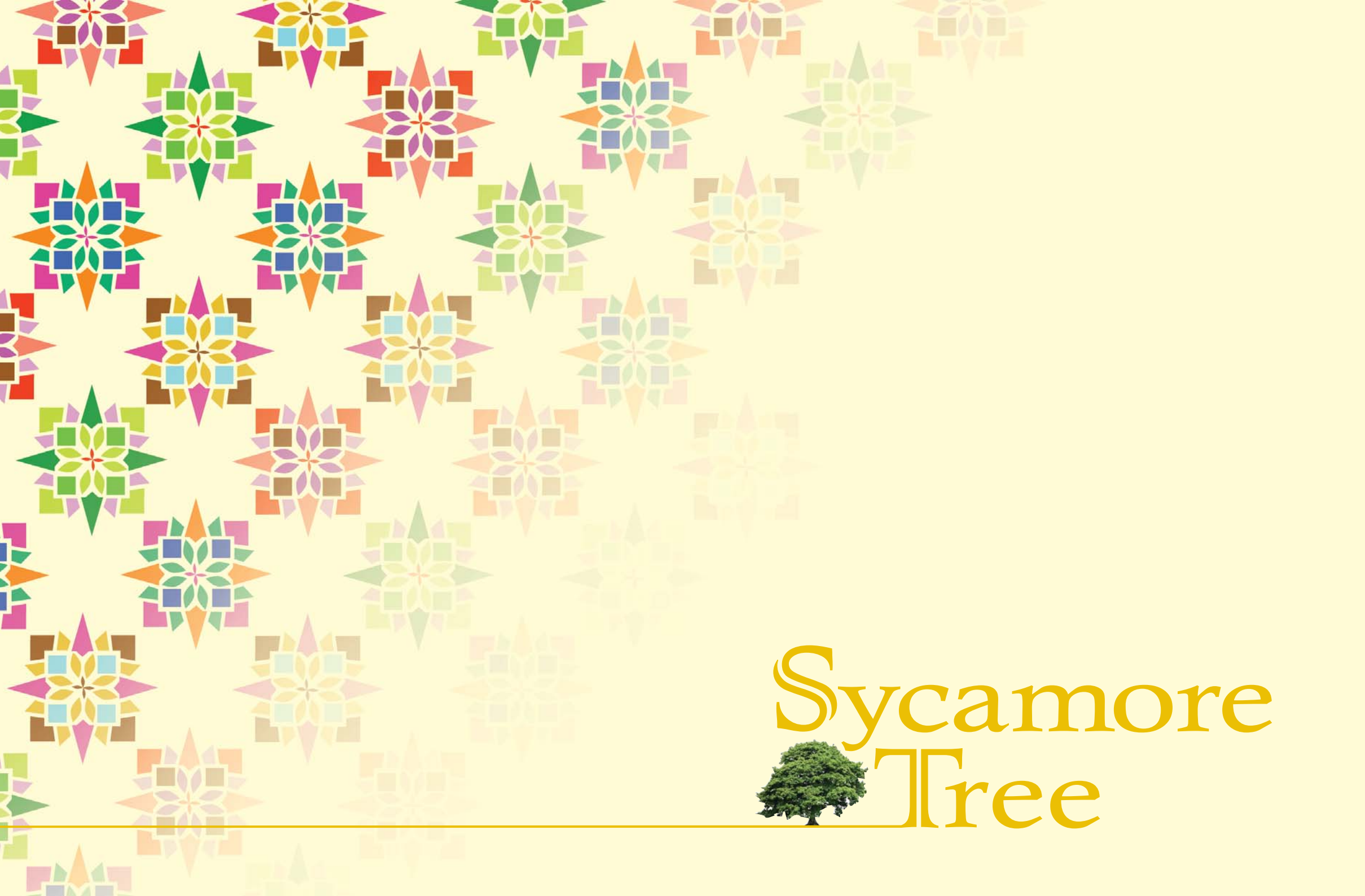




Sycamore Tree

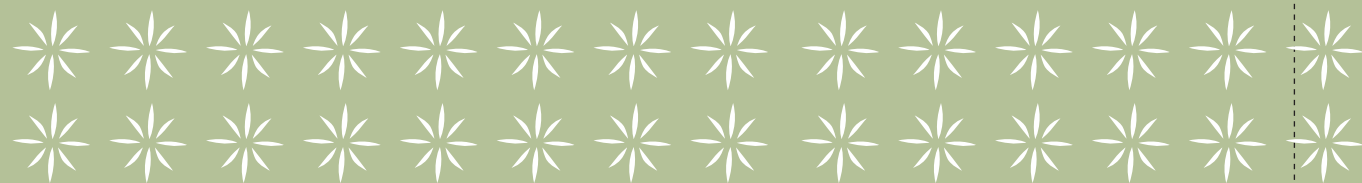




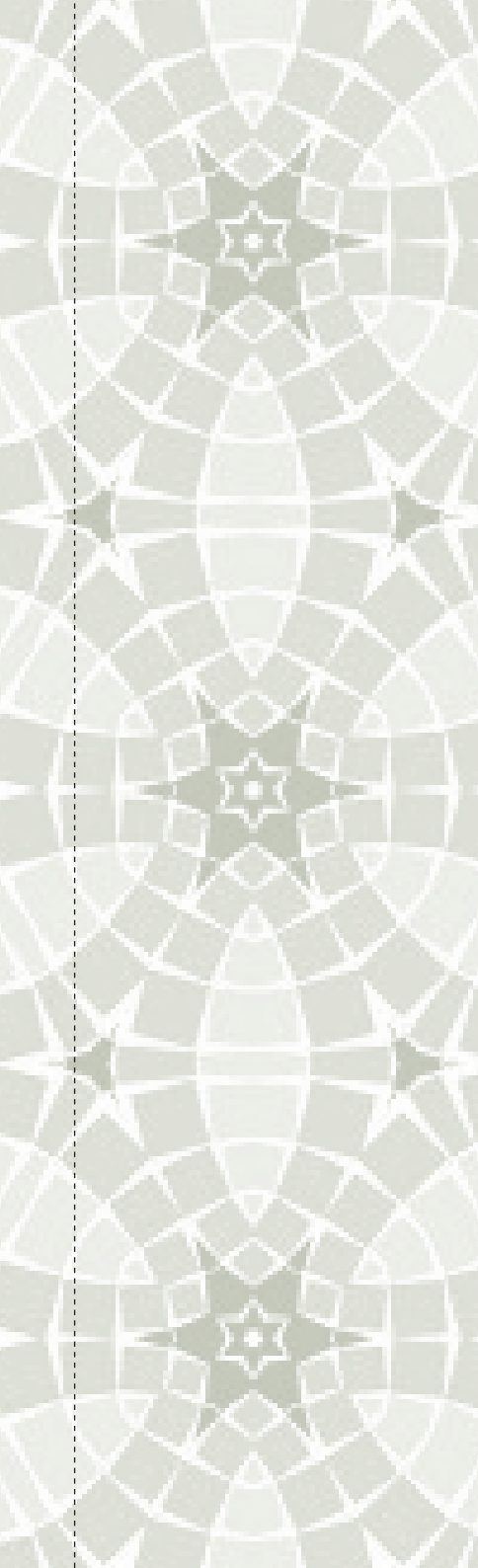
Own a piece of Singapore's unique Peranakan heritage.....







The Sycamore Tree is a blissful blend of modern architecture and old-world charm nestled in the midst of heritage that you can feel. This beautifully designed building sits deep in the heart of Joo Chiat and offers an exclusive opportunity for discerning individuals to own a piece of Singapore's unique heritage. Situated in the quaint and cozy east, The Sycamore Tree is a perfect reflection of Singapore's fusion of old and new. The contemporary facade sits comfortably in an area steeped in history. A perfect abode for the astute individual who values culture yet embraces modern living.



artist's impression only



Within Joo Chiat Heritage



2 mins to Katong Eateries



Tanjong Katong Pri School



within 2km to Tao Nan School



Joo Chiat Eateries



Marine Parade MRT (Future)



8 mins to Parkway Parade Shopping Mall



3 mins to 112 Katong (New)

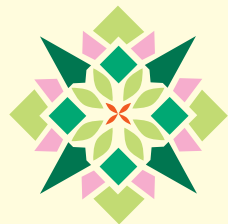


10 mins Marina Bay Sands / Singapore Flyer / CBD



5 mins to Marine Parade CC





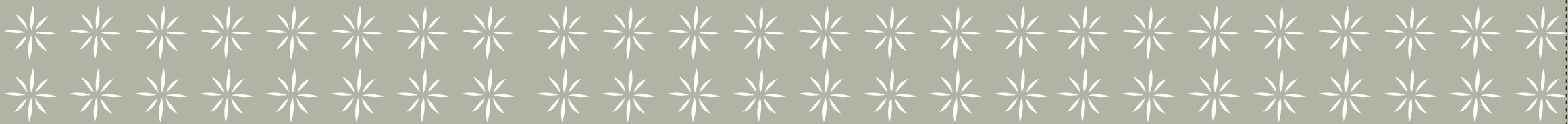
Location map

The Sycamore Tree offers residents many excellent opportunities to enjoy life. From exquisite restaurants to sensational shopping and outrageous nightlife to intimate moments, there is something to suit every taste and lifestyle.

Joo Chiat, where The Sycamore Tree is located, is renowned for having delicious food while nearby shopping centers such as Parkway Parade and the up and coming lifestyle mall 112 Katong, will keep shopaholics busy. The area is always abuzz, day and night, and the proximity of the beach makes quiet moments magical.

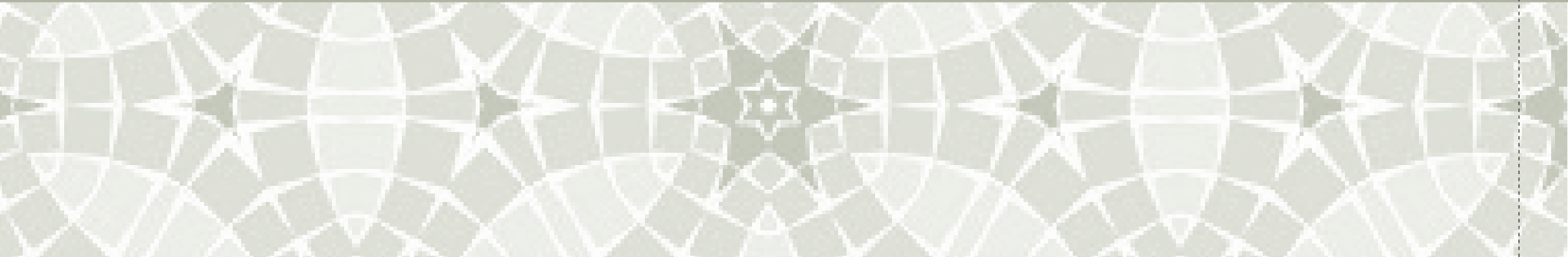
You will never be short of places to go with the upcoming Marine Parade MRT station and easy access to major expressways making it a breeze for residents to enjoy all that Singapore has to offer. The Sycamore Tree is your perfect sanctuary in a city that literally never sleeps.





Lazing by the pool, a welcome antidote with water features that will keep young ones busy and the young-at-heart feeling energized.

If quality time with loved ones is more your thing, there is nothing like bonding with family and friends over a sizzling BBQ. Amenities at The Sycamore Tree provide the ideal complement to your life. A life that is a blissful blend of tradition and modernity.



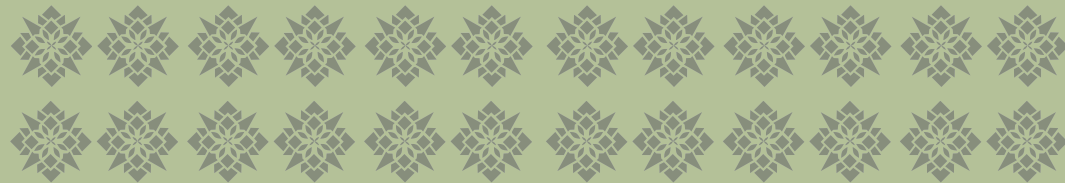




artist's impression only

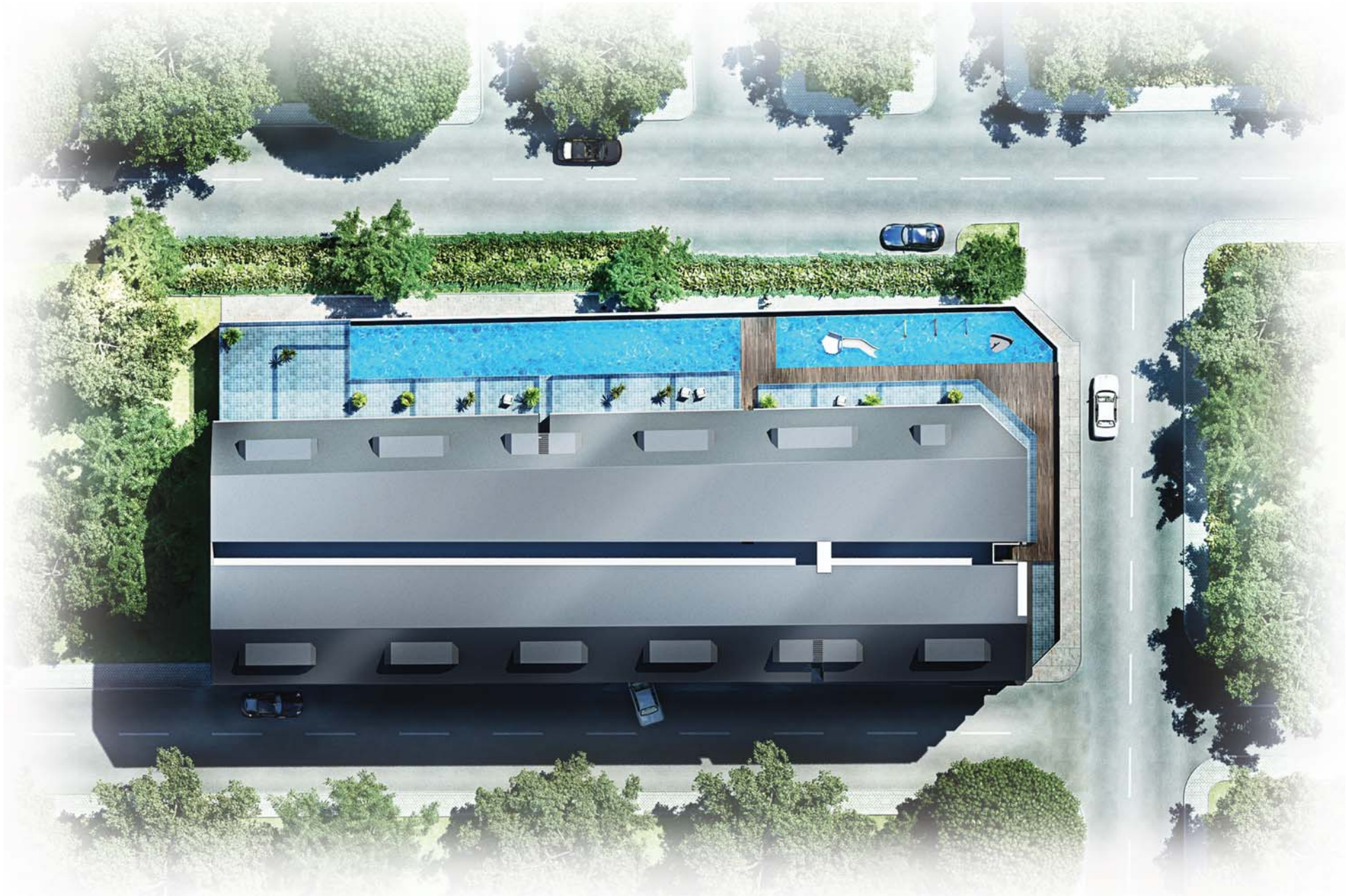








Site Plan





S H O P S

SHOP 1

50 sq m

#01-01



SHOP 2

43 sq m

#01-02



SHOP 3

43 sq m

#01-03



SHOP 4

38 sq m

#01-04



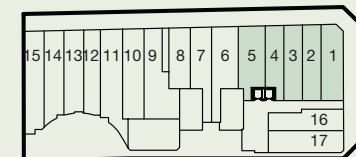
SHOP 5

53 sq m

#01-05

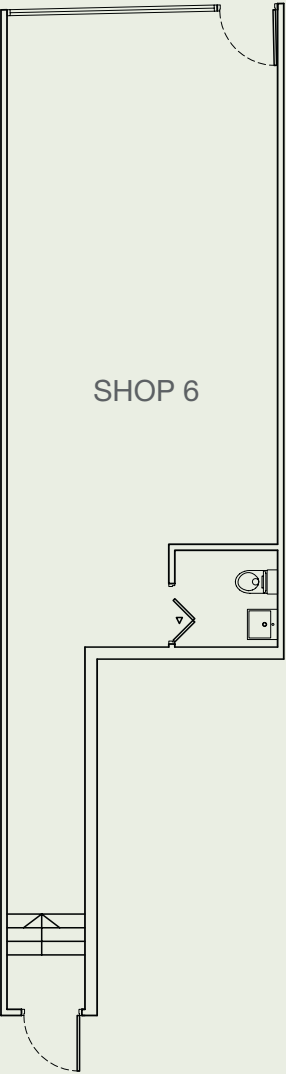


All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey



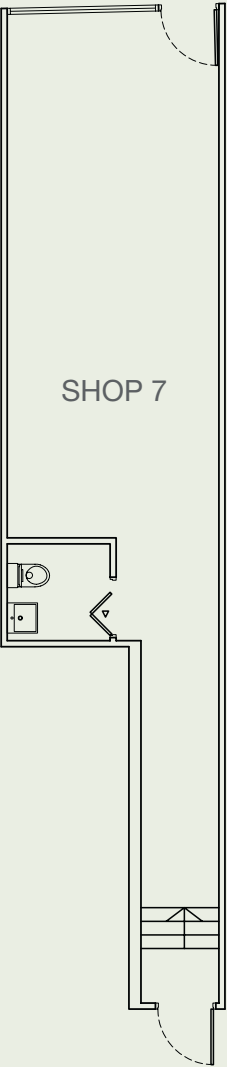
SHOP 6

59 sq m
#01-06



SHOP 7

48 sq m
#01-07



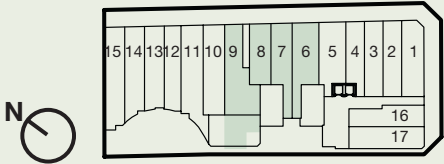
SHOP 8

41 sq m
#01-08



SHOP 9

69 sq m
#01-09



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S H O P S

SHOP 10

60 sq m

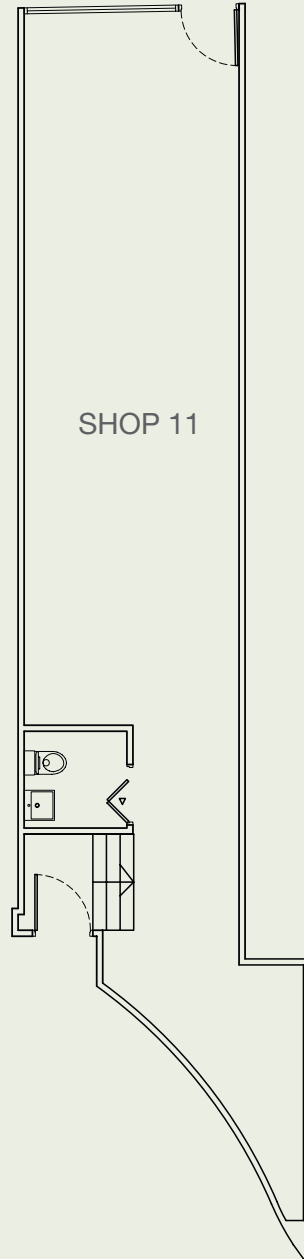
#01-10



SHOP 11

67 sq m

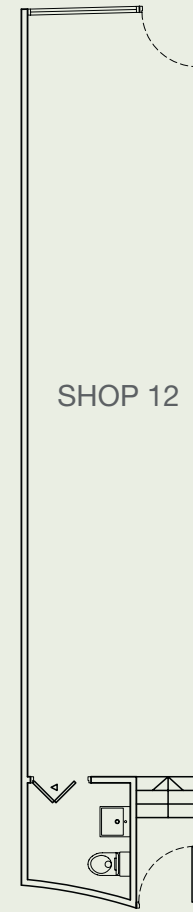
#01-11



SHOP 12

45 sq m

#01-12



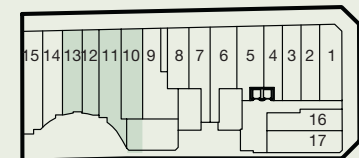
SHOP 13

50 sq m

#01-13

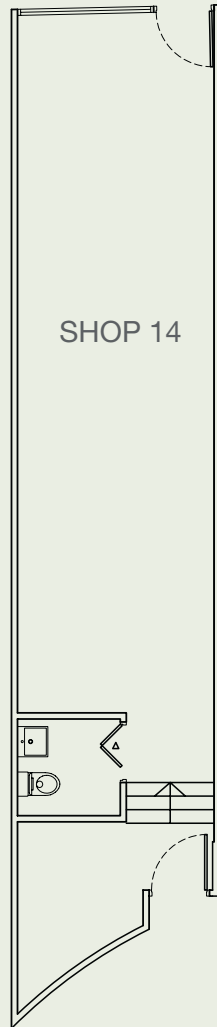


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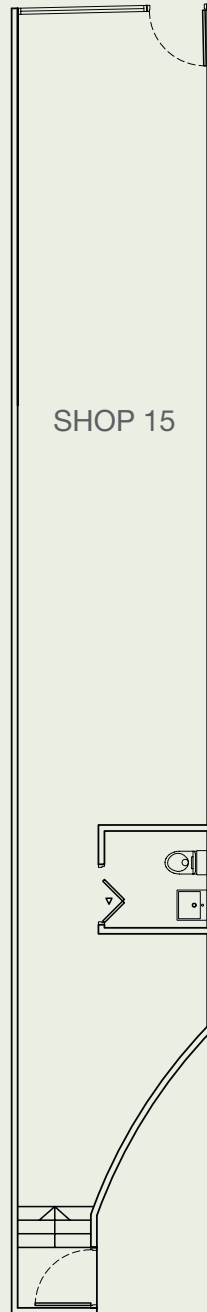
SHOP 14

54 sq m
#01-14



SHOP 15

66 sq m
#01-15



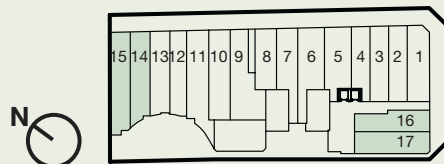
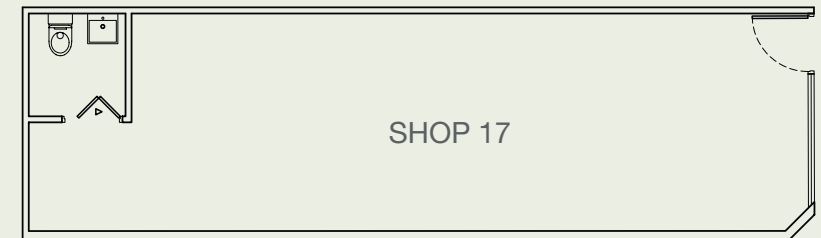
SHOP 16

44 sq m
#01-16



SHOP 17

49 sq m
#01-17

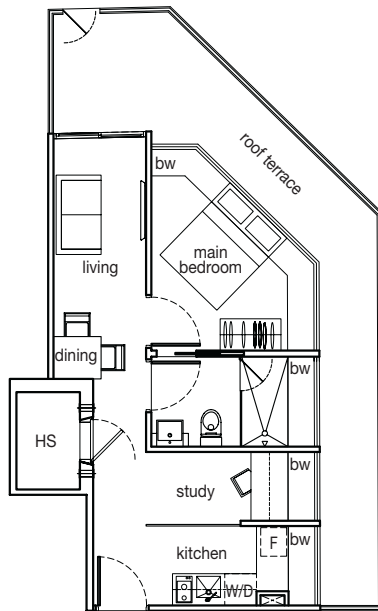


TYPE A1

63 sq m

1+1 bdrm

#02-01

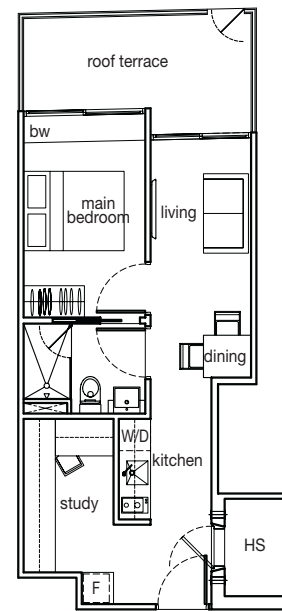


TYPE A2

49 sq m

1+1 bdrm

#02-04

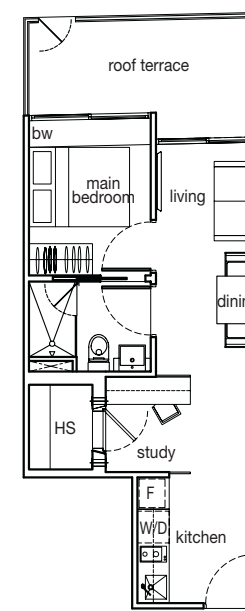


TYPE A3

45 sq m

1+1 bdrm

#02-05

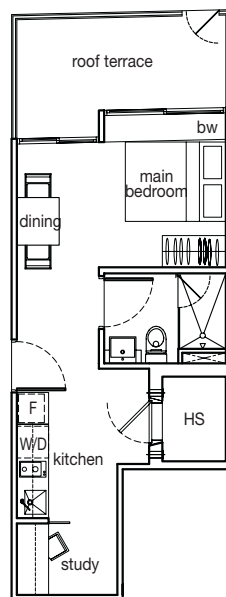


TYPE A4

40 sq m

1+1 bdrm

#02-08

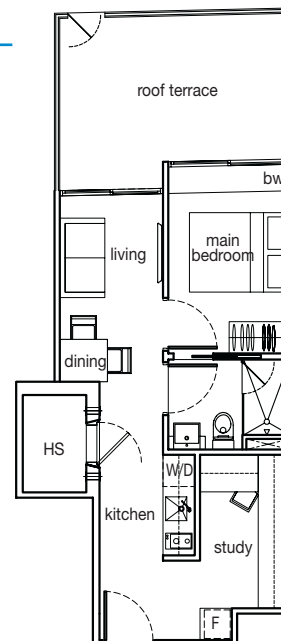


TYPE A5

49 sq m

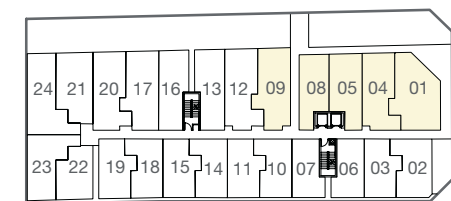
1+1 bdrm

#02-09



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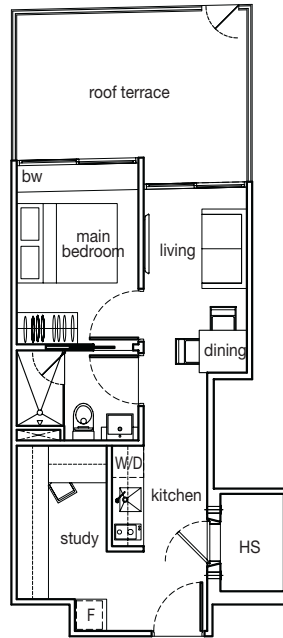


TYPE A6

49 sq m

1+1 bdrm

#02-12

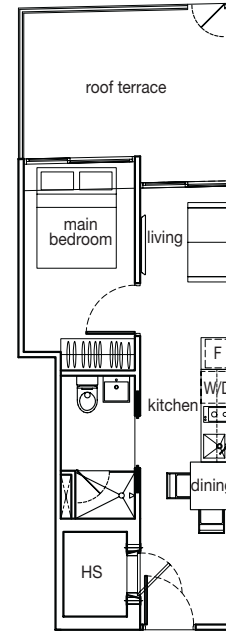


TYPE A7

41 sq m

1 bdrm

#02-13

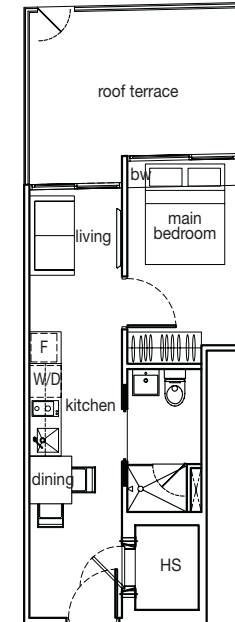


TYPE A8

41 sq m

1 bdrm

#02-16

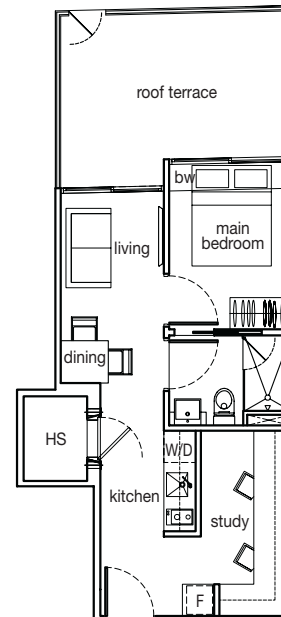


TYPE A9

49 sq m

1+1 bdrm

#02-17

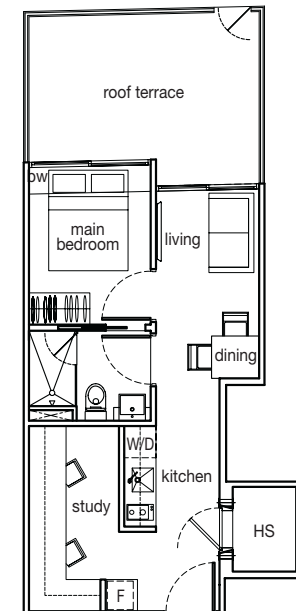


TYPE A10

48 sq m

1+1 bdrm

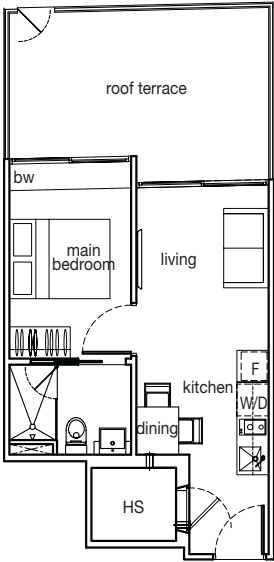
#02-20



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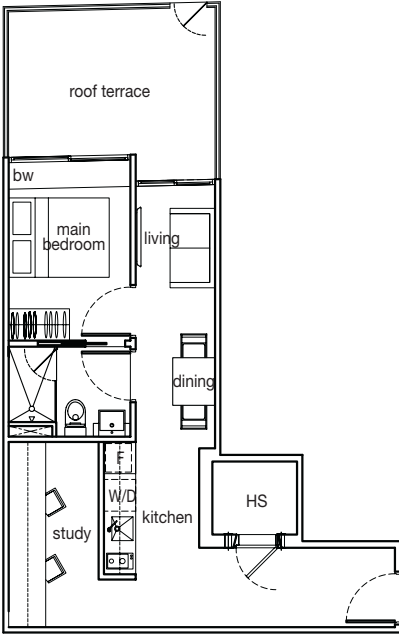
TYPE A11

46 sq m
1 bdrm
#02-21



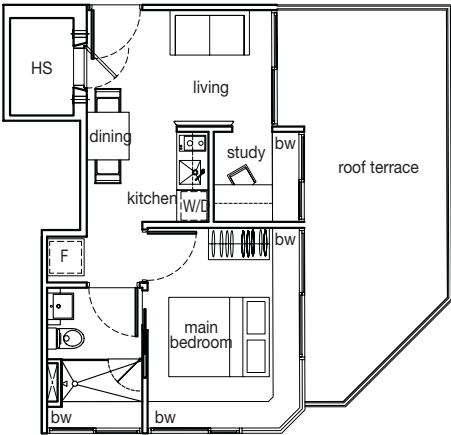
TYPE A12

54 sq m
1+1 bdrm
#02-24



TYPE A13

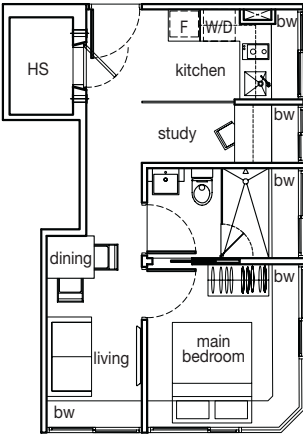
58 sq m
1+1 bdrm
#02-02



R E S I D E N T I A L

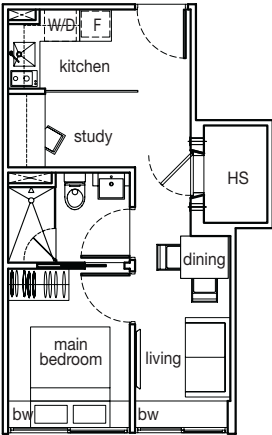
TYPE B1

39 sq m
1+1 bdrm
#03-02
#04-02

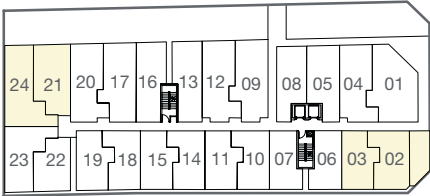


TYPE B2

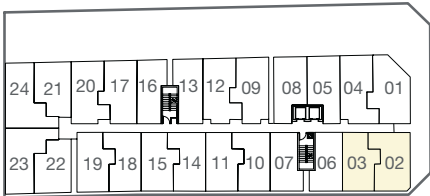
35 sq m
1+1 bdrm
#02-03
#03-03
#04-03



2nd Storey



3rd & 4th Storey



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TYPE B3

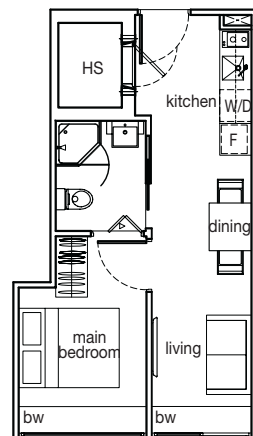
33 sq m

1 bdrm

#02-06

#03-06

#04-06



TYPE B4

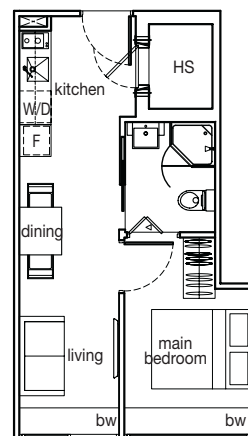
33 sq m

1 bdrm

#02-07

#03-07

#04-07



TYPE B5

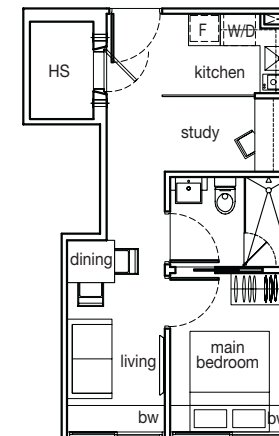
36 sq m

1+1 bdrm

#02-10

#03-10

#04-10



TYPE B6

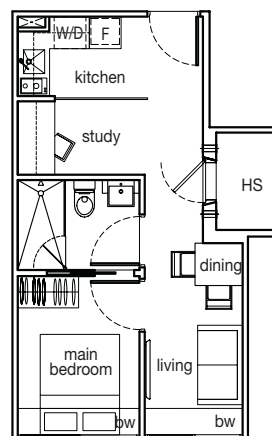
36 sq m

1+1 bdrm

#02-11

#03-11

#04-11



TYPE B7

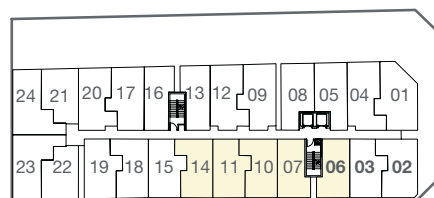
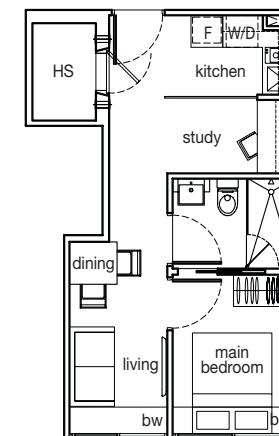
36 sq m

1+1 bdrm

#02-14

#03-14

#04-14



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TYPE B8

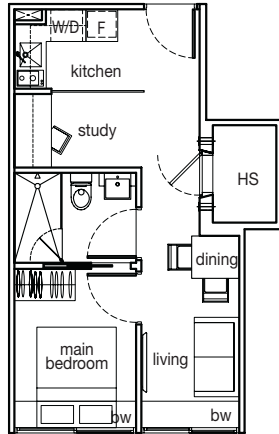
36 sq m

1+1 bdrm

#02-15

#03-15

#04-15



TYPE B9

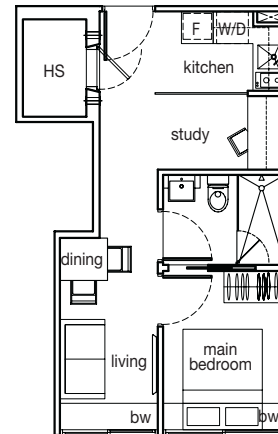
36 sq m

1+1 bdrm

#02-18

#03-18

#04-18



TYPE B10

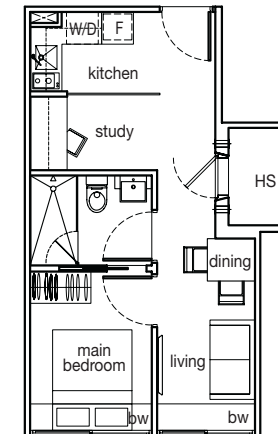
36 sq m

1+1 bdrm

#02-19

#03-19

#04-19



TYPE B11

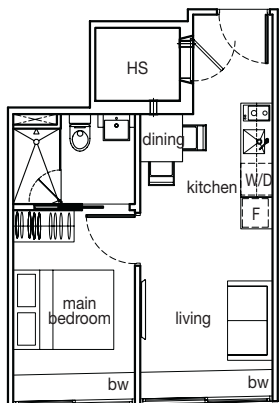
34 sq m

1 bdrm

#02-22

#03-22

#04-22



TYPE B12

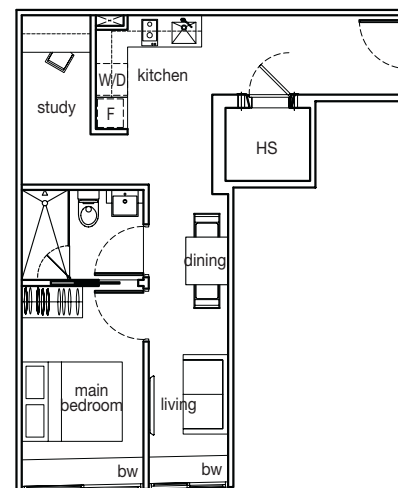
45 sq m

1+1 bdrm

#02-23

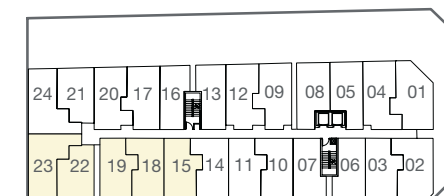
#03-23

#04-23



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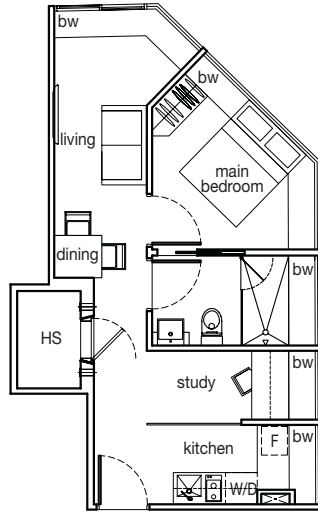
TYPE C1

43 sq m

1+1 bdrm

#03-01

#04-01



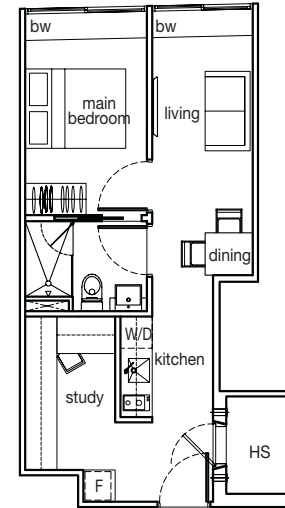
TYPE C2

41 sq m

1+1 bdrm

#03-04

#04-04



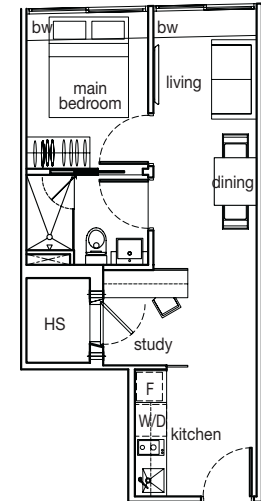
TYPE C3

37 sq m

1+1 bdrm

#03-05

#04-05



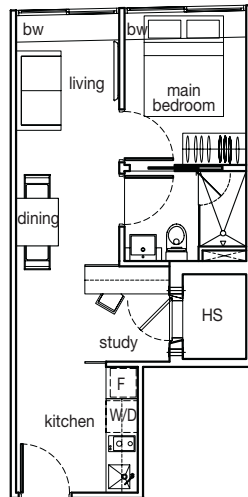
TYPE C4

36 sq m

1+1 bdrm

#03-08

#04-08



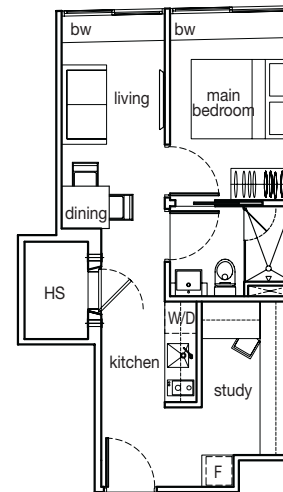
TYPE C5

39 sq m

1+1 bdrm

#03-09

#04-09



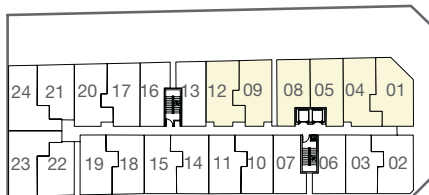
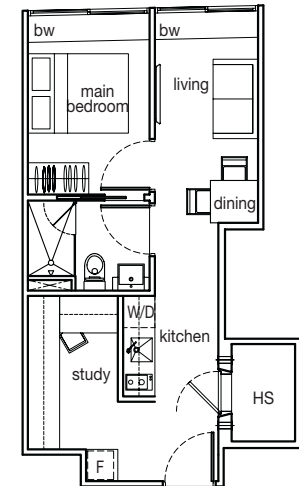
TYPE C6

39 sq m

1+1 bdrm

#03-12

#04-12



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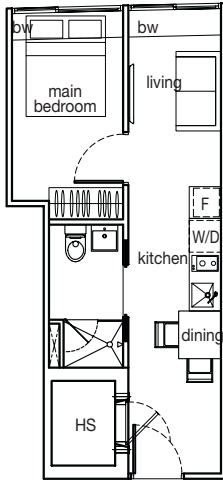
TYPE C7

32 sq m

1 bdrm

#03-13

#04-13



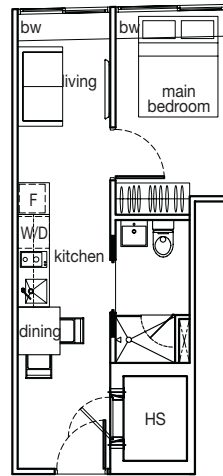
TYPE C8

32 sq m

1 bdrm

#03-16

#04-16



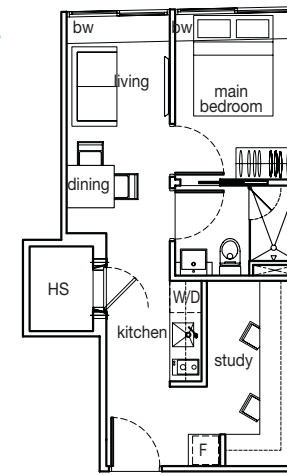
TYPE C9

39 sq m

1+1 bdrm

#03-17

#04-17



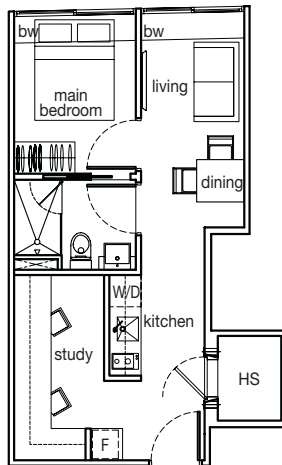
TYPE C10

38 sq m

1+1 bdrm

#03-20

#04-20



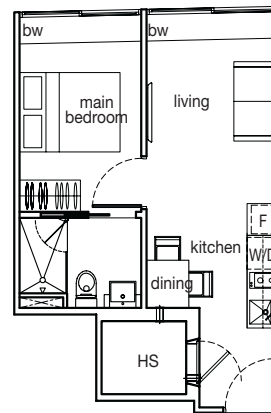
TYPE C11

35 sq m

1 bdrm

#03-21

#04-21



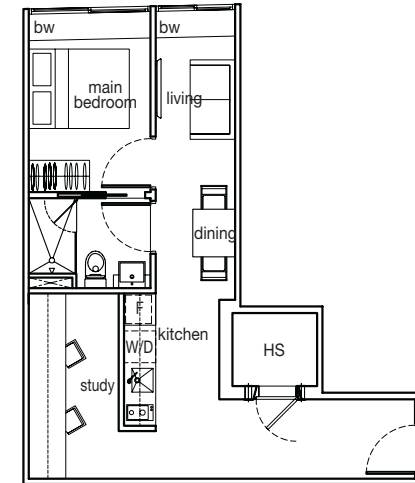
TYPE C12

45 sq m

1+1 bdrm

#03-24

#04-24



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R E S I D E N T I A L

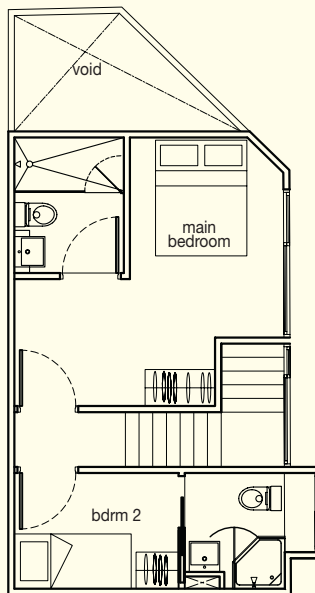


PH TYPE D1

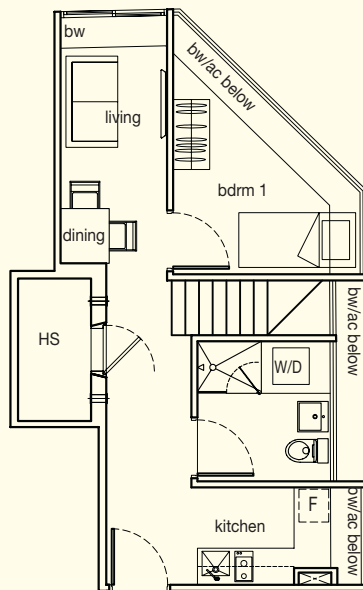
82 sq m

3 bdrm

#05-01



Upper Level



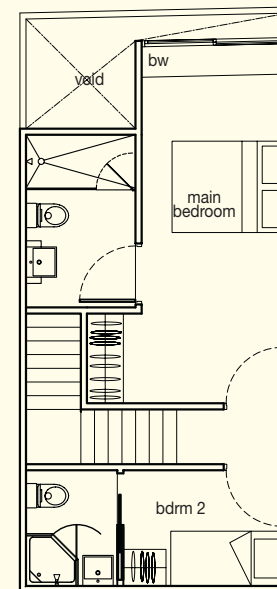
Lower Level

PH TYPE D2

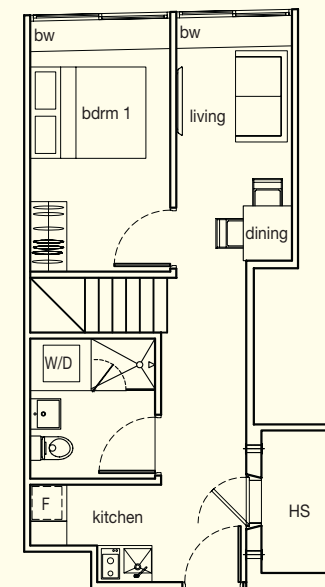
82 sq m

3 bdrm

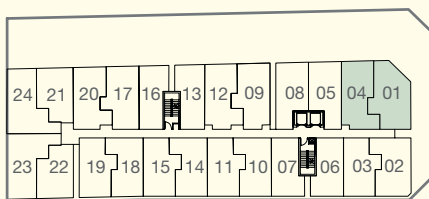
#05-04



Upper Level



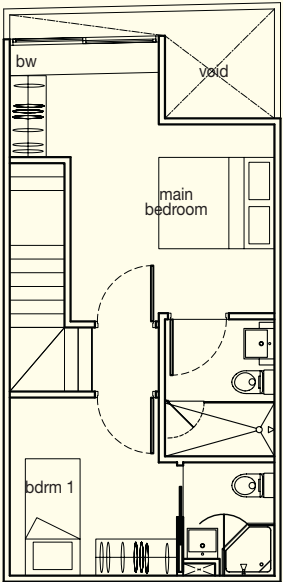
Lower Level



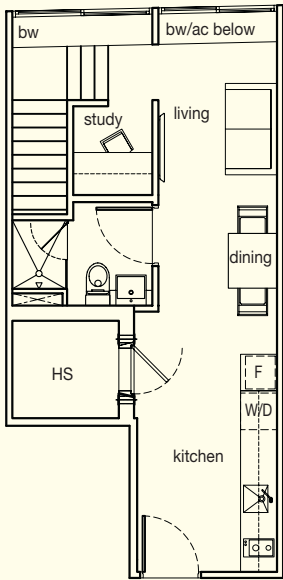
All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey

PH TYPE D3

78 sq m
2+1 bdrm
#05-05



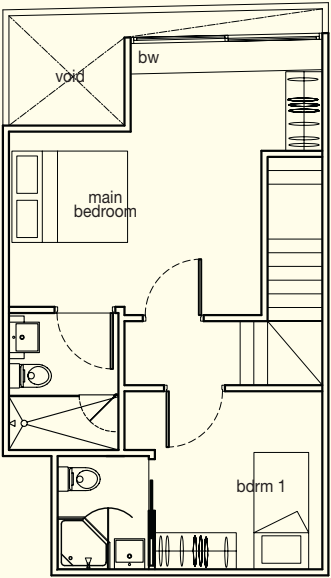
Upper Level



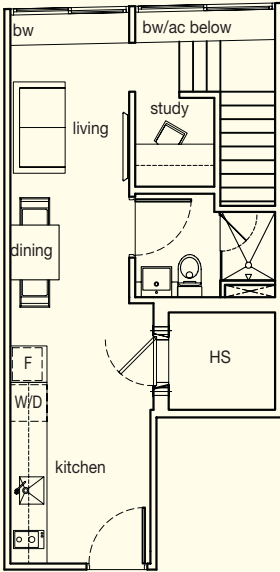
Lower Level

PH TYPE D4

81 sq m
2+1 bdrm
#05-08



Upper Level

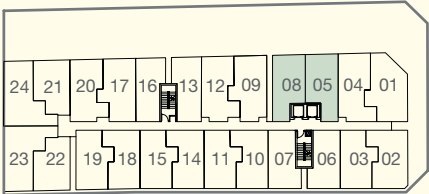


Lower Level



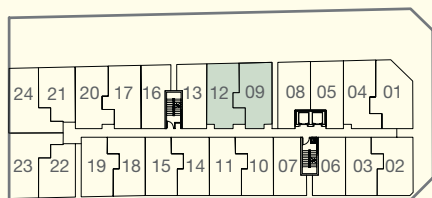
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All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey





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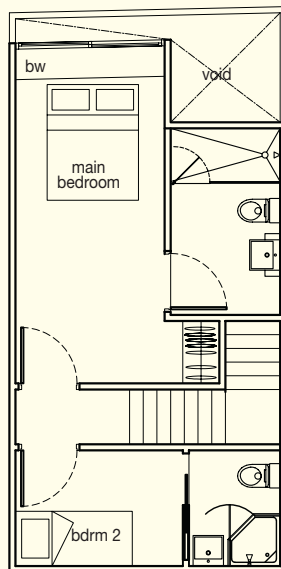


PH TYPE D5

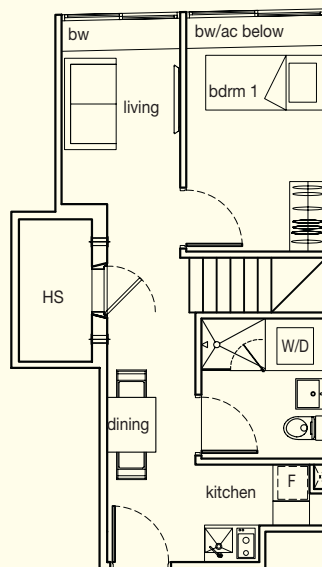
79 sq m

3 bdrm

#05-09



Upper Level



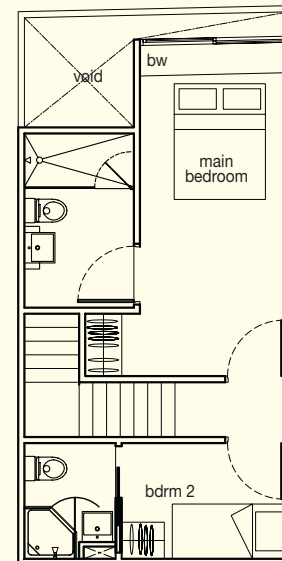
Lower Level

PH TYPE D6

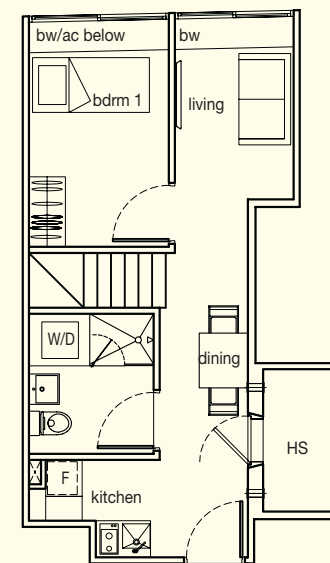
78 sq m

3 bdrm

#05-12



Upper Level

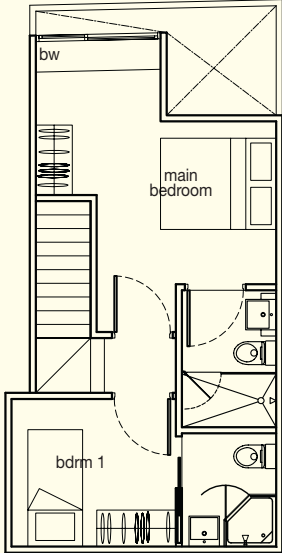


Lower Level

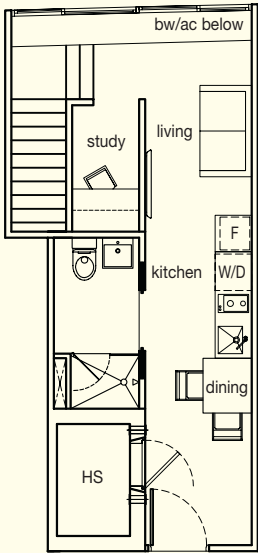


PH TYPE D7

68 sq m
2+1 bdrm
#05-13



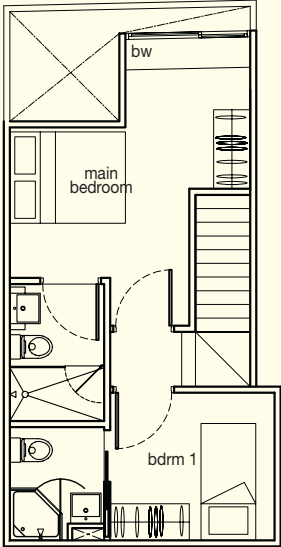
Upper Level



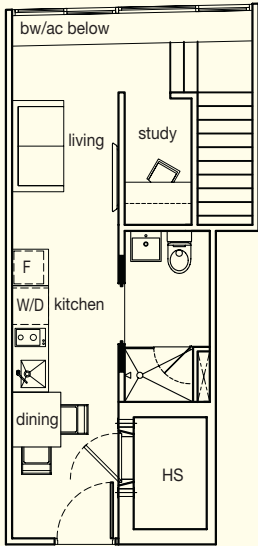
Lower Level

PH TYPE D8

67 sq m
2+1 bdrm
#05-16



Upper Level

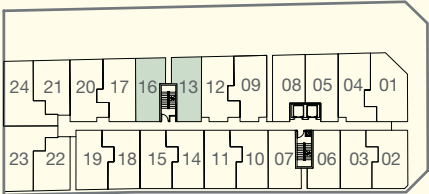


Lower Level



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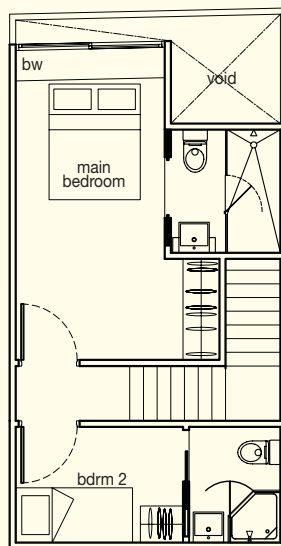


PH TYPE D9

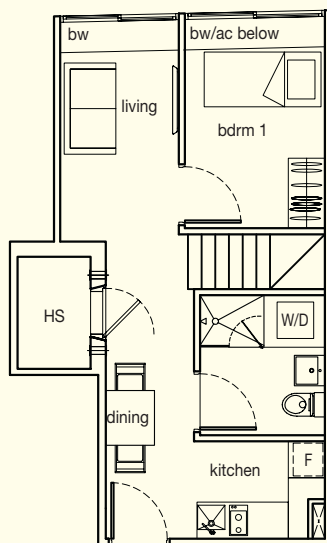
77 sq m

3 bdrm

#05-17



Upper Level



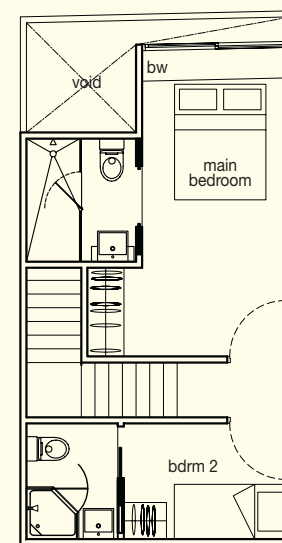
Lower Level

PH TYPE D10

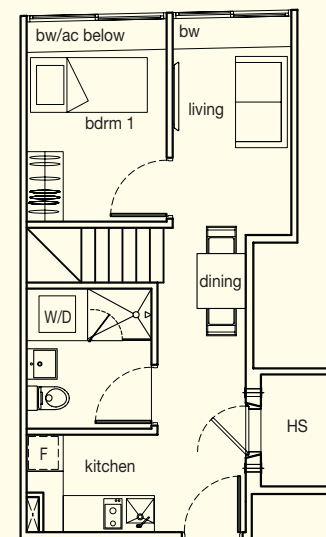
75 sq m

3 bdrm

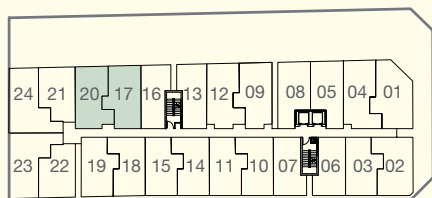
#05-20



Upper Level

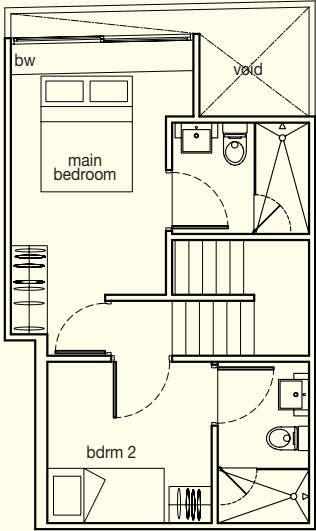


Lower Level

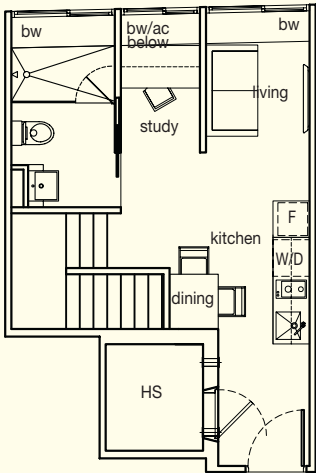


PH TYPE D11

74 sq m
2+1 bdrm
#05-21



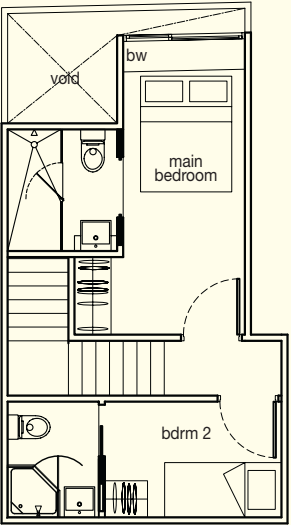
Upper Level



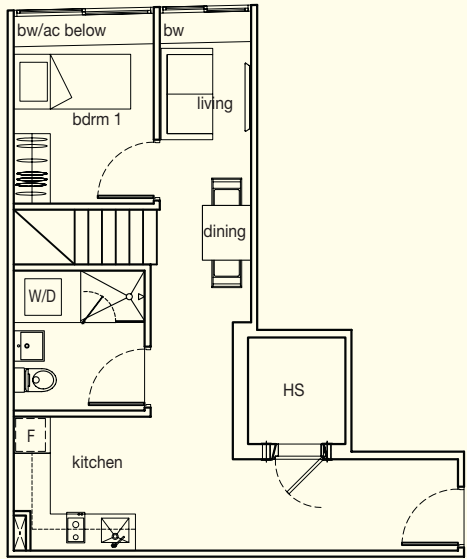
Lower Level

PH TYPE D12

79 sq m
3 bdrm
#05-24



Upper Level

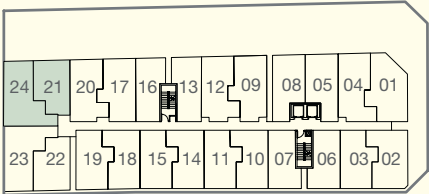


Lower Level



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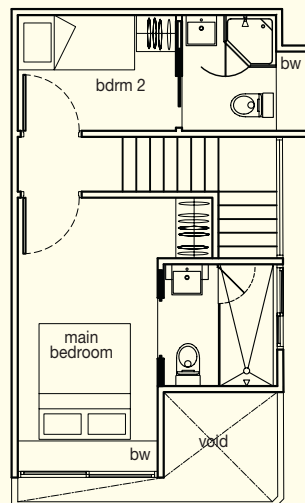
P E N T H O U S E

PH TYPE E1

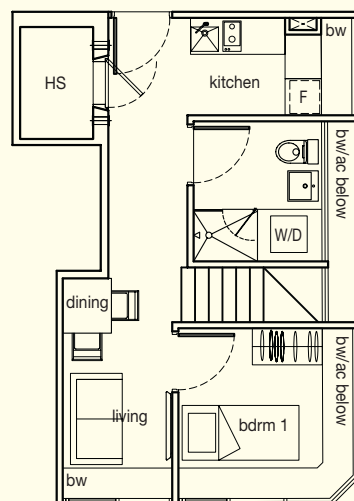
74 sq m

3 bdrm

#05-02



Upper Level



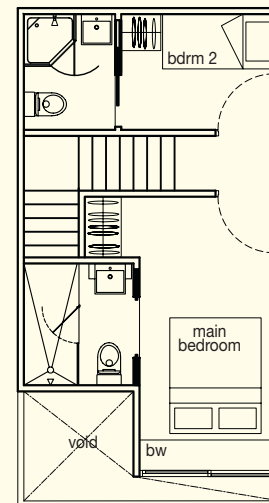
Lower Level

PH TYPE E2

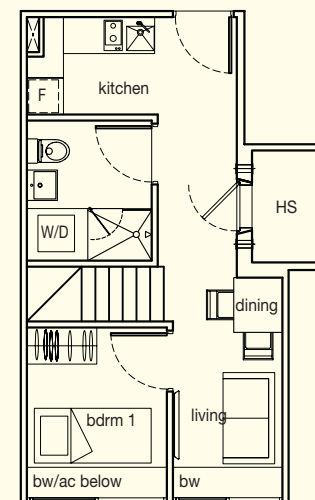
69 sq m

3 bdrm

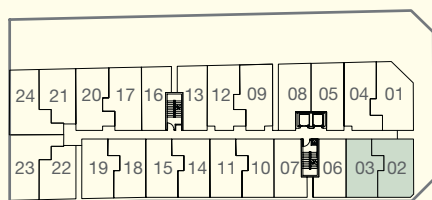
#05-03



Upper Level



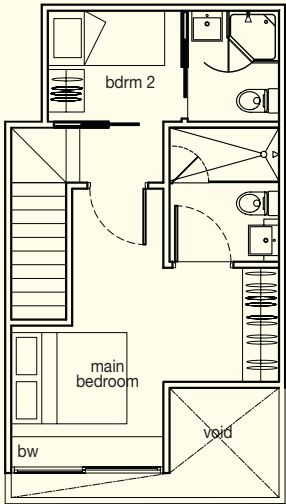
Lower Level



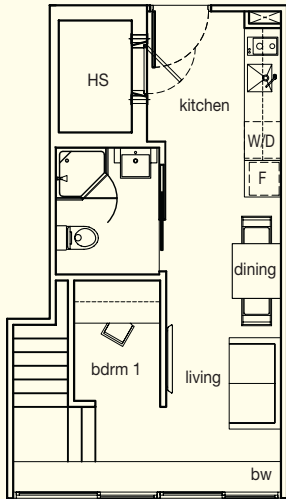
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PH TYPE E3

67 sq m
2+1 bdrm
#05-06



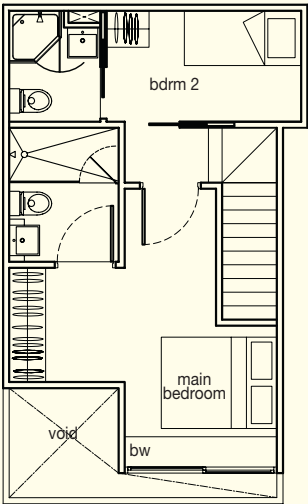
Upper Level



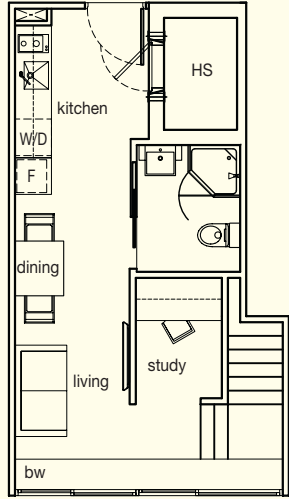
Lower Level

PH TYPE E4

69 sq m
2 bdrm
#05-07



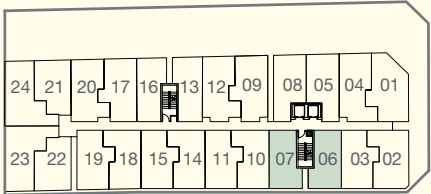
Upper Level



Lower Level



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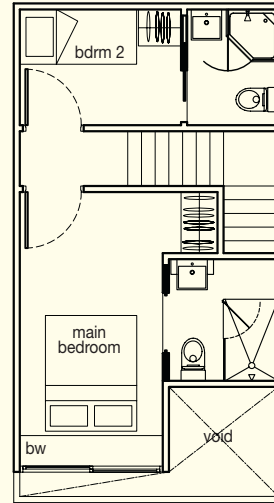


PH TYPE E5

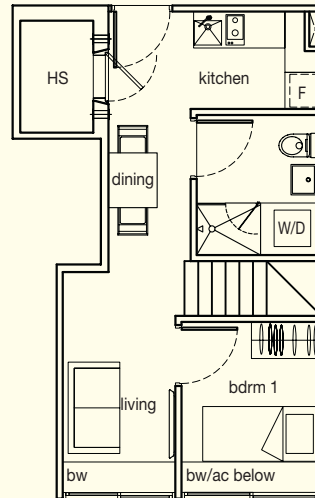
70 sq m

3 bdrm

#05-10



Upper Level



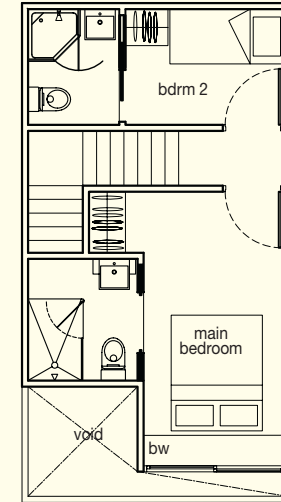
Lower Level

PH TYPE E6

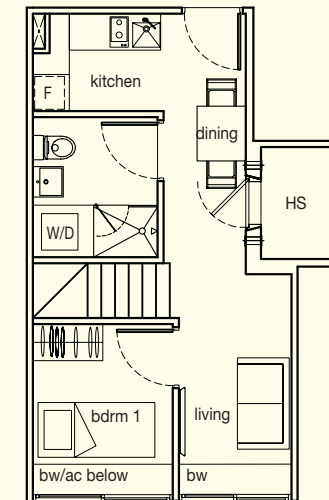
70 sq m

3 bdrm

#05-11



Upper Level

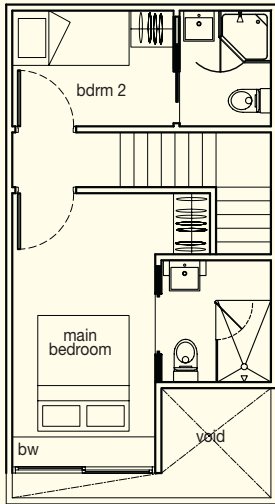


Lower Level

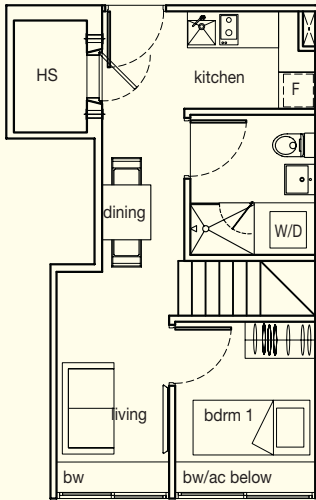


PH TYPE E7

70 sq m
3 bdrm
#05-14



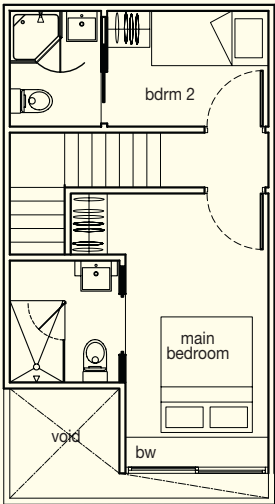
Upper Level



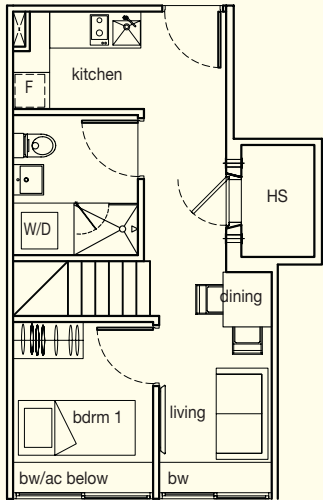
Lower Level

PH TYPE E8

70 sq m
3 bdrm
#05-15



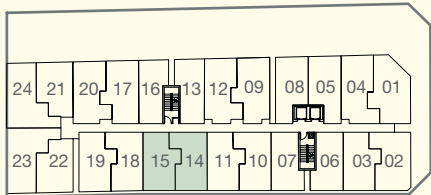
Upper Level



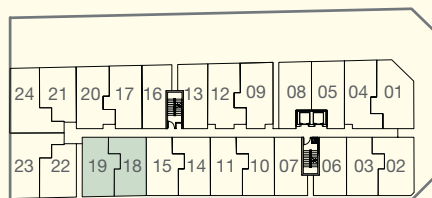
Lower Level



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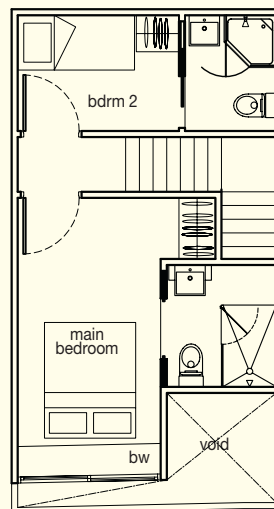


PH TYPE E9

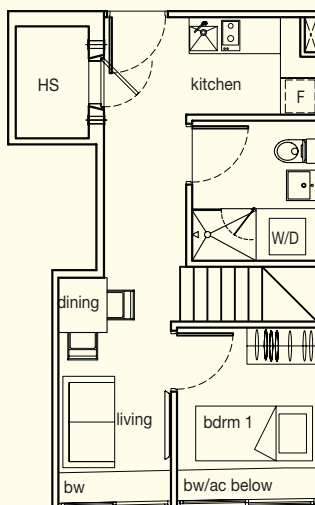
70 sq m

3 bdrm

#05-18



Upper Level



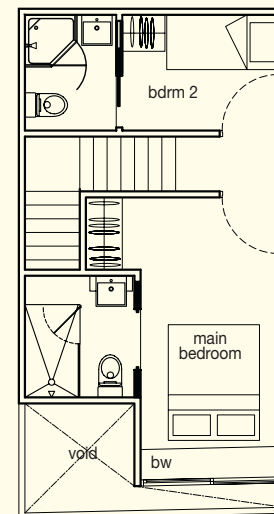
Lower Level

PH TYPE E10

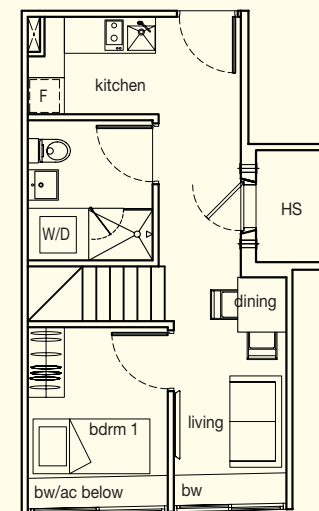
70 sq m

3 bdrm

#05-19



Upper Level



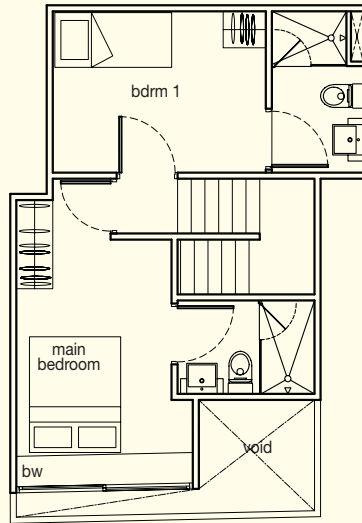
Lower Level

PH TYPE E11

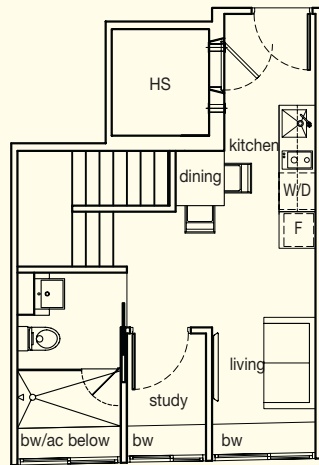
75 sq m

2+1 bdrm

#05-22



Upper Level



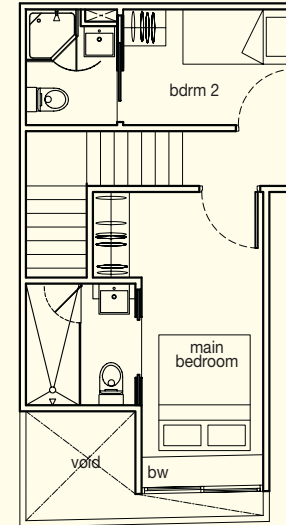
Lower Level

PH TYPE E12

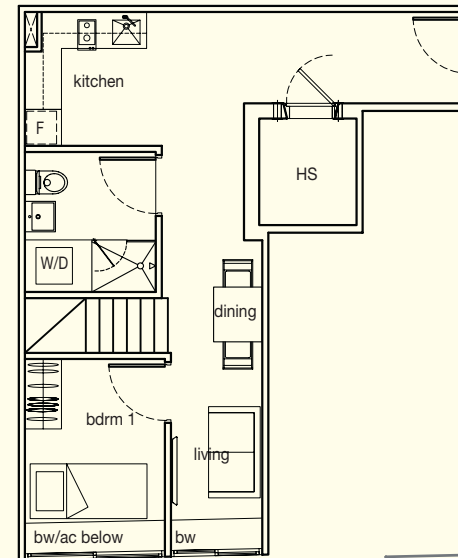
80 sq m

3 bdrm

#05-23



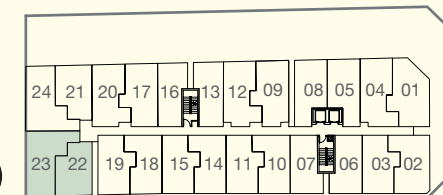
Upper Level



Lower Level



DEPARTMENT OF
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RESIDENTIAL SPECIFICATIONS

1. Foundation
Pile to engineer's design
2. Superstructure
Reinforced concrete structure to engineer's specification
3. Walls
 - a. External Walls : Reinforced concrete and /or common clay brick walls.
 - b. Internal Walls : Reinforced concrete and/or precast panels (light weight) and/or dry wall panels
4. Roof
Reinforced concrete flat roof
5. Ceiling
For Apartments
 - a. Living / Dining / Bedrooms / Study: Skim coat and/or ceiling board with emulsion paint finish.
 - b. Bathrooms and Kitchen: Skim coat and/or water resistant ceiling board with emulsion paint finish.
 - c. Household Shelter: Skim coat with emulsion paint finish
 For Common Areas
 - d. Lift lobbies: Skim coat and/or ceiling board with emulsion paint finish
 - e. Carpark: Skim coat with emulsion paint finish
 - f. Staircases :Skim coat with emulsion paint finish
6. Finishes
Wall
 - a. Living / Dining / Bedrooms / Study/ Household Shelter: Plaster and/or skim coat with emulsion paint finish.
 - b. Master Bath / Common Bathrooms: Ceramic tiles and/or homogenous tiles finish
 - c. Balcony: plaster and/or skim coat with emulsion paint finish.
 Note: No tiles/ stone behind mirrors and above false ceiling

 Floor
 - d. Living / Dining: Marble / Compressed marble and/or ceramic tiles and/or homogenous tiles with timber and/or matching skirting finish.
 - e. Balcony: Ceramic tiles and/or homogenous tiles and/or stone tiles finish.
 - f. Kitchen: Marble / Compressed marble and/or ceramic tiles and/or homogenous tiles finish
 - g. Household Shelter: Ceramic tiles and/or homogenous tiles finish
 - h. Bathroom: Ceramic tiles and/or homogenous tiles and/or stone tiles finish
 - i. Bedrooms, Study: Random timber strips flooring and/or compressed marble and/or ceramic tiles and/or homogenous tiles with timber and/or matching skirting finish.
 - j. A/C Ledges: Cement screed.
7. Windows
Powder coated /natural anodized aluminium frame with plain float and/or tinted glass.
8. Doors
Fire rated solid veneer door for the main door complete with lockset.
Steel door for house shelter as per requirement of authority.
9. Sanitary fittings
Master Bathroom
 - a. 1 shower bath with shower mixer, rain-shower head and shower set
 - b. 1 basin and mixer tap
 - c. 1 pedestal water closet
 - d. 1 mirror
 - e. 1 toilet paper holder
 Common Bathroom
 - f. 1 shower bath with shower mixer and shower set
 - g. 1 basin and mixer tap
 - h. 1 pedestal water closet
 - i. 1 mirror
 - j. 1 toilet holder
10. Electrical Installation
All electrical wiring to be in concealed conduits and main in surface trunking / pipes.
11. TV / Telephone
TV/ telephone points shall be provided in Living Room and Master Bedroom.
12. Lightning Protection
Lightning protection system shall be provided in accordance with the current edition of Singapore Code of Practice.
13. Painting
 - a. Internal wall: Emulsion water-based paint
 - b. External wall: Selected oil-based base coat and water-based exterior paint.
14. Water Proofing
Waterproofing to reinforced concrete flat roof and bathrooms (if any).
15. Driveway and Car Park
Concrete floor and/or ceramic and/or stone finish.
16. Recreation Facilities
The followings are provided:
 - a. Lap pool
 - b. Kid's pool
 - c. Barbecue pit
17. Additional Items
 - a. Kitchen Cabinets
 - i. Kitchen cabinets with solid surface countertop complete with electric hob and cooker hood.
 - ii. One stainless steel sink complete with tap.
 - b. Refrigerator
 - c. Washer & Dryer
 - d. Wardrobes
 - i. Built-in wardrobes to all bedrooms (if any).
 - e. Air-conditioning
 - i. Split-unit air conditioner provided in living/dining, bedroom, study.
 - f. Water Heater
 - g. Railing
 - i. Mild steel for common stair railing
 - ii. Mild steel and/or glass for other railings.
 - h. Security
 - i. Audio intercom to all units: main door only.
 - i. Lift
 - i. passenger lift ('Kone' or equivalent) from basement to fifth floor.
 - j. Fencing
 - i. Brickwall and/or steel railing on brickwall and/or chain-link fencing.

SHOP SPECIFICATIONS

1. Structure
Reinforced concrete structure to engineer's design
2. Walls
Clay brick and / or concrete blocks and / or dry / lightweight wall panels.
3. Ceiling
Skim coat to underside of slab / beam and /or fiber gypsum plasterboard and / or water resistance ceiling boards with emulsion paint finish.
4. Windows
Aluminium with glass.
5. Doors
Aluminium with glass / acrylic panels.
6. Flooring
 - a. Internal Area : Concrete finish
 - b. Common Area : Ceramic / homogeneous and / or stones for walkway, corridor, lobby.
7. Wall Finishes & Wall Tiles
 - a. Internal Area : Cement plaster with emulsion paint to ceiling height.
 - b. Common Area : Plaster with paint
 - c. Common Area : Ceramic / homogeneous tiles and / or plaster with paint for lobby
 - d. Common Area : Selected area with ceramic / homogeneous tiles and / or stones.
8. Sanitary Wares
Quality sanitary wares in toilets.
9. Sanitary Fittings
Quality sanitary fittings in toilets.
10. Electrical Installation
Electrical tap-off unit along corridor for individual unit.
(Note : Purchaser to apply electrical meter to be installed in meter compartment. Tap-off power subject to MCST approval.)

Additional Items

11. Railing
Mild steel for common stair railing. Steel and / or glass for other railings.
12. Water Proofing
Water proofing to all reinforced concrete flat roof and toilets.

Note:

- a. Stone: Stone is a natural material 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 cannot be totally avoided.
- b. Timber: Timber is a natural product that does not have total consistency of colour and grain. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation.
- c. Cable Television (SCV): The purchaser is liable to pay annual fee, subscription fee and such other fees to Starhub Cable Vision (SCV) or any other relevant authorities. The vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels.
- d. Internet: The purchaser is liable to pay Asymmetrical Digital Subscriber Line (ADSL) connection, annual fee, subscription fee and such other fees to Internet Service Provider (ISP). The vendor is not responsible to make arrangements with any said parties for the service connection for their respective subscription.
- e. Air-conditioning: Air-conditioning system has to be maintained and cleaned on a regular basis by the purchasers. This includes the cleaning of filters and condensation pipes to ensure good working condition of the system.
- f. Wardrobe / Kitchen Cabinets / Mechanical Ventilation Units / Air-conditioning Fan Coil Units: Layout / location of wardrobe / kitchen cabinets, mechanical ventilation units (if any) and air-conditioning fan coil units (if any) are subjected to architect's sole discretion and final design.
- g. Household Shelter: The Household Shelter is designed for use as civil defence shelter. The walls, ceiling, floor and door of the Household Shelter shall not be hacked, drilled, altered or removed.

Sole Marketing Agent:

HSR
The #1 Real Estate Company
INTERNATIONAL REAL ESTATE LTD. (SEKURASITAH REAL ESTATE LIMITED)

Enquiry Tel:

+65 9277 7733 / +65 8180 7070
ELLEN ZHENG (R006388Z) CHAN KOK LIANG (R041441J)

Enquiry email: localproject@hsr.com.sg

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Name of Project

Address

Developer

Developer Licence No.

Land Tenure

Legal Description

Building Plan No.

Expected TOP date

Expected Legal Completion Date

Sycamore Tree

2 Fowlie Road Singapore 428505

Astoria Development Pte Ltd

C0786

Estate in fee Simple

MK26 on Lots 03028A, 05146Ct

A1276-00515-2010-BP01

31 Dec 2016

31 Dec 2018