

ONE E EAST

You are about to enter into District 15-  
One of Singapore most esteemed districts.  
Home to the affluent and discerning  
few where luxury and convenience  
surrounds it all.

Welcome to

ONE E EAST



Bedok Bus Interchange

Bedok Mall

Bedok Point

FairPrice Chai Chee Ave

Decathlon - Bedok

Kembangan MRT

Bedok MRT

Eunos MRT

Church of Our Lady of Perpetual Succour

St Stephen's School

111  
Siglap Rd

Siglap Centre

Siglap V

Upper East Coast Rd

East Coast Rd

Victoria Junior College

Victoria Junior College

CHIJ Katong Convent

Ngee Ann Primary School

Church of the Holy Family

Katong V

East Coast Parkway

Map Not Drawn To Scale



# A SOLID FOUNDATION BEGINS WITH THE RIGHT HOME

## THE BUILDING BLOCKS FOR THE FUTURE

The pursuit of knowledge forms the basis for a successful start in life. With many renowned educational institutes in close proximity. Living in One East is also an investment in knowledge for generations to come.



CHIJ (Katong) Primary

Opera Estate Primary School

St Stephen's School

Tao Nan School

Telok Kurau Primary School



# UNPARALLELED TRANSITIONS

## A ROBUST NETWORK OF CONNECTIVITY

Strategically located between Kembangan and Bedok MRT stations along the East-West line and in close proximity to major expressways and other transportation nodes, you can find unhurried relaxation in every outing.



Bedok MRT & Bus Interchange  
Kembangan MRT



East-Coast Parkway (ECP)  
Pan-Island Expressway (PIE)



# ENDLESS CONVENIENCE

## RIGHT HERE FOR YOUR DAILY RHYTHM

Be it grocery shopping, sending your loved ones to work and play, your daily necessities are thoughtfully catered for. Enjoy the wealth of famed eateries, local fanfares and the diverse stores that nearby shopping centers have to offer.



East Coast Park



Bedok Interchange Hawker Centre  
East Coast Lagoon Food Village



Bedok Mall  
Parkway Parade  
Paya Lebar Shopping District

*A freehold legacy, kept only for the priviledge few.  
For those seeking exclusivity, luxury and sophistication*





Curated with inspiration and designed with passion,  
One East is a freehold hallmark boasting a detached  
and a pair of semi - detached homes located at 111, 111A  
and 111B Siglap Road in the prestigious Frankel Estate.







Tastefully clad with angular perforated screens with curved roof arches, giving a modern, iconic character to these mesmerising abodes while ensuring privacy is never compromised.



Each stately home, perched atop a hill, showcases 6 ensuite bedrooms, multiple family spaces, a voluminous living and dining overflowing seamlessly to a sheltered verandah and an infinity pool overlooking the city skyline in the horizon.

# **A BESPOKE SANTUARY**

**Intelligently crafted to your senses**





## THE ENTERTAINMENT LOUNGE

Curated with flexibility to suit your lifestyle, the entertainment area is the ideal venue for you to play the perfect host to family and friends.

For Illustration Only



## THE FORMAL LIVING

The formal living room, elevated on the second level, connects you seamlessly to the outdoor alfresco area with an infinity pool and your very own private garden.



For Illustration Only





For Illustration Only

## THE DINING AREA AND DRY KITCHEN

The dining area, fitted with expansive window panes, high ceilings and marble floorings elevates your dining experience.

The dry kitchen, fully equipped with top-tier appliances from VZug, ensures you get nothing but the best.

## THE WET KITCHEN

The wet kitchen, also fully equipped with VZug appliances, is thoughtfully designed to cater for the heaviest of cooking and a place where you can explore various culinary styles and cuisines.



For Illustration Only



## THE PRINCIPAL BEDROOM

The principal bedroom, a spacious private oasis curated specially for you and your loved one to recharge and unwind in sheer comfort while soaking in the panoramic views of downtown Singapore in the horizon.



For Illustration Only



# THE PRINCIPAL BATHROOM

The principal bathroom, fitted with premium Bravat fittings, serves as your private retreat away from the daily urban distractions and to allow you to recharge in your personal sanctuary.



For Illustration Only



For Illustration Only

# THE WALK-IN WARDROBE

Everyone knows the merry dance of moving between bathroom and closet area when getting dressed for the day or for bed, so why not make life easier with the walk-in wardrobe located outside your principal bathroom.



# **FUNCTIONAL LAYOUTS**

**Seamless connectivity throughout the interiors**

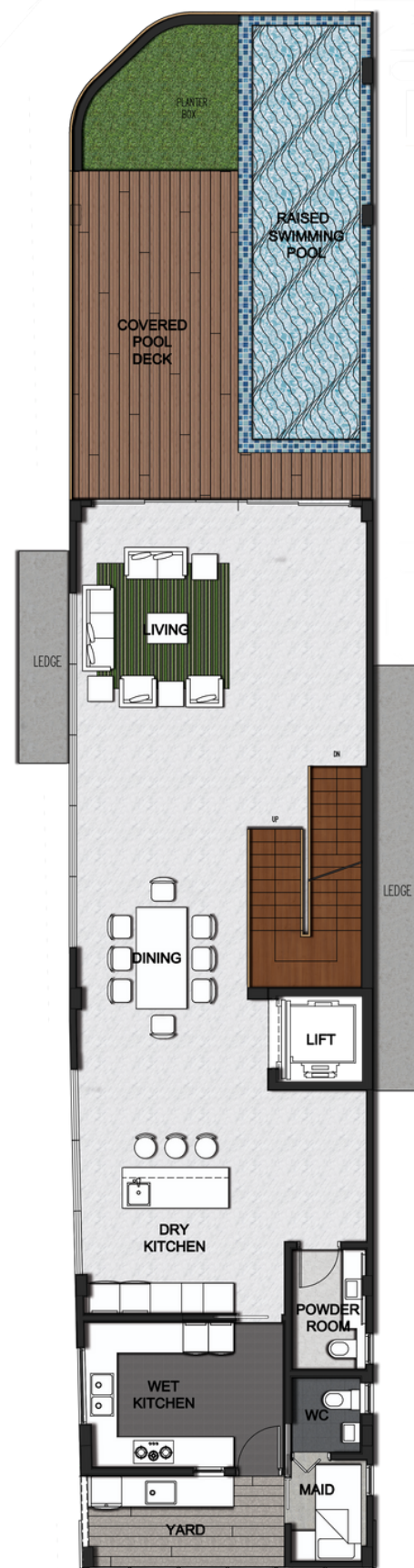
# **111 Siglap Road**

(Plot 1 - Detached)

Land Area: 4,510 sqft / Built-Up Area: 7,015 sqft



1st Storey Plan



2nd Storey Plan



Attic Plan

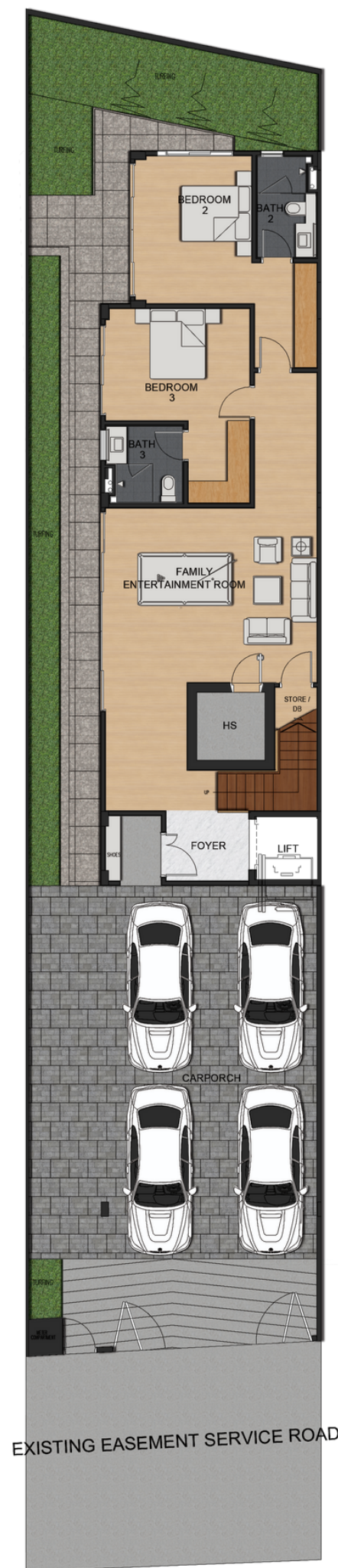


# **111A Siglap Road**

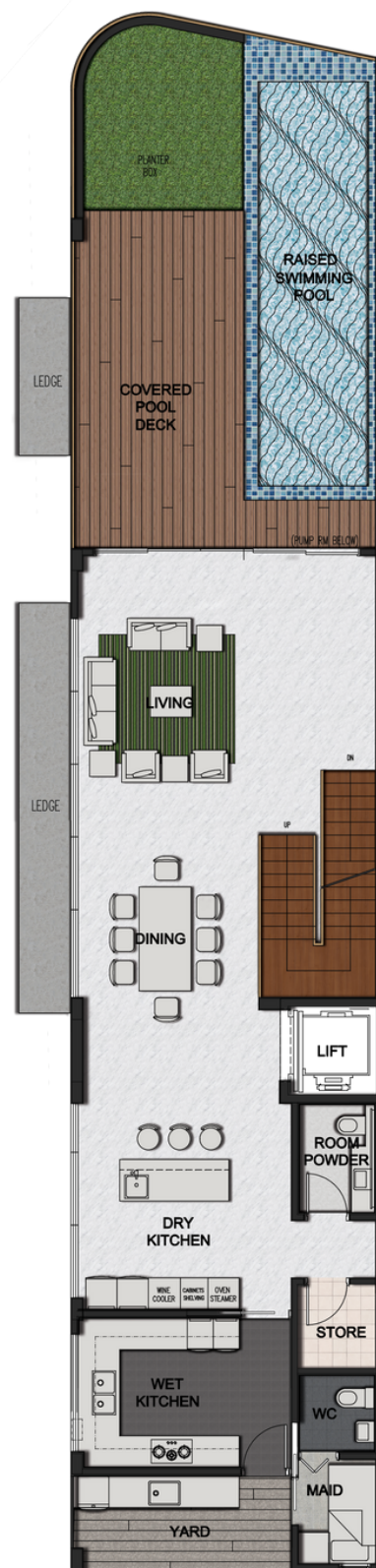
(Plot 2 - Semi - Detached)

Land Area: 3,560 sqft / Built-Up Area: 6,379 sqft

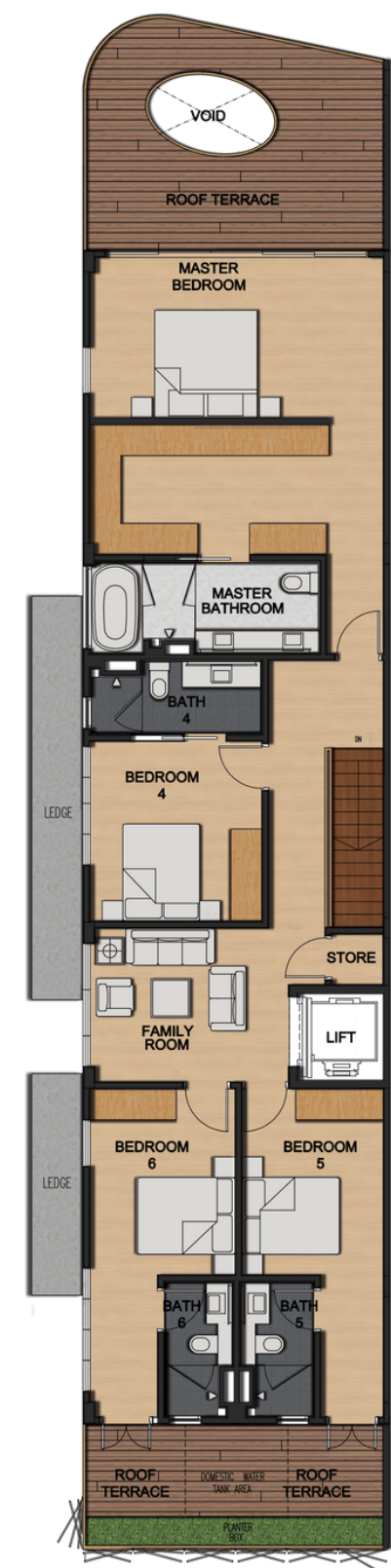




1st Storey Plan



2nd Storey Plan



Attic Plan

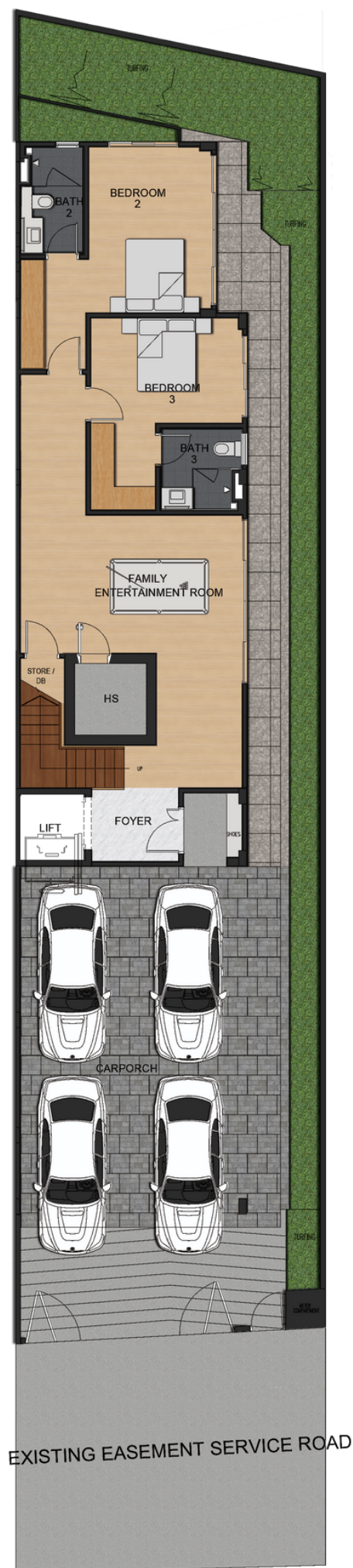




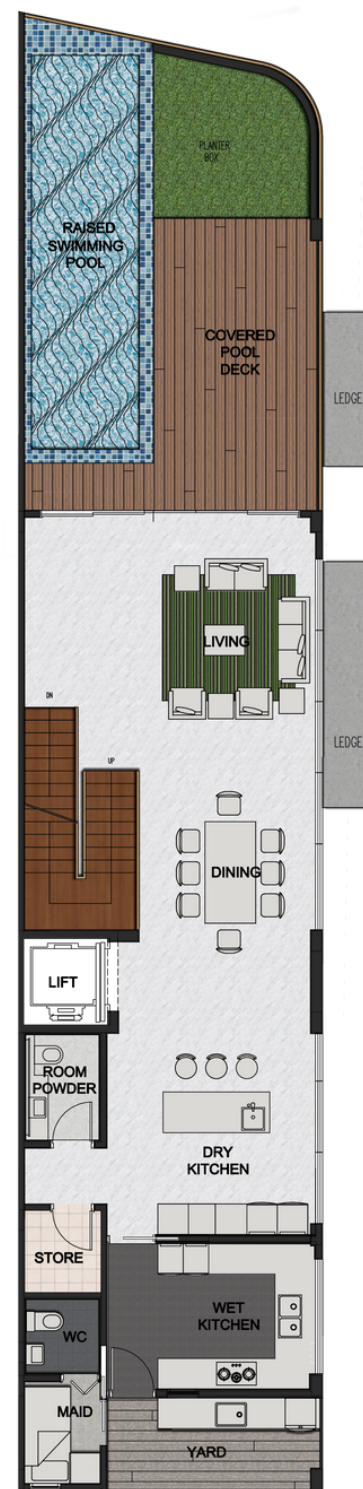
# **111B Siglap Road**

(Plot 3 - Semi - Detached)

Land Area: 3,372 sqft / Built-Up Area: 5,960 sqft



1st Storey Plan



2nd Storey Plan



Attic Plan



# SPECIFICATIONS

## FOUNDATION

Reinforced concrete piles and/or footings and/or raft foundation to engineer's specification

## SUPERSTRUCTURE

Reinforced concrete beam and slab system and/or structural steel to engineer's specification

## WALLS

Masonry walls for both external and internal

## ROOFS

Reinforced concrete roof with appropriate waterproofing and insulation where applicable.

## WATERPROOFING

Approved waterproofing treatments with warranty to all wet areas

## CEILINGS

Carporch, living, dining, dry and wet kitchen, all bedrooms, family area(s)

- Fibrous ceiling board with emulsion paint finish

All bathrooms, powder room

- Moisture resistant fibrous ceiling board with emulsion paint finish

## EXTERNAL WALL FINISHES

Carporch, balcony, backyard, boundary wall(s) and all other exposed areas

- Cement and sand plaster and/or skim coat with emulsion paint

## INTERNAL WALL FINISHES

Living, dining, all Bedrooms, family area(s), helper's room, household shelter and all other exposed areas

- Cement and sand plaster and/or skim coat with emulsion paint

Wet Kitchen, Bathroom Feature (if applicable)

- Ceramic and/or homogenous tiles

Master Bathroom, Powder Room

- Marble tiles

## EXTERNAL FLOOR FINISHES

Carporch, balcony and all other exposed areas

- Homogeneous Tiles

## INTERNAL FLOOR FINISHES (SKIRTING PROVIDED AND TO MATCH FLOOR FINISH)

Living, dining, powder room, master bathroom

- Marble tiles

Shower features in all bathrooms

- Granite tiles

Wet kitchen, Helper's room, all bathrooms and household shelter

- Homogeneous tiles

Bedrooms, family area(s) and all other common areas

- Solid timber or parquet

Staircase steps

- Solid timber or parquet

Staircase landing

- Granite or parquet

## EXTERNAL FLOOR FINISHES

Carporch, balcony and all other exposed areas

- Homogeneous Tiles

## WINDOWS

Powder coated aluminium frames with tempered laminated glazing where appropriate.

## GATES

Remote control swing / sliding gate with side gate access

## DOORS (ALL DOORS TO COME WITH NECESSARY IRONMONGERIES AND FITTINGS)

Main Entrance

- Solid core timber door with veneer finish

Bedrooms, bathrooms, helper's room, wet kitchen, backyard

- Hollow core timber door with veneer finish

Household shelter

- According to the approved materials and specifications by relevant authority

## SWIMMING POOL

Skimmer system and Mosaic tile finish

## PASSENGER LIFT

Traction home elevator

## ELECTRICAL

- Electrical conduits shall be concealed conduits where applicable

- Provision of data and electrical sockets at TV Walls

- Provision of telephone and electrical sockets at bedside walls

## LIGHTNING

Lightning protection system shall be provided in accordance with the Singapore Standard SS555: 2018

## CARPENTRY

Wardrobes

- Customised built-in wardrobes with drawers and necessary fittings in laminate finish and soft-closing mechanisms

Vanity Cabinets

- Customised built-in vanity cabinets complete with washbasins, mixer taps, countertop and/or drawer with soft-closing mechanisms

Dry and wet kitchen

- Customised built-in cabinets with soft-closing mechanisms for doors and drawers

- Countertop with sink and tap(s) provided

Mirror

- Customised frameless mirror for all bathrooms and powder room

## SANITARY FITTINGS

Provision of the following

- Wash Basin and mixer tap
- Pedestal water closet
- Shower cubicle with shower mixer
- Paper roll holder
- Bidet spray with valve control
- 1 storage heater (per bathroom, including helper's)
- Bathtub (only for master bathroom)

## KITCHEN APPLIANCES

Hob, Hood, Microwave, Oven, Refrigerator, Wine Chiller

## AIR CONDITIONING

Inverter or split unit with concealed or boxed up ducting works

## LANDSCAPING

Top soil with turfing

# NOTES TO SPECIFICATIONS

## A. Marble, Granite, Homogeneous Tiles

Marble/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 materials can be pre-selected before installation, this non-conformity in the marble/granite as well as non-uniformity between pieces cannot be totally avoided. While marble tiles can be polished to maintain it's shine, Granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints.

## B. Solid Timber, Parquet

Solid timber/parquet are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. They are also subject to thermal expansion and contraction beyond the control of the builder and the Vendor.

## C. Air-Conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his own contractor to service the air-conditioning system regularly.

## D. Television and/or Internet Access

The Purchaser is responsible to pay the respective annual fee(s), subscription fee(s) and such other fees relating to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make any arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

## E. Appliance, Equipment, Fittings, Installations and Materials

The brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided by the Vendor and subjected at all times to market availability.

## F. Layout/Location of Fan Coil Units, Electrical Points, Television and/or Data Points, Telecommunication Points, Audio Intercom System and Other Internal Layouts

The Layout/Location of Fan Coil Units, Electrical Points, Television and/or Data Points, Telecommunication Points, Audio Intercom System and Other Internal Layouts are subject to the Vendor's final decision.

## G. Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers and are not within the manufacturer's and Vendor's control. Breakage and/or cracks may occur due to accidental knocks and/or hits. The Purchaser is recommended to take up their respective home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations.

## H. 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 Property, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Property is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligation under the respective warranty period(s). Warranties do not cover wear and tear and overall maintenance. Purchasers and encouraged to practice regular up keeping of any equipment and/or appliances, where applicable.

## I. Mechanical Ventilation System

Mechanical ventilation fans and ductings are provided to toilets and/or bathrooms which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets and/or (where applicable) is to be maintained by the Purchaser on a regular basis.

## J. Landscape and Planter Boxes

Planter boxes are designed to take the loading of potted plants only. The species of plants and landscape design shall be selected at the Vendor's sole discretion. The Purchaser is encouraged to engaged their respective contractor to conduct regular maintenance and up-keep of the landscaping.

## K. Lift and Swimming Pool

To ensure good working condition of the lift and swimming pool, the respective systems have to be maintained and/or serviced on a regular basis by the Purchaser. The Purchaser is advised to engage his own contractor to conduct the regular maintenance and/or servicing regularly.

## L. Cable Services

The Vendor shall endeavour to procure a service provider for cable television and/or internet services (the “Cable Services”) to provide the necessary cabling or connection from its network to the Unit and/or Housing Estate (the "Development") (or any part or parts thereof), so as to enable the Development to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Development, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Development.

A Premium Development by



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