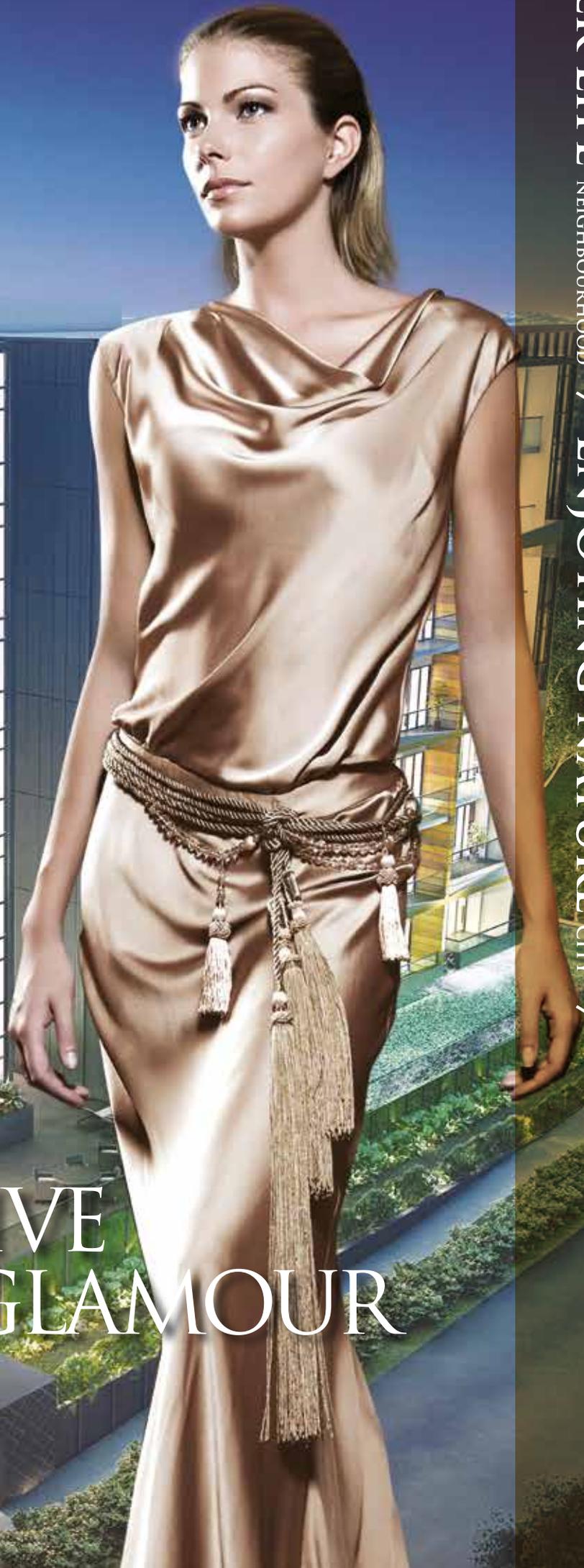


LIV

ON
WILKIE
FREEHOLD



QUICK GUIDE TO PROPERTY INVESTMENT NEAR ORCHARD ROAD / HOME DESIGNS OF THE RICH AND FAMOUS /
INTRODUCTION TO THE BEST OF SINGAPORE'S ARTISTIC CENTRAL / TIPS TO ATTRACTING EXPAT RENTAL TENANTS /
DISCOVER LIFE WITHIN THE ISTANA NEIGHBOURHOOD / ENJOYING NATURE IN THE CITY

THE EXCLUSIVE
WORLD OF GLAMOUR



Artist's Impression



OPEN UP
TO THE
CITY AT
YOUR
DOORSTEP

FREEHOLD



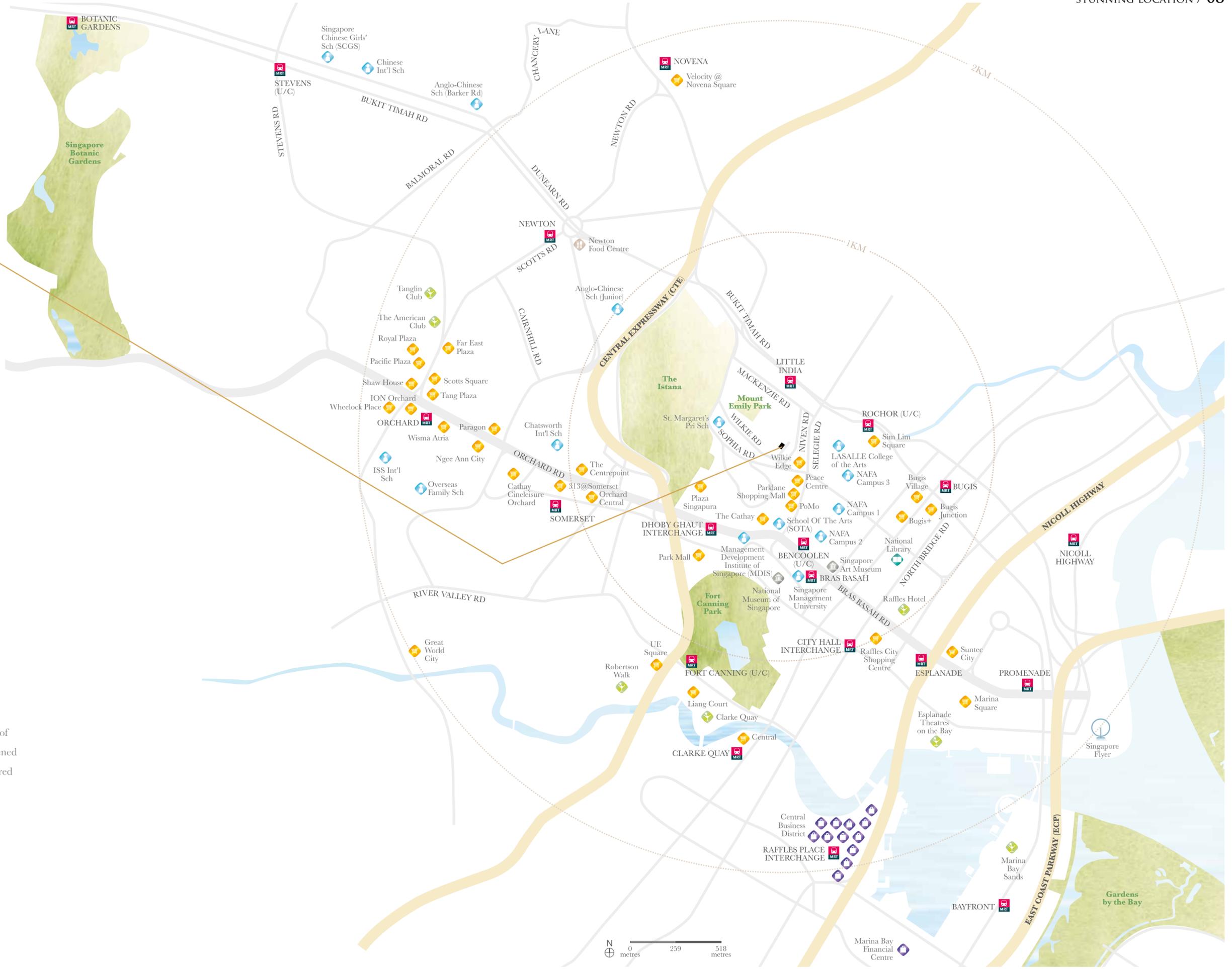
▮ IT ONLY TAKES ME
3 MINUTES
TO REACH HOME FROM
ORCHARD ROAD
BECAUSE I
LIV ON WILKIE ▮



Orchard Retail Belt to your right, the Financial District to your left - welcome to District 9. At the heart of a cosmopolitan capital, Liv on Wilkie is where cravings become reality at the snap of one's manicured finger.

GET UP CLOSE AND PERSONAL WITH THE
PRESTIGIOUS DISTRICT 9
NEIGHBOURHOOD

LIV ON WILKIE

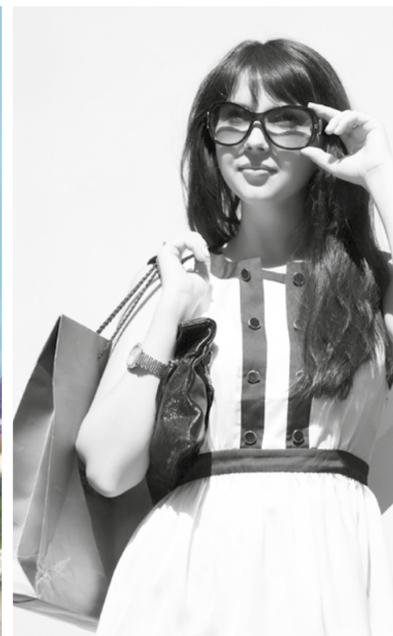


“If you want it, it’s yours.” That’s the essence of Liv on Wilkie in a nutshell. Truly a luxury opened only to the selected individuals who have entered the prime of their life.

- SCHOOL & ART
- BUSINESS
- SHOPPING
- FOOD CENTRE
- RECREATION
- MUSEUM
- LIBRARY

LIV in Style: Orchard Road Retail Paradise

From high street to haute couture, dim sum to caviar, Orchard Road has it all. Strolling along the glitzy windows showcasing merchandises from around the globe, bathed in the aura of opulence, Orchard Road will leave you in awe. And this, is where you call home.



Marina Bay Sands



LIV in the Moment:

Bugis and CBD Entertainment Hubs

The playground of culture cultures, Bugis presents an inspired juxtaposition of urban extravagance and nostalgic appeal. Further ahead, rub shoulders with high-flyers and socialites at the Central Business District's exclusive entertainment and epicurean destinations.





LIV in Creativity:
Arts and Education

As a designated arts and education hub, nearby Bras Basah and Bugis districts sparkle with creative energy. In addition to the distinguished Singapore Management University, the precinct's youthful vibe is enhanced by the presence of some of Singapore's most elite and exclusive names in academia.

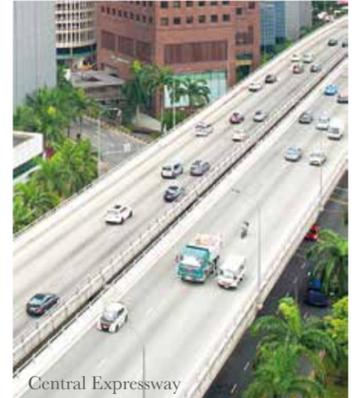
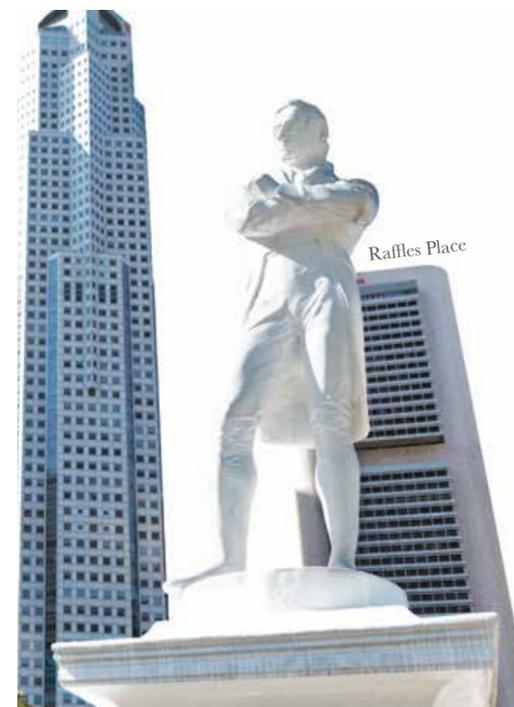
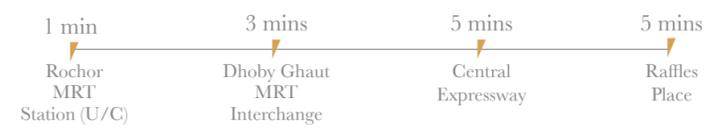


Central Business District



LIV in the Fast Lane:
Transport Linkages and Financial District

With Dhoby Ghaut MRT Interchange a short 400m stroll away and multiple expressways seamlessly connected, Liv on Wilkie is conveniently adjoined to the futuristic skyscrapers at the Financial District.



All timings are based on estimated driving distances sourced from www.onemap.sg and are subject to actual traffic conditions.

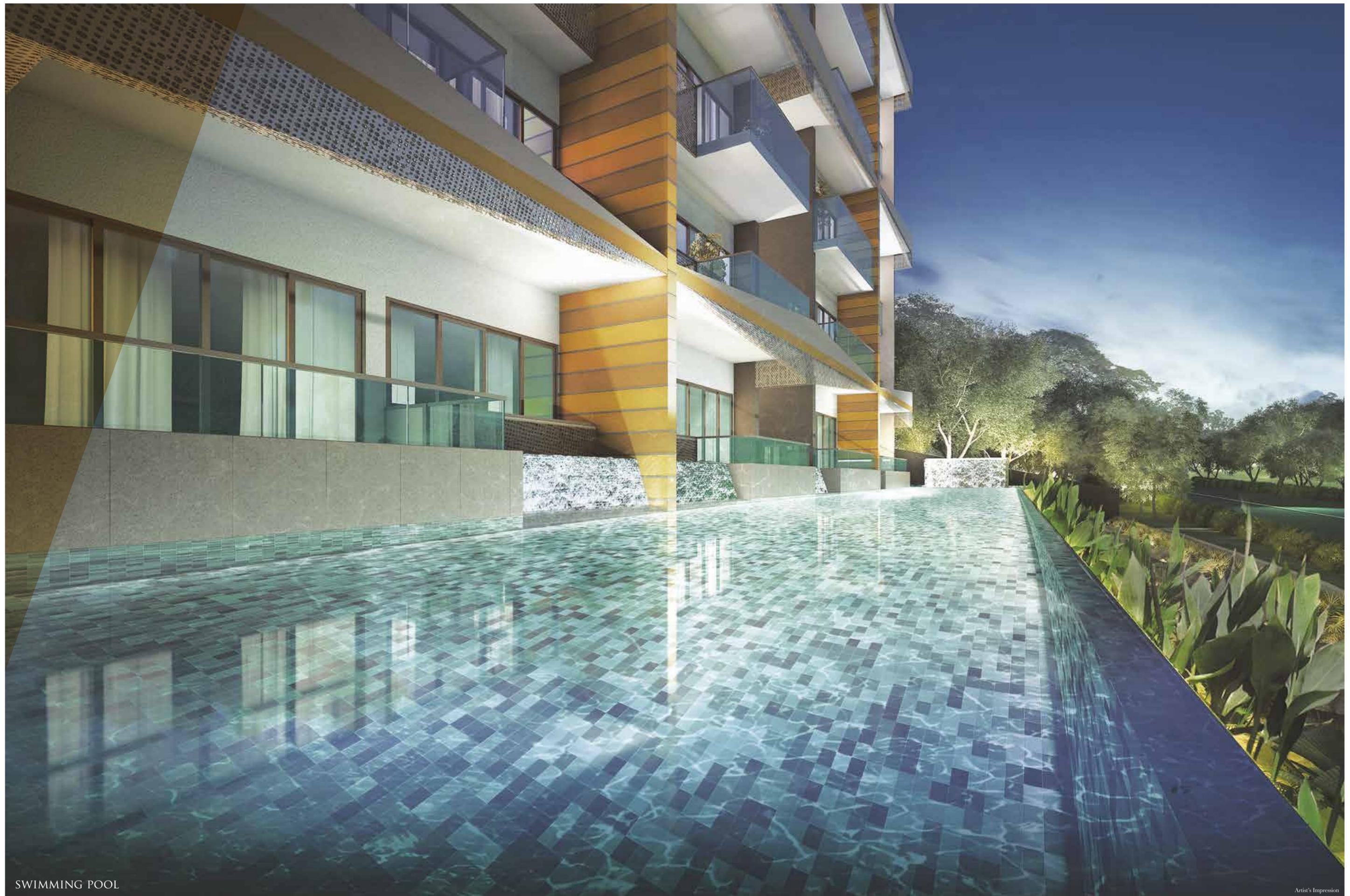
The exclusive 7-storey single block development envelops residents within a melting pot of modern comforts. Comprising 81 plush apartments with a wide selection of types and layouts, Liv on Wilkie stands proudly as an insignia of one who has entered the prime of his life.

DISCOVER THE
**GLAMOROUS
LIFESTYLE**
CRAVED BY MANY
AND LET THEM ENVY





▮ I CAN SLIP ON
MY SWIMWEAR
AND MAKE A SPLASH IN THE
CITY CENTRE
BECAUSE I
LIV ON WILKIE ▮



SWIMMING POOL

Enjoy a refreshing wellness-centered ambience, in the vivacious metropolis. Take a breather from it all without stepping out of the bustling neighbourhood.

This is the new benchmark of urban living.



DINING PAVILION/BBQ

Artist's Impression

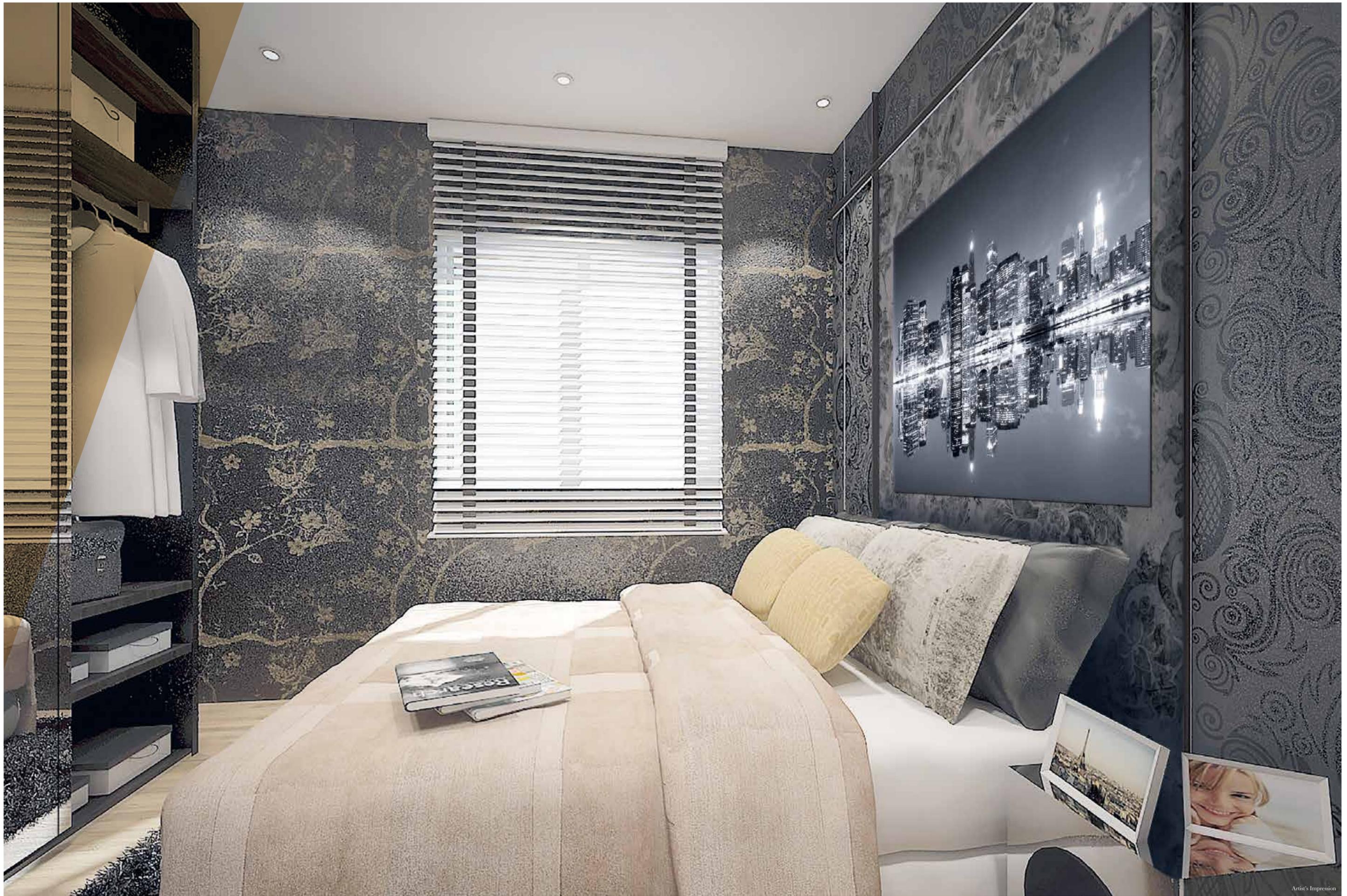




▮ FRIENDS ENVY
MY HOME
THAT REFLECTS MY
PERSONALITY
BECAUSE I
LIV ON WILKIE ▮

After a day of hard work and play,
Liv on Wilkie welcomes you into a world of
inviting pleasures. Each stunning apartment is
cleverly fitted for maximum space usage that
creates a comfortable uncluttered living space.







Every spacious apartment comes equipped with luxurious fittings and finishes from sought-after global brands.



Blomberg
seit 1883

Carrying more than 120 years of history, Blomberg's longevity is testimonial of its enduring quality. From reliable technological innovations to practical solutions, the German brand exceeds all expectations through utmost care to detail.

BOSCH

With a focus on quality and workmanship, premium kitchen wares from Bosch combine superior innovation, craftsmanship and design to ensure user satisfaction.



DURAVIT

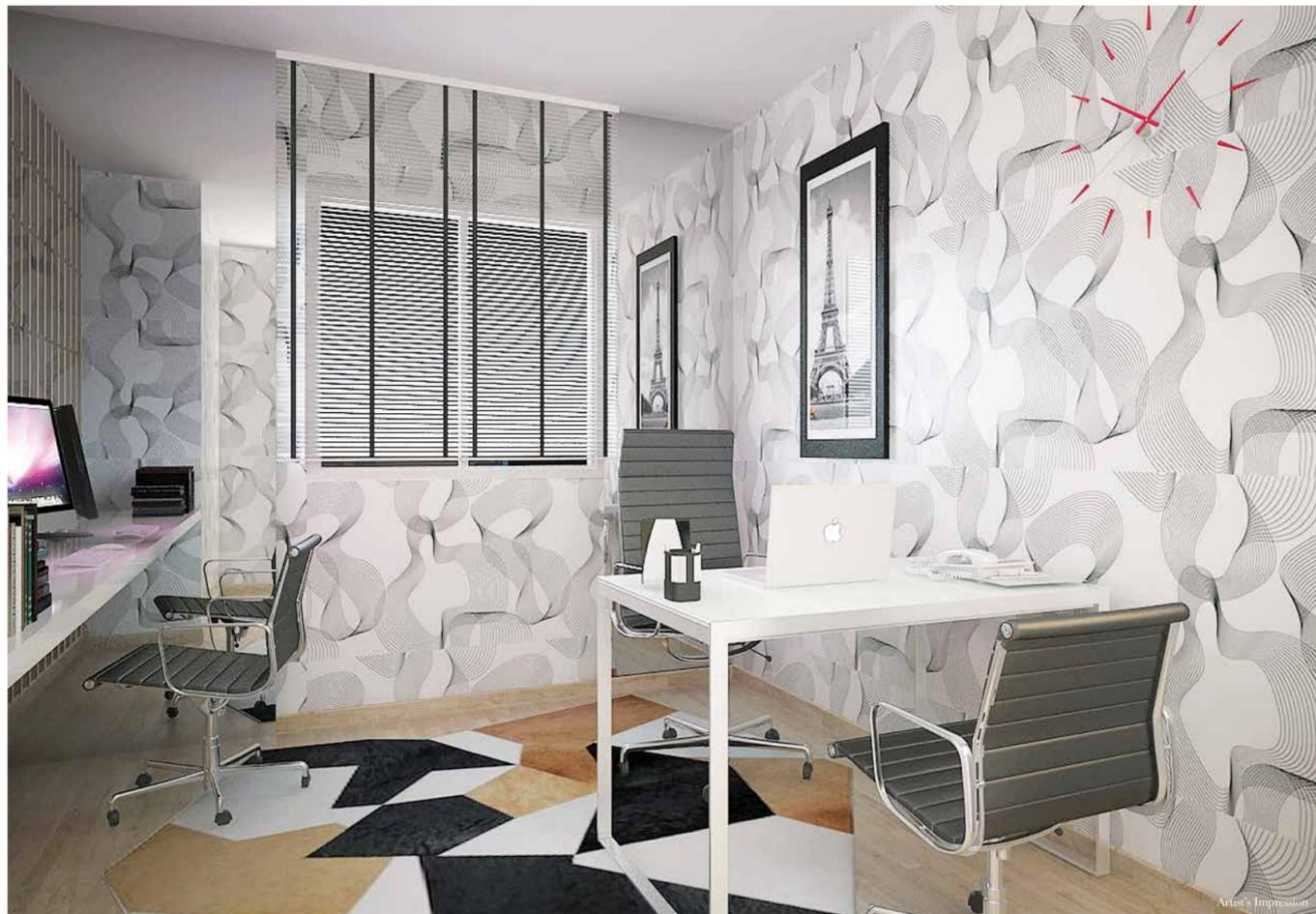
All images are impressions only.



GROHE
ENJOY WATER®

An innovative company that transformed the bland sterile bathroom into a delightful sanctuary for the body and soul, the sanitary wares from Duravit are treats of sheer luxury.

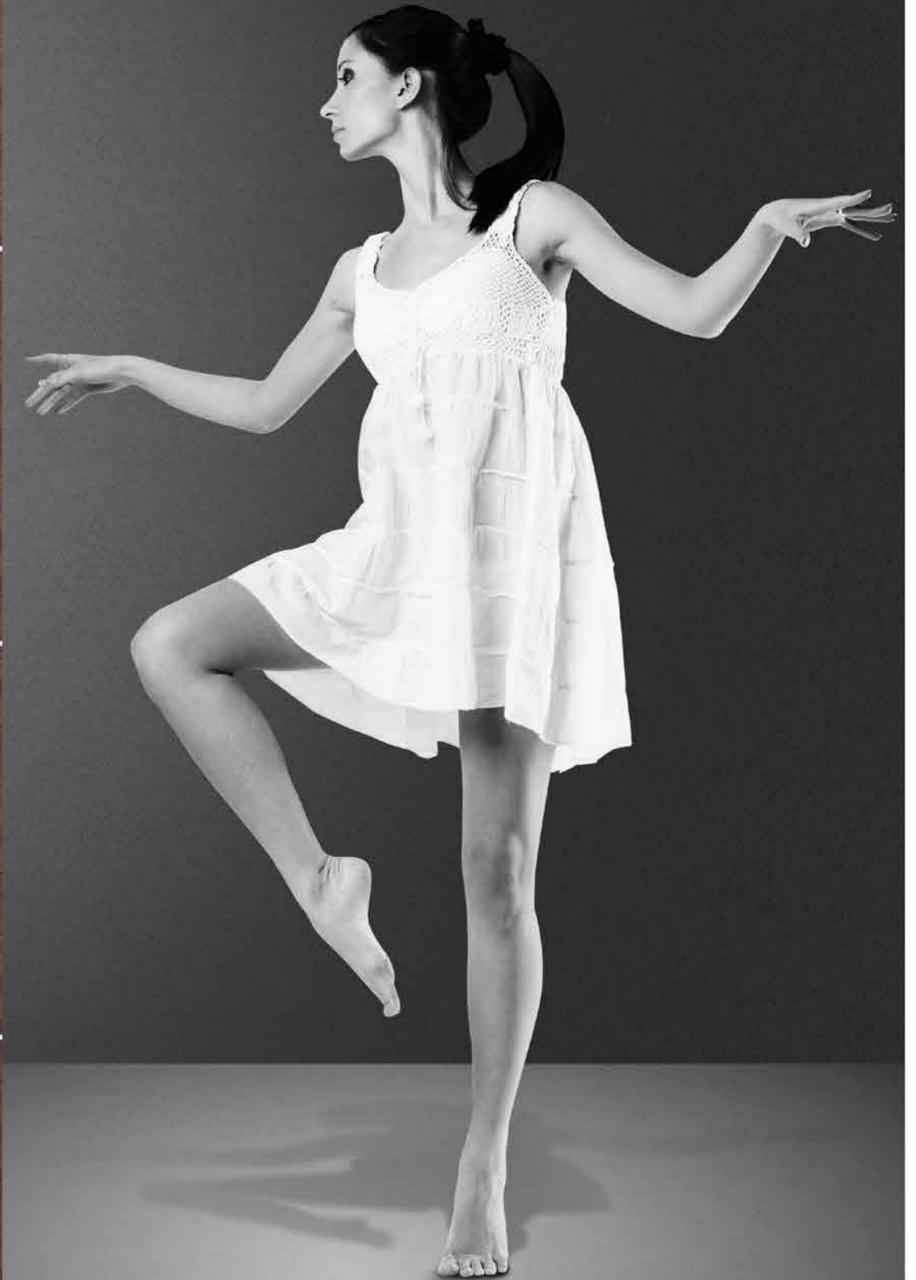
GROHE ensures unmatched bath-time bliss with its chic yet functional sanitary fittings. Just one touch and you will see why GROHE is widely acknowledged to be one of the industry's leading brands.



WE CAN HAVE
PRIVACY
WHILE EARNING
RETURNS



I ENJOY THE
FREEDOM
OF HAVING MY PERSONAL
SPACE



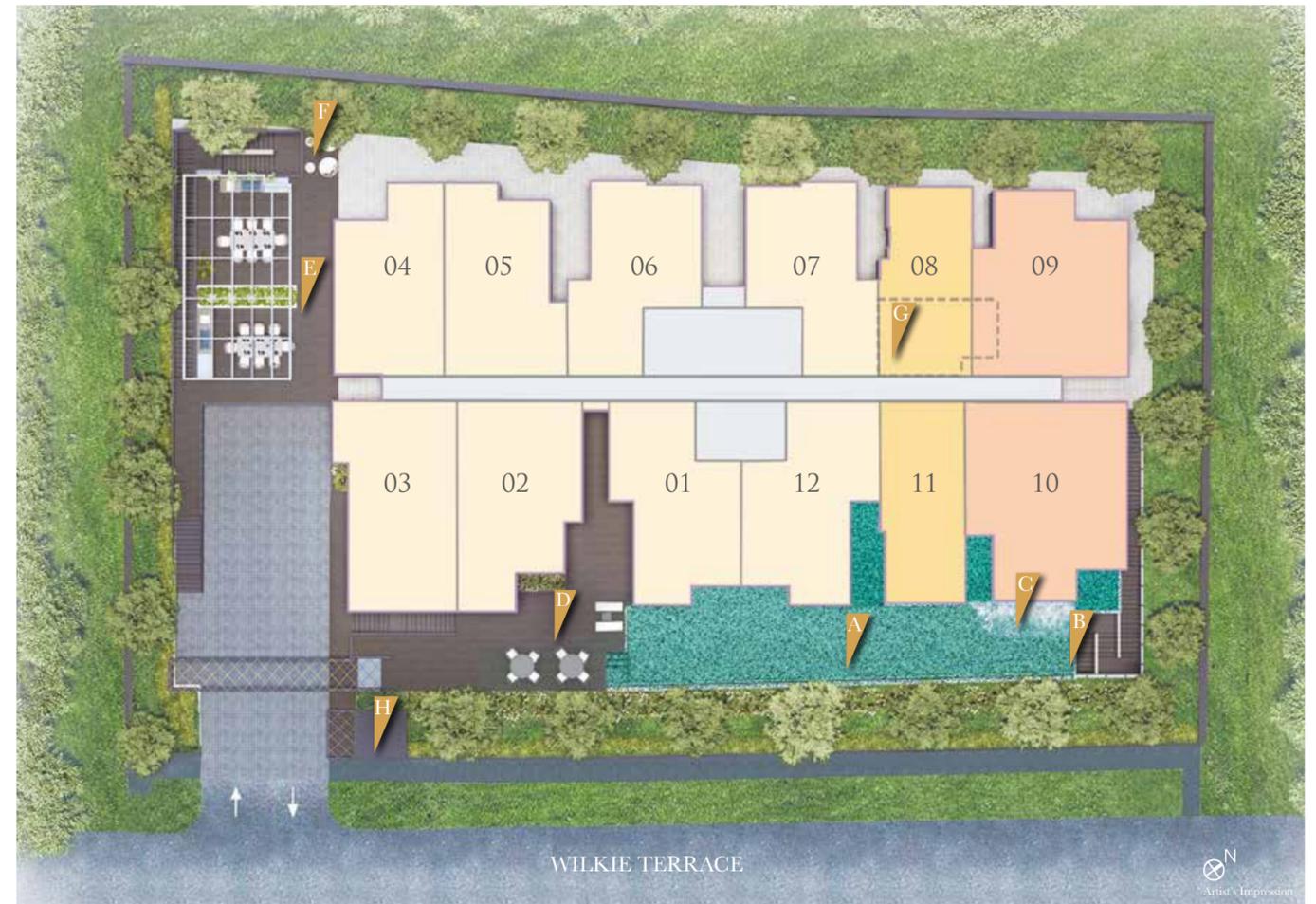
DUAL-KEY UNITS: LIV TWICE THE EXCITEMENT



TYPE B5
2-BEDROOM

The ingenious dual-key concept gives you the privilege of owning 2 luxurious city residences at once. Resembling 2 units connected by a common foyer, dual-key apartments safeguard your privacy while keeping your extended family close to you. For astute investors, this is the key to optimising your investment returns. Select your preferred abode and rent out the other without infringing on your personal space. The dual-key apartment even allows you to rent out both abodes as individual units to double your profits.

ENTRANCE ONE TO 1 BEDROOM UNIT	OWNER/S	OWNER/S	OWNER/S	TENANT/S
ENTRANCE TWO TO SUITE	OWNER'S PARENT/S	OWNER'S CHILDREN	TENANT/S	TENANT/S



LEGEND

- A Swimming Pool
- B Water Feature
- C Water Jet
- D Sun Deck
- E Dining Pavilion/BBQ
- F Reading Patio
- G Fitness Loft (Level 7)
- H Guard House

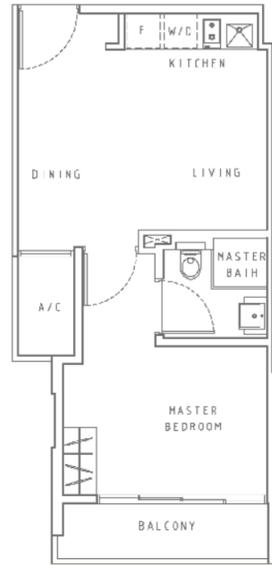
DIAGRAMMATIC CHART

B1 #07-01	B6 #07-02	B5 #07-03	B3 #07-04	B4 #07-05	B7 #07-06	B8 #07-07		C1 #07-10	A1 #07-11	B2 #07-12	
B1 #06-01	B6 #06-02	B5 #06-03	B3 #06-04	B4 #06-05	B7 #06-06	B8 #06-07	A2 #06-08	C2 #06-09	C1 #06-10	A1 #06-11	B2 #06-12
B1 #05-01	B6 #05-02	B5 #05-03	B3 #05-04	B4 #05-05	B7 #05-06	B8 #05-07	A2 #05-08	C2 #05-09	C1 #05-10	A1 #05-11	B2 #05-12
B1 #04-01	B6 #04-02	B5 #04-03	B3 #04-04	B4 #04-05	B7 #04-06	B8 #04-07	A2 #04-08	C2 #04-09	C1 #04-10	A1 #04-11	B2 #04-12
B1 #03-01	B6 #03-02	B5 #03-03	B3 #03-04	B4 #03-05	B7 #03-06	B8 #03-07	A2 #03-08	C2 #03-09	C1 #03-10	A1 #03-11	B2 #03-12
B1 #02-01	B6 #02-02	B5 #02-03	B3 #02-04	B4 #02-05	B7 #02-06	B8 #02-07	A2 #02-08	C2 #02-09	C1 #02-10	A1 #02-11	B2 #02-12
B1-G #01-01	B6-G #01-02		B3-G #01-04	B4-G #01-05	B7-G #01-06	B8-G #01-07	A2-G #01-08	C2-G #01-09	C1-G #01-10	A1-G #01-11	B2-G #01-12

- 1-BEDROOM
- 2-BEDROOM
- 3-BEDROOM

TYPE A1
1-BEDROOM

Unit #02-11 to #07-11
Area 42 sqm



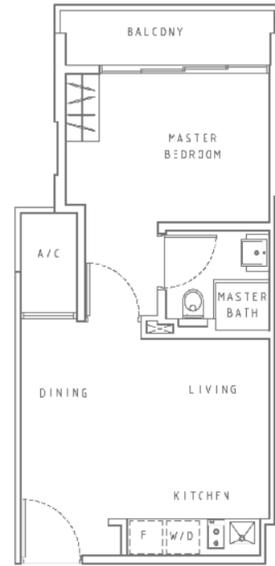
TYPE A1-G
1-BEDROOM

Unit #01-11
Area 42 sqm



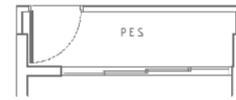
TYPE A2
1-BEDROOM

Unit #02-08 to #06-08
Area 42 sqm



TYPE A2-G
1-BEDROOM

Unit #01-08
Area 42 sqm



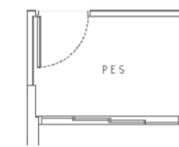
TYPE B3
2-BEDROOM

Unit #02-04 to #07-04
Area 49 sqm



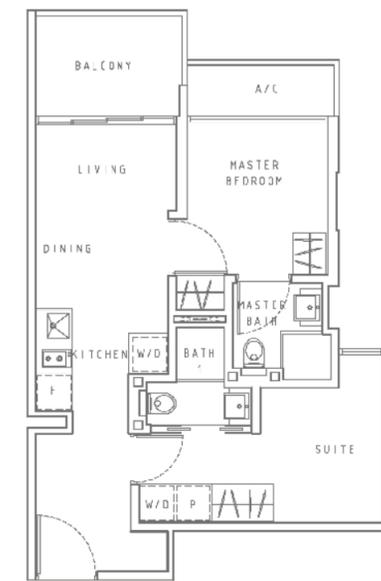
TYPE B3-G
2-BEDROOM

Unit #01-04
Area 49 sqm



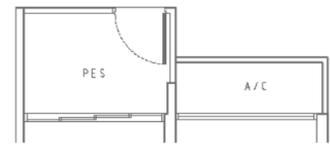
TYPE B4
2-BEDROOM

Unit #02-05 to #07-05
Area 52 sqm



TYPE B4-G
2-BEDROOM

Unit #01-05
Area 52 sqm



TYPE B1
2-BEDROOM

Unit #02-01 to #07-01
Area 49 sqm



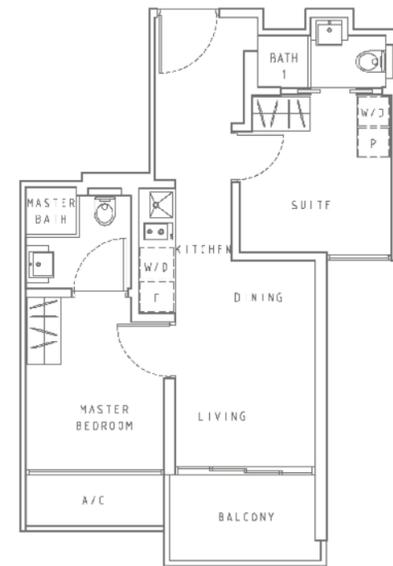
TYPE B1-G
2-BEDROOM

Unit #01-01
Area 49 sqm



TYPE B2
2-BEDROOM

Unit #02-12 to #07-12
Area 49 sqm



TYPE B2-G
2-BEDROOM

Unit #01-12
Area 49 sqm



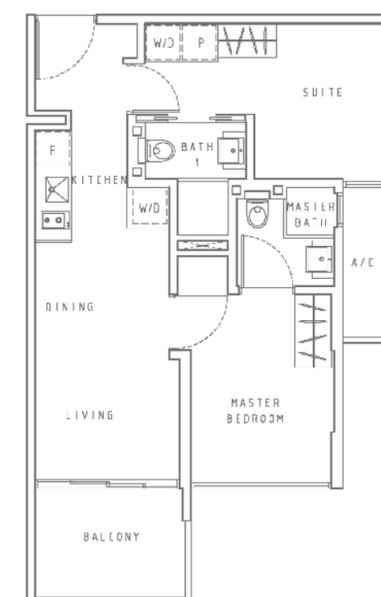
TYPE B5
2-BEDROOM

Unit #02-03 to #07-03
Area 53 sqm



TYPE B6
2-BEDROOM

Unit #02-02 to #07-02
Area 56 sqm

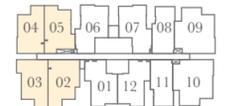


TYPE B6-G
2-BEDROOM

Unit #01-02
Area 56 sqm



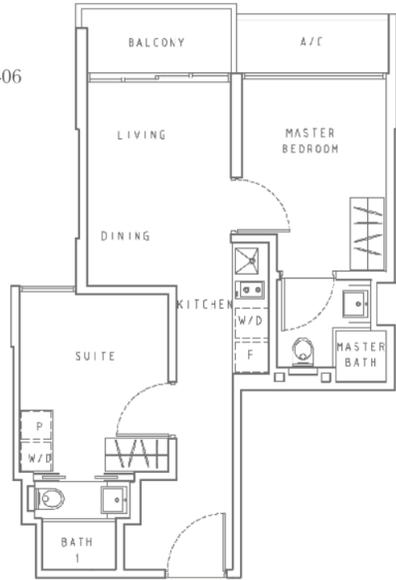
All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.



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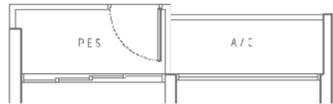
TYPE B7
2-BEDROOM

Unit #02-06 to #07-06
Area 52 sqm



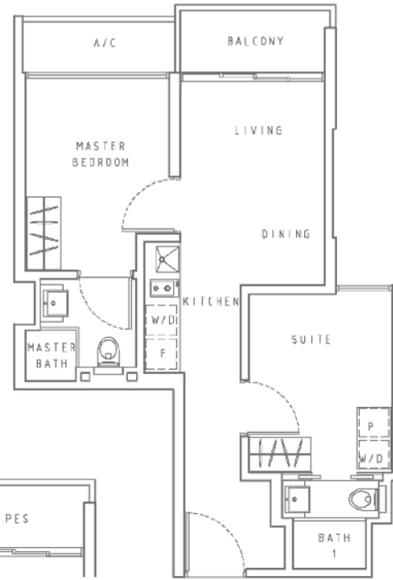
TYPE B7-G
2-BEDROOM

Unit #01-06
Area 52 sqm



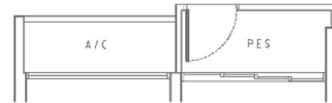
TYPE B8
2-BEDROOM

Unit #02-07 to #07-07
Area 51 sqm



TYPE B8-G
2-BEDROOM

Unit #01-07
Area 51 sqm



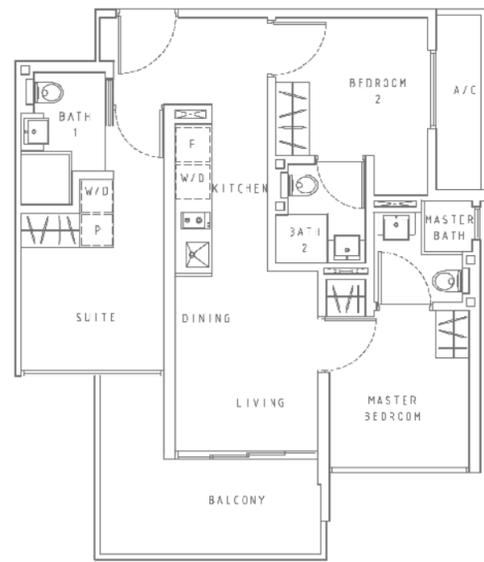
TYPE C2
3-BEDROOM

Unit #02-09 to #06-09
Area 68 sqm



TYPE C1-G
3-BEDROOM

Unit #01-10
Area 69 sqm



TYPE C2-G
3-BEDROOM

Unit #01-09
Area 68 sqm

TYPE C1
3-BEDROOM

Unit #02-10 to #07-10
Area 69 sqm



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

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, Balcony & PES : Skim coat with emulsion paint generally and plaster board ceiling with emulsion paint or localize box-up where applicable.
- b) Master Bathroom, Bathroom & Kitchen : Plaster board ceiling with emulsion paint or localize box-up where applicable.

FINISHES

Internal Wall Finishes (For Apartments)

- a) Living/Dining, Master Bedroom, Bedroom, Suite, Balcony & PES : Cement and sand plaster and/or skim coat with emulsion paint finish.
- b) Master 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, Master Bedroom, Bedroom, Suite & Kitchen : Compressed marble with compressed marble skirting.
- b) Balcony & PES : Ceramic and/or homogenous tiles.
- c) A/C Ledge : Cement and sand screed finish.
- d) Master Bathroom & Bathroom : Ceramic and/or homogenous tiles.

WINDOWS

Aluminum framed glass windows.

Note:

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

DOORS

- a) Main Entrance : Approved fire-rated timber door.
- b) Master Bedroom, Bedroom, Suite, Master Bathroom & Bathroom : Hollow-core timber door and/or PVC door.
- c) Balcony & PES : Aluminum framed glass door.

Note:

- a) All aluminum frames shall be powder coated and/or natural anodized finish.
- b) Doors can either be of swing and/or sliding and/or bi-fold type with or without fixed glass panel.
- c) All glazing to be clear float and/or tinted glass.

IRONMONGERY

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

SANITARY FITTINGS

- a) Master Bathroom:
 - 1 x Glass shower cubicle c/w shower mixer, overhead shower & shower handset.
 - 1 x Basin c/w tap mixer and cabinet below.
 - 1 x Water closet.
 - 1 x Toilet roll holder.
 - 1 x Mirror c/w cabinet.
- b) Bathroom 1 (for Suite only)
 - 1 x Glass shower cubicle and/or screen c/w shower mixer, overhead shower & shower handset.
 - 1 x Basin c/w tap mixer and cabinet below.
 - 1 x Water closet.
 - 1 x Toilet roll holder.
 - 1 x Mirror.
- c) Bathroom 2
 - 1 x Glass shower cubicle c/w shower mixer & shower handset.
 - 1 x Basin c/w tap mixer and cabinet below.
 - 1 x Water closet.
 - 1 x Toilet roll holder.
 - 1 x Mirror.
- d) 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, Bathroom, Balcony, PES, Basement, Swimming Pool and Reinforced Concrete Flat Roof.

PAINTING

- a) Internal Walls : Emulsion paint.
- b) 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 heavy duty homogenous tiles and/or granite tiles (where applicable).

DESCRIPTION OF COMMON PROPERTY

- a) Common property located on 1st storey level : Swimming Pool, Water Feature, Water Jet, Sun Deck, Dining Pavillion/BBQ, Reading Patio, Guard House
- b) Common property located on 7th storey level : Fitness Loft

ADDITIONAL ITEMS

- a) Wardrobes : Built-in wardrobe to all Master Bedroom, Bedroom and Suite.
- b) Kitchen Cabinet : i) Built-in kitchen cabinet with solid surface counter top, electrical hob & cooker hood. ii) One stainless steel sink c/w sink mixer. iii) Built-in conventional oven. iv) Built-in integrated refrigerator. v) One washer dryer.
- c) Pantry (for Suite only) : i) Built-in kitchen cabinet with solid surface counter top. ii) Built-in microwave oven. iii) Built-in undercounter refrigerator. iv) One washer dryer.
- d) Air-conditioning to Living/Dining, Master Bedroom, Bedroom & Suite.
- e) Hot water supply to Master Bathroom, Bathroom & Kitchen.
- f) Security : Audio intercom system from Apartment to Guard House only.

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 necessary 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.

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.



GRAND MERCURE ROXY HOTEL



THE AMBROSIA



SPOTTISWOODE 18



NOVA 88



THE MARQUEE @ IRRAWADDY



DEVELOPER: RH ROCHOR PTE LTD (ROC NO: 201221429E)
DEVELOPER'S LICENCE NO.: C1098
TENURE OF LAND: ESTATE IN FEE SIMPLE IN RESPECT OF
LOT (S) 99306N, 99334T & 99364P TS19 AT 9 WILKIE TERRACE
EXPECTED DATE OF TOP: 30 JUNE 2019
EXPECTED DATE OF LEGAL COMPLETION: 30 JUNE 2022

DEVELOPER



**RH Rochor
Pte Ltd**

SCAN TO VIEW
WEBSITE

