



Burghley Drive  
@ Serangoon Gardens

BRAND NEW FREEHOLD TERRACES



Artist's Impression

2R  
@Burghley Drive

# Yours to Own FOREVER

Nestled within a much  
sought after landed enclave



## Well Connected to Amenities



3 mins drive to NEX Mega Mall  
10 mins walk to  
Chomp Chomp Food Centre &  
Serangoon Garden Market  
12 mins walk to myVillage at Serangoon  
Gardens

## Well Connected via Transport Nodes



2 mins drive to CTE  
4 mins walk to nearest bus stop  
Cardiff Residence (66031)  
10 mins walk to Lorong Chuan MRT (CC14)

### Driving to Key Destinations



13 mins drive to ION Orchard  
15 mins drive to Suntec City  
15 mins drive to Singapore Sports Hub  
16 mins drive to Marina Bay Financial Centre  
17 mins drive to Marina Bay Sands  
17 mins drive to Singapore Botanic Gardens

## Surrounded by 4 International Schools



- ← Australian International School
- ← International French School
- ← Dimension International School
- ← Stamford American International School

## Schools within the Vicinity



- ← CHIJ Our Lady Of Good Counsel
- ← Yang Zheng Primary School
- ← Guang Yang Primary School
- ← First Toa Payoh Primary School
- ← Catholic High School
- ← Maris Stella High School

## Serangoon Masterplan 2019

### Lorong Chuan

There will be new parks, amenities and pedestrian linkages to serve the larger community.

### Serangoon and Hougang will each have 2 Cross Island Line MRT Stations

Tavistock, Serangoon North, Hougang (an interchange station with the North-East Line) and Defu

Circle Line Loop will also be expected to complete by 2025

## Close Proximity to Future Sub-Regional Centres

### Serangoon Sub-Regional Centre

Over the next few years, Serangoon will offer residents better facilities, more recreational options and improved transport connectivity.

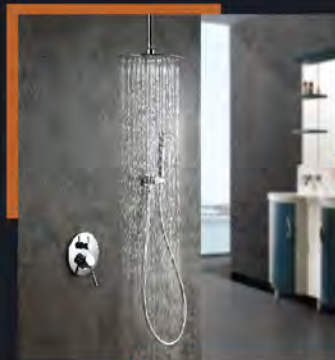
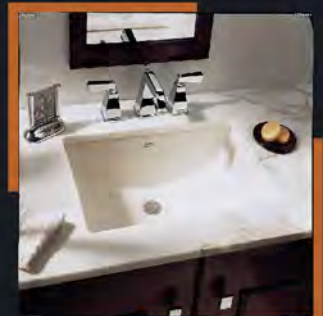
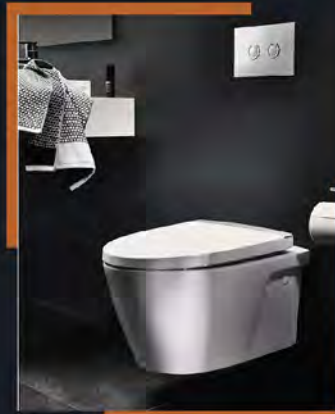
The growth of the Serangoon Sub-Regional Centre will also bring in new job opportunities.

### Bishan Sub-Regional Centre

Will be transformed into an attractive and easily accessible employment node.

Community facilities will be integrated within upcoming commercial developments, to better serve nearby residents, workers and the general public.

## Quality Fittings & Finishings



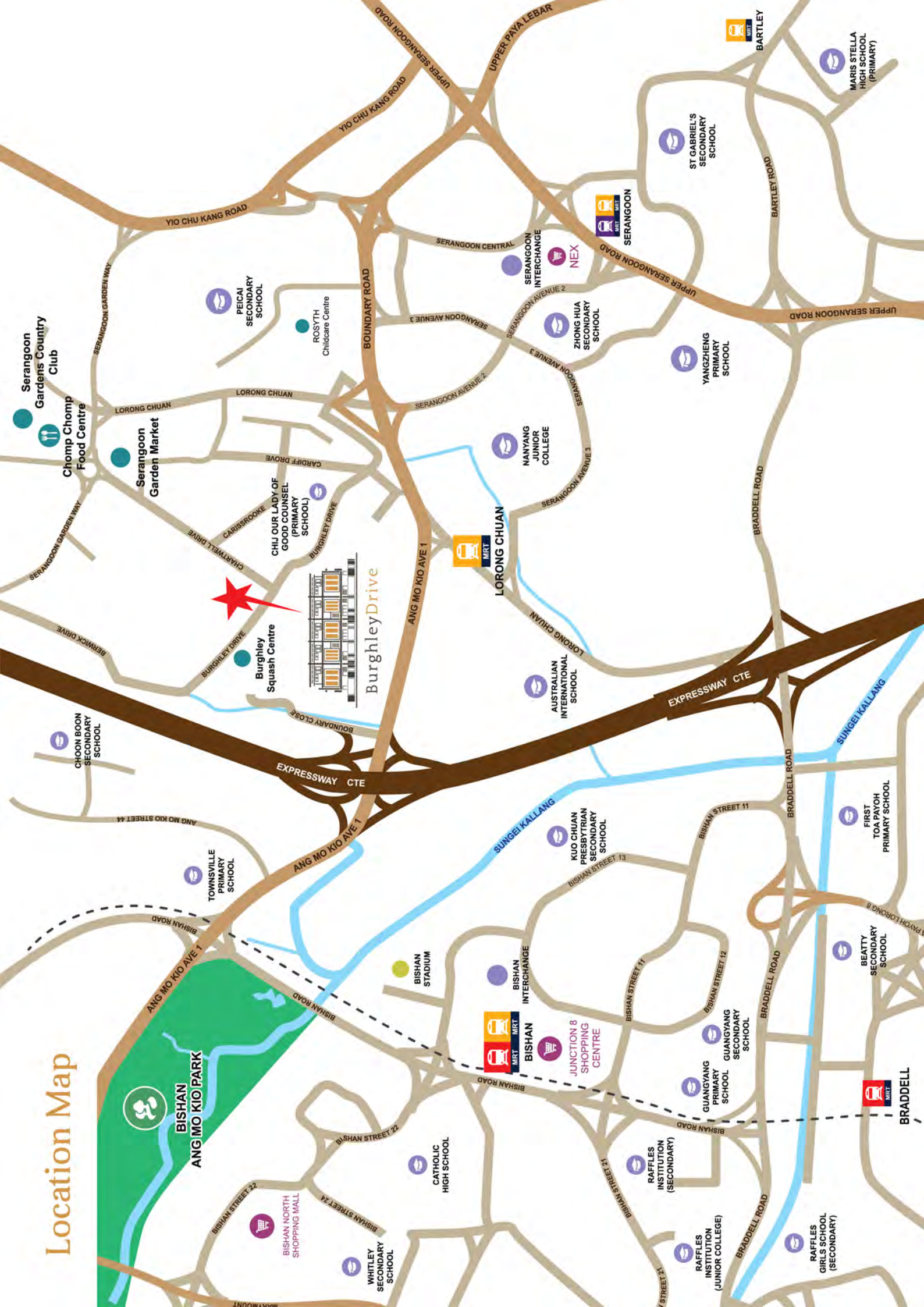
**American Standard**

Pure Freude am Wasser. **GROHE**

**BOSCH**

**JOVEN**  
Bringing Innovation Home

# Location Map



# 2R Burghley Drive - Floor Plan



ATTIC



LEVEL 2



LEVEL 1

## 4BR + UTILITY

Land Area : 1, 735 sqft  
 Built-up Area : 3, 559 sqft

- |   |                       |    |                   |
|---|-----------------------|----|-------------------|
| 1 | Carporch              | 9  | Household Shelter |
| 2 | Entrance              | 10 | Bedroom           |
| 3 | Living Room           | 11 | Master Bedroom    |
| 4 | Dining Room           | 12 | Wardrobe          |
| 5 | Gourmet Kitchen       | 13 | Master Bathroom   |
| 6 | Powder Room           | 14 | Terrace           |
| 7 | Utility/Helper's Room | 15 | Study Room        |
| 8 | Wet Kitchen           |    |                   |

Designed by Award Winning Lab Architects



Gallop Park  
Featured in SingaporeTatler (2019)



Vue House @ Garlick Ave  
Featured in "Singapore Houses" by Robert Powell (2009)



GCBA-Cassia Road  
Featured in Business Times



Richards Ave  
Featured in PrestigeOnline- Society's Luxury Authority (2019)



Kasai Road 5  
Featured in ThePeakMagazine

Other Developments by  
FIVEK PROJECTS PTE LTD



Andrews Avenue



Berwick Drive



Wilkinson Road



Frankel Terrace

Developer  
Company Registration No  
License No  
Lot No/Mukim No  
Tenure Of Land  
BP No  
BP Approval Date  
Expected Date of Vacant Possession  
Expected Date of Legal Completion

2B Burghley Pte Ltd  
201808350K  
C1321  
MK18-18586X at Burghley Drive  
Estate in Perpetuity  
A1658-00002-2018-BP02  
19th Feb 2020  
31 DEC 2023  
31 DEC 2026

Jointly Developed by

**FIVEK**  
PROJECTS

**XINSHA LAND**

DISCLAIMER:

While reasonable care has been taken in the preparation of this brochure, the developer cannot be held responsible for any inaccuracies or omissions. The statements, information and depictions shall not be regarded or relied upon a statements or representations of facts, and are subjected to such changes as may be required by the developer or the relevant authorities, and cannot form part of an offer or contract. Visual representations, models, showflat, illustrations, photographs, pictures, drawings, displays and art renderings are artists' impressions only (which serve only to give an approximate idea of the project), and cannot be regarded as representation of facts. All plans and layouts are note to scale and are subject to change/amendments as may be directed or approved by the relevant authorities. The floor area indicated in the brochure area approximate measurements only and are subject to final survey. The information included in this brochure is accurate as at the time of printing and there may be changes subsequently as may be required by the architects and relevant authorities. For the avoidance of any doubt, the information herein shall not form part of the Option or Sales and Purchase Agreement governing the terms and conditions of the sale and purchase of the unit.

# Specification

## 1. FOUNDATION

Reinforcement concrete Piling.

## 2. SUPER-STRUCTRE

Reinforced concrete structure.

## 3. WALL

### (a) External Walls

Precast wall and/or reinforced concrete wall and/or solid brick wall

### (b) Internal Walls

Brick wall and/or dry wall partition and/or reinforced concrete wall

## 4. ROOF

Reinforced concrete roof with waterproofing system with appropriate insulation to flat roof and/or tempered glass / metal roof and open trellises at approved location.

## 5. CEILING

(a) Dry/Wet Kitchen, Bathrooms, W.C.  
Concrete Slab or Moisture resistance ceiling board with emulsion paint or cement & sand plaster with emulsion paint or skim coat with emulsion paint

### (b) All others areas

Fibrous plasterboard with emulsion paint or cement & sand plaster with emulsion paint or skim coat with emulsion paint

All other areas (including Household Shelter, Utility, Meter compartment and Store). Skim coat to underside of reinforced concrete slab where applicable.

## 6. FINISHES

### (I) Internal Wall

(a) Baths / Kitchen / Powder Room  
Porcelain and/or homogeneous tiles and/or marble/granite tiles up to false ceiling for all exposed areas (where applicable).

(b) All other areas  
Cement & sand plaster with emulsion paint

*Note: No Tiles behind the vanity cabinets & mirrors*

### (II) External Wall

Exposed concrete and/or cement & sand plaster with or without spray textured coating/external paint

### (III) Internal Floor

#### (a) Living, Dining

Marble with marble skirting and/or recessed aluminium channel/groove gap

#### (b) Bedrooms, Corridors /

Hallways, Staircase threads  
Timber flooring with/without timber skirting and/or recessed aluminium channel /groove gap to designated areas (except staircase)

#### (c) Master bath

Porcelain or Homogeneous tiles and/or ceramic tiles and/or marble/granite tiles

#### (d) Baths/Dry Kitchen/Wet Kitchen

Exposed concrete and/or Homogeneous tiles and/or ceramic tiles with or without skirting

#### (e) Household Shelter

Homogeneous tiles and/or ceramic tiles with or without skirting

## (IV) External Floor

(a) Foyer, Open Roof Terrace, Apron, Balcony, Car Porch

Porcelain or Homogeneous tiles and/or ceramic tiles and/or composite timber / timber decking and/or granite tiles

## 7. WINDOWS

Aluminium or uPVC-framed casement and/or sliding and / or top-hung windows with Clear Glass /Tinted Glass and /or frosted laminated glass to designated areas where applicable

## 8. DOORS

### (a) Main Entrance

Solid core doors with plywood and selected veneer to finish

### (b) Bedroom, Bathrooms

Flushed Hollow core timber door / Semi hollow core timber door swing/pocket door / Aluminium or PVC-framed swing or sliding or pocket door

### (c) Roof Terrace, Living, Dining, Balcony/ Terraces, Dry and Wet Kitchen (external)

Aluminium or PVC-framed swing and/or sliding glass door

### (d) Ironmongery

Good quality lockset for all doors

## 9. SANITARY FITTINGS

### (a) Master Bath

- 1 water closet
- 1 vanity top complete with basin and mixer
- 1 shower cubicle with 1 shower mixer set and overhead shower
- 1 toilet paper holder

### (b) All others Bath

- 1 water closet
- 1 vanity top complete with basin and mixer
- 1 shower cubicle with 1 shower mixer set
- 1 toilet paper holder

## 10. ELECTRICAL INSTALLATION

Wiring for lighting and power point shall be in conceal conduit, except for DB and areas above false ceiling which shall be in exposed conduits and/or trunking

## 11. TV / TELEPHONE / DATA POINTS

TV, telephone, and data points will be provided in each room.  
No antenna will be provided.

## 12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard SS555:2018

## 13. PAINTING

### (a) Internal Emulsion Paint

(b) External External paint with or without spray texture coating/exposed concrete where appropriate.

## 14. WATERPROOFING

Waterproofing shall be provided to Bathrooms, Open roof terrace and designated areas where applicable.

## 15. GATE & FENCING / BOUNDARY WALL

### (a) Gate

Auto-gate with remote control

### (b) Fencing

Maximum 1.8m high cement and sand plaster common wall or exposed concrete wall, and/or lightweight fencing where appropriate.

## 16. DRIVEWAY AND CAR PARK

Turfing (partial) at selected areas  
Carporch provided.

## 17. ADDITIONAL ITEMS

### (a) Wardrobe

Built-in wardrobes to all Bedrooms.

### (b) Kitchen Cabinets/Appliances

Quality kitchen cabinet complete with solid surface worktop and stainless-steel sink and mixer, complete with 1 cooker hob and hood.

### (c) Air-conditioning System

Split unit air-conditioning system to all Bedrooms, Living, Dining and Dry Kitchen.

### (d) Water Heater

Hot water supply to Bathrooms and/or Kitchen

### (e) Staircase Railing

Metal and / or stainless steel and / or glass and / or timber railing

### (f) Tap Point

1 no at Front Turf  
1 no at Back Turf  
1 no at Open Roof Terrace

### (g) Soil Treatment

Anti-termite soil treatment by Specialist, where applicable

### (h) Façade Screen

Fixed/adjustable aluminium/timber screens, where applicable

### (i) 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

### (j) Open Terraces (Enclosure)

Metal and / or stainless steel and / or tempered glass and / or timber railing

### (k) Cable Service

To provide Fibre Readiness Certificate. Fibre Optic cables will be laid and connected to the Property. Cat 6 cables will be extend to each bedroom, the living room on the 1st storey and the second living room on the attic.

### (l) Swimming Pool

To be provided for units 2Q & 2T only.

### (m) Skylights

Laminated glass with supporting frame where appropriate at approved locations.

\*\* Subject to Changes as may be mutually agreed between the Vendor and the Purchaser