



WHERE SOPHISTICATION TAKES YOUR BREATH AWAY

Elegance, simplicity and quality surrounds you when you step inside Sanctuary. Tranquility meets comfort in the design quality of its interior. Revel in serene privacy and seek solace in your personal space. Relish the exquisite finishings and touches of contemporary fittings as the comforts of home making enthralls you.



<http://sanctuary.tsgp.sg>

Developer
TSG
 PROPERTIES
www.tsgp.sg

Marketing Agent
CBRE
 Agency Licence No.: L30021631
www.cbre.com.sg

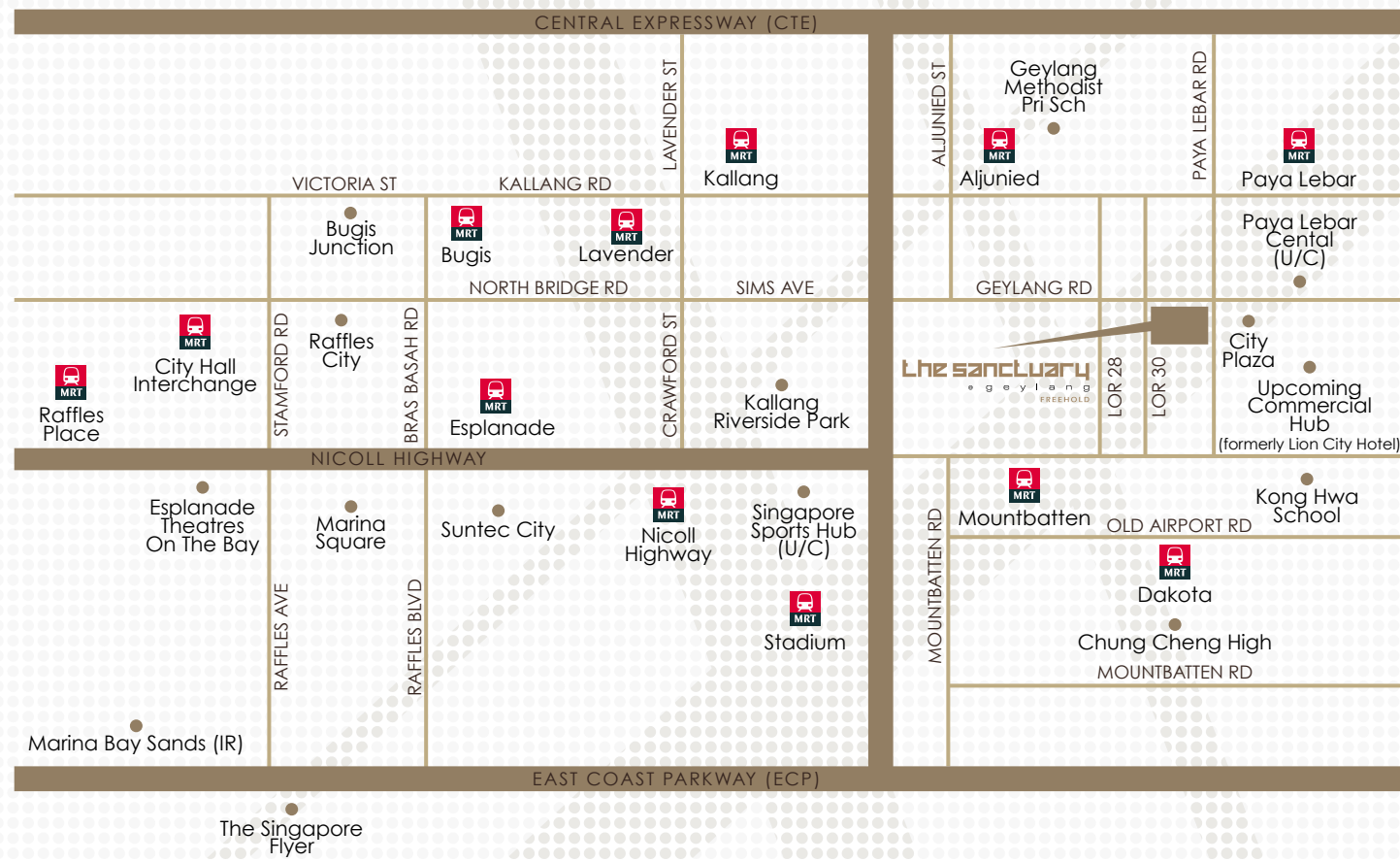
Developer: 1L30G Pte Ltd (Co. Regn. No.201021752D) • Tenure of Land: Freehold • Lot No.: MK 25-98298N
 Developer License No: C0849 • Building Plan Approval No. and date: A1420-01048-2010-BP01 (26-09-2011)
 Expected date of TOP: 31 Dec 2014 • Expected date of Legal Completion: 31 Dec 2017

the sanctuary
 @ g e y l a n g
 FREEHOLD



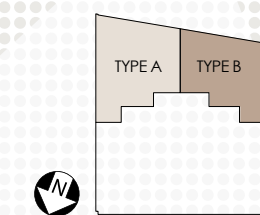
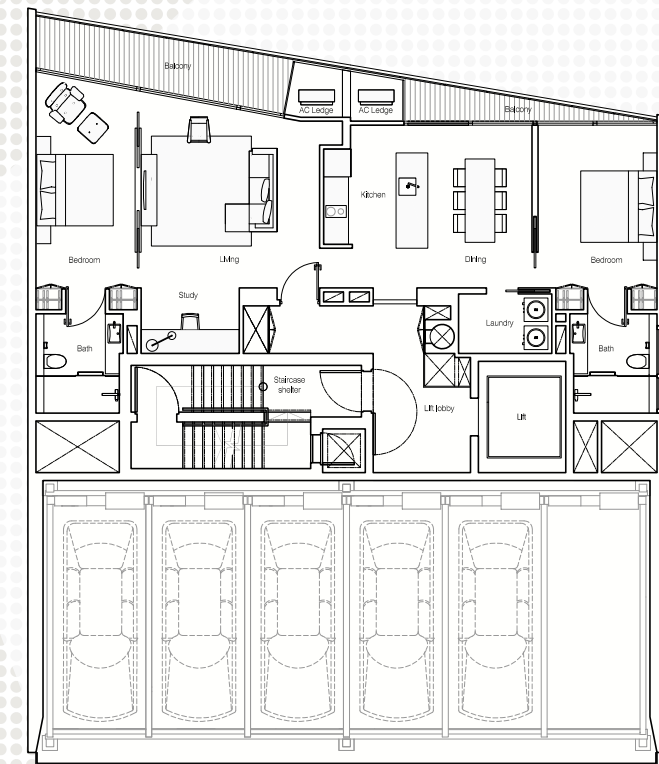
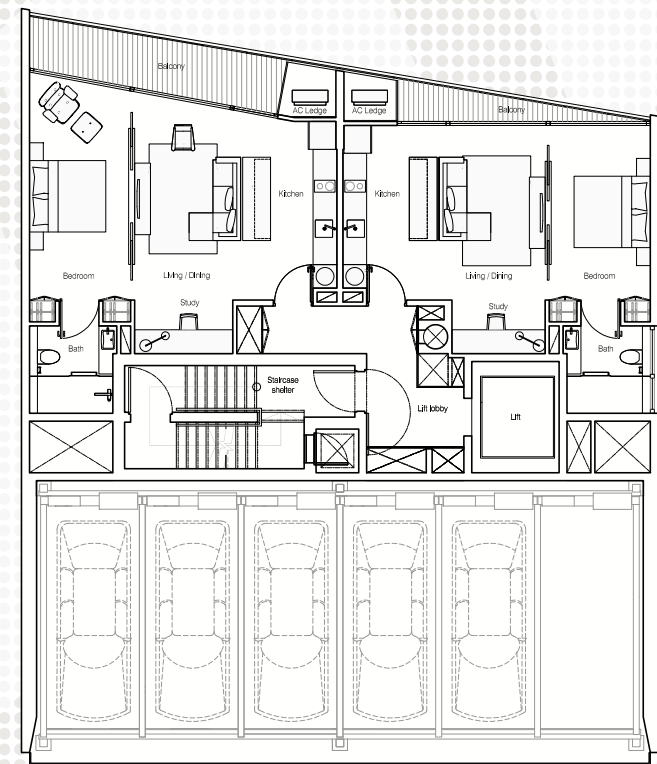
WHERE FULFILLMENT REWARDS YOU AT EVERY TURN

Savor the privacy of dwelling in this 21 unit boutique development. Where you can delight in the convenience of MRT stations in the vicinity, food centres within a stone's throw or take a stroll through Kallang Riverside park. If you drive, you'll be on Nicoll highway within 2 minutes and only 10 minutes away from the city. Be dazzled by the uniquely modern architecture that promises unbridled cosiness. Each apartment is lavished with an expansive balcony that is designed to promise exclusivity and stunning views that pampers the eye.



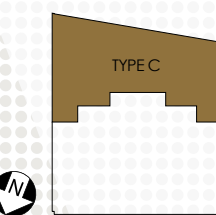
SCHEMATIC CHART

TYPE G #08-02		TYPE F #08-01			
TYPE E #07-04	TYPE D #07-03	TYPE B #07-02	TYPE A #07-01		
TYPE E #06-04	TYPE D #06-03	TYPE B #06-02	TYPE A #06-01		
TYPE E #05-04	TYPE D #05-03	TYPE B #05-02	TYPE A #05-01		
TYPE E #04-04	TYPE D #04-03	TYPE B #04-02	TYPE A #04-01		
Mechanical Carpark				TYPE C #03-01	
				TYPE B #02-02	TYPE A #02-01
				Lobby, Communal Deck, Management office, Technical rooms	



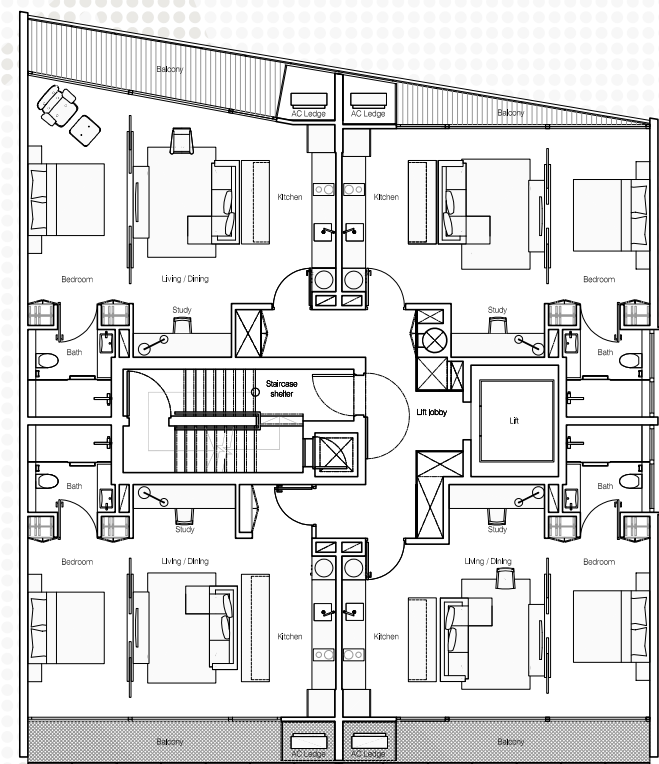
TYPE A
Unit #02-01
Area 63 sqm / 678 sqft

TYPE B
Unit #02-02
Area 52 sqm / 560 sqft



TYPE C
Unit #03-01
Area 114 sqm / 1,227 sqft

FLOOR PLANS

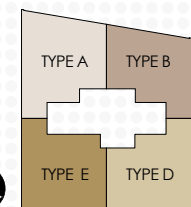


TYPE A
Unit #04-01 to #07-01
Area 63 sqm / 678 sqft

TYPE B
Unit #04-02 to #07-02
Area 52 sqm / 560 sqft

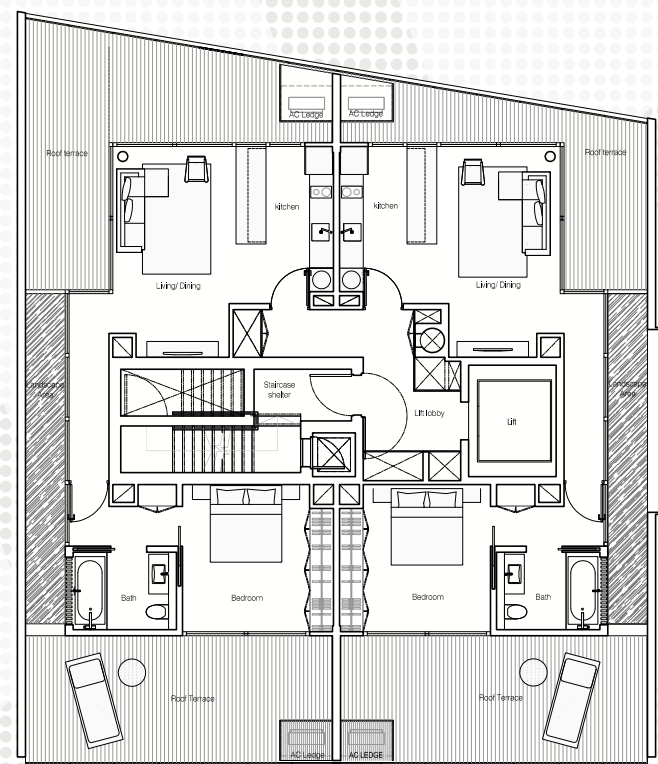
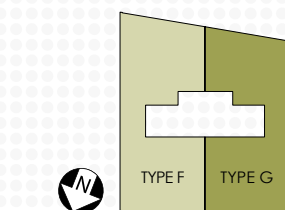
TYPE D
Unit #04-03 to #07-03
Area 48 sqm / 517 sqft

TYPE E
Unit #04-04 to #07-04
Area 52 sqm / 560 sqft



TYPE F
Unit #08-01
Area 123 sqm / 1,324 sqft

TYPE G
Unit #08-02
Area 112 sqm / 1,206 sqft



SPECIFICATIONS

FOUNDATION

- (a) Reinforced concrete piles and/or rafts and/or footings
- (b) Piled foundation

SUPERSTRUCTURE

- (a) Reinforced concrete and Structural Steel
- (b) Floor Loading Capacities:
 - 1st Storey Common Areas: 3.0 kN/sqm
 - Residential Units: 2.0 kN/sqm

WALLS

- (a) External Wall: Concrete wall and/or block/brick wall
- (b) Internal Wall: Concrete wall and/or solid block wall and/or brick wall
- (c) Boundary Wall: Custom made Fence

ROOF

- (a) Flat Roof: Reinforced concrete roof with waterproofing and insulation
- (b) Roof Terrace: Reinforced concrete roof with insulation and waterproofing system

CEILING

- (a) Living / Dining, Family, Master Bedroom, Bedrooms, Study: Plaster board with emulsion paint
- (b) Bathroom, Kitchen: Plaster board
- (c) Balcony: Skimming with emulsion paint finish / steel metal mesh / metal trellis

FINISHES

- (a) Wall (for apartments)
 - Living / Dining, Family, Bedrooms, Study: Cement and sand plaster with emulsion paint
 - Bathrooms, Kitchen and WC (where applicable): Mosaic tiles (up to a false ceiling height) and no tiles behind kitchen / vanity cabinets and mirrors
- (b) Wall (for common areas)
 - Corridors: Cement and sand plaster with emulsion paint
 - External Wall: Cement and sand plaster with spray coating and/or emulsion paint
- (c) Floor (for apartments)
 - Living / Dining / Study / Bathroom / Kitchen: Compressed marble tile with skirting
 - Kitchen / Bathroom: Steel metal mesh / timber deck
 - Balcony: Concrete finish
 - Planter: Concrete finish
- (d) Floor (for common areas)
 - Typical Lift Lobbies: Lava stone tile honed finish
 - Corridors: Lava stone tile honed finish
 - Escape Staircases: Concrete finish
 - No tiles behind and below Kitchen cabinets, bathroom cabinets, mirrors and above ceiling.
 - Wall surface above the false ceiling level will be left in its original condition.

WINDOWS

- Anodized aluminium-framed windows with clear tempered glass.

DOORS

- Main Door: Approved fire-rated timber door
- Bedrooms: Sliding timber door
- Laundry Room (where applicable): Sliding timber door
- Balcony and Terrace (where applicable): Aluminium-framed glass door
- Bathroom: Slide and pivot timber doors
- Household shelter (where applicable): Steel blast door
- Quality locks and ironmongery to doors.

SANITARY FITTINGS

- (a) Bathroom, units A, B, C, D, E
 - 1 glass shower compartment and door with shower set
 - 1 solid surface counter top complete with 1 basin and 1 mixer
 - 1 wall-mounted toilet
 - 1 toilet paper roll holder
 - 1 mirror
- (b) Bathroom, units F and G
 - 1 long bath with bath mixer and shower set
 - 1 solid surface vanity top complete with basin and mixer
 - 1 wall mounted water closet
 - 1 toilet paper roll holder
 - 1 mirror with storage

ELECTRICAL INSTALLATION / TELEPHONE / TV

- Wiring for lighting and power shall be in concealed conduits where possible except for spaces within DB closet, areas above false ceilings, which will be in exposed conduits and/or trunking.

LIGHTNING PROTECTION

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

PAINTING

- External Walls: Spray coating / emulsion paint
- Internal Walls: Emulsion paint

WATERPROOFING

- Waterproofing shall be provided for floors of Bathrooms, Kitchen, RC Flat Roof, Planters and Slabs as and where required
- Waterproofing shall be provided to common areas floor where specified

DRIVEWAY AND CARPARK

- Car park and Driveway: Mechanized carpark system and reinforced concrete floor with hardener / pebble washed finish for the driveway.

Note: Handicapped parking is in first level access

RECREATIONAL FACILITIES

- Communal Access Area
- Entrance garden

ADDITIONAL ITEMS

- Kitchen Cabinets: high and low level kitchen cabinets complete with solid surface worktop and stainless steel sink and mixer.
- Kitchen Appliances: microwave oven, cooker hob and cooker hood
- Wardrobes: spray painted finish with soft close drawer system
- Electrical Storage Water Heater: hot water supply to all Bathrooms and Kitchen
- Card access system to lift
- Clothes hanger to all apartment units
- Air-conditioning: exposed wall-mounted multi-split air-conditioning system to Living / Dining, Family, Bedrooms and Study (where applicable)

Notes

(a) **Mechanical Ventilation system**
The mechanical ventilation system for the Toilet and any other areas within the Units is to be maintained by the Purchaser on the regular basis.

(b) **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.

(c) **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 services 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. Equipment will be paid and installed by Purchaser.

(d) **Sanitary Pipe System**
Sanitary pipe system for the Toilet, Kitchen and any other areas within the Units is to be maintained by the Purchaser. This includes clearing of chokages and replacing the leaked pipes.

(e) **Open roof terrace, balcony, and terrace areas**
Open roof terrace, balcony, and terrace areas which are open or covered by trellises should not be covered by roofs. Covering of the open roof terrace, balcony and terrace area constitute additional gross floor area (GFA), which requires the necessary planning permission from the Authority and consensus of the Management Corporation.

(f) **Timber**
Timber strips are natural material containing veins and tonality differences. Thus it is not possible to achieve total consistency of color and grain in its selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and vendor.

(g) **Tiles**
Selected tiles sizes and tile surface flatness cannot be perfect and subject to acceptable range described in Singapore Standards.

(h) **Plaster ceiling board, kitchen cabinets, wardrobes, electrical points, and AC units**
Layout/location of plaster ceiling board, kitchen cabinets, wardrobes, electrical points and AC units are subject to Architect's sole discretion and final design.

(i) **Warranties**
Where the 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 of possession of the Unit is delivered to the Purchaser.

All art renderings contained in this brochure are artist's impression only. While reasonable care has been taken in the preparation of this brochure, and the construction of the scale model (collectively "the Collaterals"), the developer does not warrant the accuracy of the Collaterals. The statements, information and depictions in the Collaterals must not be relied upon as statements or representations of fact. All information contained in the Collaterals, including plans and specifications, are current at the time of printing, and are subject to such changes as are required by the developer or the relevant authorities. The floor areas stated in the brochure are approximate measurements and subject to final survey. The plans incorporate amendments to the approved plan no. BP: A1420-01048-2010-BP01. The amendments are subject to approval by the relevant authority. All terms and conditions of the sale are those contained in the Sale & Purchase Agreement to be signed between the purchaser and the developer.



WHERE GLAMOROUS LIFESTYLE AWAITS

Stand out from the crowd, with a lifestyle that brings you the pleasures of dining well. Shopping at the best malls nearby, and exciting entertainment venues that tantalize your senses. With prices starting from \$1034 psf, making this an attractive investment for the astute buyer. The Sanctuary – where you spend your days living it up in style.