MATTAR RESIDENCES

7 MATTAR ROAD 387716

FREEHOLD

QUALITY CITY FRINGE LIVING

Mattar Residences is strategically located at 7 Mattar Road, Singapore District 14. This development has 26 units that has various types that are able to shelter solo residents and small families.

Despite its quiet location, Mattar Residences remains highly accessible via a wide range of transport options. Most notably, the nearby Mattar MRT station, which services the Downtown Line, is only 4-minutes away by foot. Thanks to the strategic position of Mattar MRT station along the Downtown Line, residents can easily access other train lines such as the Circle Line via MacPherson MRT interchange, North-South Line via Marina Bay MRT interchange.

Pick up your daily necessities from multiple shopping centres within close proximity of Mattar Residences, such as Paya Lebar Quarter, Paya Lebar Square and Singpost Centre - all of which are accessible via an 8-minute drive.

This vibrant trio of malls at Paya Lebar MRT station is brimming with amenities, from award-winning restaurants and trendy cafes to a whole array of retail and entertainment options. For an afternoon well-spent, you can drop your kids off at an indoor playground at Paya Lebar Quarter, then simply unwind at one of the many al-fresco dining outlets or go on a much-needed spa therapy - the options are countless!

Fitness enthusiasts at Mattar Residences will have plenty of options when it comes to switching up your exercise routine. For starters, you can take a leisurely 8-minute jog to the nearby Aljunied Park - a large family-friendly park with a playground and exercise stations. You can also go across the road from Mattar Residences and book a football pitch at Home United Youth Football Academy for a round of soccer with the boys.

COMMUTE

20min Changi Airport via PIE
13min Raffles Place via Nicoll Highway
12min Orchard Road via Macpherson Road

MRT STATIONS

2 min - Mattar (7 min walk)
3 min - MacPherson
2 min - Aljunied
7 min - Geylang Bahru
4 min - Tai Seng
6 min - Paya Lebar
5 min - Potong Pasir

SHOPPING

5 min - Paya Lebar Square
5 min - SingPost Centre
5 min - PLQ Mall
4 min - BreadTalk IHQ Mall
6 min - The Poiz Centre
8 min - NEX
9 min - Leisure Park Kallang

NATURE

3 min - Aljunied Park (6 min walk)
6 min - Bidadari Park (29 min walk)
6 min - Kallang Riverside Park (37 min walk)

EDUCATION

1 min - Canossa Catholic Primary School (3 min walk)
3 min - St. Margaret's Primary School (3 min walk)
3 min - Nexus International School Singapore (8 min walk)
3 min - Geylang Methodist School (Secondary) (13 min walk)
3 min - Geylang Methodist School (Primary) (13 min walk)
4 min - Cedar Girls' Secondary School
7 min - St Andrew's Junior School

The Mattar Residences offers a variety of layouts that showcase 1-4 bedroom units, catering to buyers with different needs. Each unit comes with a balcony, providing an outdoor space that's closer to nature.

Every unit features a welcoming interior, designed to possess a classy and timeless feel. Fittings and specially crafted materials are chosen for their high aesthetic quality. Additionally, the units boast high ceilings, allowing for excellent air circulation and an enjoyable space.

Mattar Residences also provides an array of facilities that offer enjoyable services for its residents. Fitness enthusiasts can make use of the available gym, while a relaxing pool allows residents to recharge their bodies after a hot and tiring day. Children can play with their peers in the property's own playground, and a social deck with barbecue pit is available for gatherings and outdoor meals. Lastly, residents can relax and unwind at the rooftop with unobstructed views.

LOWER ROOF PLAN

1. GYMNASIUM
2. SOCIAL DECK WITH BARBECUE PIT
3. RINSE OFF SHOWER
4. POOL DECK
5. RELAXING POOL
6. PLAY AREA
7. LIFT LOBBY
8. STAIRWELL
9. GENERATOR SET

AN URBAN TYPE OF RESIDENCE THAT PERFECTLY FITS YOUR METROPOLITAN LIFESTYLE AWAITS.

UNIT DISTRIBUTION CHART

UNIT FLR	01	02	03	04	05	06	07
05	A2d	B1a	D1c	-	B2c	C1	A1a
04	A2c	B1a	D1b	-	B2a	C1	A1c
03	A2b	B1b	D1a	-	B2b	C1	A1b
02	A2a	B1a	B3	A3	B2a	C1	A1a
01	C1P	-	-	-	-	-	-

A1 - 1 Bedroom + Study
A2 - 1 Bedroom + Study
A3 - 1 Bedroom

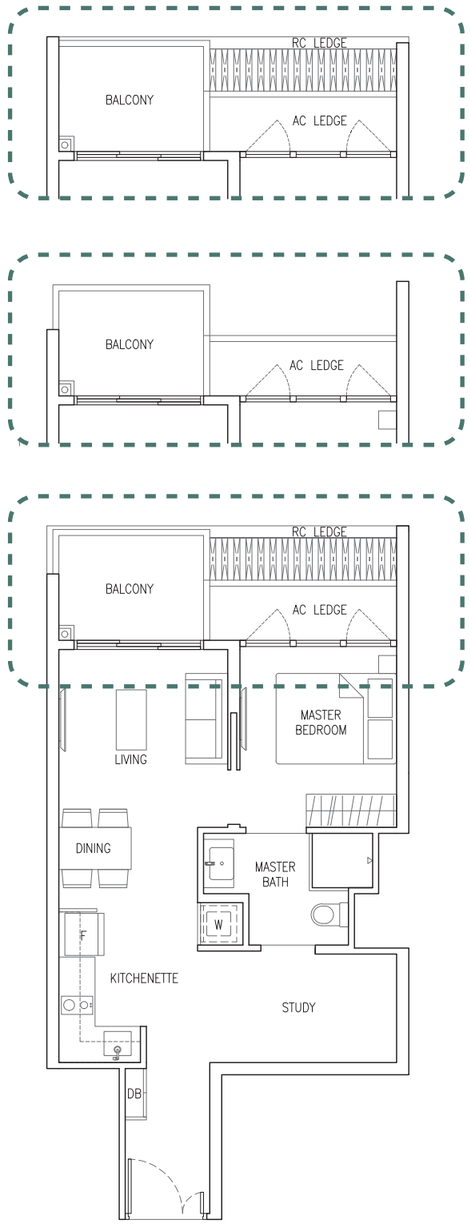
B1 - 2 Bedroom
B2 - 2 Bedroom - Dual Key
B3 - 2 Bedroom

C1 - 3 Bedroom
D1 - 4 Bedroom

1 BEDROOM + STUDY

TYPE A1 UNIT

52 sqm
#02 - 07 (A1a)
#03 - 07 (A1b)
#04 - 07 (A1c)
#05 - 07 (A1a)



UNIT A1c
#04 - 07

UNIT A1b
#03 - 07

UNIT A1a
#02 - 07
#05 - 07

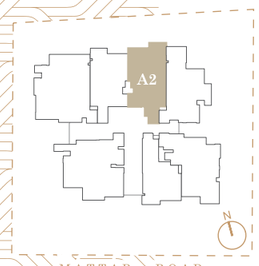
Distribution Board DB Fridge F Washer Dryer W

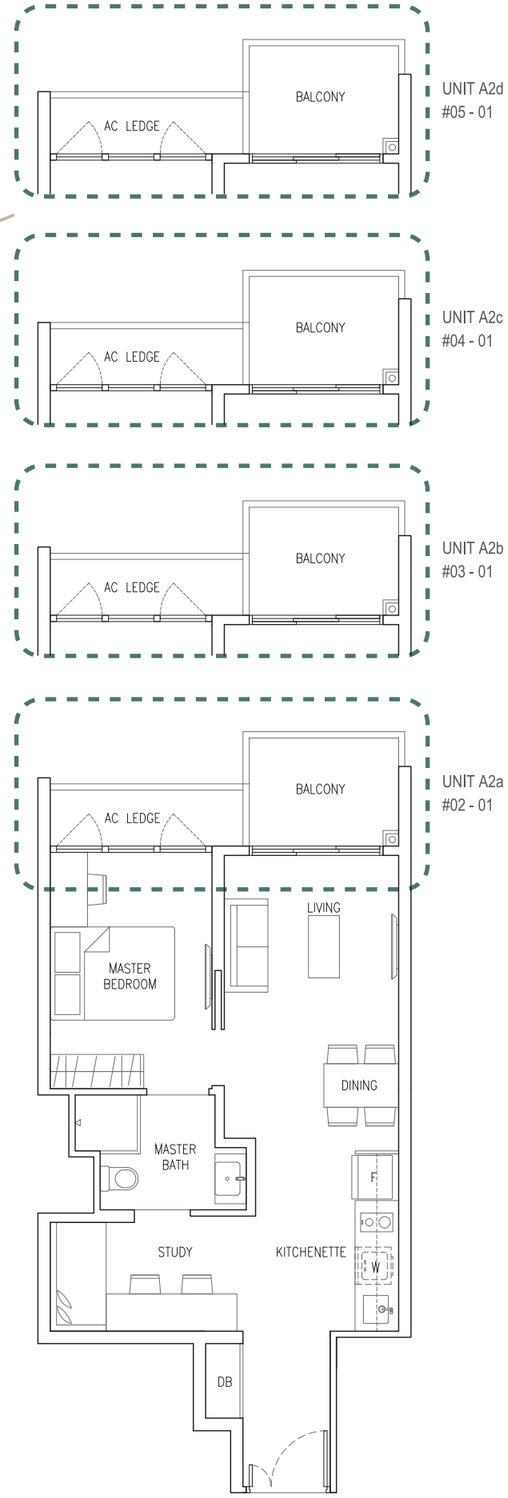
All plans are subjected to amendments as approved by the relevant authorities. Floor areas are approximate measurements and are subject to final survey. Plans are not drawn to scale and do not form part of the contract. The balcony shall not be enclosed. Only approved balcony screens are to be used. For illustration of the approved balcony screen, please refer to page 13 of this brochure.

1 BEDROOM + STUDY

TYPE A2 UNIT

57 sqm
#02 - 01 (A2a)
#03 - 01 (A2b)
#04 - 01 (A2c)
#05 - 01 (A2d)





UNIT A2d
#05 - 01

UNIT A2c
#04 - 01

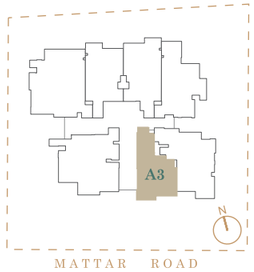
UNIT A2b
#03 - 01

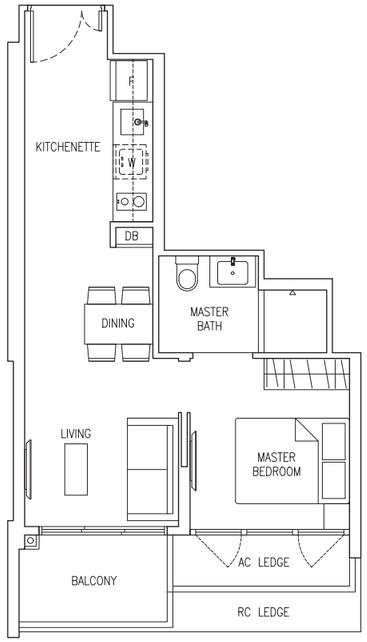
UNIT A2a
#02 - 01

1 BEDROOM

TYPE
A3 UNIT

46 sqm
#02 - 04 (A3)

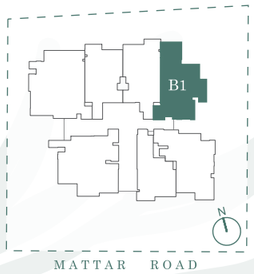


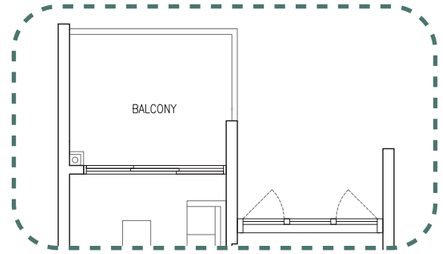


2 BEDROOM

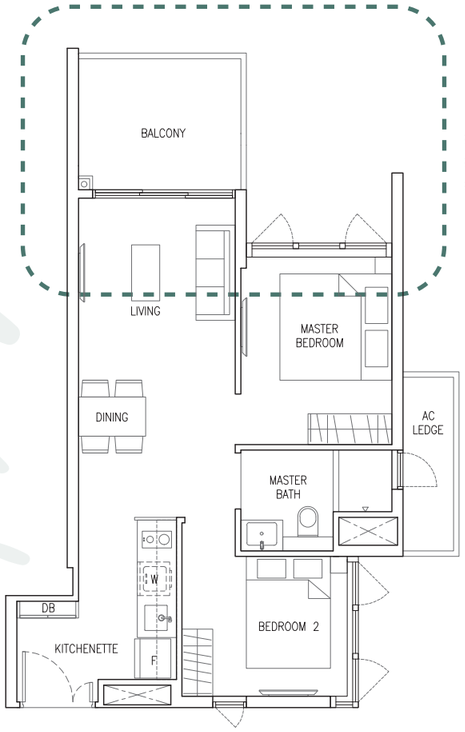
TYPE
B1 UNIT

61 sqm
#02 - 02 (B1a)
#03 - 02 (B1b)
#04 - 02 (B1a)
#05 - 02 (B1a)





UNIT B1b
#03 - 02



UNIT B1a
#02 - 02
#04 - 02
#05 - 02

Distribution Board DB Fridge F Washer Dryer W

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2 BEDROOM - DUAL KEY

TYPE B2 UNIT

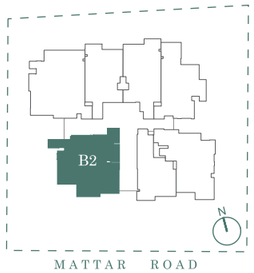
77 sqm

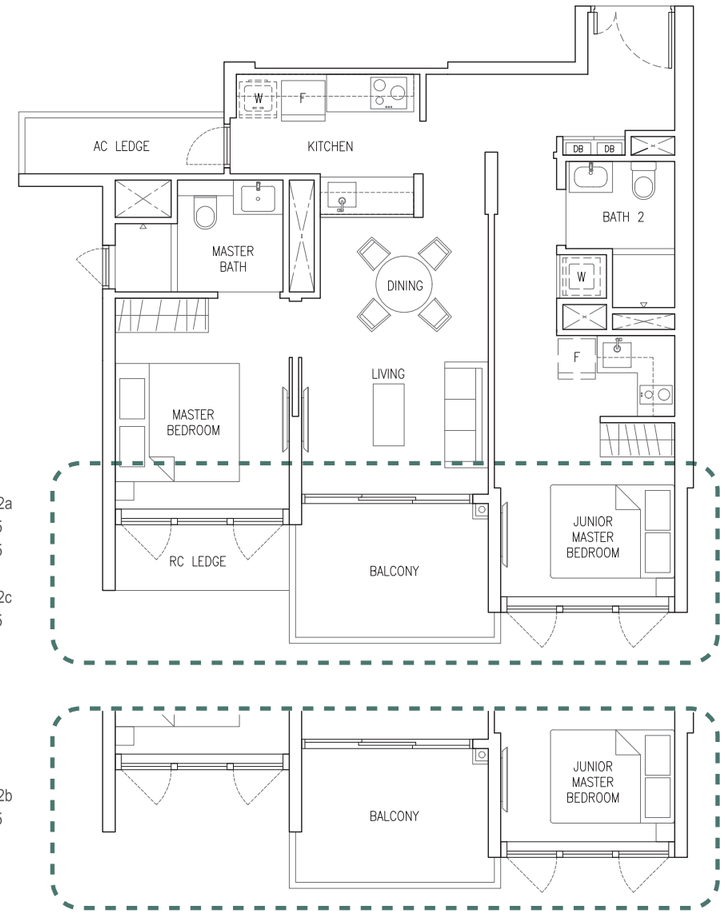
#02 - 05 (B2a)

#03 - 05 (B2b)

#04 - 05 (B2a)

#05 - 05 (B2c)





Distribution Board DB Fridge F Washer Dryer W

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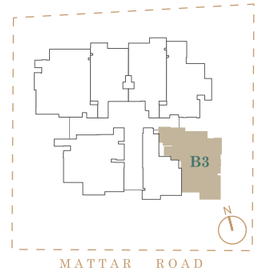
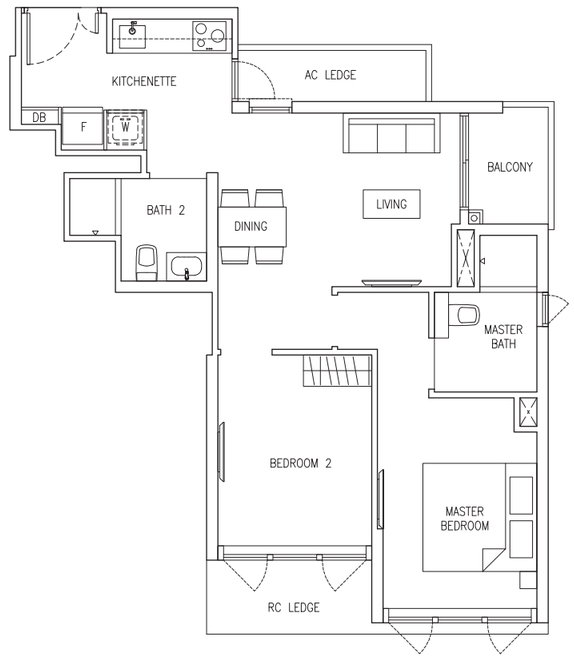
2 BEDROOM

TYPE B3 UNIT

66 sqm

#02-03 (B3)

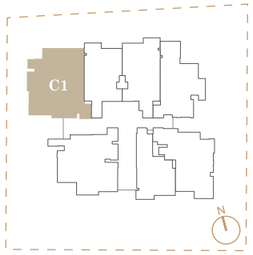


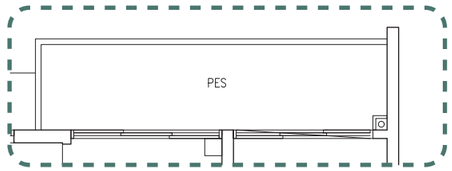


3 BEDROOM

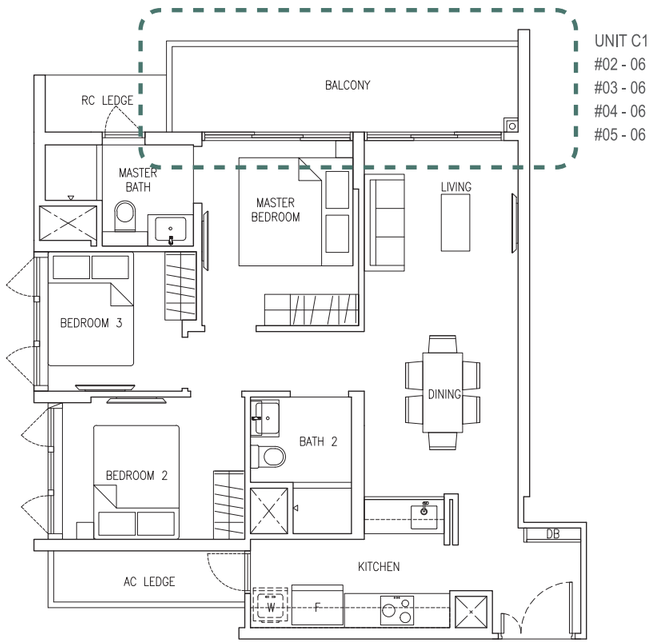
TYPE C1 UNIT

83 sqm
#01 - 01 (C1-P)
#02 - 06 (C1)
#03 - 06 (C1)
#04 - 06 (C1)
#05 - 06 (C1)





UNIT C1-P
#01 - 01



UNIT C1
#02 - 06
#03 - 06
#04 - 06
#05 - 06

Distribution Board DB Fridge F Washer Dryer W

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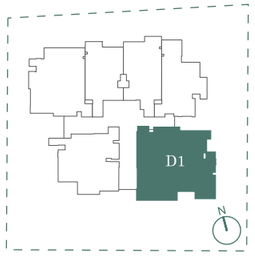
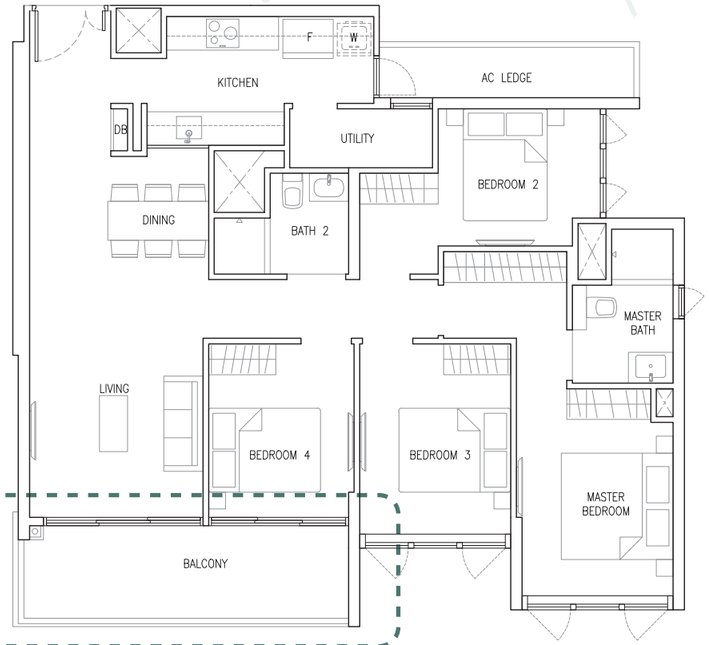
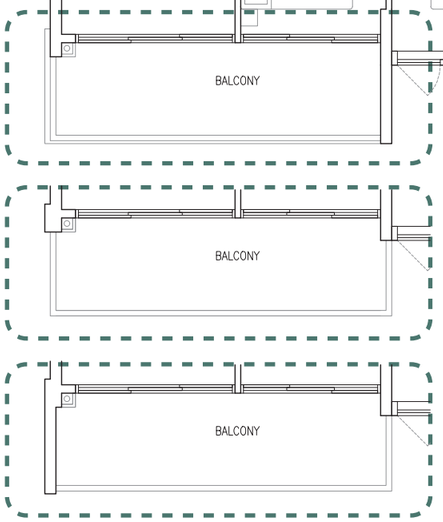
4 BEDROOM

TYPE D1 UNIT

114 sqm
#03 - 03 (D1a)
#04 - 03 (D1b)
#05 - 03 (D1c)





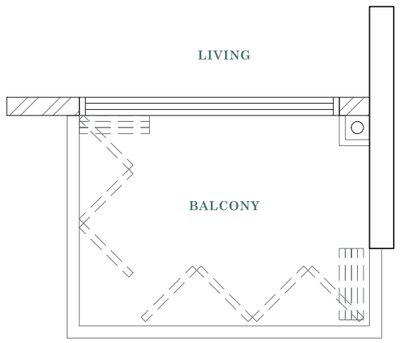


UNIT D1a
#03 - 03

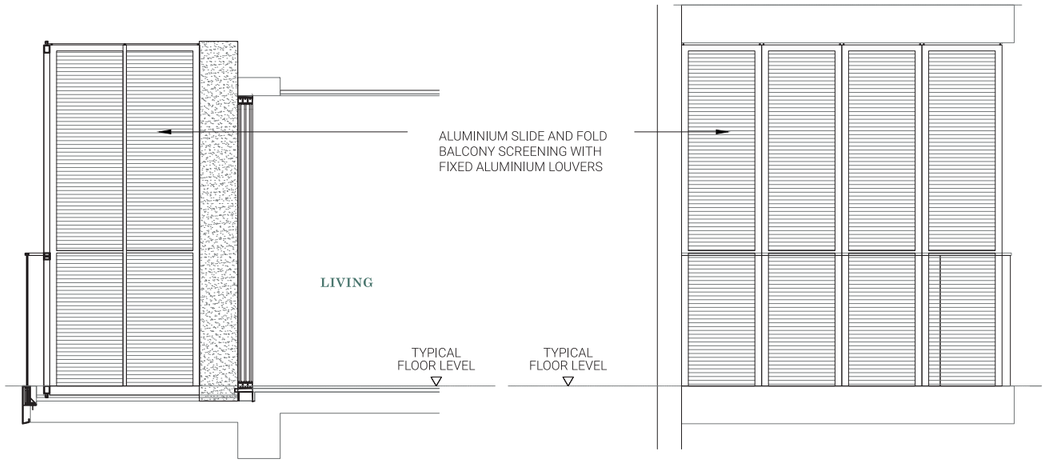
UNIT D1b
#04 -03

UNIT D1c
#05 - 03

APPROVED BALCONY SCREEN DESIGN



TYPICAL RETRACTABLE BALCONY SCREEN-
PLAN



TYPICAL RETRACTABLE BALCONY SCREEN-
SECTION

TYPICAL RETRACTABLE BALCONY SCREEN-
ELEVATION

This Drawing is for reference only. The screen design is provided for aesthetic uniformity of the development. Materials to be aluminium with powder coated finish. are by contractor, and fixing shall not damage the existing waterproofing and structure. Owner shall verify all dimensions prior to fabrication and installation of works. Drawings are not to scale. The cost of screen and installation shall be borne by the Owner.

While all reasonable care has been taken in preparing this brochure, the vendor and its agents) shall not be held responsible for any inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representations of fact. Visual representations including models, drawings, illustrations. photographs, art renderings and graphic representations portray artistic impressions only and are not to be taken as representations of fact. Floor areas and other measurements are approximate only and are subject to final survey. All information, plans, specifications and visual representation are current at the time of print and are subject to changes as may be required or approved by the vendor and/or the relevant authorities. The Sale and Purchase Agreement shall form the entire agreement between the vendor and the purchaser and shall in no way be modified by any statements or representations (whether contained in this brochure or given by the vendor's agents) or otherwise). The vendor reserves the right to modify any part or parts of the building. housing project. development and/or any unit prior to completion as directed or approved by the relevant authorities.

SPECIFICATIONS OF THE BUILDING

1. FOUNDATION
Reinforced concrete piles.

2. SUBSTRUCTURE
Reinforced concrete and/or precast reinforced concrete structure.

3. WALLS
a. External Wall
Reinforced concrete wall and/or light weight concrete panel and/or pre-cast reinforced concrete wall and/or curtain wall system.

b. Internal Wall
Reinforced concrete wall and/or light weight concrete panel and/or pre-cast reinforced concrete wall and/or concrete blocks and/or drywall partition.

4. ROOF
Flat roof:
Reinforced concrete roof with appropriate insulation and waterproofing system.

5. CEILING
a. Floor to Ceiling Height

Areas	Clear Ceiling Heights (mm)	
	Unit 01-01 (Type C1-P)	Typical Floor Units (2nd – 5th Floor)
Entrance	Approx. 2900	Approx. 2725
Living Room	Approx. 4475	Approx. 3225
Dining Room	Approx. 4475	Approx. 3225
Master Bedroom	Approx. 4475	Approx. 3225
Bedroom 2 / 3 / 4 / Study	Approx. 4475	Approx. 3225
Kitchen/ Kitchenette	Approx. 2550	Approx. 2550
Hallway	Approx. 2800	Approx. 2750
Master Bath / Bath 2	Approx. 2550	Approx. 2550
Utility (Type D1a, D1b, D1c)	NA	Approx. 2650
Balcony	Approx. 4450	Approx. 3200
Note: Measurements stated are not inclusive of localized box-up / bulkhead. All bulkhead ceiling height at designated areas is approx. 2400 mm		

b. Apartment
(i) Kitchen
Moisture resistance ceiling board and/or ceiling box ups and/or plaster ceiling board and/or skim coat with paint finish to designated area.
(ii) Bathrooms
Moisture resistance ceiling board and/or ceiling box ups and/or plaster ceiling board and/or skim coat with paint finish to designated area.
(iii) Living, Dining, Bedroom and Study
Concrete slab with skim coat with or without plaster ceiling board and/or ceiling box ups and/or cement/sand plaster to designated area.
(iv) Balcony
Concrete slab with skim coat and/or ceiling box ups and/or cement/sand plaster to designated area.
(v) Utility Room
Concrete slab with skim coat with or without plaster ceiling board and/or ceiling box ups and/or cement/sand plaster to designated area.

c. Common Area
(i) Lift Lobbies at 1st storey, typical lobbies and roof terrace.
Plaster ceiling board with paint finish and/or cement plaster ceiling box-up with paint finish to designated area.
(ii) Carpark & Staircase
Skim coat and/or cement and plaster ceiling with paint finish and/or ceiling board with paint finish and/or metal panel ceiling with powder coated paint finish to designated areas.

6. FINISHES

a. Walls

(i) Apartments
- Living, Dining, Bedrooms, Study, Hallway leading to Bedrooms, Balcony and PES
Skim coat and/or cement/s and plaster with emulsion paint finish to exposed surfaces only.
- Bathroom
Porcelain tile to designated exposed surface below false ceiling.
- Kitchen / Kitchenette
Porcelain tile and/or ceramic tile and/or skim coat and/or cement/sand plaster with emulsion paint finish to designated exposed surface below false ceiling.
- Balcony / Private Enclosed Space (PES)
Cement/sand plaster with paint finish and/or skim coat with paint finish.
- Utility Room
Cement/sand plaster with paint finish and/or skim coat with paint finish.

(ii). Common Areas
- Lift Lobbies at 1st Storey
Stones and/or tiles and/or cement and plaster with paint finish and/or skim coat with paint finish to designated exposed surface below the false ceiling.
- Lift Lobbies at Typical Storey
Tiles and/or cement and plaster with paint finish and/or skim coat with paint finish to designated exposed surface below the false ceiling.
- All External Wall Finishes
Cement plaster with emulsion and/or spray textured paint finish.
- Ground Level Carpark
Skim coat and/or cement/sand plaster with paint finish.

b. Floor

(i) Apartments
- Living, Dining, Kitchen, Study & Utility
  Porcelain Tile with skirting
- Bathroom, Porcelain Tiles
- Bedroom, Timber flooring with skirting
- Balcony, Porcelain Tiles
- AC Ledge, Cement/ sand screed

Note All floor finishes are to exposed surface only :

(ii) Common Area
- Lift Lobbies at 1st Storey
  Stone and/or tiles
- Lift Lobbies at Typical Storey
  Tiles and/or cement sand screed.
- Staircases
  Cement/sand screed with nosing tiles
- Gym
  High density Rubber Tiles

7. WINDOWS

All windows of the apartment will be aluminium-framed casement and/or top hung window and/or fixed glass panels.

a. All aluminium frames shall be powder coated.
b. All glazing shall be minimum 6mm thick clear and/or tinted glass and/or frosted glass.
c. Where windows is not provided in the Bathroom, mechanical ventilation shall be provided.
d. Windows will be provided with restrictors for all units.

8. DOORS

a. Apartments

(i) Main Entrance
Approved Fire-rated timber door

(ii) Bedroom and Bathroom
Timber Hollow-core swing and/or sliding door

(iii) Kitchen / Kitchenette
Timber Sliding Door for Kitchen at Unit Types B2, C1 and D1

(iv) Balcony and Private Enclosed Space (PES)
Aluminium framed glass sliding door

(v) Utility Room
Aluminium framed bi-fold door

9. SANITARY FITTINGS

a. Master Bath and Bath 2
(i) 1 vanity top complete with 1 basin and 1 basin mixer
(ii) 1 shower compartment complete with shower mixer set
(iii) 1 mirror
(iv) 1 water closet
(v) 1 towel rail and/or 1 robe hook
(vi) 1 toilet paper holder

b. Kitchen
(i) 1 kitchen sink with tap

c. Washing Machine Compartment
(in Kitchen/ Kitchenette/ Cabinet)
(i) 1 bib tap (for washing machine)

10. ELECTRICAL INSTALLATION

a. Electrical wiring within the unit shall generally be concealed, except those above the suspended (false) ceiling, within DB and at the AC ledge, which shall be in exposed conduits, trays or trunking.

b. Refer to Electrical Schedule attached herewith for details.

11. TV/CABLE SERVICES/FM/TELEPHONE POINTS

Refer to the Electrical Schedule attached herewith for details.

12. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standard SS555.

13. PAINTING

a. Internal Walls : Emulsion paint.
b. External Wall paint : Emulsion paint and/or textured coating and/or selected exterior to expose area only.

14. WATER PROOFING

Waterproofing shall be provided to floor of Bathroom, Kitchen, Kitchenette, Private Enclosed Space (PES), Balcony, Reinforced Concrete Flat Roof, Planter, Relaxing Pool, Accessible Toilet.

15. DRIVEWAY AND CAR PARK

Surface driveway
Selected Pavers and/or stones and/or reinforced concrete slab and/or grass-cell pavers and/or tarmac (where applicable)

16. RECREATION FACILITIES

Roof Top Facilities
(a) Relaxing Pool
(b) Gymnasium
(c) Play Area
(d) Social Deck
(e) Barbeque Pit

Other Facilities
(a) Electrical Switch Room
(b) Generator (Roof Level)
(c) Bin Point
(d) Bicycle parking lots

17. ADDITIONAL ITEMS

a. Kitchen Cabinets and Appliances
Solid surface countertop complete with high and low level kitchen cabinets in laminate and/or melamine finish complete with stainless steel sink with mixer, hood, induction hob, built-in oven.

b. Bedroom Wardrobe
Built-in wardrobes with laminate and/or melamine finish are provided to bedrooms. Bulkhead shall be installed where necessary

c. Air-conditioning
Split unit air conditioning system to Living/Dining, Study and Bedrooms. Refrigerant used shall be of the type R32.

d. Electric Storage Hot Water
Hot water supply shall be provided to all Bathrooms (except Kitchen)

e. Security System
(i) Audio Intercom between respective 1st storey Lift Lobbies and Apartment units where applicable.
(ii) Motorised gate system at main entrance.
(iii) Proximity card access system to 1st storey Lift Lobby, side gate and gym.
(iv) Closed circuit telecom system (CCTV) at designated common areas.

Description	Electrical Schedule							
	Type A1a A1b A1c	Type A2a A2b A2c A2d	Type A3	Type B1a B1b	Type B2a B2b B2c	Type B3	Type C1-P C1	Type D1a D1b D1c
Lighting Point	7	7	5	7	11	8	10	14
13A Power Point	13	13	10	13	18	14	17	22
Hood Point	1	1	1	1	2	1	1	1
Hob Point	1	1	1	1	2	1	1	1
Oven Point	1	1	1	1	2	1	1	1
Fridge Point	1	1	1	1	2	1	1	1
Washer Dryer Point	1	1	1	1	2	1	1	1
Water Heater Point	1	1	1	1	2	2	2	2
Aircon Isolator	2	2	2	2	2	2	2	3
Data / Telephone Point	6	6	5	7	8	7	9	11
Antenna Point	2	2	2	3	3	3	4	5
Door Bell Point	1	1	1	1	1	1	1	1
Audio Intercom Point	1	1	1	1	1	1	1	1

Legend
Type A1a - (#02-07, #05-07)
Type A1b - (#03-07)
Type A1c - (#04-07)
Type A2a - (#02-01)
Type A2b - (#03-01)
Type A2c - (#04-01)
Type A2d - (#05-01)
Type A3 - (#02-04)
Type B1a - (#02-02, #04-02, #05-02)
Type B1b - (#03-02)
Type B2a - (#02-05, #04-05)
Type B2b - (#03-05)
Type B2c - (#05-05)
Type B3 - (#02-03)
Type C1P - (#01-01)
Type C1 - (#02-06, #03-06, #04-06, #05-06)
Type D1a - (#03-03)
Type D1b - (#04-03)
Type D1c - (#05-03)

NOTES TO SPECIFICATIONS:

A. Marble/Compressed Marble/Limestone/Granite
Marble/compressed marble/limestone/granite/stone 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/compressed marble/limestone/granite/ stone as well as non-uniformity between pieces 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. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

B. Timber Strips
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 strips are also subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required.

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

E. Materials, Fittings, Equipment, Finishes, Installations and Appliances
Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the Architect's selection and market availability.

F. Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards
Layout/Location of fan coil units, electrical points, television points, telecommunication points, audio and video intercom system monitor, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.

G. 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 Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser.

H. **False Ceiling**
The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.

I. **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. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event

J. **Mechanical Ventilation System**
Mechanical ventilation fans and ductings are provided to toilets 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 (where applicable) is to be maintained by the Purchaser on a regular basis.

K. **Wall**
All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind kitchen cabinets/long bath/vanity cabinet/mirror.

L. **Fibre/Internet Services**
The Vendor shall endeavour to procure a service provider for cable television and/or internet services (the "Fibre/Internet Services") to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/Building and/or the Housing Project to receive the Fibre/Internet 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 Fibre/Internet Services available in the Unit/Building and/or the Housing Project, 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 Fibre/Internet Services in the Unit/Building and/or the Housing Project.

M. **Tiles**
Selected tile sizes and tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standards SS283:2000.Porcelain tiles are pre-polished before laying and care has been taken for their installation. However, porcelain tiles cannot be re-polished after installation, hence some level difference may be felt at the joints.

N. **Glass Curtain Wall Facade System**
Glass Curtain wall facade systems are typically designed with extruded aluminium members, infilled with glass/glazing panels. Small amounts of controlled water penetration are deemed acceptable in curtain wall facade systems. Controlled water penetration is defined as water that penetrates beyond the inner most vertical plane of the facade, but has a designed means of drainage back to the exterior and such water penetration is restricted to the curtain wall. Such water penetration shall not seep into the units. Fire stopping at the perimeter slab edge, which is a gap between the floor and the backpan of the curtain wall is essential to slow the passage of fire and combustion gases between floors. Spandrel areas must have non-combustible insulation at the interior face of the curtain wall. As such, curtain walls and perimeter sealants require maintenance to maximise service life. Removal and replacement of perimeter sealants require surface preparation and proper detailing. Care must be taken when cleaning areas around powder coated aluminium material as some cleaning agents will destroy the finish. Exposed glazing seals and gaskets require regular inspection and maintenance to minimise water penetration, and to limit exposure of frame seals and insulating glass seals to wetting.

The Vendor or the management corporation (when formed) shall be responsible for the maintenance of the curtain wall and perimeter sealants and cleaning of the curtain wall.

O. **Waste Disposal System**
All units are provided with communal refuse hopper at the common areas. There is no refuse chute in the Unit.

P. **Mobile Phone Reception**
Telephone reception on mobile phones within the Housing Project is subject to availability/provision of satellite/wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the Vendor.

Q. **Home Fire Alarm Detection Device**
Home fire alarm device (HFAD) consists of a smoke detector which shall be provided in each unit. The Purchaser shall ensure good working condition of the HFAD. The HFAD in each unit is to be maintained by the purchaser on a regular basis.

MATTAR RESIDENCES

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L.K. Ang Construction Pte Ltd
(UEN 198600969E)

Developer's Licence No.
C1384

Tenure of land
Estate in Fee Simple (Freehold)

Location
7 Mattar Road S387716