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# WHERE LIFE IS EVERGREEN

Tranquil as any exclusive districts could offer, either lush greenery or waterfront living, Park 1 Suites has it all. Take in a deep breath of fresh air amidst Singapore's urban sprawl, fronting a river with verdant greenery and a park connector bringing you through the city that the world calls home. What's more can we ask for a home that is exclusively designed to meet everyone's needs and the needs of the future generations.

## FREEHOLD

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# LIVE TO THE FULLEST

Fun and laughters, peace and harmony. These are what life is meant to be and are symbols of life achievements. After a long day at work, you can look forward a home that simply rejuvenates your body, mind and soul. Open to a world of tranquillity that helps calm your mind and balances your heart. Life can only be at its fullest when we understand what it means to recognise our self-worth.





## FREEHOLD

Colourful, bright, creative and lively, any word you can find to describe happiness and joy, best depicts Park 1 Suites. Be enchanted by this vibrant and luxurious development that provides the desired spaces you have always been longing inside out. Be the discerning few to own one or more of these 26 exclusive and limited units in the heart of the city.

# LIVE IN EXCLUSIVITY



# LIVE IN LUXURY



Luxury is a desire. Luxurious living is a dream come true. Park 1 Suites, is strategically nestled at the city front line that offers a host of your day-in day-out conveniences. Perfectly orchestrated to define life luxury, expect a suite of luxurious facilities that await your indulgence. From viewing the world's sought after panoramic skyline to working out an extraordinary lifestyle at the development facilities, one will never live to regret at Park 1 Suites.

# LIVE IN EXCITEMENT

While your friends are still on their way home, you have arrived at your own abode, sipping aromatic coffee over nice scenery. A prime location plays a vital role to our daily accessibility. Conveniently and quickly connected you to anywhere in the city, you will always be the first to reach your destination. Park 1 Suites, a truly perfect investment that will grow in value especially with Paya Lebar Commercial hub and the world's renowned Singapore Sports Hub in proximity. A home with good returns. A home that's extraordinary.





# LIVE IN THE BEST

From the bustling city to the tranquil of greenery, Park 1 Suites provides all that is needed to give you a perfect lifestyle at its paramount. Specially designed in vibrant hues to bring out the charismatic characters of a perfect home, the facade emanates the lifestyle of expectations. Cheerful and bright. Outstanding and beautiful. An abode for a restful mind, a joyful soul and an energetic heart.



# LIVE TO INDULGE

Picture perfect views are always privileged to only the select few. Park 1 Suites, offers a world of indulgences from scenery to panoramic skyline, easy accessibility to luxurious facilities, quality finishes to exclusive fittings. To own the best of all worlds, make the right and discerning decision that enable you to live a life of indulgences.

## FREEHOLD

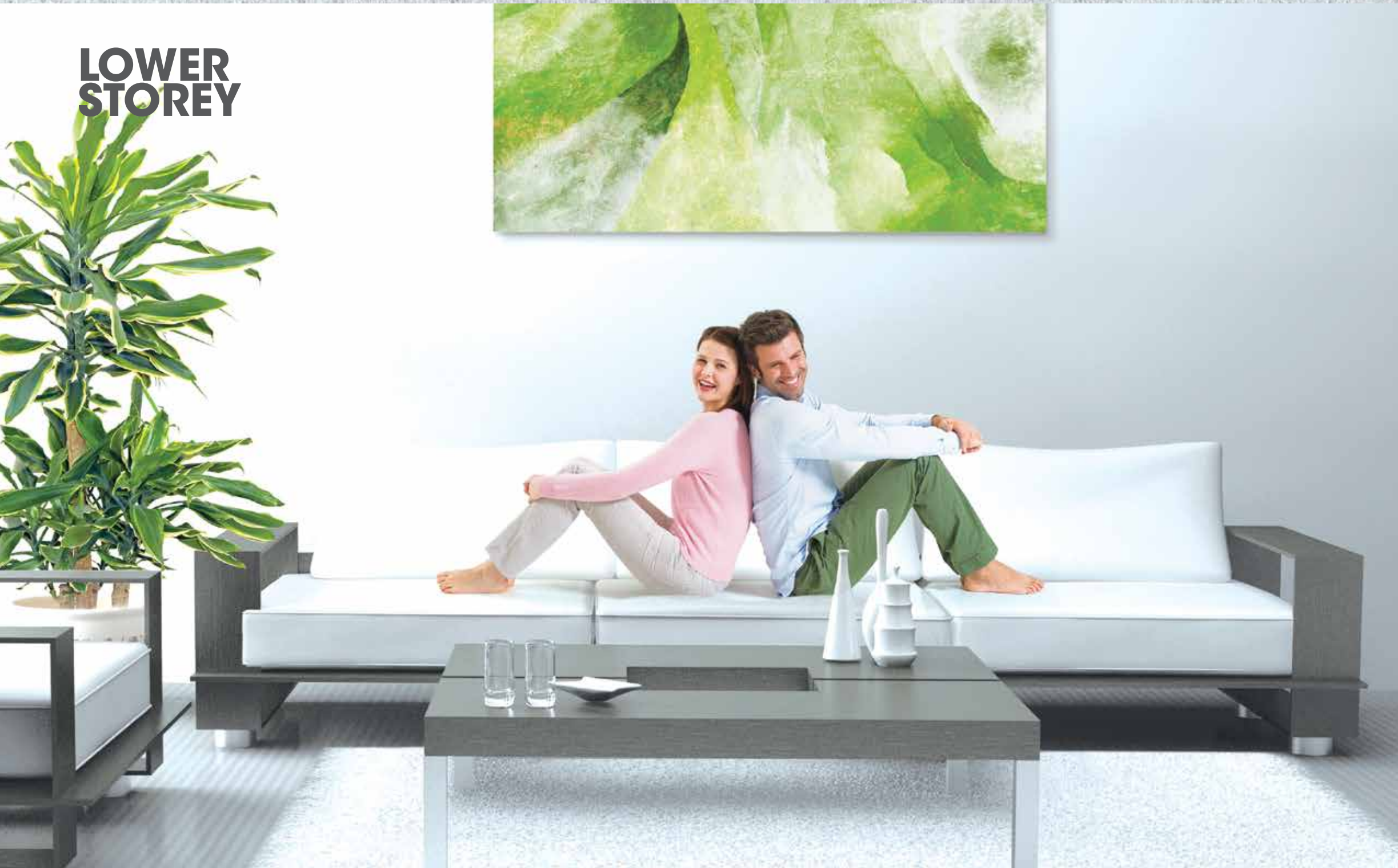


**UPPER  
STOREY**



**LIVE  
TWICE  
AS  
MUCH**

**LOWER  
STOREY**

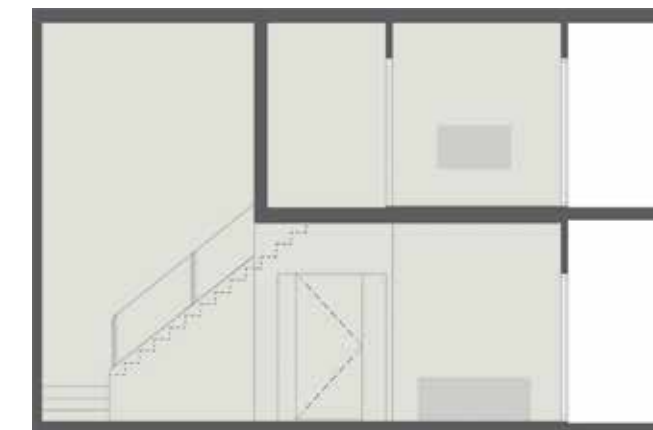


**DOUBLE-VOLUME LIVING CONCEPT**

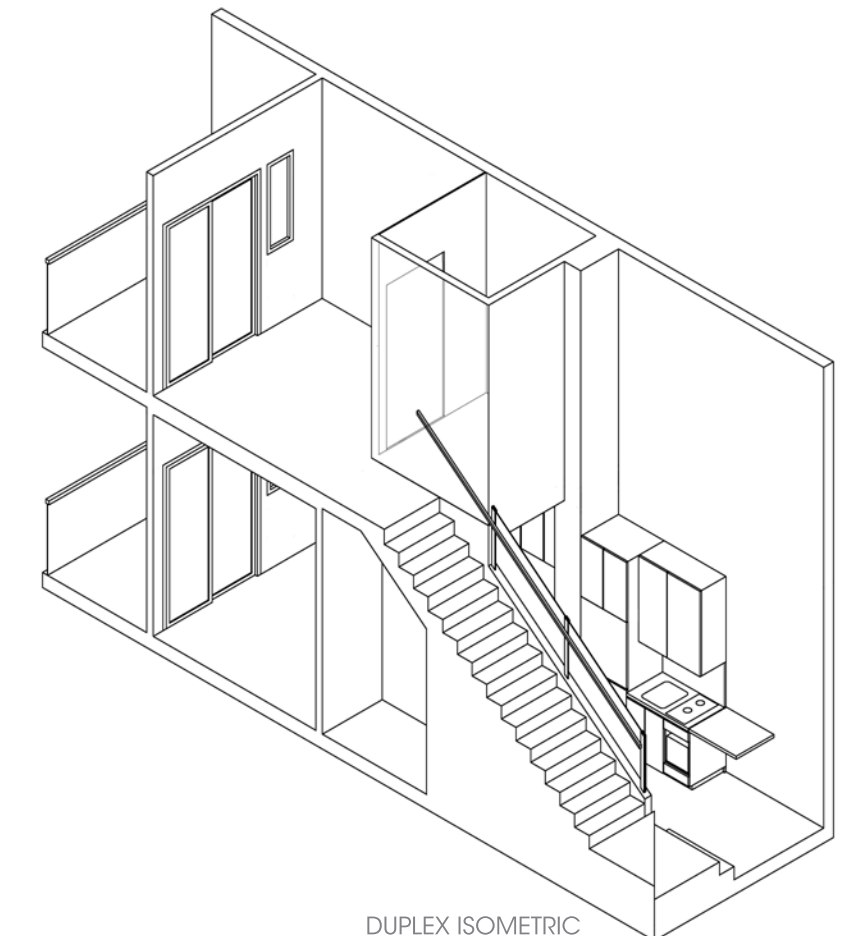
Live in harmony with your extended family or tenant without compromising your lifestyle.

ONE ROOF.TWO LIFESTYLES	
	OWNER
	OWNER + PARTNER
	OWNER + PARENTS
	OWNER + CHILD
	OWNER + TENANT
	OWNER + TENANT
	TENANT + TENANT

The duplex apartments of Park 1 Suites let you enjoy two lifestyles in one home. Unleash your imagination and turn the lower level into a canvas of animated colours, while keeping the upper level pristine for moments of quiet reflection. Multi-generation families can live together comfortably without compromising on privacy. For a lucrative investment opportunity, select your preferred level of residence and rent out the other or rent out both levels to double your investment returns.



SECTION DIAGRAM



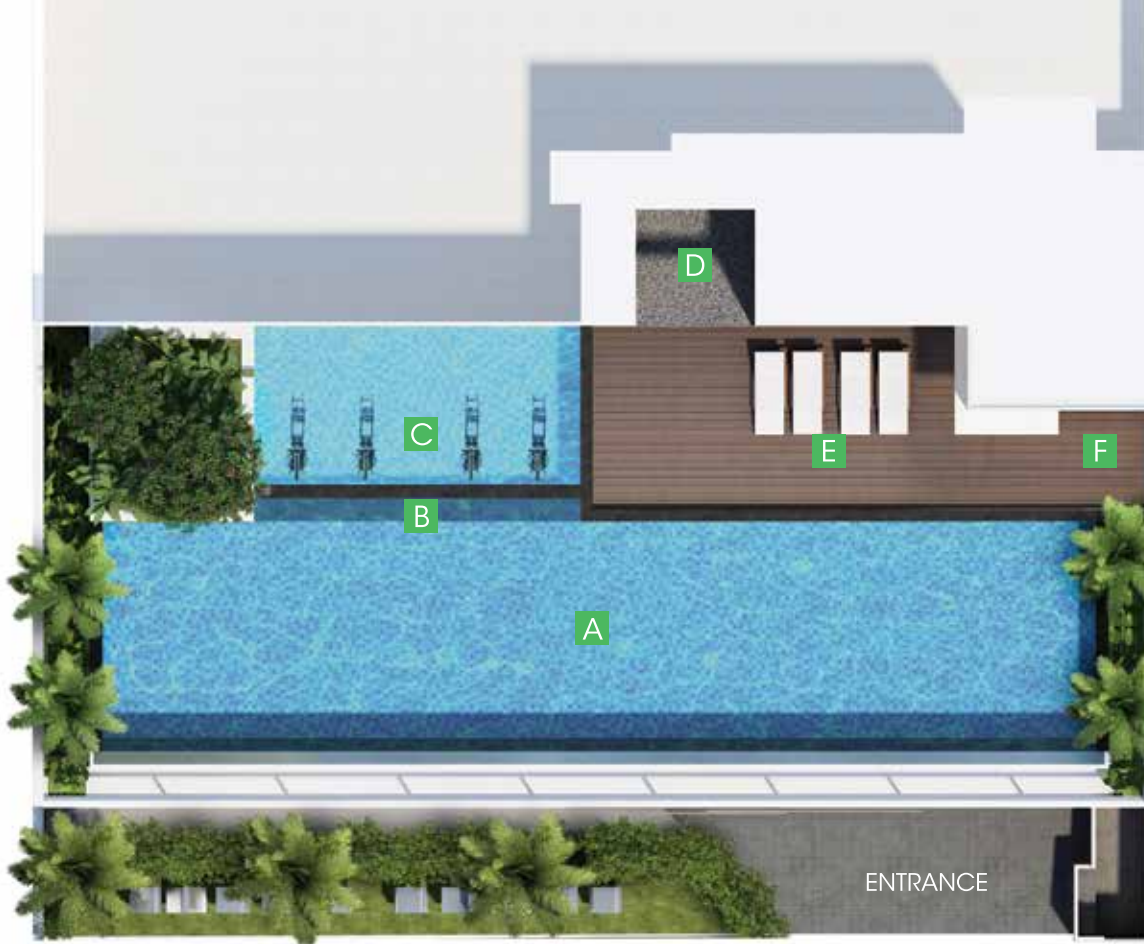
DUPLEX ISOMETRIC



All photographs featured are artist's impressions only

At Park 1 Suites, each spacious unit comes with quality appliances of renowned brands to match every luxurious lifestyle. From kitchen appliances to sanitary wares and switches, you can expect a suite of premium products within your living spaces. Skylight windows are also designed for top floor units for natural lighting and ventilation.





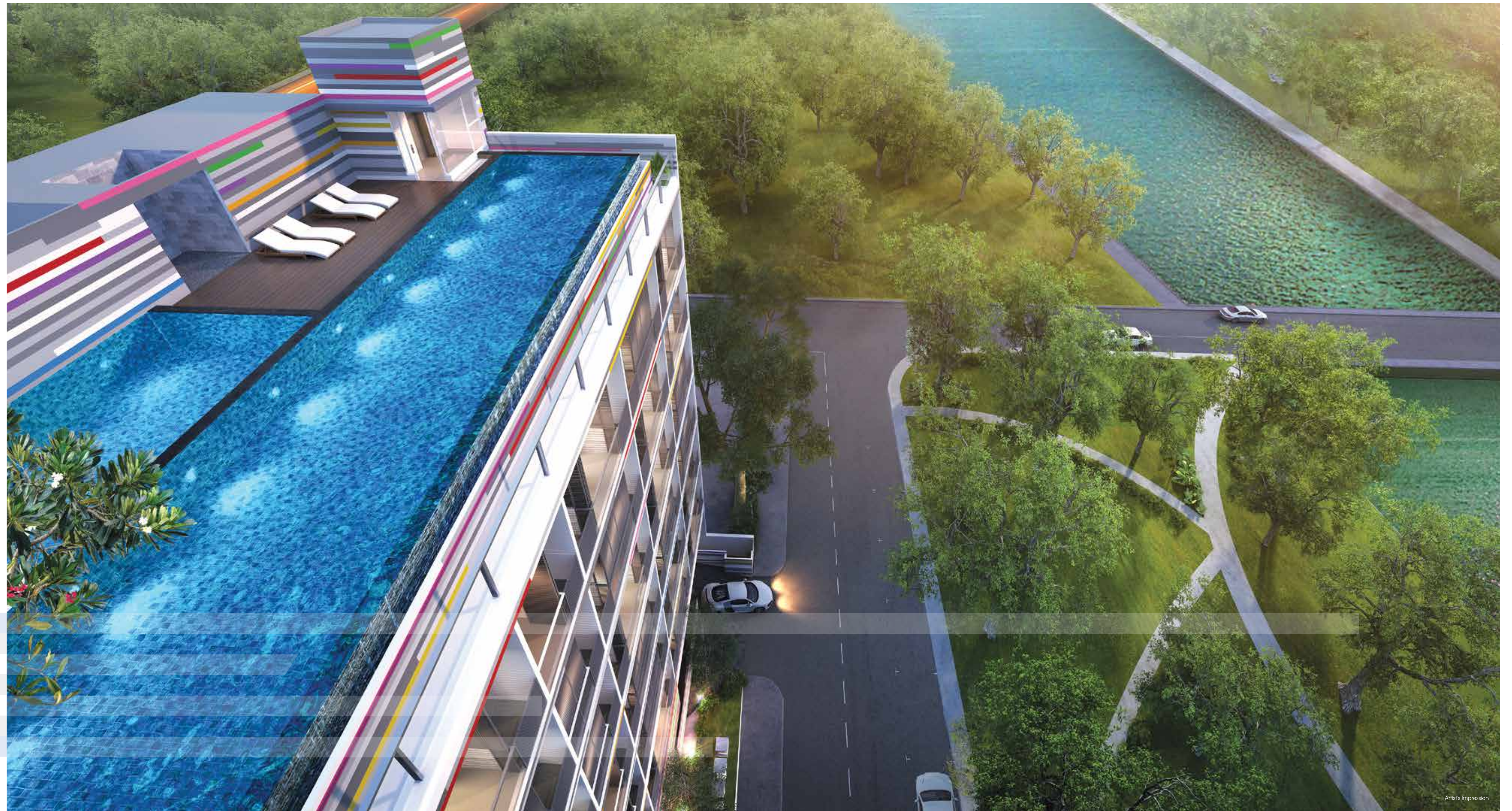
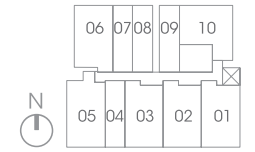
- A Lap Swimming Pool
- B Jacuzzi
- C Pool Gym
- D Shower Area
- E Sun Deck
- F BBQ Area



Unit Floor	01	02	03	04	05	06	07	08	09	10
08	Swimming Pool									
06	B1 102 sqm 1098 sqft	B1 102 sqm 1098 sqft	B1 102 sqm 1098 sqft	A1 56 sqm 603 sqft	B2 112 sqm 1206 sqft	B1 102 sqm 1098 sqft	A1 56 sqm 603 sqft	A1 56 sqm 603 sqft	A2 56 sqm 603 sqft	B3 104 sqm 1120 sqft
04	B1 102 sqm 1098 sqft	B1 102 sqm 1098 sqft	B1 102 sqm 1098 sqft	A1 56 sqm 603 sqft	B2 112 sqm 1206 sqft	Mech Carparks	A1 56 sqm 603 sqft	A1 56 sqm 603 sqft	A2 56 sqm 603 sqft	Mech Carparks
02	B1 102 sqm 1098 sqft	B1 102 sqm 1098 sqft	B1 102 sqm 1098 sqft	A1 56 sqm 603 sqft	B2 112 sqm 1206 sqft		A1 56 sqm 603 sqft	A1 56 sqm 603 sqft	A2 56 sqm 603 sqft	
01	Mechanical Carparks									

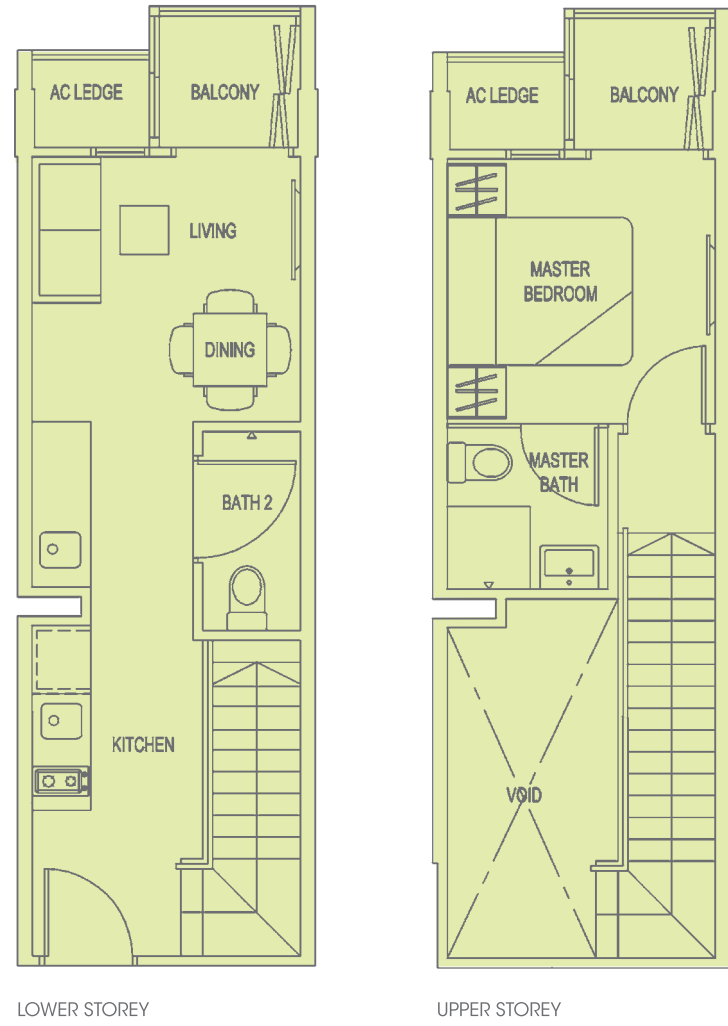
### DIAGRAMMATIC CHART

- 1-Bedroom
- 3-Bedroom



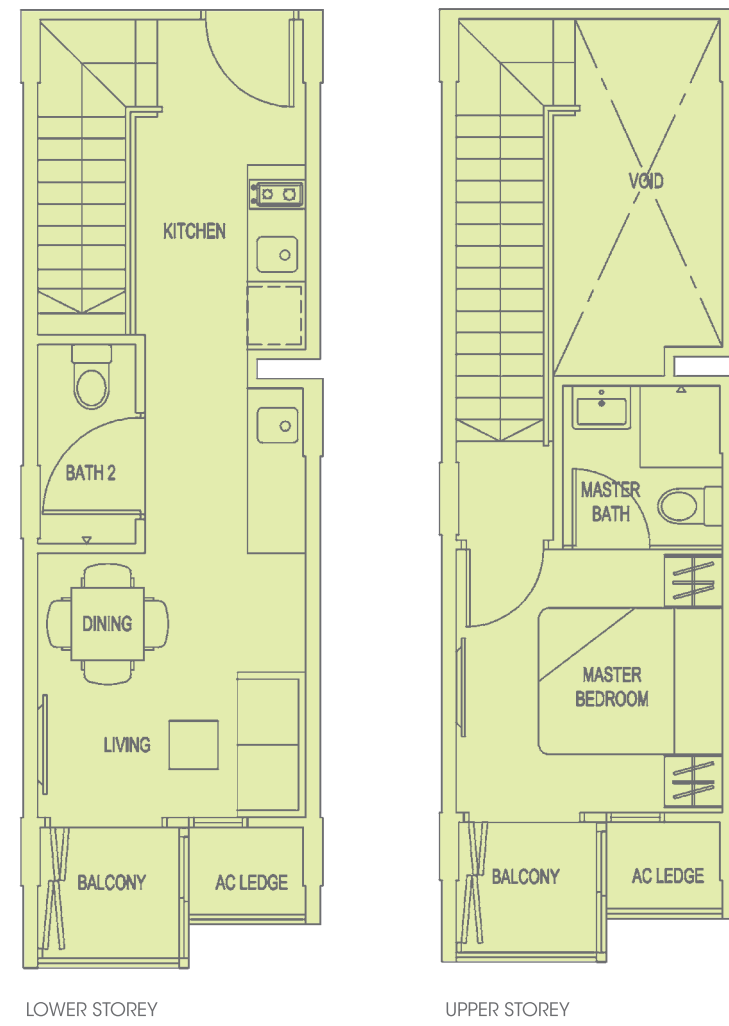
**TYPE A1 (1-bedroom + 2-bathroom)**

Unit #02-07, #04-07, #06-07  
 #02-08, #04-08, #06-08 (mirrored)  
 Area 56 sqm / 603 sqft



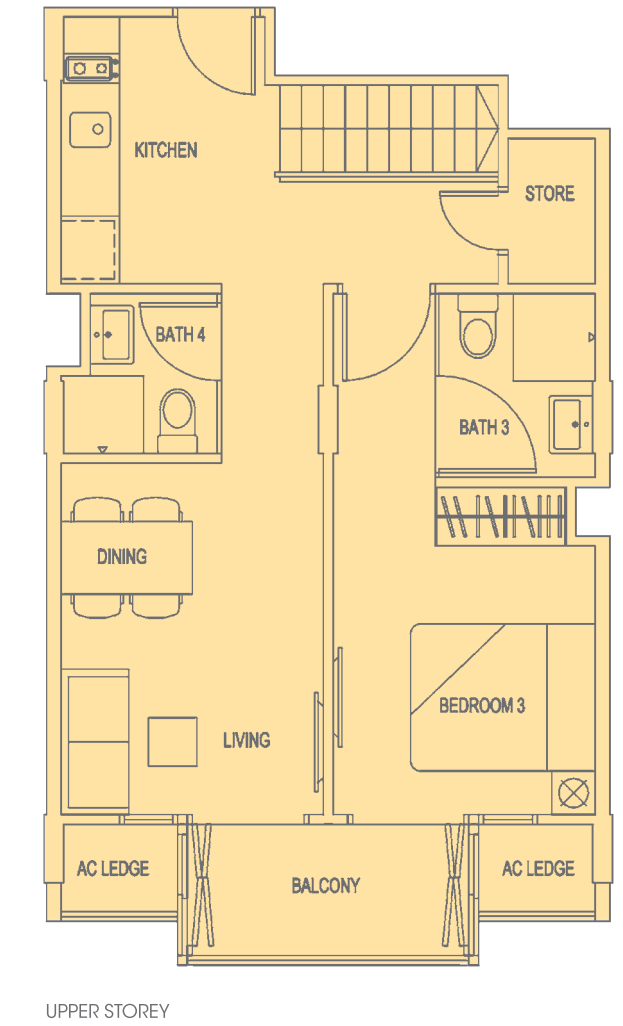
**TYPE A1 (1-bedroom + 2-bathroom)**

Unit #02-04, #04-04, #06-04  
 Area 56 sqm / 603 sqft



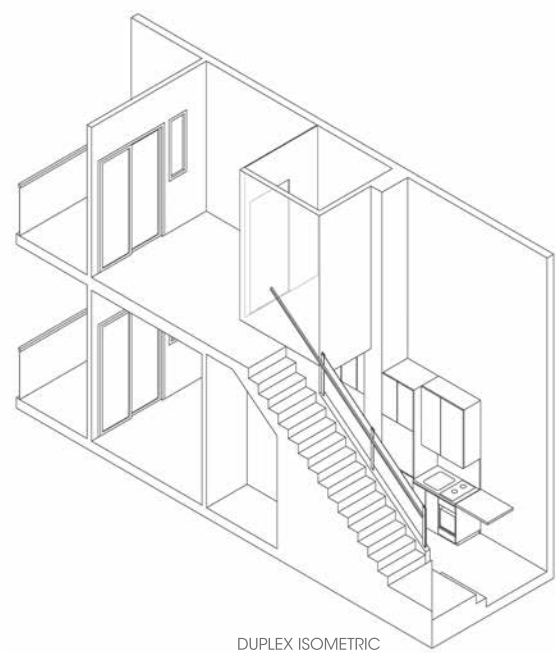
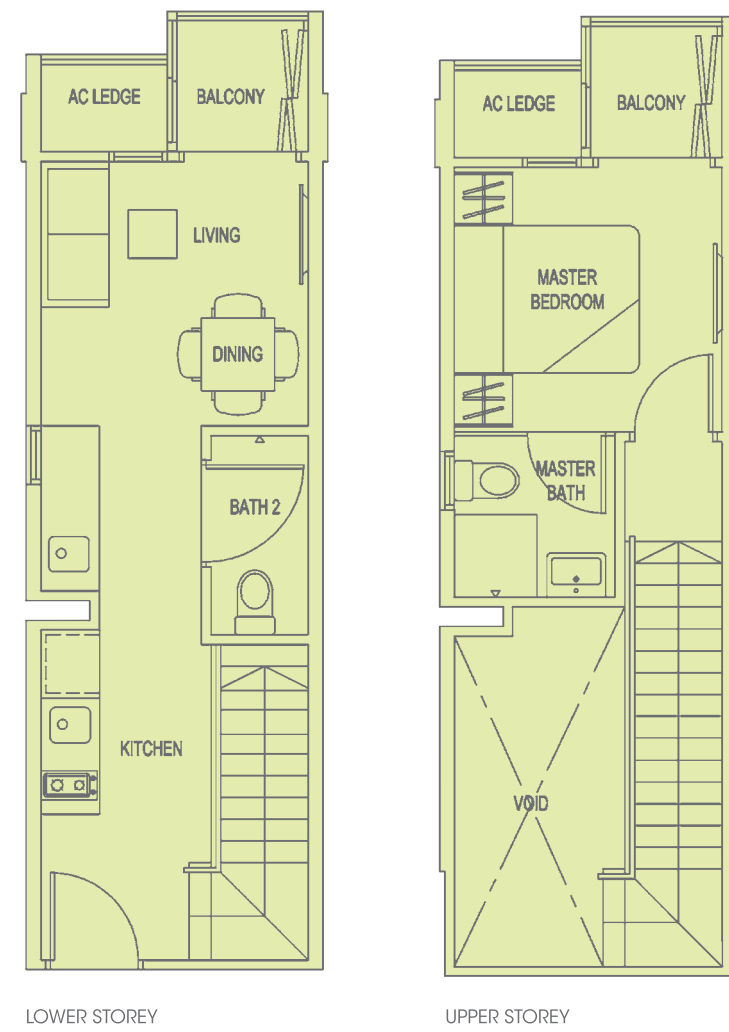
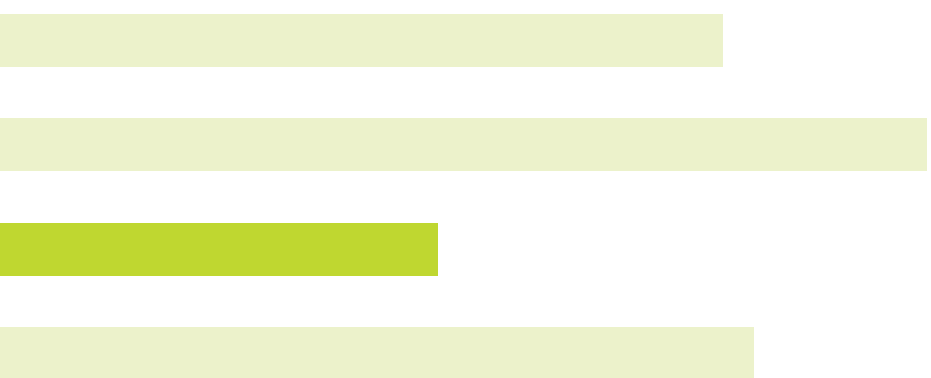
**TYPE B1 (3-bedroom + 4-bathroom)**

Unit #02-01, #02-02, #02-03,  
 #04-01, #04-02, #04-03,  
 #06-01, #06-02, #06-03, #06-06  
 Area 102 sqm / 1,098 sqft

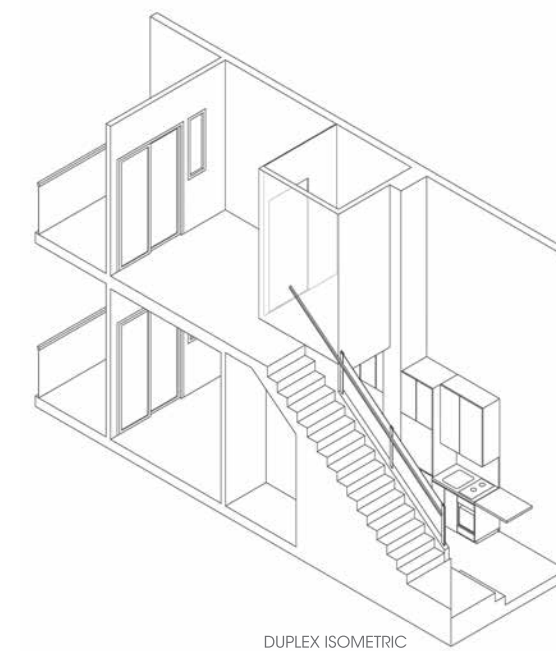


**TYPE A2 (1-bedroom + 2-bathroom)**

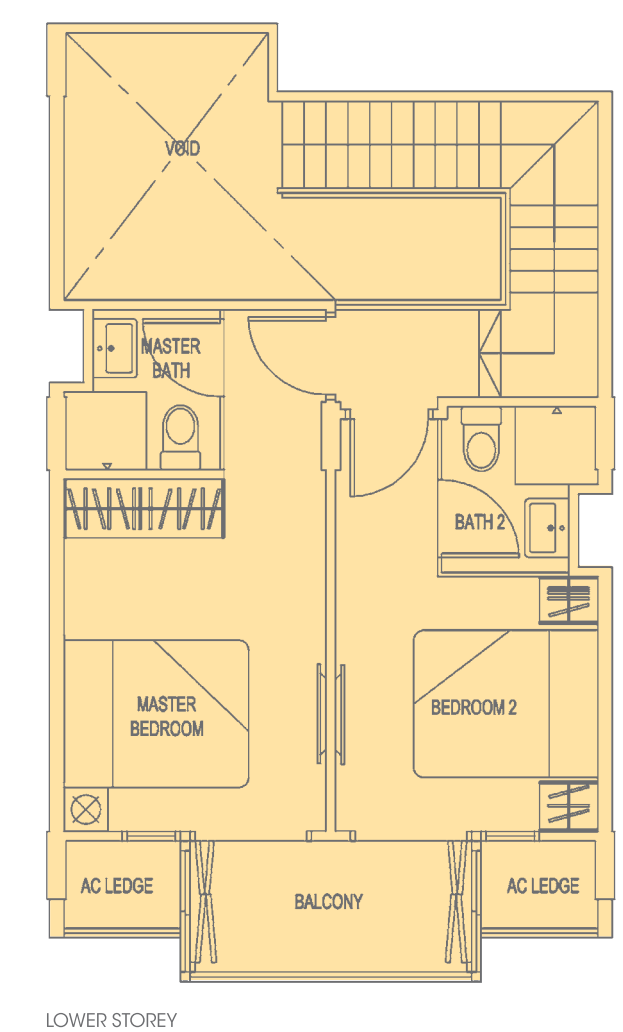
Unit #02-09, #04-09, #06-09  
 Area 56 sqm / 603 sqft



All plans are inclusive of Balcony and/or A/C Ledge and/or strata void area, where applicable. All plans are not to scale and subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

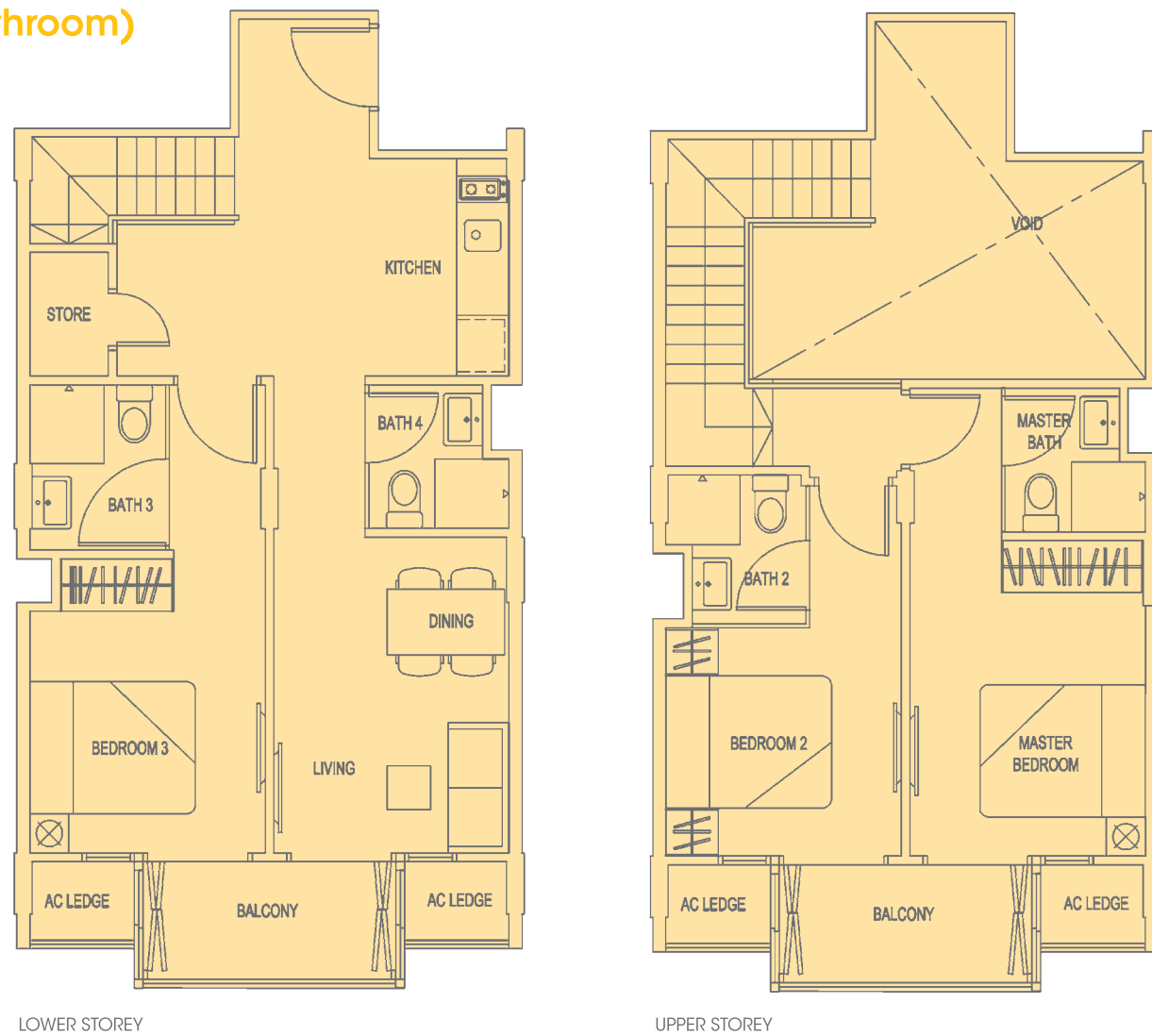


All plans are inclusive of Balcony and/or A/C Ledge and/or strata void area, where applicable. All plans are not to scale and subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.



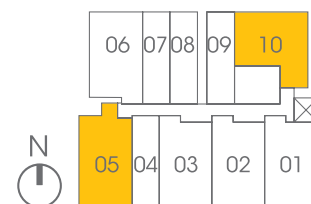
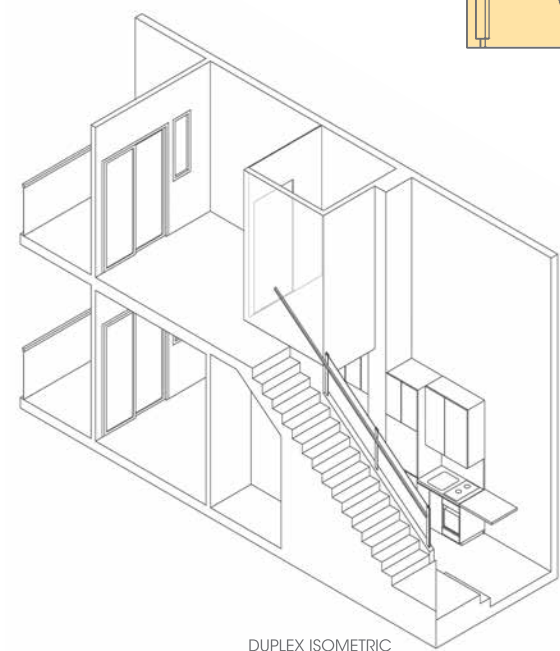
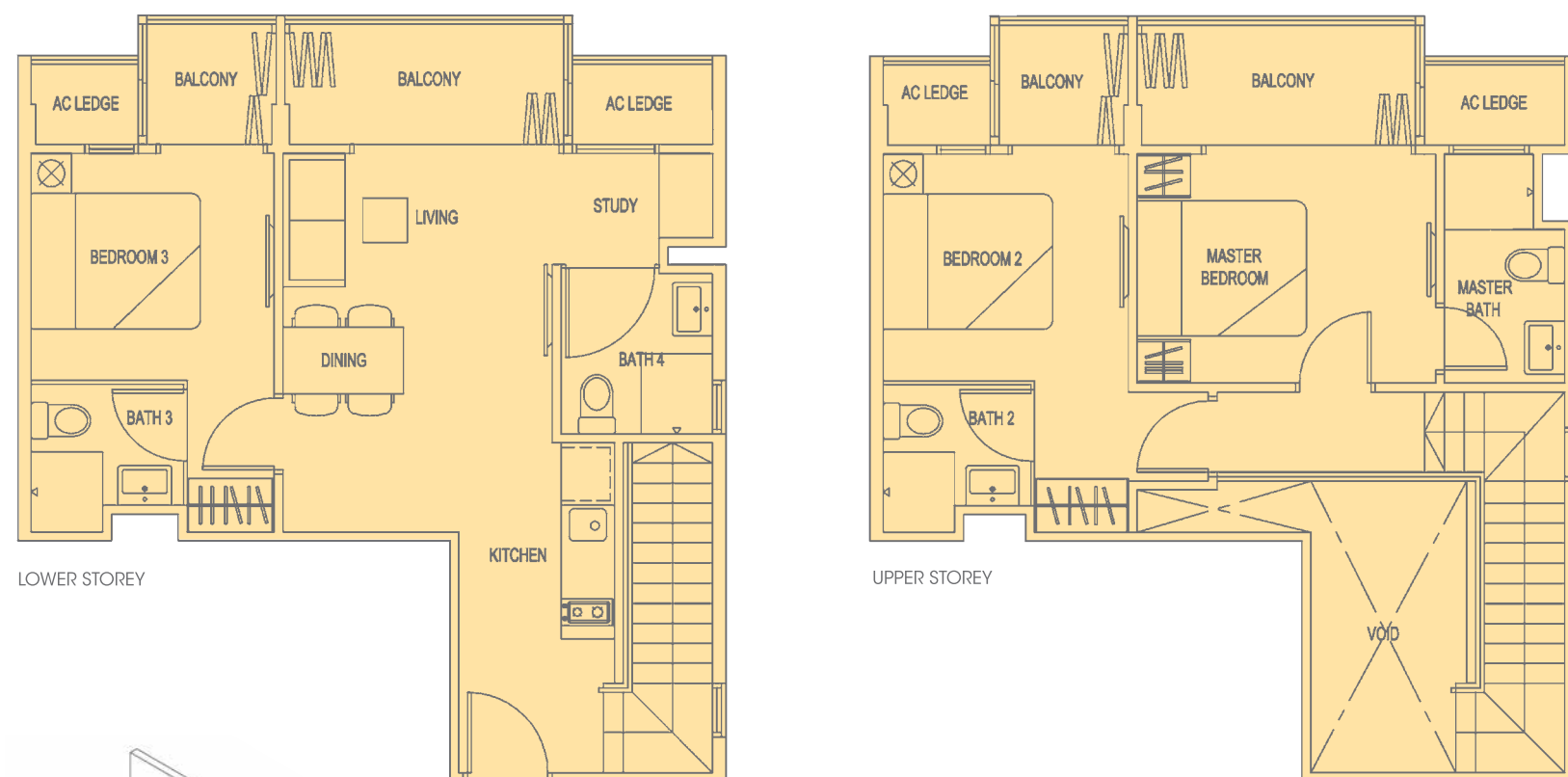
## TYPE B2 (3-bedroom + 4-bathroom)

Unit #02-05, #04-05, #06-05  
Area 112 sqm / 1,206 sqft



## TYPE B3 (3-bedroom + 4-bathroom)

Unit #06-10  
Area 104 sqm / 1,120 sqft



0 1 2 3 4 5 Metres  
All plans are inclusive of Balcony and/or A/C Ledge and/or strata void area, where applicable. All plans are not to scale and subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

## SPECIFICATIONS

- FOUNDATION**  
Reinforced concrete and/or bored piles and/or other approved foundation to engineer's requirements
- SUPER-STRUCTURE**  
Reinforced concrete structure to engineer's requirements
- WALLS**  
External: Pre-cast and/or R.C. concrete panels and/or common clay brick to Architect & Engineer's requirements  
Internal: Pre-cast concrete panels and/or dry wall partition and/or common clay brick to Architect & Engineer's requirements
- ROOF**  
Reinforced concrete flat roof and/or insulated metal roof
- CEILING**  
Living/Dining/Bedroom(s)/Kitchen/Study/Internal Staircase/Balcony Bathroom(s): Skim coat and/or plaster ceiling boards with emulsion paint to Architect's selection (where applicable)  
Moisture resistant plaster ceiling boards with emulsion paint finish to Architect's selection
- FINISHES**  
**Wall (For Apartments)**  
Living/Dining/Bedroom(s)/Study/Kitchen/Store/Balcony Bathroom(s): Cement and sand plaster and/or skim coat with emulsion paint to Architect's selection  
Homogenous and/or ceramic tiles lay up to false ceiling height (exposed area only) to Architect's design  
**Wall (For Common Areas)**  
Internal Wall: 1st Storey Lift Lobby(ies)/Typical lift lobbies/Staircases - Cement and sand plaster and/or skim coat with emulsion paint to Architect's selection  
External Wall: Cement and sand plaster and/or skim coat with weather resistant paint to Architect's selection  
**Floor (For Apartments)**  
Living/Dining/kitchen/Bedroom(s)/Store/Study Bathroom(s): Homogeneous tiles and/or ceramic tiles to Architect's selection  
Balcony: Ceramic and/or homogenous tiles to Architect's selection  
Planter box (if any): Cement & Sand screeding  
A/C Ledge: Cement & Sand screeding  
**Floor (Common Areas)**  
a) 1st storey lift lobby(ies): Homogenous and/or ceramic tiles to Architect's selection  
b) Typical lift lobby(ies): Homogenous and/or ceramic tiles to Architect's selection  
c) Staircases: Cement & sand screed with nosing tiles to Architect's selection  
d) Sun deck/Pool Area: Ceramic tiles to Architect's selection  
e) Swimming Pool/Jacuzzi/Water Gym: Mosaic and/or ceramic tiles to Architect's selection  
f) Walkway/Pavement: Homogenous and/or ceramic tiles and/or cement & sand screed to Architect's selection
- WINDOWS**  
Powder coated aluminium framed windows with approx. 6mm thick tinted float glass to Architect's selection
- DOORS**  
a) Main Entrance: Fire-rated timber door to Architect's design  
b) Bedroom(s): Semi-hollow core timber door to Architect's design  
c) Bathroom(s): Semi-hollow core timber door and/or tempered glass hinged door to Architect's design  
d) Balcony: Aluminium swing/sliding door(s) and frame(s) to Architect's design  
e) Ironmongery: Locksets and hinges to Architect's selection
- RAILINGS**  
Stainless steel and/or mild steel with paint to Architect's selection
- SANITARY WARES AND FITTINGS**  
Bathroom(s)  
a) 1 shower mixer and shower set to Architect's selection  
b) 1 wash basin and mixer tap to Architect's selection (except Unit Type A1 & A2 bath 2 wash basin/mixer shall be provided outside the Bathroom)  
c) 1 water closet to Architect's selection  
d) 1 toilet paper holder to Architect's selection
- ELECTRICAL INSTALLATION/TELEPHONE/TV/FM**  
a) All electrical wiring are concealed in floor and wall in conduits wherever possible except for electrical wiring above false ceiling, household shelter, and DB cabinet will be exposed in trunking and/or conduits  
b) Refer to Electrical Schedule for details
- LIGHTNING PROTECTION SYSTEM**  
a) Lightning Protection System shall be provided in accordance with Singapore Standard
- PAINTING**  
a) External Walls: Weather-resistant emulsion paint to Architect's selection  
b) Internal Walls: Emulsion paint to Architect's selection
- WATERPROOFING**  
a) Waterproofing is provided to floors of Bathrooms, Balcony, Roof terrace, R.C. flat roof, Planter Box and where required.
- DRIVEWAY & CARPARK**  
a) Surface Driveway: Sand & cement screed and/or ceramic and/or homogenous tiles to Architect's selection  
b) Mechanical Carpark Systems: According to specialist's specifications
- RECREATIONAL FACILITIES**  
a) Swimming Pool/Pool Gym/Jacuzzi (approx. 137 sqm)  
b) Pool Deck (approx. 45 sqm)  
c) Landscaping  
h) Jacuzzi (3 jets)
- OTHER ITEMS**  
a) Kitchen Cabinets: High and low kitchen cabinets with solid surface work top complete with sink and mixer to Architect's design & selection  
b) Kitchen Appliances: Cooker Hob and cooker hood, fridge and washing machine to Architect's selection  
c) Bedroom Wardrobes: Built-in wardrobes to bedrooms (where applicable) to Architect's design & selection  
d) Air-conditioning: Split air-conditioning to all Bedrooms and Living/Dining to M & E Engineer's requirements  
f) Audio/Intercom System: Gate post with audio intercom to apartment units to M & E Engineer's selection  
g) Electric Water Heater: Storage Hot water supply to all Bathrooms/Kitchen except W.C. to M & E Engineer's requirements  
h) Soil Treatment: Anti-termites soil treatment by specialist's specifications  
i) Cable vision: Provision of cable and outlet only

**NOTE:**  
**Marble, Limestone and Granite (where applicable)**  
Marble, limestone 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 material can be pre-selected before installation, this non-conformity in the marble, limestone 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, limestone or granite selected and installed shall be subject to availability.

**Timber (where applicable)**  
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.

**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.

**Cable Television and/or Internet Access**  
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or internet services providers (ISP) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/or Internet access.

**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.

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

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

**Internet Access**  
If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for Internet services to the unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

**Web Portal of the Housing Project**  
The Purchaser is liable to pay annual fee, subscription fee and such other fee to the service provider of the web portal of the housing project as maybe appointed by the vendor or the management corporation (MCST) when it formed.

**False Ceiling (if any)**  
The false ceiling space provision which allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance and accessibility to those conceal M&E equipment which is/are installed within the ceiling space. 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 breakages, which may occur in all glass by all manufacturers. The Purchaser(s) is/are recommended to take up home insurance to include the coverage of glass breakages to this possible event.

**Mechanized Car Parking System**  
The Mechanical Car Parking System has to be maintained regularly by the specialist to ensure that it is in good and proper working condition.

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

**Mechanical Ventilation System**  
Mechanical Ventilation fans and ducting are provided to bathrooms (where applicable). To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal bathrooms is to be maintained by the Purchaser on a regular basis.

**Description of Common Property**  
Common Facilities such as swimming pool, sun deck, gymnasium, BBQ pit and landscaping are to be held as common property as defined in the Building Maintenance and Strata Management Act 2004 and the Land Title (Strata) Act, Cap 158.

**Common Area**  
Management Room & Sentry Post are not provided.

**Purpose of Building Project and Restriction as to Use**  
The building project is strictly for residential occupation only. Private car parks are provided. The open roof terrace/PES is not to be enclosed or roofed over (if any).

**Details of Building Specifications**  
Please refer to building specifications in the first schedule Types of residential and commercial units located in the building project 26 residential units

Total number of units in each class	
1. Type A1	1 bedroom+ 2 bathrooms 9 units
2. Type A2	1 bedroom+ 2 bathrooms 3 units
3. Type B1	3 bedroom+ 4 bathrooms 10 units
4. Type B2	3 bedroom+ 4 bathrooms 3 units
5. Type B3	3 bedroom+ 4 bathrooms 1 unit
Total: 26 units	

**Total number of car parking spaces**  
27 car park lots

**Description of car parking spaces**  
1 surface car park lot, 1 handicap car park lot and 25 no. of mechanized car parks are provided according to specialist's specification. The maximum dimensions of vehicles may use the mechanized car parking lots are 5000mm (length), 2000mm (width), 2050mm (height) and 2600kg (weight)

**Additional Notes**  
While every reasonable care has been taken in preparation of this brochure, the developer and its agent cannot be held responsible for the inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representation of fact. All information and specifications, renderings, visual representations, and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities.

All information, specifications and statements herein shall not be treated to form part of an offer or contract. Floor plans are subject to amendments as may be required by the relevant authorities. Visual representations, model, showflat displays and illustrations, photographs, art renderings and other graphic representations and references, not limited to landscape and furniture, are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are only approximate measurements and subject to final survey.

The Sales & Purchase Agreement shall form the entire agreement between the developer and purchaser and shall supersede all statements, representations or promise made prior to the signing of the Sales & Purchase Agreement and shall in no way modified by any statements, representations or promise made by the developer or the Marketing agents.

ELECTRICAL SCHEDULE											
Type	Lighting Points	Power Points	Isolator Points	TV Points	Tele- phone Points	Water Heater Points	Cooker Point	Hood Point	Fridge Point	Washing Machine	Door Bell Point
A1	8	6	2	2	2	2	1	1	1	1	1
A2	8	6	2	2	2	2	1	1	1	1	1
B1	12	8	2	3	3	2	1	1	1	1	1
B2	12	8	2	3	3	2	1	1	1	1	1
B3	12	8	2	3	3	2	1	1	1	1	1

# DEVELOPER'S PROJECT

## Oxley Residences



### DEVELOPER:

## PARK 1 SUITES PTE LTD

Developer: **Park 1 Suites Pte Ltd**  
Developer's Licence No.: **C1144**  
Tenure of Land: **Estate in Fee Simple**  
Lot No. & Mukim No.: **Lot Nos. 1408T PT, 1409A PT, 96394W PT and 96395V PT of Mukim 25**  
Building Plan No.: **A1217-00375-2012-BP02 Dated 26 April 2015**  
Expected TOP Date: **31 December 2020**  
Expected Date of Legal Completion: **31 December 2023**

While every reasonable care has been taken in preparing this brochure and in constructing the models and showflats, the Developer and the Marketing Agents cannot be held responsible for any inaccuracies or omissions. Visual representations, models, showflats displays & illustrations, photographs, art renderings and other graphic representations & references are intended to portray artist's impressions of the development and cannot be regarded as representations of fact reasonably practicable. All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to change as may be required by us and/or the competent authorities and shall not form part of any offer and contract nor constitute any warranty by us and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Sales & Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sales & Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agent reasonably practicable.

