

240
Residences

Limited Edition

— of 24

Limited units. Infinite possibilities.

We believe that in the modern, fast-paced world we live in, a home that is away from it all, yet with easy access to everything the heart desires and requires, is key to attaining a healthy, harmonious balance and a lovely relationship.

With 24One Residences, we are proud to bring you a freehold development that is built with your heart, body and soul in mind.

24One Residences is tucked between the best of nature, both sea and hill, and offers the convenience of city living at your doorstep. Wake up each day with a view of the lush Pasir Panjang hill. And enjoy all the modern conveniences, F&B to good schools and prime business districts.

Get ready to take on a wonderful new journey together as you bask in the absolute tranquility that only a cosy and luxurious development can afford.



*Freehold
development.
Landed property
enclave.*

A rare freehold opportunity in the landed enclave of Pasir Panjang presents itself in the form of 24One Residences. And now you can be a privileged owner of one of these 24 exclusive units, available in 2-, 3-, and 4-bedroom. Just imagine a lifetime of peace and tranquility, in your very own cradle of happiness that is away from all the hustle and bustle, yet at the doorstep of the city.

*Near enough.
Far enough.*

With a network of roads like West Coast Highway, AYE, KPE and MCE as well as Haw Par Villa and Pasir Panjang MRT just a stone's throw away from home, mere minutes is all that you and your family need to enjoy just about anything. Work at the Fusionopolis enclave. Chill at Clarke Quay. Relax at the Singapore Botanic Gardens. Everywhere is within touching distance but you remain distant from the dense concrete jungle.

- one-north MRT
2 MRT Stops
- Holland Village MRT
4 MRT Stops
- Botanic Gardens MRT
6 MRT stops
- NUH / NUS
4 min drive
- ACJC
7 min drive
- West Coast Plaza
9 min drive
- Jurong Lake District
14 min drive

24 OR
 Residences
 Haw Par Villa MRT
6 min walk

- Mapletree Business City
3 min drive
- HarbourFront MRT
4 MRT stops
- Tanjong Pagar MRT
6 MRT stops
- Marina Bay Financial Centre
16 mins drive



Map not drawn to scale.

*With the world
by your side,
you'll have time
on your side.*



*Entertain.
Enrich.*

The unique location of 240ne Residences brings to you more than just tranquility. Within a 10-minute drive, you will arrive at VivoCity for a world of entertainment, dining and shopping. Fancy a sunny retreat? Sentosa awaits. With ACJC and NUS less than 20 minutes away, your kids can stay refreshed daily while enjoying access to the best schools.



Sentosa



NUS



Mapletree Business City



VivoCity



Biopolis



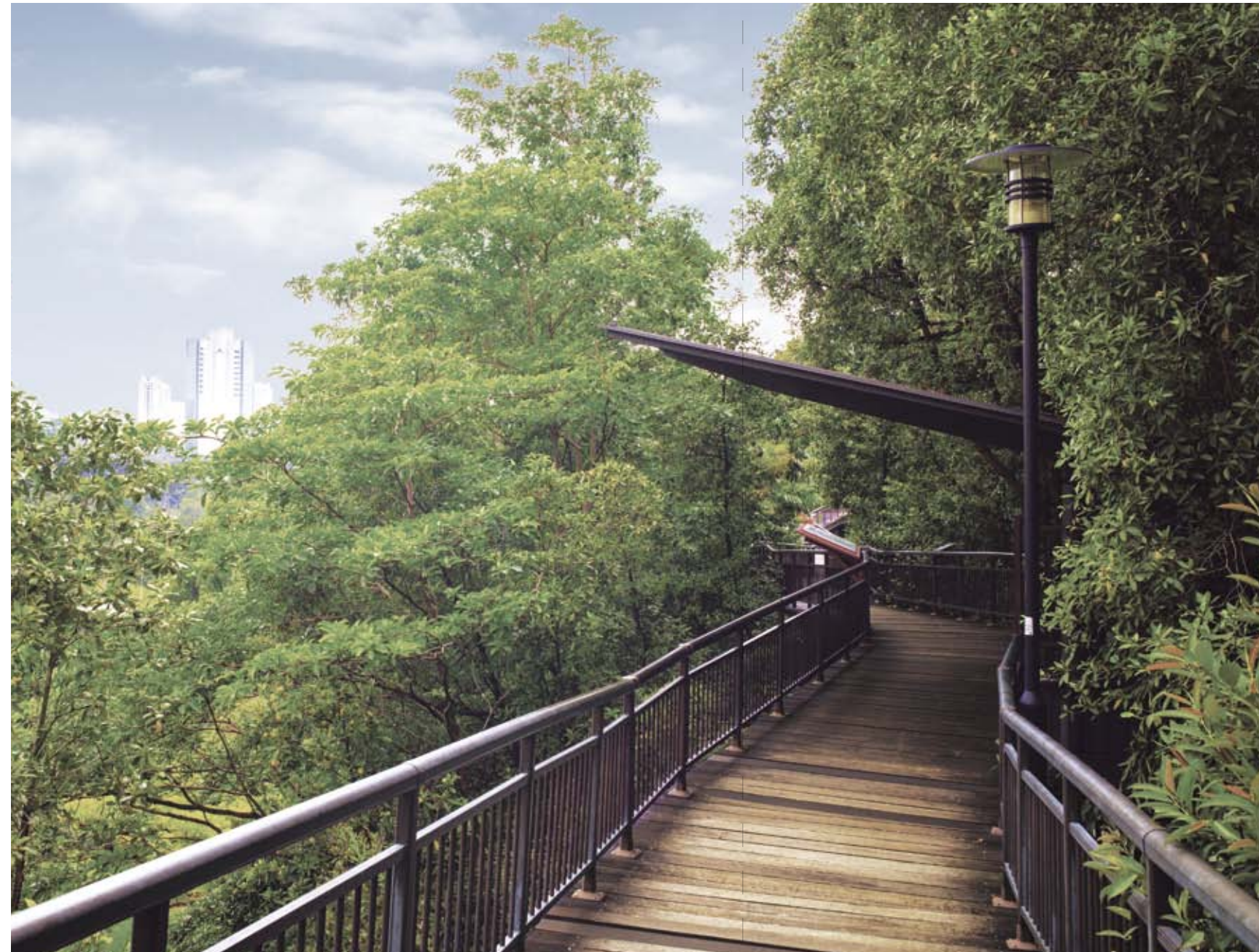
Singapore Science Park Two



Haw Par Villa MRT

*The greens.
The waves.*

Awake your senses with a morning jog at Kent Ridge Park and let the chirping birds and dewy leaves set your mood for the day. As evening falls, take a walk along West Coast or Labrador Park as you watch the sun set in the horizon while the lapping waves take your stresses away.



Kent Ridge Park



West Coast Park



Hort Park



Clementi Woods Park



Henderson Waves



243R
Residences

*Come home to a
grand welcome.*



Artist's Impression



*A pool to
relax in.
A view to
indulge in.*

Apart from urban comforts and lush nature, if the luxury of home is where you prefer, there is no better place than 24One Residences. Be it a lazy weekend or a quiet evening, you can simply regale in the pool and gaze out at the horizon, taking in the placid and quiet charm of your neighbourhood. Or if you so prefer, you can round up some friends for a spot of barbeque or burn those calories at the gym: all from the idyllic roof-top as you surrender your senses to the lush surroundings.

*When life is
full of memories,
you can build
memories for life.*





Artist's Impression

*An expanse
of space.
A touch of
elegance.*

With 24 immaculately designed units, you can rest assure that every thought has gone into creating the best possible home for you. Capacious space is available for the entire family to spend quality time together. But we believe that you value your personal space as much. Therefore, intricate spaces are carved out to ensure that you can have your own retreat. And of course, premium fixtures and fittings come as standard.



Artist's Impression



Artist's Impression

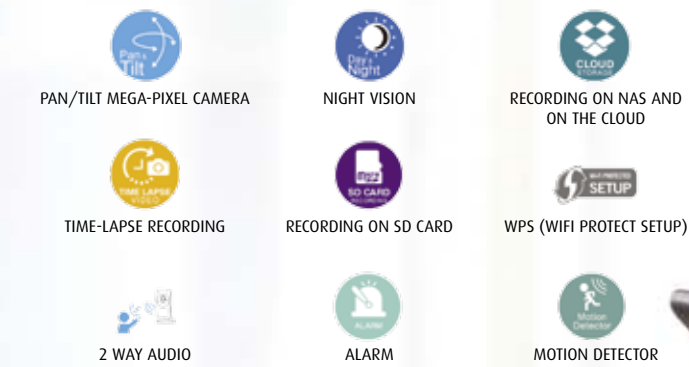
*Smart living.
Good living.*

You can now easily enjoy a safe and secure home from a one-stop system that can be further added with other wireless smart devices, without any need for re-wiring or monthly subscription. And you can control it all at the tip of your fingers with the VIDA app, whenever, wherever!

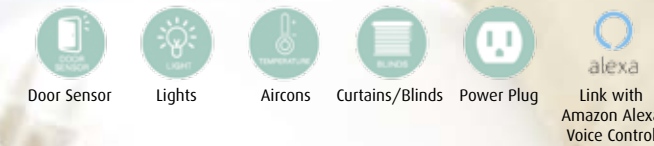


VIDA Gateway.
Enjoy endless possibilities
with your smart-home
ready home.

Smart Features of VIDA Gateway



VIDA Gateway can be expanded with smart devices to control:



The above features are provided only for general information purposes and to illustrate the potential functions of possible smart devices in 24One Residences.



Unlock your door conveniently with your fingerprint, pin, key or from the VIDA app connected to the VIDA Gateway, made compatible with Z wave technology.



The VIDA Gateway allows you to easily monitor your home through the VIDA app, receive notification and even sound the alarm if motion is detected. Choose to playback videos in SD card, dropbox or network attached storage.



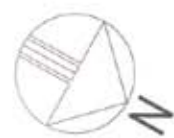
Intercom (Touch-screen outdoor panel).





Site Plan

- A. Main Entrance
- B. Pedestrian Entrance
- C. Driveway
- D. Carpark Lots
- E. Lift Lobby
- F. Gymnasium
- G. Pool Deck
- H. Swimming Pool
- I. Open Shower Area
- J. BBQ Area
- K. Jacuzzi
- L. Bin Centre



0 10 20 30 40 50 Metres

Unit Distribution Chart

	01	02	03	04	05	06
Attic					#05-05 3 BR PH	#05-06 3 BR PH
5th Storey	#05-01 2 BR Type 2	#05-02 3 BR Type 3	#05-03 3 BR Type 3	#05-04 2 BR Type 2		
4th Storey	#04-01 2 BR Type 2	#04-02 3 BR Type 3	#04-03 3 BR Type 3	#04-04 2 BR Type 2	#04-05 2 BR Type 2A	#04-06 2 BR Type 2A
3rd Storey	#03-01 2 BR Type 2	#03-02 3 BR Type 3	#03-03 3 BR Type 3	#03-04 2 BR Type 2	#03-05 2 BR Type 2A	#03-06 2 BR Type 2A
2nd Storey	#02-01 2 BR Type 2	#02-02 3 BR Type 3	#02-03 3 BR Type 3	#02-04 2 BR Type 2	#01-05 4 BR Duplex Type 1	#01-06 4 BR Duplex Type 1A
1st Storey						
Basement	CARPARK					

Legend

2-Bedroom
Type 2

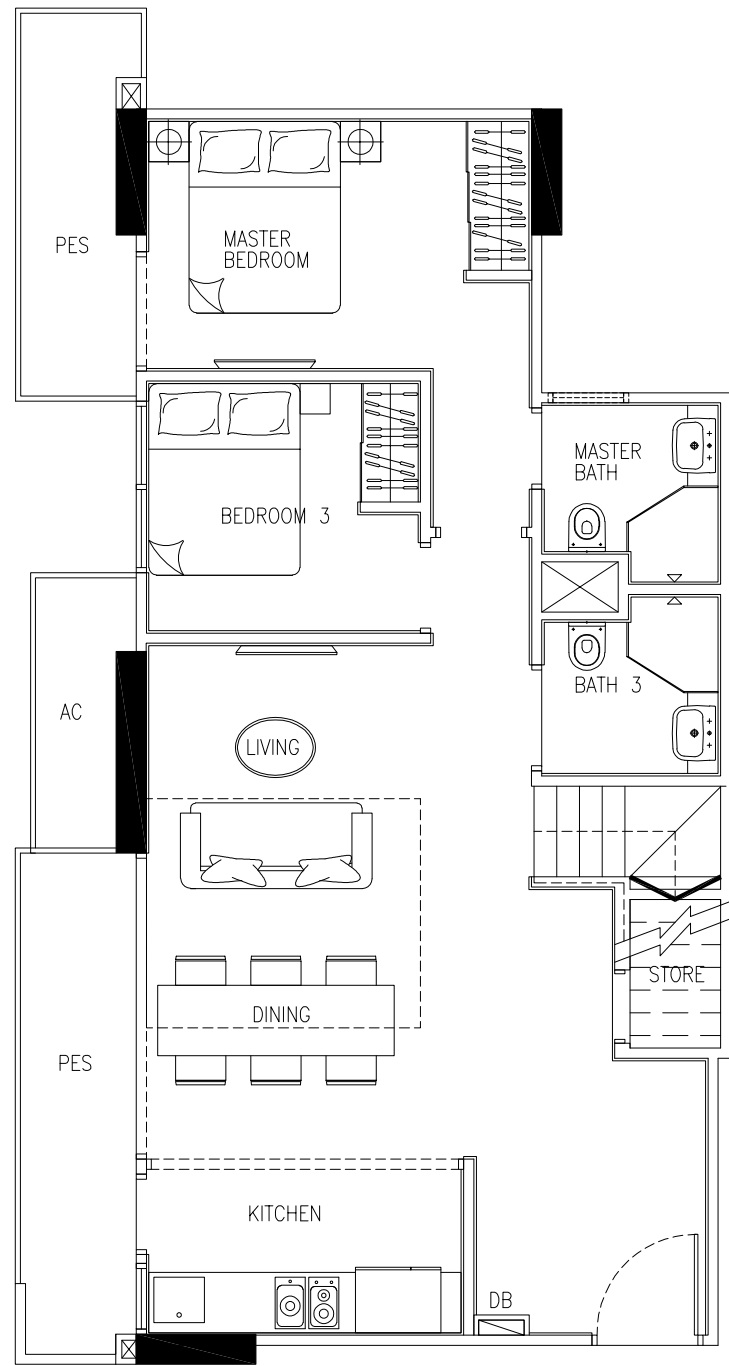
3-Bedroom
Type 3

4-Bedroom
Duplex Type 1

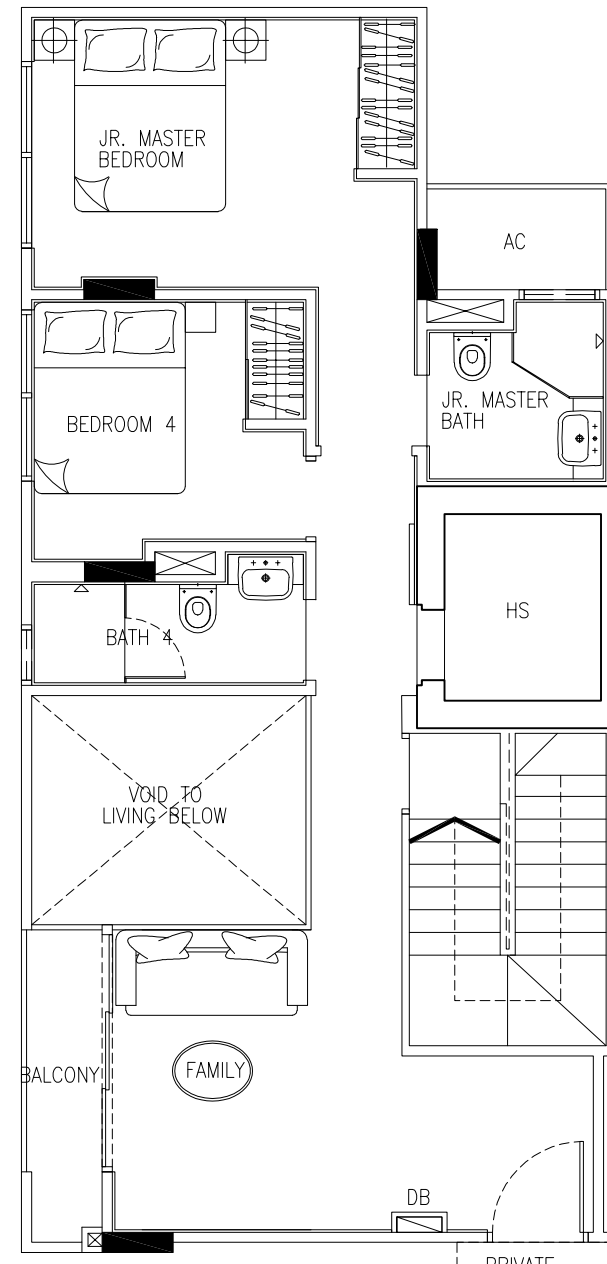
2-Bedroom
Type 2A

3-Bedroom
Type 3 Penthouse

TYPE 1 (4-Bedroom)
 146 sqm / 1572 sqft
 #01-05

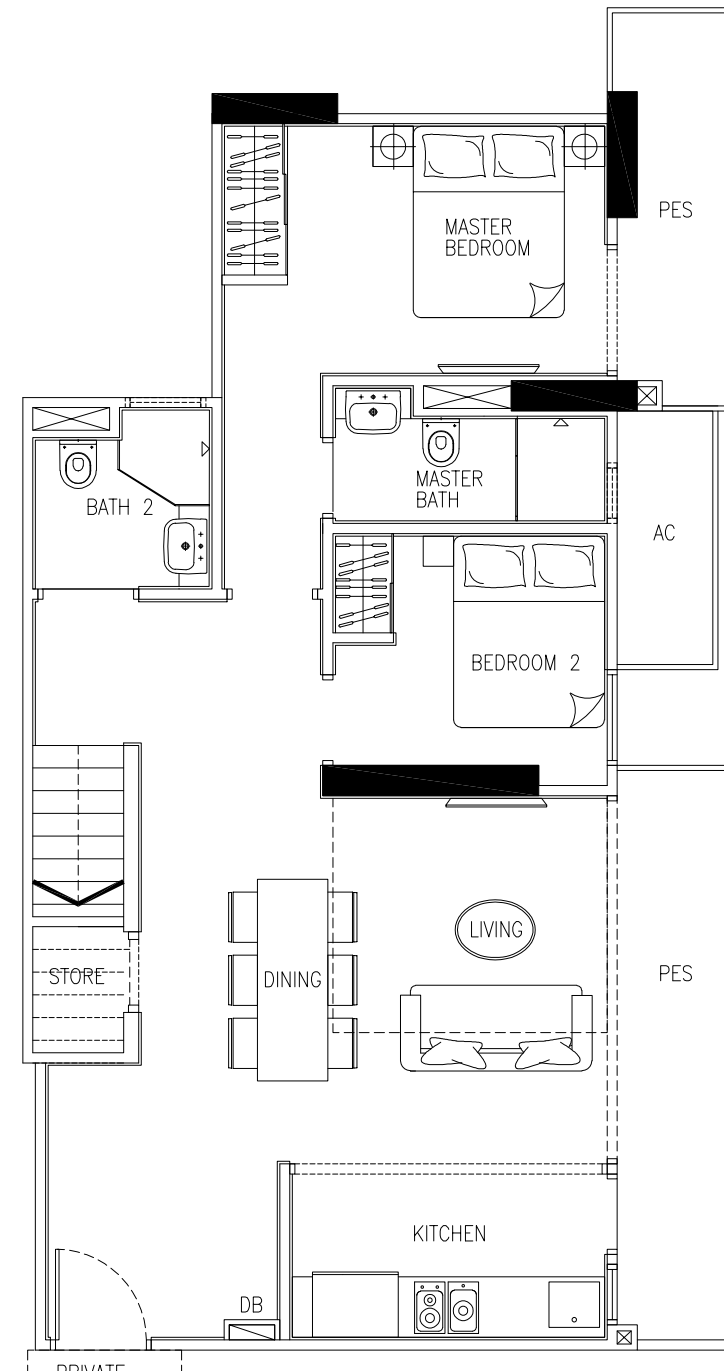


LOWER FLOOR

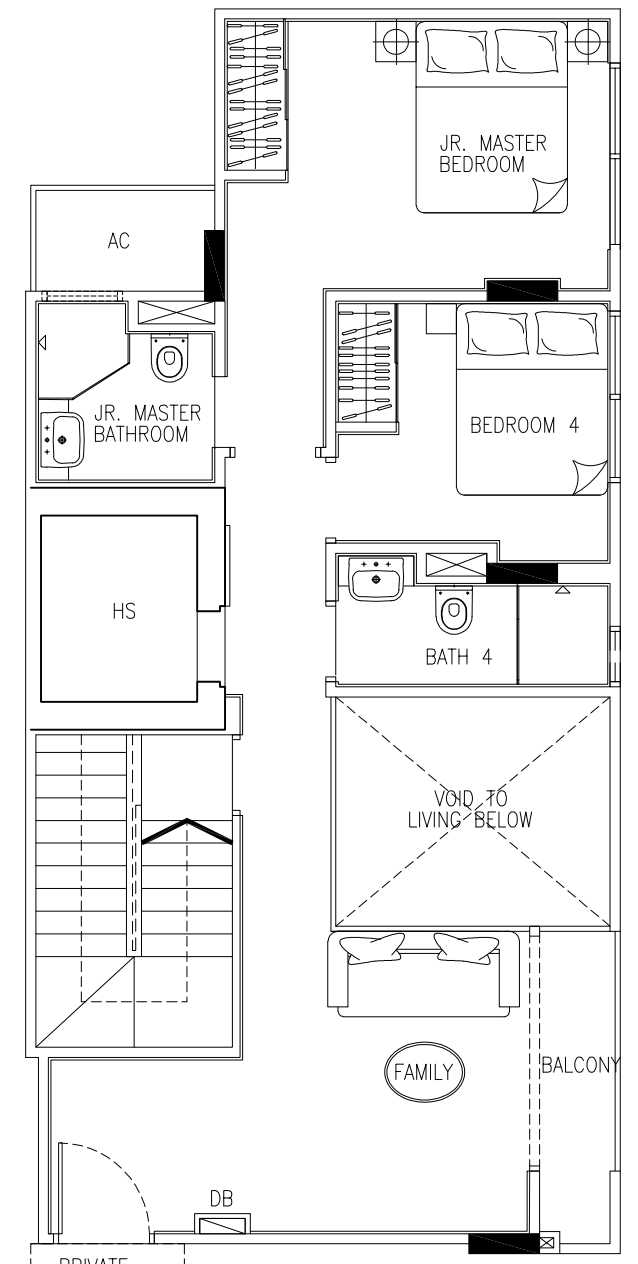


UPPER FLOOR

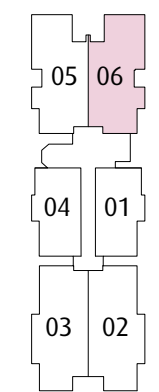
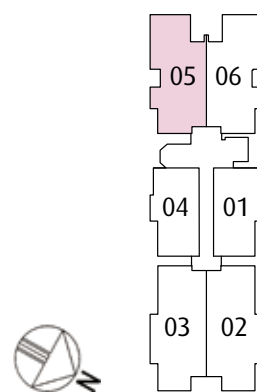
TYPE 1A (4-Bedroom)
 148 sqm / 1593 sqft
 #01-06



LOWER FLOOR



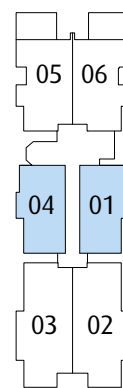
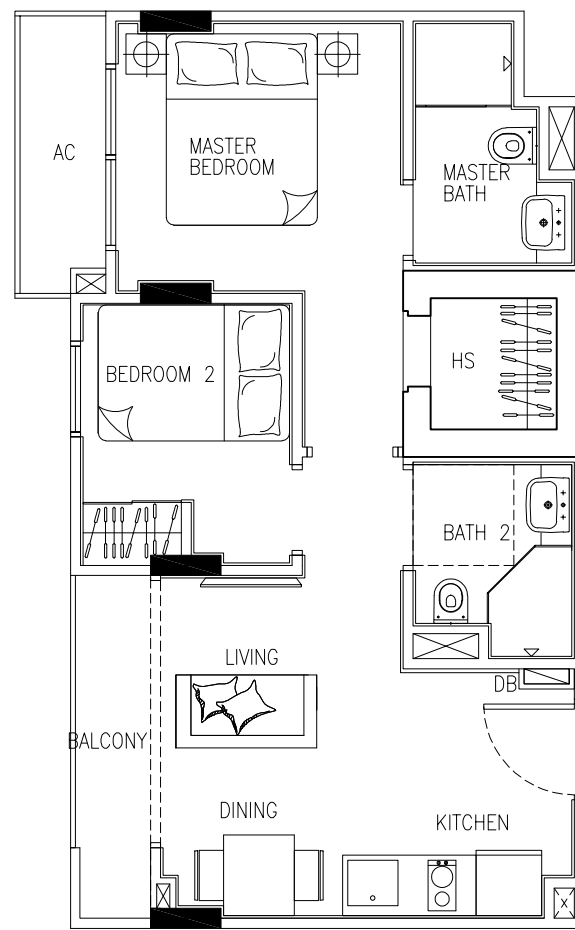
UPPER FLOOR



TYPE 2 (2-Bedroom)

45 sqm / 484 sqft

#02-01 #02-04 #03-01 #03-04
#04-01 #04-04 #05-01 #05-04



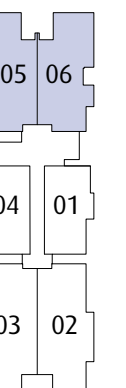
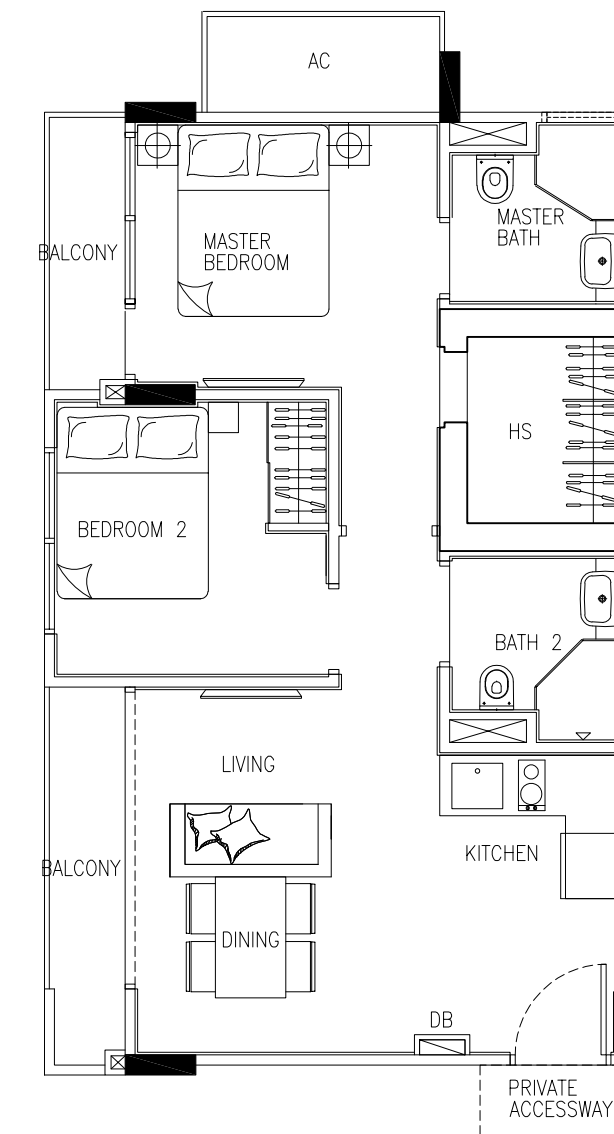
Plans are not to scale and subject to any amendment as may be approved by relevant authorities. All areas are approximate and are subject to final survey.



TYPE 2A (2-Bedroom)

58 sqm / 624 sqft

#03-05 #03-06 #04-05 #04-06



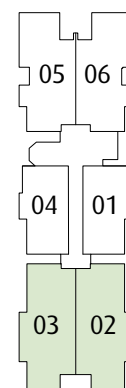
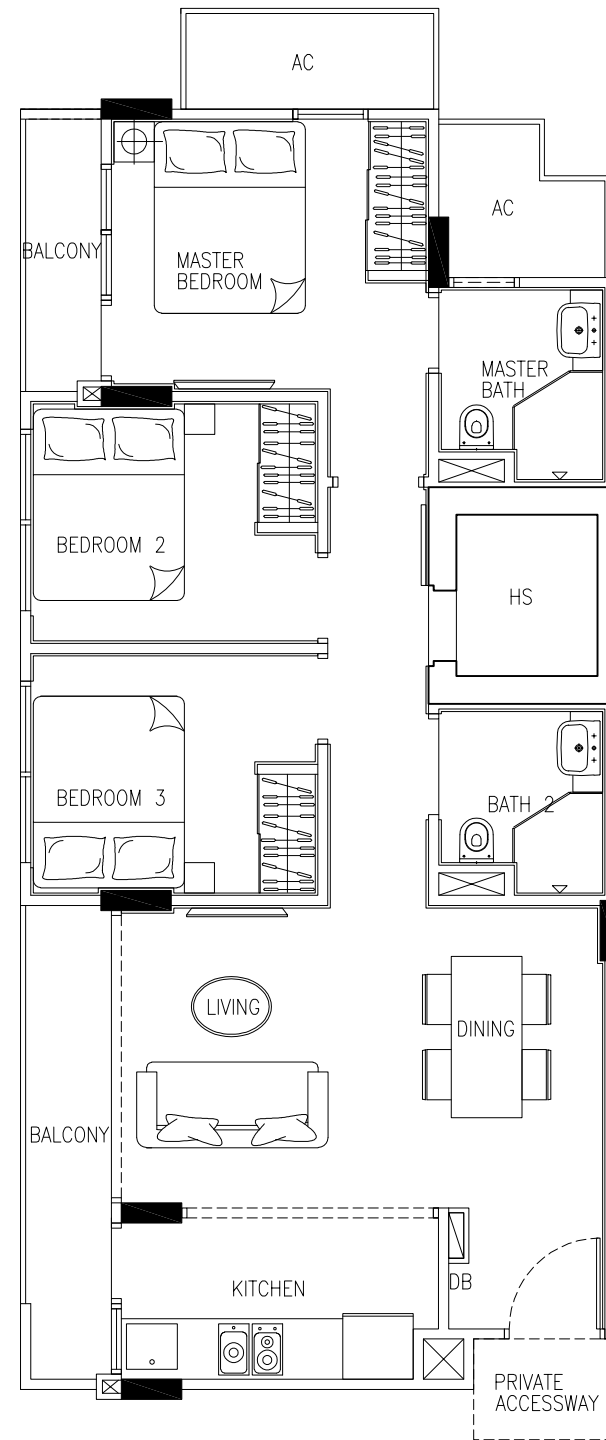
Plans are not to scale and subject to any amendment as may be approved by relevant authorities. All areas are approximate and are subject to final survey.



TYPE 3 (3-Bedroom)

75 sqm / 807 sqft

#02-02 #02-03 #03-02 #03-03
#04-02 #04-03 #05-02 #05-03

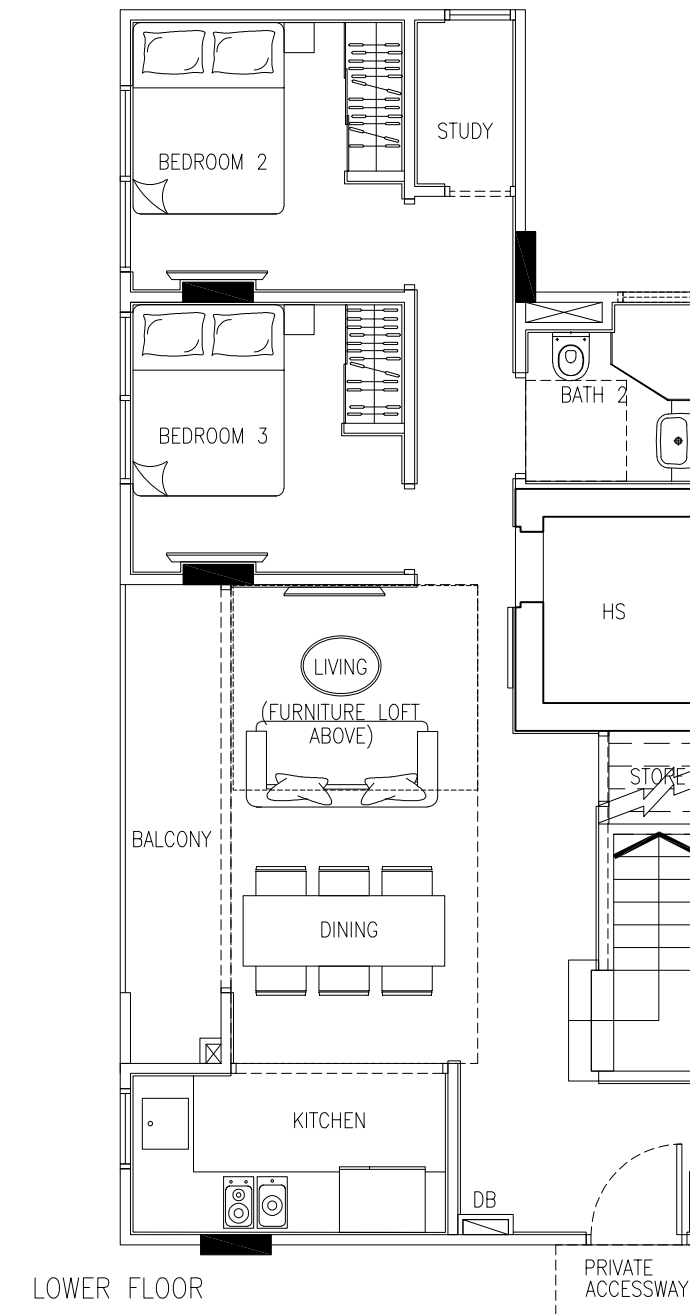


Plans are not to scale and subject to any amendment as may be approved by relevant authorities. All areas are approximate and are subject to final survey.

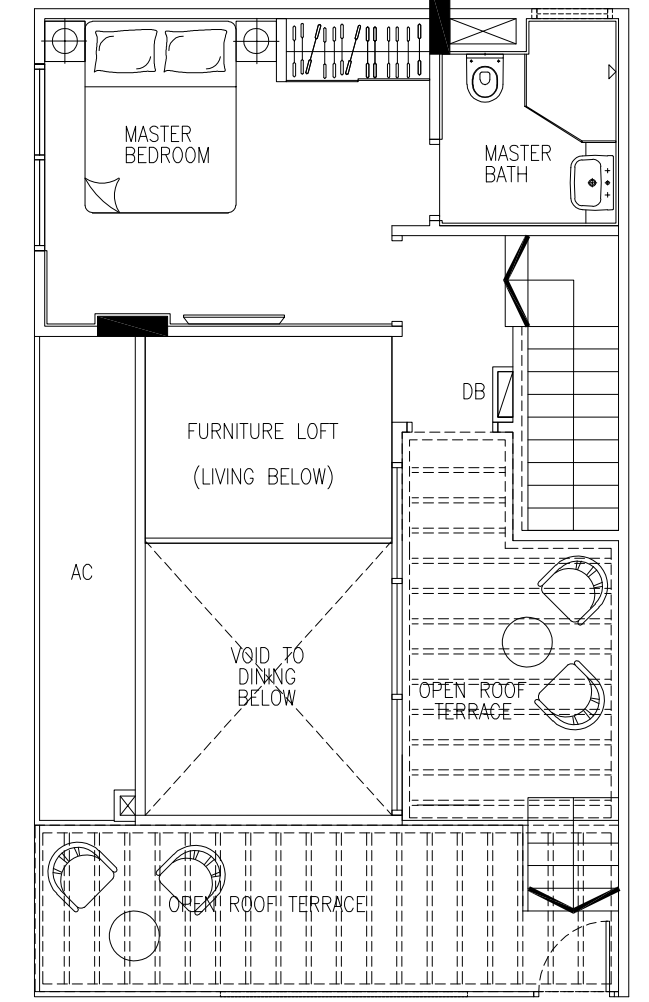
TYPE 4 (3-Bedroom Penthouse)

122 sqm / 1313 sqft

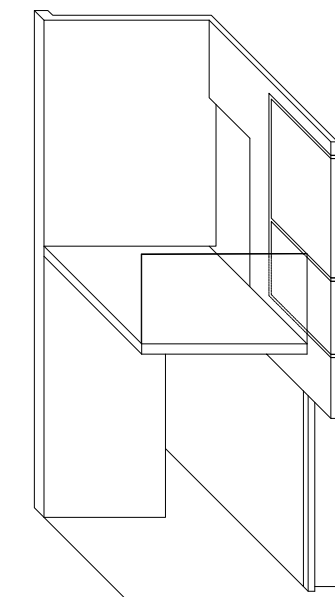
#05-05 #05-06



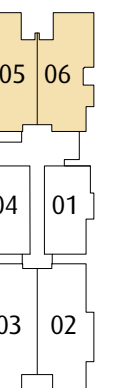
LOWER FLOOR



UPPER FLOOR



Furniture loft layout for Study or Entertainment area



Plans are not to scale and subject to any amendment as may be approved by relevant authorities. All areas are approximate and are subject to final survey.

Specifications

1. FOUNDATION

Reinforced Concrete Foundation

2. SUPER-STRUCTURE & SUB-STRUCTURE

Reinforced Concrete Structure

3. WALLS

- External : Brick/Reinforced Concrete
- Internal : Brick/Reinforced Concrete/Cement and Sand Block

4. ROOF

- Roof:
Reinforced concrete roof with waterproofing system and insulation and/or metal roof with insulation where applicable

5. CEILING

- Living, Dining, Family, Study, Master Bedroom, Bedrooms, Balcony, Household Shelter and A/C Ledge:
Skim coat on concrete ceiling, with or without plaster ceiling boards and/or box-ups to designated areas, with emulsion paint
- Kitchen, Open Kitchen and Hallway leading to Master Bedroom/Bedrooms/ Study and Bathrooms:
Fibrous plasterboard ceiling with emulsion paint

6. FINISHES

- Walls
 - Living, Family, Study, Kitchen, Open Kitchen, Dining, Master Bedroom, Bedrooms, Hallways to Bedrooms, Balcony, Household Shelter, Private Enclosed Space, Roof Terraces, A/C Ledge:
Cement and sand plaster and/or skim coat with emulsion paint (on exposed surfaces only)
 - Master Bathrooms:
Natural Marble (up to false ceiling height and on exposed surfaces only)
 - Jr. Master Bathrooms, Bathrooms:
Homogeneous and/or Porcelain tiles (up to false ceiling height and on exposed surfaces only)
- Floors
 - Living, Dining, Open Kitchen, Kitchen, Master Bathroom and Hallway to Bedrooms:
Natural Marble with or without skirting
 - Master Bedroom, Bedrooms, and Internal Staircase for Duplex Units:
Engineering Oak with or without skirting
 - Jr. Master Bathroom, Bathrooms, Household Shelter:
Homogeneous and/or Porcelain tiles (on exposed surfaces only)
 - A/C Ledges:
Cement and sand screed
 - Study, Balcony, Private Enclosed Space, Roof Terrace:
Homogeneous and/or Porcelain tiles with or without skirting

7. WINDOWS

- Master Bedroom (Type 2, 2A, 3, 4):
Powder coated aluminium framed casement windows with tinted glass
- Bedrooms (All Types):
Powder coated aluminium framed casement windows with tinted glass
- Kitchen (Type 1, 1A, 3, 4):
Powder coated aluminium framed casement windows with tinted glass
- Study (Type 4):
Powder coated aluminium framed casement windows with tinted glass
- Master Bath, Jr. Master Bathroom & Bathrooms (All Types):
Powder coated aluminium framed top hung windows with frosted glass and/or mechanical ventilation

8. DOORS

- Main Entrance Door (All Types):
Fire-rated timber swing door
- Master Bedrooms, Junior Master Bedroom, Bedrooms, Master Bathroom, Bathrooms (All Types):
Laminated swing door
- Junior Master Bathroom (Type 1, 1A):
Laminated pocket sliding door
- Kitchen (Type 1, 1A, 3, 4):

Powder coated aluminium framed sliding folding glass door and/or sliding glass door

- Study (Type 4):
Laminated bifold door
- Living and Dining to PES or Balcony (All Types):
Powder coated aluminium framed sliding tinted glass door
- Family to Balcony (Type 1, 1A):
Powder coated aluminium framed sliding tinted glass door
- Kitchen to PES (Type 1, 1A):
Powder coated aluminium framed swing tinted glass door
- Kitchen to Balcony (Type 3):
Powder coated aluminium framed sliding tinted glass door.
- Household Shelter (All Types):
Blast-proof metal door
- Roof Terrace (Type 4):
1.8m high metal gate
- Internal Staircase (Type 1, 1A):
Laminated swing door

9. IRONMONGERY

Lockset and ironmongery will be provided

10. SANITARY FITTINGS

- Master Bathrooms:
 - Quartz vanity top with wash basin, mixer tap and cabinet below
 - Glass shower compartment complete with rain shower, hand shower and shower mixer
 - Water closet
 - Medicine Cabinet with mirror
 - Paper holder
 - Towel rail
 - Robe hook
 - Bidet spray
- Jr. Master Bathroom, Bathrooms:
 - Solid Surface vanity top with wash basin, mixer tap and cabinet below
 - Glass shower compartment complete with hand shower and shower mixer
 - Water closet
 - Medicine Cabinet with mirror
 - Paper holder
 - Towel rail
 - Robe hook
 - Bidet spray
- Roof Terrace:
 - Bib tap
- Kitchen/Open Kitchen:
 - Single lever sink mixer
 - Kitchen sink

12. AIR CONDITIONING INSTALLATION

Inverter type multi-split system with wall mounted fan coil units to Living, Dining, Family, Study Master Bedroom and Bedrooms.

13. ELECTRICAL INSTALLATION

- All electrical wiring for apartment units shall be concealed where possible except for areas with false ceiling where wiring above false ceilings and within electrical compartments shall be in exposed conduit/trunking/tray.
- Please refer to Electrical Schedule for points details.

14. TV/TELEPHONE/CABLEVISION

- All electrical wiring for apartment units shall be concealed where possible except for areas with false ceiling where wiring above false ceilings and within electrical compartments shall be in exposed conduit/trunking/tray.
- Please refer to Electrical Schedule for points details.

15. LIGHTNING PROTECTION

Lightning protection system provided in compliance with Singapore Standard SS 555.

16. AUDIO & VISUAL INTERCOM

Audio & Visual intercom between Main Gate, Pedestrian Gate, Basement Lift Lobby and apartment units.

17. SECURITY SYSTEM

Auto Gate System

- Proximity card access system at Pedestrian Gate, Basement Lift Lobby and designated areas (where applicable)

18. RECREATIONAL FACILITIES

- Swimming pool (10.8m L x 3.1m W x 1.2m D)
- Jacuzzi (3.7m L x 3.6m W x 1.0m D)
- Pool Deck
- Gymnasium
- BBQ area

19. PAINTING SYSTEM

External Walls : Weather bond emulsion paint

Internal Walls : Emulsion paint

20. WATERPROOFING

Waterproofing shall be provided to floors of Bathroom, Toilet, Balcony, Kitchen, Open Kitchen Roof Terrace and RC Flat Roof, PES.

21. DRIVEWAY AND CARPARK

Surface Driveway & Carpark : Heavy duty homogenous tiles (for covered car parking and/or driveway)/glass cell blocks (for open car parking)

22. ADDITIONAL ITEMS

The following items will be provided by the Developer:

- High and low kitchen cabinets with Quartz Counter Top for both Kitchen and Open Kitchen
- 1 oven, 1 free standing fridge, 1 hood, 1 induction hob (2 burner) and 1 gas hob (1 burner) for Kitchen (Type 1, 1A, 3, 4)
- 1 microwave, 1 integrated fridge, 1 hood, 1 induction hob (2 burner) for Open Kitchen (Type 2, 2A)
- Built-in wardrobes
- Hot Water Supply shall be provided to all Bathrooms. Units will be provided with water heater. Turn-on and utility charges shall be borne by the Purchaser

Notes

Marble/Quartz is natural stone material(s) 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/quartz as well as non-uniformity between pieces cannot be totally avoided. The tonality and pattern of the marble selected and installed shall be subject to availability.

Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber joint contraction/expansion movement due to varying air moisture content is also a natural phenomenon.

Selected **tile** sizes and tile surface flatness cannot be perfect and subject to acceptable range.

Engineered Timber Flooring

Engineered timber is a natural material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Engineered timber is also subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Engineered timber that is used outdoors will become bleached due to sunlight and rain.

Selected **tile** sizes and tile surface flatness cannot be perfect and subject to acceptable range.

Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage in certain pieces of heat-strengthened glass. It is not possible to detect this defect prior to the breakage, which may occur in all heat-strengthened glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

False ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

Mechanical ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

Planters are designed to take the loading of potted plants only. All turf/plants in the planters shall be provided subject to Architect's selection.

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

Layout/Location of wardrobes, kitchen cabinets, air-con ducts, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole

discretion and final design.

Town gas will not be provided.

All isolators for compressor units are subject to air-con equipment configuration. Location of all electrical points and DB boxes are subject to Architect's sole discretion and final design.

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.

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers (ISP) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with television service providers for the service connection for television subscription channels.

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

The Purchaser shall not install any window, wall, screen or structure of any kind to enclose the balcony without any prior written approval from the relevant Authorities.

Where the Unit is provided with Private Open Terrace and Balcony, the Purchaser shall not cover up or erect any roof or structure over the Private Enclosed Space (PES), Open Terrace and Balcony. Where trellises are provided in these areas, it should not be covered by roofs. Covering of the Open Terrace and Balcony constitutes additional gross floor area (GFA), which requires the necessary planning permission from the Authority and consensus of the Management Corporation.

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.

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.

Disclaimer

While every reasonable care has been taken in preparing this brochure, specifications, constructing the sales models and sales gallery/showflat (the "Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation or promise (written or oral) by its agents & contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement. All information, specifications, layout plans, building plans, location of facilities, finishes and appliance selection and visuals are subject to any changes as may be required and approved by the Architect, Developer and/or by the relevant authority and may be changed without notice. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models, showflat displays and photography are artist's impressions only and none can be regarded as representation of fact. Floor areas are approximate measurements only and not to scale. It is subject to final survey. The property is subject to inspection by the relevant authorities to comply with current codes of practice.

ELECTRICAL SCHEDULE DESCRIPTION	UNIT TYPE					
	TYPE 1 (1 UNIT)	TYPE 1A (1 UNIT)	TYPE 2 (8 UNIT)	TYPE 2A (4 UNIT)	TYPE 3 (8 UNIT)	TYPE 4 (2 UNIT)
LIGHTING POINT	27	27	12	12	16	24
13A SWITCH SOCKET OUTLET	36	36	21	21	25	27
WATER HEATER POINT	5	5	2	2	3	3
WASHING MACHINE POINT	1	1	1	1	1	1
INDUCTION HOB (2 BURNER)	1	1	1	1	1	1
GAS HOB (1 BURNER)	1	1	-	-	1	1
COOKER HOOD POINT	1	1	1	1	1	1
OVEN POINT	1	1	-	-	1	1
MICROWAVE	-	-	1	1	-	-
REFRIGERATOR POINT	1	1	1	1	1	1
BELL POINT	2	2	1	1	1	1
TELEPHONE POINT	7	7	4	4	5	6
SCV/TV POINT	6	6	4	4	5	5

* Power Points/isolators for ACMV system depends on the quantity of condensing/fan coil units.

*Creating exclusive homes,
building inspiring spaces.*

TEE Land Limited

TEE Land Limited ("TEE Land" or "the Group") is a regional real estate developer and investor, with a growing presence in Singapore, Malaysia, Thailand, Australia and New Zealand. The Group undertakes residential, commercial and industrial property development projects, as well as invests in income-generating properties such as hotels in Australia and short-term accommodation in New Zealand.

TEE Land is an established property developer with a strong track record of delivering quality and well-designed living and working spaces that harmonise societies, businesses and people. Our property development projects are predominantly freehold in tenure and are targeted at middle-to-high income consumers who value exclusivity in good locations.

Amongst its recent projects are Hilbre28, Aura 83, The Boutiq, Sky Green, Rezi 3Two, 183 Longhaus and The Peak @ Cairnhill I in Singapore and The Surawong, Chewathai Ratchaprarop and Chewathai Ramkhamhaeng in Thailand.

TEE Land was incorporated in 2012 and listed on the mainboard of the Singapore Exchange in 2013. The company is a subsidiary of TEE International Limited.



TRIO



HILBRE 28



THE PEAK@CAIRNHILL I



183 LONGHAUS



THIRD AVENUE CYBERJAYA



REZI 3TWO

*For enquiries, please call 6100 1183
or visit www.24oneresidences.com.sg*

Developer Name: TEE Vista Pte Ltd • Co.Reg. No.: 200201880Z • Tenure: Freehold • Legal Description: Lot 99888V, MK 03 at 241 Pasir Panjang • Developer's Licence: C1101
• Encumbrances: Mortgage registered in favour of United Overseas Bank Limited (UOB) • BP No.: A1525-00008-2016- BP01 • BP No.: A1525-00008-2016-BP02 • Expected TOP Date: June 2020 • Expected Date of Legal Completion: June 2023

Whilst every reasonable care has been taken in preparing this brochure, the Developer and its agents shall not be held responsible or liable for any inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representations of fact. All information and specifications are current at the time of print and are subject to change as may be required without prior notice. Nothing herein shall form part of any offer or contract. Visual representations including models, drawings, illustrations, photographs and art renderings portray artistic impressions only and are not to be taken as representations of fact. Floor areas (inclusive of A/C ledge and void area) and other measurements are approximate only and are subject to final survey. The Developer shall not be bound by any statements, representations or promises (whether written or oral) by its agents or otherwise, except as expressly set forth in the Sale and Purchase Agreement. The Sale and Purchase Agreement shall form the entire contract between the Developer and the Purchaser and shall supersede all statements, representations or promises (whether written or oral) made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises (whether written or oral) made by the Developer and its agents unless approved by the Controller of Housing (if required) and expressly agreed to in writing between the parties.



TEE LAND

