

Live Freely, boldly, beautitully.

My footsteps are my paintbrush, The streets my easel, And my home – the city, Forever an ongoing ballad, Its cosmopolitan diversity toasted, Familiar conveniences celebrated, Across daily paths and occasional detours, I feel its familiar, friendly embrace, For you are my heartbeat too, And I choose to live freely, To experience it all differently.

20305

I am one with the urban pulse.

It always helps to stand out.

With its unmistakable profile as well as its distinctive interplay between curvilinear detailing and a box-based architectural language, your home at Onze @ Tanjong Pagar will forever be a fashion-forward expression. Sleek and simple yet powerfully dynamic and fluid, its striking form features transparent glass walls designed to open towards the resplendent city views of Tanjong Pagar, all the while encapsulating an artistic statement that matches your individuality.



I dictate my own style.



Optimised layouts for every need.

You're someone used to making waves. And your home ought to reflect that signature lifestyle of yours. Efficiently laid out to maximise your usable space, you're free to use this spacious expanse as a personal canvas and paint in a stroke that's all your own.



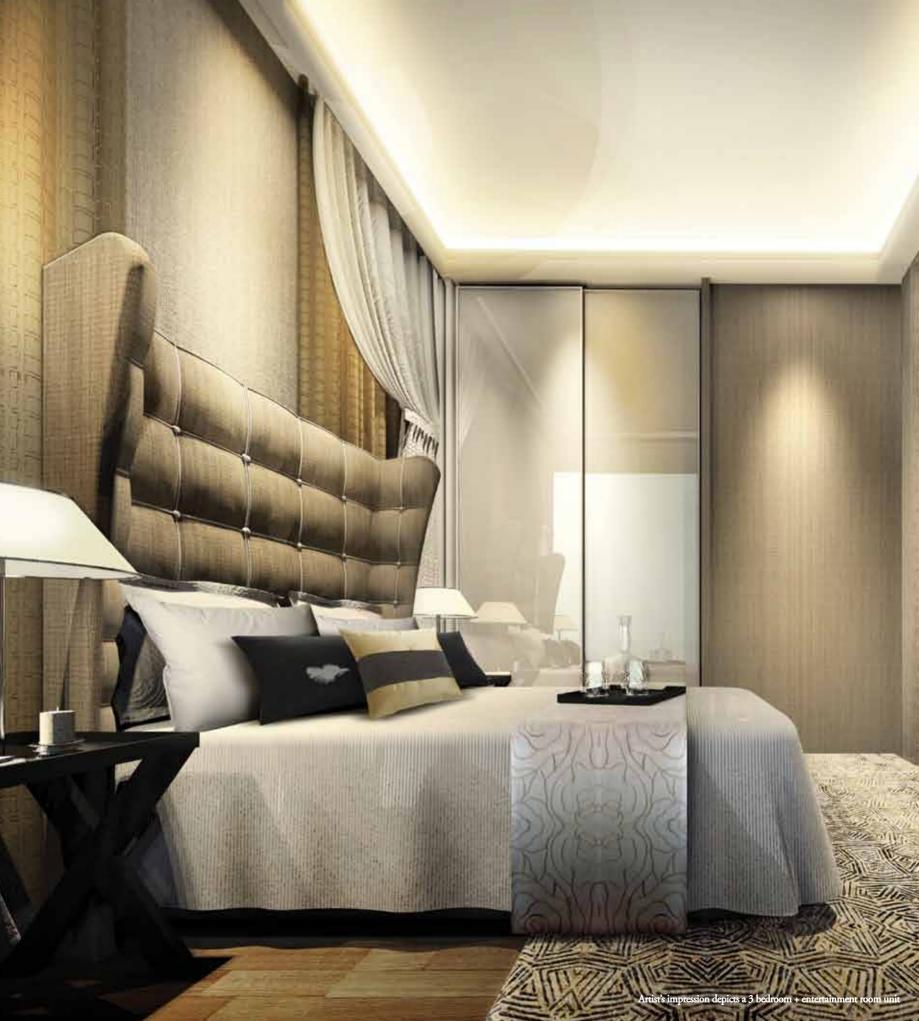


Altitude and latitude that matches your attitude.

Featuring all-embracing views, natural ventilation and ultra-high ceiling heights on top of sleek aesthetics that speak to your deepest senses, every aspect of your home has been designed to complement your unique take on everything.

my dreams are my reality.

There's probably no better way to end the day than in the comfort and privacy of your innermost retreat. With their stunning views and refined elegance, the bedrooms are designed to soothe and calm, entreating you to venture into the realm of deep and undisturbed rest.



Fair-weather friends are sometimes all I need.



You enjoy feeling the wind in your hair, and the sunshine on your skin. Spending a couple of hours on the breezy Sun Lounges right here at The Park will no doubt be the perfect formula for rest and relaxation. With its lush setting and sophisticated mood, you'd want to sip a martini too, just for the heck of it.



Just the scene to see and be seen in.



Unwinding? Just take your pick from a long list.

On top of it all, life takes on a whole new perspective. At The Solitaire Club on your roof-top, chilling out in style is a challenge – at least in terms of the multiple choices you face! From an artfully designed function deck featuring a swanky bar counter to a 15m Leisure Pool, as well as cozy Daybed Cabanas and even groovy Spa Seats, the possibilities are endless. Oh, and did we mention it all comes with a gorgeous view of the sea as well?



A tranquil corner of the city to call my own.



Off the beaten track, yet never far from the bustle.

While Onze @ Tanjong Pagar is sited only 3 minutes from Tanjong Pagar MRT station, it is nestled within a serene cul-de-sac. That's the best of both accessibility and privacy.Factor in the glitzy, glamorous action unfolding at the swanky retail mall integrated within the same development and you've got yourself a winner in every way.







The heights of my career, so close by.

The finer things in life begin with a premium address, a premium lifestyle, and of course, a premium calling. So who said you can't do things a little differently – that ascending the corporate ladder can't just be a walk in the park? With its exemplary location close to the business heart of Singapore, you can set the pace of work right from the comfort of home.



uncover hidden treasures, under a root or in a brew.



A different taste of city life, and no apologies about it.

Take your time to explore the winding heritage streets of your neighbourhood. From quaint boutiques and charming galleries to atmospheric cafes and welcoming pubs, there are always ample opportunities to meet old friends and make new ones. Think of it as relishing the sights, sounds and tastes of the world, right in your backyard.



Fun and entertainment? I call the shots.

The sizzling vibe of the urban sprawl never runs out of stories, excitement and stimulation – and you're now ideally placed to claim it all! From the complete retail and entertainment destination that is Marina Bay Sands to the shopping hub of Orchard Road, you can just let your hair down and let your soul sing. Bright lights, big city, beautiful you – what a winning combination!

The human spirit, Born to be liberated.



Retreat to sandy island beaches, with home just a reassuring corner away.

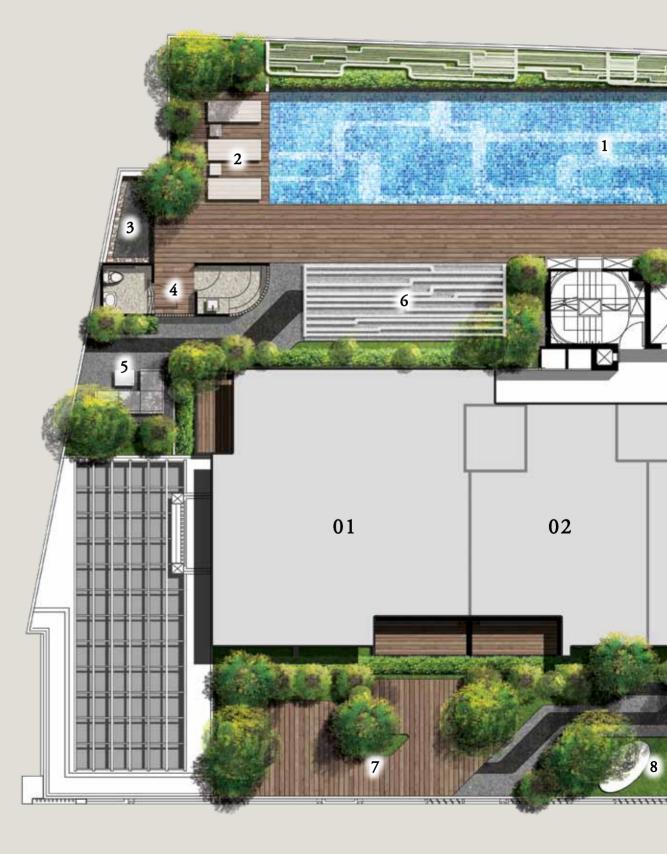
Urbane city folks don't just hang around town all the time. Whenever you want a quiet retreat from the urban sprawl, seafront treats and rustic delights are really just a hop and skip away. In actual fact, the whole world will always be truly at your feet – such are the envied privileges of those who call Onze @ Tanjong Pagar home.

And when I really

want to, Let's just get out of the city.

The Park

- 1. 25m Lap pool
- 2. Sun Lounges
- 3. Rain Shower
- 4. Changing Room
- 5. Garden Lounge
- 6. Fitness Haven
- 7. Contemplation Deck
- 8. Daydream Pods
- 9. Booklover's Corner
- 10. Pavilion
- 11. Alfresco Dining
- 12. Outdoor Kitchenette







The solitaire club



- 1. Onze Bar
- 2. Cocktail Verandah
- 3. Spa Seats
- 4. 15m Leisure Pool
- 5. Aqua Deck
- 6. Epi Club
- 7. Daybed Cabanas
- 8. Changing Room

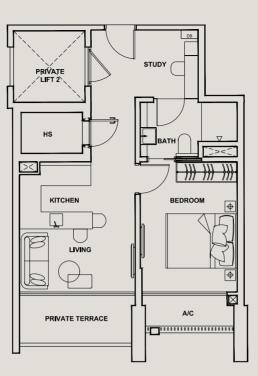
Unit Distribution chart

	01	02	03	04
18	#18-01	#18-02	#18-03	#18-04
	C7	A5	A6	C8
17	#17-01	#17-02	#17-03	#17-04
	C5	A5	A6	C6
16	#16-01	#16-02	#16-03	#16-04
	C5	A5	A6	C6
15	#15-01	#15-02	#15-03	#15-04
	C5	A5	A6	C6
14	#14-01	#14-02	#14-03	#14-04
	C5	A5	A6	C6
13	#13-01	#13-02	#13-03	#13-04
	C5	A5	A6	C6
12	#12-01	#12-02	#12-03	#12-04
	C3	A3	A4	C4
11	#11-01	#11-02	#11-03	#11-04
	C1	A1	A2	C2
10	#10-01	#10-02	#10-03	#10-04
	C1	A1	A2	C2
9	#09-01	#09-02	#09-03	#09-04
	C1	A1	A2	C2
8	#08-01	#08-02	#08-03	#08-04
	C1	A1	A2	C2
7	#07-01	#07-02	#07-03	#07-04
	C1	A1	A2	C2
6	#06-01	#06-02	#06-03	#06-04
	C1	A1	A2	C2
5	#05-01	#05-02	#05-03	#05-04
	C1p	A1p	A2p	C2p
4	Carpark			
3	Carpark			
2	Carpark			
1	Shops / Restaurants			

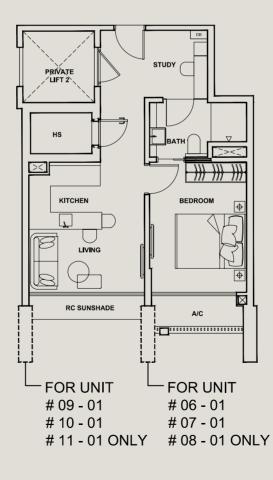
LEGEND

1 Bedroom + Study with Private Terrace
1 Bedroom + Study
1 Bedroom + Study with Balcony
3 Bedroom + Entertainment Room with Private Terrace
3 Bedroom + Entertainment Room
3 Bedroom + Entertainment Room with Balcony

TYPE A1p #05-02 52 sqm 560 sqft

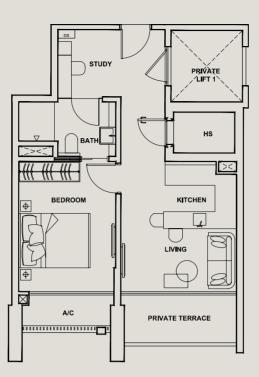


TYPE A1 #06-02 to #11-02 47 sqm 506 sqft

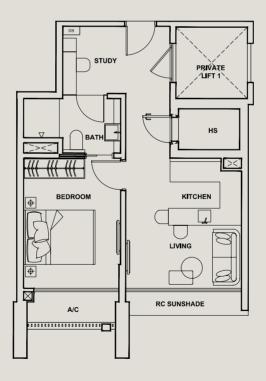


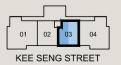


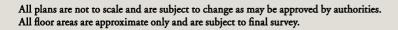
All plans are not to scale and are subject to change as may be approved by authorities. All floor areas are approximate only and are subject to final survey. **TYPE A2p** #05-03 52 sqm 560 sqft



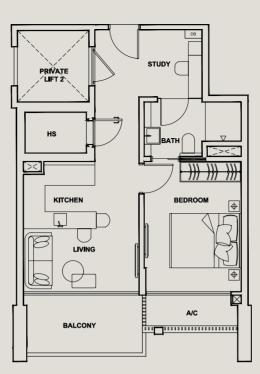
TYPE A2 #06-03 to #11-03 47 sqm 506 sqft



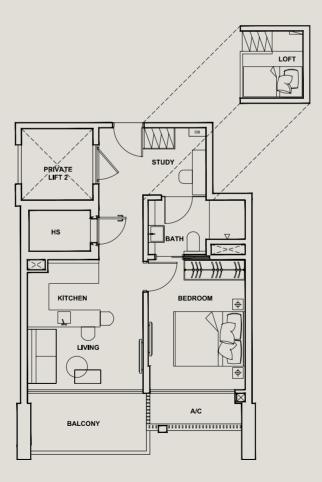




TYPE A3 #12-02 53 sqm 570 sqft



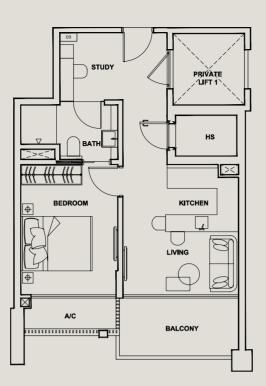
TYPE A5 #13-02 to #18-02 53 sqm 570 sqft



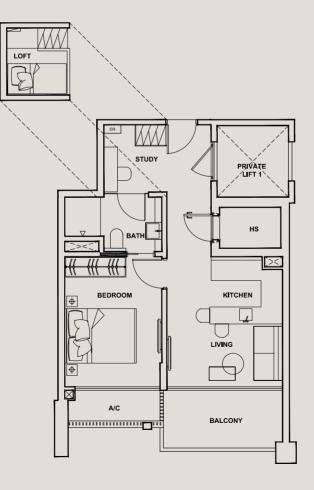




All plans are not to scale and are subject to change as may be approved by authorities. All floor areas are approximate only and are subject to final survey. **TYPE A4** #12-03 53 sqm 570 sqft



TYPE A6 #13-03 to #18-03 53 sqm 570 sqft

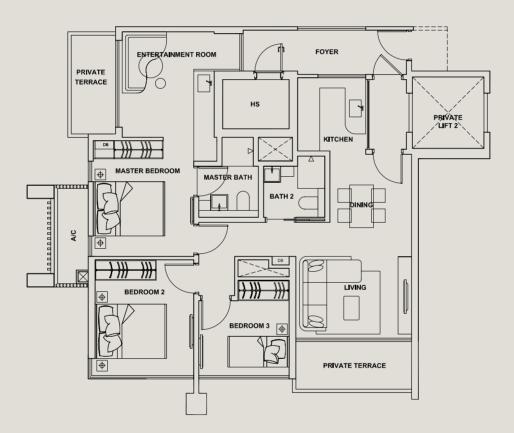






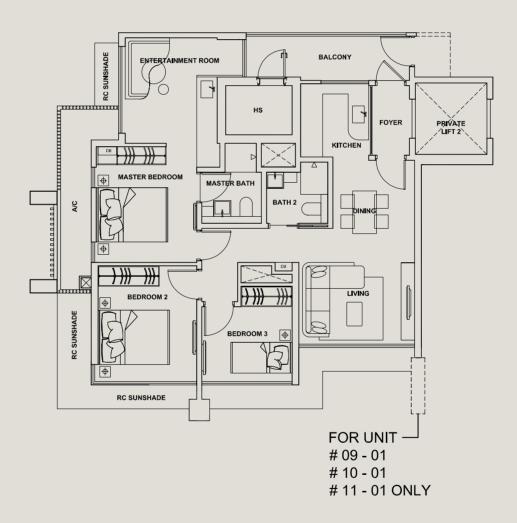
All plans are not to scale and are subject to change as may be approved by authorities. All floor areas are approximate only and are subject to final survey.

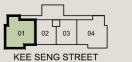
TYPE C1p #05-01 103 sqm 1109 sqft



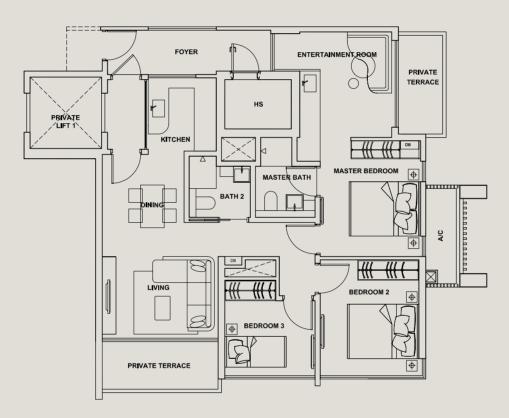


TYPE C1 #06-01 to #11-01 97 sqm 1044 sqft





TYPE C2p #05-04 103 sqm 1109 sqft



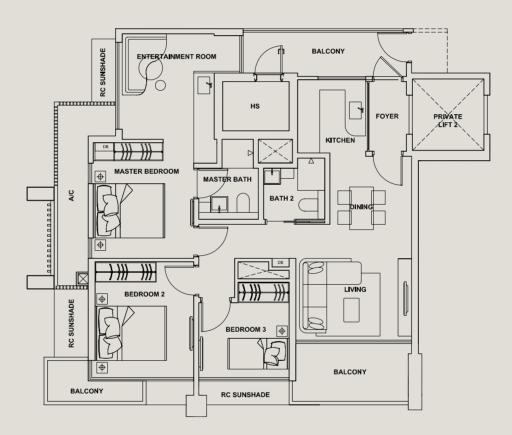


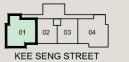
TYPE C2 #06-04 to #11-04 97 sqm 1044 sqft

F====**1** BALCONY ďĥ RC SUNSHADE * нs FOYER KITCHEN MASTER BATH AC BATH 2 ¢ ī: {{{ { LIVING BEDROOM 2 ¢ RC SUNSHADE 8 BEDROOM Ð ¢ RC SUNSHADE

COLOR OF COL

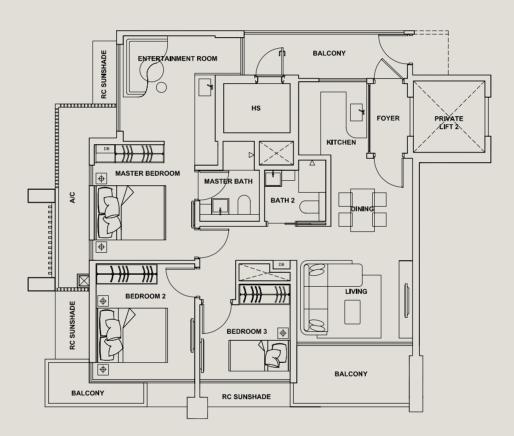
TYPE C3 #12-01 106 sqm 1141 sqft





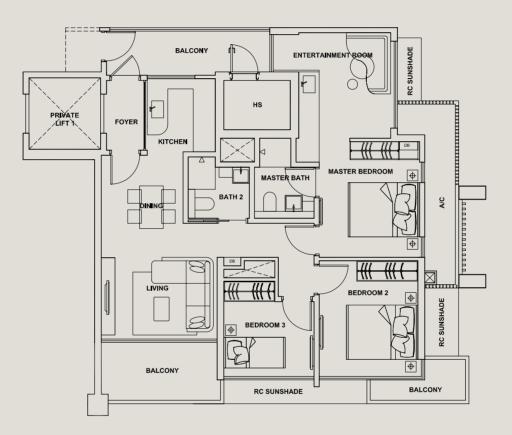
TYPE C5 #13-01 to #17-01 106 sqm

1141 sqft



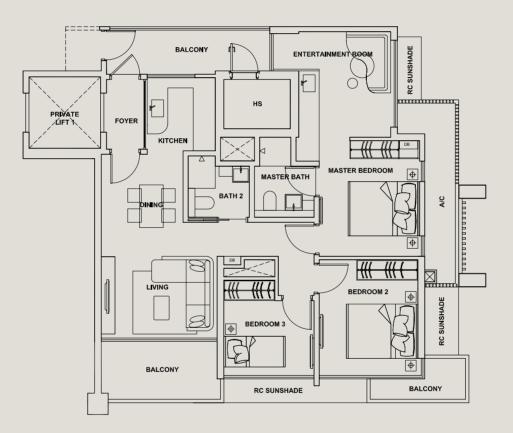


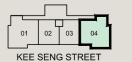
TYPE C4 #12-04 106 sqm 1141 sqft



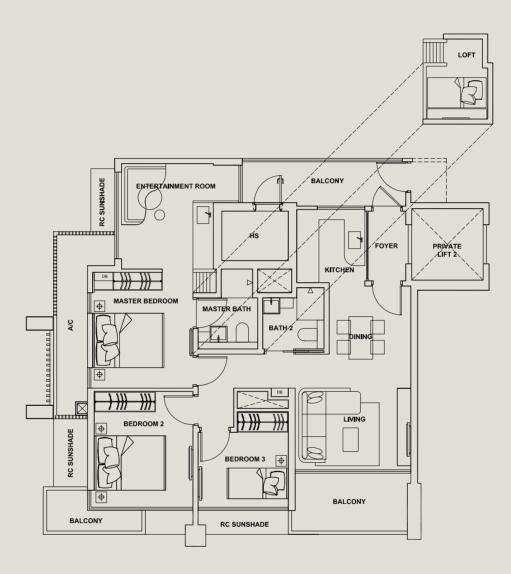


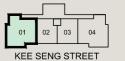
TYPE C6 #13-04 to #17-04 106 sqm 1141 sqft



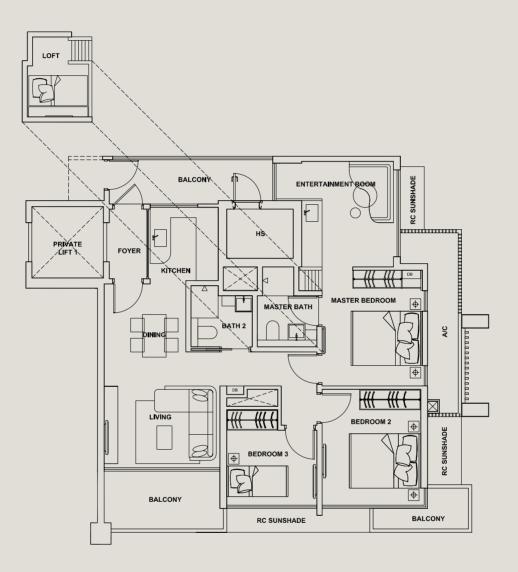


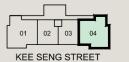
TYPE C7 #18-01 106 sqm 1141 sqft





TYPE C8 #18-04 106 sqm 1141 sqft





SPECIFICATIONS

1 FOUNDATION

Reinforced concrete bore piles and/or precast concrete piles and/or micro piles.

2 SUPERSTRUCTURE

Precast and/or cast in-situ reinforced concrete framed structure and/or steel frame structure to Engineer's specifications.

WALLS 3

- (A) External Wall
 - Reinforced concrete and/or common brick and/or block walls, where applicable.
- (B) Internal Wall

Reinforced concrete and/or common brick and/or block wall and/or dry wall partition and/or precast concrete panel and/or glass partition, where applicable.

ROOF

Reinforced concrete roof with waterproofing and insulation.

CEILING 5

- (A) For Apartments
 - (a) Living/Dining/Master Bedroom/Bedroom 2/Bedroom 3/ Study/Entertainment room/Household shelter/Balcony Skim coat with emulsion paint finish and box up to designated areas where applicable.
 - (b) Foyer/Balconies/Corridors Fibrous plasterboard/skim coat/box-up to designated area with emulsion paint finish where applicable.
 - Master Bath/ Bath 2/ Kitchen Moisture resistant fibrous plasterboard with emulsion paint finish.
- (B) For Common Areas
 - (a) Lift Lobbies/Corridors
 - Skim coat and/or ceiling board with emulsion paint finish where applicable.
 - Multi-storey Carparks **(b)** Skim coat with emulsion paint finish. Staircases (c)
 - Skim coat with emulsion paint finish
 - Common /Handicapped toilet/MCST Office Water resistant fibrous plasterboard and/or box-ups to designated areas with emulsion paint and/or skim coat with emulsion paint finish where applicable.

6 WALL FINISHES

- (A) For Apartments
 - (a) Living/Dining/Master Bedroom/Bedroom 2/Bedroom 3/ Study/Entertainment room/Household shelter/Foyer/ **Balconies/Corridors**

Cement and sand plaster and/or skim coat with emulsion paint finish/glass partition where applicable.

- **(b)** Master Bath/Bath 2 Compressed marble/granite up to false ceiling. Note: No tiles behind vanity counter/cabinet/mirrors and above false ceiling.
- (c) Kitchen Ceramic/homogenous tile/glass panel/plasterboard with emulsion paint finish.
- Note: No tiles behind kitchen cabinet and above false ceiling. (d) External wall of Apartment

Cement and sand plaster and/or skim coat with emulsion paint finish and/or textured paint to designated area where applicable.

(B) For Common Areas

(a) Lift Lobby (for 1st storey)

Granite and/or marble and/or ceramic/ homogeneous tile and/or cement and sand plaster and/or skim coat with emulsion paint finish and/or glass partition and/or aluminium panel.

- (b) Lift Lobby (all floors except 1st storey) Ceramic/Homogeneous tile and/or cement and sand plaster and/or skim coat with emulsion paint finish and/or glass partition and/or aluminium panel.
- Common corridor and staircase (c) Cement and sand plaster and/or skim coat with emulsion paint finish.

FLOOR FINISHES

- (A) For Apartments
 - (a) Living/Dining/Kitchen/Study/Foyer/Corridor Compressed marble with skirting except kitchen.
 - Master Bedroom/Bedroom 2/Bedroom 3/Entertainment room **(b)** Timber flooring.
 - (c) Master Bath/Bath 2
 - Compressed marble finish.
 - Household Shelter/Balcony/Private Terrace (d) Ceramic/Homogeneous tile.
 - A/C ledge (e) Cement and sand screed finish.
- (B) For Common Areas

 - (a) Lift Lobby (for 1st storey)
 - Granite and/or marble and/or ceramic/homogeneous tile. Lift Lobby (for all floors except for 1st storey) (Ь) Ceramic/Homogeneous tile with skirting.
 - (c) Common Corridor
 - Ceramic/Homogeneous tile with skirting.
 - (d) Common Staircase
 - Ceramic/Homogeneous tile and/or cement and sand screed. Outdoor area (5th storey: The Park and lower roof storey: (e)
 - The Solitaire Club) Timber deck and/or stone finish and/or homogeneous tile
 - and/or pebble wash. (f) External Staircase
 - Homogeneous tile and/or granite and/or cement and sand screed finish.

WINDOWS 8

Powder-coated aluminium framed glazed windows.

DOORS / IRONMONGERY 9

- (A) Entrance via common lobby
- Approved fire-rated timber door. Fover/Master Bedroom/Bedroom 2/Bedroom 3/Master Bath Bath 2 (B) Timber door and/or timber door with glass infill.
- Balcony, Private Terrace (C)
- Aluminium framed glass door.
- (D) Household Shelter Approved HS door.
- (E) Ironmongery Quality locksets.

10 SANITARY WARES AND FITTINGS

- (A) Master Bath:
 - 1 washbasin and 1 mixer tap (a)
 - 1 shower set complete with shower mixer **(b)**
 - 1 water closet (c)
 - (d) 1 mirror
 - (e) 1 toilet paper holder
 - 1 towel rail (f)
- **(B)** Bath/Bath 2:
 - (a) 1 washbasin and 1 mixer tap
 - (b) 1 shower set complete with shower mixer
 - (c) 1 water closet
 - (d) 1 mirror
 - (e) 1 toilet paper holder
- (f) 1 towel rail
- (C) Kitchen/Entertainment room
 - (a) 1 sink complete with mixer
 - (b) 1 bib tap for washer

11 ELECTRICAL INSTALLATIONS

- Concealed electrical wiring in conduits below false ceiling level. Electrical wiring above false ceiling shall be in exposed and/or concealed conduits and/or trunking. (A)
- Refer to Electrical Schedule for details

12 TV/VOICE/DATA POINTS

TV/ voice/data point shall be provided in accordance to the Electrical schedule.

13 LIGHTNING PROTECTION

Lightning protection system in compliance with Singapore Standard.

14 AIR-CONDITIONING SYSTEM

Split unit Air-conditioning system to Living/ Dining/Bedrooms/ Study/ Entertainment Room

15 WATER HEATER

Hot water supply to Bathrooms and Kitchen.

16 SECURITY SYSTEM

- (A) Audio/video Intercom System
- (B) Proximity card access to all communal/recreation facilities (where applicable) and Private lift lobby

Master Bath, Bath 2, Kitchen and Entertainment Room

RC Flat Roof, Landscape deck at 5th storey, Reinforced

- (C) Vehicular Access System
- (D) CCTV surveillance cameras at strategic locations

(Wet area only), Balcony, Private Terrace

Stones and/or Paving blocks and/or premix finish.

(B) Aluminum and/or steel and/or glass for other railings

(B) 2 private lifts serving 2 residential lobbies (1st storey to 4th storey) and 4 residential units (5th storey to 18th storey)

Kitchen cabinets with compressed stone worktop with glass backsplash

Cooker hood, induction cooker hob, combi oven, integrated

concrete flat roof, 2nd storey carpark

Reinforced concrete floor with hardener

19 DRIVEWAY AND CAR PARK

(A) Mild steel for common stair railing

(A) 1 Fire lift serving 1st storey to roof

22 RECREATIONAL FACILITIES

17 PAINTING

(B)

(B)

(A)

(B)

20

21 LIFT

Internal wall

(A) For Apartments

Emulsion paint

18 WATERPROOFING

For Common Areas

Entrance Driveway

Multi-storey carpark

RAILING

5th Storey - The Park

(A) 25m Lap Pool

(B) Sun Lounges

(C) Rain Shower

(E) Pavilion

(D) Garden Lounge

(F) Fitness Haven

(H) Alfresco Dining

(I) Davdream Pods

(L) Changing Room

(A) Onze Bar

(C) Spa Seats

(E) Aqua Deck

(G) Epi Club

(I) Booklover's Corner

(K) Contemplation Deck

Roof - The Solitaire Club

(B) Cocktail Verandah

(D) 15m Leisure Pool

(F) Daybed Cabanas

(H) Changing Room

(A) Kitchen cabinets

(B) Kitchen appliances

(C) Built-in Wardrobes

(D) Wireless Music System

23 ADDITIONAL ITEMS

and stainless steel sink with mixer.

fridge, washing machine cum dryer.

Built in wardrobes for all bedrooms.

(G) Outdoor Kitchenette

(A) External wall Exterior paint and/or textured paint finish

SPECIFICATIONS

24 ELECTRICAL SCHEDULE

	Description	A1P, A2P	A1, A2	A3, A4	A5, A6	C1P, C2P	C1, C2	C3, C4	C5, C6	C7, C8
1	Lighting Point	7	7	7	8	13	13	13	13	14
2	13A Single Switched Socket Outlet	8	8	8	9	16	16	16	16	17
3	13A Twin Switched Socket Outlet	2	2	2	3	5	5	5	5	6
4	15A Switched Socket Outlet for Washing Machine	1	1	1	1	2	2	2	2	2
5	Heater Point	1	1	1	1	2	2	2	2	2
6	Isolator For CU	2	2	2	2	3	3	3	3	3
7	TV Point	3	3	3	4	4	5	5	5	6
8	Voice/Data Point	5	5	5	6	6	6	6	6	7
9	Cooker Hood Point	1	1	1	1	2	2	2	2	2
10	Cooker Hob Point	1	1	1	1	2	2	2	2	2
11	Electric Oven Point	1	1	1	1	2	2	2	2	2
12	Intercom Point	1	1	1	1	1	1	1	1	1
13	Bell Push C/W Bell Point	1	1	1	1	1	1	1	1	1

25 ADDITIONAL NOTES

(1) Marble/Compressed Stone /Granite /stone finishes in general Marble/ Compressed Stone /Granite /stone finishes in general 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 nonuniformity 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. The tonality and pattern of the marble or granite selected and installed shall be subject to availability.

(2) Tiles

Selected tile sizes and tile surface flatness cannot be perfect, and are subject to acceptable range described in Singapore Standards.

(3) Timber Flooring

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.

(4) Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/ stone works behind kitchen cabinets/ vanity cabinet/mirror.

(5) False ceiling

The 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 purpose. When removal of equipment is needed, ceiling works would be required. Location of false ceiling is subject to Architecr's sole discretion and final design.

(6) Balconies

Balconies cannot be converted to any other use for any reason whatsoever.

(7) Colour Selection

Colours of window frame, glass, screen, building wall are subject to architect's sole discretion and selection.

(8) 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.

(9) Glass

Glass is manufactured material that is not 100% pure nor is it 100% free from impurities. It is difficult to detect such impurities. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. In addition, glass may break / shatter due to accidental knocks or other causes. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

(10) Materials Fittings, Equipment, Finishes, Installations and Appliances

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.

(11) Air-conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained, cleaned and serviced by the Purchaser on a regular basis. This includes the cleaning of filters, clearing of the condensate pipes, topping up of refrigerant, etc. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

(12) 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 Purchaset, provided always that the Vendor shall not be answerable or responsible to the Purchaser for any failure on the part of the manufacturers and/or contractors and/or suppliers to maintain or repair any defects thereto.

(13) Television, Cable Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the relevant parties or Authorities and/or Internet Service Providers (ISP). 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.

(14) Web Portal of the Housing Project

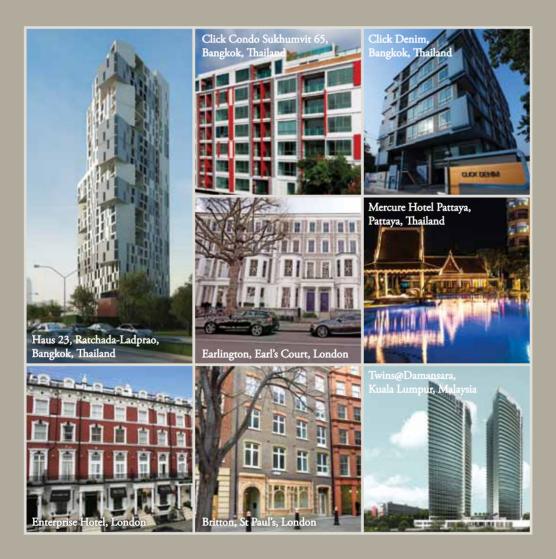
The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as it may be appointed by the Vendor or the management corporation when it is formed.

Inspiring an exquisite lifestyle.



Leading the way locally. Heeton's mission as a niche property developer is to deliver distinctive creations out of the ordinary. Every residential development project it undertakes is inspired by the philosophy that life is filled with endless possibilities, and should be lived with zest. Mostly located in prime districts, Heeton's residential projects in its home city of Singapore all exude this devotion to style, distinction and character. Its recent projects of note in Singapore include Sky Green, iLiv@Grange, Lincoln Suites, The Lumos, The Element@Stevens and DLV.

The next lap takes flight.



Our Projects Overseas Building on the brand's focus on quality developments characterised by unique architecture and stringently high standards, Heeton's long-term strategy is aimed at identifying and solidifying future opportunities, whether at home or abroad. An impressive portfolio of sophisticated, upmarket residential projects is currently held by associated companies across the region, as well as in the UK. These include Twins@Damansara in Kuala Lumpur, DLV 20, Haus 23, Click Denim and Click Condo Sukhumvit 65 in Bangkok, Mercure Hotel in Pattaya and Britton, Earlington and Enterprise Hotel in London.

Another prestigious project by



For sales enquiries, call (65) 6455 1188

Project Details:

Developer: Heeton Holdings Limited • Co. Reg. No.: 197601387M • Developer's Licence No.: C1072 • Tenure of land: Estate in fee simple (Freehold) • Legal description: Lot(s) 1236M TS 23 at Kee Seng Street • Building Plan No.: A1679-00177-2011-BP01 dated 2 July 2013 • Expected date of T.O.P.: 31 March 2018 • Expected date of legal completion: 31 March 2021

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 and other measurements are approximate only and are subject to final aurory. 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 and shall in on way be modified by any statements, representations or promises (whether written or oral) by the Sale or oral) with the Sale and Purchase Agreement and shall in no way be modified by any 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.