







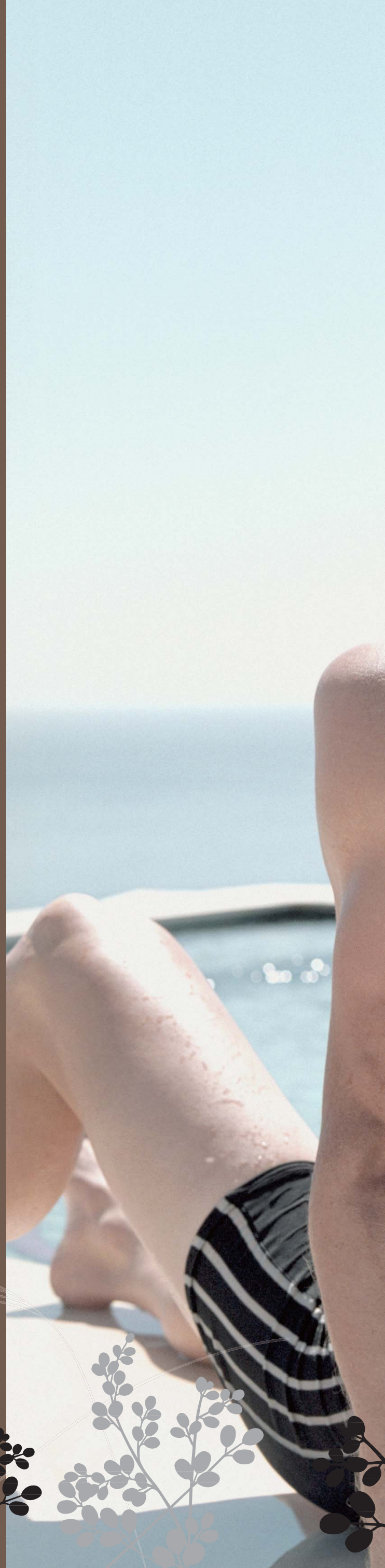






OWN THE ULTIMATE LUXURY

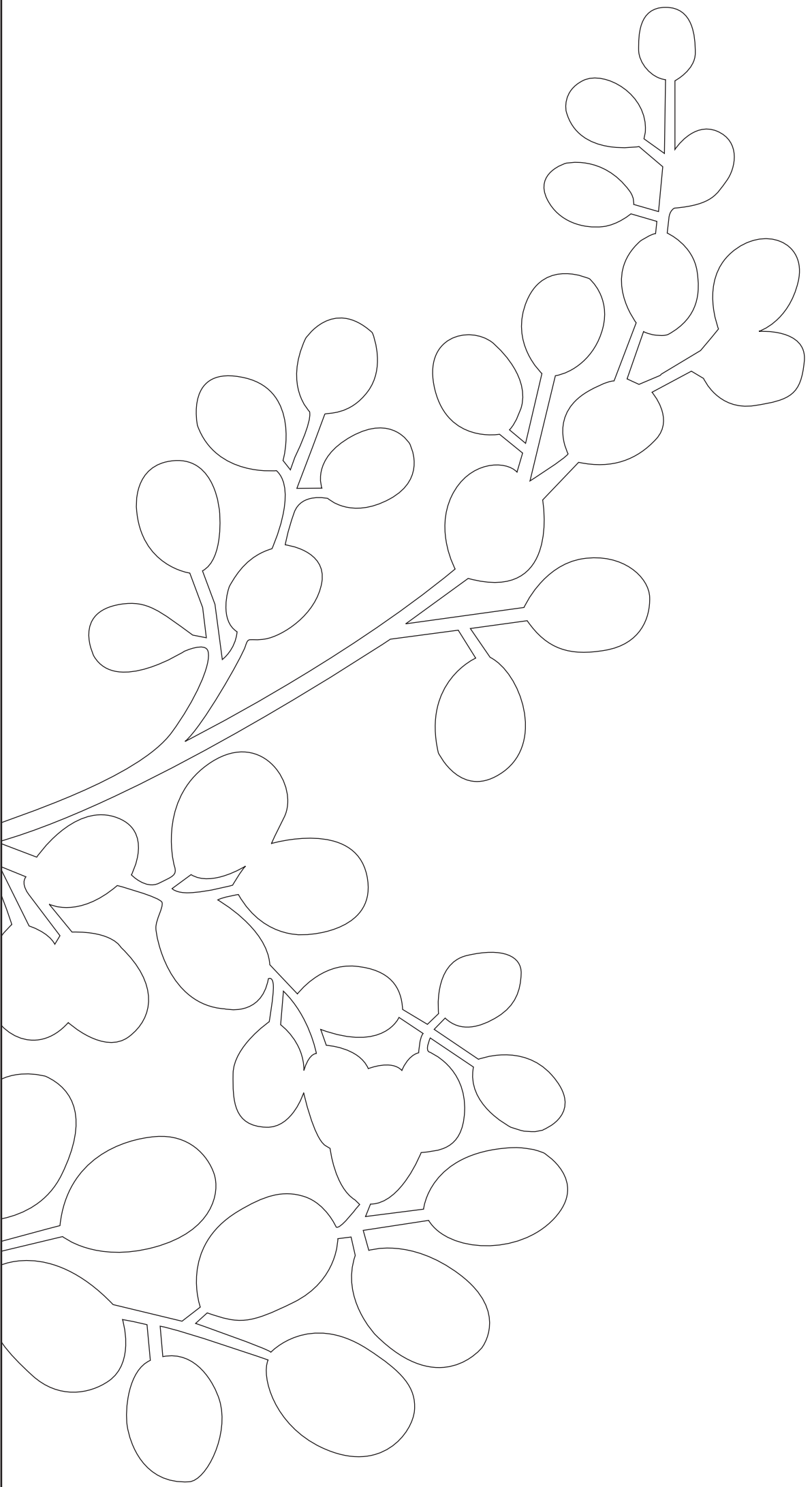
WHERE THE SKY IS YOUR PLAYGROUND



















Through an aspiration that made us reach for the stars, the ones that set us apart from the mundane, we have created a living that truly embraces you in rarity. Rising like a glistening jewel in the prestigious enclave of St. Thomas Walk, the magnificence of this 32-storey residence will own the attention of every passerby. Comfort, style and class are interwoven with a disciplined architectural planning. And accented by the architectural language comprising elements of generous quality, the architectural grandeur is simply second to none. Exclusivity is paramount in each of the 232 apartments for you to feel life at the top truly is like owning the sky.



FREEHOLD - FOREIGNERS ELIGIBLE









Abundance is your beatitude, for your similar sense in distinct taste allows you to savour the best. Inside, everything is made to pamper you to the core. There is the 40m lap pool, wading pool, tennis court, gymnasium, Jacuzzi, BBQ area, outdoor fitness area and children's playground for you and your family to rejuvenate or share wonderful moments together.

If unwinding or partying with your friends and loved ones is in your agenda, there are heated swimming pools and sky lounges at the 14th and 24th storey to let you enjoy a jubilant, peaceful gathering with a piquant view of the cityscape. Enjoy breathtaking parties from dawn till day break all within your personal enclave. Or if soccer is your penchant, you are more than welcome to hold an evening get-together with your soccer compadres at the Sky Terrace's sports bar for a round of goal-time fun.

Living here is definitely for those privileged to own a deserving lifestyle of indulgence.



























OWN YOUR VIEWS











## WHERE EVERY ANGLE IS A VISION OF THE EXTRAORDINARY

Nothing compares to living in a home desired by all. In pursuit of perfection, Espada raises the benchmark to the next level. Featuring fine detailing, distinguished finishes as well as fixtures and fittings of exemplary designer finesse, the living areas, kitchens and bathrooms will keep you mesmerised day and night. Bringing you nothing but the best, all the 1, 1+study and 2-bedroom apartments and penthouses are created in synonymy with exceptional class to ensure absolute comfort. Set in the comfort of your home, you will enjoy the cooling breeze of Singapore's evenings while gazing over the brilliantly lit cityscape in front of your eyes. Pampering your sight with breathtaking sceneries and views of the Singapore River or Orchard Road and beyond are effortless delights.



All photographs featured are impressions only







Reflecting similar sophistication, the bedrooms are designed to extreme detail to offer extravagant warmth and gratifying functionality. Bestowing a gentle glow of sumptuous serenity, the ambience is heightened by lofty appeal of the interior. Flanked by LEMA, the renowned Italian furniture manufacturer, your wardrobe becomes a smart storage space that presents seemingly infinite possibilities for elegant clothing display.





When 'delicious' touches your eyes as much as your tastes. Flawlessly designed by the famous Italian label, your kitchen become an ergonomic cooking gallery with sleek finishing and modern lines for you to cook up a storm.

**BONTEMPI**<sup>®</sup>  
CUCINE



All photographs featured are impressions only



All photographs featured are impressions only



**GAGGENAU**

With German brand, Gaggenau as a helper in the kitchen, you don't have to be a chef to make food that melts hearts. An innovative dual-oven system that combines breakthrough technologies into one, whatever you cook becomes a succulent fare.

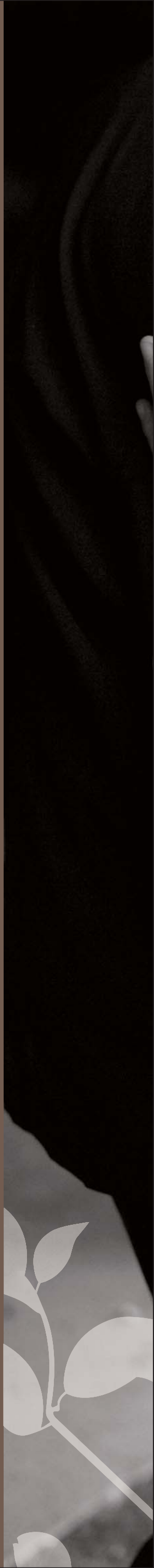


**GESSI** **DURAVIT**

With pre-eminent brands furnishing every fragment of your home in impeccable flourish, it's little wonder you would want to stay at home. Like prolific art pieces, the sanitary fittings by Gessi from Italy and Duravit from Germany, both prominent names are used to adorn your bathrooms to greet you with modern glee whenever you walk in.



OWN THE NEIGHBOURHOOD



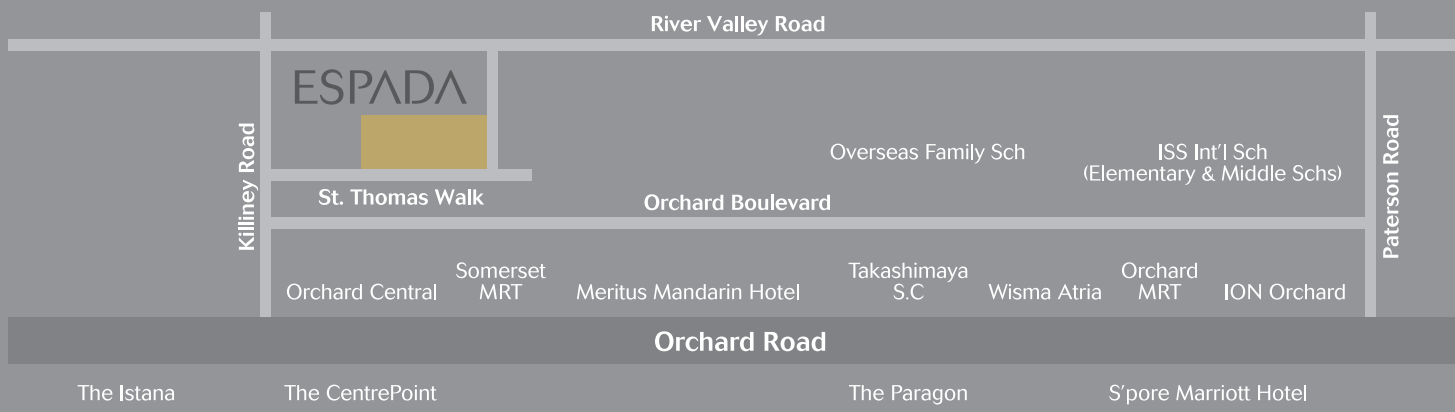




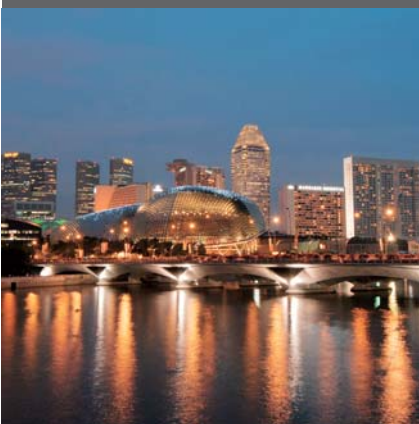












WHERE FAMILIARITY WITH THE FAMOUS IS A NORM







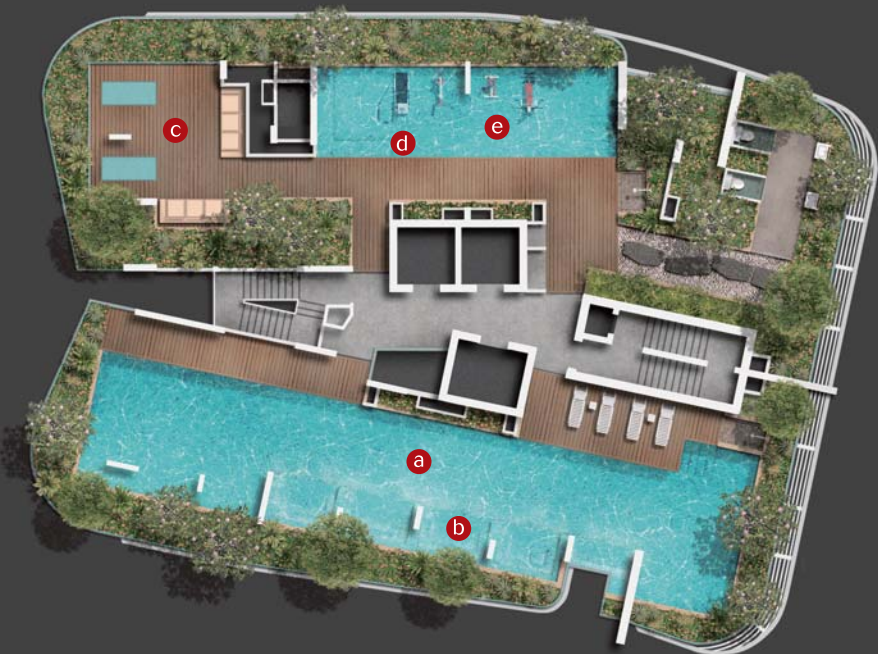
Life here simply dazzles in its own uniqueness. Already in the proximity of high profile neighbours, Espada is within an ever-progressing locale where entertainment, cultural and lifestyle opportunities as well as world-class structures, up-scale shopping and exquisite dining are the most magnificent attractions in this urban city. Most delighting is the fact that, you are living close to the Integrated Resort where indulging in exciting or refined lifestyle agendas is nothing but a breeze. Located only a few minutes stroll from bustling Orchard Road, shopping for the latest fashion statements also becomes an ease. Within easy reach to well-connected expressways and major transportation interchanges, travelling to catch your favourite pass-time at your own time or with family and friends can be only defined with one word – convenient.



# Site Plan



## Sky Terrace Plan - 14th Floor



## Sky Terrace Plan - 24th Floor



### Legend for Site Plan

- a. Tennis Court
- b. BBQ Pavilion
- c. Function Room
- d. Swimming Pool
- e. Wet Deck
- f. Jacuzzi
- g. Wading Pool
- h. Gymnasium
- i. Children's Playground
- j. Outdoor Fitness

### Sky Terrace Plan - 14th Floor

- a. Heated Lap Pool
- b. Spa Seat
- c. Yoga Corner
- d. Aqua Gym Pool
- e. Underwater Fitness Station

### Sky Terrace Plan - 24th Floor

- a. Sports Bar
- b. Bar Counter
- c. Feature Wall with Projection Screen
- d. Outdoor Shower
- e. Hot Tub
- f. Pebble Walk
- g. Outdoor Dining
- h. Outdoor Kitchen



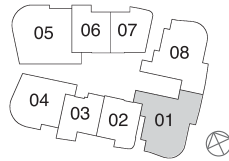
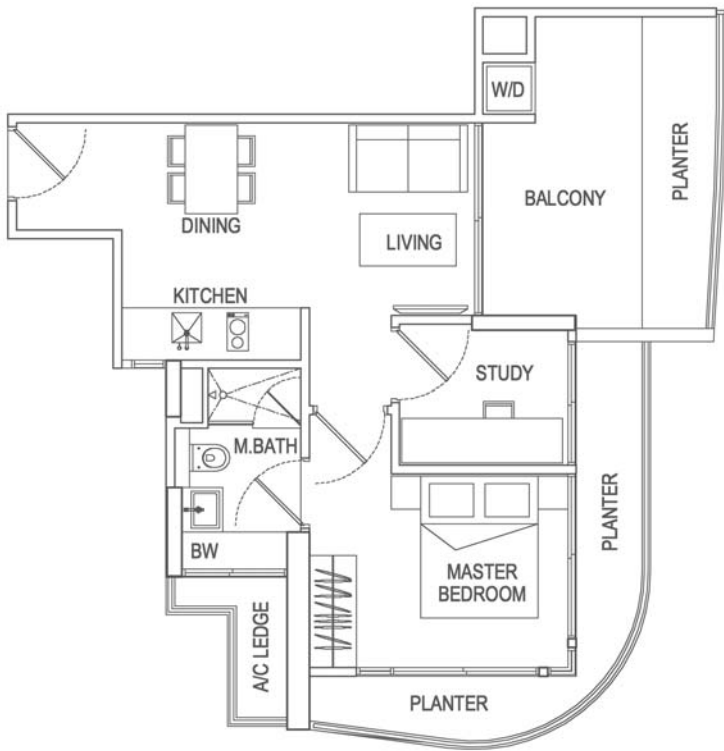


Artist's Impression Of Sports Bar



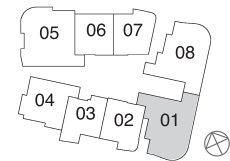
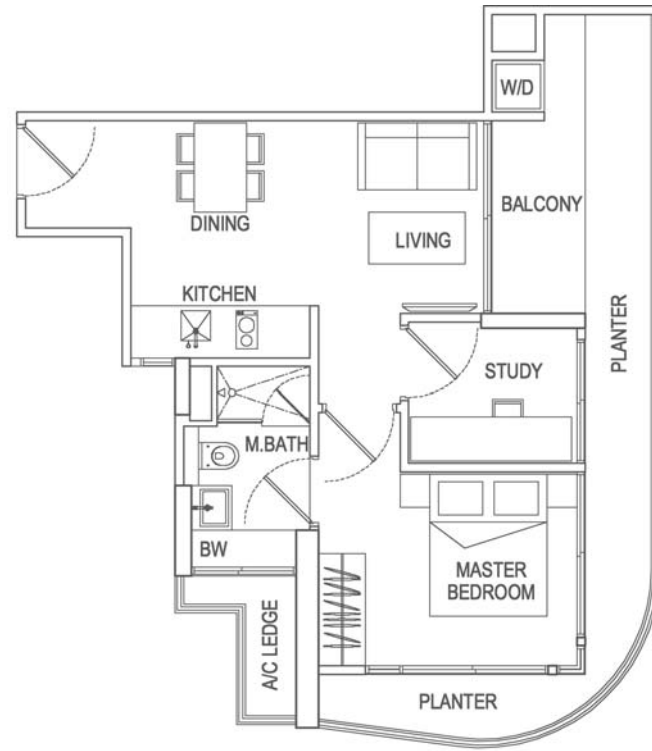
### Type A1 (1 Bedroom + Study)

Unit : #02-01, #15-01, #17-01 to #23-01,  
 #25-01 to #31-01  
 Area : 689 sqft / 64 sqm



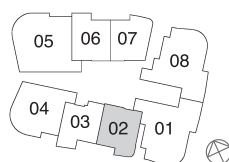
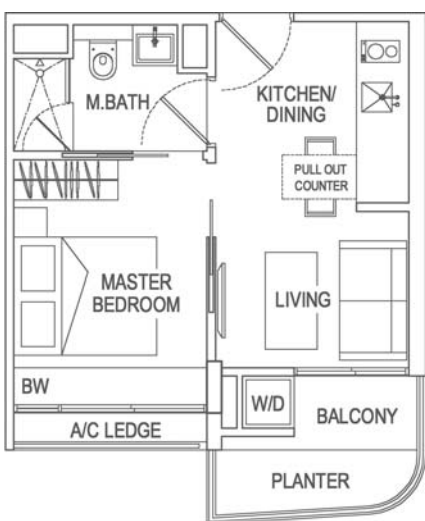
### Type A2 (1 Bedroom + Study)

Unit : #03-01 to #13-01 & #16-01  
 Area : 646 sqft / 60 sqm



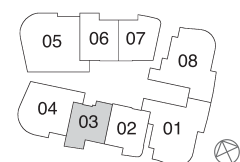
### Type B1 (1 Bedroom)

Unit : #02-02 to #13-02, #15-02 to #31-02  
 Area : 377 sqft / 35 sqm



### Type C1 (1 Bedroom)

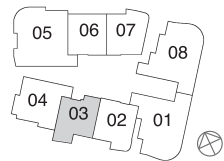
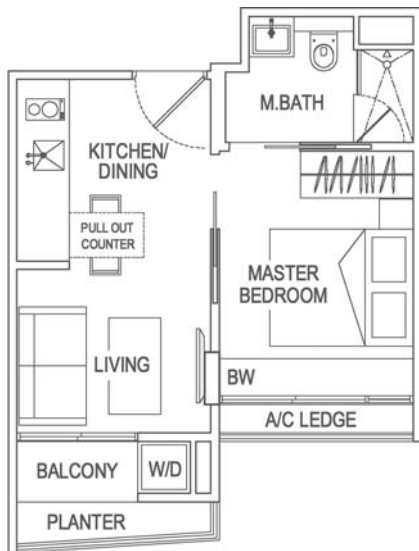
Unit : #15-03, #17-03 to #31-03  
 Area : 355 sqft / 33 sqm





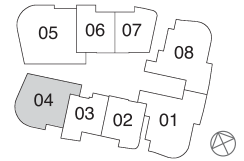
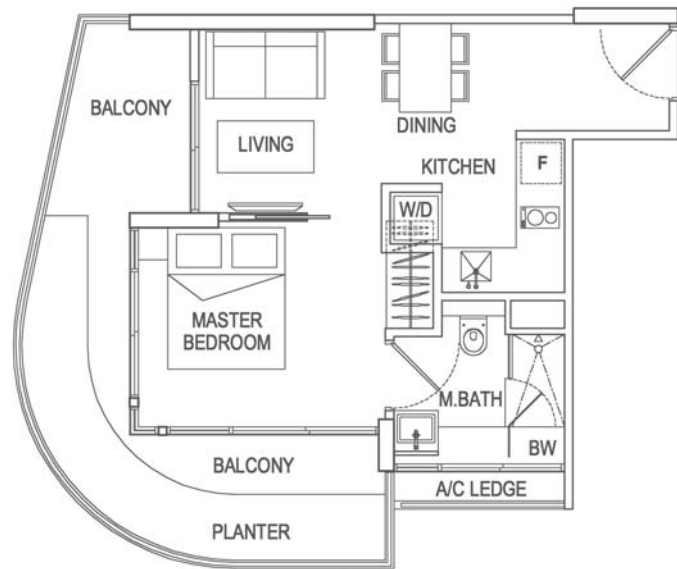
### Type C2 (1 Bedroom)

Unit : #03-03 to #13-03 & #16-03  
 Area : 355 sqft / 33 sqm



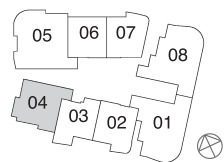
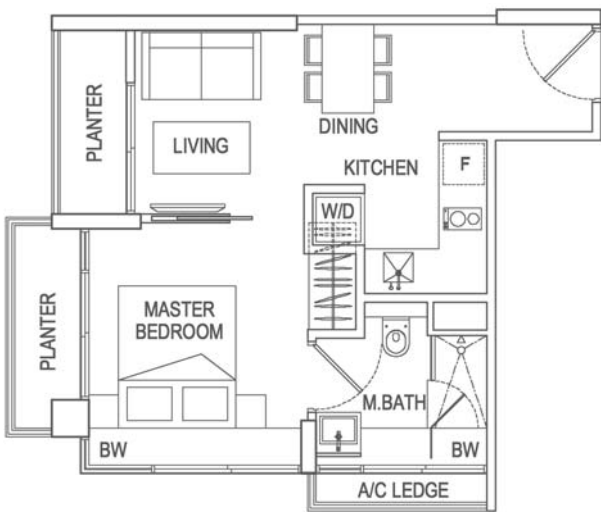
### Type D1 (1 Bedroom)

Unit : #17-04 to #31-04  
 Area : 560 sqft / 52 sqm



### Type D2 (1 Bedroom)

Unit : #03-04 to #13-04, #15-04, #16-04  
 Area : 452 sqft / 42 sqm



### Type E1 (2 Bedrooms)

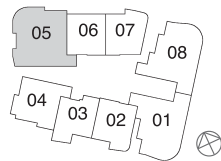
Unit : #17-05 to #23-05, #25-05 to #31-05  
 Area : 721 sqft / 67 sqm





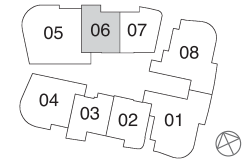
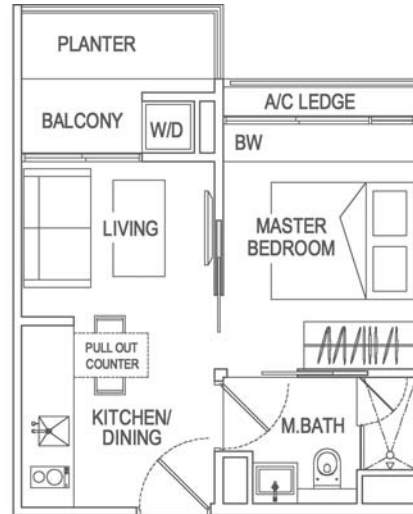
## Type E2 (2 Bedrooms)

Unit : #03-05 to #13-05, #15-05, #16-05  
 Area : 667 sqft / 62 sqm



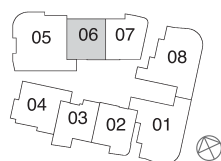
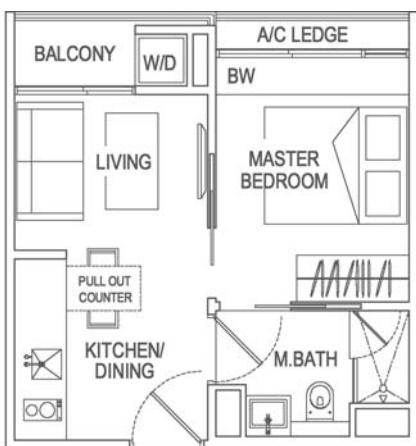
## Type F1 (1 Bedroom)

Unit : #15-06, #17-06 to #23-06, #25-06 to #31-06  
 Area : 377 sqft / 35 sqm



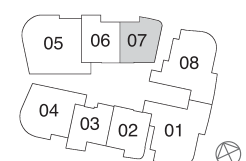
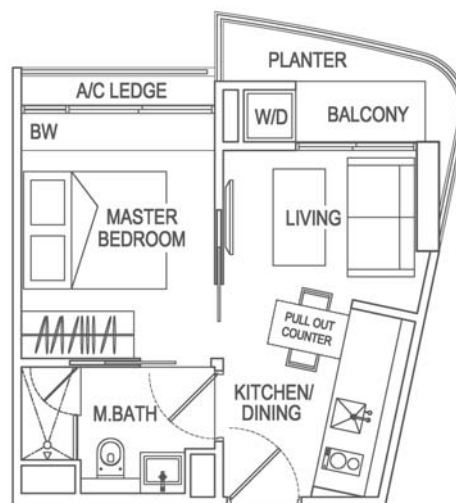
## Type F2 (1 Bedroom)

Unit : #02-06 to #13-06 & #16-06  
 Area : 344 sqft / 32 sqm



## Type G1 (1 Bedroom)

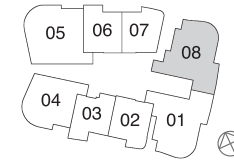
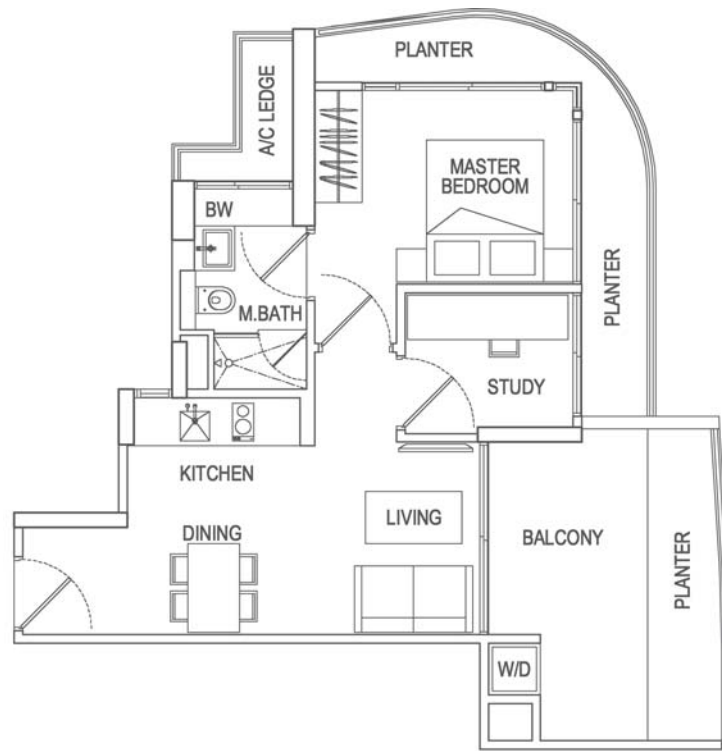
Unit : #02-07 to #13-07, #15-07 to #23-07, #25-07 to #31-07,  
 Area : 355 sqft / 33 sqm





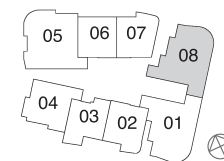
## Type H1 (1 Bedroom + Study)

Unit : #02-08, #15-08, #17-08 to #23-08,  
#25-08 to #31-08  
Area : 689 sqft / 64 sqm



## Type H2 (1 Bedroom + Study)

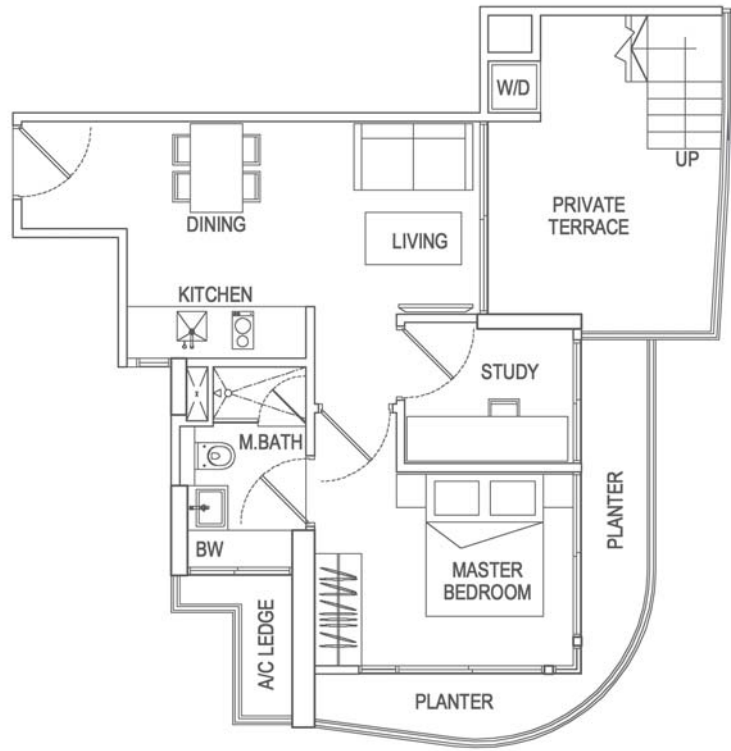
Unit : #03-08 to #13-08 & #16-08  
Area : 646 sqft / 60 sqm



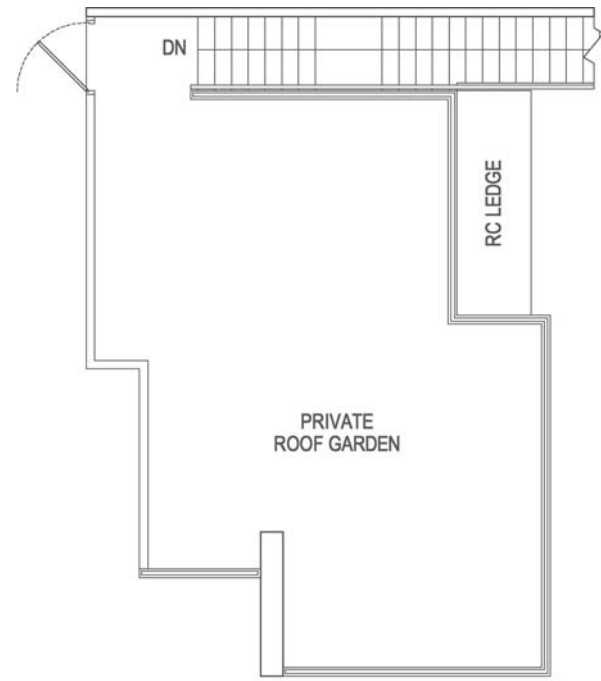
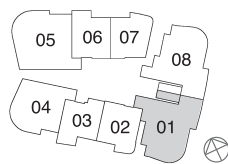


# Type PH A (1 Bedroom + Study)

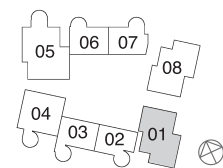
Unit : #32-01  
 Area : 1270 sqft / 118 sqm



Lower Storey

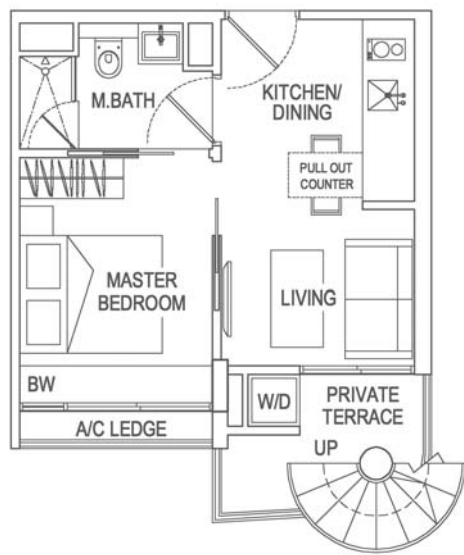


Upper Storey

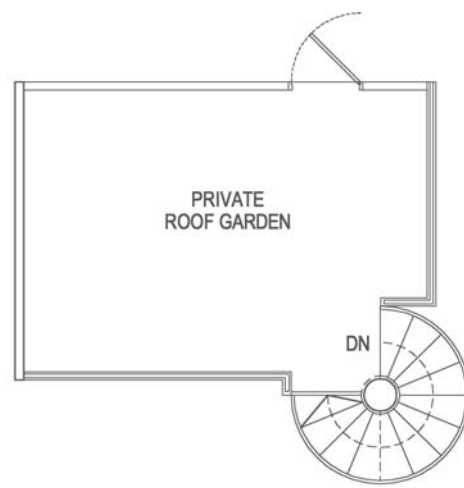
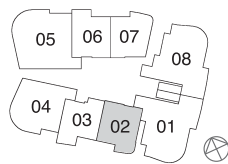


# Type PH B (1 Bedroom)

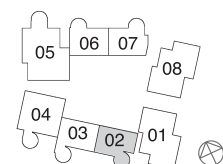
Unit : #32-02  
 Area : 657 sqft / 61 sqm



Lower Storey

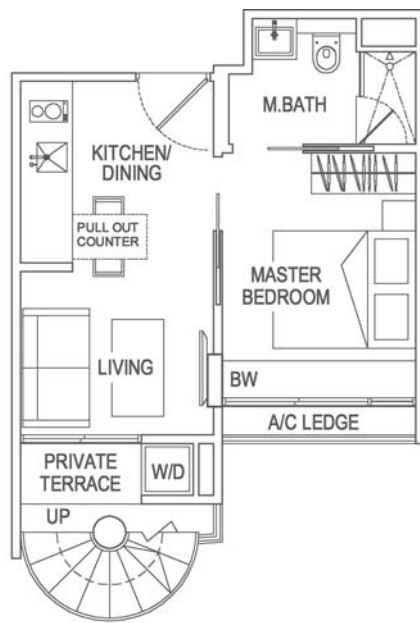


Upper Storey

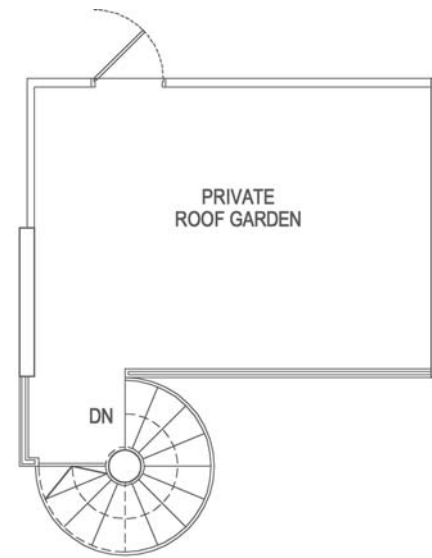
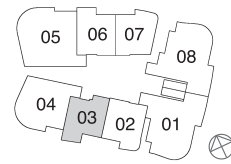


## Type PH C (1 Bedroom)

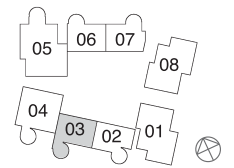
Unit : #32-03  
 Area : 667 sqft / 62 sqm



Lower Storey

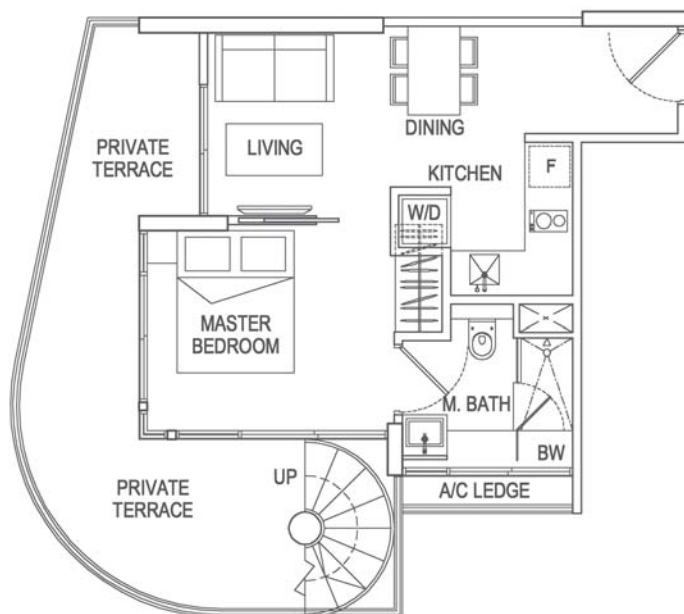


Upper Storey

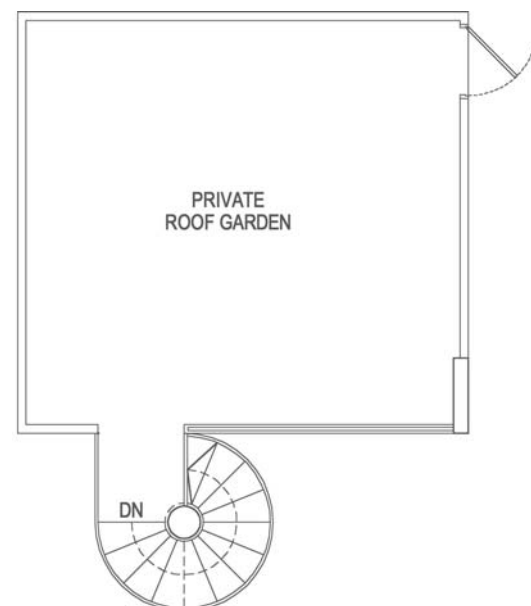
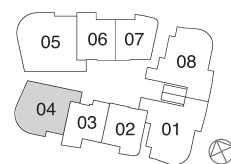


## Type PH D (1 Bedroom)

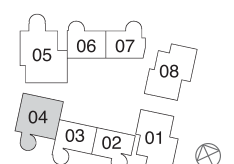
Unit : #32-04  
 Area : 1012 sqft / 94 sqm



Lower Storey



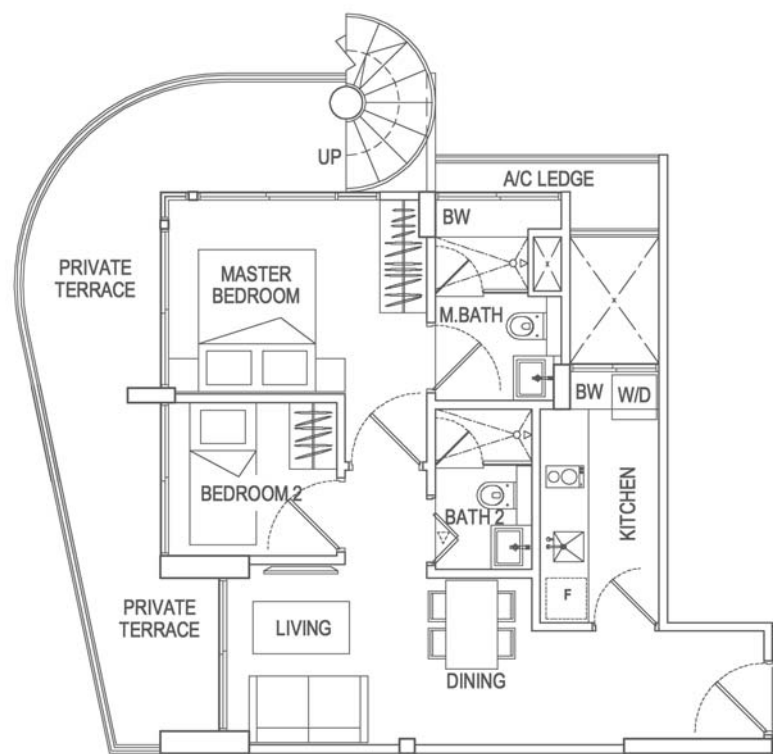
Upper Storey



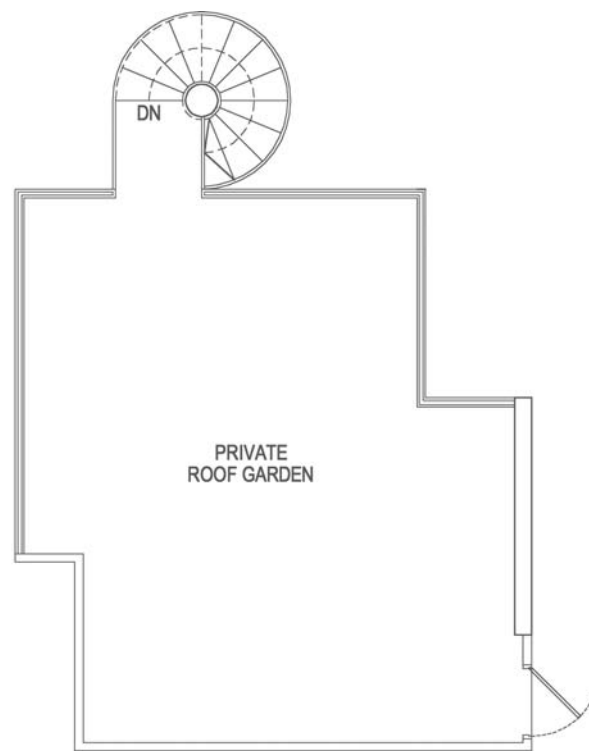
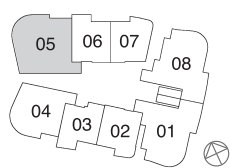


## Type PH E (2 Bedrooms)

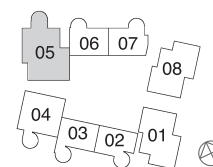
Unit : #32-05  
 Area : 1313 sqft / 122 sqm



Lower Storey

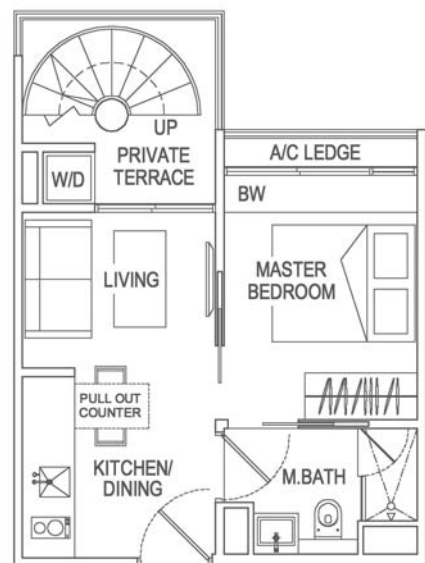


Upper Storey

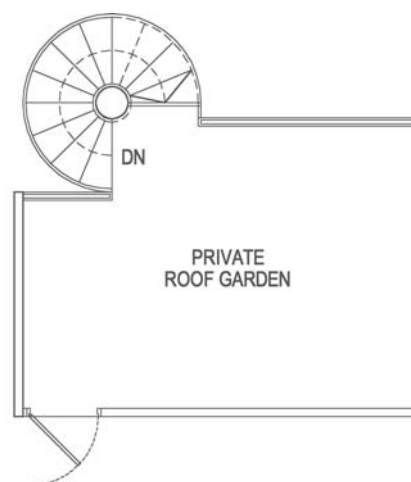


## Type PH F (1 Bedroom)

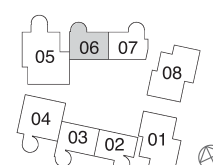
Unit : #32-06  
 Area : 657 sqft / 61 sqm



Lower Storey

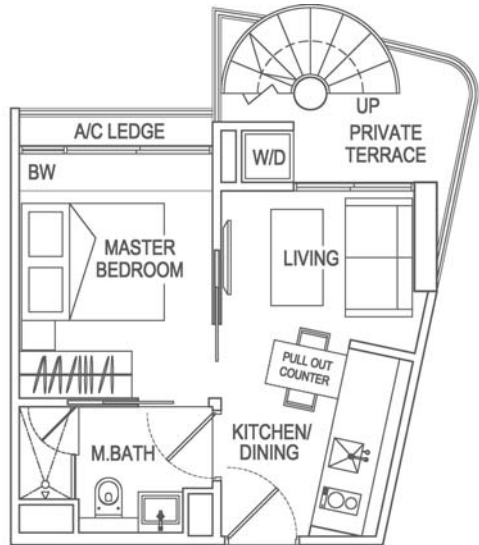


Upper Storey

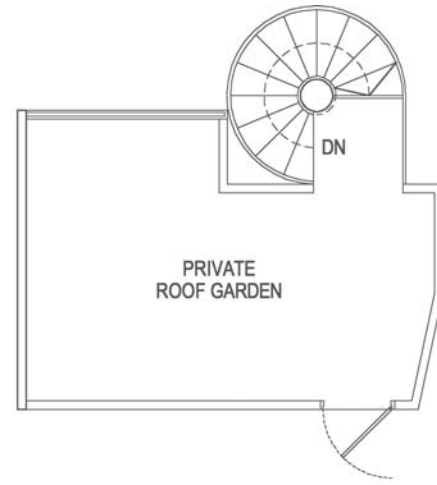
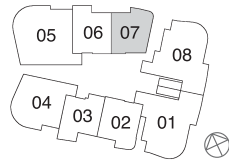


## Type PH G (1 Bedroom)

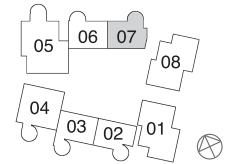
Unit : #32-07  
 Area : 657 sqft / 61 sqm



Lower Storey

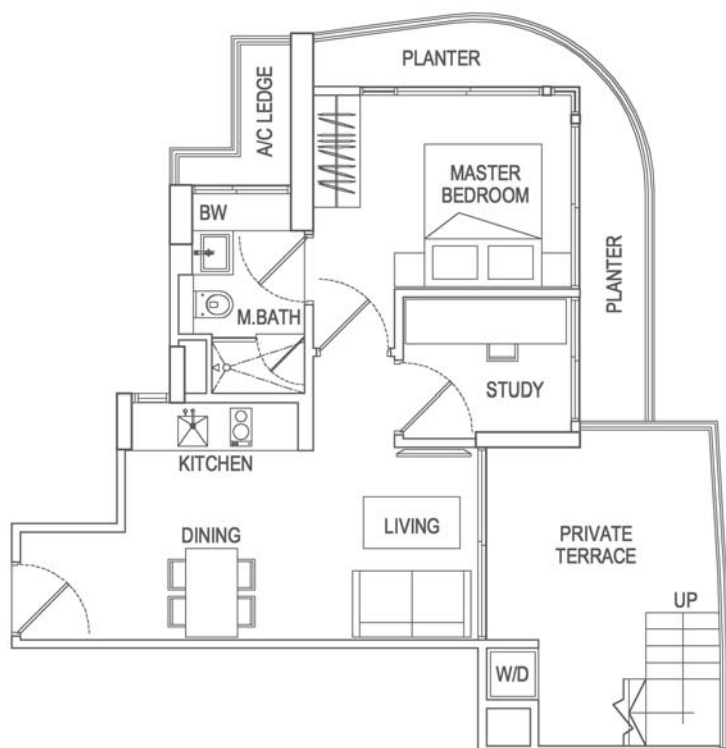


Upper Storey

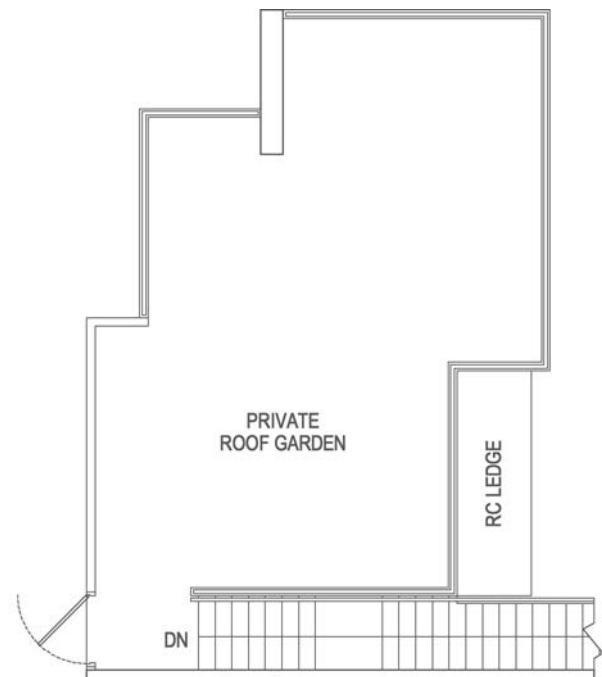
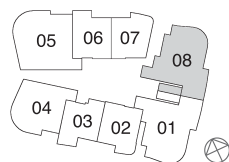


## Type PH H (1 Bedroom + Study)

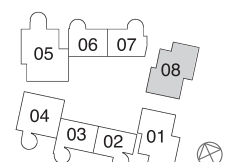
Unit : #32-08  
 Area : 1270 sqft / 118 sqm



Lower Storey



Upper Storey





## Specifications

- 1. Foundation**  
Concrete piled foundation to engineer's design
- 2. Substructure & Superstructure**  
Reinforced concrete structure to engineer's design
- 3. Wall**  
External : RC wall / Common clay brick  
Internal : RC wall / Common clay brick / Precast wall panel / Dry Wall system
- 4. Roof**  
Flat roof : Reinforced concrete roof with waterproofing
- 5. Ceiling (For Apartments)**
  - a) Living / Dining / Bedrooms / Study / Master Bath / Common Bath & Kitchen - Cement and sand plaster or false ceiling with emulsion paint finish
  - b) Balcony / Planter / AC Ledge & Private Terrace - Skim coat with emulsion paint finish
- 6. Finishes**
  - a) Internal Wall (For Apartments)
    - i) Living / Dining / Bedrooms / Study & Kitchen - Cement and Sand plaster and/or skim coat with emulsion paint finish
    - ii) Master Bath & Common Bath - Imported Marble laid up to false ceiling height and exposed area only
  - b) Internal Wall (For Apartments)
    - i) Basement, 1st & 2nd Storey Lift Lobbies - Imported Granite and/or Ceramic tiles laid up to false ceiling height (on wall of lift door only)
    - ii) Typical Lift Lobbies - Cement and Sand plaster with emulsion paint finish
  - c) External Wall
    - i) Cement and sand plaster and / or skim coat with spray textured coating or emulsion paint finish
  - d) Floor (For Apartments)
    - i) Living / Dining / Kitchen / Bedrooms & Study - Timber strip flooring with timber skirting (For all other types)  
- Imported Ceramic or Homogeneous tiles (For kitchen of Unit type PH E, E1, E2)
    - ii) Master Bath & Common Bath - Imported Marble tiles
    - iii) Balcony / Private Terrace / & Private Roof Garden - Imported Ceramic Tiles
    - iv) Private Staircases (open to sky) - Steel staircase (For Unit type PH B, PH C, PH D, PH E, PH F, PH G)  
- RC staircase with Ceramic Tiles finish (For Unit type PH A, PH H)  
- Cement and sand screed finish
    - v) Planter / A/C Ledge
  - e) Floor (Common Areas)
    - i) Basement, 1st & 2nd Storey Lift Lobbies - Imported Granite and/or Ceramic tiles
    - ii) Typical Lift Lobbies - Imported Ceramic tiles

Note: Granite / Marble and Compressed Marble are natural materials containing veins and 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 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.

- 7. Windows**
    - a) Powder coated aluminum framed glass windows
- Note:
- a) All windows are either side-hung, top-hung, bottom-hung or sliding, fixed, louvered or any combination of the mentioned
  - b) All glazing shall be approximately 6mm thick
  - c) All glazing below 1m shall be tempered or laminated glass
  - d) All windows including bath windows can be either frosted, tinted or clear glass
- 8. Doors**
    - a) Main Entrance - Approved Fire-rated timber door
    - b) Bedrooms / Bathrooms & Study - Hollow core timber door
    - c) Kitchen - Hollow core timber door with vision panel (For Unit type PH E, E1, E2)
    - d) Balcony & Private Roof Garden - Powder coated aluminum framed doors
- Note :-
- a) All glazing shall be approximately 6mm thick
  - b) All aluminium frames shall be powder coated finish
  - c) Doors can either be of swing or sliding type with or without fixed glass panel
- 9. Ironmongery**
    - a) Main entrance door and other hollow core timber doors shall be provided with good quality imported locksets

- 10. Sanitary Wares & Fittings**
  - Master Bathroom
    - 1 Shower screen with Shower Mixer, Overhead Shower and Hand Shower
    - 1 Vanity Counter complete with Basin and Mixer Tap
    - 1 Water Closet
    - 1 Mirror
    - 1 Paper Holder
    - 1 Towel Rail or Ring
  - Common Bathroom
    - 1 Shower screen with Shower Mixer and Hand Shower
    - 1 Vanity Counter complete with Basin and Mixer Tap
    - 1 Water Closet
    - 1 Mirror
    - 1 Paper Holder
    - 1 Towel Rail or Ring

- Kitchen
- 1 Single lever Sink Mixer Tap
  - 1 Kitchen Sink

- 11. Other Items**
  - a) Kitchen
    - Imported Built in High and Low level kitchen cabinets complete with Integrated Fridge/Freezer, Induction Hob, Cooker Hood and Built in Microwave (For Unit type PH D, D1, D2, PH E, E1, E2.)
    - Imported Built in High and Low level kitchen cabinets complete with under-counter Fridge / Freezer, under-counter Fridge, Induction Hob, Cooker Hood and Built in Microwave (For all other types)
  - b) Wardrobes
    - Imported Built in wardrobes to all Bedrooms.
  - c) Wall mounted Air-conditioning to Living / Dining / Master Bedroom / Common Bedrooms & Study
  - d) Hot Water Supply to Master Bathroom / Common Bathrooms & Kitchen
  - e) Audio / Video intercom (from Apartment to Side Gate only)
  - f) Card Access system provided to Side Gate / Lift
  - g) Mechanically ventilated Master Bathroom (For Unit type PH B, PH C, PH F, PH G, B1, C1, C2, F1, F2, G1) and Common Bathroom (For Unit type PH E, E1, E2)

- 12. Electrical Installation / Telephone / TV / FM**  
Refer to electrical schedule

- 13. Lightning Protection System**
  - a) Lighting Protection System shall be provided in accordance with Singapore Standard CP33 1996.

- 14. Waterproofing**
  - a) Waterproofing is provided to floors of Master Bathroom, Common Bathroom, Kitchen, Balcony, Private Terrace, Private Roof Garden, R.C. flat roof, Planter Box, Air-con ledge & where required

- 15. Driveway & Carpark**
  - a) Driveway (Entrance) - Granite tiles / Ceramic tiles / Interlocking pavers / Homogeneous tiles
  - b) Basement Driveway / Carpark - Cement screed

- 16. Painting**
  - a) Internal Wall : Emulsion Paint
  - b) External Wall : Textured Coating and/or Emulsion Paint

- 17. Recreational Facilities**
  - a) Swimming Pool
  - b) Wading Pool
  - c) Jacuzzi
  - d) Barbecue Pavilion
  - e) Gymnasium
  - f) Children's Playground
  - g) Outdoor Fitness
  - h) Heated Swimming Pool
  - i) Yoga Corner
  - j) Sport Bar
  - k) Hot Tub
  - l) Chef's cook out / Outdoor dining area

- Note :
- 1) Subject to clause 14.3, the brand and model of all equipments and appliances supplied shall be provided subject to availability.
  - 2) Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points and plaster ceiling boards are subjected to Architect's sole discretion and final design.
  - 3) 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/Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit/Building is delivered to the Purchaser, and the Vendor shall not be answerable for any failure of these manufacturers, contractors, and suppliers to honour any warranty.
  - 4) The air-conditioning system has to be cleaned and maintained regularly to ensure that it is in good and proper working condition. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.
  - 5) The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels.
  - 6) If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with internet service provider and/or such relevant entities / authorities for internet service to the unit and to make all necessary payments to such internet service provider and/or relevant authorities.
  - 7) Timber strips are natural materials containing veins and tonality differences. Thus, it is not possible to achieve total consistency of colours and grain in their selection and installation.
  - 8) For cyclical maintenance work to be carried out to the building facade, owners shall allow access to the maintenance team.

### Description Of Common Property

Common facilities: Swimming Pool, Wading Pool, Hot Tub, Gymnasium, Jacuzzi, Barbecue Pavilion, Children's Playground, Outdoor Fitness, Heated Swimming Pool, Yoga Corner, Sport Bar, Chef's Cook Out / Outdoor Dining area, Common Toilet and other areas & amenities deemed such by the relevant authorities.

### Purpose Of Building Project And Restrictions As To Use

The building project is strictly for residential occupation only.

### Common Area

1. Sentry Post is provided
2. Management room is not provided

### Units

- 1) The landscape communal areas shall be kept for communal use only and shall not be enclosed or converted to other uses before prior written approval is obtained from the Competent Authority.
- 2) The approved planter boxes are not to be converted to balcony without prior approval from the Competent Authority.
- 3) No structures or other uses are allowed on the rooftop unless otherwise approved by the Competent Authority.

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