

[www.Hexacube](http://www.huttmannsgroup.com)



A spanking new landmark is emerging, mere minutes from the bustling Paya Lebar Central,
a truly unique and exuberant development awaits you.

Come and feel the buzz, be part of the experience....

Hexacube 

www.huttonsgroup.com





Timeless. Energetic. Thoughtful.

A **FREEHOLD** development with a futuristic facade.

Home to a wide range of enchanting retail outlets as well as a practical

office hub flowing with energy and bursting with vibrancy.

A timeless icon in the making.

Hexacube 

www.huttonsgroup.com



All roads lead to
Hexacube 



www.huttonsgroup.com



EW7 EUNOS

www.huttonsgroup.com



7 mins drive to ECP and 5 mins drive to PIE



15 mins drive to CBD



15 mins drive to Changi Airport



Connect. Commute. Network.

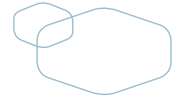


Minutes drive to the business district or to the airport, you are always connected to the business world or the global network. A leisure stroll to Eunos MRT station or a short drive to major expressways like ECP and PIE, a strategic location like no others.



www.huttonsgroup.com
Excite. Ignite. Delight.

The gateway to an exciting new world where business and pleasure meets. A premium grade office hub with 3 levels of retail complementing each other for an enviable work-life balance.



www.huolougroup.com



super DINE

cafon





wild BAR

colorson

Work. Eat. Play.

Synchronize and align with the right work-life balance. Discover the exquisite dining spaces with excellent frontage along Changi Road or simply indulge in retail therapy after a long day at work.

lifestyle

www.hnucgroup.com



ROSEN

WATEN

ETTEN

lacON

Art & Immaco







Sanctuary. Senses. Relaxation.

An oasis to soothe the hectic mind with a courtyard sanctuary located at the 3rd level.



www.nuttonsgroup.com

imagine

imagine space

Create.
Innovate.
Explore.

Creatively designed to allow natural lighting and innovative space planning with high ceiling, it is the perfect spot to trigger ideas for successful entrepreneur in the making.



Hexacube marks the spot



A hidden treasure is unraveling in the heart of the East,
where business is closer to home.

Come and feel the buzz, be part of the experience.



Site Map



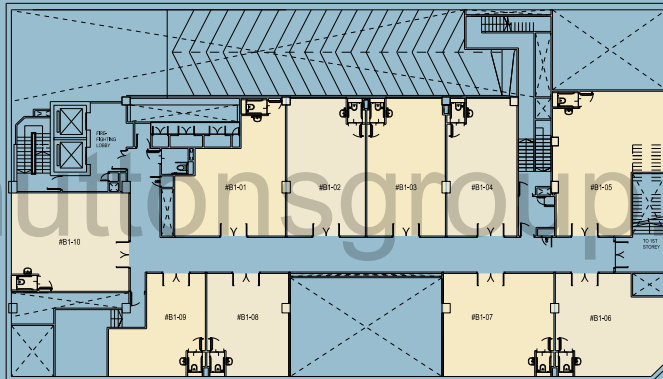
LEGEND

1. Main Access
2. Side Access
3. Drive Way
4. Entrance To Basement Carpark
5. Attic Roof
6. Courtyard Garden

Floor Plans

■ SHOPS

UNIT	#B1-01	#B1-02	#B1-03	#B1-04	#B1-05	#B1-06	#B1-07	#B1-08	#B1-09	#B1-10
AREA	592 FT ²	560 FT ²	560 FT ²	495 FT ²	732 FT ²	560 FT ²	592 FT ²	441 FT ²	420 FT ²	614 FT ²



BASEMENT 1 PLAN

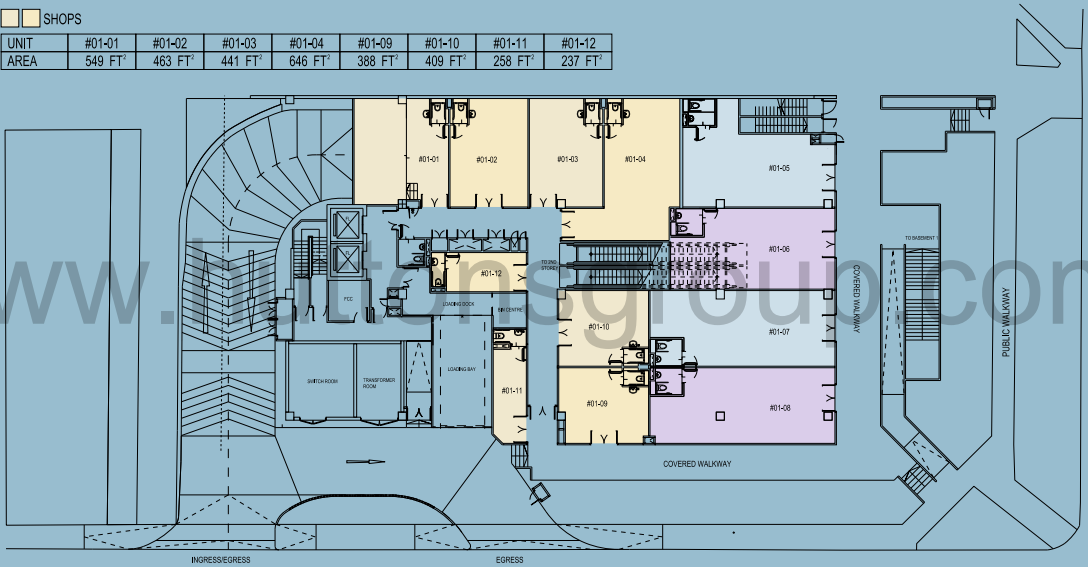


RESTAURANTS / F&B

UNIT	#01-05	#01-06	#01-07	#01-08
AREA	710 FT ²	743 FT ²	786 FT ²	786 FT ²

SHOPS

UNIT	#01-01	#01-02	#01-03	#01-04	#01-09	#01-10	#01-11	#01-12
AREA	549 FT ²	463 FT ²	441 FT ²	646 FT ²	388 FT ²	409 FT ²	258 FT ²	237 FT ²



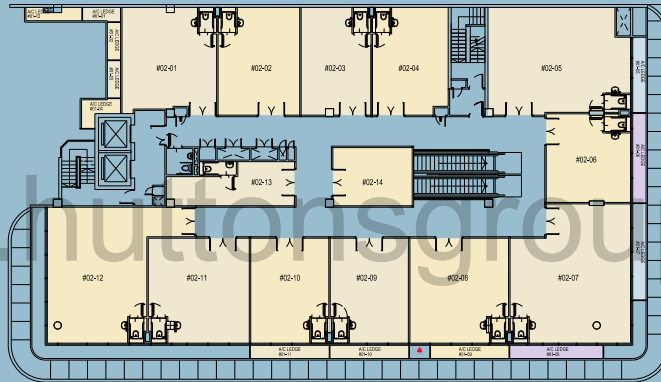
LORONG 105 CHANGI

1ST STOREY PLAN



■ SHOPS

UNIT	#02-01	#02-02	#02-03	#02-04	#02-05	#02-06	#02-07	#02-08	#02-09	#02-10	#02-11	#02-12	#02-13	#02-14
AREA	549 FT ²	495 FT ²	431 FT ²	463 FT ²	807 FT ²	452 FT ²	904 FT ²	603 FT ²	484 FT ²	484 FT ²	614 FT ²	872 FT ²	269 FT ²	237 FT ²

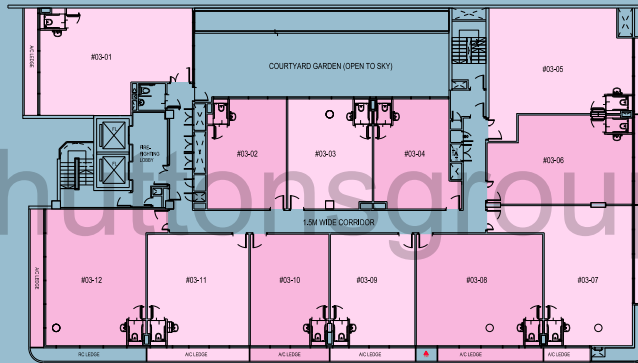


2ND STOREY PLAN



OFFICES

UNIT	#03-01	#03-02	#03-03	#03-04	#03-05	#03-06	#03-07	#03-08	#03-09	#03-10	#03-11	#03-12
AREA	807 FT ²	463 FT ²	484 FT ²	452 FT ²	840 FT ²	678 FT ²	818 FT ²	786 FT ²	538 FT ²	506 FT ²	646 FT ²	818 FT ²

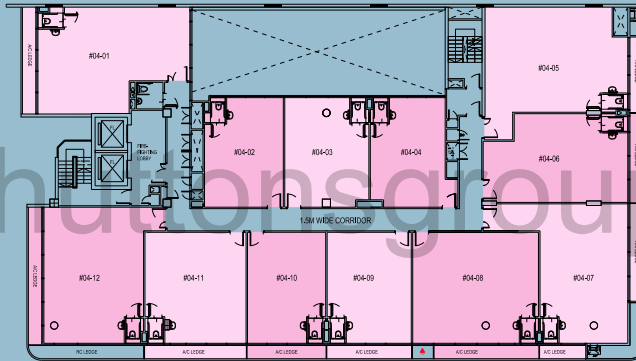


3RD STOREY PLAN



OFFICES

UNIT	#04-01	#04-02	#04-03	#04-04	#04-05	#04-06	#04-07	#04-08	#04-09	#04-10	#04-11	#04-12
AREA	807 FT ²	463 FT ²	484 FT ²	452 FT ²	840 FT ²	678 FT ²	818 FT ²	786 FT ²	538 FT ²	506 FT ²	646 FT ²	818 FT ²



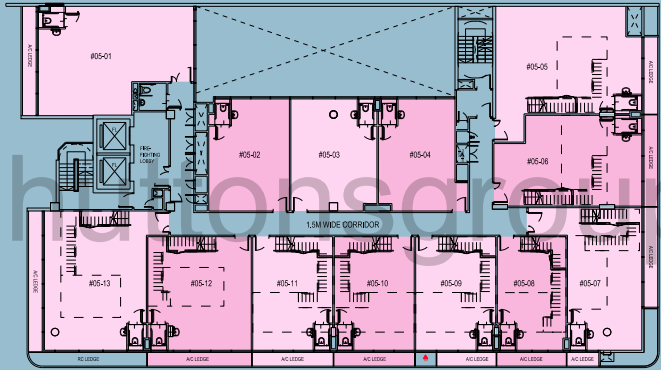
4TH STOREY PLAN



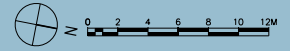
OFFICES

UNIT	#05-01	#05-02	#05-03	#05-04	#05-05*	#05-06*	#05-07*	#05-08*	#05-09*	#05-10*	#05-11*	#05-12*	#05-13*
5TH STOREY AREA	807 FT ²	463 FT ²	484 FT ²	452 FT ²	1625 FT ²	1281FT ²	1216FT ²	807 FT ²	926 FT ²	947 FT ²	947 FT ²	1216FT ²	1539 FT ²

* AREA INCLUDE VOID



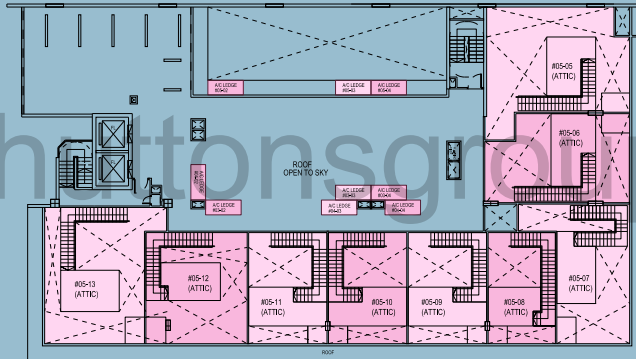
5TH STOREY PLAN



□ OFFICES

UNIT	#05-01	#05-02	#05-03	#05-04	#05-05*	#05-06*	#05-07*	#05-08*	#05-09*	#05-10*	#05-11*	#05-12*	#05-13*
5TH STOREY AREA	807 FT ²	463 FT ²	484 FT ²	452 FT ²	1625 FT ²	1281FT ²	1216FT ²	807 FT ²	926 FT ²	947 FT ²	947 FT ²	1216FT ²	1539 FT ²

* AREA INCLUDE VOID



ATTIC FLOOR PLAN



Specifications

1.	Foundation			Toilet	:	Metal panel door
	Reinforced Concrete and/ or Bored piles and/ or Steel piles.			Courtyard Garden	:	Metal and/ or glass door
2.	Super structure			9.	Sanitary Fittings	
	Reinforced concrete and/ or steel structure.			9.1.	Units with toilets	: 1 Water closet, 1 wash basin and floor trap is provided. HCP/ ambulant disabled friendly features are provided where applicable.
3.	Walls			10.	Painting	
3.1.	External Wall			10.1.	Internal walls	: Emulsion water-based paint
	Precast concrete and/ or reinforced concrete and/ or brickwall and/ or glasswall.			10.2.	External walls	: Selected oil-based base coat and/ or water-based exterior paint and/ or textured spray paint
3.2.	Internal Wall			11.	Waterproofing	
	Reinforced concrete and/ or precast concrete and/ or brick walls and/ or glass wall				Waterproofing shall be provided to floors of unit's toilets, AC ledges, common HCP toilets, landscaped courtyard floor and concrete flat roof.	
4.	Roof			12.	Driveway and Car park	
	Reinforced concrete flat roof with waterproofing and insulation and/ or metal roof with insulation where applicable				Reinforced concrete slab with floor hardener.	
5.	Ceiling			13.	ACMV	Refer to MSE schedule and notes for details.
5.1.	Units			14.	Electrical Installation	Refer to MSE schedule and notes for details.
	Shops, Restaurant, Office	:	Slim coat with emulsion paint finish		Lighting	Emergency lighting and exit signs shall be provided in compliance with the requirements of the relevant authorities.
	Toilets (for units with toilets)	:	Slim coat with emulsion paint finish and/ or water resistant ceiling board with emulsion paint finish.	16.	Plumbing and Sanitary	Good quality sanitary wares and fittings in compliance with statutory requirements.
5.2.	Common Areas			17.	Water Supply	Water pipe capped off at high level within the unit for future connection by purchaser.
	Lift Lobbies	:	Ceiling board with emulsion paint finish and/ or metal ceiling and/ or glass cladding and/ or aluminum cladding	18.	Fire Protection System	Fire protection system provided in compliance with relevant authority requirements.
	Corridors	:	Ceiling board with emulsion paint finish and/ or metal ceiling	19.	Kitchen Exhaust and Grease Trap	Refer to MSE schedule and notes for details.
	Staircases, Car park	:	Slim coat with emulsion paint finish	20.	Town Gas Supply (For restaurants only)	Refer to MSE schedule and notes for details.
	Toilet	:	Slim coat with emulsion paint finish and/ or water resistant ceiling board with emulsion paint finish.	21.	Cable Television System	SCV splitter points provided within each unit for future connection by purchaser.
6.	Finishes			22.	Telephone System	Refer to MSE schedule and notes for details.
6.1.	Wall			23.	Lightning Protection	Lightning protection provided in compliance with relevant authority requirement.
6.1.1.	Units			GENERAL NOTES TO SPECIFICATIONS		
	Shops, Restaurant, Office	:	Plaster and/ or slim coat with emulsion paint finish	1. Marble/ Compressed Marble/ Limestone/ Granite		
	Toilets (for units with toilets)	:	Glass wall and/ or Ceramic tiles and/ or homogenous tiles up to false ceiling height. Plaster and/ or slim coat with emulsion paint finish for wall above false ceiling where provided.	* Marble/ compressed marble/ limestone/ granite are natural stone materials containing veins with tonality differences. There will be color 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. Where applicable, the tonality and pattern of the stones selected and installed shall be subject to availability.		
6.1.2.	Common Areas			2. Tiles		
	Lift Lobbies	:	Ceramic tiles and/ or homogenous tiles and/ or stone	Selected tile sizes and tile surface flatness cannot be perfect and will be subject to the acceptable range described in Singapore Standards SS463:2000.		
	Corridors	:	Ceramic tiles and/ or homogenous tiles and/ or stone	3. Materials, Fittings, Equipment, Finishes, Installations and Appliances		
	Staircases, Car park, Service rooms	:	Plaster and/ or slim coat with emulsion paint finish	The brand, color and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.		
	Toilet	:	Ceramic tiles and/ or homogenous tiles up to false ceiling height. Plaster and/ or slim coat with emulsion paint finish for wall above false ceiling where provided.	4. Warranties		
	Courtyard Garden	:	Ceramic tiles and/ or homogenous tiles and/ or stone	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 shall assign to the Purchaser such warranties at the time when vacant possession of the unit is delivered to the Purchaser.		
6.2.	Floor			5. Glass		
6.2.1.	Units			Glass is a 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 insurance covering glass breakage to cover this possible event.		
	Shops, Restaurant, Office	:	Cement and sand screed finish	6. Wall Finishes		
	Toilets (for units with toilets)	:	Ceramic tiles and/ or homogenous tiles finish with waterproofing	All wall finishes shall be terminated at the level of the false ceiling.		
	AC Ledge	:	Cement and sand screed finish with waterproofing			
6.2.2.	Common Areas					
	Lift Lobbies	:	Ceramic tiles and/ or homogenous tiles and/ or stone			
	Corridor/ Ramp/ Walkways	:	Ceramic tiles and/ or homogenous tiles and/ or stone and/ or cement and sand screed with hardener.			
	Staircases, Exit passageways, Service rooms	:	Cement and sand screed finish			
	Common Toilet	:	Ceramic tiles and/ or homogenous tiles finish with water proofing			
	Courtyard Garden	:	Ceramic tiles and/ or homogenous tiles and/ or stone			
	Loading Bay	:	Cement and Sand Screed finish and/ or Granite Tiles			
7.	Windows					
7.1.	Units with windows	:	Aluminum framed glass windows and/ or fixed glass panels			
8.	Doors					
8.1.	Units					
	Shops, Restaurant, Office	:	Metal and/ or timber door and/ or glass door			
	Toilets (for units with toilets)	:	Metal panel door			
8.2.	Common Areas					
	Lift Lobbies, Corridors, Staircases, Car park, Exit passageways, Service Rooms	:	Metal and/ or timber door			

Unit M&E PROVISION

Unit No.	Type of use	Electrical Rating (A)	Telecom (Block Terminal Pairs)	Water Supply Provision	Gas Supply Provision	Kitchen Exhaust (Exhaust Duct)	Accon Provision	Floor Trap and WC	Grease Trap Link
#01-01	Shop	80A (1Φ)	12	Yes	NI	NI	Common WVS System	Yes	NI
#01-02	Shop	80A (1Φ)	12	Yes	NI	NI	Common WVS System	Yes	NI
#01-03	Shop	80A (1Φ)	12	Yes	NI	NI	Common WVS System	Yes	NI
#01-04	Shop	60A (1Φ)	12	Yes	NI	NI	Common WVS System	Yes	NI
#01-05	Shop	60A (1Φ)	12	Yes	NI	NI	Common WVS System	Yes	NI
#01-06	Shop	80A (1Φ)	12	Yes	NI	NI	Common WVS System	Yes	NI
#01-07	Shop	80A (1Φ)	12	Yes	NI	NI	Common WVS System	Yes	NI
#01-08	Shop	60A (1Φ)	12	Yes	NI	NI	Common WVS System	Yes	NI
#01-09	Shop	60A (1Φ)	12	Yes	NI	NI	Common WVS System	Yes	NI
#01-10	Shop	80A (1Φ)	12	Yes	NI	NI	Common WVS System	Yes	NI
#01-11	Shop	80A (1Φ)	12	Yes	NI	NI	Common WVS System	Yes	NI
#01-12	Shop	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#01-13	Shop	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#01-04	Shop	80A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#01-05	Restaurant	60A (3Φ)	12	Yes	Yes	Yes	Spilt Unit System	Yes	Yes
#01-06	Restaurant	60A (3Φ)	12	Yes	Yes	Yes	Spilt Unit System	Yes	Yes
#01-07	Restaurant	60A (3Φ)	12	Yes	Yes	Yes	Spilt Unit System	Yes	Yes
#01-08	Restaurant	60A (3Φ)	12	Yes	Yes	Yes	Spilt Unit System	Yes	Yes
#01-09	Shop	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#01-10	Shop	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#01-11	Shop	32A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#01-12	Shop	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#02-01	Shop	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#02-02	Shop	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#02-03	Shop	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#02-04	Shop	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#02-05	Shop	100A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#02-06	Shop	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#02-07	Shop	100A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#02-08	Shop	80A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#02-09	Shop	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#02-10	Shop	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#02-11	Shop	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#02-12	Shop	100A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#02-13	Shop	40A (1Φ)	12	Yes	NI	NI	WVS System	Yes	NI
#02-14	Shop	250L (1Φ)	12	Yes	NI	NI	WVE System	Yes	NI
#03-01	Office	50A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#03-02	Office	40A (1Φ)	12	Yes	NI	NI	WVS System	Yes	NI
#03-03	Office	40A (1Φ)	12	Yes	NI	NI	WVS System	Yes	NI
#03-04	Office	60A (1Φ)	12	Yes	NI	NI	WVS System	Yes	NI
#03-05	Office	20A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#03-06	Office	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#03-07	Office	20A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#03-08	Office	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#03-09	Office	40A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#03-10	Office	40A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#03-11	Office	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#03-12	Office	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#04-01	Office	40A (1Φ)	12	Yes	NI	NI	WVS System	Yes	NI
#04-03	Office	60A (1Φ)	12	Yes	NI	NI	WVS System	Yes	NI
#04-04	Office	40A (1Φ)	12	Yes	NI	NI	WVS System	Yes	NI
#04-05	Office	80A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#04-06	Office	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#04-07	Office	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#04-08	Office	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#04-09	Office	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#04-10	Office	40A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#04-11	Office	20A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#04-12	Office	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#05-01	Office	80A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#05-02	Office	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#05-03	Office	60A (1Φ)	12	Yes	NI	NI	WVS System	Yes	NI
#05-04	Office	60A (1Φ)	12	Yes	NI	NI	WVS System	Yes	NI
#05-05	Office	100A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#05-06	Office	80A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#05-07	Office	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#05-08	Office	40A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#05-09	Office	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#05-10	Office	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#05-11	Office	60A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#05-12	Office	80A (1Φ)	12	Yes	NI	NI	Spilt Unit System	Yes	NI
#05-13	Office	NI	12	Yes	NI	NI	Spilt Unit System	Yes	NI

Whilst reasonable care has been taken in the preparation of this brochure, the developer cannot be held responsible for any inaccuracies or omissions. The statements, information and descriptions that are not regarded or relied upon as statements or representations of fact and are subjected to such changes as may be required by the developer or the relevant authorities and cannot form part of an offer or contract. Visual Representations, models, drawings, illustrations, photographs, pictures, drawings, displays and cut renderings are artist's impression only, and cannot be regarded as representation of fact. All plans and layouts are not to scale and are subject to changes/ amendments as may be directed or approved by relevant authorities. The floor areas indicated in the brochure are approximate measurements only and are subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statements or representations (whether contained in this brochure or otherwise). All information, plans and specifications are current at the time of print and are subject to changes as may be required or approved by the developer or the relevant authorities.

Hexacube

www.huttonsgroup.com

Jointly developed by:



LIAN BENG GROUP



TEE LAND