

liiv
residences

the new pulse of niche living



Artist's Impression.

liiv
residences

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

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



well-linked
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



Artist's Impression.



smart digital lock
for all units main door



premium living



cosy home



Artist's Impression.

Infinity pool and Sunbed Deck



BBQ on Rooftop Garden

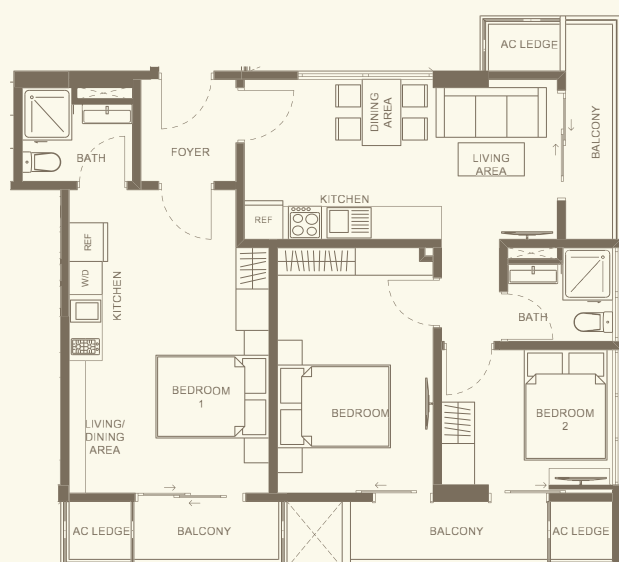


Artist's Impression.

A Modern Abode at the Fringe of the City

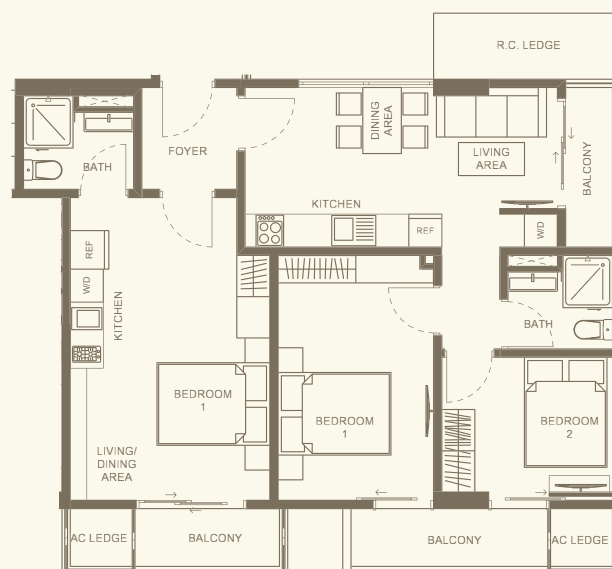
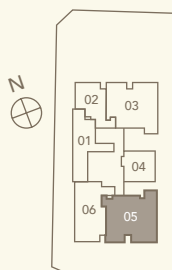
With seven unit types to pick from, Liiv Residences contemplates the needs of different family types above all else, without compromising on design and quality. With private balconies in selected units, all main doors are equipped with smart digital locks.

UNIT PLANS



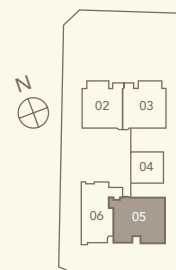
TYPE 1A/1B

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

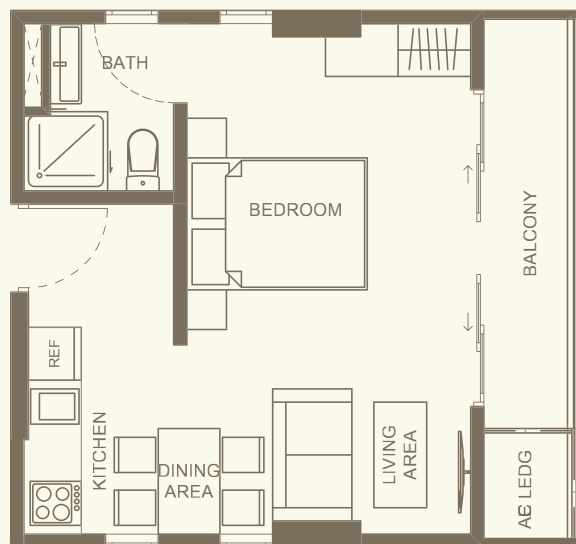
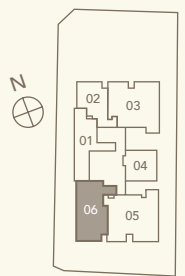
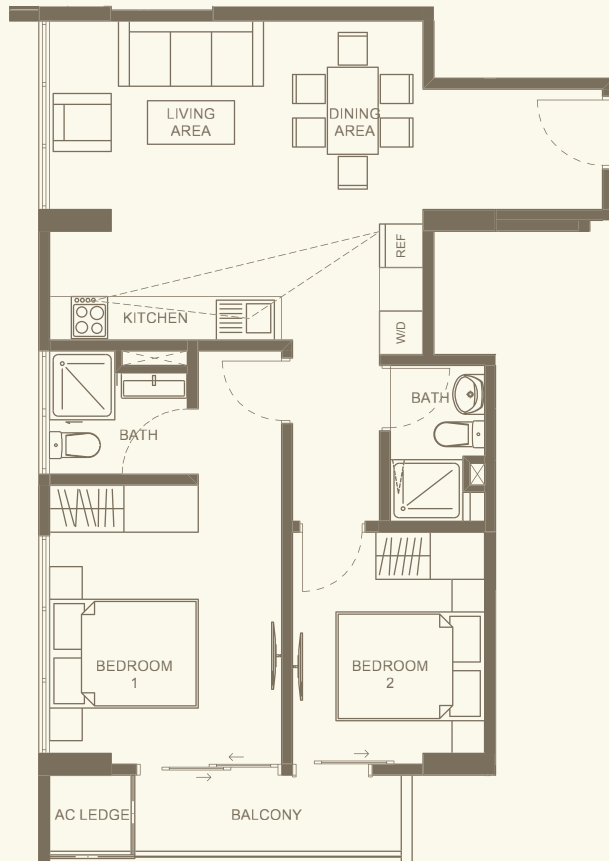


TYPE 2

2-Bedroom

#02-06, #03-06, #04-06, #05-06

Saleable Area: 71 sq m

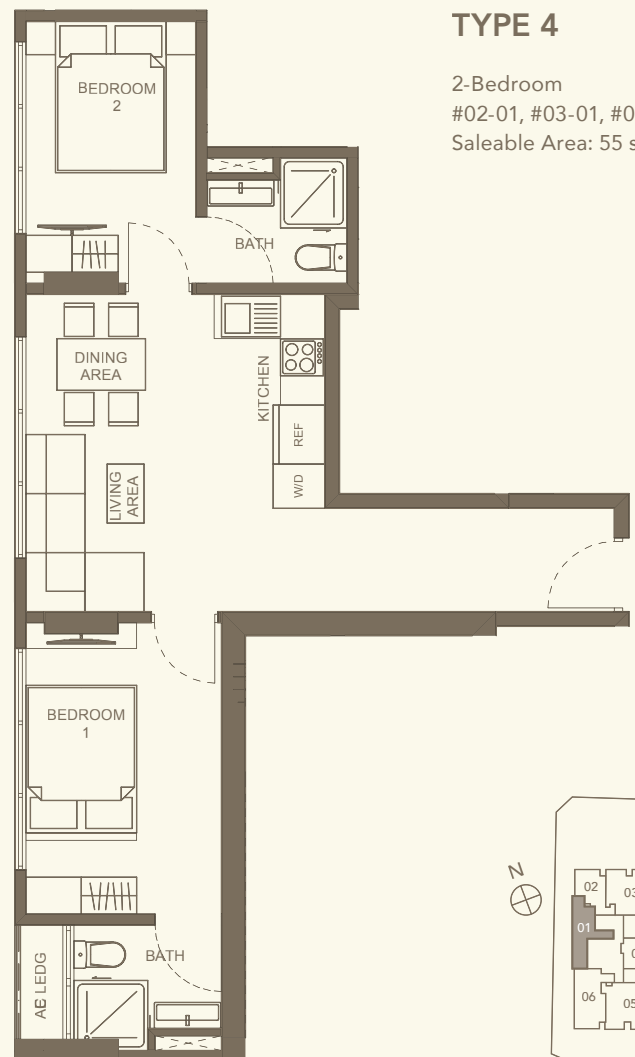
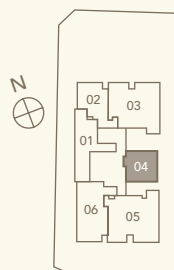


TYPE 3

Studio

#02-04, #03-04, #04-04, #05-04

Saleable Area: 37 sq m

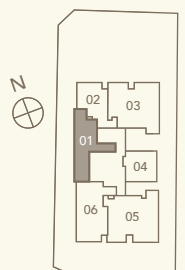


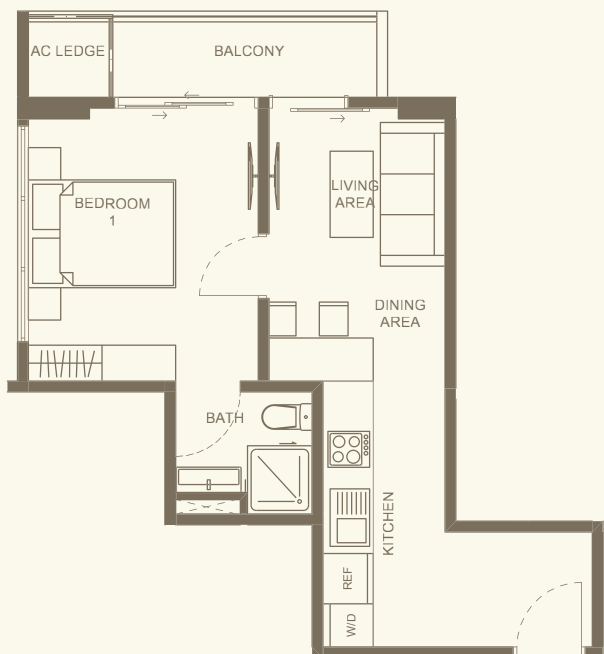
TYPE 4

2-Bedroom

#02-01, #03-01, #04-01

Saleable Area: 55 sq m



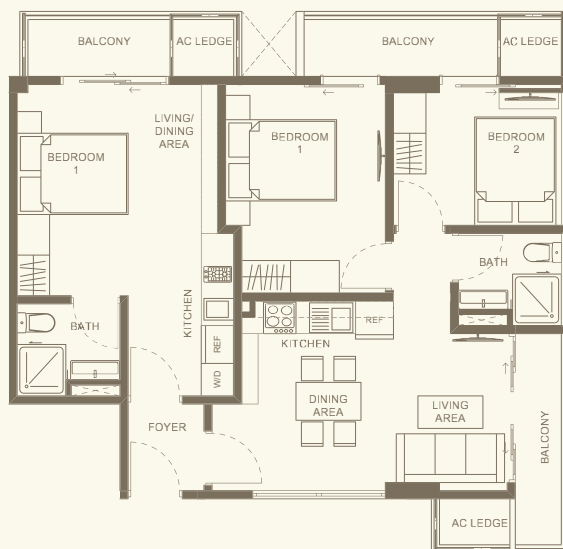
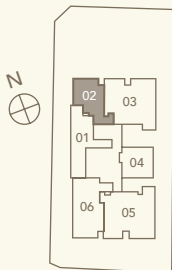


TYPE 5

1-Bedroom

#02-02, #03-02, #04-02

Saleable Area: 44 sq m

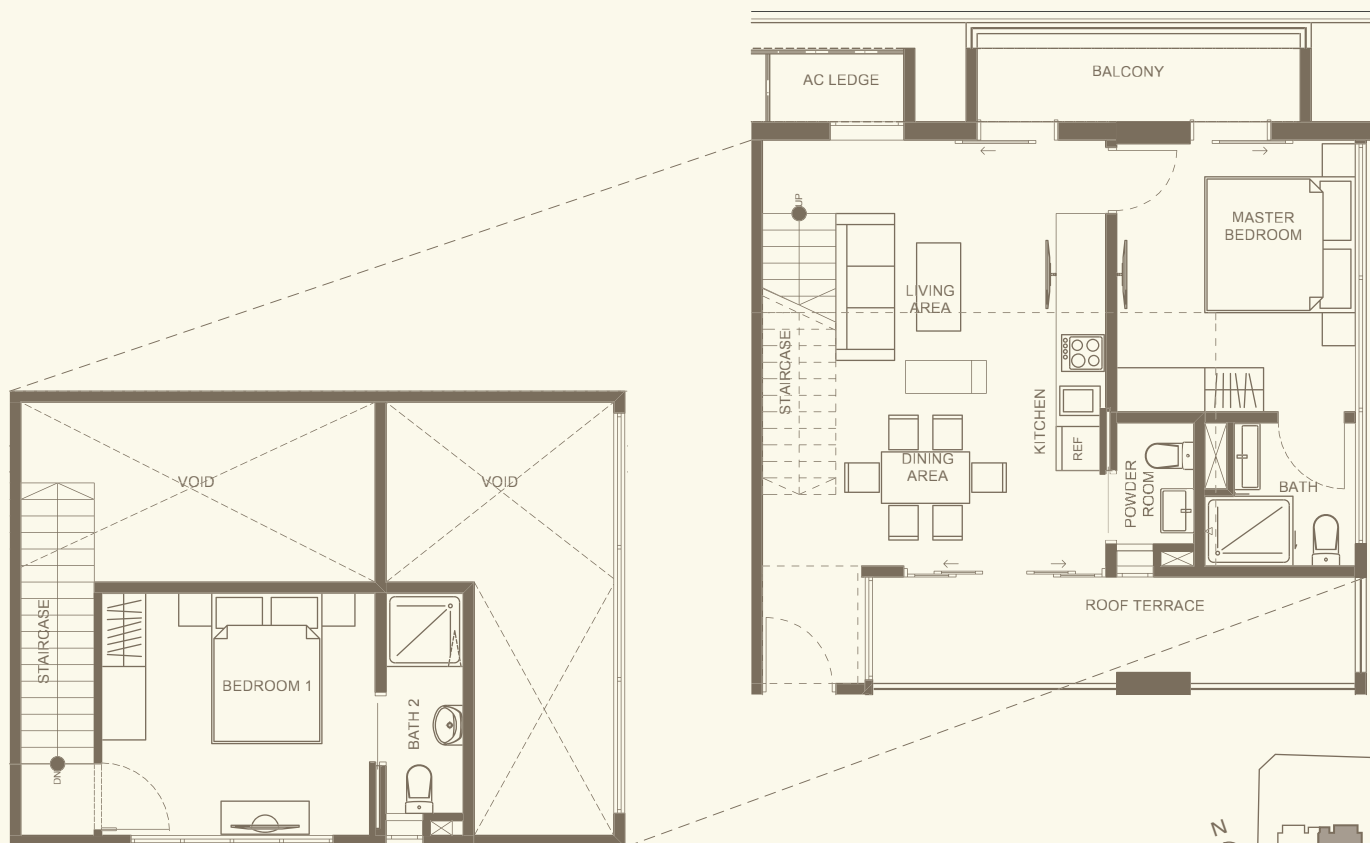
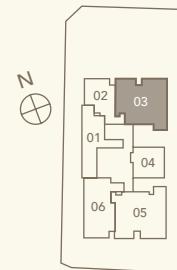


TYPE 6A/6B

Dual Key

#02-03, #03-03, #04-03

Saleable Area: 87 sq m

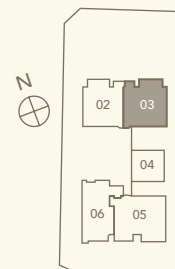


TYPE PH1

Penthouse

#05-03

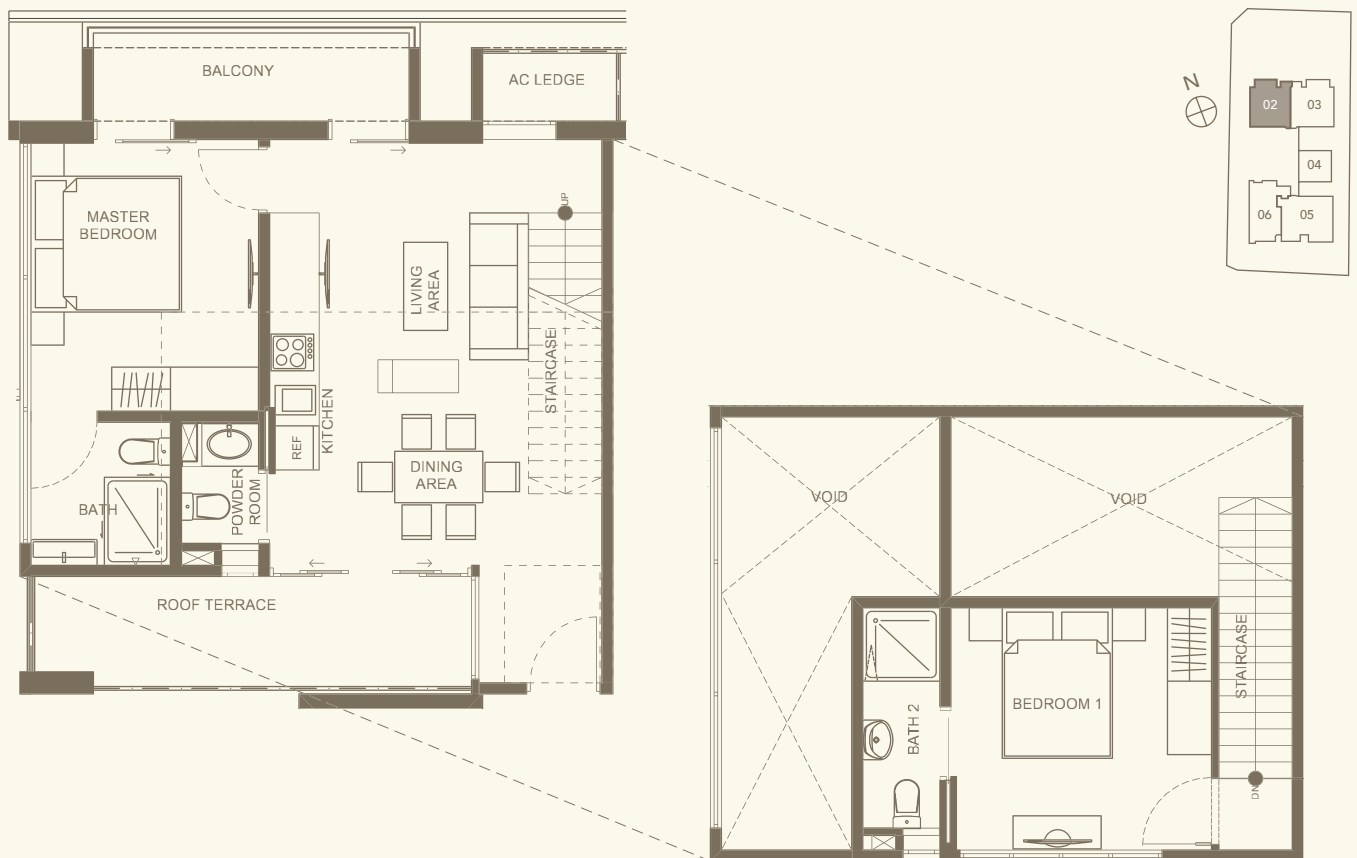
Saleable Area: 120 sq m





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.



| | |
|--------------------------|---|
| 1. FOUNDATION | Precast concrete jack-in piles. |
| 2. SUPERSTRUCTURE | Cast-in-situ reinforced concrete slabs, beams, columns and walls. |
| 3. WALLS | <p>a) External wall: Cast-in-situ reinforced concrete walls and masonry walls in plastered paint finish.</p> <p>b) Internal wall: Masonry walls and drywalls in plastered paint finish.</p> |
| 4. ROOF | <p>a) Flat roof: Reinforced concrete roof with insulation at designated areas and waterproofing system.</p> <p>b) Metal roof: Standing seam metal roof supported by structural steel rafters and purlins.</p> |

| (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 |

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

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 |

| 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 |

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

| | | |
|---|--|----------------|
| 9. SANITARY FITTINGS, FIXTURES AND ACCESSORIES | a) Bathroom: | b) Kitchen : |
| | 1 shower cubicle with shower mixer set | 1 Kitchen sink |
| | 1 wash basin with mixer | |
| | 1 water closet with bib tap | d) Balcony : |
| | 1 mirror | 1 bib tap |
| | 1 paper holder | |
| | 1 soap holder | |
| | 1 towel rack | |

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

13. PAINTING

- a) Internal Walls – Emulsion Paint.
- b) External Walls – Algae Resistance Paint.

15. DRIVEWAY & CARPARK Cement screed finish and aerated turf paver finish to designated areas.

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

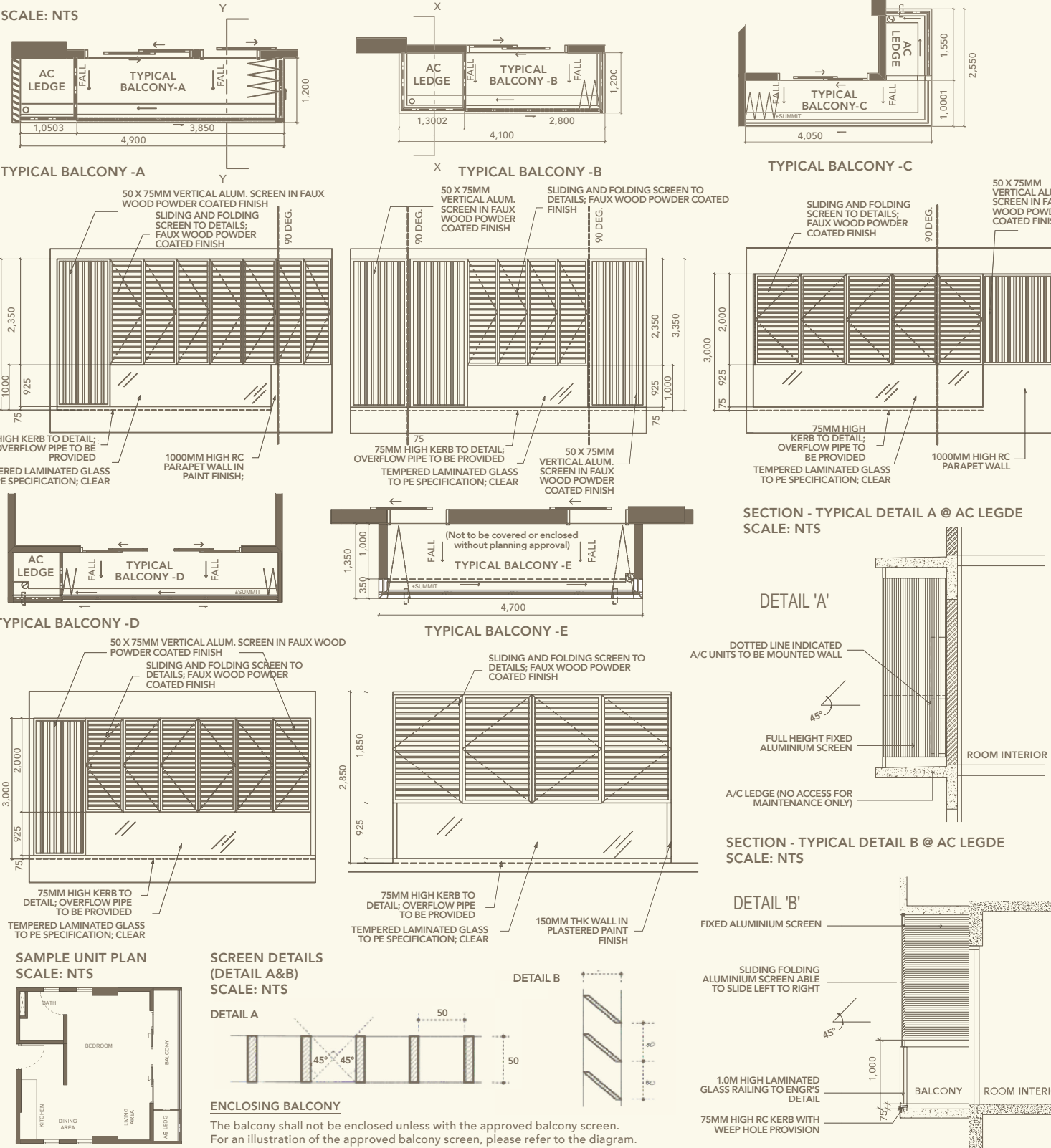
Where warranties are given by the manufacturer and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the unit/building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the building is delivered to the Purchaser. 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

| Description | | Unit Type | | | | | | | | | |
|-------------|-----------------------------|------------|---------|--------|--------|--------|--------|---------|---------|------------------|------------------|
| | | Unit 1 | | Unit 2 | Unit 3 | Unit 4 | Unit 5 | Unit 6 | | Penthouse Unit 1 | Penthouse Unit 2 |
| | | Unit 1A/1C | Unit 1B | | | | | Unit 6A | Unit 6B | | |
| 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 |

TYPICAL BALCONY PLAN & ELEVATION

SCALE: NTS





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

DISCLAIMER: The information contained hereby is subject to change as may be approved by the authorities and cannot form part of an offer or contract. While every reasonable care had been taken in this information, the developer and/or its agents cannot be held responsible for any inaccuracy. Illustrations shown are artist's impressions and serve only as an approximate idea of the project. All artist's impressions and plans are subject to any amendment as may be approved by the relevant authorities.