



**GEMINI**  
@sims

transgroup.com

[www.huttonsgroup.com](http://www.huttonsgroup.com) Your Ideal 21st Century Work Space



Delivering the best of two worlds:  
Business and Leisure.







## A modern approach to work-life balance

Gemini @ Sims comprises 83 high-ceilinged units in a range of sizes, each equipped with a lift to a personal carpark space on the 7th level. The rooftop terrace is the ideal location for meetings, strategy sessions and company barbecues. After working hours or over lunch, the fully equipped gym on the premises is the optimal spot for staying fit and stress-free.



Roof Top

7<sup>th</sup> Storey | 6.5M

6<sup>th</sup> Storey | 6.5M

5<sup>th</sup> Storey | 6.5M

3<sup>rd</sup>/4<sup>th</sup> Storey | 6.5M

2<sup>nd</sup> Storey | 6.5M

1<sup>st</sup> Storey | 6.5M



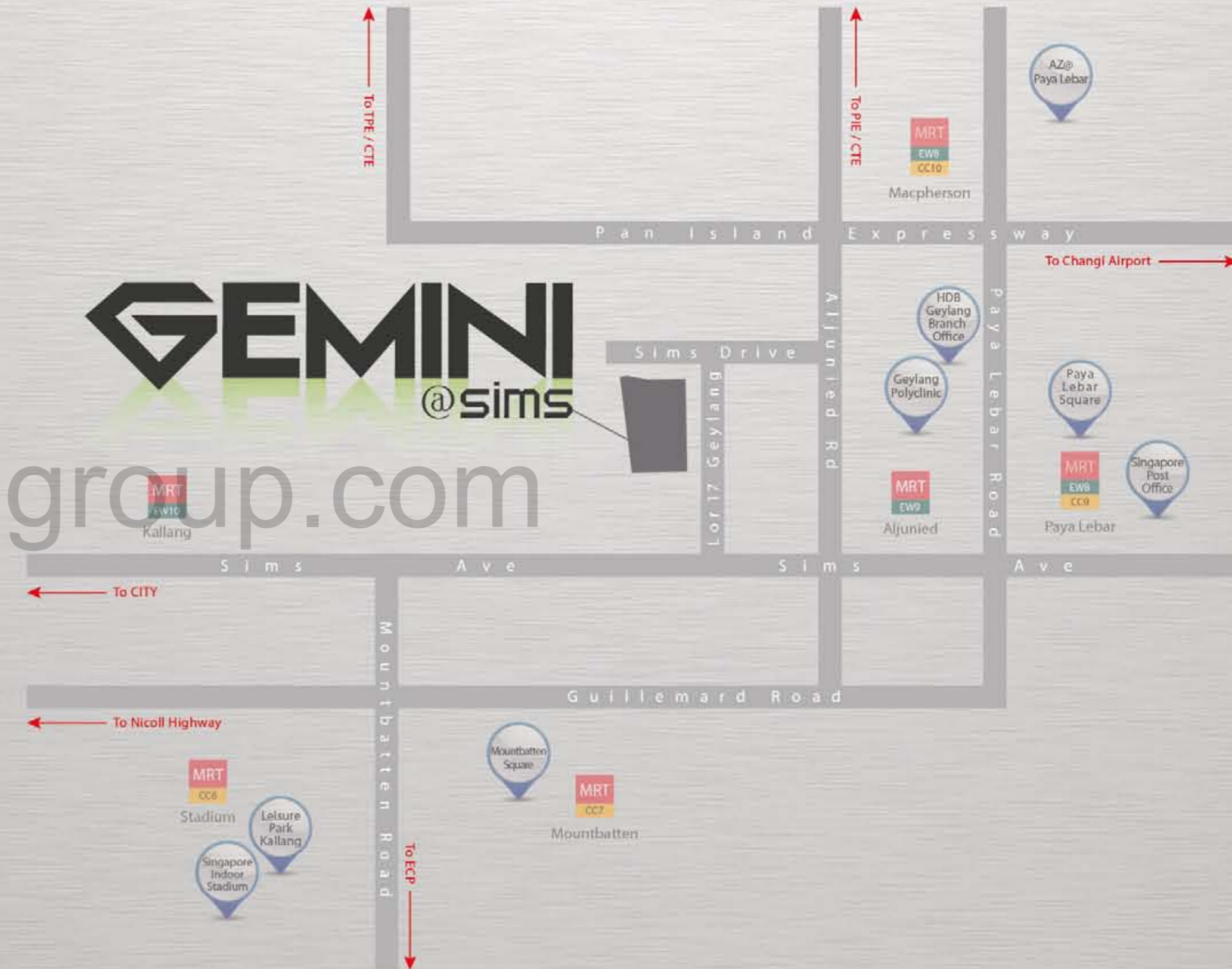


## A hub of connectivity in the heart of the city

Superbly positioned in the heart of Geylang, just 5-10 minutes from five major expressways, three MRT stations and an extensive network of bus routes, Gemini @ Sims is within easy reach of Marina Bay and the CBD, East Coast Park and Singapore Changi Airport. In short, Gemini @ Sims gets it right when it comes to what matters most in real estate – location, location, location.

- ◆ 8 Minutes drive to CITY
- ◆ 5 Minutes walk to Aljunied MRT
- ◆ 7 Minutes walk to Geylang Polyclinic
- ◆ Accessible to major highways ( PIE / AYE / KPE / CTE / TPE)

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## A stellar place to work, with ample space to play

A property with a location that's second to none, Gemini @ Sims is the new standard-bearer for light industrial spaces in Singapore. Combining stunning architecture, layouts designed to make the most of its spacious interior, leisure facilities worthy of a holiday resort and superior accessibility and convenience, Gemini @ Sims sets benchmarks for the ideal 21st century work space.







Legend:

1 BBQ Pit

3 Deck

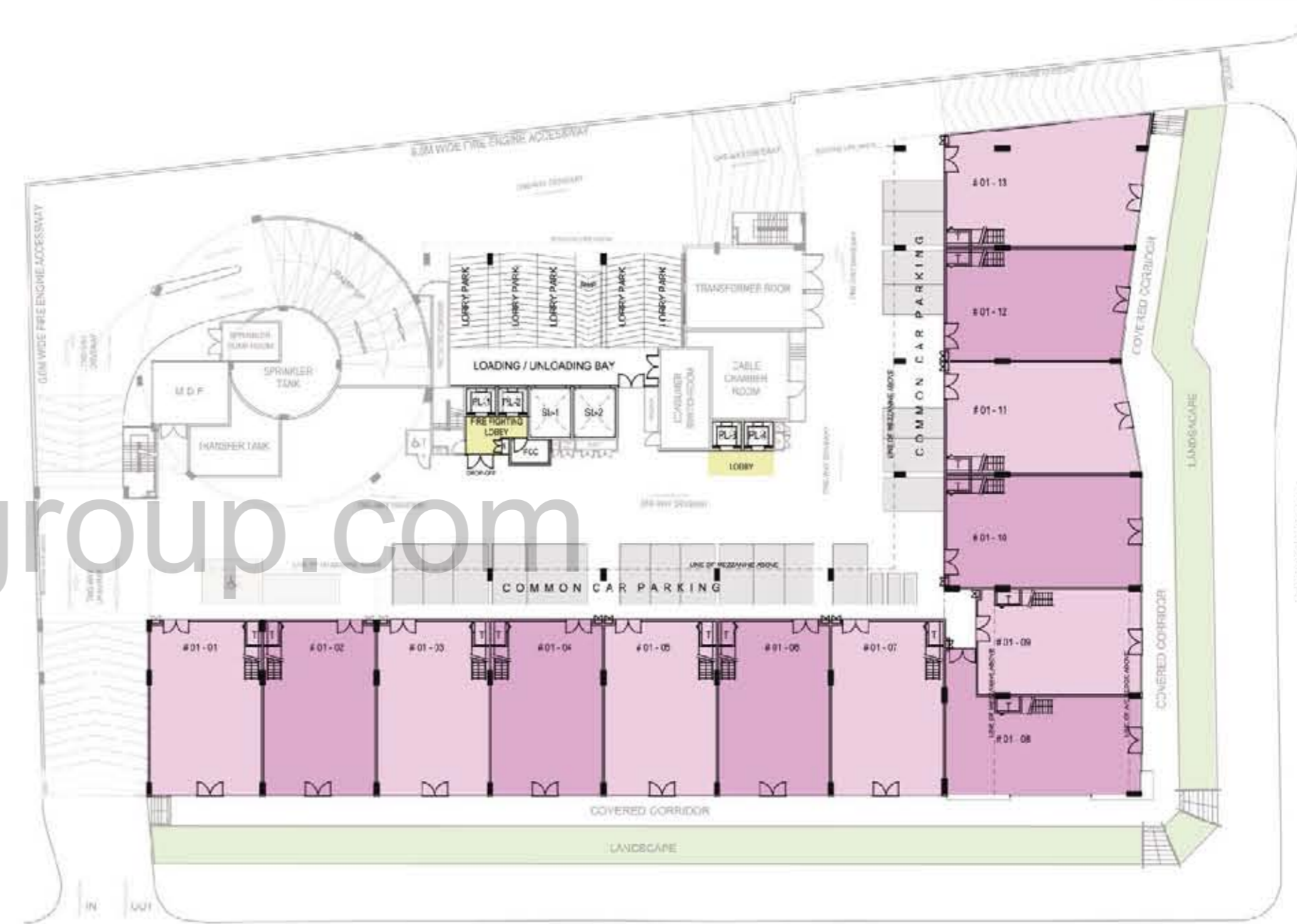
5 Communal Pavilion

2 Ancillary Gym

4 Ancillary Staff Canteen



1st Storey Plan



LORONG 17 GEYLANG

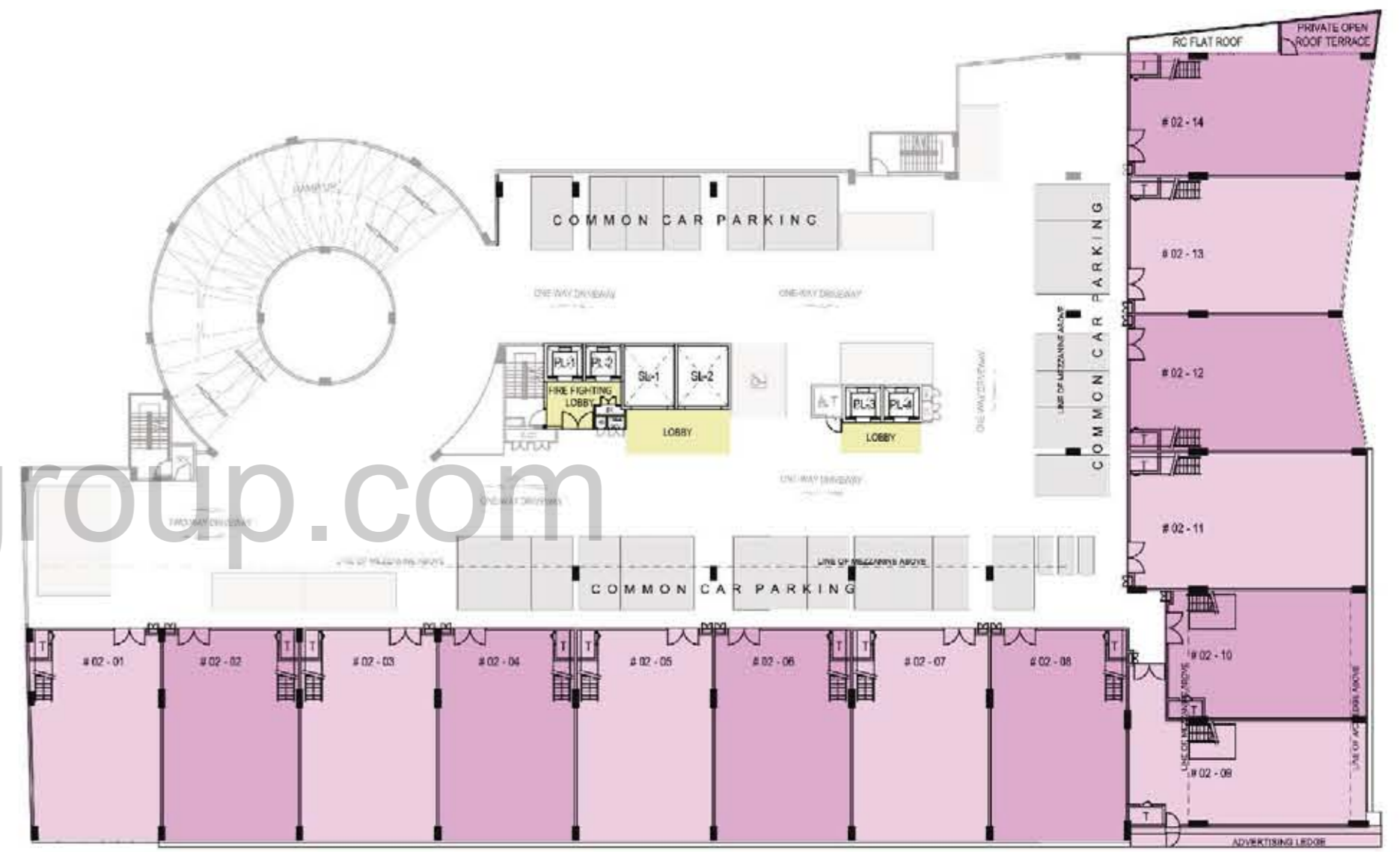
SIMS DRIVE



1st Storey Mezzanine Plan



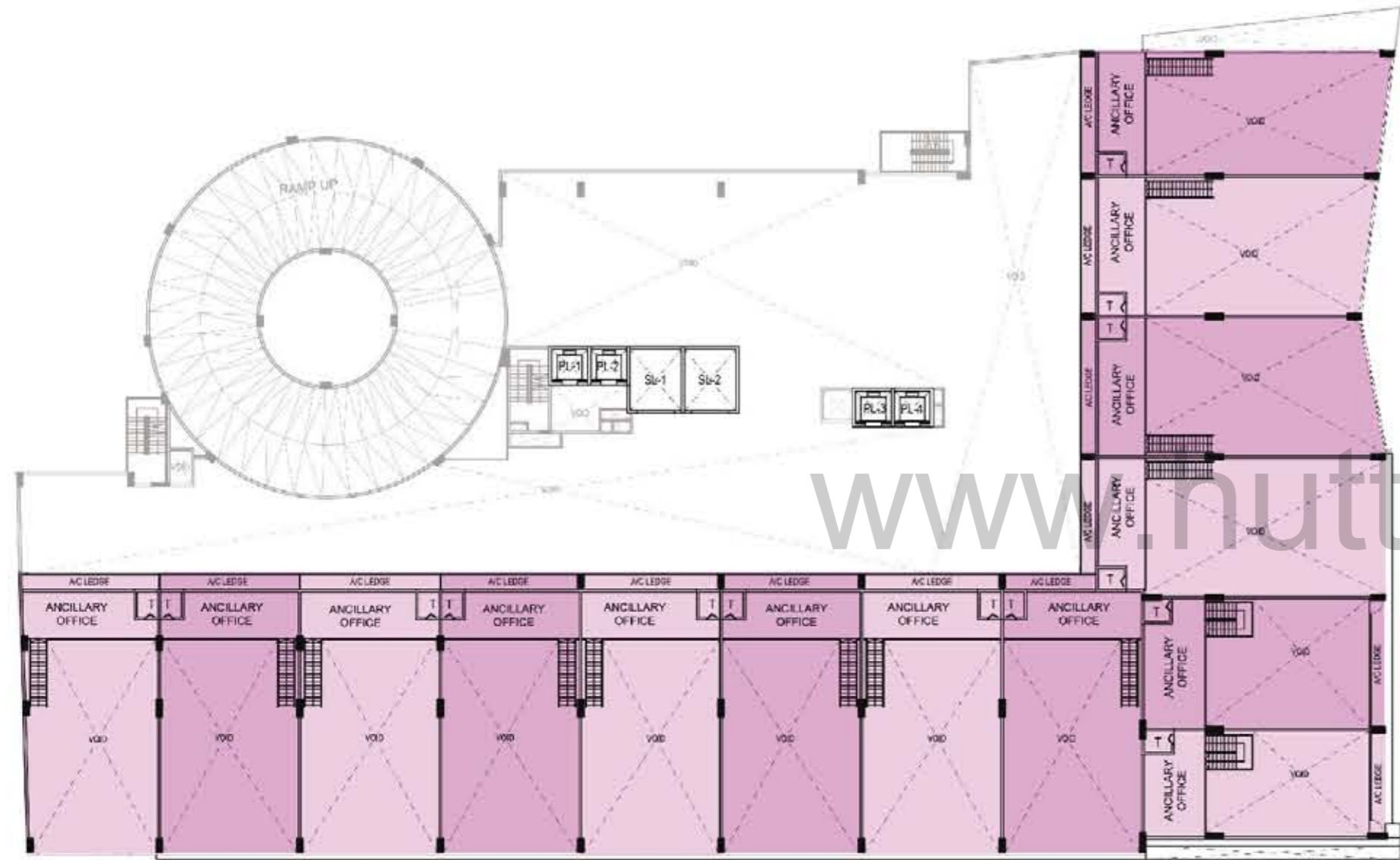
2nd Storey Plan



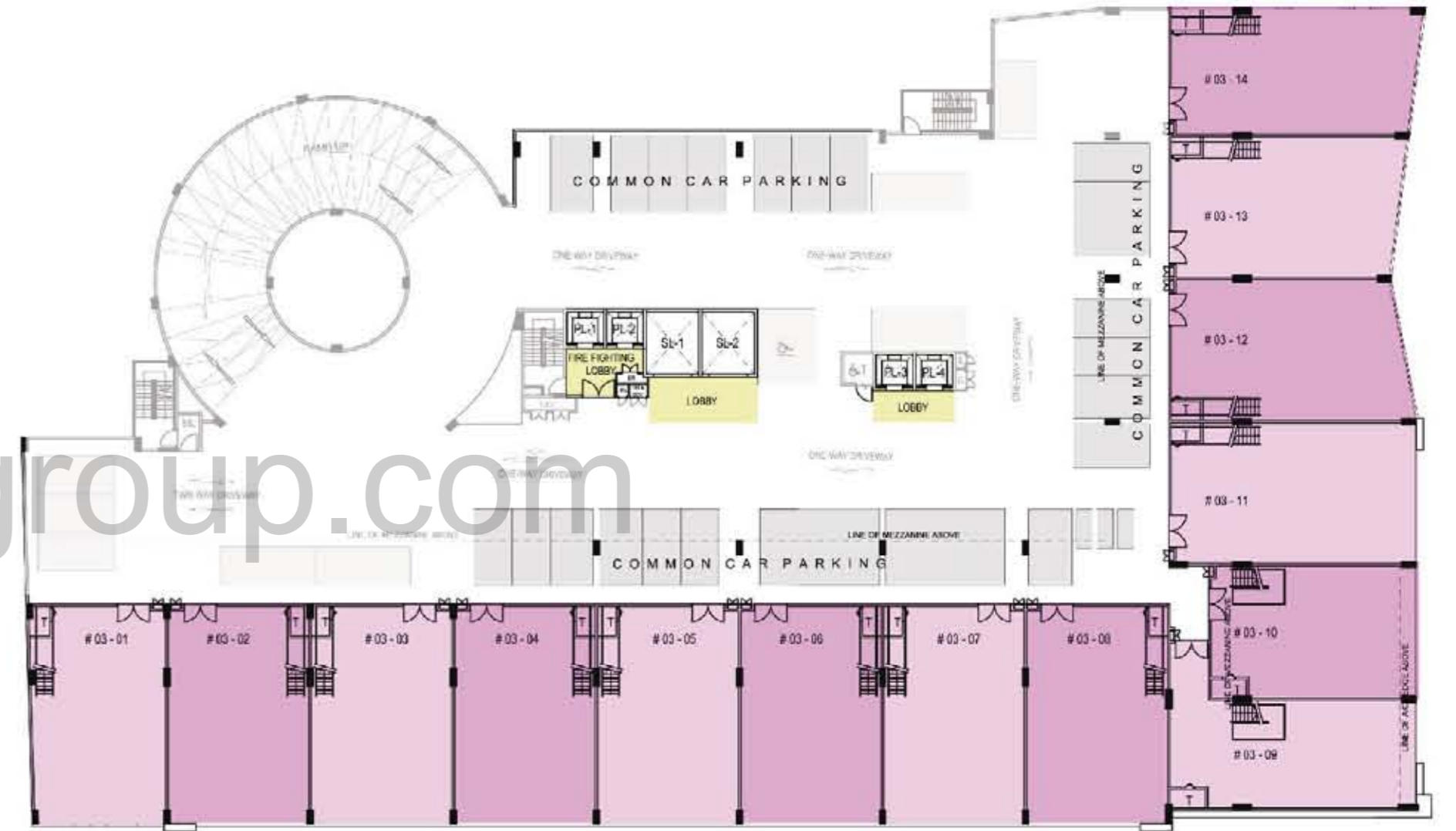
www.nuttonsgroup.com



2nd Storey Mezzanine Plan

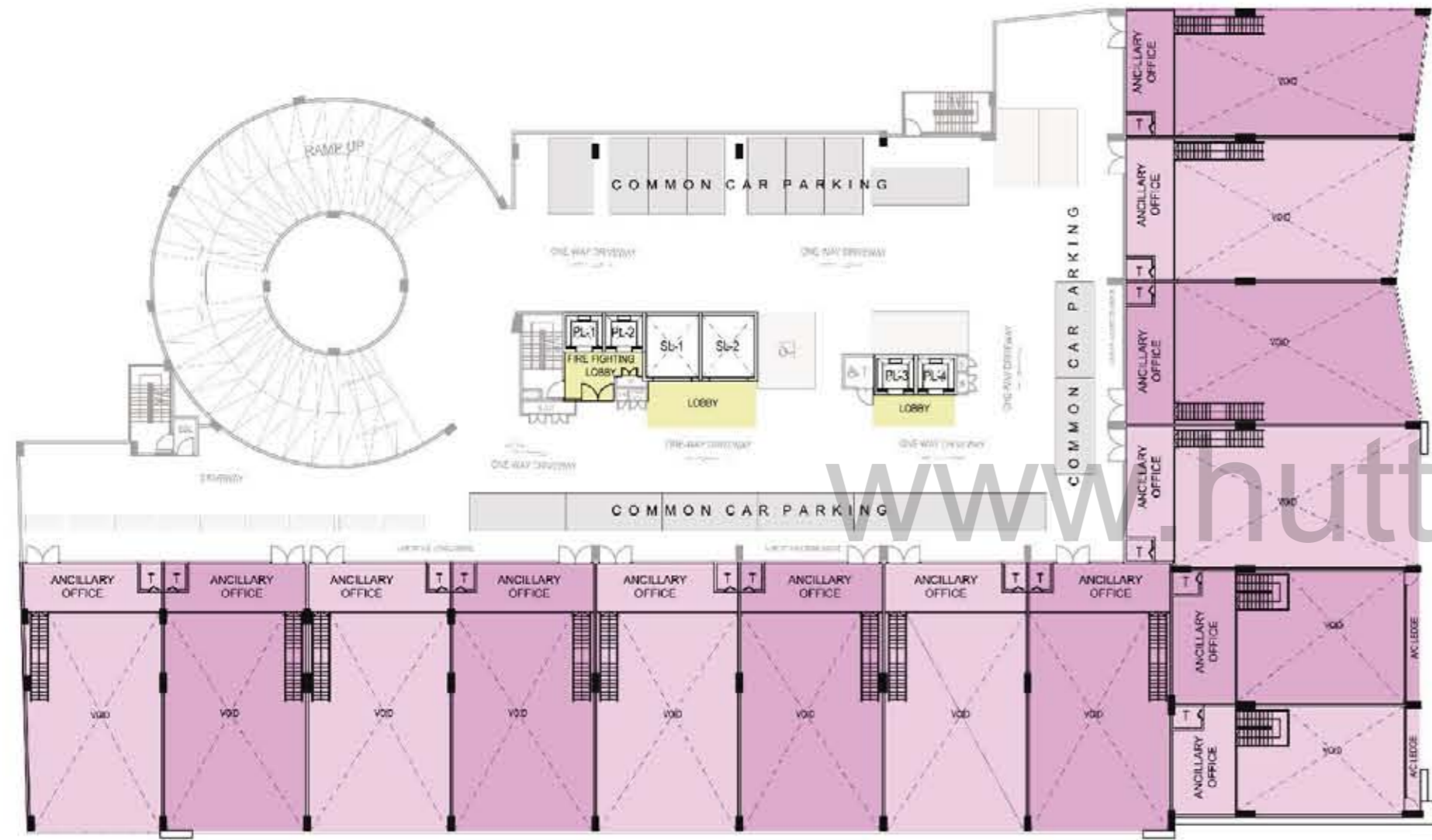


3rd Storey Plan

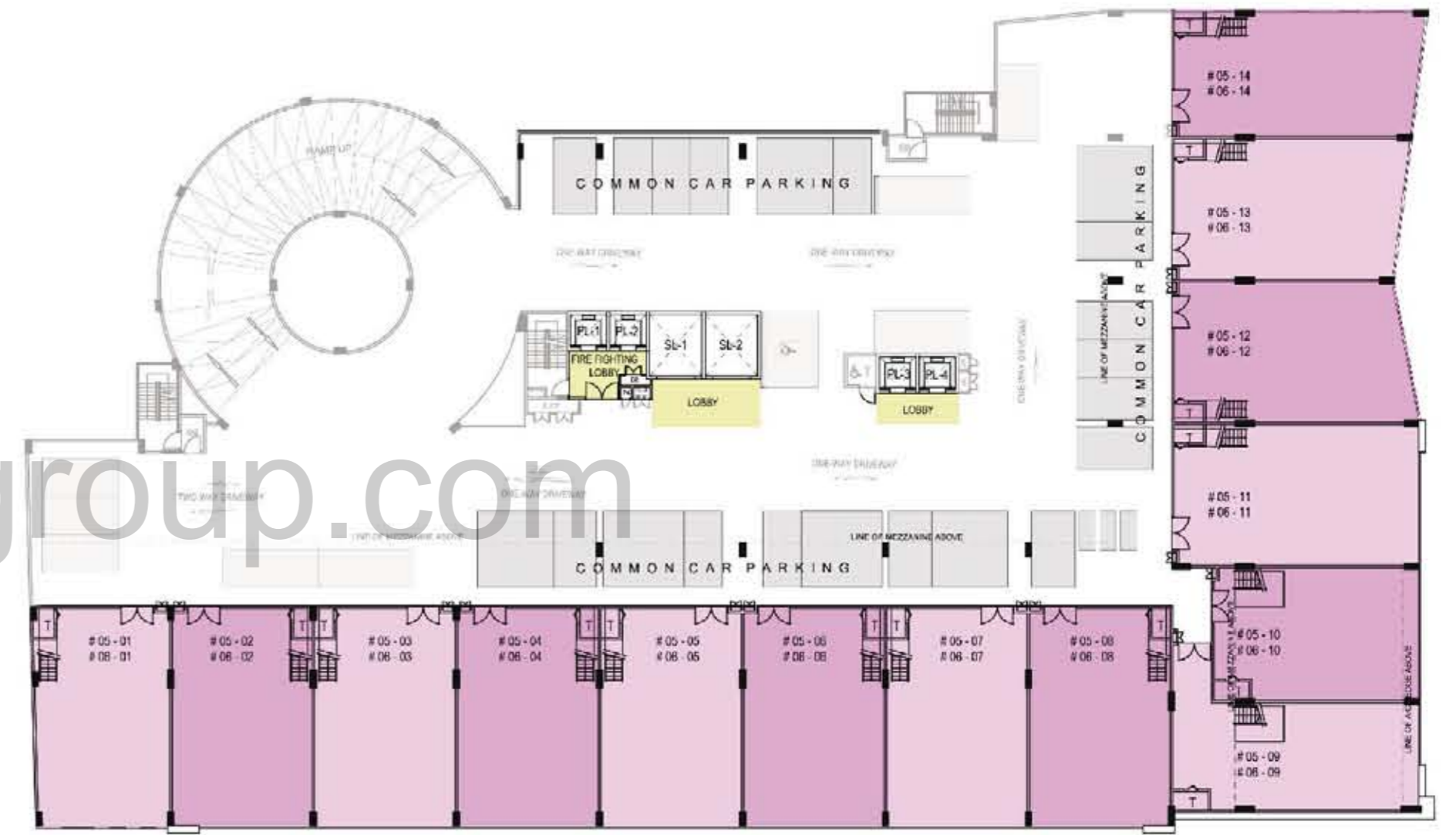




4th Storey Plan



5th & 6th Storey Plan















## Technical Specifications

### Floor Loading

- Standard/ Sky Terrace Units
- Lower Level - 7.5 kN/m<sup>2</sup>
- Mezzanine Level - 7.5 kN/m<sup>2</sup>
- Driveway and Ramp – 5.0kN/m<sup>2</sup>
- Canteen - 5.0 kN/m<sup>2</sup>
- Lobby – 5.0 kN/m<sup>2</sup>
- Staircase – 4.0kN/m<sup>2</sup>
- Carpark – 2.5kN/m<sup>2</sup>
- Roof (non-accessible) – 1.5kN/m<sup>2</sup> or M&E Equipment Loading

### Electrical Supply

- Canteen- 3 Phase, 100 Amp
- All Other Units- 3 Phase, 60 Amp

### Floor to Floor Height (approx)

- Canteen- 6.5 m (approx.)
- Standard Units- 6.5 m (approx.)
- 3rd Storey Units- 7.0m (approx.)
- Sky Terrace Units- 6.5 m (approx.)

### Canteen

- Toilet (Male & Female)
- Grease Trap
- Electrical Supply – 3 Phase, 100Amp
- Water Supply

### Foundation

Reinforced concrete foundation system to Engineer's requirements

### Superstructure

Reinforce concrete and/or steel structure to Engineer's requirements

### Roof

Reinforced concrete flat roof with insulation and waterproofing system, where appropriate

### External Wall

RC wall/ hollow block wall/ clay brick wall and/or precast panel wall with skim coat and/or plaster with weather resistant emulsion paint finish, where applicable

### Internal Wall

- RC wall/ hollow block wall/ clay brick wall and/or precast panel wall with skim coat and/or plaster with weather resistant emulsion paint finish, where applicable
- Toilets: Homogenous and/or ceramic tiles to Architect's design

### Ceiling

- All Units: Concrete ceiling soffit with skim coat emulsion paint
- Lobbies: Plaster ceiling board and/or skim coat with emulsion paint
- Toilets: Moist resistant ceiling board and/or skim coat with emulsion paint

### Flooring

- All Units: Generally power float concrete floor
- Lobbies: Stonework and/or homogenous tiles finish
- Carpark/Driveway/Ramp: Concrete with hardener
- Toilets: Homogenous tiles
- Exterior Corridor: Concrete imprint
- All Other Common Areas: Cement and sand screeding

### Doors

- Common Areas: Timber doors and/or fire-rated doors as per statutory requirements, where necessary
- All Units: Glass and/or timber doors and/or fire-rated doors as per statutory requirements, where necessary
- Toilets: PVC bi-fold door

### Locks

Locksets and ironmongeries to Architect's selection

### Windows

Power-coated aluminum framed glass window system with float glass to Architect's selection

### Sanitary Installation

Sanitary wares and fittings to Architect's selection

### Fire Protection System

- Sprinkler and fire alarm system as per statutory requirements
- Dry risers and hose-reel system as per statutory requirements

### Lightning Protection

Lightning protection is provided as per statutory requirements



Developed by:



Developer: Wenul Assets (Industrial) Pte Ltd. | Tenure of Land: Freehold | Lot No: 4507T, 4508A, 5540W, 7968N | Building Plan No: A1753-00188-2012-BP01 |  
Date of Building Plan Approval: 28 March 2013 | Expected TOP Date: 30 June 2017 | Expected Date of Completion: 30 June 2020

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