



SUNNYVALE
RESIDENCES

F R E E H O L D

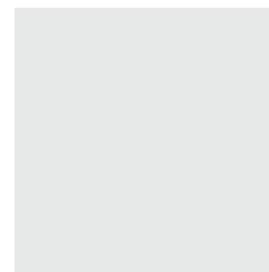
PERFECT
MOMENTS
FOR A
PERFECT
LIFESTYLE



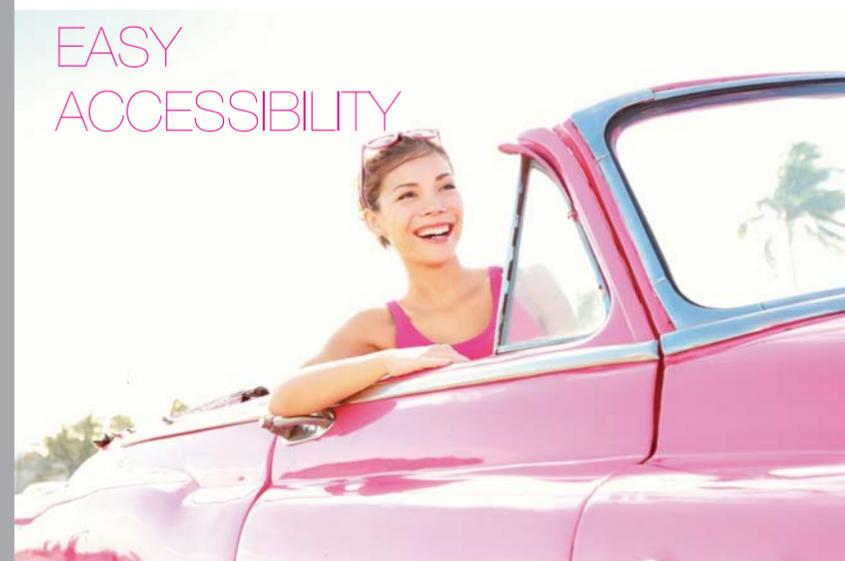
MOMENTS
TO SAVOUR



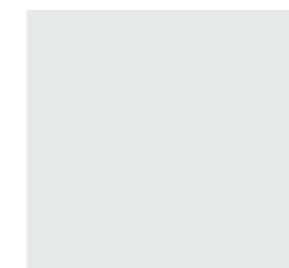
SMILES
GALORE



ECO CONSCIOUS



EASY
ACCESSIBILITY



A Freehold Home that Offers Exclusive Serenity

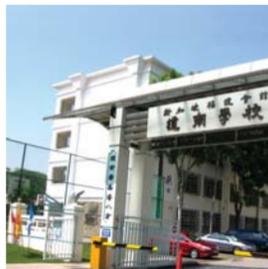
Sunnyvale Residences – a 30-unit freehold residential development nestled in a low rise private estate in District 15. The beautiful facade rises from lush surroundings, seamlessly blending into its tropical environment, catering to discerning individuals who value privileged living, among tranquil landscapes.

With Sunnyvale Residences freehold status, its close proximity to amenities, peaceful parks and waterways, these highly sought after units are an investment for generations to enjoy.





CHIJ Katong Primary School within 1 km



Tao Nan School within 2 km



5 mins drive to I12 Katong & eateries



6 mins drive to Parkway Parade



15 mins walk to East Coast Park



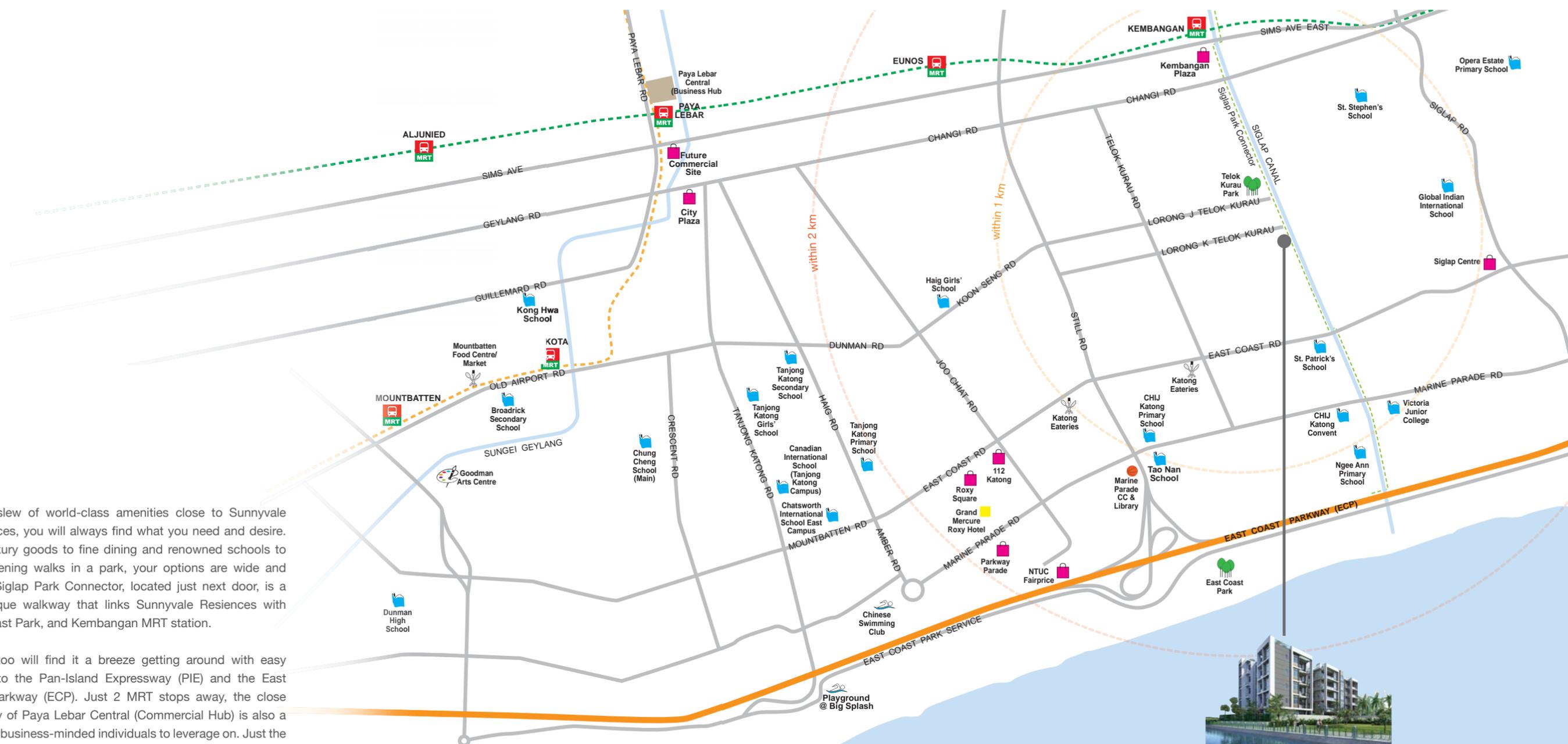
3 mins drive to East Coast Parkway (ECP) Expressway



3 mins drive to Paya Lebar Central (Commercial Hub)



10 mins drive to Central Business District



With a slew of world-class amenities close to Sunnyvale Residences, you will always find what you need and desire. From luxury goods to fine dining and renowned schools to quiet evening walks in a park, your options are wide and varied. Siglap Park Connector, located just next door, is a picturesque walkway that links Sunnyvale Residences with East Coast Park, and Kembangan MRT station.

Drivers too will find it a breeze getting around with easy access to the Pan-Island Expressway (PIE) and the East Coast Parkway (ECP). Just 2 MRT stops away, the close proximity of Paya Lebar Central (Commercial Hub) is also a boon for business-minded individuals to leverage on. Just the kind of convenience and opportunity that a home at Sunnyvale Residences can provide to a discerning individual like yourself.



SUNNYVALE RESIDENCES

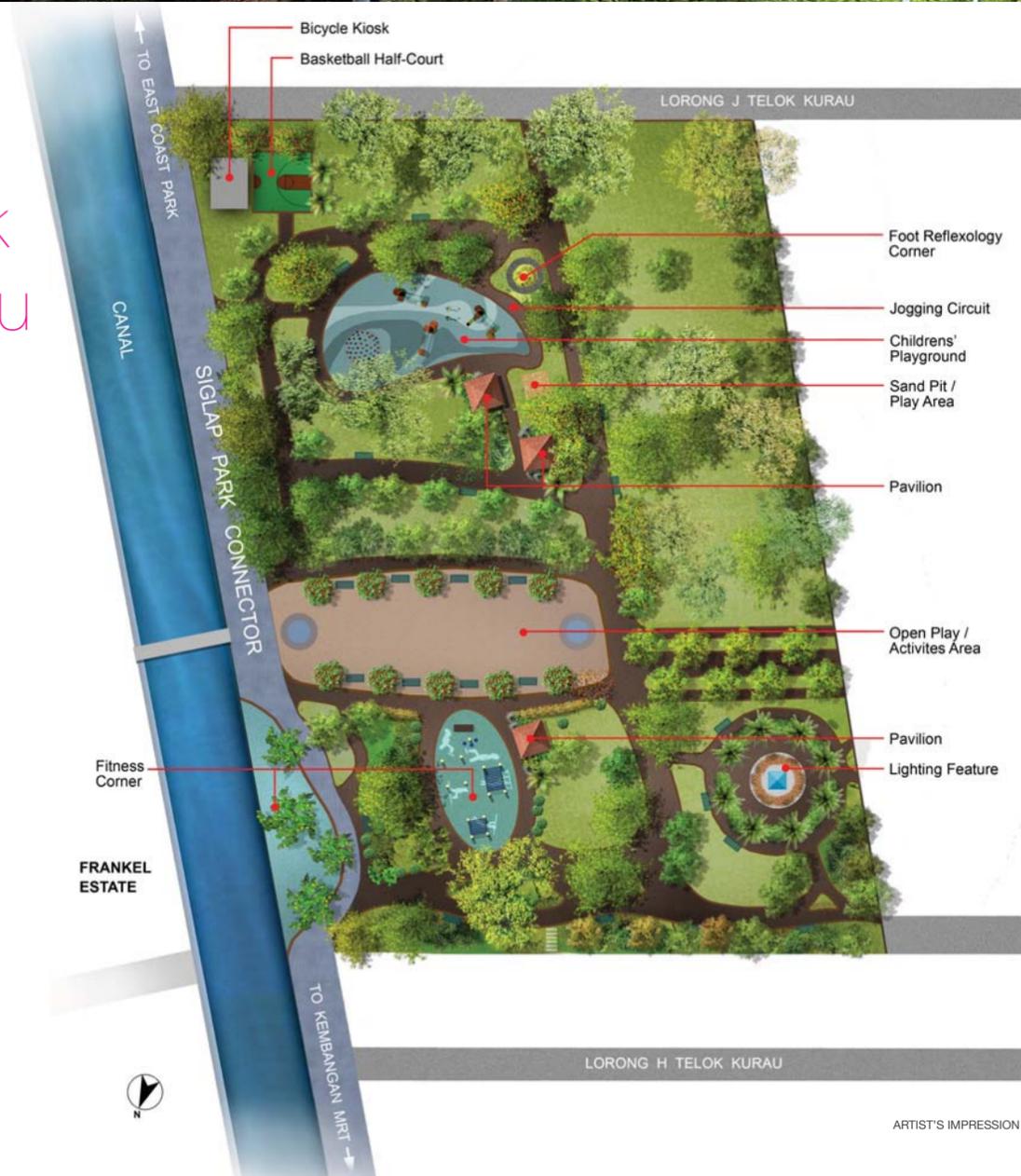
Note: Travel timings indicated are estimates. Actual travel timings for driving distance are subject to traffic condition. Source from www.OneMap.sg



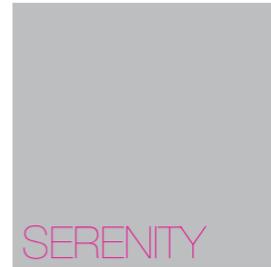


1 min walk to Telok Kurau Park

Telok Kurau Park



LEISURE



SERENITY



REJUVENATE



TOGETHER



Inspirational Experiences to Energise your Soul

Just a stone's throw from Sunnyvale Residences, you will find a bounty of nature that offers endless opportunities for enjoyment. From morning runs to lazy afternoons, your paradise at Sunnyvale Residences is the perfect base to get acquainted with all that Mother Nature provides.

A major revamp planned

Siglap Canal - Right at your doorstep, this idyllic waterway provides better access to community events and more eco-friendly elements.



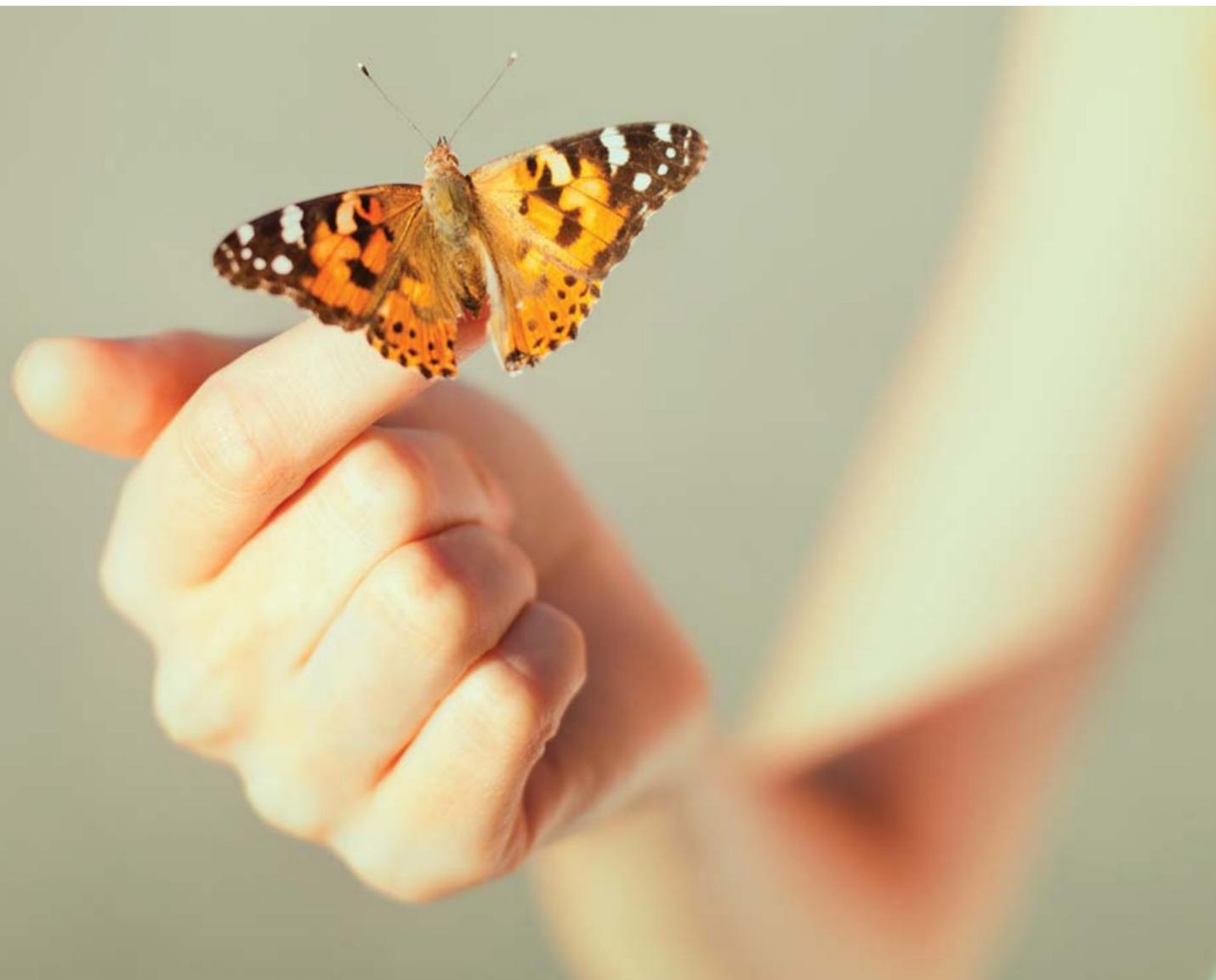
NATURE



BONDING



LEISURE

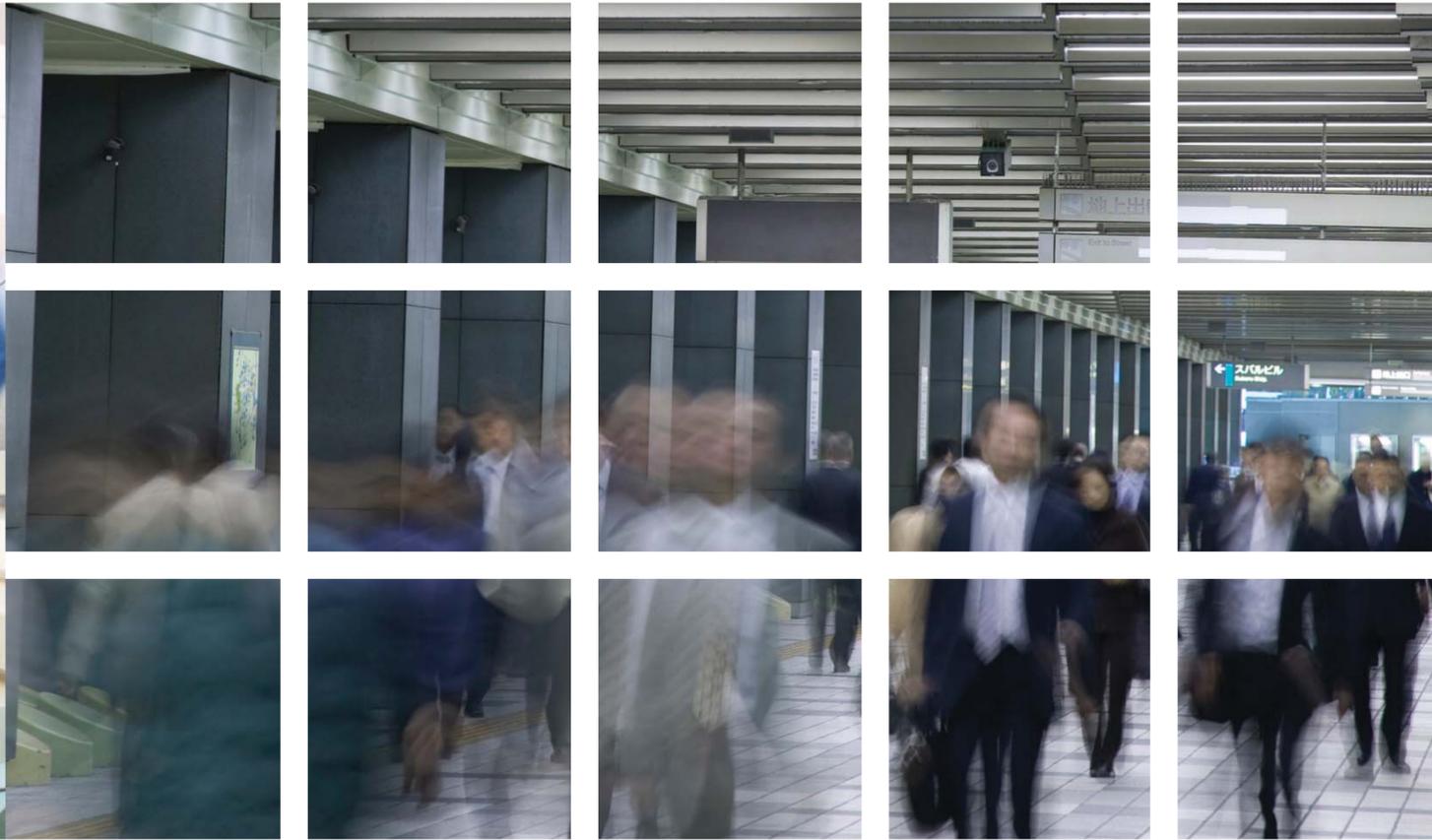
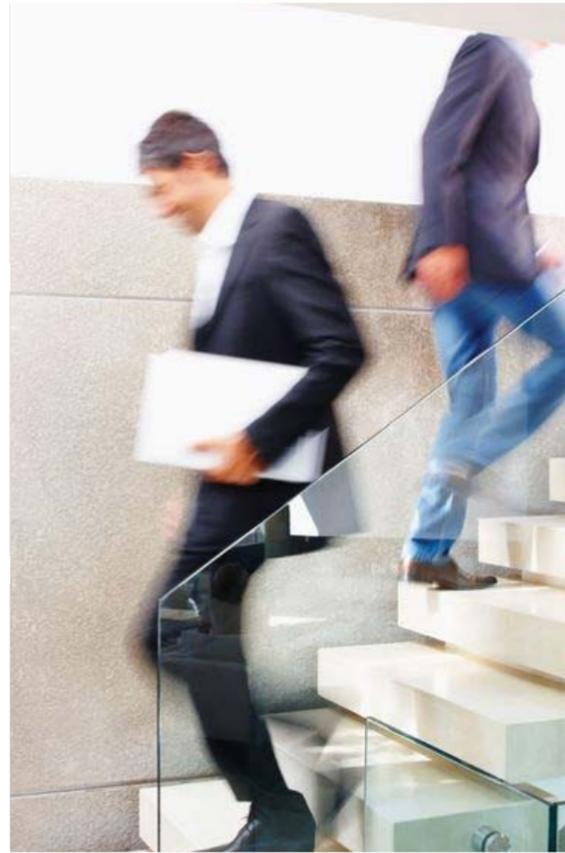


Scenic Spaces that Capture the Imagination

Residents will be able to take a scenic stroll via a deck to be built across the canal to enjoy activities such as line dancing and taiji at the local community club's plaza. Further along the canal, the Public Utilities Board will introduce a rain garden, a roof garden and a detention tank on the premises of Telok Kurau Primary School. These eco-friendly design features serve to cleanse and regulate stormwater, ensuring a pleasant environment. With these major improvements, Siglap Canal is set to be a refreshing artery in the neighbourhood and add to the attraction of Sunnyvale Residences.

For more information, visit <http://www.pub.gov.sg/mpublications/Pages/PressReleases.aspx?ItemId=387>

RETAIL



DINING



OFFICE



Chic Living Comes Alive with Upcoming Commercial and Lifestyle Hub at Paya Lebar Central

Just minutes away from Sunnyvale Residences is Paya Lebar Central. Part of the government's masterplan to decentralise the CBD, Paya Lebar Central will add 500,000 sqm of commercial floor space which will be complemented by a public plaza next to Paya Lebar MRT Interchange, serving as a meeting point for commuters, shoppers and office workers.

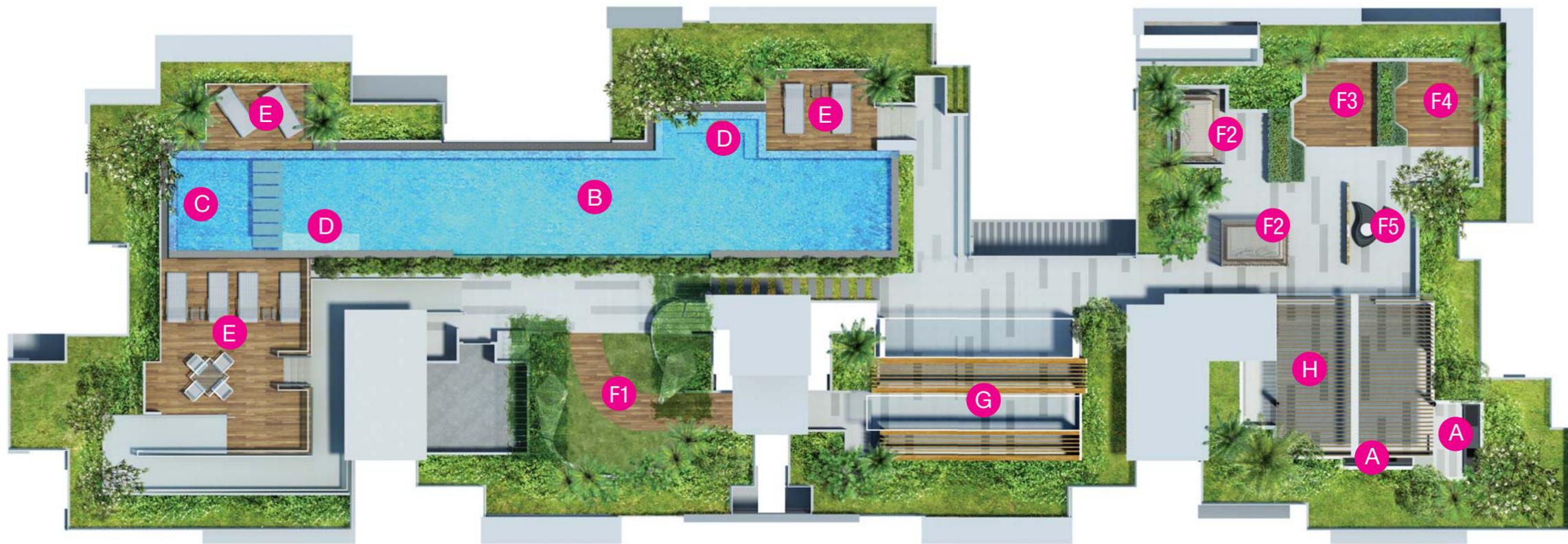
Indulge in retail therapy, enjoy a sumptuous meal or savour a stroll by the river along Paya Lebar Central's River Walk, with its picture-perfect landscaping lined with shops, cafes and restaurants.

Paya Lebar Central is also earmarked as a focal point for the community with facilities like a new civic centre and a community club slated for opening.

For more information, visit <http://www.ura.gov.sg/skyline/skyline08/skyline08-03/text/08.htm>



Roof Terrace Facilities Plan



Legend

Open to Sky

- A** BBQ
- B** Sky Lap Pool
- C** Sky Wading Pool
- D** Jet Therapy Pod
- E** Sky Pool Terrace
- F** Communal Area
 - F1** Hammock Sun Deck
 - F2** Sky Laze Bed
 - F3** Sky Meditation
 - F4** Sky Yoga
 - F5** Sky Viewing Deck

Open Sided

- G** Sky Fitness Pavilion
- H** Sky Dining Pavilion

ARTIST'S IMPRESSION 



Facilities to Pamper Yourself

Sunnyvale Residences is complete with facilities atop your exclusive roof terrace, with unblocked view of your lush neighbourhood. Ease away the stresses of the day in the Jet Therapy Pod, work on your tan while lounging on the Sky Pool Deck or sculpt your body at the Sky Fitness Pavilion. You can even relish a meal with loved ones at the Sky Dining Pavilion. All these are for you to enjoy.

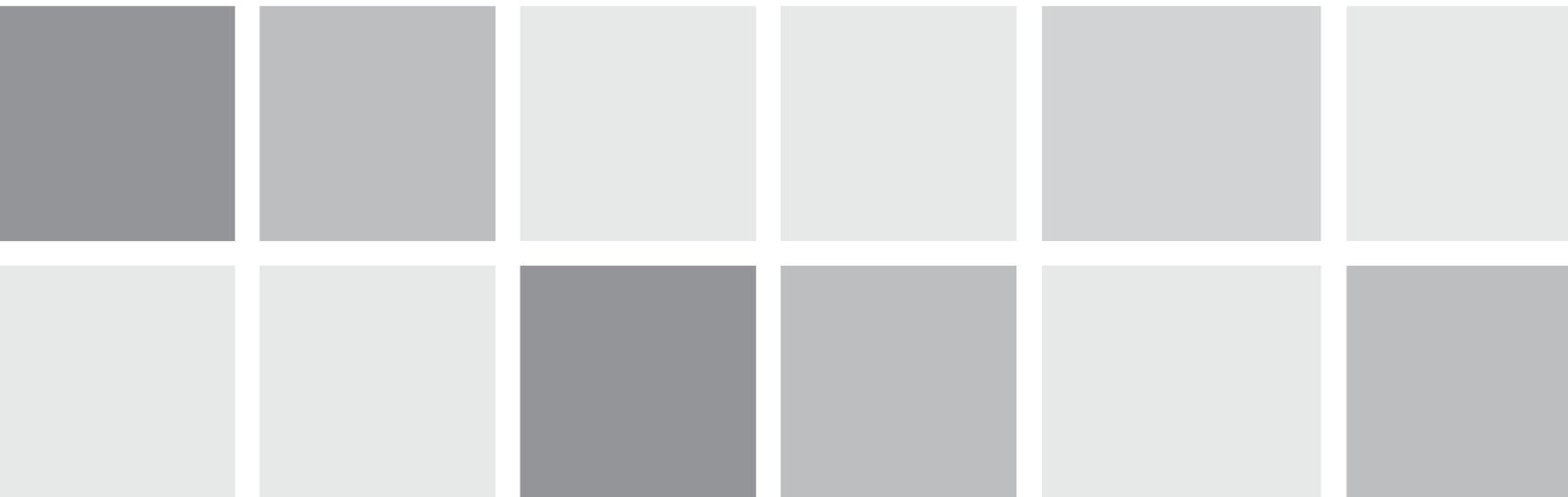


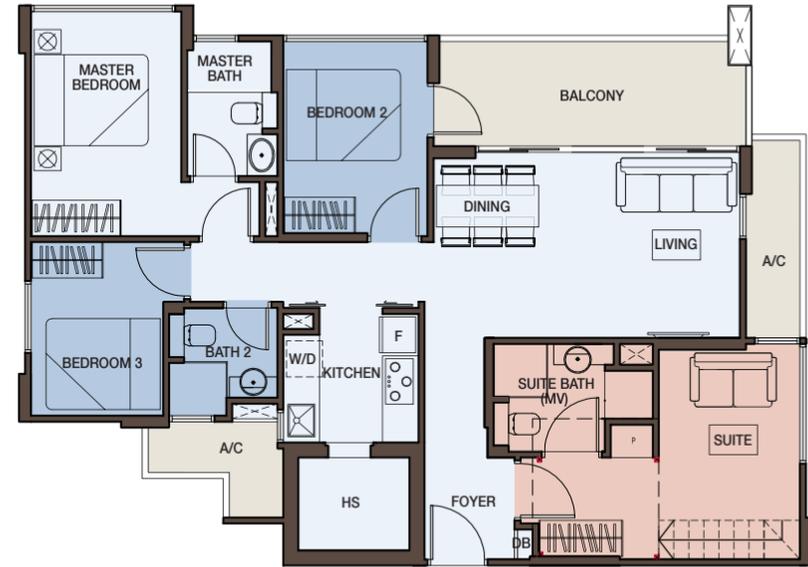


Experience Extravagance Right at Home

Every apartment is designed to satisfy a yearning for quality living. Each lavish abode is endowed with a furniture loft deck and magnificently high ceilings for that ultimate feeling of opulence.

Everywhere you turn, you will find stunning spaces that will leave you in awe. Fabulous fittings and quality furnishings combine to make your living space unforgettable. That dream life is now a reality – only at Sunnyvale Residences.

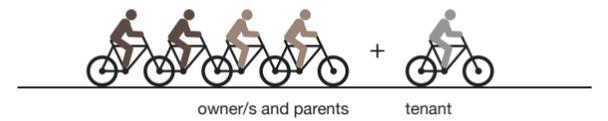
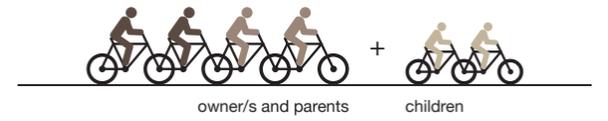
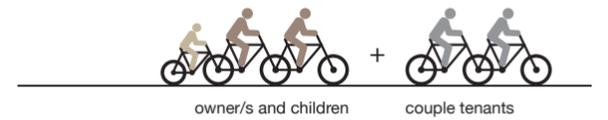
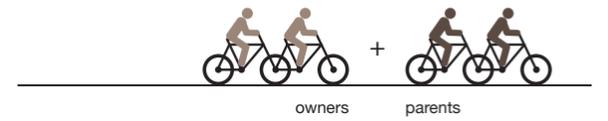
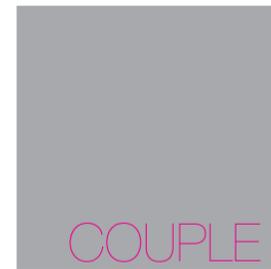
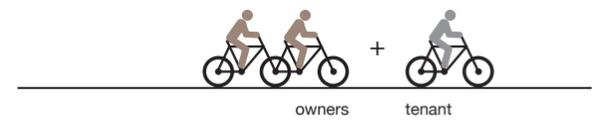




Choose your Dual Key unit to tailor your living needs and desires...

Another touch of the modern life at Sunnyvale Residences.

Type B1 4-bedroom



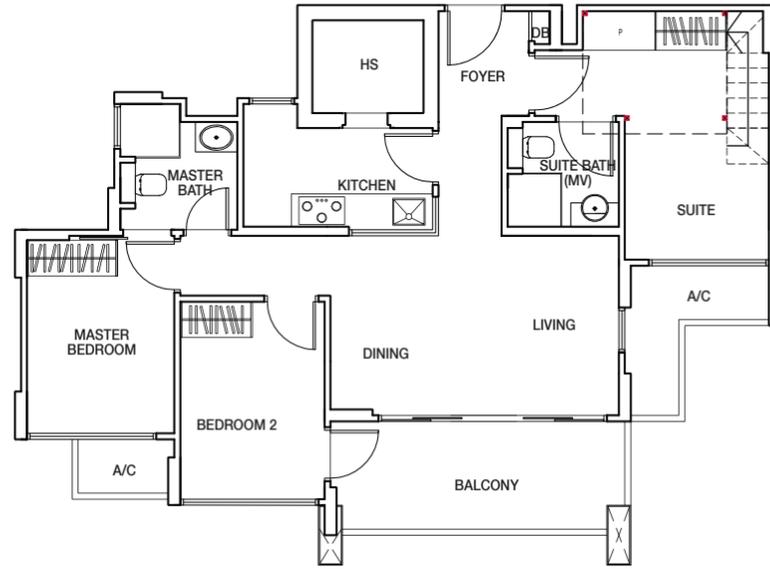
Your abode at Sunnyvale Residences is elegantly fitted with the best brands and the most exquisite features to bring alive luxury living. Treat yourself every single day to a life of privilege.



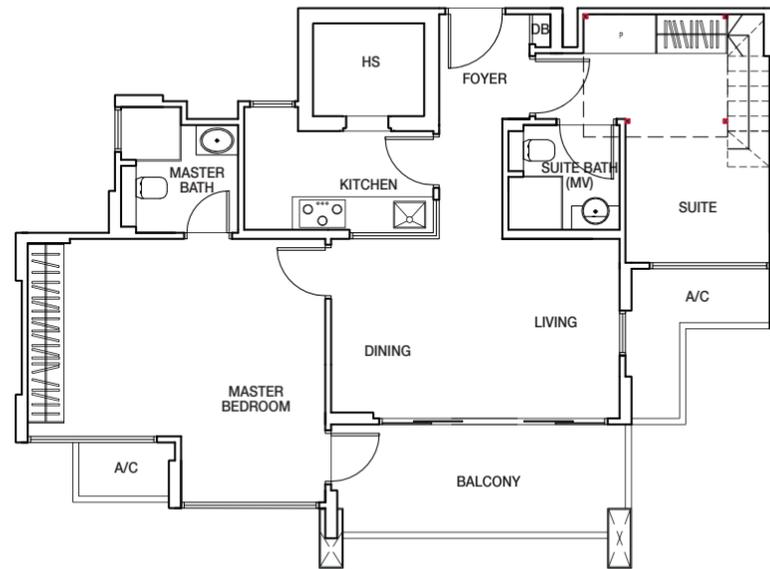
All photographs featured are impressions only.

TYPE A1

3 BEDROOM



3 bedroom layout



Optional layout (2 bedroom)

TYPE A2

3 BEDROOM



3 bedroom layout



Optional layout (2 bedroom)

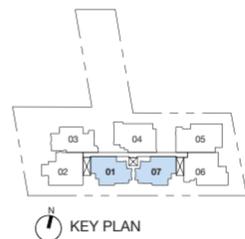
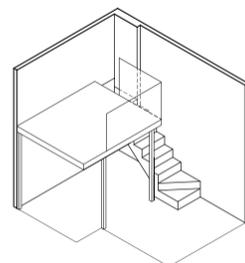
AREA 87 SQM

#02-01 TO #05-01 | #02-07 TO #05-07

MIRROR UNIT

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

LOFT ISOMETRIC VIEW



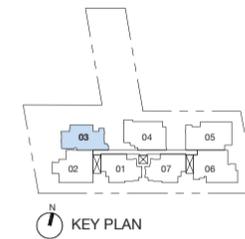
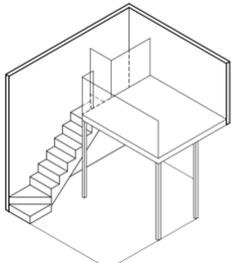
KEY PLAN

AREA 90 SQM

#02-03 TO #04-03

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

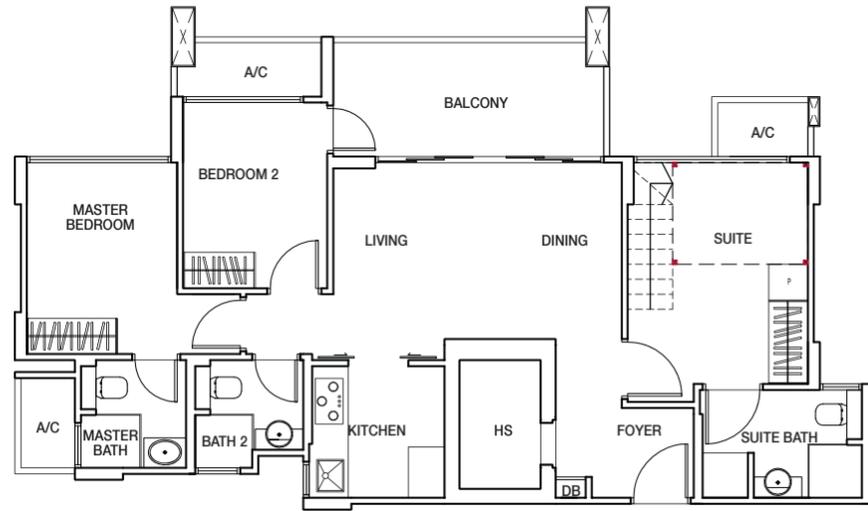
LOFT ISOMETRIC VIEW



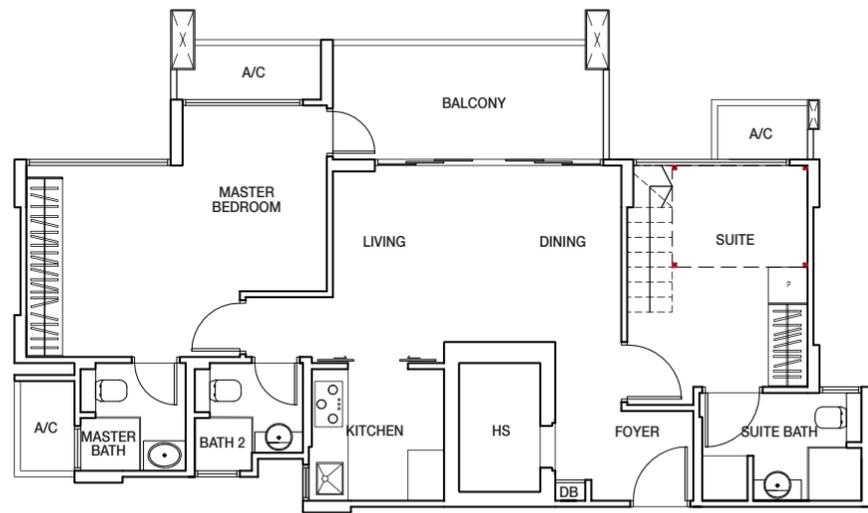
KEY PLAN

TYPE A2a

3 BEDROOM



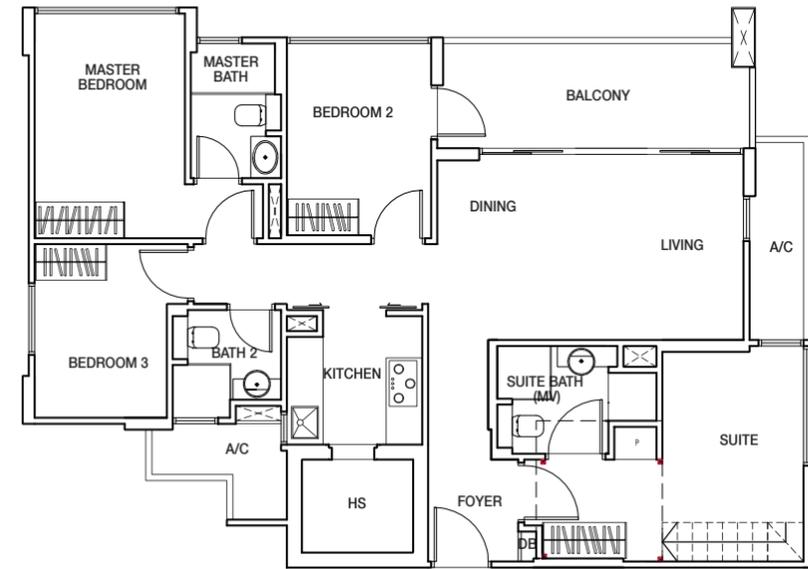
3 bedroom layout



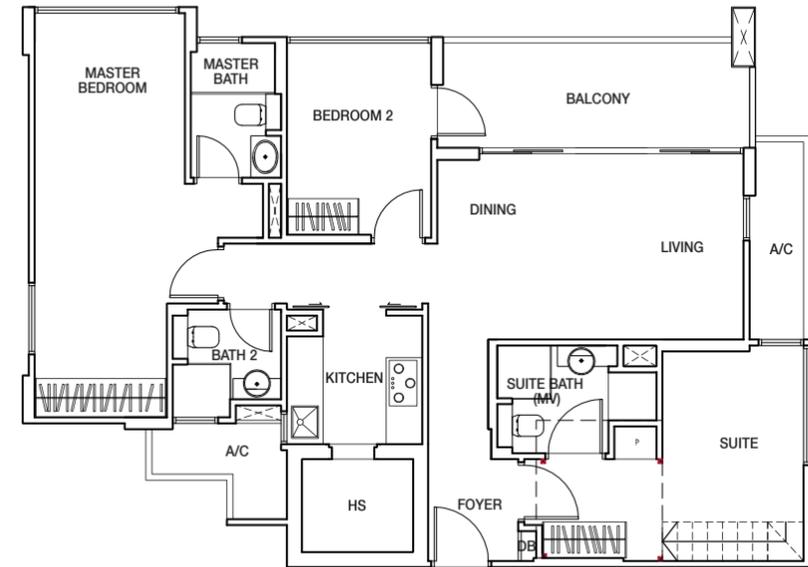
Optional layout (2 bedroom)

TYPE B1

4 BEDROOM



4 bedroom layout



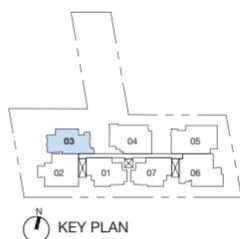
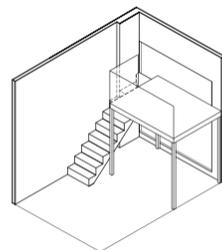
Optional layout (3 bedroom)

AREA 90 SQM

#05-03

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LOFT ISOMETRIC VIEW



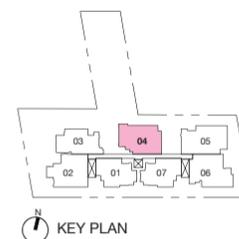
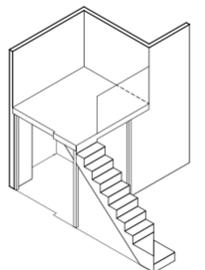
KEY PLAN

AREA 104 SQM

#02-04 TO #04-04

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

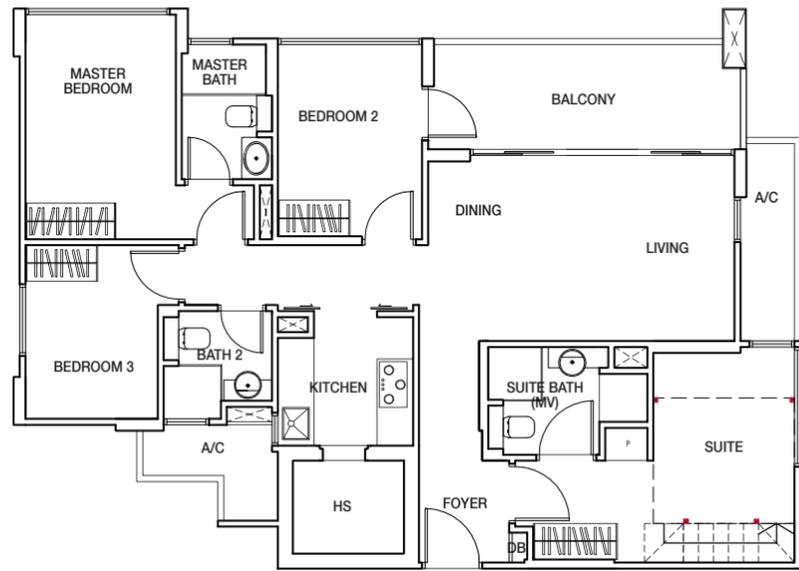
LOFT ISOMETRIC VIEW



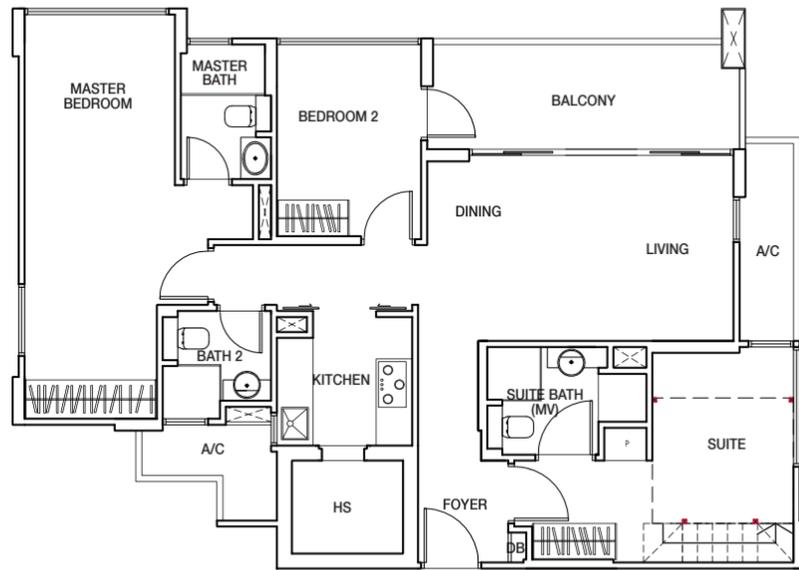
KEY PLAN

TYPE B1a

4 BEDROOM



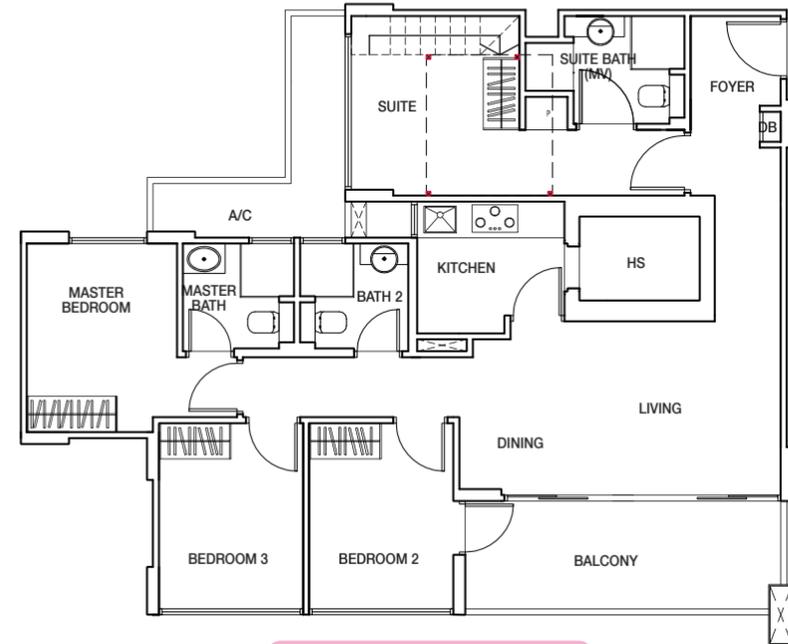
4 bedroom layout



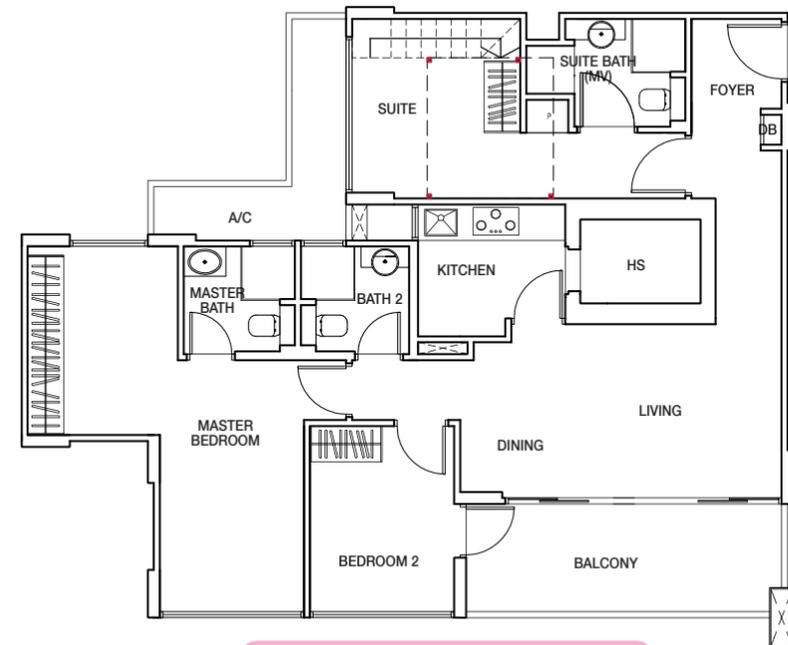
Optional layout (3 bedroom)

TYPE B2

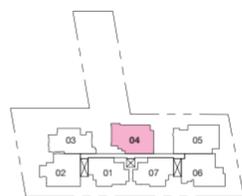
4 BEDROOM



4 bedroom layout



Optional layout (3 bedroom)



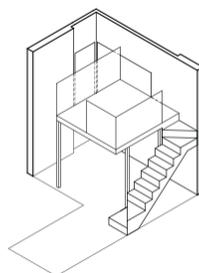
KEY PLAN

AREA 104 SQM

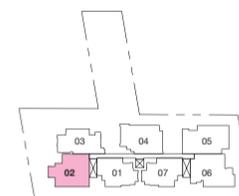
#05-04

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LOFT ISOMETRIC VIEW



SUNNYVALE RESIDENCES



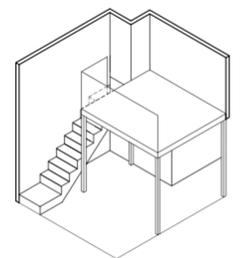
KEY PLAN

AREA 105 SQM

#02-02 TO #04-02

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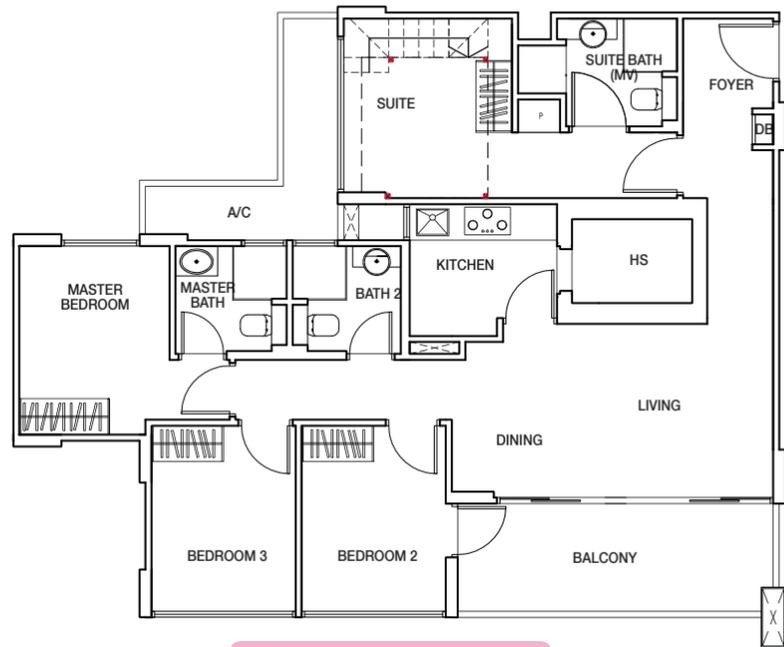
LOFT ISOMETRIC VIEW



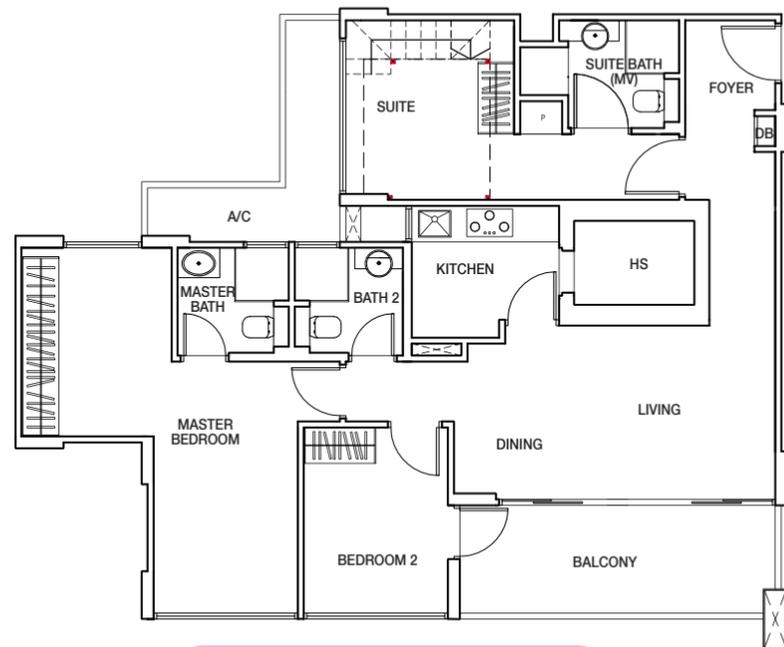
SUNNYVALE RESIDENCES

TYPE B2a

4 BEDROOM



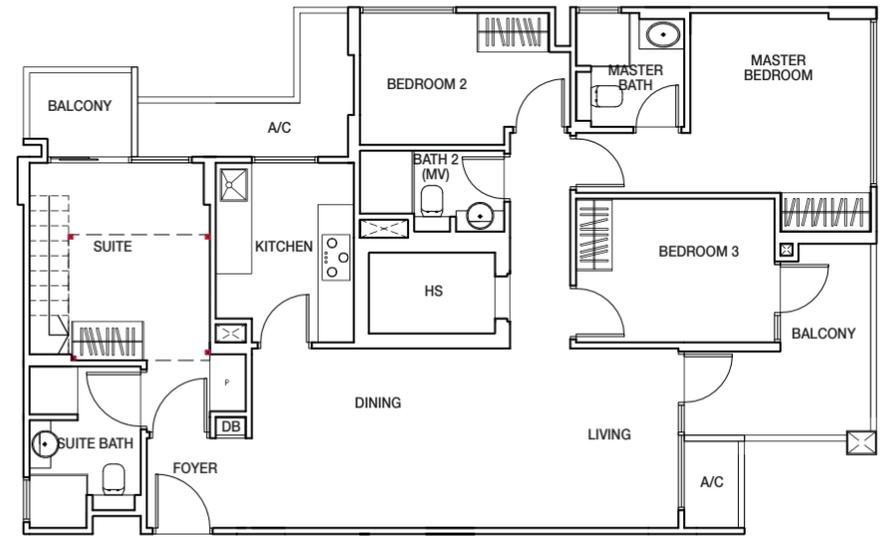
4 bedroom layout



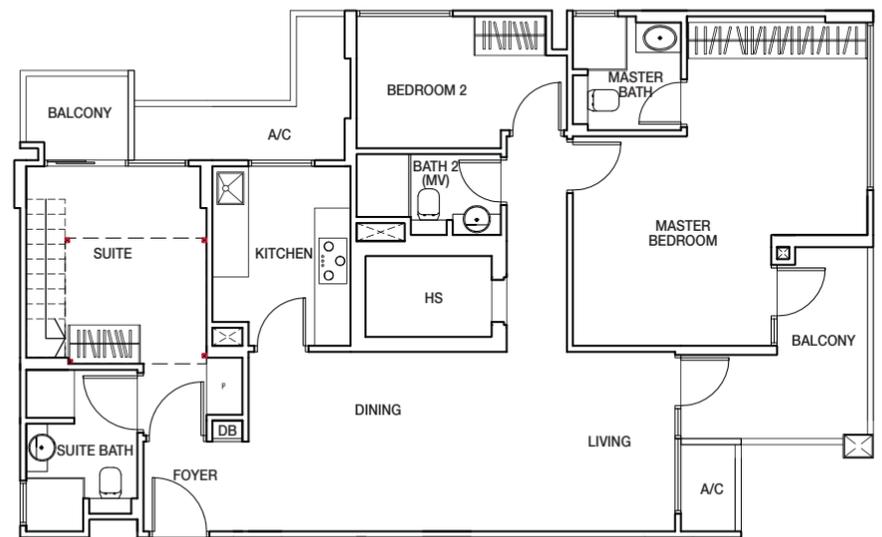
Optional layout (3 bedroom)

TYPE C1

4 BEDROOM



4 bedroom layout



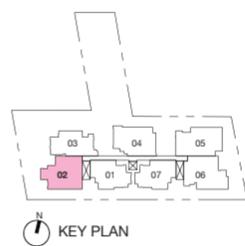
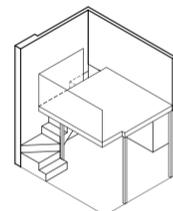
Optional layout (3 bedroom)

AREA 105 SQM

#05-02

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LOFT ISOMETRIC VIEW

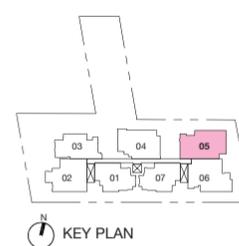
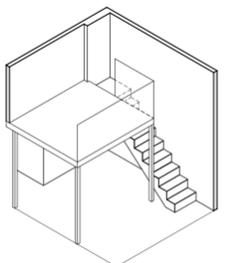


AREA 112 SQM

#02-05 TO #05-05

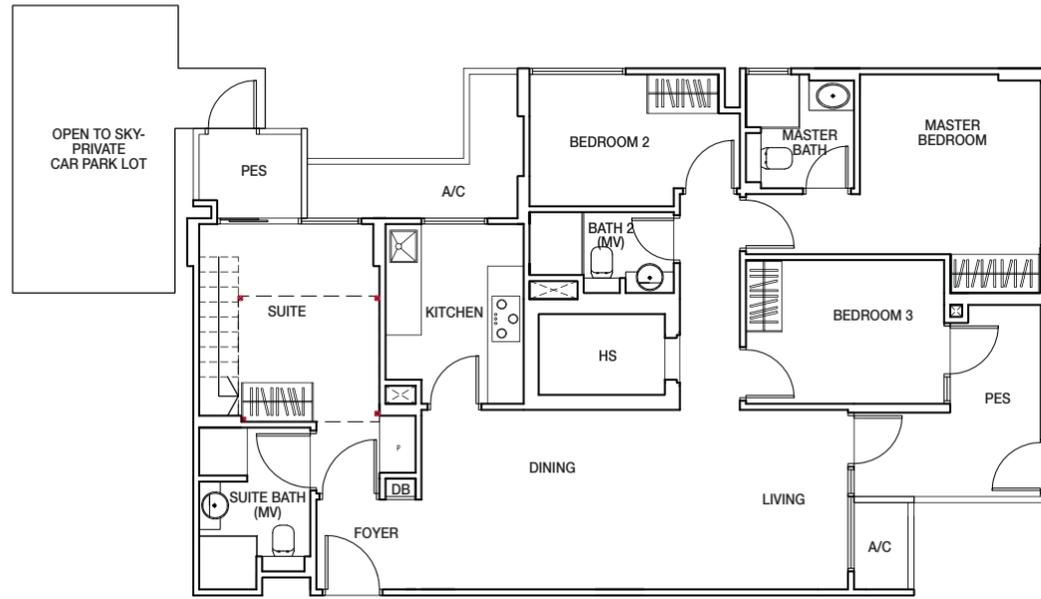
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LOFT ISOMETRIC VIEW

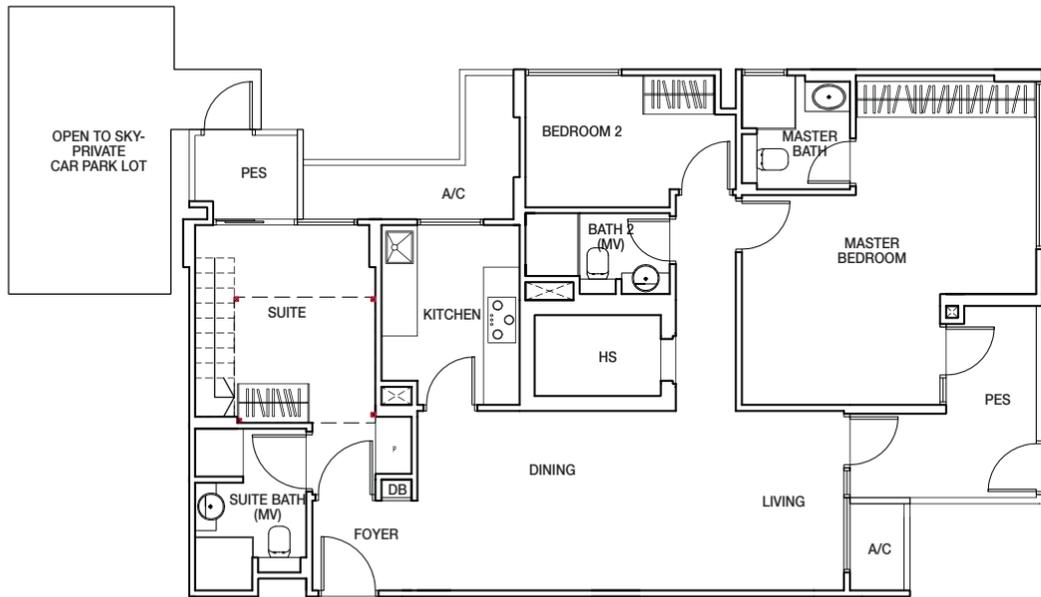


TYPE C1-G

4 BEDROOM



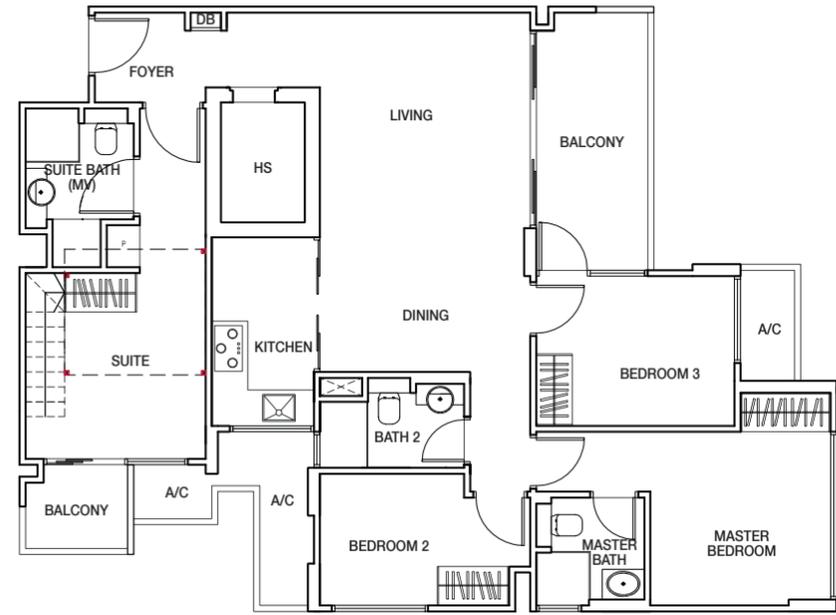
4 bedroom layout



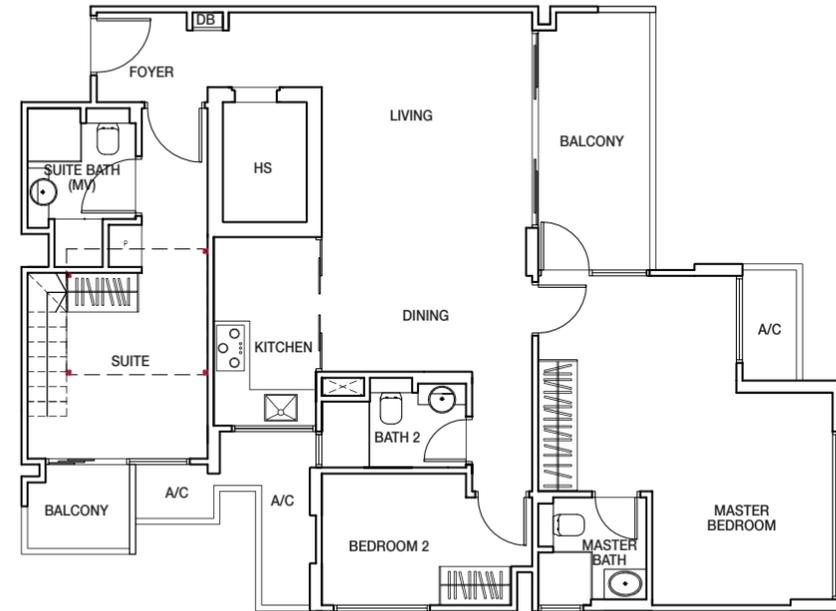
Optional layout (3 bedroom)

TYPE C2

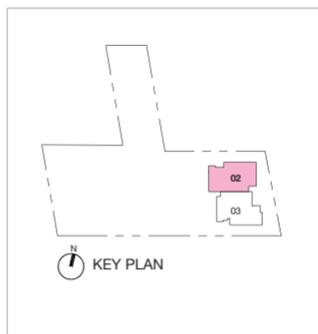
4 BEDROOM



4 bedroom layout



Optional layout (3 bedroom)

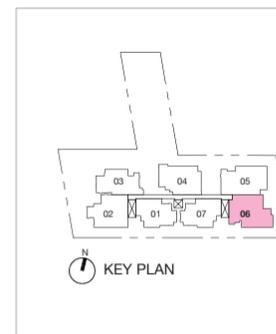
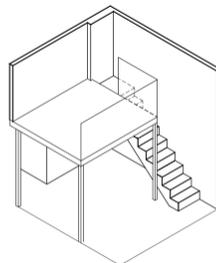


AREA 127 SQM

#01-02

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LOFT ISOMETRIC VIEW

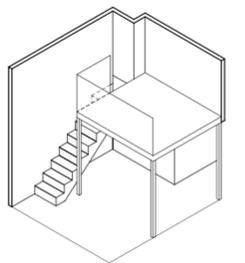


AREA 113 SQM

#02-06 TO #05-06

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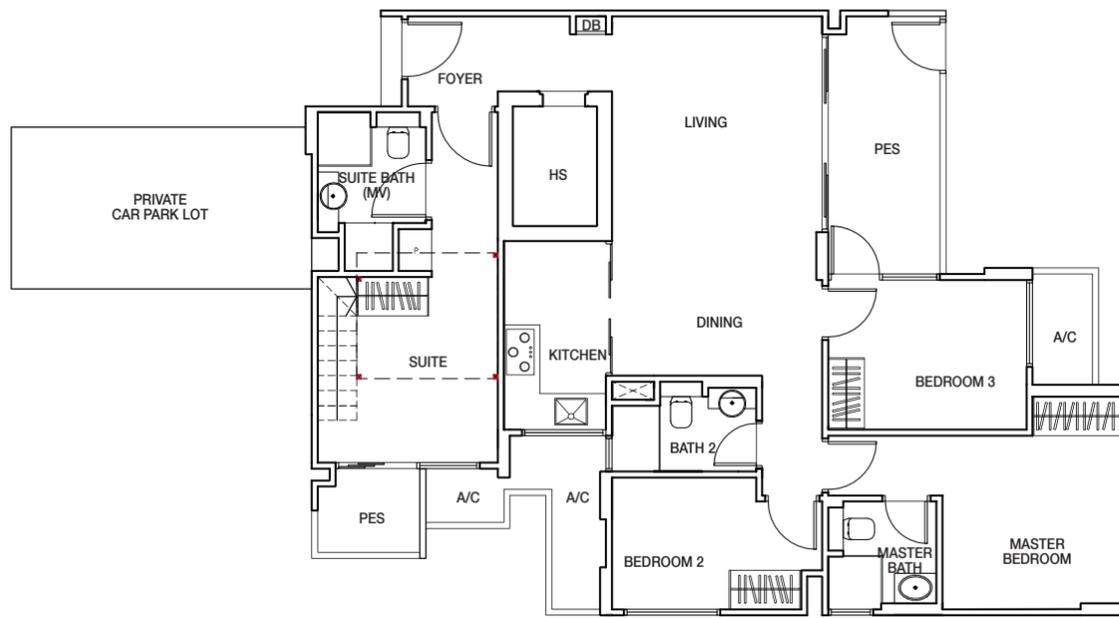
LOFT ISOMETRIC VIEW



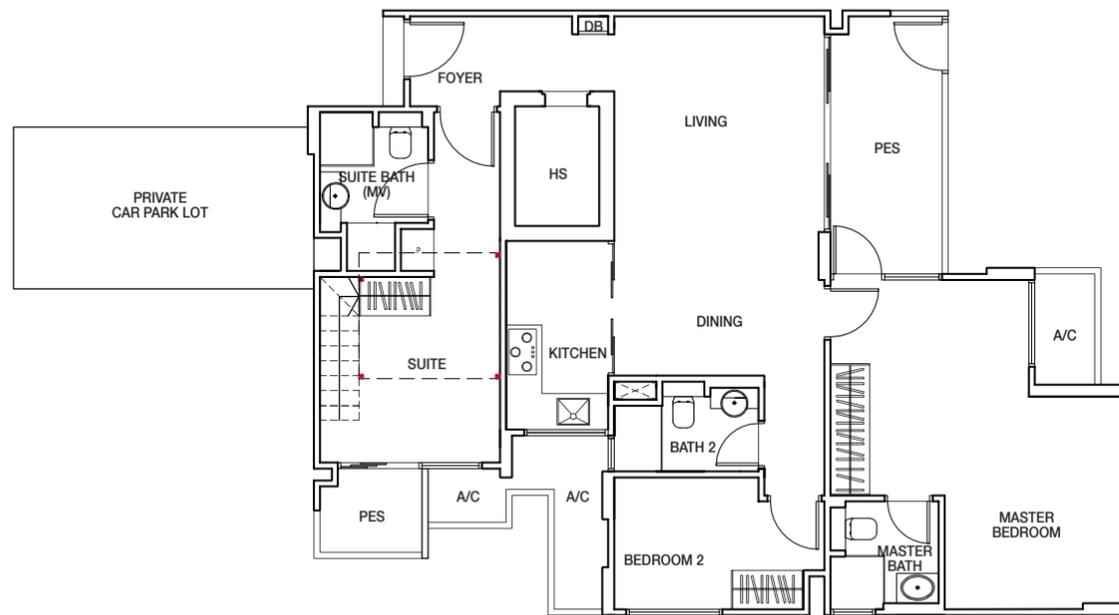
TYPE C2-G

4 BEDROOM

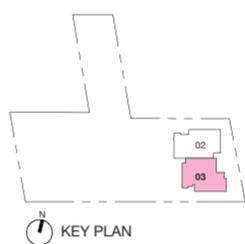
SPECIFICATIONS



4 bedroom layout



Optional layout (3 bedroom)

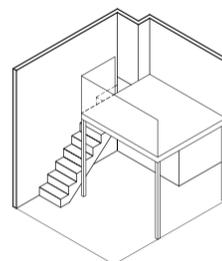


AREA 127 SQM

#01-03

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LOFT ISOMETRIC VIEW



FOUNDATION

Raft Foundation and/or Bored Piles and/or Concrete Piles and/or Steel H Piles.

SUBSTRUCTURE & SUPERSTRUCTURE

Reinforced concrete framework and/or precast concrete member and/or steel frame.

WALL

External : Common clay bricks and/or precast panel and/or reinforced concrete generally.

Internal : Common clay bricks and/or cement blocks and/or lightweight blocks and/or precast panels and/or reinforced concrete and/or dry wall generally.

ROOF

Flat Roof : Reinforced concrete roof with waterproofing and insulation.

CEILING

For Apartments

a) Living/ Dining, Master Bedroom, Bedroom, Suite, Foyer, Balcony & PES:
Skim coat with emulsion paint generally and plaster board ceiling with emulsion paint and/or localize box-up where applicable.

b) Master Bathroom, Suite Bathroom, Bathroom & Kitchen:
Plaster board ceiling with emulsion paint and/or localize box-up where applicable.

c) Household Shelter (HS):
Skim coat with emulsion paint.

FINISHES

Internal Wall Finishes (For Apartments)

a) Living/ Dining, Master Bedroom, Bedroom, Suite, HS, Foyer, Balcony & PES:
Cement and sand plaster and/or skim coat with emulsion paint finish.

b) Master Bathroom
Ceramic and/or homogenous tiles and/or marble (for feature wall only) laid up to false ceiling height and on exposed surface only.

c) Suite Bathroom, Bathroom, Kitchen & Pantry (for Suite only):
Ceramic and/or homogenous tiles laid up to false ceiling height and on exposed surface only.

Internal Floor Finishes (For Apartments)

a) Living/ Dining, Foyer & Kitchen:
Compressed marble with compressed marble skirting.

b) Master Bedroom, Bedroom & Suite:
Timber parquet and/or timber strip with timber skirting.

c) Master Bathroom, Suite Bathroom & Bathroom:
Ceramic and/or homogenous tiles.

d) Balcony, PES & HS:
Ceramic and/or homogenous tiles.

e) A/C Ledge:
Cement and sand screed finish.

WINDOWS

Aluminum framed glass windows.

Note:

- All aluminum frames shall be powder coated and/or natural anodized finish.
- All windows are either side hung or top hung or bottom hung or sliding or louvred or fixed or any combination of the above mentioned.
- All glazing below 1m from floor level shall be tempered and/or laminated glass.
- All glazing to be clear float and/or tinted glass.

DOORS

- Main Entrance:
Approved fire-rated timber door.
- Master Bedroom, Bedroom, Suite, Master Bathroom, Suite Bathroom & Bathroom:
Hollow-core timber door and/or PVC door.
- Balcony & PES:
Aluminum framed glass door.
- Kitchen:
Aluminum framed glass door and/or hollow-core timber door with viewing panel.
- HS:
Metal door as approved by relevant authority.

Note:

- All aluminum frames shall be powder coated and/or natural anodized finish.
- Doors can either be of swing and/or sliding and/or bi-fold type with or without fixed glass panel.
- All glazing to be clear float and/or tinted glass.
- Gate from PES to external area shall be metal gate.

IRONMONGERY

Main entrance door, other hollow-core timber doors and aluminium framed glass door shall be provided with locksets.

SANITARY FITTINGS

- Master Bathroom
 - 1 x Glass shower cubicle and/or screen c/w shower mixer & shower handset.
 - 1 x Basin c/w tap mixer and open cabinet below.
 - 1 x Water closet.
 - 1 x Toilet roll holder.
 - 1 x Mirror c/w cabinet.
 - 1 x Towel Rail.

- Suite Bathroom
 - 1 x Glass shower cubicle and/or screen c/w shower mixer & shower handset.
 - 1 x Basin c/w tap mixer and open cabinet below.
 - 1 x Water closet.
 - 1 x Toilet roll holder.
 - 1 x Mirror.

- Bathroom 2
 - 1 x Glass shower cubicle and/or screen c/w shower mixer & shower handset.
 - 1 x Basin c/w tap mixer and open cabinet below.
 - 1 x Water closet.
 - 1 x Toilet roll holder.
 - 1 x Mirror.
 - 1 x Towel Rail.

- Kitchen
 - 1 x Sink c/w sink mixer.

ELECTRICAL INSTALLATION / TV / TELEPHONE

- Electrical wiring will be in concealed conduits where possible. Where there is a false ceiling, the electrical wiring will be in surface mounted conduit in the ceiling space. Exposed trunking at A/C ledge.
- The routing and location of service points within the apartment units shall be at the sole discretion of the Architect and Engineer.
- Cable-Readiness to comply with authorities' requirements.
- Mechanical ventilation provided in Bathroom (where applicable).

LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with the current edition of Singapore Code of Practice.

WATERPROOFING

Waterproofing to floors of Kitchen, Master Bathroom, Suite Bathroom, Bathroom, Balcony, PES, Swimming Pool and Reinforced Concrete Flat Roof.

PAINTING

- Internal Walls : Emulsion Paint.
- External Walls : Weather shield paint and/or spray textured coating at selected areas only.

DRIVEWAY AND CAR PARK

Concrete finished with floor hardener and/or perforated concrete slab and/or interlocking pavers and/or heavy duty homogenous tiles and/or granite tiles (where applicable).

DESCRIPTION OF COMMON PROPERTY

Open to Sky:

- Sky Wading Pool
- Sky Lap Pool
- Jet Therapy Pod
- Sky Pool Terrace
- BBQ
- Communal Area:
 - Hammock Sun Deck
 - Sky Laze Bed
 - Sky Meditation
 - Sky Yoga
 - Sky Viewing Deck

Open Sided:

- Sky Fitness Pavilion
- Sky Dining Pavilion

ADDITIONAL ITEMS

- Wardrobes:
Built-in wardrobe c/w sliding and/or swing door to all bedrooms and Suite.
- Kitchen Cabinets:
 - Built-in kitchen cabinet with solid surface counter top, gas cooker hob and cooker hood.
 - One stainless steel sink c/w sink mixer.
 - Built-in conventional oven.
- Pantry (for Suite only):
 - Built-in kitchen cabinet with solid surface counter.
 - Built-in microwave oven.
 - Built-in undercounter refrigerator.
- Air-conditioning to Living/ Dining, Master Bedroom, Bedroom & Suite.
- Hot Water Supply to Master Bathroom, Suite Bathroom, Bathroom & Kitchen.
- Security:
Audio intercom system from Apartment to side gate only.

SPECIFICATIONS

NOTE:

- 1) The brand and model of all equipment supplied shall be provided subject to market availability and the sole discretion of the Vendor.
- 2) Layout/location of wardrobes, kitchen cabinets, fan coil units, electrical points, telephone points and door swing positions are subjected to Architect's sole discretion and final design.
- 3) Connection, subscription and other fees for television, SCV, Internet and other service providers whether chosen by the Purchaser or appointed by the Vendor or the management corporation when constituted will be paid by the Purchaser.
- 4) Equipment for SCV and other cable services will be paid and installed by Purchaser.
- 5) Timber is a natural material containing grain and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
- 6) Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and marking caused by the complex, mineral composition and incorporated impurities. While such material can be pre-selected before installation, this non-conformity cannot be totally avoided. Granite 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 difference may be felt at the joints.
- 7) Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.
- 8) While every reasonable care has been taken in preparing this brochure and the plans attached, the developer and its agents cannot be held responsible for any inaccuracies therein. All statements, specifications and plans are believed to be correct but not to be regarded as statements or representations of fact. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development and cannot be regarded as representation of facts. Photographs or images contained in this brochure do not necessarily represent as built standard specifications. All information and specifications are current at the time of press and are subject to change as may be required and cannot form part of an offer or contract. All plans are subject to any amendments approved by the building authorities. Floor areas are approximate measurements and subject to final survey. The choice of brand and model of fittings, equipment, installation and appliances supplied shall be at the sole discretion of the Vendor.
- 9) The air-conditioning system has to be cleaned and maintained regularly to ensure that it is in good and proper working condition. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.
- 10) For cyclical maintenance work to be carried out to the building façade, owners shall allow access to the maintenance team.

Developer



**RH East Coast
Pte. Ltd.**



**TOP TEN 2013 DEVELOPERS
- SINGAPORE AWARDS**



**SCAN TO VIEW
WEBSTIE**

Developer	:	RH EAST COAST PTE LTD (ROC: 201314313G)
Developer's License	:	C1110
Tenure of Land	:	ESTATE IN FEE SIMPLE IN RESPECT OF LOT 07654N MK 26 AT LORONG K TELOK KURAU
Expected date of TOP	:	30 JUNE 2018
Expected date of Legal Completion	:	30 JUNE 2021

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All areas are approximate measurements only and subject to final survey. The Sale & Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser and shall supercede all statements, representations or promises made prior to the signing of the Sale & Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the marketing agents.

Roxy-Pacific Holdings Limited A Homegrown Specialty Property and Hospitality Group

Established in May 1967, Roxy-Pacific Holdings Limited is a trusted homegrown specialty property and hospitality group, principally engaged in the development and sale of residential properties. The Company also owns the Grand Mercure Roxy Hotel and other investment properties.

We have, over the years, grown our portfolio to include both residential and commercial developments. Our landmark properties include the Grand Mercure Roxy Hotel and Roxy Square Shopping Centre.

Our focus on being a developer of distinctive and high quality projects has seen us grown into a highly regarded listed property and hospitality group.

