

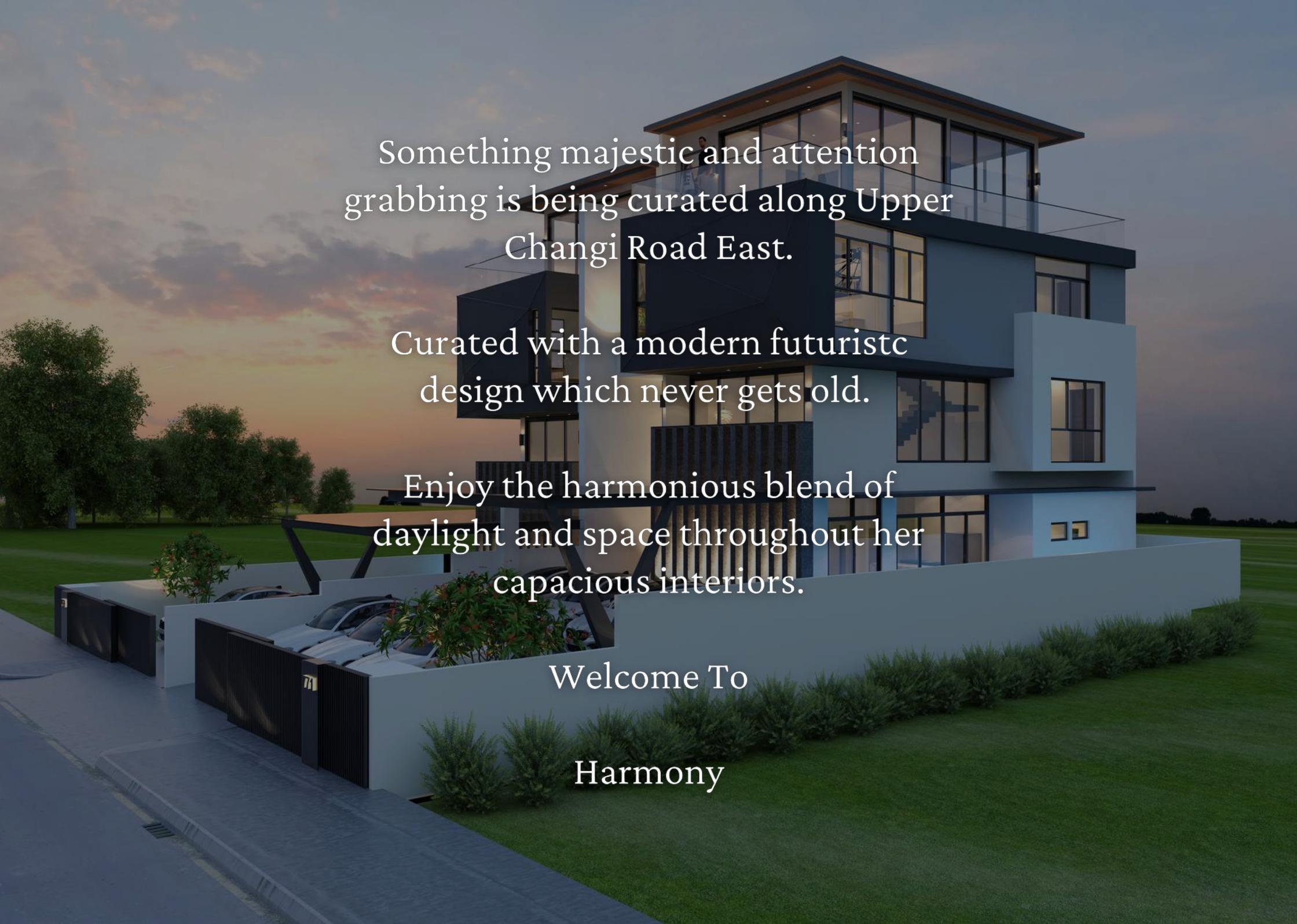


# Harmony

@ 769 & 771 UPPER CHANGI ROAD EAST

769

771



Something majestic and attention  
grabbing is being curated along Upper  
Changi Road East.

Curated with a modern futuristic  
design which never gets old.

Enjoy the harmonious blend of  
daylight and space throughout her  
capacious interiors.

Welcome To  
Harmony

# EXECUTIVE SUMMARY

<b>LOCATION</b>	NO. 769 Upper Changi Road East, (S) 486880 NO. 771 Upper Changi Road East, (S) 486881
<b>DISTRICT</b>	16
<b>LAND SIZE</b>	342.1 sqm / 3,682 sqft
<b>BUILT UP AREA</b>	742.09 sqm / 7,988 sqft
<b>TENURE</b>	Freehold
<b>EST T.O.P</b>	3rd Quarter 2024
<b>PROJECT DESCRIPTION</b>	A Pair of 3 Storey Semi - Detached with An Attic, Pool and Lift
<b>LAYOUT DESCRIPTION</b>	Parks 5 - 6 Cars 1 Powder Room Dry & Wet Kitchen 7 Ensuite Bedrooms
<b>TRANSPORT</b>	Upper Changi MRT (DT34) Bus Services 2, 5 and 24



Tampines Ave 7

GongShang  
Primary School

Tampines Ave 9

East Spring  
Primary School

Jewel Changi  
Airport

Tampines  
MRT

Tampines  
East MRT

Yumin  
Primary School

ChongZheng  
Primary School

Tampines  
Mall

Tampines  
Primary School

769 &  
771  
Upper  
Changi  
Road East

Jln Pelatok  
Jln Segam  
Jln Kuang



Simei Rd

Jln Demak

Changi Green

SIA Training Centre

Simei MRT

Eastpoint  
Mall

Upper  
Changi MRT

Singapore University of  
Technology & Design

Bedok North Ave 4

ITE College East

Somapah Rd

Changi City  
Point

Simei Ave

Simei St 3

Changi South Ave 1

TPE

PIE

PIE

# SHOP, WINE & DINE, AT YOUR GREATEST CONVENIENCE

BE SURROUNDED WITH BOUNTIFUL AMENITIES

Located within close proximity to Upper Changi MRT station along the Downtown Line as well a quick 10 minute drive to the vibrant Jewel Changi Airport, Tampines Shopping Hub and Changi Business Park, rest assured you have everything you need - from a multitude of cuisines, retail options and grocery runs.



# GIVING YOUR LITTLE ONES THE HEARD START THEY DESERVE

## THE BUILDING BLOCKS FOR THE FUTURE

The continued pursuit of knowledge forms the basis for a successful start in life. With the many numerous educational institutes catering for youths of various age groups and educational levels, living in Harmony is also an investment in knowledge for generations to come.



Harmony is a pair of 3 storey semi - detached developments with an attic, pool and lift, nestled at 769 and 771 Upper Changi Road East in District 16.



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Pushing the envelope of modern design and architecture, each stately abode has been built to "breakaway" from the middle boundary wall, giving it the illusion of being a pair of detached.



Harmony features 7 luxurious ensuite bedrooms which includes not one, but 2 master suites, a double volume dining area and an open-plan, columnless layout - a signature and testament by Sevens Group.



769

776

Luxuriate in utmost comfort with modern  
contemporary interiors greeting you at every area.



# THE FORMAL LIVING

For Illustration Only

The formal living, brimming with abundant natural light, eases you into, any time, any day.



For Illustration Only

# THE FORMAL DINING



For Illustration Only



Play the perfect host and enjoy curated meals or explore fine dining at home with private chefs.

# THE WET KITCHEN



For Illustration Only



For Illustration Only

Equipped with a full suite of VZug  
appliances, designed to withstand  
the heaviest of cooking

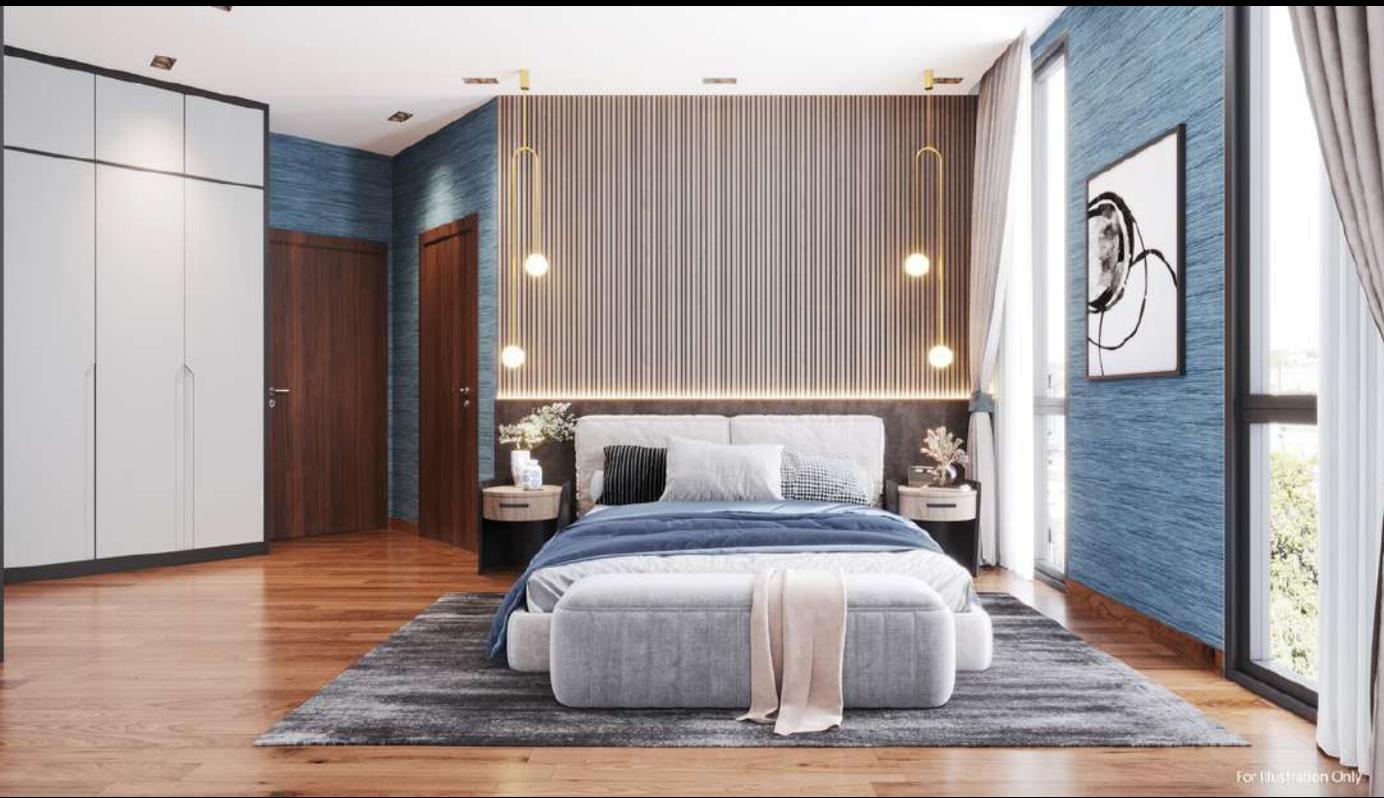


For Illustration Only

## THE ENSUITE BEDROOMS



For Illustration Only



For Illustration Only

Ease in, unwind, recharge and rejuvenate. A sanctuary for your mind, body and soul.

# THE MASTER BATHROOM



For Illustration Only

Chill out in your deep-soaking tub or sing under the rainshower, the perfect way to unwind after a long day.

For Illustration Only

# **769 Upper Changi Road**

Land Area: 3,682 sqft / Built Up Area: 7,988 sqft



769

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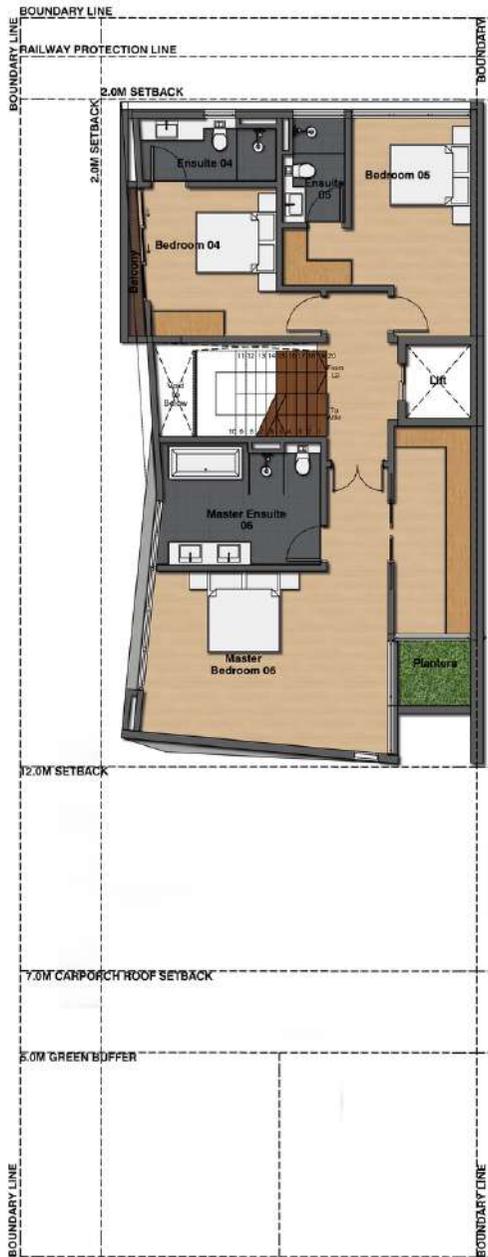


N 1st Storey [P1]  
1:100

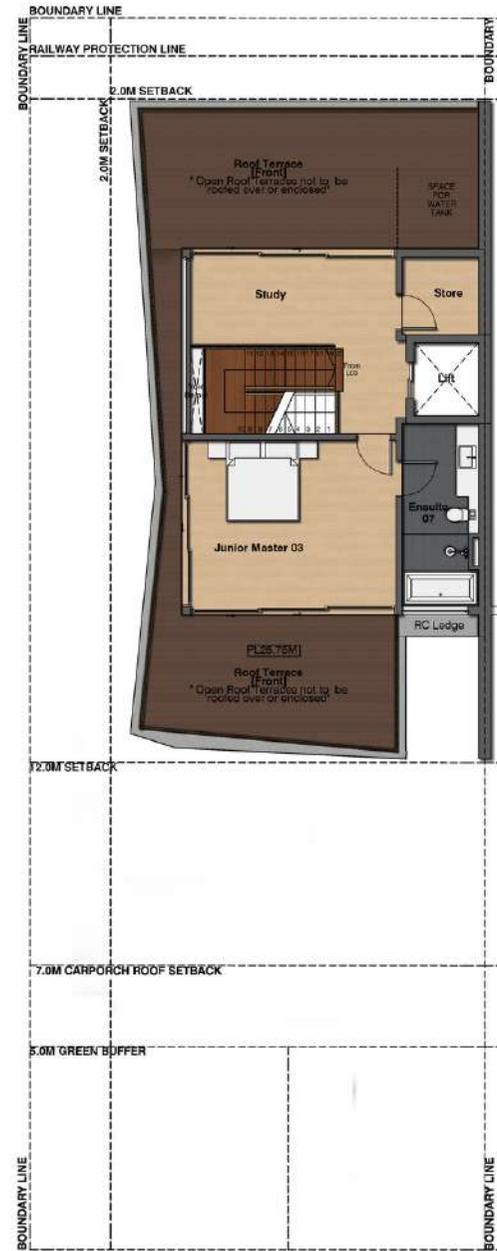


2nd Storey Plan  
1:100





3rd Storey Plan  
1:100



Attic Level Plan  
1:100



# **771 Upper Changi Road East**

Land Size: 3,682 sqft / Built-Up: 7,988 sqft



769

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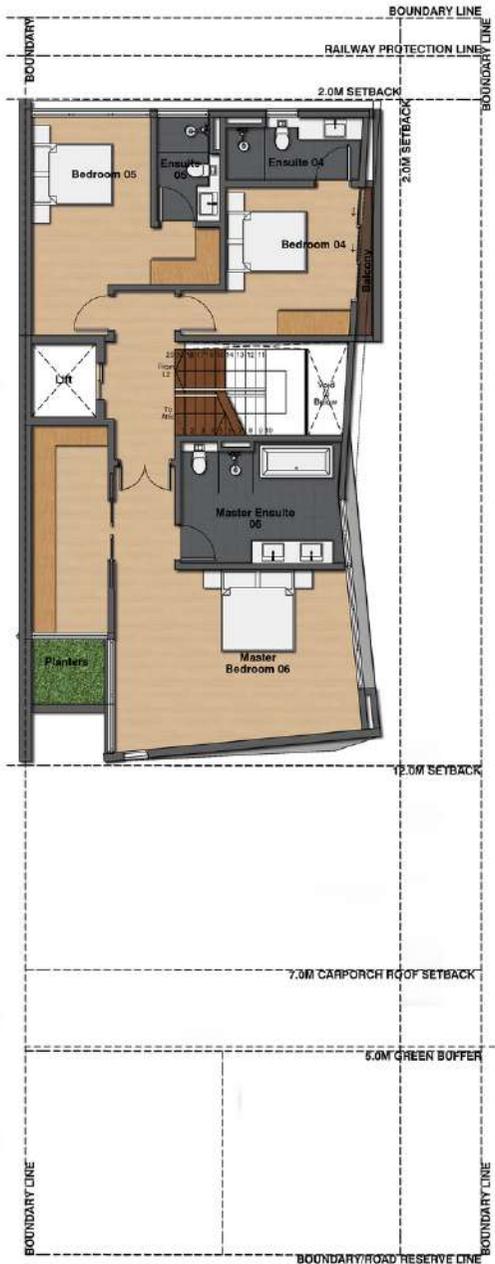


 N **1st Storey [P2]**  
 1:100



 **2nd Storey Plan**  
 1:100





3rd Storey Plan  
1:100



Attic Level Plan  
1:100



# 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)
- Bathub (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 its 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 engage 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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