



**ESTC**





A view  
worth  
capturing

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# Uplift the appeal



Magnify  
the glory

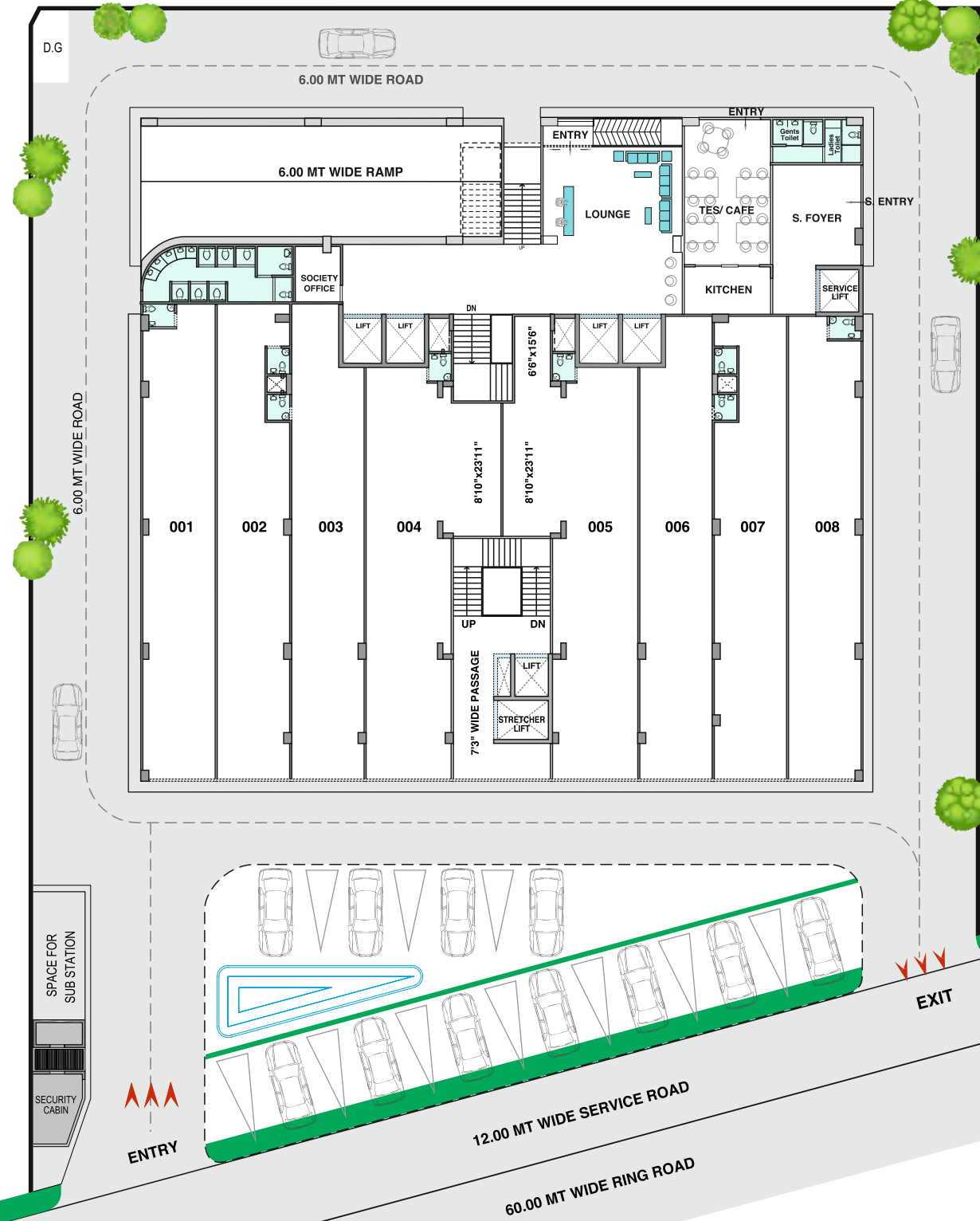
STC





Seek for an absolute transformation in your space

### Ground Floor

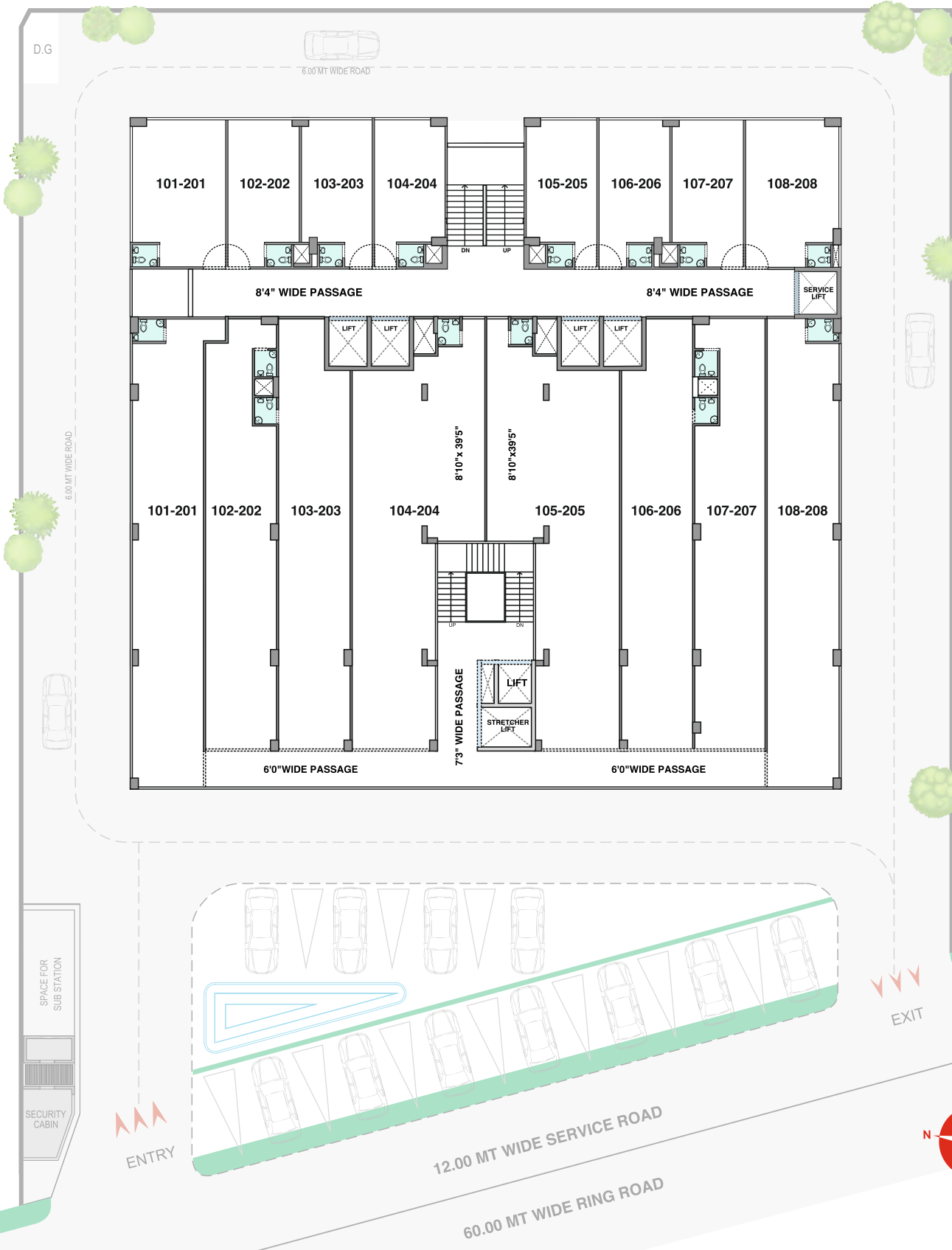


### SHOWROOM

- 001 13'0"X85'0"
- 002 13'0"X85'0"
- 003 13'0"X85'0"
- 004 15'3"X73'9"
- 005 15'3"X73'9"
- 006 13'0"X83'0"
- 007 13'0"X83'0"
- 008 13'0"X83'0"



Floor: 1<sup>st</sup>-2<sup>nd</sup>



SHOWROOM

101-201	13'0"X83'0"
102-202	13'0"X76'2"
103-203	13'0"X76'2"
104-204	15'3"X67'0"
105-205	15'3"X67'0"
106-206	13'0"X76'2"
107-207	13'0"X76'2"
108-208	13'0"X83'0"

OFFICE

101-201	17'0"X26'0"
102-202	13'0"X26'0"
103-203	13'0"X26'0"
104-204	13'0"X26'0"
105-205	13'0"X26'0"
106-206	13'0"X26'0"
107-207	13'0"X26'0"
108-208	17'0"X26'0"

Floor: 3<sup>rd</sup>



OFFICE

301-1001	28'9"X35'6"
302-1002	26'4"X24'0"
303-1003	26'4"X12'0"
304-1004	26'4"X12'0"
305-1005	26'4"X12'0"
306-1006	17'0"X26'0"
307-1007	13'0"X26'0"
308-1008	13'0"X26'0"
309-1009	13'0"X26'0"
310-1010	13'0"X26'0"
311-1011	13'0"X26'0"
312-1012	13'0"X26'0"
312A-1012A	17'0"X26'0"
314-1014	26'4"X12'0"
315-1015	26'4"X12'0"
316-1016	26'4"X12'0"
317-1017	26'4"X24'0"
318-1018	28'9"X35'6"



## Floor: 4<sup>th</sup>-10<sup>th</sup>



### OFFICE

401-1001	18'0"X15'2"
402-1002	18'0"X12'0"
403-1003	18'0"X24'0"
404-1004	26'4"X24'0"
405-1005	26'4"X12'0"
406-1006	26'4"X12'0"
407-1007	26'4"X12'0"
408-1008	17'0"X26'0"
409-1009	13'0"X26'0"
410-1010	13'0"X26'0"
411-1011	13'0"X26'0"
412-1012	13'0"X26'0"
412A-1012A	13'0"X26'0"
414-1014	13'0"X26'0"
415-1015	17'0"X26'0"
416-1016	26'4"X12'0"
417-1017	26'4"X12'0"
418-1018	26'4"X12'0"
419-1019	26'4"X24'0"
420-1020	18'0"X24'0"
421-1021	18'0"X12'0"
422-1022	18'0"X15'2"
423-1023	17'4"X12'0"

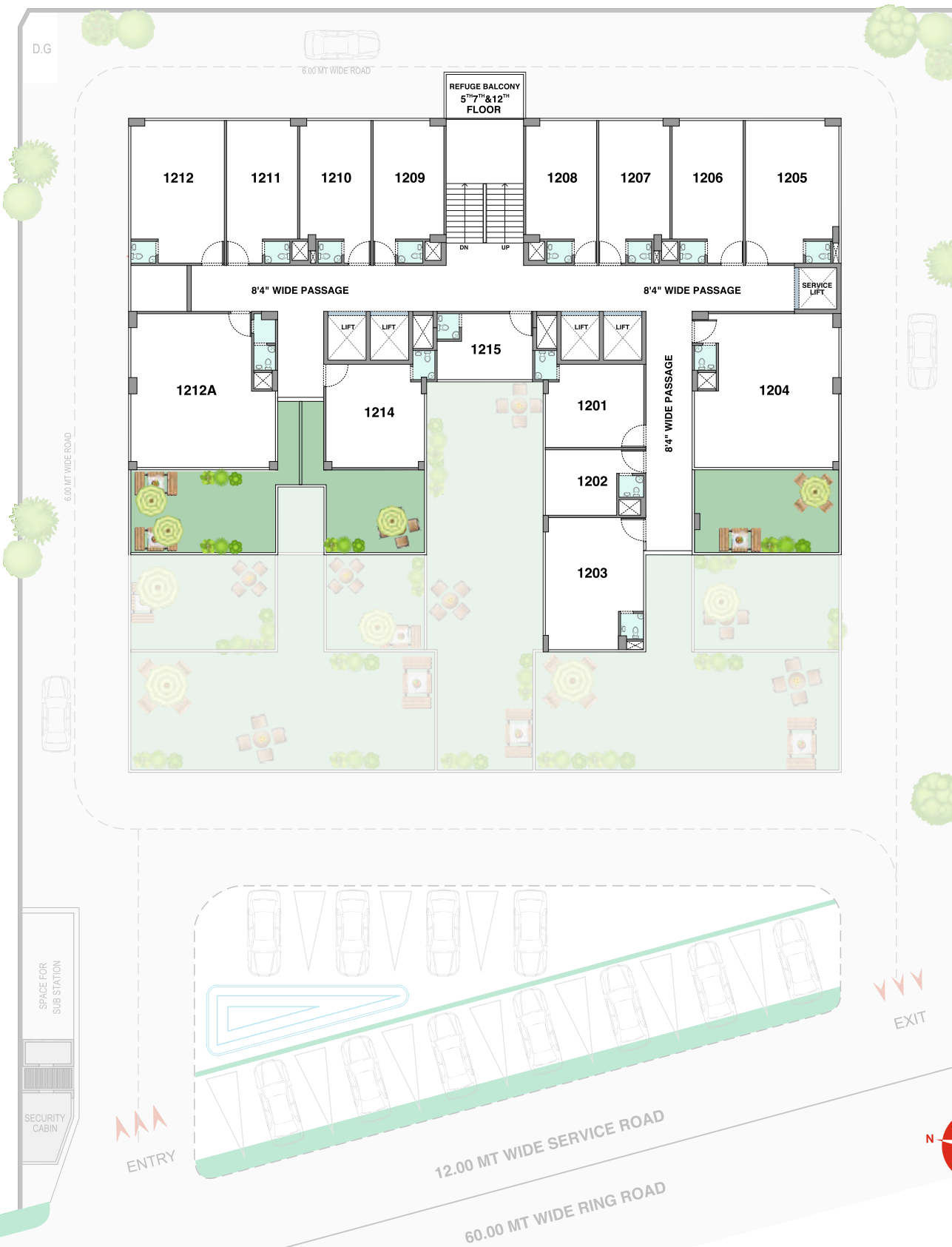
## Floor: 11<sup>th</sup>



### OFFICE

1101	18'0"X15'2"
1102	18'0"X12'0"
1103	18'0"X24'0"
1104	26'4"X18'9"
1105	26'4"X12'0"
1106	26'4"X12'0"
1107	17'0"X26'0"
1108	13'0"X26'0"
1109	13'0"X26'0"
1110	13'0"X26'0"
1111	13'0"X26'0"
1112	13'0"X26'0"
1112A	13'0"X26'0"
1114	17'0"X26'0"
1115	26'4"X12'0"
1116	26'4"X12'0"
1117	26'4"X18'9"
1118	18'0"X18'9"
1119	18'0"X15'2"
1120	17'4"X12'0"

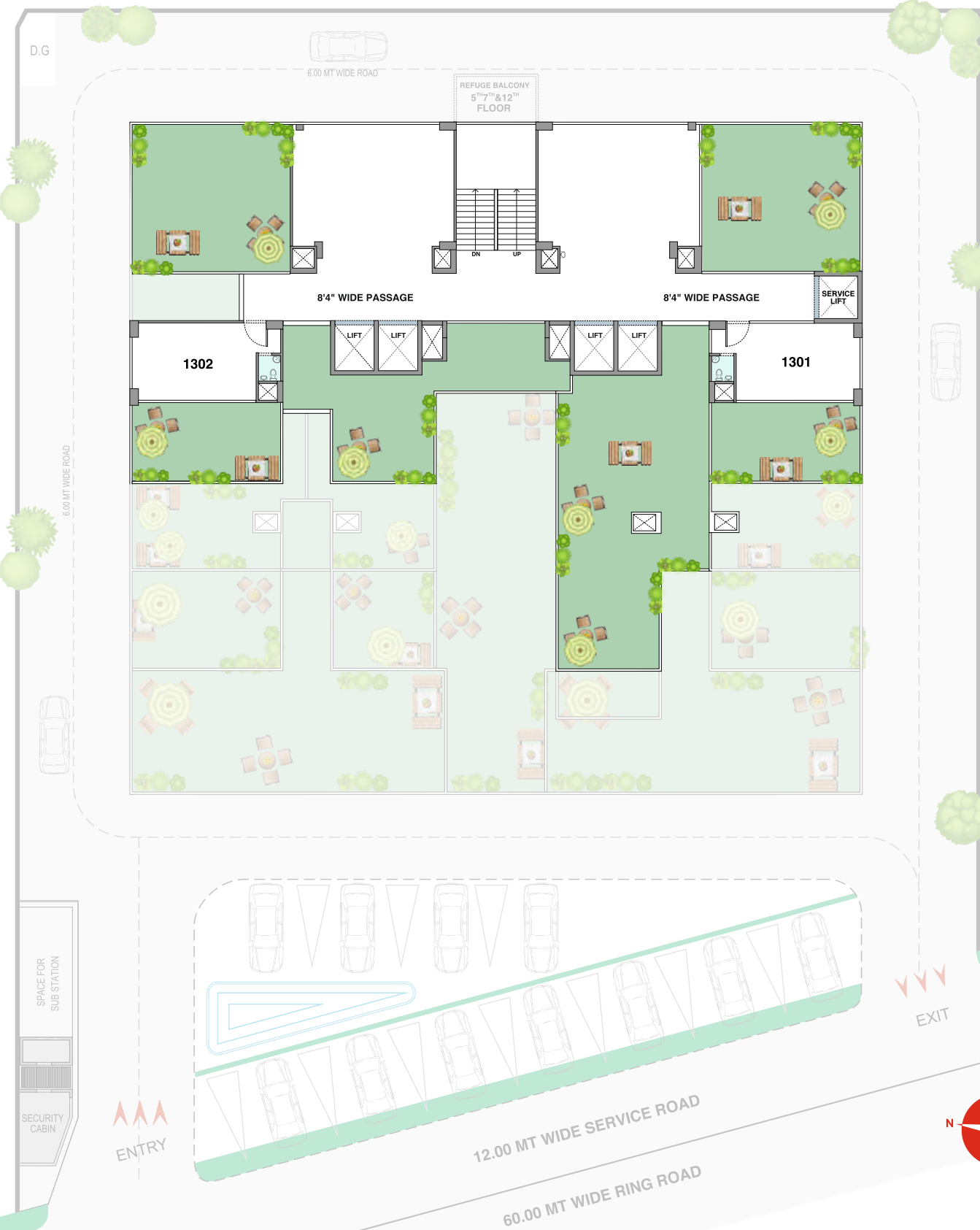
## Floor: 12<sup>th</sup>



### OFFICE

1201	18'0"X15'2"
1202	18'0"X12'0"
1203	18'0"X24'0"
1204	26'4"X28'0"
1205	17'0"X26'0"
1206	13'0"X26'0"
1207	13'0"X26'0"
1208	13'0"X26'0"
1209	13'0"X26'0"
1210	13'0"X26'0"
1211	13'0"X26'0"
1212	17'0"X26'0"
1212A	26'4"X28'0"
1214	18'0"X18'10"
1215	17'4"X12'0"

## Floor: 13<sup>th</sup>



### OFFICE

1301	26'4"X13'8"
1302	26'4"X13'8"





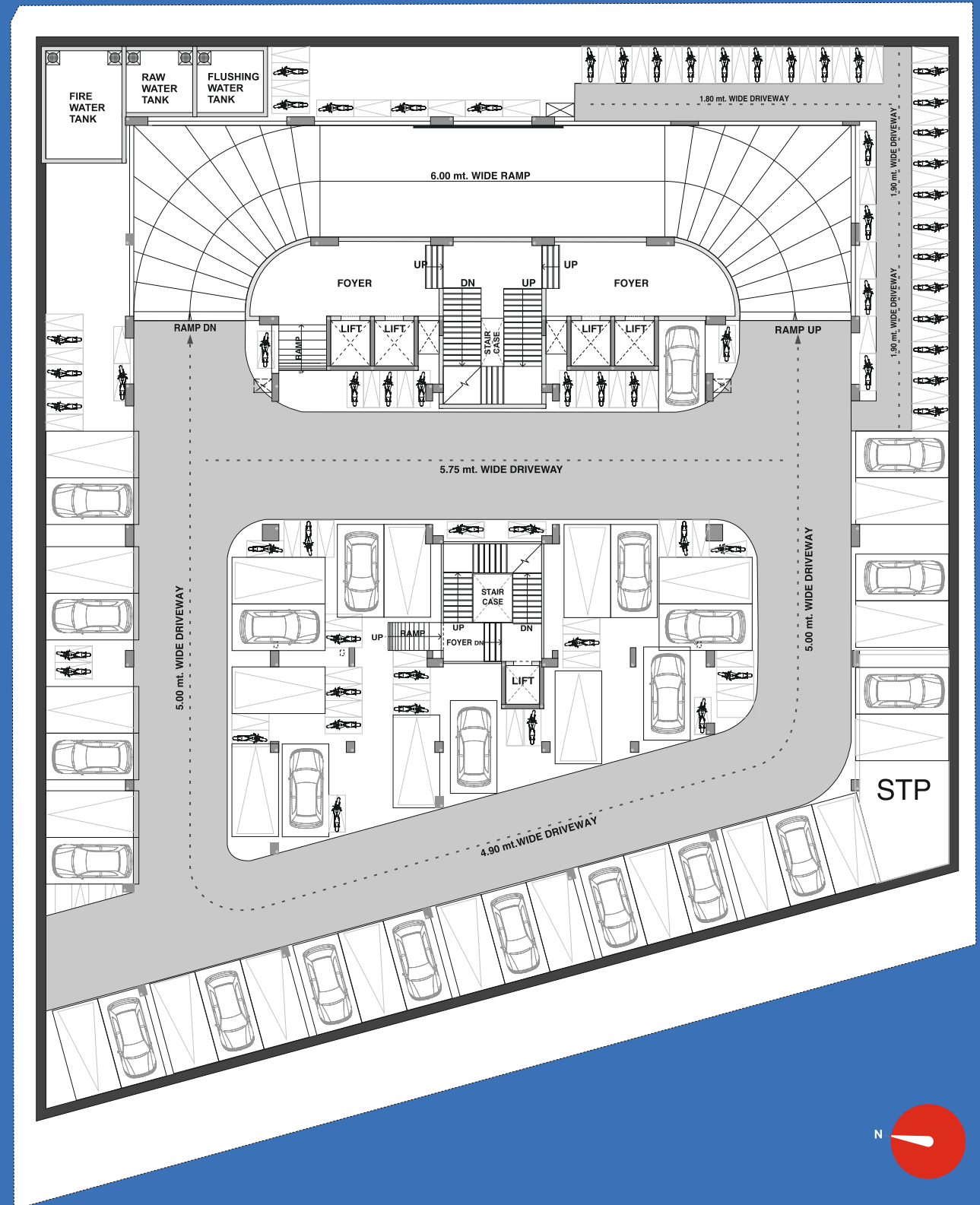
Experience  
the majesty

Enrich  
the  
luxurious  
aspect



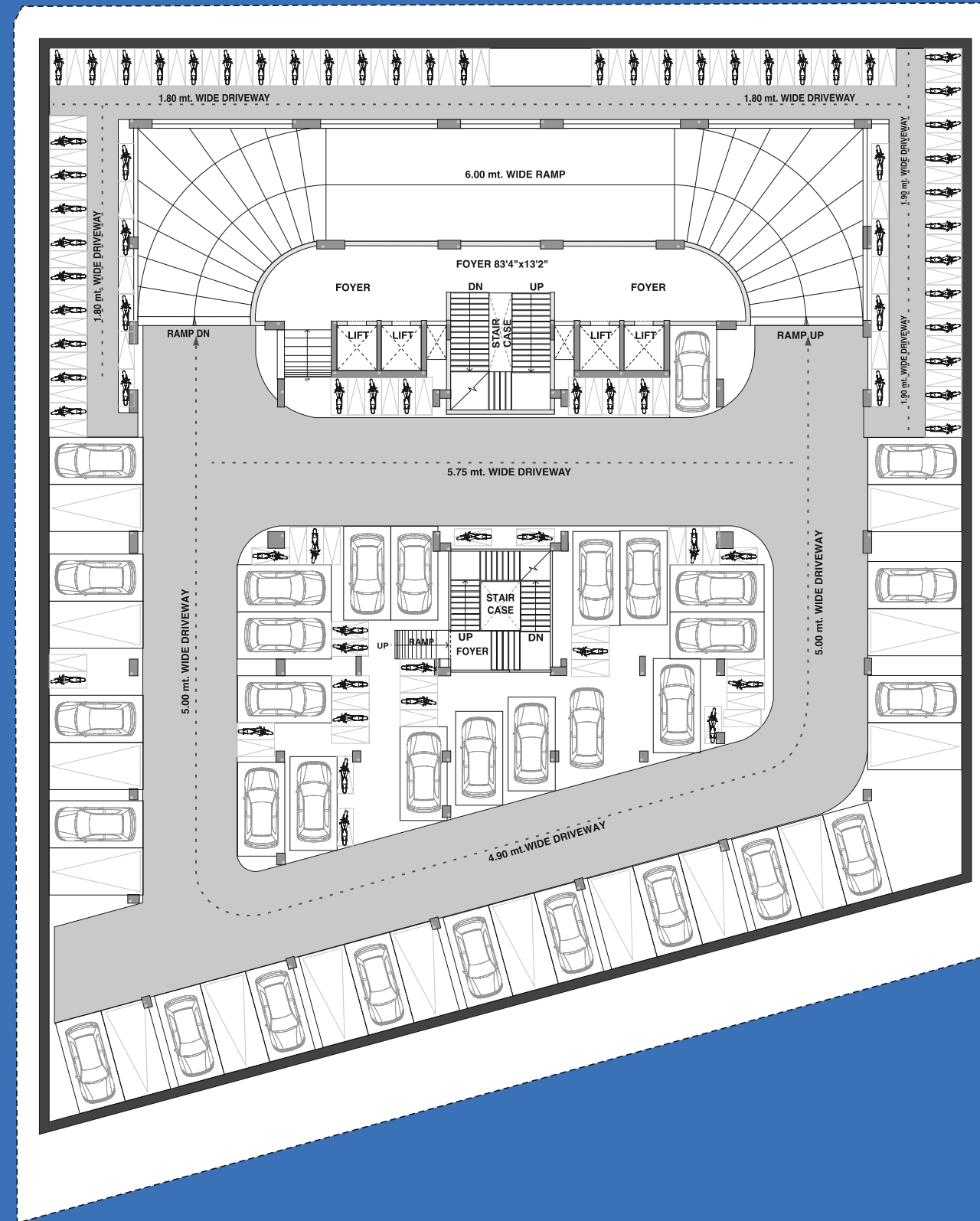
Basement Parking- 1

\*Multilevel car park



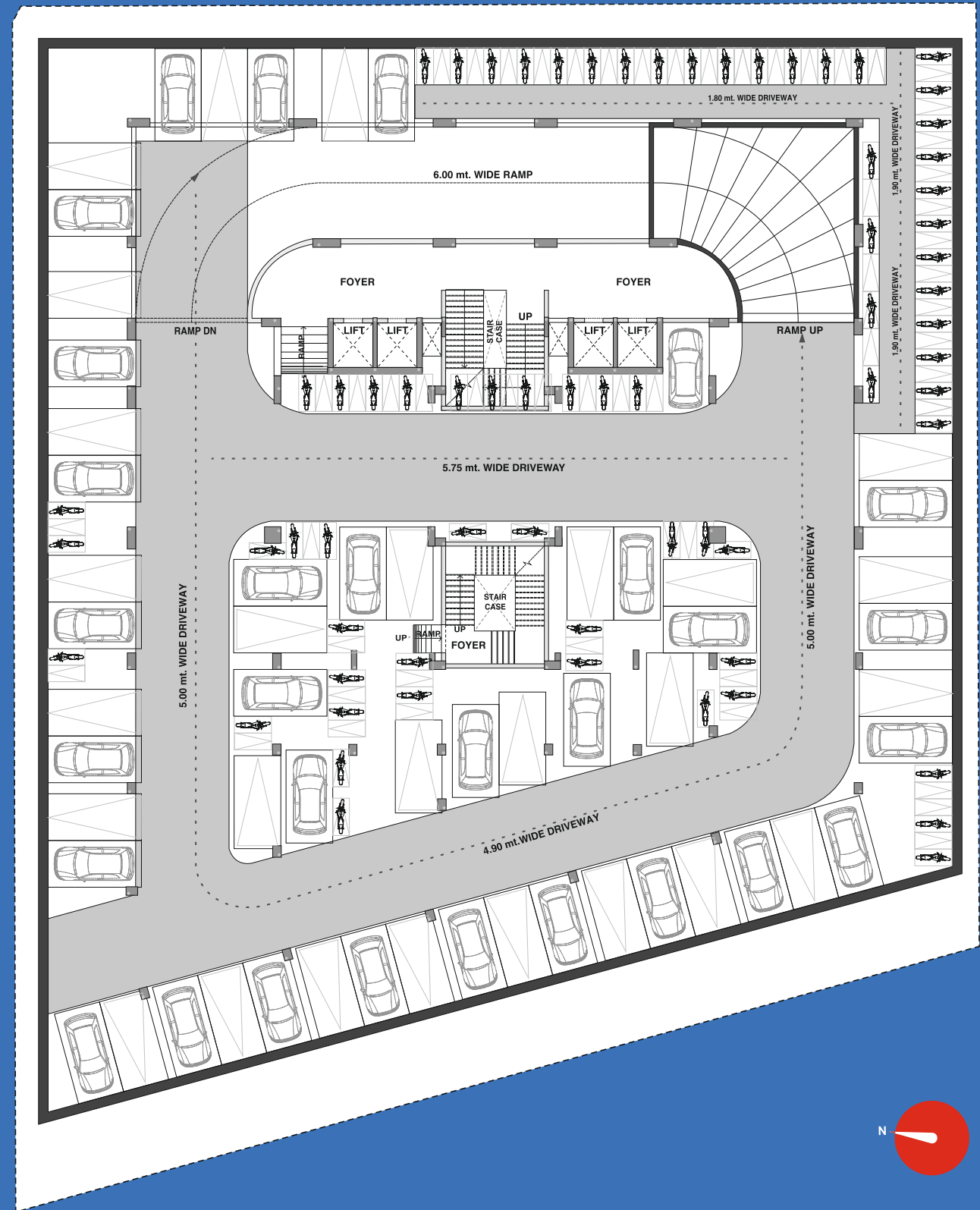
## Basement Parking- 2

\*Multilevel car park



## Basement Parking- 3

\*Multilevel car park



## SPECIFICATIONS

<b>Facade</b>	<ul style="list-style-type: none"> <li>• Saint Gobain, AIS or equivalent manufactured reflective toughened glasses</li> </ul>
<b>Plumbing</b>	<ul style="list-style-type: none"> <li>• Personal toilets in every shops/offices</li> <li>• Sanitary wares - Cera or equivalent</li> <li>• Toilet fittings - Jaguar or equivalent</li> <li>• Good quality UPVC/CPVC fittings</li> <li>• Underground &amp; overhead water tank with automatic supply system</li> <li>• Designated plumbing duct/area provided for each unit</li> </ul>
<b>Electric</b>	<ul style="list-style-type: none"> <li>• AYPY cables</li> <li>• Concealed wiring in each units</li> <li>• 3-9 KW power in each unit (depending upon size of unit) with sufficient electrical points.</li> <li>• Sufficient ambient LED lights for passages</li> </ul>
<b>Air-conditioning</b>	<ul style="list-style-type: none"> <li>• Provision to keep outdoor AC unit on designated platform, provision of drain (for HVAC) has been provided.</li> </ul>
<b>Anti-termite treatment</b>	<ul style="list-style-type: none"> <li>• Thorough anti-termite treatment has been carried out</li> </ul>
<b>Flooring</b>	<ul style="list-style-type: none"> <li>• Office - Vitrified tiles (2' x 2')</li> <li>• Passage &amp; lift lobby – Vitrified tiles &amp; granites</li> </ul>
<b>Finishing</b>	<ul style="list-style-type: none"> <li>• All internal wall nicely finished with putty</li> <li>• All external wall sand face plaster texture with acrylic paint</li> </ul>
<b>Elevators</b>	<ul style="list-style-type: none"> <li>• 2 personalized owners' elevators</li> <li>• 2 visitors elevators</li> <li>• Separate entry-exit for the service lift</li> <li>• 2 elevators for retail (Providing one stretcher elevator)</li> </ul>
<b>Shutters/doors</b>	<ul style="list-style-type: none"> <li>• Good quality shutters/doors with oil paint</li> </ul>
<b>Security</b>	<ul style="list-style-type: none"> <li>• CCTV cameras at designated locations</li> <li>• Manned security for building gated entry, controlled access of vehicle</li> </ul>
<b>Signage and nameplate</b>	<ul style="list-style-type: none"> <li>• Pre-defined spaces for signage and hoardings</li> </ul>
<b>Telephone / Internet / Wi-fi</b>	<ul style="list-style-type: none"> <li>• Major telecom companies to provide wired and wireless internet &amp; telephone services</li> </ul>

**Multilevel car parking in all 3 basements**



### Disclaimer

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Architects



Structural Consultant



Plumbing Consultant



Electric Consultant



Legal Adviser

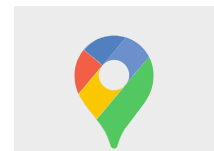




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