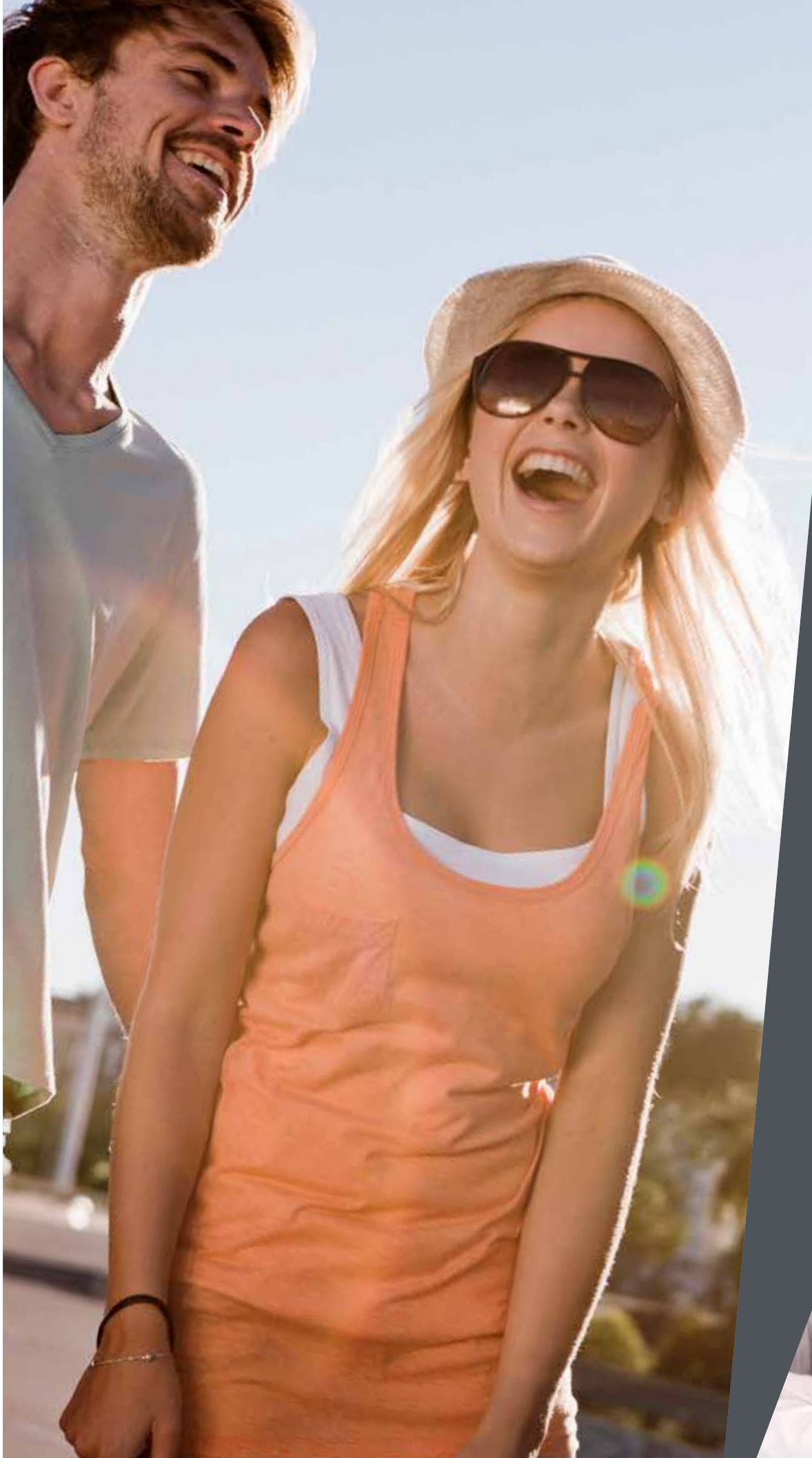


Prestige  
Point

A man and a woman are laughing together outdoors. The woman is in the foreground, wearing a straw hat, sunglasses, and an orange tank top over a white shirt. The man is partially visible behind her, also laughing. The background is a bright, sunny outdoor setting.

A place where you can create a lifestyle  
that is edgy and sophisticated.

You'll live in exclusive moments that  
bring you from the tranquility of  
homeliness to the tingling buzz of  
commercial excitement.

At Prestige Point, we only provide  
the setting.

But you... you shall live the life.







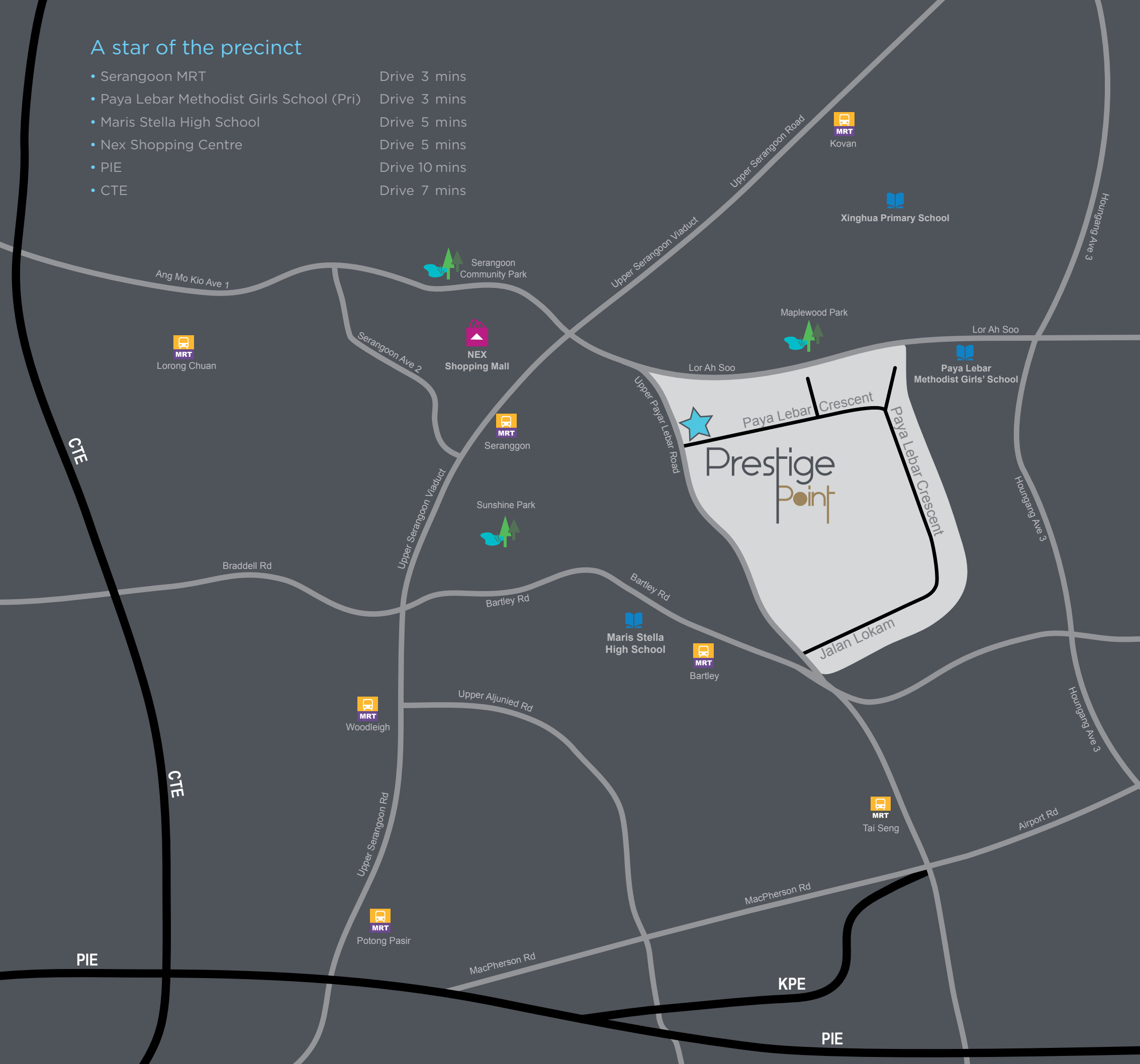
Living at Prestige Point only means one thing: that this mixed development at Upper Paya Lebar promises to cater to all your needs.

With a stately presence and contemporary design, this unique development comprises 12 commercial units on the first 2 levels and 15 residential units on upper 3 levels.

Exclusive living can now be yours.

A star of the precinct

- Serangoon MRT
  - Paya Lebar Methodist Girls School (Pri)
  - Maris Stella High School
  - Nex Shopping Centre
  - PIE
  - CTE
- Drive 3 mins
  - Drive 3 mins
  - Drive 5 mins
  - Drive 5 mins
  - Drive 10 mins
  - Drive 7 mins





## Travel with a smile

Prestige Point gives you a more reasons to smile. With the bus stop and Serangoon MRT Station within a few strides, connectivity will leave you singing praises about such an amazing location. Your access to the rest of Singapore will be a breeze with expressways like the CTE, KPE and PIE.







Great places. Great spaces.

It's so easy when you know that everything is close by. Discover a great deal of delights from food, entertainment, retail to schools and more. Living at Prestige Point is truly a gift.







Residential

A worthwhile residential investment.

A jewel in the heart of Upper Paya Lebar.





## A time for kinship

Pool time at Prestige Point takes the heat off the day's stresses and is also an amazing way to build strong bonds with your loved ones.







Artist's Impression

Dream, peace & bliss.

Give yourself time to relax within the walls of your home - a modern abode where you will enjoy peaceful and blissful tranquility.



Artist's Impression





## Basics of comfort

As the occupant of Prestige Point, you'll get to experience the joys of resting in the pure comfort that you have built for you and your family.



Invest in the commercial side of  
Prestige Point and watch your yields grow.

Commercial





## Desirable indulgences

Discover all that you have always wanted in Prestige Point. It's convenience at your doorstep.





## Here for your taking

For the commercially driven individual, make a venture with us at our perfect address to set up retail businesses.





Rear Service Road

Site Map



- A Swimming Pool
- B Sun Deck
- C Shower Area

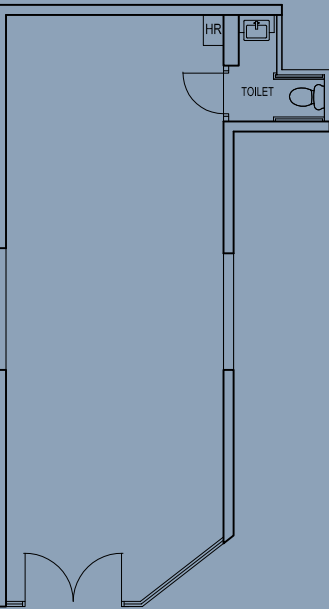
Upper Paya Lebar Road



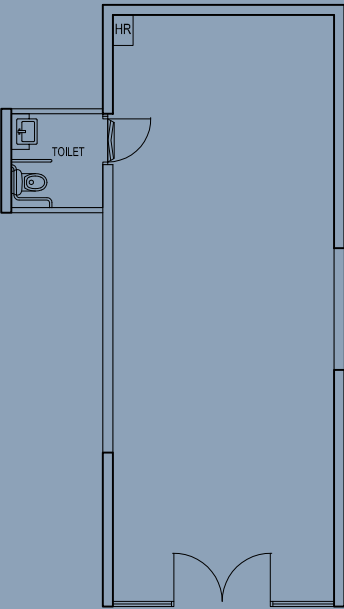


Commercial Floor Plan

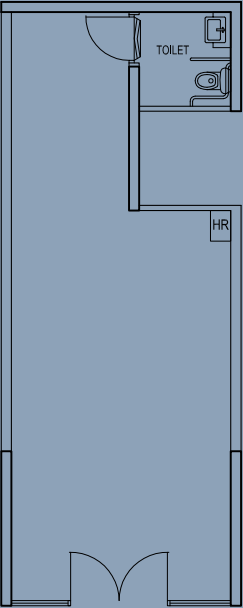
TYPE S2  
55 sq.m/ 592 sq.ft  
UNIT #01-02



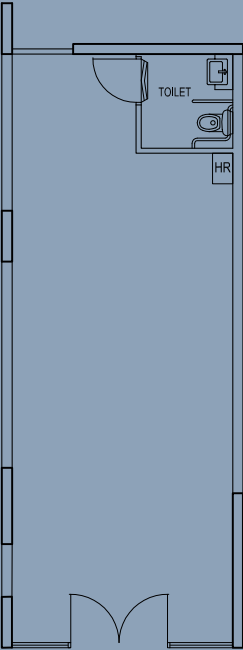
TYPE S3  
57 sq.m/ 614 sq.ft  
UNIT #01-03



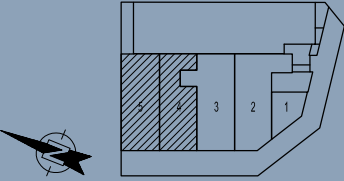
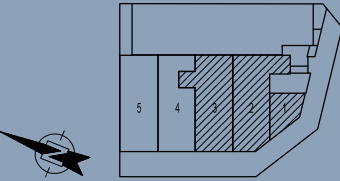
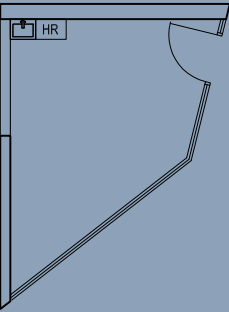
TYPE S4  
50 sq.m/ 538 sq.ft  
UNIT #01-04



TYPE S5  
53 sq.m/ 570 sq.ft  
UNIT #01-05

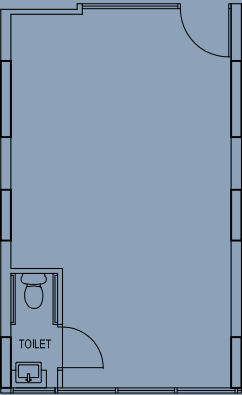


TYPE S1  
16 sq.m/ 172 sq.ft  
UNIT #01-01

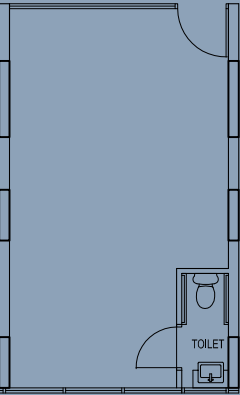


Commercial Floor Plan

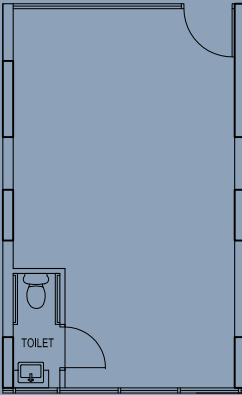
TYPE S6  
34 sq.m/ 366 sq.ft  
UNIT #02-04



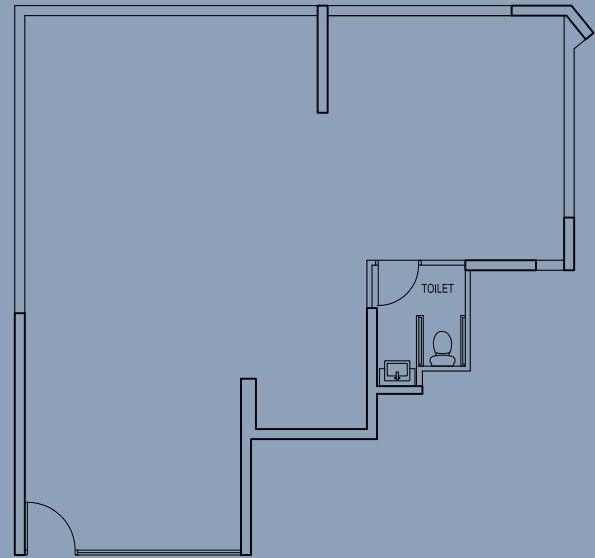
TYPE S7  
34 sq.m/ 366 sq.ft  
UNIT #02-03



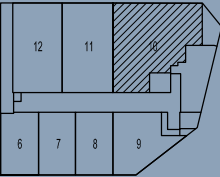
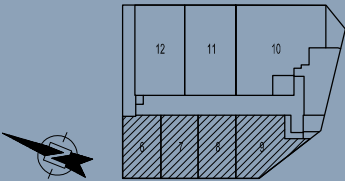
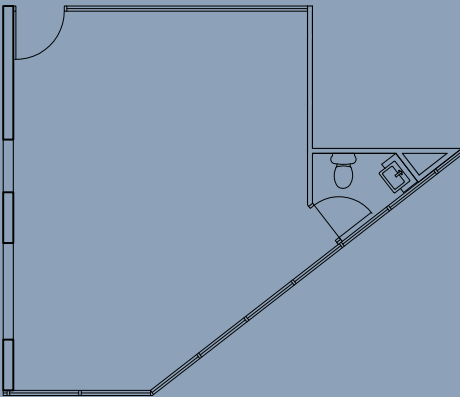
TYPE S8  
34 sq.m/ 366 sq.ft  
UNIT #02-02



TYPE S10  
93 sq.m/ 1001 sq.ft  
UNIT #02-07



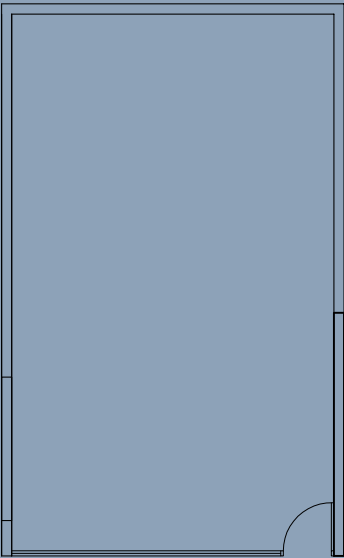
TYPE S9  
44 sq.m/ 474 sq.ft  
UNIT #02-01



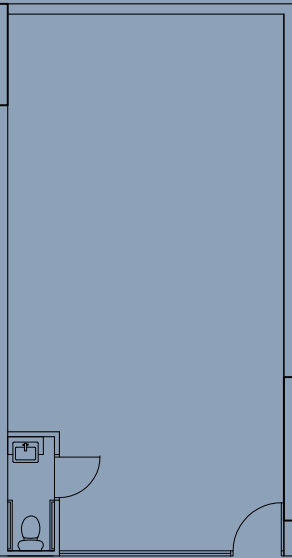


Commercial/ Residential Floor Plan

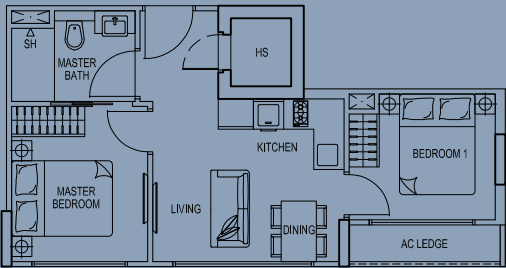
TYPE S11  
70 sq.m/ 753 sq.ft  
UNIT #02-06



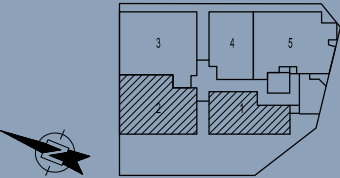
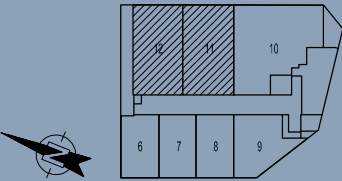
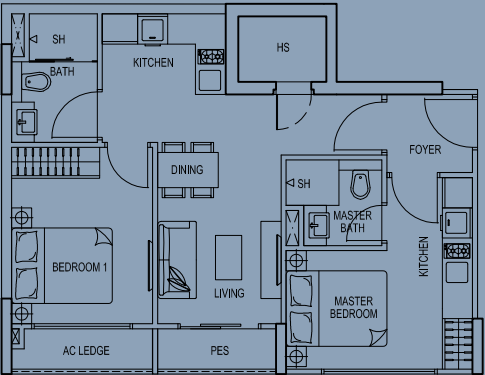
TYPE S12  
61 sq.m/ 657 sq.ft  
UNIT #02-05



TYPE R1  
42 sq.m/ 452 sq.ft  
UNIT #03-01



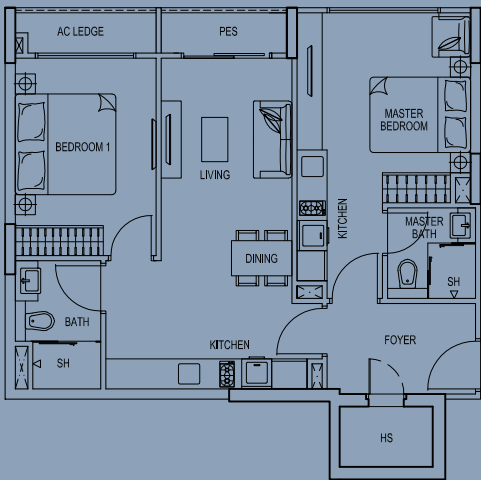
TYPE R2  
61 sq.m/ 657 sq.ft  
UNIT #03-02



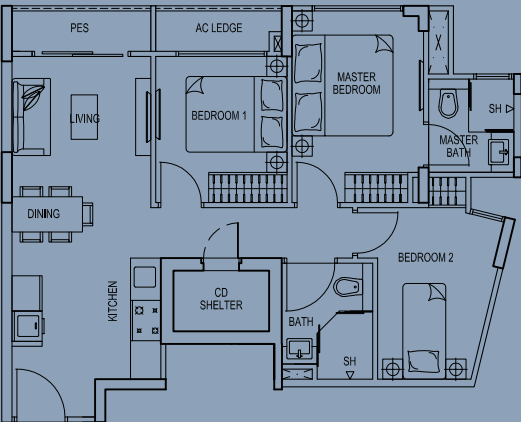


Residential Floor Plan

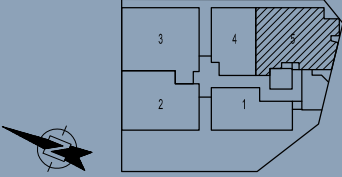
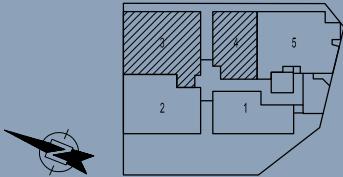
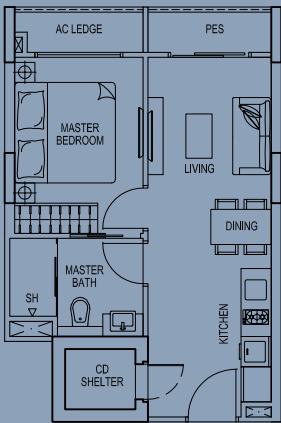
TYPE R3  
73 sq.m/ 786 sq.ft  
UNIT #03-03



TYPE R5  
69 sq.m/ 743 sq.ft  
UNIT #03-05



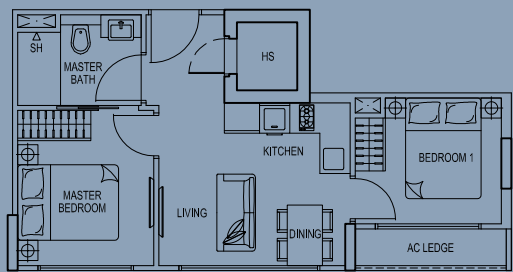
TYPE R4  
41 sq.m/ 441 sq.ft  
UNIT #03-04



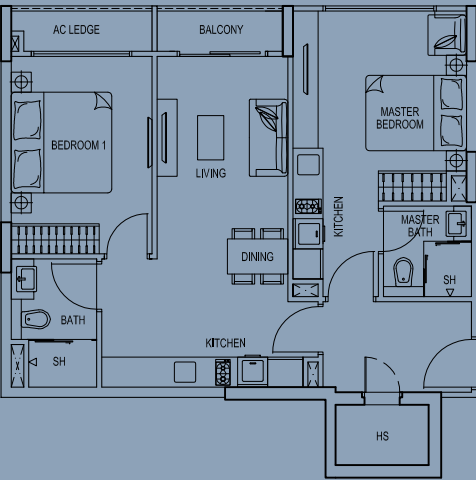


Residential Floor Plan

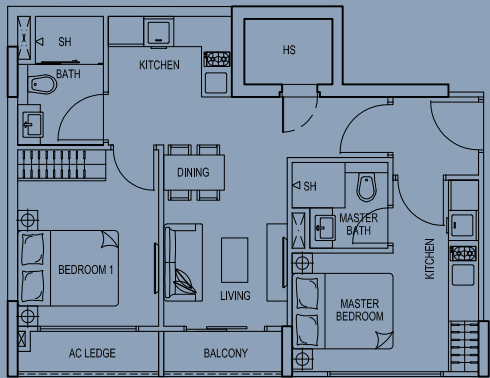
TYPE R6  
42 sq.m/ 452 sq.ft  
UNIT #04-01



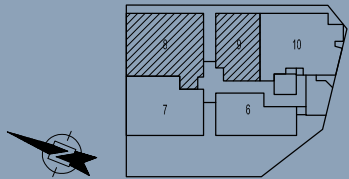
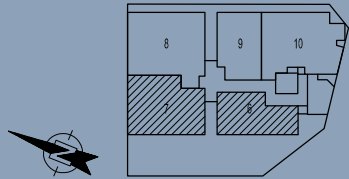
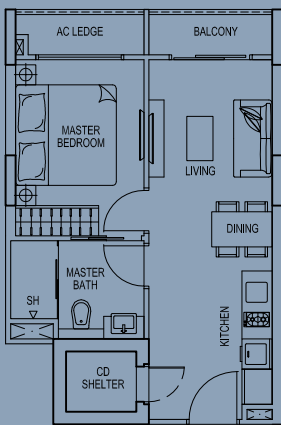
TYPE R8  
73 sq.m/ 786 sq.ft  
UNIT #04-03



TYPE R7  
61 sq.m/ 657 sq.ft  
UNIT #04-02

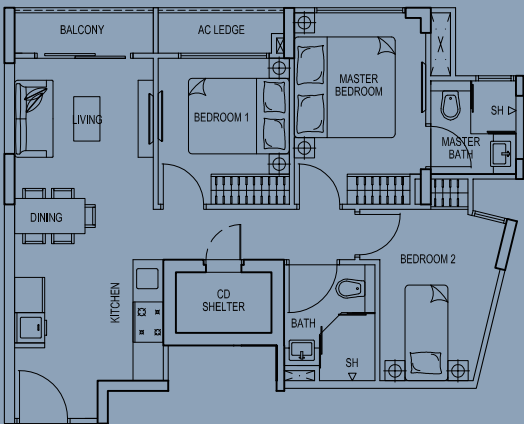


TYPE R9  
41 sq.m/ 441 sq.ft  
UNIT #04-04

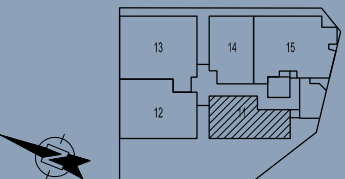
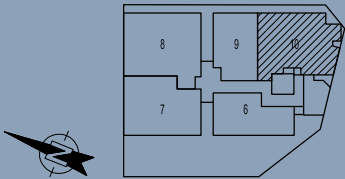
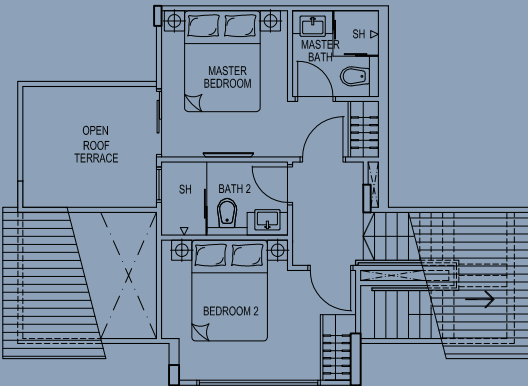


Residential Floor Plan

TYPE R10  
69 sq.m/ 743 sq.ft  
UNIT #04-05



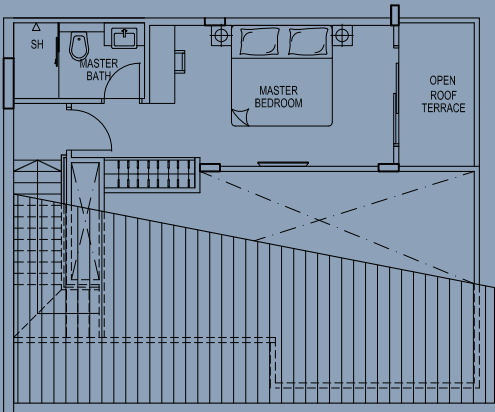
TYPE R11  
87 sq.m/ 936 sq.ft  
UNIT #05-01



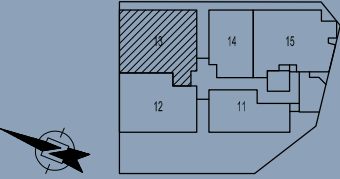
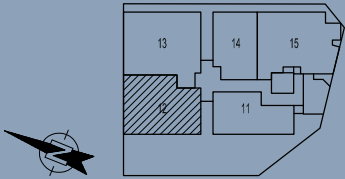
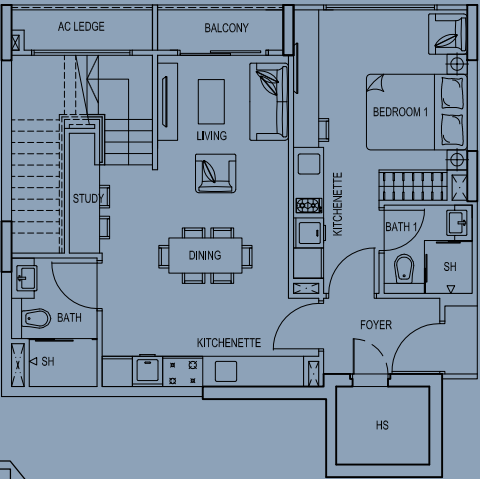
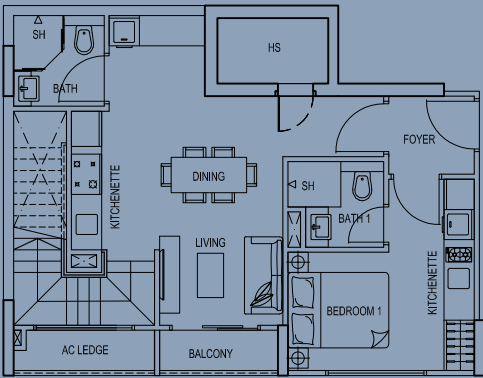
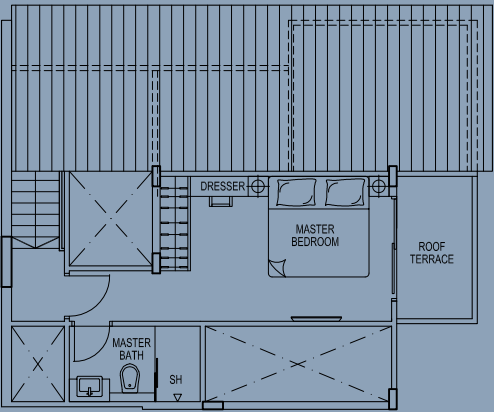


Residential Floor Plan

TYPE R12  
94 sq.m/ 1012 sq.ft  
UNIT #05-02

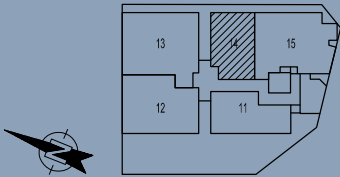
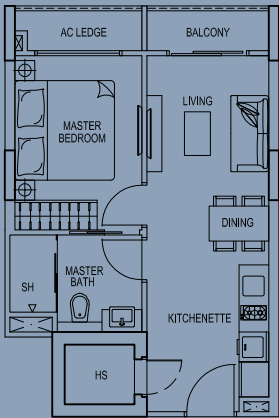


TYPE R13  
110 sq.m/ 1184 sq.ft  
UNIT #05-03

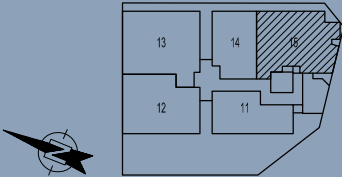
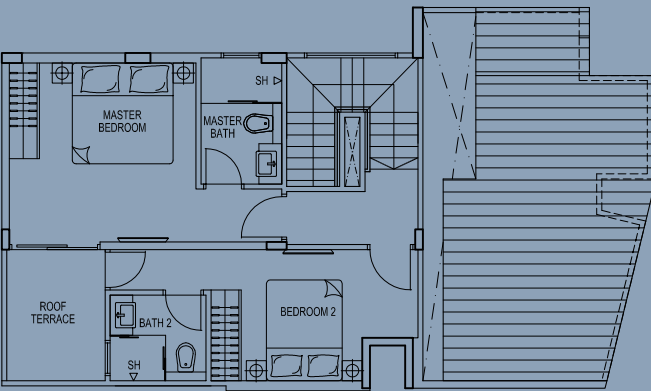


Residential Floor Plan

TYPE R14  
41 sq.m/ 441 sq.ft  
UNIT #05-04



TYPE R15  
121 sq.m/ 1302 sq.ft  
UNIT #05-05





# Specifications: Residential

1.

**Foundation**

Reinforced concrete piles.
2.

**Superstructure**

Reinforced concrete using Grade 30 concrete and steel reinforcement bars complying with SS02.
3.

**Walls**

External wall - RC walls and/or clay bricks.  
Internal wall - Clay bricks and/or pre-cast concrete panel.
4.

**Roof**

a) Flat roof: Reinforced concrete roof with appropriate water proofing system.  
b) Metal roof: Insulated roofing system.
5.

**Ceiling**

Apartment Units Living/Dining, Bedroom, Kitchen, Kitchenette and Bathroom	: False Ceiling.
Store, Balcony and Household Shelter	: Skim coat with emulsion paint.
Common Areas Lift Lobbies, Escape Staircases, Car Parks and Other Areas	: False ceiling and/or Skim coat with emulsion paint.
6.

**Finishes**

a)Walls

i) Apartment Units

Living/Dining, Bedroom, Kitchen,  
Kitchenette, Balcony, Roof  
Terrace, Store and Household Shelter

: Cement and sand plaster/skim coat with emulsion paint up to ceiling height or exposed areas only.

Bathroom

: Ceramic and/or homogeneous tiles laid up to false ceiling level

ii) Common Areas

Internal Walls  
Lift Lobbies  
Other Areas

: Homogeneous tiles at lift entrance area.  
: Cement and sand plaster/skim coat with emulsion paint up to ceiling height.

External Walls

All Areas

: Cement and sand plaster/skim coat with emulsion paint.

b)Floors

i) Apartment Units

Internal Floors  
Living/Dining, Kitchenette, Study,  
Dual-key Foyer & Master Bedroom,  
Dual-key Penthouse Foyer  
& Bedroom 1

: Marble with skirting.

Kitchen, Bathroom, Household  
Shelter, Balcony, Store and  
Roof Terrace

: Homogeneous and/or ceramic tiles.

Private Staircase and Bedroom

: Timber strips with skirting.

ii) Common Areas

Internal Floors  
Lift Lobbies  
Escape Staircases and  
Other Areas

: Homogeneous and/or ceramic tiles.  
: Cement/sand screed and/or ceramic tiles.

External Floors

Pool Deck

: Homogeneous and/or ceramic tiles.

Pools

: Mosaic tiles.

Other Areas

: Cement/sand screed and/or ceramic tiles.

7.

**Windows**

Powder-coated aluminium and/or UPVC framed windows with tinted and/or tempered glass to all areas except for Bathroom using frosted glass (where applicable).

8.

**Doors**

a) Approved fire-rated timber swing door with veneer finished to Main Entrance.  
b) Timber swing and/or sliding door with veneer finished to all Living / Dining / Bedroom / Kitchen / Kitchenette; where applicable.  
c) Powder coated aluminium and/or UPVC framed glass door from Bedroom / Living to Balcony / PES / Roof Terrace where applicable.  
d) Metal gate from common corridor, pool deck / common area where applicable.  
e) Light steel protective door according to Competent Authority's requirement to Household Shelter.  
f) Imported good quality ironmongery provided to doors.

9.

**Sanitary Installation**

Bath	- One shower cubicle with shower mixer & soap holder. - Granite vanity top with one wash basin and tap mixer. - One pedestal water closet. - One mirror. - One paper holder. - One towel rail.
------	---

10.

**Electrical Installation**

a) Refer to Electrical Schedule for details.  
b) All electrical wirings are concealed in conduits/trunkings wherever applicable.

11.

**TV / FM / Telephone**

Refer to Electrical Schedule for details.

12.

**Lightning Protection**

Lightning protection system shall be provided in accordance with Singapore Standard CP.
13.

**Painting**

Internal walls and ceiling	: Emulsion paint.
External walls	: Sprayed textured coating and/or emulsion paint.

14.

**Water Proofing**

Water proofing to floor slab of Swimming Pool, Kitchen, Kitchenette, Bath, Balcony, PES, Roof Terrace and Reinforced Concrete Roof where applicable.

15.

**Driveway and Car Park**

Homogeneous tiles or cement/sand screed to driveway and car park.

16.

**Recreation Facilities**

a) Swimming Pool

17.

**Additional Items**

a) Kitchen Cabinets & Appliances	: Solid surface countertop complete with veneer plywood kitchen cabinets, kitchen sink with mixer, electric induction hob, electric hood.
b) Bedroom Wardrobe	: Built-in wardrobe complete with aluminium sliding glass door to all bedroom.
c) Air-conditioners	: i) One ceiling-mounted air-conditioning system provided to Living / Dining Area / Dual Key / Dual Key Penthouse Bedroom 1. ii) One wall-mounted air-conditioning system provided to Bedroom.
d) Hot Water Provision	: Hot water supply provided to every Bathrooms, Kitchen and Kitchenette.
e) Mechanical Ventilated Exhaust Fan	: Mechanical ventilated exhaust fan system provided to rooms according to the Competent Authority's requirements.
f) Intercom System	: Audio intercom system provided to each unit.
g) Balcony and Roof Terrace	: RC parapet wall and/or laminated tempered glass with polished stainless steel hand railing.
h) Terrace	: One tap provided.
i) Car Park	: 1 handicap car park lot. 14 mechanical car park lots with automatic sliding door.
- ## Note
- i)

**Air-conditioning system**

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

ii)

**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 an of the said parties for the service connection for their respective subscription channels and/or internet access.

iii)

**Materials Fitting Equipments, 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.

iv)

**Marble & 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 may be felt at the joints. Subject to Clause 14.3 the tonality and pattern of the marble or granite selected and installed shall be subject to availability.

v)

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.

vi)

**Timber**

Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

vii)

**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.

viii)

**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.
- While every reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be registered as statements or representations of facts. All information and specifications are current at the time of going to press and are subject to change as may be required and cannot form part of the contract. All plans are subject to any amendments approved by the relevant authority. Renderings and illustrations are artist's impressions only and cannot be regarded as representation of fact. Floor areas are approximate measurements and subject to final survey.

# Specifications: Commercial

1. **Structure**

Reinforced concrete structure.
2. **Brick**

RC and/or clay bricks walls and/or pre-cast concrete panel.
3. **Roofing Tiles**

Flat roof : Reinforced concrete roof with appropriate water proofing system.
4. **Roof Timbers**

Not applicable
5. **Ceiling**

Shops and other areas : False ceiling and/or Skim coat with emulsion paint.
6. **Windows**

Powder-coated aluminium and/or timber and/or UPVC framed windows with tinted and/or tempered glass to all areas except for bath/toilets using frosted glass (where applicable).
7. **Doors**

i) Glass swing door to Shops.

ii) Timber door to internal toilets where applicable.

iii) Imported good quality ironmongery provided to all doors.
8. **Locks**

Imported good quality ironmongery provided to doors.
9. **Decoration**

Cement and sand plaster/skim coat with emulsion paint up to ceiling height or exposed areas only.
10. **Flooring**

i) Shops : Cement/sand screed.

ii) Toilets : Homogeneous and/or ceramic tiles.

iii) Other areas : Cement/sand screed and/or ceramic tiles.
11. **Wall Tiles**

i) Shops : Cement and sand plaster/skim coat with emulsion paint up to ceiling height or exposed areas only.

ii) Toilets : Ceramic and/or homogeneous tiles laid up to false ceiling level.

iii) Other areas : Cement and sand plaster/skim coat with emulsion paint up to ceiling height.
12. **Sanitary Installation**

Toilet : One wash basin and tap mixer

: One pedestal water closet

: One paper holder

: One mirror
13. **Electrical Installation**

a) Emergency lighting including exit sign for all shops.

b) 30 AMP, three phase to shop unit :- #01-01, #01-02, #01-03, #01-04, #01-05, #02-01, #02-05, #02-06 & #02-07

c) 60 AMP, single phase to shop :- #02-02, #02-03 & #02-04
14. **Additional Items**

a) Air-conditioners : One Ceiling-mounted air-conditioning system provided to all Shops.

b) Mechanical Ventilated Exhaust Fan : Mechanical ventilated exhaust fan system provided according to the Competent Authority's requirements where applicable.

c) Car Park : 6 mechanical car park lots with automatic sliding door
- Note

i) **Air-conditioning system**

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

ii) **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 an of the said parties for the service connection for their respective subscription channels and/ or internet access.

iii) **Materials Fitting Equipments, 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.

iv) **Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Board**

Layout/Location of fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

v) **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.

vi) **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.

While every reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be registered as statements or representations of facts. All information and specifications are current at the time of going to press and are subject to change as may be required and cannot form part of the contract. All plans are subject to any amendments approved by the relevant authority. Renderings and illustrations are artist's impressions only and cannot be regarded as representation of fact. Floor areas are approximate measurements and subject to final survey.

# Electrical Schedule

## Residential

ITEM	UNIT TYPE 3RD AND 4TH STOREY				UNIT TYPE 3RD TO 5TH STOREY
	2BR-DK(A)	2BR-DK(B)	3BR	2BR	1BR
Lighting Point	14	14	15	11	9
13A SSO (Single)	5	5	7	4	3
13A Twin SSO (Double)	9	9	8	7	6
13 A SSO for Washing Machine	2	2	1	1	1
13 A SSO for Dryer	2	2	1	1	1
Storage Water Heater Isolator	2	2	2	1	1
Aircon Isolator	2	2	2	2	2
Bell Point	1	1	1	1	1
SCV Outlet	4	4	5	4	3
Telephone Outlet	4	4	5	4	3
Kitchen Hood Point	2	2	1	1	1
Cooker Hob Point	2	2	1	1	1
Toilet MV Fan Point	2	2	1	1	1

## Residential

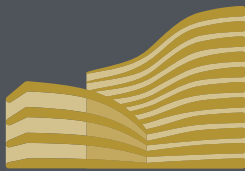
ITEM	UNIT TYPE 5TH AND ATTIC STOREY			
	2BRPH-DK(A1)	2BRPH-DK(B1)	3BRPH(2)	3BRPH(1)
Lighting Point	20	22	20	28
13A SSO (Single)	6	6	6	8
13A Twin SSO (Double)	9	9	8	8
13 A SSO for Washing Machine	2	2	1	1
13 A SSO for Dryer	2	2	1	1
Storage Water Heater Isolator	3	3	3	4
Aircon Isolator	2	2	2	2
Bell Point	1	1	1	1
SCV Outlet	4	4	5	5
Telephone Outlet	4	4	5	5
Kitchen Hood Point	2	2	1	1
Cooker Hob Point	2	2	1	1
Toilet MV Fan Point	3	3	2	1

## Commercial

Unit	DB RATING	EMERGENCY LIG.	EXIT LTG.	2 x 13A S/S/O	Isolator For A/C	SCV SPLITTER UNIT	SCV SPLITTER UNIT
01—01	30A 3Ø	1	1	2	1	1	1
01—02	30A 3Ø	1	1	3	2	1	1
01—03	30A 3Ø	1	1	3	2	1	1
01—04	30A 3Ø	1	1	3	2	1	1
01—05	30A 3Ø	1	1	3	2	1	1
02—04	60A 1Ø	1	1	2	1	1	1
02—03	60A 1Ø	1	1	2	1	1	1
02—02	60A 1Ø	1	1	2	1	1	1
02—01	30A 3Ø	1	1	3	1	1	1
02—07	30A 3Ø	2	1	5	2	1	1
02—06	30A 3Ø	1	1	4	1	1	1
02—05	30A 3Ø	1	1	4	1	1	1



A Prestigious Project By:



**MEGA WAVE** GROUP

Developer : Mega Wave Realty Pte Ltd  
• Company Reg No : 201309328W • Tenure of Land : Estate in Fee Simple  
• Lot No : 03371C, 03372M & 06964T MK 23  
• BP Approval Ref : A0659-00240-2013-BP01  
• Approved on 8 Jan 2014 • Expected TOP Date : 31 Dec 2016  
• Expected Date of Legal Completion : 31 Dec 2018 • Developer's License No : C1118