

Gente

@ 53 AIDA STREET

53

A modern, two-story house is shown at dusk. The house features a prominent balcony with a dark metal railing. The house number '53' is visible on the railing. The house has large windows and a balcony with a glass railing. The sky is a mix of blue and orange, suggesting sunset or sunrise. The house is surrounded by greenery, including trees and bushes.

Designed to look calm
yet stately.

She draws inspiration from
the surroundings, offering
peace and tranquility.

Within, she welcomes you
with an expansive frontage,
lofty ceilings and functional
floor plates.

Welcome To
Gentle

EXECUTIVE SUMMARY

LOCATION	NO. 53 Aida Street, Singapore 459971
DISTRICT	15
LAND AREA	121.60 sqm / 1,309sqft
BUILT UP AREA	303.90 sqm / 3,271 sqft
TENURE	Freehold
EST T.O.P	3rd Quarter 2024
LAYOUT DESCRIPTION	A 2 Storey Intermediate Terrace with an Attic and Lift
PROJECT DESCRIPTION	Parks 2 Cars 1 Powder Room Dry & Wet Kitchen 4 Bedrooms 3 Bathrooms
TRANSPORT	Bedok MRT Bus Service 42

OUR LOCATION



Where Tranquility and Convenience Meet

Nestled along the quaint streets of Aida Street in a low-density neighbour brings about utmost privacy. Nothing is too far from home with the nearby Bedok MRT, future Siglap MRT Station, Bedok Mall, Jewel Changi Airport and Parkway Parade offering endless convenience and a plethora of famed eateries and restaurants.

Parents with school going kids can be ensured their little ones have a head start in life with St Stephen's School and Opera Estate Primary School within close proximity.

AMENITIES



1 - 2 MINUTES TO
AIDA PARK &
SIGLAP LINEAR PARK
5 - 7 MINUTES TO
EAST COAST PARK



3 - 4 MINUTES TO BEDOK MALL
10 - 12 MINUTES TO JEWEL
CHANGI AIRPORT &
PARKWAY PARADE

3 - 4 MINUTES TO
BEDOK MRT STATION
(EW5)
5 - 7 MINUTES DRIVE
TO SIGLAP MRT
STATION (TE28 - U/C)



2 - 3 MINUTES TO OPERA ESTATE PRIMARY SCHOOL
5 - 7 MINUTES TO ST STEPHEN'S SCHOOL &
NGEE ANN PRIMARY SCHOOL



CROSS SECTION



Set foot into contemporary interiors
greeting you at every area



For Illustration Only

THE LIVING AND DINING AREA

Step into an open-planned layout with lofty ceilings and luxurious marbled floors



For Illustration Only



For Illustration Only

THE BEDROOMS

Retire and unwind after a long day in your own private sanctuary. Lay in bed, read a book, meditate. Be yourself



For Illustration Only



For Illustration Only

THE BATHROOM

Sing in the shower, luxuriate in your deep soaking tub. Your personal spa right at home.

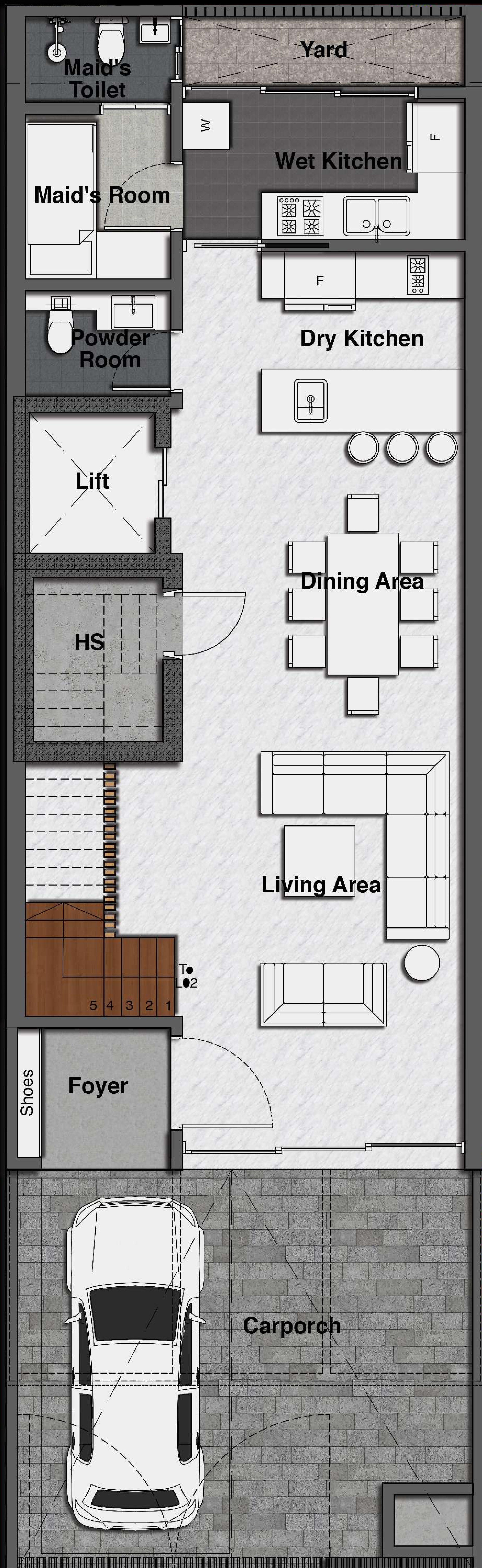
THE ENTERTAINMENT LOUNGE & PATIO

Enjoy the best of both the indoors and outdoors. Play the perfect host - fire up the grill, sip a glass of champagne with family, friends and loved ones.

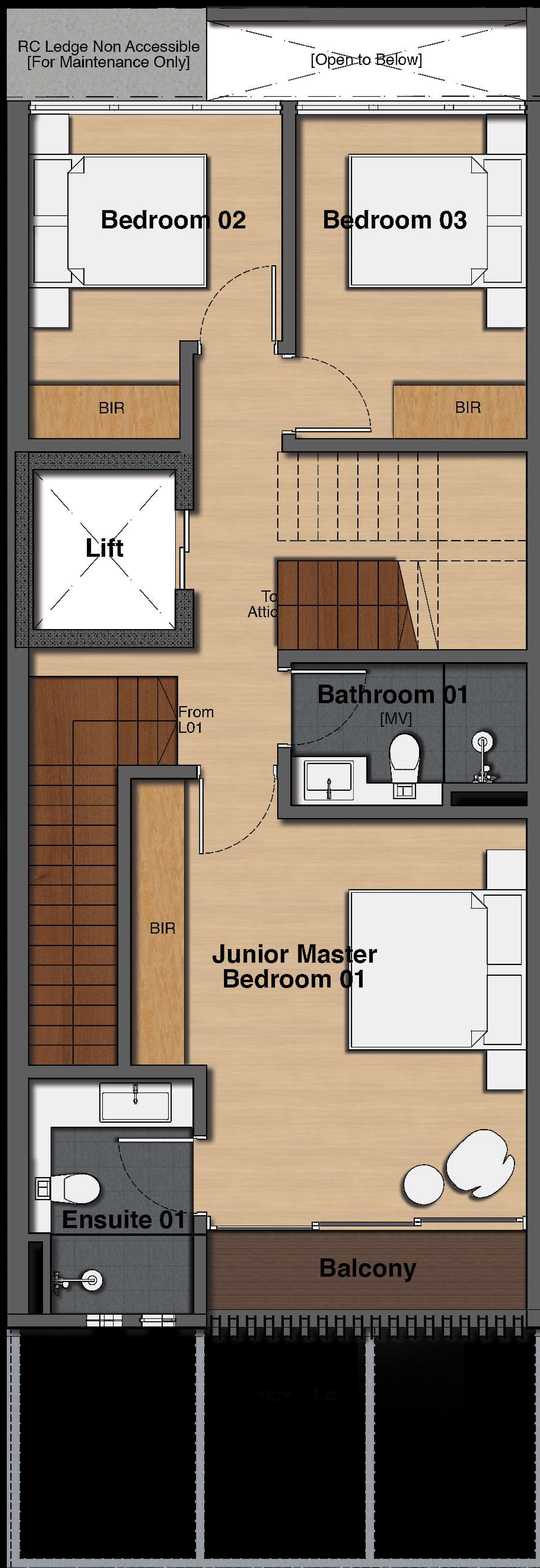


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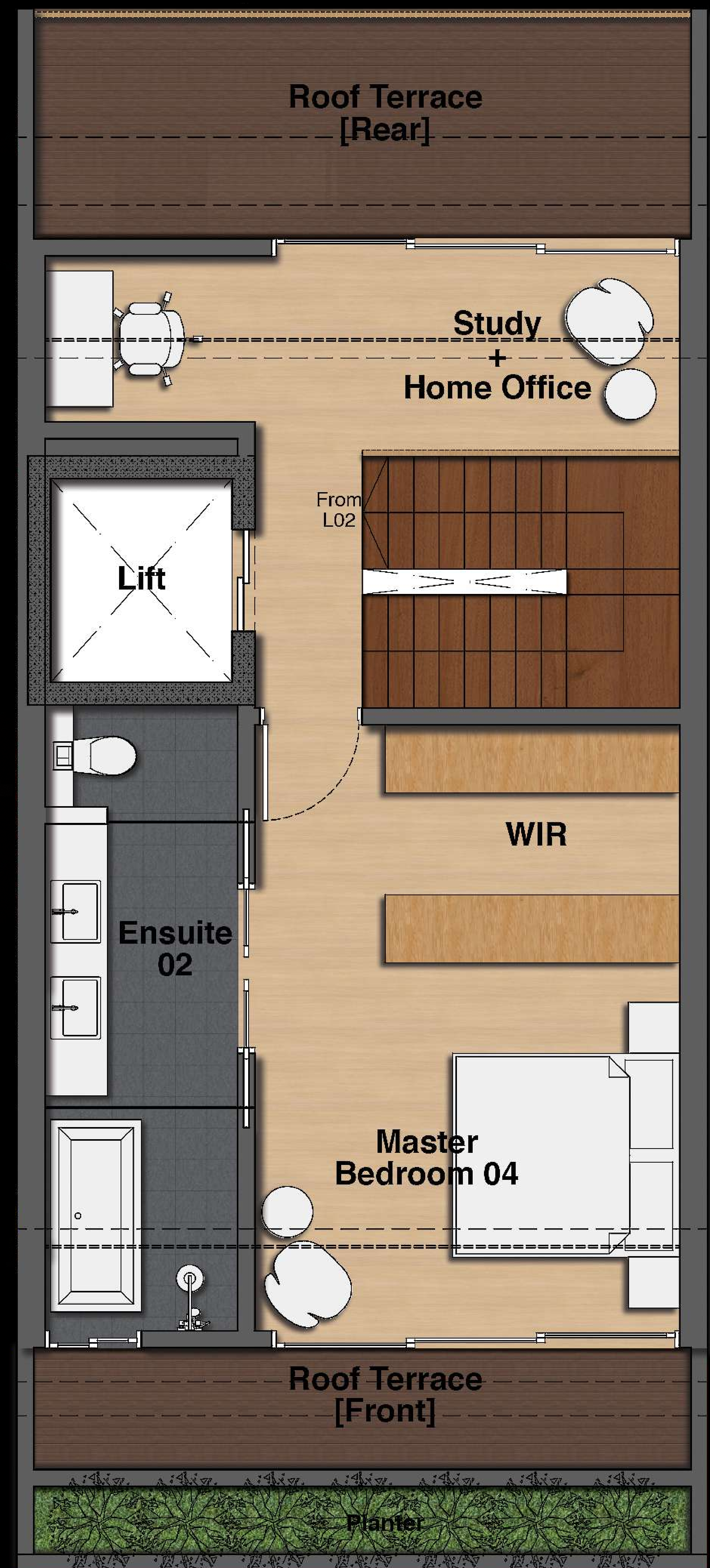
FLOOR PLANS



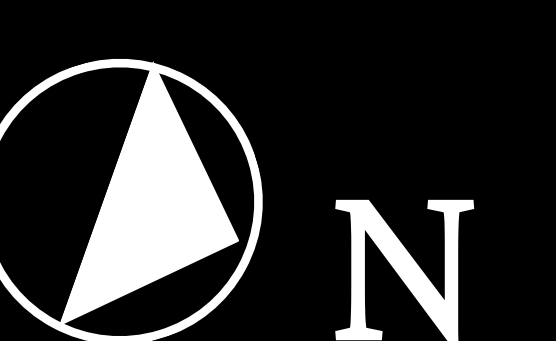
1st Storey



2nd Storey



Attic



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 are 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.

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