





LiiV Residences stands out as a breath of fresh air in the western shores of Singapore. With only 23 exclusive units, the edgy, low rise **freehold** development sits at the heart of a multitude of existing and future connectivity and business portals.

# Living Redefined. A Future in the Making.

Housed along Pasir Panjang Road, LiiV Residences is a mere walk away from cultural landmarks and the MRT train station, and only a minute's drive from the highway.

Come 2030, over 1000 hectares of land will begin its transformation into a landscape of opportunities to live, work and play in. The Greater Southern Waterfront is part of a masterplan with measures to extend the city outwards, amassing and connecting a perimeter of waterfront and eco corridor to a bevy of commercial and lifestyle hub.



# Accessibility 🖶

- 1. Haw Par Villa MRT
- 2. Kent Ridge MRT

# Market & Dining

- 3. West Coast Market Square
- 4. Pasir Panjang Wholesale Centre
- 5. ABC Brickworks Food Centre
- 6. Holland Village Market
- 7. Telok Ayer Market

## Recreation & Parks

- 8. Haw Par Villa
- 9. West Coast Park
- 10. Pasir Panjang Park
- 11. Kent Ridge Park
- 12. HortPark
- 13. Henderson Waves
- 14. Mount Faber Park
- 15. Keppel Club
- 16. Labrador Nature Reserve
- 17. Singapore Botanic Gardens
- 18. Raffles Town Club
- 19. MacRitchie Reservoir Park
- 20. Bukit Timah Nature Reserve

#### **Education**

- 21. National University of Singapore
- 22. The Japanese School
- 23. Buona South Primary School
- 24. Pasir Panjang Primary School
- 25. Pasir Panjang Secondary School
- 26. Kent Ridge Secondary School
- 27. Anglo-Chinese Junior College
- 28. Singapore Polytechnic
- 29. Ngee Ann Polytechnic
- 30. SUSS (formerly SIM University)
- 31. Hwa Chong Institution

## Work 💼

- 32. Science Park 2 Business Spaces
- 33. Singapore Science Park II
- 34. Greater Southern Waterfront (\*according to URA Masterplan 2014)

## Health +

- 35. National University Hospital
- 36. Alexandra Hospital
- 37. Gleneagles Hospital

# Shopping iii

- 38. The Star Vista
- 39. Westgate
- 40. ION Orchard



well-línked transport



education hub



close to nature

# A Horizon of Transformation Awaits.

Situated at the fringe of CBD, residents can overlook the panoramic skyline of the city and natural landscape whilst basking in absolute serenity.

The quintessence of refined city living; LiiV Residences encompasses a synergy of modernity in design, functionality in spaces, and wellness in its internal and surrounding green features. With supporting amenities that cater for couples and small families, the residential haven sets the benchmark to boutique living in the city.

## SITE PLAN

- 1 Rooftop Infinity Pool
- 2 Sunbed Area
- 3 Rooftop Garden / BBQ Area
- 4 Lift
- 5 Carparks

## **FACILITIES**

Swimming Pool Rooftop Garden Carpark BBQ Pit

# SECURITY FEATURES

Smart Digital Lock Video/Audio to Main Gate CCTV





smart dígítal lock for all units main door



premíum líving



cosy home



Infinity pool and Sunbed Deck



BBQ on Rooftop Garden



#### A Modern Abode at the Fringe of the City

With seven unit types to pick from, LiiV Residences contemplates the needs of different family types above all else, without compromising on design and quality. With private balconies in selected units, all main doors are equipped with smart digital locks.

## **UNIT PLANS**





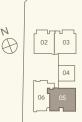
### **TYPE 1A/1B**

Dual Key #02-05, #03-05, #04-05 Saleable Area: 91 sq m



### **TYPE 1B/1C**

Dual Key #05-05 Saleable Area: 88 sq m

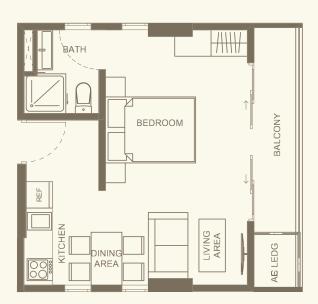


### TYPE 2

2-Bedroom #02-06, #03-06, #04-06, #05-06 Saleable Area: 71 sq m



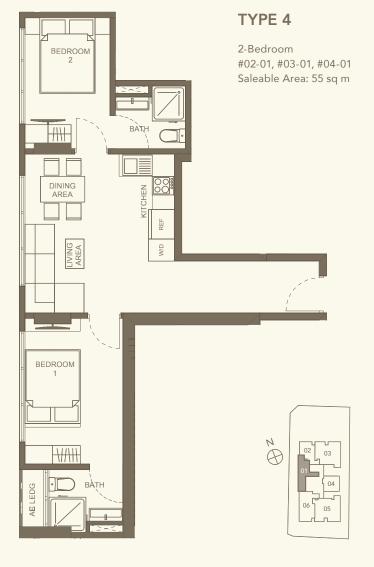




# TYPE 3

Studio #02-04, #03-04, #04-04, #05-04 Saleable Area: 37 sq m









## TYPE 5

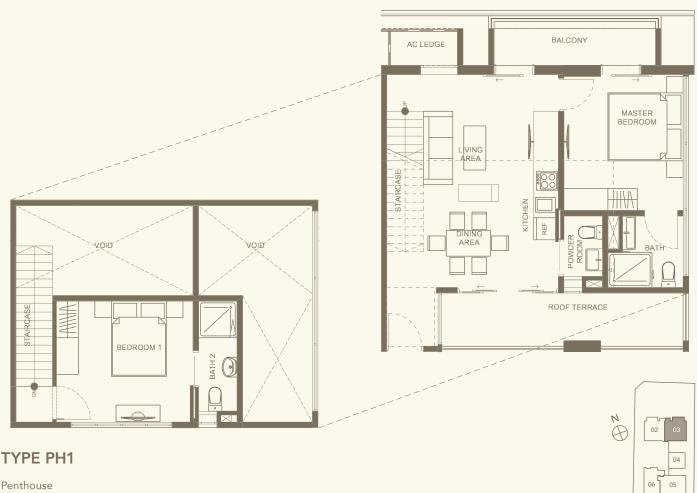
1-Bedroom #02-02, #03-02, #04-02 Saleable Area: 44 sq m



## TYPE 6A/6B

Dual Key #02-03, #03-03, #04-03 Saleable Area: 87 sq m





## **TYPE PH1**

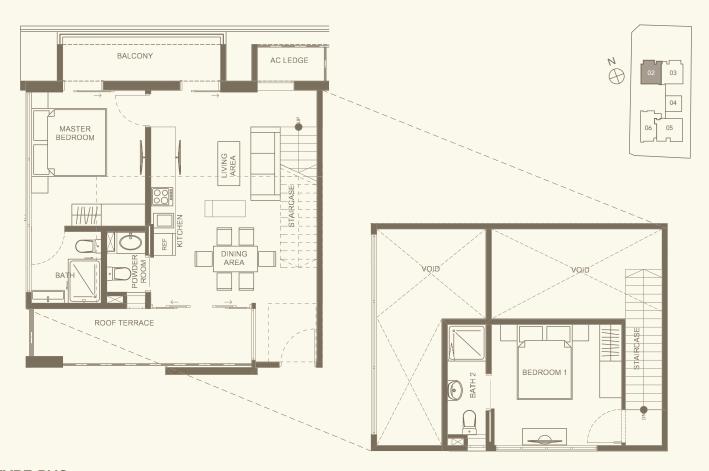
Penthouse #05-03

Saleable Area: 120 sq m



### Crafted for Distinction, Designed to Inspire

In and around every unit type, nuances of contemporary styles breathe fresh air into the purposeful living spaces. Home owners can indulge and unwind after a long day at work with top notch sanitary fittings like Hans Grohe and Duravit.



## TYPE PH2

Penthouse #05-02 Saleable Area: 116 sq m

#### BUILDING SPECIFICATIONS

1. FOUNDATION Precast concrete jack-in piles.

2. SUPERSTRUCTURE Cast-in-situ reinforced concrete slabs, beams, columns and walls.

a) External wall: Cast-in-situ reinforced concrete walls and masonry walls in plastered paint finish. b) Internal wall: Masonry walls and drywalls in plastered paint finish.

4. ROOF a) Flat roof: Reinforced concrete roof with insulation at designated areas and waterproofing system.
b) Metal roof: Standing seam metal roof supported by structural steel rafters

#### 5. CEILING a) Finishes

(i) Units

Living, Dining, Bedrooms	Skim coat and/or bulkhead to designated areas with emulsion paint where applicable				
Hallway/Foyer to Living/Bedrooms, Kitchen, Bathrooms and Private Roof Terrace	Skim coat and/or plasterboard and/ or bulkhead to designated areas with emulsion paint where applicable				
Balcony	Timber strips or skim coat and/or bulkhead/box-up				

#### (ii) Corridor

All Lift Lobbies	Skim coat and/or plasterboard and/or bulkhead to designated areas with emulsion paint where applicable
Carpark and Staircases	Skim coat and/or bulkhead/box-up to designated areas with emulsion paint where applicable

#### b) Floor to ceiling height schedule

Unit Type	Room	Ceiling Height(mm) (Floor to underside of slab or false ceiling)	Remarks		
	Foyer, Hallway	2700	Unit comes with localized		
2nd to 4th Storey Unit 1A, 1B, 2, 3, 5,	Living, Dining, Bedroom	3200	bulkheads where		
6A & 6B	Bathroom	2600	applicable. Ceiling height for localized bulkheads is		
	Balcony	2700	2700mm.		
	Foyer, Hallway 2700		Unit comes with localized bulkheads where		
2nd to 4th Storey Unit 4	Living, Dining, Bedroom	2700	applicable. Ceiling height for localized bulkheads is		
0	Bathroom	2600	2700mm.		
	Foyer, Hallway	2200	Unit comes with localized		
5 <sup>th</sup> Storey Unit 1A	Living, Dining, Bedroom	2500	bulkheads where		
& 1B	Bathroom	2100	applicable. Ceiling height for localized bulkheads is		
	Balcony	2200	2200mm.		
	Foyer, Hallway	2300	Unit comes with localized		
5 <sup>th</sup> Storey Unit 2	Living, Dining, Bedroom	2500	bulkheads where applicable. Ceiling height for localized bulkheads is 2200mm.		
5th Storey Unit 2	Bathroom	2050			
	Balcony	2450			
	Foyer, Hallway	2450	Unit comes with localized		
5 <sup>th</sup> Storey Unit 3	Living, Dining, Bedroom	2900	bulkheads where		
	Bathroom	2400	applicable. Ceiling height for localized bulkheads is		
	Balcony	2500	2450mm.		
	Foyer, Hallway	2400	Unit comes with localized		
5th Storev	Living, Dining	2800	bulkheads where applicable. Ceiling height for localized bulkheads is 2450mm.		
Penthouse	Bedroom	2500			
Unit 1 & 2	Bathroom	2400	Should not be		
	Private Roof Terrace	6700 (to the bottom of roof eaves)	covered or enclosed without planning approval.		

Ceiling height is from floor finished level to the underside of slab, false ceiling or bulkheads

rances within industry acceptable range are to be expecte

#### 6. FINISHES (i) Unit

Areas	Wall	Floor		
Living, Dining, Hallway, Foyer	Plasterboard/Cement and sand plaster and/or skim coat with emulsion paint (on exposed surfaces only)	Compressed Marble		
Kitchen	Plasterboard/Cement and sand plaster and/or skim coat with emulsion paint (on exposed surfaces only)	Compressed Marble		
Bedroom	Plasterboard/Cement and sand plaster and/or skim coat with emulsion paint (on exposed surfaces only)	Timber Strip		
Bathroom	Porcelain tiles (up to false ceiling height)	Porcelain Tiles		
Balcony/Private Roof Terrace	Cement and sand plaster and/or skim coat with emulsion paint	Porcelain Tiles		
A/C Ledge	Plasterboard/Cement and sand plaster and/or skim coat with emulsion paint (on exposed surfaces only)	Porcelain Tiles		

#### (i) Common Areas

Areas	Wall	Floor
Lift Lobby/Staircase Storey Shelter	Cement and sand plaster and/or skim coat with emulsion paint with Porcelain tiles on designated areas	Porcelain tiles and/or cement/sand screed where applicable
Common corridors/ M&E Areas	Cement and sand plaster and/or skim coat with emulsion paint	Porcelain tiles and/or cement/Sand screed where applicable
Carpark	Cement and sand plaster and/or skim coat with emulsion paint	Reinforced concrete slab and aerated Turf Paving on designated areas

#### 7. WINDOWS

Powder-coated aluminum-framed windows

a) All glazing shall be clear and/or tinted float and/or laminated glass. b) Where window is not provided in the bathroom, mechanical ventilation shall be provided.

#### 8. DOORS

a) Units:

Main Entrance - Fire-rated timber door with digital lock.

Bedroom - Solid core in veneer timber door with selected quality locksets. Bathroom - Solid core in veneer timber door with selected quality locksets

or frosted tempered glass door

Balcony and Private Roof Terrace - Powder-coated-framed with tinted tempered sliding glass and tinted laminated tempered fixed panel glass.

b) Common area

Fire-rated timber or mild steel door

#### 9. SANITARY FITTINGS, FIXTURES AND ACCESSORIES

a) Bathroom:

1 shower cubicle with shower mixer set

1 wash basin with mixer 1 water closet with bib tap

c) Balcony : 1 bib tap

b) Kitchen :

1 Kitchen sink

1 mirror

1 paper holder

1 soap holder 1 towel rack

10. ELECTRICAL INSTALLATION

a) All wiring for lighting and power points shall be in concealed conductor except in areas with false ceiling where wiring above false ceiling shall be in exposed conduit

b) Refer to electrical schedule for details.

POINTS

11. TV/TELEPHONE Refer to electrical schedule for details.

Lightning protection system shall be provided in accordance with the 12. LIGHTING PROTECTION

b) Roof Garden

13. PAINTING a) Internal Walls - Emulsion Paint

b) External Walls - Algae Resistance Paint

current Singapore standard code of practice.

Waterproofing provided to floor of bathroom, balcony, private WATERPROOFING

roof terrace, swimming pool and roof garden Cement screed finish and aerated turf paver finish to designated areas.

15. DRIVEWAY & CARPARK 16. RECREATION

a) Swimming Pool - approx. 15.50m long lap pool.

**FACILITIES** 17. ADDITIONAL

ITEMS

a) Kitchen cabinet: Kitchen cabinet provided to all units.

b) Bedroom wardrobe: Wardrobe provided to bedrooms

c) Air-conditioner: Air-conditioning system to living & bedrooms

d) Kitchen appliances: Selected quality appliances provided to all units

e) Hot water: Hot water supply from electric water heater to bathrooms and kitchens. f) Security System:

Audio & video intercom system

Closed circuit television system at designated common areas

Card access system for side gate

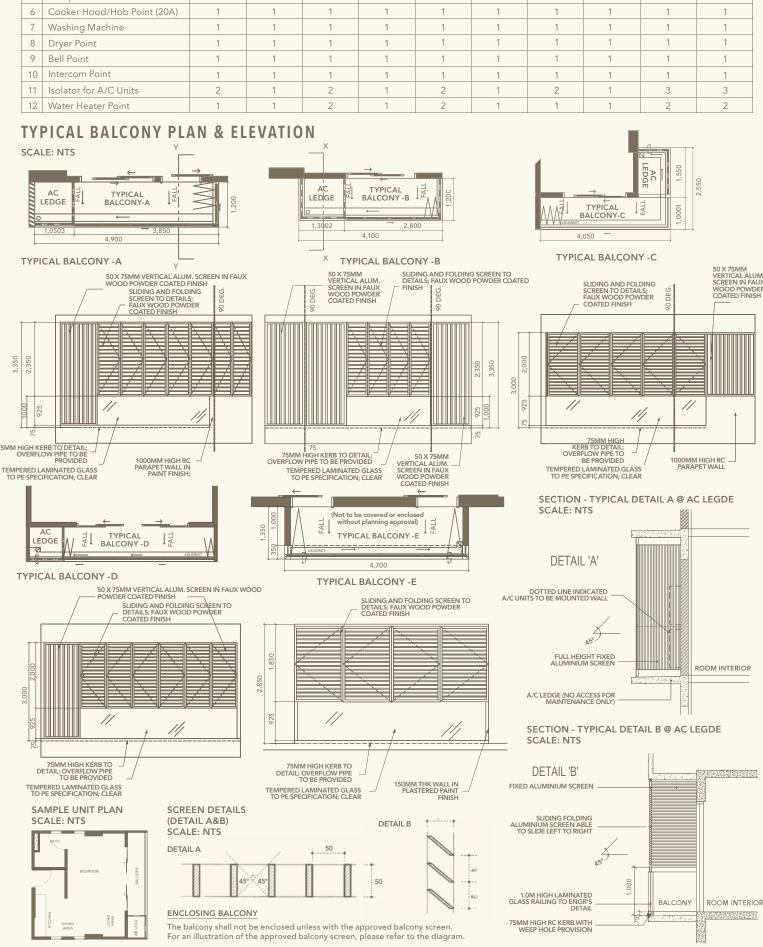
g) Balcony/Private roof terrace/AC ledge: Laminated clear glass railing and full height metal grille screens on selected unit/area

#### Notes to Specifications

- 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 outdoor will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required
- b. 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
- c. The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service provider 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 channels and/or
- d. The brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be at the Architect's selection and market availability.
- e. Layout/Location of wardrobes, kitchen cabinets, fan coil units, door bells, electrical points, television points, data points, telecommunication points, audio intercom system, door swing position and plaster ceiling boards are subject to architect's sole discretion and final design
- f. Compressed marbles and porcelain tiles are in natural stone materials containing veins with tonality differences. There will be colour and marking caused by their complex composition and incorporated impurities. While such materials can be pre-selected before installation, this nonconformity cannot be totally avoided. Tonality and pattern shall be subject to availability.
- g. The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are located 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.
- h. 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
- i. Mechanical Ventilation fans and ducting are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the exhaust system is to be maintained by the Purchaser on a regular basis.
- j. All wall finishes shall be terminated at false ceiling level. There will be no tiles/stone works behind Wardrobes/kitchen cabinets/Vanity cabinets/mirrors.
- k. The vendor shall endeavor to procure a service provider for cable television and internet services (the "Cable Services") to provide the necessary cabling or connection from its network to the unit/building, so as to enable the Unit/ building 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 service available in the unit/ building, the vendor shall not be liable to the purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or however incurred, by virtue of the purchaser being unable to obtain the cable services in the unit/building and/or the housing project.
- I. All units are provided with communal refuse hopper at the common area. There is no refuse chute within
- m. 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/building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the building is delivered to the Purchaser. Provided always that the Vendor shall not be answerable or responsible to the Purchaser for any failure on the part of the manufacturers and/or contractors and/or suppliers to maintain or repair any defects thereto

#### **ELECTRICAL SCHEDULE**

		Unit Type									
Description							Unit 6		Penthouse	Penthouse	
			Unit 1B	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6A	Unit 6B	Unit 1	Unit 2
1	Lighting Point	16	8	19	10	14	10	16	8	27	27
2	13A Switch Socket Outlet	24	13	27	15	28	21	22	13	27	27
3	Telephone Outlet	5	2	5	2	4	3	5	2	5	5
4	TV Outlet	3	1	3	1	3	2	3	1	3	3
5	Computer Outlet	3	1	3	1	3	2	3	1	3	3
6	Cooker Hood/Hob Point (20A)	1	1	1	1	1	1	1	1	1	1
7	Washing Machine	1	1	1	1	1	1	1	1	1	1
8	Dryer Point	1	1	1	1	1	1	1	1	1	1
9	Bell Point	1	1	1	1	1	1	1	1	1	1
10	Intercom Point	1	1	1	1	1	1	1	1	1	1
11	Isolator for A/C Units	2	1	2	1	2	1	2	1	3	3
12	Water Heater Point	1	1	2	1	2	1	1	1	2	2





LCT Land (Pasir Panjang) Pte Ltd 林氏置地私人有限公司 17 Sungei Kadut Loop Singapore 729459

Developer: LCT Land (Pasir Panjang) Pte Ltd • Tenure of Land: Freehold • Location: 339 Pasir Panjang Road • Housing Developer License: C1179 • Lot: 99796C MK03 at Pasir Panjang Road • BP Approval Date: 29 May 2017 & 18 July 2017 • Building Plan No.: A0854 - 00252 - 2014 - BP01 & A0854 - 00252 - 2014 - BP02 • Expected Date of TOP: December 2018

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