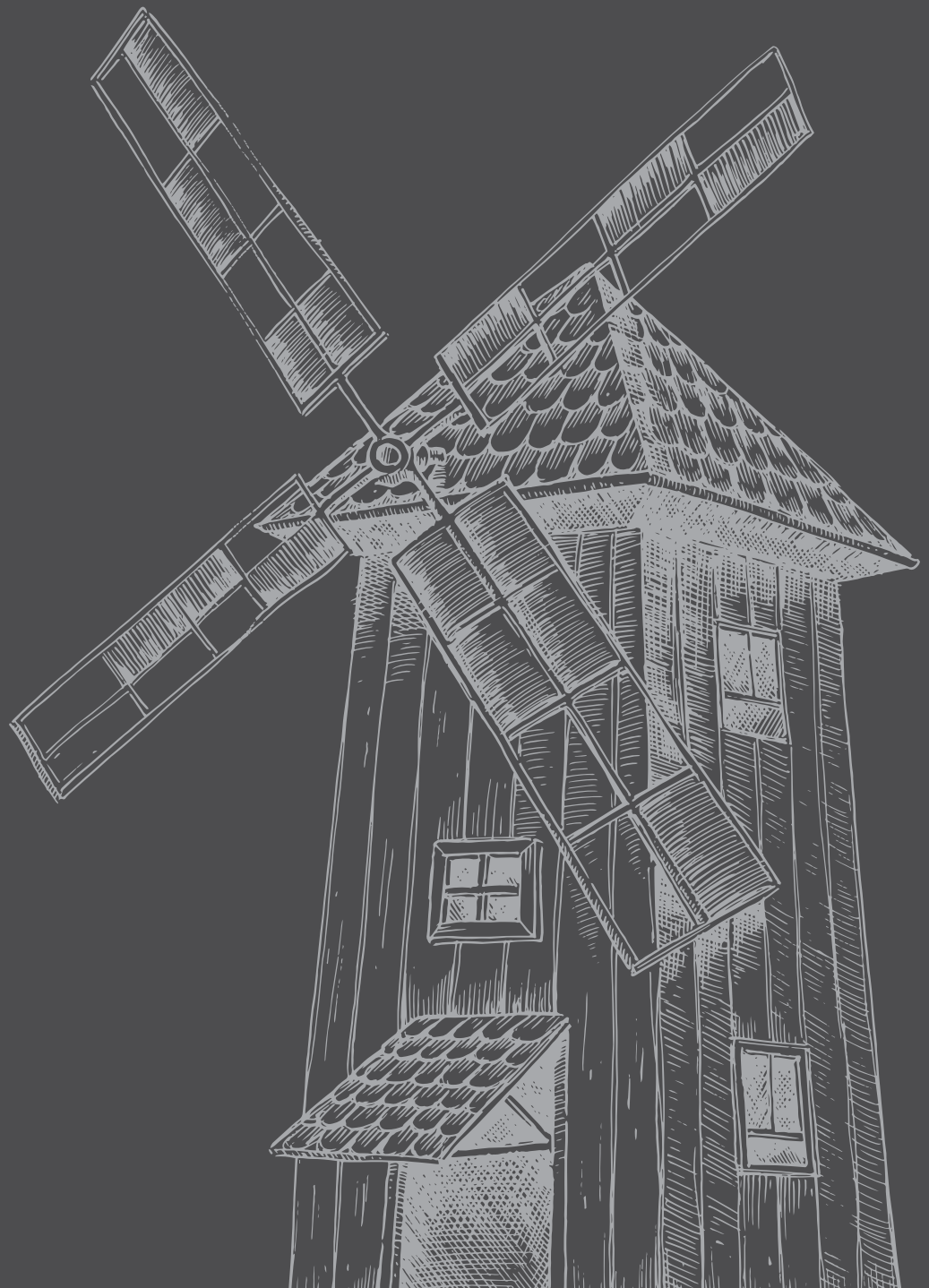
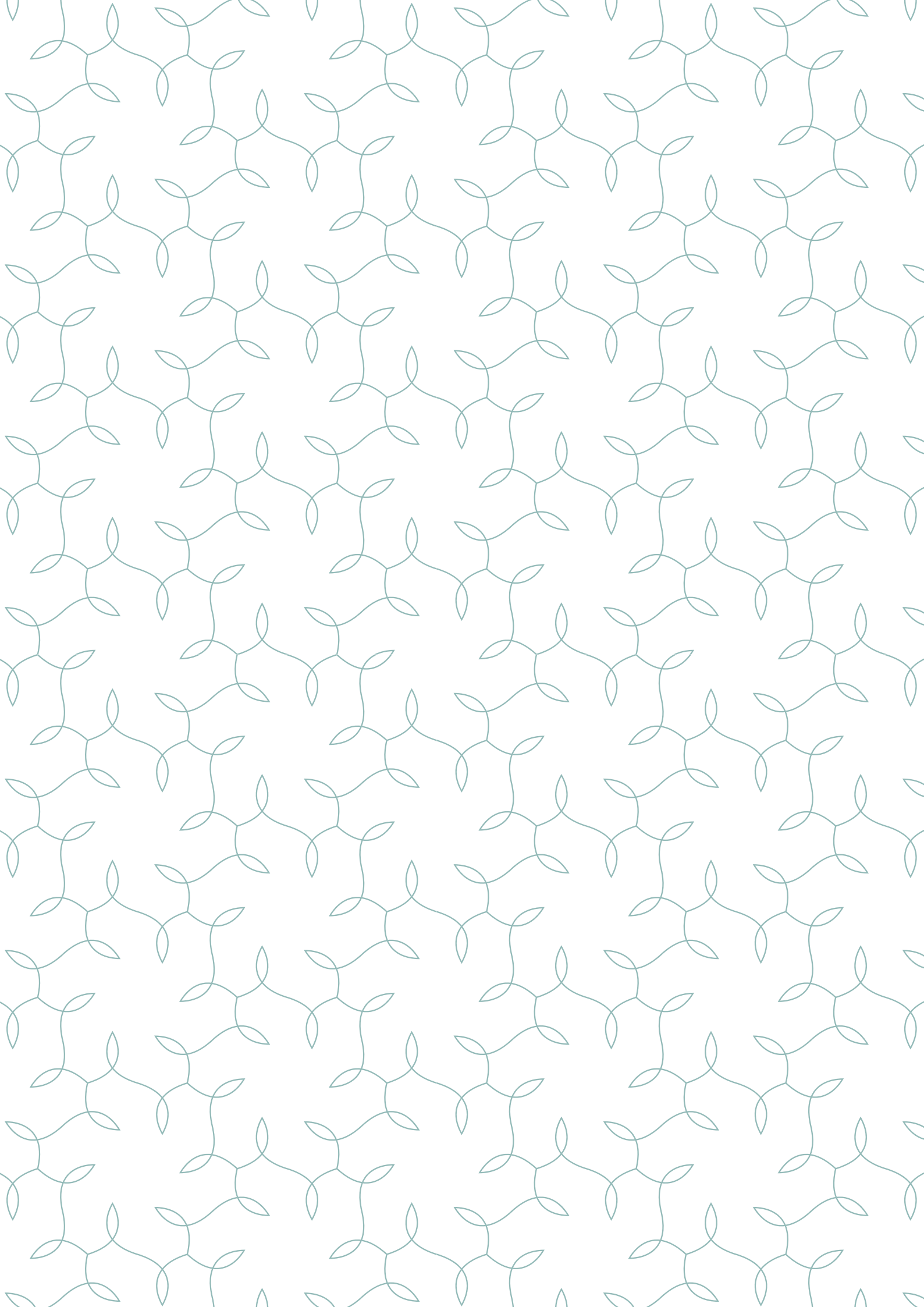


The Enclave • Holland



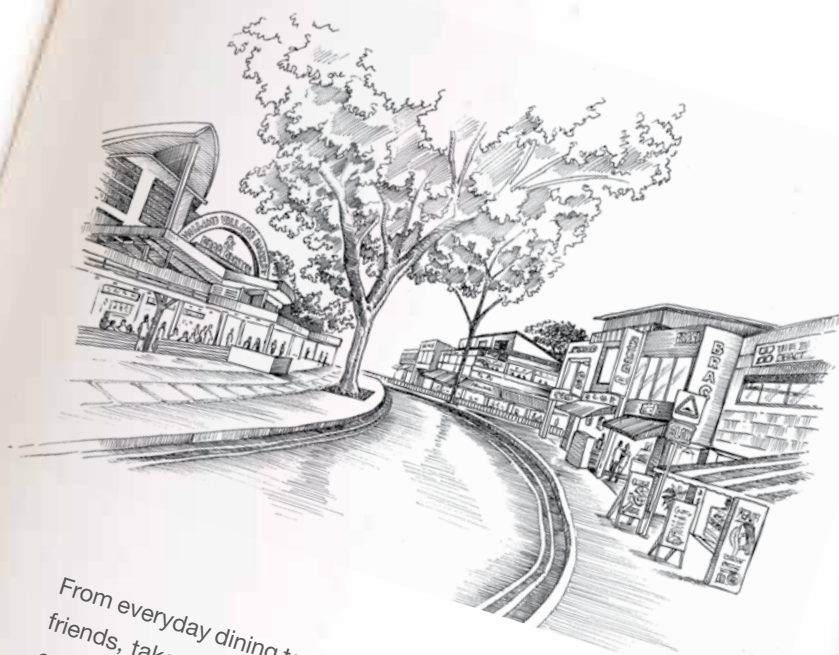


A NEIGHBOURHOOD
WITH SO MUCH TO LOVE



There's never a dull moment when your home is in the heart of Holland Village.

ENTER A WORLD
OF LIFESTYLE AND
ENTERTAINMENT
PLEASURES



From everyday dining to having great nights out with your friends, take your pick from a variety of fine restaurants, cafés, bars and pubs in Holland Village, Chip Bee Gardens and Dempsey Hill. At The Enclave • Holland, the world is your oyster.

Beautify yourself at ONLY Aesthetics:
The Kuching Nail Spa



Dance the night away
at Wala Wala Café Bar



Shop away at Holland Village
Shopping Mall



Wine & Dine at La Nonna,
Crust, Crystal Jade



Chill out at The Coffee Bean
& Tea Leaf, Baker & Cook



HOLLAND VILLAGE WITH MORE TO LOVE



A new mixed-use development and an impressive 5-storey medical centre and shopping mall will be added. Besides state-of-the-art medical facilities, Raffles Holland V features a range of retail and F&B outlets. Together with an exciting re-development of the Windmill building, you can look forward to an increased vibrancy at Holland Village.



Holland Village MRT station



Marina Bay



CBD



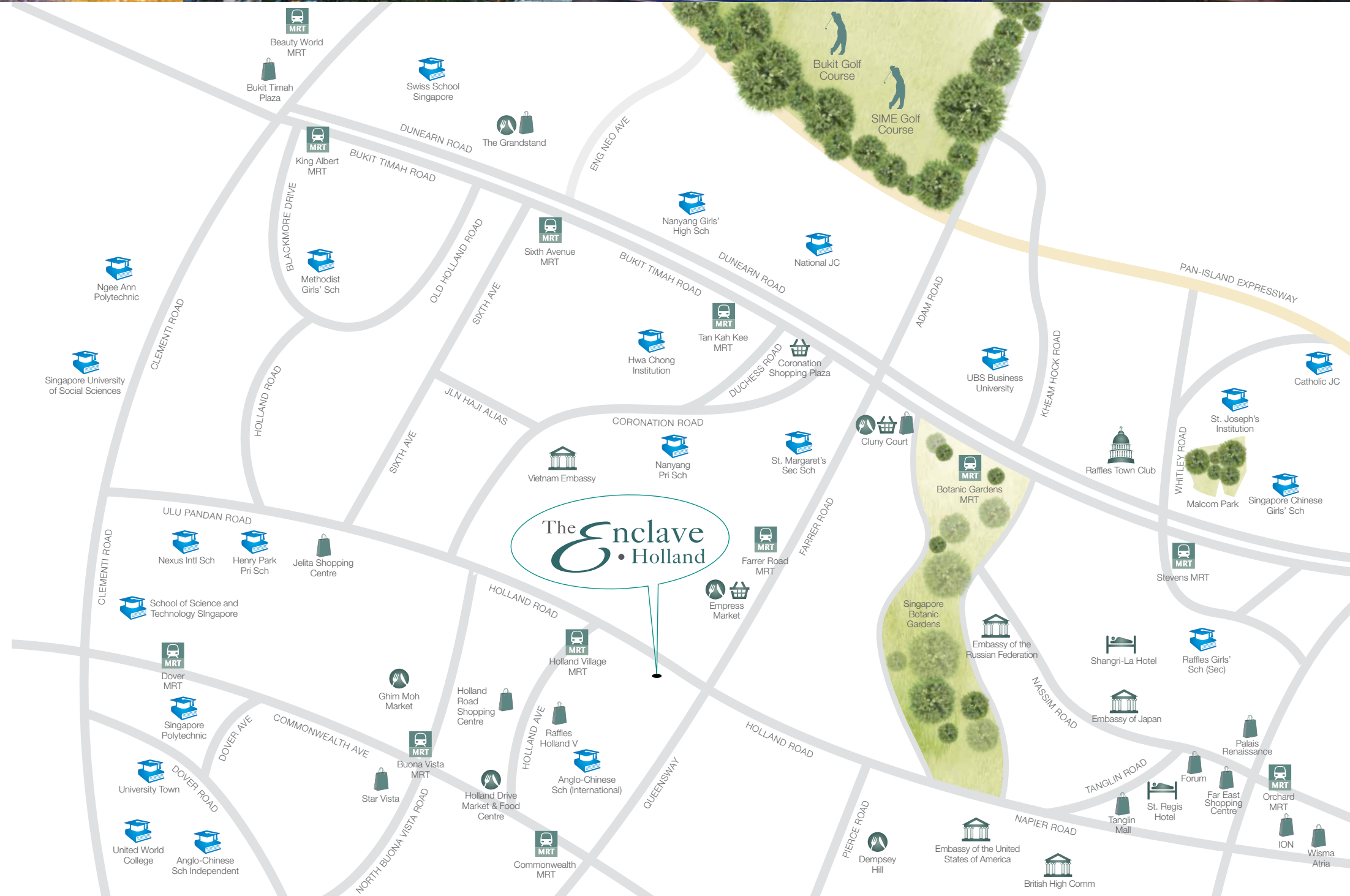
Orchard Road



Dempsey Hill

A VANTAGE POINT TO WHERE YOU NEED TO BE

It doesn't matter if you are driving the kids to school, going to work or heading out for some retail therapy, The Enclave • Holland's prime, central location ensures that you get all you need out of your daily life with the utmost convenience.



Singapore Botanic Gardens



Cluny Court



Singapore Island Country Club



The Star Vista



United World College Dover Campus

WELCOME TO A HOME DESIGNED BY AN AWARD-WINNING FIRM

With an array of prestigious awards under its belt, Park + Associates sculpts The Enclave • Holland's sleek architectural form, embodying all the design elements resonant with the firm's design beliefs.



International Architecture Award 2017
Sports and Recreation
Singapore Island Country Club

BCA Construction Excellence Awards 2017
Residential Buildings
1919

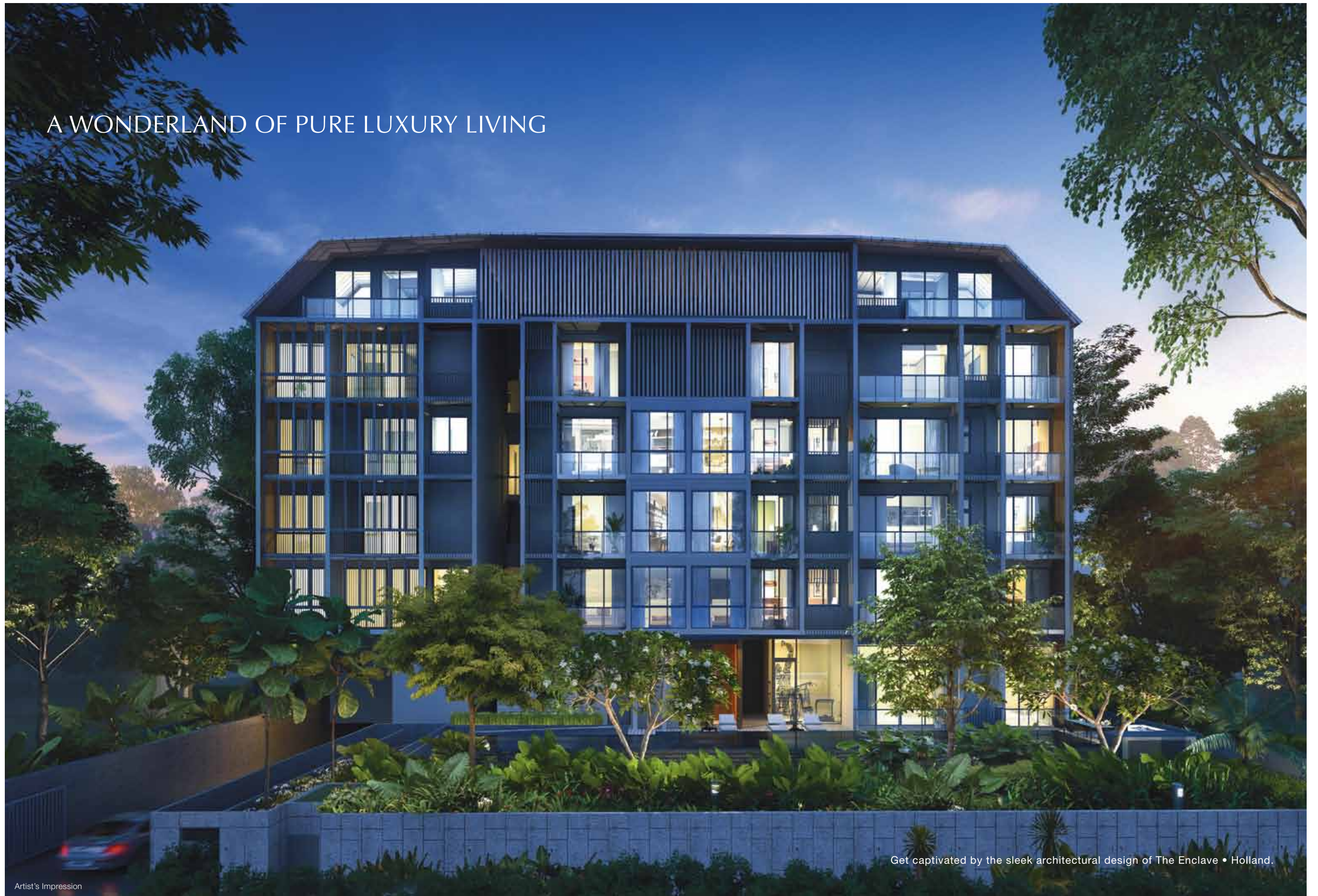
Architizer A+ Awards 2017
Popular Choice | Winner
House 24

Interior Design's Best of Year 2017
Education - Large Primary / Secondary | Winner
Nanyang Girls' High School

President's Design Award 2015
Design of the Year
Park + Associates Office

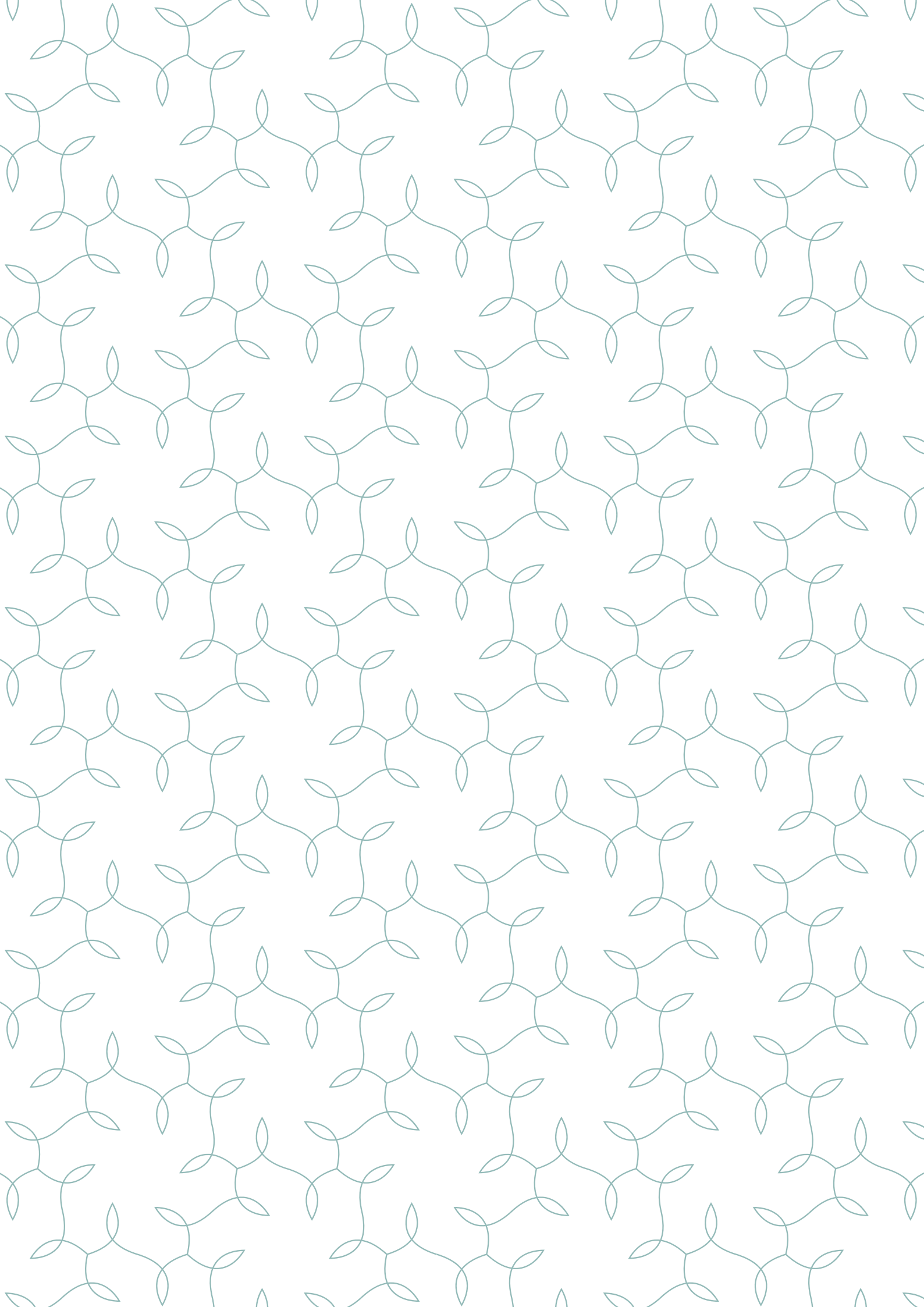
SIA Architectural Design Awards 2015
Residential Projects | Honourable Mention
Greja House

A WONDERLAND OF PURE LUXURY LIVING



Get captivated by the sleek architectural design of The Enclave • Holland.

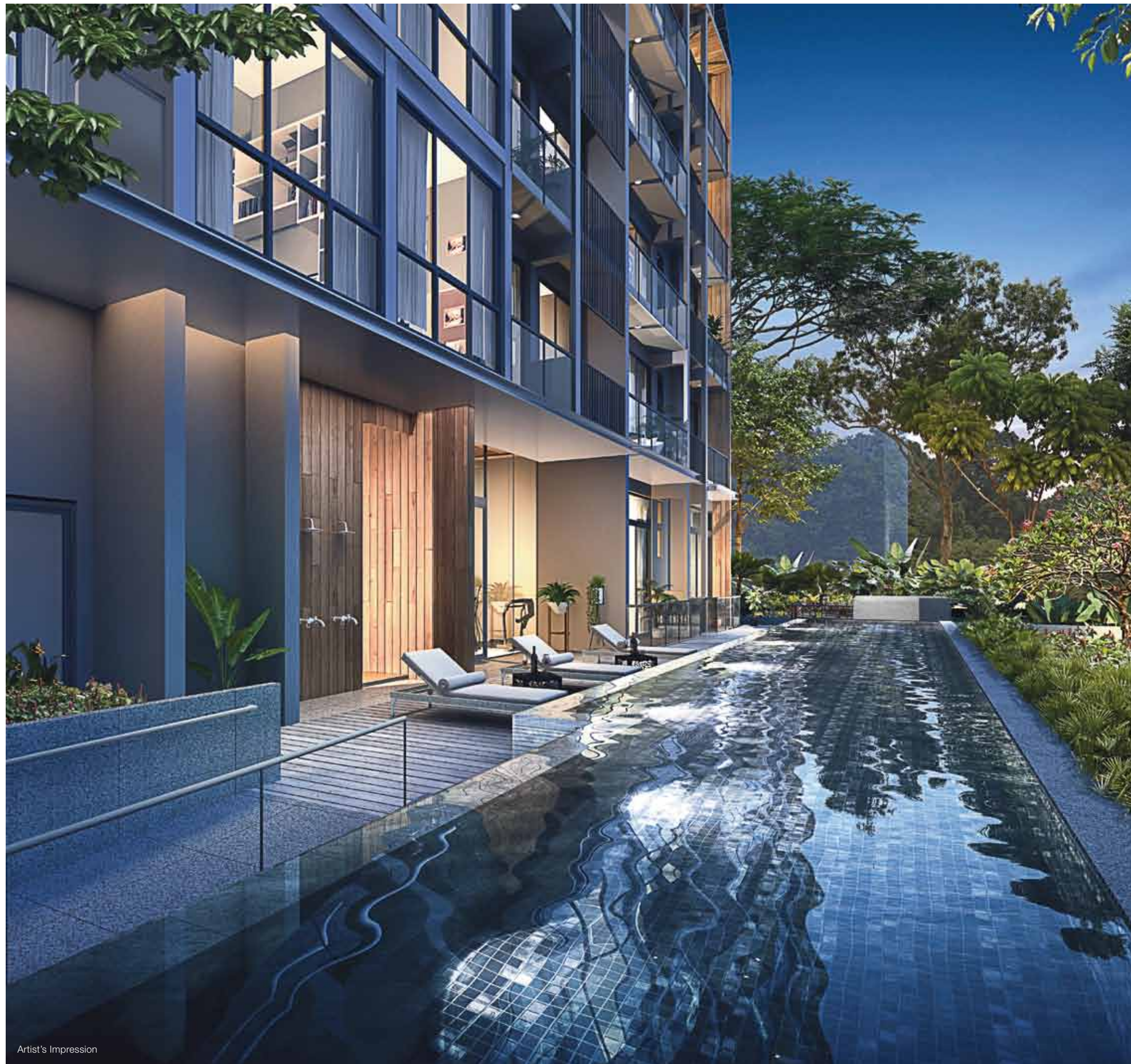
Artist's Impression



DIP INTO A VISTA OF ELEGANCE
IN HARMONY



A boutique development nestled amongst lush landscaping and pools,
a harmonious blend of beauty and function.



Artist's Impression

WELCOME TO YOUR POOLSIDE PARADISE



Artist's Impression

Whether it is relaxing by the pool or working
up a sweat at the indoor gym, there is plenty
to keep you occupied when you're living at
The Enclave • Holland.



Artist's Impression

A LIFE OF SPLENDOUR START DREAMING



Artist's Impression

Wake up each morning in a stylishly modern bedroom that promises exquisite attention to detail at every corner. And when it's time for bed, slip into peaceful slumber with dreams of all the finest things life has to offer.



A CLASSY HOME TO EASE RIGHT INTO

Take some time to appreciate the smooth lines while you luxuriate
in the cosiness of your abode. It's time to live the life you desire,
and it starts right here.



Site plan



Legend

- A

 Basement Car Park Entrance
- B

 Staircase to Pool Deck
- C

 Swimming Pool
- D

 Pool Lounge Area
- E

 Outdoor Pool Function Area
- F

 Gym (1st Storey)
- G

 Shower Point (1st Storey)
- H

 Handicapped Toilet (1st Storey)
- I

 Bin Point
- J

 Pedestrian Entrance

Unit Distribution Chart

Unit no	01	02	03	04	05	06	07
Attic							
5th Storey		PH2	PH3		B6	PH1	
4th Storey	D4				B2	A2	D2
3rd Storey	D3	E1	E2	C3	B2	A2	D1
2nd Storey	D3	B5	B4	C2	B2	A2	D1
1st Storey			B3	C1	B1	A1	

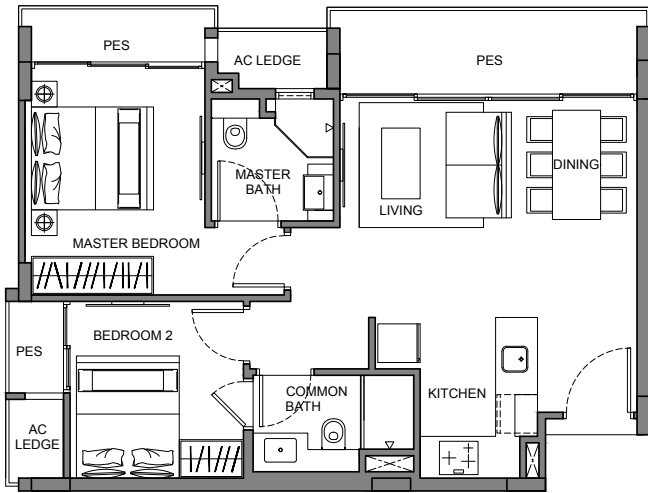
-
- 1-BEDROOM APARTMENT

-
- 2-BEDROOM APARTMENT

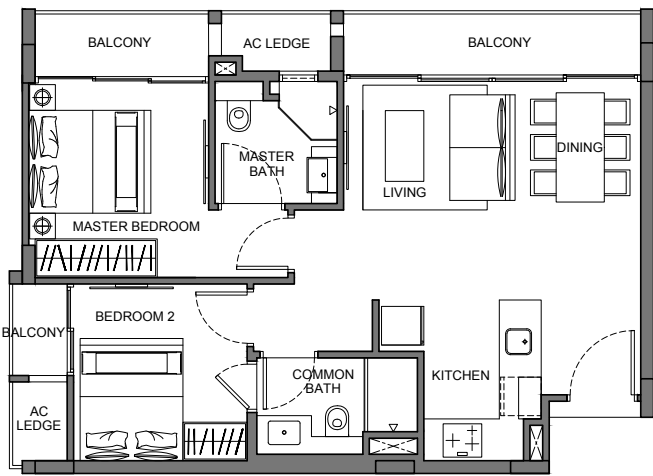
-
- 3-BEDROOM APARTMENT

-
- 4-BEDROOM APARTMENT

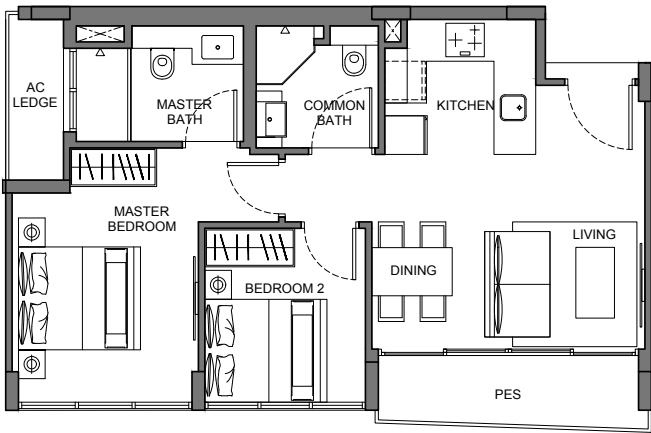
2-Bedroom



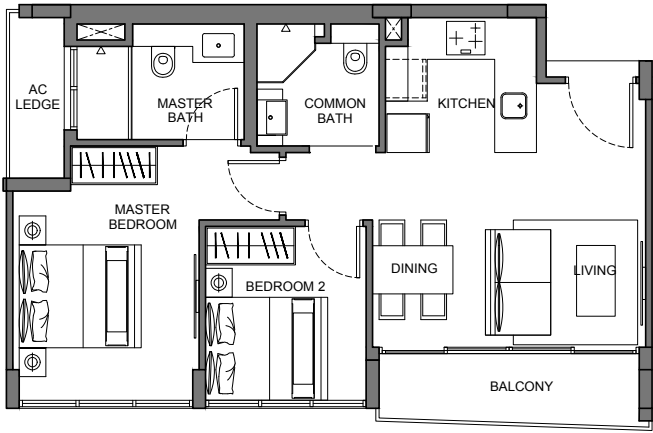
TYPE A1
2-Bedroom
70 sq m / 753 sq ft
#01-06



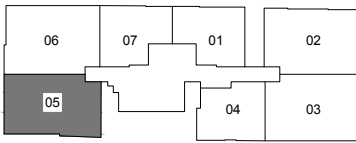
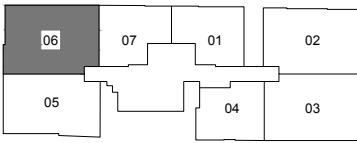
TYPE A2
2-Bedroom
67 sq m / 721 sq ft
#02-06, #03-06 & #04-06



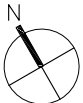
TYPE B1
2-Bedroom
61 sq m / 657 sq ft
#01-05



TYPE B2
2-Bedroom
61 sq m / 657 sq ft
#02-05, #03-05 & #04-05

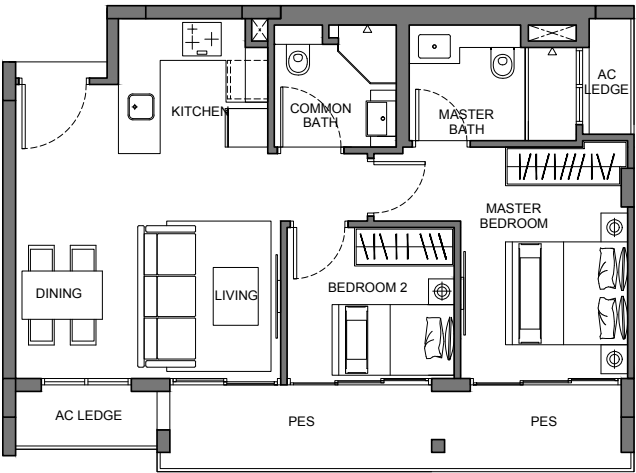


Floor areas are inclusive of PES, balconies, A/C ledges and voids. Floor area are approximate and subject to final survey. The plans are subject to changes as required or approved by relevant authorities. The balconies shall not be enclosed unless with approved balcony screens.

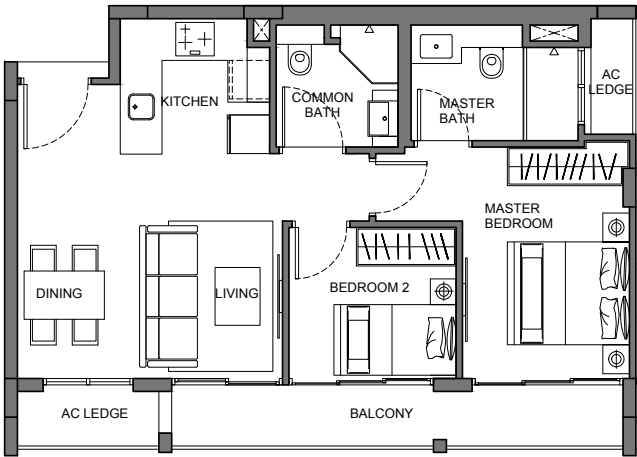


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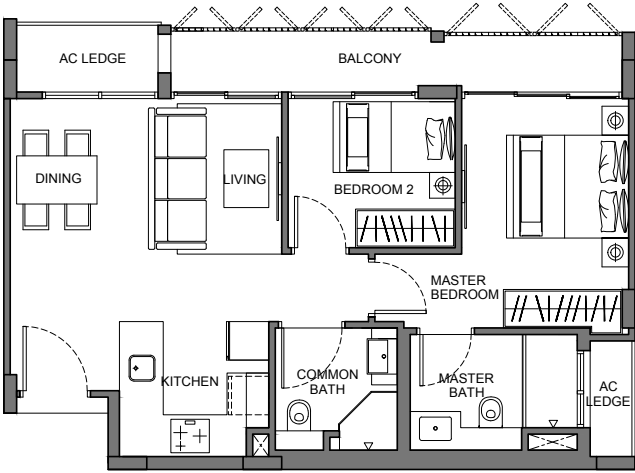
2-Bedroom



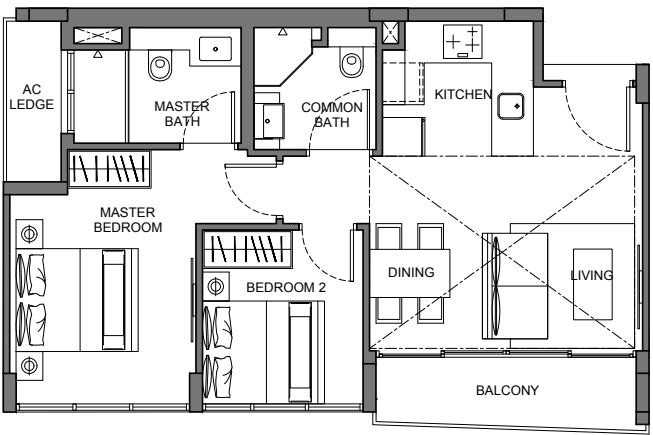
TYPE B3
2-Bedroom
67 sq m / 721 sq ft
#01-03



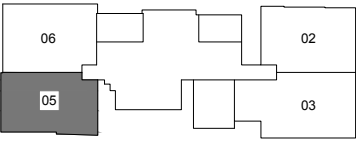
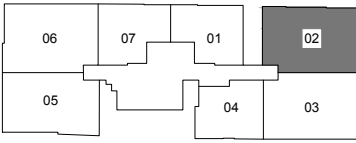
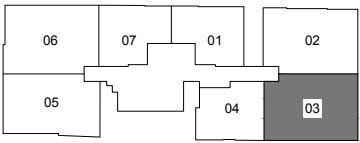
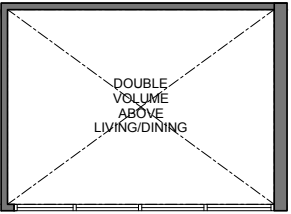
TYPE B4
2-Bedroom
64 sq m / 689 sq ft
#02-03



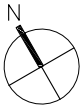
TYPE B5
2-Bedroom
64 sq m / 689 sq ft
#02-02



TYPE B6
2-Bedroom
74 sq m / 797 sq ft
#05-05

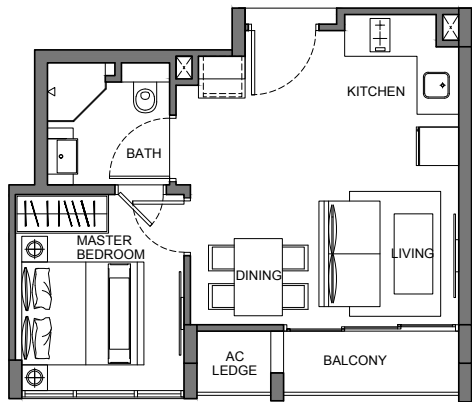


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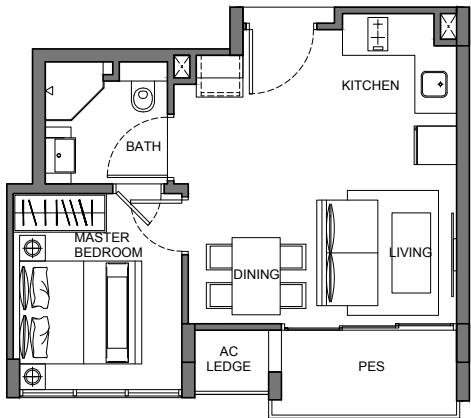


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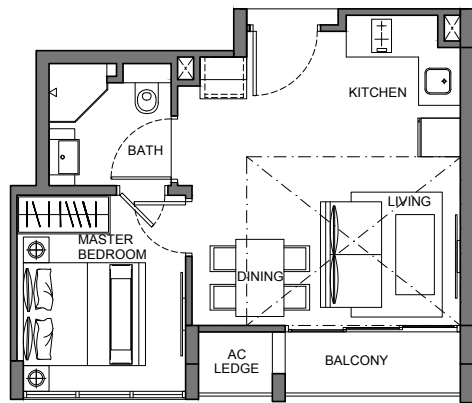
1-Bedroom



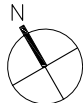
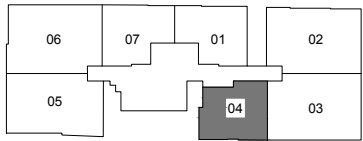
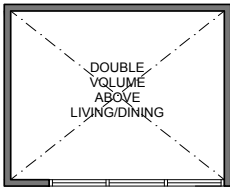
TYPE C2
1-Bedroom
38 sq m / 409 sq ft
#02-04



TYPE C1
1-Bedroom
39 sq m / 420 sq ft
#01-04

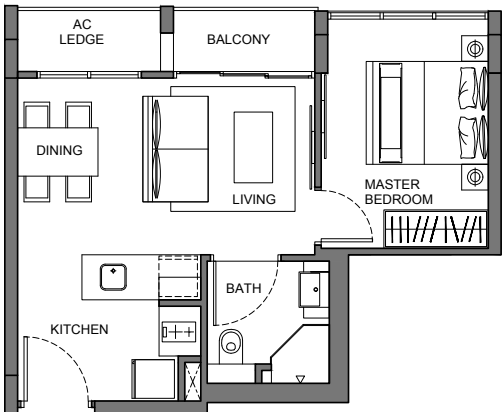


TYPE C3
1-Bedroom
47 sq m / 506 sq ft
#03-04

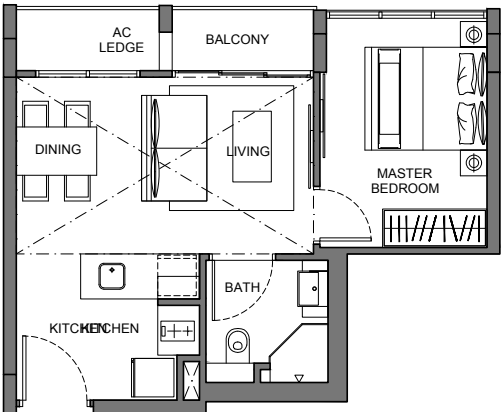


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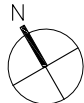
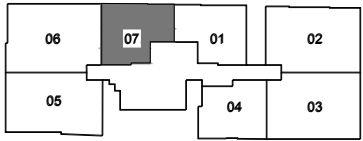
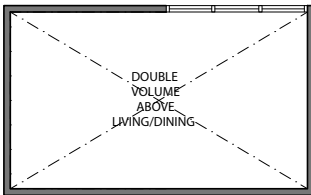
1-Bedroom



TYPE D1
1-Bedroom
40 sq m / 431 sq ft
#02-07 & #03-07



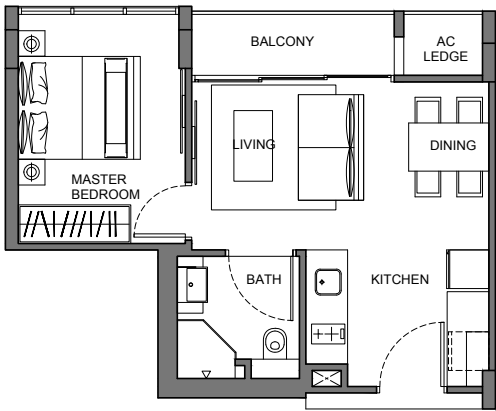
TYPE D2
1-Bedroom
53 sq m / 570 sq ft
#04-07



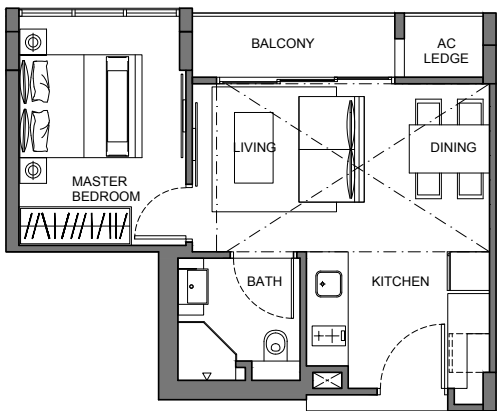
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1-Bedroom

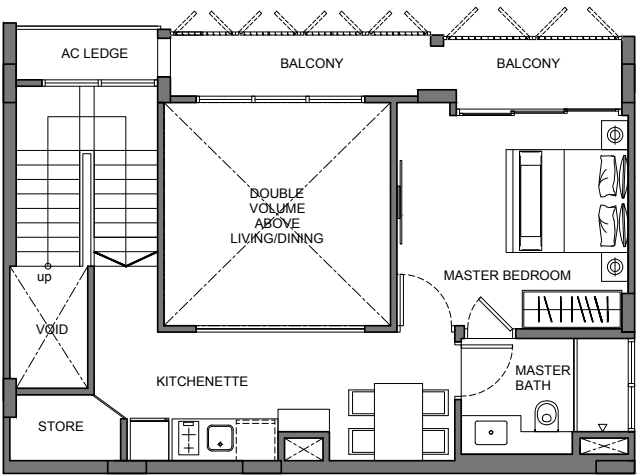
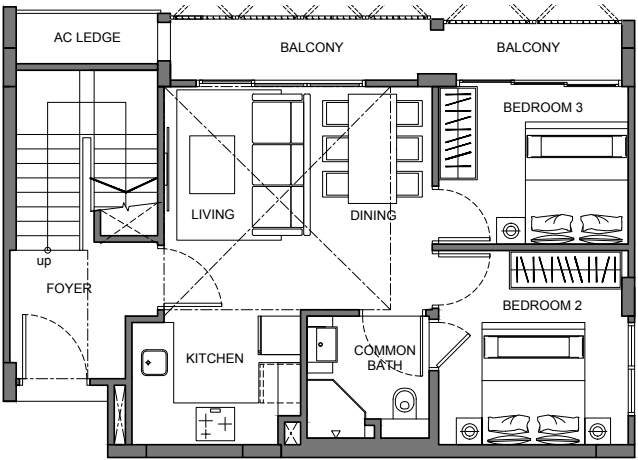
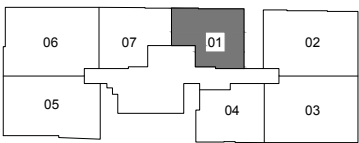
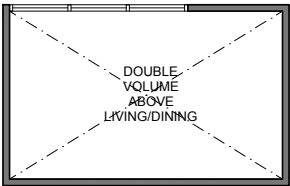
3-Bedroom



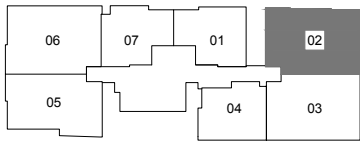
TYPE D3
1-Bedroom
39 sq m / 420 sq ft
#02-01 & #03-01



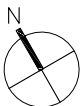
TYPE D4
1-Bedroom
51 sq m / 549 sq ft
#04-01



TYPE E1
3-Bedroom
129 sq m / 1389 sq ft
#03-02



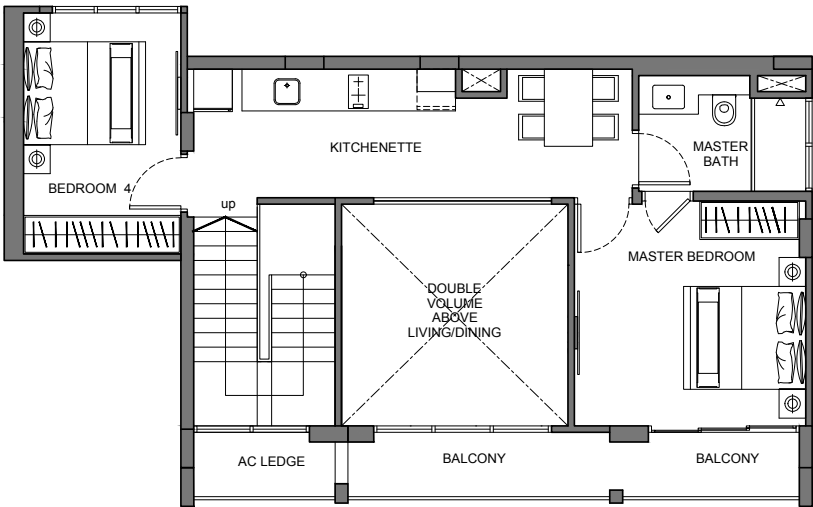
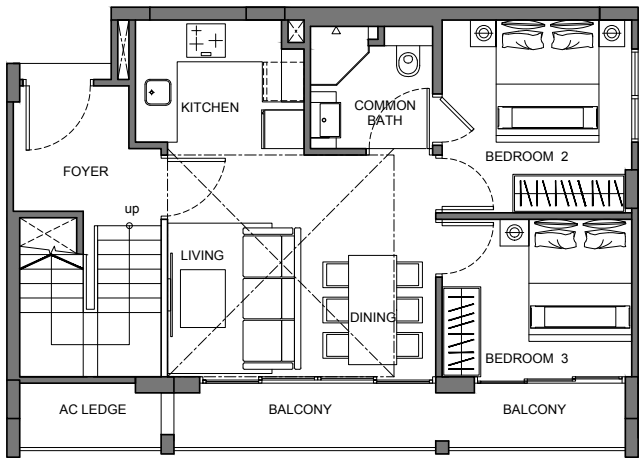
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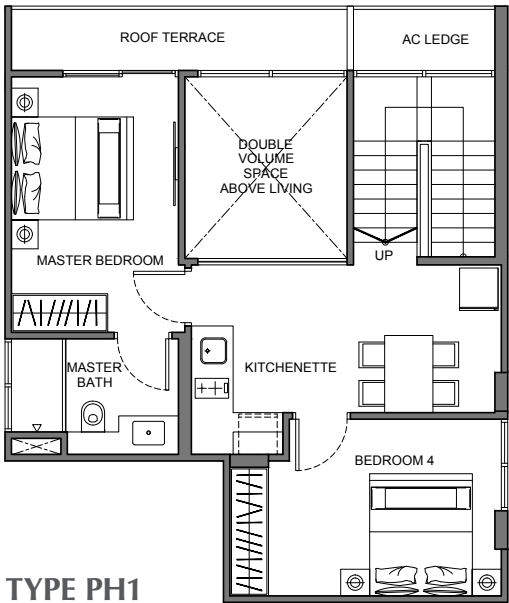
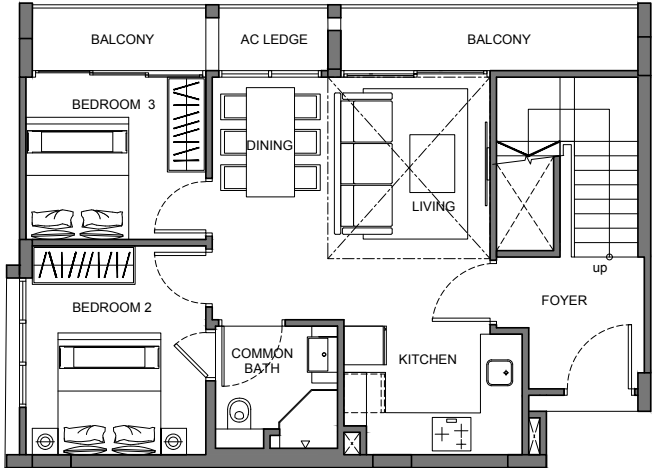
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4-Bedroom

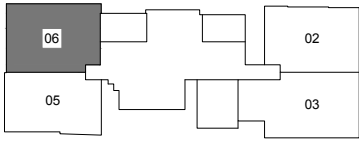
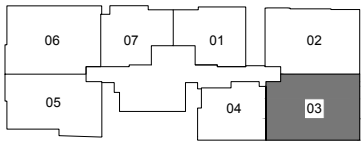
Penthouse



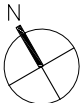
TYPE E2
4-Bedroom
140 sq m / 1507 sq ft
#03-03



TYPE PH1
Penthouse
131 sq m / 1410 sq ft
#05-06

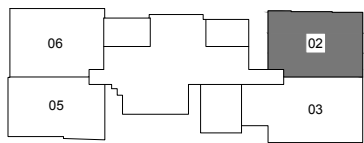
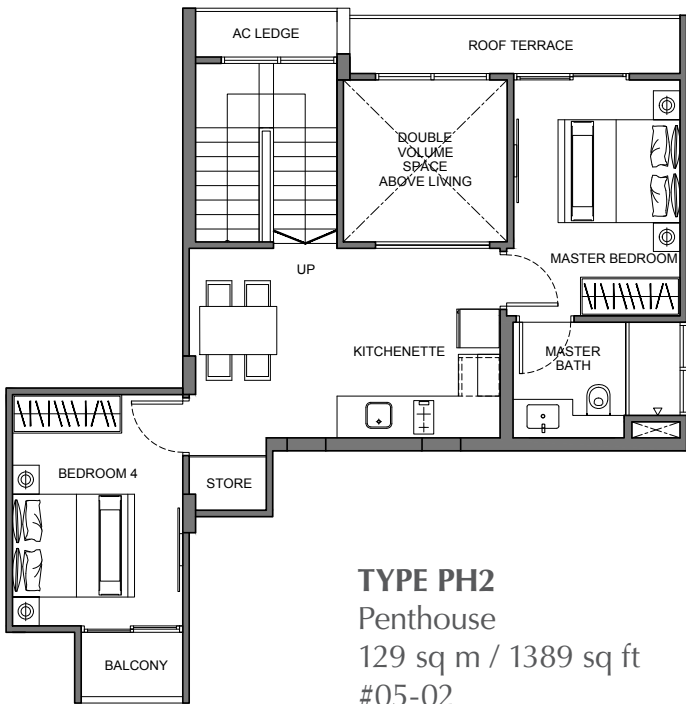
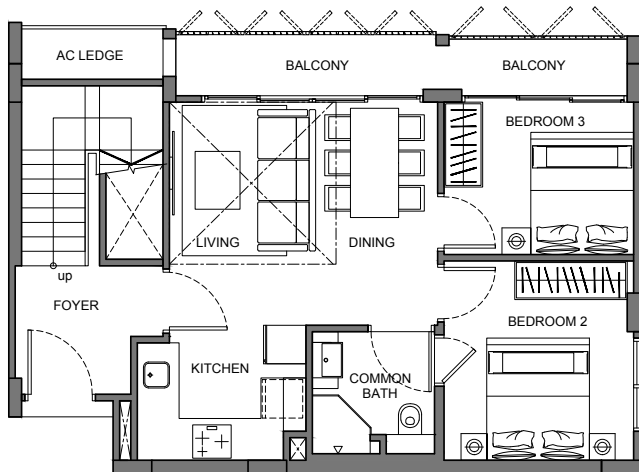


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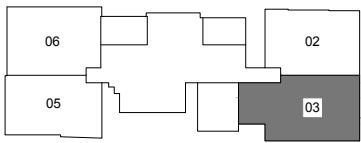
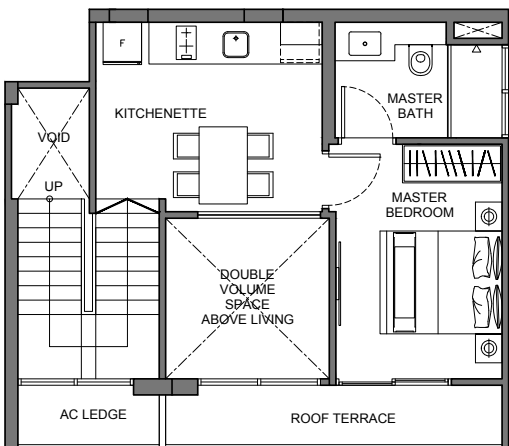
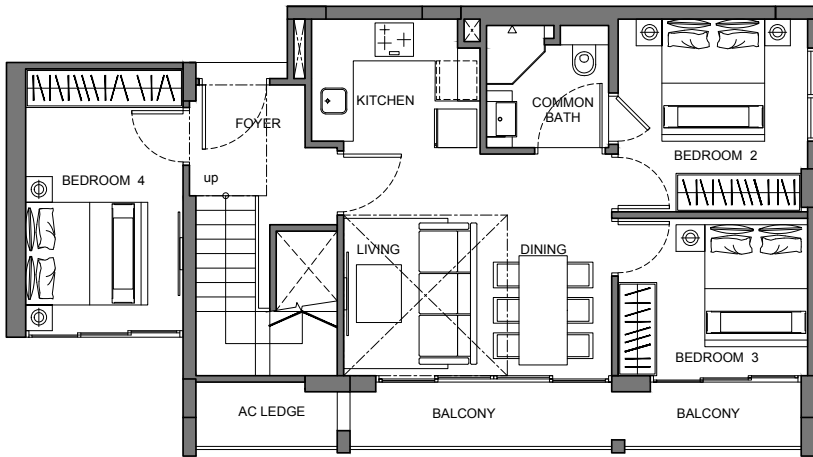


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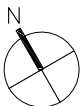
Penthouse



Penthouse



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Specifications

1.

Foundation

Reinforced concrete footing and/or precast concrete piles and/or reinforced concrete bored piles.
2.

Superstructure

Reinforced concrete structure.
3.

Walls

(a)

External Wall — light-weight concrete panels, brick walls, aerated lightweight concrete blocks and/or reinforced concrete.

(b)

Internal Wall — drywall partitions, brick walls, light-weight concrete panels, aerated lightweight concrete blocks and/or reinforced concrete.
4.

Roof

(a)

Pitched roof: Metal roofing over reinforced concrete or steel structure, with appropriate insulation and waterproofing system.

(b)

Flat roof: Reinforced concrete flat roof with appropriate insulation and waterproofing system.
5.

Ceiling

•

Fibrous plasterboard ceiling with emulsion paint for Master Bath, Common Bath, Corridor and Kitchen (where applicable).

•

Reinforced concrete soffit skim-coated with emulsion paint generally and gypsum plasterboard ceiling with emulsion paint, where applicable, for other areas.
6.

Finishes

a)

Walls

•

Stones and/or ceramic and/or homogeneous tiles up to false ceiling level (no tiles behind cabinets and mirrors) for Master Bath and Common Bath.

•

Ceramic and/or homogeneous tiles up to false ceiling level (no tiles behind cabinets) and/or plaster and/or skim coat with emulsion paint for Kitchen.

•

Plaster and/or skim coat with emulsion paint to other interior areas.

•

Plaster and/or skim coat with spray-texture coating and/or emulsion paint finish to common area generally.

•

Plaster and/or skim coat with emulsion paint and/or mirror and/or laminated panels where appropriate to Gym.

•

Plaster and/or skim coat with emulsion paint to Management Office.

•

Stones and/or homogeneous tiles and/or mosaic and/or plaster/skim coat with emulsion paint to 1st storey and Basement Lift Lobbies.

•

Ceramic and/or homogeneous tiles and/or mosaic and/or plaster/skim coat with emulsion paint to typical storey Lift Lobbies, Common Corridors and Accessible Washroom.

b)

Floors

•

Marble to Living, Dining, Corridor and Kitchen (where applicable)

•

Engineered timber strip flooring and/or timber strip flooring and/or laminated flooring to Bedroom and Staircase, (where applicable).

•

Stones and/or ceramic and/or homogeneous tiles to Master Bath and Common Bath.

•

Ceramic and/or homogeneous tiles to Kitchen, Kitchenette, Store, Balcony, PES and Roof Terrace (where applicable).

•

Cement screed to Air-Con Ledge.

•

Stones and/or homogeneous tiles to Basement & 1st storey Lift Lobbies.

•

Ceramic and/or homogeneous tiles to typical Lift Lobby, Common Corridors, Accessible Washroom and Management Office.

•

Stones and/or mosaic and/or homogeneous tiles to Swimming Pool.

•

Timber decking and/or composite timber decking and/or stones and/or homogeneous tiles and/or mosaic to Pool Deck, Communal Shower Point and Communal Landscape Area.

•

Homogeneous tiles and/or laminate flooring and/or vinyl flooring to Gym.

7.

Windows

Powder coated and/or anodized aluminium framed windows with minimum 6mm thick tinted/clear/frosted and/or laminated/tempered/heat-strengthened/double-glazed glass where appropriate.

8.

Doors

a)

Main Entrance: Approved fire-rated timber doors and frames.

b)

Bedroom/Living/Dining to Private Enclosed Space: Timber doors and frames.

c)

Balcony, PES and Roof Terrace: Powder-coated and/or anodized aluminium framed sliding/swing glass doors with tinted/clear/frosted and laminated/tempered/heat strengtened/double-glazed glass.

d)

Good Quality Ironmongery.

9.

Sanitary Fittings

Master Bath and Retrofitted Bath:

(i)

1 set glass partitioned shower cubicle, shower mixer and shower handset c/w shower bar and hose.

(ii)

1 no. pedestal water closet with seat & cover or wall hung water closet with seat & cover c/w concealed cistern (where applicable).

(iii)

1 no. basin c/w tap mixer, bottle trap and vanity counter.

(iv)

1 paper holder.

(v)

1 towel rail.

10.

Electrical Installation

Wiring for lighting and power shall be in concealed conduits where possible except for spaces within DB closet, areas above false ceilings, which will be in exposed conduits and/or trunking.
There are exposed M&E service pipes / valve / trunking / ducting at the carpark and plant room.
Refer to Electrical Schedule for electrical installation details.

11.

TV/Cable Services/FM/Telephone points

Refer to Electrical Schedule for details.

12.

Lightning Protection

Lightning Protection System shall be provided in accordance with Singapore Standard.

13.

Painting

Refer to Finishes - Walls.

14.

Water Proofing

Waterproofing to floor of Bathroom, Kitchen, Balcony, PES, Roof Terrace, Reinforced Concrete Flat Roof, Swimming Pool, Accessible Washroom, Planter box, Communal Shower Point and Basement wall/floor.

15.

Driveway and Car Park

•

Surface driveway: heavy-duty granite/tiles and/or reinforced concrete slab with hardener and/or epoxy coating.

•

Ramp and car parks: reinforced concrete slab with hardener and/or epoxy coating.

16.

Recreation facilities

Swimming Pool : 23m (L) x 2.8m (W) x 1.2m (D)
Gym : 9m²
Pool Lounge Area
Outdoor Pool Function Area

17.

Prefabricated Bathroom Units

Selected bathroom and W.C shall be constructed by prefabrication and all penetrations are sealed at manufacturer's factory prior to installation on site.

18.

Additional Items

a)

High and low kitchen cabinets: laminate/veneer/spray-paint finish complete with electrical cooker hob, cooker hood, oven, kitchen sink, fridge and washing machine cum dryer.

b)

Bedroom Wardrobe: Carcass system and/or post system wardrobe with internal drawers to bedrooms (where appropriate).

c)

Wall hung split unit air-conditioning system to Living, Dining, Kitchen, Kitchenette and Bedroom (where appropriate).

e)

Audio intercom system to all units for communication to pedestrian entrance.

f)

Automatic swing gate at main driveway entrance.

g)

Security surveillance cameras at selected locations of 1st storey common areas.

h)

Wall hung split unit/cassette air-conditioning system to Gym.

19.

General Description of Housing Project

A 5-storey residential flat comprising of 26 units of apartments with basement carpark, common facilities and with swimming pool on Lots 01093W and 01094V mk-04 at no. 131 and 133 Holland Road (Bukit Timah Planning Area).

Total number of units in each class (Ref to Unit Distribution Chart for detail):
1-Bedroom Apartment: 9
2-Bedroom Apartment: 12
3-Bedroom Apartment: 1
4-Bedroom Apartment: 4

Description of common property:
26 car park lots and 1 handicapped car park lot in the basement. Management office, Handicap Toilet, MDF room, Consumer Switch Room, Domestic Water Tank and Booster Pumps, Ejector Pump Room and Sump, Sprinkler Pump Room and Sprinkler Tank, Storm Water and Tank. Generator, Refuse Chamber, Bin Point, Pool Balancing Tank, Electrical Ducts, Telecom Ducts, Water Ducts, Lifts, Lift Lobbies, Staircases and Storey Shelters, Swimming Pool, Gym, Landscaped Area, Pool Lounge Area, Outdoor Pool Function Area and all other Common Property and Land Titles (Strata) Act, Cap 158.

Total number of car parking spaces:

Sufficient carpark lots provided as may be approved by the relevant authorities.

Purpose of Housing Project and restrictions are to use:
Residential

ELECTRICAL SCHEDULE (PER UNIT)

NOTES TO SPECIFICATIONS

A

Marble/Compressed Marble/Limestone/Granite

Marble/compressed marble/limestone/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/compressed marble/limestone/granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

B

Timber strips

Timber strips 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. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

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/her own contractor to service the air-conditioning system regularly.

D

Television and/or Internet Access

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

E

Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.

F

Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

CEILING HEIGHT (MM) SCHEDULE

	TYPE OF UNIT																			
	A1	A2	B1	B2	B3	B4	B5	B6	C1	C2	C3	D1	D2	D3	D4	E1	E2	PH1	PH2	PH3
Entryway / Foyer	4150	3150	3000	2600	3000	2600	2600	2600	3000	2600	2600	2600	2600	3150	2600	2600	2600	2600	2600	3150/2600
Dining	4150	3150	4150	3150	4150	3150	3150	6700	3000/4150	2600/3150	2600/6700	3150	6700	3150	6700	6700/2600	6700/2600	2600	2600	2600
Living	4150	3150	4150	3150	4150	3150	3150	6700	4150	3150	6700	3150	6700	3150	6700	6700	6700	6500	6500	6500
Kitchen	3000	2600	3000	2600	3000	2600	2600	2600	3000	2600	2600	2600	2600	2600	2600	2600	2600	2600	2600	2600
Hallway	3000	2600	3000	2600	3000	2600	2600	2600	-	-	-	-	-	-	-	-	-	-	-	-
Master Bedroom	3000/4150	2600/3150	3000/4150	2600/3150	3000/4150	2600/3150	2600/3150	3150/2600	3000/4150	2600/3150	2600	2600/3150	2600/3150	2600/3150	2600/3150	2600/3150	2600/3150	2100/2900	2050/2900	2050/2900
Bedroom 2	3000/4150	3150	3000/4150	2600/3150	4150	3150	3150	3150	-	-	-	-	-	-	-	2600/3150	2600/3150	2600/3150	2600/3150	2600/3150
Bedroom 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2600/3150	2600/3150	2600/3150	2600/3150	2600/3150
Bedroom 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3150	3100	3150	3100
Master Bath	2650	2400	2650	2400	2650	2400	2400	2400	-	-	-	-	-	-	-	2400	2400	2400	2400	2400
Retrofitted bath (Common Bath)	2650	2400	2650	2400	2650	2400	2400	2400	2650	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400
Kitchenette	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3150/2600	3150/2600	3100/2600	3100/2600	3100/2600
Balcony	-	3150	-	3150	-	3150	3150	3150	-	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150
PES	3800/4150	-	3800/4150	-	3800/4150	-	-	-	4150	-	-	-	-	-	-	-	-	-	-	-

G

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 Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

H

Web Portal of the Housing Project

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed

I

False Ceiling

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

J

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. The Purchaser is recommended to take up 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 under clause 9 and clause 17.

K

Mechanical Ventilation System

Mechanical Ventilation fans and ducts are provided to toilets 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 (where applicable) is to be maintained by the Purchaser on a regular basis.

M

Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/long bath/vanity cabinet/mirror.

N

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/Building and/ or the Housing Project (or any part or parts thereof), so as to enable the Unit/Building and/or the Housing Project 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 Unit/Building and/or the Housing Project, 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 Unit/Building and/or the Housing Project.

DEVELOPER



Developer: 369 Development Pte Ltd (201502962D) • Developer's Licence No.: C1237 • Tenure of Land: Freehold • Location Lot No.: MK04 On Lots 01093W, 01094V at 131 Holland Road • Building Plan Approval No.: A1553-00102-2015-BP02 (25/07/2017) & A1553-00102-2015-BP02 (13/11/2017) • Expected Date of TOP: 31 January 2020 • Expected Date of Legal Completion: 31 January 2021 • Encumbrances: Mortgage in favour of United Overseas Bank Limited

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