



480

NO. 480

Guillemard Road

Specifications

Foundation	Foundation system to engineer design
Super Structure	Reinforced concrete beam and slab system and/or structural steel
Walls	Masonry walls for both external and internal
Roofs	Reinforced concrete flat roof / metal roof with complete system
Waterproofing	Approved waterproofing system with warranty at wet area
Ceiling	Fibrous ceiling board with emulsion paint finish at following areas: Living, dining and bedroom, Bathroom, powder room and kitchen
External Wall Finishes:	
Yard, Car-Porch, Balcony	Plaster and Painted
Boundary Wall	Plaster and Painted
Internal Wall Finishes:	
Living Dining, Utility room, Household shelter, and Bedroom	Plaster / Skim Coat with Emulsion paint
Wet Kitchen and Bathroom	Ceramic / Homogenous Tiles
Bathroom feature (If applicable)	Homogenous Tiles / Granite
Master Bathroom	Marble Tiles
Windows	Powder coated aluminium framed comes with float / tempered / laminated glass where appropriate
Gate	Remoted controlled swing / sliding gate with side gate
Doors	Timber door with veneer finish and necessary ironmongeries
Shower Screen	Tempered glass shower screen with necessary ironmongeries and fitting
Carpentry:	
Wardrobe	Customise built in wardrobe with drawers and necessary fittings in laminate finish
Vanity Cabinet	Customise Built in Cabinet and Mirror

Kitchen Carpentry	<ul style="list-style-type: none">• Customise built in wooden cabinet with soft closing mechanism for drawer and doors for both dry and wet kitchen• Counter top with sink and tap provided
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Sanitary Fitting Provision:

Provision of the following fitting	<ul style="list-style-type: none">• Wash basin and Mixer tap• Pedestal water closet• Shower cubicle with shower mixer• Paper roll holder• Hand spray gun with valve control• Bath tub (Only for master bathroom)
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Electrical Provision	<ul style="list-style-type: none">• TV walls to have data, tv and electrical socket• Bed side to have telephone and electrical socket
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Air-Conditioning	Inverter air-condition or split unit air conditioners to living, dining and bedrooms with conceal or boxed up ducting works
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Water Heater	1 Storage heater for bathroom
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Passenger Lift	Home Elevator
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Landscape	Top Soil with Landscaping
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Internal Floor Finishes:	Skirting to be provided and to match the floor finish
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Living, Dining, Powder room	Marble
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Utility and Bathroom	Homogenous Tiles
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Staircase Steps	Parquet / Solid Timber
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Staircase Landing	Granite / Parquet
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Household Shelter	Homogenous Tiles
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Bedroom and Family Area	Parquet Flooring
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Kitchen Appliances:	Hob, Hood, Microwave, Fridge, Oven, Wine Chiller
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Floor Plan

Legend



1st Storey
(192 sqm / 2066 sqft)



2nd Storey
(125 sqm / 1345 sqft)



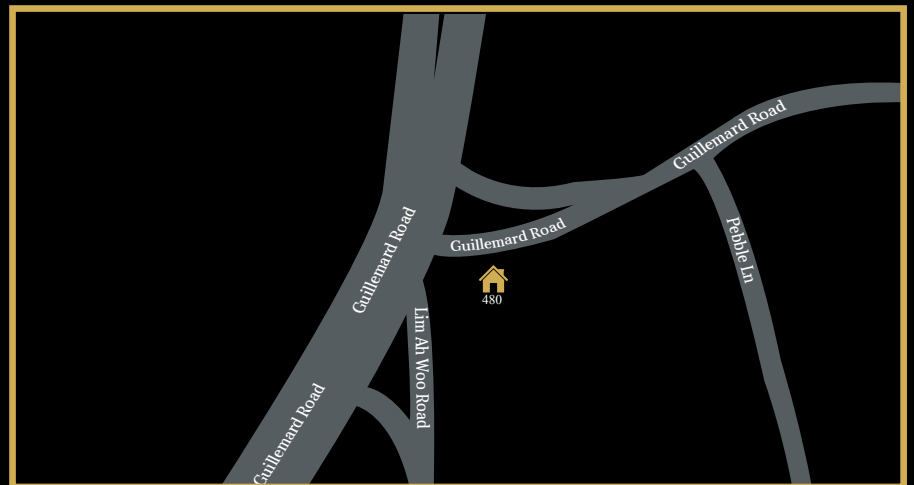
3rd Storey
(109 sqm / 1171 sqft)



Attic
(111 sqm / 1198 sqft)

Executive Summary

Location	No. 480 Guillemard Road Singapore 399851
District	15
Site Area	256 sqm / 2756 sqft
Tenure	Freehold
Estimated T.O.P	3 rd Quarter 2020
Project Description	3 Storey Detached with an Attic Swimming Pool and Lift
Layout Description	3 Carpark Lots 1 Powder Room 5 Bedrooms with attached Bathrooms 1 Maid's Room with attached Bathroom
Transportation	Paya Lebar MRT (Bus 7, 7A, 70, 70M, 197)
Nearby Shopping Centres	Singpost Centre Paya Lebar Square Paya Lebar Quarter KINEX City Plaza
Groceries and Supermarkets	NTUC FairPrice (Singpost Centre), Giant (Paya Lebar Square)
Primary Schools	Kong Hwa School, Haig Girls' School Tanjong Katong Primary School, Geylang Methodist School (Primary)
Secondary Schools	Manjusri Secondary, Chung Cheng High School, Tanjong Katong Secondary, Broadrick Secondary School, Tanjong Katong Girls' School, Macpherson Secondary School, Geylang Methodist School (Secondary)



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