CITY SUITES

A NEW POINT OF VIEW

235 Balestier Road
IN LIFE, ONE SHOULD TAKE THE HIGHER GROUND

THE CITY IS AT YOUR DOORSTEP

IT ALL REVOLVES AROUND YOU
Live the high life at the edge of the city and move to its pulsating beat – a pleasurable mix of work, entertainment and leisure bespeak an extensive indulgence for the well heeled and travelled urbanites.

Plus, discover Balestier’s best-kept secrets – an eclectic mix of famous gastronomical eateries, heritage sights, quaint retail delights and lush nature at its best.
Walk to the city or drive into town, the pleasure is all yours.

With the Novena MRT station nearby and the Central & Pan-island Expressways linking you to anywhere island wide, work & play naturally fuse into a pleasant daily experience without the need to leave your comfort zone.
A LOCATION TO BE ENVIED

Arts, cultures, shopping, entertainment and more...

City Suites is a stone’s throw away from the world-class Orchard Road shopping Belt, the famous Newton’s Hawker’s centre, the retail hub at Novena and the sumptuous food spread across the length of Balestier Road – Enjoy the premium of having the city at your doorsteps.
AN ESTEEM AND LOFTY CITY

Welcome to the art of living at its most refined, most personal. Situated at a blissful locale just off the main street, this 16-storey freehold residential development comprises 56 choice abodes of elegantly spacious 1-bedroom apartments and penthouses set amidst inspired landscapes and waterscapes.
City Suites is a personification of uber modern living - stylish, practical and bestowed with spatial freedom. Each home reflects an urban design that merges beauty and function with affluent features to please your senses.
Welcome to a home where every space conveys rigorous detailing and good spatial optimization. Carefully planned to meet your expectations of a comfortable dream home.

Smart Detailing In Design
Well-lit Spaces

Boasting brilliant sun-washed interiors by day and magnificent city views by night, this high-rise oasis fuses sublime style with sensible functionality to provide you with an exceptional tranquil residence.
Premium Refinement

Enjoy the pleasure of well-equipped spaces where each home is furnished with stylish fittings, quality finishes and branded appliances conveying an undeniable statement of sophistication.
Feel fab with an invigorating workout at the outdoor gym and walk-in garden or simply invite friends over for a sumptuous barbecue.

Have a leisurely swim and let the rhythmic sound of water features provide the perfect backdrop to a chill afternoon.
LIVE IN STYLE

Rest, relax and rejuvenate yourself in myriad splendid ways.

1. GUARDHOUSE
2. DROP-OFF
3. SKY GARDEN
4. POOL DECK / SKY GYM
5. SKY POOL
6. TOILET
LAYOUT TO COMPLEMENT EVERY NEED

FLOOR PLANS
## UNIT DISTRIBUTION

<table>
<thead>
<tr>
<th>LEVEL</th>
<th>UNIT TYPE</th>
<th>UNIT #</th>
<th>UNIT TYPE</th>
<th>UNIT #</th>
<th>UNIT TYPE</th>
<th>UNIT #</th>
<th>UNIT #</th>
<th>UNIT #</th>
<th>UNIT #</th>
</tr>
</thead>
<tbody>
<tr>
<td>17</td>
<td>C</td>
<td>#16-01</td>
<td>D</td>
<td>#16-02</td>
<td>F</td>
<td>#16-03</td>
<td>E</td>
<td>#16-04</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>A</td>
<td>#15-01</td>
<td>A</td>
<td>#15-02</td>
<td>B</td>
<td>#15-03</td>
<td>B1</td>
<td>#15-04</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>A</td>
<td>#14-01</td>
<td>A</td>
<td>#14-02</td>
<td>B</td>
<td>#14-03</td>
<td>B1</td>
<td>#14-04</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>A</td>
<td>#13-01</td>
<td>A</td>
<td>#13-02</td>
<td>B</td>
<td>#13-03</td>
<td>B1</td>
<td>#13-04</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>A</td>
<td>#12-01</td>
<td>A</td>
<td>#12-02</td>
<td>B</td>
<td>#12-03</td>
<td>B1</td>
<td>#12-04</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>A</td>
<td>#11-01</td>
<td>A</td>
<td>#11-02</td>
<td>B</td>
<td>#11-03</td>
<td>B1</td>
<td>#11-04</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>A</td>
<td>#10-01</td>
<td>A</td>
<td>#10-02</td>
<td>B</td>
<td>#10-03</td>
<td>B1</td>
<td>#10-04</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>A</td>
<td>#09-01</td>
<td>A</td>
<td>#09-02</td>
<td>B</td>
<td>#09-03</td>
<td>B1</td>
<td>#09-04</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>A</td>
<td>#08-01</td>
<td>A</td>
<td>#08-02</td>
<td>B</td>
<td>#08-03</td>
<td>B1</td>
<td>#08-04</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>A</td>
<td>#07-01</td>
<td>A</td>
<td>#07-02</td>
<td>B</td>
<td>#07-03</td>
<td>B1</td>
<td>#07-04</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>A</td>
<td>#06-01</td>
<td>A</td>
<td>#06-02</td>
<td>B</td>
<td>#06-03</td>
<td>B1</td>
<td>#06-04</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>A</td>
<td>#05-01</td>
<td>A</td>
<td>#05-02</td>
<td>B</td>
<td>#05-03</td>
<td>B1</td>
<td>#05-04</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>A</td>
<td>#04-01</td>
<td>A</td>
<td>#04-02</td>
<td>B</td>
<td>#04-03</td>
<td>B1</td>
<td>#04-04</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>A</td>
<td>#03-01</td>
<td>A</td>
<td>#03-02</td>
<td>B</td>
<td>#03-03</td>
<td>B1</td>
<td>#03-04</td>
<td></td>
</tr>
</tbody>
</table>

**LEVEL UNIT TYPE UNIT # UNIT TYPE UNIT # UNIT TYPE UNIT # UNIT # UNIT #**

<table>
<thead>
<tr>
<th>2</th>
<th>SKY POOL / POOLSIDE GYM / FLOATING PAVILION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>MAIN LOBBY</td>
</tr>
<tr>
<td>B1</td>
<td>BASEMENT CARPARK</td>
</tr>
<tr>
<td>B2</td>
<td>BASEMENT CARPARK</td>
</tr>
<tr>
<td>B3</td>
<td>BASEMENT CARPARK</td>
</tr>
</tbody>
</table>

## FLOOR PLANS

### TYPE A

49 sq.m / 527 sq.ft

#03-01 to #15-01

![FLOOR PLAN OF THE PROPERTY #03-01 to #15-01](image)

Key plan (Not to scale)

*Note: The floor plans are not to scale and subject to changes as they are based on relevant authorities. All floor areas are estimated or subject to final survey.*
FLOOR PLANS

TYPE A-MIRROR
49 sq.m / 527 sq.ft
#03-02 to #15-02

TYPE B
42 sq.m / 452 sq.ft
#03-03 to #15-03

Area include A/C ledge, balcony, PES, roof terrance and void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to the key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All floor areas are estimated and subjected to a final survey.

Key plan (Not to scale)
FLOOR PLANS

TYPE B1
43 sq.m / 463 sq.ft
#03-04 to #15-04

BUILDING SPECIFICATIONS
SPECIFICATIONS

1. Foundation
Considered foundation system or other approved foundation system.

2. Superstructure
Reinforced concrete structures using Ordinary Portland Cement comply with SS2 and steel reinforcement complying with SS2 to Engineer’s design.

3. Walls
External/ Internal Walls – Reinforced concrete and/ or common clay bricks and/ or lightweight concrete wall panels.

4. Roof
Flat roof – Reinforced concrete roof with appropriate waterproofing and insulation system.

5. Ceiling
(a) Apartment Unit
Kitchnethe, Bathroom, Powder Room - Ceiling board and/ or ceiling low-up and/ or cement sand plaster and/ or skim coat with paint finish to designated area (where applicable)

(b) All Aluminum frames shall be powder coated and/ or anodize finish with clear and/ or tinted and/ or frosted glass panel.

(c) Balcony - Aluminum-framed sliding and/or swing glass door and/ or fixed glass panel with clear and/ or tinted and/ or frosted glass.

(d) Household Shelter - Approved steel door.

(e) Hot water supply to bathrooms.

(f) Normal lightweight concrete slabs, with or without plain or ribbed finishes to designated area (where applicable)

(g) Open Air Gym Equipment

6. Finishes
(a) Apartment Unit

(i) Living/Dining, Bedroom, Household Shelter and Internal Staircase - Plaster and/ or skim coat with emulsion paint finish

Note: No tiles behind kitchen cabinets, bathroom cabinet, mirror, long bath and above false ceilings.

(ii) Common Areas

- Lift lobby at 1st Storey - Plaster with emulsion paint to false ceiling height.
- All Other Areas - Plaster and/ or skim coat with emulsion paint finish.

(iii) Bathroom and Powder Room - Ceramic and/ or Homogenous tile

- Householder Shelter and Balcony - Ceramic and/ or Homogenous tile skirting.
- Bedroom - Ceramic and/ or Homogenous tile with Ceramic and/ or Homogenous tile skirting.
- Internal Staircase - Ceramic and/ or Homogenous tile

(iv) Other areas - Ceramic and/ or Homogenous tile with Ceramic and/ or Homogenous tile skirting.

(b) Common Area

- Lift lobby at 1st Storey - Granite, Stone and/ or Homogenous tile and/ or tile skirting.
- Staircase - Ceramic - skim coat with nosing tiles or groove lines
- All Other Areas - Homogenous tiles, and/ or cement sand, and/ or granite tiles, and/ or pebble wash, and/ or ceramic tiles.

(c) Powder Room - Not lower than 2400mm with localized area lower than 2400mm (Ceiling).

(d) Common Area

- Lift lobby at 1st Storey - Granite, Stone and/ or Homogenous tile and/ or tile skirting.
- Staircase - Ceramic - skim coat with nosing tiles or groove lines
- All Other Areas - Homogenous tiles, and/ or cement sand, and/ or granite tiles, and/ or pebble wash, and/ or ceramic tiles.

7. Windows

(a) Aluminium framed windows with and/ or without fixed glass panel.

(b) Kitchen Cabinets: High and low level kitchen cabinets with synthetic quartz worktop complete with sink and mixer tap.

(c) Bathrooms: Concealed electrical wiring in conduits where possible. Where there is false ceiling, the electrical wiring will be in the ceiling, subject to Architect’s selection.

(d) Air-conditioning system

- All items to be supplied shall be provided subject to Architect’s selection and design.

(e) Kitchen Appliances: Cooker hob, built-in Oven, Microwave oven.

(f) Air-conditioning system provided for Living/ Dining, Bedroom.

(g) Water supply to bathrooms.

(h) Security system - Audio/video intercom system.

8. Doors

(a) Main Entrance to apartments – Approved fire-rated timber door.

(b) Bed, Night Table, Bathroom and Powder Room - Hollow core timber door.

(c) Balcony - Aluminium-framed sliding and/ or swing glass door and/ or fixed glass panel with clear and/ or tinted and/ or frosted glass.

(d) Householder Shelter - Approved steel door.

Notes to Specifications

A. Marble/ Compressed Marble/ Limestone/ Granite
Marble, compressed marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by the complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/ compressed marble/limestone/granite as well as non-uniformity between pieces cannot be totally avoided. 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. Subject to clause 13.4, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

B. Timber strips
Timber strips are natural materials containing veins and tonality differences. Thus, it is not possible to achieve total consistency of colour and grain in their 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. Thus, the cycle of maintenance on staining will need to be increased as required.

C. 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, cleaning of condensate pipes and charging of gas. The Purchaser is advised to engage his/ her own contractor to service the air-conditioning system regularly.

D. Television and/ or Internet Access
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/ or Internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible for making arrangements with any of the said parties for the service connection for their respective channels and/ or Internet access.

E. Materials, Fittings, Equipment, Finishes, Installations and Appliances
Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect’s selection and market availability.

F. Layout, Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

G. Warranties
Notwithstanding the warranties granted by the manufacturer and suppliers of any of the equipment and/ or appliances installed by the Vendor to the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

H. Web Portal of the Housing Project
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.

I. False Ceiling
The 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.
J. 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. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

K. Mechanical Ventilation System
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.

L. Planter Boxes
Private Planter boxes are designed to encourage vertical greenvness in the development and cannot be converted into other uses.

M. Wall
All wall finishes shall be terminated at false ceiling level. There will be no tile or stone works behind kitchen cabinets/bathroom vanity cabinet/sink.

N. Cable Services
The Vendor shall endeavour to procure a service provider for cable television and/or internet services (the “Cable Services”) to provide the necessary cabling or connection from its network to the Unit and/or the Housing Project (for any part or parts thereof), so as to enable the Unit and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit and/or the Housing Project.

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Lighting Points</th>
<th>13A SSO</th>
<th>13A Twin SSO</th>
<th>COOKER HOB</th>
<th>OVEN POINTS</th>
<th>TV/SCV POINTS</th>
<th>TEL POINTS</th>
<th>ISOLATOR POINTS</th>
<th>HEATER POINTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>TYPE A</td>
<td>8</td>
<td>6</td>
<td>4</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>4</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>TYPE B</td>
<td>8</td>
<td>6</td>
<td>4</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>4</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>TYPE B1</td>
<td>8</td>
<td>6</td>
<td>4</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>4</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>PENTHOUSE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TYPE C</td>
<td>18</td>
<td>7</td>
<td>6</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>TYPE D</td>
<td>18</td>
<td>7</td>
<td>6</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>TYPE E</td>
<td>17</td>
<td>7</td>
<td>6</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>TYPE F</td>
<td>17</td>
<td>7</td>
<td>6</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>2</td>
<td>3</td>
</tr>
</tbody>
</table>

Disclaimer:
The developer should not be held liable for any errors or omissions and the developer reserves the right to make additions, deletions or modifications to the developments and facilities depicted herein. The developer reserves the right to make modifications to units, facilities and equipment. The plans and details of the Development, including the designs of individual units, are based on the latest knowledge available to the developer and a purchaser shall not be bound by any such arrangements or specifications and shall not be entitled to any right or compensation by reason of any such errors or omissions. The location map is not drawn to scale. All areas and other measurements are approximate only and subject to final survey. All statements are believed to be correct but are not to be regarded as statements or representations of fact. The developer shall only be bound by the terms and conditions of the Sale and Purchase Agreement (the “Sale and Purchase Agreement”). The Sale and Purchase Agreement, including the specifications of the Development, shall form the entire agreement between the developer and a purchaser and shall be in no way to be modified or amended by any other statements, representations or provisions herein. Any unexecuted portion of this document shall be subject to the Sale and Purchase Agreement.
SingHaiyi Group Ltd. is a fast-growing and well-rounded real estate specialist with unique access to real estate opportunities in Asia and USA.

With our knowledge in real estate development, real estate investment and real estate management, we enjoy multiple income streams through our diversified portfolio of quality residential, commercial and retail assets.

Backed by a visionary and well-connected Board and management team with deep expertise, we have built a robust network and strong partnerships in Singapore, USA and Malaysia. As one of the first Singapore listed companies to build successfully in the USA, our strong local knowledge and solid connections will allow us to capitalize on future opportunities in this exciting market.

Our clear growth strategies for each geography and segment put us in good stead to capitalize on our potential for growth while exploring new opportunities.
LIVE WHERE THE CITY IS HOME

ENJOY THE BEST IN LIFESTYLE AND RECREATION
From its former days of sugar cane plantations to shops that are filled with sweet and savoury delights today, Balestier is an area that offers a taste of history in more ways than one. This street is a magnet to food lovers looking for everything from famous hawker fare to popular restaurants, there’s more than something for everyone here.
HERITAGE WORLD

Art Deco shophouses > Classic Burmese Temple > Novena Church > Pre-war terrace houses > Sun Yat Sen Nanyang Memorial Hall > The former Shaw Malay film studios > Traditional shophouses

From tigers roaming in the woods to a bustling movie-making, Balestier Road tells a tale of nearly 200 years of early immigrants remarkable journey from India, China and beyond, leaving footprints of traditions through the years - untold stories behind the streets and landmarks of Balestier.
CHARMS OF NATURE

Kallang Riverside Park > MacRitchie Nature Trail & Reservoir Park > Singapore Botanic Gardens > Zhongshan Park

Embracing Balestier on the fringes, nearby parklands are steep in history and accolations. The newly developed Zhongshan park hackens back to historic tales from two centuries ago. The Singapore Botanic Gardens, a newly crowned world heritage site no less and MacRitchie Reservoir’s many scenic spots of nature on offer are excellent destinations for anyone who loves nature, fun and the great outdoors.