



Benson Koh (m)+65 91253045 (e) benson.koh@kf.com.sg "Ideal educational institutions such as Tao Nan School, CHIJ Katong Convent, St. Patrick's Secondary School, Victoria School and Victoria Junior College."

Be greeted by an aroma of delectable delights as you step out of your home to some of the top ranked eateries in the country. Take a break from the food fiesta and satisfy your hunger for shopping at the bustling Parkway Parade Shopping Centre or the neighbouring Katong Mall, Roxy Square and Siglap Centre.

Parents will love the convenience of a sound education right at your doorstep with ideal educational institutions such as Tao Nan School, CHIJ Katong Convent, St. Patrick's Secondary School, Victoria School and Victoria Junior College. For an absolute treat on the weekends, take the kids down to East Coast Park for some beachside fun!











In the early days, the sprawling grounds were home to two grand bungalows. Previously situated beside the sea, they were once villas of the affluent, a holiday retreat for leisure. It was only after the land reclamation efforts in the late 1960s that they were situated further inshore.

Their mesmerizing charm and beauty remain just as captivating now, as they were then. Today, Grand Duchess effortlessly infuses the past and present, forming a rich fusion of heritage and modernity.







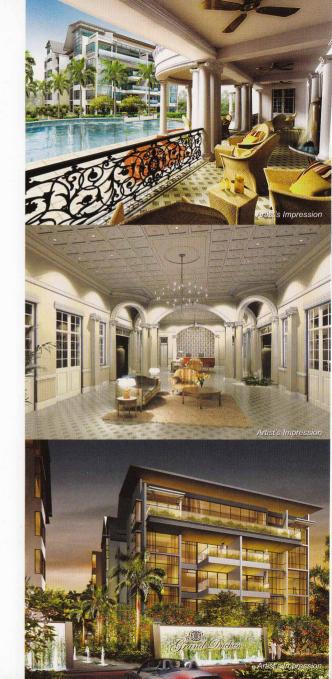


"A beautiful blend of Straits Chinese architecture along with British Colonial styled influences"



Inside Grand Duchess, be captivated by a beautiful blend of Straits Chinese architecture with British Colonial styled influences, immaculately complimented by five modern contemporary buildings, with a mix of luxurious apartments, duplexes and penthouses.







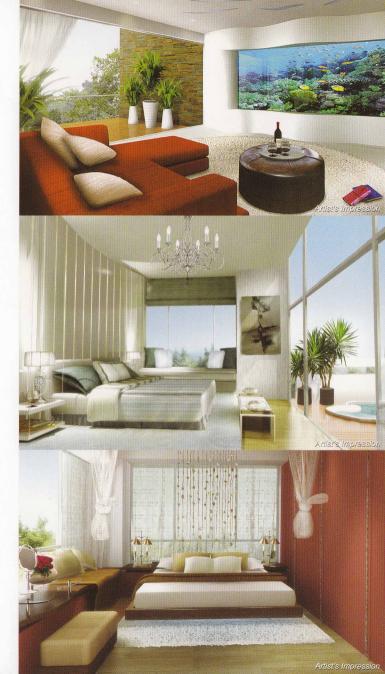
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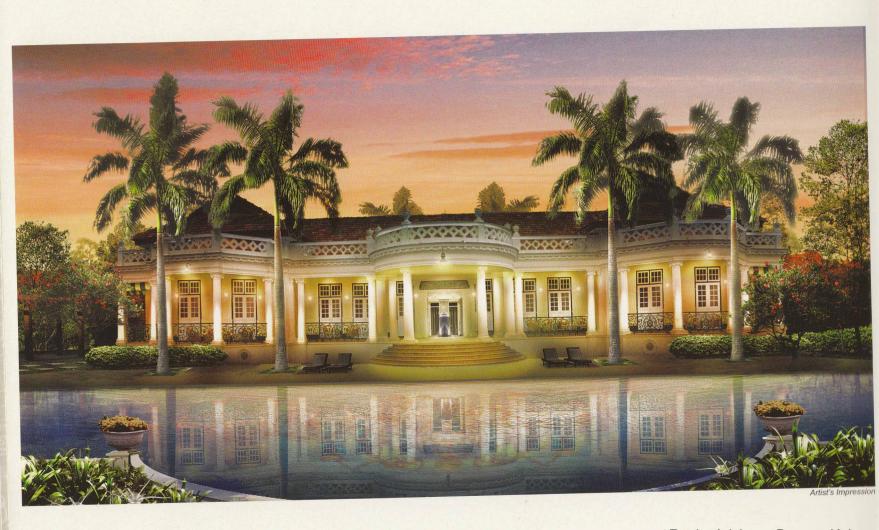


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Featuring only the finest fittings and finishings, carefully handpicked and designed to blend into the rich cultural feel of your entire home.

Luxurious living is not nearly as lavish when constricted by space. With meticulous interior planning and design, much emphasis has been placed on ensuring that your home never leaves you feeling confined.







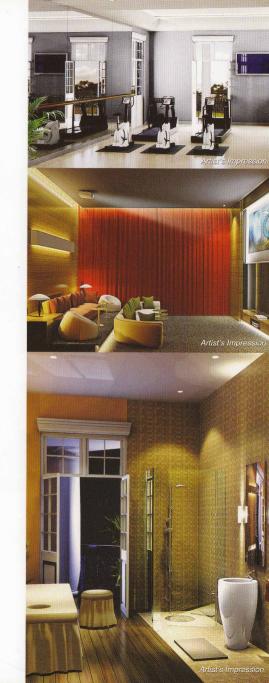
Enjoy hosting lavish parties in the distinct centre of attraction of Grand Duchess, a structure filled with a rich heritage of finest opulence - The Majestic Clubhouse. Be entertained by a game of chess on the outdoor giant chess set! Perhaps you'd prefer a healthy evening at the gym followed by a swim in the pool, a dip only fit for royalty.



Artist's Impression

If none of those tickle your fancy, lose all your worries with a rejuvenating spa experience. Indulge in a Grand Duchess tribute to those who appreciate the royal art of relaxation. Take your pick from a selection of the theatre lounge, games or reading rooms and just laze the evening away.





Legend

1	Entrance Plaza / Drop-off Plaza	14	Pool	Deck
2	Feature Waterwall	15	Stone	e Platform
3	Linear Water Feature	16	Featu	ure Wall / Water Wall
4	Reflecting Pond	17	Fitne	ess Station
5	Pavillions	18	Focal	l Water Feature
6	Outdoor Function Lawn	19	Side	Gate
7	Chess Garden	Clubh	ouse	
8	Trellis	20000		Lounge / Multi-Purpose Function Room
9	Children's Wet Play Area		5)	Gymnasium
10	2		iii)	Spa & Treatment Rooms
10	Children's Pool		iv)	Reading Room
11	Jacuzzi Pool		v)	Theatre Lounge
12	Syring min a Do al / Lata Da al		vi)	Games Room
14	Swimming Pool / Lap Pool		vii)	Male and Female Changing Rooms
13	Water Cascade			Management Office







Site Plan

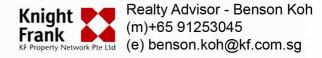




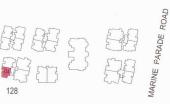


Type A1

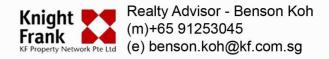
97 sq m /1044 sq ft 2-Bedroom Apartment Block 128 - #02-04 to #04-04

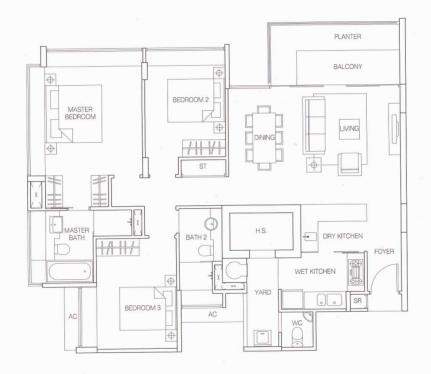


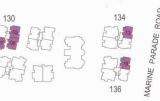




129 sq m /1389 sq ft 3-Bedroom Apartment Block 130 -#02-05 to #04-05 #02-06 to #04-06 #02-07 to #04-07 Block 134 -#02-13 to #07-13 Block 136 -#02-19 to #04-19



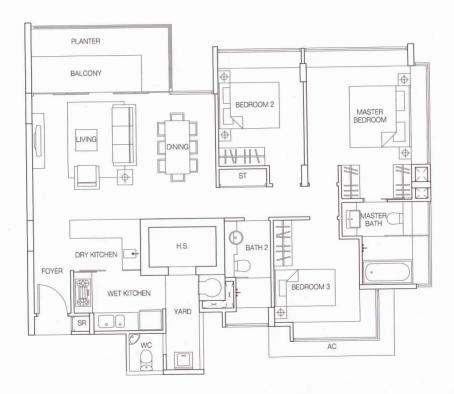


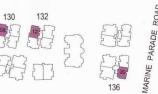


126 sq m/1356 sq ft 3-Bedroom Apartment Block 130 - #02-08 to #04-08 Block 132 - #02-12 to #07-12 Block 136 - #02-20 to #04-20



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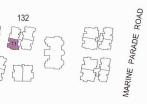


126 sq m/1356 sq ft 3-Bedroom Apartment Block 128 - #02-01 to #04-01 Block 132 - #02-11 to #07-11

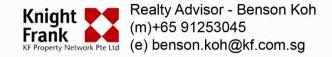


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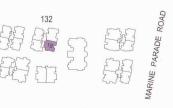




131 sq m/1410 sq ft 3-Bedroom Apartment Block 132 - #02-10 to #07-10







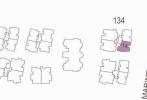
128 sq m/ 1378 sq ft 3-Bedroom Apartment Block 134 - #02-14 to #07-14



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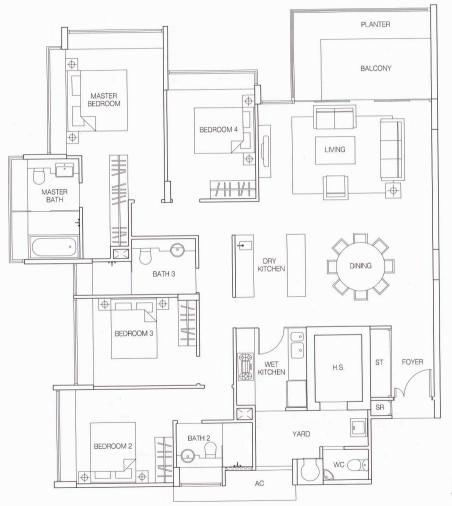


Type C1

183 sq m/1970 sq ft 4-Bedroom Apartment Block 128 - #02-02 to #04-02 #02-03 to #04-03 Block 136 - #02-17 to #04-17 #02-18 to #04-18



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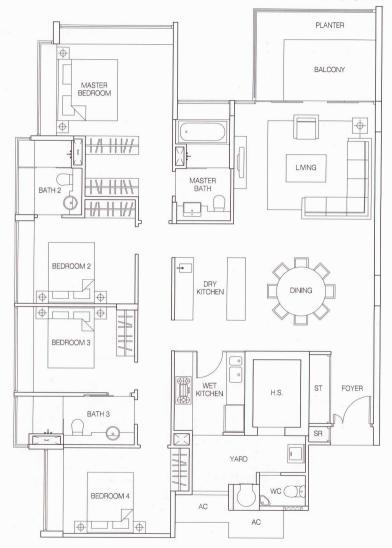


Type C2

178 sq m/1916 sq ft 4-Bedroom Apartment Block 134 - #02-15 to #07-15



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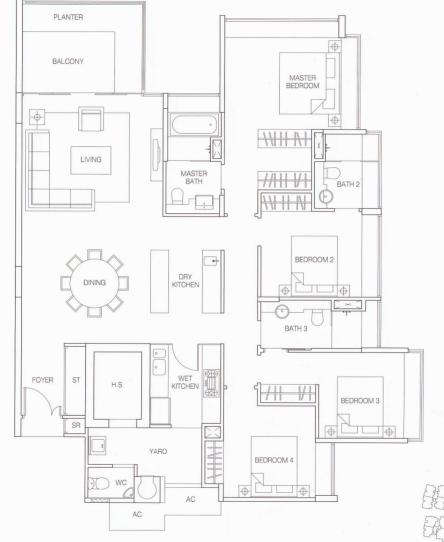


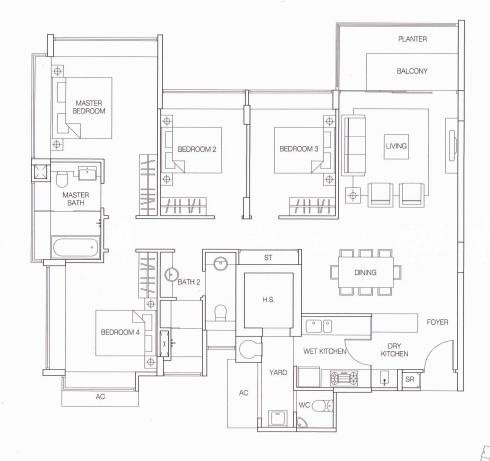
Type C2a

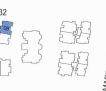
178 sq m/1916 sq ft 4-Bedroom Apartment Block 134 - #02-16 to #07-16



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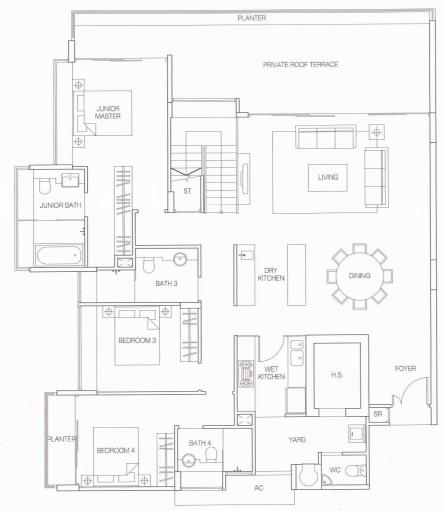


Type DP1 (Lower Storey)

299 sq m/3218 sq ft 4-Bedroom Duplex Block 128 - #05-02, #05-03 Block 136 - #05-17, #05-18



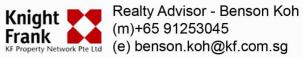
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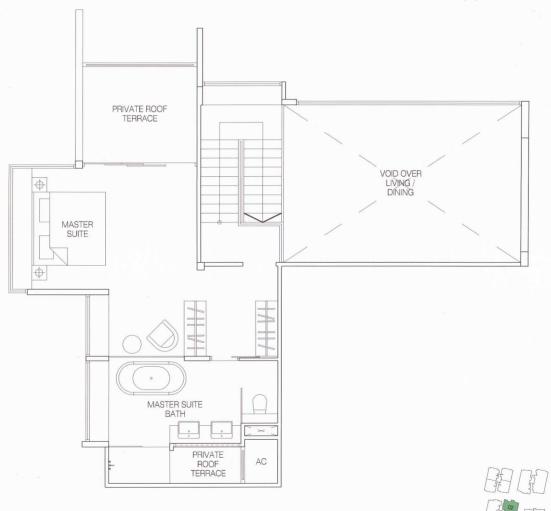






Type DP1 (Upper Storey)





Type DP2 (Lower Storey)

239 sq m/2573 sq ft 4-Bedroom Duplex

Block 130 - #05-05, #05-06, #05-07

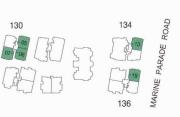
Block 134 - #08-13 Block 136 - #05-19



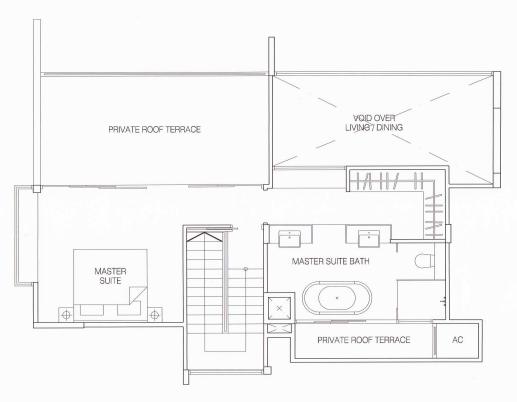
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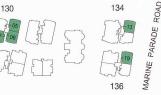
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Type DP2 (Upper Storey)



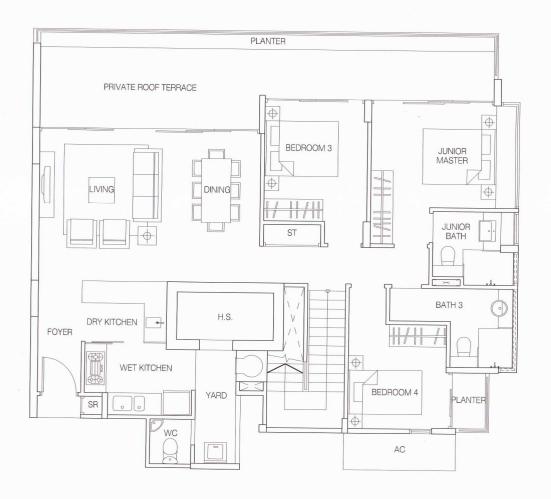


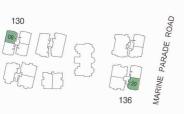
Type DP3 (Lower Storey)

233 sq m/2508 sq ft 4-Bedroom Duplex Block 130 - #05-08 Block 136 - #05-20

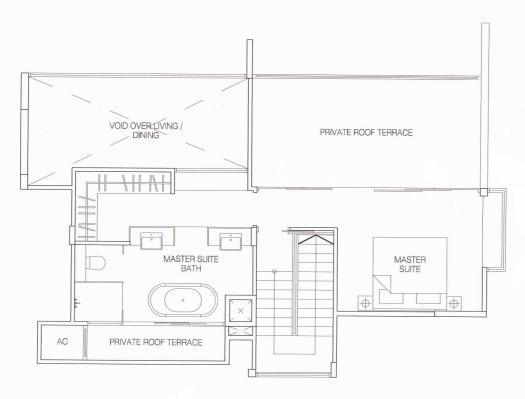


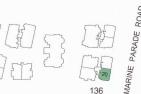
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Type DP3 (Upper Storey)





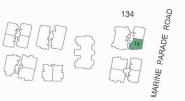
Type DP4 (Lower Storey)

236 sq m/2540 sq ft 4-Bedroom Duplex Block 134 - #08-14



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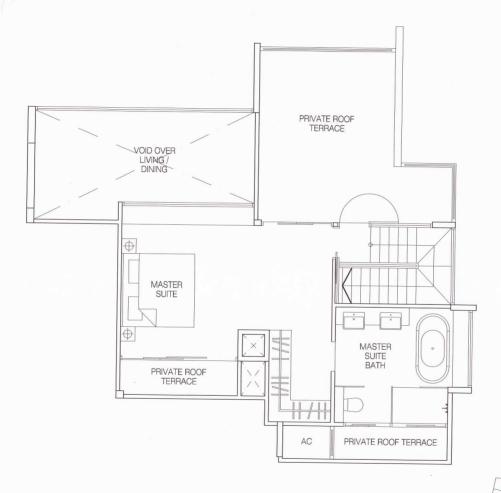


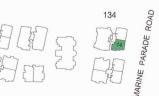


Type DP4 (Upper Storey)



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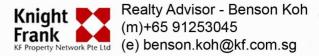
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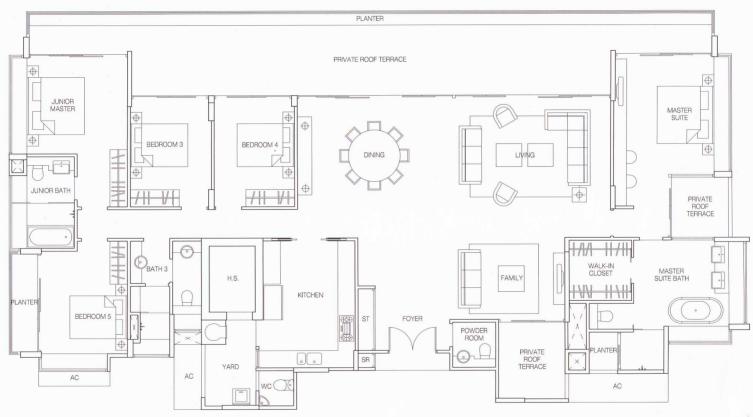
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360 sq m/3875 sq ft 5-Bedroom Penthouse Block 134 - #08-15



322 sq m/3466 sq ft 5-Bedroom Penthouse Block 132 - #08-10





294 sq m/3165 sq ft 5-Bedroom Penthouse Block 132 - #08-12



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257 sq m/2766 sq ft 4-Bedroom Penthouse Block 128 - #05-01



Building Specifications		(ii) Common Areas	s		(g) WC	: 1 pedestal water closet 1 wash basin			
1. FOUNDATION Bored piles.		Internal Floor F - Basement & 1	Finishes 1st Storey	: Marble / granite tiles and/or homogenous /		1 wash basin 1 hand held shower head 1 toilet paper holder			
2 SUPERSTRUCTURE		Lift Lobbies		ceramic tiles	(h) Yard, Utility, PES and				
Reinforced concrete using Grade 30 r SS26 and steel reinforced bar comply	- All Common C Other Lift Lobb	Corridors & bies	: Homogenous / ceramic tiles	Private roof terrace					
3.WALLS (a) External (b) Internal (c) A.W. A.W. A.W. A.W. A.W. A.W. A.W. A.W	clay bricks / lightweight concrete blocks / dry partitions	- Escape Stairca Basement to F		: Cement and sand screed with nosing tiles	 ELECTRICAL INSTALLATION All electrical wiring are concealed except for electrical wiring in conduits exposed at false ceiling and in Household Shelter. 				
4.ROOF (a) Flat Roof - Reinforced concrete		- Pool Areas	Finishes	: Homogenous / slates tiles and/or pebble wash and/or stone and/or timber deck	Refer to Electrical School 11. TV AND TELEPHONE				
(b) Metal Roof - Lightweight metal sh	roof with appropriate insulation and waterproofing eet roof with appropriate insulation system ping tile roof with appropriate insulation system	- Pools		: Ceramic / mosaic tiles and/or pebble wash	Refer to Electrical Scho	edule for details. Please read note.			
(c) Tile Roof - Interlocking / overlap	ping tile roof with appropriate insulation system	7.WINDOWS			12. LIGHTNING PROTECT Lightning Protection Sy	TION stem shall be provided in accordance with Singapore Standard			
5.CEILING (i) Unit Living, Dining, Bedrooms, Family, Household Shelter, Store Paleons	(i) Unit Living, Dining, Bedrooms, Family, Household Shelter, Store, Balcony, Private noof terrace, Yard, Utility Cement and sand plaster / skim coat / fibrous plaster board with emulsion paint		to be of aluminiur eas as may be re ramed windows a	n framed windows with tinted glass and tempered quired by authorities. Except for unit 126 and s required by authorities.	13. PAINTING				
Private roof terrace, Yard, Utility and Maid's room		(i) All Bedrooms / Casement and/o	/ Dining / Family or sliding and/or t	op-hung glass panels with or without fixed glass	(a) External : Spray texture coating / emulsion paint. (b) Internal : Emulsion paint. 14. WATERPROOFING				
Kitchen, Bathrooms, WC, Powder room and Foyer	: Fibrous plaster board with emulsion paint	(ii) Kitchen	or sliding glass pa	anala.	Waterproofing shall be Yard, WC, Balcony, PE features and Basemen	provided for Bathrooms, Powder room, Kitchen, Wet Kitchen, S, Private roof terrace, R.C. flat roof, Planters, Pools, Water			
(ii) Common Area Lift lobbies	: Fibrous plaster board with emulsion paint	(iii) All Bathrooms			15. DRIVEWAY AND CAR	PARK			
Basement carpark	: Skim coat with emulsion paint	Top-hung and/or panels	or casement and/o	or sliding glass panels with or without fixed glass	(a) Concrete pavers to designated areas	all open driveways and stones at vehicular entrance/exit at			
Staircase	: Skim coat with emulsion paint	8.DOORS	J		(b) Concrete floor with hardener to basement carparks and ramps to basement ca				
6.FINISHES (A)WALL		(b) Hollow core swing ti	decorative timbe	r door to main entrance droom, Store and Shoe rack. or or swing/ sliding frameless glass door to d Wet kitchen	16. RECREATIONAL FAC	III ITIES			
(i) Unit Living, Dining, Dry Kitchen, Bedrooms, Family, Household	: Cement and sand plaster / skim coat with emulsion paint (up to false ceiling and at exposed areas only)	Bathroom, Powder r (d) Aluminium framed s Living/Dining/Bedroo	room, Kitchen and sliding / swing doo om, Balcony, Privi	d Wet kitchen or with tinted glass to PES from ate roof terrace and Planter (except for units with	(A) Pavilions (B) Chess Garden (C) Children's Wet Pla				
Shelter, Store, Yard, Utility and Maid's room PES, Private roof terrace,	: Cement and sand plaster / skim coat with spray	(e) Flush PVC bi-fold do (f) Approved steel door (g) Selected good qualit	loor to WC and M to Household Sl ity lockset and iro	or with tinted glass to PES from the title distribution with tinted glass to PES from the torough the transfer and Planter (except for units with miber framed door as required by authorities]) haid's room helter minongery to all doors	(D) Children's Pool (E) Swimming Pool / Lap Pool (F) Jacuzzi Pool (G) Pool Deck				
Balcony and planter	texture coating / emulsion paint	9. SANITARY FITTINGS			(H) Fitness Station (I) Outdoor Function L	.awn			
Master suite bath, Master bath and Powder room	: Marble tiles (up to false ceiling and at exposed areas only)	(a) Master Suite Bath	shower head	bathtub complete with bath/shower mixer and le complete with shower mixer, overhead rain over head	(J) Club House with:	i) Lounge / Multi-Purpose Function Room ii) Gymnasium iii) Spa & Treatment Rooms			
Junior bath, Bath 2, Bath 3 and Bath 4	: Homogenous / ceramic tiles (up to false ceiling and at exposed areas only)		Marble vanity to under counter of	op with 2 semi-recessed basin, mixer tap and cabinet		iv) Reading Room v) Theatre Lounge vi) Games Room			
Kitchen and Wet kitchen	: Homogenous / ceramic tiles (up to false ceiling and at exposed areas only)		1 wall hung wa	ter closet ors for Unit Types DP2 DP3 and PH2 only)		vii) Male and Female Changing Rooms viii) Management Office			
WC	: Ceramic tiles (up to false ceiling and at exposed areas only)	(b) Master Bath	1 toilet paper he 1 towel rail	nplete with bath mixer (except for Unit Type A1)	17. OTHER ITEMS (a) Kitchen Cabinets and	-Solid surface countertop complete with high and low level			
NOTE - No tiles behind / below kitchen - Wall surface above the false of	cabinet, long bath and mirror. eiling level will be left in its original bare condition.	(b) Master Batri	1 shower cubic shower and sho	le complete with shower mixer, overhead rain over head	Appliances at Wet Kitchen	timber kitchen cabinets, double bowl sink (Single bowl for Unit Type A1 only) with mixer cooker hop cooker bood and			
(ii) Common Areas			under counter of 1 wall hung wat	op with 1 semi-recessed basin, mixer tap and cabinet		built-in oven -(Built-in oven for all types except Unit Types C1, C1(p), C2, C2(p), C2a, C2a(p) and DP1)			
Internal Wall Finishes - Basement and 1st Storey lift lobbies	: Granite / marble tiles and/or homogenous / ceramic tiles and/or cement and sand plaster / skim coat with emulsion paint		1 toilet paper he 1 towel rail	older	(b) Dry Kitchen Cabinets and Appliances (for Unit Types C1 C1(n)	- Solid surface counterton complete with low level timber			
- Other lift lobbies	: Homogenous / ceramic tiles and/or cement and sand plaster / skim coat with emulsion paint	(c) Junior Bath	: 1 long bath con DP2, DP3, DP4 1 shower cubic	plete with bath mixer (except for Unit Types) e complete with shower mixer, overhead rain	and Appliances (for Unit Types C1, C1(p) C2, C2(p), C2a, C2a(and DP1 only)				
- All Common corridors	: Cement and sand plaster / skim coat with		Marble vanity to	op with 1 semi-recessed basin, mixer tap and	(c) Dry Kitchen Cabinets and Appliances (for a				
External Walls Finishes - All External Walls including PES, Private roof terrace,	emulsion paint : Cement and sand plaster / skim coat with spray texture coating / emulsion paint		under counter of 1 wall hung wat 1 mirror 1 toilet paper ho 1 towel rail	er closet	and Appliances (for a Unit Types except Un Types C1, C1(p), C2, C2(p), C2a, C2a(p) and DP1)				
Balcony and Planter (B)FLOOR (i) Unit		(d) Bath 2			(d) Bedroom Wardrobes	-Pole system wardrobes to Master suite and Master bedroom -Built-in wardrobes to all other Bedrooms			
Internal Floor Finishes	: Marble / compressed marble tiles with that		basin, mixer tap	e complete with shower mixer and shower head p with 1 semi-recessed basin, mixer tap and abinet (2 marble vanity top with 1 semi-recessed and under counter cabinet for Unit Types C3	(e) Air-Conditioner	-Multi-split type air-conditioning system to Living, Dining, Family and all Bedrooms			
- Living, Dining, Family and Dry Kitchen	: Marble / compressed marble tiles with timber skirting		and C3(p) only) 1 wall hung wat 1 mirror (2 mirr	er closet ors for Type C3 and C3(n) only)	(f) Water Heater	-Hot water supply from gas water heater to all bathrooms, powder room and kitchen			
- Bedrooms	: Timber flooring with timber skirting		1 toilet paper ho 1 towel rail	older	(g) Security	Security access control system at Basement and 1st storey lift lobbies and pedestrian gate.			
 Master suite bath, Master bath and Powder room 	: Marble tiles	(e) Bath 3, Bath 4	: 1 shower cubicle	e complete with shower mixer and shower head p with 1 semi-recessed basin, mixer tap and abinet (2 marble vanity top with 1 semi-		(II) Audio intercom provided to each Unit			
- Junior Bath, Bath 2, Bath 3 and Bath 4	: Homogenous / ceramic tiles		Type PH2 Bath	mixer tap and under counter cabinet for Unit 3 only)		(iii) Vehicle barrier system at Main entrance (iv) Security surveillance cameras to selected common areas			
- Household Shelter and WC	: Homogenous / ceramic tiles		1 wall hung wat 1 mirror (2 mirro	er closet ors for Type PH2 Bath 3 only)	(h) Gas	-Town gas supply to cooker hob and gas water heater			
 Kitchen, Wet kitchen, Yard, Utility, Maid's room, Balcony, PES and Private roof terrace 	: Homogenous / ceramic tiles		1 toilet paper ho 1 towel rail	older	(i) Cable Vision (j) Balcony, PES,	- Provision of cable outlet only for Cable Vision Services - Fixed glass panels with stainless steel handrail and/or			
- Planter & Store	: Cement and sand screed	(f) Powder Room	under counter c 1 wall hung wat	p with 1 semi-recessed basin, mixer tap and abinet er closet	Private roof terrace and Planter railing	masonry parapet wall.			
			1 mirror 1 toilet paper ho		(k) Yard	-Grilles to yard and PES (next to yard) for 1st storey Units only.			
					(I) Staircase railing	-Galvanised mild steel			
					(m) PES Gate	-Stainless steel			

(a) Marble and granite

Marble and 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 or granite hence cannot be totally avoided. Granite tiles 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 differences may be felt at the joints.

The Purchaser is liable to pay an annual fee, subscription fee and such other fees to Star Hub Cable Vision Ltd (SCV) or any other relevant party or authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels.

(c)

Timber strips 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. Timber joint contraction / expansion movements due to varying air moisture content is also a natural phenomenon.

Wardrobe, Kitchen Cabinets, Fan Coil Units and Electrical Points

Layout/location of wardrobes, kitchen cabinets, fan coil units and all electrical points are subject to Architect's sole discretion and final design

Regular maintenance by the purchaser of air-conditioning systems, including the cleaning of filters and condensation pipes is essential for efficient running and prolonging their operating life

Equipment and Appliances
The brand and model of all the equipment and appliances shall be provided subject

Internet Access

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to his Unit and make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities. This shall include all cost/fees incurred for any additional hard wiring required.

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipments and/or appliances installed by the vendor at the Unit, the Vendor shall assign to the Purchaser such warranties of the time when possession of the Unit is delivered to the Purchaser.

Disclaimer

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All information, specifications, renderings, visual representations and plans are current at the time of publication and are subject to change as may be required by us and or the competent authorities and shall not form part of any offer or contract or constitute any warranty by us and shall not be regarded as statements or representations of facts. All plans are subject to amendments as directed and or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The property is subject to inspection by the relevant authorities to comply with the current codes of practice. The Sales and Purchase Agreement shall form the entire agreement between us, the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the marketing agent.

Flectrical Schedule

Item	Description	A1	B1	B1(p) & B1(pa)	B2	B2(p) & B2(pa)	В4	B4(p)	B3 & B5	B3(p) & B5(p)	C1	C1(p)	C2	C2(p)	C2a	C2a(p)	C3	C3(p)
4	Lighting Point	17	22	25	21	23	22	24	20	22	30	32	28	30	29	31	26	28
	13A Power Point	22	26	28	26	27	27	28	26	27	31	32	31	32	31	32	32	33
2		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3	Cooker Point		-	-		1	-1	1	1	1	1	1	1	1	1	1	1	1
4	Hood Point	1	1	1	1	1	The second	1	-		-	1	4	4	4	1	1	1
5	Oven Point	1	1	1	1	1	1	1	1	1	1	1	- Tev	1	-	1	1	1
6	Gas Water Heater Point	. 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	6
7	TV Point	4	5	5	5	5	5	5	5	5	6	6	6	6	6	6	6	
8	Telephone Point	4	5	5	5	5	5	5	5	5	6	6	6	6	6	6	6	6
9	Data Point	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
10	Bell Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
11	Audio Intercom Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
12	Air-Con Isolators	2	3	3	3	3	2	2	3	3	3	3	3	3	3	3	2	2

Item	Description	DP1	DP2 & DP3	DP4	PH1	PH2	PH3	PH4	S1	S1a
item			37	34	45	43	41	36	37	36
1	Lighting Point	41			44	43	42	35	34	34
2	13A Power Point	34	32	33	44	43	42	1	- 1	1
3	Cooker Point	1	1	1	1	1			-	1
4	Hood Point	1	1	1	1	1	1	1	the state of the s	
5	Oven Point	1	1	1	1	1	1	1	1	1
6	Gas Water Heater Point	2	2	2	2	2	2	2	2	2
7	TV Point	6	6	6	8	8	8	7	5	5
8	Telephone Point	6	6	6	8	8	8	7	5	5
9	Data Point	2	2	2	2	2	2	2	2	2
			1	1	1	1	1	1	1	1
10	Bell Point		The second second		-	1	1	1	1	1
11	Audio Intercom Unit	1	1	1				1	2	2
12	Air-Con Isolators	3	3	3	4	4	4	4		

Note: 1. Provision of air-con isolators for outdoor a/c units is subject to the final a/c equipment configuration.



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