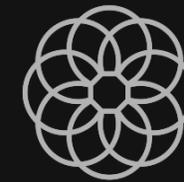


COSMOLOFT

No.235

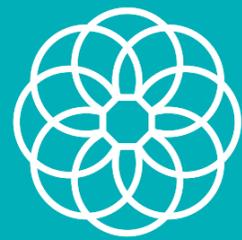
BALESTIER ROAD

BY SINGXPRESS LAND



A NEW BENCHMARK IN CITY LIVING

CosmoLoft is a designer-conceived, loft-style residence at the residential and rental hotspot of Balestier. A 17-storey architecture landmark that will tower above the skyline of central Singapore, CosmoLoft offers 56 luxury pads characterised by sleek interiors as well as branded furnishings and fittings. A new benchmark in city living, CosmoLoft maximises contemporary lifestyles and investment values.



COSMOLOFT

No.235
BALESTIER ROAD



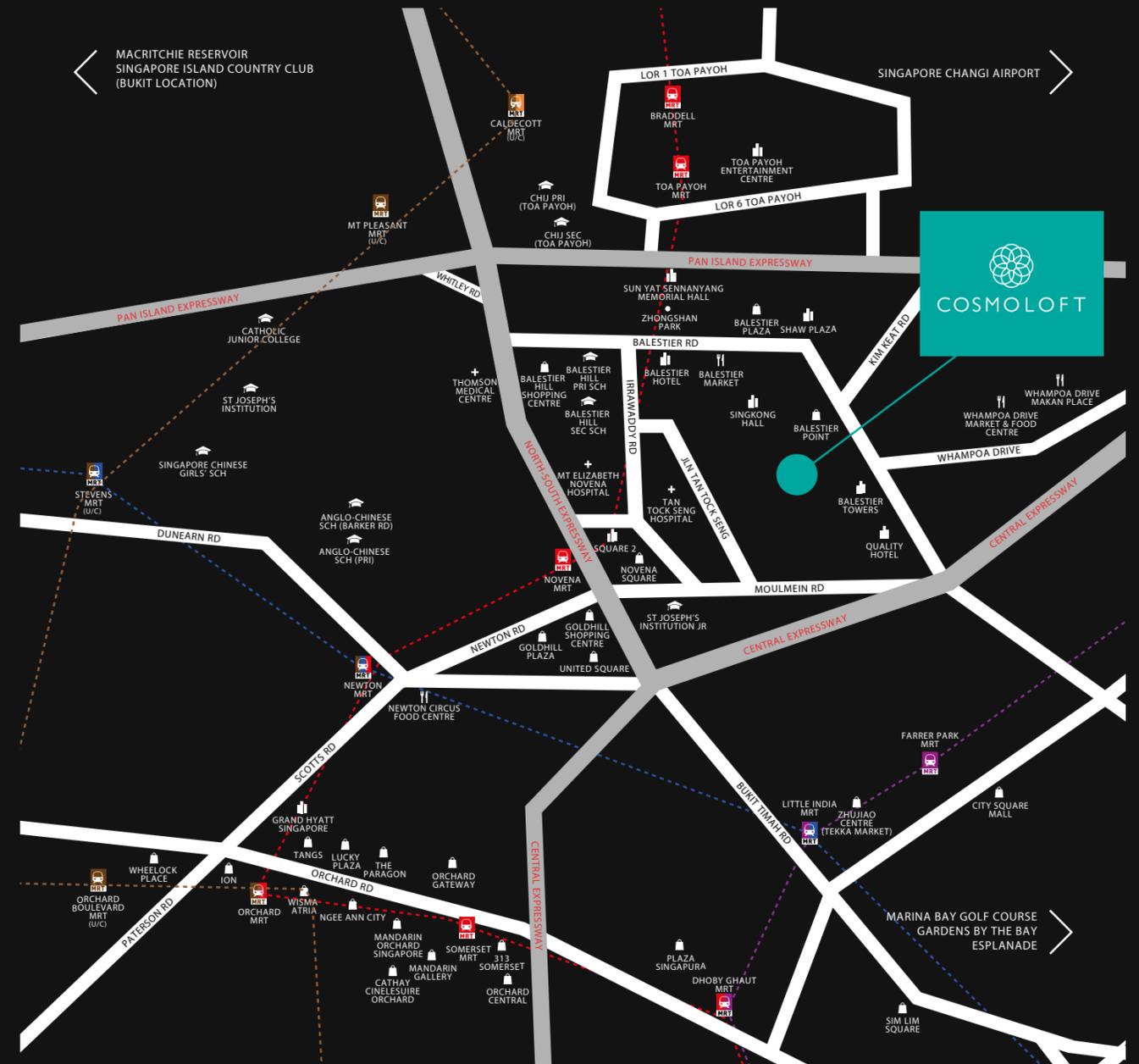


**ATTRACTIVE
LOCATION**



A VIBRANT LOCALE FOR EXCITEMENT AND INVESTMENT

Art-decor heritage shophouses. Steel-and-glass skyscrapers. New York-style deli. Traditional open-air coffee shops. A yuppie enclave. A historical district. Balestier presents a seductive potpourri of urbane charm and heritage vibe, yet is surrounded by the best of accessibility infrastructure and urban amenities that make it a rental hotspot and residential haven.



- (U/C) UNDER CONSTRUCTION
- THOMSON MRT LINE
- NORTH EAST MRT LINE
- NORTH SOUTH MRT LINE
- DOWNTOWN MRT LINE





WHERE THE CITIES REVOLVE AROUND YOU

Boasting a vantage location in Central Singapore, CosmoLoft is easily accessible to the three major commercial hubs of Singapore: Raffles Place, Suntec City/Marina Bay and Orchard Road. The strategic labyrinth of MRT lines, expressways and main trunk roads make travelling to all four directions of the island a walk in the park.



Marina Bay Sands



Orchard Road



Raffles City



Suntec City



**ENTICING
DOMAIN**



AN ICON BY SHEER DESIGN

A work of art, CosmoLoft's architecture combines contemporary design with timeless flair. A skyscraping icon that will add more luster to the skyline of Central Singapore, CosmoLoft rises above the rest with a distinct style of prestige and character. From its front porch to the rooftop details, CosmoLoft is an architectural wonder inside out.



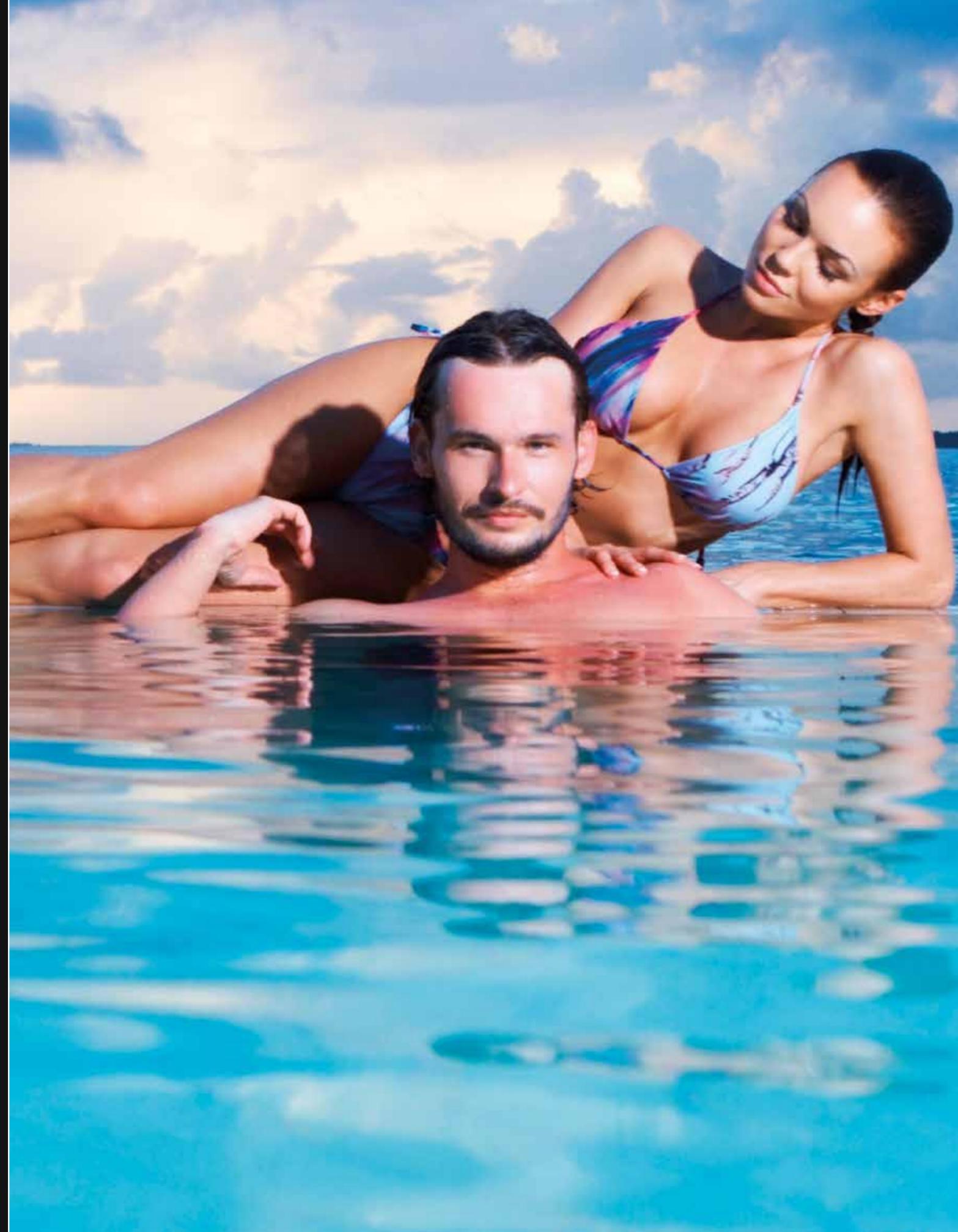



COSMOLOFT



ELEVATE YOUR LIFESTYLE

Live high at CosmoLoft with thoughtful amenities and relaxing ambiance. Indulge in night swimming in the Sky Pool, or step on the treadmill of the open-air Sky Gym and work out under the stars. Or throw a barbecue party at the Alfresco Clubhouse and set up a mixology bar by the pool. An elevated lifestyle beckons at CosmoLoft.







DESIGNED FOR THE LIFESTYLE SAVVY

- 1 GUARDHOUSE
- 2 SKY GYM
- 3 SKY POOL
- 4 WATER CASCADE
- 5 DRIVEWAY
- 6 ALFRESCO CLUBHOUSE
- 7 STAIRCASE TO BASEMENT
- 8 BASEMENT CARPARK
- 9 FLOATING PAVILION





**DESIGNER
STYLE**



CHROMATIC CHIC LOFT HOMES

CosmoLoft ushers in new-style loft homes looking chromatic chic and designer posh. From the boutique-style, walk-in wardrobe, to the fully-fitted open kitchen with branded appliances, to the stark and sleek bathroom, CosmoLoft brings about a city-living home for immediate occupation and promising rental returns.





SHOWSUITE PHOTO

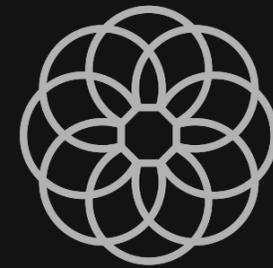


SHOWSUITE PHOTO









COSMOLOFT

No.235
BALESTIER ROAD

FLOOR PLANS

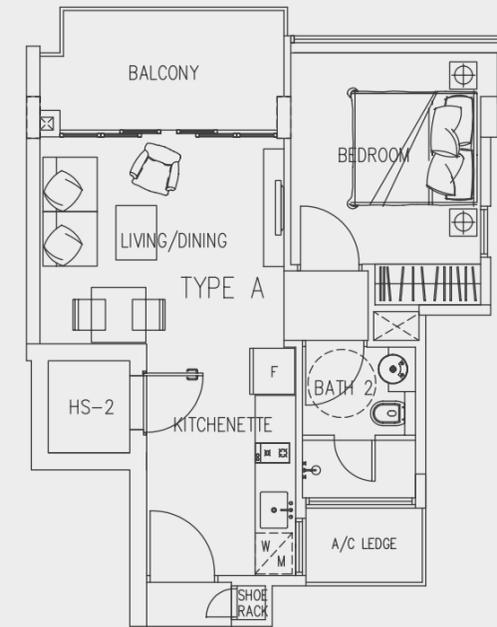
UNIT DISTRIBUTION

LEVEL	UNIT TYPE	UNIT #	UNIT TYPE	UNIT #	UNIT TYPE	UNIT #	UNIT TYPE	UNIT #
17	C	#16-01	D	#16-02	F	#16-03	E	#16-04
16								
15	A	#15-01	A	#15-02	B	#15-03	BI	#15-04
14	A	#14-01	A	#14-02	B	#14-03	BI	#14-04
13	A	#13-01	A	#13-02	B	#13-03	BI	#13-04
12	A	#12-01	A	#12-02	B	#12-03	BI	#12-04
11	A	#11-01	A	#11-02	B	#11-03	BI	#11-04
10	A	#10-01	A	#10-02	B	#10-03	BI	#10-04
9	A	#09-01	A	#09-02	B	#09-03	BI	#09-04
8	A	#08-01	A	#08-02	B	#08-03	BI	#08-04
7	A	#07-01	A	#07-02	B	#07-03	BI	#07-04
6	A	#06-01	A	#06-02	B	#06-03	BI	#06-04
5	A	#05-01	A	#05-02	B	#05-03	BI	#05-04
4	A	#04-01	A	#04-02	B	#04-03	BI	#04-04
3	A	#03-01	A	#03-02	B	#03-03	BI	#03-04
L2	POOL/POOL-DECK/WALK-IN GARDEN							
L1	MAIN LOBBY							
B1	BASEMENT CAR PARK							
B2	BASEMENT CAR PARK							
B3	BASEMENT CAR PARK							

FLOOR PLANS

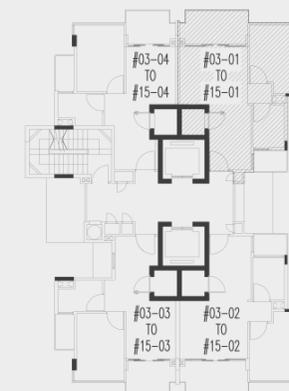
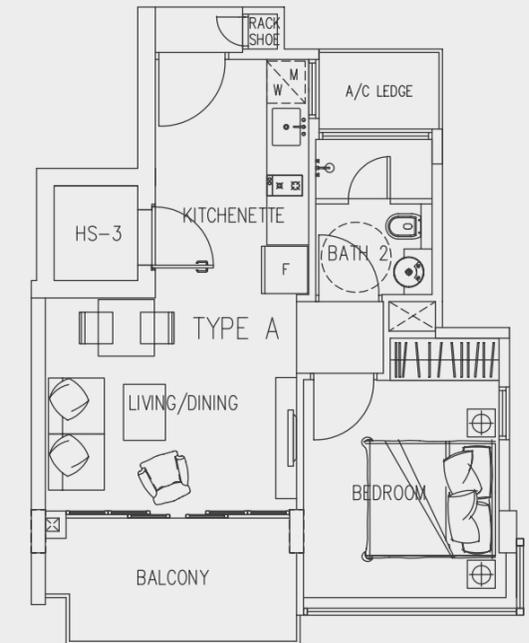
TYPE A

49 sq.m/527 sq.ft
#03-01 to #15-01

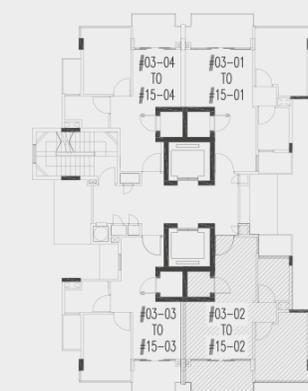


TYPE A-MIRROR

49 sq.m/527 sq.ft
#03-02 to #15-02



Key plan
(Not to scale)



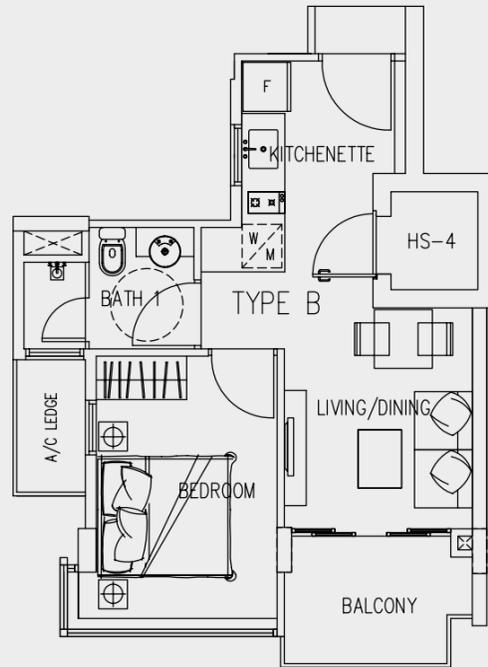
Key plan
(Not to scale)

Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subjected to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

FLOOR PLANS

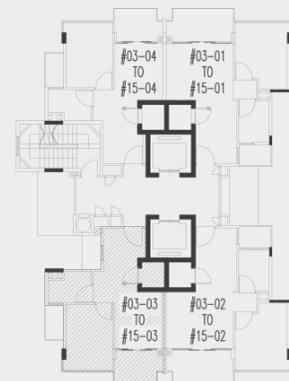
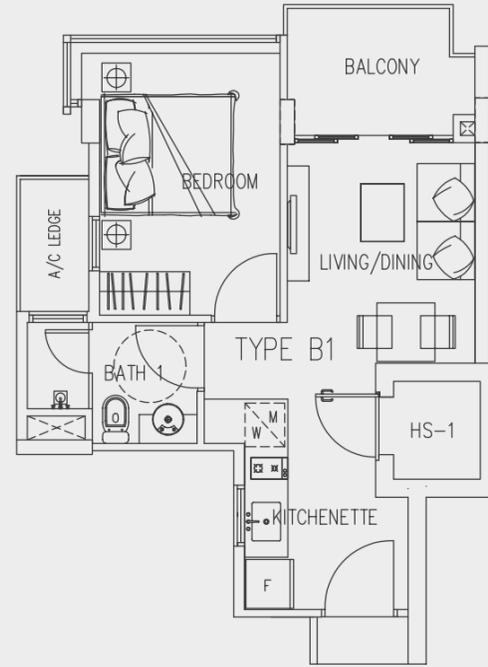
TYPE B

42 sq.m/452 sq.ft
#03-03 to #15-03

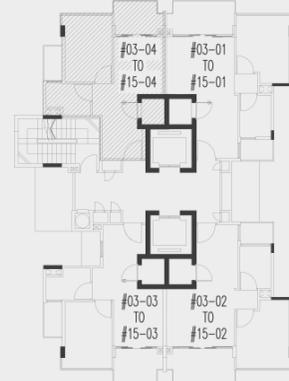


TYPE B1

43 sq.m/463 sq.ft
#03-04 to #15-04



Key plan
(Not to scale)



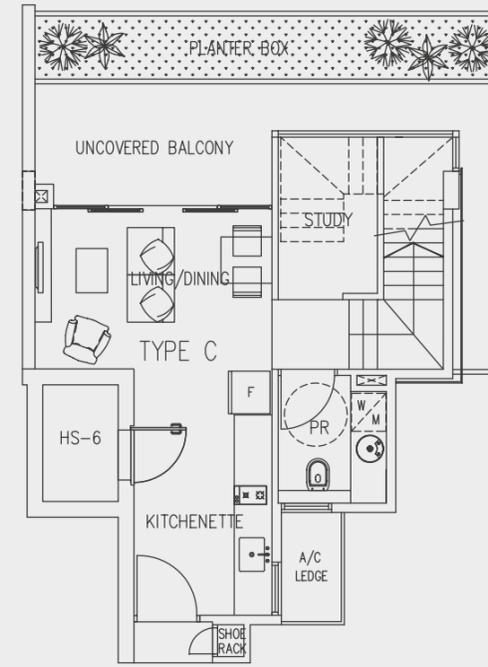
Key plan
(Not to scale)

Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subjected to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

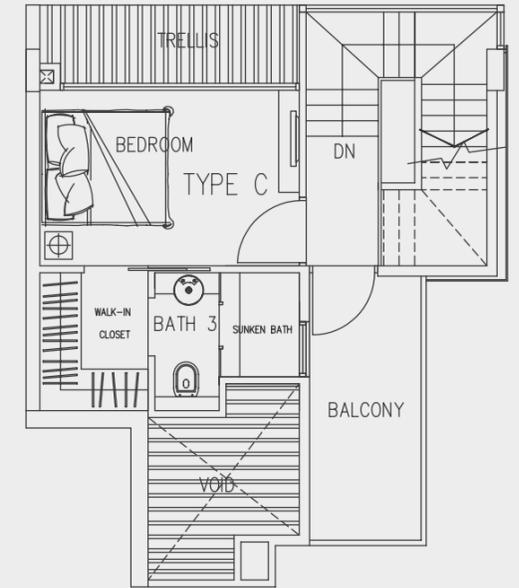
FLOOR PLANS

TYPE C - PENTHOUSE

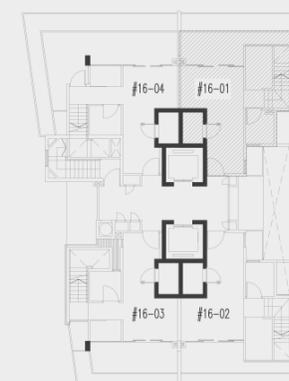
104 sq.m/1,119 sq.ft
#16-01



LOWER LEVEL



UPPER LEVEL



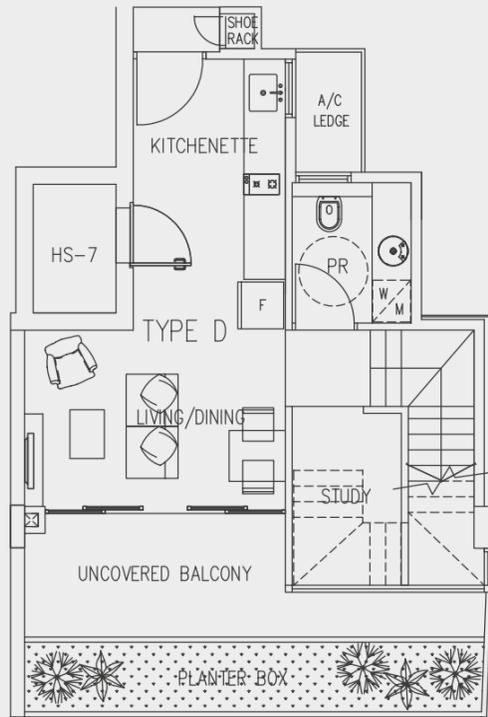
Key plan
(Not to scale)

Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subjected to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

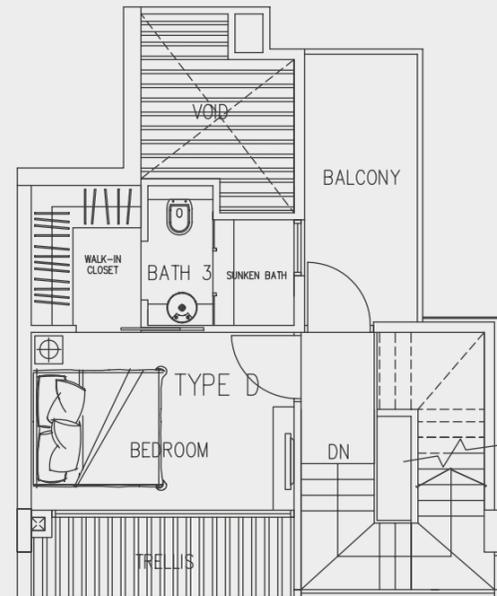
FLOOR PLANS

TYPE D - PENTHOUSE

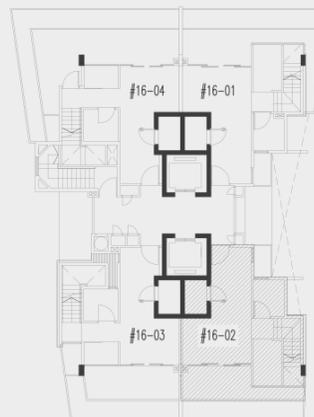
100 sq.m/1,076 sq.ft
#16-02



LOWER LEVEL



UPPER LEVEL



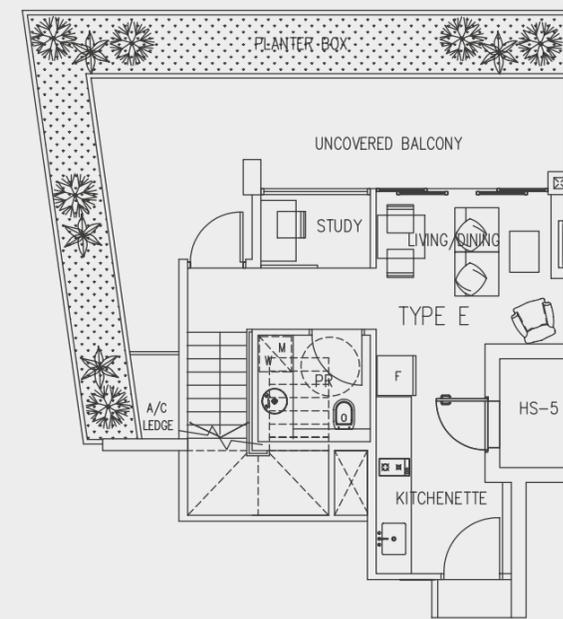
Key plan
(Not to scale)

Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subjected to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

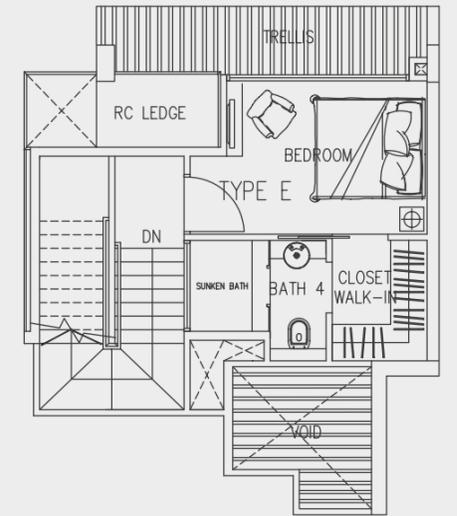
FLOOR PLANS

TYPE E - PENTHOUSE

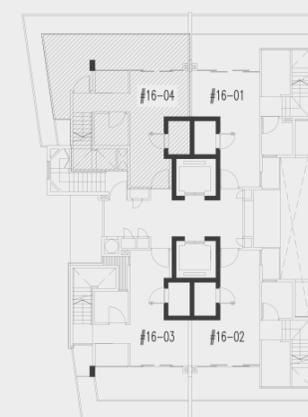
109 sq.m/1,173 sq.ft
#16-04



LOWER LEVEL



UPPER LEVEL



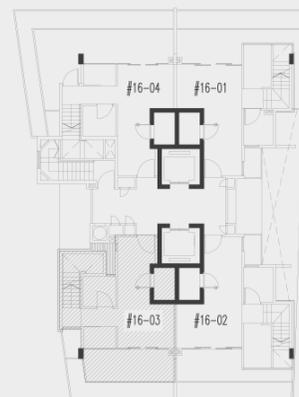
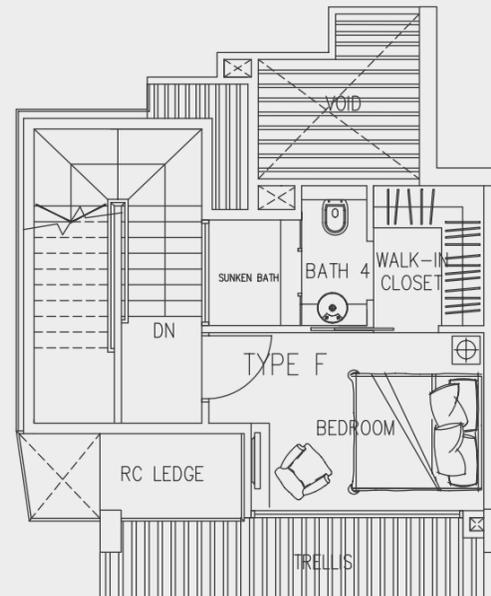
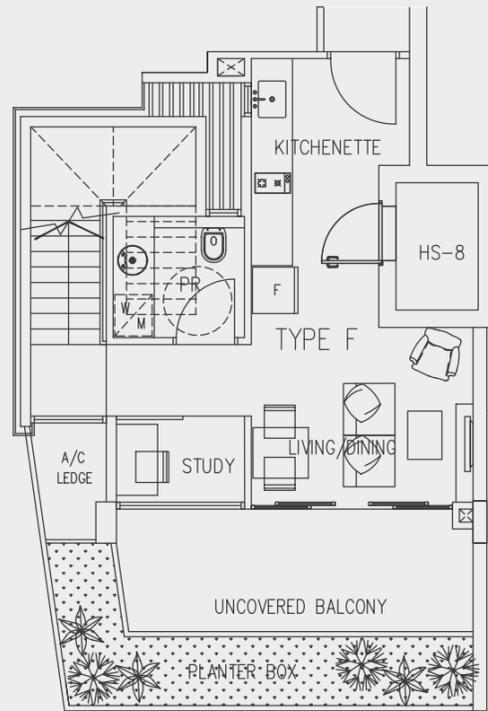
Key plan
(Not to scale)

Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subjected to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

FLOOR PLANS

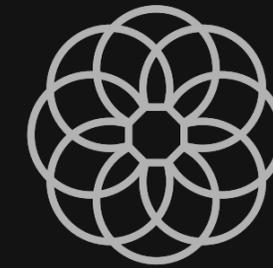
TYPE F - PENTHOUSE

91 sq.m/980 sq.ft
#16-03



Key plan
(Not to scale)

Area includes A/C ledge, balcony, PES, open terrace and void (where applicable). Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan.
The plans are subjected to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.



COSMOLOFT

No.235
BALESTIER ROAD

BUILDING SPECIFICATIONS

SPECIFICATIONS

1. FOUNDATION

Bored pile foundation system or other approved foundation system.

2. SUPERSTRUCTURE

Reinforced concrete structures using Ordinary Portland Cement comply with SS26:1997 and steel reinforcement complying with SS2 to Engineer's design.

3. WALLS

External/ Internal Walls - Reinforced concrete and/ or common clay bricks and/ or drywall partition system.

4. ROOF

Flat roof: Reinforced concrete roof with appropriate waterproofing and insulation system

5. CEILING

- (a) Residential Unit
Living/ Dining, Bedroom, Household Shelter, Bathroom, Kitchenette, Balcony and Internal Staircase – Concrete slab or beam with skim coat and/ of ceiling board with emulsion paint finish.
- (b) Common Area
Lift Lobbies, Gymnasium, Handicapped Toilet and Staircase – Concrete slab or beam with skim coat and/ or ceiling board with emulsion paint finish.

6. FINISHES

Wall

- (a) Residential Unit
- Living/ Dining, Bedroom, Household Shelter and Internal Staircase - Plaster and/ or skim coat with emulsion paint finish.
 - Bathroom and Powder Room - Ceramic and/ or Homogeneous tile to false ceiling height.
 - Kitchenette - Ceramic tile and/ or plaster with emulsion paint to false ceiling height.
 - Balcony - Plaster and/ or skim coat with weather-resistant paint finish and/ or laminated glass as per Architect's design/selection.
- Note: No tiles behind kitchen cabinets, bathroom cabinet, mirror, long bath and above false ceilings.
- (b) Common Areas
- Lift Lobby at 1st Storey - Granite and/ or Homogeneous tiles and/ or plaster with emulsion paint to false ceiling height.
 - All Other Areas - Plaster and/ or skim coat with emulsion paint finish.

Floor

- (a) Residential Unit
- Living/ Dining and Kitchenette – Compressed Marble and/ or Marble with Marble Skirting and/ or Timber Skirting.
 - Bathroom and Powder Room – Compressed Marble and/ or Marble and/ or Homogeneous and/ or ceramic tile.
 - Kitchenette - Ceramic tile and/ or plaster with emulsion paint to false ceiling height.
 - Household Shelter and Balcony - Ceramic and/ or Homogeneous tile. Bedroom and Internal Staircase (landing & step) - Timber flooring.
- (b) Common Areas
- Lift Lobbies at 1st Storey – Granite, Stone and/ or Homogeneous tile and/ or ceramic tile.
 - Staircase - Cement screed with nosing tiles.
 - All Other Areas - Homogeneous tiles, and/ or cement sand screed, and/ or granite tiles, and/ or pebble wash, and/ or ceramic tiles.

7. WINDOWS

- 7.1 Aluminium framed windows with and/ or without fixed glass panel.
- Note: All aluminium frames shall be powder coated and/ or anodize finish subject to Architect's selection.
 - All glazing shall be approximately 5 to 6mm thick and shall be clear and/ or tinted and/ or frosted.
 - All windows can either be side hung, bottom hung, top hung, sliding, louvred or any combination of the mentioned.

8. DOORS

- Main Entrance to apartments - Approved fire-rated timber door.
- Bedroom, Bathroom and Powder Room - Hollow core timber door.
- Balcony - Aluminium-framed glass door and/ or aluminium door.
- Household Shelter - Approved steel door.
- Standard lockset to main entrance door and other timber doors.

9. SANITARY FITTINGS

- Bathroom**
1 no free standing wash basin and mixer tap, 1 water closet, 1 tempered glass shower cubicle complete with shower mixer, 1 mirror and 1 toilet roll holder.
- Powder Room – Unit Type C, D,E & F**
1 no wash basin and mixer tap, 1 water closet and 1 toilet roll holder.

10. ELECTRICAL INSTALLATION

- Concealed electrical wiring in conduits where possible. Where there is false ceiling, the electrical wiring will be in surface mounted in the conduit in the ceiling space.
- Refer to Electrical Schedule for details.

11. TV / TELEPHONE

Refer to Electrical Schedule for details.

12. LIGHTNING PROTECTION

In compliance with Singapore Standard SS555.

13. PAINTING

- Emulsion paint for internal surfaces.
- Textured coating/ Weather-shield paint to external plastered surfaces.

14. WATER PROOFING

Waterproofing to floors of Bathroom, Kitchenette, Powder Room, Planters, Balcony, Open Roof Terrace, and Concrete Flat Roof.

15. DRIVEWAY & CAR PARK

Cement screed with floor hardener and/ or granite tiles and/ or concrete imprint.

16. RECREATIONAL FACILITIES

- Swimming Pool
- Open Air Gymnasium

17. ADDITIONAL ITEMS

- Kitchen Cabinets: High and low level kitchen cabinets with granite or solid surface worktop complete with sink and mixer tap.
- Kitchen Appliances: Cooker hob, built-in Oven, Fridge and Washer/Dryer.
- Quality wardrobe to Bedroom.
- Air-conditioning system provided for Living/ Dining, Bedroom.
- Hot water supply to bathrooms.
- Security system – Audio/Video intercom system.

ELECTRICAL SCHEDULE

NUMBER OF POINTS FOR EACH APARTMENT UNITS PROVIDED AS PER SCHEDULE:

TYPE	LIGHTING POINTS	13A SSO	13A TWIN SSO	COOKER HOB	COOKER HOOD	OVEN POINTS	TV/SCV POINTS	TEL. POINTS	ISOLATOR	HEATER POINTS
TYPE A	5	1	4	1	1	1	2	2	1	1
TYPE B	5	1	4	1	1	1	2	2	1	1
TYPE BI	5	1	4	1	1	1	2	2	1	1
PENTHOUSE										
TYPE C	6	1	5	1	1	1	2	2	1	1
TYPE D	6	1	5	1	1	1	2	2	1	1
TYPE E	6	1	5	1	1	1	2	2	1	1
TYPE F	6	1	5	1	1	1	2	2	1	1

NOTES TO SPECIFICATION

A. Marble/ Compressed Marble / Limestone / Granite

Marble/compressed marble/limestone/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/compressed marble/limestone/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, limestone or granite selected and installed shall be subject to availability.

B. Timber Strips

Timber strips are natural materials containing veins and tonality differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

C. Air-Conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

D. Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/ or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/ or internet access.

E. Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.

F. Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

G. 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 will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

H. Web Portal of the Housing Project

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

I. False Ceiling

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

J. Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

K. Laminated Flooring

Laminated flooring is manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of builder and vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

L. Mechanical Ventilation System

Mechanical Ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

M. Planters

Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.

N. Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/long bath/vanity cabinet/mirror.

O. Tiles

Selected tile sizes and tile surfaces flatness cannot be perfect and subject to acceptable range described in Singapore Standard SS483:2000.

P. Position and Provision of Power Points, Switches and TV Outlets and Other Items

The position and provision of all power points, switches and TV outlets and other items listed in the Electrical Schedule as may be displayed in the show flat(s) are indicative and for illustration purposes only and subject to our Consultants' design.

Q. Recreational Facilities

All recreation facilities are subject to change/approval by relevant authorities and/or technical requirement/compliance

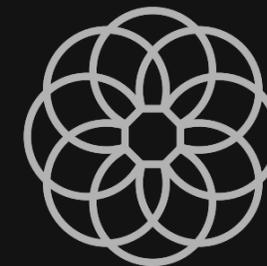
R. Open Roof Terrace, Open Terrace, and Balcony

Open roof terrace, open terrace and balcony which are open or covered by trellises should not be covered by roofs. Covering of the open roof terrace, open terrace and balcony constitutes additional Gross Floor Area (GFA), which requires the necessary planning permission from the Authority and consensus of the Management Corporation.

DISCLAIMER

Whilst every reasonable care has been taken in providing the above information, neither the developer nor its agents will be held responsible for any inaccuracies or omissions. All statements are believed to be correct but are not to be regarded as statements or representation of facts. All information and specifications are current at the time of going to press and are subject to changes as may be required by the developer. All plans and models are not to scale unless expressly stated and are subject to any amendments which are required or approved by the relevant authorities. Renderings and illustrations are artist's impressions only and photographs

are only décor suggestions and cannot be regarded as representations of fact. All areas and other measurements are approximate measurements only and subject to final survey. The Sale and Purchase Agreement embodies all the terms and conditions between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or its agents which are not embodied in the Sale and Purchase Agreement.



COSMOLOFT

No.235
BALESTIER ROAD

ABOUT THE DEVELOPER



SingHaiyi Group Ltd (“SingHaiyi”), formerly known as SingXpress Land Ltd, is an SGX-Catalist listed company that specialises in property development, real estate investment, real estate co-investment, property trading and real estate management services.

SingHaiyi differentiates itself from its competitors with its strategy to focus on design and has adopted an “investment banking” approach towards property development. This approach is essentially a syndication approach whereby SingHaiyi leads in identifying development projects or other related opportunities, sets the commercial parameters and then brings in co-investors and joint venture partners, playing as far as possible a lead or co-lead role for the duration of such projects.

Making its foray into Singapore’s property market in 2010, SingHaiyi made two acquisitions of en bloc property sites – Foh Pin Mansion at Charlton Road and Waldorf Mansion at Balestier Road. In March 2012, SingHaiyi sold out all 21 units of Charlton Residences (previously known as Foh Pin Mansion) in less than four months after it was launched. SingHaiyi has also launched a HDB Design, Build and Sell Scheme housing project in Pasir Ris, and is a joint developer of CityLife@Tampines, an executive condominium in Tampines.

SingHaiyi’s logo and name change in 2013 marks a new chapter with Mr Gordon Tang, an investor with investments in United States, China and Singapore, coming on board as Managing Director. In addition, Mr Neil Bush, son and brother of two former United States Presidents, joined SingHaiyi as a strategic investor, positioning SingHaiyi for real estate investment opportunities outside Singapore and in United States.



Charlton Residences



Pasir Ris One (DBSS)



CityLife@Tampines



COSMOLOFT

No.235
BALESTIER ROAD

Description: PROPOSED ERECTION OF A BLOCK OF 17-STOREY RESIDENTIAL FLATS (TOTAL 56 UNITS) WITH SWIMMING POOL ON 2ND STOREY SKY TERRACE AND 3 BASEMENT CARPARK ON LOT 00099T, TS 29 AT BALESTIER ROAD (NOVENA PLANNING AREA) • Developer: Corporate Residence Pte Ltd • Housing Developer's Licence: C1409 • Tenure of Land: Freehold • Expected date of TOP: 31st July 2016 • Expected date of Legal Completion: 30th July 2019 • Building Plan Approval No.: A1400-67500-2011-BP01 Dated: 15 March 2013 • Planning Approval No.: ES20110530R0161