



# OWN A PIECE OF THE CITY

Ei8ht Raja epitomizes the art of living by being in the city but not of it. Situated at the coveted Thomson-Balestier enclave, the 26 well-appointed homes feature expansive windows that offer majestic views of the city. Yet, none of the hustle and bustle of urban living is felt when you come home to the distinguishable privacy of a gated estate that is Ei8ht Raja.

Ei8ht Raja is a freehold condominium located at 8 Jalan Raja Udang Singapore 329217.



## EXPLORE DIFFERENT POINTS OF VIEW EVERY DAY

Increase your living enjoyment with the luxury of having three different views, right from your home. Depending on where you are at Ei8ht Raja, you can relish in sweeping views of the cityscape, the natural respite of MacRitchie Reservoir or witness heart-warming scenes from the culturally rich area of Balestier. Designed to heighten your quality of living, the architects have ingeniously positioned Ei8ht Raja at an advantageous angle that offers residents a kaleidoscope of perspectives from their home.







## LIVING WITHOUT BOUNDARIES

Each 3 bedroom unit at Ei8ht Raja features a spacious balcony that offers unobstructed views. The openness of the living space is expanded as the indoors meld seamlessly into the outdoors via doors that fold and slide. And while entertaining, the integrated drink holder on the handrails of the balcony will surely be a talking point.







## HOMING IN ON THE SUITE SPOT

With an experience akin to a luxury hotel, you will look forward to coming home to your master bedroom at Ei8ht Raja. In this private sanctuary of yours, maximum comfort is assured by Mondrian-inspired windows that filter harmful UV rays and glaring sunlight via mobile screens. The addition of Mu Dian wardrobes with clean, modern lines make everyday living, quite simply - a suite sensation.





# THERE'S NO PLACE I'D LATHER BE

Bathing and showering are no longer just daily rituals when your bathroom is awash with style in premium brands like Azzurra and Steinberg. Awaken your senses as you indulge in an extraordinary shower experience. Or lavish yourself with a relaxing soak and make this room your retreat for quiet contemplation.







## DOMESTICATING CUISINE

Fitted with deluxe appliances by Gaggenau, the kitchen at Ei8ht Raja is an all-you-can-cook affair for quick bites and full course events alike. Configured in a practical U-shape, any chef would be right at home whipping up Asian or Western cuisine. With special attention to good lighting and effective ventilation, happy meals are inevitable.

PROVIDED FOR EVERY APARTMENT: GAGGENAU REFRIGERATOR, BURNER HOBS,  
INDUCTION HOB AND BUILT-IN OVEN, BOSCH  
WASHER AND DRYER, MU DIAN KITCHEN FITTINGS





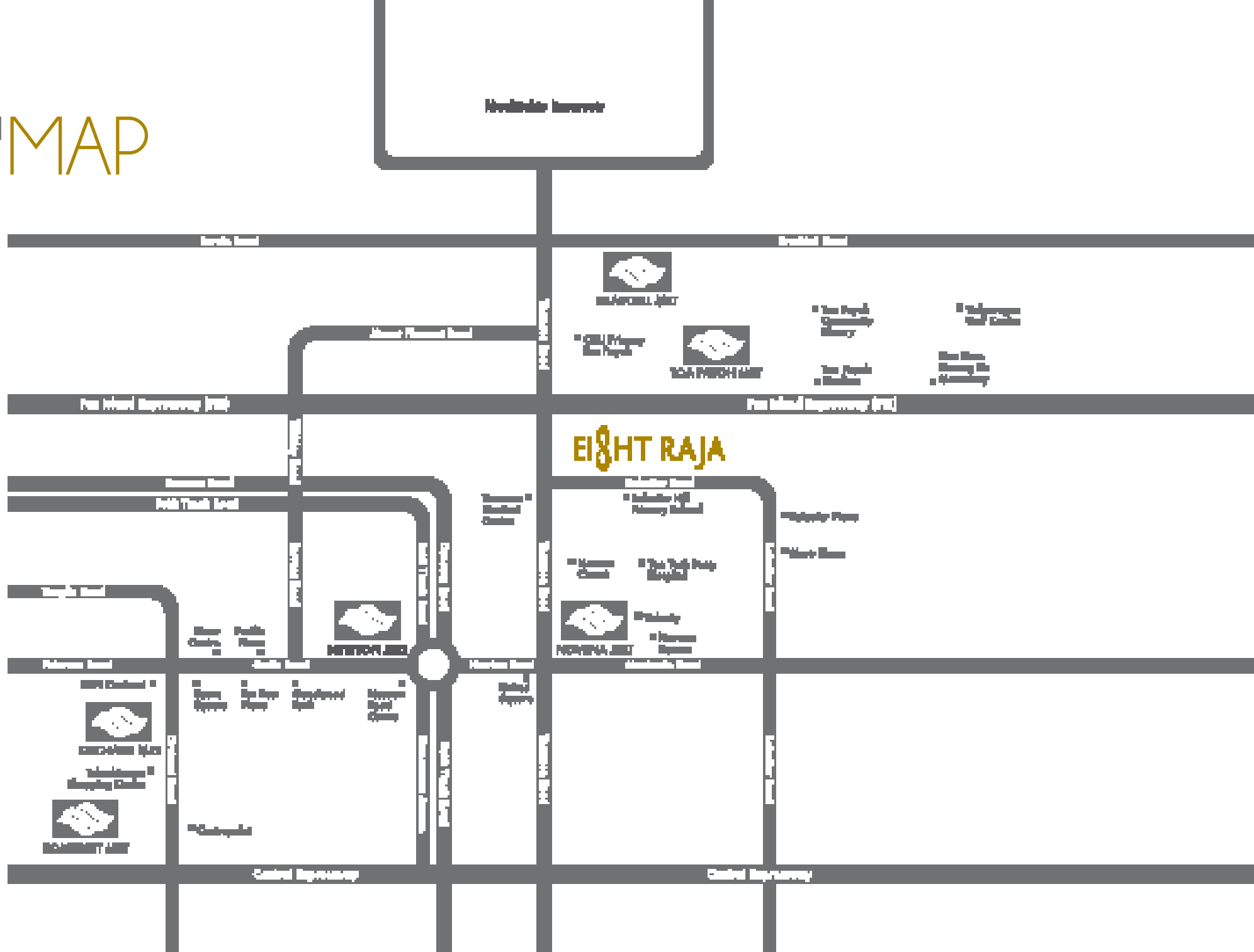
ARRIVE DAILY TO  
OPULENCE<sup>AND</sup>  
GRANDEUR

Short of a red carpet, you receive the royal treatment coming home to Ei8ht Raja every day. First, there's the stately 6m high entrance lobby. Then there's the subtle ambient lighting and the lush landscaping. And who can resist using the Sky Terrace with its infinity pool, Jacuzzi with jet spas, steam rooms, sky patio and Hanging Gym.





LOCATION MAP



# SITE MAP

## 2ND STOREY PLAN-SKY TERRACE



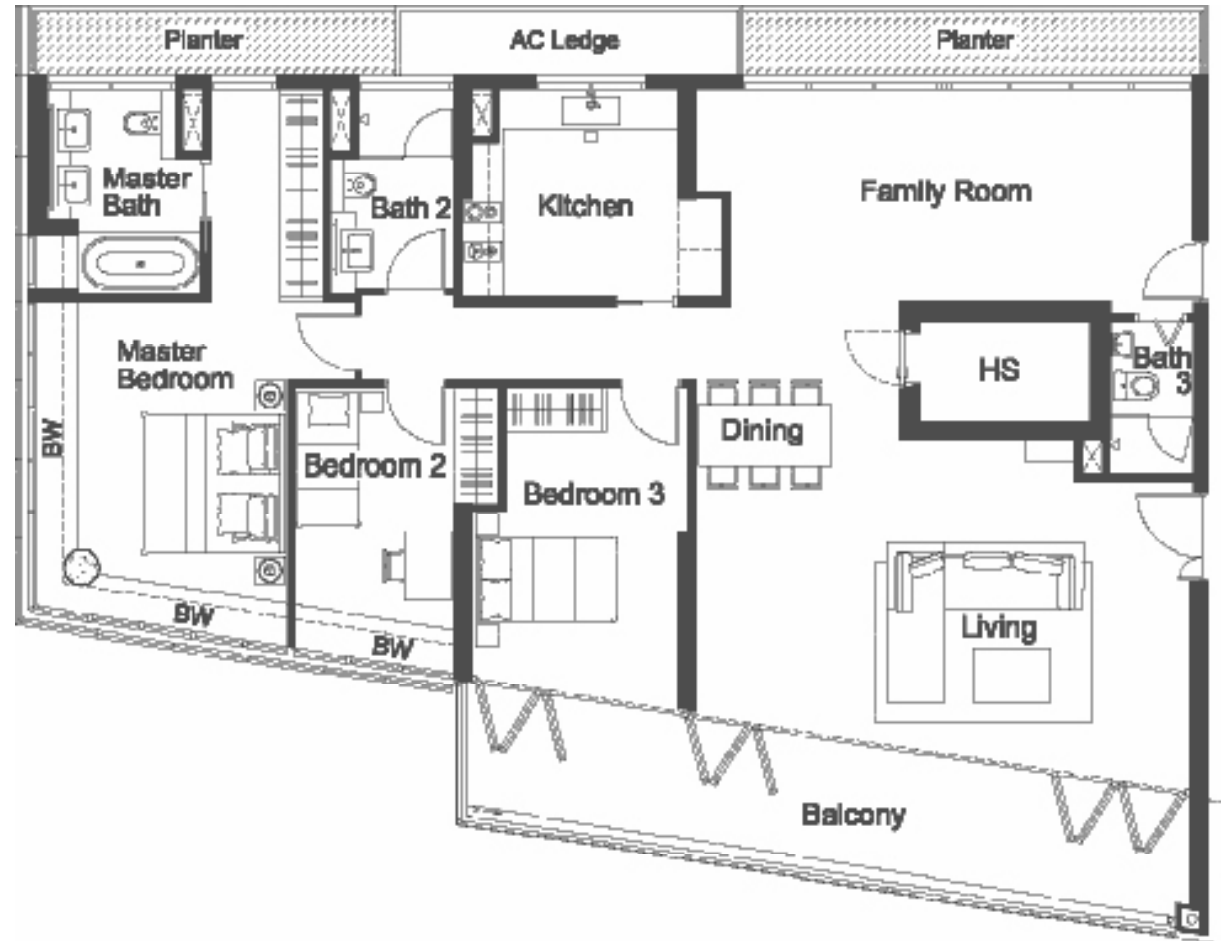
### LEGEND

- |   |                                  |
|---|----------------------------------|
| 1) Infinity lap pool                              | 8) Lift lobby                    |
| 2) Tanning & Recreation deck                      | 9) Sky patio                     |
| 3) Pool shower with 'Mondrian' glass feature wall | 10) Hanging Gym                  |
| 4) Children's wading pool                         | 11) Men's showers and steam room |
| 5) Barbecue area                                  | 12) Toilet for the handicapped   |
| 6) Women's showers and steam room                 | 13) M&E area                     |
| 7) Integrated Jacuzzi seats                       |                                  |

# 3 BEDROOM

TYPE A OPTION 1 - BASIC SCHEME  
188 sqm (2023 sqft)

#03-01  
#04-01  
#05-01  
#06-01  
#07-01  
#08-01  
#09-01  
#10-01  
#11-01  
#12-01  
#13-01  
#14-01  
#15-01



Type A unit shall be constructed in accordance with Option 1 (Basic Scheme) and TOP shall be obtained under the same basic scheme. Option 2 and 3 include additional interior design works which will be completed after TOP

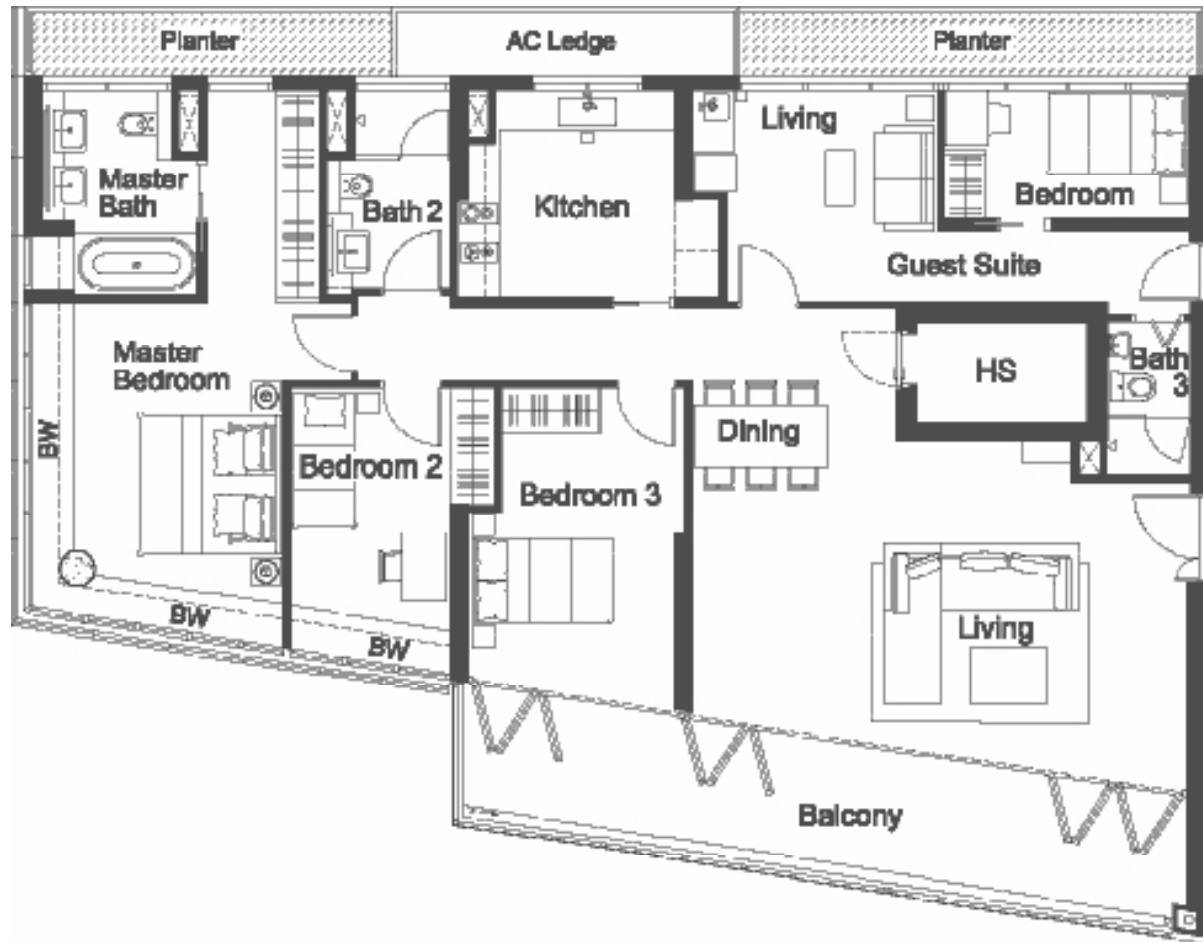




# 3 BEDROOM

**TYPE A** OPTION 2  
188 sqm (2023 sqft)

- #03-01
- #04-01
- #05-01
- #06-01
- #07-01
- #08-01
- #09-01
- #10-01
- #11-01
- #12-01
- #13-01
- #14-01
- #15-01

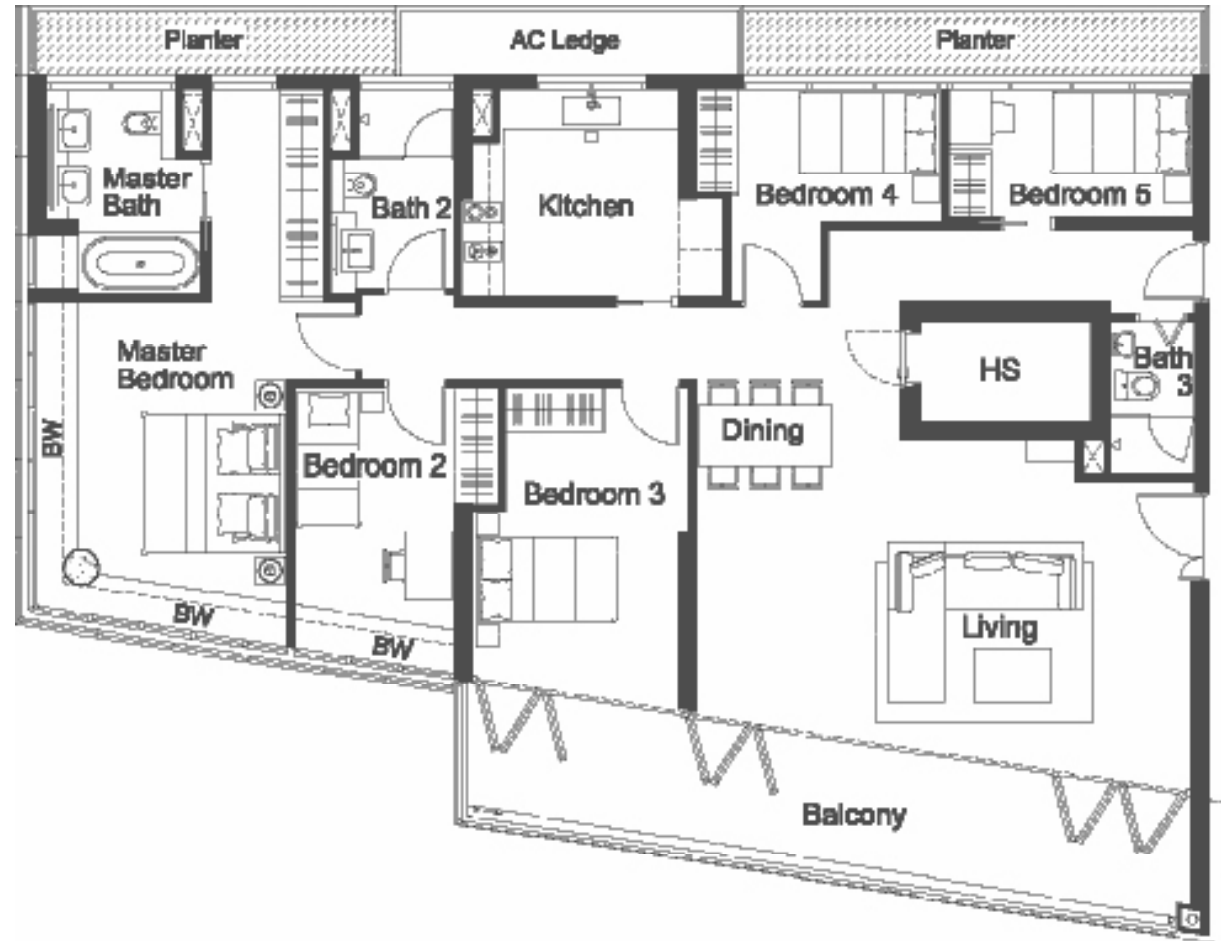


Type A unit shall be constructed in accordance with Option 1 (Basic Scheme) and TOP shall be obtained under the same basic scheme. Option 2 and 3 include additional interior design works which will be completed after TOP

# 3 BEDROOM

TYPE A OPTION 3  
188 sqm (2023 sqft)

#03-01  
#04-01  
#05-01  
#06-01  
#07-01  
#08-01  
#09-01  
#10-01  
#11-01  
#12-01  
#13-01  
#14-01  
#15-01

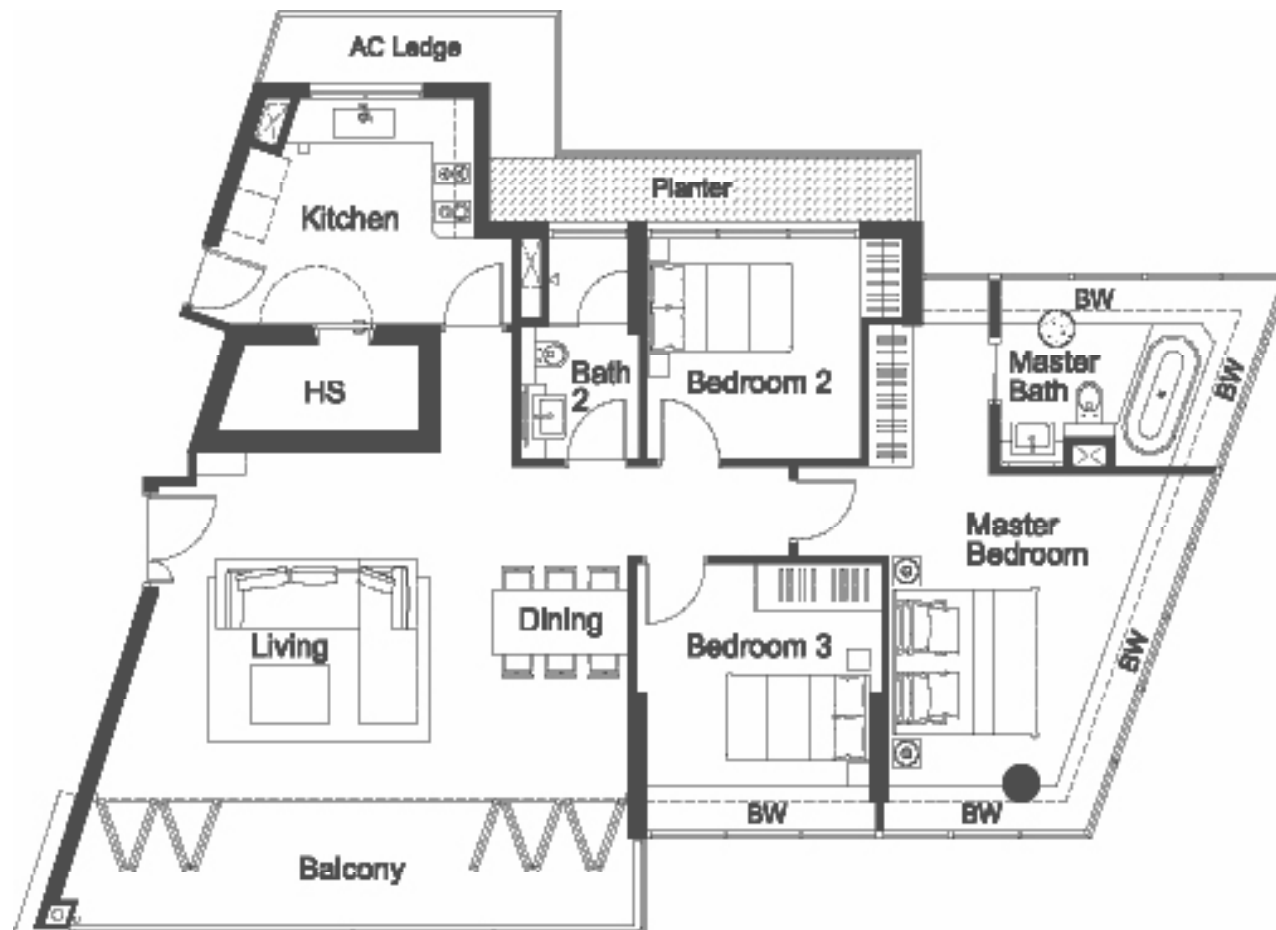


Type A unit shall be constructed in accordance with Option 1 (Basic Scheme) and TOP shall be obtained under the same basic scheme. Option 2 and 3 include additional interior design works which will be completed after TOP



# 3 BEDROOM

**TYPE B**  
146 sqm (1572 sqft)



#03-02  
#04-02  
#05-02  
#06-02  
#07-02  
#08-02  
#09-02  
#10-02  
#11-02  
#12-02  
#13-02  
#14-02  
#15-02



# SPECIFICATIONS OF THE BUILDING

1. Foundation

Pile foundation
2. Superstructure

Reinforced concrete beam and slab system
3. Walls

A. EXTERNAL WALL

Reinforced concrete walls and/or brick walls with plaster with paint finish, natural stone cladding, and custom-designed specialized aluminum cladding

B. INTERNAL WALL

Reinforced concrete walls and/or brick walls with plaster and/or skim coat with paint finish
4. Roof

- Reinforced concrete roof with appropriate insulation and waterproofing system
  - 0.6mm thick long span metal roof with appropriate insulation and waterproofing system (at some 2nd storey facilities only)
5. Ceiling

FOR UNITS

A. LIVING, DINING, FAMILY ROOM, BEDROOMS, BALCONIES

Skim coat with emulsion paint finish, plasterboard box up to designated areas

B. CORRIDOR LEADING TO BEDROOMS AND KITCHEN

Skim coat with emulsion paint finish, plasterboard box up to designated areas

C. BATHROOMS AND KITCHEN

Plasterboard ceiling with emulsion paint finish

D. HOUSEHOLD SHELTER

Skim coat with emulsion paint finish

FOR COMMON AREAS

A. LIFT LOBBIES

Plasterboard ceiling with emulsion paint finish

B. STAIRCASES

Skim coat with emulsion paint finish

6. Finishes

a. Wall

FOR UNITS

I. LIVING/DINING, FAMILY ROOM, BEDROOMS, BALCONY, HOUSEHOLD SHELTER, CORRIDOR LEADING TO BEDROOMS

Cement/Sand plaster with emulsion paint finish to ceiling height and on exposed surfaces only

II. MASTER BATHROOM

Tiles to false ceiling height and on exposed surfaces only

III. OTHER BATHROOMS

Tiles to false ceiling height and on exposed surfaces only

No tiles/stone work behind/below kitchen cabinet, vanity cabinet, long bath and mirror

All wall finishes shall be terminated at false ceiling level or to slab soffit where exposed.

All bay window ledges except those in bathrooms are finished in cement sand screed and emulsion paint.

FOR COMMON AREAS

I. 1ST STOREY LOBBY

Cement/Sand plaster with emulsion paint finish and stone finish on selected areas

II. 2ND STOREY LOBBY

Tiles to false ceiling height and on exposed surfaces only

III. TYPICAL LIFT LOBBIES

Tiles to false ceiling height and on exposed surfaces only

IV. STAIRCASES

Cement/Sand plaster with emulsion paint finish

b. Floor

FOR UNITS

I. LIVING/ DINING, FAMILY ROOM AND CORRIDOR LEADING TO BEDROOMS

Stone

II. BEDROOMS

Timber flooring

III. MASTER BATHROOM

Homogeneous tiles

IV. OTHER BATHROOMS

Homogeneous tiles

V. KITCHEN

Tiles

VI. HOUSEHOLD SHELTER AND STORE

Tiles

VII. OPEN BALCONY

Homogeneous Tiles

FOR COMMON AREAS

I. 1ST STOREY LOBBY

Stone

II. 2ND STOREY LOBBY

Homogeneous Tiles

III. TYPICAL LIFT LOBBIES

Homogeneous Tiles

IV. STAIRCASES

Cement/Sand paving

7. Windows

- Aluminum sunscreen for unit Type A
  - Aluminum framed casement or sliding windows with glazing

8. Doors

I. MAIN ENTRANCE

Approved fire-rated timber door

II. BEDROOMS

Timber hinged or sliding door

III. BATHROOMS

Timber hinged or sliding door

IV. KITCHEN

Timber hinged or sliding door

V. BALCONY

Aluminum framed slide and fold doors with glazing

Note:

Locksets and Ironmongery shall be provided to all doors (where applicable)

9. Sanitary Fittings

I. MASTER BATHROOM (TYPE A & B)

- 1 long bath and 1 set of bath/shower mixer
  - 1 overhead rain shower
  - 2 wash basins with 2 basin mixers (for Type A only)
  - 1 wash basin with 1 basin mixers (for Type B only)
  - 1 mirror with cabinetry under wash basins
  - 1 water closet
  - 1 toilet roll holder
  - 1 towel rail
  - 1 bib tap

II. BATHROOM 2 (TYPE A & B)

- 1 shower cubicle and 1 set of shower mixer
  - 1 wash basin and 1 basin mixer
  - 1 mirror with cabinetry under wash basin
  - 1 water closet
  - 1 toilet roll holder
  - 1 towel rail
  - 1 bib tap

III. BATHROOM 3 (TYPE A ONLY)

- 1 shower cubicle and 1 set of shower mixer
  - 1 wash basin with tap

- 1 water closet
  - 1 toilet roll holder
  - 1 towel rail
  - 1 bib tap

10. Electrical Installation

Electrical wiring below ceiling within the units shall generally be concealed where possible. Electrical wiring above false ceiling shall be in exposed tray, conduits or trunking. All units shall be cable TV ready.

Electrical Schedule

Description	Type A	Type B
Lighting Points	17	14
13A SSO Power Point	29	25
13A SSO Power Point for Washer & Dryer	2	2
Air-con Isolator	4	4
Electric Heater Isolator	2	2
SCV Outlet	6	5
Telephone Outlet	7	6
Data Point	6	4
Cooker Hood Point	1	1
Cooker Hob Point	2	2
Gas Wok Point	1	1
Oven Point	1	1
Bell Push c/w Bell Point	1	1
Audio / Video Intercom Point	1	1

Note:

All quantity of power points includes power points for equipment like television, fridge and all home appliances, etc.

11. TV/Telephone

Refer to Electrical Schedule for details

12. Lightning Protection

Lightning protection system shall be provided in accordance with Singapore Standard CP33: 1996

13. Painting

I. EXTERNAL WALLS

Spray textured coating and/or selected exterior paint to designated areas.

Aluminium cladding feature in fluorocarbon finish.

II. INTERNAL WALLS

Emulsion paint

14. Water Proofing

Waterproofing shall be provided to roof, pool facilities, bathrooms, kitchen, balcony, planters

15. Driveway and Car Park

A. SURFACE DRIVEWAY

Pavers and/or tarmac and/or concrete to external driveway at designated areas

B. 3-LEVEL MECHANIZED AND OPEN-AIR CLAY PAVER CAR PARKS

16. Recreation Facilities

A. 1ST STOREY LEVEL

Landscaped gardens



- B. SKY TERRACE LEVEL
- Pool decks
  - Sky gym
  - Landscaped planters
  - Changing rooms and toilets (male and female)
  - Steam rooms
  - Sky terrace patio (outdoor dining area)
  - Splash pool
  - 14.7m lap pool
  - Spa pool

17. Additional Items

- A. KITCHEN CABINETS/APPLIANCES
- Kitchen counter top complete with high and low cabinets, stainless steel sink with mixer, cooker hob, cooker hood, built-in oven and refrigerator for all unit types
  - Washer and dryer for all unit types

Note: Models for different unit types may vary

- B. WARDROBE
- Wardrobes provided to all bedrooms
- C. AIR-CONDITIONING SYSTEM
- Wall mounted fan coil unit shall be provided for living/dining, family room and bedrooms
- D. AUDIO VIDEO INTERCOM
- Audio Video Intercom between visitor call panels and apartment units
- E. HOT WATER SUPPLY
- Hot water supply is provided to all bathrooms only
- F. TOWN GAS
- Town Gas is supplied to the apartment unit's kitchen only
- G. BALCONY/ROOF TERRACE
- Metal railing and glass balustrade
- H. PLANTERS (UNITS)
- Metal railing and glass balustrade

Note: No soil materials/ plants are provided to planters

- I. SECURITY SYSTEM
- Remote control access for Residents' vehicular entry
  - Closed Circuit Television System (CCTV) to selected location of common areas
  - Digital lock for all unit main and service doors

Project Details

Developer: Popular Land Pte Ltd (Co. Registration No.199607188D) • Architect: CPG Consultants Pte Ltd • Project Manager: Construction Professionals Pte Ltd • Quantity Surveyor: Barton Associates Pte Ltd • M&E Engineers: United Project Consultants Pte Ltd • Civil & Structural Engineers: SCE Consultants Pte Ltd • Tenure of Land: Estate in Fee Simple (Freehold) on Lot 04148W & 04652L MK17 at Jalan Datoh • Building Plan Approval No. & Date: A1282-00101-2008-BP01 (31 August 2010) and A1282-00101-2008-BP02 ( ) • Developer's license No. C0653 • Expected Date of T.O.P: 31 December 2013 • Expected Date of Legal Completion: 31 December 2016

Note/Disclaimer

1. The brand, colour and model of all equipment and appliances supplied will be provided subject to availability.
2. 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.
3. The Purchaser is liable to pay the annual fee, internet, subscription fee and such other fee to Starhub Cable Vision Ltd (SCV) and/or internet service providers (ISP) or any other relevant parties/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.
4. Rooftop, balcony and terrace areas which are opened or covered by trellis/ pergolas shall not be covered by roofs without the necessary planning permission from the authority and consensus of the management corporation. The approved planter boxes are not to be converted to balcony unless prior written approval of the relevant competent authority and the Vendor or the management corporation (when formed) is obtained.
5. Marble and granite are natural stone materials containing veins with tonality differences. There will be colour marking caused by their mineral composition and incorporated impurities. While such material can be pre-selected before installation, the non-uniformity cannot be totally avoided. Granite is 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 difference may be felt at the joints.
6. Timber is a natural material containing grain and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Contraction/Expansion of timber joints due to variation in moisture content is also a natural phenomenon.

7. 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.
8. The purchaser is encouraged to have regular maintenance of air-conditioning systems including the cleaning of filters and clearing of condensate pipes and refilling of refrigerant as they are essential for efficient running and prolonging of their operating life when in possession of the Unit.
9. All renderings contained in this brochure are artist's impressions only. While all reasonable care has been taken in preparing this brochure, the vendor and its agent(s) shall not be held responsible for any inaccuracies or omissions. All plans, statements, information, specifications, visual representations including models, drawing, art renderings, any contents/furnishings/toilet/wardrobes layout etc., photographed or illustrated in the brochure are subject to change and cannot form part of an offset contract or representation of facts. No assumption shall be made with regard to parts of the property that have not been photographed. All information plans and specifications are current at the time of print and are subject to changes as may be required or approved by the vendor and/or the relevant authorities. Please make specific enquiries to ensure that our descriptions are likely match any expectations you might have the property. Floor areas and other measurements are approximates only are subject to final survey. The vendor reserves the right to modify any part or parts of the building, housing project, development and/or any unit prior to completion as directed or approved by the relevant authorities.
10. The Sales & Purchase Agreement shall form the entire agreement between us as the developer and Purchaser and shall supersede all statements, representations or promised made prior to the signing of the Sales & Purchase Agreement and shall no way be modified by any statements, representations or promises made by us or the marketing agent.
11. Layout Plans & Price List: All information are subject to final Government approved plans and legal documentation.

Popular Land Pte Ltd, a subsidiary of SGX Mainboard-listed Popular Holdings Limited, was established with the vision of developing distinctive properties in choice locations.

Our mission is to set the standards for Exclusive Living. Hence, we work with top notch architects and project consultants to create quality architecture that scales the heights of quality and design. To date, we have launched "One Robin" and "18 Shelford" and are already developing "Ei8ht Raja". With a strong desire to create an impeccable record, buyers can expect the finest in modern living in our upcoming residential projects.

POPULAR LAND



## ONE ROBIN

One Robin is created exclusively for 14 owners who value privacy in a prime location close to the city. Rising above lush greenery and premium residences, One Robin is a 17-floor residential tower with a penthouse, a duplex and 12 typical units. With only one unit per floor, One Robin is designed with exclusivity as the top most priority. Each luxury apartment here leverages on international brands such as Gaggenau, Arclinea, Tecno and Hunter Douglas. As our maiden project, One Robin is notable as more than 80% of its units were taken up before its official launch.



## 18 SHELFORD

18 Shelford consists of two blocks of five-storey apartments with a total of 19 units. Through ingenious design, all the apartments here, which have been individually designed, enjoy the luxury of a pool view. In fact, 18 Shelford is not only an auspicious address but an exclusive retreat on the fringe of the city. As the property rests in a valley-like land contour, "serenity" best describes the living experience. With the same intention to provide exclusive living with luxurious comfort, 18 Shelford features large units, spacious layouts and a wide range of branded appliances.