

Modular

@ 9 BURNFOOT TERRACE

9



Inspired by prefabricated blocks stacked on top of one another, forming a stately presence.

Her commanding 3-Dimensional facade design will leave you in awe.

She isn't your typical house, she is everyone's dream home.

Welcome To
Modular

EXECUTIVE SUMMARY

LOCATION NO. 9 Burnfoot Terrace, Singapore 459801

DISTRICT 15

LAND SIZE 300.7 sqm / 3,237 sqft

BUILT UP AREA 530.75 sqm / 5,713 sqft

TENURE Freehold

EST T.O.P 2nd Quarter 2024

PROJECT DESCRIPTION A 2 Storey Semi - Detached with An Attic, Pool and Lift

LAYOUT DESCRIPTION Parks 4 Cars
1 Powder Room
Dry & Wet Kitchen
5 Ensuite Bedrooms

TRANSPORT Marine Terrace & Siglap MRT (TE27 & TE28)
Bus Services 10, 10E, 12, 14, 14E, 40, 155

OUR LOCATION



Getting you everything and everywhere, within reach

With the added convenience of Marine Terrace and Siglap MRT Stations and numerous bus services, nothing is too far from home. A short drive takes you to a plethora of amenities at the vibrant and bustling Katong enclave offering an endless discovery. Embed your children's education with prestigious educational institutions within close proximity.

AMENITIES



2 - 3 MINUTES TO SIGLAP CENTRE & SIGLAP V
6 - 8 MINUTES TO BEDOK MALL, I12 KATONG &
PARKWAY PARADE

5 - 7 MINUTES TO MARINE TERRACE
MRT (TE27) & SIGLAP MRT (TE28)



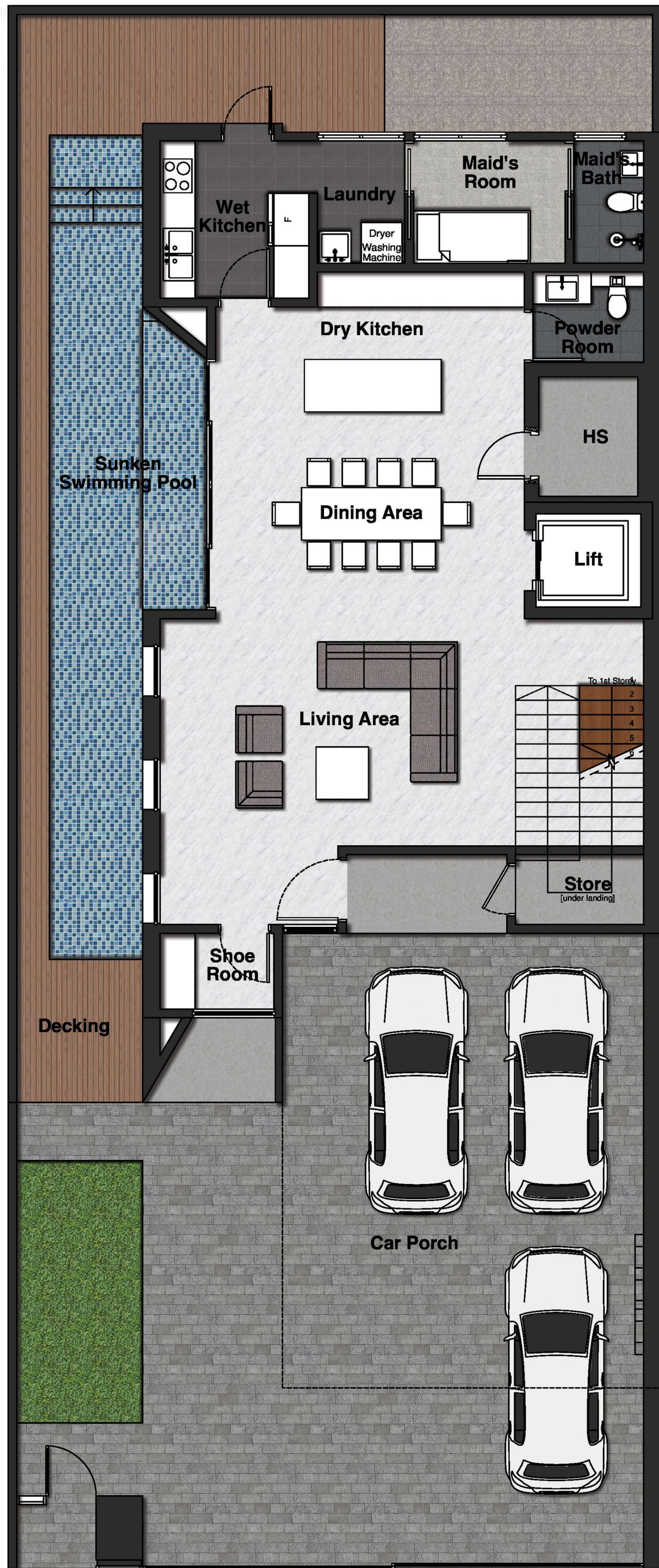
3 - 5 MINUTES TO CHIJ KATONG
(PRIMARY), NGEEN ANN PRIMARY
SCHOOL, OPERA ESTATE PRIMARY
SCHOOL, ST STEPHEN'S SCHOOL AND
TAO NAN SCHOOL



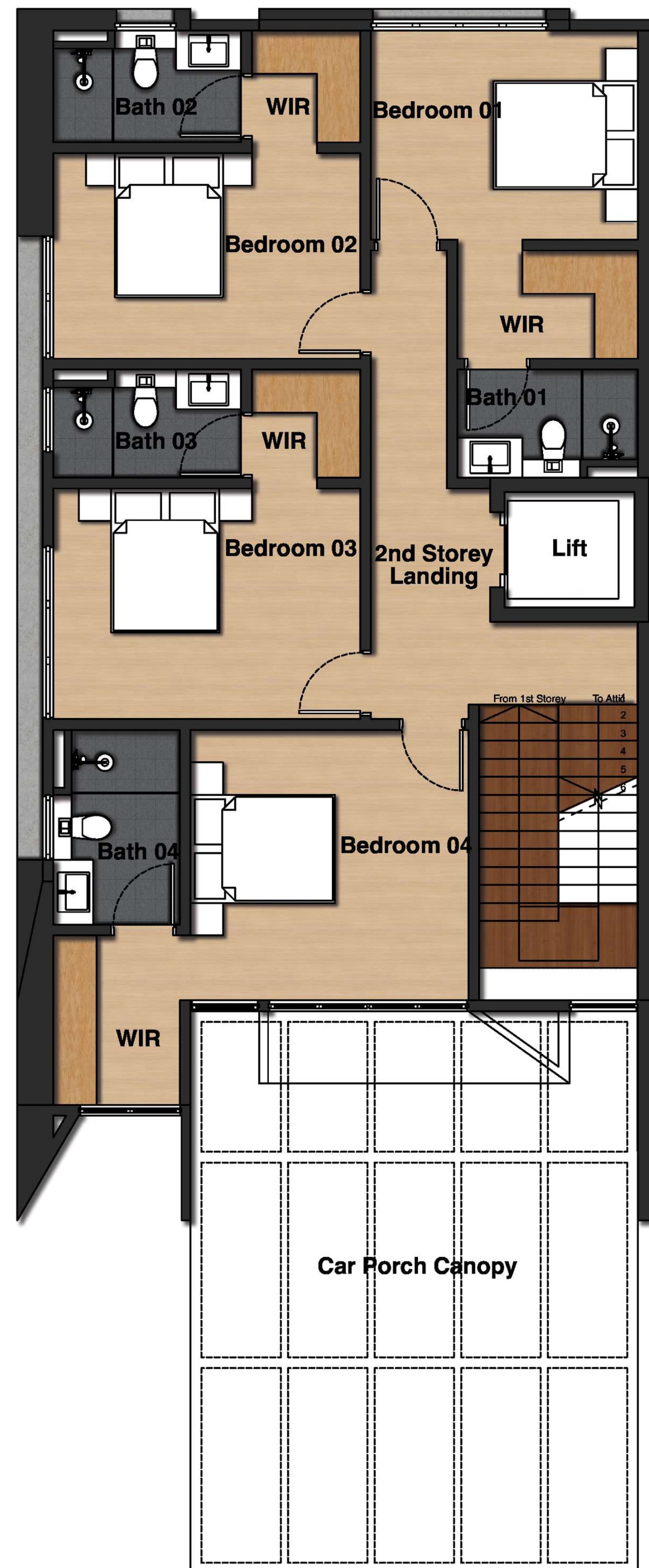
ARTIST IMPRESSION



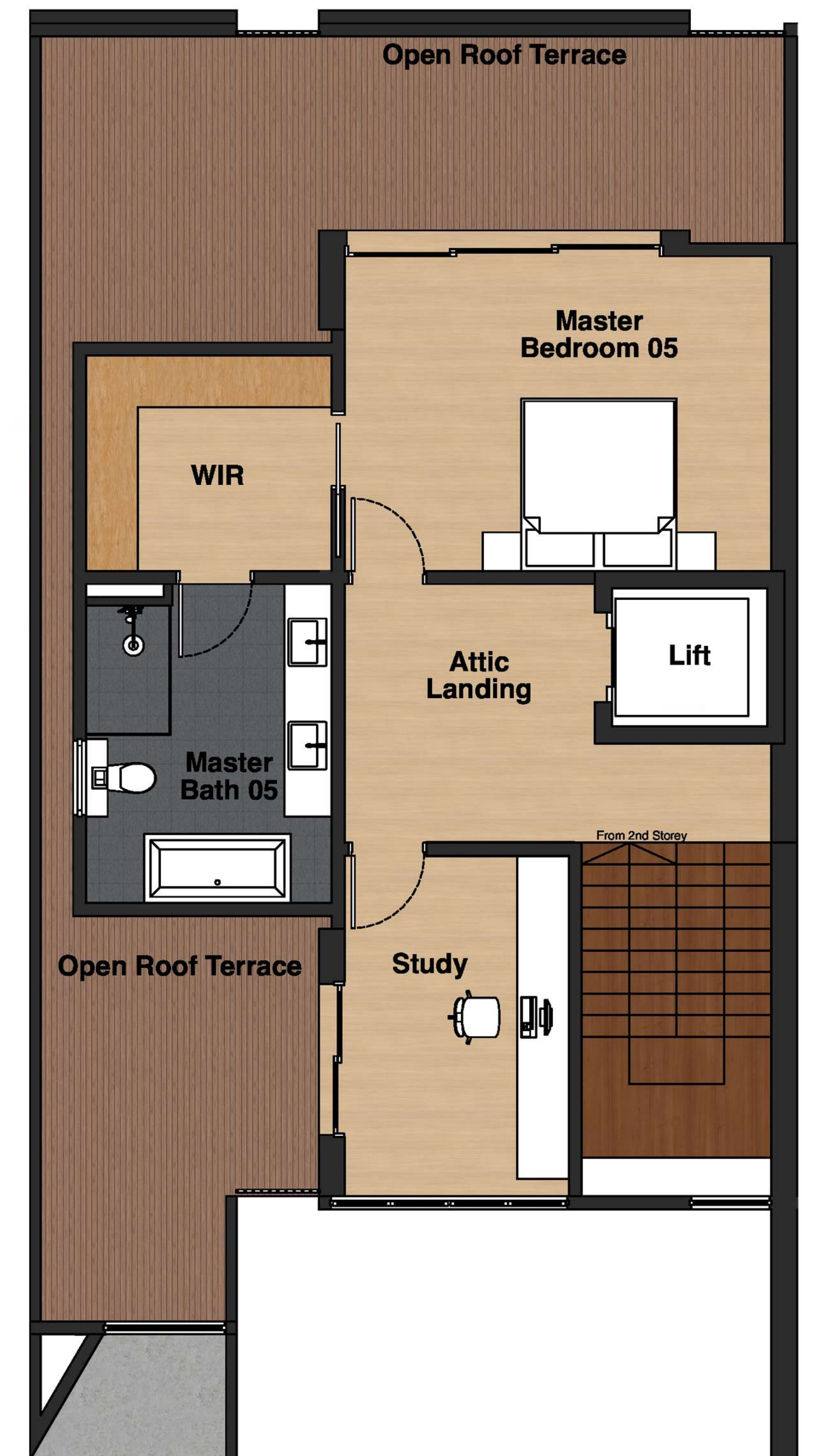
FLOOR PLANS



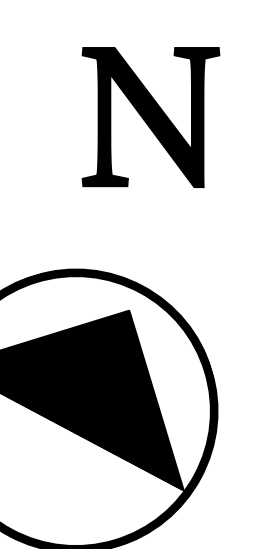
1ST STOREY



2ND STOREY



ATTIC



THE INTERIORS



For Illustration Only

THE FORMAL LIVING

An extravagant, bespoke and inviting atmosphere sets the tone and eases you in, after a long day.

THE FORMAL DINING

Host, wine and dine with utmost comfort and enjoy the calming views of the pool.



For Illustration Only



For Illustration Only

THE WET KITCHEN

Cook up your favourite cuisines with a full suite of sleek appliances from VZug



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THE MASTER BEDROOM

Airy, spacious and cozy, a private oasis meticulously crafted for you to unwind and recharge.



THE MASTER BATHROOM

A haven for your body and mind, designed as personal spa to take you away from urban distractions .

For Illustration Only

THE STUDY

A dedicated area for you to get focused and inspired.



For Illustration Only

SPECIFICATIONS

FOUNDATION

Reinforced concrete piles and/or footings and/or raft foundation to engineer's specification

SUPERSTRUCTURE

Reinforced concrete beam and slab system and/or structural steel to engineer's specification

WALLS

Masonry walls for both external and internal

ROOFS

Reinforced concrete roof with appropriate waterproofing and insulation where applicable.

WATERPROOFING

Approved waterproofing treatments with warranty to all wet areas

CEILINGS

Carporch, living, dining, dry and wet kitchen, all bedrooms, family area(s)

- Fibrous ceiling board with emulsion paint finish

All bathrooms, powder room

- Moisture resistant fibrous ceiling board with emulsion paint finish

EXTERNAL WALL FINISHES

Carporch, balcony, backyard, boundary wall(s) and all other exposed areas

- Cement and sand plaster and/or skim coat with emulsion paint

INTERNAL WALL FINISHES

Living, dining, all Bedrooms, family area(s), helper's room, household shelter and all other exposed areas

- Cement and sand plaster and/or skim coat with emulsion paint

Wet Kitchen, Bathroom Feature (if applicable)

- Ceramic and/or homogenous tiles

Master Bathroom, Powder Room

- Marble tiles

EXTERNAL FLOOR FINISHES

Carporch, balcony and all other exposed areas

- Homogeneous Tiles

INTERNAL FLOOR FINISHES

(SKIRTING PROVIDED AND TO MATCH FLOOR FINISH)

Living, dining, powder room, master bathroom

- Marble tiles

Shower features in all bathrooms

- Granite tiles

Wet kitchen, Helper's room, all bathrooms and household shelter

- Homogeneous tiles

Bedrooms, family area(s) and all other common areas

- Solid timber or parquet

Staircase steps

- Solid timber or parquet

Staircase landing

- Granite or parquet

EXTERNAL FLOOR FINISHES

Carporch, balcony and all other exposed areas

- Homogeneous Tiles

WINDOWS

Powder coated aluminium frames with tempered laminated glazing where appropriate.

GATES

Remote control swing / sliding gate with side gate access

DOORS

(ALL DOORS TO COME WITH NECESSARY IRONMONGERIES AND FITTINGS)

Main Entrance

- Solid core timber door with veneer finish

Bedrooms, bathrooms, helper's room, wet kitchen, backyard

- Hollow core timber door with veneer finish

Household shelter

- According to the approved materials and specifications by relevant authority

SWIMMING POOL

Skimmer system and Mosaic tile finish

PASSENGER LIFT

Traction home elevator

ELECTRICAL

- Electrical conduits shall be concealed conduits where applicable

- Provision of data and electrical sockets at TV Walls

- Provision of telephone and electrical sockets at bedside walls

LIGHTNING

Lightning protection system shall be provided in accordance with the Singapore Standard SS555: 2018

CARPENTRY

Wardrobes

- Customised built-in wardrobes with drawers and necessary fittings in laminate finish and soft-closing mechanisms

Vanity Cabinets

- Customised built-in vanity cabinets complete with washbasins, mixer taps, countertop and/or drawer with soft-closing mechanisms

Dry and wet kitchen

- Customised built-in cabinets with soft-closing mechanisms for doors and drawers

- Countertop with sink and tap(s) provided

Mirror

- Customised frameless mirror for all bathrooms and powder room

SANITARY FITTINGS

Provision of the following

- Wash Basin and mixer tap
- Pedestal water closet
- Shower cubicle with shower mixer
- Paper roll holder
- Bidet spray with valve control
- 1 storage heater (per bathroom, including helper's)
- Bathtub (only for master bathroom)

KITCHEN APPLIANCES

Hob, Hood, Microwave, Oven, Refrigerator, Wine Chiller

AIR CONDITIONING

Inverter or split unit with concealed or boxed up ducting works

LANDSCAPING

Top soil with turfing

NOTES TO SPECIFICATIONS

A. Marble, Granite, Homogeneous Tiles

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 pieces cannot be totally avoided. While marble tiles can be polished to maintain it's shine, Granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints.

B. Solid Timber, Parquet

Solid timber/parquet 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. They are also subject to thermal expansion and contraction beyond the control of the builder and the Vendor.

C. 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 cleaning 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.

D. Television and/or Internet Access

The Purchaser is responsible to pay the respective annual fee(s), subscription fee(s) and such other fees relating to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make any arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

E. Appliance, Equipment, Fittings, Installations and Materials

The brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided by the Vendor and subjected at all times to market availability.

F. Layout/Location of Fan Coil Units, Electrical Points, Television and/or Data Points, Telecommunication Points, Audio Intercom System and Other Internal Layouts

The Layout/Location of Fan Coil Units, Electrical Points, Television and/or Data Points, Telecommunication Points, Audio Intercom System and Other Internal Layouts are subject to the Vendor's final decision.

G. 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 and are not within the manufacturer's and Vendor's control. Breakage and/or cracks may occur due to accidental knocks and/or hits. The Purchaser is recommended to take up their respective 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.

H. 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 Property, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Property is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligation under the respective warranty period(s). Warranties do not cover wear and tear and overall maintenance. Purchasers and encouraged to practice regular up keeping of any equipment and/or appliances, where applicable.

I. Mechanical Ventilation System

Mechanical ventilation fans and ductings are provided to toilets and/or bathrooms 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 and/or (where applicable) is to be maintained by the Purchaser on a regular basis.

J. Landscape and Planter Boxes

Planter boxes are designed to take the loading of potted plants only. The species of plants and landscape design shall be selected at the Vendor's sole discretion. The Purchaser is encouraged to engaged their respective contractor to conduct regular maintenance and up-keep of the landscaping.

K. Lift and Swimming Pool

To ensure good working condition of the lift and swimming pool, the respective systems have to be maintained and/or serviced on a regular basis by the Purchaser. The Purchaser is advised to engage his own contractor to conduct the regular maintenance and/or servicing regularly.

L. 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 and/or Housing Estate (the "Development") (or any part or parts thereof), so as to enable the Development 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 Development, 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 Development.

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