

THE RO<sup>SYTH</sup>  
collection

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# A Celebration Of Limited Edition Luxury

Only six in an exclusive landed estate

Set on the fringe of Serangoon Garden Circus, The Rosyth Collection is a limited edition luxury landed development that enjoys the proximity of a charming and vibrant locality, yet the privacy of a quiet and exclusive enclave.





A verdant enclave  
of designer homes







*"Let us do three things at the same time - swim, dine and bond."*



Incredibly refreshing, the living and dining rooms overlook a sparkling pool. Spacious and exquisite with large living spaces, every landed home within The Rosyth Collection is outfitted with upscale features that make living a sheer pleasure.

An oasis next to your living room



*"Elevating ordinary days to an ultimate level of enjoyment."*



Step out of a lift into the epitome of indulgence - the master bedroom is designed to provide generous relaxing space, featuring an en-suite walk-in wardrobe and a luxurious open-air bath.



Artist's impression

A hallmark of distinctive experiences





*"Appreciating rejuvenation in a  
different light."*



Every day is a luxurious experience, enhanced by premium designer fittings and fixtures, which provide great aesthetic pleasure alongside state-of-the-art convenience.

Private indulgence under the sky



*"Inviting friends over for a fun BBQ session has become the highlight of my week."*



Host private parties and weekend gatherings on the roof terrace, or enjoy private moments, soaking in the Jacuzzi with a glass of champagne.

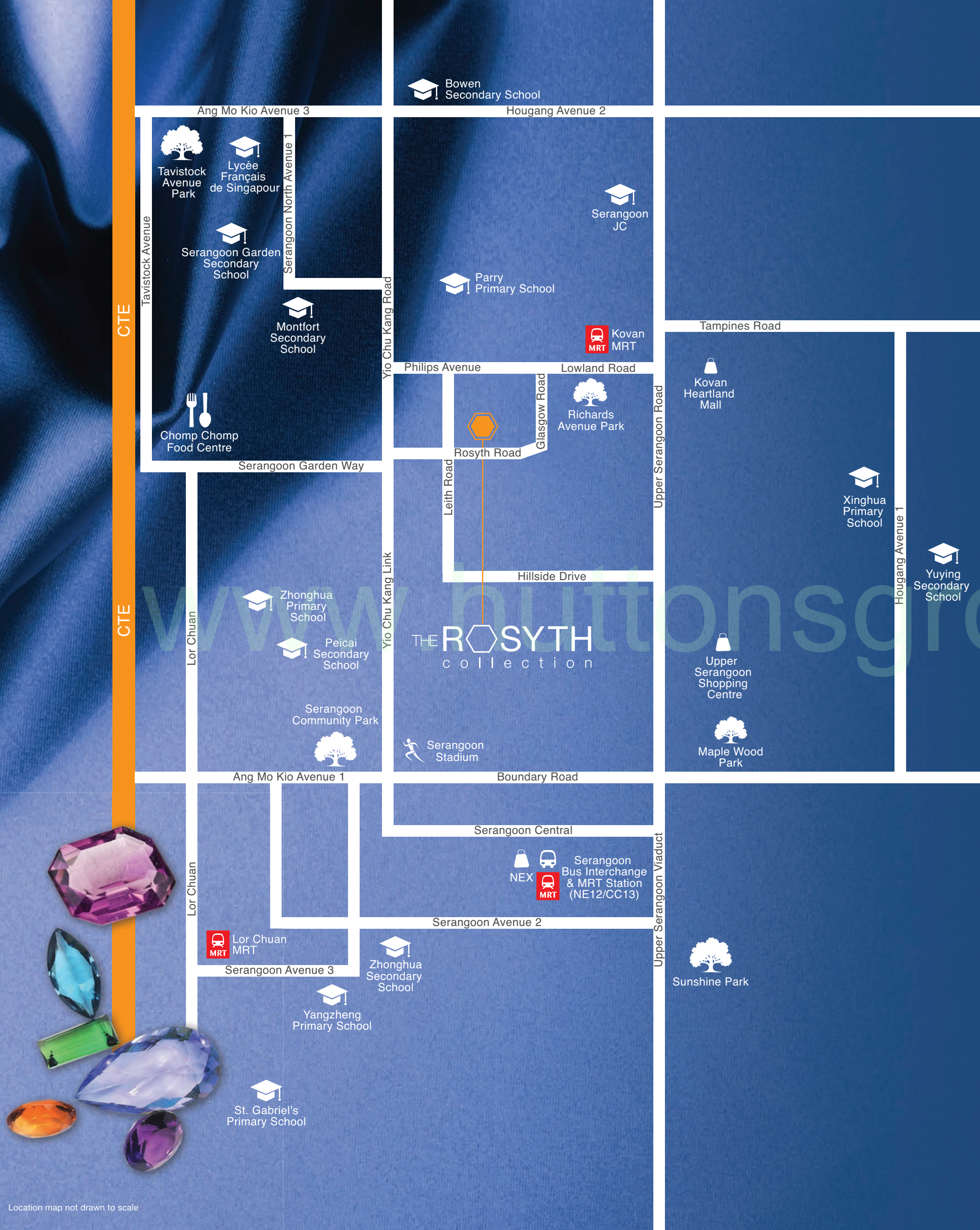


Artist's impression

Perfect location for an alfresco fête



Set in the midst of excitement







Luxury homes for  
privileged owners



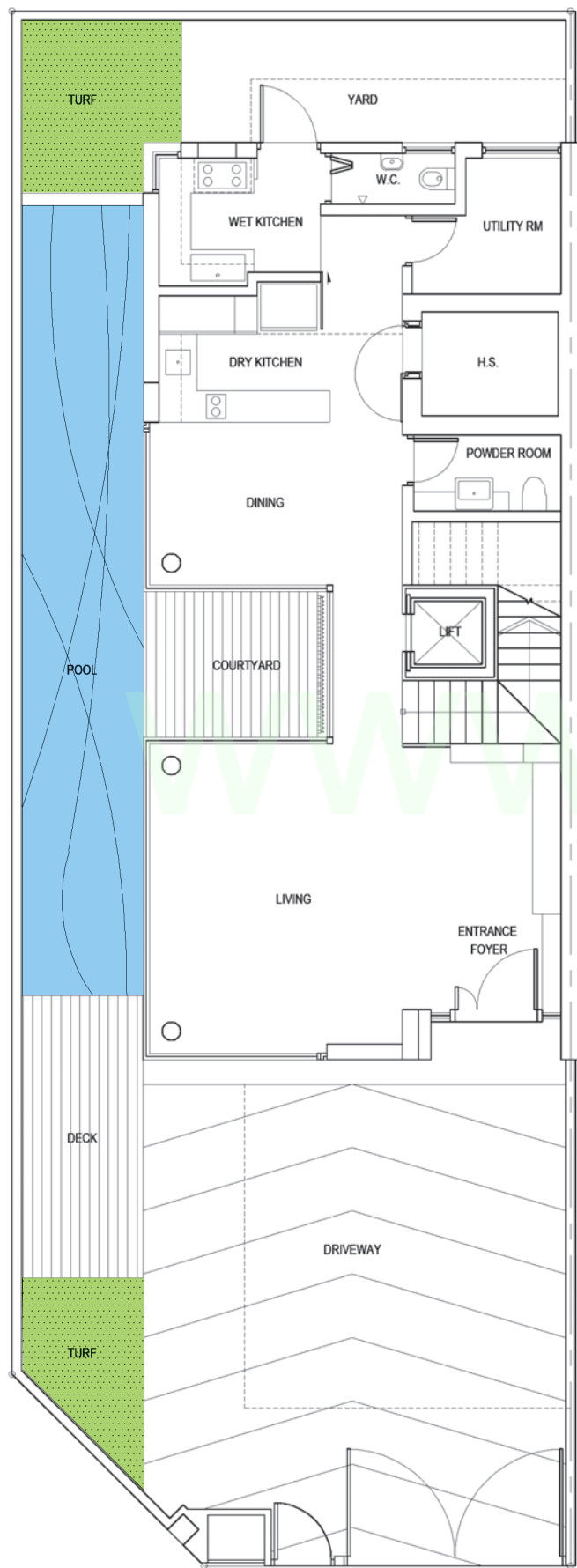
# Site Plan

An exquisite collection of elegant homes

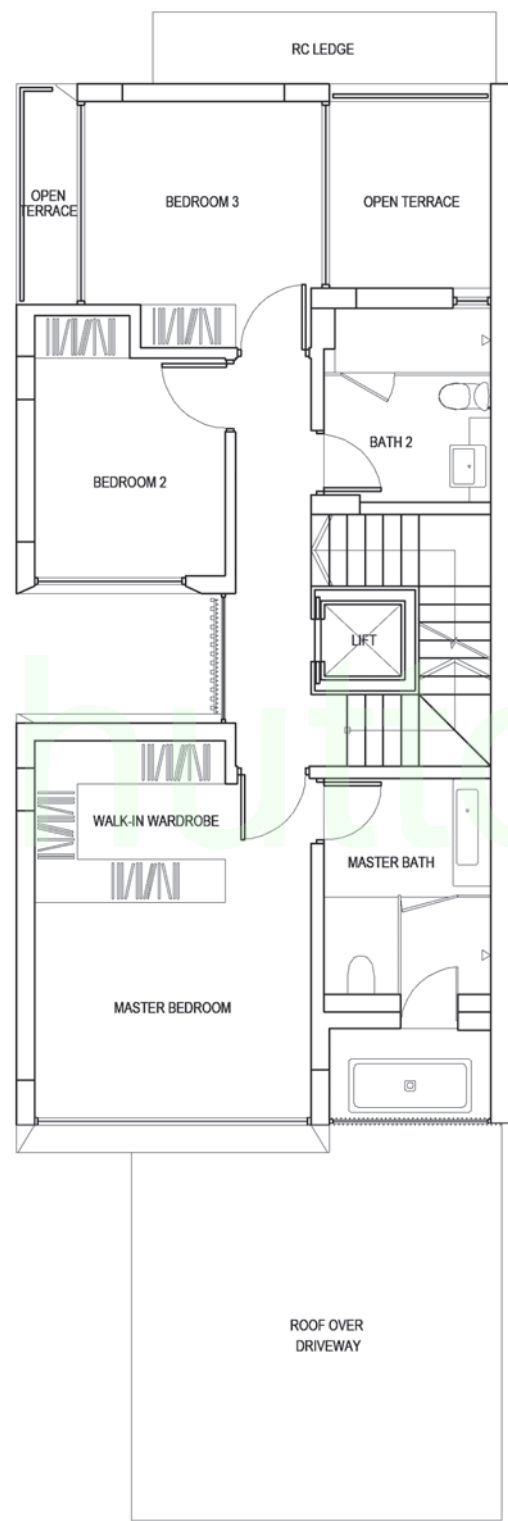




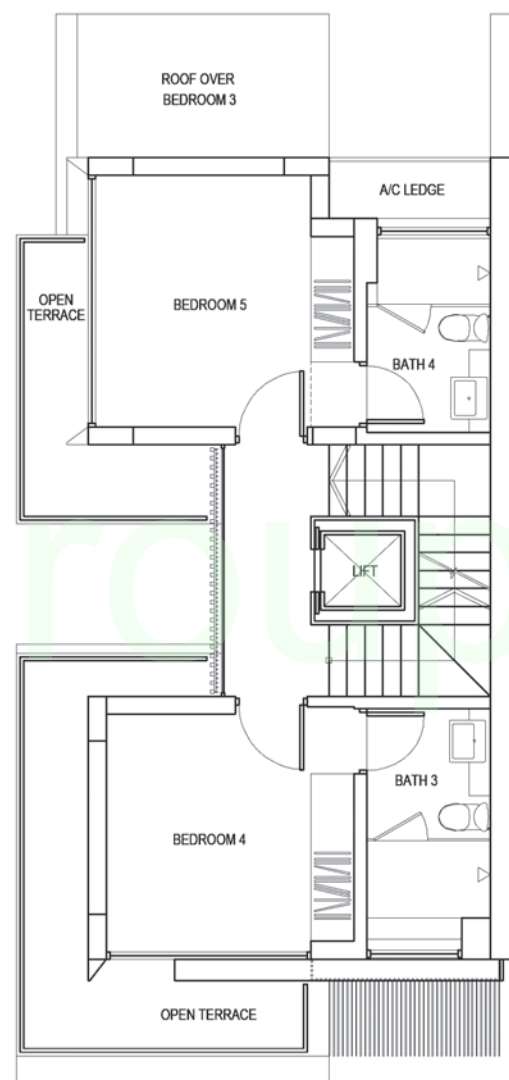
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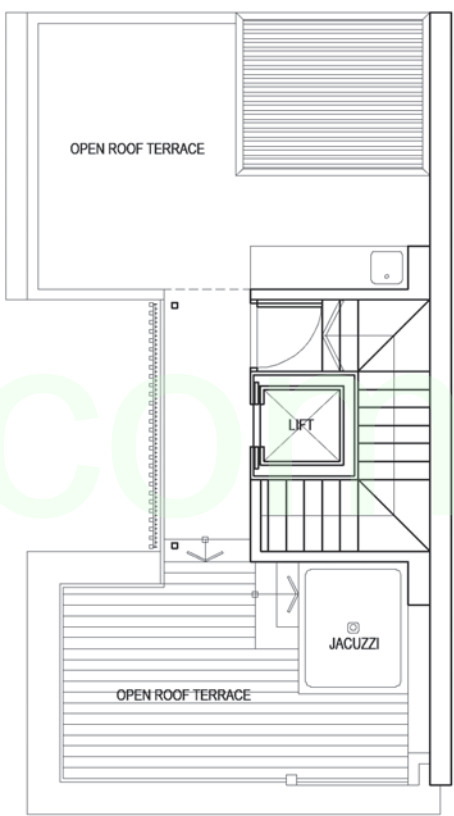
1ST STOREY PLAN



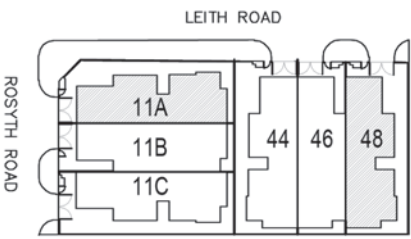
2ND STOREY PLAN



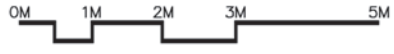
3RD STOREY PLAN



ROOF TERRACE PLAN

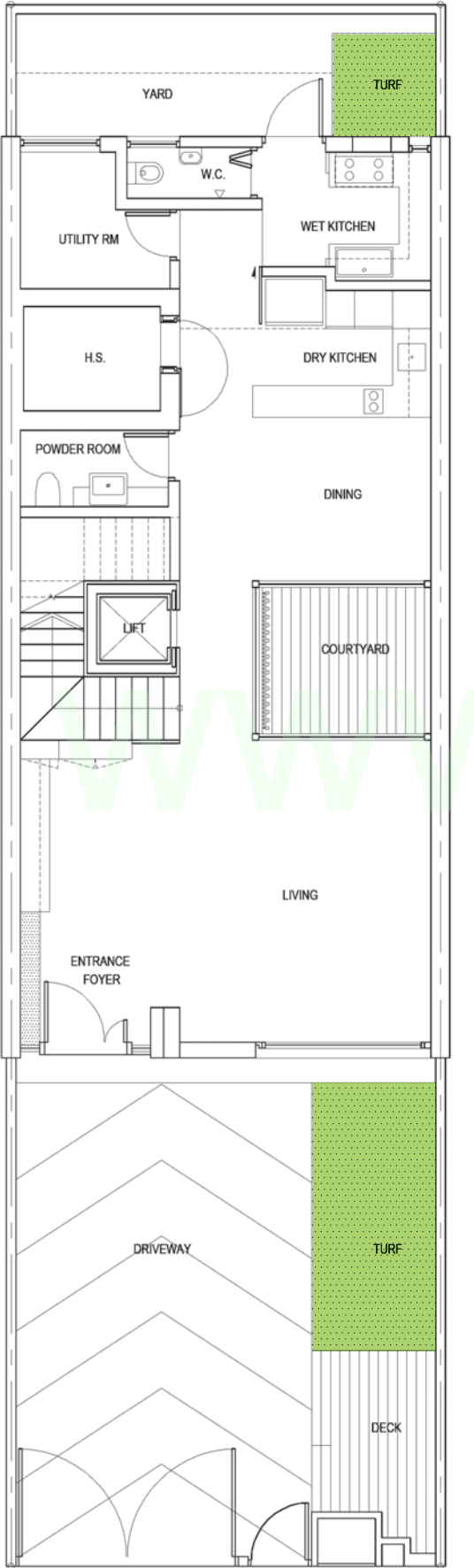


SITE AREA | 11A- 211.74M<sup>2</sup>  
48 - 213.37M<sup>2</sup>

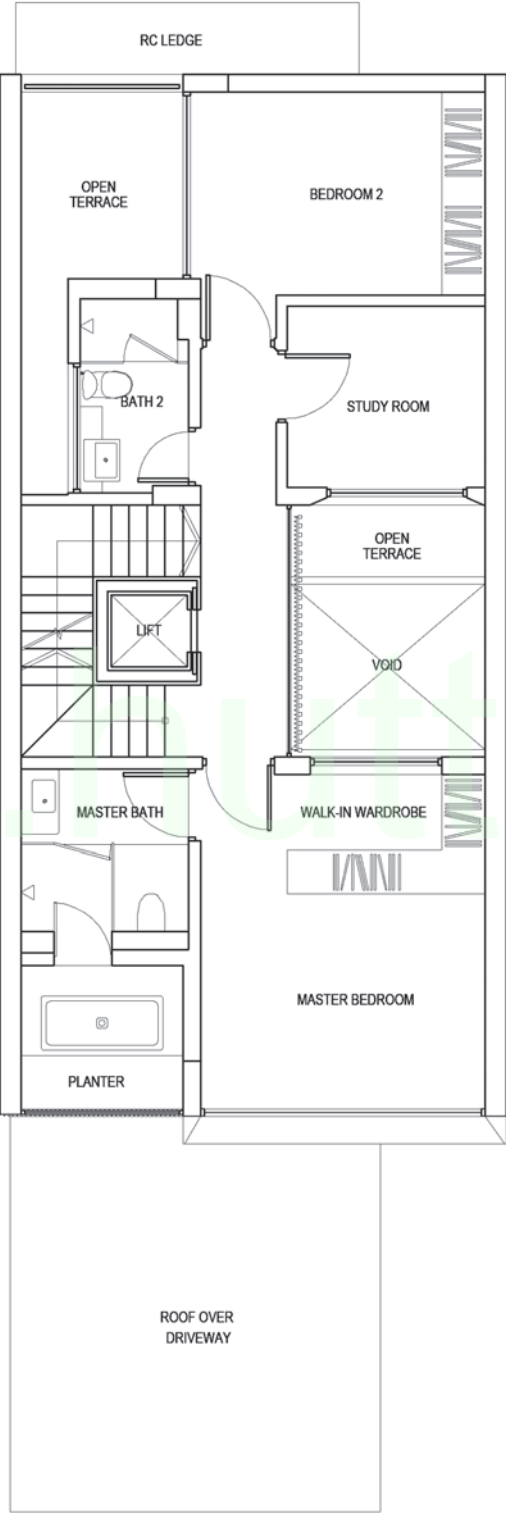




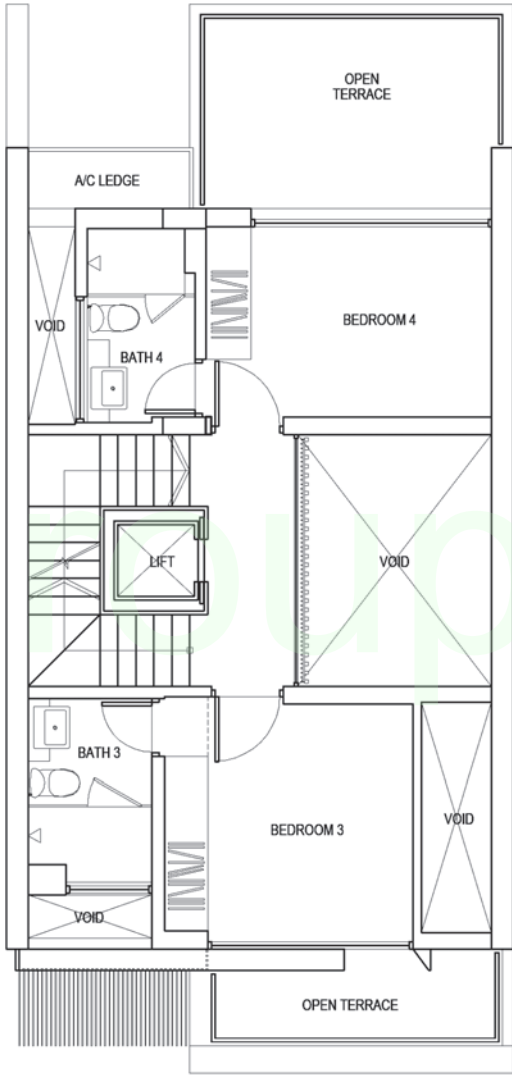
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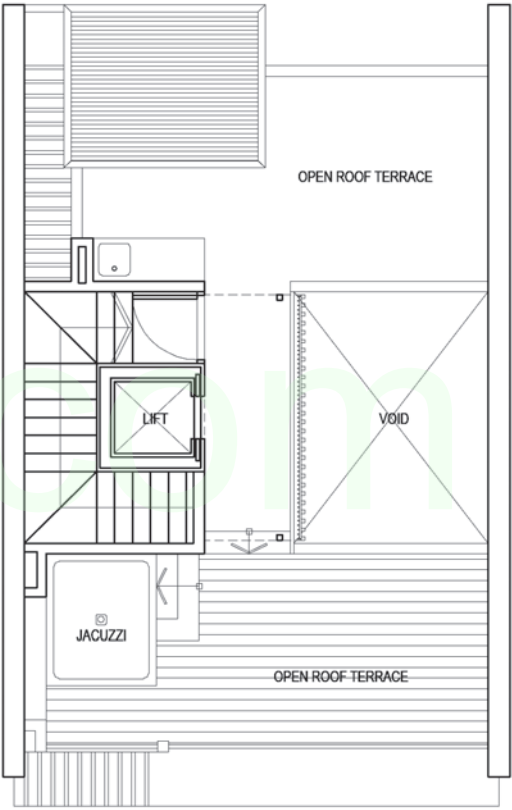
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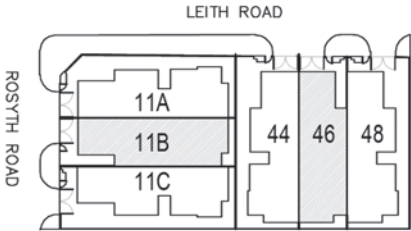
2ND STOREY PLAN



3RD STOREY PLAN



ROOF TERRACE PLAN

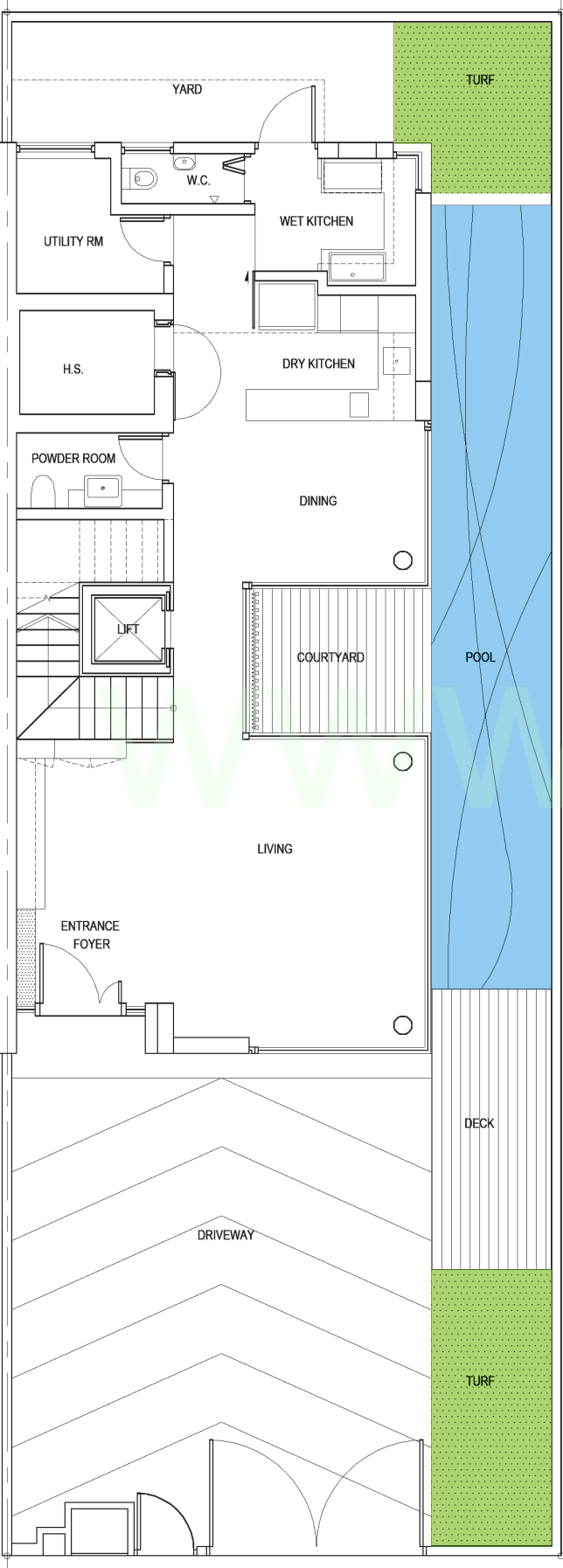


SITE AREA | 11B- 165.44M<sup>2</sup>  
46 - 164.57M<sup>2</sup>

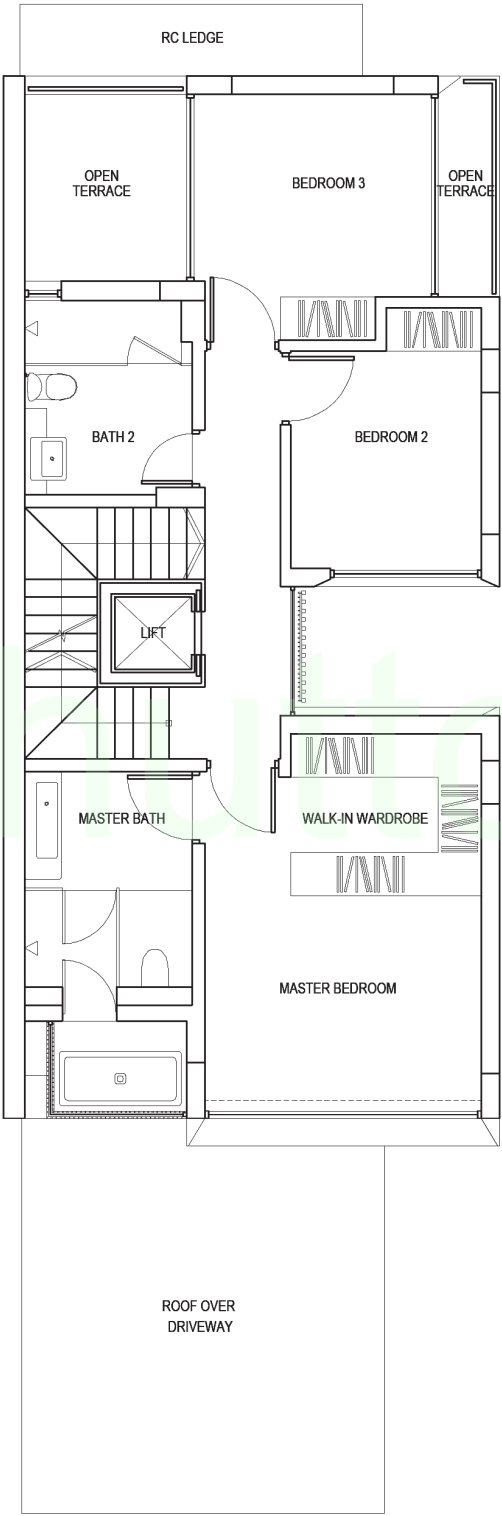




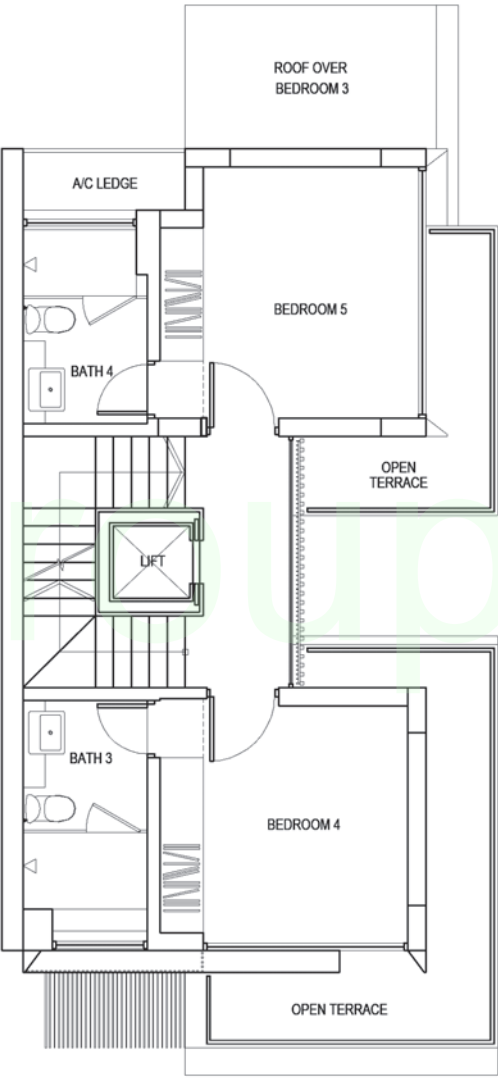
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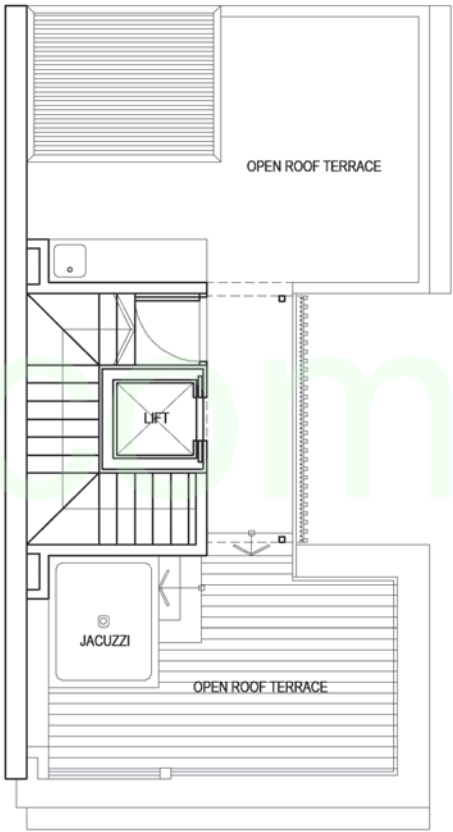
1ST STOREY PLAN



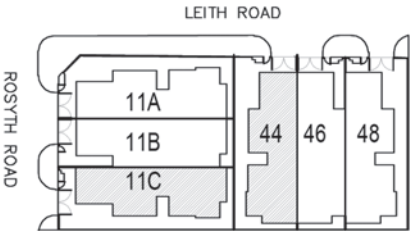
2ND STOREY PLAN



3RD STOREY PLAN



ROOF TERRACE PLAN



SITE AREA | 11C- 215.74M<sup>2</sup>  
44 - 213.34M<sup>2</sup>





# Specifications

- 1) FOUNDATION  
Precast reinforced concrete piling and/or footing to engineer's design
- 2) SUPERSTRUCTURE  
Reinforced concrete and/or steel structural elements to engineer's design
- 3) WALLS  
a) External walls: concrete and/or brick walls  
b) Internal walls: concrete and/or brick wall and/or concrete blocks and/ or dry partition walls
- 4) ROOF  
a) Reinforced concrete flat roof with appropriate waterproofing and insulation system  
b) Tempered laminated glass roof terrace canopy with steel structural framing elements  
c) Metal roof at driveway with steel structural framing elements
- 5) CEILING  
a) Entrance foyer, living, dining, dry kitchen, household shelter (HS), bedrooms, study, and other areas: suspended ceiling board and/or skim coating with painting  
b) Wet kitchen and bathrooms: moisture resistant ceiling board with painting
- 6) FINISHES  
a) (1) WALL – Internal  
    (i) Entrance foyer, living, dining, household shelter (HS), utility room, bedrooms, study, and other areas: plastering and/or skim coating with emulsion paint  
    (ii) W.C/dry and wet kitchens: stainless steel back splash cladding and/or homogeneous tiles up to false ceiling height  
    (iii) Powder room: marble and/or compressed marble up to false ceiling height  
    (iv) Bath 2, 3, and 4: marble and/or compressed marble and/or homogeneous tiles up to false ceiling height  
    (v) Master Bath: marble and/or compressed marble and/or granite laid up to false ceiling height  
  
    (2) WALL – External  
    (i) Cement & sand plaster and/or textured coating finish with weather shield paint  
  
b) (1) FLOOR – Internal  
    (i) Entrance foyer, living, dining, dry kitchen: marble and/or compressed marble and/or granite  
    (ii) Master bath, powder room: marble and/or compressed marble and/or homogenous tiles  
    (iii) Bath 2, 3 and 4: marble and/or compressed marble and/or homogenous tiles  
    (iv) Master bedroom, walk-in wardrobe, all bedrooms, study, staircase from 1st – Roof Terrace, 2nd, 3rd storey corridors: timber flooring  
    (v) HS, W.C, utility room, wet kitchen: homogeneous tiles and/or ceramic tiles  
    (vi) Lift flooring: homogenous tiles  
  
    (2) FLOOR – External  
    (i) Driveway: granite and/or homogeneous tiles  
    (ii) Pool & Jacuzzi Deck and Courtyard: timber decking  
    (iii) Air-con ledge: cement and sand screed  
    (iv) Swimming pool: mosaic and/or granite tiles  
    (v) Open terraces: homogeneous tiles  
    (vi) Yard: homogenous tiles
- 7) WINDOWS AND SCREEN  
a) Aluminium framed glass windows with or without aluminium sun screens  
b) All aluminium sun screens shall be powder coated finish and subject to Architect's design  
c) All aluminium frames shall be powder coated finish  
d) All glazing shall be clear and/or frosted  
e) All windows can either be side hung, top hung, sliding, sliding/folding, and louvered or any combinations of the above mentioned
- 8) DOORS  
a) Entrance foyer: solid timber door

- b) Master bedroom, all bedrooms, powder room, utility room, bath 2, 3 and 4, master bath: hollow core timber door  
c) Living, dining, master bath, bedroom 3, 4 and 5 to roof terrace: aluminum framed glass sliding and/or swing doors  
d) Yard: aluminium door  
e) W.C: PVC bi-fold door  
f) HS: airtight light steel protective door as approved by authorities  
g) Ironmongery: quality lockset to the main entrance door and other timber doors
- 9) SANITARY FITTINGS  
a) Master Bath  
    (i) 1 stone vanity top with basin and mixer tap  
    (ii) 1 mirror  
    (iii) 1 water closet  
    (iv) 1 toilet paper holder  
    (v) 1 tempered glass shower cubicle with shower mixer  
  
b) Bath 2, Bath 3 and Bath 4  
    (i) 1 stone vanity top with basin and mixer tap  
    (ii) 1 mirror  
    (iii) 1 water closet  
    (iv) 1 toilet paper holder  
    (v) 1 tempered glass shower cubicle with shower mixer  
  
c) Powder Room  
    (i) 1 stone vanity top with basin and mixer tap  
    (ii) 1 mirror  
    (iii) 1 water closet  
    (iv) 1 toilet paper holder  
  
d) W.C  
    (i) 1 water closet  
    (ii) 1 basin with 1 tap  
    (iii) 1 toilet paper holder  
    (iv) 1 shower set
- 10) ELECTRICAL INSTALLATION  
a) Concealed electrical wiring in conduits below false ceiling level and in Household Shelter (HS). Electrical wiring above ceiling shall be in exposed conduits or trunking  
b) Refer to electrical schedule for details
- 11) TV/TELEPHONE  
All SCV TV are to be concealed wiring, and point is provided. Refer to electrical schedule for details
- 12) LIGHTNING PROTECTION  
In compliance with Singapore Standard SS555:2010.
- 13) WATERPROOFING  
Waterproofing to floors of kitchens, bathrooms, W.C, courtyard, roof terrace, A/C Ledge, Swimming pool, Jacuzzi and R.C. flat roof
- 14) PAINTING  
Emulsion paint and/or textured coating finish to designated areas
- 15) DRIVEWAY AND CARPARK  
Granite and/or homogeneous tiles to driveway and car park
- 16) MAIN GATE & SIDE GATE  
a) Main gate: automatic metal gate as per architect's design  
b) Side gate: metal gate as per architect's design
- 17) BOUNDARY WALL  
Plastered brick and/or reinforced concrete wall with textured coating finish render with paint. Galvanized steel fencing with polyurethane based paint finish. Final height and design of boundary wall/fencing shall depend on site conditions and constraints.
- 18) TURFING  
1st storey garden is turfed.
- 19) SWIMMING POOL  
Swimming pool equipment to Architect's selection and piping works to Engineer's design.

- 20) ADDITIONAL ITEMS  
a) Kitchen cabinets/appliances:  
    (i) High and low level kitchen cabinets provided complete with solid worktop with single bowl sink and single lever sink mixer tap and induction hob.  
  
    (ii) High and low level kitchen cabinets provided complete with solid surface worktop with single bowl sink and single lever sink mixer tap, cooker hood and hob for the wet kitchen  
  
b) Air-conditioning System:  
    (i) Air-conditioning system shall be provided to living/dining/dry kitchen, master bedroom and bedrooms and study room  
  
c) Wardrobes to all bedrooms except utility room and study room  
d) Hot water supply to all bathrooms except W.C  
e) Outdoor master bath tub  
f) Roof terrace outdoor Jacuzzi  
g) Private lift

- Notes:  
1. Marble and granite  
Marble and granite are natural stone materials containing veins with tonality differences. There will be colour & marking 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.  
  
2. Timber  
Timber is a natural material containing veins, knots and tonal differences. Thus it is not possible to achieve total consistency of color and grain in its 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.  
  
3. False Ceiling  
The false ceiling space provision allows for optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to conceal M&E equipment for regular cleaning purpose.  
  
4. Wall finishes  
All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinet/vanity cabinet.

## Electrical Schedule:

House	Lighting Pt	Power Pt	Isolator	TV Pt	Tel Pt	TV/FM Pt	Water Heater Pt	Cooker Pt	Doorbell Pt
11A	52	46	8	6	7	1	5	1	1
11B	51	51	8	6	7	1	5	1	1
11C	52	46	8	6	7	1	5	1	1
44	52	46	8	6	7	1	5	1	1
46	51	51	8	6	7	1	5	1	1
48	52	46	8	6	7	1	5	1	1

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Developer: Evergrande Realty & Development Pte Ltd (Co. Reg no: 199708412M) • Developer's Licence No: C1063 • Lot No: Lot 03244A , 03292A , 03293K on MK 22 at Rosyth Road • Tenure of Land : Leasehold (999 years commencing from 1 Jan 1886) • Expected date of Vacant Possession : 31 December 2015 • Expected date of Legal Completion: 31 December 2018 • Building Approval Plan nos: A1678-08024-2012-BP1 dated 13 May 2013

5. 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.
6. Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Door Swing Positions and Plaster Ceiling Boards  
Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Door Swing Positions and Plaster Ceiling Boards are subject to Architect's final decision and design.
7. Planters  
Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.
8. Television and/or Internet Access:  
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 authorities. The Vendor is not responsible to make arrangements with SCV for the Service connection for subscription for SCV subscription channels.
9. 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 Property, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Property is delivered to the Purchaser.
10. 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.