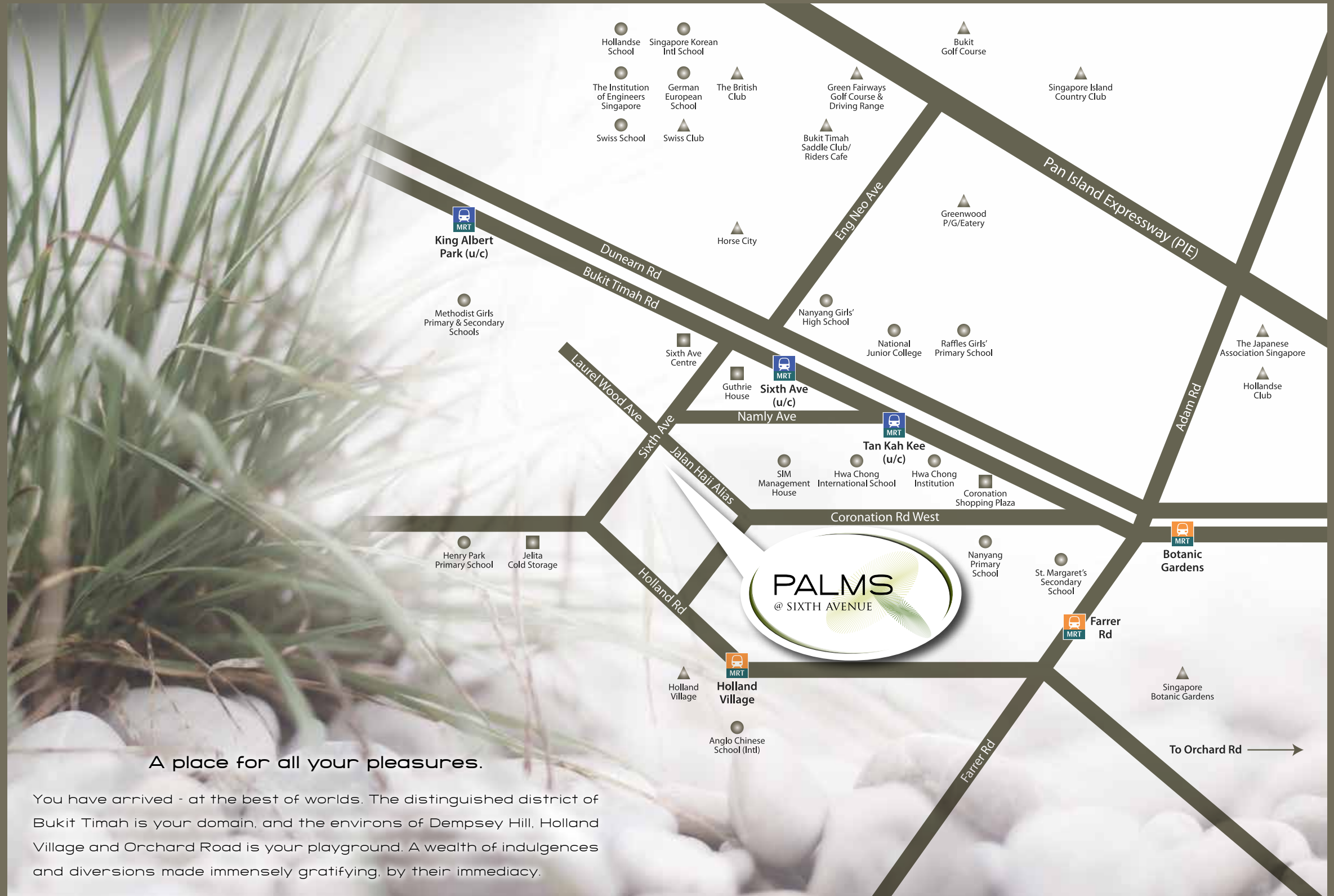




**A magnificent residence, heralded by
six majestic phoenix palms.**

Finally, a place to perfectly complement your approach to life. One where every waking moment is your prerogative, and every action is your masterstroke. Privacy, not for privacy's sake, but to preserve the purity of the moment - a privilege that is rightfully yours. Introducing Palms @ Sixth Avenue, landed residences for connoisseurs who share the same appreciation of this truly rare privilege.





A place for all your pleasures.

You have arrived - at the best of worlds. The distinguished district of Bukit Timah is your domain, and the environs of Dempsey Hill, Holland Village and Orchard Road is your playground. A wealth of indulgences and diversions made immensely gratifying, by their immediacy.





The romance of your desert oasis.

Discover a seductive green oasis that charms and draws you in. As you stroll down the stepping stones that weave seamlessly through the landscape, the subtle murmur of water mingles with the slight rustling of palm fronds gently waving. It leads to an enigmatic water wall that calms your senses, and provides sensory pleasure at the same time.



A world unto itself.

Deep in this tranquil wilderness, alluring contrasts abound - soft oasis shade with the glow of the sun, intense green of leaves with the azure of water, nature's hand with contemporary touches.

Site Plan



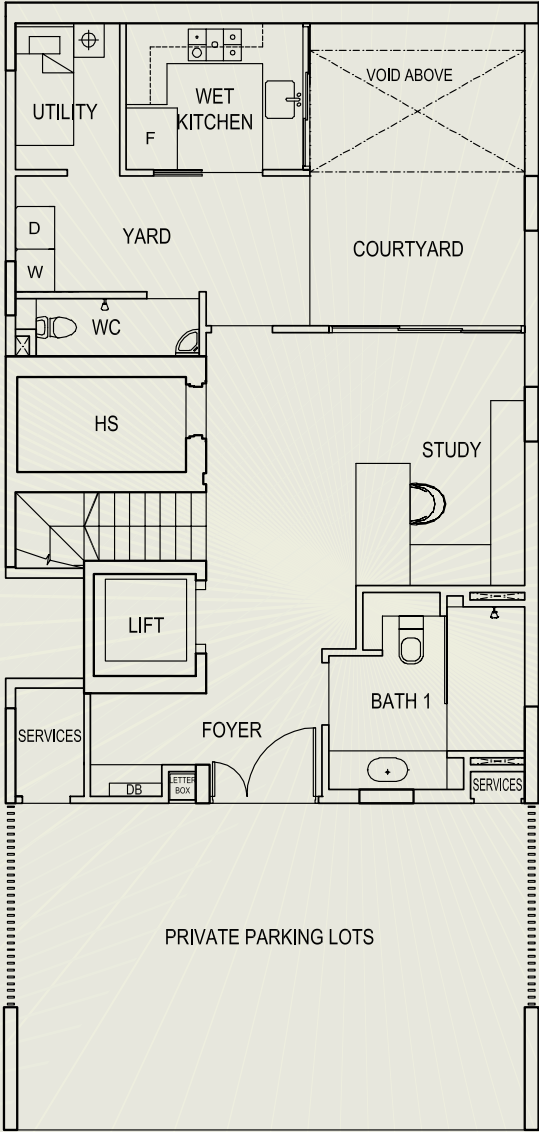
LEGEND

-  *Bucida buceras*
-  *Canacarpus erectus*
var. *sericeus*
-  *Diospyros buxifolia*
-  *Gnetum gnemon*
(Native plant)
-  *Tabebuia argentea*
-  *Phoenix dactylifera*
-  *Phoenix sylvestris*
-  *Garcinia subelliptica*
-  *Pennisetum*

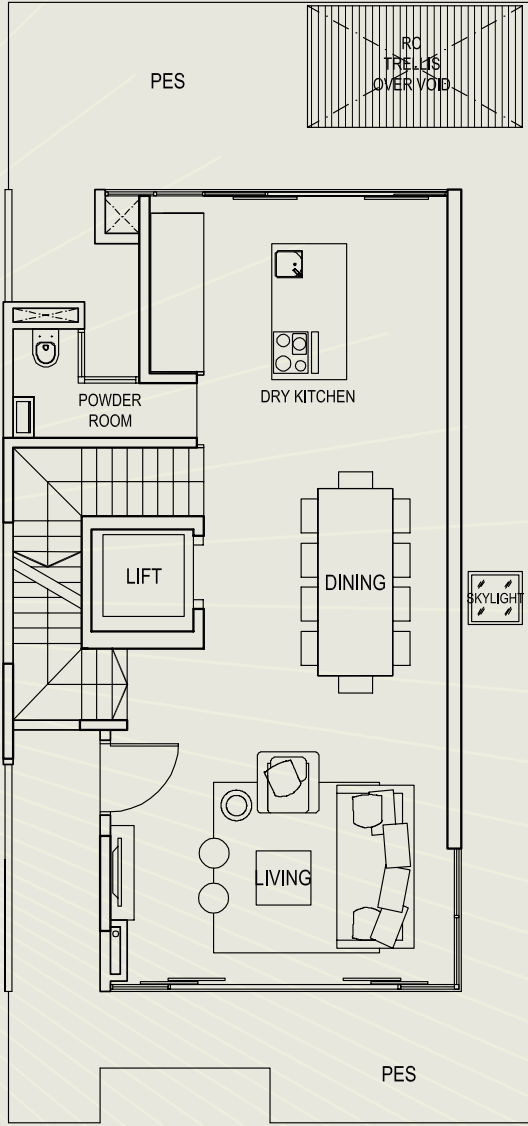


TYPE A1a

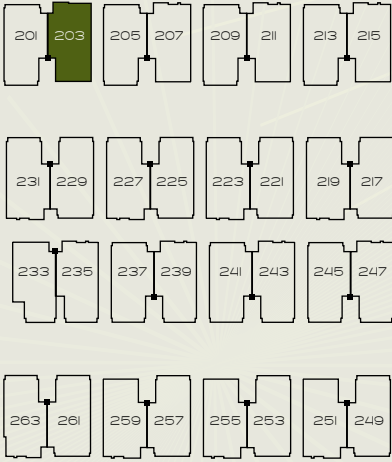
House No. 203
 Area: 456 sqm / 4,908 sq.ft



Basement

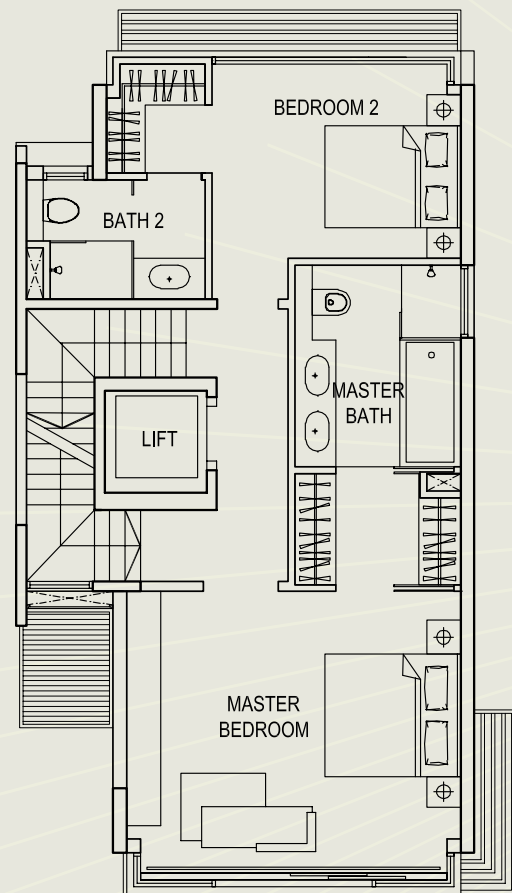


1st Storey

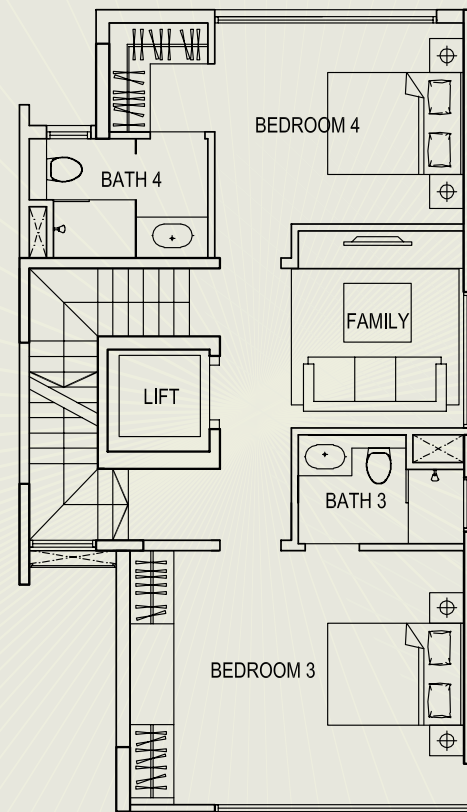


PRIVATE PARKING LOTS

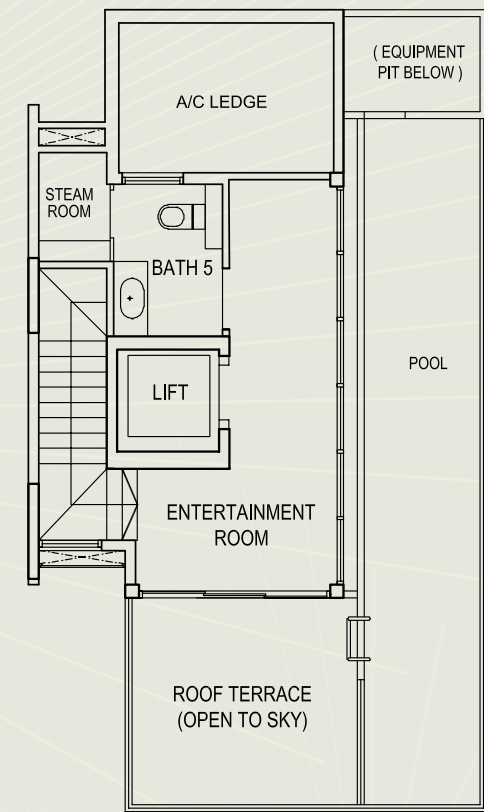
TYPE A1a



2nd Storey



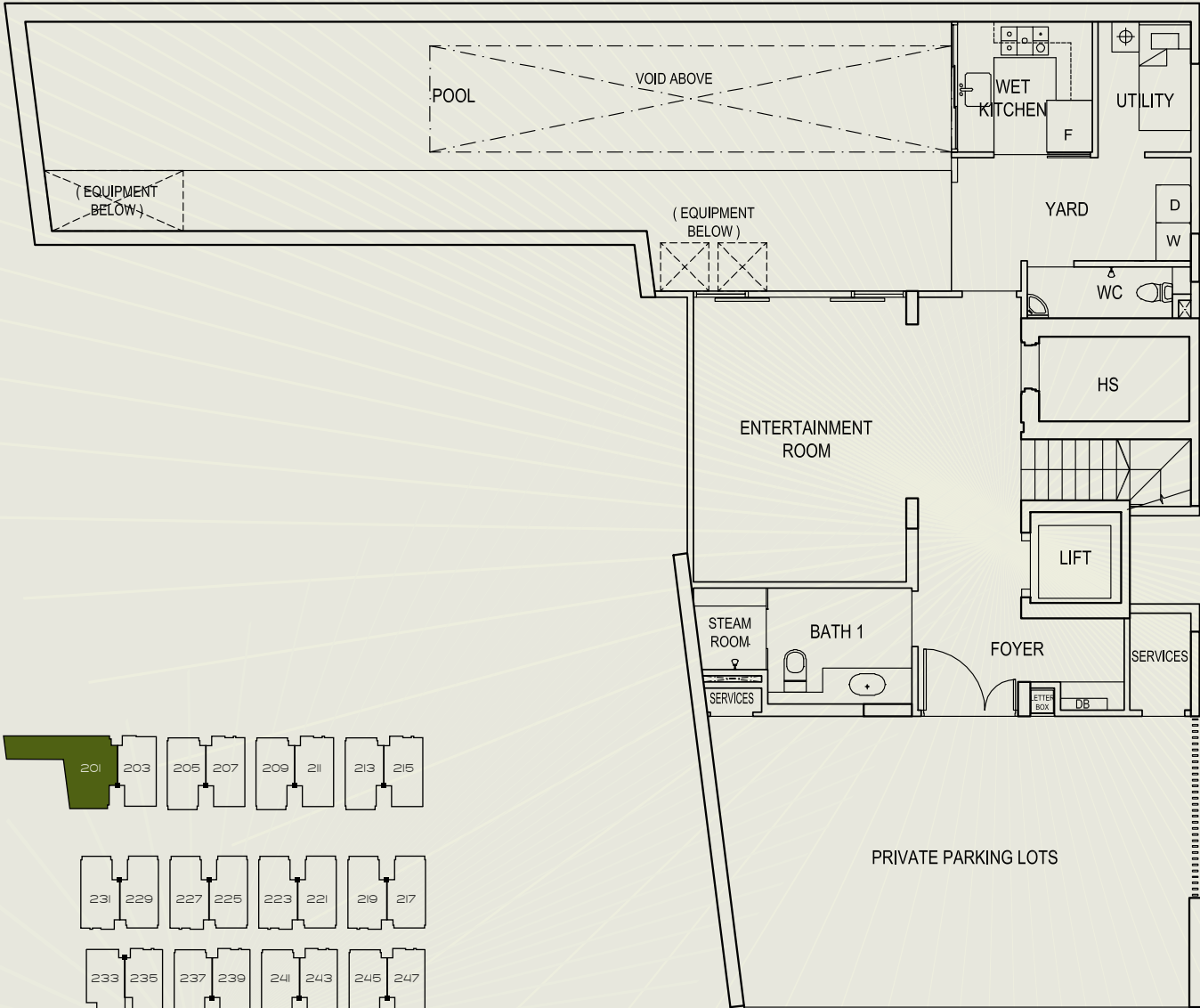
3rd Storey



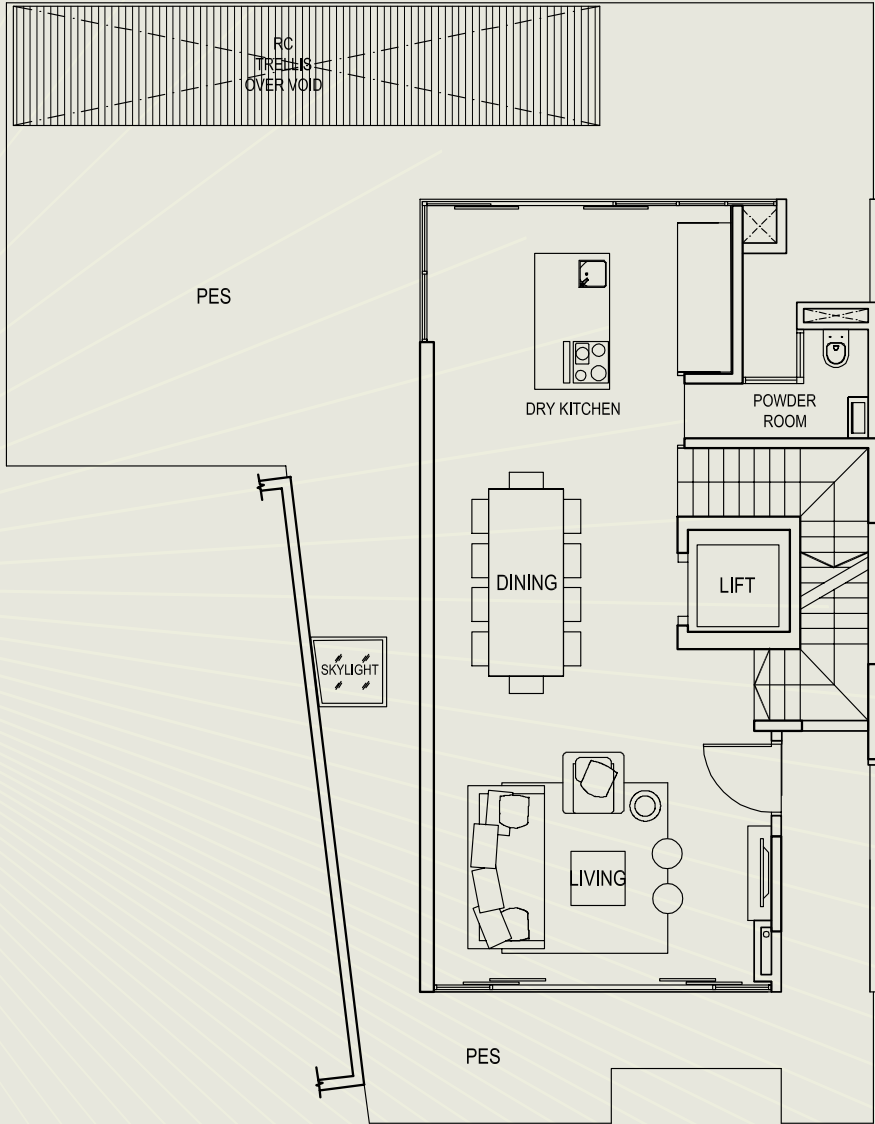
Attic

TYPE A1b

House No. 201
 Area: 542 sqm / 5,834 sq.ft

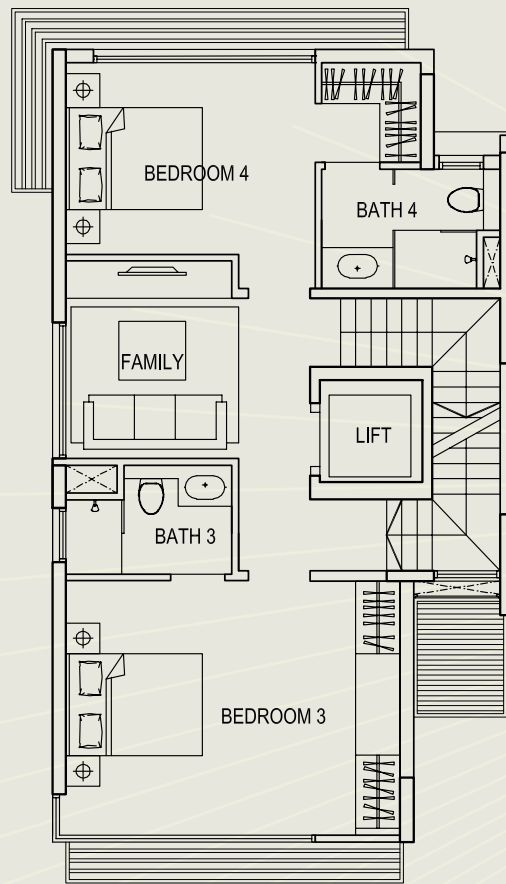


Basement

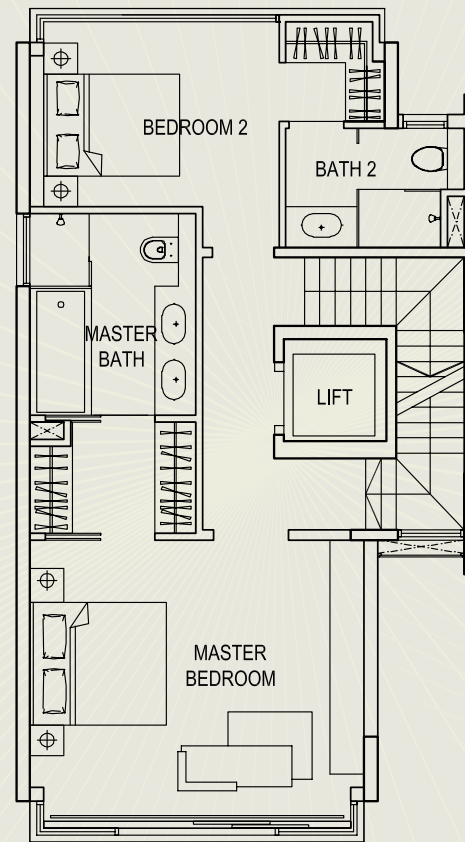


1st Storey

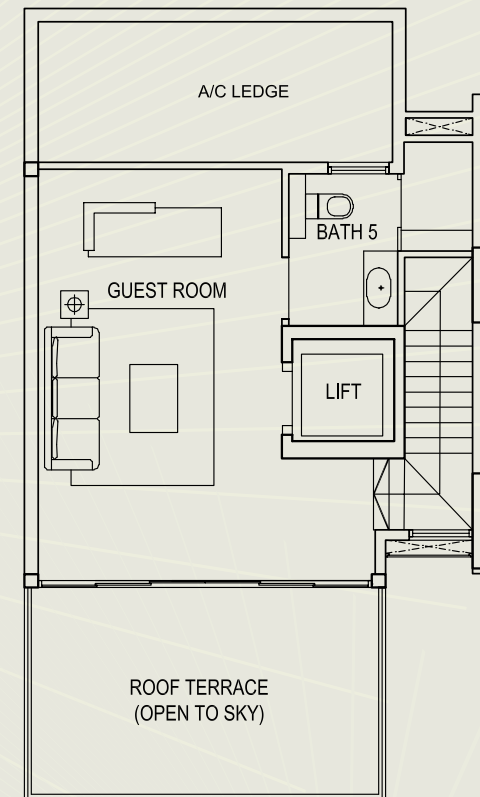
TYPE A1b



2nd Storey



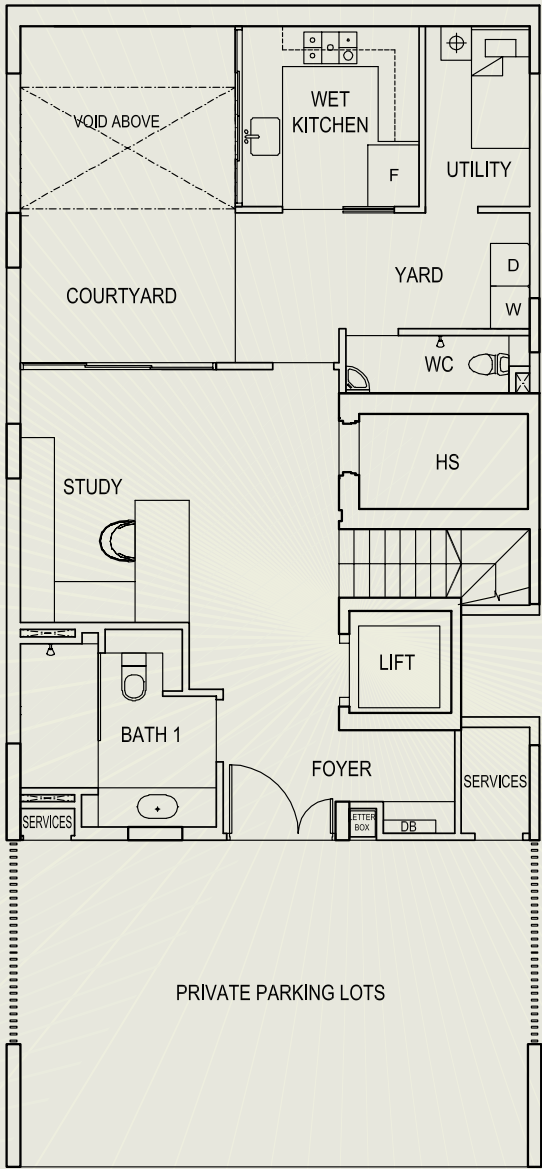
3rd Storey



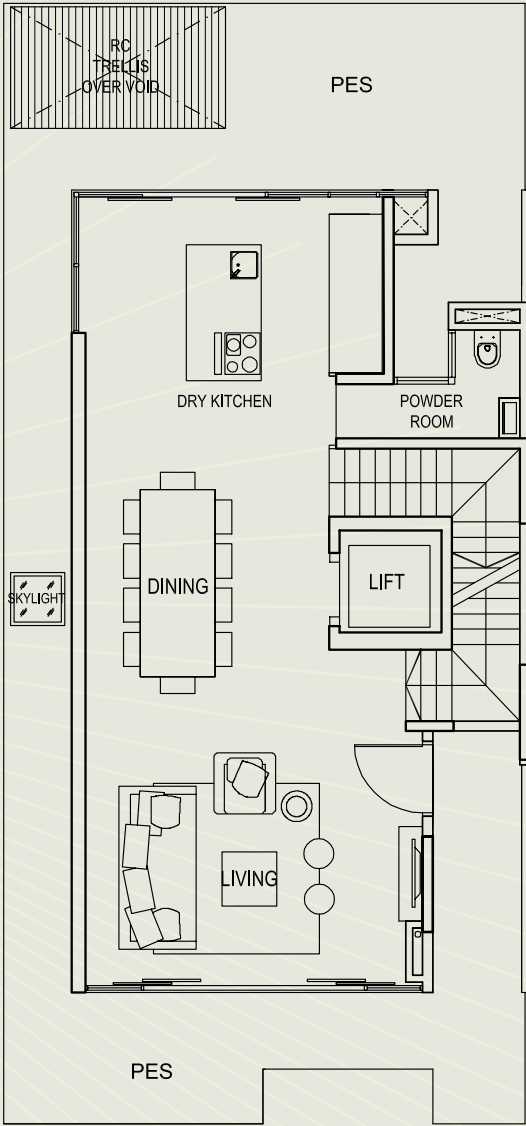
Attic

TYPE A1c

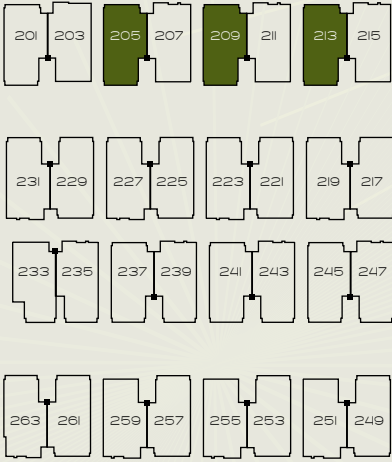
House No. 205, 209, 213
 Area: 460 sqm / 4,951 sq.ft



Basement

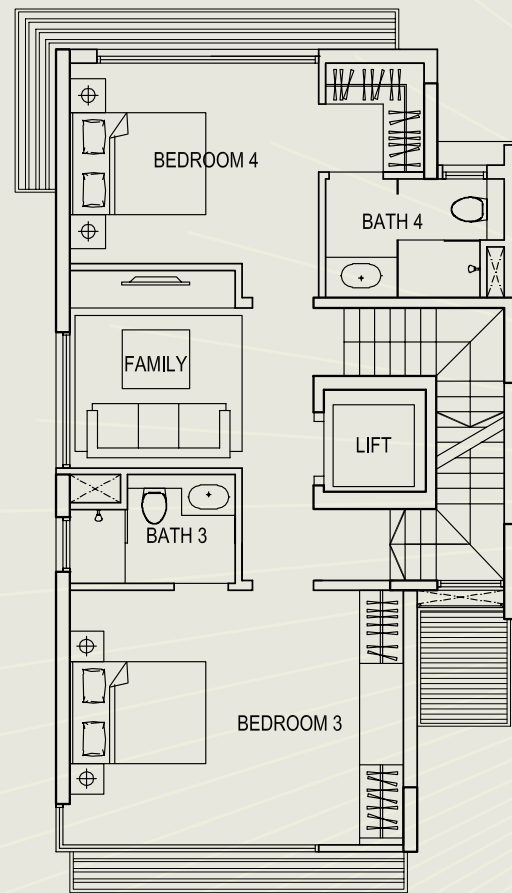


1st Storey

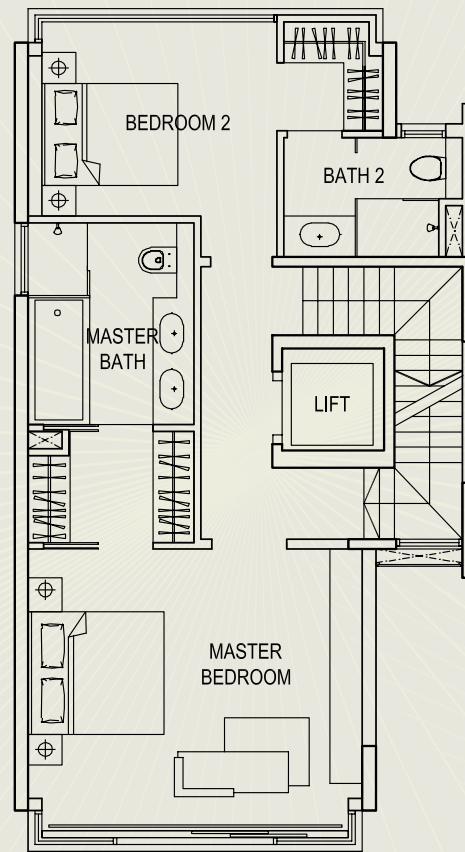


PRIVATE PARKING LOTS

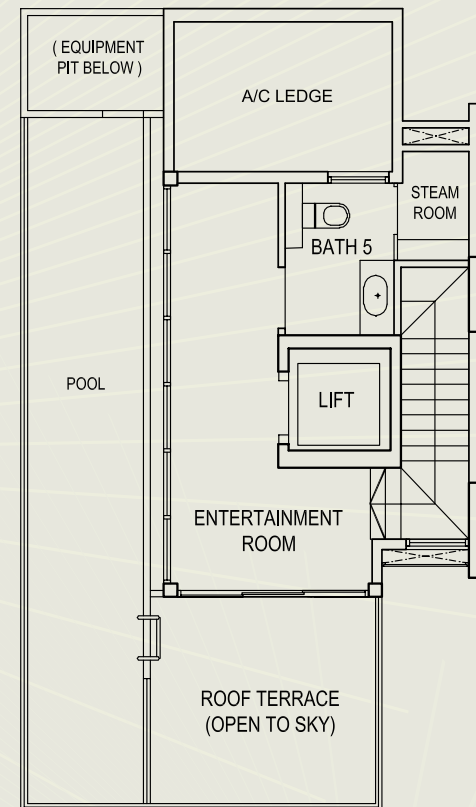
TYPE A1c



2nd Storey



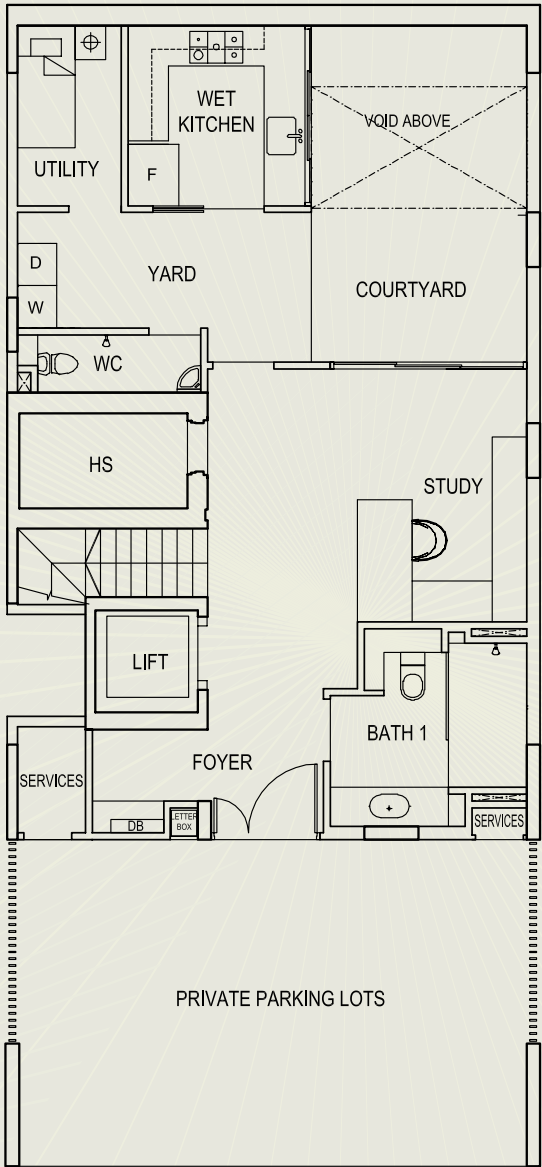
3rd Storey



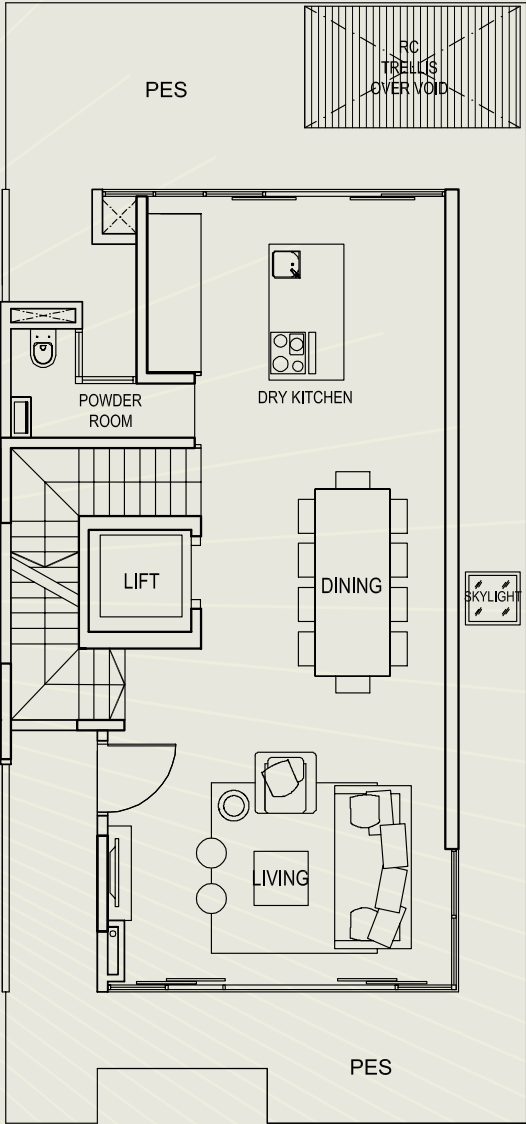
Attic

TYPE A1d

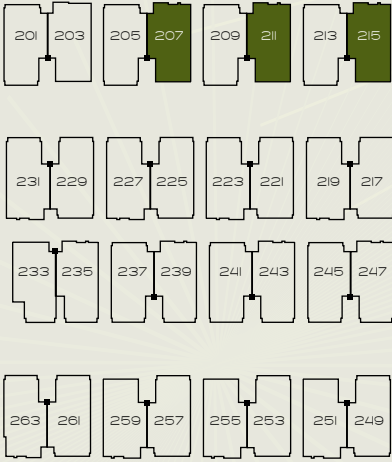
House No. 207, 211, 215
 Area: 460 sqm / 4,951 sq.ft



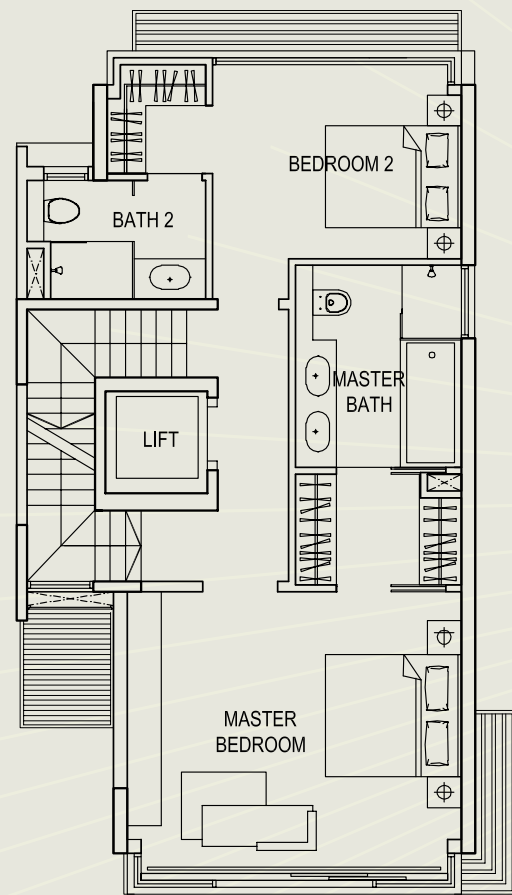
Basement



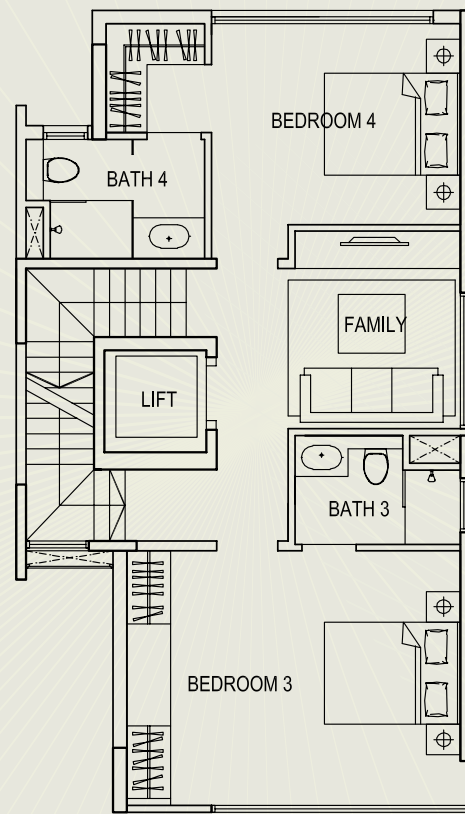
1st Storey



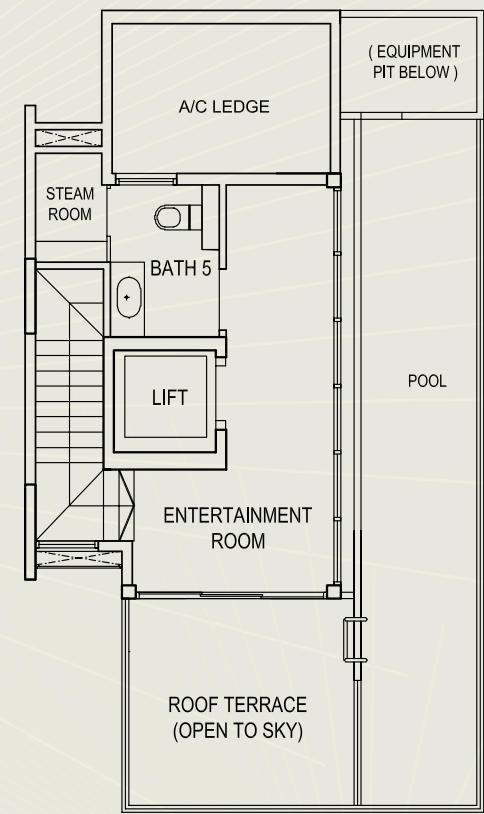
TYPE A1d



2nd Storey



3rd Storey

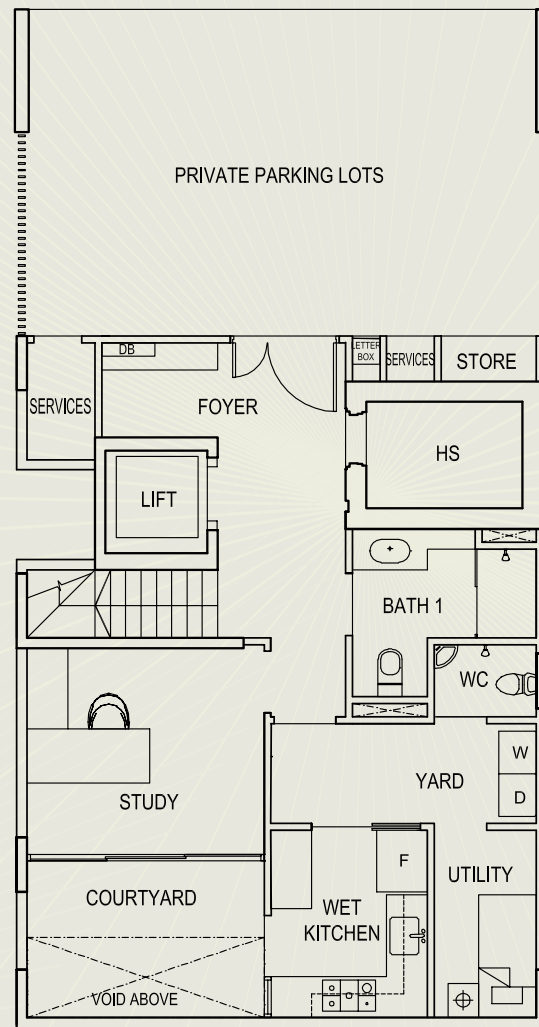
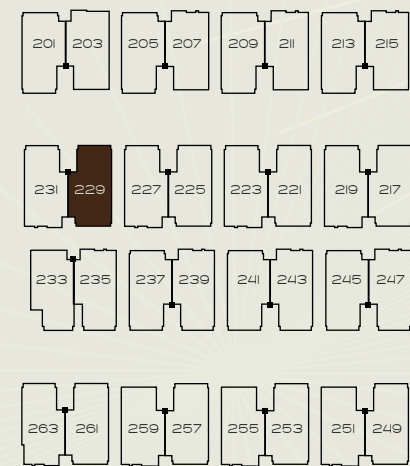


Attic

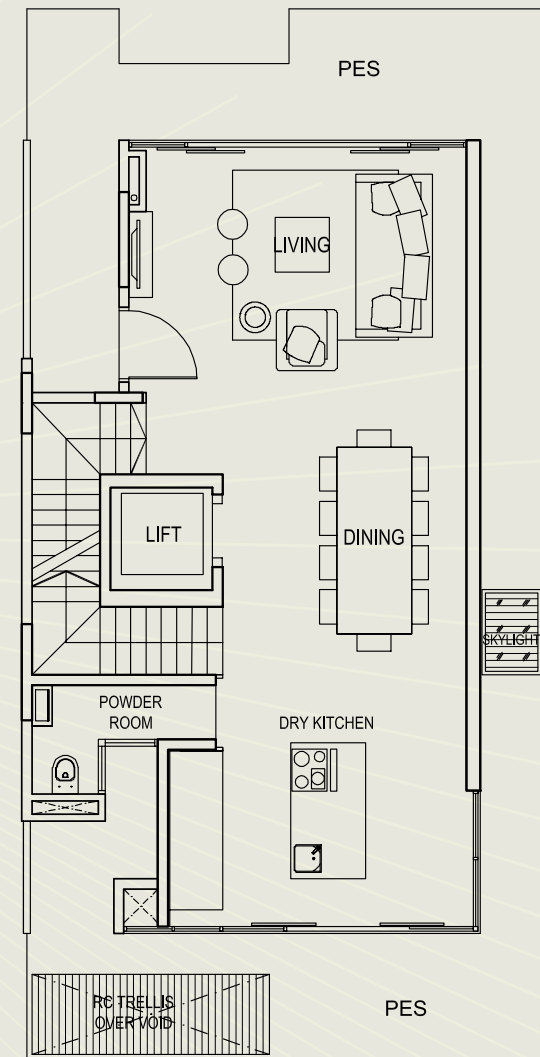
TYPE A2a

House No. 229

Area: 435 sqm / 4,682 sq.ft

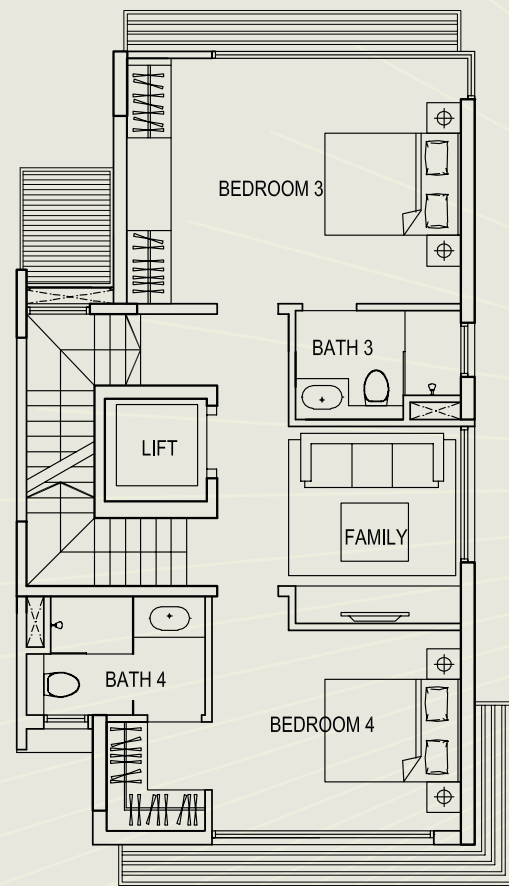


Basement

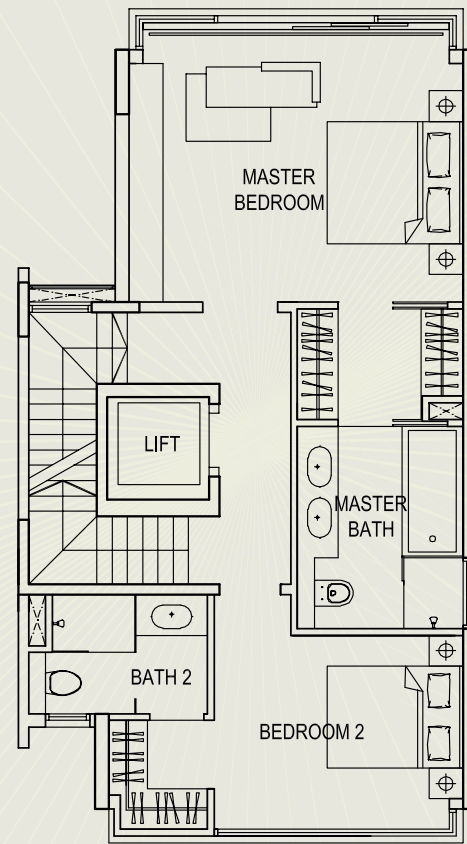


1st Storey

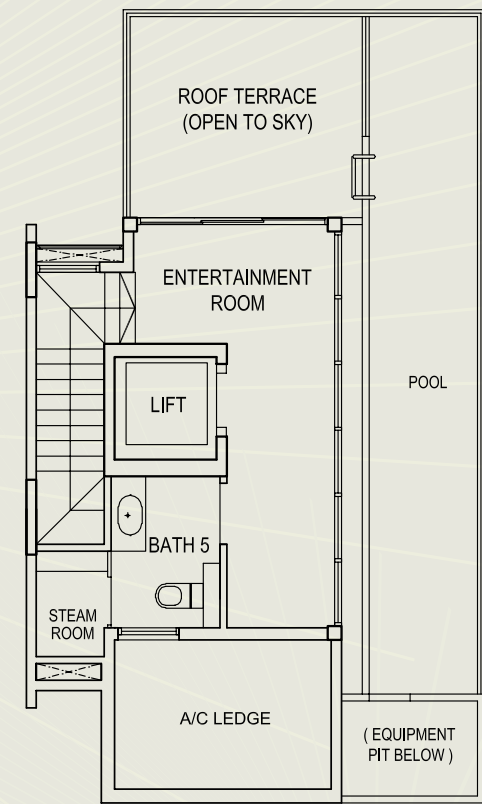
TYPE A2a



2nd Storey



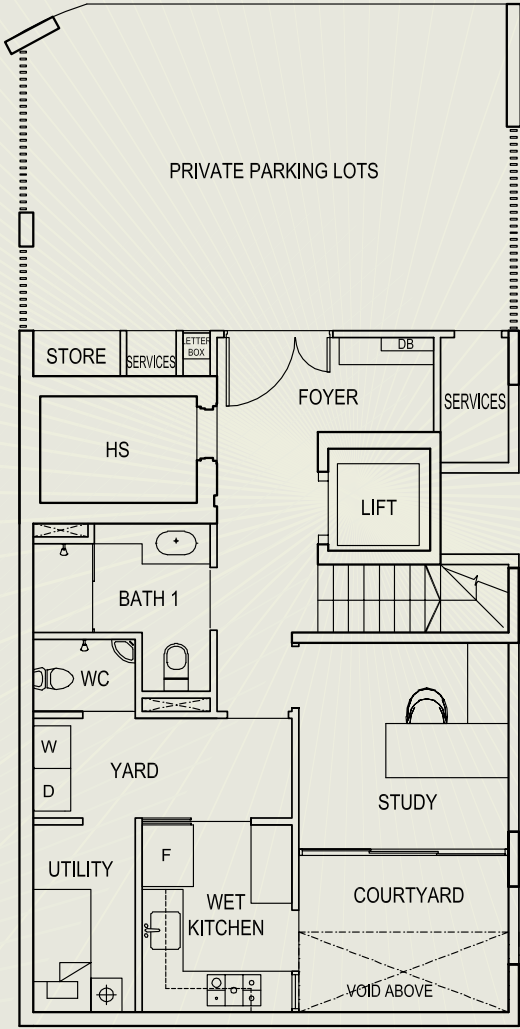
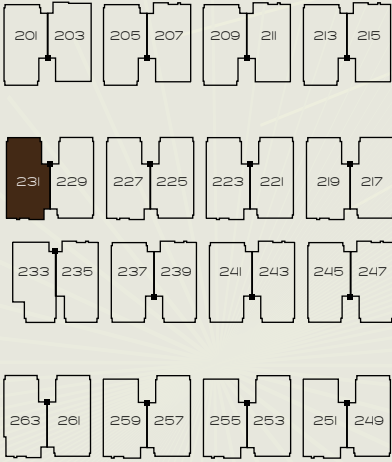
3rd Storey



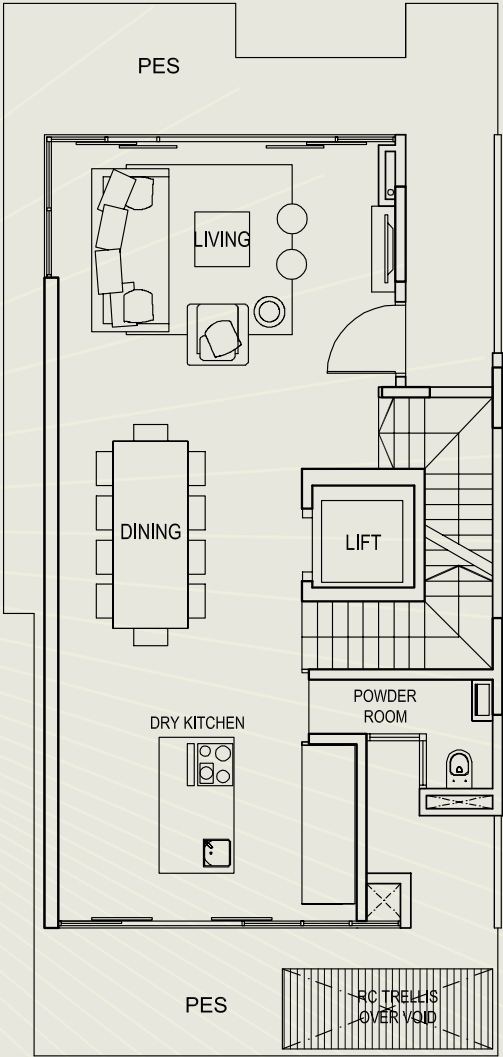
Attic

TYPE A2b

House No. 231
 Area: 419 sqm / 4,510 sq.ft

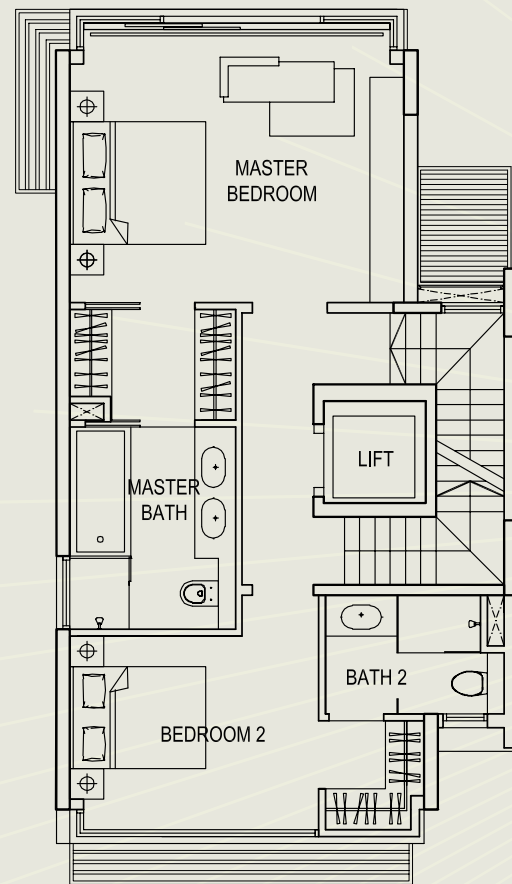


Basement

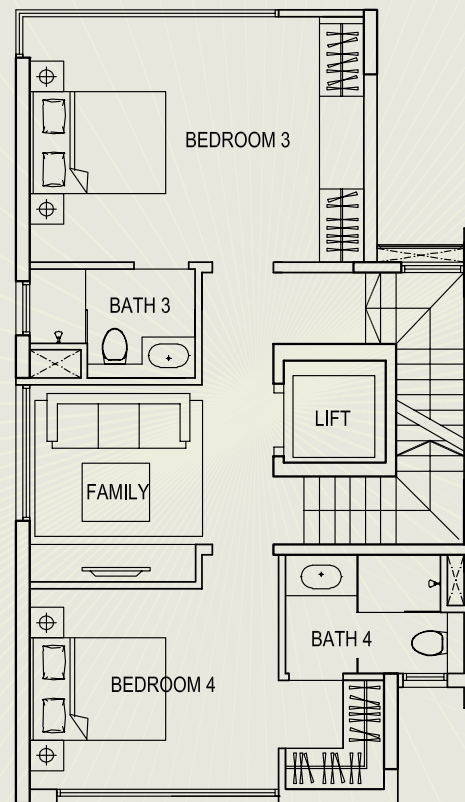


1st Storey

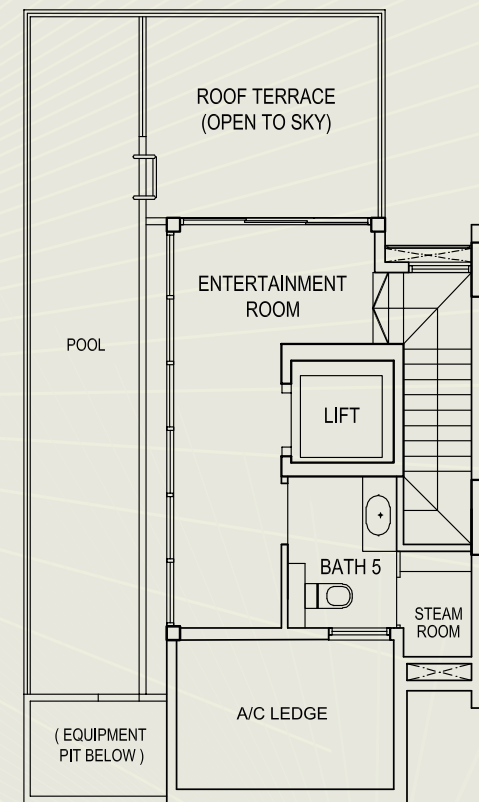
TYPE A2b



2nd Storey



3rd Storey

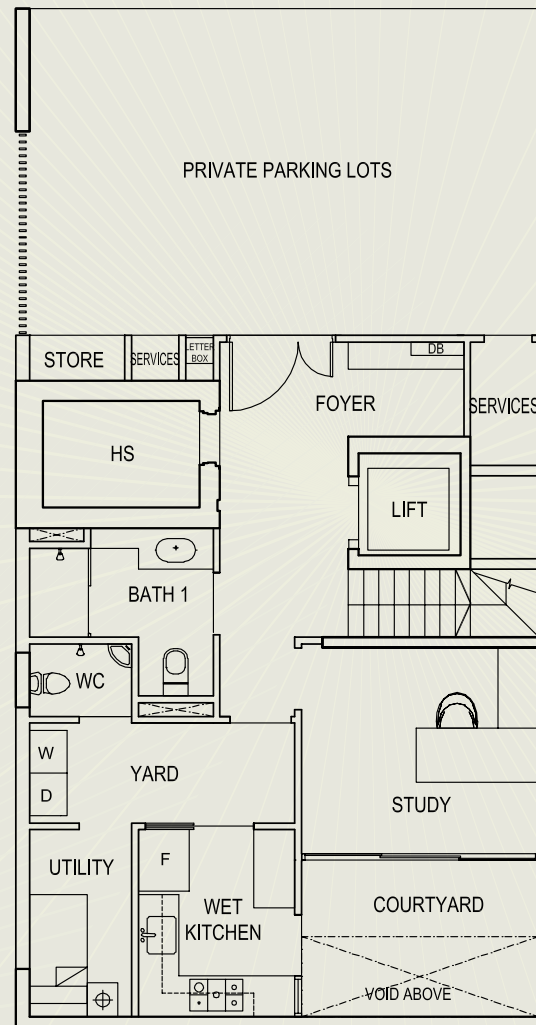
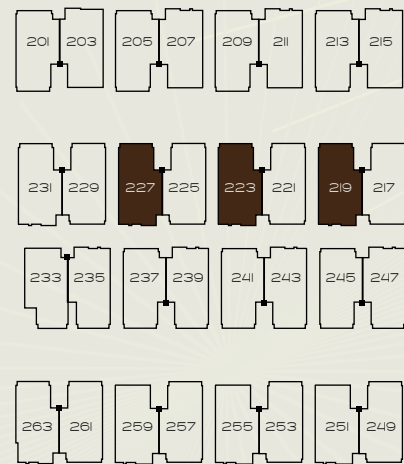


Attic

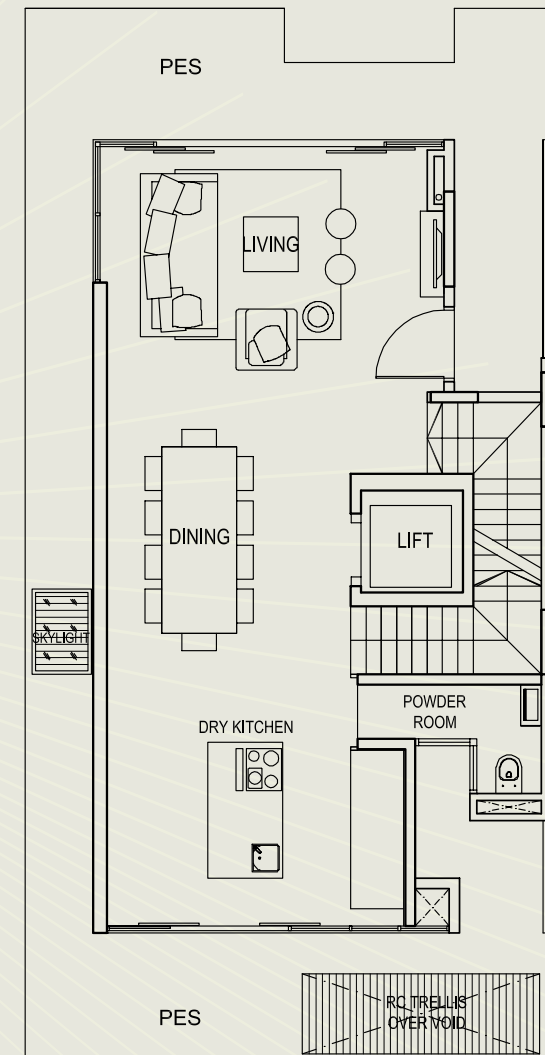
TYPE A2c

House No. 219, 223, 227

Area: 435 sqm / 4,682 sq.ft

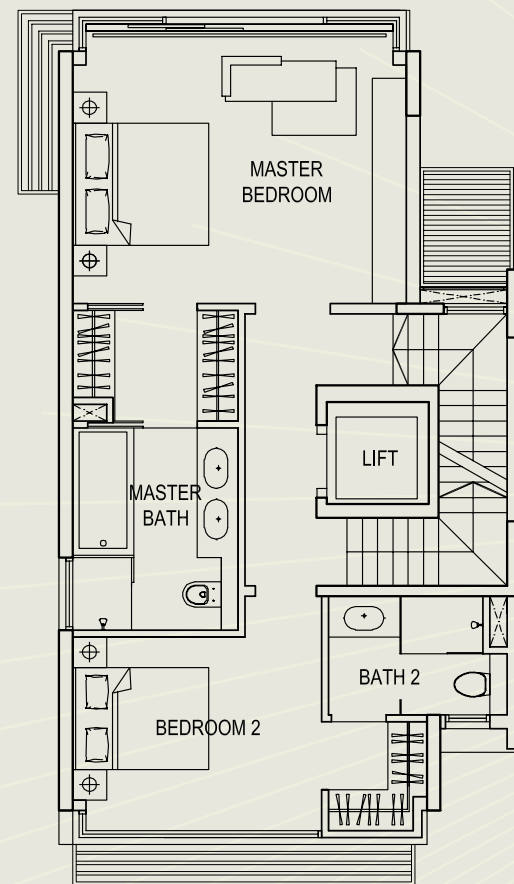


Basement

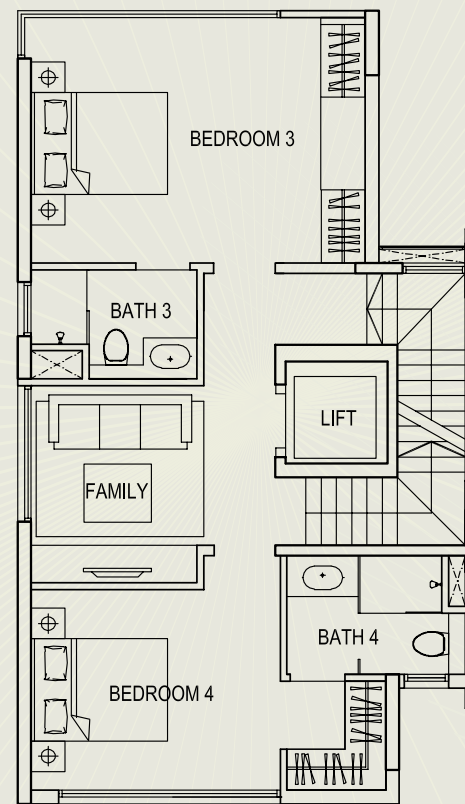


1st Storey

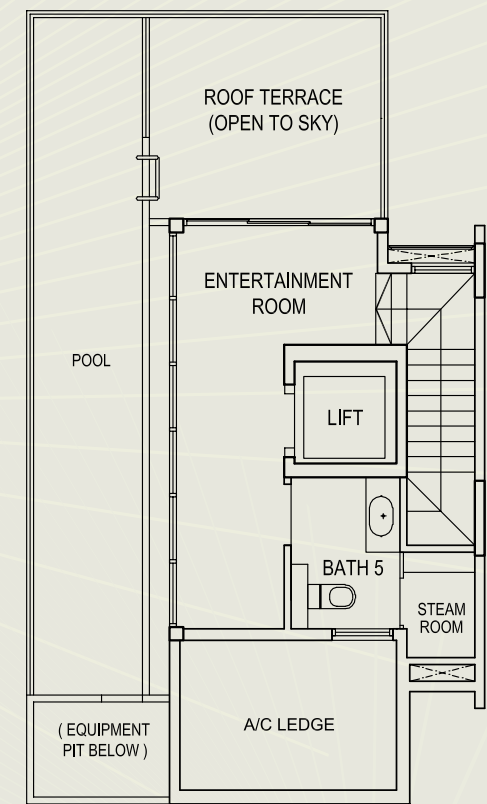
TYPE A2c



2nd Storey



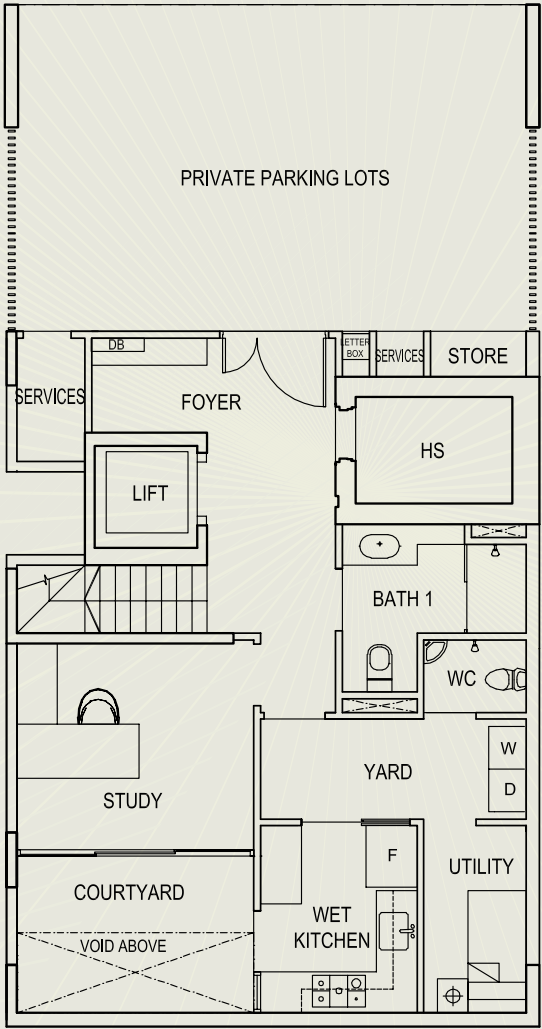
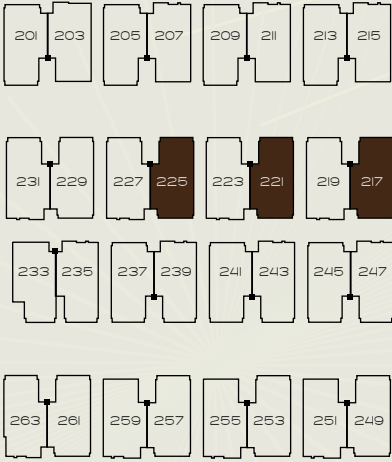
3rd Storey



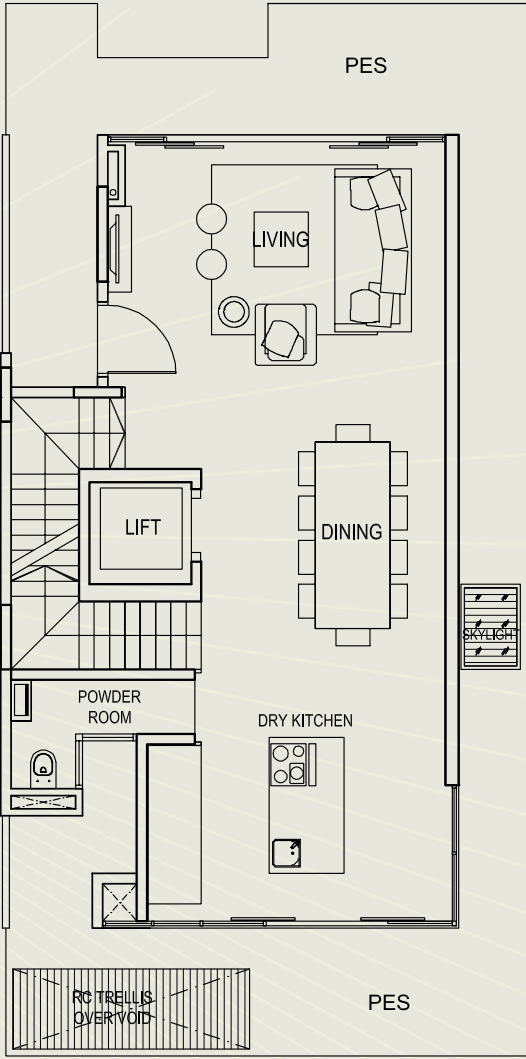
Attic

TYPE A2d

House No. 217, 221, 225
 Area: 435 sqm / 4,682 sq.ft

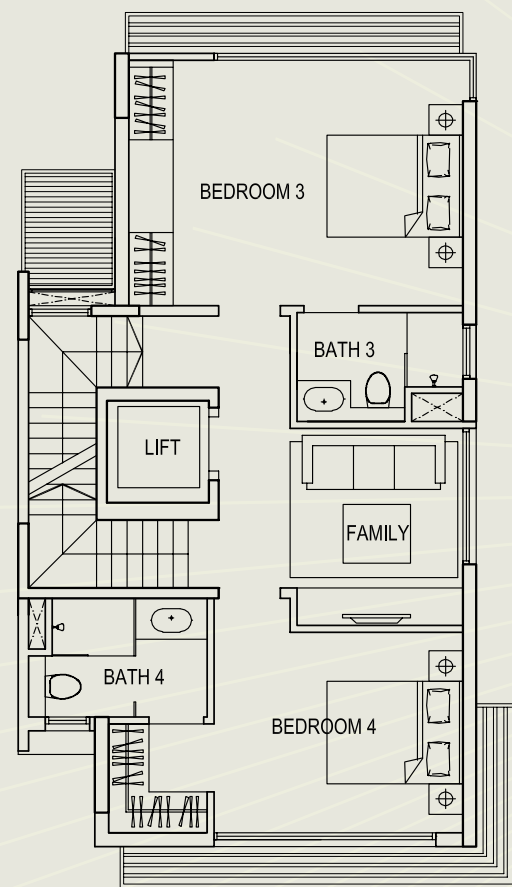


Basement

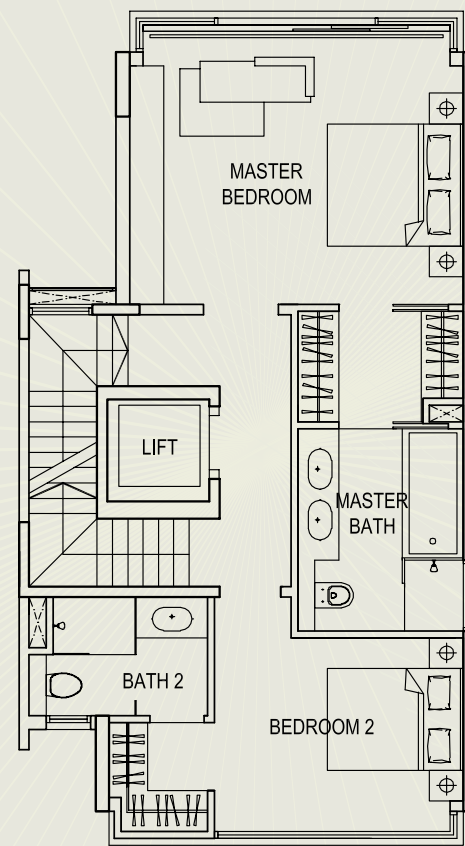


1st Storey

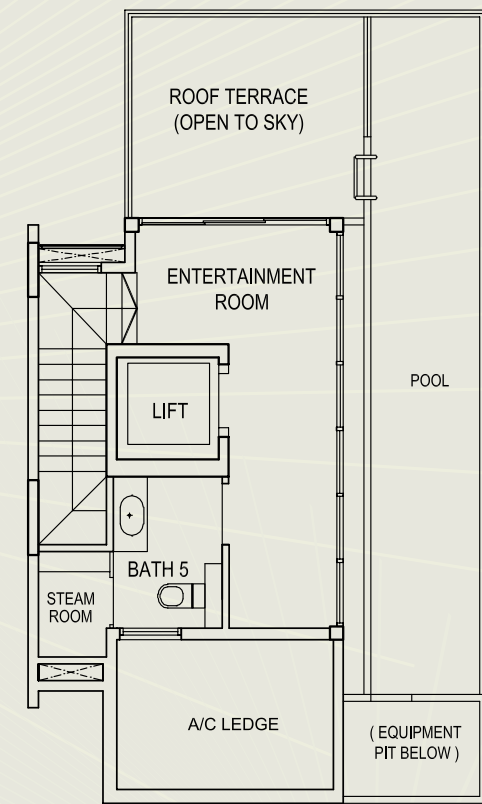
TYPE A2d



2nd Storey



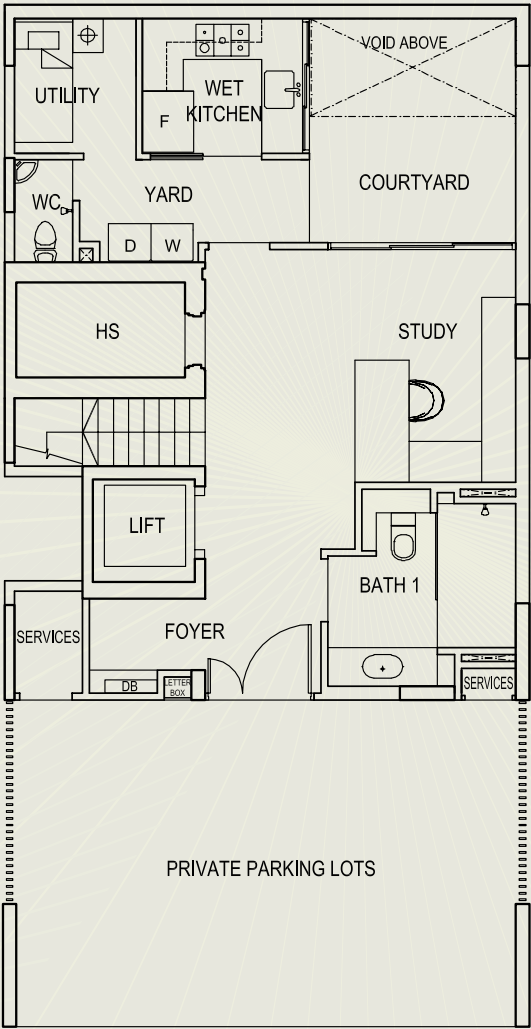
3rd Storey



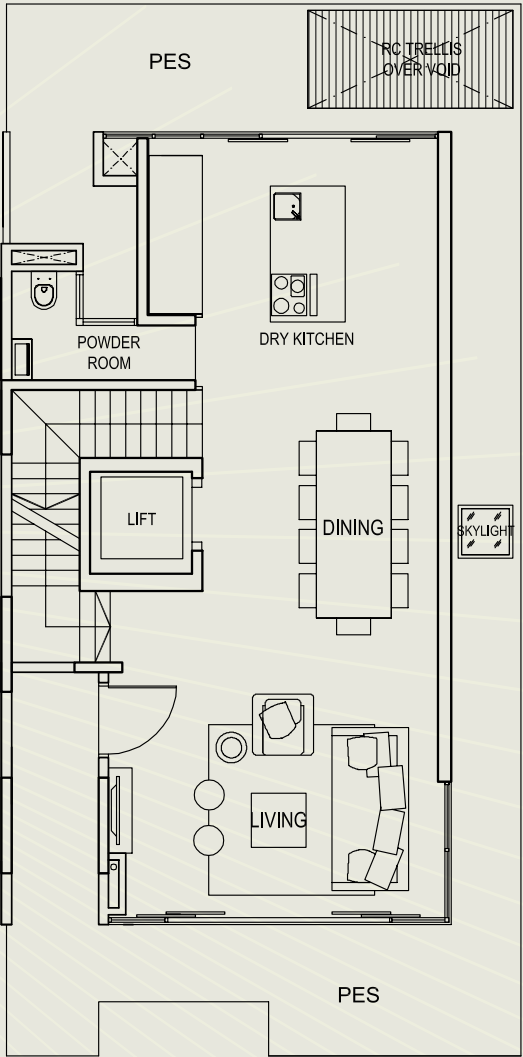
Attic

TYPE A3a

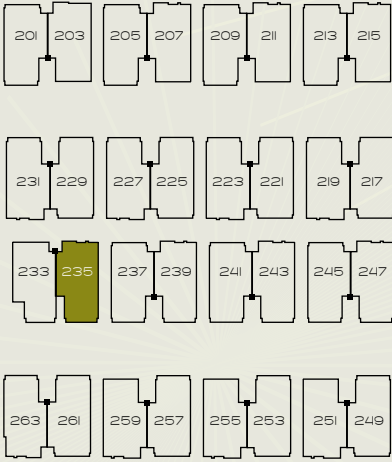
House No. 235
 Area: 427 sqm / 4,596 sq.ft



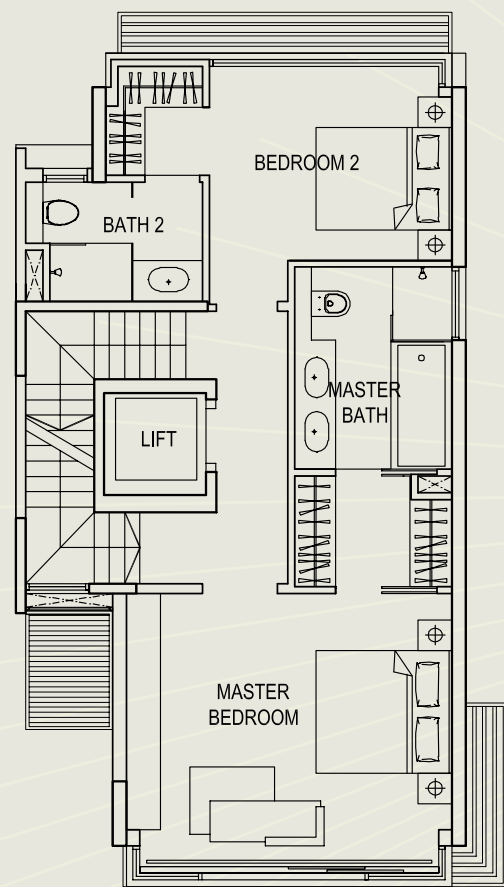
Basement



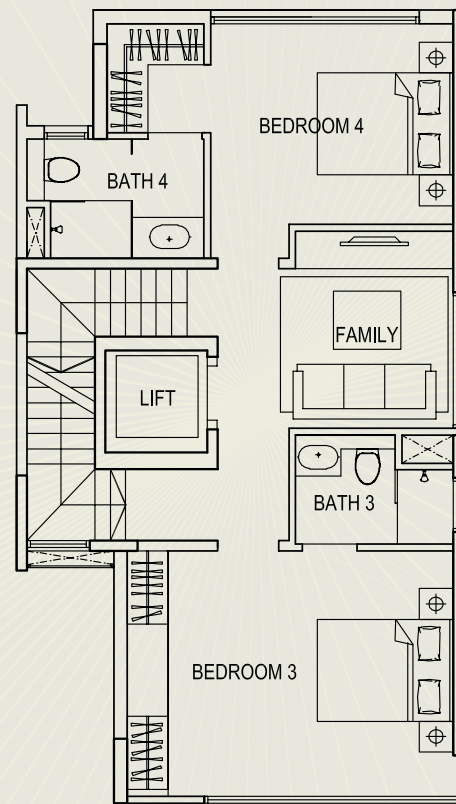
1st Storey



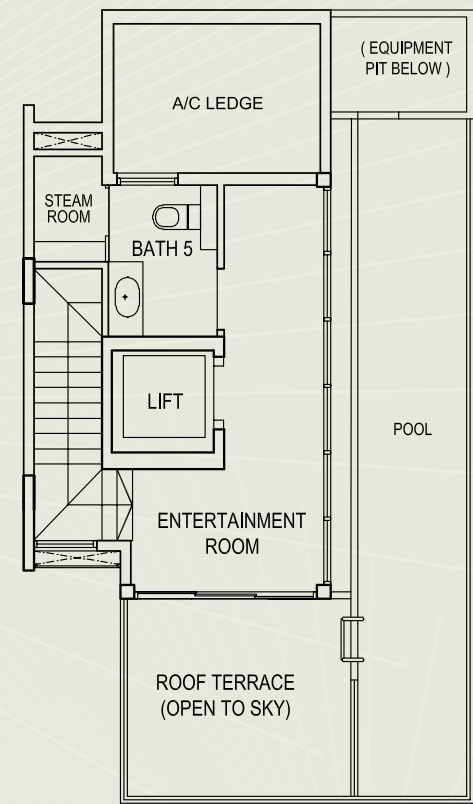
TYPE A3a



2nd Storey



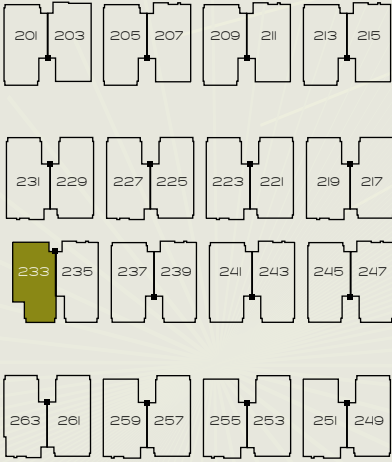
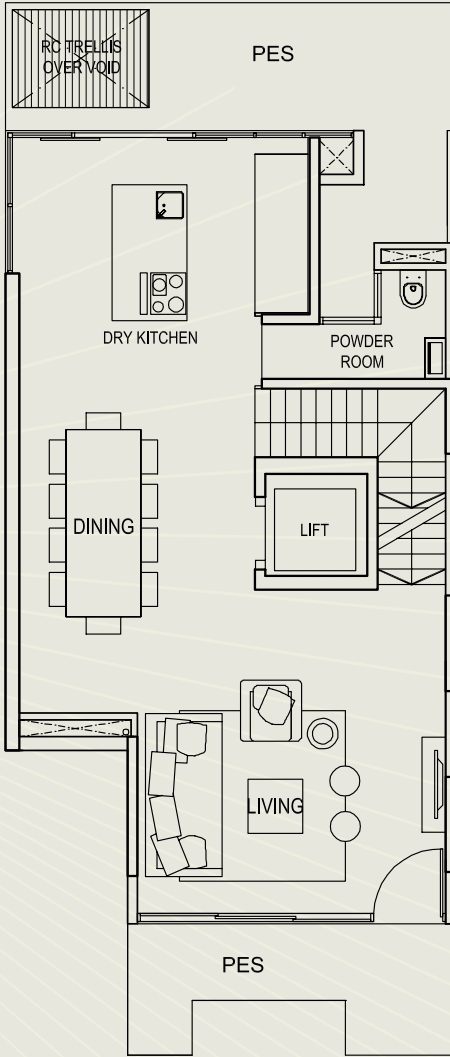
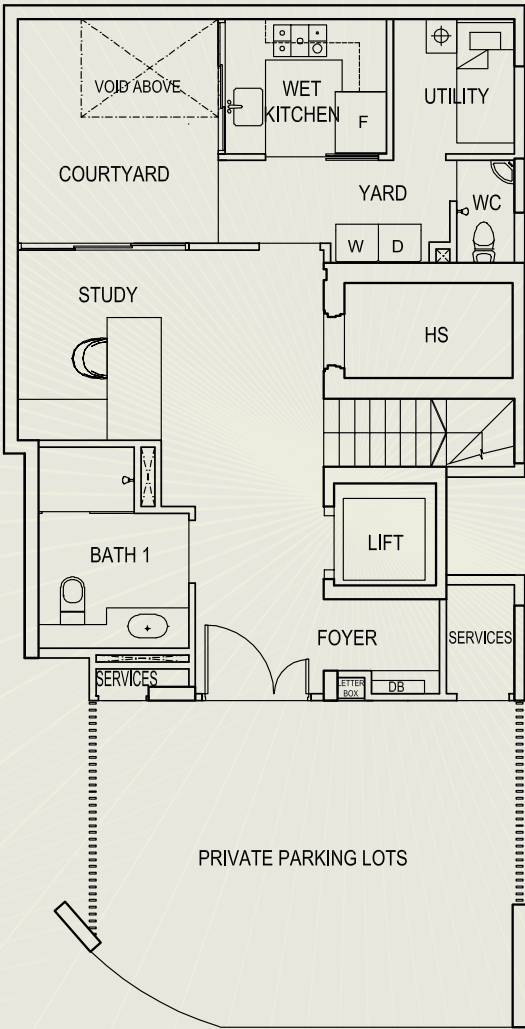
3rd Storey



Attic

TYPE A3b

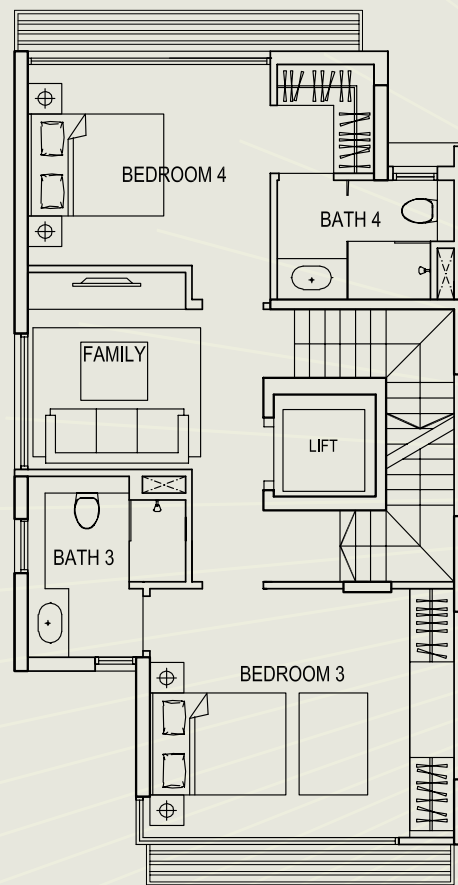
House No. 233
 Area: 396 sqm / 4,263 sq.ft



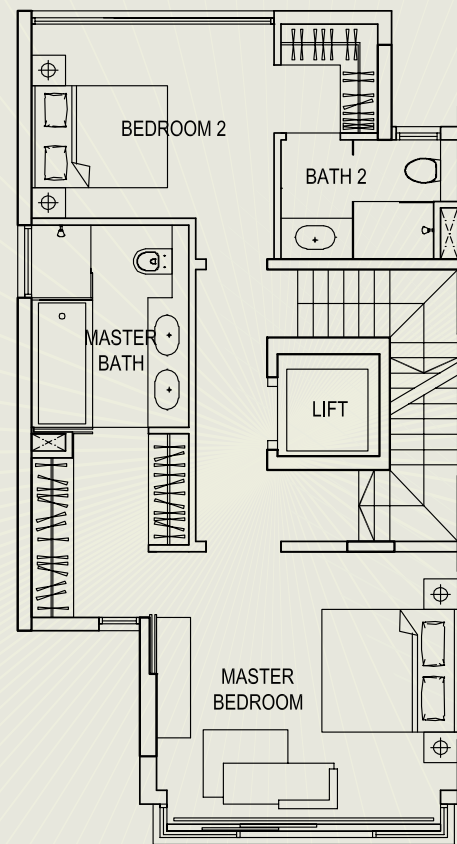
Basement

1st Storey

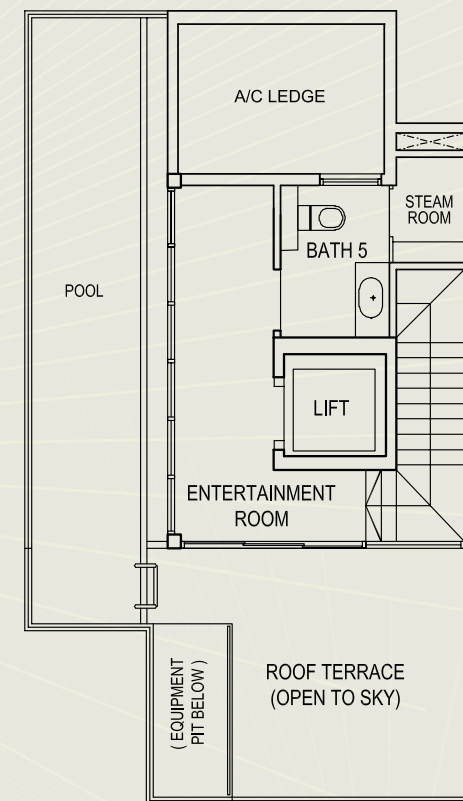
TYPE A3b



2nd Storey



3rd Storey

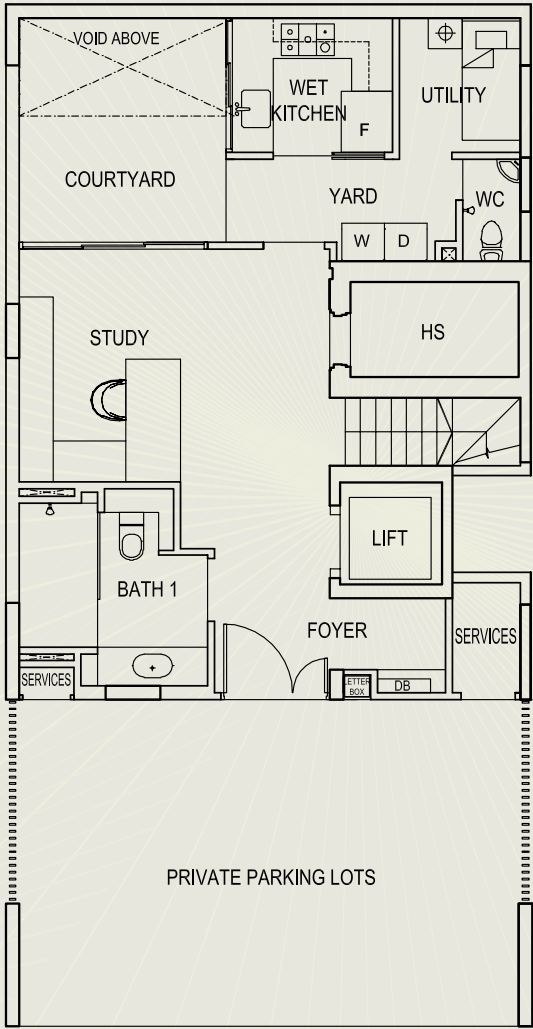


Attic

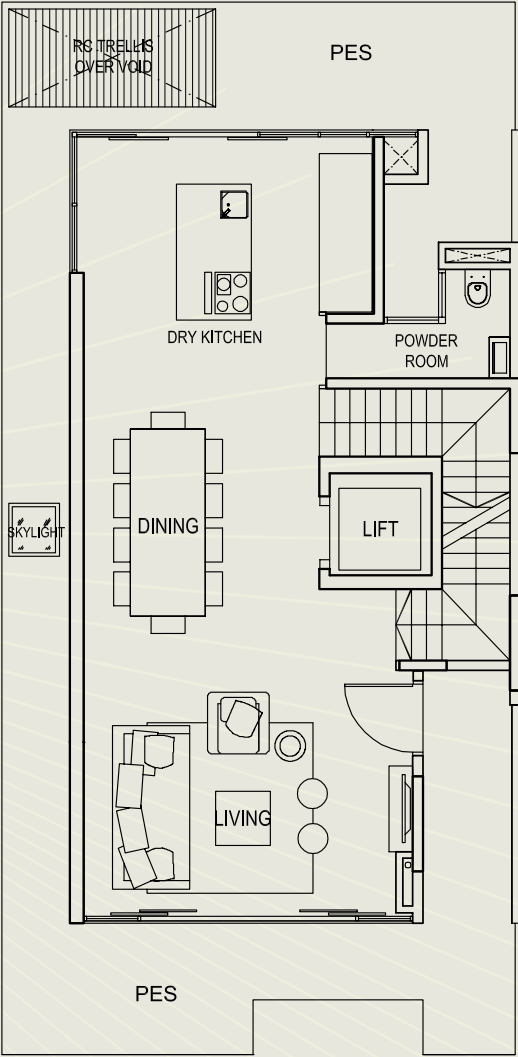
TYPE A3c

House No. 237

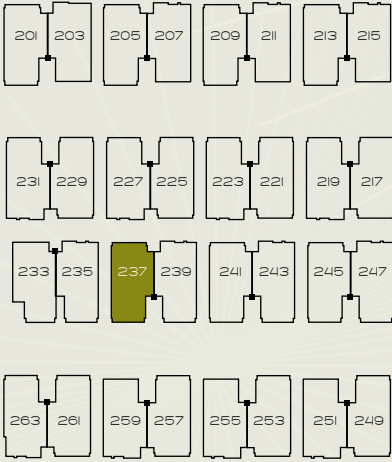
Area: 427 sqm / 4,596 sq.ft



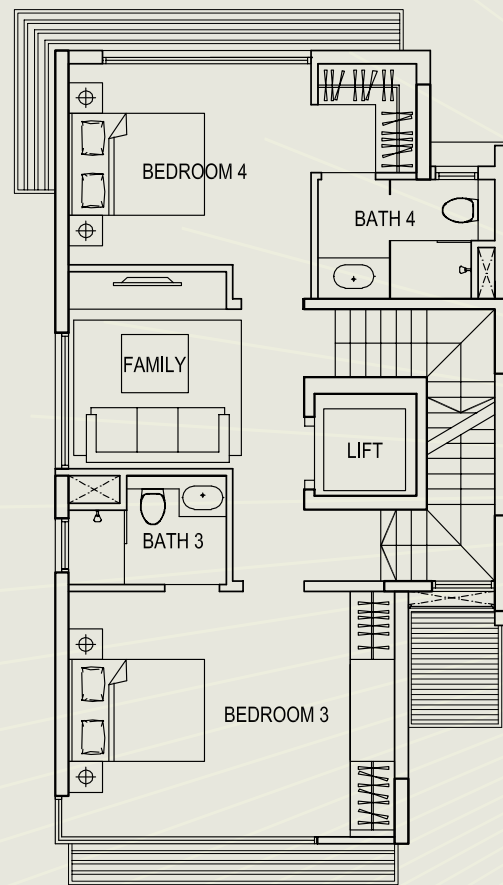
Basement



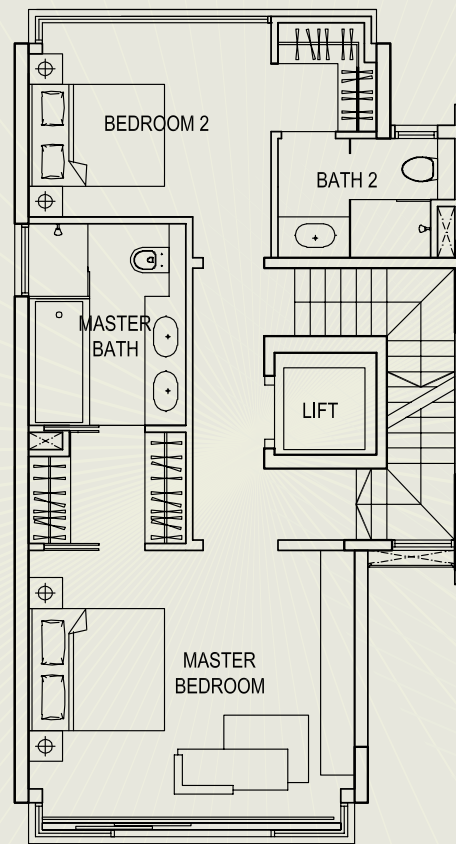
1st Storey



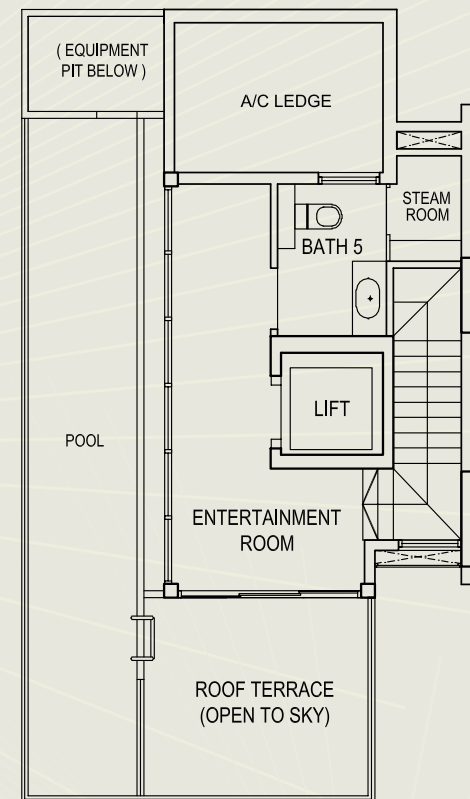
TYPE A3c



2nd Storey



3rd Storey

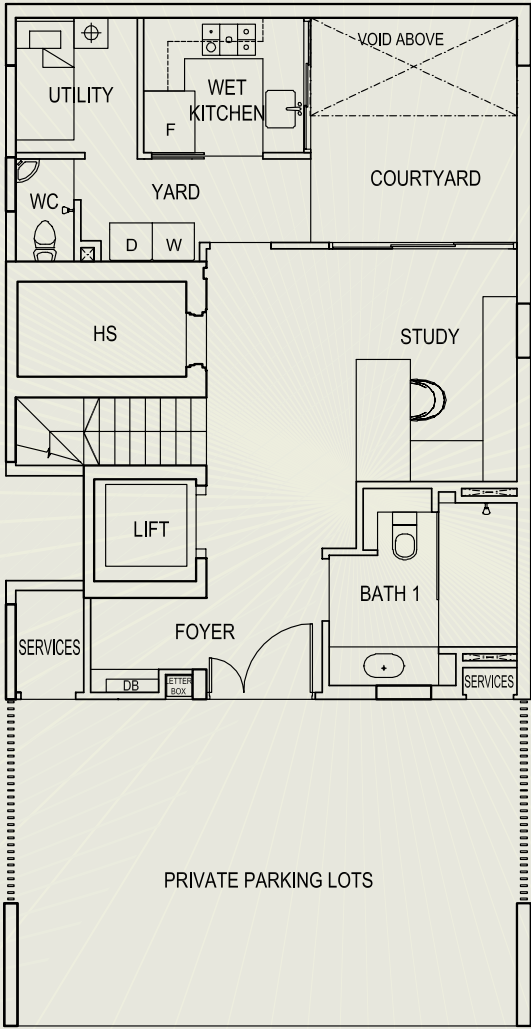


Attic

TYPE A3d

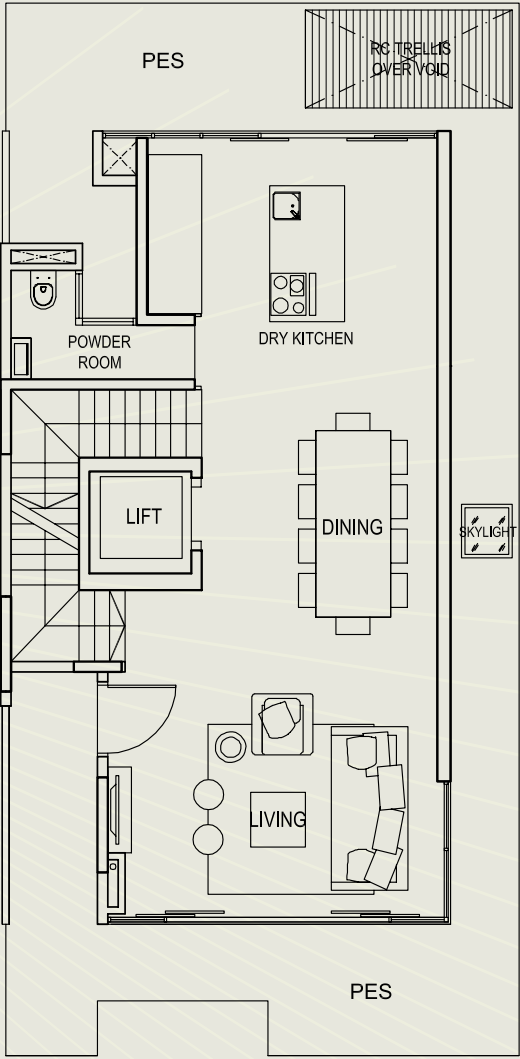
House No. 239

Area: 427 sqm / 4,596 sq.ft

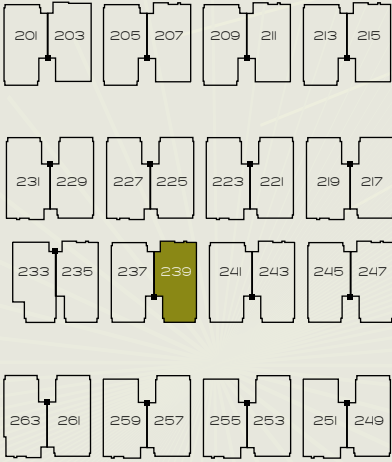


PRIVATE PARKING LOTS

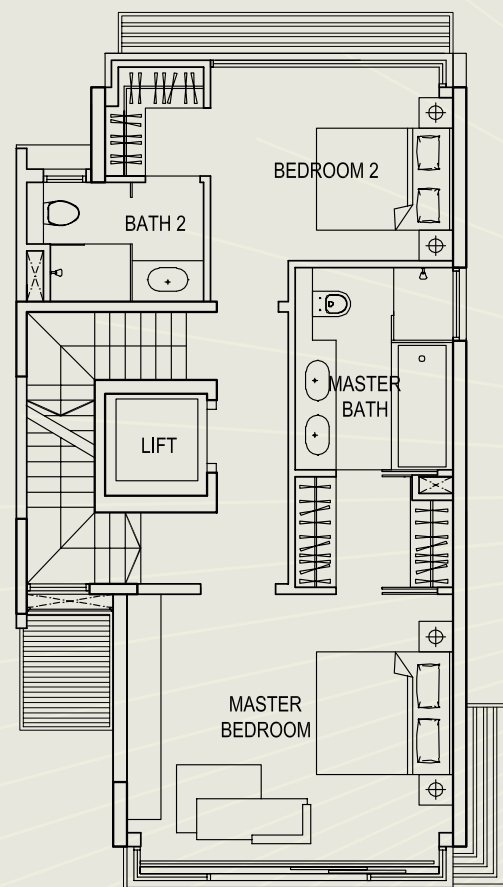
Basement



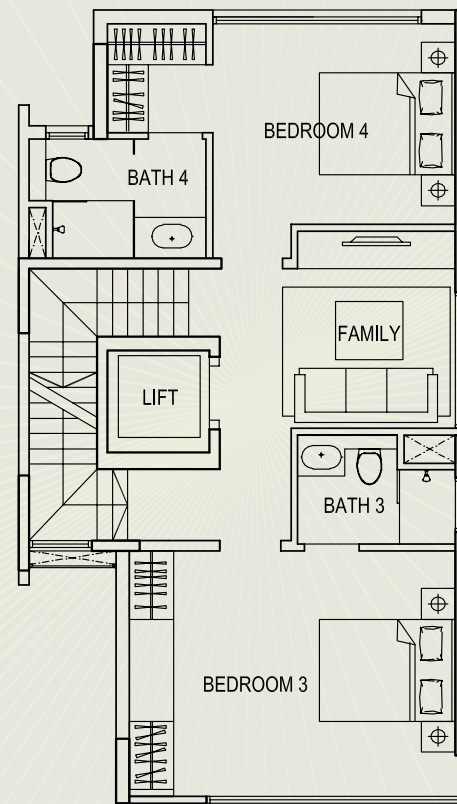
1st Storey



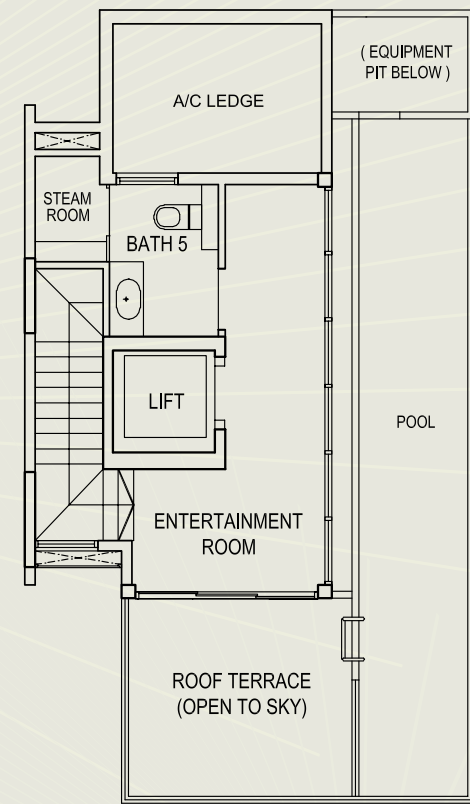
TYPE A3d



2nd Storey



3rd Storey

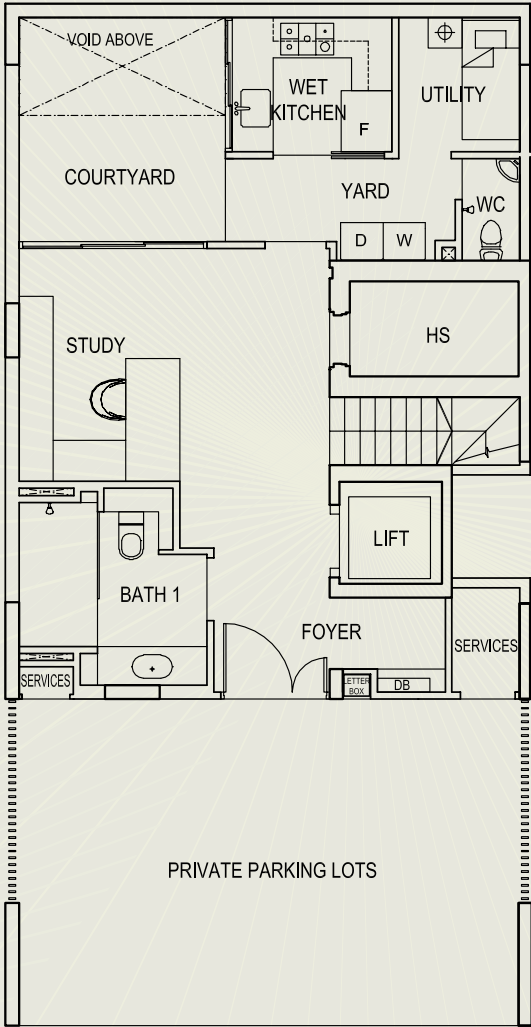


Attic

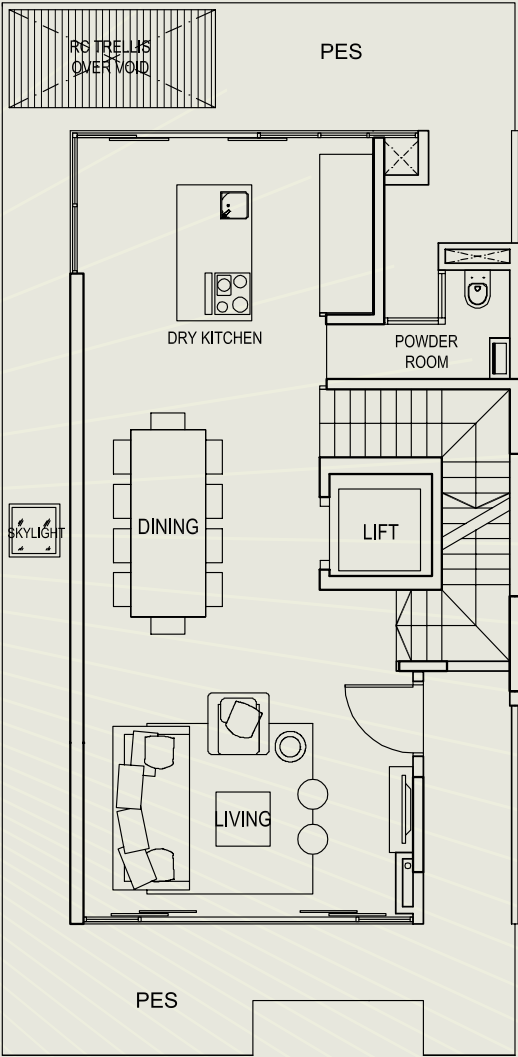
TYPE A3e

House No. 241, 245

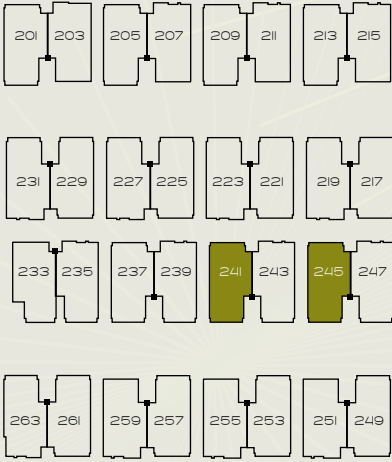
Area: 427 sqm / 4,596 sq.ft



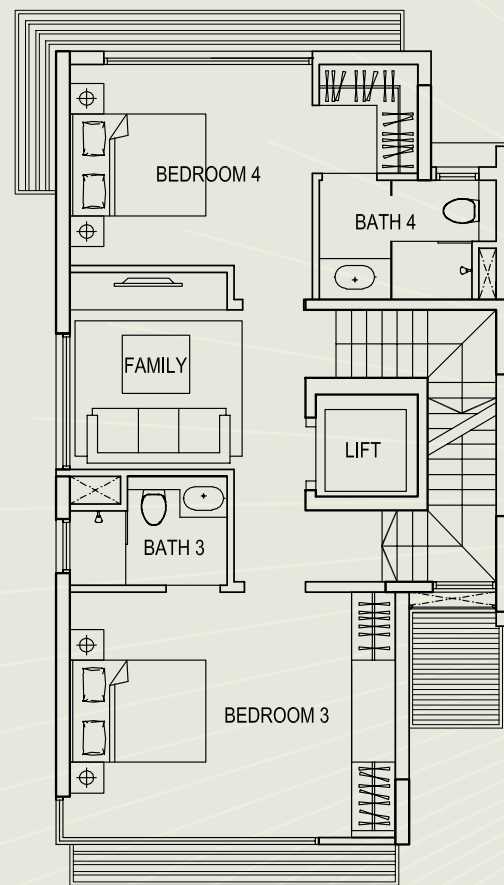
Basement



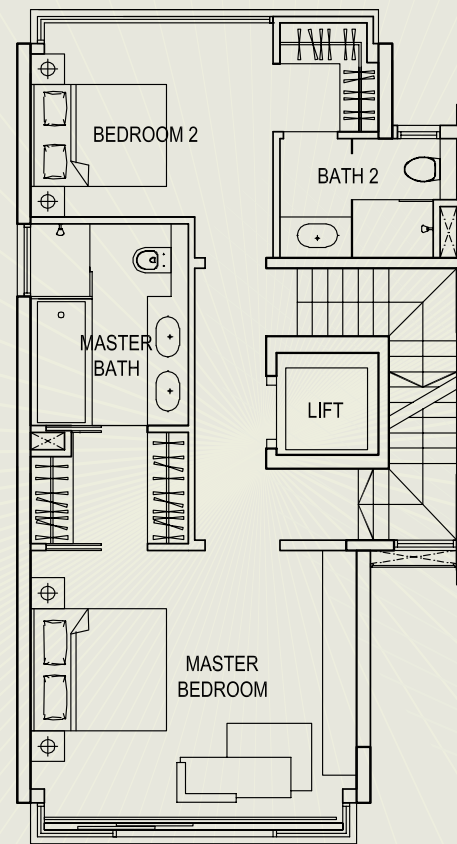
1st Storey



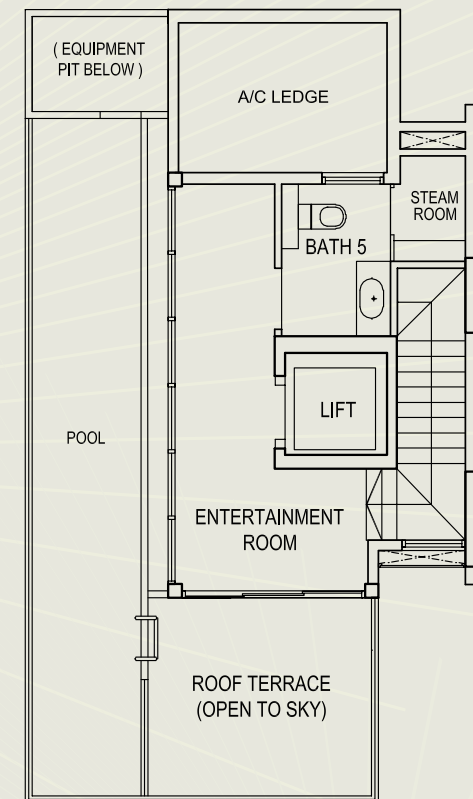
TYPE A3e



2nd Storey



3rd Storey

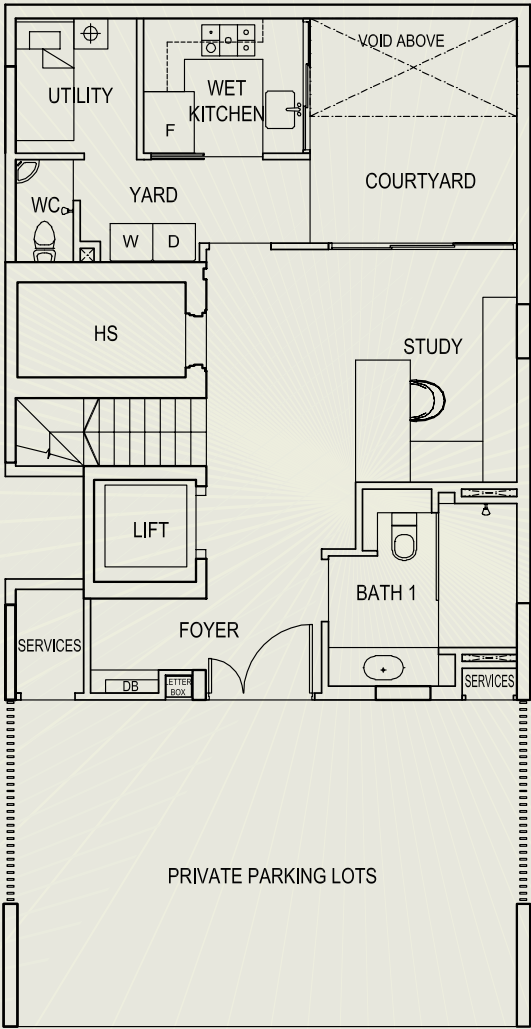


Attic

TYPE A3f

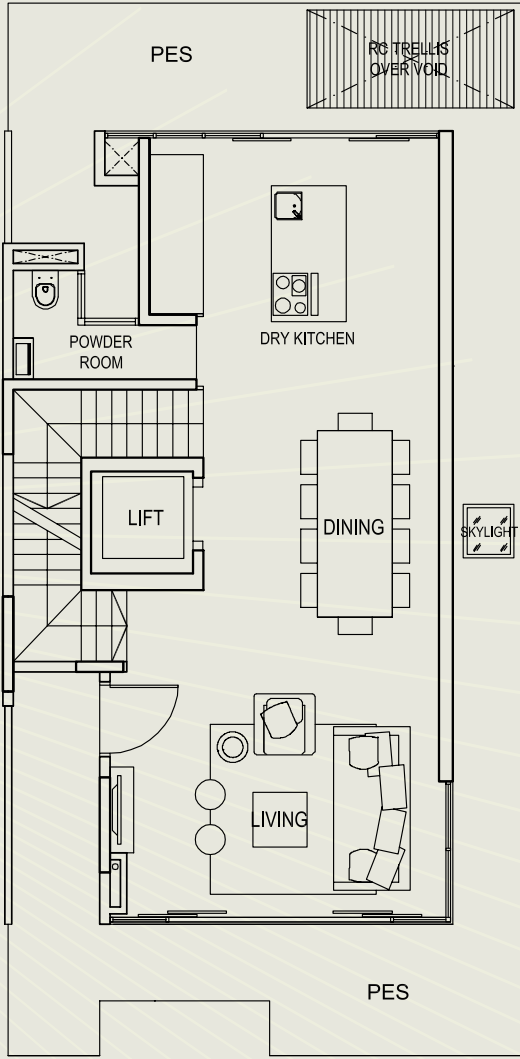
House No. 243, 247

Area: 427 sqm / 4,596 sq.ft



PRIVATE PARKING LOTS

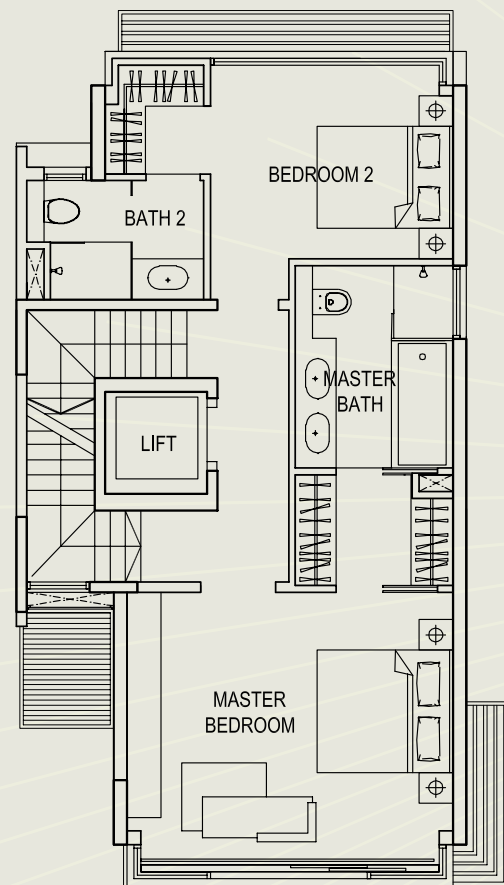
Basement



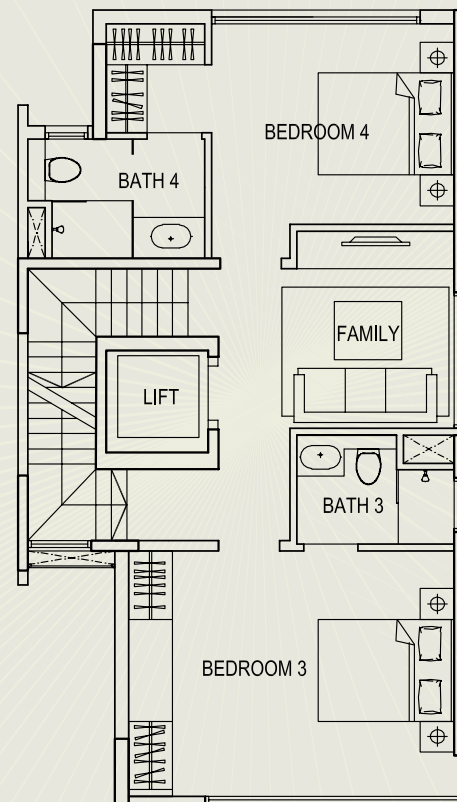
1st Storey



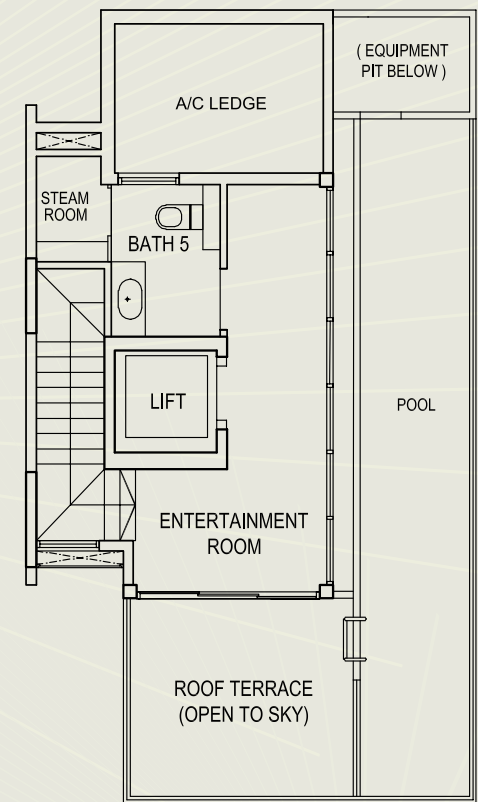
TYPE A3f



2nd Storey



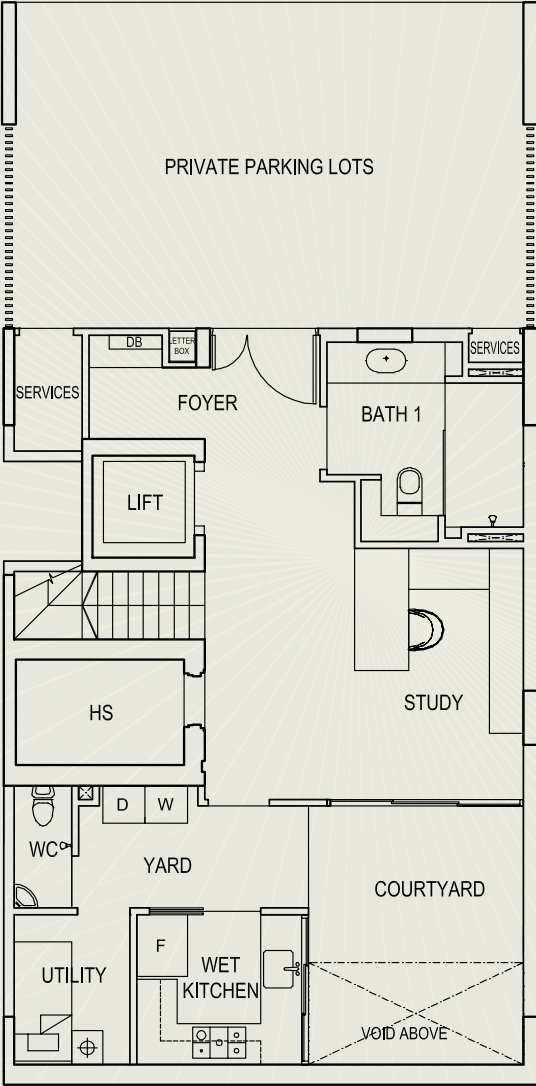
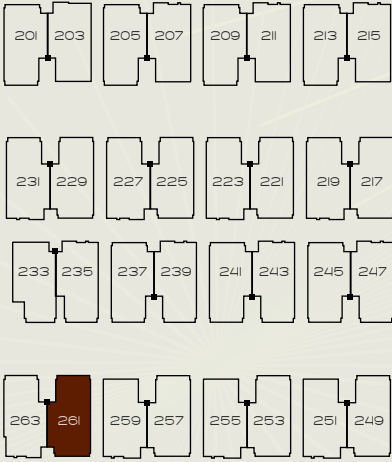
3rd Storey



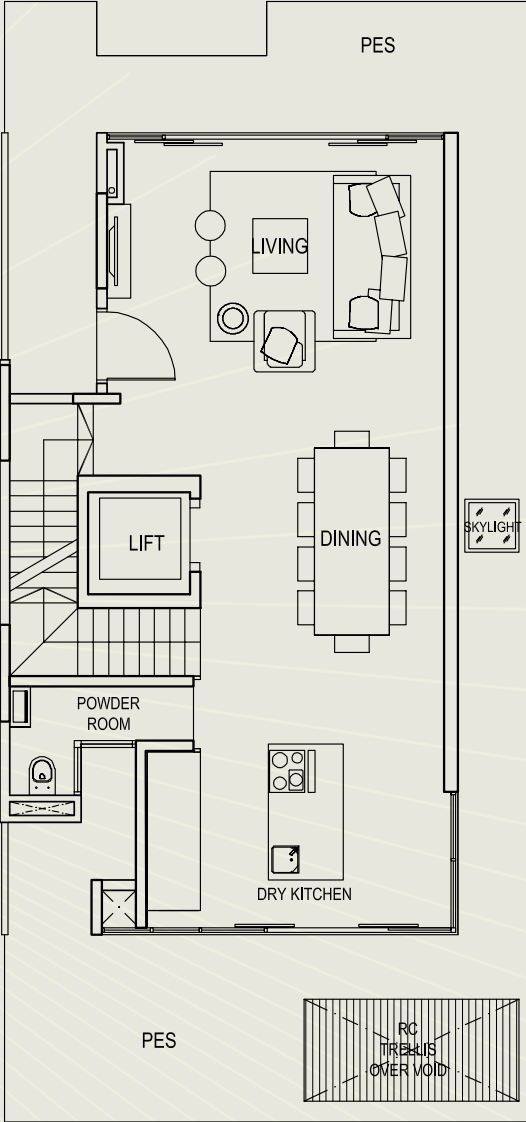
Attic

TYPE A4a

House No. 261
 Area: 451 sqm / 4,855 sq.ft

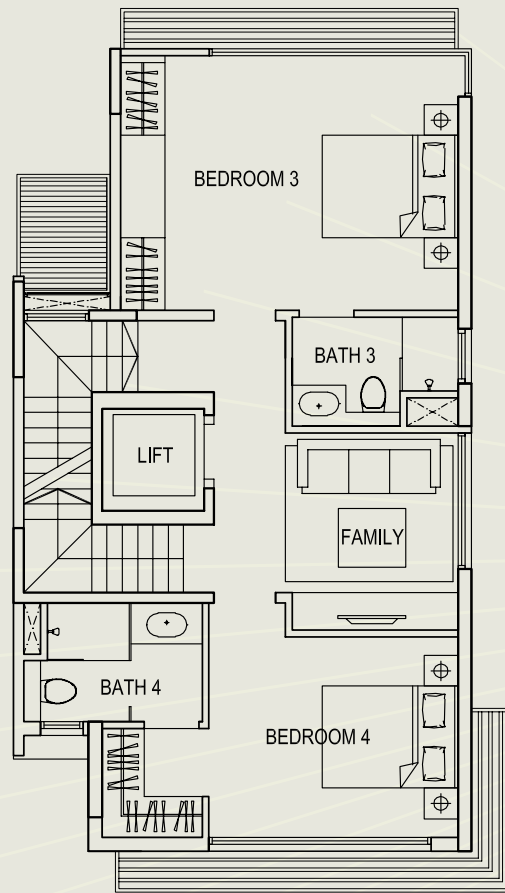


Basement

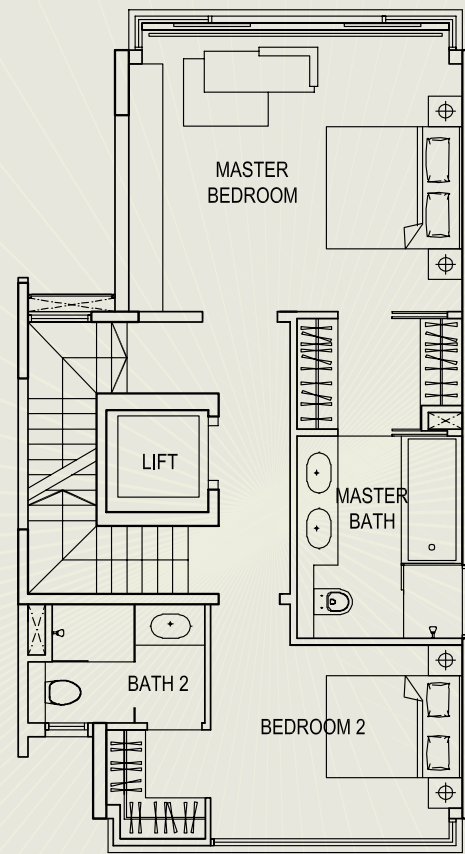


1st Storey

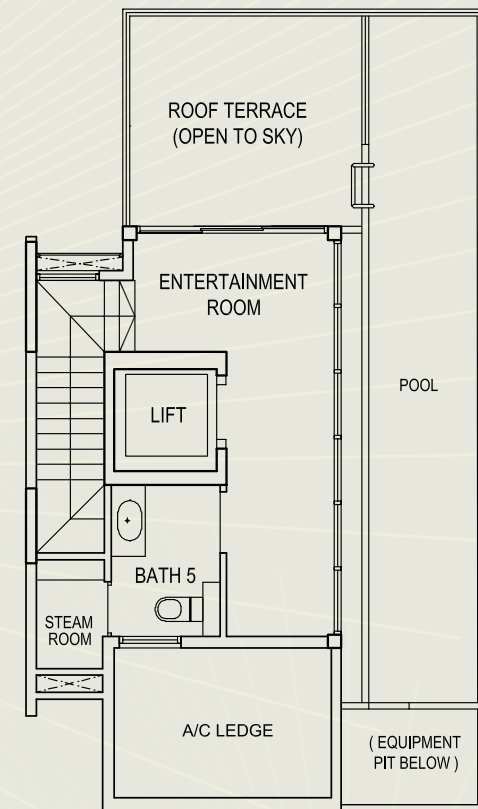
TYPE A4a



2nd Storey



3rd Storey

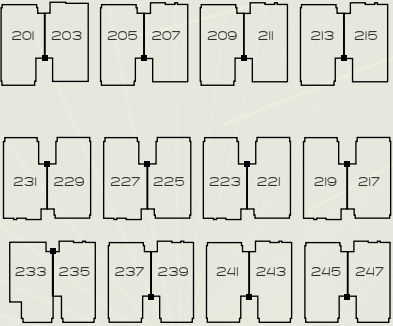
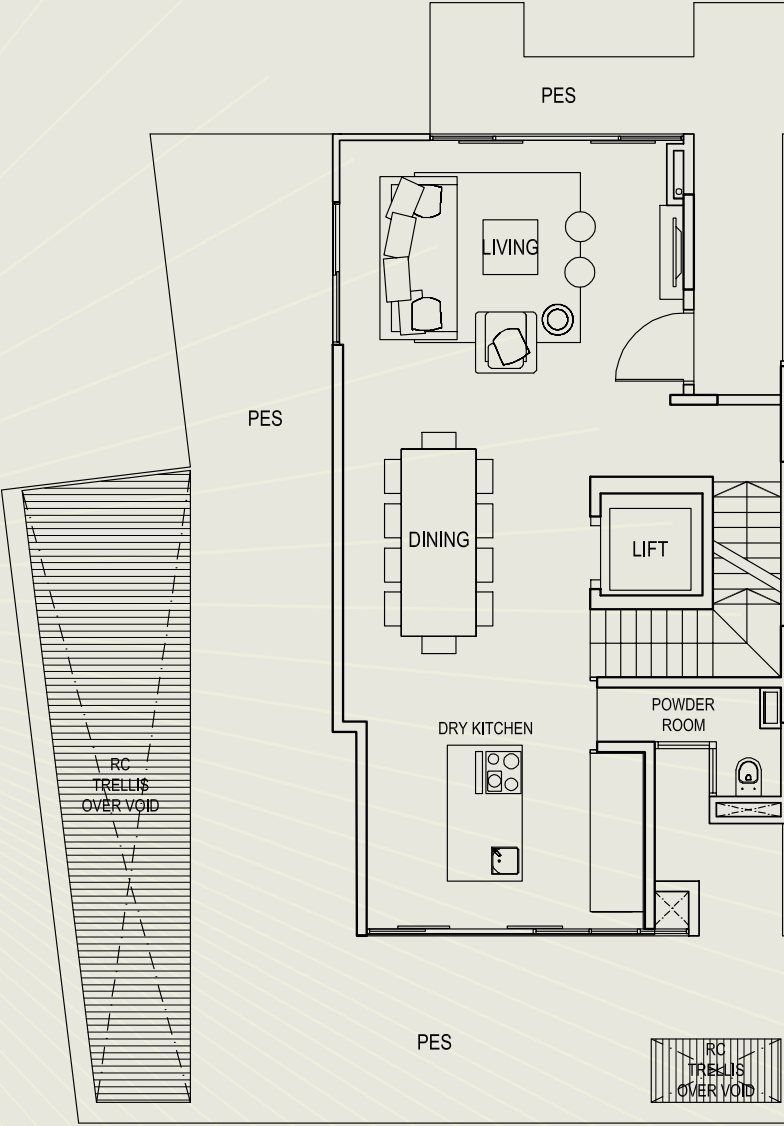
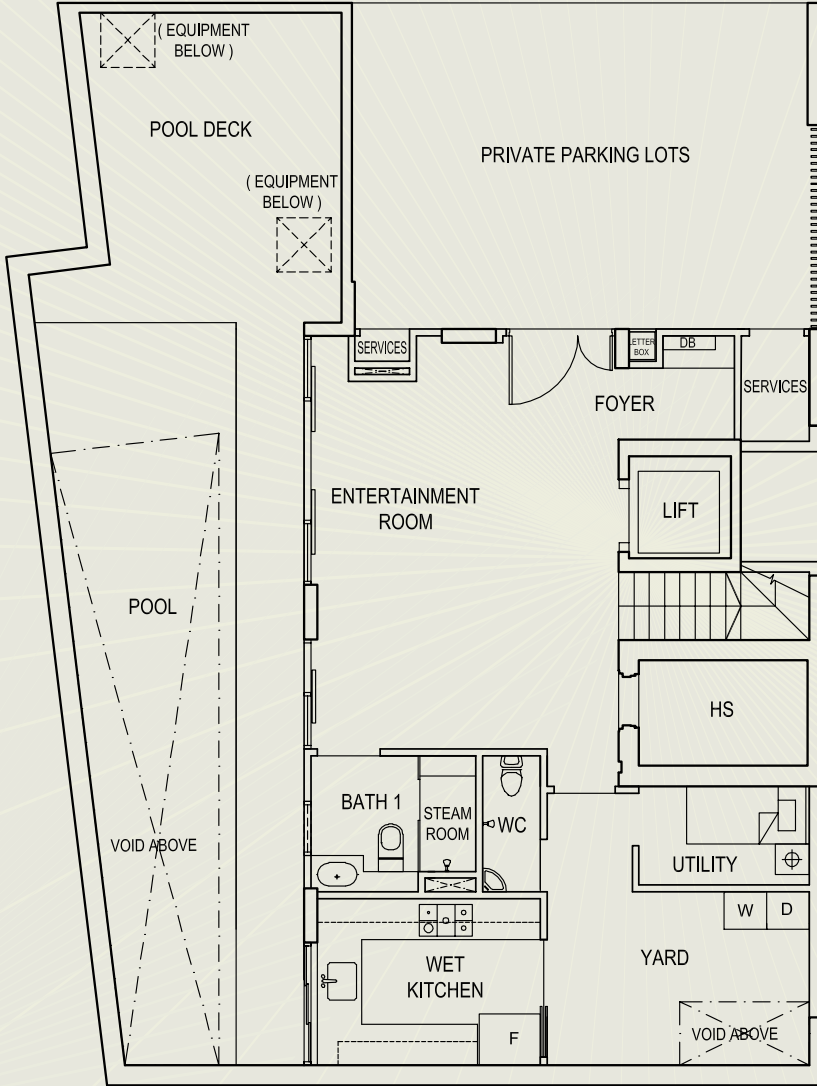


Attic

TYPE A4b

House No. 263

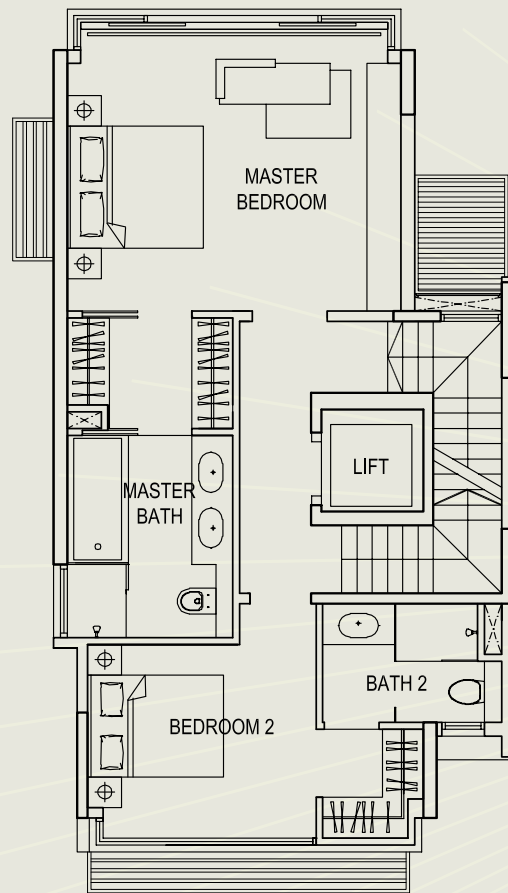
Area: 533 sqm / 5,737 sq.ft



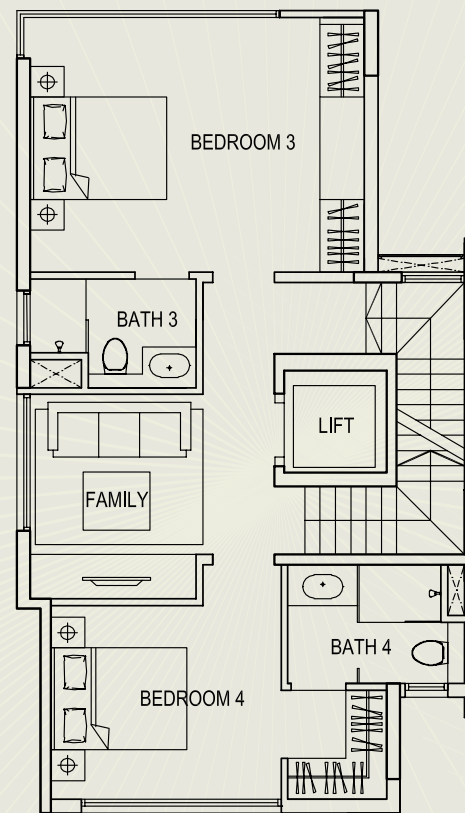
Basement

1st Storey

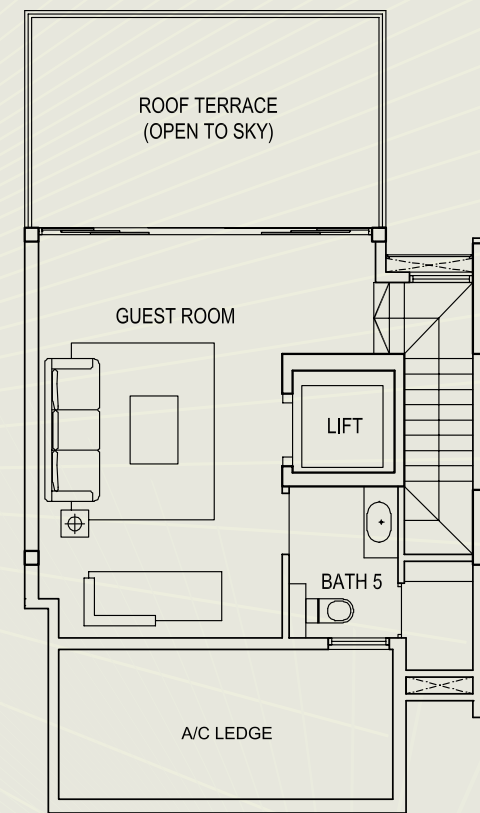
TYPE A4b



2nd Storey



3rd Storey

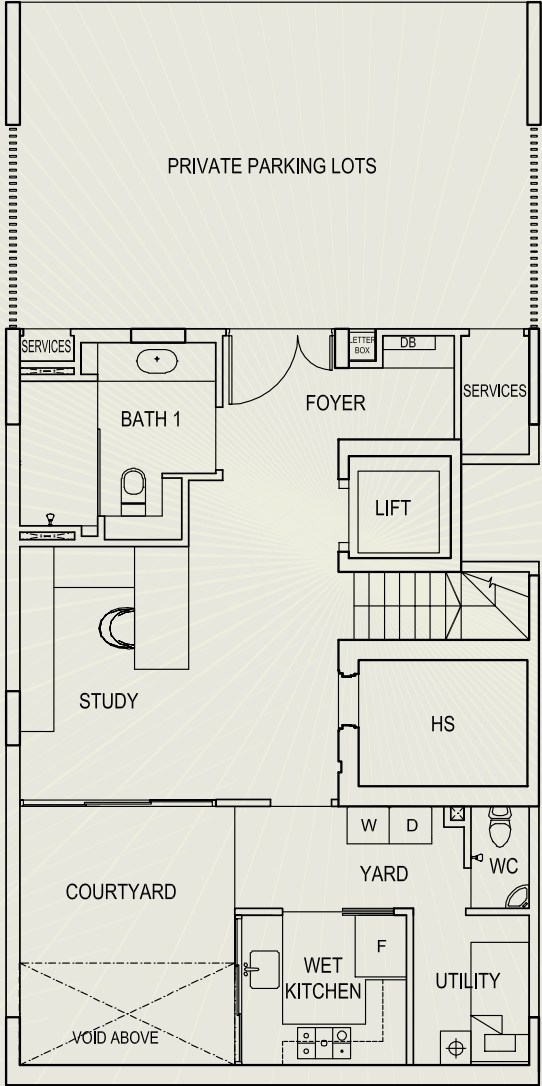
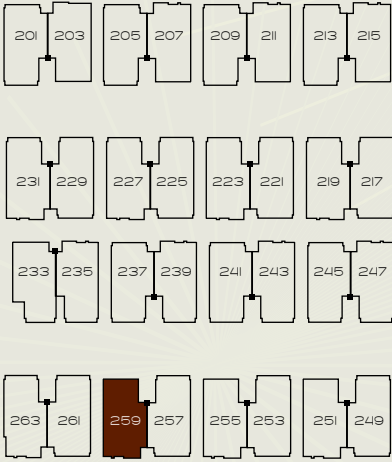


Attic

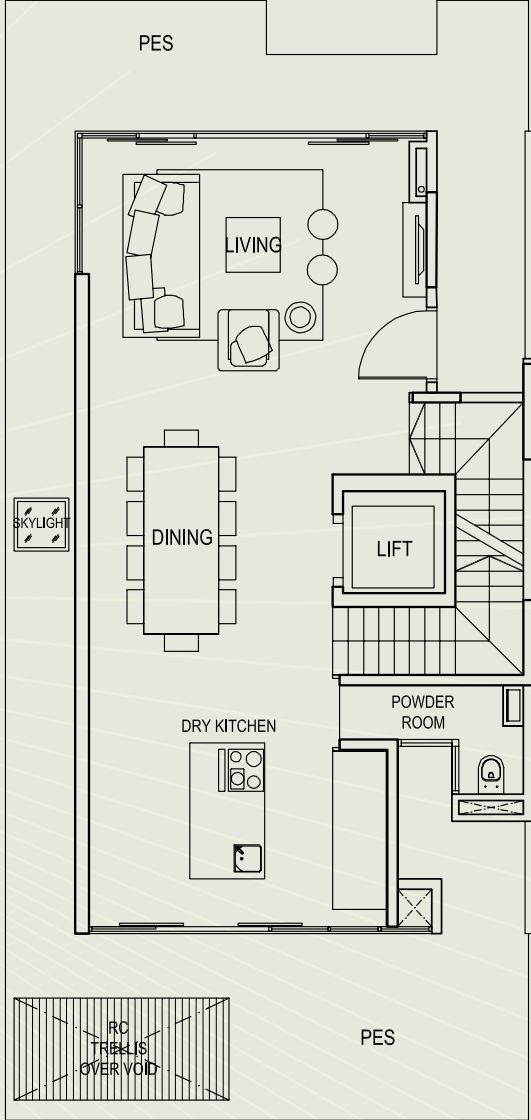
TYPE A4c

House No. 259

Area: 451 sqm / 4,855 sq.ft

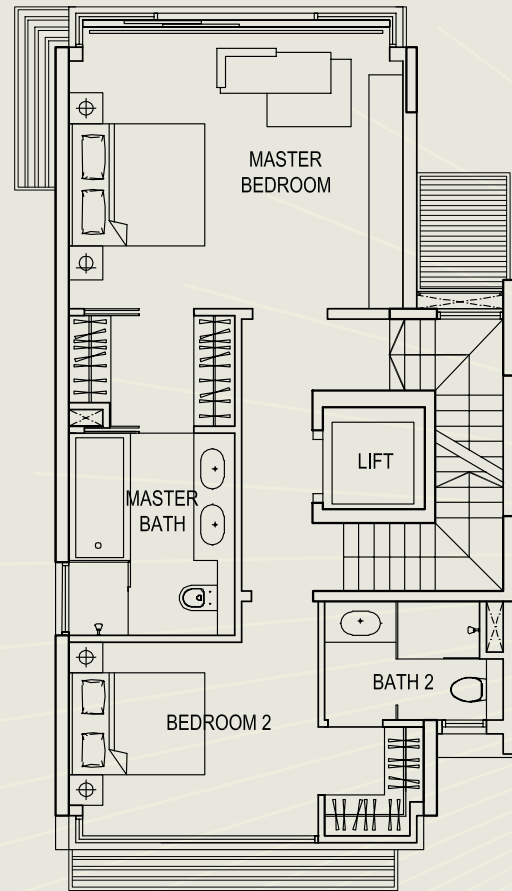


Basement

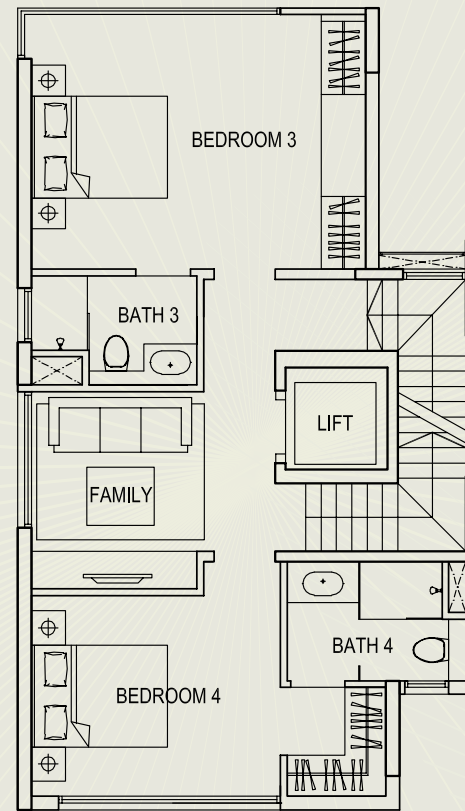


1st Storey

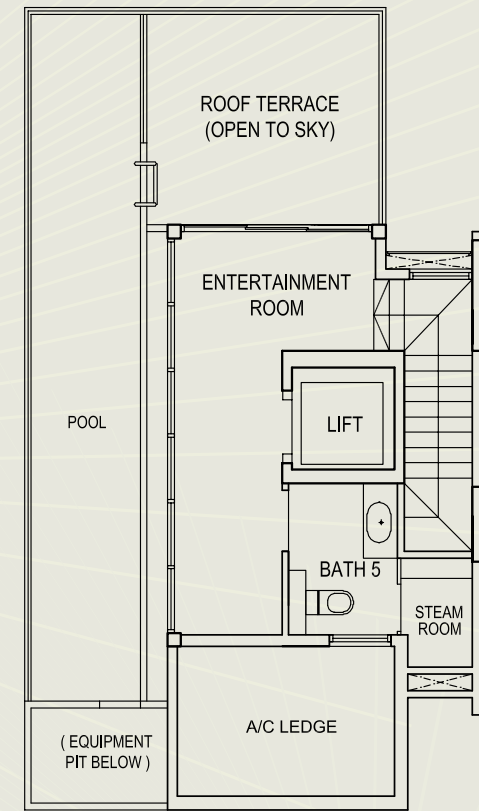
TYPE A4c



2nd Storey



3rd Storey

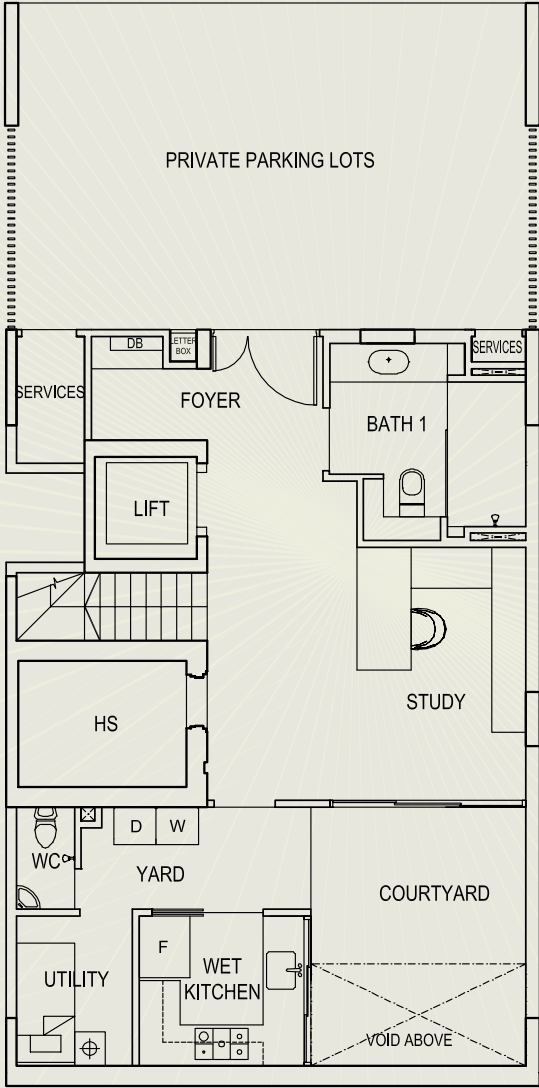
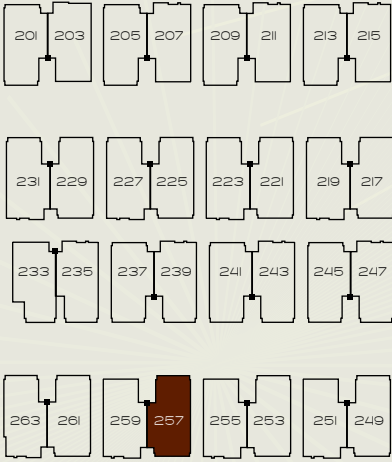


Attic

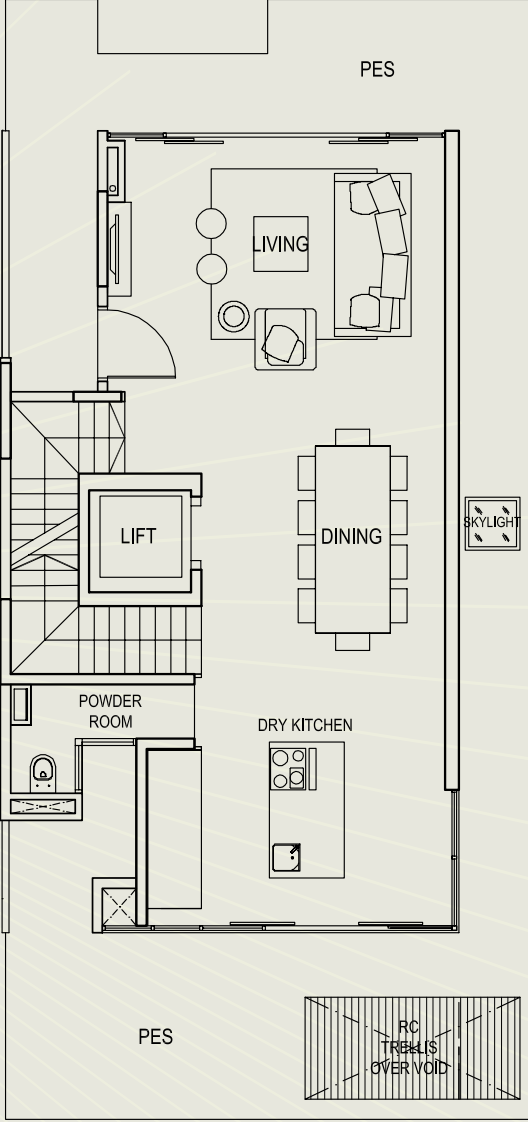
TYPE A4d

House No. 257

Area: 451 sqm / 4,855 sq.ft

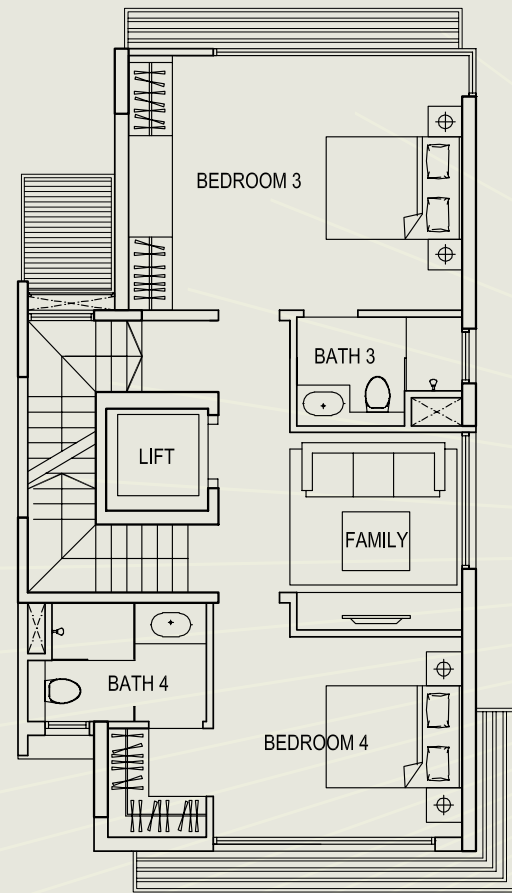


Basement

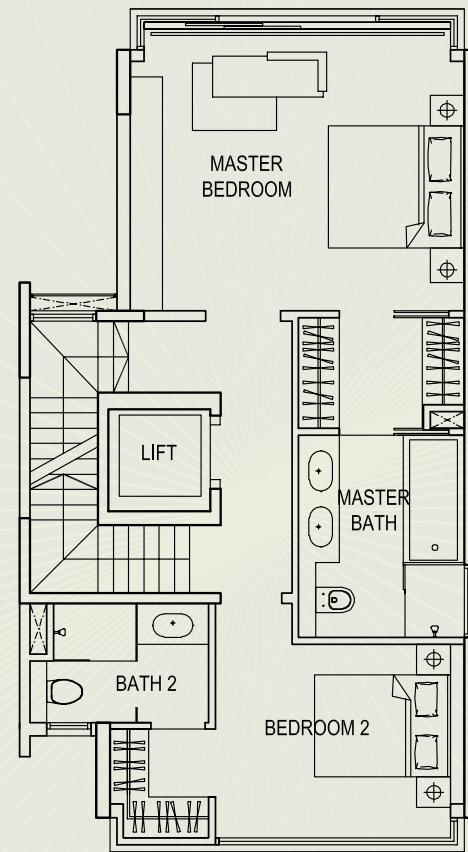


1st Storey

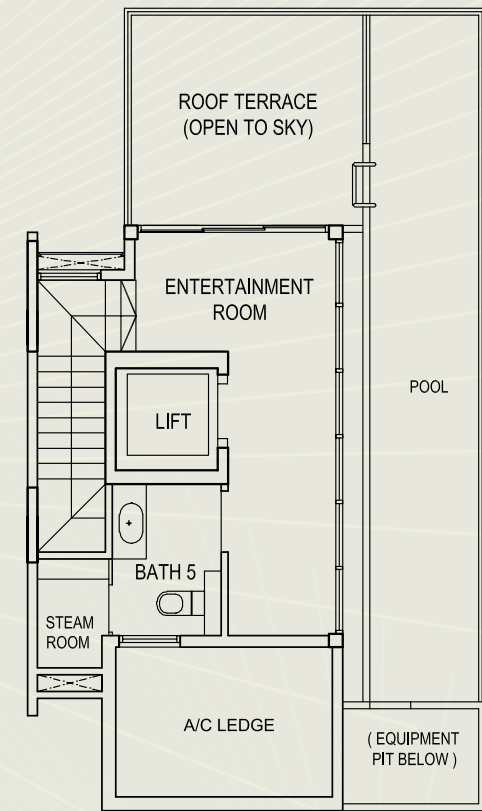
TYPE A4d



2nd Storey



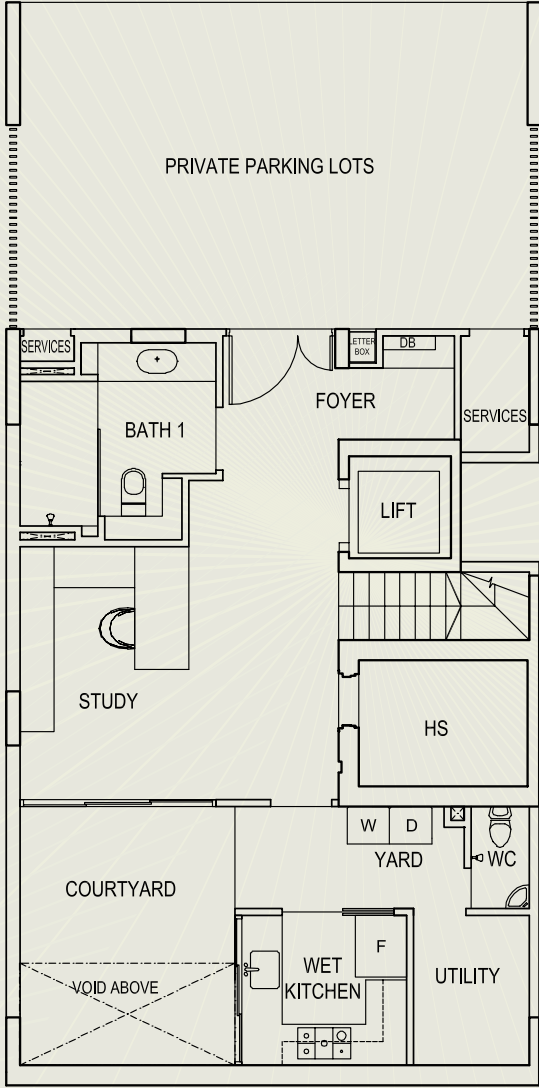
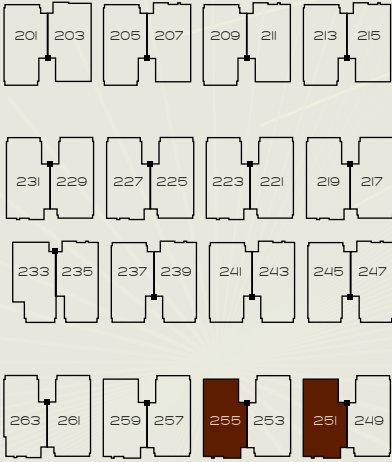
3rd Storey



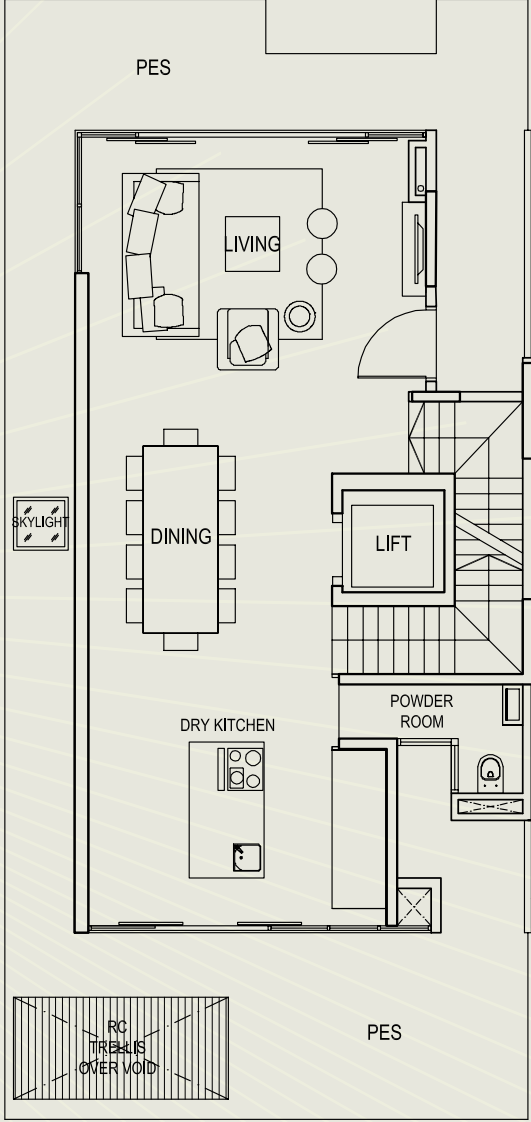
Attic

TYPE A4e

House No. 251, 255
 Area: 451 sqm / 4,855 sq.ft

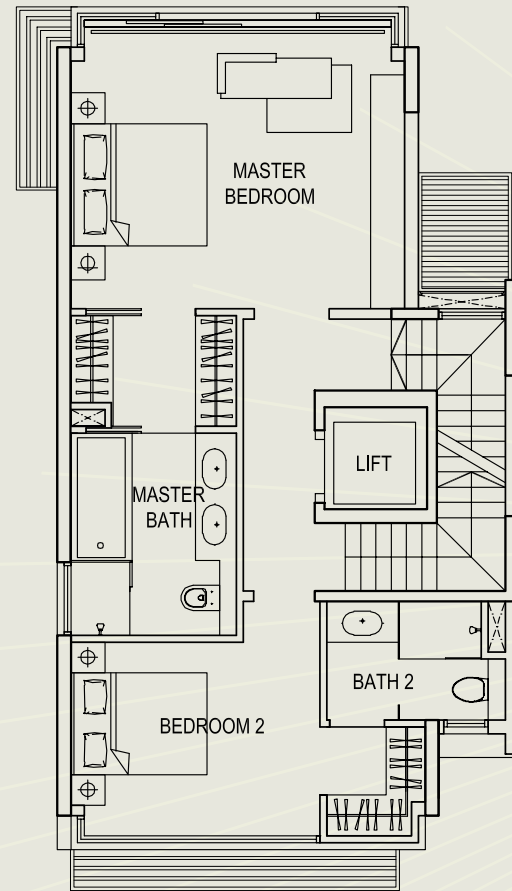


Basement

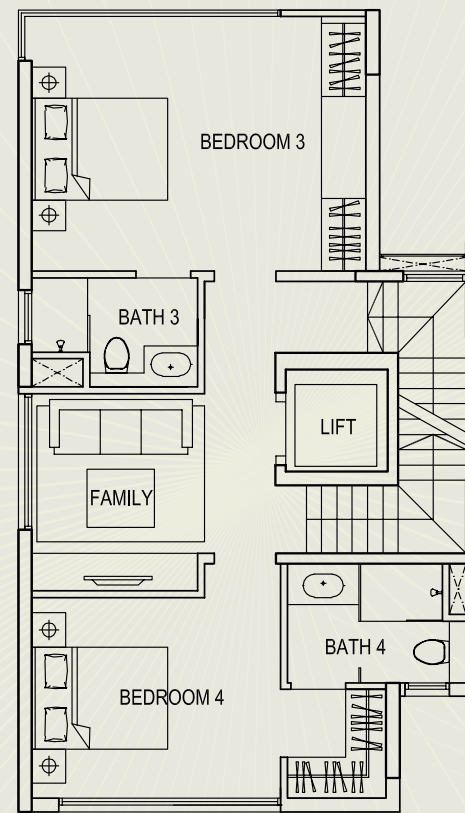


1st Storey

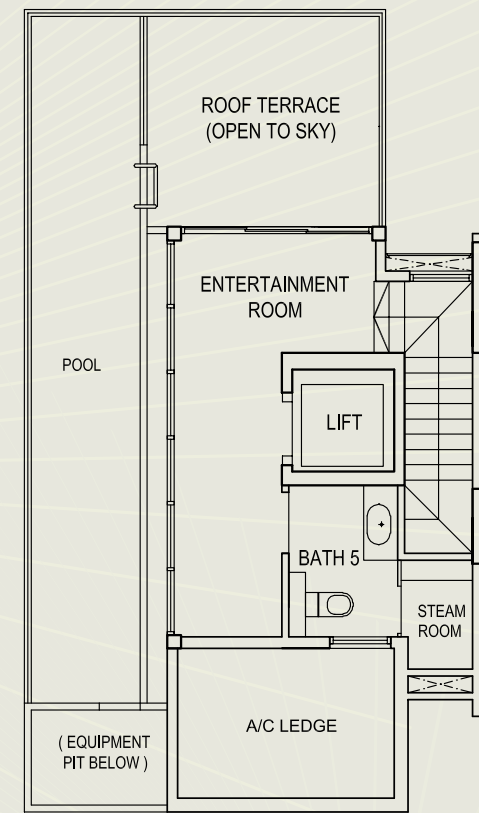
TYPE A4e



2nd Storey



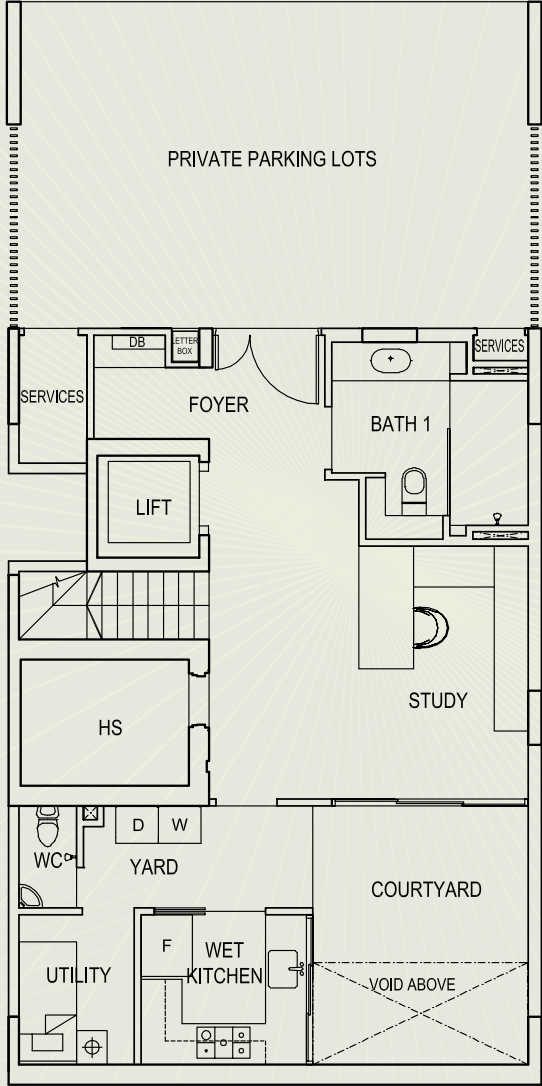
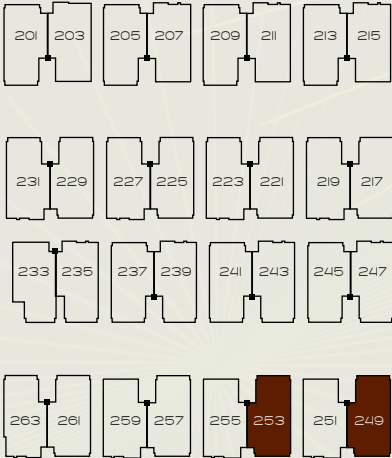
3rd Storey



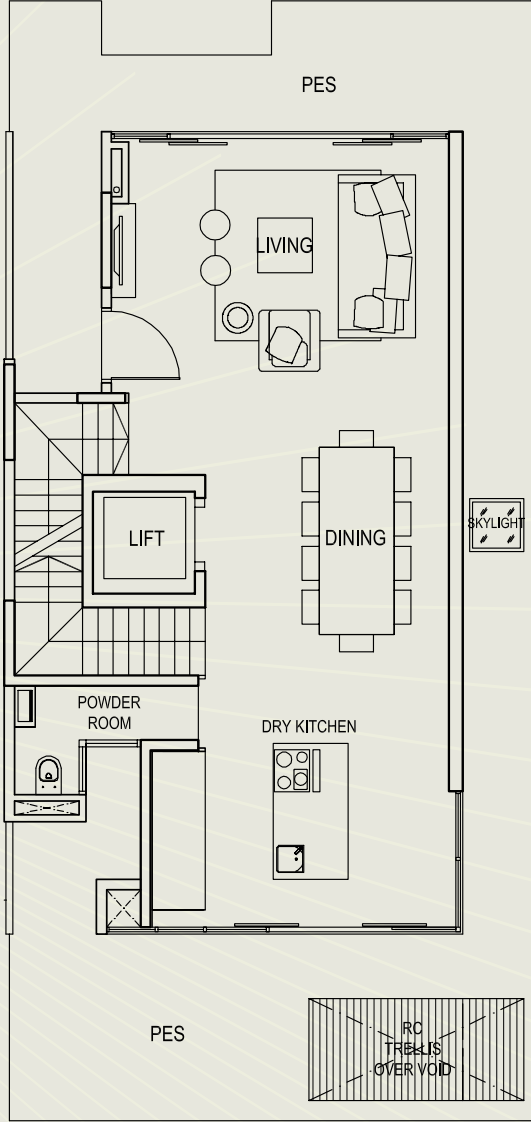
Attic

TYPE A4f

House No. 249, 253
 Area: 451 sqm / 4,855 sq.ft

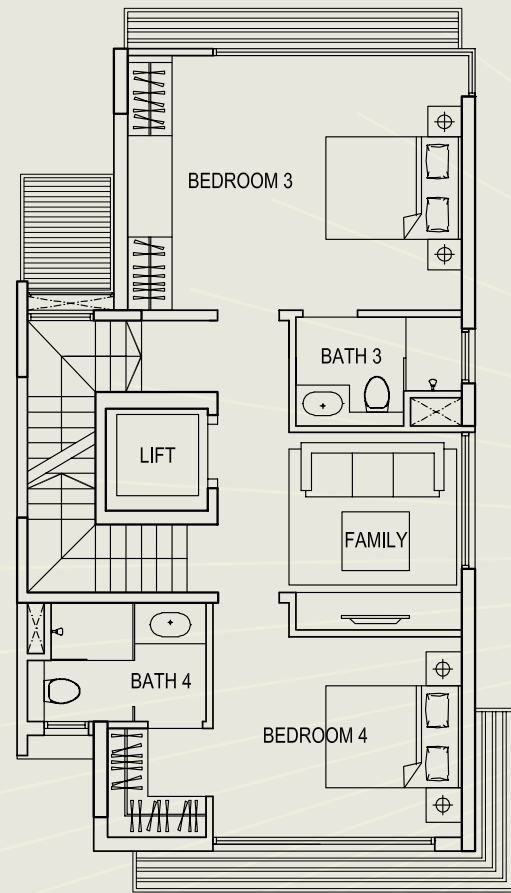


Basement

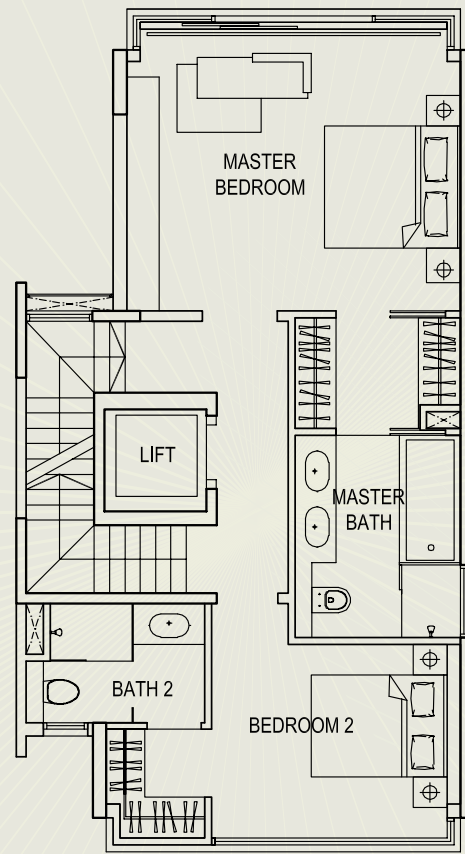


1st Storey

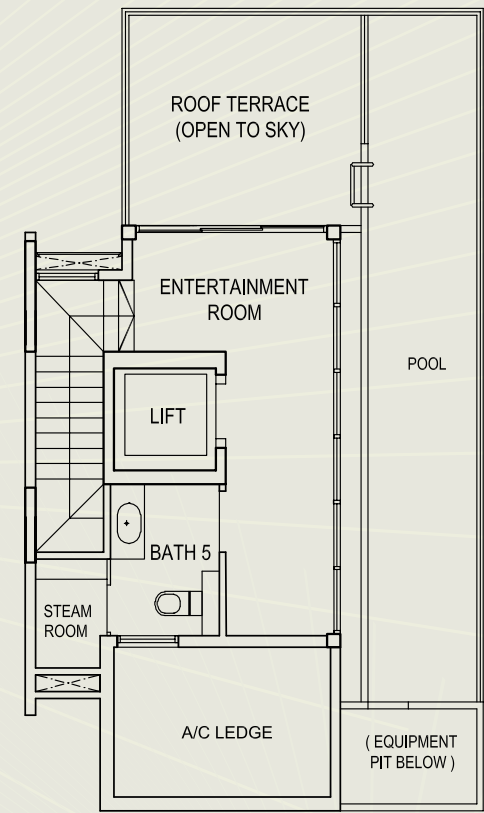
TYPE A4f



2nd Storey



3rd Storey



Attic

Specifications

1 FOUNDATION

Reinforced concrete piles or other approved foundation

2 SUPERSTRUCTURE

Reinforced concrete structure and/or steel structure

3 WALLS

External

- Reinforced concrete and/or common clay bricks and/or cement board and/or composite timber

Internal

- Reinforced concrete and/or common clay bricks and/or lightweight concrete blocks and/or drywall/precast wall panels

4 ROOF

Flat Roof

- Reinforced concrete flat roof with appropriate insulation and waterproofing system

Pitched Roof

- Metal roof system with appropriate insulation

5 CEILING

(i) Units

Living, Dining, Powder Room, Dry Kitchen, Staircases, Foyer, Bedrooms, Bathrooms, Hallways to Bedroom, Family, Entertainment Room, Guest Room (Types A1b & A4b), Study, Courtyard, Wet Kitchen, Dry Kitchen, Yard, Utility, WC, Private Parking Lots

- Ceiling board with emulsion paint

Steam Room

(Bath 1 Types A1b & A4b) and Bath 5 (all types except Types A1b & A4b)

- Aluminum ceiling panel

Home Lift

- Stainless steel

Services, Household Shelter (HS), Store (Types A2a, A2b, A2c & A2d)

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

(ii) Common Areas

Staircases, Driveways

- Ceiling board with emulsion paint and/or cement and sand plaster and/or skim coat with emulsion paint where applicable

6 FINISHES

Wall Finishes

(i) Units

Living, Dining, Dry Kitchen, Family, Bedrooms, Hallway to Bedrooms, Study, Entertainment Room, Guest Room (Types A1b & A4b), Study,

Household Shelter, Services, Utility, Yard, Store, (Types A2a, A2b,

A2c and A2d), Courtyard and Staircases

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

Master Bath, Baths 2, 3, 4 & 5 and Powder Room

- Marble where applicable

Bath 1

- Travertine where applicable

Home Lift

- Timber laminate with stainless steel

Pool

- Mosaic tiles

Wet Kitchen and WC

- Homogenous/ceramic/porcelain tiles

Private Parking Lots

- Metal screen and/or cement and sand plaster and/or skim coat with emulsion paint where applicable

Roof Terrace

- Glass parapet and/or cement and sand plaster and/or skim coat with emulsion paint

(ii) Common Areas

Staircases, Driveways and Other Common Areas

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

Floor Finishes

(i) Units

Living, Dining, Dry Kitchen and Powder Room

- Marble with aluminium skirting

Master Bath, Baths 2, 3, 4 & 5

- Marble

Bath 1

- Homogenous/ceramic/porcelain tiles

Bedrooms, Family, Hallway to Bedrooms, Staircases, Entertainment Room (except Types A1b & A4b) and Guest Room (Types A1b & A4b)

- Engineered timber strips with aluminium skirting

Study

- Homogenous/ceramic/porcelain tiles

Entertainment Room (Types A1b & A4b)

- Homogenous/ceramic/porcelain tiles

Foyer, Household Shelter, Services, Store (Types A2a, A2b, A2c and A2d), Yard, Wet Kitchen, Utility, WC, Roof Terrace, Pool Deck

- Homogenous/ceramic/porcelain tiles

Home Lift

- Engineered timber strips

Staircases

- Engineered timber strips

Pool

- Mosaic tiles

Private Enclosed Space

- Turfing with granite stone

Private Parking Lots and Courtyard

- Anti-slip granite stone

(ii) Common Area

Footpaths

- Granite stone and/or wash pebble and/or concrete where applicable

Staircases

- Homogenous/ceramic/porcelain tiles

7 WINDOWS

Powder coated aluminium framed casement and/or sliding and/or fixed window with tinted glass and/or tempered glass to designated areas as may be required by authorities.

8 DOORS

Main Entrance (Basement)

- Approved fire-rated timber door

Main Entrance (First Storey)

- Timber door (All units except Type A3b)

Main Entrance (First Storey)

- Aluminium-framed glass swing door (Type A3b)

Store (Types A2a, A2b, A2c & A2d) and Services

- Approved fire-rated timber door

Roof Terrace, Living, Dry Kitchen, Entertainment Room, Guest Room (Types A1b & A4b), Study (except Types A2a, A2b, A2c, A2d)

- Powder-coated aluminum framed glass sliding/swing door with fixed panel

Wet Kitchen

- Timber-framed and/or sliding door with glass infill

Wet Kitchen to Courtyard (Types A2a, A2b, A2c & A2d)

- Aluminium-framed glass swing door

Bedrooms, Bathrooms, Powder Room, Study (Types A2a, A2b, A2c, A2d)

- Hollow core timber door

Master Bedroom Walk-in Wardrobe

- Sliding timber door

Household Shelter (HS)

- Approved metal door

Utility and WC

- Slide and fold door panel

Note: Selected quality locksets and ironmongery shall be provided to all doors where applicable.

9 SANITARY FITTINGS

Powder Room

- 1 wash basin and 1 mixer tap
- 1 wall hung water closet
- 1 paper roll holder
- 1 mirror

Master Bath

- Marble vanity top complete with undercounter cabinet, 2 wash basins and 2 mixer taps
- 1 long bath with bath mixer and handheld shower
- 1 shower screen with shower tray, shower mixer, handheld shower and overhead shower
- 1 wall hung water closet
- 1 paper roll holder
- 1 mirror
- 1 towel rail

Bath 1

- Marble vanity top complete with 1 drawer, 1 wash basin and 1 mixer tap
- 1 shower screen with shower mixer and handheld shower
- 1 steam generator (Types A1b & A4b)
- 1 wall hung water closet
- 1 paper roll holder
- 1 mirror
- 1 towel rail

Bath 2, 3 & 4

- Marble vanity top complete with 1 drawer, 1 wash basin and 1 mixer tap
- 1 shower screen with shower mixer, handheld shower and shower tray
- 1 wall hung water closet
- 1 paper roll holder
- 1 mirror
- 1 towel rail

Bath 5 (all types except type A1b & A4b),

- Marble vanity top complete with 1 drawer, 1 wash basin and 1 mixer tap
- 1 shower screen with overhead shower and shower tray
- 1 steam generator (all types except type A1b & A4b)
- 1 wall hung water closet
- 1 paper roll holder
- 1 mirror
- 1 towel rail

WC

- 1 wall-hung basin with tap
- 1 tap point with shower set
- 1 pedestal water closet
- 1 paper roll holder

- 1 mirror
- 1 towel rail

Front & Rear PES, Roof Terrace, Carpark and Yard

- 1 bib tap

10 ELECTRICAL INSTALLATION & PROVISION

Electrical wiring in concealed conduits below false ceiling level.
Electrical wiring above false ceiling and in Household Shelter shall be in exposed and/or concealed conduits and/or trunkings

11 TV/CABLE SERVICES/FM/TELEPHONE POINTS

TV/cables services/FM/telephone points shall be provided in accordance with the Electrical Schedule.

12 LIGHTNING PROTECTION

Lightning protection system shall be provided in compliance with Singapore Standard SS555: 2010

13 PAINTING

External Walls

- External emulsion paint and/or spray textured coating to designated area

Internal Walls

- Emulsion Paint

14 WATERPROOFING

Waterproofing shall be provided to floor of bathrooms, wet kitchen, dry kitchen, PES, yard, WC, roof terrace, planters, landscape deck, water features, pool and basement where applicable

15 DRIVEWAY AND CAR PARK

- Reinforced concrete slab with hardener to carpark ramp/driveway
- Homogeneous tiles and/or pavers and/or concrete with hardener to entrance driveway/drop off area

16 ADDITIONAL ITEMS

Wet Kitchen: Built-in high and low kitchen cabinets complete with:

- Solid surface work-top
- Cooker hob and hood
- Kitchen sink with mixer
- Built-in-oven
- Refrigerator
- Washing machine
- Tumble dryer

Dry Kitchen: Built-in kitchen cabinets complete with:

- Built-in combi-microwave oven
- Coffee machine
- Dishwasher
- Integrated fridge

Dry Kitchen: Island Counter complete with:

- Stone work-top
- Kitchen sink and mixer
- Induction hob
- Undercounter wine cooler

Wardrobes

- Walk-in wardrobe for Master Bedroom
- Built-in wardrobe to all other Bedrooms

Air-Conditioning

- Ducted air-conditioning system for Living, Dining, Dry Kitchen and Master Bedroom
- Wall mounted split air-conditioning system for all other Bedrooms and Family
- Cassette air-conditioning system for Basement Foyer, Study, Guest Room (Types A1b & A4b) and Entertainment Room

Electric Water Heater

- Hot water supply to all Bathrooms, Powder Room, Dry Kitchen and Wet Kitchen

Security System

- Audio intercom (for each level within the unit)
- Electronic door lock for main door at basement and 1st storey
- Proximity card access at side gate
- CCTV cameras at designated areas
- Carpark barrier system

Railings and Parapets

- Timber railing for internal staircases and home lift
- Glass parapet wall with stainless steel railing and/or reinforced concrete and/or brick wall to roof terrace and pools (All Types except Types A1b and A4b)

Disclaimer

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Corporate Profile



Este Villa



The Estuary



UBER 388



Terrasse



Hallmark Residences



Ripple Bay

MCL Land is a leading property group with a long track record of building quality homes in Singapore and Malaysia over the past 40 years. Their commitment to being a premier and reputable property developer inspires them to be equally dedicated to absolute customer satisfaction. MCL Land holds an impressive portfolio of prime residential developments, including Terrasse, UBER 388, Este Villa, The Estuary, Parvis, Hillcrest Villa, Ripple Bay and Hallmark Residences. Palms @ Sixth Avenue, their latest project, will be no different, and promises to deliver the same superb level of quality and excellence that are their hallmarks.

MCL Land

 A member of the Hongkong Land Group

78 Shenton Way #33-00 S(079120)

Tel no: (65) 6221-8111

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Developer: MCL Land (Serangoon) Pte Ltd - Company Registration No. 199500225K • Tenure of Land: Estate in Fee Simple • Lot No.: 4239X Mukim 4 at Sixth Avenue (now known as Lot Nos. 6871K & 6872N both of Mk4) • Developer's Licence No.: C0473 • BP Approval No.: A0814-00015-2007-BP01 dated 8.9.2008; A0814-00015-2007-BP02 dated 9.3.2011; A0814-00015-2007-BP04 dated 17.8.2012; A0814-00015-2007-BP05 dated 17.12.2012 • Expected Date of Notice of Vacant Possession: 31 March 2015 • Expected Date of Legal Completion: 31 March 2018

