

10 CORONATION ROAD

ipli Architects

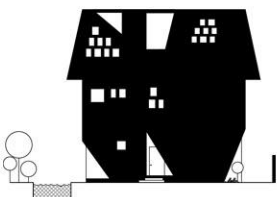


Designed by award-winning architect Yip Yuen Hong of ipli, the bungalow is designed to maintain privacy within the proximity of neighbours.

“The monolith of a singular material, it instills calmness and robustness in the architecture; a refuge from the outside world. Its corners are sheared, inviting and embracing dwellers with a presence of solidity and at the same time reveal delightful views to the gardens and pool through a geometric frame. Staggered openings are punched in rhythm throughout the façade and roof for light, ventilation and views. On the attic floor, these punctuations serves as a screen enabling openings to the private areas. In contrast to its rough shell, the interior is finished with a sleek and minimal palette creating an architecture that is quiet and timeless.”

Sited on the fourth lot from the Bukit Timah Rd and Coronation Rd junction, the house sits on a freehold land area of 827.07 sqm with GFA of 741.50 sqm and Total Built Area of 1,137 sqm. Key features of the bungalow are:

- Large Living area
- Formal and Casual Dining areas
- A large 800 sqft hall on 2nd sty (which can be divided into another en suite and family area)
- 6 bedrooms with attached bathrooms
- 6 bathrooms plus 1 powder room, with Hansgrohe fittings
- Wet and Dry Kitchen with De Dietrich fittings
- Separate maid's and utility area with bathroom
- 6 parking lots
- “Schindler” lift and 2 staircases
- 18m long lap pool
- Private jacuzzi for Master Bathroom
- “Daikin” or equivalent VRV air conditioning system
- Alarm system with autogate
- “Solahart” solar powered water heating
- LED lighting system
- Luxury finishes such as marble, granite, natural stones and selected tiles

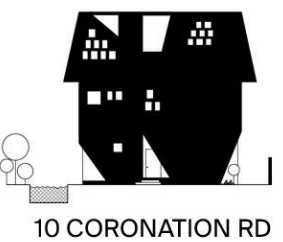


10 CORONATION RD



artist' impression only

STREET VIEW



10 CORONATION RD

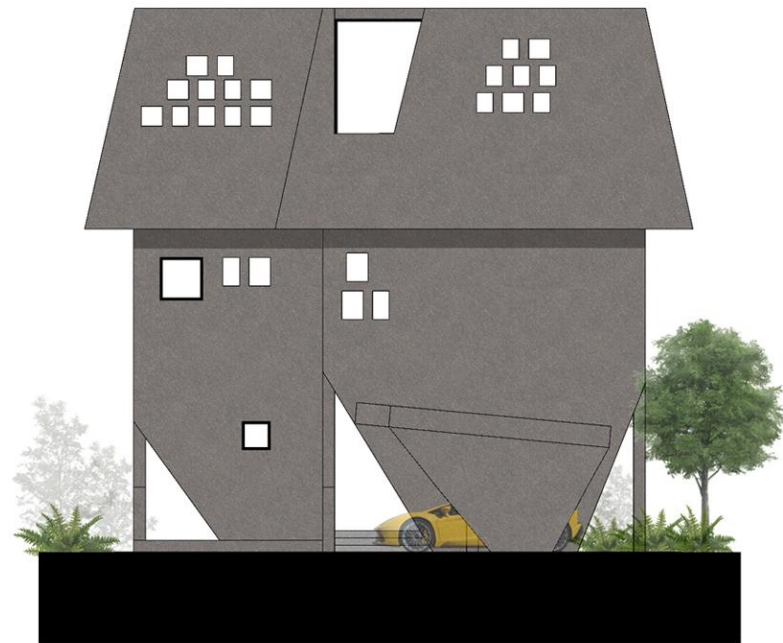


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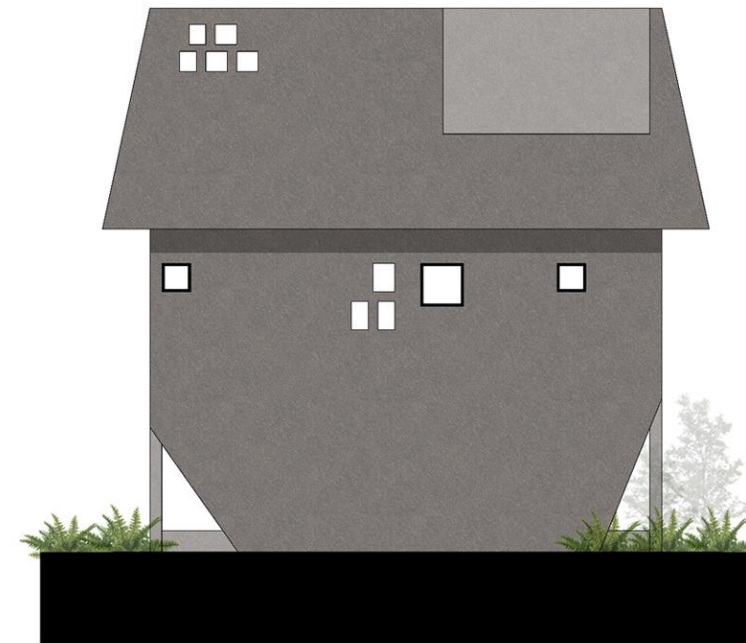
SOUTHWESTERN FACADE



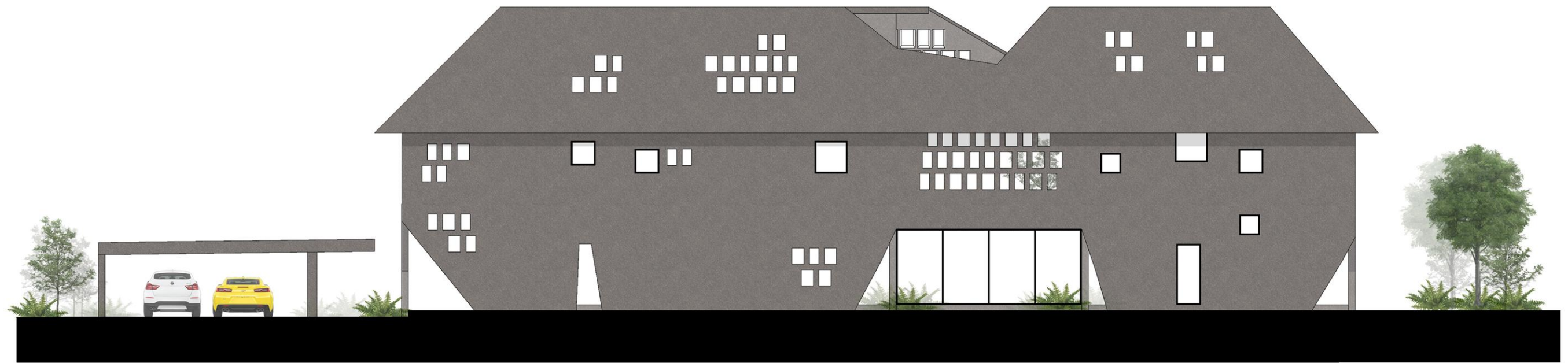
10 CORONATION RD



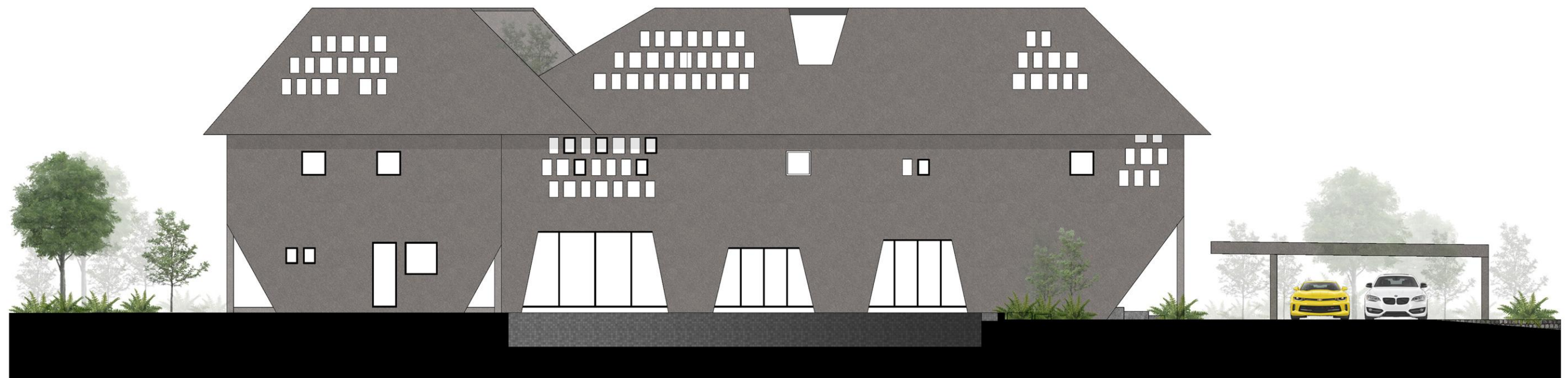
FRONT ELEVATION
1:150



REAR ELEVATION
1:150



EAST ELEVATION
1:150



WEST ELEVATION
1:150



10 CORONATION ROAD

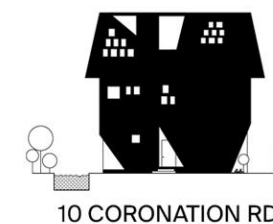
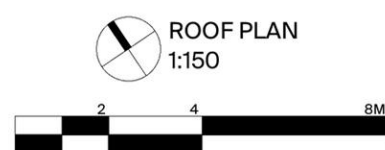
FREEHOLD BUNGALOW WITH SWIMMING POOL,
6+2 BEDROOMS, LIFT, 6 CAR-APRKS, 18 METER POOL

LAND AREA 827 sqm 8,902 sqft

BUILT UP AREA 1,137sqm 12,238 sqft

EXPECTED TOP August 2018

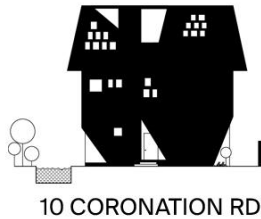
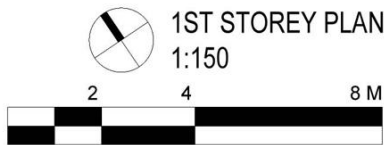
DEVELOPER Coronation Properties Pte Ltd
Sin Heng Chan Group





GROUND FLOOR – 1ST STOREY

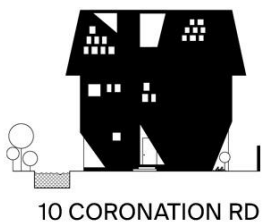
- 6 car park lots
- 18m pool
- Entrance / Lift lobby
- Large formal Living and Dining area
- Informal dining with Bar / Kitchen
- Large kitchen with island
- Ground floor ensuite bedroom





2nd STOREY – OPTION 2 WITH ADDITIONAL 7th BEDROOM

- Additional 7th bedroom with ensuite toilet
- Family Room
- Total 4 bedrooms with ensuite toilets
- Utility / Laundry room
- Maids room with maid's toilet





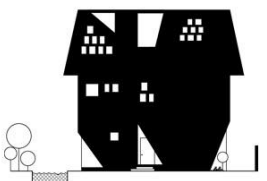
ATTIC FLOOR – 2 MASTER SUITES

- 2 Master Bedroom suites
- 1 Master Suite with semi -outdoor plunge pool
- Large open terrace

ATTIC PLAN
1:150



ATTIC PLAN
1:150



10 CORONATION RD



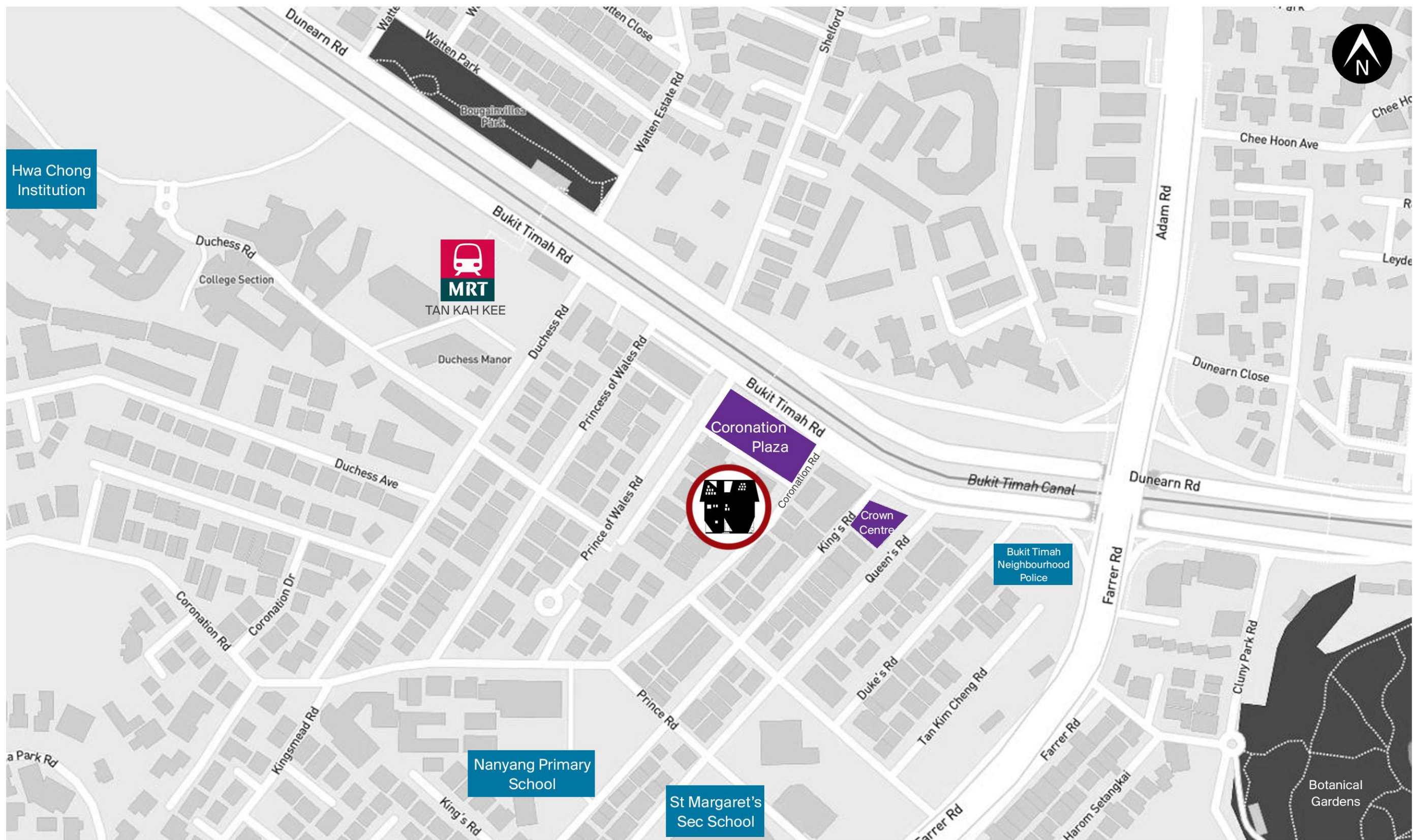
18 METRES LAP POOL

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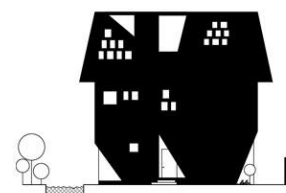


artist' impression only

MASTER BATHROOM
JACUZZI



The bungalow at 10 Coronation Road is located at the prestigious Bukit Timah area on 827.07 sqm of freehold land in a landed housing zone. It is close to Coronation Plaza, Tan Kah Kee MRT, Botanical Gardens MRT as well as a number of prestigious schools such as Hwa Chong Junior College, St Margaret's Secondary School, etc. It is within 1km of Nanyang Primary School.



10 CORONATION RD



The Developer, Sin Heng Chan Group based in Singapore, has built many award-winning luxury properties in Singapore as well as the region. SHC takes pride in the design and quality of its properties.



Barker 9
Strata houses



Watten Residences
SIA Architectural Design Award 2012



NOMU
SIA Architectural Design Award 2010



East Homes
Changi Road Houses



Rochalie Drive Bungalow
RAIA Architectural Award 2006
SIA Architectural Design Award 2004
Architectural Cityscape Award, Dubai 2003



Victoria Park Bungalows
Chicago Athenaeum Award 2006
SIA Architectural Design Award 2001



Gilstead Brooks
Asian Habitat Award 2006
SIA Architectural Design Award 2006
Landscape Industry Association (Singapore) Gold 2005
Cityscape Architectural Review Winner 2005



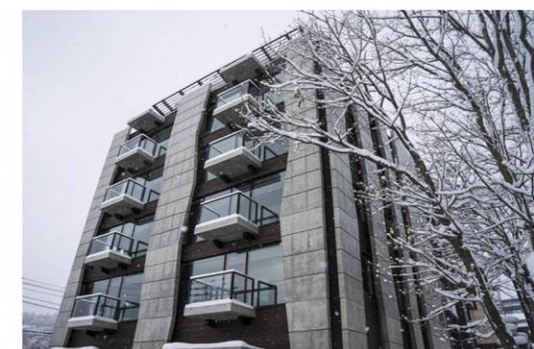
Pangsapuri Adamai
Johor, Malaysia



Nest at the Trees
Apartments Doncaster, Melbourne



Springfield Toorak
Apartments Toorak, Melbourne



Nozomi Views
Niseko, Japan



Amaryllis Kemang Townhouses
Jakarta, Indonesia

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email ops@sinhengchan.com.sg
website: www.sinhengchan.com.sg

SPECIFICATIONS

1. FOUNDATION

- 1.1. Reinforced concrete piles to Engineer's design/requirements.

2. SUPER STRUCTURE

- 2.1. Reinforced concrete and steel structure to Engineer's design.

3. WALLS

- 3.1. External: Bricks and/or reinforced concrete and/or steel structure
3.2. Internal: Bricks and/or light weight blocks and/or reinforced concrete and/or drywall partition.

4. ROOF

- 4.1. Reinforced concrete roofing with appropriate waterproofing system finished in textured cement rendered finish.

5. CEILING

- 5.1. Living, Dining, Dry Kitchen, Bedrooms, Family Room, Attic Room, Store, Household Shelter (HS) & Utility:
- Skim coat with emulsion paint and/or fibrous plaster board ceiling and/or box-ups where applicable.
- 5.2. Master Bath, Attached Baths, Powder Rooms, Roof Terraces, Kitchen, WC & Yard:
- Skim coat with emulsion paint generally and/or moisture resistant board ceiling and/or box-ups to designated areas where applicable.

6. FINISHES

- 6.1. Wall- Internal
- Living, Dining, Bar, Bedrooms, Balcony, Roof Terrace, Family Room, Attic Room, Store, Utility & Yard:
 - Cement and sand plaster with emulsion paint generally and/ or rough render with emulsion paint and/or textured spray paint to selected areas
 - Kitchen:
 - Cement and sand plaster with emulsion paint generally and natural / ceramic tiles backsplash (no tiles behind cabinets)
 - Master Bath, Attached Baths, Powder Rooms & WC:
 - Marble/granite/homogeneous tiles and / or mosaic tiles (up to false ceiling level, no tiles behind cabinets and mirrors)
- 6.2. Wall- External
- Plaster and/ or skim coat with emulsion paint generally. Textured cement rendered finish with paint finish at selected areas and/ or emulsion paint at selected areas.
- 6.3. Floor- Internal
- Living, Dining – Marble/granite stone and/or large format ceramic tiles.
 - Household Shelter, Kitchen, Yard, Store& Utility - Marble/granite stone / Stone-look and / or selected homogeneous tiles finish
 - Master Bath, Attached Baths, Powder Rooms& WC:
 - Marble/ granite stone / Homogeneous tiles and/ or mosaic tiles.

- Bedrooms, Bedroom landing, Family Room, Attic Room & staircase:
 - Engineered-timber strips.

6.4. Floor- External

- Entrance & Front steps:
 - Natural stone and/or stone-look homogenous tile finish.
- Deck:
 - Natural stone and/or stone-look homogenous tile finish.
- Balcony & Roof terrace:
 - Natural stone and/or stone-look homogenous tile finish.
- Planters, RC ledges and A/C Ledge
 - Cement sand screed finish.

7. WINDOWS

- 7.1. Fluorocarbon coated aluminium frame windows with clear or tinted or frosted glass for Bathrooms where appropriate (Note: All windows are either casement, top hung, sliding, fixed, pivot and louver or any combination of the abovementioned subject to Architect's selection)

8. DOORS

- 8.1. Main Entrance:
- Solid core double leaf Timber door.
- 8.2. Living, Dining, Balcony & Roof Terrace:
- Fluorocarbon coated finished aluminium frame glass door to external areas.
- 8.3. Bedrooms, Master Bath, Attached Baths, Powder Rooms & Kitchen:
- Solid core timber swing door and/ or sliding pocket door.
- 8.4. Yard, WC, Store& Utility:
- Solid core timber swing door (with louver where appropriate), or powder coated aluminium louver slide-fold door.
- 8.5. Household Shelter (HS):
- Proprietary blast proof door as approved by Authorities.

9. SANITARY FITTINGS

- 9.1. Junior and Master Suite:
- Bathtub c/w mixer for Junior suite, jacuzzi pool for Master suite.
 - 1 x Shower cubicle c/w Hansgrohe temperature control shower mixer, handset
 - 2 x Basin c/w Hansgrohe tap mixer
 - 1 x Pedestal Toto luxury water closet
 - 1 x Toilet roll holder
 - 1 x Vanity counter mirror
- 9.2. Attached Baths:
- 1 x Shower cubicle c/w Hansgrohe temperature control shower mixer, handset & frameless fixed glass screen or glass swing door
 - 1 x Basin c/w Hansgrohe tap mixer
 - 1 x Toto Pedestal water closet
 - 1 x Toilet roll holder
 - 1 x Vanity counter mirror
- 9.3. Powder Room:
- 1 x Built-in basin c/w Hansgrohe tap mixer
 - 1 x Toto Pedestal water closet
 - 1 x Toilet roll holder
 - 1 x Mirror

9.4. Maid's Bathroom:

- 1 x Shower mixer & shower handset
- 1 x Basin c/w tap mixer
- 1 x Pedestal water closet
- 1 x Toilet roll holder
- 1 x Mirror

10. SWIMMING POOLS

10.1. 1st storey

- Wall and Floor Finishes:
 - Natural stone and/or selected and/or ceramic tiles.
- Pool deck:
 - Natural stone and/or stone-look homogenous tile finish.

10.2. Attic Master Bathroom

- Wall and Floor Finishes:
 - Natural stone and/or stone-look homogenous tile finish.
- Equipment and plant room:
 - All necessary equipment for normal functions of chlorinated swimming pool, including but not limited to the following:-
 - Pump equipment
 - Filter system
 - Underwater lighting fixtures

11. ELECTRICAL INSTALLATION

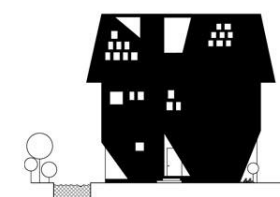
- Concealed electrical wiring in conduits below false ceiling level and in Household Shelter (HS).
- Electrical wiring behind ceiling/wall boards shall be in exposed conduits or trunking.
- Exposed trunking at A/C ledges.
- The routing of services within the houses shall be at the sole discretion of the Architect and/or M & E Engineer.
- LED lighting provided throughout house
- PABX phone system provided
- Sufficient electrical points will be provided:
 - Lighting points.
 - 13A power points.
 - Telephone points/Data Points.
 - Solar Heater point.
 - Cooker, hood, hob and oven points.
 - Washing machine point

12. LIGHTNING PROTECTION

- 12.1. Lightning protection system shall be provided in accordance with Singapore Standard SS 555: Part 1: 2010.

13. WATERPROOFING

- 13.1. Waterproofing is provided to Bathrooms, Powder Rooms, WC, Kitchen, Yard, Balcony, RC Roof, Roof Terrace, Planter, RC ledge, A/C ledge, and Swimming pools.



SPECIFICATIONS (Continue)

14. DRIVEWAY AND CARPORCH

- 14.1. Heavy-duty homogenous tiles and/or natural stone tiles finish.

15. GATE

- 15.1. Auto-slide metal car-gate and steel pedestrian swing gate.

16. TURFING

- 16.1. General landscaping with plants and grass provided.

17. ADDITIONAL ITEMS

- 17.1. Kitchen Cabinets:
- High and/or low kitchen/ bar cabinets with natural or engineered stone counter top, stainless steel sink & mixer tap.
- 17.2. Kitchen Appliances:
- 1 x Cooker Gas Hob (De Dietrich or equivalent) for main kitchen.
 - 1 x 2 ring Induction Hob (De Dietrich or equivalent) for dry kitchen
 - 1 x Cooker Hood (De Dietrich or equivalent).
 - 1 x Oven (De Dietrich or equivalent).
 - 1 x Microwave Oven (De Dietrich or equivalent).
 - 1 x Dishwasher (De Dietrich or equivalent)
- 17.3. Bedroom Wardrobes:
- Wardrobes in all bedrooms in selected laminate finish and/or mirror finish where applicable.
- 17.4. Concealed ducted air-conditioning to Living, Dining, Dry & Wet Kitchen and wall mounted for all bedrooms, study, family & entertainment room.
- 17.5. Water heater:
- Solar storage water heater to serve all Bathrooms and Kitchen.
- 17.6. Private Lift:
- Schindler lift system with compliance to SS550: 2009 Addendum 1
- 17.7. Alarm System:
- Private Alarm System installed.
- 17.8. Phone/Intercom System:
- PABX phone system (National or equivalent) with audio-intercom at gate.
- 17.9. Light Fittings:
- All light fittings provided (LED or energy saving)
- 17.10. Auto-gate:
- Auto-gate system for Main Gate provided with 2 remote controls.

18. PURPOSE OF BUILDING PROJECT AND RESTRICTIONS AS TO USE

- 18.1. The building project is strictly for residential occupation only.
- 18.2. No structures or other uses are allowed on the rooftop unless otherwise approved by the Competent Authority.
- 18.3. All reinforced concrete ledges shall not be converted to any other uses without prior planning approval.

19. NOTES

- 19.1. Natural stones
- Natural stone materials contain veins and tonality differences. There will be color 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 natural stone cannot be totally avoided. The tonality and pattern of the natural stone selected and installed shall be subject to availability.

- 19.2. Engineered timber flooring
- Timber or parquet strips are natural materials containing veins and tonality differences. Thus it is not possible to achieve total consistency on color and grain in its selection and installation.
- 19.3. Tiles
- Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standard SS 483:2000
- 19.4. Wardrobes, Kitchen Cabinets, Fan Coil units, Electrical points and Plaster Ceiling Board
- Layout/ locations of the wardrobes, kitchen cabinets, fan coil units, electrical points and plaster ceiling board are subject to Architect's and/or Engineer's sole discretion and design.
- 19.5. Equipment, Appliances, Sanitary Wares and Fittings
- The brand(s) and model(s) of all equipment, appliances sanitary ware and fittings supplied shall be provided subject to availability and Architect's selection.
- 19.6. 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.
- 19.7. Air-Conditioning System
- The air-conditioning system has to be maintained and cleaned on a regular basis by the Purchasers. This includes the cleaning of filters and clearing of condensate drain pipes etc. to ensure good working condition of the system.
- 19.8. Fibre-Ready
- The houses will have fibre connection to Singapore National Broadband Network. Owners will be able to subscribe to any service provider via this system for telephone and internet connections.
- 19.9. 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 Property and to make all necessary payments to the Internet Service Provider and/ or the relevant entities/ authorities.
- 19.10. Glass
- Glass is a manufactured material that may contain impurities that may cause spontaneous glass breakage in tempered glass.
- 19.11. Drainage
- The Purchaser shall carry out regular maintenance of the scupper drains/ rainwater outlets on decks, balcony, roof terraces, A/C ledge and discharge points to prevent blockages.

DESCRIPTION: PROPOSED NEW ERECTION OF A 2-STOREY DETACHED DWELLING HOUSE WITH ATTIC AND SWIMMING POOL ON MK02 LOT 99854L AT 10 CORONATION ROAD SINGAPORE 269414 (BUKIT TIMAH PLANNING AREA)

PROJECT REFERENCE NUMBER : A1840-01504-2015

NAME OF PROJECT : 10 CORONATION ROAD

DEVELOPER : CORONATION PROPERTIES PTE LTD

TENURE OF LAND : FREEHOLD

EXPECTED DATE OF TOP : 31 DECEMBER 2018

EXPECTED DATE OF LEGAL COMPLETION : 31 DECEMBER 2019

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