

The background of the image is a bright, sunny sky with soft, white clouds. On the left side, there are stylized green palm leaves in various shades of green, some overlapping. In the upper right, a large, bright sun is partially visible, creating a lens flare effect with several overlapping circles. The overall mood is warm and tropical.

D'Fresco

A woman with long brown hair, wearing a wide-brimmed straw hat and a long, flowing white tiered dress, stands barefoot on a large, weathered tree trunk. She is looking out over a vast, green field towards a dense line of trees in the distance. The scene is framed by the dark, leafy branches of a large tree in the foreground, with bright sunlight filtering through the leaves, creating a dappled light effect. The overall atmosphere is peaceful and idyllic.

A lush paradise home with modern sleek lines elevate urban luxury to new heights of sophistication.

With 30 exclusive freehold units, ranging from 1 + 1-bedroom to 4- bedrooms (duplex penthouse suites), there is a home to suit every lifestyle.





Enjoy every amenity within close proximity to D'Fresco - from fulfilling your retail therapy at Parkway Parade Shopping Mall, dining at restaurants, alfresco cafes and eateries along East Coast Road, to reputable schools for your young ones. Or just cruise down the nearby ECP or PIE to get to the city in minutes.

Enjoy the convenience and accessibility you deserve.





● Schools



- Tanjong Katong Girls' School
 - Haig Girls' School
 - Tao Nan School
- CHIJ Katong Primary School
 - CHIJ Katong Convent
- Chung Cheng High School(Main)



● Shoppings

- Parkway Parade
- Katong Shopping Centre
- Katong Plaza
- Katong Village
- Katong Mall
- Roxy Square
- City Plaza

● Eateries

- Joo Chiat Eateries
 - Katong Eateries
- East Coast Eateries
 - East Coast Seafood Centre



● Recreational

- East Coast Park
- Playground @ Big Splash
- Marine Parade Community Building
- Marina Bay Golf Club
- Chinese Swimming Club

Location Map





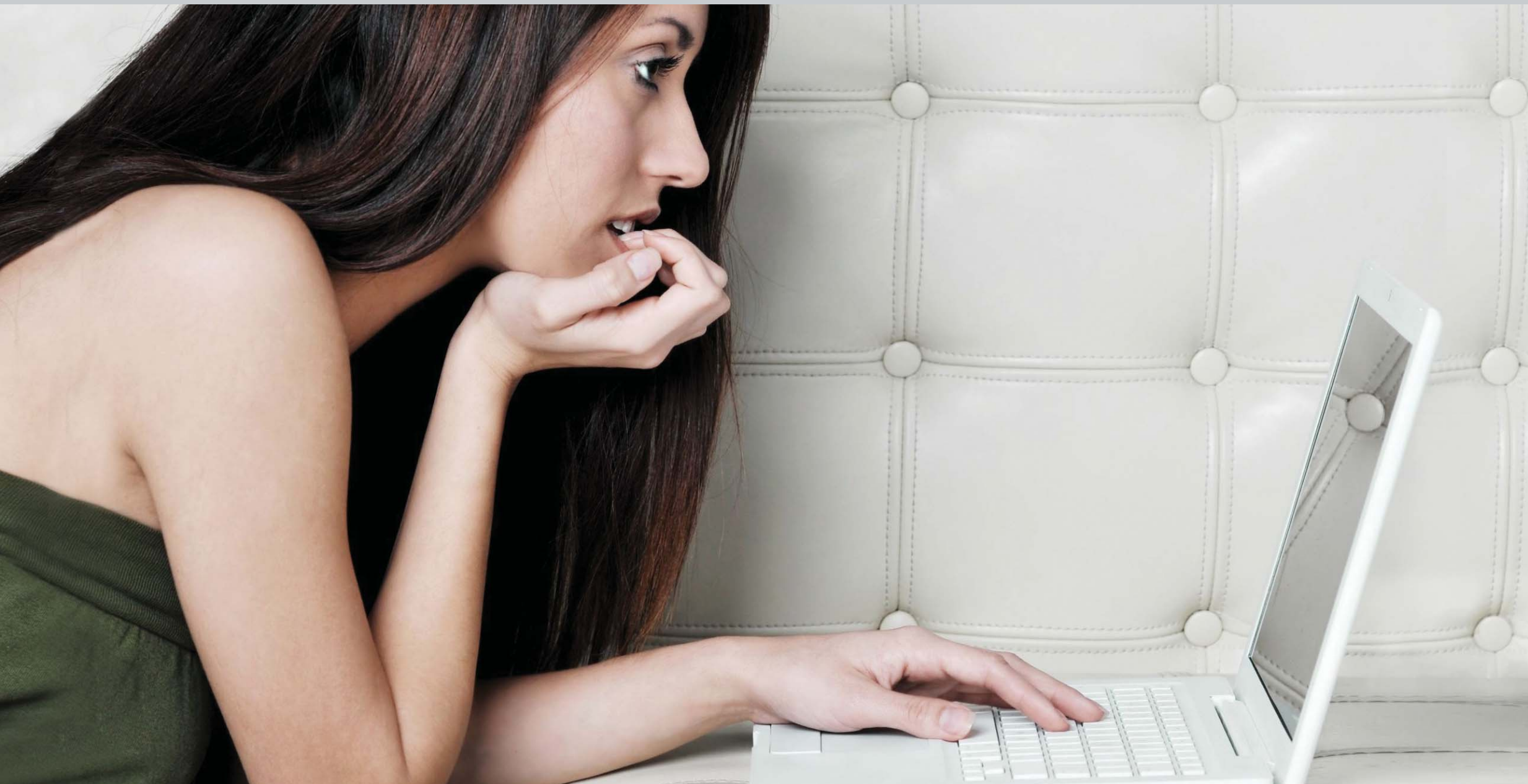
Take a dip in the inviting pool, or relax in the soothing jacuzzi, while the children enjoy themselves at the children's pool.

Organise a barbeque party, entertain your family and friends with a feast at the bbq area set amidst lush landscaping.





Artist's impression only







Artist's impression only

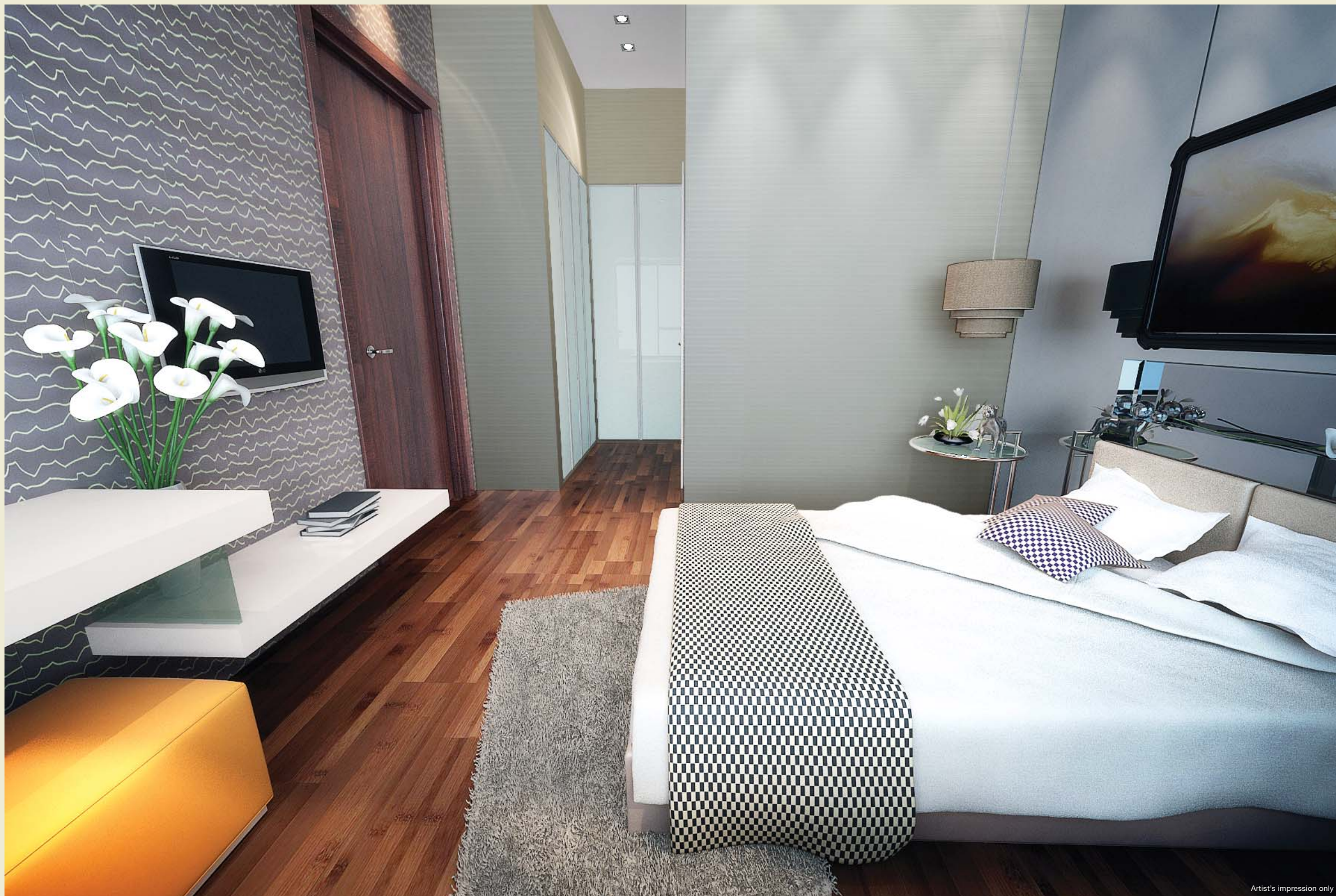


Uncompromised quality with luxury exists everywhere throughout your home.





Quality fittings and finishing providing comfort and maintenance-free convenience.



Site Plan

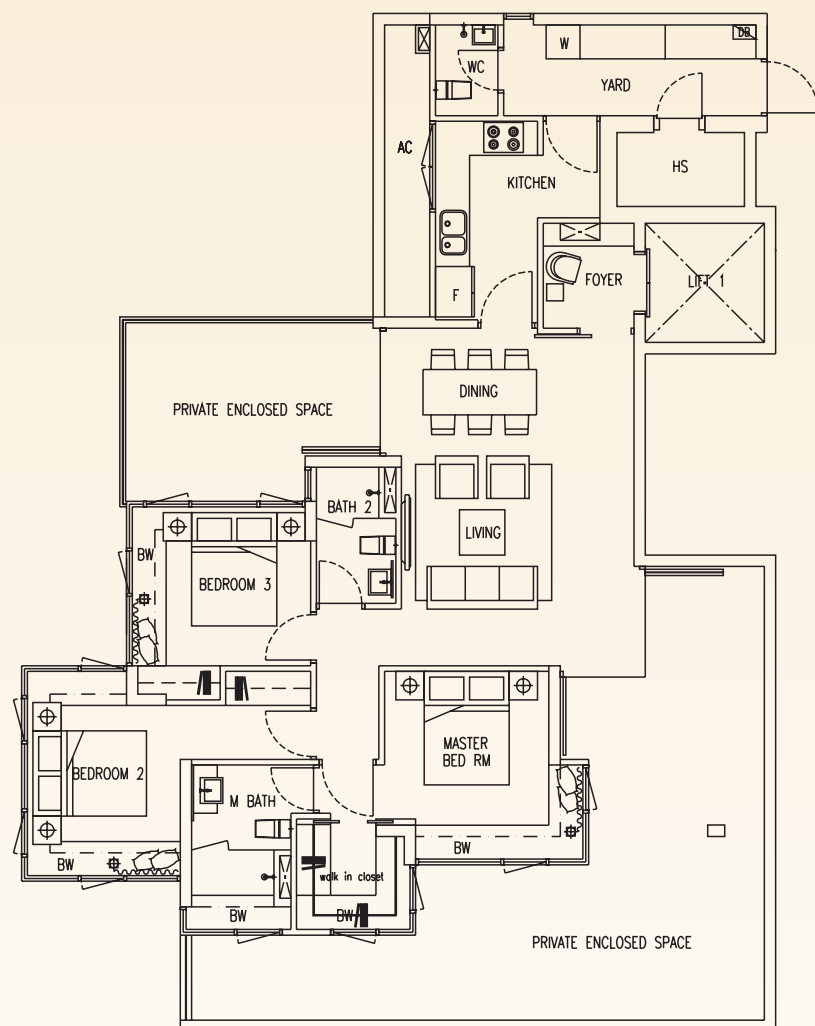
- ① Lap Pool
- ② Children's Pool
- ③ BBQ Area
- ④ Children's Playground
- ⑤ Pavilion
- ⑥ Water Jet Corner



Type A

1808 sq ft

#01-01

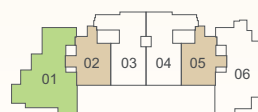
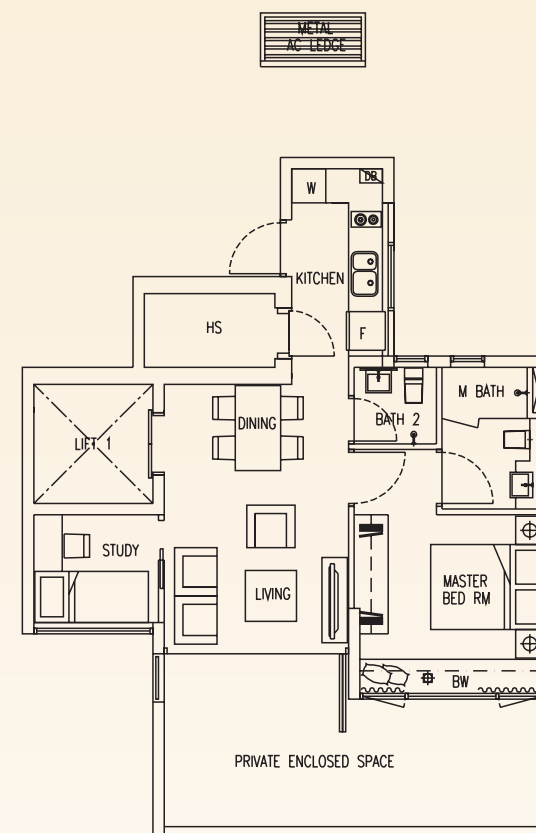


Type C

797 sq ft

#01-02

#01-05

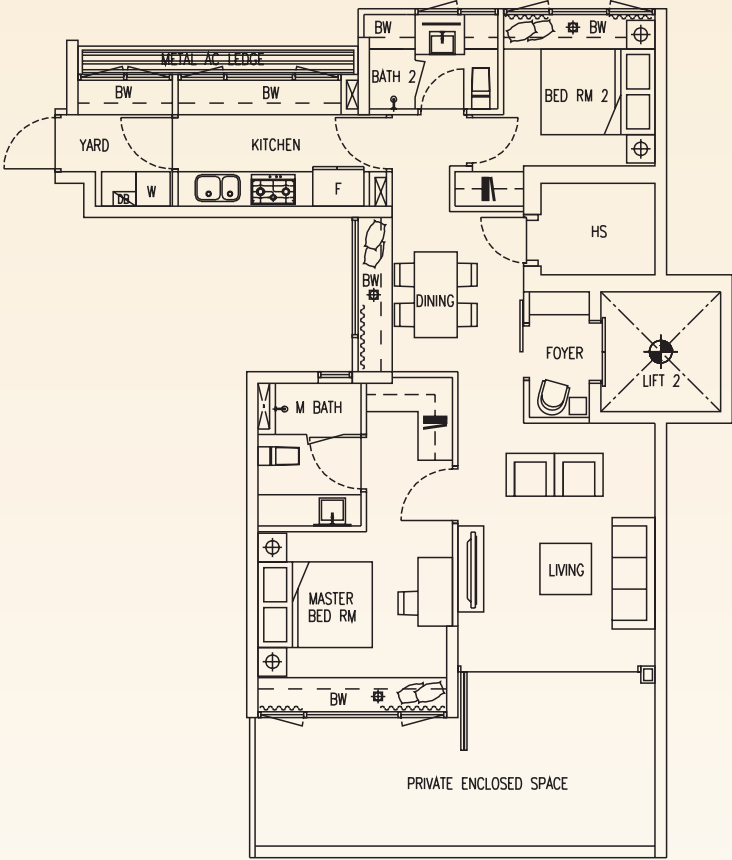


Ground Floor Units

Type D

1130 sq ft

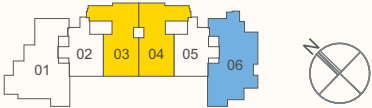
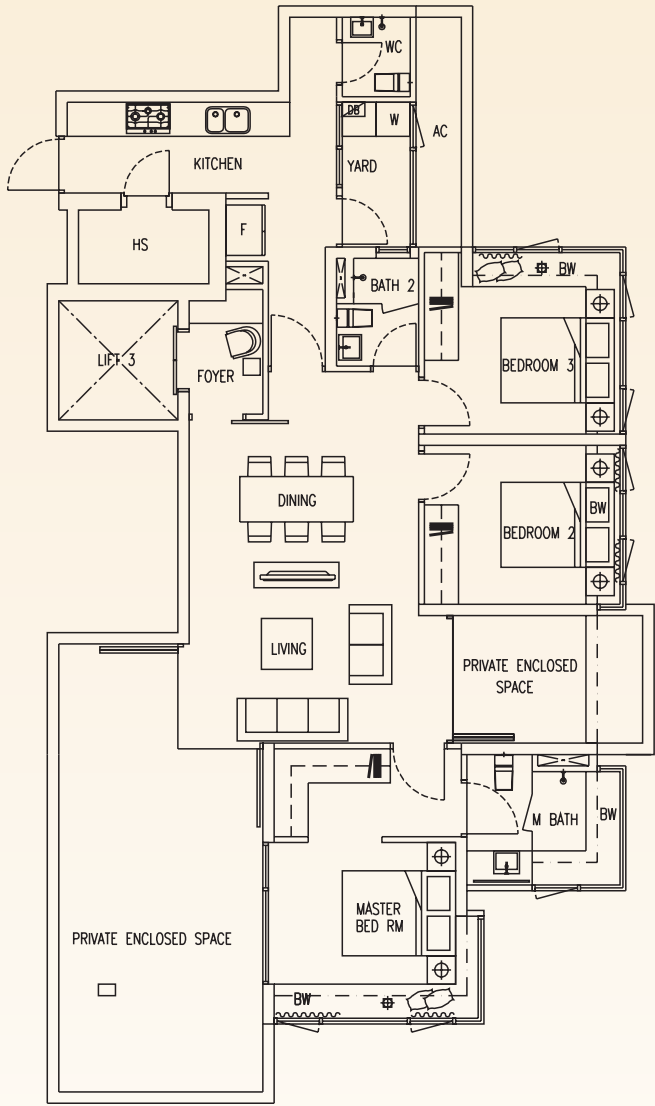
#01-03
#01-04



Type B

1582 sq ft

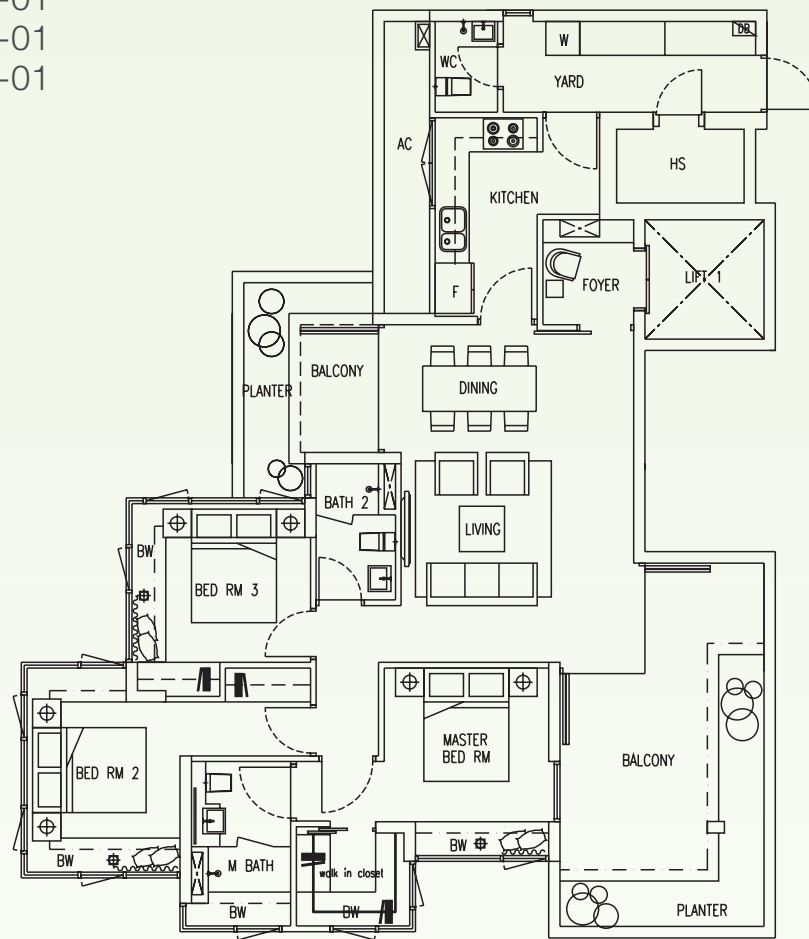
#01-06



Type A1

1561 sq ft

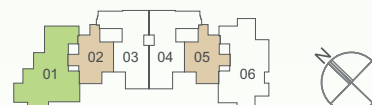
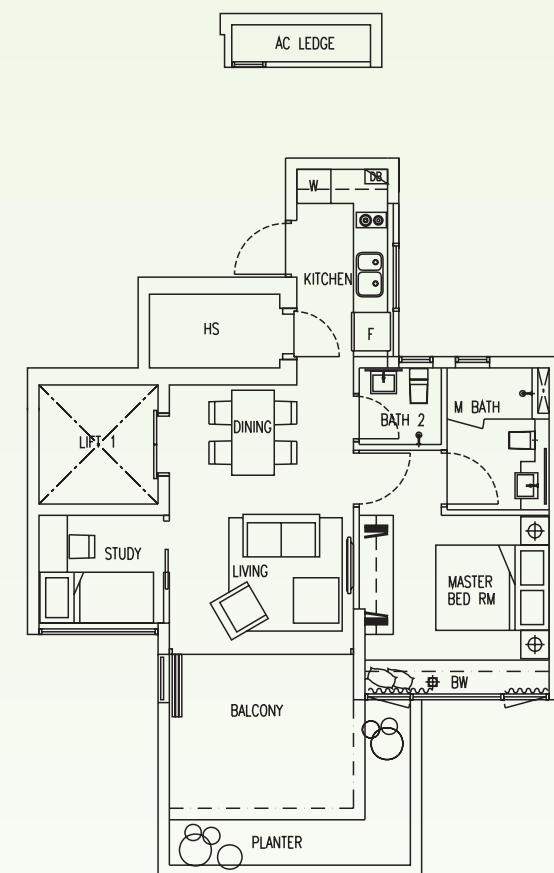
#02-01
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#04-01



Type C1

775 sq ft

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

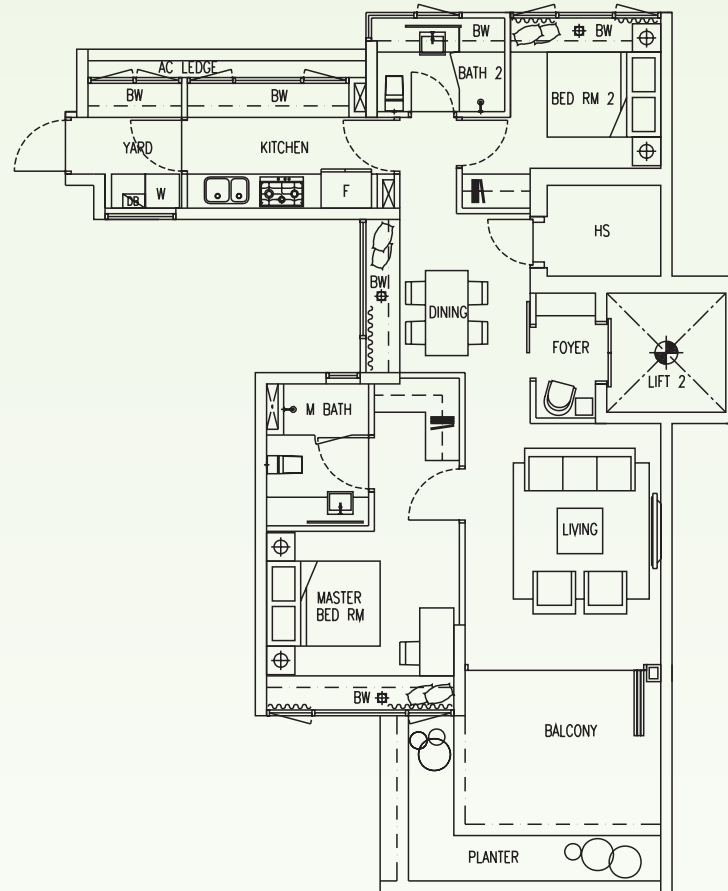


2nd - 4th Floor Units

Type D1

1119 sq ft

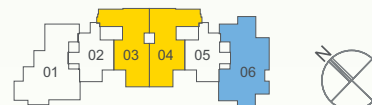
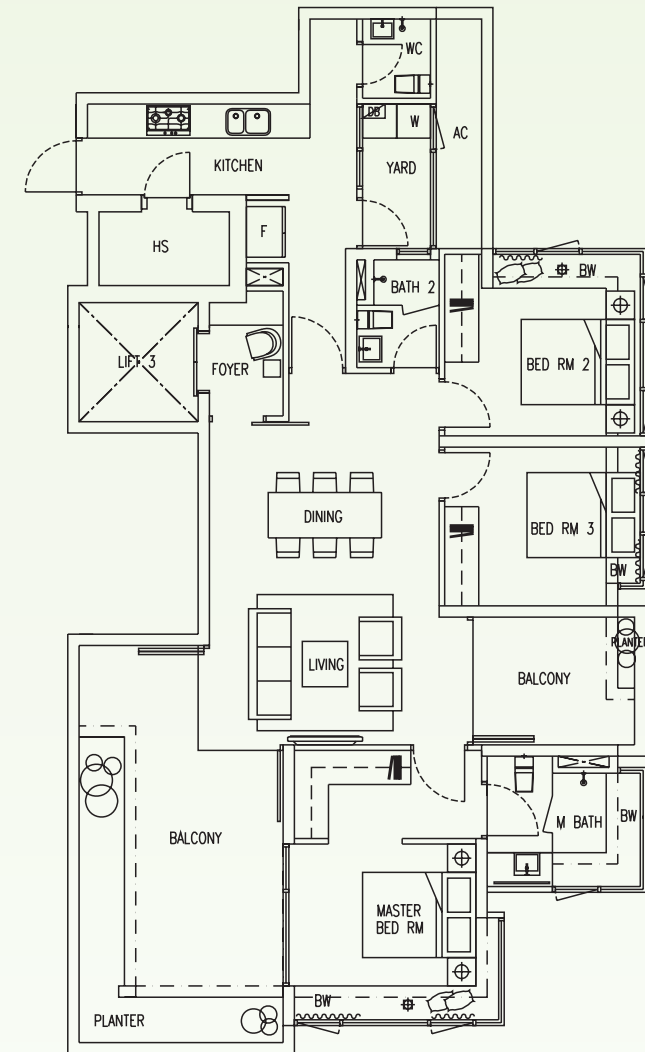
#02-03
#02-04
#03-03
#03-04
#04-03
#04-04



Type B1

1539 sq ft

#02-06
#03-06
#04-06

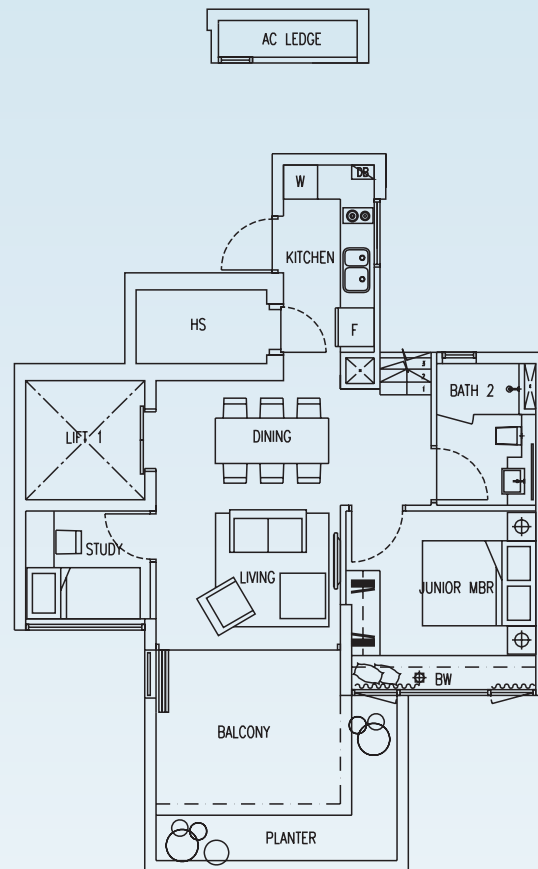


Type C1 PH

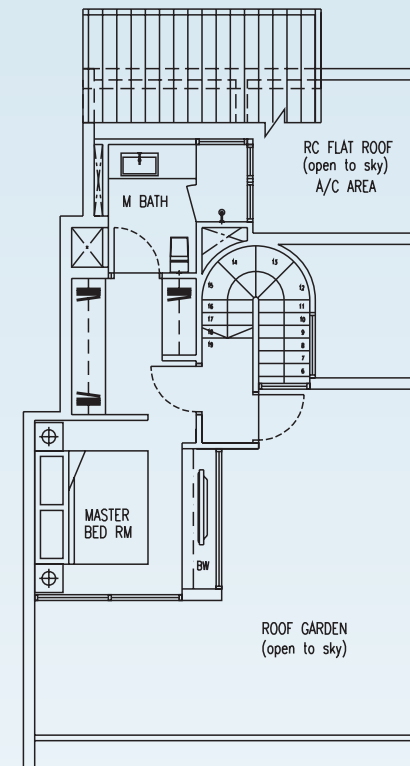
1485 sq ft

#05-02

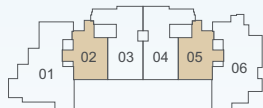
#05-05



Lower Level



Upper Level



Specifications

1. Foundation

a. RC Foundation/RC piles to Engineer’s specification
2. Substructure & Superstructure

a. Reinforced Concrete Framework
3. Wall

a. External: Common clay bricks and/or dry wall

b. Internal: Common clay bricks and/or concrete blocks and/or dry wall
4. Roof

a. Flat Roof: Reinforced concrete with waterproofing system

b. Pitch Roof: Metal Roof with insulation
5. Ceiling (For Apartment)

a. Living, Dining, Bedrooms, Study, Household Shelter, PES – Skim coat with emulsion paint

b. Master Bath, Common Bath, Kitchen and Yard – Cement and sand plaster and/or fibrous board with emulsion paint

c. Internal Staircase (for Penthouse Only) – Fibrous plaster board and/or skim coat with emulsion paint
6. Finishes

a. Internal Wall (For Apartment)

i. Living/Dining, Bedrooms, Study – Cement and sand plaster and/or drywall with emulsion paint

ii. Master Bathroom – Imported natural marble / granite tiles laid up to false ceiling height and on exposed surface only.

iii. Common Bath and Kitchen – Imported ceramic tiles laid up to false ceiling height and on exposed surface only.

iv. Household Shelter – Skim coat with emulsion paint

v. Yard – Cement and sand plaster with emulsion paint

Note: No tiles/stone works behind kitchen cabinet/vanity cabinet/mirror and above false ceiling.

b. Internal Wall [Common Areas]

i. Lift Lobby, Staircases & Landing – Cement and sand plaster with emulsion paint.

c. External Wall Finishes – Cement and sand plaster with emulsion painting.

d. Floor (For Apartment)

i. Living/Dining – Imported natural marble tiles

ii. Master Bedroom, Bedrooms & Study – Timber strips flooring

iii. Master Bathroom – Imported natural granite/marble tiles

iv. Common Bath, Kitchen, Yard and Household Shelter – Imported homogeneous tiles and/or ceramic tiles.

v. Private Staircase for Penthouse – Timber strip flooring

vi. PES and Roof Terraces – Timber strip decking

vii. Planter – Cement and sand screed.

Note: Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and marking caused by their complex mineral composition and incorporated impurities. While such material can be pre-selected before installation, this non-conformity 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 joint. The tonality & pattern of marble & granite selected and installed shall be subject to availability.
7. Windows

a. Living/Dining, Bedrooms, Study, Kitchen – Aluminium and/or PVC framed windows with or without fixed glass panel

Note:

i. All Aluminium shall be in power coated finish and/or PVC frames in white only.

ii. All glazing shall be approximately 6mm thick tinted glass

- iii. All windows are either side hung, top hung or sliding or any combination of the above-mentioned.

iv. All glazing below 1m shall be of tempered or laminated glass
8. Doors

a. Main Entrance – Approved fire-rated timber door with veneer finish

b. Master Bedrooms, Bedrooms – Hollow core timber

c. Master Bath and Common Bath – Hollow core timber or glass swing door

d. Kitchen – Timber swing or glass sliding door with glass viewing panel as indicated

e. Yard, PES, Planter and Roof Terrace – Aluminium and/or PVC framed glass door.

f. Household shelter – Metal door as approved by relevant authority.

Note:

i. All glazing shall be approximately 6mm thick.

ii. All aluminium frames shall be powder coated finish.

iii. Doors can either be of swing or sliding type.
9. Ironmongery

a. Main entrance door and other hollow core timber door shall be provided with good quality imported locksets.
10. Sanitary Fittings

a. Master Bath – 1 Pedestal Water Closet, vanity counter basin, mixer tap and 1 shower screen and shower mixer, 1 mirror, 1 paper holder; 1 towel rail

b. Common Bath – 1 Pedestal Water Closet; 1 vanity counter basin and mixer tap; 1 framed shower screen with shower mixer; 1mirror; 1 paper holder; 1 towel rail

c. Kitchen – 1 single lever sink mixer tap; 1 kitchen sink

d. PES, Roof Terrace and Yard – 1 bib tap
11. Electrical Installation

a. Electrical wiring will be in concealed conduits where possible. Where there is a false ceiling, the electrical wiring will be in surface mounted conduit in the ceiling space. Exposed trunking in Yard.

b. The routing of services within the apartment units shall be at the sole discretion of the Architect and Engineer.

c. Cable-Readiness to comply with BCA’s requirements.
12. SHCV/Telephone

a. Refer to Electrical Schedule for details.
13. Lightning Protection

a. Lightning Protection System shall be provided in accordance with the Singapore Standard CP33.
14. Painting

a. Internal Walls: Emulsion Paint.

b. External Walls: Textured coating or painting.
15. Waterproofing

a. Waterproofing to floors of Kitchen, Yard, Master Bathroom, Bathrooms, PES, Roof Terrace, reinforced concrete flat roof and planters.
16. Recreational Facilities

a. Lap Pool

b. Pool Deck

c. Water jet corner

d. Wading Pool

e. BBQ Area

f. Children’s playground

g. Pavilion

17. TV System

a. SHCV TV points provided
18. Other Items

a. Wardrobes – Built-in wardrobes to Master Bathroom and Bedrooms.

b. Kitchen Cabinets – Built-in high and low level kitchen cabinets, cooker hob, cooker hood and built-in oven

c. Air-conditioning to Living/Dining, bedrooms and study room.

d. Audio intercom (from Apartment to main gate only)

e. Hot Water Supply to Master Bathroom, bathrooms and kitchen.
19. Gate and Fencing

a. Gate – Galvanized steel auto gate.

b. Boundary Wall – Brick wall with spray textured coating and/or G.S. fence.

Note:

1. The brand and model of all equipments and appliances supplied will be provided subject to availability. In the event the model are not available for any reason, the developer shall be entitled to substitute with new model(s) of the same appliances or if the brand and/or models are discontinued for any reason, the developer shall be entitled to replace with any other equipment at their absolute discretion.

2. Layout/location of wardrobes, kitchen cabinets and fan coil units are subject to architect’s sole discretion and final design.

3. The air-conditioning system has to be maintained and cleaned on a regular basis by the Purchaser. That includes the cleaning of filters and clearing of condensate pipes to ensure good working condition of the system.

4. Connection, subscription and other fees for television, SHCV, Internet and other service providers whether chosen by the Purchaser or appointed by the Vendor or the management corporation when constituted will be paid by the Purchaser.

5. Equipment for SHCV will be paid and installed by Purchaser.

6. Timber is a natural product; colour and grain variation should be expected. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Sample shown is just representative only. Colour and grain variation in the same species is normal and acceptable.
- DESCRIPTION OF THE HOUSING PROJECT

General Description

PROPOSED NEW ERECTION OF ONE BLOCK OF 5-STOREY APARTMENT WITH ATTICS (30 RESIDENTIAL UNITS) WITH SWIMMING POOL AND FACILITIES AND 1 LEVEL OF BASEMENT CARPARK, ON LOTS MK26-4866A, MK26-03837L & MK26-4867K AT NO 54 & 56 & 58 JOO CHIAT LANE
- Description of Common Property

Common Facilities includes: Swimming Pool, Pool Deck, Wading Pool, Children's Playground and BBQ Area.
- Purpose of Building Project and Restrictions as to Use

The building project is strictly for residential occupation only.
- Common Area

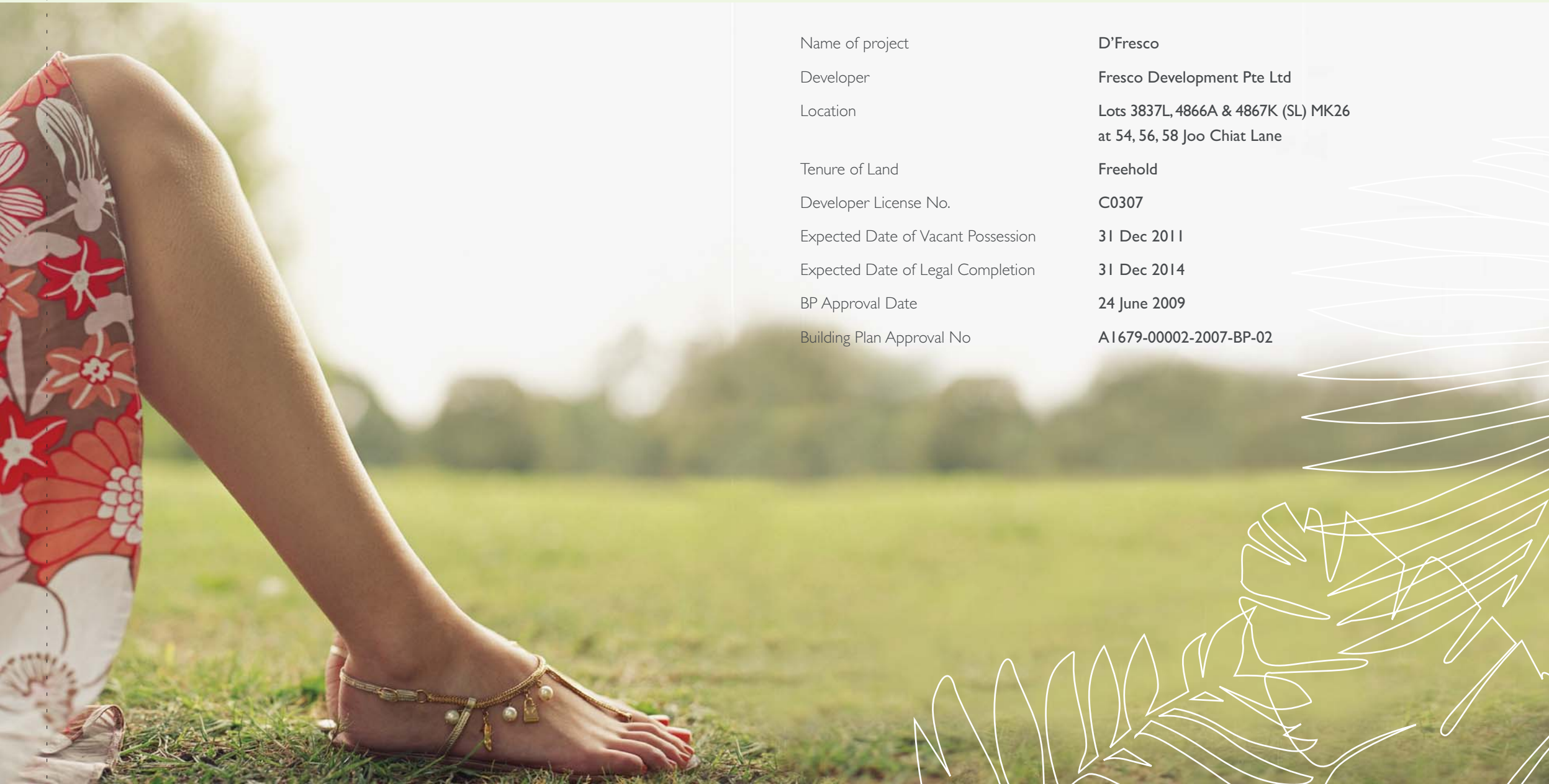
1. Management room is not provided.

2. Sentry Post/Guard House is not provided.
- Units

1. The open roof terraces are not to be enclosed or roofed over.

2. Roof terrace cannot be converted for other use.

3. For cyclical maintenance work to be carried out to the building facade, owners of the Penthouse Units shall allow access to maintenance teams.



Name of project	D'Fresco
Developer	Fresco Development Pte Ltd
Location	Lots 3837L, 4866A & 4867K (SL) MK26 at 54, 56, 58 Joo Chiat Lane
Tenure of Land	Freehold
Developer License No.	C0307
Expected Date of Vacant Possession	31 Dec 2011
Expected Date of Legal Completion	31 Dec 2014
BP Approval Date	24 June 2009
Building Plan Approval No	A1679-00002-2007-BP-02

Whilst every reasonable care has been taken in preparing this brochure, constructing the model and the sales gallery/showflat (collectively called the "materials"), the developer and its agents cannot be held responsible for any inaccuracies in its contents or between the Materials and the actual unit.

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Developer:

Fresco Development Pte Ltd

A member of HLH Group Limited

www.hlh.com.sg



Architect:

AKDA Architects

AKDA
architects

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