

An architectural rendering of a modern, multi-story house. The house features a light blue-grey facade with large glass windows and decorative perforated metal panels. A carport with a dark roof is attached to the front, housing three white cars. A swimming pool is visible in the foreground. The scene is set against a twilight sky with soft clouds. A yellow vertical bar is on the right side of the image.

# *Mastalqia*

@ 93 JALAN SELAMAT

A close-up photograph of green leaves with white text overlaid. The leaves are in sharp focus, showing their veins and serrated edges. The background is a soft, out-of-focus green. The text is arranged in four lines, centered horizontally.

An enchanting abode is  
making its presence known

Grasping your attention with  
a facade design that blends  
old and new seamlessly

Indulge in the luxury of space  
greeted with contemporary  
interiors

Welcome To

Nostalgia

# EXECUTIVE SUMMARY

LOCATION	NO. 93 Jalan Selamat, Singapore 418602
DISTRICT	14
LAND AREA	328.13 sqm / 3,532 sqft
BUILT UP AREA	656.67 sqm / 7,068 sqft
TENURE	Freehold
EST T.O.P	4th Quarter 2024
PROJECT DESCRIPTION	A 3 Storey Corner Terrace with an Attic, Pool and Lift
LAYOUT DESCRIPTION	Parks 3 - 4 Cars 1 Powder Room Dry & Wet Kitchen 6 Ensuite Bedrooms Double Volume Ceiling
TRANSPORT	Bedok MRT (EW5) Kembangan MRT (EW6) Bus Service 42

## OUR LOCATION



## A low-density, tranquil environment

Wake up to fresh, crisp air from the surrounding greenery. Kick start your little one's education with renowned schools such as Opera Estate Primary School, St Stephen's School and Telok Kurau Primary School located nearby. Commute around the island with ease with the Kembangan MRT and Pan-Island Expressway located a short five-minute drive away.

# AMENITIES



4 - 5 MINUTES TO ST  
STEPHEN'S SCHOOL &  
OPERA ESTATE PRIMARY  
SCHOOL

6 - 7 MINUTES TO BEDOK MALL  
9 - 11 MINUTES TO PAYA LEBAR  
BUSINESS & SHOPPING HUB

2 - 3 MINUTES TO  
KEMBANGAN MRT (EW6)  
6 - 7 MINUTES TO BEDOK MRT  
(EW5)





Set foot into an abode dressed with contemporary interiors greeting you at every area.



For Illustration Only

## THE LIVING AREA

Step into grandeur with a double-volume ceiling tastefully paired with a contemporary chandelier.

## THE DINING AREA

Catch up over a sumptuous meal and chat about anything and everything.



For Illustration Only



## THE FAMILY AREA

An ideal space to chill while not being disconnected from your loved ones.



For Illustration Only



For Illustration Only

## THE ENTERTAINMENT ZONE

Enjoy the best of both the indoors and outdoors. Play the perfect host to your family, friends and loved ones.



## THE BEDROOMS

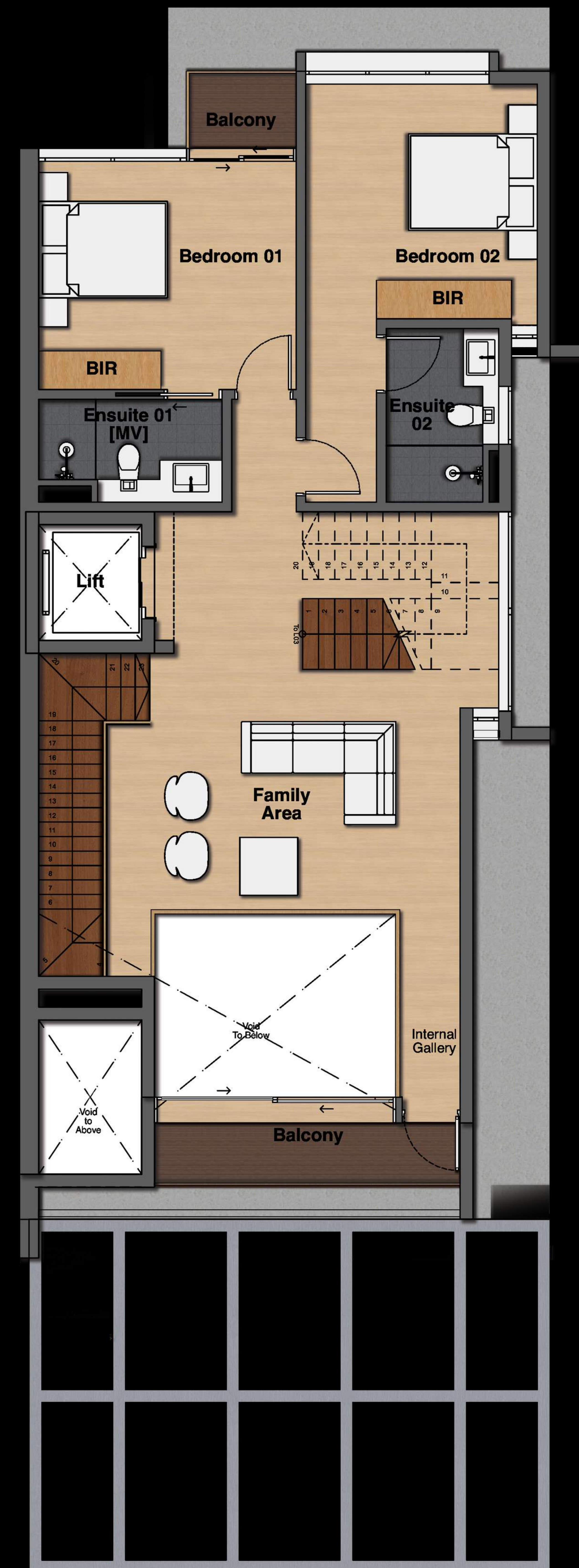
Luxuriate in utmost comfort. Each paired with the own en-suite for maximum privacy.



# FLOOR PLANS



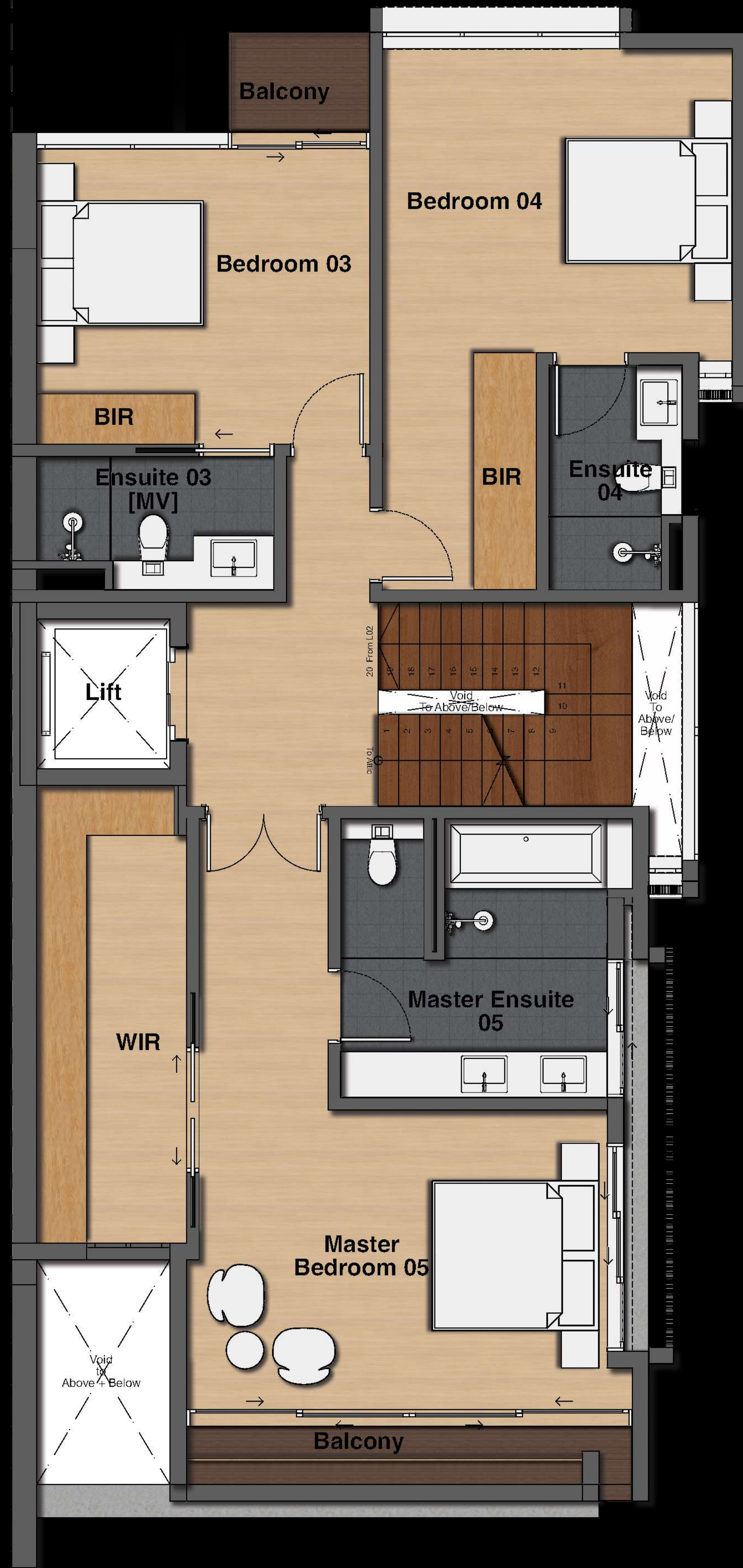
1st Storey Plan



2nd Storey Plan



# FLOOR PLANS



3rd Storey Plan



Attic Plan



# 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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