



P A R C B L E U

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R E S I D E N C E S



## OUR COMMITMENT

Redefine quality living; herein lies the core value of Amerald Land.

Established in 2009, we are committed to providing homes that satisfy the changing needs and aspiration of home buyers.

## OUR EXPERTISE

Amerald Land is a subsidiary of Precise Development, an A1 builder under BCA's Construction Workhead program with ISO 9001, ISO 14001 and OHSAS 18001 accreditations and a proven track record of over 28 years.

## OUR FUTURE

Moving ahead, we will expand our core business by embarking on quality residential, commercial and industrial projects, while incorporating environmentally friendly designs in all our developments.



PARC BLEU  
RESIDENCES



## PARC BLEU - THE EPITOME OF MODERN LIVING

Nestled in a private residential estate away from the hustle and bustle of the city, Parc Bleu Residences is your personal sanctuary for modern, stylish living.

Boasting a unique wooden facade that reflects its lush surroundings, this freehold, cluster development comprises two 5-storey blocks with 55 elegant apartments, ranging from 1-bedroom to 2-bedroom penthouse with study. Each unit is intelligently designed to maximise space, complete with exquisite finishes, and a glass balcony that invites natural light and offers an amazing sense of space. Enjoy a relaxing dip in the pool and take delight in ground-level, sheltered parking.

Despite being a retreat from the city, its convenient location keeps it easily accessible via the PIE and ECP expressways. The Kembangan MRT station, Parkway East Hospital, a host of eating establishments, schools and all the amenities that Joo Chiat has to offer are also just minutes away.

**THIS IS CONTEMPORARY LIVING AT ITS FINEST,  
WELCOME TO PARC BLEU.**

### **Blending Tranquility & Accessibility**

- 20 mins to Changi Airport and the City
- 10 mins from Parkway Parade
- 10 mins from established schools such as CHIJ Katong Convent, Victoria Junior College, St. Patrick's School and Haig Girl's School
- 15 mins to East Coast Park

REDEFINE LIVING

Relax. Refresh.  
**Rejuvenate.**

Parc Bleu Residences is your personal retreat that lets you get away from it all. Offering tranquility with an intimate charm, it delivers the holistic urban lifestyle that you and your loved ones deserve.

Artist's impression



Artist's impression



Artist's impression

LOCATION MAP

# CONVENIENCES RIGHT AT YOUR DOORSTEP



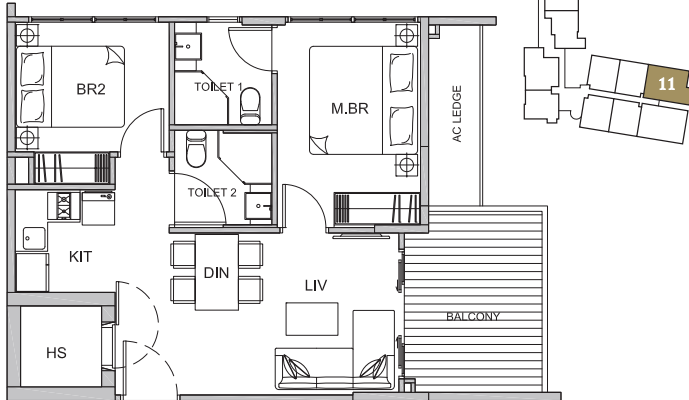
# FLOOR PLAN



**TYPE 1**

700 SQ FEET

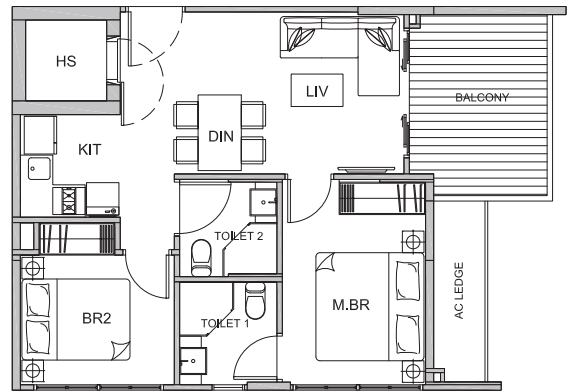
#02-11 | #03-11 | #04-11 | 2 BEDROOM



**TYPE 2**

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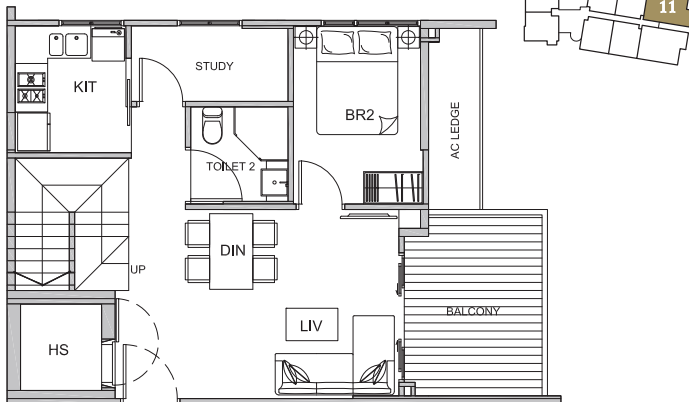
#03-12 | #04-12 | 2 BEDROOM



**TYPE 1A**

1281 SQ FEET

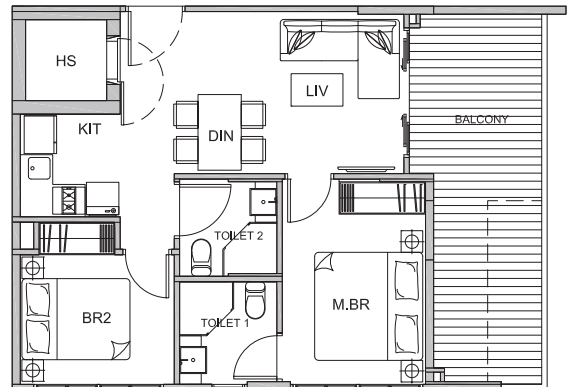
#05-11 | 2 BEDROOM + STUDY PENTHOUSE



**TYPE 2B**

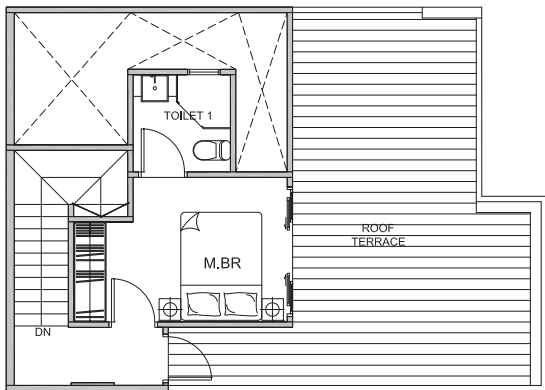
743 SQ FEET

#02-12 | 2 BEDROOM



**5TH STOREY**

**TYPE 1A ATTIC**



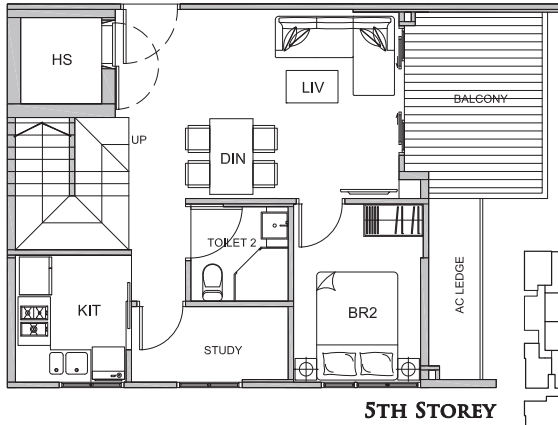
**ATTIC**



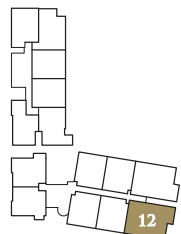
**TYPE 2A**

**1335 SQ. FEET**

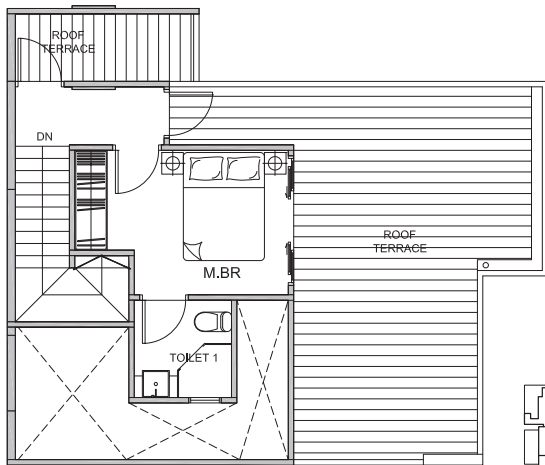
#05-12 | 2 BEDROOM + STUDY PENTHOUSE



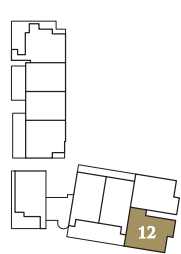
**5TH STOREY**



**TYPE 2A ATTIC**



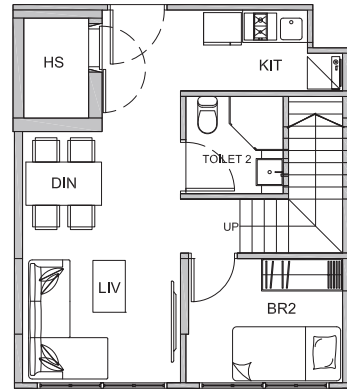
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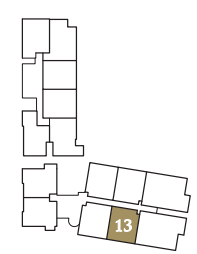
**TYPE 3A**

**1119 SQ. FEET**

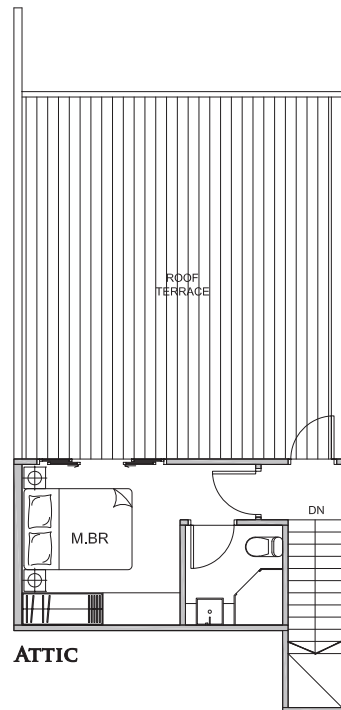
#05-13 | 2 BEDROOM PENTHOUSE



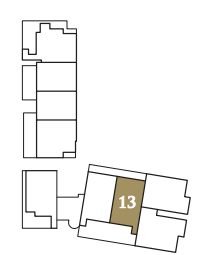
**5TH STOREY**



**TYPE 3A ATTIC**



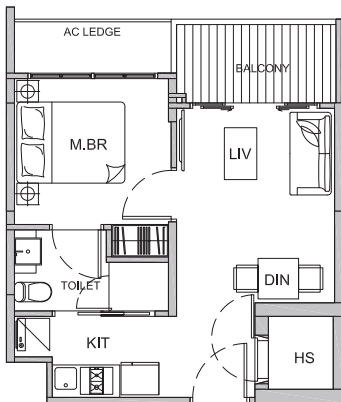
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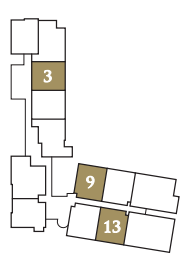
**TYPE 3**

**463 SQ. FEET**

#02-03 | #02-09 | #02-13 | #03-03 | #03-09 | #03-13 |  
#04-03 | #04-09 | #04-13 | #05-09 | 1 BEDROOM



LEVEL 2 (3 UNITS)  
LEVEL 3 (3 UNITS)  
LEVEL 4 (3 UNITS)  
LEVEL 5 (1 UNIT)



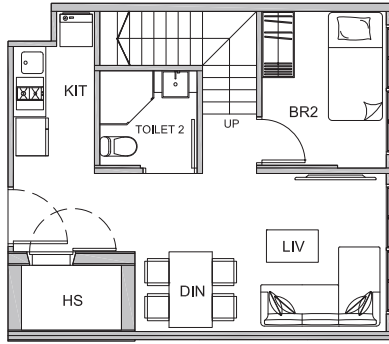
# FLOOR PLAN



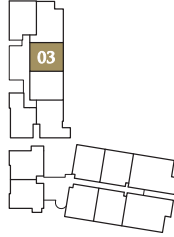
## TYPE 3B

1001 SQ FEET

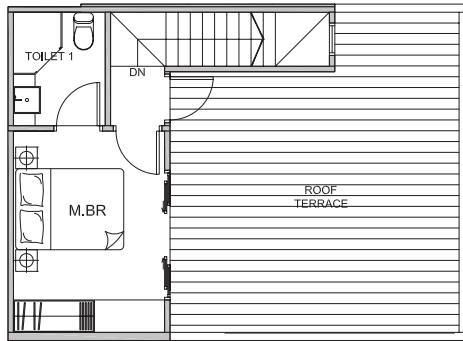
#05-03 | 2 BEDROOM PENTHOUSE



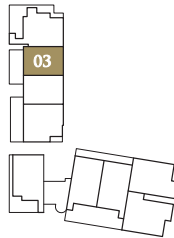
5TH STOREY



## TYPE 3B ATTIC



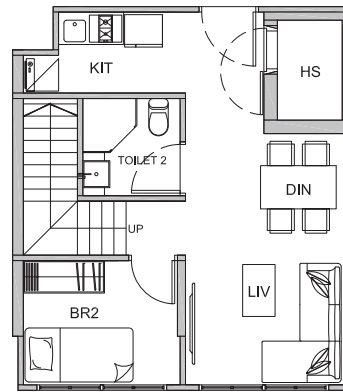
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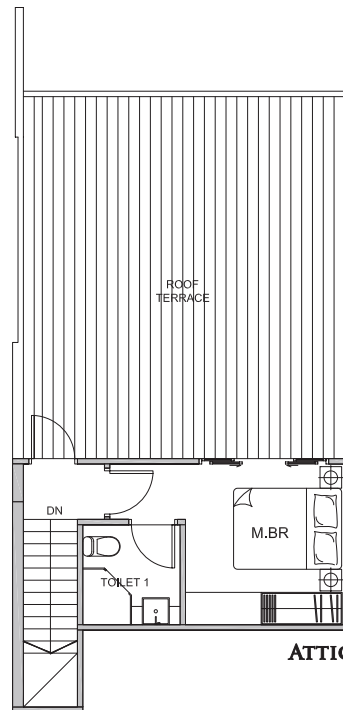
1119 SQ FEET

#05-14 | 2 BEDROOM PENTHOUSE

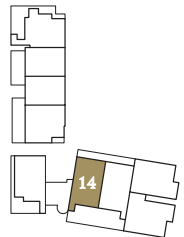


5TH STOREY

## TYPE 4A ATTIC



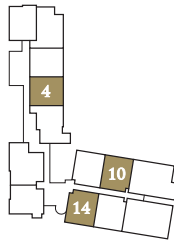
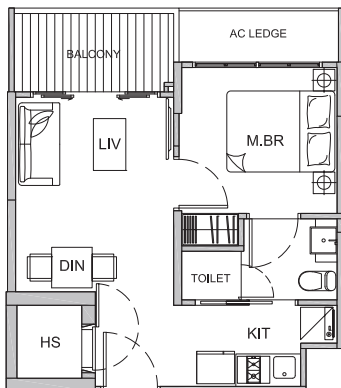
ATTIC



## TYPE 4

463 SQ FEET

#02-04 | #02-10 | #02-14 | #03-04 | #03-10 | #03-14 | #04-04 | #04-10 | #04-14 | #05-10 | 1 BEDROOM



LEVEL 2 (3 UNITS)  
LEVEL 3 (3 UNITS)  
LEVEL 4 (3 UNITS)  
LEVEL 5 (1 UNIT)

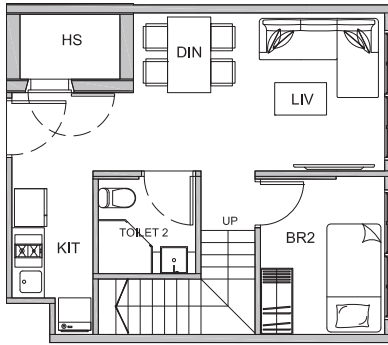




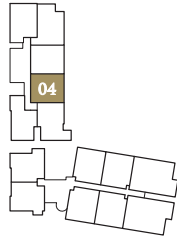
**TYPE 4B**

1001 SQ FEET

#05-04 | 2 BEDROOM PENTHOUSE

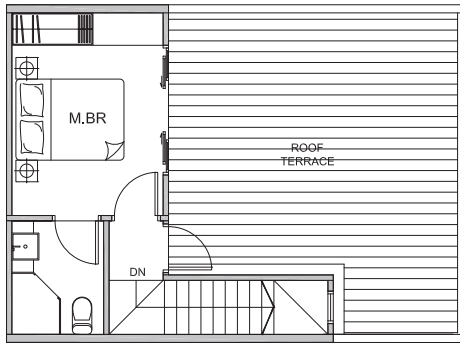


**5TH STOREY**

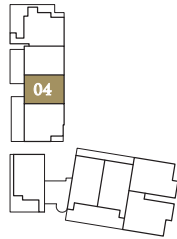


04

**TYPE 4B ATTIC**



**ATTIC**

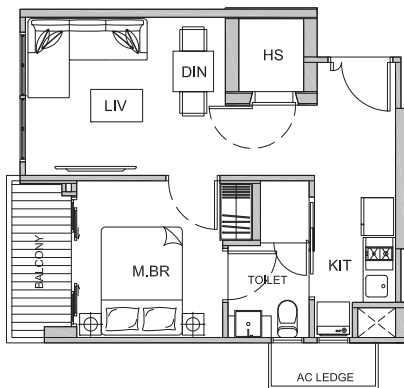


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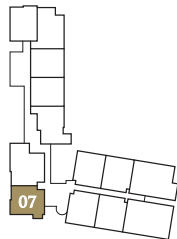
**TYPE 5**

463 SQ FEET

#02-07 | #03-07 | #04-07 | 1 BEDROOM



LEVEL 2 (1 UNIT)  
LEVEL 3 (1 UNIT)  
LEVEL 4 (1 UNIT)

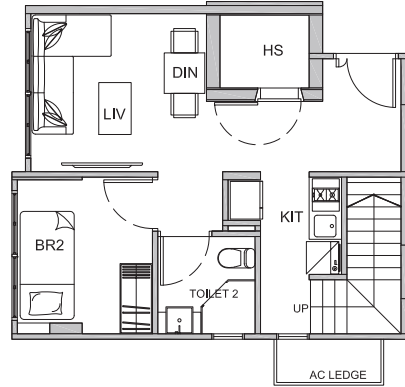


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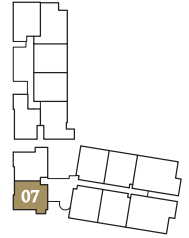
**TYPE 5A**

1141 SQ FEET

#05-07 | 2 BEDROOM PENTHOUSE

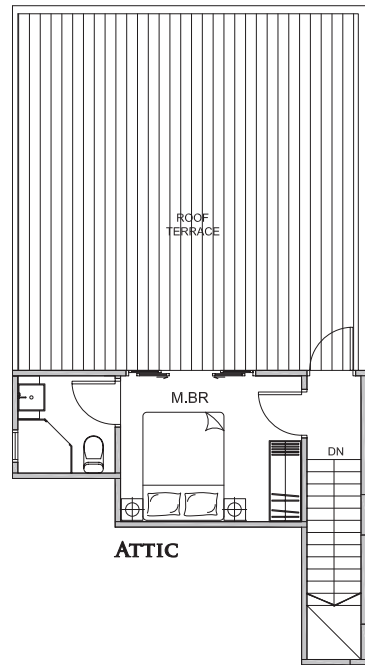


**5TH STOREY**

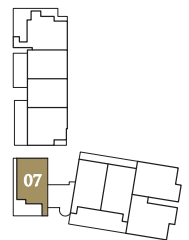


07

**TYPE 5A ATTIC**



**ATTIC**



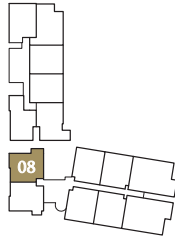
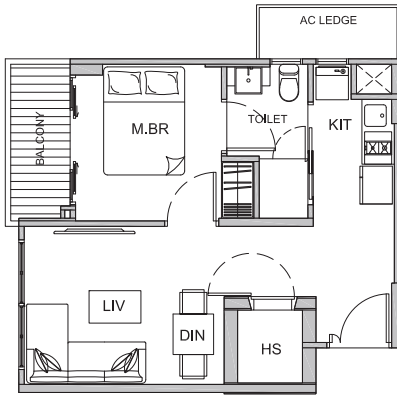
07



**TYPE 6**

474 SQ FEET

#03-08 | #04-08 | #05-08 | 1 BEDROOM

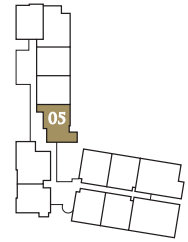
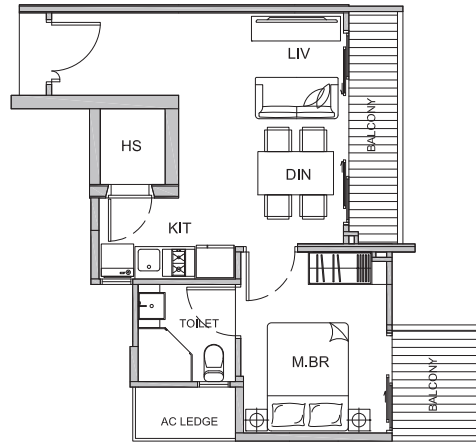


LEVEL 3 (1 UNIT)  
LEVEL 4 (1 UNIT)  
LEVEL 5 (1 UNIT)

**TYPE 8**

527 SQ FEET

#02-05 | #03-05 | #04-05 | 1 BEDROOM

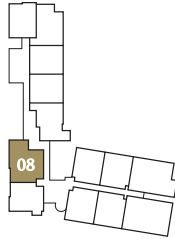
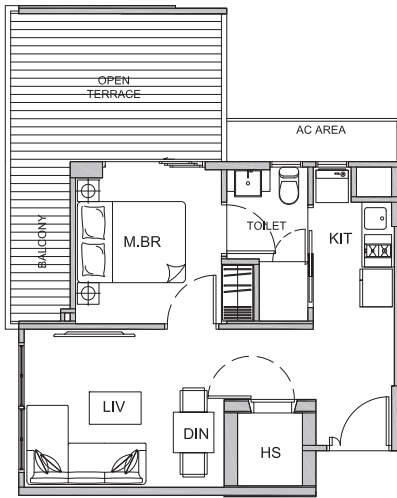


LEVEL 2 (1 UNIT)  
LEVEL 3 (1 UNIT)  
LEVEL 4 (1 UNIT)

**TYPE 6A**

603 SQ FEET

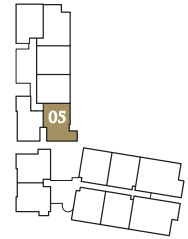
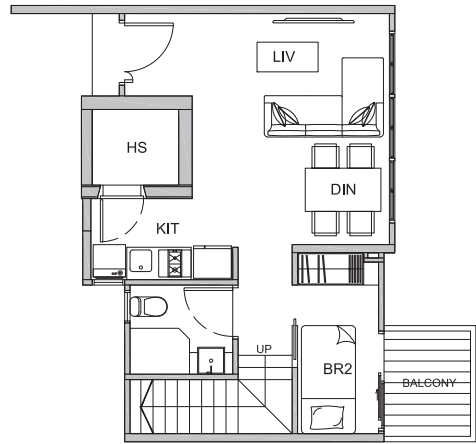
#02-08 | 1 BEDROOM



**TYPE 8A**

1163 SQ FEET

#05-05 | 2 BEDROOM PENTHOUSE

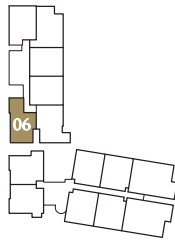
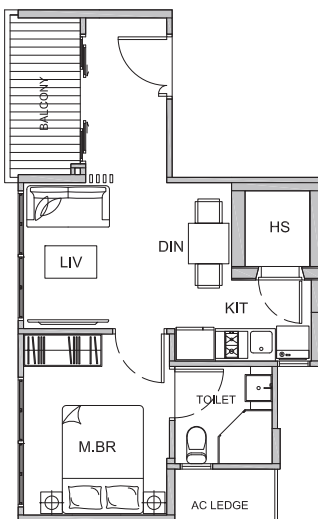


5TH STOREY

**TYPE 7**

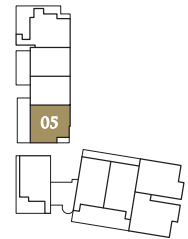
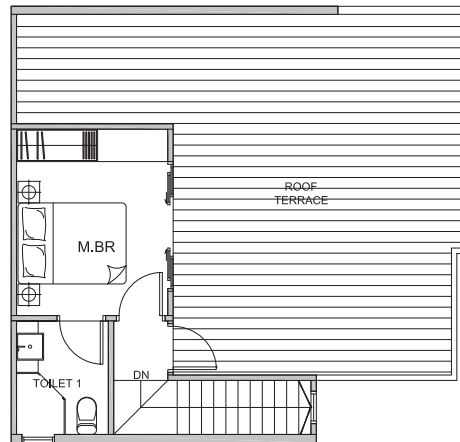
452 SQ FEET

#03-06 | #04-06 | #05-06 | 1 BEDROOM



LEVEL 3 (1 UNIT)  
LEVEL 4 (1 UNIT)  
LEVEL 5 (1 UNIT)

**TYPE 8A ATTIC**



ATTIC

SITE PLAN



Joo Chiat Place

- A** MAIN ENTRANCE
- B** PRIVATE ROOF TERRACE
- C** GYM (2ND STOREY)
- D** CONNECTING WALKWAY (2ND STOREY)
- E** PLAYGROUND
- F** SWIMMING POOL
- G** POOL DECK
- H** WADDING POOL
- I** BBQ PIT



# SPECIFICATIONS

- FOUNDATION**  
Pile to Engineer's design
- SUPERSTRUCTURE**  
Reinforced Concrete Framework to Engineer's specifications
- WALLS**  
External Walls: Reinforced concrete wall and/or bricks and/or concrete masonry units  
Internal Walls: Reinforced concrete wall and/or bricks and/or concrete masonry units and/or dry wall
- ROOF**  
RC Flat Roof: Reinforced concrete with appropriate waterproofing  
Pitched Roof: Metal roofing with appropriate insulation
- CEILING**  
Living/Dining, Bedrooms, Household Shelter, and Balconies: Skim coating and/or fibrous plaster board with emulsion paint  
Kitchens and Bathrooms: Moisture resistant ceiling board with emulsion paint
- FINISHES**  
Wall (for Apartments)  
Living /Dining, Bedrooms, Balcony, Internal Staircase and Household Shelter: Cement and sand plaster with emulsion paint  
Kitchen: Homogeneous Tiles  
Bathrooms: Homogeneous Tiles  
Floor (for Apartments)  
Living/Dining: Homogeneous Tiles  
Bedrooms: Laminate Floor  
Bathrooms: Homogeneous Tiles  
Kitchen: Homogeneous Tiles  
Balcony & Roof Terrace: Homogeneous Tiles  
Floor (for Apartments-Penthouse only)  
Living/Dining: Marble  
Bedrooms: Timber Strip Flooring  
Bathrooms: Homogeneous Tiles  
Kitchen: Homogeneous Tiles  
Balcony & Roof Terrace: Homogeneous Tiles  
Internal Staircase: Marble  
Wall (For Common Areas )  
Typical Lift Lobbies, Landings: Homogeneous tiles to designated areas with cement and sand plaster and/or skim coat to other areas  
Internal Walls, Corridors and Staircases: Cement and sand plaster and/or skim coat with paint finish  
External walls: Cement and sand plaster and/or skim coat with paint finish  
Floor (For Common Areas )  
Lift Lobbies and Corridors: Homogeneous tiles  
Staircases and Landings: Cement and sand screed
- WINDOWS**  
Aluminium framed with minimum 6mm thick tinted glass panel
- DOORS**  
Main Entrance: Approved fire-rated timber door with polythene veneered finish  
Bedrooms: PVC cellular door  
Bathrooms: PVC cellular door  
Kitchen: PVC Cellular door (where applicable)  
Balcony and Roof Terrace: Aluminium framed glass sliding door and/or PVC cellular door

- IRONMONGERY**  
Selected quality locksets
- SANITARY FITTINGS**  
Master Bath

- 1 vanity top complete with basin and mixer tap
  - 1 set bath/shower mixer and rain shower and hand shower
  - 1 shower glass compartment and/or glass door
  - 1 floor mounted water closet
  - 1 towel rail
  - 1 mirror
  - 1 toilet paper holder
- Other Bathrooms
- 1 vanity top complete with basin and mixer tap
  - 1 set bath/shower mixer and hand shower
  - 1 shower glass compartment and/or glass door
  - 1 floor mounted water closet
  - 1 towel rail
  - 1 mirror
  - 1 toilet paper holder

## 11. ELECTRICAL INSTALLATION

Description	Apartment Type									
	Type 1	Type 2	Type 3	Type 4	Type 5	Type 6	Type 7	Type 8	Type 9	Type 10
Lighting point	10	10	9	9	10	10	9	9	11	11
13A power point	21	21	16	16	16	16	18	18	18	16
TV point	4	4	3	3	3	3	3	3	3	3
Telephone point	4	4	3	3	3	3	2	3	3	3
Data point	3	3	2	2	2	2	2	2	2	2
Fridge point	1	1	1	1	1	1	1	1	1	1
Cooker point (hob)	1	1	1	1	1	1	1	1	1	1
Cooker hood	1	1	1	1	1	1	1	1	1	1
Washing machine	1	1	1	1	1	1	1	1	1	1
Audio video intercom	1	1	1	1	1	1	1	1	1	1
Storage heater	2	2	1	1	1	1	1	1	1	1

Description	Apartment Type										
	Type 1a	Type 2a	Type 2b	Type 3a	Type 3b	Type 4a	Type 4b	Type 5a	Type 6a	Type 8a	Type 10a
Lighting point	18	18	11	18	17	18	17	16	12	17	15
13A power point	26	26	21	23	22	23	22	21	16	23	22
TV point	4	4	4	3	3	3	3	3	3	3	3
Telephone point	4	4	4	3	3	3	3	3	3	3	3
Data point	3	3	3	2	2	2	2	2	2	2	2
Fridge point	1	1	1	1	1	1	1	1	1	1	1
Cooker point (hob)	1	1	1	1	1	1	1	1	1	1	1
Cooker hood	1	1	1	1	1	1	1	1	1	1	1
Washing machine	1	1	1	1	1	1	1	1	1	1	1
Audio video intercom	1	1	1	1	1	1	1	1	1	1	1
Storage heater	3	3	2	2	2	2	2	2	1	2	2

Electrical wiring will be concealed conduits where possible.

## 12. LIGHTNING PROTECTION

In compliance with Singapore Standard 555, Part 1 to Part 4: 20 10

## 13. PAINTING

External Wall: Emulsion Paint  
Internal Wall: Emulsion Paint

## 14. WATERPROOFING

Waterproofing is provided to floors of Kitchen, Bathroom, Balcony and Roof Terrace

## 15. DRIVEWAY AND CARPARK

Driveway: Stamped concrete finish  
Open Carpark: Perforated Slab

## 16. RECREATION FACILITIES

- Swimming Pool
- Wading Pool
- Pool Deck
- Pool Shower
- Playground
- Barbecue Area
- Gym

## 17. TV/ TELEPHONE

Refer to the Electrical Schedule for details

## 18. ADDITIONAL ITEMS

- Wardrobes: Built-in wardrobes to all Bedrooms
- Kitchen: Kitchen cabinets with solid surface worktop and stainless steel sink and mixer
- Appliances: 1 Induction hob and 1 hood
- Air-conditioning System: Split unit exposed wall mounted air-conditioning is provided in living rooms and bedrooms
- Hot water supply: Electric storage water heater to provide hot water to all bathrooms and kitchen sink
- Security System: Audio-video intercom provided to each apartment and pedestrian entrance gate, proximity card access to the pedestrian gate, and vehicular access via transponder
- Mechanised Carparking system (50 lots)
- Open Carpark (5 lots)
- Handicapped Carpark (2 lots)

## 19. NOTES

### Marble, Limestone and Granite

Marble, limestone 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, limestone or granite 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. Tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

### Cable Television and/ or Internet Access

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

### Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

### Mechanical Ventilation Exhaust fan system

The mechanical ventilation exhaust fan system has to be maintained and cleaned on a regular basis by the purchaser to ensure good working condition of the system

### Materials, Fittings, Equipment, Finishes, Installations and Appliances

The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.

### Air-conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.

### Timber

Timber is a natural material containing grains/ veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and vendor.

### 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 shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

### Position and provision of power points, switches, TV, and SCV outlets and other items

The position and provision of all power points, switches, TV, and SCV outlets and other items listed in the Electrical Schedule as may be displayed in the showflat(s) are indicative and for illustration purposes only and subject to Consultant's design.

### Glass

Glass is a 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.

### Recreational Facilities

All recreational facilities are subject to approval by relevant authorities and/ or technical requirement/ compliance.

### Balcony, Private Enclosed Spaces (PES) and Roof Terrace

Balcony, PES and Roof Terrace which are open or partially open should not be covered by roof or enclosed or converted to any other uses. Covering of the Balcony, Open Balcony, PES, and Roof Terrace constitute additional Gross Floor Area (GFA) which requires the necessary planning permission from the relevant authority and consensus of the Management Corporation.

Whilst every reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies.

All statements are believed to be correct but are not to be regarded as statements of representation of facts.

All information and specifications are current at the time of going to the press and are subjected to change as may be required and cannot form part of an offer or contract. All plans are subjected to any amendments approved or may be approved by the relevant authorities.

All art renderings and illustrations contained in this brochure are artist's impressions only and photographs are only decor suggestions and none can be regarded as representation of facts. Areas are approximate measurements and subjected to final survey.

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• Building Plan No.: A1753-00149-2010-BP01 (15 June 2011) • Expected Date of TOP: 31 June 2013 • Expected Date of Legal Completion: 31 June 2016