



# III CUSCADEN

**“ARCHITECTURE SHOULD SPEAK  
OF ITS TIME AND PLACE,  
BUT YEARN FOR TIMELESSNESS.”**

**FRANK GEHRY**

An aerial photograph of a dense urban skyline in Singapore. The image features a variety of high-rise buildings, including a prominent white cylindrical tower on the left and a tall, dark, modern skyscraper in the center-right. The new skyscraper is highlighted with a dark, semi-transparent overlay, showing its facade and some illuminated interior levels. The surrounding area is filled with other residential and commercial buildings, interspersed with greenery and a clear blue sky.

## A NEW ICON OF LUXURY LIVING

Rising against a backdrop of ultra-luxurious condominiums, III Cuscaden is the newest landmark in one of Singapore's most sought-after residential districts.



Orchard Hotel  
Singapore

Grand Hyatt Singapore

Singapore Marriott  
Tang Plaza Hotel

Andaz Singapore Hotel  
DUO Tower

Suntec Singapore Convention  
& Exhibition Centre

ION Orchard

Four Seasons Hotel  
Singapore

Marina Bay  
Sands  
Singapore

IICUSCADEN

Raffles Place  
Financial District

Tanjong Pagar Centre

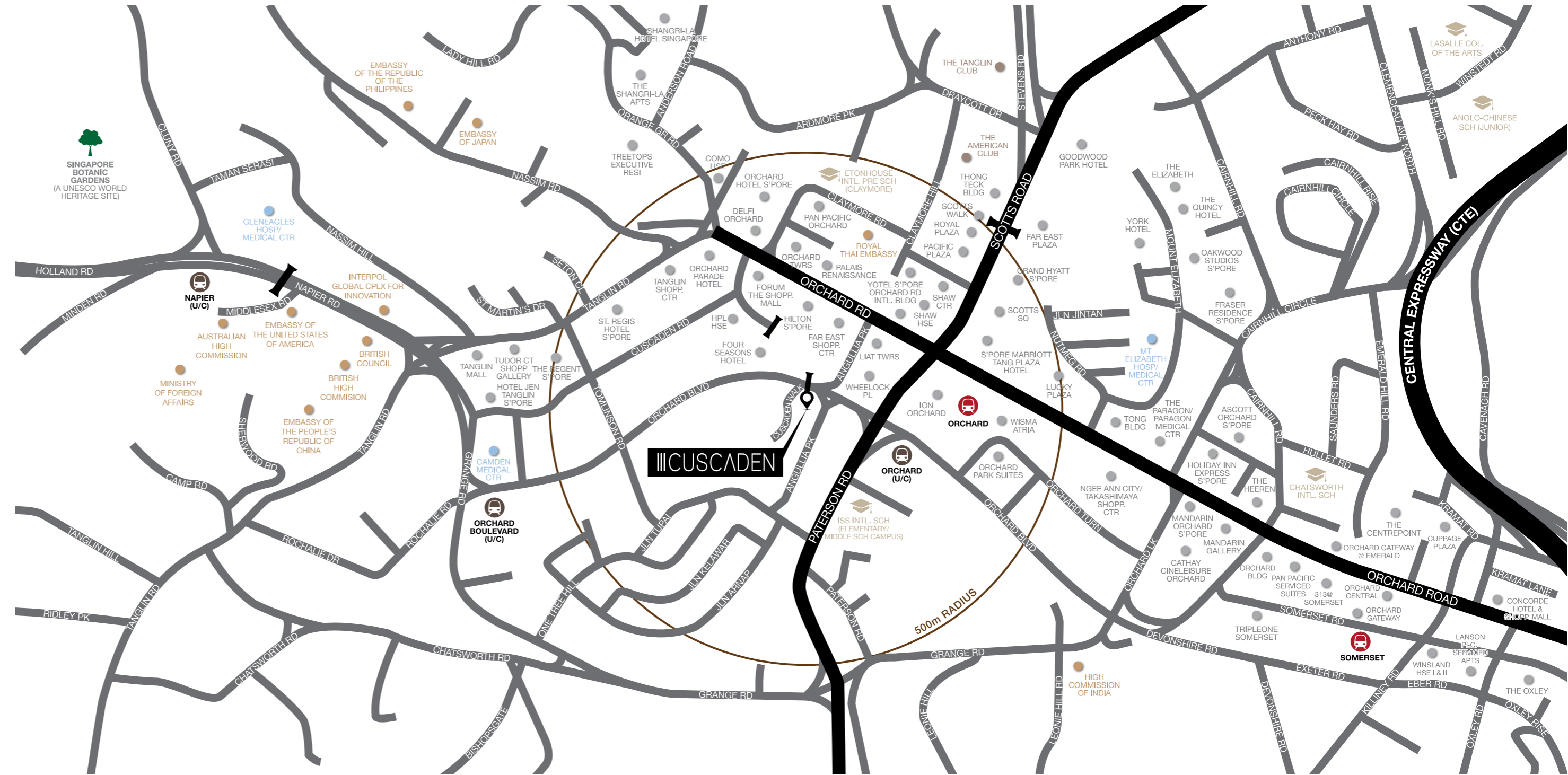
Great World City

## LUXURY FREEHOLD CITY LIVING

A stone's throw from Orchard Road, 111 Cuscaden is a stunning new development tucked away in Cuscaden Walk. It offers an escape from the excitement of the city, yet with all the conveniences of Singapore's most famous shopping belt at your doorstep.

SCALE 1:7250

- HOSPITALS | MEDICAL CENTRES
- MALLS | HOTELS
- SCHOOLS
- GOVERNMENT INSTITUTIONS
- OTHERS



“**III Cuscaden** seeks to craft a contemporary statement - a heightened dimension of modern urban living that fuses functionality and style.

III Cuscaden's design explores the extension of space, light and sight. The modern design of the façade features expansive glass curtain-walls that dematerialise the hard edges of the structure, allow natural light to fill the interiors, and provide sweeping views of the cityscape.

The architecture strives for tranquility and calm, achieved through the interplay of space, light and structural order, as well as pockets of green spaces spread across the levels. These different areas are demarcated by the assemblage of solids, voids and lattices.

The overall effect is a simple yet sophisticated geometry.”

**AGA Architects**



## RETREAT TO AN URBAN OASIS

Rising amidst lush foliage, Ill Cuscaden beckons you home. Its mirrored façade and enveloping greenery strike a delicate balance, a prelude to what awaits beyond - a carefully orchestrated mix of modernity, luxury and sophisticated living.



ENTRANCE COURT



**PRIVATE AND INVITING**

Hide in the shade of a sheltering tree with your favourite book or dive head first into crisp waters.

MAIN POOL @ LEVEL 1



**CHILL  
MAIN POOL @ LEVEL 1**

- |                    |                   |                                |
|--------------------|-------------------|--------------------------------|
| 1. Pool Lounge     | 7. Outdoor Shower | A. Bulk Meter                  |
| 2. Lap Pool        | 8. Washroom       | B. Side Gate                   |
| 3. Sun Deck        | 9. Wash Area      | C. Guardhouse                  |
| 4. Cascade Walkway | 10. Chill Suite   | D. Substation                  |
| 5. Entrance Court  | 11. Pool Cabanas  | E. Genset on top of Substation |
| 6. Lift Lobby      |                   | F. Bin Point                   |
|                    |                   | G. Rear Gate to Orchard MRT    |



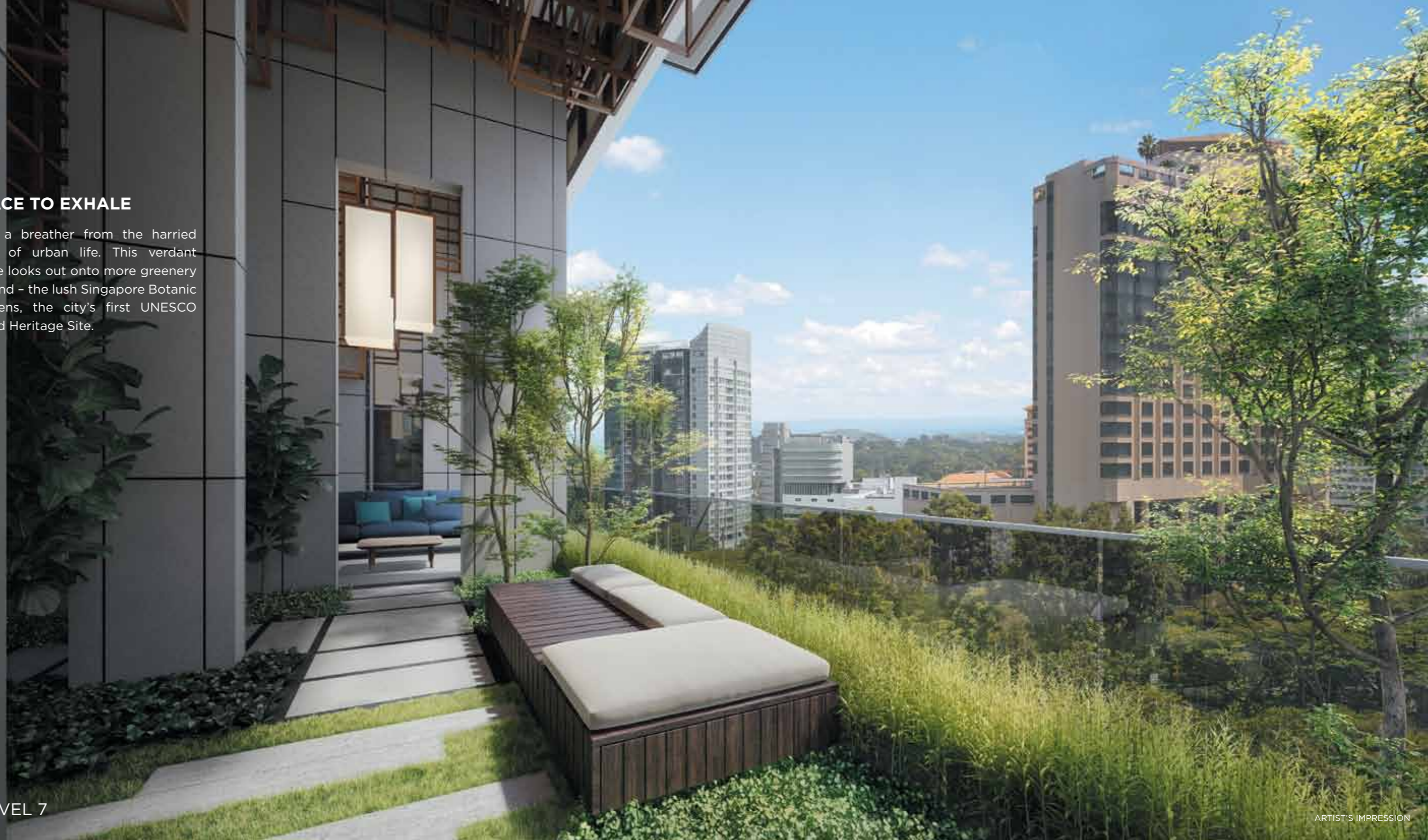


**CONTEMPLATE  
GARDEN @ LEVEL 7**

- 1. Bamboo Lounge
- 2. Contemplation Path
- 3. Reading Alcove
- 4. Washroom
- 5. Reflection Deck
- 6. Garden Cocoons
- 7. The Hammock

**SPACE TO EXHALE**

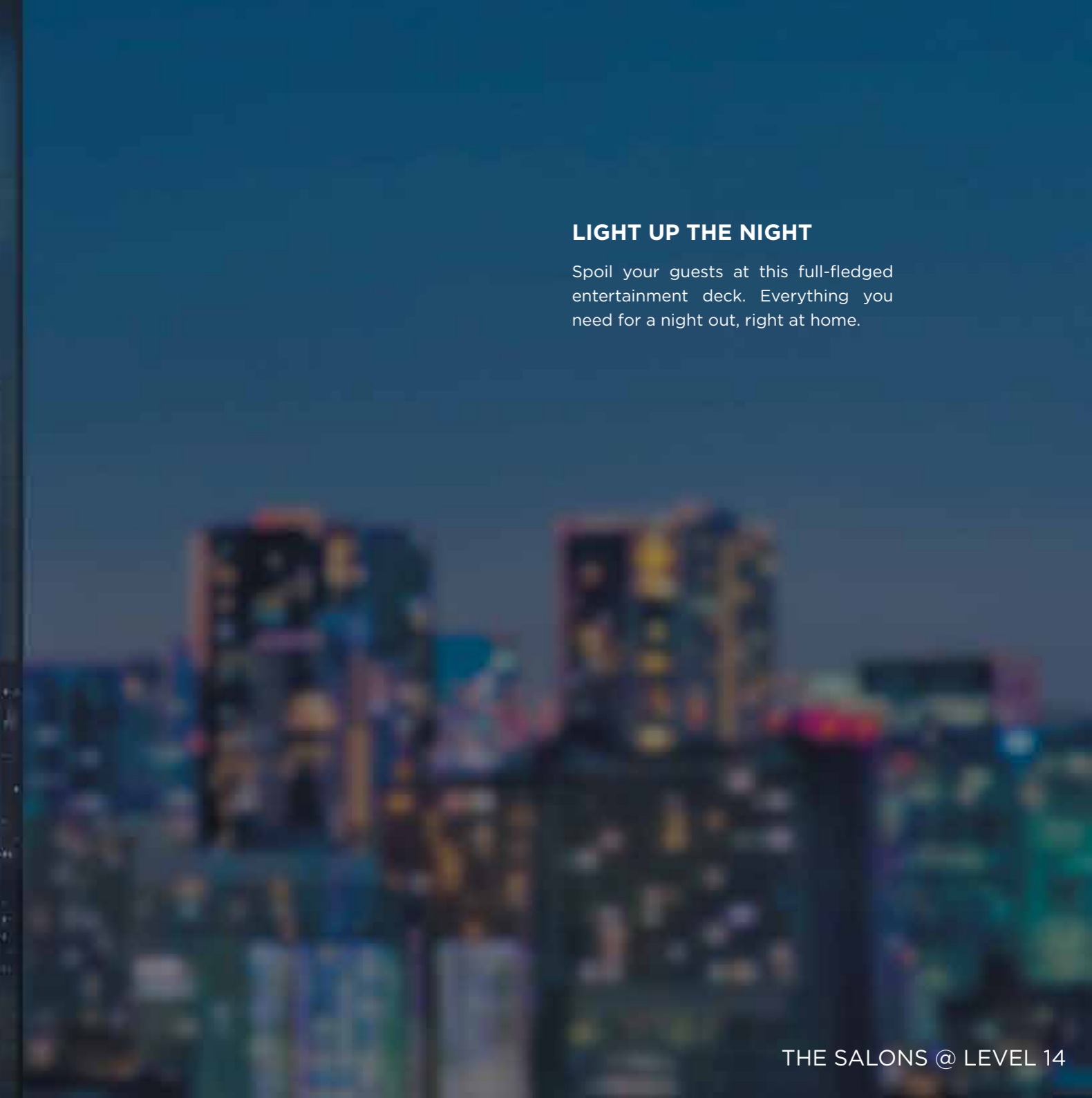
Take a breather from the harried pace of urban life. This verdant space looks out onto more greenery beyond – the lush Singapore Botanic Gardens, the city’s first UNESCO World Heritage Site.





## LIGHT UP THE NIGHT

Spoil your guests at this full-fledged entertainment deck. Everything you need for a night out, right at home.





**COMMUNE**  
**THE SALONS @ LEVEL 14**

- 1. **SALON N° 20**  
Private entertainment suite comprising:
  - a) Games area with pool table and electronic dart boards
  - b) 20-person dining area
  - c) Separate large hospitality lounge
  - d) Kitchen equipped with teppan and flat-top, induction-top, refrigerator and wash area
- 2. **SALON N° 16**  
Private entertainment suite comprising:
  - a) 16-person dining area
  - b) Separate bar hospitality lounge
  - c) Kitchen equipped with induction-top, refrigerator and wash area
- 3. **SALON N° 10**  
Private entertainment suite comprising:
  - a) 10-person dining area
  - b) Separate hospitality lounge
  - c) Kitchen equipped with teppan and flat-top, refrigerator and wash area
- 4. Washroom



**CHARGE**  
**WELLNESS @ LEVEL 20**

- 1. Yoga Deck
- 2. Stretching Deck
- 3. TRX Corner
- 4. Outdoor Fitness Area
- 5. Indoor Gym
- 6. Dip Pool
- 7. Washroom
- 8. Steam Room
- 9. Time-out Zone
- 10. Massage Pavilion

**BE ENERGISED BY THE  
CITYSCAPE**

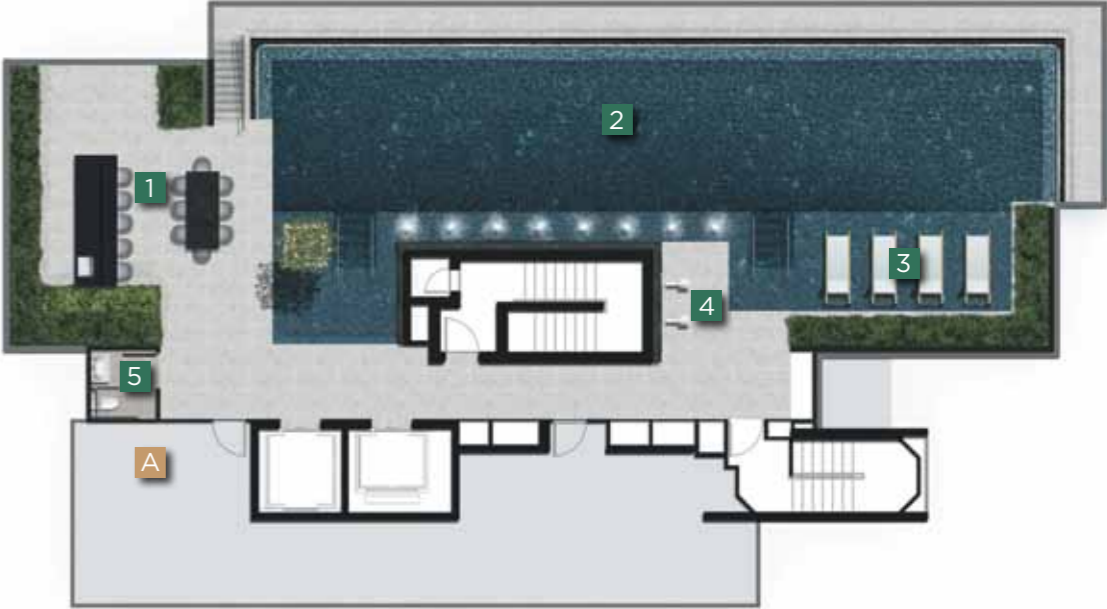
The perfect setting to challenge  
your body and mind. Working out  
doesn't look better than this.





### THE ULTIMATE CHILL SPOT

Plunge into this stunning sky-high infinity pool or sip a Manhattan at the Sky Bar. Add to that breathtaking panoramic views of the vibrant cityscape and you have all you need for that Insta-worthy moment.



### CAPTIVATE SKY POOL @ LEVEL 24

- 1. Sky Bar
- 2. Sky Pool
- 3. Sky Pool Lounge
- 4. Outdoor Shower
- 5. Washroom
- A. Domestic Water Tank

### SAVOUR ME TIME

Green pockets of space on every alternate floor provide residents a quiet retreat to pause, read and relax.

N  
COMPOSE  
SKY COURT A

@ LEVEL 3



@ LEVEL 5 & 8



N  
COMPOSE  
SKY COURT B

@ LEVEL 10, 12 & 16



@ LEVEL 18



N  
COMPOSE  
LARGE SKY COURT

@ LEVEL 22



@ LEVEL 21 & 23



## SOAK IN THE SPECTACULAR SKYLINE

Bask in the twinkling lights of familiar landmarks and enjoy unparalleled views of Orchard Road. See it at its most stunning at night.



||| SITE PLAN



||| DIAGRAMMATIC CHART

STOREY/ UNIT NO.	6	5	4	3	2	1
ROOF	SKY POOL				SKY POOL	
23		C2		C1	LARGE SKY COURT	
22		C2		C1	LARGE SKY COURT	
21		C2		C1	LARGE SKY COURT	
20	WELLNESS				WELLNESS	
19	B1 (M)	A2	A1	B1	SKY COURT B	A4a B3
18	B1 (M)	A2	A1	B1	SKY COURT B	A4 B3
17	B1 (M)	A2	A1	B1	SKY COURT B	A3a B2a
16	B1 (M)	A2	A1	B1		A3a B2a
15	B1 (M)	A2	A1	B1		A3a B2a
14	THE SALONS				THE SALONS	
13	B1 (M)	A2	A1	B1	SKY COURT B	A3 B2
12	B1 (M)	A2	A1	B1	SKY COURT B	A3 B2
11	B1 (M)	A2	A1	B1	SKY COURT B	A3 B2
10	B1 (M)	A2	A1	B1	SKY COURT A	A3 B2
9	B1 (M)	A2	A1	B1		A3 B2
8	B1 (M)	A2	A1	B1		A3 B2
7	GARDEN				GARDEN	
6	B1 (M)	A2	A1	B1	SKY COURT A	A3 B2
5	B1 (M)	A2	A1	B1	SKY COURT A	A3 B2
4	B1 (M)	A2	A1	B1	SKY COURT A	A3 B2
3	B1 (M)	A2	A1	B1		A3 B2
2	MAIN POOL				MAIN POOL	
1						

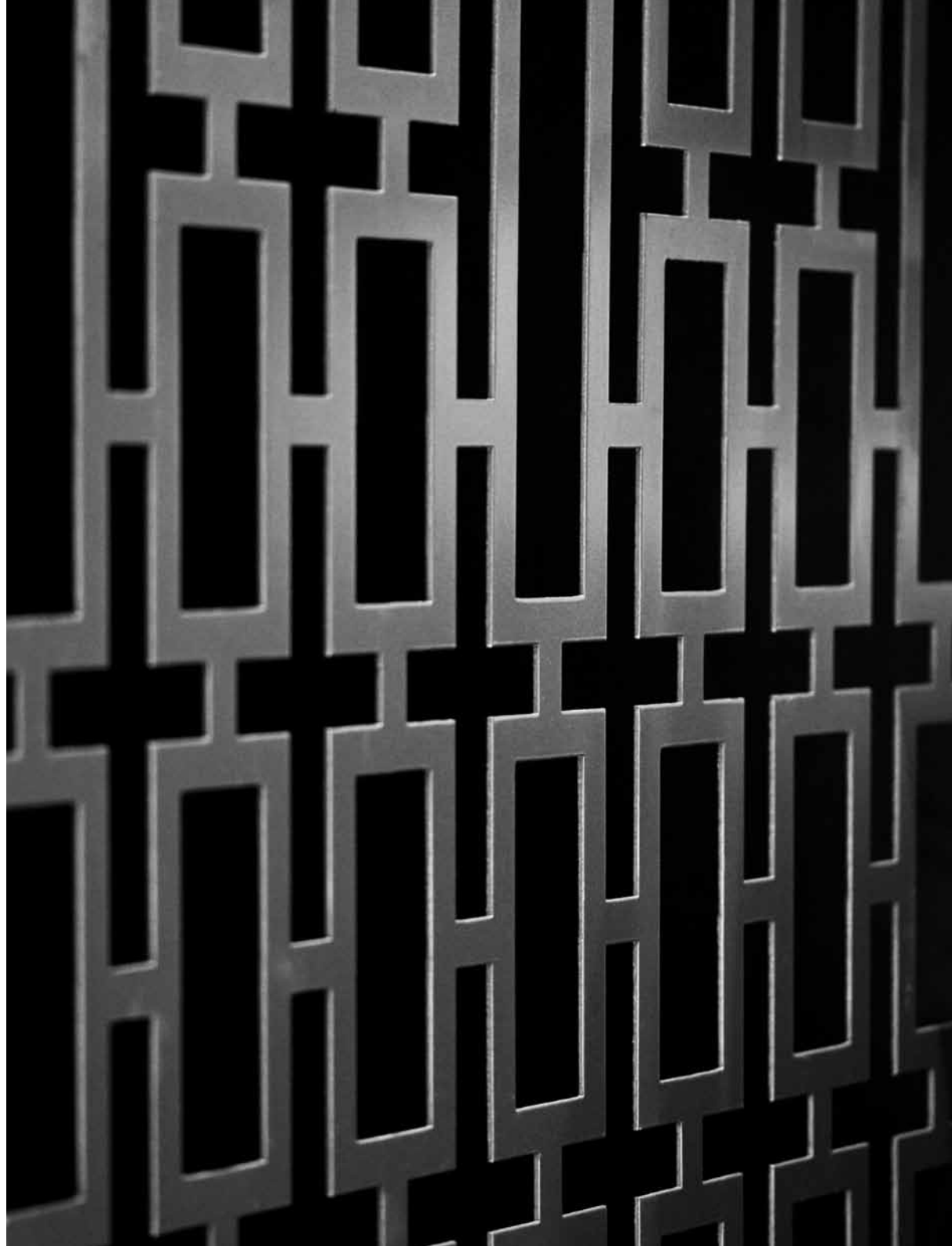


**“DESIGN IS NOT JUST WHAT  
IT LOOKS LIKE AND FEELS LIKE.  
DESIGN IS HOW IT WORKS.”**

**STEVE JOBS**

## **INTERIORS STEEPED IN STYLE AND LUXURY**

Carefully thought-out living spaces that invite comfort, exude modern elegance and most of all, make sense.





1 BR | MASTER BEDROOM



1 BR | MASTER BATH

IMPRESSION ONLY



IMPRESSION ONLY

1 BR | LIVING



1 BR | LIVING

IMPRESSION ONLY



1 BR | KITCHEN

IMPRESSION ONLY



2 BR | LIVING

IMPRESSION ONLY



IMPRESSION ONLY



2 BR | KITCHEN



2 BR | BATH 2



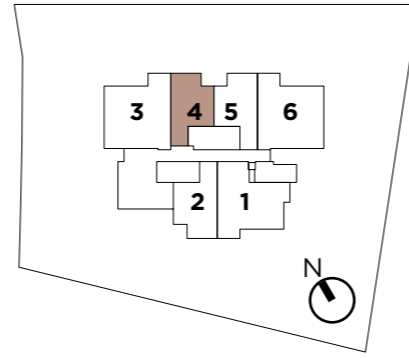
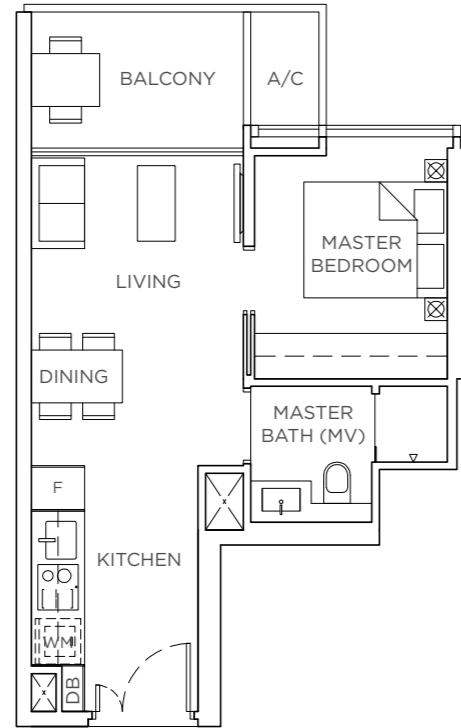
2 BR | BEDROOM 2



2 BR | MASTER BEDROOM

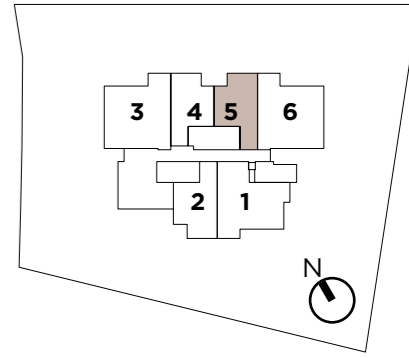
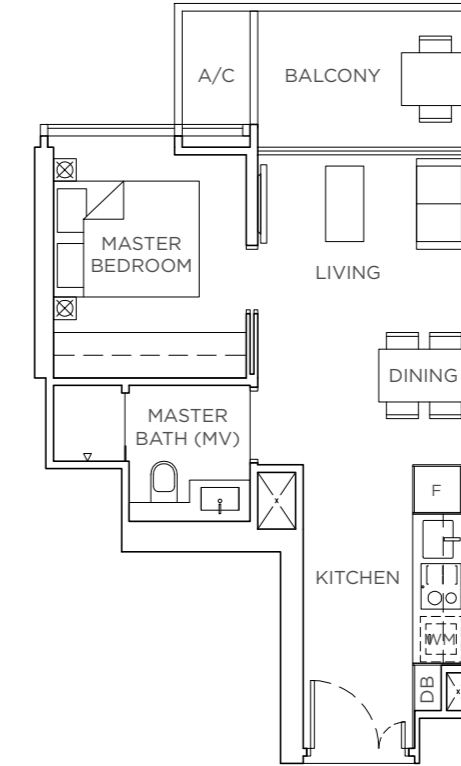
**A1 - 42 SQ M | 452 SQ FT**

#03-04 - #06-04  
#08-04 - #13-04  
#15-04 - #19-04



**A2 - 43 SQ M | 463 SQ FT**

#03-05 - #06-05  
#08-05 - #13-05  
#15-05 - #19-05



A/C - Air-Conditioning Ledge | DB - Distribution Board | F - Fridge | MV - Mechanical Vent | WC - Water Closet | WM - Washing Machine

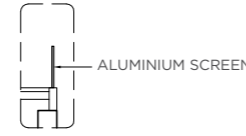
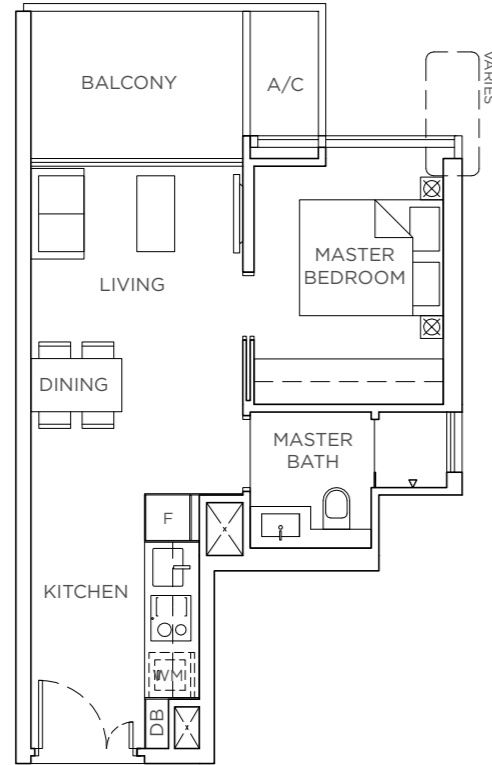
Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

A/C - Air-Conditioning Ledge | DB - Distribution Board | F - Fridge | MV - Mechanical Vent | WC - Water Closet | WM - Washing Machine

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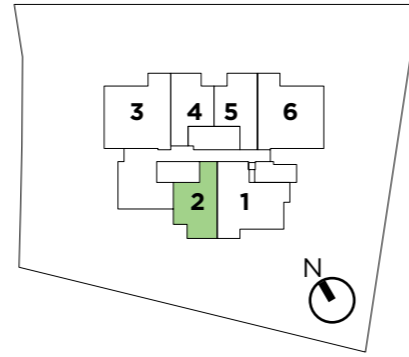
**A3 - 44 SQ M | 474 SQ FT**

#03-02 - #06-02  
#08-02 - #13-02



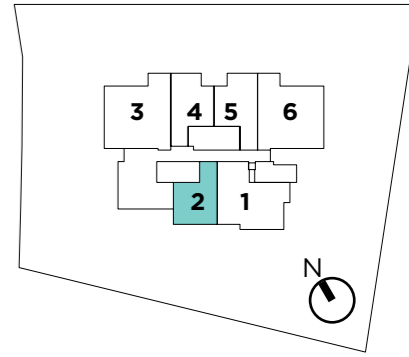
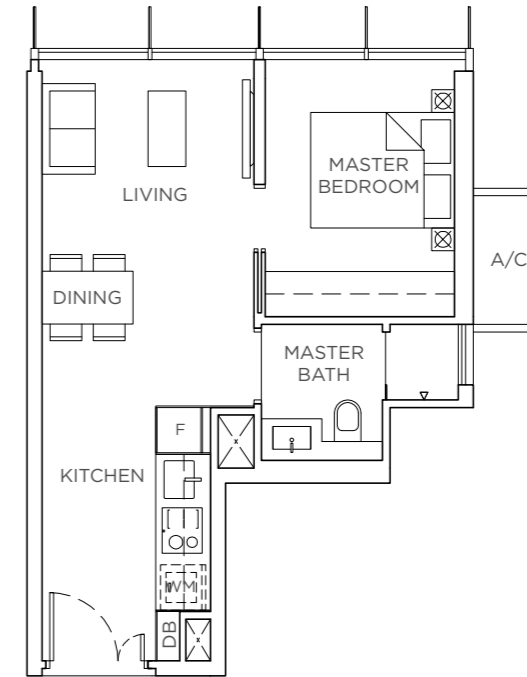
**A3a - 44 SQ M | 474 SQ FT**

#15-02 - #17-02



**A4 - 39 SQ M | 420 SQ FT**

#18-02



A/C - Air-Conditioning Ledge | DB - Distribution Board | F - Fridge | MV - Mechanical Vent | WC - Water Closet | WM - Washing Machine

Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

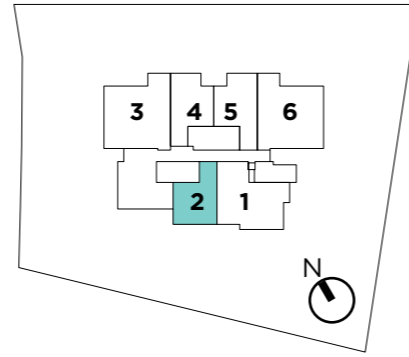
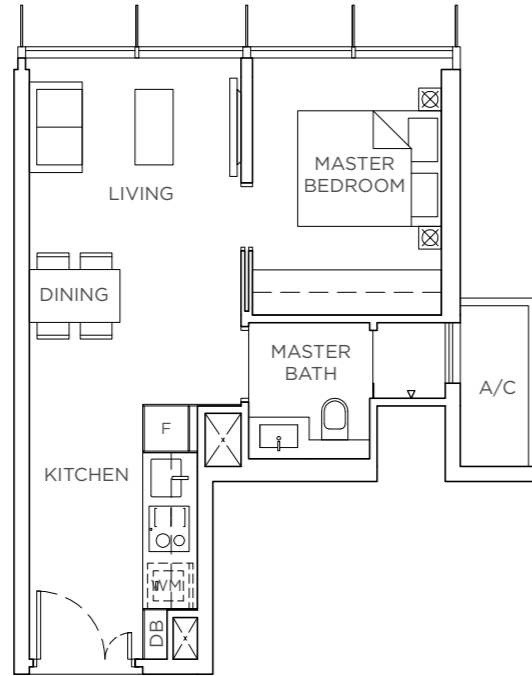
A/C - Air-Conditioning Ledge | DB - Distribution Board | F - Fridge | MV - Mechanical Vent | WC - Water Closet | WM - Washing Machine

Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.



**A4a - 39 SQ M | 420 SQ FT**

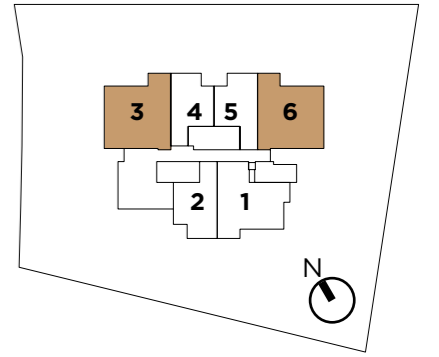
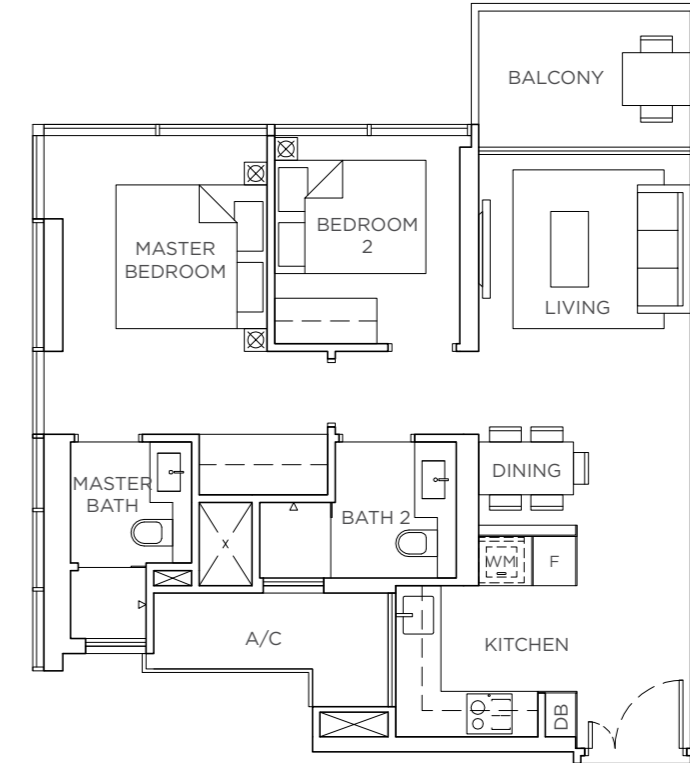
#19-02



**B1 - 71 SQ M | 764 SQ FT**

#03-03 - #06-03  
#08-03 - #13-03  
#15-03 - #19-03

#03-06 - #06-06 (Mirror)  
#08-06 - #13-06 (Mirror)  
#15-06 - #19-06 (Mirror)



A/C - Air-Conditioning Ledge | DB - Distribution Board | F - Fridge | MV - Mechanical Vent | WC - Water Closet | WM - Washing Machine

Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

A/C - Air-Conditioning Ledge | DB - Distribution Board | F - Fridge | MV - Mechanical Vent | WC - Water Closet | WM - Washing Machine

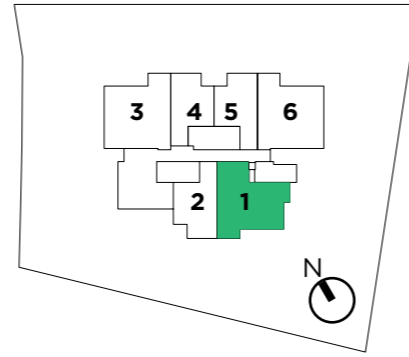
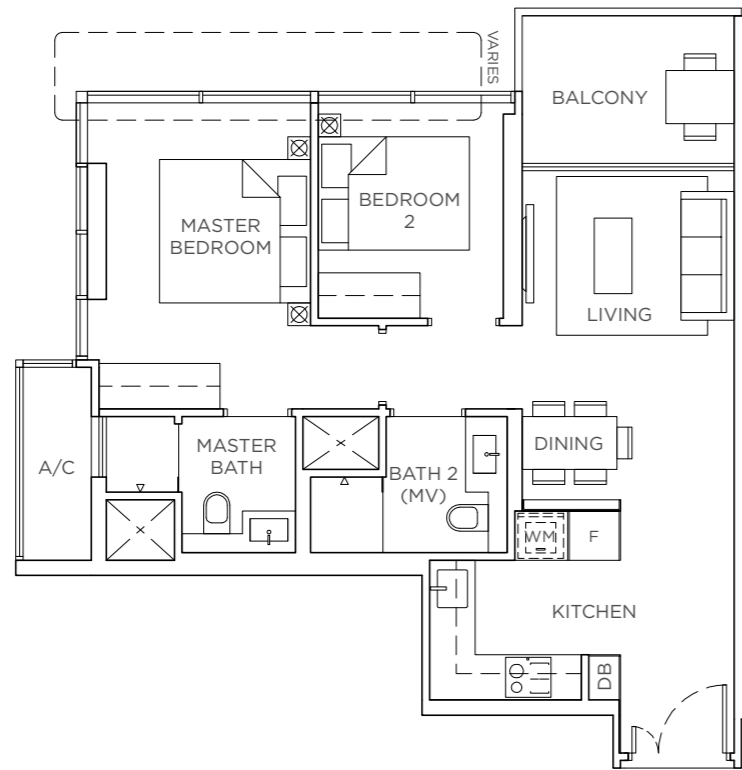
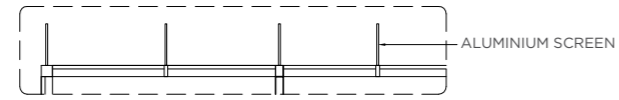
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**B2 - 68 SQ M | 732 SQ FT**

#03-01 - #06-01  
#08-01 - #13-01

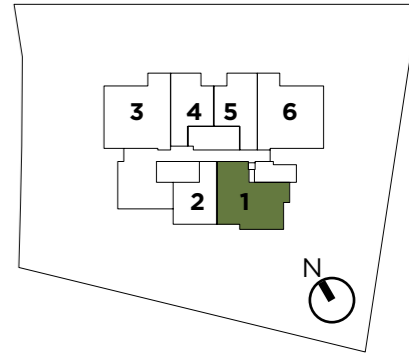
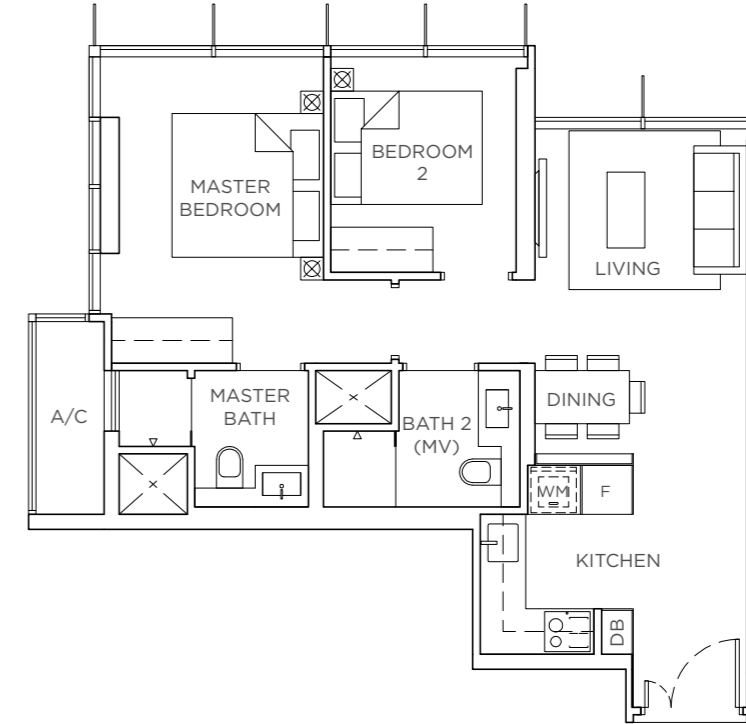
**B2a - 68 SQ M | 732 SQ FT**

#15-01 - #17-01



**B3 - 61 SQ M | 657 SQ FT**

#18-01 - #19-01



A/C - Air-Conditioning Ledge | DB - Distribution Board | F - Fridge | MV - Mechanical Vent | WC - Water Closet | WM - Washing Machine

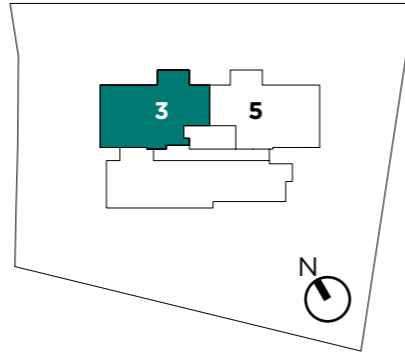
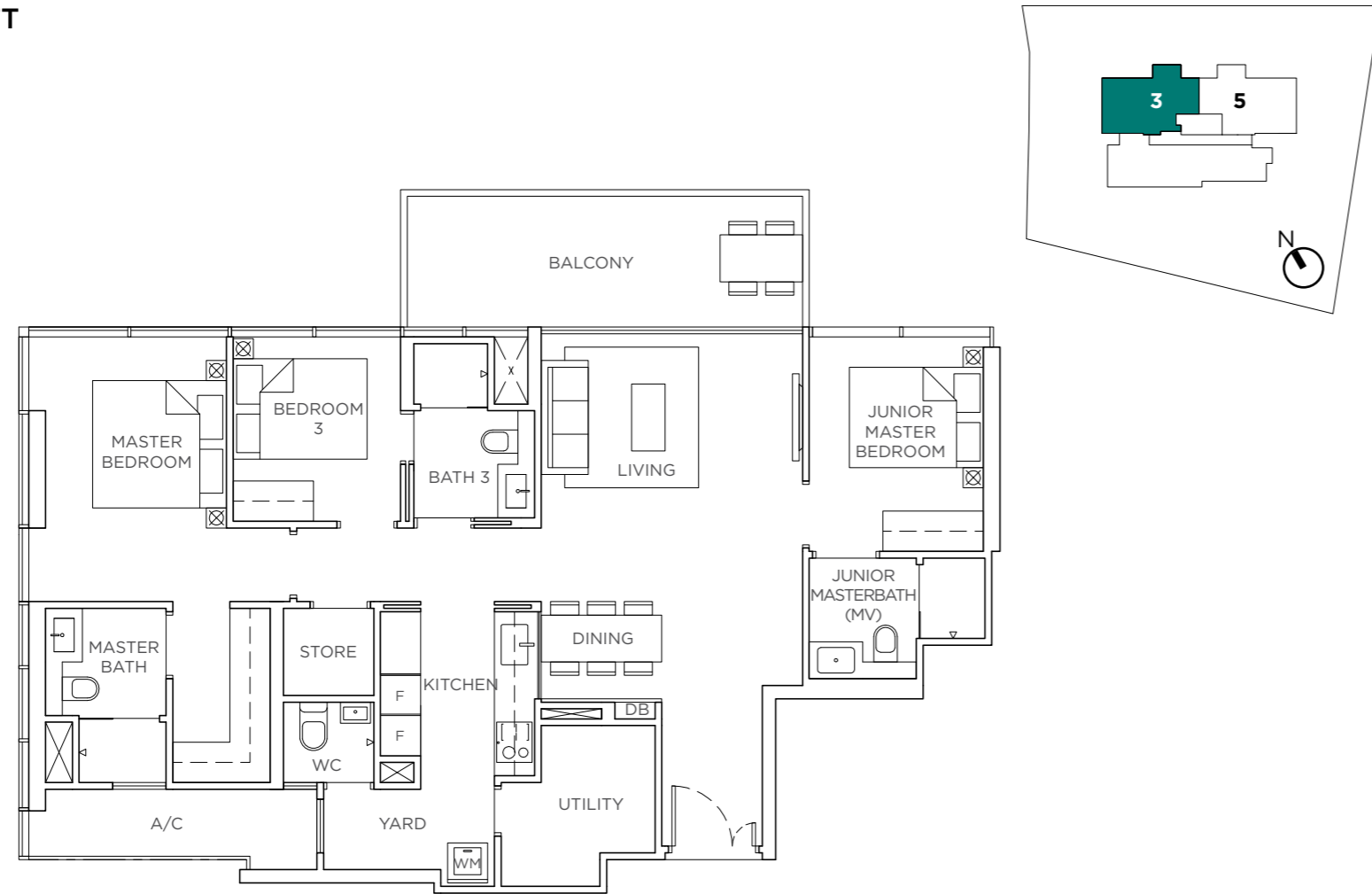
Area includes A/C ledge, balcony, PES, roof terrace and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to final survey.

A/C - Air-Conditioning Ledge | DB - Distribution Board | F - Fridge | MV - Mechanical Vent | WC - Water Closet | WM - Washing Machine

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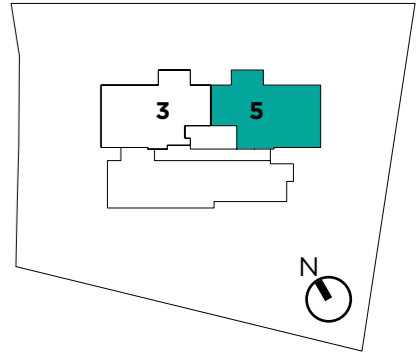
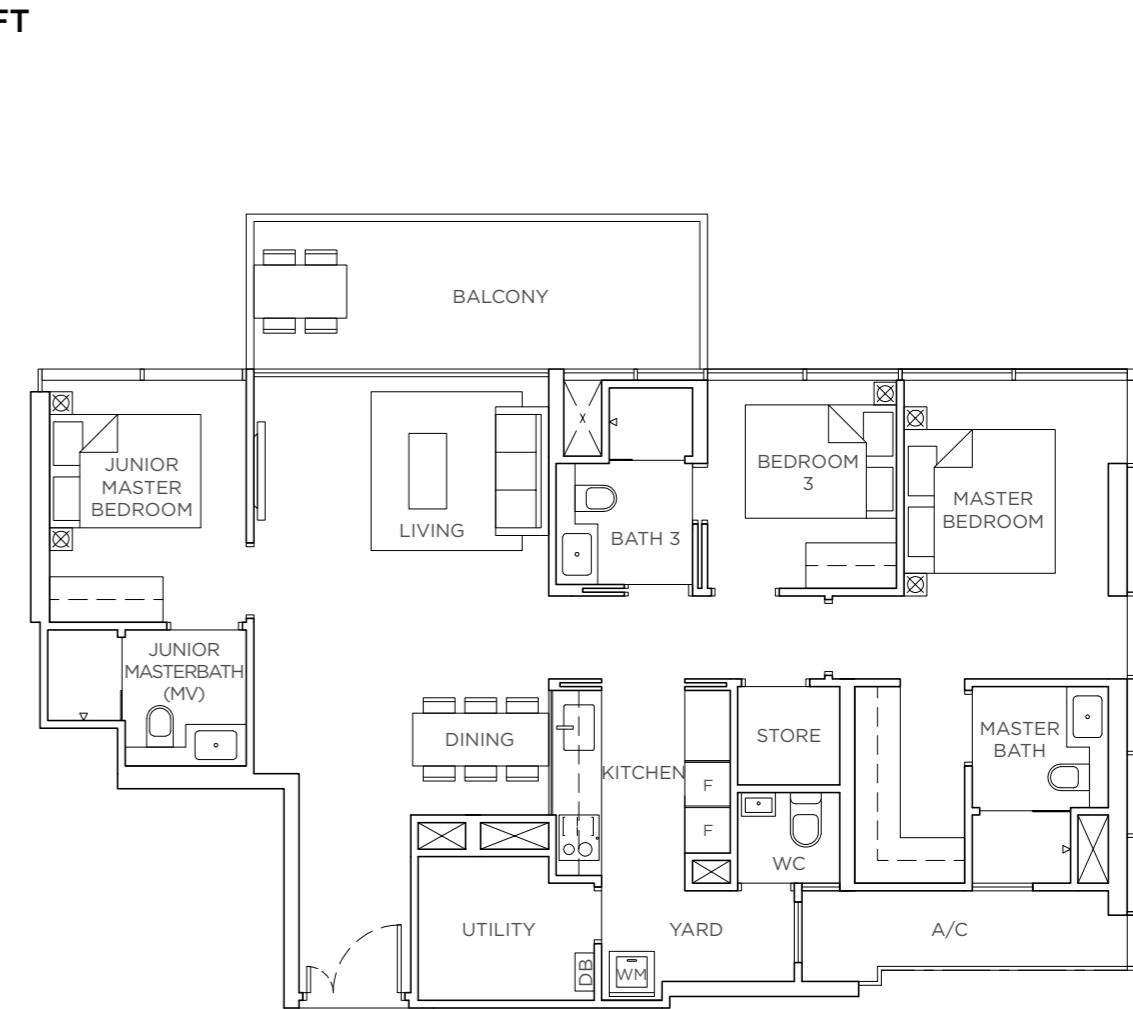
**C1 - 118 SQ M | 1,270 SQ FT**

#21-03 - #23-03



**C2 - 119 SQ M | 1,281 SQ FT**

#21-05 - #23-05



A/C - Air-Conditioning Ledge | DB - Distribution Board | F - Fridge | MV - Mechanical Vent | WC - Water Closet | WM - Washing Machine

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**“THE DIFFERENCE BETWEEN SOMETHING  
GOOD AND SOMETHING GREAT  
IS ATTENTION TO DETAIL.”**

**CHARLES R. SWINDOLL**



## FITTINGS, FINISHINGS AND FINESSE

Every detail has been carefully selected and quality crafted, such as award-winning faucets from Gessi, luxury kitchen appliances from Gaggenau, and electrical fittings from Vimar.



## SPECIFICATIONS OF THE BUILDING

### 1) FOUNDATION

Reinforced Concreted Raft Foundation or Reinforced Concrete Piles Foundation.

### 2) SUPERSTRUCTURE

Reinforced concrete and/or Pre-Stressed reinforced concrete and/or Precast reinforced concrete and/or Structural steel to Engineer's design and specification.

### 3) WALLS

#### a) External Wall

Reinforced concrete and/or lightweight concrete panel and/or masonry walls and/or curtain wall system.

#### b) Internal Wall

Reinforced concrete wall and/or lightweight concrete panel/blocks and/or pre-cast reinforced concrete wall and/or masonry walls and/or drywall partition system.

### 4) ROOF

- Reinforced concrete roof with insulation and appropriate waterproofing system.
- Metal Roof: metal roof with appropriate insulation.

### 5) CEILING

Refer to Ceiling Height Schedule for the floor-to-ceiling height in the Unit.

#### a) Apartment Unit

- Living/Dining/Bedroom/Hallway to Bedroom/Balcony.
- Plaster ceiling board/or bulkhead to designated area (where applicable).
- Kitchen/Master Bathroom/Common Bathroom/Toilet.
- Plaster ceiling board/or bulkhead to designated area (where applicable).

#### b) Common Area

- Lift Lobbies/Corridors/Indoor Gym/Function Room.
- Plaster ceiling board and/or skim coat and/or bulkhead to designated area with paint finish (where applicable).
- Car Park/Ramp/Staircase and Landing.
- Skim coat and/or bulkhead to designated area with paint finish (where applicable).

### 6) FINISHES

#### a) Walls

- Apartment Unit
  - (1) Living/Dining/Bedroom/Hallway to Bedrooms  
Cement and sand plaster and/or skim coat with paint finish (up to false ceiling or at exposed surface only).
  - (2) Master Bathroom/Junior Master Bathroom  
Marble (up to false ceiling height where applicable and no marble behind vanity cabinets and mirror where applicable).
  - (3) Common Bathroom  
Marble (up to false ceiling height where applicable and no marble behind vanity cabinets and mirror where applicable).
  - (4) Kitchen  
Cement and sand plaster finish and/or skim coat with paint finish (up to false ceiling height where applicable).
  - (5) WC (Only for Type C1 and C2)  
Porcelain and/or homogenous tiles and/or ceramic tiles (up to false ceiling height where applicable and no tiles behind mirror where applicable) and/or cement and sand plaster finish and/or skim coat with paint finish (up to false ceiling height where applicable).
  - (6) Balcony  
Cement and sand plaster and/or skim coat with paint finish (where applicable).
  - (7) Utility/Yard/Store  
Cement and sand plaster and/or skim coat with paint finish (where applicable).
- Common Area
  - (1) Main Lift Lobbies (Basement 1, 2 and 1<sup>st</sup> storey)  
Stone and/or porcelain and/or homogenous tiles and/or cement and sand plaster and/or skim coat with paint finish.
  - (2) Typical Floor Lift Lobbies (3<sup>rd</sup> to 23<sup>rd</sup> storey)  
Stone and/or porcelain and/or homogenous tiles and/or ceramic tiles and/or cement and sand plaster and/or skim coat with paint finish.

- (3) Common Corridors/Staircases and Car Park  
Cement and sand plaster and/or skim coat with paint finish.

- (4) All external walls including Balconies  
Cement and sand plaster with spray textured and/or paint finishes.

#### b) Floor

- Apartment Unit
  - (1) Living/Dining/Bedroom/Kitchen/Hallway to Bedrooms/Yard (where applicable)  
Marble with skirting.
  - (2) Master Bathroom/Junior Master Bathroom  
Marble
  - (3) Common Bathroom  
Marble
  - (4) Bedrooms  
Timber and/or engineered timber strips with skirting.
  - (5) Balcony  
Porcelain and/or homogenous tiles and/or ceramic tiles.
  - (6) Utility/Store (Only for Type C1, C2)  
Porcelain and/or homogenous tiles and/or ceramic tiles.
  - (7) WC (Only for Type C1, C2)  
Porcelain and/or homogenous tiles and/or ceramic tiles.
  - (8) A/C Ledge  
Cement and sand screed.
- Common Area
  - (1) Main Lift Lobbies (Basement 1, 2 and 1<sup>st</sup> storey)  
Stone and/or porcelain and/or homogenous tiles and/or ceramic tiles.
  - (2) Typical Floor Lift Lobbies (3<sup>rd</sup> to 23<sup>rd</sup> storey)  
Stone and/or porcelain and/or homogenous tiles and/or ceramic tiles.
  - (3) Common Corridors  
Stone and/or porcelain and/or homogenous tiles and/or ceramic tiles or cement and sand screed.
  - (4) Staircases  
Cement and sand screed.

### 7) WINDOWS

All windows of the units shall be powder-coated finish aluminium frame with tinted and/or clear glass and/or frosted glass where appropriate to Architect's design and specification.

### 8) DOORS

- Main Entrance**  
Approved fire-rated timber door complete with approved ironmongery to Architect's design and specification.
- Bedrooms/Bathrooms**  
Solid/Hollow core timber swing door and/or sliding door complete with approved ironmongery to Architect's design and specification.
- Kitchen (applicable to only Type C1, C2)**  
Timber and/or aluminium framed/frameless glass sliding door and/or swing door and/or pocket door and/or slide and fold door complete with approved ironmongery to Architect's design and specification.
- WC, Store, Utility (applicable to only Type C1, C2)**  
Timber and/or aluminium framed swing door and/or slide and fold door complete with approved ironmongery to Architect's design and specification.
- Balcony**  
Aluminium framed sliding and/or swing door and/or slide and fold door complete with approved ironmongery to Architect's design and specification.

### 9) SANITARY FITTINGS

#### a) Master Bathroom and Junior Master Bathroom

- One shower compartment complete with shower mixer set and shower set (Gessi)
- One water closet (Duravit)
- One vanity cabinet complete with basin (Duravit) and mixer (Gessi)
- One mirror
- One towel rail
- One toilet paper holder

#### b) Common Bathroom

- One shower compartment complete with shower mixer and shower set (Gessi)
- One water closet (Duravit)
- One vanity cabinet complete with basin (Duravit) and mixer (Gessi)
- One mirror
- One towel rail
- One toilet paper holder

#### c) WC (Only to Type C1 and C2)

- One water closet
- One wash basin complete with tap
- One shower set
- One toilet paper holder
- One mirror

### 10) ELECTRICAL INSTALLATION

- Electrical wiring below false ceiling within the units shall generally be concealed where possible. Electrical wiring above ceilings and main entrance corridor shall be in exposed trays and/or conduits and/or trunking.
- Type and number of lighting and power points - refer to Electrical Schedule for details.

### 11) TV/CABLE SERVICES/TELEPHONE POINTS

Number of TV/Cable Services/Telephone points - refer to Electrical Schedule for details.

### 12) LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standard SS555 2010.

### 13) PAINTING

- External Wall**  
Spray textured paint finish and/or emulsion paint to designated area.
- Internal Wall**  
Emulsion paint finish.

### 14) WATER PROOFING

Waterproofing shall be provided to floors of Bathrooms, Kitchens (below cabinets), Toilet, Balconies.

### 15) DRIVEWAY AND CAR PARK

- Surface driveways and entrance courtyard**  
Concrete/stone pavers and/or tiles and/or pre-mix and/or concrete floor and/or grass-cell pavers.
- Basement Car Park and ramps to Basement**  
Reinforced concrete slab with hardener.

### 16) LANDSCAPE / RECREATIONAL FACILITIES AND ELEMENTS

- Chill**  
Main Pool @ Level 1
  - (1) Pool Lounge (A) Bulk Meter
  - (2) Lap Pool (B) Side Gate
  - (3) Sun Deck (C) Guardhouse
  - (4) Cascade Walkway (D) Substation
  - (5) Entrance Court (E) Genset On Top of Substation
  - (6) Lift Lobby (F) Bin Point
  - (7) Outdoor Shower (G) Rear Gate to Orchard MRT
  - (8) Washroom
  - (9) Wash Area
  - (10) Chill Suite
  - (11) Pool Cabanas

#### b) Contemplate

- Garden @ Level 7
- |                        |                     |
|------------------------|---------------------|
| (1) Bamboo Lounge      | (5) Reflection Deck |
| (2) Contemplation Path | (6) Garden Cocoons  |
| (3) Reading Alcove     | (7) The Hammock     |
| (4) Washroom           |                     |

#### c) Commune

- The Salons @ Level 14
- Salon N° 20  
Private entertainment suite comprising:
    - Games area with pool table and electronic dart boards
    - 20-person dining area
    - Separate large hospitality lounge
    - Kitchen equipped with Teppan and flat-top, induction-top, refrigerator and wash area
  - Salon N° 16  
Private entertainment suite comprising:
    - 16-person dining area
    - Separate bar hospitality area
    - Kitchen equipped with induction-top, refrigerator and wash area
  - Salon N° 10  
Private Entertainment Suite comprising:
    - 10-person dining area
    - Separate hospitality lounge
    - Kitchen equipped with Teppan and flat-top, refrigerator and wash area
  - Washroom

#### d) Charge

- Wellness @ Level 20
- |                          |                       |
|--------------------------|-----------------------|
| (1) Yoga Deck            | (6) Dip Pool          |
| (2) Stretching Deck      | (7) Washroom          |
| (3) TRX Corner           | (8) Steam Room        |
| (4) Outdoor Fitness Area | (9) Time-out Zone     |
| (5) Indoor Gym           | (10) Massage Pavilion |

#### e) Captivate

- Sky Pool @ Level 24
- |                     |                         |
|---------------------|-------------------------|
| (1) Sky Bar         | (4) Outdoor Shower      |
| (2) Sky Pool        | (5) Washroom            |
| (3) Sky Pool Lounge | (A) Domestic Water Tank |

#### f) Compose

- Sky Court A @ Level 3, 5 & 8
- Sky Court B @ Level 10, 12, 16 & 18
- Large Sky Court @ Level 21, 22 & 23

### 17) ADDITIONAL ITEMS

#### a) Kitchen

- Built-in kitchen cabinets with quartz and/or engineered tile worktop complete with sink and mixer (Gessi), cooker hood (Gaggenau) and induction hob (Gaggenau)
- Built-in microwave (Gaggenau)
- Built-in oven (Gaggenau) (Only to Type C1 and C2)
- Built-in integrated fridge (Gaggenau)
- Washing machine cum dryer (Bosch) (Only to all Type A,B)
- Washing machine (Gaggenau) (Only to Type C1 and C2)
- Dryer (Gaggenau) (Only to Type C1 and C2)

#### b) Bedroom wardrobe

Built-in wardrobe with laminate/veneer/glass to Architect's design and specification.

#### c) Air-Conditioning

- Ducted fan coil unit air-conditioning system to Living/Dining to Engineer's design and specification.
- Wall-mounted fan coil unit air-conditioning system to Bedrooms to Engineer's design and specification.

- d) **Water heater**  
Hot water supply shall be provided to all Bathrooms and Kitchens.

- e) **Security System**  
i) Digital lock (Samsung) to unit main entrance door.  
ii) Audio/Video Intercom System to Unit.  
iii) Security Card Access Control System to Lift Lobby, Gyms and Pedestrian Side Gates.  
iv) Closed Circuit Television System (CCTV) surveillance to 1st storey Lift Lobby and designated common areas.

**18) ELECTRICAL SCHEDULE**

ITEM	UNIT TYPE		
	1BR	2BR	3BR
Lighting Point	7	10	18
13A Switched Socket Outlet	12	16	22
13A Switched Socket for Washing Machine	1	1	1
Storage Heater	1	2	3
Data/Telephone Outlet	2	3	4
Cooker Hood Point	1	1	1
Cooker Hob Point	1	1	1
Electric Oven Point	1	1	1
Audio/Video Intercom Unit	1	1	1
Aircon Isolator	1	2	2
Bell Push C/W Bell Point	1	1	1

**NOTE:**

**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.

**Timber strips**

Timber strips are natural materials containing veins and tonal 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.

**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.

**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.

**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 the Architect's selection and market availability.

**Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio/ Video Intercom System, Door Swing Positions and Plaster Ceiling Boards**

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

**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.

**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.

**Mechanical Ventilation System**

Mechanical ventilation fans and ducting 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.

**Wall**

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

**Prefabricated Toilets/Prefabricated Bathrooms**

Certain Master Bathrooms, Bathrooms and W.C.s may be prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.

**Tiles**

Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS483:2000.

**Mobile Phone Reception**

Telephone reception on mobile phones within the Housing Project is subject to availability/provision of satellite/ wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the Vendor.

**Cable Services**

The Vendor shall endeavour to procure a service provider for cable television and/or internet services (the "Cable Services") to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part of parts thereof), so as to enable the Unit/Building and/or the Housing Project to receive the Cable Services. In the event despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Service available in the Unit/Building and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/Building and/or the Housing Project.



**THE DEVELOPERS**

**SUSTAINED LAND PTE. LTD.**

Since its inception in 2006, Sustained Land has developed more than 2,500 residential units, affirming its reputation as one of Singapore's premier property developers. Its repertoire of iconic residential property projects include Sturdee Residences, Tre Residences, The Poiz Residences and The Poiz Centre, Sea Horizon, Coastal Breeze Residences, 833 MB Residences, Tivoli Grande, The Line, 38 iSuites, Regent Residences and 8M Residences.

**HO LEE GROUP PTE. LTD.**

Incorporated in 1996, Ho Lee Group, through its subsidiaries, offers construction, steel fabrication, property development and material and machinery supply services. Ho Lee Group's property development portfolio includes commercial and residential properties such as the Built-to-Order Mauser Factory in Tuas, The Watercolours Executive Condominium and The Heron Bay Executive Condominium.

**KWONG LEE LAND PTE. LTD.**

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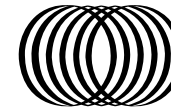
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**KWONG LEE**

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Developer: SL Capital (2) Pte Ltd • Company Registration Number: 201616019M • Developer's Licence No: C1245 dated 21 September 2018 • Tenure of Land: Estate in Fee Simple (Freehold) • Expected Date of Vacant Possession: 16 November 2021 • Expected Date of Legal Completion: 16 November 2023 • Lot & Mukim No.: 01563C & 02331V TS 24 • Building Plan No.: A1698-00589-2016-BP01, A1698-00589-2016-BP02 • Encumbrances: Mortgage registered in favour of Malayan Banking Berhad



