



Here at The Laurels, is where your heart is.


THE LAURELS
Cairnhill, Singapore

THE LANDMARK *of* DISTINCTION

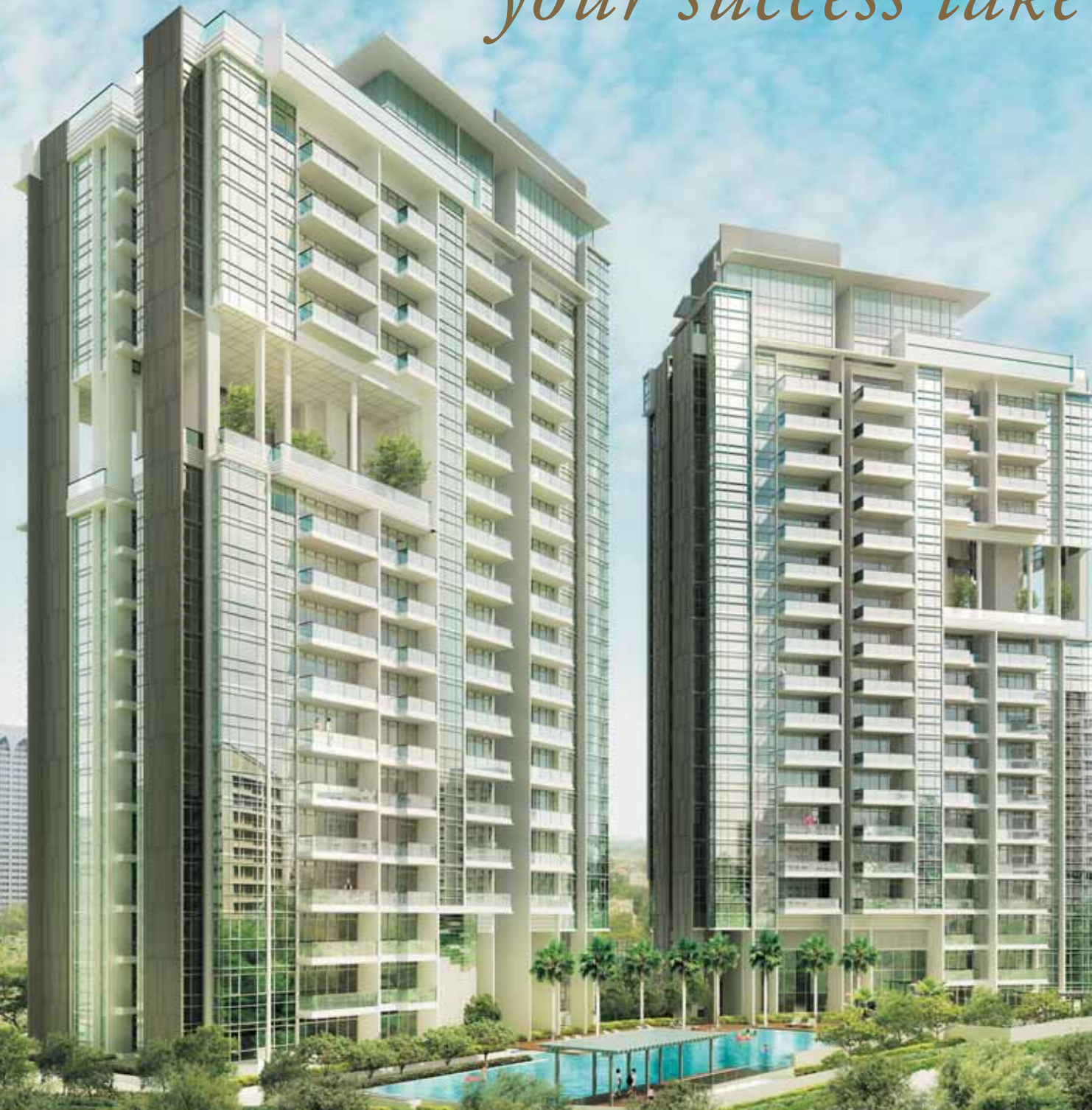
Where does
the world gather?



Here
at orchard,
the heart of
Singapore.

Lights, camera, action. Step into the limelight and be flooded with scents and sense of pleasure. The world's best offering, right at your feet. Where beautiful moments present themselves, here are your stardust memories.

Where will
your success take you?



Artist's Impression



Here ...
the pinnacle of luxury.

Rising from the heart of Cairnhill, a residential jewel of exquisite prestige. A crowning glory. A landmark that undeniably says - your dream realised, here is your reward.

Where
will *the good life*
take you?



Where
will *your pursuit*
of the finest
take you?



Here...
a premium lifestyle.

Find your corner of cool. Relax to your own beat. Well-thought out amenities designed only with your wellbeing in mind. Where then do you go for complete rejuvenation? Here, a state of body, mind and soul.



Here ...
gracious living in
every room.

Every corner a space of your own. Every room an extension of your persona. Where you leave a part of yourself in each room, here your footprint is your heartprint.

All models featured are for visual presentation only, and are not representations of fact.

Miele

Anything else is a compromise

Miele is a German manufacturer of premium domestic appliances. Since its inception in 1899, Miele has zealously pursued a philosophy of Immer Besser or "Forever Better". It epitomises Miele's unwavering and uncompromising commitment to quality and innovation, and is applied to every aspect of the company's products and operations. This dedication to being forever better drives us to constantly seek newer and better ways of contributing to and enhancing the quality of our customers' lives and is reflected in the legendary quality and durability of our products.

Miele's extensive range of kitchen and home appliances includes multi-functional ovens, steam ovens, hobs and cooker hoods, dishwashers, coffee makers, wine cellars, washing machines, tumble dryers, rotary ironers and vacuum cleaners.



Credibility, quality, image, competence, elegance, harmony, design and lifestyle are the defining characteristics of the Villeroy & Boch brand. The modernness of our highly traditional brand is based on innovative achievements in all Divisions in the areas of technology and design. This modernness of our highly traditional brand is based on innovative achievements in all Divisions in the areas of technology and design.



Where will
your desire take you?



- A . 50 Meter Revitalizing Pool
- B . Invigorating Dip Lounge
- C . Harmony Cascade
- D . Indulgence Pavilion
- E . BBQ Area
- F . Auburn Bask Lounge
- G . Gallantry Walk
- H . Play Lawn
- I . Junior's Delight
- J . Rejuvenation Platform
- K . Discovery Lawn
- L . Gallery Walk
- M . Tennis Court
- N . Serenity Garden
- P . Tranquility Pavilion
- Q . Function Room
- R . Gymnasium



Here ...
a premium landmark.

When you choose to walk your own way, you choose to rise above the rest. You choose to depart from the ordinary. And where the realm of the uncommon comes forth, here stands the man of uncommon vision.

All models featured are for visual presentation only, and are not representations of fact.

Choose your Laurels.

Here, at The Laurels is where your heart is. Designed to match your preferred lifestyle.

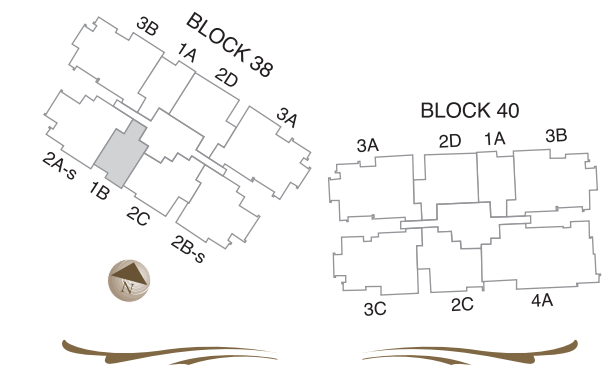
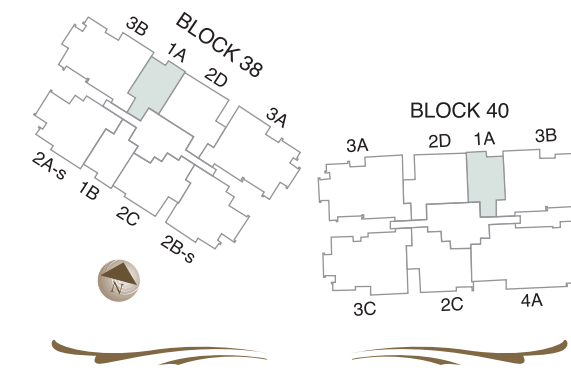
Take your pick from varying apartment sizes and layouts. There's one to mark your choice of distinction.

38 CAIRNHILL ROAD

40 CAIRNHILL ROAD

Type PH-3 #19-01 (With Roof Terrace and Private Swimming Pool)			
2B-s #18-01	2C #18-02	1B #18-03	2A-s #18-04
2B-s #17-01	2C #17-02	1B #17-03	2A-s #17-04
2B-s #16-01	2C #16-02	1B #16-03	2A-s #16-04
2B-s #15-01	2C #15-02	1B #15-03	2A-s #15-04
2B-s #14-01	2C #14-02	SKY TERRACE	
2B-s #13-01	2C #13-02		
2B-s #12-01	2C #12-02		
2B-s #11-01	2C #11-02	1B #11-03	2A-s #11-04
2B-s #10-01	2C #10-02	1B #10-03	2A-s #10-04
2B-s #09-01	2C #09-02	1B #09-03	2A-s #09-04
2B-s #08-01	2C #08-02	1B #08-03	2A-s #08-04
2B-s #07-01	2C #07-02	1B #07-03	2A-s #07-04
2B-s #06-01	2C #06-02	1B #06-03	2A-s #06-04
2B-s #05-01	2C #05-02	1B #05-03	2A-s #05-04
2B-s #04-01	2C #04-02	1B #04-03	2A-s #04-04
		1B #03-03	2A-s #03-04
		1B #02-03	2A-s #02-04
		1B-p #01-03	2A-sp #01-04
BASEMENT 1 CARPARK			
BASEMENT 2 CARPARK			

Type PH-1 #19-09 (With Roof Terrace and Private Swimming Pool)			
4A #18-09	2C #18-10	3C #18-11	
4A #17-09	2C #17-10	3C #17-11	
4A #16-09	2C #16-10	3C #16-11	
4A #15-09	2C #15-10	3C #15-11	
	2C #14-10	3C #14-11	
	2C #13-10	3C #13-11	
	2C #12-10	3C #12-11	
4A #11-09	2C #11-10	3C #11-11	
4A #10-09	2C #10-10	3C #10-11	
4A #09-09	2C #09-10	3C #09-11	
4A #08-09	2C #08-10	3C #08-11	
4A #07-09	2C #07-10	3C #07-11	
4A #06-09	2C #06-10	3C #06-11	
4A #05-09	2C #05-10	3C #05-11	
4A #04-09	2C #04-10	3C #04-11	
4A #03-09			
4A #02-09			
4A-p #01-09			
BASEMENT 1 CARPARK			
BASEMENT 2 CARPARK			

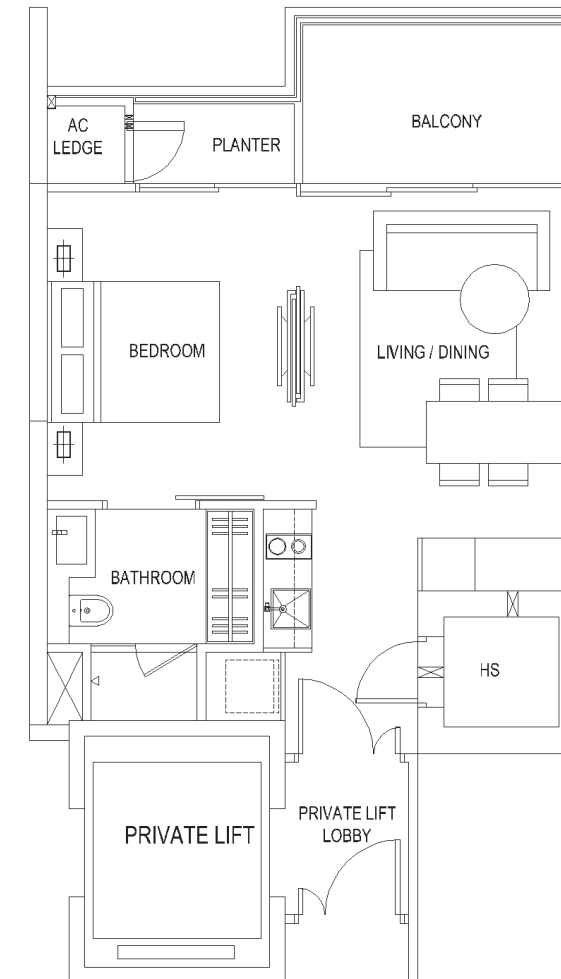


Unit #02-06 to #18-06
Unit #02-14 to #18-14 (mirror image)

Unit #02-03 to #11-03
Unit #15-03 to #18-03

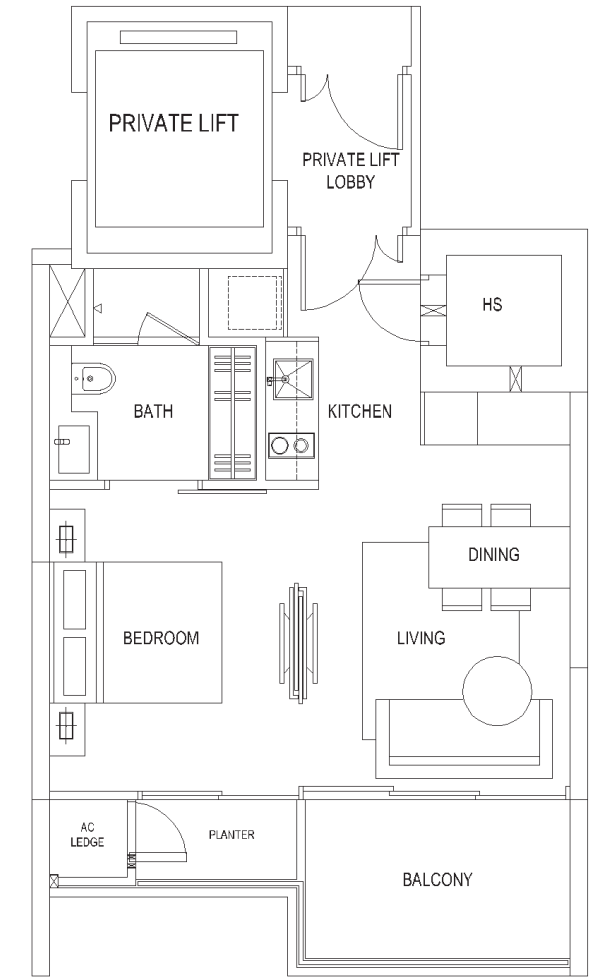
Type~1A

Unit size 51m² (549 sq.ft)



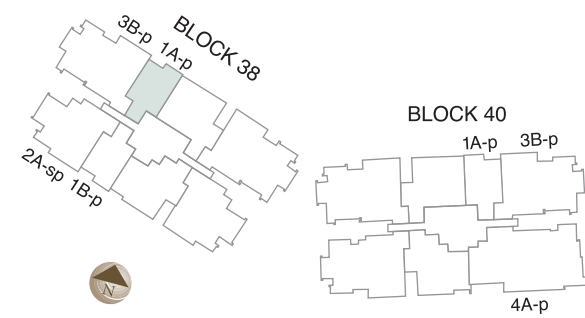
Type~1B

Unit size 51m² (549 sq.ft)



NOTES

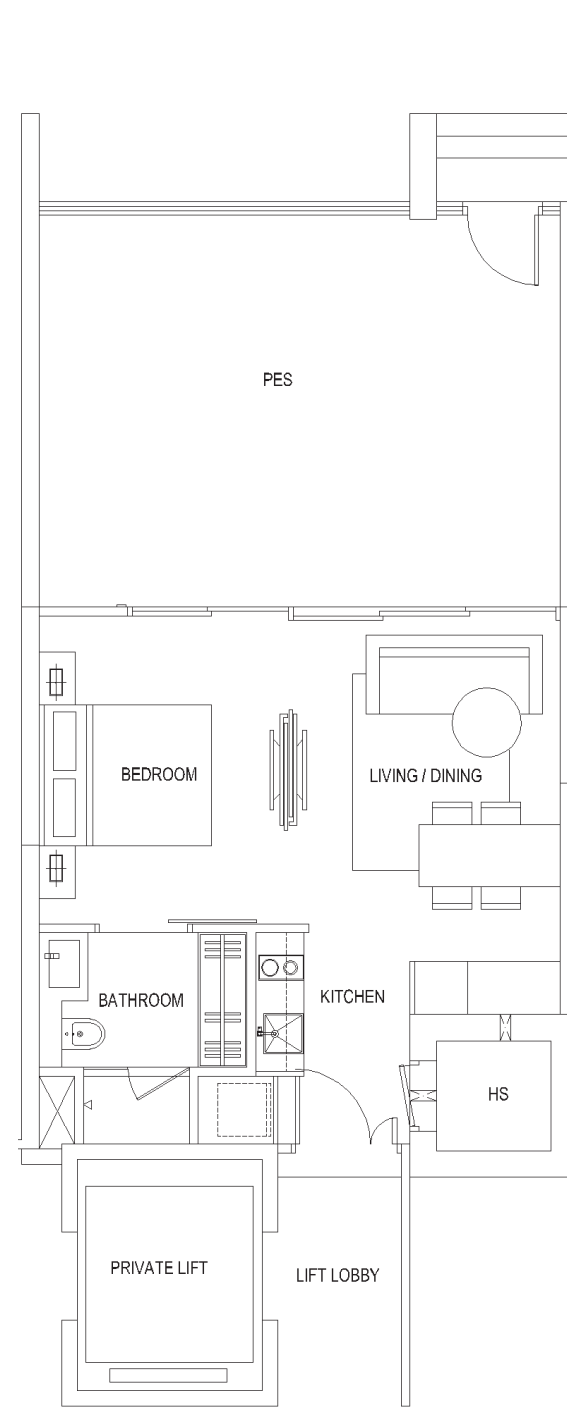
1. Areas include PES/roof terrace/planters/balconies/void (where applicable), AC ledges and bay windows.
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3. All floor areas are approximate measurement and subject to final survey. Plans are not to scale.



Unit #01-06

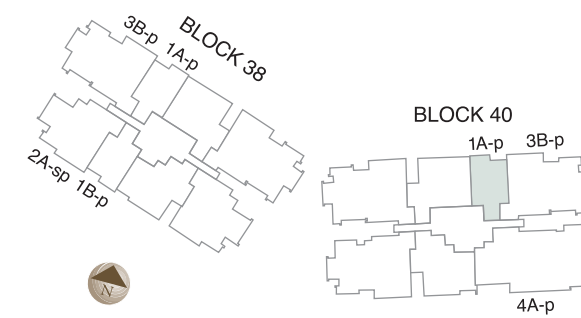
Type~1A-p1

Unit size 67m²
(721 sq.ft, incl PES 323 sq.ft)



NOTES

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Unit #01-14

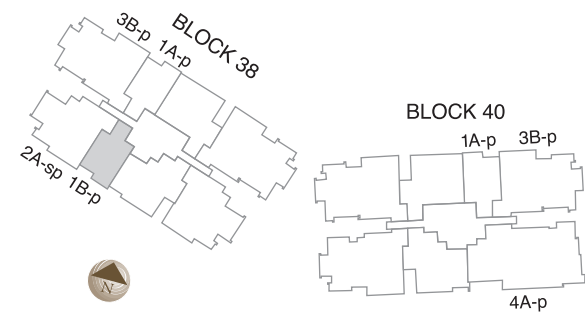
Type~1A-p2

Unit size 67m²
(721 sq.ft, incl PES 312 sq.ft)



NOTES

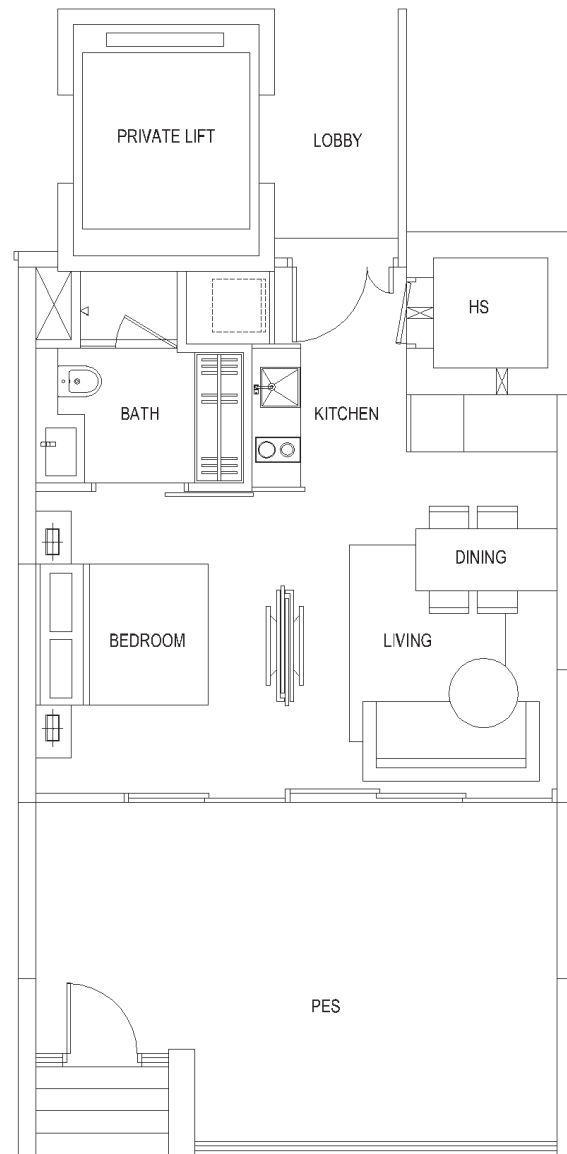
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Unit #01-03

Type~1B-p

Unit size 62m²
(667 sq.ft, incl PES 269 sq.ft)

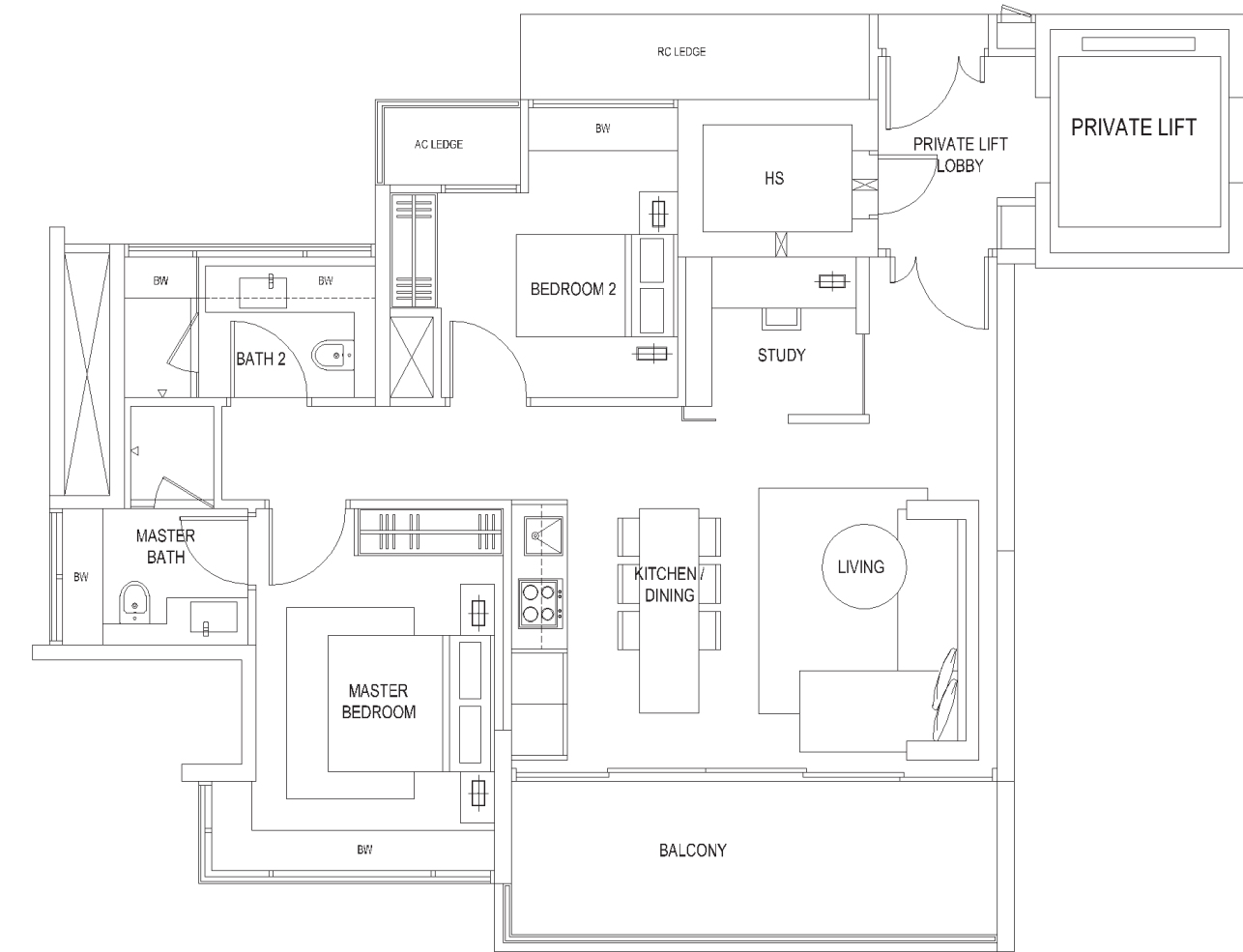


Unit #02-04 to #11-04

Unit #15-04 to #18-04

Type~2A-s

Unit size 93m² (1,001 sq.ft)

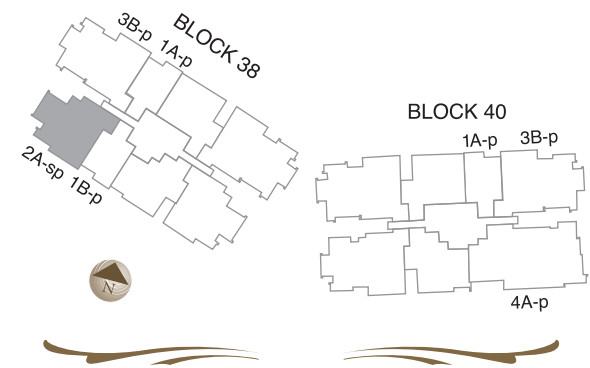


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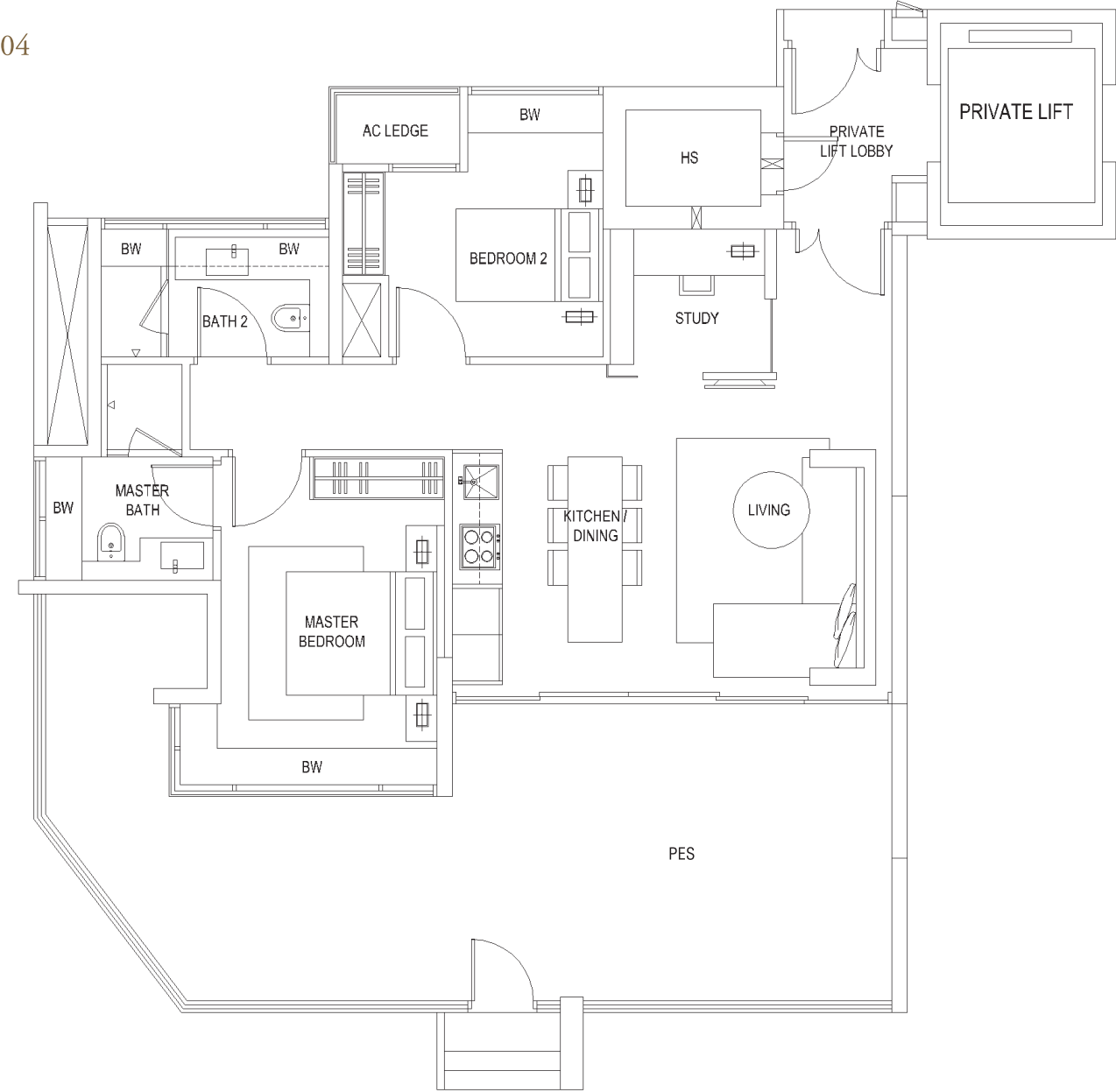
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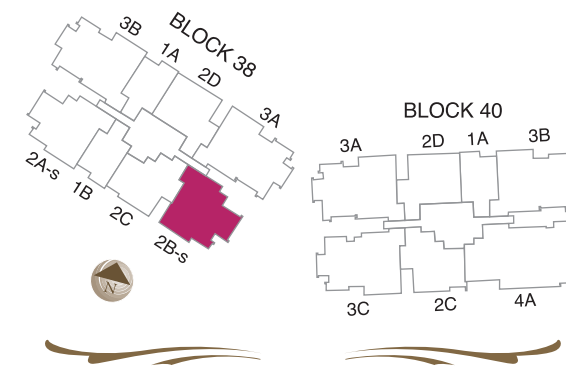


Unit #01-04

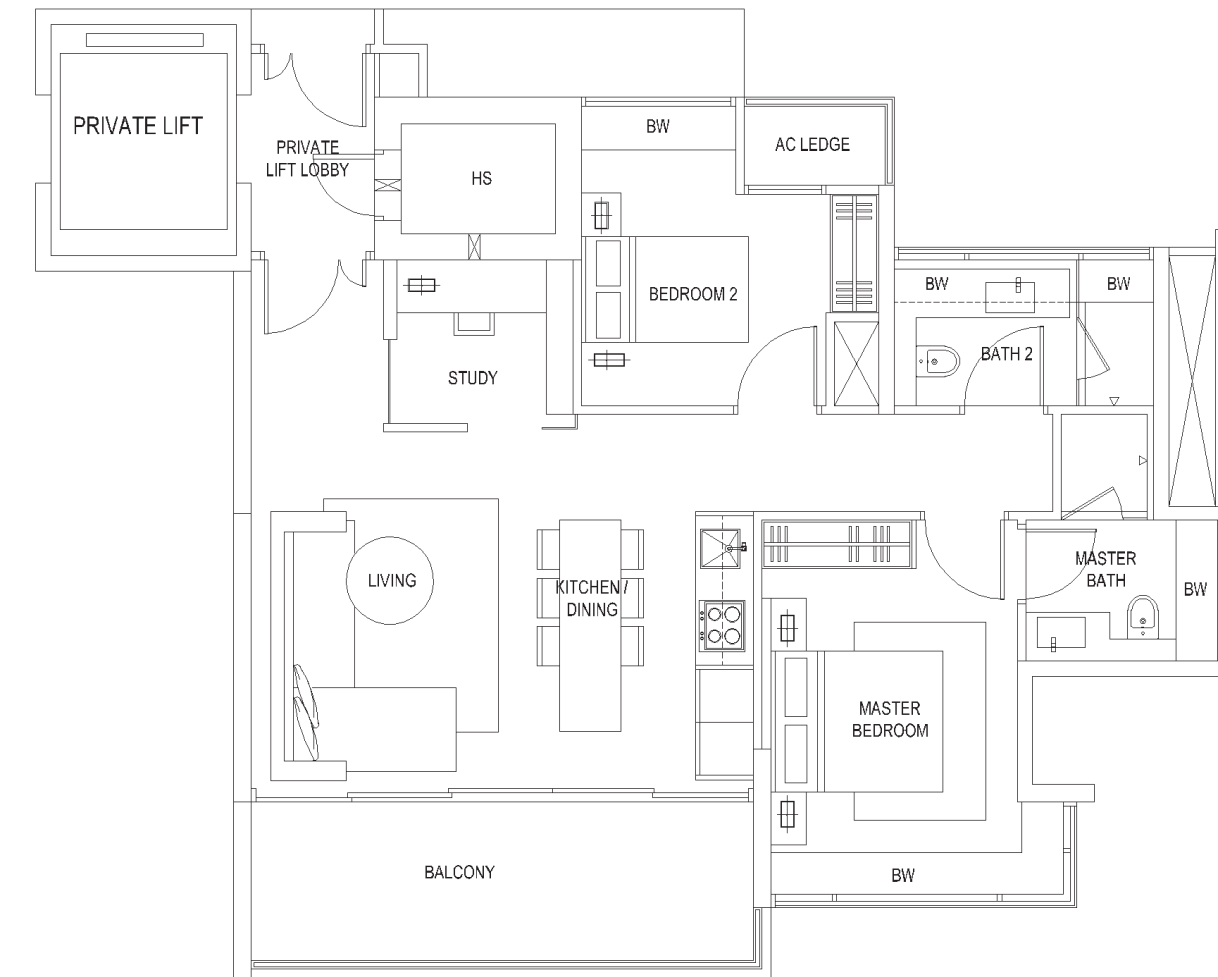


Type ~2A-sp

Unit size 125m²
(1,345 sq.ft, incl PES 463 sq.ft)



Unit #04-01 to #18-01



Type ~2B-s

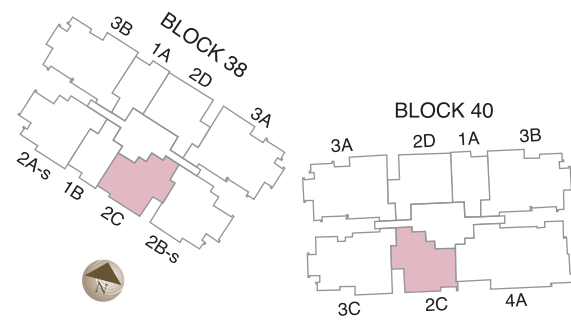
Unit size 93m² (1,001 sq.ft)

NOTES

1. Areas include PES/roof terrace/planters/balconies/void (where applicable), AC ledges and bay windows.
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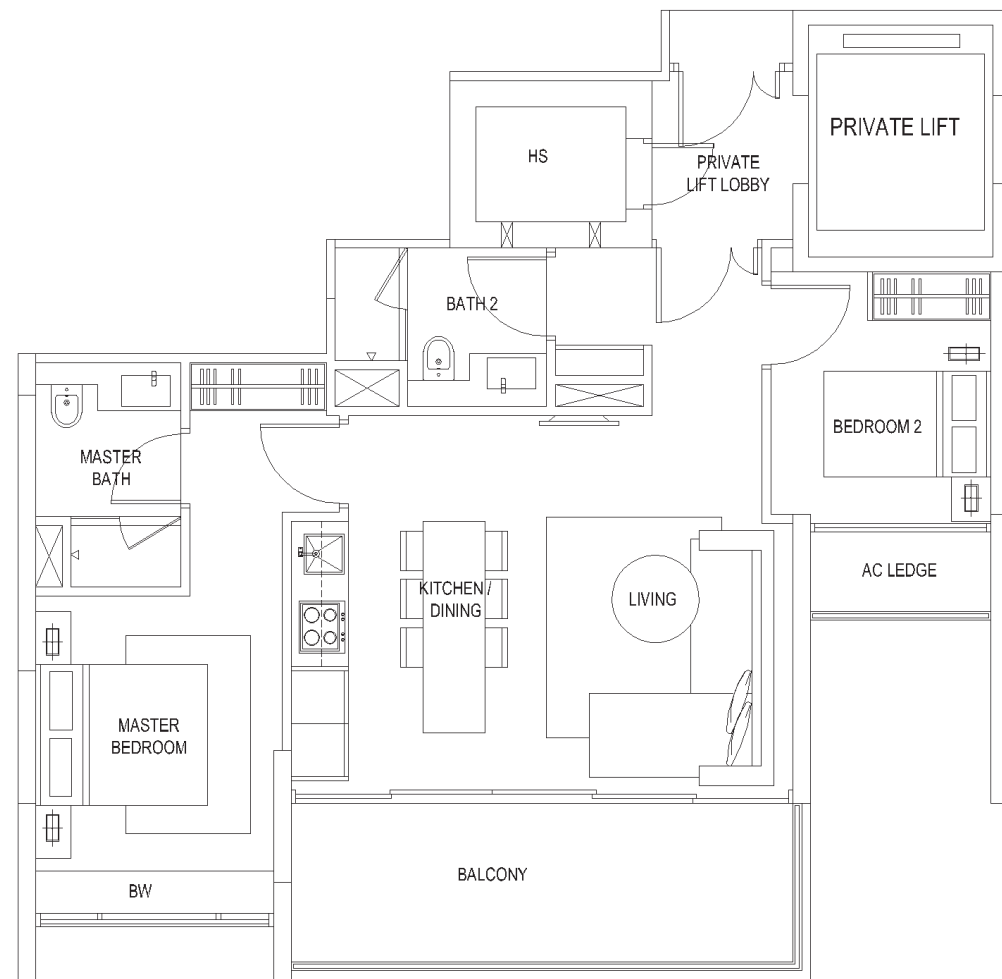


Unit #04-02 to #18-02

Unit #04-10 to #18-10 (mirror image)

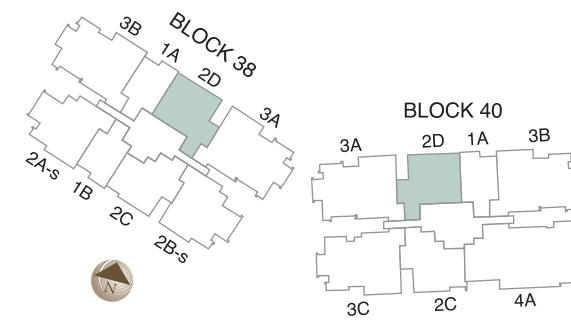
Type~2C

Unit size 82m² (883 sq.ft)



NOTES

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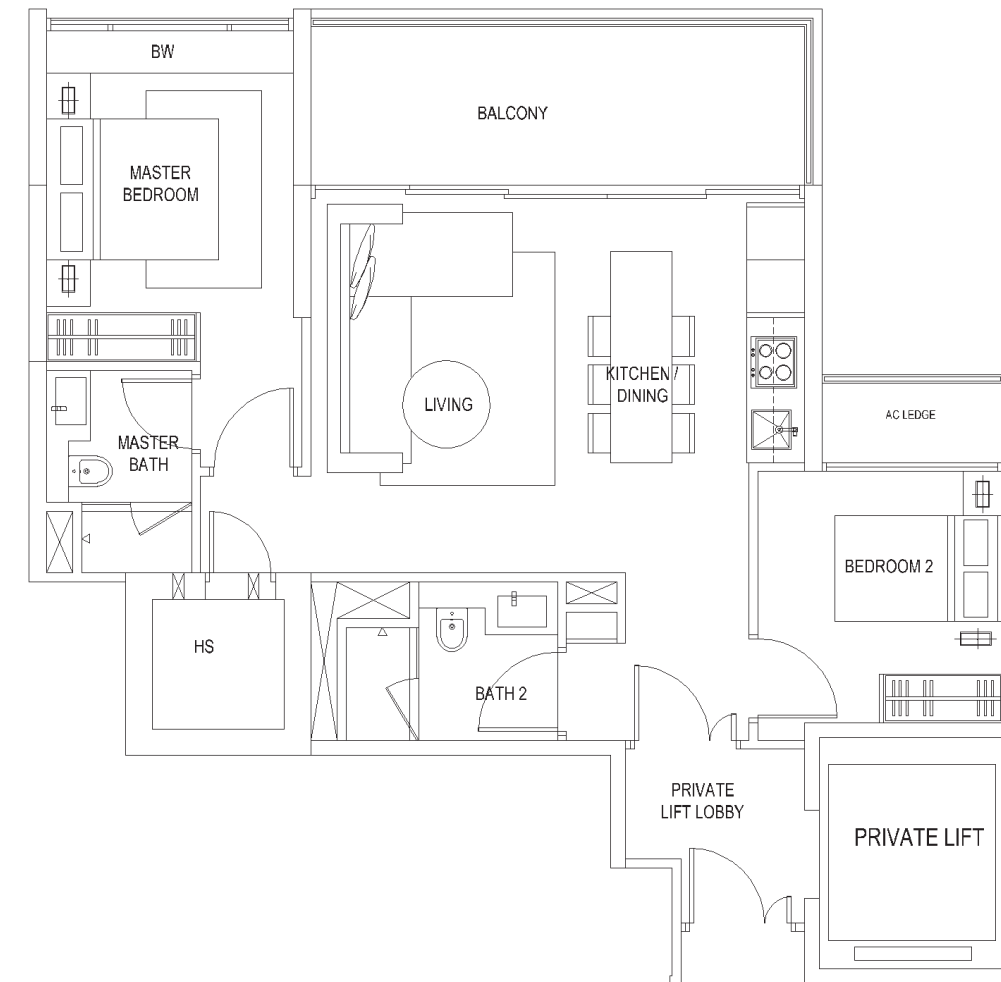


Unit #04-07 to #18-07

Unit #04-13 to #18-13 (mirror image)

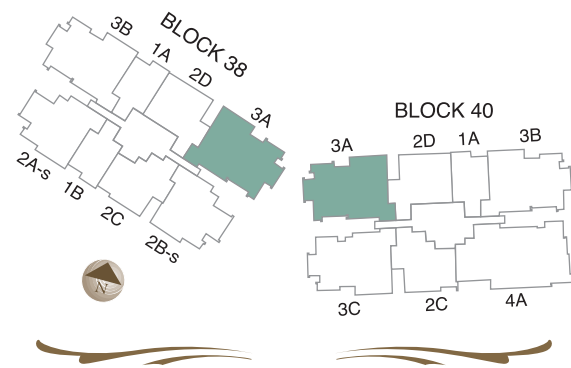
Type~2D

Unit size 82m² (883 sq.ft)



NOTES

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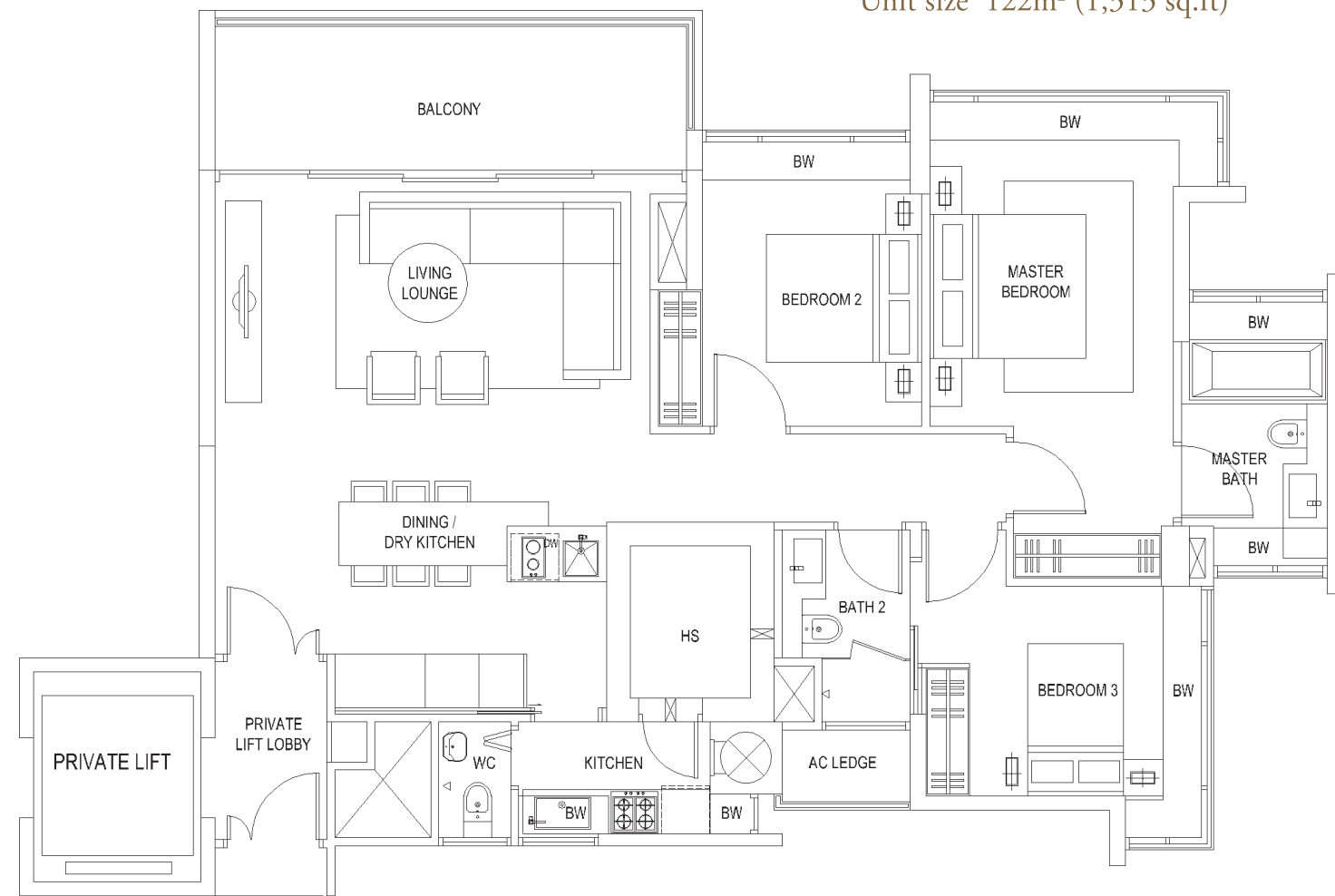


Unit #04-08 to #18-08

Unit #04-12 to #18-12 (mirror image)

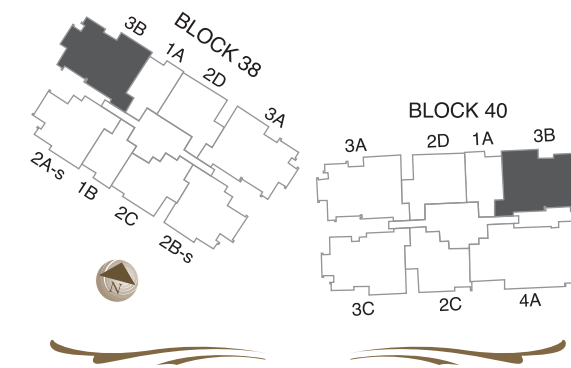
Type~3A

Unit size 122m² (1,313 sq.ft)



NOTES

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Unit #02-05 to #11-05

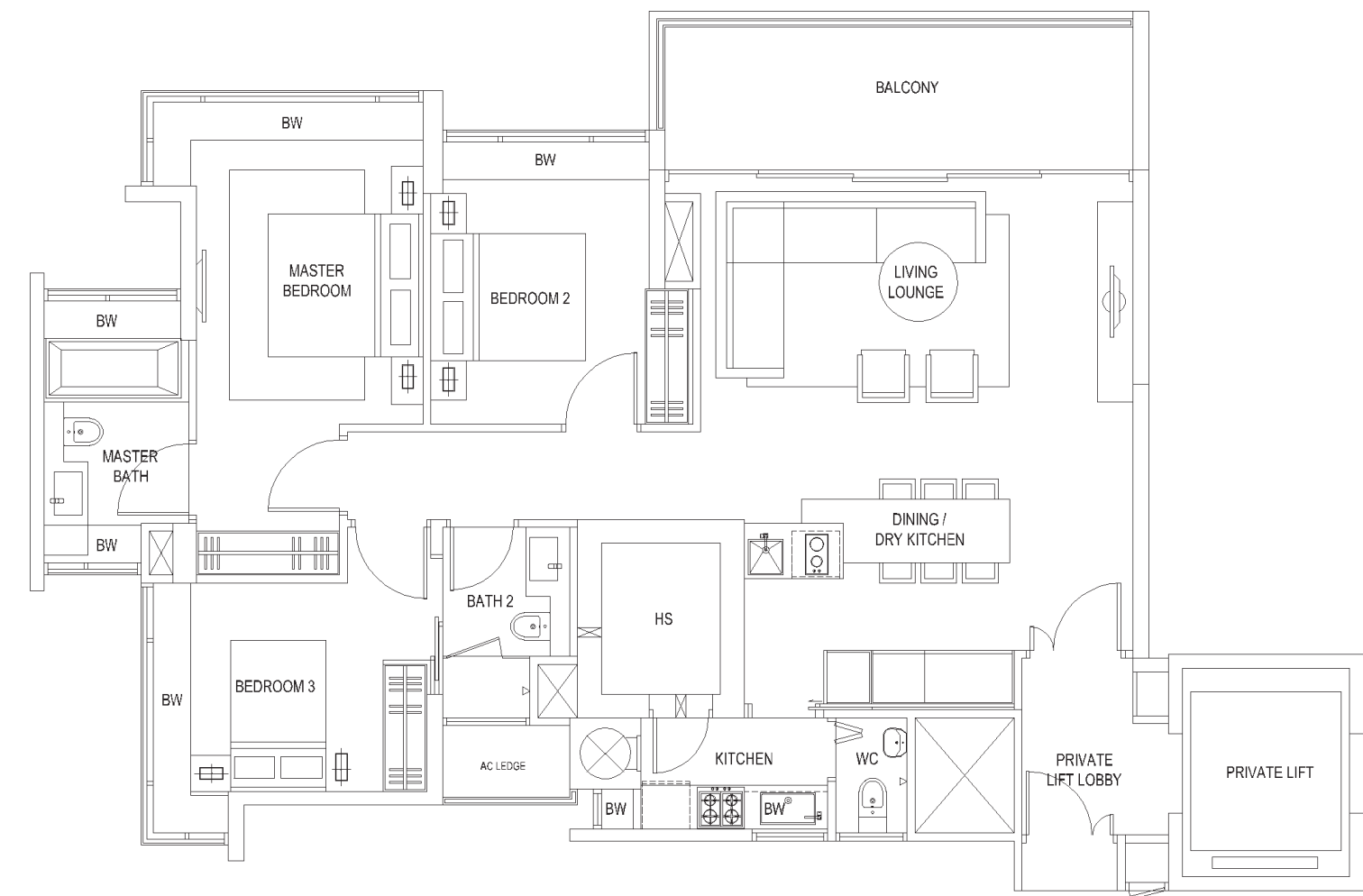
Unit #15-05 to #18-05

Unit #02-15 to #11-15 (mirror image)

Unit #15-15 to #18-15 (mirror image)

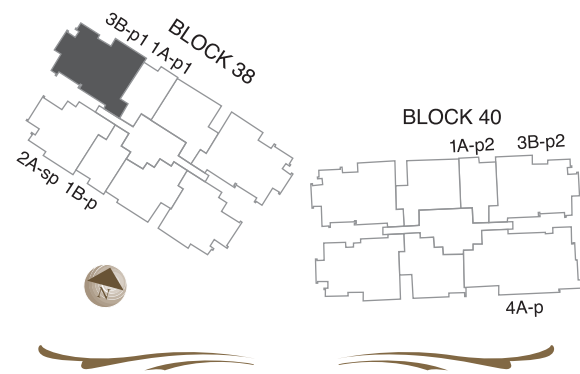
Type~3B

Unit size 121m² (1,302 sq.ft)



NOTES

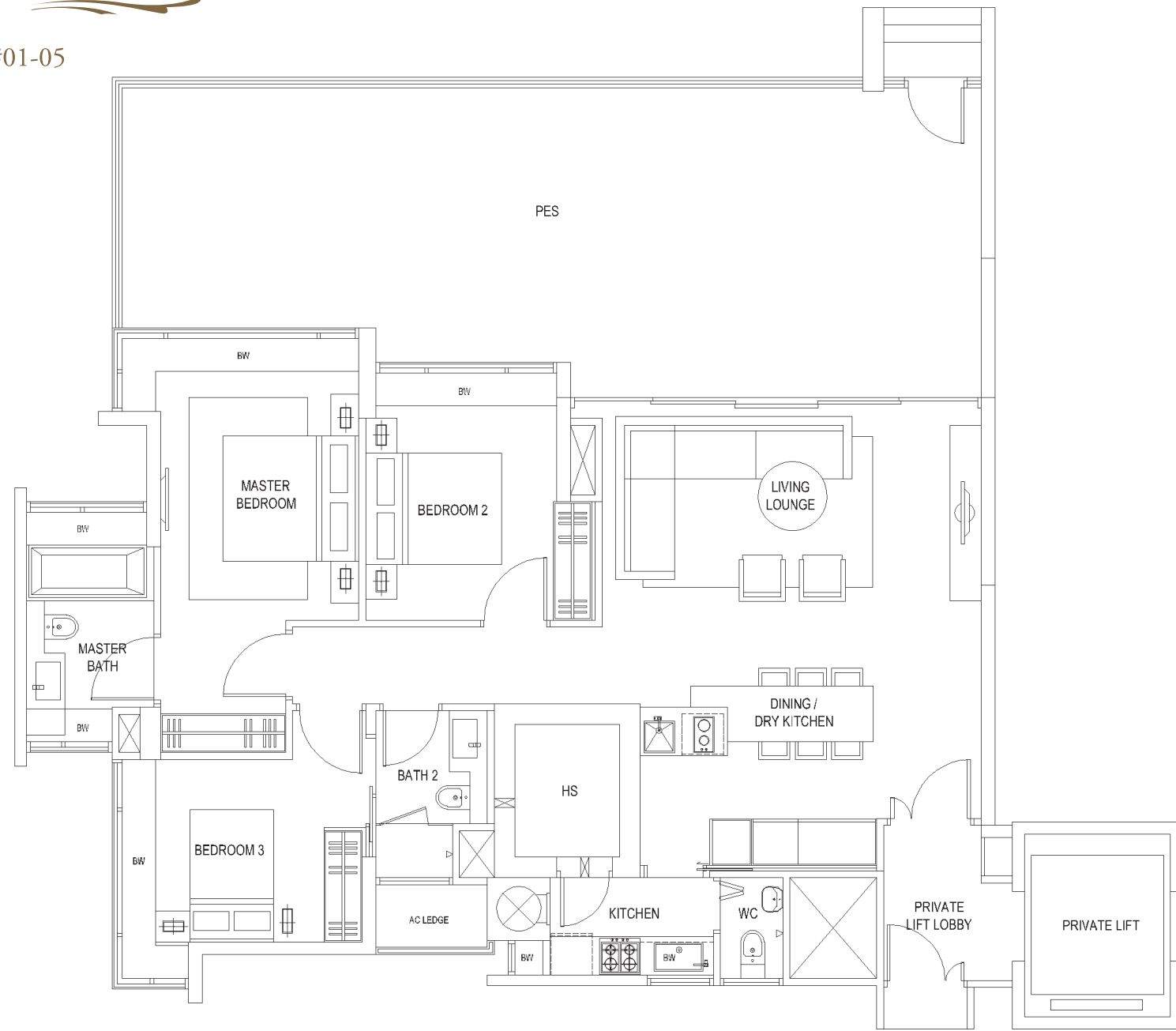
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Unit #01-05

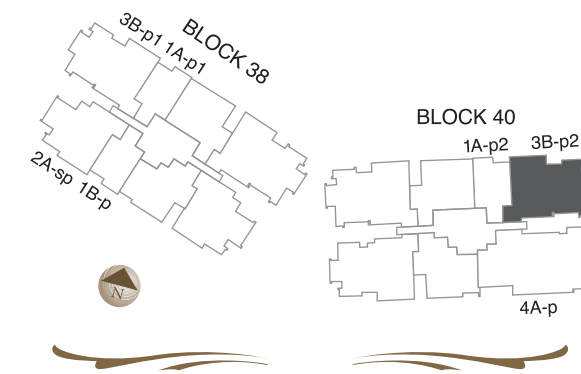
Type~3B-p1

Unit size 164m²
(1,765 sq.ft, incl PES 592 sq.ft)



NOTES

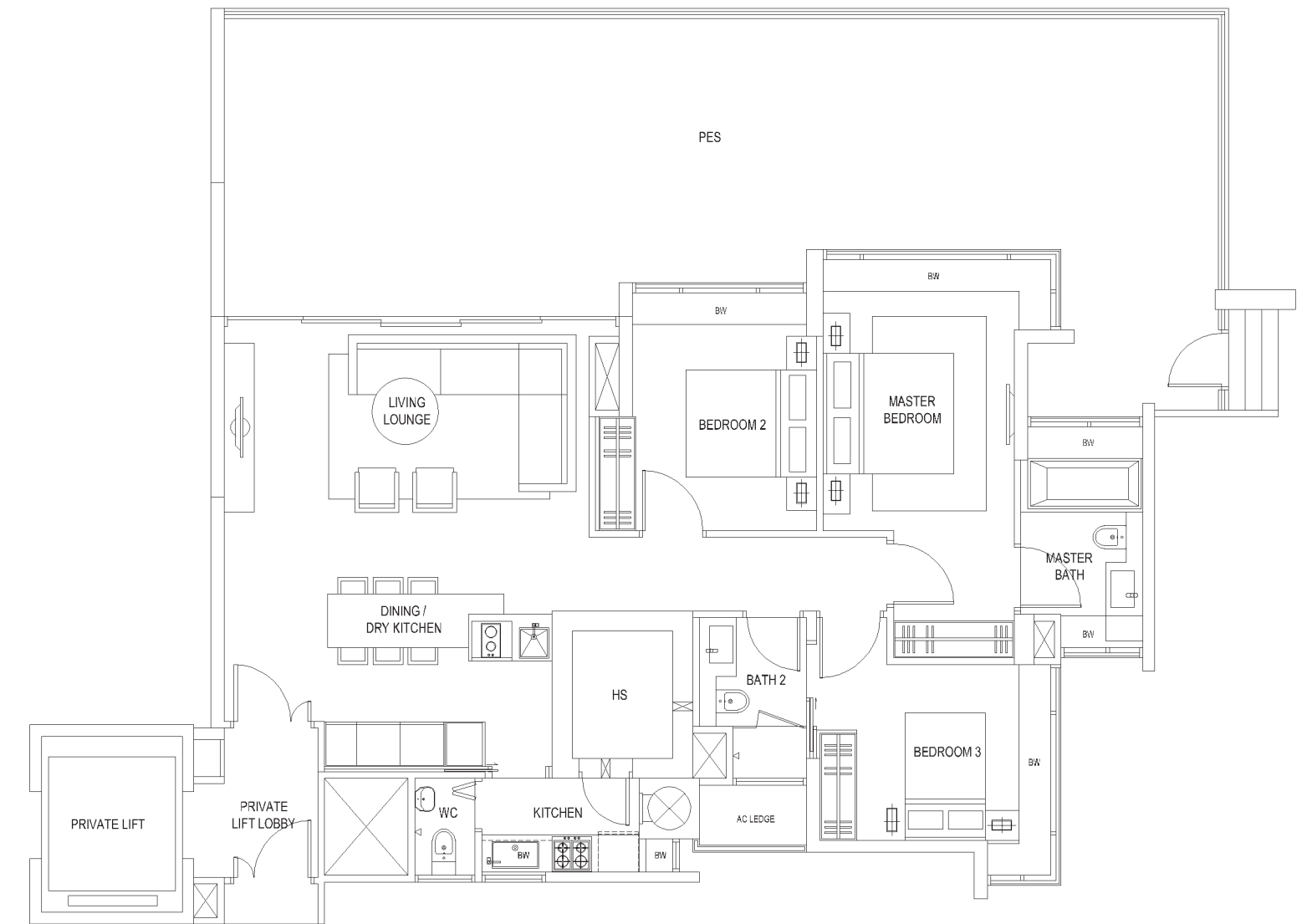
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Unit #01-15

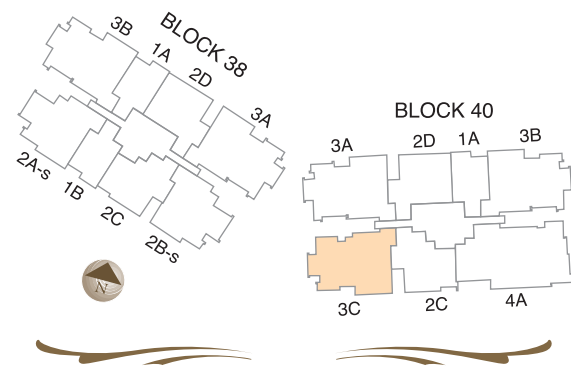
Type~3B-p2

Unit size 179m²
(1,927 sq.ft, incl PES 753 sq.ft)



NOTES

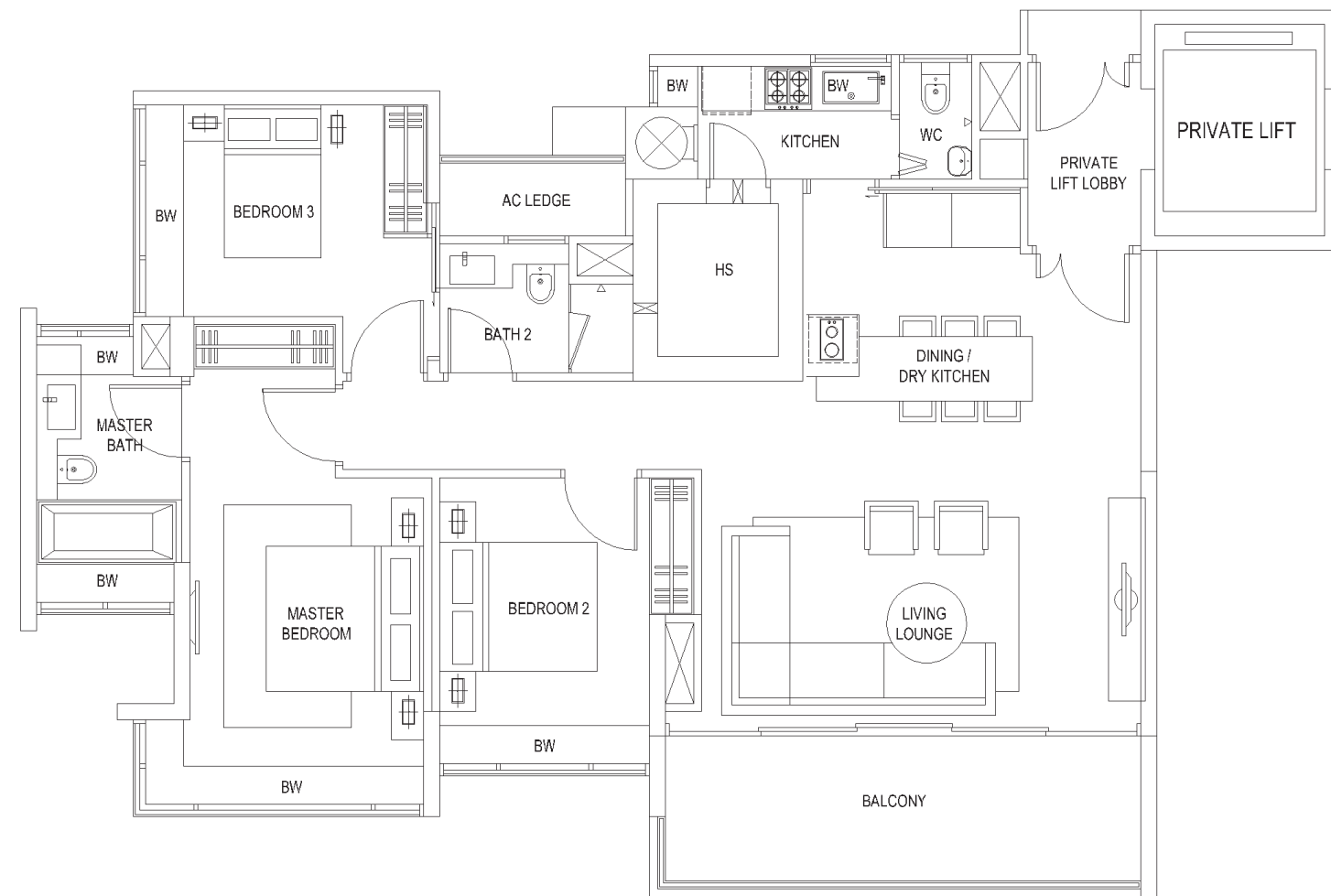
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Unit #04-11 to #18-11

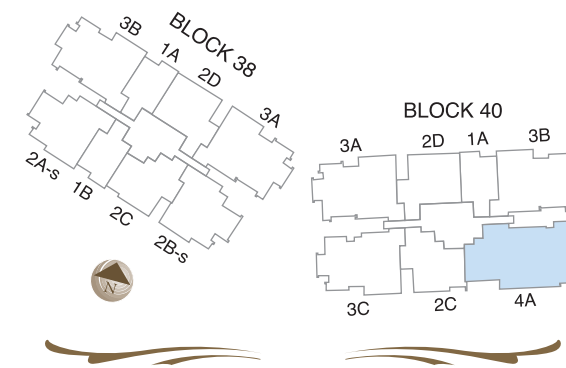
Type-3C

Unit size 119m² (1,281 sq.ft)



NOTES

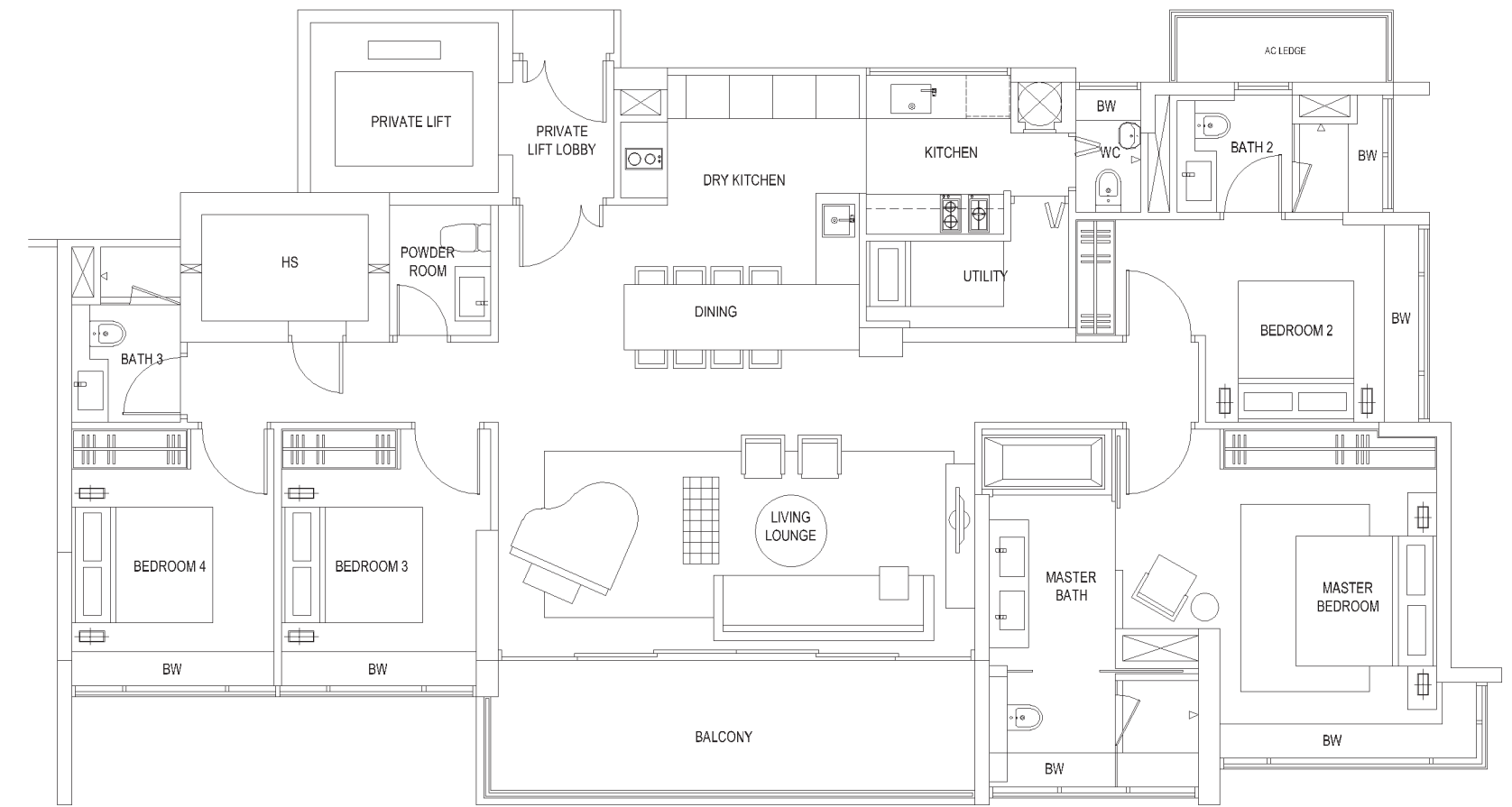
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Unit #02-09 to #11-09
Unit #15-09 to #18-09

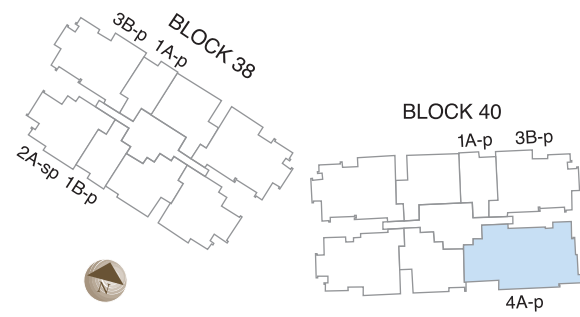
Type-4A

Unit size 169m² (1,819 sq.ft)



NOTES

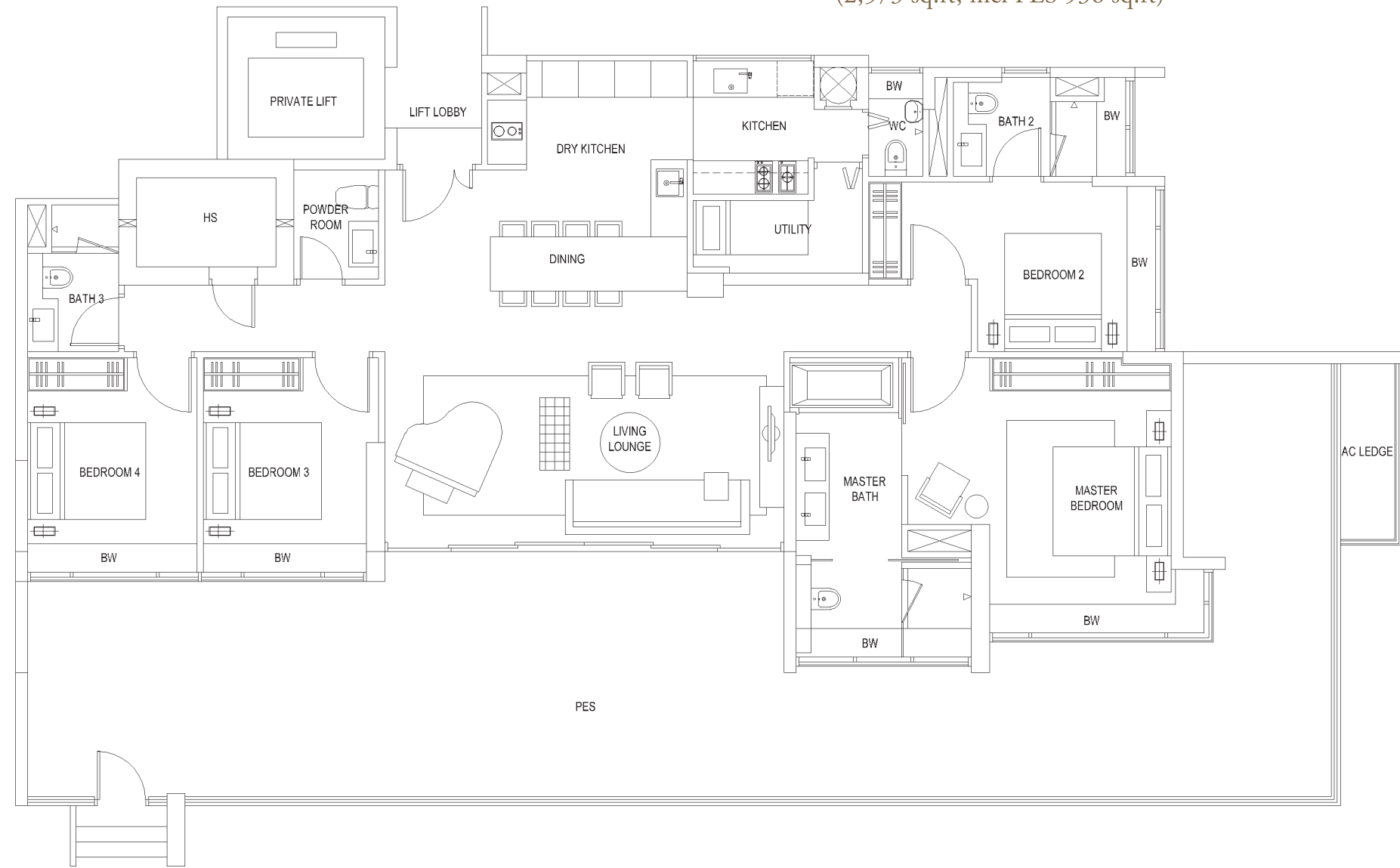
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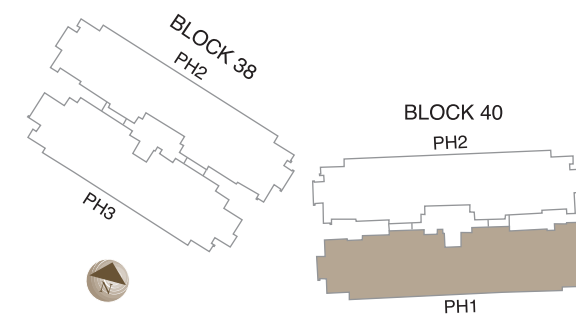
Unit #01-09

Type~4A-p

Unit size 239m²
(2,573 sq.ft, incl PES 936 sq.ft)



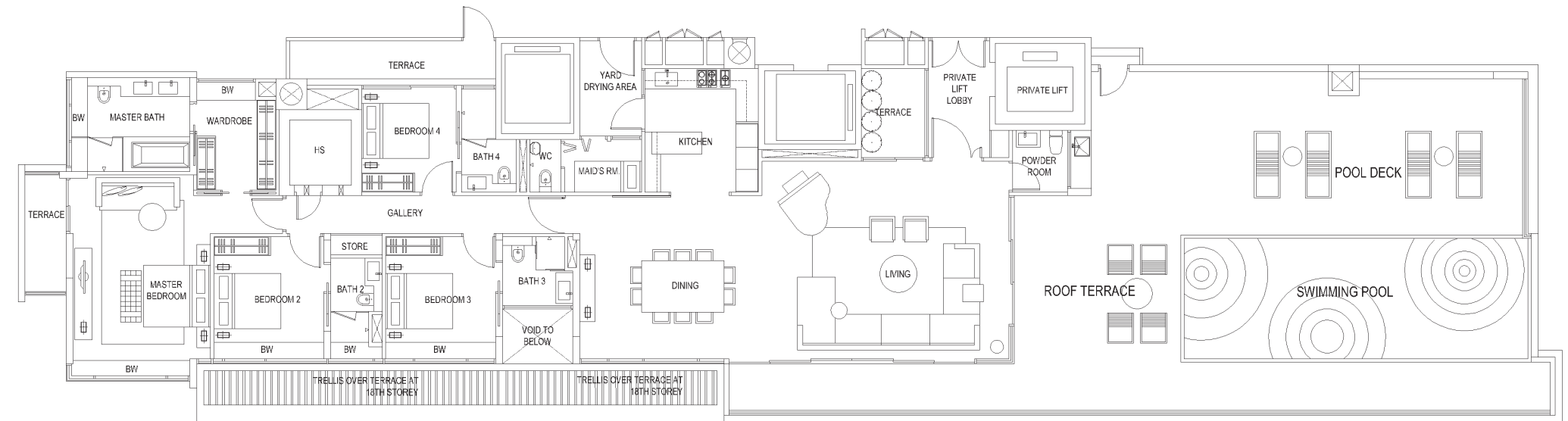
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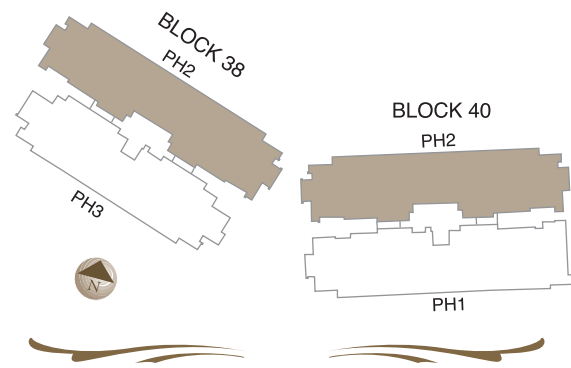
Unit #19-09

Type~PH1

Unit size 449m²
(4,833 sq.ft, incl 205 sq.ft Terrace,
1,679 sq.ft Roof Terrace and 667 sq.ft void)

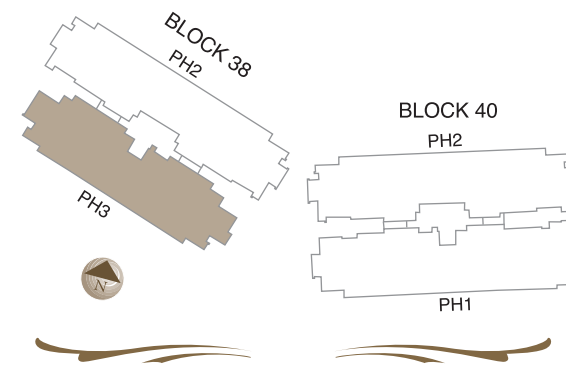


- NOTES
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Unit #19-08

Unit #19-12 (mirror image)

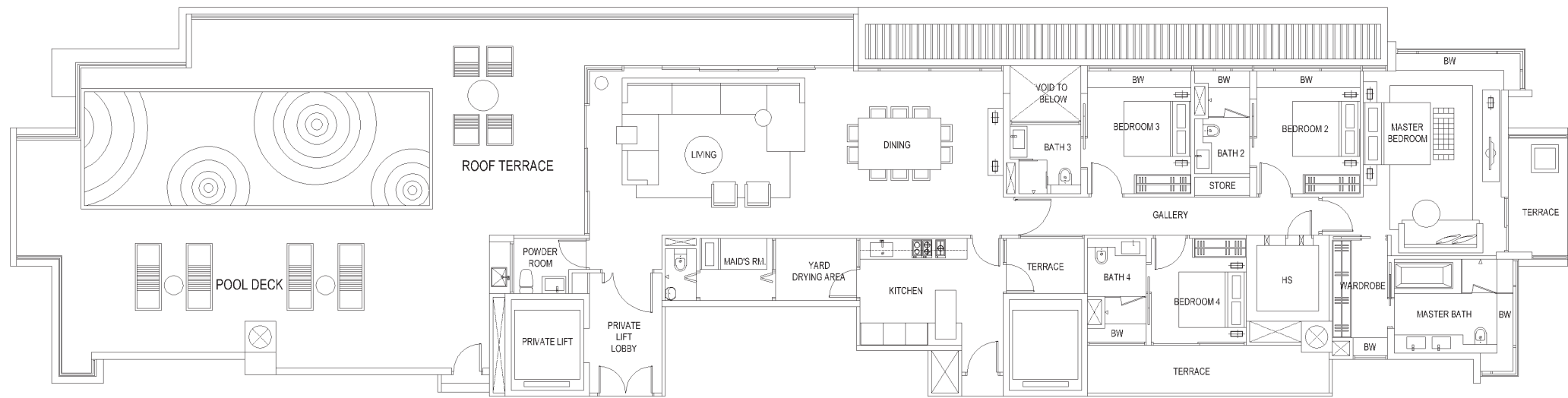


Unit #19-01

Type~PH2

Unit size 443m²

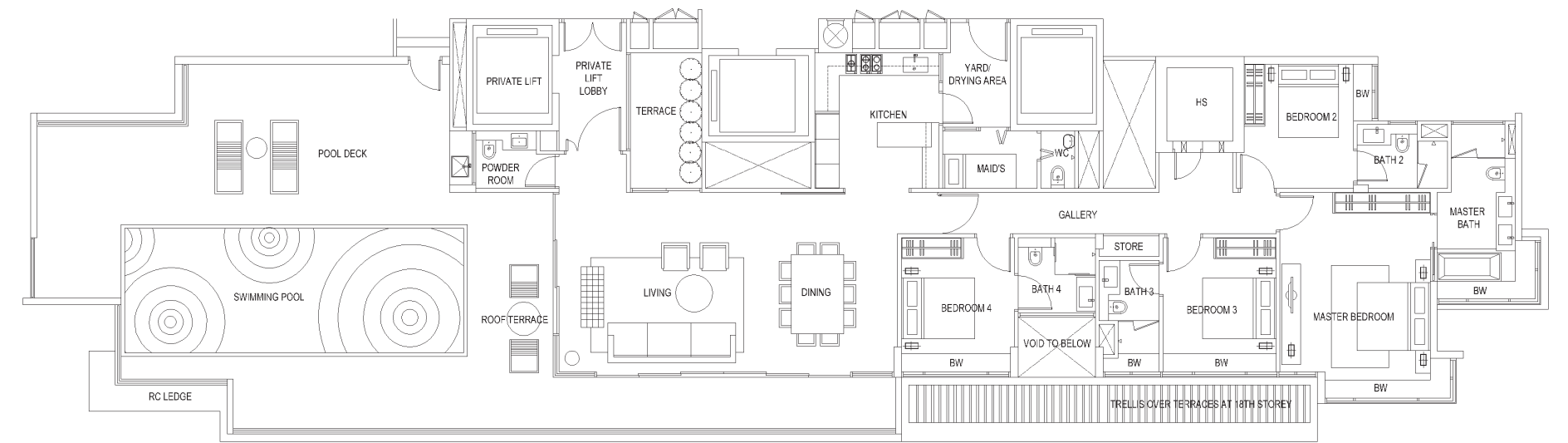
(4,768 sq.ft, incl 226 sq.ft Terrace,
1,668 sq.ft Roof Terrace and 646 sq.ft void)



Type~PH3

Unit size 358m²

(3,853 sq.ft, incl 75 sq.ft Terrace,
1,335 sq.ft Roof Terrace and 484 sq.ft void)



NOTES

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SING HOLDINGS LIMITED

Sing Holdings Limited and its subsidiaries (the “Group”) is a property development and investment group listed on the Mainboard of the Singapore Exchange. Founded in 1964, it has an established track record with development experience in a spectrum of properties ranging from houses, apartments, condominiums, office buildings, factories to warehouses.

The Group prides itself in delivering quality developments to its purchasers and tenants. Recent residential developments include BelleRive (along Keng Chin Road, off Bukit Timah Road), 38 Draycott Drive and Meyer Residence at 3 Meyer Place.

The Group endeavors to deliver dream homes to its homebuyers, in its bid to realise its vision of **A Developer of Premier Living.**

FORUM ASIAN REALTY INCOME II, L.P.

Forum Asian Realty Income II, L.P. is managed by Forum Partners, a global real estate firm with over USD2.0 billion of capital under management on behalf of institutional investors worldwide. Forum Partners specialises in providing growth and restructuring capital to listed and private real estate companies in Europe and Asia.

Since its founding in 2002, Forum Partners has managed investments in over 70 companies in 21 countries worldwide. Forum has over 70 employees based in 9 offices across Asia, Europe and North America.

A joint project by:



SPECIFICATIONS OF THE BUILDING

1. Foundation Reinforced concrete pile or bored piles	
2. Superstructure Reinforced concrete structure	
3. Walls	
a) External Walls Brick and/or reinforced concrete walls and/or pre-cast walls	
b) Internal Walls Brick and/or reinforced concrete walls and/or pre-cast walls and/or lightweight concrete panels and/or drywall partitions	
4. Roof Reinforced concrete flat roof with insulation and waterproofing system (where applicable)	
5. Ceiling	
a) Apartments Living, Dining, Bedrooms, Study, Private Lift Lobby, Gallery	: Ceiling board with emulsion paint finish
Master Bathroom, Common Bathrooms, Powder Room, Kitchen, Yard, WC	: Moisture resistant ceiling board and/or box up (where applicable) with emulsion paint finish
Balcony	: Ceiling board with emulsion paint finish
Household Shelter, Utility, Maid's Room	: Skim coat with emulsion paint finish
b) Common Areas Lift Lobbies	: Ceiling board with emulsion paint finish
Carpark	: Skim coat with emulsion paint finish
Staircases	: Skim coat with emulsion paint finish
6. Finishes	
6.1 Walls	
a) Apartments Living, Dining, Bedrooms, Study, Private Lift Lobby, Gallery	: Plaster and/or skim coat with emulsion paint finish
Master Bathroom, Common Bathrooms, Powder Room	: Stones up to false ceiling height and on exposed areas only
Kitchen, Yard, W.C. exposed areas only	: Tiles up to false ceiling height and on exposed areas only
Utility, Maid's Room	: Plaster and/or skim coat with emulsion paint finish
Household Shelter	: Skim coat with emulsion paint finish
Balcony, Pool Deck, Roof Terrace, Terrace	: Plaster and/or skim coat with emulsion paint finish
b) Common Areas Lift Lobbies at 1st Storey, Basement 1 & Basement 2	: Stones up to false ceiling height
Fire/Service Lift Lobbies and Corridors	: Tiles and/or plaster and emulsion paint up to false ceiling height
Staircases	: Plaster and emulsion paint finish
6.2 Floors	
a) Apartments Living, Dining, Study, Private Lift Lobby, Gallery	: Stones
Bedrooms	: Timber flooring
Master Bathroom, Common Bathroom, Powder Room	: Stones finish to expose area only
Kitchen, Yard, W.C, Utility, Maid's Room, Household Shelter	: Tiles to expose area only
Balcony, Pool Deck, Roof Terrace, Terrace	: Tiles to expose area only
b) Common Areas Lift Lobbies at 1st Storey, Basement 1 & Basement 2	: Stones
Fire/Service Lift Lobbies	: Tiles
Common Staircases	: Cement screed with nosing tiles
7. Windows Aluminium-framed windows with glass panels	
8. Doors	
- Main Entrance	: Approved timber door
- Balcony, Roof Terrace, Terrace, Planter	: Aluminium-framed with glass panel sliding door
- Bedrooms, Bathrooms, Powder Room	: Hollow core timber door
- Kitchen: Timber sliding/swing door	
- Maid's Room, Utility, W.C.:	Folding/sliding door
- Household Shelter	: Metal door
Selected quality locksets and ironmongery shall be provided for doors (where applicable)	
9. Sanitary Wares, Fittings and Accessories Refer to S&P agreement for details.	
10. Electrical Installation Refer to S&P agreement for details.	
11. Cable TV/Telephone Refer to S&P agreement for details.	
12. Lightning Protection Lightning protection system shall be provided in accordance with Singapore Standard CP33:1996.	
13. Painting	
External Wall	: Weather shield emulsion paint and/or spray textured coating at selected area
Internal wall	: Emulsion paint
14. Waterproofing All Bathrooms, Powder Room, W.C. Kitchen, Yard, Balcony, PES, Terrace, Roof Terrace, Pool Deck and Planter will receive appropriate waterproofing system (where applicable).	
15. Driveway and Carpark Driveway and covered carparks shall be of reinforced concrete with floor hardener.	

16. Recreation Facilities
a) Swimming Pool and Jacuzzi
b) Fitness Station
c) Playground
d) BBQ area
e) Function Room
f) Gymnasium
g) Tennis Court
h) Sky Terrace
i) Pavilion
j) Male & Female changing rooms

17. Additional Items
a) Built-in wardrobes to all bedrooms
b) Kitchen cabinets complete with sink
c) Hood, hob and fridge
d) Combi oven for type 1A, 1A-p1, 1A-p2, 1B, 1B-p, 2A-ps, 2A-s, 2B-s, 2C & 2D
e) Conventional oven, steam oven & dishwasher for type 3A, 3B, 3B-p1, 3B-p2, 3C, 4A, 4A-p, PH1, PH2 & PH3
f) Wine cellar for type 4A, 4A-p, PH1, PH2 & PH3
g) Air-conditioning system to living/dining and all bedrooms
h) Audio/Video intercom system
i) Hot water supply to bathrooms and kitchen
j) Town gas will be provided

18. Notes
Air-Conditioning System To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.

Cable Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to StarHub Cable Vision Ltd (SCV) 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 and/or internet access.

Fitting, Equipment, Finishes, Installations and Appliances

The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances shall be provided subject to Architect's selection, market availability and sole discretion of the Vendor.

Internet Access

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with an Internet Service Provider and/or such relevant entities/authorities for internet service to the Unit and make all necessary payments to such Internet Service Provider and/or such relevant authorities.

Marble and Granite

Marble and granite are natural stone materials containing veins with 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 in the marble or granite as well as non-uniformity between pieces 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 can be felt at the joints. The tonality and pattern of marble or granite selected and installed shall be subject to availability.

Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards
Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

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 Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

Timber

Timber strips are natural materials containing grain/veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation.

Developer: Sing Holdings (Cairnhill) Pte Ltd • Developer's Licence No.: C0405 • Tenure of Land: Freehold • Expected TOP Date: 30 Sept 2014 • Expected Date of Legal Completion: 30 Sept 2017 • Location: Lot Nos. 1310P (formerly Lots 553X and 1308T) of Town Subdivision 27, Singapore • Building Plan Approval No.: BP No. A0905-00077-2007-BP01.

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