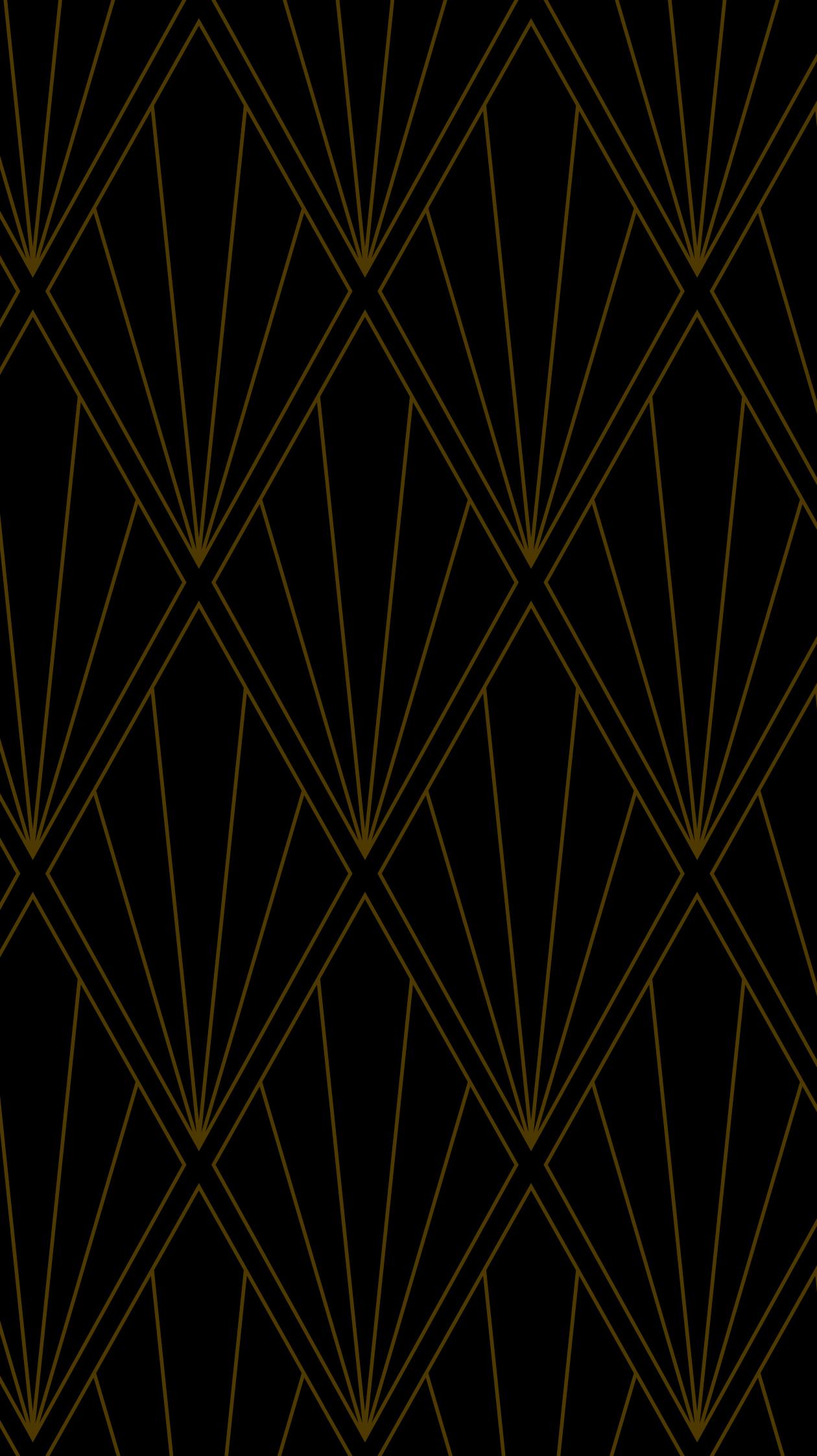


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EXECUTIVE SUMMARY

LOCATION	NO.480 GU
DISTRICT	
SITE AREA	
BUILT UP AREA	
TENURE	
T.O.P OBTAINED	
PROJECT DESCRIPTION	
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)

ILLEMARD ROAD SINGAPORE 399851

15

256 SQM / 2,756 SQFT

<u>520 SQM / 5595 SQFT</u>

FREEHOLD

21 DECEMBER 2020

3 STOREY DETACHED WITH AN ATTIC SWIMMING POOL AND LIFT

OUR LOCATION



CONVENIENCE LIKE NO OTHER

Nestled in the heart of District 15, Princess is our brand new freehold detached house.

Princess @ 480 Guillemard Road sits in the midst of an array of amenities. From reputable schools, shopping malls and supermarkets, nothing is out of reach for Her Royal Highness.

Travel to the rest of the island with ease via the nearby Paya Lebar MRT Station that feeds both the Green line and the Circle line, or even the PIE, ECP or KPE that is just a short drive away.

AMENITIES

1 MINUTE TO KONG HWA SCHOOL

3 MINUTES TO TANJONG KATONG GIRLS' SCHOOL 4 MINUTES TO TANJONG KATONG SECONDARY 5 MINUTES TO TANJONG KATONG PRIMARY SCHOOL 5 MINUTES TO CHUNG CHENG HIGH SCHOOL 6 MINUTES TO HAIG GIRLS' SCHOOL

SHOP 2 MINUTES TO CITY PLAZA 4 MINUTES TO KINEX 5 MINUTES TO KATONG SHOPPING CENTRE 6 MINUTES TO SINGPOST CENTRE 6 MINUTES TO PAYA LEBAR QUARTER 7 MINUTES TO PAYA LEBAR SQUARE

110

X

4 MINUTES TO DAKOTA MRT STATION

7 MINUTES TO PAYA LEBAR MRT STATION 6 MINUTES TO KPE 7 MINUTES TO PIE 9 MINUTES TO ECP

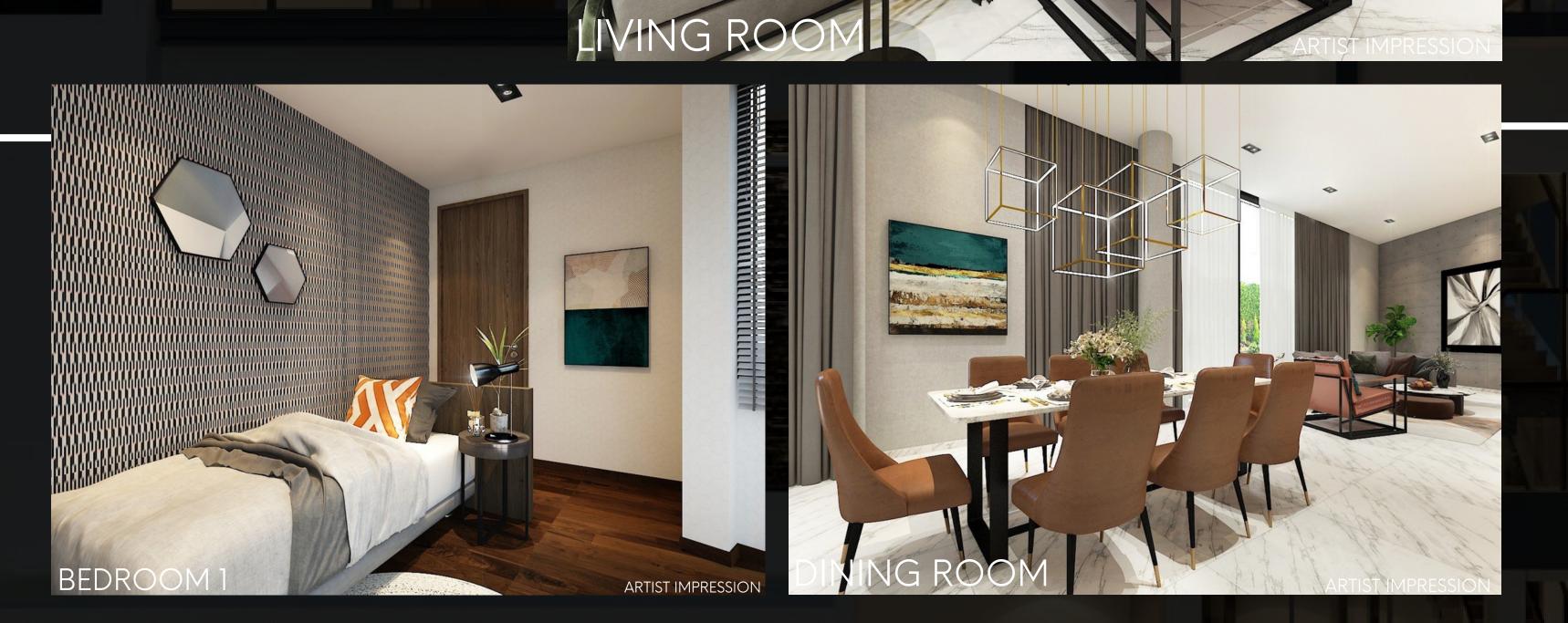
*APPROXIMATE DURATION VIA CAR



FLOOR PLAN

This humble royal comes with a lap pool in her backyard, a lift, roof terraces and 5 ensuite bedrooms.

Her first floor is fitted with an ensuite bedroom, a helper's room and a lap pool, perfect for multigenerational living.



FIRST STOREY

480

arporci



The second floor features an open concept dining room, living room and kitchen. Coupled with floor to ceiling windows, natural light will flood the rooms and give the home an extremely vast yet cozy look.

Clad in marble flooring and customized built in kitchen carpentry, this open space is perfect for entertaining guests.



SECOND STOREY

Living area

FLOOR PLAN

THIRD STOREY

balcony 01



entire floor.

B

Str. Marrie

MASTER BL

BEDROOM 3

480

From stargazing to organizing a BBQ party with loved ones, the roof terraces in the attic will be your own personal getaway space, giving you the freedom to do anything you like and need.



The master bedroom was designed and created with splendor in mind as this majestic room is fitted with space.

royalty.





The attic offers an amazing indoor-outdoor living experience with a roof terrace surrounding the

Specifications

Foundation	Foundation system to engineer design	Kitchen Carpentry	• Customise bu
Super Structure	Reinforced concrate beam and slab system and/or structural steel		mechanism fo kitchen
	Masonry walls for both external and internal		Counter top w
Walls		Sanitary fitting Provision:	
Roofs	Reinforced concrete flat roof / metal roof with complete system	Provision of the following fitting	Wash basin anPedestal wate
Waterproofing	Approved waterproofing system with warranty at wet area		 Shower cubic! Paper roll hold Hand spray guide
Ceiling	Fibrous ceiling board with emulsion paint finish at following areas: Living, dining and bedroom, Bathroom powder room and kitchen		 Frameless Min Bathtub (Only
External Wall Finishes:		Electrical Provision	TV walls to haBed side to ha
Yard , Car-Porch, Balcony	Plaster and Painted		
Boundary Wall	Plaster and Painted	Air-Conditioning	Inverter air-condit living and dining a
Internal Wall Finishes:			ducting works
Living Dining, Utility room, Household shelter, and Bedroom	Plaster / Skim Coat with Emulsion paint	Water Heater	1 Storage heater fo
Wet Kitchen and Bathroom	Ceramic / Homogenous Tiles	Passenger Lift	Home Elevator
Bathroom feature (If applicable)	Homogenous Tiles / Granite	Landscape	Tufting with top s
Master Bathroom	Marble Tiles	Internal Floor Finishes:	Skirting to be prov
Windows	Powder coated aluminium framed comes with float / tempered / laminated glass where appropriate	Living Dining, Powder room	Marble
		Utility and Bathroom	Homogenous Tiles
Gate	Remoted controlled swing / sliding gate with door access	Staircase Steps	Parque Flooring / S
		Staircase Landing	Tiles / Granite
		Household Shelter	Homogenous Tiles
Doors	Solid timber door with veneer finish and necessary ironmongeries	Bedroom and Family Area	Parquet Flooring
		Kitchen Appliances:	Hob, Hood, Microv
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 Cabinent	Customise built in shelving with drawers		

built in wooden cabinent with soft closing for drawer and doors for btoh dry and wet

with sink and tap provided

and Mixer tap ter closet icle with shower mixer older gun with valve control *lirror*

nly for master bathroom)

have data, tv and electrical socket have telephone and electrical socket

ditioner or split unit air conditioners to g and bedrooms with conceal or boxed up

for bathroom

soil

covided and to match the floor finish

g / Solid Timber

es

rowave, Fridge

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