

THE NEW BENCHMARK FOR CITY LIVING
都市生活的新高度

The name was selected for three key reasons. One, it alludes to the full height ceiling of our duplex units. Two, the word 'up' enhances lifestyle phrases like Live it Up, Glam Up, Party Up, Moving on Up which will resonate with our double-income/single-income no kids audience. And three, it serves as a very practical answer to the question, 'where do you live?' - UP@Robertson Quay!

RIVERSIDE LIVING in THE CITY

城市中坐拥精致 河畔生活

UP@Robertson Quay is set to define a new standard of riverside living in the city. It is the ideal setting for your intimate but purposeful life space. Where you have the privilege of choosing the layout for the lifestyle you want - to live, work and play.

70 luxurious apartments located in prestigious District 9 with a collection of units featuring up to 7.2m floor-to-floor heights* and dual-purpose furniture options*. All minutes away from the bustling financial district, iconic Orchard Road and an enclave of fine and casual restaurants, bars and clubs.

MSOCIAL

Next to M Social Singapore, designed by the renowned Philippe Starck. M Social Singapore promises to provide a one-of-a-kind experience for the style-conscious travellers.

Live it up with access to a suite of affordably priced fee-based hotel services such as housekeeping, laundry and other related hotel services*.

You know it's time. To move on up.

UP@Robertson Quay高尚住宅，提供城市中悠雅河畔生活的全新体验。一个设想周到、精致且全方位的理想生活空间，让您按所需的生活、工作与休闲方式，选择最喜爱的户型与布局。

本豪华住宅目共70个单位，座落于享誉盛名的第九卅区。特选阁楼单位层高7.2米*，并配置双功能家具*。公寓毗邻繁荣金融区、时尚乌节路，以及各色精致与休闲的餐馆、已消闲的场所。

乐享收费合理的酒店服务，包括家居整理、衣物洗烫及其他相关酒店服务*。

时机难逢当把握、高雅生活在今日。



Inviting from every angle.
片层招展，气势恢宏

Artist's Impression
设计效果图



Access to a suite of affordably priced fee-based hotel services*
享受收费合理的酒店服务

For illustration only
图片仅供参考



Indulge in high tea at M Social -
(New hotel concept by Philippe Starck)
在M Social 花楼享用下午茶 (Philippe Starck
的酒店新概念)

For illustration only
图片仅供参考

* For selected units only 仅限部分单位

* Services from M Social are fee-based and may be modified according to availability and at the discretion of the hotel operator. These services will only be available after the hotel has opened.
M Social服务的酒店服务需交付相应费用，并可能根据供求情况，由酒店业经营对服务内容及其价格进行变动。此服务只在酒店开业后才提供。

Take a short jog to
Fort Canning Park and enjoy
the sights and sounds
of nature.
沿途可慢跑至福康宁公园，
享受林荫美景、花香鸟鸣。



BY THE RIVER *and* EVERYWHERE YOU WANT TO BE

居于河畔，通达各处



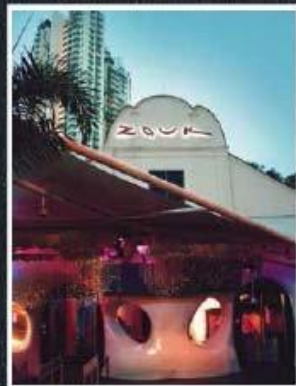
Retail therapy is real easy with
shoppers' paradise Orchard
Road nearby.

毗邻的乌节路是休闲购物天堂。



Groceries, specialty stores, cosy cafes,
and even the cinema are a short walk away at
Great World City, Liang Court and WE Square.

附近商场如世界城、美罗和友乃厘广场
(WE Square) 有多家日常用品店、专卖店
和温馨咖啡店。



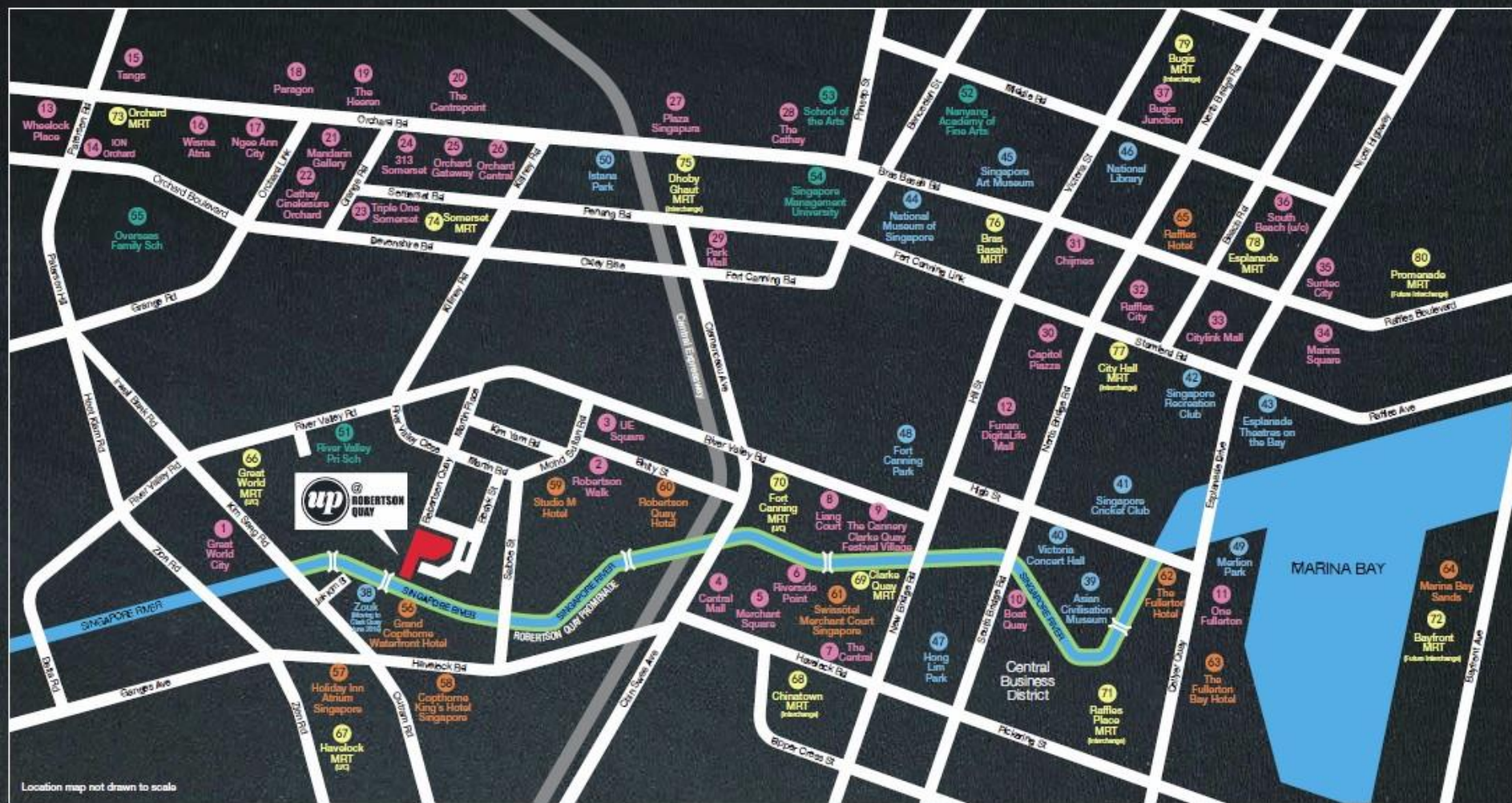
The buzz of Clarke Quay and Boat Quay
has never been closer. Be spoilt for choice for
call-out drinks, intimate dinners and ultimate
after-sunset indulgence.

近距离感受克拉码头和驳船码头的喧哗气氛，
非凡好友聚会、亲密晚餐或纵情放松，尽享无
限选择惬意生活。



Complementing your vista is an integrated resort
and one of Singapore's Icons - Marina Bay Sands
with its world-class casino, entertainment, dining
and five-star shopping.

新加坡地标——滨海湾金沙综合娱乐城提供世界级
赌场、娱乐、餐饮及高档购物，为您的精彩生活增
上添花。



Location map not drawn to scale

购物及餐饮设施

- 1 世界城
- 2 罗拔申街
- 3 友乃德广场
- 4 中央广场
- 5 Merchant Square
- 6 河滨楼
- 7 中央楼
- 8 亮阁
- 9 The Cannery 大厦
- 10 驳船码头
- 11 浮尔顿一号
- 12 福南电脑中心
- 13 会德丰坊
- 14 乌节ION大厦
- 15 董厦
- 16 威士马广场
- 17 义安城
- 18 百利宫
- 19 麒麟大厦
- 20 先得坊
- 21 文华购物廊
- 22 国泰乌节电影娱乐城
- 23 Triple One 索美基
- 24 313G 索美基
- 25 乌节门
- 26 乌节中央城
- 27 狮城大厦
- 28 国泰大厦
- 29 柏丽广场
- 30 Capitol Piazza
- 31 赞美广场
- 32 莱佛士城
- 33 城取广场
- 34 滨海广场
- 35 新达城
- 36 凤华南岸 (兴建中)
- 37 白沙浮商业城

消闲娱乐设施

- 38 Zouk
- 39 亚洲文明博物馆
- 40 维多利亚剧院及音乐会堂
- 41 新加坡板球俱乐部
- 42 新加坡康乐俱乐部
- 43 滨海剧场中心
- 44 新加坡国家博物馆
- 45 新加坡美术馆
- 46 国家图书馆
- 47 芳林公园

教育设施

- 48 福康宁公园
- 49 鱼尾狮公园
- 50 总统府公园
- 51 立化小学
- 52 南洋艺术学院
- 53 新加坡艺术学院
- 54 新加坡管理大学
- 55 海外家庭学校
- 56 国敦河畔大酒店
- 57 嘉事假日酒店
- 58 国敦统一大酒店
- 59 M酒店
- 60 罗拔申码头酒店
- 61 贸易阁瑞士酒店
- 62 富来登大酒店
- 63 富来登湾大酒店
- 64 金沙大酒店
- 65 莱佛士大酒店

易达交通设施

- 66 大世界地铁站 (兴建中)
- 67 合乐地铁站 (兴建中)
- 68 牛车水地铁换乘站
- 69 克拉码头地铁站
- 70 福康宁地铁站 (兴建中)
- 71 莱佛士坊地铁换乘站
- 72 海湾坊地铁站 (未来换乘站)
- 73 乌节地铁站
- 74 索美基地铁站
- 75 多美歌地铁换乘站

易达交通设施

- 76 百胜地铁站
- 77 政府大厦地铁换乘站
- 78 滨海中心地铁站
- 79 武吉士地铁换乘站
- 80 宝门廊地铁站 (未来换乘站)

REST AND RELAX,

★
RIGHT
OUTSIDE
★

YOUR HOME

随时随地松懈身心

—— ★ 就在宅门之外 ★ ——



Swing to the breeze in tranquil hammocks as you daydream, surrounded by lush landscaping at the lounge areas.

在休息区郁郁葱葱的树荫间体会吊床的舒适，感受清风拂面和幽静宜人，别有一番滋味。

Tree Canopy Hammock Court
树荫吊床亭

Artist's Impression
设计效果图



Swim with the scenery. Soak up the energy.
悠游泳池尽享惬意身心。

Artist's Impression
设计效果图

Outside your home space, your life space becomes a near heaven with thoughtful and intimate facilities all around.

住宅外天堂般的舒适生活空间，贴心设置一应俱全。



Sip, sup and play, anytime of the day.
无时无刻尽享惬意娱乐。

Artist's Impression
设计效果图

Lounge areas covered in lush landscaping recreates life in a tropical paradise. Rounding off everything is the Gourmet Pavilion for alfresco dining and... a taste of bliss.

郁郁葱葱的休闲区充满热带风情，月光下美食凉亭里品尝美酒佳肴...畅享无限幸福夜。

move
— ON —
UP

IDEAL
— FOR WORK —
IDEAL
— FOR PLAY —
IDEAL
IN EVERY WAY

工作,休闲及娱乐
生活的理想居所

Boasting ceiling heights of up to 7.2m floor-to-floor heights for selected units
仅限部分单位配有罕见的7.2米挑高楼层

For illustration only
图片仅供参考

Foldaway Murphy Bed
板式折叠床

For illustration only
图片仅供参考

A moveable glass partition gives the option of creating a second bedroom with a foldaway Murphy Bed*, spacious one minute, intimate the next. More room for everyday living.

配有活动玻璃隔屏和板式折叠床* (Murphy Bed), 让您随意间隔出另一个卧室。或宽敞或隐蔽, 日常生活中随时拥有额外空间。

* For selected units only 仅限部分单位



Luxurious Master Bedroom
舒适豪华的主卧室

For illustration only
图片仅供参考

Sleep, work or simply stretch out in the Master Bedroom. Enjoy spacious and gracious indoor living. Which is, ideal in every way.

栖身主卧, 无论睡觉、工作, 哪怕只是做一下简单的伸展, 您都将无比满足。空间充足, 安享富足, 各方面, 至臻之选。



Smart storage under the stairs
楼梯下的创意存储空间

For illustration only
图片仅供参考

Smart storage under the stairs provides a clean and seamless look with plenty of space for life.

楼梯下的创意存储空间帮助您轻松收纳物品, 让您的住所整洁宽敞。



Quality fittings and fixtures
优质装潢与配件

For illustration only
图片仅供参考

The bathroom extends the idea of comfort and beauty with bold timeless designs and branded fittings from Duravit and Grohe that please the eye while staying practical to the touch.

卫生间的配件均来自知名品牌—Duravit 和 Grohe。优雅的风格呈现高品位, 同时兼具美感和实用功能。

Make Room for the High Life



Featuring soaring ceiling heights of up to 7.2m*, your cosy apartment is complete with a spacious Master Bedroom, suitable for both sleeping and working.

**For selected units only.*

Switch from Work to Rest



Your second bedroom is created easily with a foldaway Murphy Bed* where you can transform your work desk into a space for resting. Now, there's more room for everyday living.

**For selected units only.*

Added Storage Space

It's a breeze to get organised,
while maintaining a clean, seamless look,
with smart storage options under the stairs.



Smart Storage under stairs

For illustration only

Timeless Designs & Branded Fittings



The bathroom extends the idea of quality, style and function with its elegant fittings from Duravit and Grohe.



Prepare your very own gourmet feast in a kitchen adorned with De Dietrich appliances, an induction cooker hob and a combination oven.

Residents of UP@Robertson Quay can live it up within M Social style with conveniences at your door steps:

UP@Robertson Quay的居民可以在家门口就拥有M social风尚生活

- Convenience - sited next to the 300 room M Social Hotel
- 便利 - 坐落于距离M SOCIAL HOTEL 300米
- Exciting new hotel concept - exudes vibrancy, coolness and zest for life
- 新奇的酒店新概念 - 为生活带来活力，风格和趣味
- Unique - affordable & good F&B offerings
- 独特之处 - 平价而美味的餐饮选择
- Services* - Suite of hotel fee-based services such as house-keeping, laundry and others
- 服务* - 由酒店提供的整理房间，洗衣等服务，费用自理

- Enjoy - chic and trendy lifestyle akin to a service apartment
- 享受 - 现代风尚的生活方式
- Great - investment for home owners or home offices
- 优点 - 作为居住和家庭办公室的投资选择

**Services from M Social are fee-based and may be modified accordingly to availability and at discretion of the hotel operator.*

M Social酒店提供的服务根据酒店业主的时间和运营情况而变化，并且所产生的费用自理

“My Best Ever Design”

Philippe Starck



"Lifestyles have changed radically over the last decade. Technology has permeated every aspect of our lives and this has in turn revolutionised the hospitality industry. Seven years ago, I envisioned a new lifestyle category for tech-savvy travellers who want to socialise and interact with one another. M Social targets this particular group – travellers with a millennial mindset who are in search of a shared experience."

Mr Kwek Leng Beng,
Executive Chairman of City Developments Limited and
Chairman of Millennium & Copthorne Hotels plc.

M&C is CDL's London-listed subsidiary.



MSOCIAL

SINGAPORE

With its world-class design, profusion of Instagram opportunities, accessible technological conveniences, fun spots to socialise and proximity to the vibrant Robertson Quay enclave, M Social is designed for travellers with a "millennial mindset".



Singapore's first self-check-in kiosk lobby.

Democratic Design

M Social debuts in Singapore the "democratic design" concept of renowned French designer Philippe Starck, who calls M Social his 'Singapore Love Shack' and in-house restaurant and bar, Beast & Butterflies the heartbeat of the hotel.

Social And Snuggish

At the centre of M Social are seamlessly blended cosy and communal spaces that offer accessibility and flexibility for play, comfort and real-time connection. Art installations accentuate the chic ambience and guest rooms are inviting with warm colour tones, luxurious poshmina throws and thick carpets.

Tech Offerings

M Social is the first in the country to offer

a self-check-in kiosk in the lobby. Placed within each room is a handy smartphone pre-loaded with a city guide and comes with unlimited data usage and free local and 15 international phone calls.

Best Of East & West

Beast & Butterflies woos global foodies with hearty fare influenced by both the east and west. The unconventional menu features highlights like Sichuan Marinated Rack of Lamb, as well as the signature Lobster Porridge.



Teochew Style Rice Porridge in Crab Broth with Lobster & Abalone

Conversation Over Cocktails

Mixologists from Beast & Butterflies whip up artisanal cocktails in a section of the restaurant that overlooks the Singapore River - the perfect spot to make kindred connections and exchange travel tales.

Music With A Mission

The renowned, made-in-Singapore band The Sam Willows has been appointed as the hotel's ambassador to drive its mission to support Singapore's creative community and satisfy locals' hunger for new music.

Space For "Me-Time"

Providing spacious private sanctuaries are

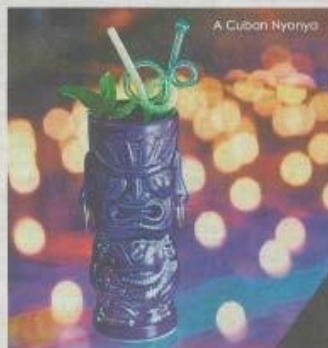


The Big Room

accommodation options that have generous ceiling heights of up to 5m, and come in varying sizes and configurations. The Nicer Room has a terrace attached to it, while The Bigger Room is a duplex-style loft with a terrace.

On The Pulse Of Action

The hotel's location along the historic Singapore River offers guests an oasis of tranquility, while connecting them to a plethora of dining and cultural choices, and new experiences in the buzzing Robertson Quay area.



A Cuban Nyonya



The Nice Room

Land Parcel at Robertson Quay

Prominent Location near Singapore River

The site is located within Robertson Quay along the historic Singapore River, amidst a well-established residential precinct with a hotel cluster comprising developments such as Studio M Hotel Park Hotel Clarke Quay and The Gallery Hotel.

It has developed into a charming pedestrian-friendly neighbourhood dotted with quality shops, cafes and grocery stores.

Lifestyle Venue

This site is within walking distance of many popular entertainment, food & beverage and lifestyle outlets along Clarke Quay, Boat Quay and Mohamed Sultan Road. Entertainment outlets like Alton and Zouk are also nearby.

The hotel will therefore appeal to both tourists and business travellers who enjoy staying in an area with much to offer.

Close Proximity to CBD and Tourist Attractions

The hotel development is conveniently located for business travellers, as it is a short drive away from the heart of the city's business and financial centre in Raffles Place and Marina Bay.

The site is also close to some of Singapore's most popular tourist destinations such as Chinatown and the premier shopping belt of Orchard Road. Tourists can enjoy the wide array of retail, dining and entertainment outlets in the area.

Good Accessibility

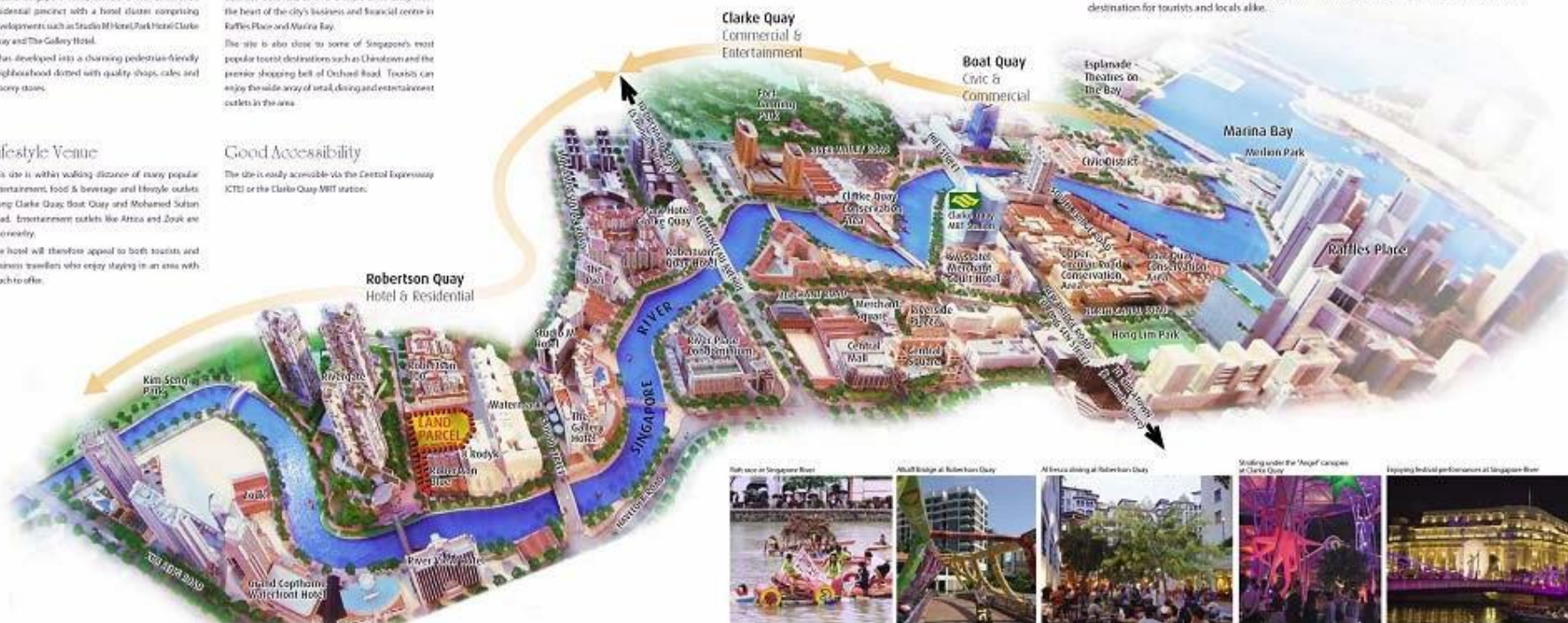
The site is easily accessible via the Central Expressway (CTE) or the Clarke Quay MRT station.



ROBERTSON QUAY

CLARKE QUAY

BOAT QUAY



The Singapore River area is one of the most important urban waterfronts in Singapore. It stretches 3km long and has 3 distinctive subzones, namely Boat Quay, Clarke Quay and Robertson Quay.

The area is planned as a key activity corridor of office, shop, hotel and residential uses. Today, there is already a good mix of quality waterfront housing, hotel, diverse entertainment and dining facilities, and arts and cultural venues. Dotted with al fresco dining, the promenade is a popular destination for tourists and locals alike.



Boat view on Singapore River

Alton Bridge at Night from Quay

Alton Bridge during the Day from Quay

Strolling under the 'Angel' sculpture at Clarke Quay

Enjoying live musical performance at Singapore River



CITY DEVELOPMENTS LIMITED
城市发展有限公司

**SINGAPORE'S TRUSTED
PROPERTY PIONEER
SINCE 1963**

新加坡房产先驱 优良信誉始于1963年

As a leading property developer, City Developments Limited (CDL) holds an impressive track record with over 36,000 luxurious and quality homes catering to a wide range of market segments. With renowned landmarks including The Sail @ Marina Bay, One Shenton and St. Regis Residences, Singapore to its name, CDL has made a distinctive imprint on Singapore's skyline. Its enduring spirit of innovation, craft and excellence has made CDL one of Singapore's largest landlords today. CDL is also a global company with a prominent presence in 91 locations across 25 countries.

作为新加坡卓越的发展商之一，于1963年创建的城市发展有限公司已建造3万6千余间豪华优质公寓，成就卓越业绩。著名地标如滨海舫、珊顿一号及瑞吉雅居，为新加坡的天际线又添几分璀璨。城市发展有限公司对卓越、革新以及精工的不懈追求，使该公司成为新加坡现今规模最大的房地产企业之一。作为盛名远扬的国际企业，城市发展有限公司在横跨二十五国的九十一个地点亦占一席之地。

UNIQUE SELLING POINTS

Investment Opportunities

- District 9
- Great rental potential → flexibility to apply for home office scheme
- Integrated development with Hotel / F&B / Residences.
- Lifestyle venue - walking distance to the many popular entertainment, F&B and lifestyle outlets along Clarke Quay and Boat Quay.
- Located next to the 293-room hotel - M Social (designed by Philippe Starck) - a vibrant new hotel concept by one of the world's largest hotel owners and operators, Millennium & Copthorne Hotels (M&C) plc.

**Services from M Social are fee-based and may be modified accordingly to availability and at the discretion of the hotel operator.*

Accessibility & surroundings

- A scenic Riverside pedestrian network leading to Clark Quay.
- Next to 700 bars, restaurants and businesses along Singapore River.
- Easily linked by ECP to further parts of Singapore
- Short drive to the Central Business District (CBD), Marina Bay and Orchard Road shopping belt
- Minutes' walk to upcoming Great World MRT Station and proximity to Clarke Quay MRT station and upcoming Fort Canning MRT Station (Downtown line, opening 2017)
- Well served by Central Expressway (CTE) and Ayer Rajah Expressway (AYE)
- Near to reputable schools such as River Valley Primary School, Anglo-Chinese School (Junior), Nanyang Academy of Fine Arts (NAFA), Singapore Management University, School Of The Arts (SOTA), Laselle College of The Arts etc.
- Prominent location near Singapore River and some of Singapore's most popular tourist destinations with a wide range of business, leisure and dining amenities as well as excellent public transport connection around and within the vicinity.

UNIQUE SELLING POINTS

Amenities

- Near to reputable schools such as River Valley Primary School, Anglo-Chinese School (Junior), Nanyang Academy of Fine Arts (NAFA), Singapore Management University, School Of The Arts (SOTA), Laselle College of The Arts etc.
- Prominent location near Singapore River and some of Singapore's most popular tourist destinations with a wide range of business, leisure and dining amenities as well as excellent public transport connection around and within the vicinity.
- The area is a hip and vibrant location lined with good selection of restaurants and eateries.

Architectural

- Designed it in a way to make the spaces flexible, maximizing the usable floor areas and allowing for innovative loft living
 - Selected units high floor-to-floor height with furniture deck.
 - 2-bedroom units with flexi-concept layout that comes with dual-purpose designer furniture (murphy bed).
 - Built in storage under the stairs that allow flexibility in space to live, work and play
 - Selected PES units with private timber deck with direct access to the pool.
- Quality fittings & finishes -
 - marble finishes to living, dining, kitchen & bathrooms
 - De Dietrich Induction Hob, Cooker Hood, Integrated Refrigerator, Microwave cum Convection Oven & Washer cum Dryer
 - Duravit WC with bidet function for the master bathroom

SITE PLAN 平面图

FACILITIES LEVEL - RESIDENTIAL (LEVEL 4)

设施配套（四楼）住宅



LOBBY LEVEL - RESIDENTIAL (LEVEL 1)

大堂(一楼)住宅



SCHEMATIC DIAGRAM

户型平面图

Floor/Unit	01	02	03	04	05
Roof					
10	A1c*	C3c*	C3c*	C1c*	C2c*
9	A1b*	A2b*	A2b*	A1b*	C2b*
8	A1	C3a*	C3a*	C1a*	C2
7	A1b*	A2b*	A2b*	A1b*	C2b*
6	A1	C3a*	C3a*	C1a*	C2
5	A1b*	A2b*	A2b*	A1b*	C2b*
4	A1 (PES)	C3a1 (PES)*	C3a2 (PES)*	C1a (PES)*	C2 (PES)
3	Resident's Carpark				
2	Public Carpark				
1	Lobbies				

Floor/Unit	06	07	08	09	10
Roof					
10	B1c*	C3c*	C3c*	B2c*	B2c*
9	B1b*	A2b*	A2b*	B2b*	B2b*
8	B1	C3a*	C3a*	B2	B2
7	B1b*	A2b*	A2b*	B2b*	B2b*
6	B1	C3a*	C3a*	B2	B2
5	B1b*	A2b*	A2b*	B2b*	B2b*
4	B1 (PES)	C3a3 (PES)*	C3a4 (PES)*	B2-1 (PES)	B2-2 (PES)
3	Resident's Carpark				
2	Public Carpark				
1	Lobbies				

LEGEND
图例

- 1-Bedroom
1-卧室
- 1-Bedroom + Study/Guest
1-卧室 + 书房/客房
- 2-Bedroom
2-卧室

1-BEDROOM + STUDY/GUEST

1-卧室 + 书房/客房

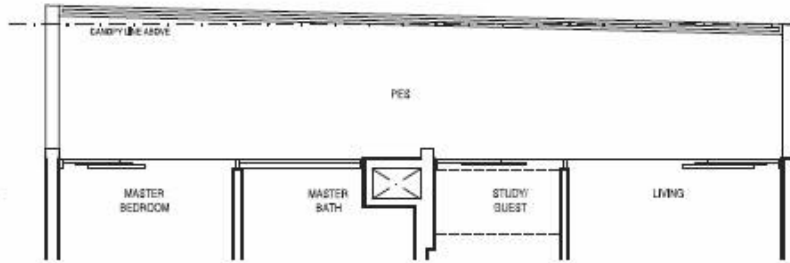
TYPE B2-2 (PES)

89 sqm / 743 sq.ft.

#04-10 (MIRROR)



unit #04-10: including aircon condensate of 1 sqm/11 sq.ft. accessory (if located on 2nd floor podium carpark)



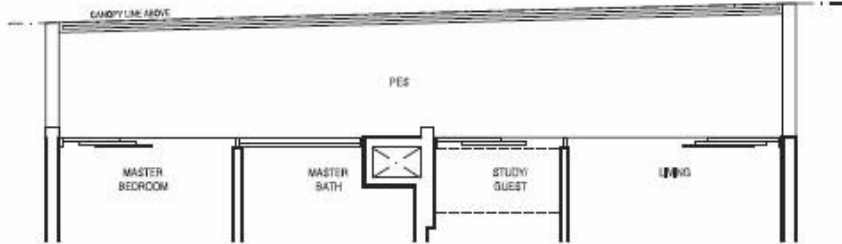
TYPE B2-1 (PES)

87 sqm / 721 sq.ft.

#04-08



unit #04-08: including aircon condensate of 1 sqm/11 sq.ft. accessory (if located on 2nd floor podium carpark)

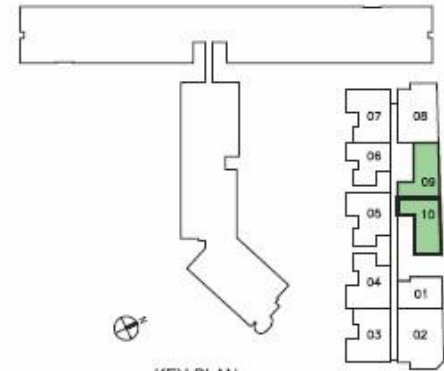
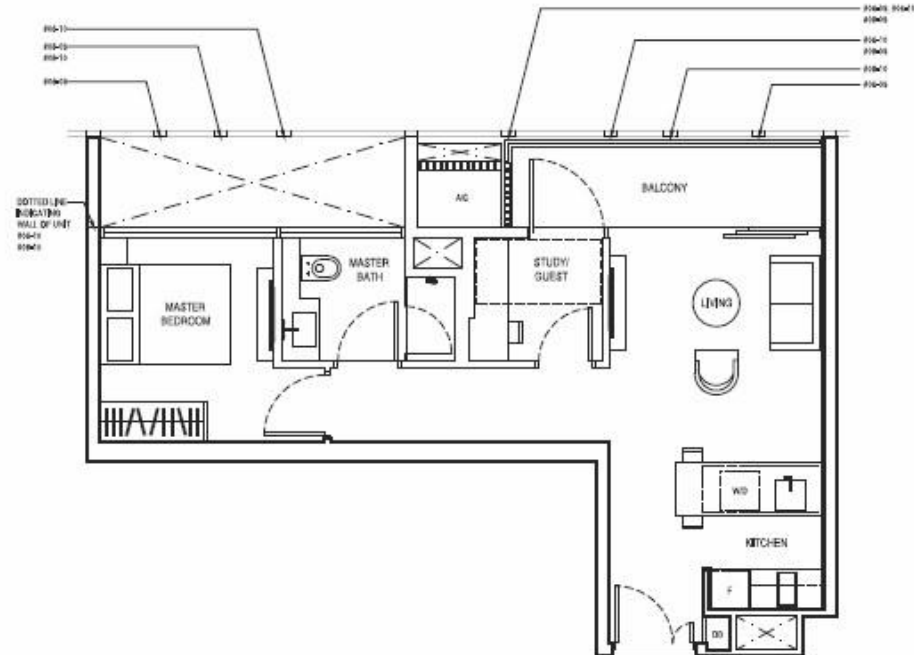


TYPE B2

53 sqm / 570 sq.ft.

#06-09 #06-10 (MIRROR)

#08-09 #08-10 (MIRROR)



KEY PLAN
(NOT TO SCALE)



1- 卧室 + 书房/客房



53 sq.m. / 570 sq.ft.

#05-10	#05-09 (MIRROR)
#07-10	#07-09 (MIRROR)
#09-10	#09-09 (MIRROR)



FLOOR TO FLOOR 4.20m

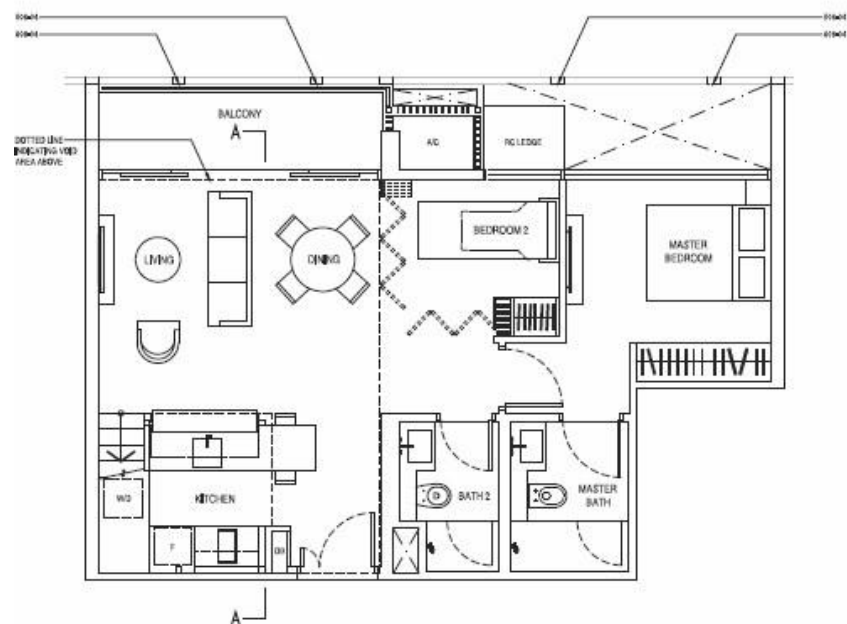
TYPE B2b



(NOT TO SCALE)



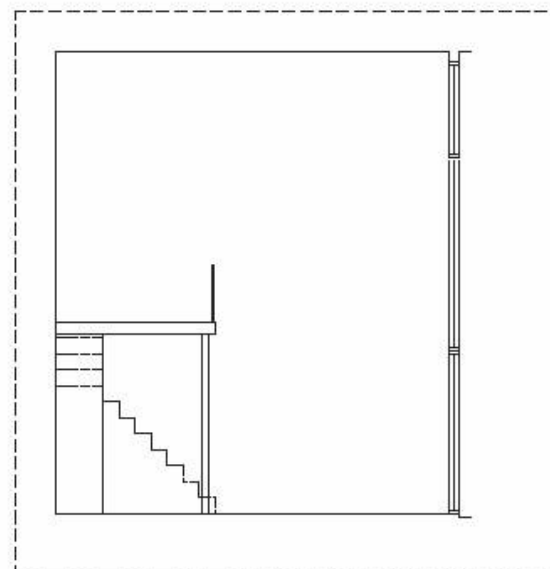
2-BEDROOM
2- 卧室



TYPE C1a

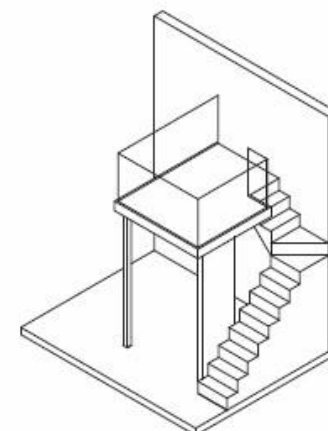
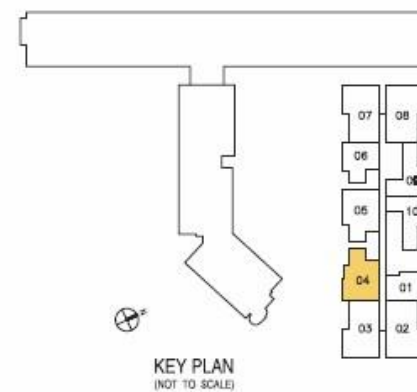
87 sq.m. / 1,044 sq.ft. (including void area of 28 sq.m./312 sq.ft. above living, dining and kitchen)

#C8-04
#C8-04



PART SECTION A-A

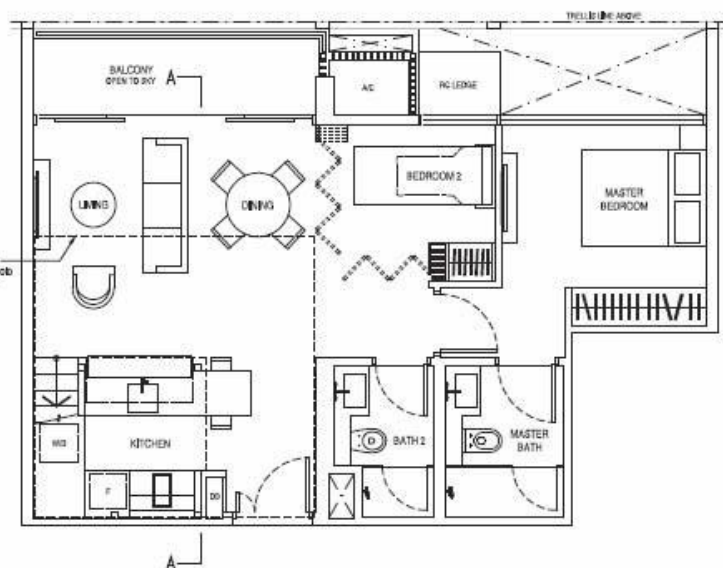
FLOOR TO FLOOR 7.20 m. ABOVE LIVING/
DINING AND KITCHEN



**ISOMETRIC VIEW OF
FURNITURE DECK**
(NOT TO SCALE)



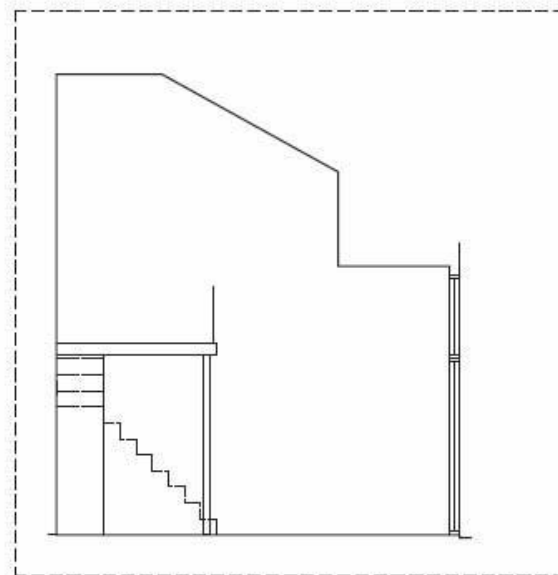
2-BEDROOM 2- 卧室



TYPE C1c

89 sqm./ 958 sq.ft. (including void area of 21 sqm./228 sq.ft. above living, dining and kitchen)

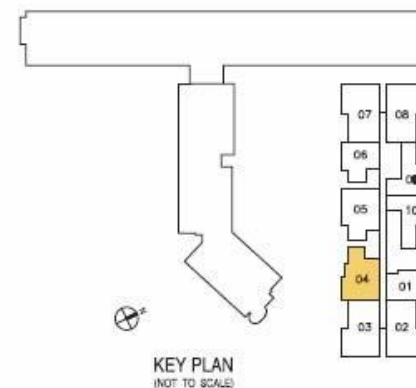
#10-04



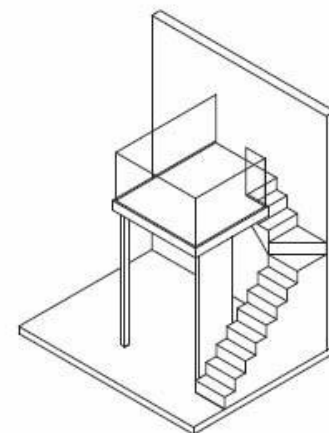
PART SECTION A-A

FLOOR TO ROOF VARIES FROM 4.20m TO 7.20m

TYPE C1c



KEY PLAN
(NOT TO SCALE)

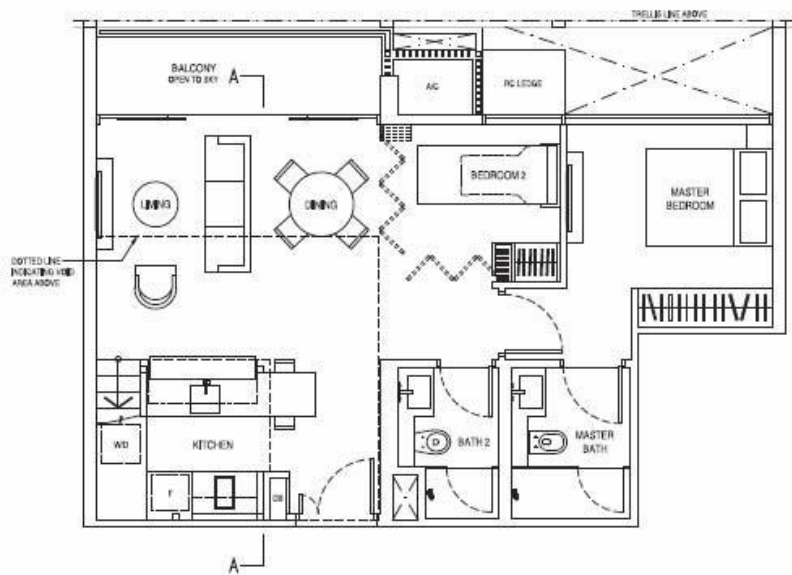


ISOMETRIC VIEW OF FURNITURE DECK

(NOT TO SCALE)



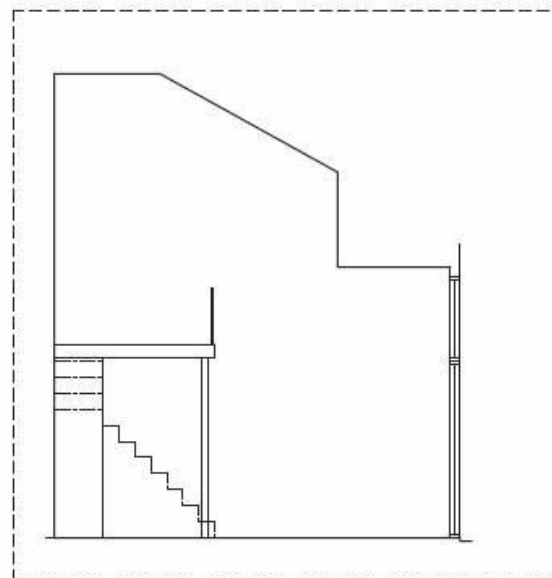
2-BEDROOM 2- 卧室



TYPE C1c

89 sqm / 958 sqft (including void area of 21 sqm/226 sqft above living, dining and kitchen)

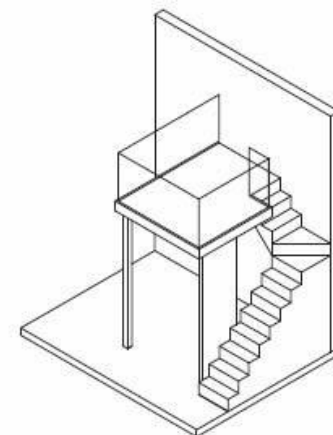
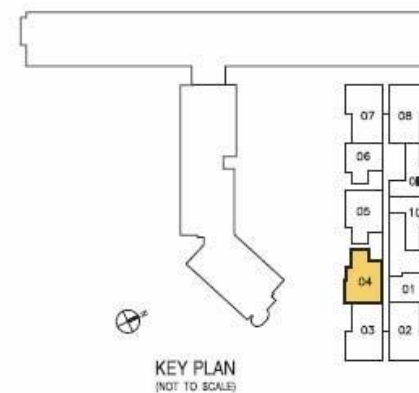
#10-04



PART SECTION A-A

FLOOR TO ROOF VARIES FROM 4.20m TO 7.20m

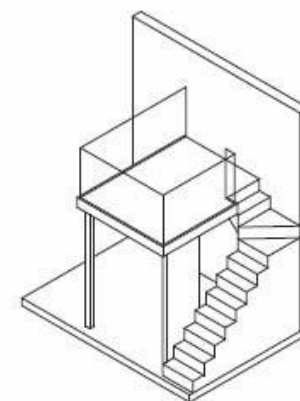
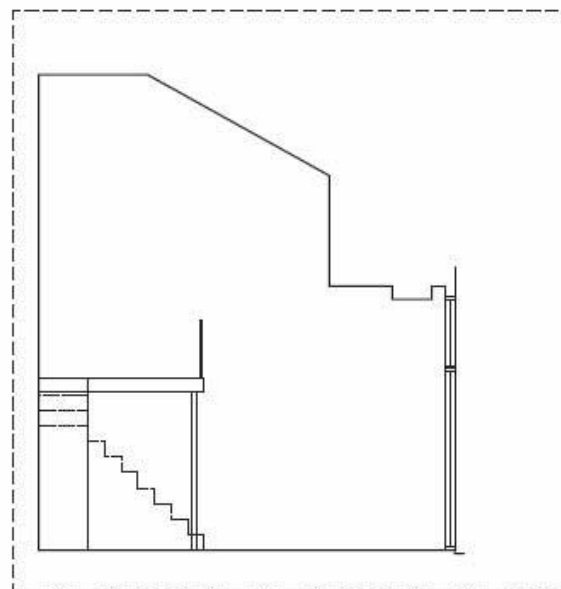
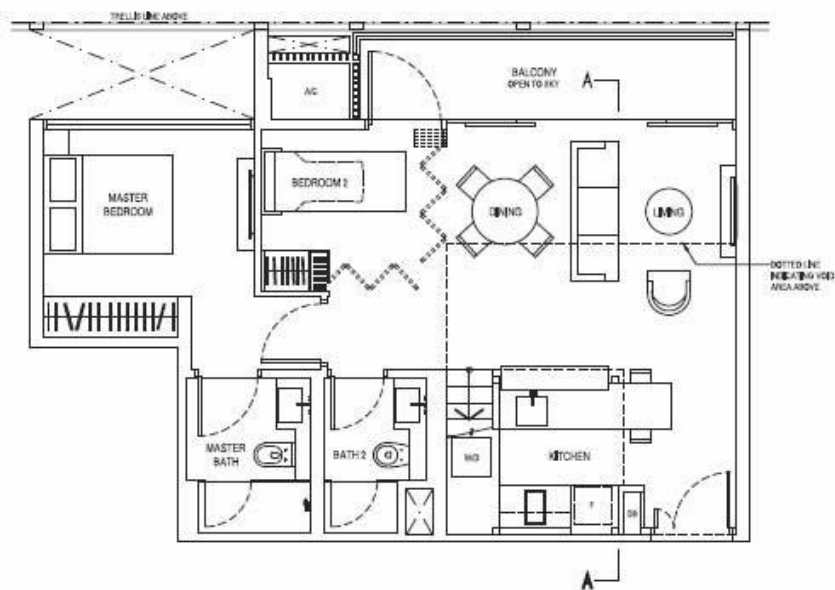
TYPE C1c



ISOMETRIC VIEW OF FURNITURE DECK (NOT TO SCALE)



2-BEDROOM
2- 卧室

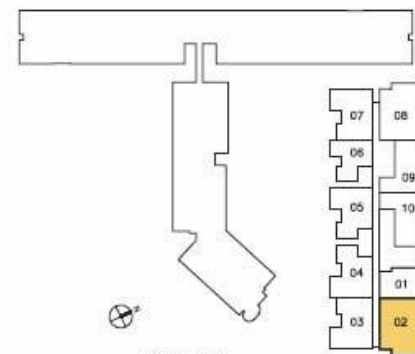


TYPE C2c
81 sqm / 869 sqft (including void area of 21 sqm/226 sqft above living, dining and kitchen)
#1045

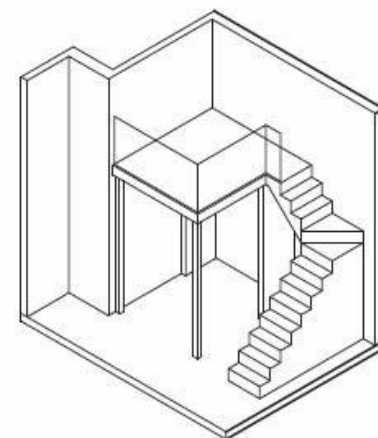
TYPE C2c



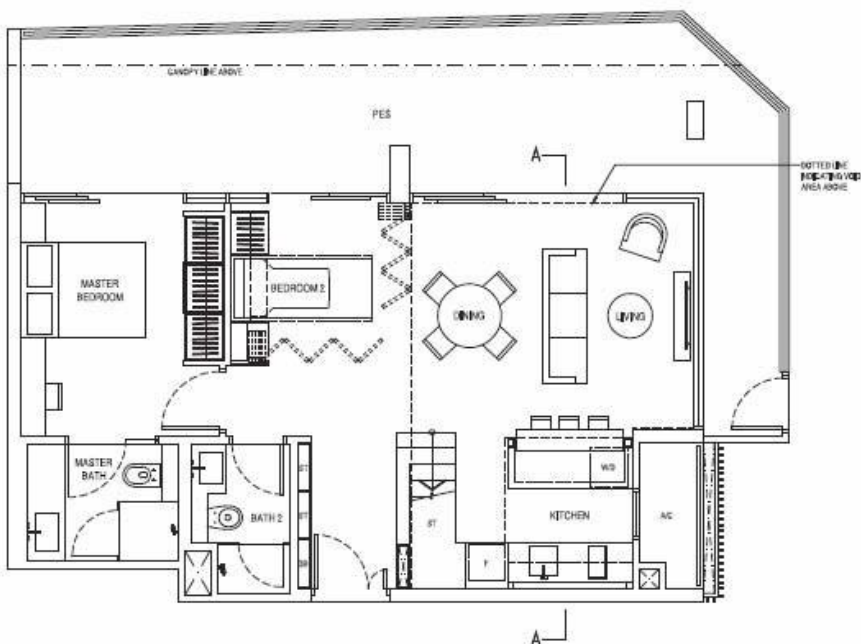
2-BEDROOM 2-卧室



KEY PLAN
(NOT TO SCALE)



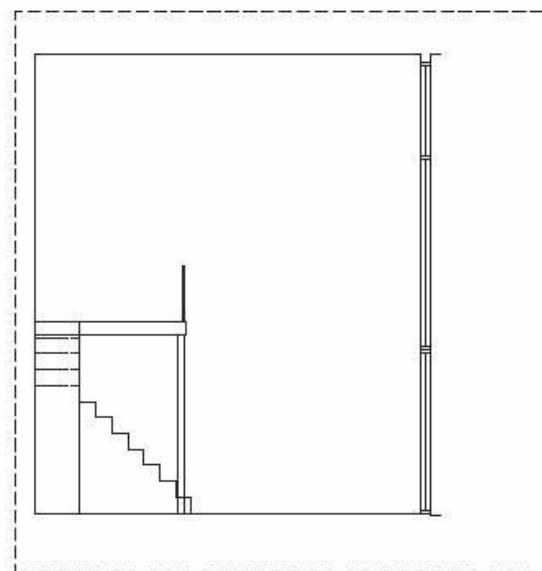
ISOMETRIC VIEW OF
FURNITURE DECK
(NOT TO SCALE)



TYPE C3a1 (PES)

129 sqm / 1,378 sqft, (including void area of 26 sqm/280 sqft
above living, dining and kitchen)

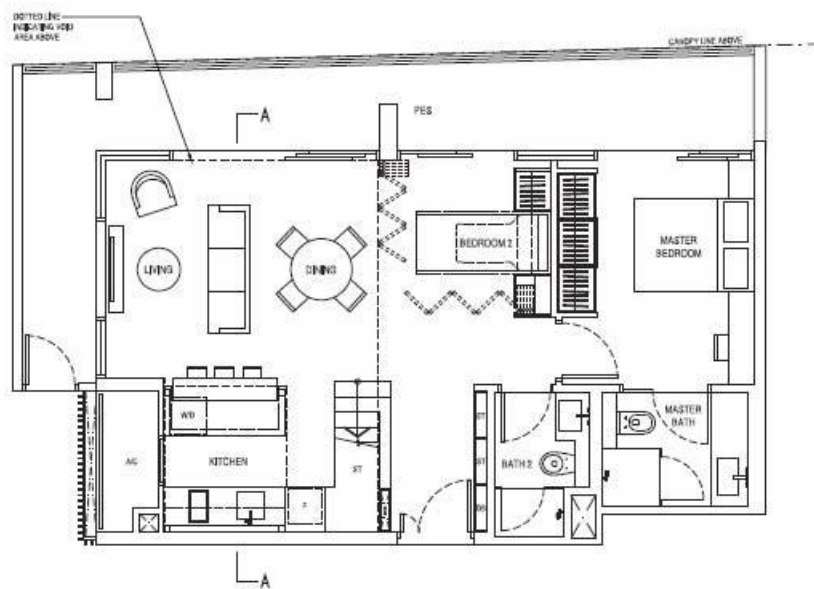
#04-02



PART SECTION A-A
FLOOR TO FLOOR 7.20 m ABOVE LIVING/
DINING AND KITCHEN

TYPE C3a1(PES)

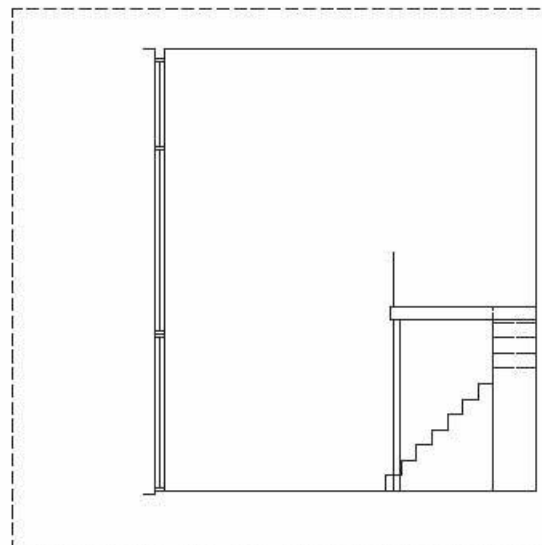
2-BEDROOM
2-卧室



TYPE C3a4 (PES)

115 sqm / 1,238 sq.ft. (excluding void area of 28 sqm / 280 sq.ft. above living, dining and kitchen)

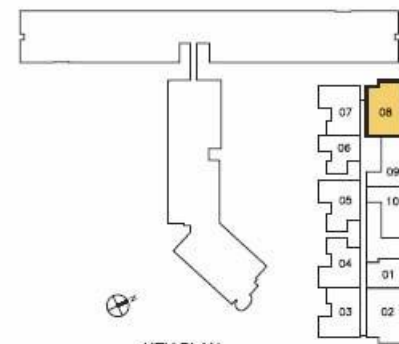
904-08



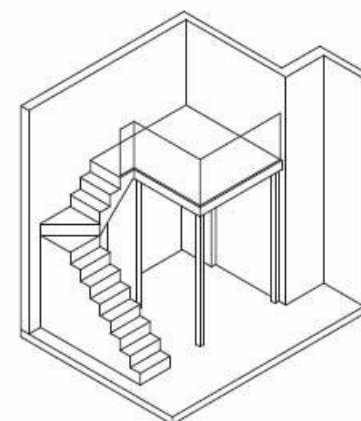
PART SECTION A-A

FLOOR TO FLOOR 7.20 m. ABOVE LIVING/
DINING AND KITCHEN

TYPE C3a4(PES)



KEY PLAN
(NOT TO SCALE)



**ISOMETRIC VIEW OF
FURNITURE DECK**
(NOT TO SCALE)

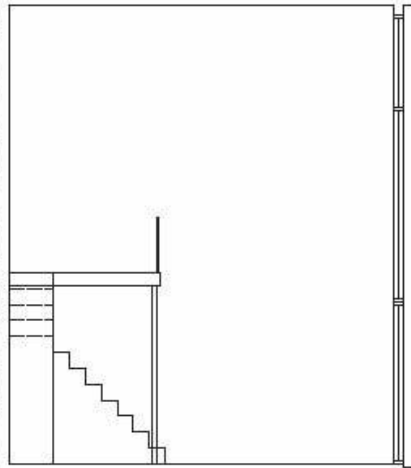


2- 卧室



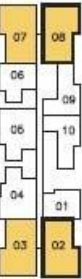
104 sq.m. / 1,119 sq.ft. (including void area of 28 sq.m./290 sq.ft. above living, dining and kitchen)

#09-07 #06-06 (MIRROR)

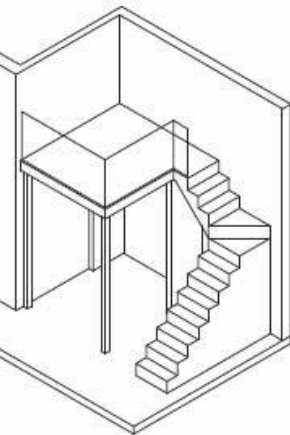


FLOOR TO FLOOR 7.20 m. ABOVE LIVING/
DINING AND KITCHEN

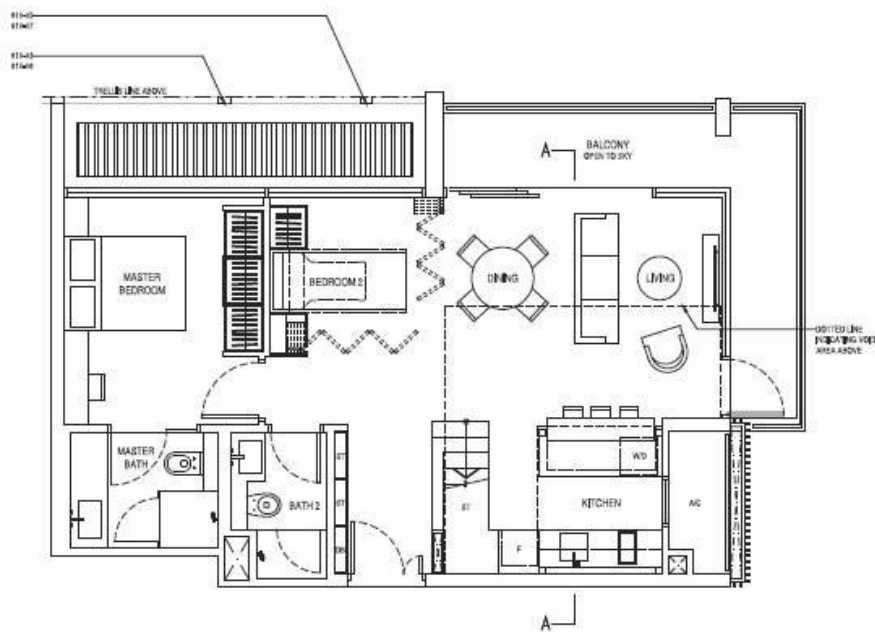
TYPE C3a



KEY PLAN
(NOT TO SCALE)

ISOMETRIC VIEW OF
FURNITURE DECK

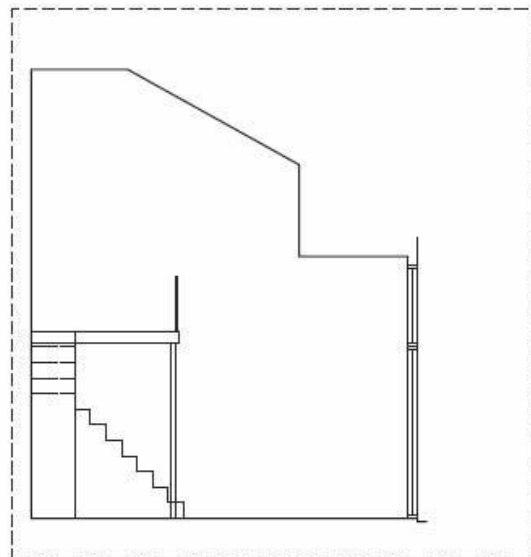
2-BEDROOM
2- 卧室



TYPE C3c

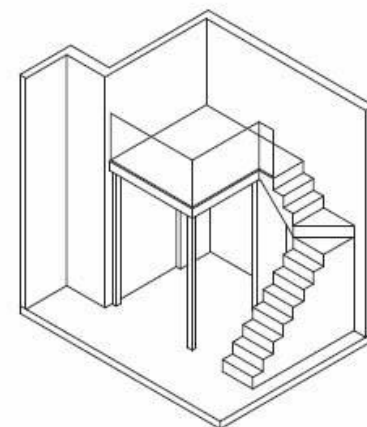
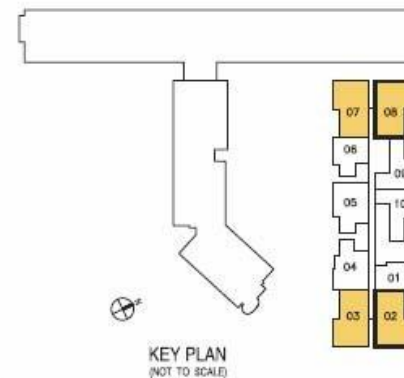
97 sq.m./ 1,044 sq.ft. (including void area of 19 sq.m./205 sq.ft. above living, dining and kitchen)

#10-02 #10-03 (MIRROR)
#10-07 #10-08 (MIRROR)



PART SECTION A-A

FLOOR TO ROOF VARIES FROM 4,20m TO 7,20m



ISOMETRIC VIEW OF
FURNITURE DECK



SPECIFICATIONS

- FOUNDATION**
Reinforced concrete pile in accordance with Singapore Standard - CP4.
- SUPERSTRUCTURE**
Reinforced concrete framed structure in accordance with Singapore Standard - CP65.
- WALLS**
 - External Wall
In-situ and/or pre-cast RC wall and/or masonry where applicable. Double glazing or single glazing glass curtain wall facade, where designated.
 - Internal Wall
Masonry and/or lightweight concrete panels and/or pre-cast wall and/or drywall partition system with cement or gypsum boards with skim coat/plaster where applicable.
- ROOF**
 - Pitched Roof:
Cay Bed pitched roof where designated.
 - Flat Roof:
Reinforced concrete flat roof with waterproofing and insulation where designated.
 - Glass Canopy:
Laminated glass canopy where designated.
- CEILING**
 - Ceiling Material:
(a) Kitchen, Bathrooms and Corridor - Ceiling boards with emulsion paint. (Mould resistance paints where applicable).
(b) Living, Dining, Bedrooms and Study/Guest - Emulsion paint finish.
(c) Balcony, PES and PES Deck - Skim coat with exterior paint finish.
(d) Floor to ceiling height.

FLOOR TO CEILING/SOFFIT HEIGHTS

Description	Type	Living	Dining	Kitchen	Master Bedroom	Bedroom 2	Study/Guest	Master Bath	Master Bath Shower	Bath 2	Bath 2 Shower	*PES	*PES Deck	*Balcony	*Plaster	*Furniture Deck
A1 PES	2800	-	2800	2800	-	-	2400	2300	-	-	-	-	2600	-	-	-
A1	2800	-	2800	2800	-	-	2400	2300	-	-	-	-	2600	-	-	-
A1b	4000	-	2200	4000	-	-	2400	2300	-	-	-	-	3800	-	-	min 3200 max 4000
A1c	4000	-	2400	4000	-	-	2400	2300	-	-	-	-	open to sky	-	-	min 3200 max 4000
A2b	4000	-	2200	4000	-	-	2400	2300	-	-	-	-	3800	-	-	min 3200 max 4000
B1 PES	2800	-	2800	2800	-	2800	2400	2300	-	-	-	-	2600	-	2600	-
B1	2800	-	2800	2800	-	2800	2400	2300	-	-	-	-	2600	-	-	-
B1b	4000	-	2200	4000	-	4000	2400	2300	-	-	-	-	3800	-	-	min 3100 max 4000
B1c	4000	-	2400	4000	-	4000	2400	2300	-	-	-	-	open to sky	-	-	min 3100 max 4000
B2	2800	-	2800	2800	-	2800	2400	2300	-	-	-	-	2600	-	-	-
B2-1 PES	2800	-	2800	2800	-	2800	2400	2300	-	-	-	-	2600	-	-	-
B2-2 PES	2800	-	2800	2800	-	2800	2400	2300	-	-	-	-	2600	-	-	-
B2b	4000	-	2200	4000	-	4000	2400	2300	-	-	-	-	3800	-	-	min 3200 max 4000
B2c	4000	-	2400	4000	-	4000	2400	2300	-	-	-	-	open to sky	-	-	min 3200 max 4000
C1a PES	7000	7000	2800	2800	2800	-	2400	2300	2400	2300	-	-	6800	2600	4000	4000
C1a	7000	7000	2800	2800	2800	-	2400	2300	2400	2300	-	-	6800	-	-	4000
C1c	4000	4000	2800	2800	2800	-	2400	2300	2400	2300	-	-	open to sky	-	-	min 2600 max 4800
C2 PES	2800	2800	2800	2800	2800	-	2400	2300	2400	2300	-	-	2600	-	2600	-
C2	2800	2800	2800	2800	2800	-	2400	2300	2400	2300	-	-	2600	-	-	-
C2b	4000	4000	2200	4000	4000	-	2400	2300	2400	2300	-	-	3800	-	-	min 3200 max 4000
C2c	4000	4000	2400	4000	4000	-	2400	2300	2400	2300	-	-	open to sky	-	-	min 3200 max 4000
C3a1 PES	7000	7000	2800	2800	2800	-	2400	2300	2400	2300	-	-	6800	-	-	4000
C3a2 PES	7000	7000	2800	2800	2800	-	2400	2300	2400	2300	-	-	6800	-	2600	4000
C3a3 PES	7000	7000	2800	2800	2800	-	2400	2300	2400	2300	-	-	6800	-	2600	4000
C3a4 PES	7000	7000	2800	2800	2800	-	2400	2300	2400	2300	-	-	6800	-	-	4000
C3a	7000	7000	2800	2800	2800	-	2400	2300	2400	2300	-	-	6800	-	-	4000
C3c	7000	7000	2800	2800	2800	-	2400	2300	2400	2300	-	-	open to sky	-	-	4000

* as applicable

all dimensions in mm

- FINISHES**
 - Walls:
 - Internal
Living, Dining, Bedrooms, Study/Guest and Corridor - Paint finish.
Bathrooms - Stone finish to exposed area only.
Kitchen - Plaster and emulsion paint finish and/or back painted glass panel to exposed area only.
 - External
Double-glazing or single glazing glass facade and textured coating and/or exterior paint finish. Aluminium cladding where designated.
 - Floor:
Living, Dining, Kitchen and Corridor - Stone finish.
Bedrooms - Stone/Timber finish.
Study/Guest - Timber finish.
Bathrooms - Stone finish to exposed area only.
Balcony - Tile finish.
PES - Tile finish.
PES Deck - Timber finish.
Plaster Box and AC Ledge - Screed finish.
- WINDOWS**
Aluminium framed windows with double glazing or single glazing where designated.
- DOORS**
Living/Dining/Bedrooms/Study/Guest leading to Balcony/PES/PES Deck/Plaster (where applicable) - Aluminium Framed Glass Panel Sliding/Swing Door.
Main Entrance - Approved Fire Rated Timber Door.
Master Bedroom and Study/Guest - Timber Sliding Door.
Bedroom 2 - Sliding & Folding Glass Door/Timber Sliding Door.
Master Bath - Glass or Timber Sliding Door.
Bath 2 - Timber Sliding Door.
Good quality locks and tamperproofing shall be provided to all doors. Digital lockset for main door.
- SANITARY FITTINGS**
 - Master Bath
 - 1 shower mixer tap and rain shower
 - 1 basin and basin mixer
 - 1 wall mount water closet with Bidet function
 - 1 toilet paper roll holder
 - 1 mirror
 - 2 robe hooks
 - Bath 2
 - 1 basin and basin mixer
 - 1 shower mixer and shower set
 - 1 wall mount water closet
 - 1 toilet paper roll holder
 - 1 mirror
 - 1 robe hook
- ELECTRICAL INSTALLATION**
Electrical Schedule

DESCRIPTION	APARTMENT UNIT TYPES					
	1-bm	1-bm with Furniture Deck	1-bm + Study/Guest	1-bm + Study/Guest with Furniture Deck	2-bm	2-bm with Furniture Deck
Lighting / Wall Light Point	7	8	8	9	13	14
13A Switch Socket Outlet	7	8	8	9	10	11
13A Socket Outlet for Washer cum Dryer	1	1	1	1	1	1
13A Socket Outlet for refrigerator	1	1	1	1	1	1
Power Point for Cooker Hood	1	1	1	1	1	1
Power Point for Induction Cooker	1	1	1	1	1	1
Power Point for Microwave cum Oven	1	1	1	1	1	1
TV Point	2	2	2	2	3	3
Telephone Outlet	2	2	2	2	3	3
Data Outlet	1	1	2	3	1	2
Bell Push and Bell point	1	1	1	1	1	1

- TV/TELEPHONE POINTS**
Refer to Electrical Schedule for details.
- LIGHTNING PROTECTION**
Lightning Protection System shall be provided in accordance with the relevant Singapore Code.
- PAINTING**
 - Internal Walls
Emulsion paint.
 - External walls
Textured coating and/or exterior paint.
- WATER PROOFING**
Waterproofing to concrete flat roof, 4th Storey Deck, Bathrooms, Kitchen, Balcony, Plaster Box and PES Deck (where applicable).
- DRIVEWAY AND CAR PARK**
 - Reinforced concrete floor with epoxy floor hardener for podium car park.
 - Stone/banners/terrazzo/concrete to external driveways.
- RECREATION FACILITIES**
 - Gymnasium
 - 30m Lap Pool
 - Family Pool
 - Jacuzzi
 - Gourmet Pavilion
 - Tree Canopy Lounge
- ADDITIONAL ITEMS**
 - Kitchen Cabinets and Appliances to all unit types
Kitchen cabinets and/or shelves complete with Sink, Sink mixer, Induction Hob, Cooker Hood, Integrated Refrigerator, Microwave cum Convection Oven, Washer cum Dryer.
 - Built-in wardrobes
Built-in wardrobes are provided to all bedrooms.

- Al-conditioners
Al-conditioning system shall be provided for Living, Dining, Bedrooms, Study/Guest and Furniture Deck (where applicable).
- Telephony or Intercom System
Telephony or Intercom system shall be provided. Visitor call panel shall be provided to 1st storey lift lobby entrances.
- Hot Water Supply
Gas Water Heaters shall be provided to serve all Bathrooms and Kitchens.
- Town Gas supply
Provision of Town Gas supply to all Gas Water Heaters.
- Security System
 - Automatic car barrier with lift unit car reader.
 - Proximity card access to 1st Storey and 3rd Storey Carpark lift lobbies.
 - Closed Circuit Television System (CCTV) to 1st storey, all lift lobbies and designated common areas.
- Whereas Internet surfing at 4th Storey Deck, subject to the subscription of service by the Vendor or the Subsidiary Management Corporation (where framed) with the service provider.
- Furniture Deck and staircase to Furniture Deck will be provided (where applicable) timber/compressed quartz/ laminated finish (where applicable). Built-in Storage to the Staircase will be provided (where applicable).
- Murphy Bed shall be provided in Bedroom 2 (where applicable).
- Show cabinets shall be provided (where applicable).

NOTES TO SPECIFICATIONS

- Marble/Granite**
Marble/granite 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/granite as well as non-uniformity between places cannot be totally avoided. It is not possible to achieve total consistency of colour and appearance for the entire flooring or other surface where the marble or granite is laid. 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 14.3, the colour, tonality and pattern of the marble or granite selected and installed shall be subject to availability.
- Timber strips**
Timber strips are natural materials containing veins and tonal 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 the builder and the 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. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.
- 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 clearing of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his own contractor to service the air-conditioning system regularly.
- 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 to make arrangements with any of the said parties for the service connection for their respective channels and/or Internet access.
- 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 the Architect's selection and market availability.
- Layout/Location of Kitchen Appliances, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Door Swing Positions and Plaster Ceiling Boards**
Layout/Location of kitchen appliances, fan coil units, electrical points, television points, telecommunication points, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.
- 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 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.
- False Ceiling**
The false ceiling space provision allows for the optimal function and installation of MSE services. Access panels are allocated for ease of maintenance access to concealed MSE 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.
- 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.
- 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.
- Prefabricated Toilets**
Certain bathroom and WC, may be prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations, hacking, drilling or other works whatsoever to the bathrooms are not recommended as they will compromise the waterproofing warranty.
- Planters**
Planters are designed to take the loading of potted plants only. No soil material or turfpots will be provided in the planters.
- Wall**
All wall finishes shall be terminated at false ceiling level. There will be no tile/stones works behind kitchen cabinets/long bath/vanity cabinet/sink/mirror.
- 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/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/Building 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/Building 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/Building and/or the Housing Project.
- Tiles**
Selected tile sizes and tile surface finishes cannot be perfect, and are subject to acceptable range described in Singapore Standards SS 483: 2000.

项目详情

开发商	New Vista Realty Pte. Ltd. & Novel Developments Pte. Ltd. [Subsidiary of City Developments Ltd.]
项目名	UP@Robertson Quay
楼盘类型	商住两用
地点 / 地址	Robertson Quay / 92 Robertson Quay
地契	从2011年6月7号起99年产权
场地面积	大约4, 518.1平方米 / 48, 632.8平方尺（酒店和住宅小区）
地区	09
许可容积率	2.8
竣工日期	2015年12月4号（住宅小区） 2016年1月27号（酒店）
预计法律竣工日期	2019年2月14日（住宅小区）
描述	有2层楼，4层楼和10层楼组成的酒店以及有游泳池，公共设施以及停车场的住宅建筑（一共70个单位）
停车位总数	2层（开放给到访者和酒店客人） - 大约54个车位 3层（仅开放给住户） - 大约72个车位，包括2个残疾人车位和2个可充电的电力发动汽车停车位

单位总数	70
单位分布	1房（43-57平方米 / 463-614平方尺）：22间 1+ 书 房 / 客 房 （ 49-69 平 方 米 / 527-743 平 方 尺）：21间 2房（70-128平方米 / 753-1378平方尺）：27间
娱乐设施	住宅小区（4楼） <ul style="list-style-type: none">□ 30米游泳池□ 家庭泳池□ 按摩池□ 泳池台□ 美食亭□ 水上健身房□ 树冠休息室□ 树冠吊床广场□ 室外淋浴□ 健身房□ 瑜伽台□ 有淋浴的休息室 酒店（293间房） <ul style="list-style-type: none">□ 游泳池□ 健身房□ 室外平台□ 尽管屋顶平台

As of 22 Dec 15

UP@Robertson Quay

Type	Area (sm)	Area (sf)	No. of units	No. of SV	Maintenance fees
A1 (PES)	51	549	1	33	\$574.20
A1	43	463	2	28	\$487.20
B1 (PES)	54	581	1	33	\$574.20
B2-1 (PES)	67	721	1	33	\$574.20
B2-2 (PES)	69	743	1	33	\$574.20
B1	49	527	2	28	\$487.20
B2	53	570	4	33	\$574.20
C2 (PES)	76	818	1	33	\$574.20
C2	70	753	2	33	\$574.20
A1b	43	463	6	28	\$487.20
A2b	43	463	12	28	\$487.20
B1b	49	527	3	28	\$487.20
B2b	53	570	6	33	\$574.20
C2b	70	753	3	33	\$574.20
C1a (PES)	105	1130	1	33	\$574.20
C3a1 (PES)	128	1378	1	39	\$678.60
C3a2 (PES)	107	1152	1	33	\$574.20
C3a3 (PES)	107	1152	1	33	\$574.20
C3a4 (PES)	115	1238	1	33	\$574.20
C1a	97	1044	2	33	\$574.20
C3a	104	1119	8	33	\$574.20
A1c	57	614	1	28	\$487.20
B1c	63	678	1	28	\$487.20
B2c	67	721	2	33	\$574.20
C1c	89	958	1	33	\$574.20
C2c	91	980	1	33	\$574.20
C3c	97	1044	4	33	\$574.20
TOTAL			70	2181	

	1 brm
	1 brm + Study/ Guest
	2 brm

Season parking is \$160 per month per lot, subject to GST.

Per SV		
Limited common	Common property	Total
\$16.60	\$0.80	\$17.40

Maintenance fees is subject to change without prior notice.

顾问详情

设计师	Axis Architects Planners Private Limited
项目室内设计师	Axis ID Pte Ltd
样板房室内设计师	Six Planes Pte Ltd
景观咨询	Tinderbox Landscape Studio Pte Ltd
机械和电力工程师	Parson Brinckerhoff Pte Ltd
土木结构工程师	KTP Consultants Pte Ltd
计量检验员	Davis Langdon & Seah Singapore Pte Ltd
律师	Wong Partnership LLP

PAYMENT DETAILS

For payment made by way of Cheque should crossed "Account payee only" and drawn in favour of

New Vista Realty Pte Ltd

Payment made by way of Telegraphic Transfer

Bank : Oversea-Chinese Banking Corporation Limited, Singapore

SWIFT code :

For account of : 641-305222-001

Message : Block, unit number and name of purchase

Note: Please inform purchaser to add an additional SGD \$50 to the 5% booking fee for local bank charges, if any.