

An architectural rendering of a modern, multi-story house at dusk. The house features large glass windows and balconies, with interior lights glowing. A swimming pool is visible on the left, and a carport with three cars is on the right. The sky is a mix of blue and orange. The word 'Futura' is written in a large, white, cursive font across the middle of the image.

Futura

@ 5 LENGKOK MERAH

A modern building at night with a swimming pool and cars. The building has a glass facade and a curved roofline. The pool is illuminated, and there are cars parked in front. The text is overlaid on the image.

It's Architectural Lines and
Arches converge, forming a
Stylish and Captivating
Facade.

Indulge in a Neighbourhood
of Esteemed Distinction
where Prestige and
Convenience are not
Privileges but a Way of Life.

Welcome to

Futura ⁵

EXECUTIVE SUMMARY

LOCATION	NO. 5 Lengkok Merak, Singapore 248860
DISTRICT	10
LAND AREA	336.50 sqm / 3,622 sqft
BUILT UP AREA	851 sqm / 9,160 sqft
TENURE	Freehold
EST T.O.P	4th Quarter 2022
PROJECT DESCRIPTION	A 2 Storey Semi - Detached with a Mezzanine Attic, Pool and Lift
LAYOUT DESCRIPTION	Parks 3 Cars 1 Powder Room 6 Ensuite Bedrooms Dry & Wet Kitchen
TRANSPORT	Orchard MRT and Bus Service 75

OUR LOCATION



Be In The Heart Of It All

Go from milestones to destinations as you discover diverse amenities surrounding Futura. A superb location nestled within a prestigious neighbourhood brings you close proximity to anything and everything you love. Enjoy unrivalled convenience via Orchard MRT and the upcoming Orchard Boulevard Station (Thomson-East Coast Line).

A Stone's Throw Away to Everything You need



4 - 7 MINUTES TO GREAT WORLD CITY,
ION ORCHARD, WHEELLOCK PLACE,
WISMA ATRIA, TANGLIN MALL AND
MANY MORE



6 - 8 MINUTES TO SINGAPORE
BOTANIC GARDENS
13- 15 MINUTES TO HENDERSON
WAVE & MOUNT FABER PARK



2 - 3 MINUTES TO ORCHARD MRT
STATION (NS22) & (TE14 - U/C)
6 - 7 MINUTES TO GREAT
WORLD MRT STATION (TE15,
U/C)



Education Healthcare and Business Hubs

13 - 15 MINUTES TO CENTRAL
BUSINESS DISTRICT



9 - 13 MINUTES TO
ALEXANDRA PRIMARY SCHOOL
GAN ENG SENG PRIMARY SCHOOL,
QUEENSTOWN PRIMARY SCHOOL,
RIVER VALLEY PRIMARY SCHOOL,
ZHANGDE PRIMARY SCHOOL

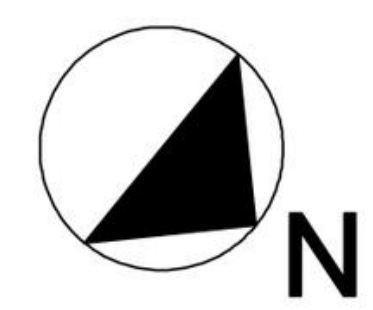
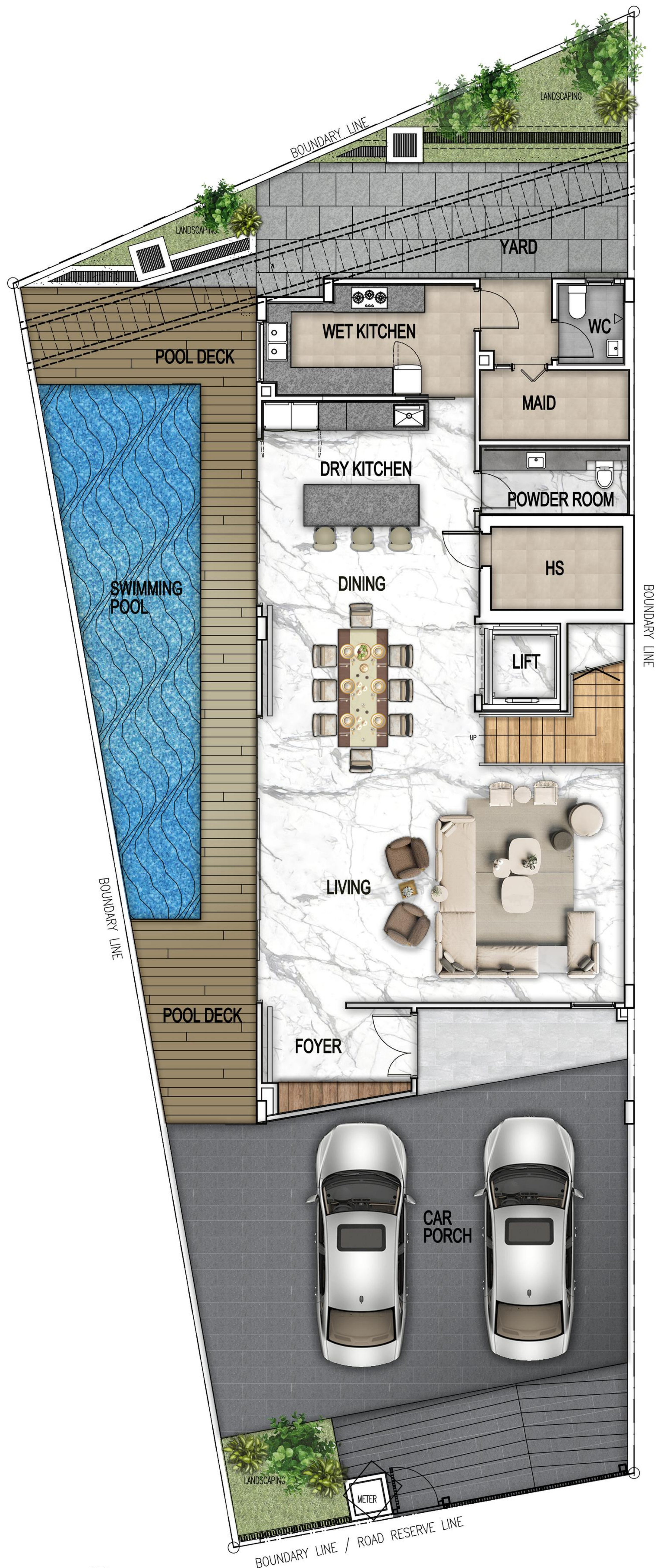
9 - 11 MINUTES TO
HEALTHCITY NOVENA
AN UPCOMING MEDICAL
HUB



ARTIST IMPRESSION.
IMAGE COURTESY OF HEALTHCITY NOVENA
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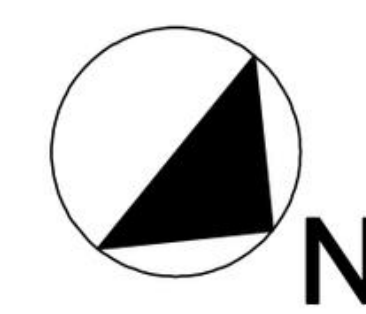
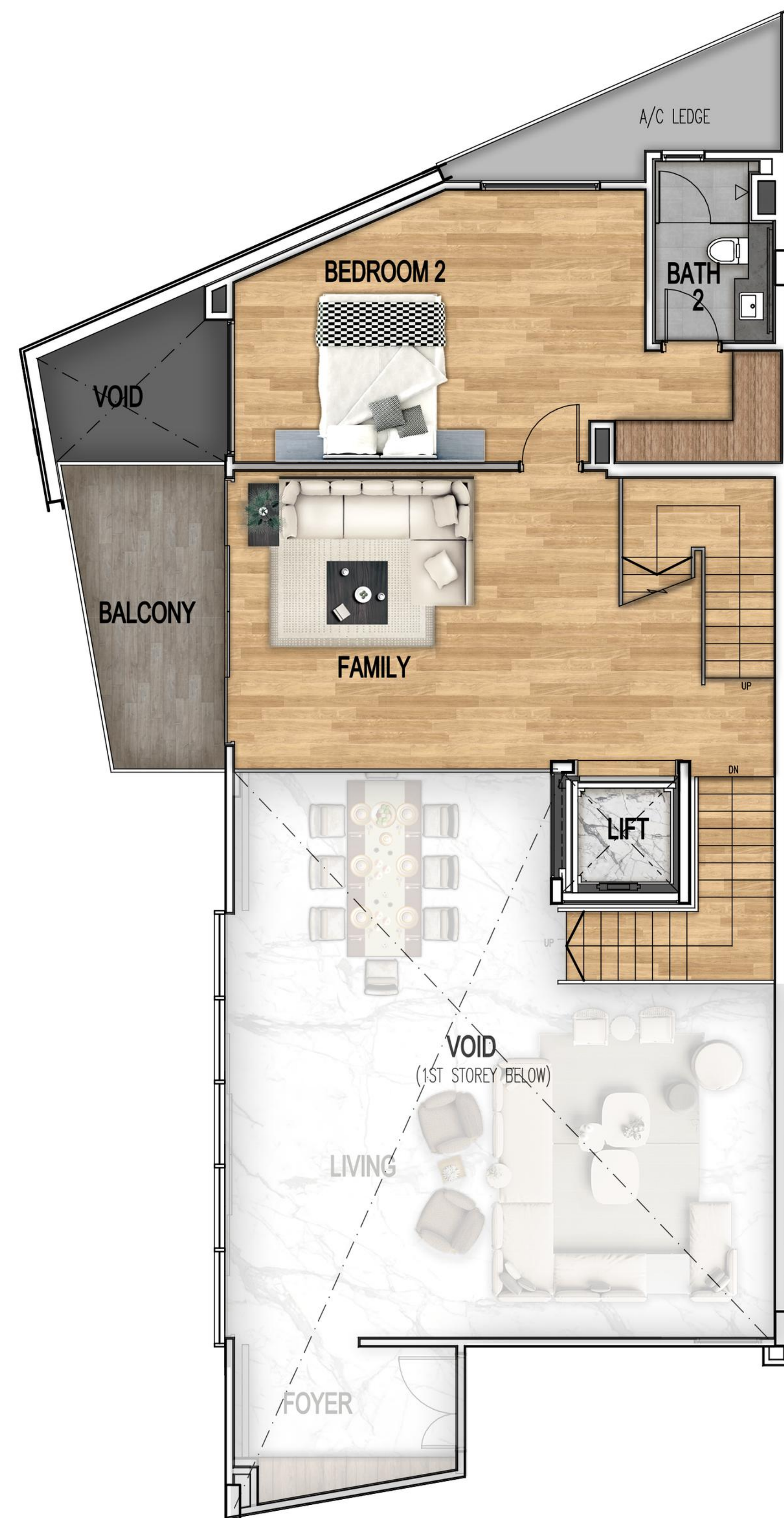
FLOOR PLANS



1ST STOREY PLAN

0 2 4 6 8 10m

SCALE 1:100
 1ST STOREY NSA= 317 SQM
 TOTAL NSA= 851 SQM

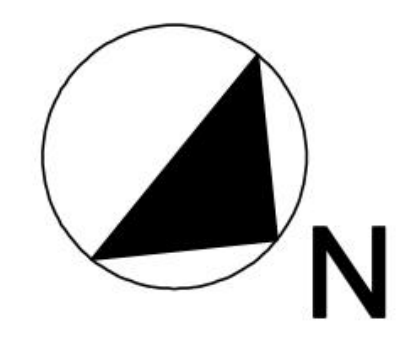


MEZZANINE FLOOR PLAN

0 2 4 6 8 10m

SCALE 1:100
 MEZZANINE FLOOR NSA= 160 SQM

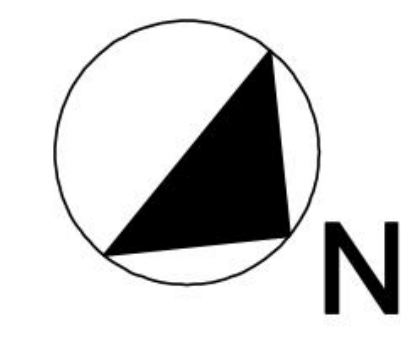
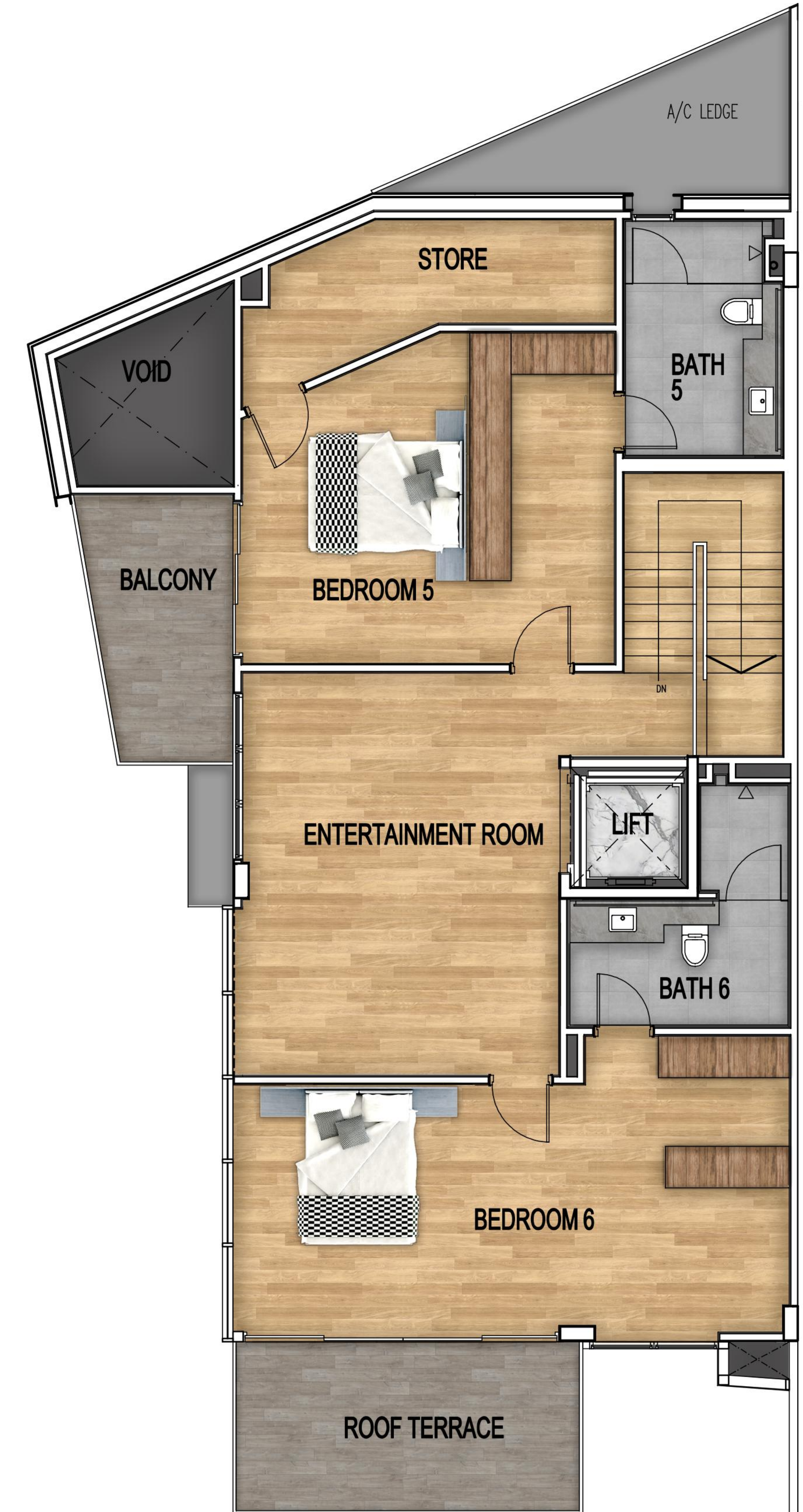
FLOOR PLANS



2ND STOREY PLAN



SCALE 1:100
2ND STOREY NSA= 209 SQM



ATTIC PLAN



SCALE 1:100
ATTIC LEVEL NSA= 165 SQM

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
<i>External Wall Finishes:</i>	
Yard , Car-Porch, Balcony	Plaster and Painted
Boundary Wall	Plaster and Painted
<i>Internal Wall Finishes:</i>	
Living Dining, Utility room, Household shelter, and Bedroom	Plaster / Skim Coat with Emulsion paint
Wet Kitchen and Bathroom Bathroom feature (If applicable)	Ceramic / Homogenous Tiles 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 door access
Doors	Solid timber door with veneer finish and necessary ironmongeries
Shower Screen	Tempered glass shower screen with necessary ironmongeries and fitting
<i>Carpentry:</i>	
Wardrobe	Customise built in wardrobe with drawers and necessary fittings in laminate finish
Vanity Cabinet	Customise built in shelving with drawers

Kitchen Carpentry	<ul style="list-style-type: none">• Customise built in wooden cabinet with soft closing mechanism for drawer and doors for btoh dry and wet kitchen• Counter top with sink and tap provided
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<i>Sanitary fitting Provision:</i>	
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• Frameless Mirror• Bathtub (Only for master bathroom)

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-conditioner or split unit air conditioners to living and 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	Traction Home Elevator
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Landscape	Turfing with top soil
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<i>Internal Floor Finishes:</i>	Skirting to be provided and to match the floor finish
Living Dining, Powder room	Marble
Utility and Bathroom	Homogenous Tiles
Staircase Steps	Parque Flooring / Solid Timber
Staircase Landing	Tiles / Granite
Household Shelter	Homogenous Tiles
Bedroom and Family Area	Parquet Flooring

<i>Kitchen Appliances:</i>	Hob, Hood, Microwave, Oven, Fridge, Wine Chiller
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