common Areas

- (a) Lift Lobbies and Surface car park at 1st storey
Plaster and/ or skim coat and/or plasterboard ceiling with emulsion paint finish.

6. Finishes

6.1 WALL

For Apartments

- (a) *Living/ Dining, Bedrooms, Corridor leading to Bedrooms & Balcony*
Cement/ Sand plaster and/ or skim coat with emulsion paint finish to false ceiling height and on exposed surfaces only.
- (b) *Master Bathroom and other Bathrooms*
Stone and/or homogeneous tiles and/or ceramic tiles to false ceiling height and on exposed surfaces only.
- (c) *Kitchen/ Kitchenette*
Homogeneous tiles to false ceiling height and on designated exposed surfaces only.

(d) *Household Shelter*

Skim coat with emulsion paint finish.

Note: No marble/granite/ceramic tiles behind cabinets and mirror. No tiles behind and below kitchen cabinets.

For Common Areas

- (a) *Lift Lobbies at 1st storey*
Stone and/ or tiles to false ceiling level and/or cement/ sand plaster with emulsion paint finish.
- (b) *Typical Lift Lobbies*
Tiles to false ceiling height, Cement/Sand plaster and/or skim coat with emulsion paint finish.
- (c) *Common Staircase, Carpark, M&E rooms, Pool Deck common areas*
Cement/ sand and plaster and/or skim coat with emulsion paint finish.
- (d) *External Façade*
Cement/Sand plaster and/or skim coat with silicon paint finish.

6.2 FLOOR

For Apartments

- (a) Living/Dining – Stone and/or tiles
- (b) Bedrooms – Timber Strip with skirting
- (c) Master Bathroom – Stone and/or tiles
- (d) Other Bathrooms – Stone and/or tiles
- (e) Kitchen – Stone and/or tiles
- (f) Balcony – Tiles

For Common Areas

- (a) Car Park – Cement/Sand screed with hardener and/ or Tiles
- (b) Lift Lobbies at 1st storey – Stone and/ or Tiles
- (c) Lift Lobbies at typical storey – Tiles
- (d) Escape staircase – Cement/sand screed with non-slip nosing tiles
- (e) Pool, BBQ area – Tiles
- (f) Pool Deck – Tiles and/or Composite Timber

7. Windows

- (a) Aluminum framed curtain wall window system in powder-coated finish with glazing.
- (b) Aluminum framed windows in powder-coated finish with glazing
- (c) All glazing below 1m shall be laminated safety glass.

8. Doors

- (a) Main Entrance: Approved fire- rated timber door
- (b) Bedrooms: Hollow core timber swing door
- (c) Bathrooms: Hollow core timber swing door
- (d) Balcony: Aluminum framed sliding glass door
- (f) Household Shelter – Metal blast door

Note: Selected locksets and ironmongery shall be provided to all doors

9. Sanitary Fittings

- (a) *Master Bathroom*
1 vanity top with 1 wash basin complete with water tap.
1 shower cubicle with 1 shower mixer, 1 hand shower
1 water closet
1 mirror
1 toilet paper holder
1 towel rail and/or robe hooks
- (b) *Other Bathroom*
1 vanity top with 1 wash basin complete with water tap.
1 shower cubicle with 1 shower mixer and 1 hand shower
1 water closet
1 mirror
1 toilet paper holder
1 towel rail and/or robe hooks
- (c) *Kitchen*
1 kitchen sink
1 level sink kitchen tap
- (d) *Balcony*
1 bib tap

10. Electrical Installation

- (a) Ample electrical, lighting and power points will be provided.
- (b) All electrical wirings below false ceiling within the Units shall generally be concealed whenever possible. Electrical wiring above false ceiling shall be in exposed tray, conduits or trunking.

11. SCV/Telephone Points

SCV/Telephone outlets will be provided for living areas and/or all bedrooms and/or CD shelter. Subscription charges shall be borne by Purchaser.

12. Lightning Protection

Lightning protection system shall be provided in accordance with Singapore Standard SS555-2010

13. Painting

- (a) External walls – Silicon paint and/or textured coating to designated areas.
- (b) Internal walls - Emulsion paint finish

14. Waterproofing

Waterproofing shall be provided to floor of kitchen/ kitchenette, bathroom, balcony, shower area, ac ledge, RC flat roof, swimming pool, Jacuzzi and outdoor shower.

15. Carpark and Driveway

Carpark and driveway shall be of reinforced concrete finish with floor hardener and/or tile finish to designated areas only.

16. Recreation Facilities

- (a) Swimming Pool
- (b) Swimming Pool Deck
- (c) Jacuzzi
- (d) BBQ area
- (e) Outdoor fitness area
- (f) Landscaped area at pool deck level
- (g) Children's playground

17. Additional Items

- (a) Kitchen Cabinet
Solid surface and/or stone worktop, high and low cabinets complete with sink, cooker hob, cooker hood, built-in oven.
- (b) Built-in wardrobes to all bedrooms.
- (c) Wall mounted split unit air-conditioning system to Living/Dining area, Master Bedroom and Other Bedrooms where applicable.
- (d) Hot water supply to shower of all bathrooms.
- (e) Audio/Video intercom to each apartment.
- (f) Auto car barrier with transponder system.
- (g) Proximity card access to side gate at 1st storey.

18. Notes

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 but not limited to the cleaning of filters, clearing the condensate pipes and charging of gas.

Cable Television and/ or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to StarHub Cable Vision Ltd (SCV) 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.

Fitting, Equipment, Finishes, Installations and Appliances

Subject to Clause 14.3, 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.

Internet Access

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

Marble and Granite

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 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 can be felt at the joints. Subject to Clause 14.3, the tonality and pattern of marble or granite selected and installed shall be subject to availability.

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 subject to Architect's sole discretion and final design.

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.

Timber

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

Past Project Reference:



13/15 Jalan Tamah Puteh



28/28A Woon Mon Chew



Lotus Ville



Grandioso 8



Meridian 38



4/4A/4B Parkstone Road





www.jva.com.sg

Developer
Developer's Licence No.
Lot No.
Tenure of Land
Expected Date of TOP
Expected date of Legal Completion
BP Approval

JVA KATONG PTE LTD (ROC NO.: 201613308D)
C1220
M25-99193M
Freehold
31st March, 2019
31st March, 2022
A0659-00271-2016-BP01 Dated 22nd May, 2017