

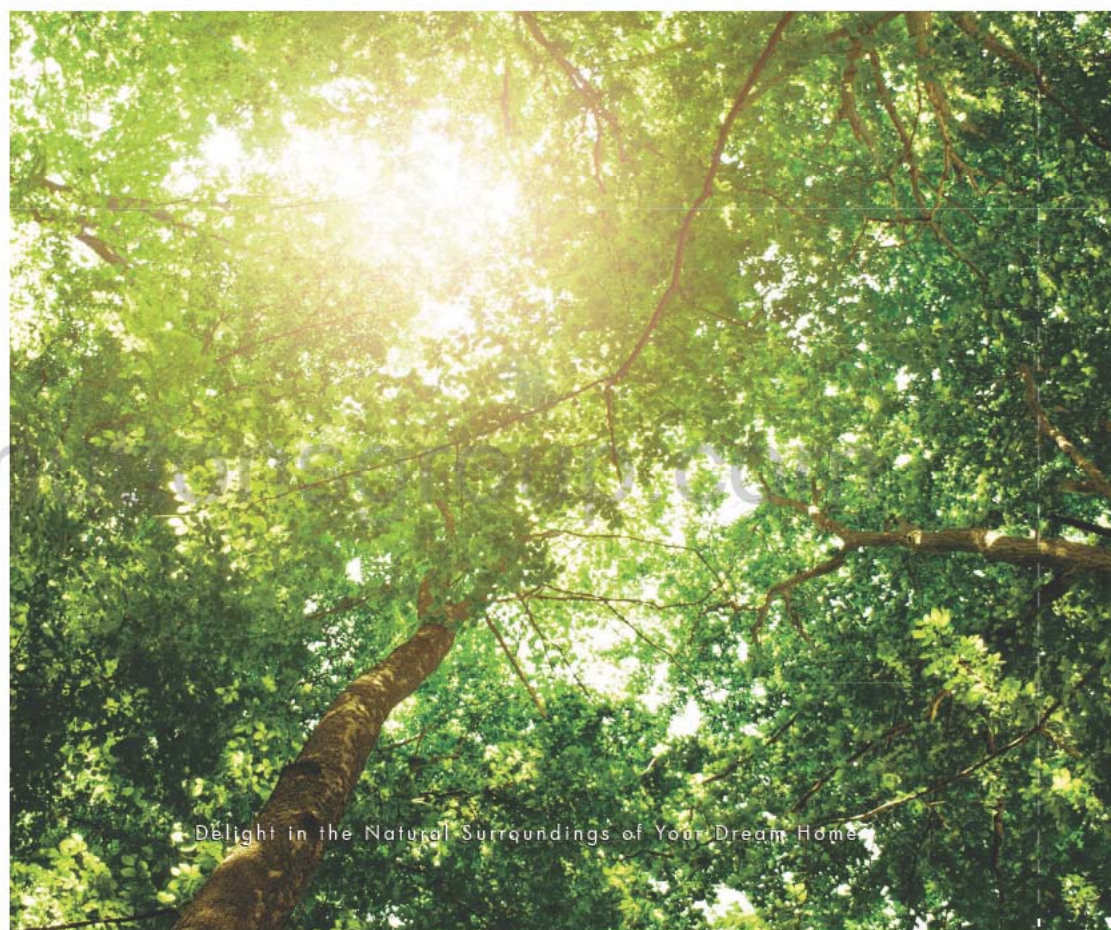
www.huttonsgroup.com

CHARLTON 18



Step into a tranquil space that will ease your mind and soothe your soul. Step into your own personal paradise.

Charlton 18 comprises 18 low-rise units that form a cosy village-like atmosphere in the heartland of Kovan. Here you will be pleasantly surprised with a lifestyle accentuated by the proximity of nature and the conveniences of modern living. Welcome to Charlton 18.

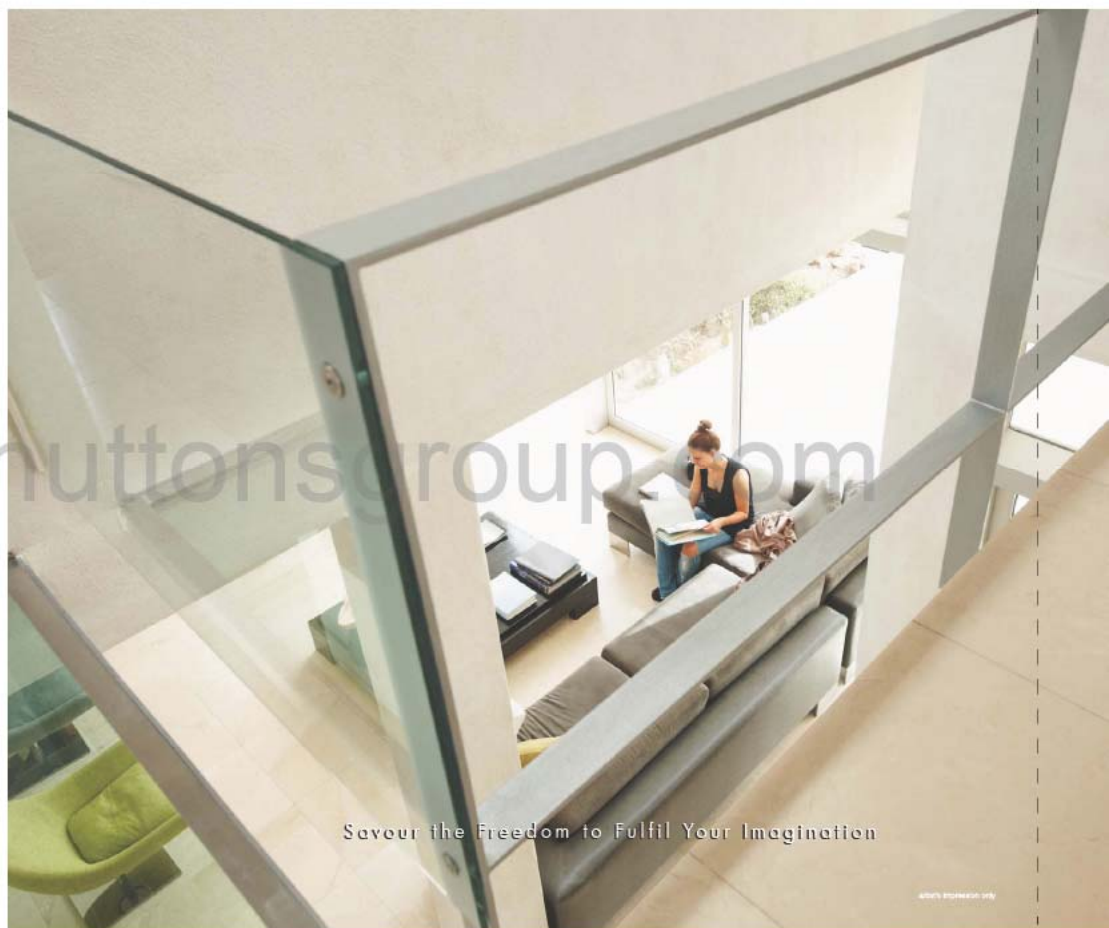


Delight in the Natural Surroundings of Your Dream Home





The inspiration of nature extends to the beautiful design of each and every unit at Charlton 18. Each home is endowed with three levels, a basement and an attic, offering the space to live your life. The mesmerising facade and grounds of Charlton 18 also add a surreal quality to your home that intoxicates and awes. With an abode at Charlton 18, you will feel like you have found heaven on earth.



Savour the Freedom to Fulfil Your Imagination

Artistic representation only





Located in Kovan, an established area in Singapore that still retains all the charm while being close to city conveniences. Here you will find shopping malls, schools, sports stadiums, parks as well as dining and entertainment options all within a stone's throw. A stroll away is Kovan MRT station and a short drive away from Central Expressway, (CTE), where you can venture throughout Singapore with ease. With so much around you, pampering yourself and your loved ones can be an everyday affair at Charlton 18.



Every Indulgence at Your Fingertips





actual impression only

The gorgeous design of Charlton 18 invokes the feeling of living in a garden. A garden with amenities such as a swimming pool and pavilion where you can unwind and relax with family and friends after a long day in the office.

The beauty of life comes vividly alive at Charlton 18.





Site plan





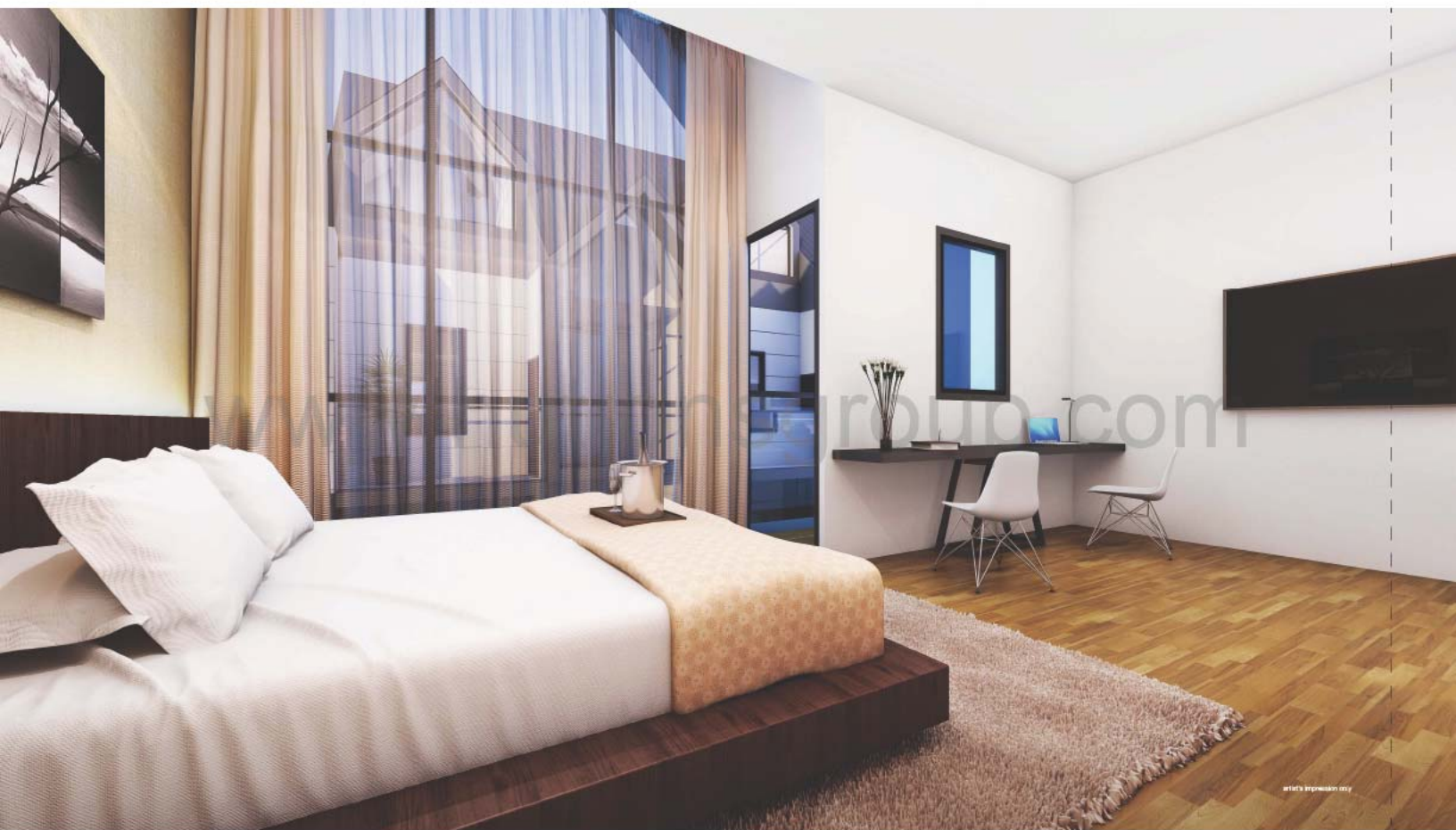
This is where form and function combine to form the perfect abode. Stunning design is complemented with fittings and furnishings ideal for contemporary living. With renowned brands adorning every home at Charlton 18, you can be sure of quality and sophistication all around you. Surround yourself and your loved ones with the very best inside Charlton 18.



Experience the Elegance that Resides Within Every Home

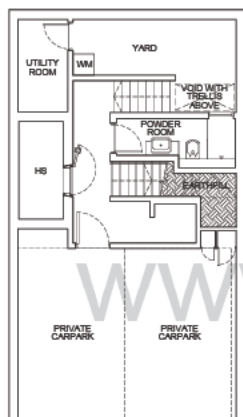


art's impression only

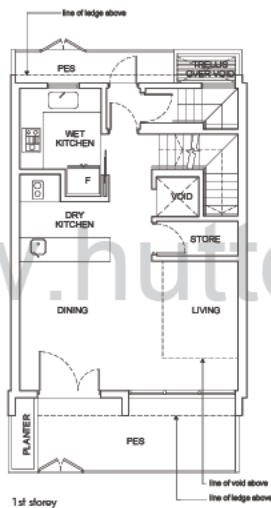


TYPE B • 315 sqm/ 3391 sqf • unit 45, 47, 53, 55, 61, 63, 65, 67, 69, 71, 73, 75

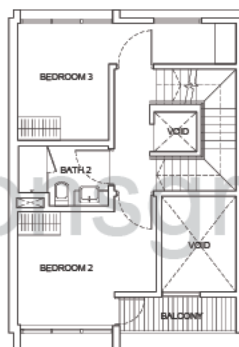
CHARLTON18



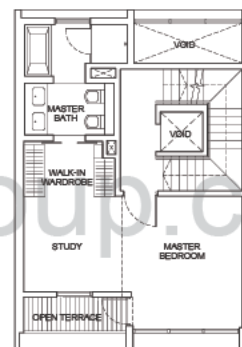
basement



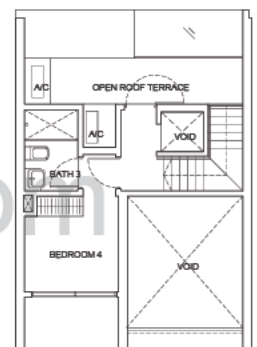
1st storey



2nd storey



3rd storey



4th



KEY PLAN
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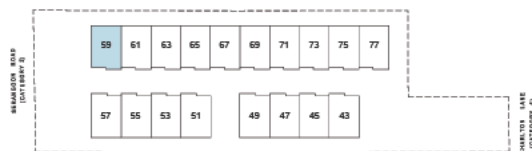
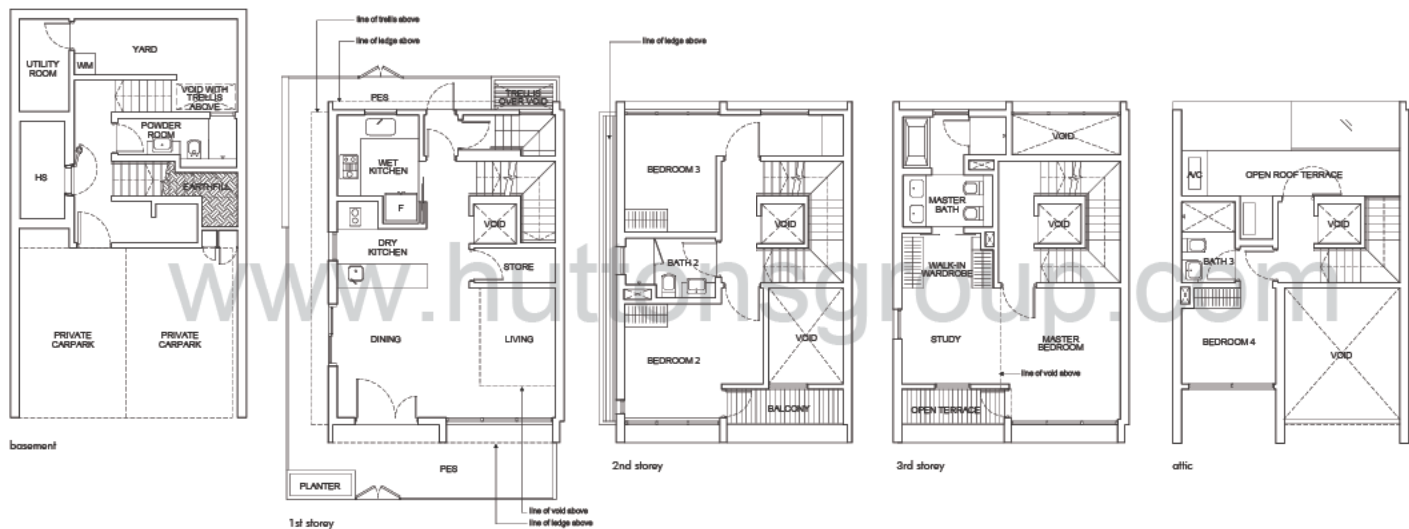
Subject always to the terms of the Sale and Purchase Agreement.

Please note that this floor plan is subject to changes that may be required by the relevant authorities. As such, the developer will not be liable for any claims, losses, expenses of whatever nature that may be suffered by the Purchaser's reliance on the said plan in the event the plan is required to be changed by the relevant authorities, and the Purchaser is advised to take on the responsibility of the said before commencing any renovation works or to installation or purchase of any furniture and furnishing whatsoever.

0 0.5 1 1.5 2 3 4 5M

TYPE B1 • 330 sqm/ 3552 sqf • unit 59

CHARLTON 18



KEY PLAN
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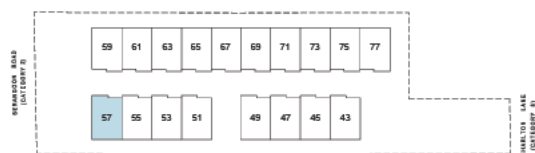
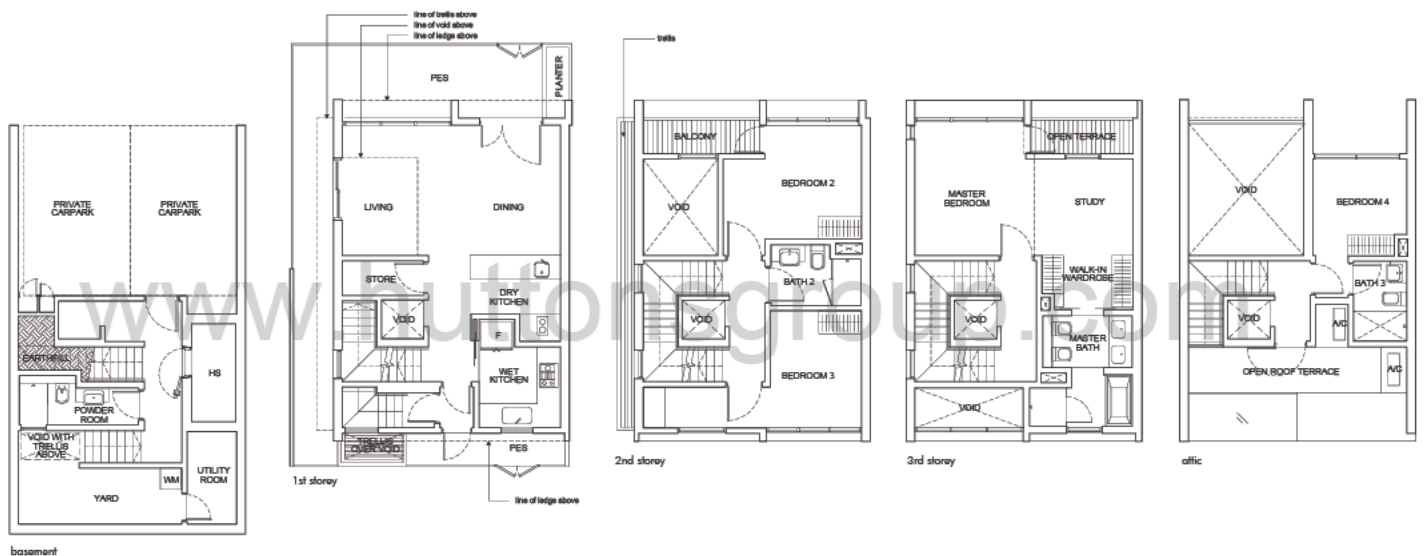
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TYPE B2 • 331 sqm/ 3563 sqf • unit 57

CHARLTON18



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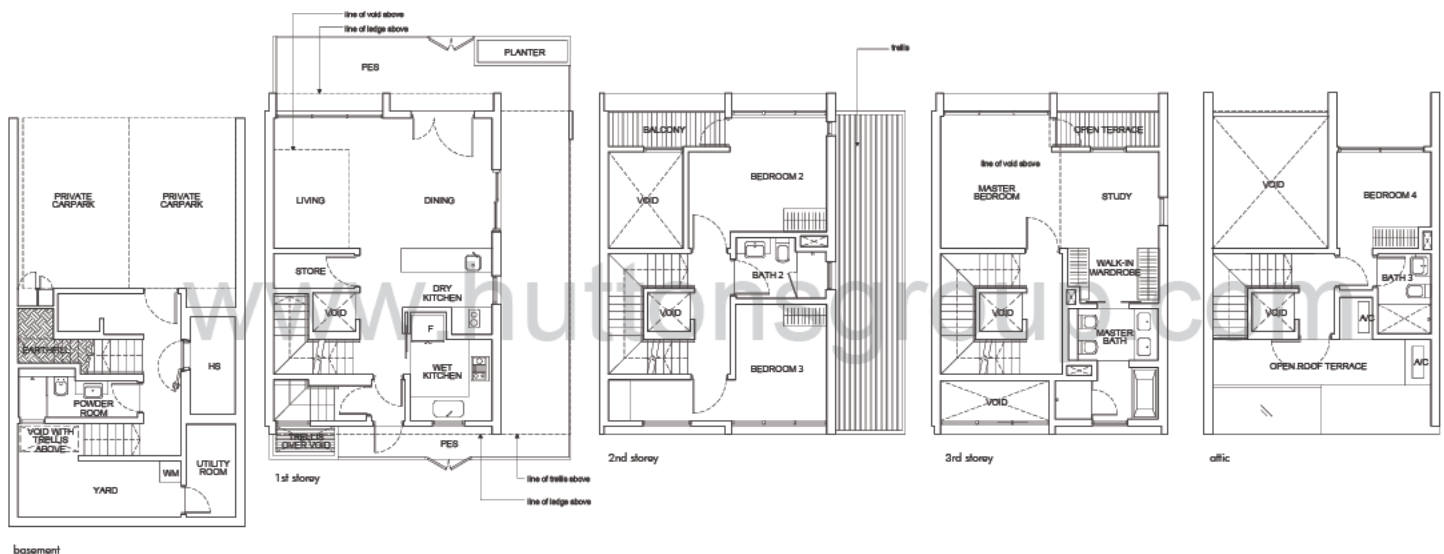
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TYPE B3 • 340 sqm/ 3660 sqf • unit 51

CHARLTON 18



KEY PLAN
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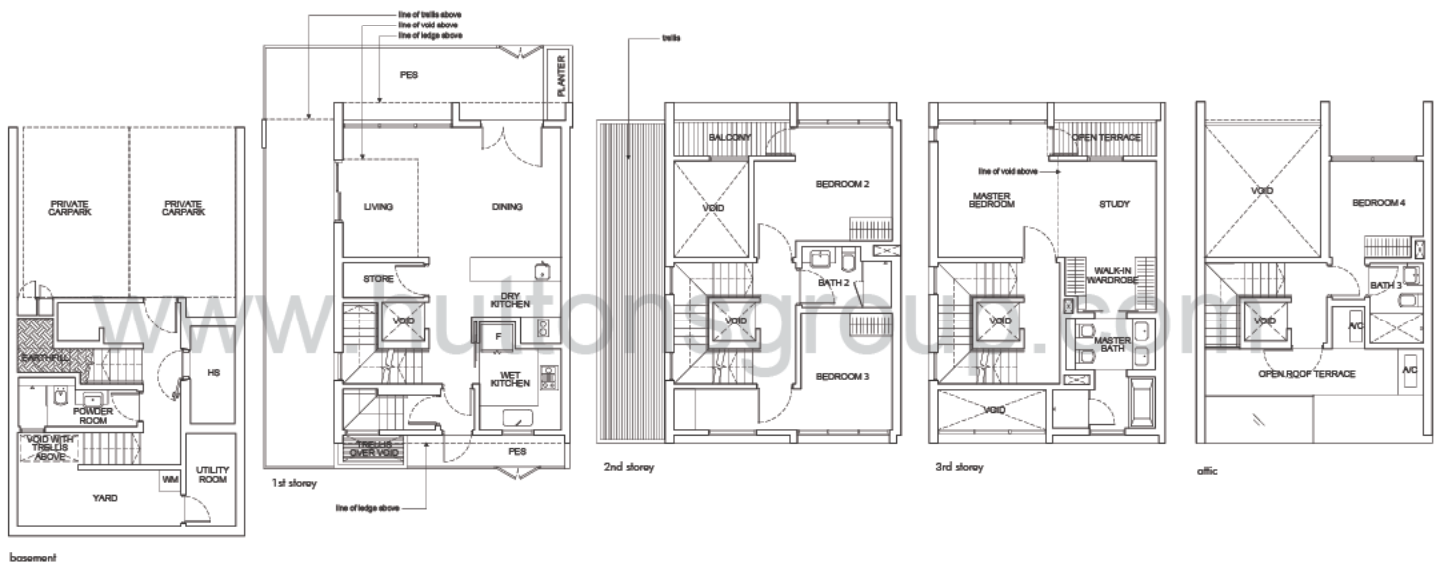
Subject always to the terms of the Sale and Purchase Agreement.

Please note that this floor plan is subject to changes that may be required by the relevant authorities. As such, the developer will not be liable for any claims, losses, or damages of whatever nature that may be suffered by the Purchaser's reliance on the said plan in the event the plan is required to be changed by the relevant authorities, and the Purchaser is advised to take on the responsibility of the unit before commencing any renovation work or to installation or purchase of any fixtures and fittings whatsoever.



TYPE B4 • 341 sqm/ 3671 sqf • unit 49

CHARLTON18



KEY PLAN
THIS KEY PLAN IS NOT TO SCALE

Subject always to the terms of the Sale and Purchase Agreement.

Please note that this floor plan is subject to changes that may be required by the relevant authorities. As such, the developer will not be liable for any claims, losses, expenses or whatever nature that may be suffered by the Purchaser in reliance on the said plan in the event the plan is required to be changed by the relevant authorities, and the Purchaser is advised to take on the responsibility of the said before commencing any construction or purchase of any furniture and furnishing whatsoever.



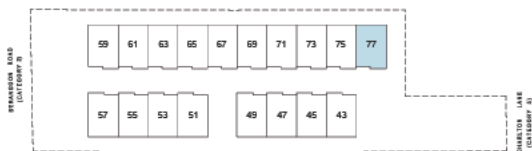
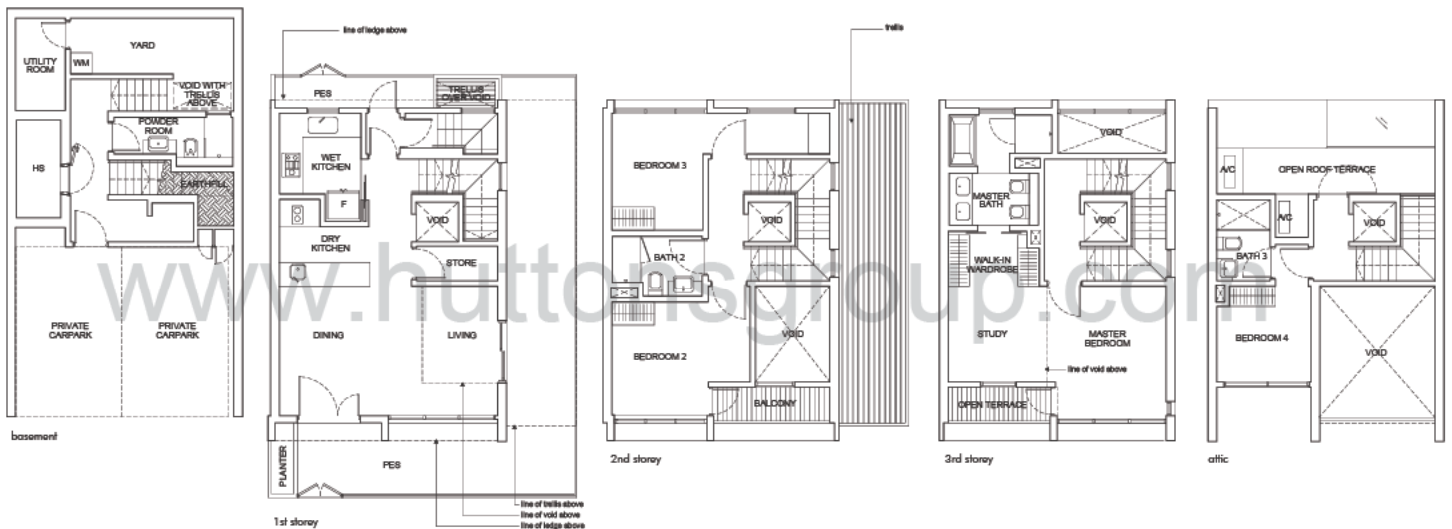


Subject always to the terms of the Sale and Purchase Agreement

Please note that this floor plan is subject to changes that may be required by the relevant authorities. As such, the developer will not be liable for any claims, losses, expenses of whatever nature that may be suffered by the Purchaser's reliance on the said plan in the event the plan is required to be changed by the relevant authorities, and The Purchaser is advised to take on site measurements of the unit before committing to any reconstruction work(s) or to installation or purchase of any furniture and furnishings with showcase.

TYPE B6 • 341 sqm/ 3671 sqf • unit 77

CHARLTON18



KEY PLAN
THIS KEY PLAN IS NOT TO SCALE

Subject always to the terms of the Sale and Purchase Agreement.

Please note that this floor plan is subject to changes that may be required by the relevant authorities. As such, the developer will not be liable for any claims, losses, expenses or whatever nature that may be suffered by the Purchaser's reliance on the said plan in the event the plan is required to be changed by the relevant authorities, and the Purchaser is advised to take on the responsibility of the self before commencing to any construction or purchase of any furniture and furnishing solutions.



SPECIFICATIONS

1 FOUNDATION Reinforced concrete pile and/or other approved foundation system to Engineer's Design		1.1 Master Bedroom / Bedroom 2 / Bedroom 3 / Bedroom 4 / Staircase and Landings / Balcony (except 1st Storey) / Walk-to-Balcony Timber Piling
2 SUPERSTRUCTURE Reinforced concrete structure	2.1 PCSI / Balcony / Open Terrace / Open Roof Percolation Homogeneous tiles and/or ceramic tiles and/or porcelain tiles	2.1.1 Home LRT Vinyl
3 WALLS 3.1 External Walls Reinforced concrete wall and/or common clay bricks	3.1.1 External Walls Reinforced concrete wall and/or plaster and/or ceramic tiles and/or porcelain tiles and/or dry wall partition	3.1.1.1 Wall (Common Area) I. Basement Carpark / Driveway / Staircase Ceramic tile and/or plaster and/or tiles in wet with emulsion paint II. Garage / Porch Homogeneous tiles and/or ceramic tiles and/or porcelain tiles lay-by to take nothing but lay on or exposed on faces only
4 ROOF 4.1 Pitch Roof Metal roof sheet with appropriate insulation	4.2 Flat Roof (Common Area) Reinforced concrete slab roof with appropriate waterproofing system	4.1.1 Floor (Common Area) I. Waterproofing Monolithic II. Driveway / Carpark / LRT Reinforced concrete slab with floor finisher III. Pond Deck The floor deck and/or grout and/or kerrelings the and/or ceramic tiles and/or porcelain tiles IV. Garages / Porch Grout and/or grout and/or kerrelings the and/or ceramic tiles and/or porcelain tiles
5 CEILING 5.1 Ceiling (Single Terrace Unit) Lining / Gypsum / Gypsum and Staircase / Walkway Floor / Store / Dry Kitchen / Master Bedroom / Bedroom 2 / Bedroom 3 / Bedroom 4 / Kitchen / Dining / Walk-to-Balcony Skim-coat and/or cement a sand plaster with or without plaster ceiling boards and/or tiles up to designated areas with emulsion paint finish	5.2 Ceiling (Common Area) Skim-coat to underside of slab with emulsion paint finish	5.1.1 Window Powder coated aluminium frame with appropriate glass thick (double-glazed) frame glass to be provided of aluminium. If windows are other material, top-hung, sliding, fixed, framed or any combination of the aforementioned.
5.3 Master Bath / Bath 2 / Bath 3 / Powder Room / Walk Kitchen / Vest Plaster ceiling boards and/or modular resistant ceiling boards with emulsion paint finish	5.4 Ceiling (Common Area) I. Basement Carpark / Driveway / Staircase Skim-coat and/or cement a sand plaster with or without plaster ceiling boards and/or tiles up to designated areas with emulsion paint finish II. Garage / Porch Plaster ceiling boards and/or modular resistant ceiling boards with emulsion paint finish	5.2.1 Window I. Main Entrance Aluminium framed glass door II. Floor Entrance Approved fire-rated brick door III. Master Bath / Bath 2 / Bath 3 / Bedroom 2 / Bedroom 3 / Bedroom 4 The floor door and/or door IV. Powder Room / Living Room / Store Timber door and/or door and/or PVC or other material in 14-16 door V. Household Shelter FBR approved blast door VI. Home LRT Aluminium framed glass door
6 FINISHES 6.1 Wall (Single Terrace Unit) Lining / Gypsum / Gypsum and Staircase / Master Bedroom / Study / Bedroom 2 / Bedroom 3 / Bedroom 4 / PCSI / Balcony / Open Terrace / Open Roof Terrace / Store / Utility Room / Vest Cement a sand plaster and/or tiles in wet with emulsion paint	6.2 Wall-to-scaffold Cement a sand plaster and/or tiles in wet with emulsion paint applied up to take ceiling height up to exposed surface only	6.1 DOWNDOOR Quality timber door to be provided
6.3 Master Bath Marble and/or granite and/or homogeneous tiles and/or ceramic tiles and/or porcelain tiles laid up to take ceiling height and on exposed surfaces	6.4 Master Bath Marble and/or granite and/or homogeneous tiles and/or ceramic tiles and/or porcelain tiles laid up to take ceiling height and on exposed surfaces	6.2 SANITARY FITTING 6.2.1 Master Bath I. 1 way top complete with 2 basin and 2 mixer taps II. 1 way top complete with basin and shower III. 1 shower glass shower panel complete with shower mixer IV. 1 mixer V. 1 bidet VI. 1 toilet roll VII. 1 mirror VIII. 1 toilet paper holder
6.5 Household Shelter Skim-coat with emulsion paint	6.6 Floor (Single Terrace Unit) Lining / Gypsum / Gypsum (1st storey) / Dry Kitchen Marble and/or granite and/or homogeneous tiles and/or ceramic tiles and/or porcelain tiles II. Household Shelter / Utility Room / Vest / Hallway (Common 1) / Walk Kitchen / Store Homogeneous tiles and/or ceramic tiles and/or porcelain tiles III. Master Bath Marble and/or granite and/or homogeneous tiles and/or ceramic tiles and/or porcelain tiles with marble or granite tiles to floor of shower area IV. Bath 2 / Bath 3 / Powder Room Homogeneous tiles and/or ceramic tiles and/or porcelain tiles with marble or granite tiles to floor of shower area before as applicable	6.2.2 Bath 2 / Bath 3 I. 1 way top complete with basin and shower II. 1 shower glass shower panel complete with shower mixer III. 1 mixer IV. 1 toilet roll V. 1 mirror VI. 1 toilet paper holder

10.3	Powerhouse	
1.	1 ready-to-pipe complete with ducts and exterior top	
2.	1 translucent glass shower panel complete with shower interior	
3.	1 shower drain	
4.	1 toilet and	
5.	1 exterior	
6.	1 toilet paper holder	
11	ELECTRICAL INSTALLATION	
All electrical work is to be in concealed conduits and run in surface trunking / pipes. Where there is to be cable and the electric wiring above false ceiling is in exposed conduits.		
Refer to the Electrical Schedule for details		
12	TV / FAN / TELEPHONE	
TV/Fan/Telephone points shall be provided in accordance to the Electrical Schedule.		
13	LIGHTING PROVISION	
Lighting Protection System shall be provided in accordance with Singapore Standard SS 955: 2010		
14	PA/BBFS	
Emulation point to internal and external walls.		
15	WATERPROOFING	
Waterproofing to be at Roof, Wet Kitchen, Dry Kitchen, Bathroom, Powder Room, P.C., Open Terrace, Open Roof Terrace, Balcony, Air Con Lodge and where applied.		
16	ADDITIONAL ITEMS	
16.1	Mechanical	
Bath to water supply system in accordance to all Bathrooms		
16.2	Plumbing Cabinets / Appliances	
Bath to Kitchen and bathroom kitchen cabinets, corner sink, corner hob, built in cover and sink		
16.3	Fridge	
Free standing built in side fridge		
16.4	Mixing Machine	
Free standing washing electrical to yard in Basement 1.		
16.5	Air Conditioning	
Multi-Split air conditioning system to Living Kitchen, Master Bedroom and all bedrooms.		
16.6	Mechanical Ventilation	
Mechanical ventilation to Bath 2 of all units except Type D1 and D5		
16.7	Water Heater	
Hot water heater supply to all Bathrooms, Dry and Wet Kitchens and Powder Room.		
16.8	Hot Water Interiors	
Interiors provided at 1st story and 2nd story of each unit		
16.9	Home Lift	
Home Lift provided at all units		
16.10	Town door	
Town gate provided to the central hub at the Wet Kitchen		
16.11	Watermeter Security	
Car barrier system		
ELECTRICAL SCHEDULE		
PROVISION		UNIT TYPE
		D, D1, D2, D3, D4, D5, D6, D8
Lighting Points		45
13A SSO (single + multipole)		18
13A TSS SSO		10
13A SSO		2
Cable		2
Onna		2
Panel		2
Hand Tool		0
Schematic Point		0
Duct		4
TV Point		7
Fan Point		2
Telephone		0

NOTES

- Materials and Grains**
Metals and grains are natural stone materials containing veins with lively effluences. There will be color and partly caused by their complex internal composition and incorporated impurities, such materials can be pre-selected before installation. (This is conformity to the reality, literature or grains can be not uniformly beautiful cannot be fully avoided). Grains like stone are produced under light and can be taken by their installation. However grains, being a natural material, it is inevitable to be re-polished after installation. Hence, some materials may be left at the joints. The texture and pattern of the marble, literature or grain of color and installed at the subject to suitability.
- 7 Timber**
Timber is a natural material containing grainy and head effluence. There, it is not possible to achieve total consistency of color and grain in the selection and installation. Timber shops are not subject to thermal expansion and contraction beyond the control of builder and owner.
- 8 Air-Conditioning System**
To ensure good working condition of the air-conditioning system, the system has to be maintained and repaired by the contractor on a regular basis. This includes the cleaning of filters, the repairing the condensing pipes and charging of gas. The Contractor is advised to assign a full-time contractor to service the air-conditioning system regularly.
- 9 Installation outside Internal Access**
The Prefabricated is built up yearly annual for different jobs and each customer has the freedom to select internal service points after the subsequent job or any other satisfactory. The Vendor is not responsible for the service arrangement of the said parties for the service connection for their respective jobs outside internal access.
- 10 Materials, Pipelines, Pumps, Installations and Appliances**
The Vendor shall be responsible for the materials, pipelines, pumps, installations and appliances to be supplied that are specified for the said project, fitting, equipment, valves, materials and appliances to be supplied that the product supplied to the Contractor is suitable and created satisfactory.
- 11 Layout, Location of Wastewater, Exhaust, Air, Cold Units, Electrical Panels, Telecommunications Public Areas, Accessories System, Door Swing Profiles and Partition Ceiling Panels**
Layout/location of wastewater, exhaust, cold units, electrical panels, telecommunications points, accessories system, door swing profiles and partition ceiling panels are subject to Architect's final decision and design.
- 12 Ceiling Details**
The final ceiling design presentation allows for the optimal function and installation of MFC services. Access panels are allocated from the maintenance access to concealed MFC 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 discretion and final decision.
- 13 Glass**
Glass is manufactured under heat in 1000-psi. Invisible solid graphite impurities may cause potential glass breakage, which may occur at all time by all circumstances. The Prefabricator is recommended to take up here, Vendor should ensure quality transparency to cover the performance of the materials. Furthermore this note, the Vendor shall submit fully knowledge for the products or its suppliers under clause 3 and clause 17.
- 14 Mechanical Ventilation System**
Mechanical ventilation fans and ducts are provided to induce which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system for the exhaust of pollutants (noise, dust and fumes) and to be maintained by the Contractor on a regular basis.
- 15 Steel**
Steel and stainless steel is manufactured at false cooling line. There will be no stainless steels heated stainless (customer) long their evenly carbon release.
- 16 Miscellaneous**
Where materials are given by the manufacturer and/or contractor and/or supplier of any of the equipment and accessories installed by the Vendor or at the site, the Vendor will assign to the Contractor such materials or the ones without consent of the Unit is followed by the performance of the subcontracting the agreement, Vendor shall remain fully responsible for the performance of the obligations.

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DESCRIPTION OF HOUSING PROJECT

General description : Proposed cluster housing development comprising 18 units of 3-storey terrace house with attic and basement carpark and communal facilities on lot 01013T PT & 02471X MK 22 at Cheriton Lane/Upper Serangoon Road

Developer : De Paradiso Development Private Limited
Developer's Licence No : C0920
Tenure of Land : Freehold
Lot No. : Lot 01013T PT & 02471X MK 22
BP No. : A1024-00001-2012-BP01 dated 18 January 2013;
A1024-00001-2012-BP02 dated 04 April 2013;
A1024-00001-2012-BP03 dated 11 September 2013

Expected TOP Date : 26 June 2017
Expected Date of Legal Completion : 26 June 2020

Another development by:



Sysma Holdings Limited

While every reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statements of representation of facts. All information and specifications are current at the time of going to the press and are subject to change as may be required and exempt from part of an offer or contract. All plans are subject to any amendments approved or may be approved by the relevant authority. All art renderings and illustrations contained in this brochure are artist's impressions only and photographs are only color suggestions and none can be regarded as representation of fact. Areas are approximate measurements and subject to final survey.

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