



KALEIDO

THE PURE REFLECTION OF HOME



THE PURE REFLECTION OF HOME

Bursting from a palette of 5 alluring elements, Kaleido reflects the heart and soul of home, and the changing vibrance of the east. Artistically inspired by Art Deco, this residential icon blends rich colours, bold geometric shapes and lavish eclecticism in effortless style.

Kaleido – a signature masterpiece of luxury, glamour and exuberance in 14 exclusive units.





KALEIDOSCOPE OF

UNIQUENESS

ART-DECO INSPIRED

What sets *Kaleido* apart is its unique facade inspired by the Art Deco movement. In the same category of beauty as the iconic Empire State and Chrysler buildings in New York City, *Kaleido* epitomises classic timelessness.

Minimally ornamented yet functional, its detailed touches add a bold touch and make the difference between ordinary and extraordinary.

RARE EXCLUSIVITY

Take pleasure in being one of the rare owners of *Kaleido's* exclusive residential development. With only 14 units on offer, our privileged owners will appreciate and treasure the quiet environment amid a small community. As similar developments of prime real estate become increasingly scarce, owning such an exquisite property is a golden opportunity to be seized.

ARTIST RENDERING



ARTIST RENDERING

SERENE PRIVACY

Nestled deep inside Telok Kurau and lusciously surrounded by the verdant greenery of park connectors, *Kaleido* exudes an air of peaceful tranquillity. Feel refreshed and renewed at this

locale where calm serenity sets the tone for peaceful living. The soothing sounds of nature at your doorstep create an air of inviting privacy that you will infinitely treasure.



FLEXIBILITY

Uniquely designed for multi-generational living, *Kaleido* is both versatile and functional. The spaces within provides ample area for fluidity in movement, with plenty of cosy corners to mingle and wind down.

Create a unified look and feel for all levels or artfully shape each level with a different interior design. With elevators that access every level of your residence, you may create your own personal studio pad for every floor.





SPACIOUSNESS

Savour your personal space at every level with sufficient room for everyday living and activities.

Designed with mobility in mind, *Kaleido's* meticulously allocated space fosters intimate conversation and creative development among

your family. Its roominess is ideal for both moving freely as an individual and hosting entire family gatherings. You are always close to your loved ones yet never far from your inner sanctuary.





KALEIDOSCOPE
OF

❖ PREFERENCES ❖



"Everything I love is right here."

BOUTIQUES

Joo Chiat has evolved into an eclectic enclave of world-class boutiques juxtaposed with mini-size ateliers and delectable cafes.

Unconventional eateries and authentic European and Australian style butcheries beckon to the most discerning epicurean tastebuds in search of culinary adventures.

AMENITIES

With Parkway Parade, I12 Katong, the future KM Mall at Paya Lebar, and Changi City Point just a short drive away, *Kaleido* is easily within reach for all your entertainment and dining needs.

Useful amenities such as supermarkets, butcheries, wine shops and cafes are all close by for your daily shopping needs.



HEALTH & WEALTH

Experience a touch of balance in your life by connecting with the Yin and Yang of Health and Wealth. Sports enthusiasts can revel in the green belt of East Coast Park, Marina Barrage and Gardens by the Bay.

The entire stretch of East Coast Parkway (ECP) connects residents effortlessly to the city as well as business gateways Marina Financial District, Changi Business Park and Airport Hub.



With Changi Airport as your gateway to the rest of the world, you are 20 minutes away to business opportunities in neighbouring Asia and the rest of the world.



CONVENIENCES

Well-connected via local transport and network systems, you are never short of a bus or train to bring you places island-wide. Public walkways are widely spread out and well-connected to various parts of the vicinity.



ACADEMICS

Kaleido's spacious layout presents a conducive sanctuary for learning and community. Interaction within multi-generational living encourages the robust exchange of ideas and solutions. With

prestigious schools within reach of 2-3 kilometres, children spend less time travelling to school and more time learning.



ARTIST RENDERING



KALEIDOSCOPE OF

ACCESSIBILITY

SHOPPING ZONE

- Parkway Parade
- I12 Katong
- KM Mall (under construction)
- Changi City Point

ACADEMIC ZONE

- CHIJ (Katong) Primary School
- Ngee Ann Primary School
- Tao Nan School
- CHIJ Katong Convent
- Chung Cheng High School (Main)
- St Patrick's School
- Tanjong Katong Girls' School
- Tanjong Katong Secondary School
- Victoria School
- Temasek Junior College
- Victoria Junior College

ECLECTIC ZONE

- A mix of signature local delights, delectable cafes and unconventional eateries
- Mini-size ateliers and authentic artisanal butcheries

HEALTH ZONE

- East Coast Park
- Marina Barrage
- Gardens by the Bay

WEALTH ZONE

- Marina Financial District
- Changi Business Park
- Airport Hub



KALEIDOSCOPE
OF

❁ PERFECTION ❁



QUALITY WORKMANSHIP

Place your trust in the brilliant execution of this well-planned development meticulously built for multi-generational living under one roof.



NATURAL GREEN DEVELOPMENT

Be proud to pass this residence to future generations with the knowledge that it has been built responsibly with sustainable green materials. This is a lasting heirloom of the highest order that imbibes a rich

heritage and legacy for your descendants. This development will be certified BCA Green Mark for its environmentally sustainable design.

It is a benchmarking scheme which aims to achieve a sustainable built environment by incorporating best practices in environmental design and construction, and the adoption of green building technologies.



ARTIST RENDERING

FAMILY FRIENDLY FACILITIES

Enjoy quiet moments or family bonding time at the family friendly courtyard. Sit down at the classic quarry stone tables for a friendly game of chess, or make use of the accessible multi-purpose track within the compound which ensures convenience

and safety for you and your family. In addition, there is a waiting bay situated underground for school buses to pick-up and drop-off school children safely and efficiently within the sheltered compound.

UNIVERSAL DESIGN

Kaleido captures the spirit of universal design, which is all about designing the built environment to be both aesthetic and usable to the greatest extent possible by everyone.

Features around the estate are just some of the barrier-free and universal design philosophy.

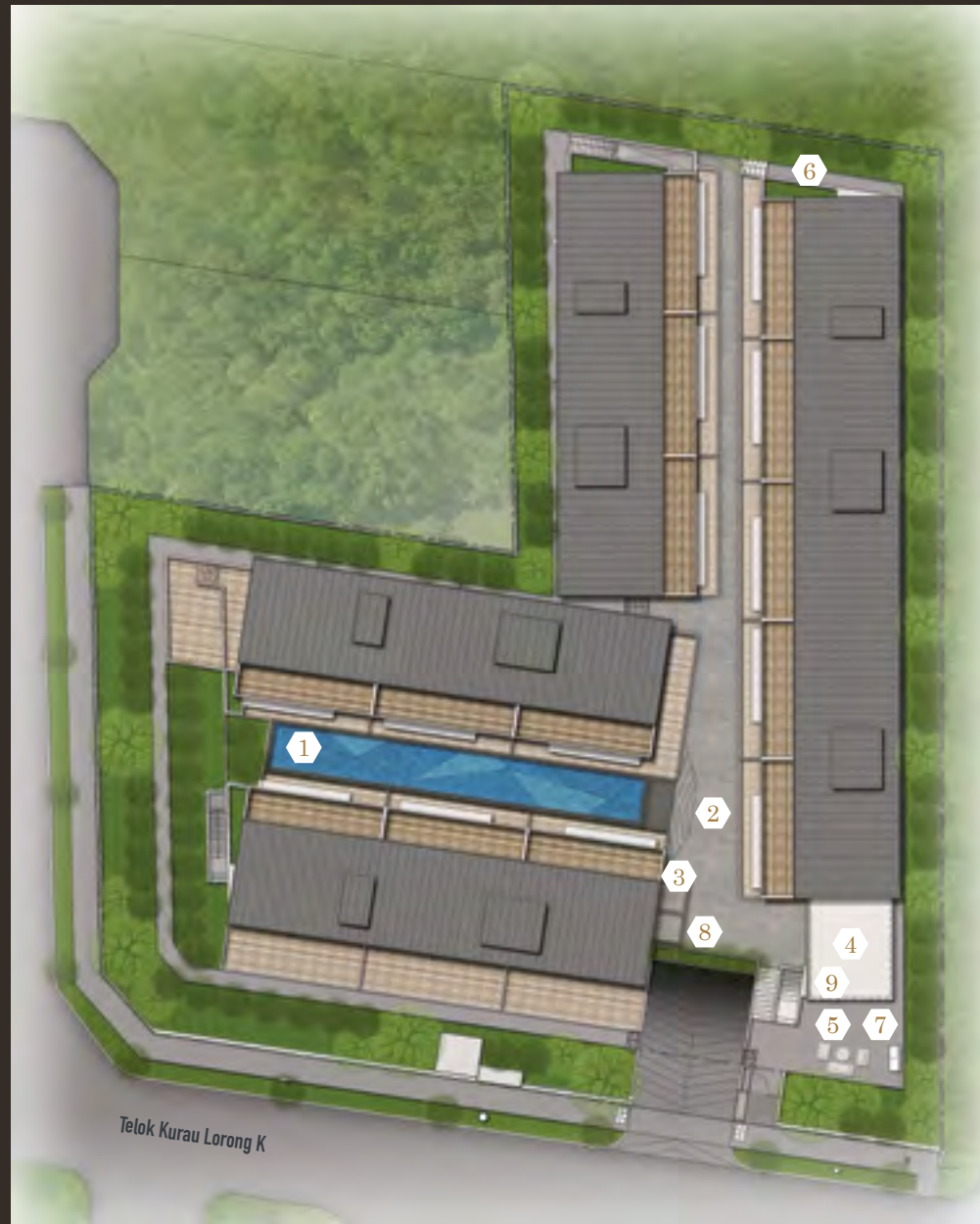


QUALITY FITTINGS

Modern comforts blend brilliantly with both traditional and contemporary decor accents in *Kaleido*. Exceptional finishing and craftsmanship is evident throughout the decor, with brand-name

kitchen appliances and inbuilt cabinets. Quality brands ensure that vital appliances and sanitary wares withstand the demanding schedules of daily living.

SITE PLAN



Facilities

- 1. Swimming Pool
- 2. Pool Deck
- 3. Pool Shower
- 4. Gym
- 5. Theme Courtyard
- 6. Jogging/Walking Track
- 7. BBQ Pit
- 8. Waiting Bay (underground)
- 9. Platform Lift



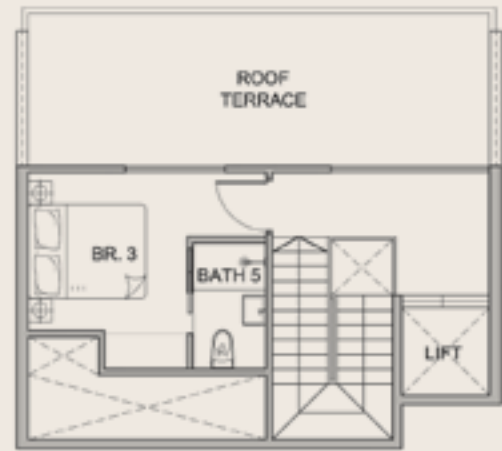
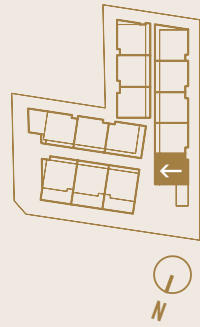
UNIT DISTRIBUTION





UNIT NO.
96

5 Bdrm
Area 289 Sq.M / 3,111 Sq.Ft

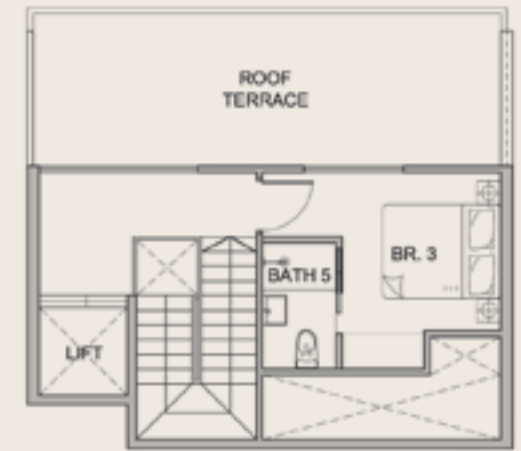


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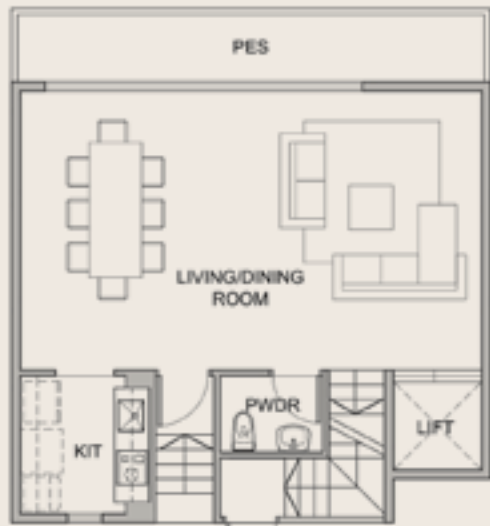
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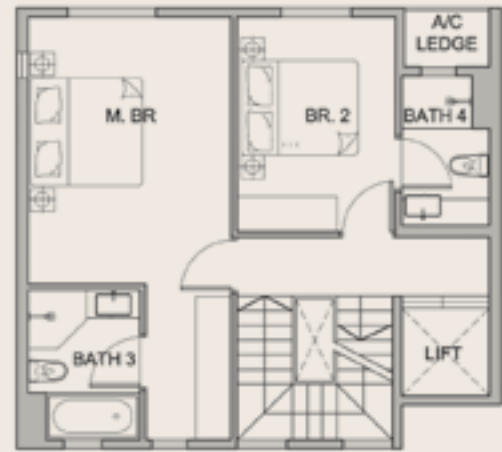


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UNIT LAYOUT PLANS



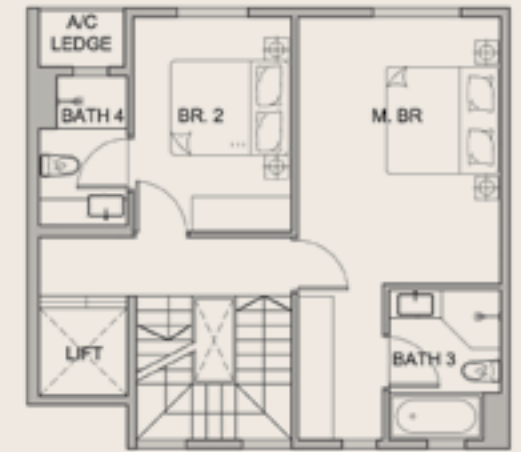
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3RD STOREY



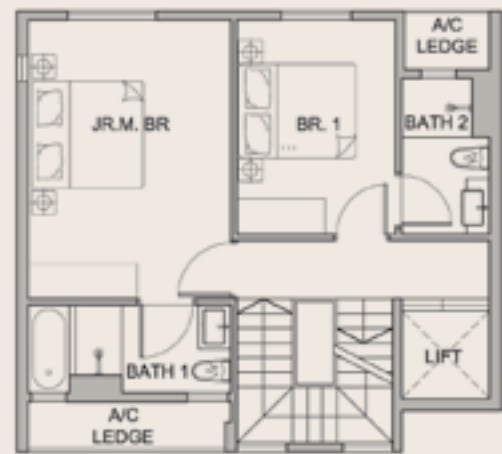
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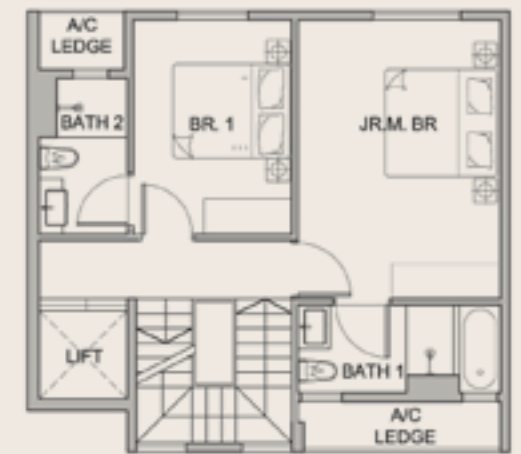
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2ND STOREY



BASEMENT STOREY

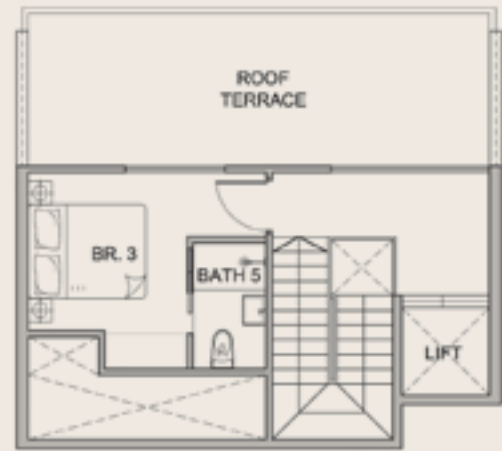
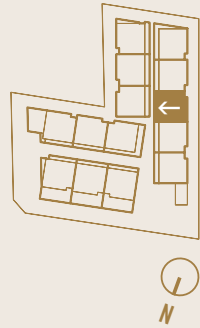


2ND STOREY



UNIT NO.
96B

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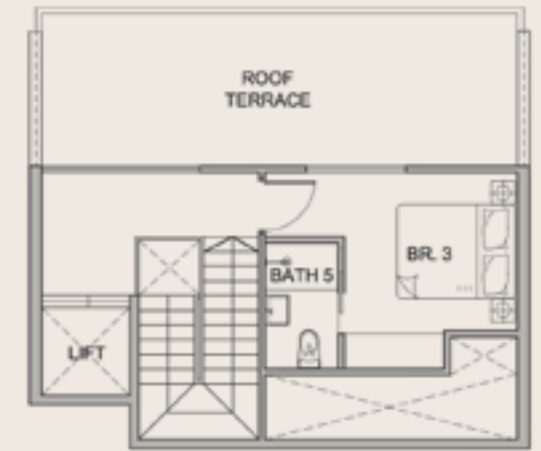


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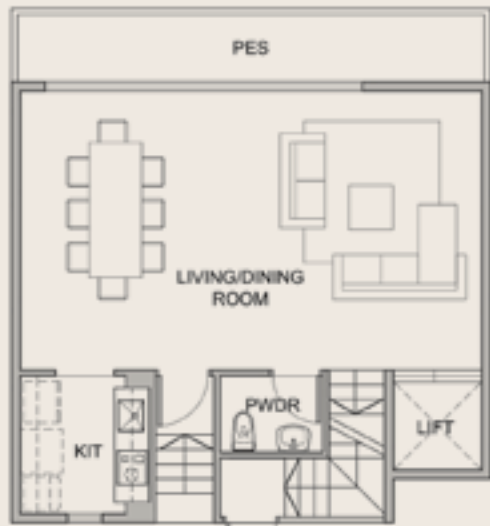


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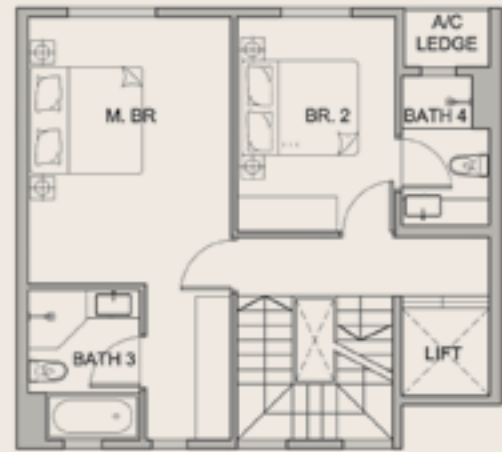
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Area 298 Sq.M / 3,208 Sq.Ft



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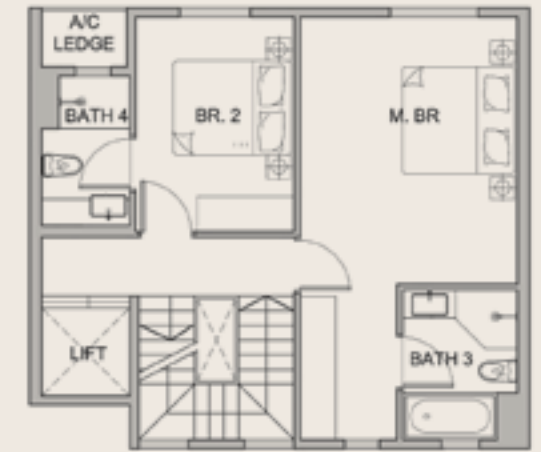
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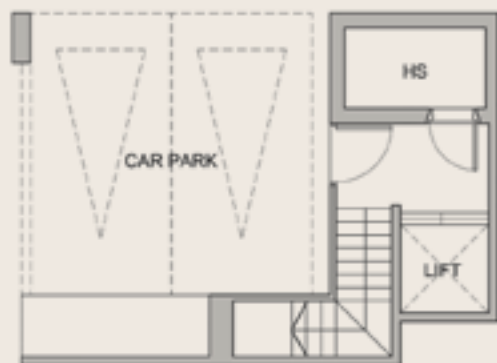
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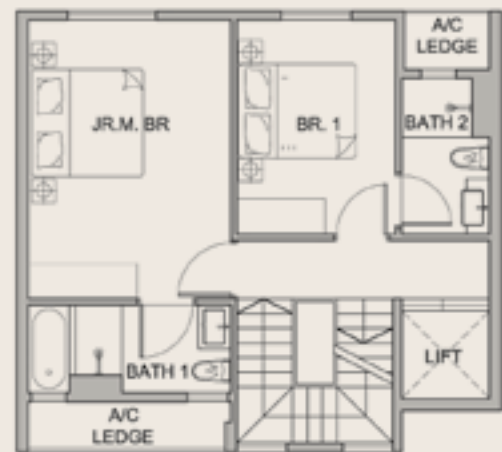
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3RD STOREY



BASEMENT STOREY



2ND STOREY



BASEMENT STOREY

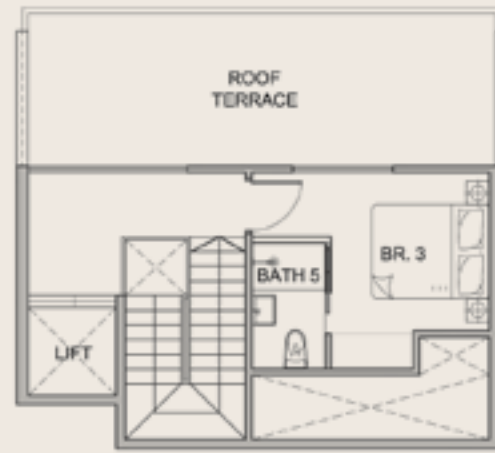
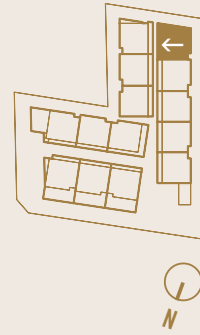


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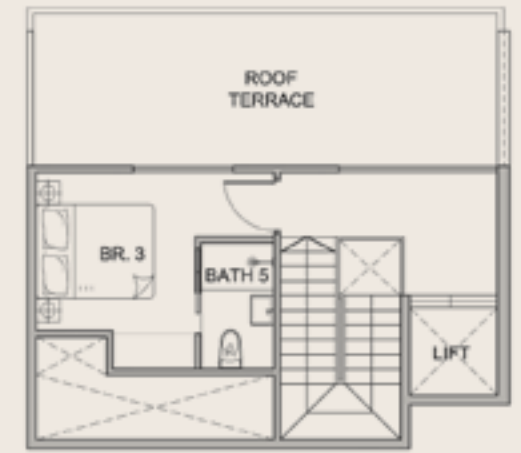


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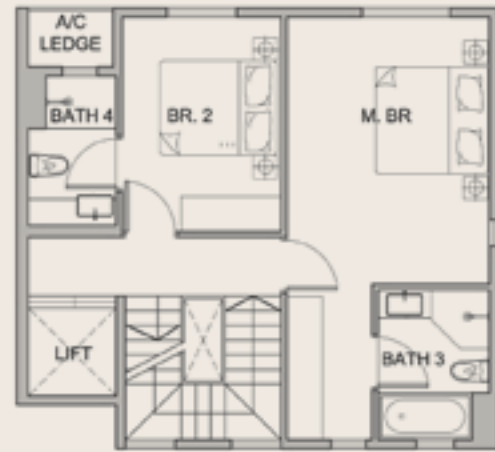
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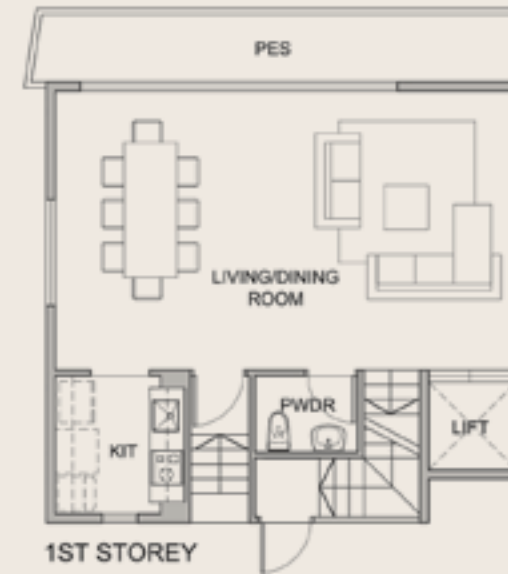
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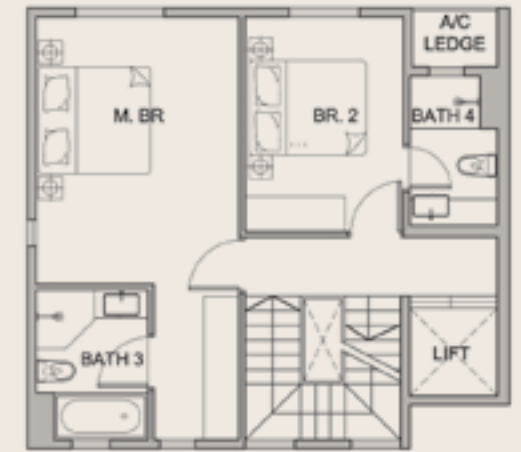
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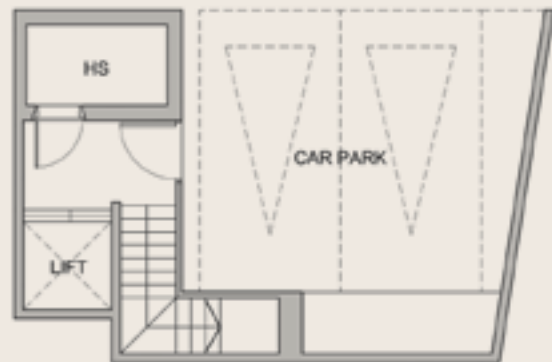
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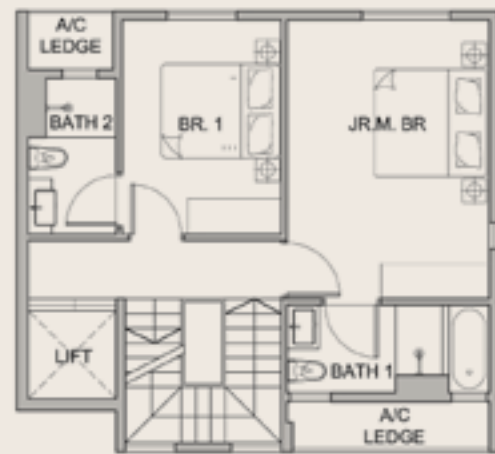
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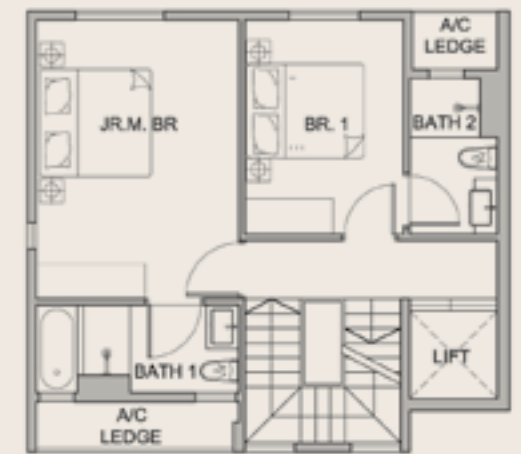
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2ND STOREY



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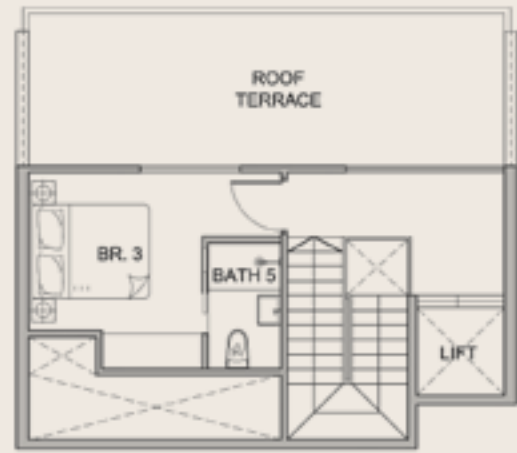


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UNIT NO.
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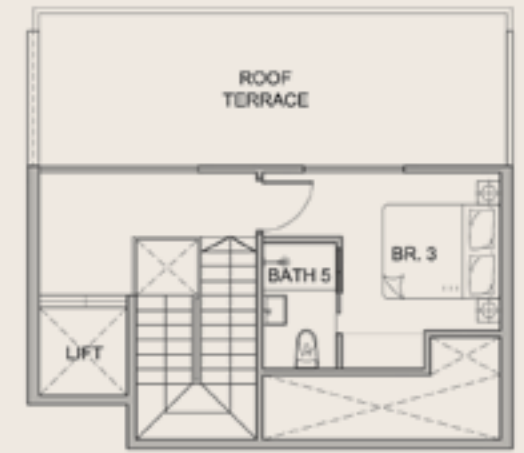


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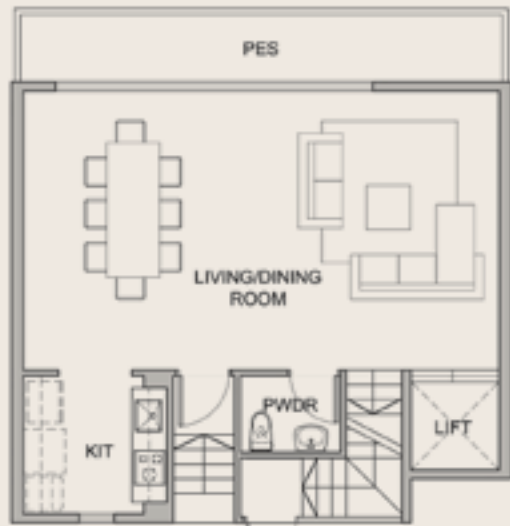


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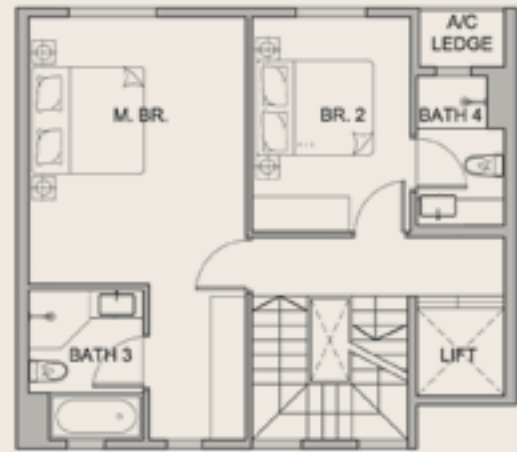
5 Bdrm
Area 298 Sq.M / 3,208 Sq.Ft



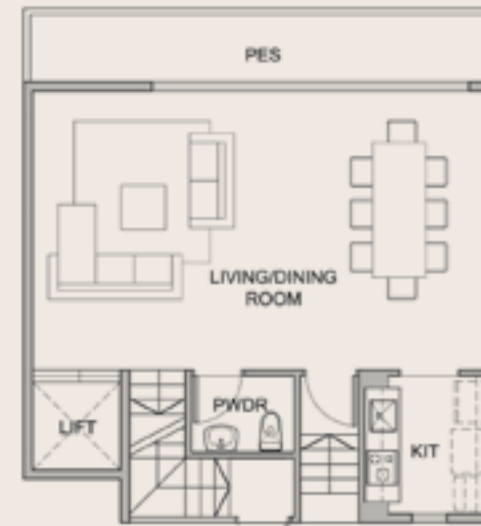
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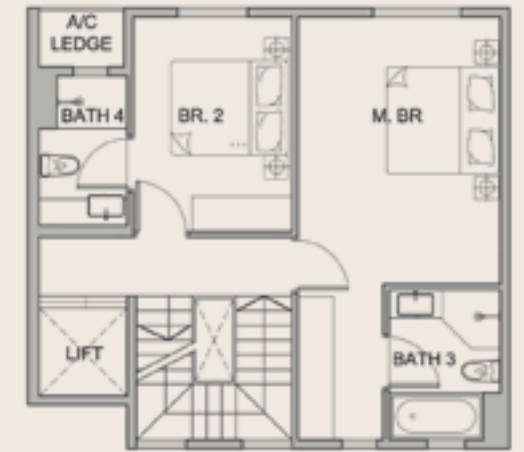
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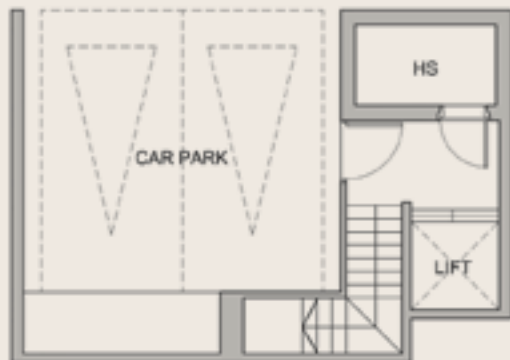
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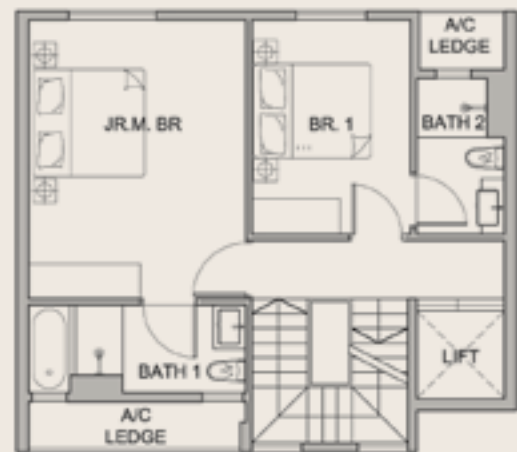
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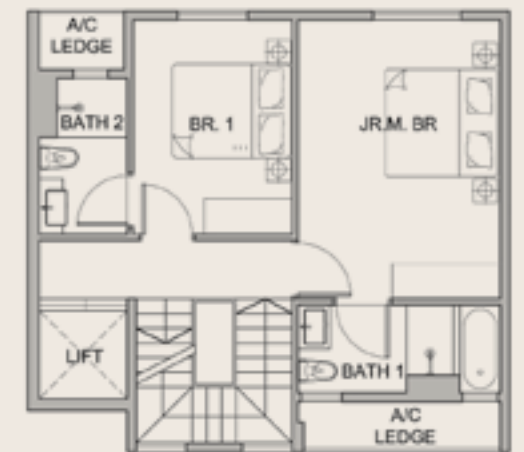
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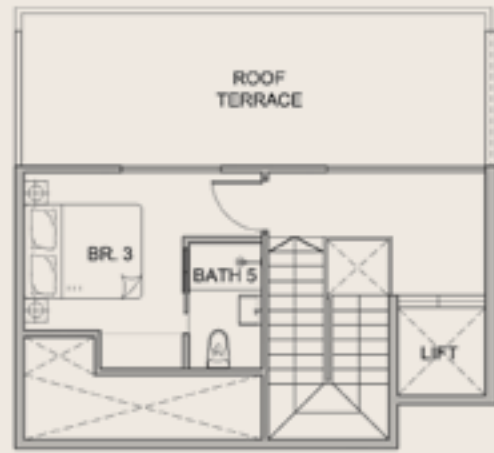
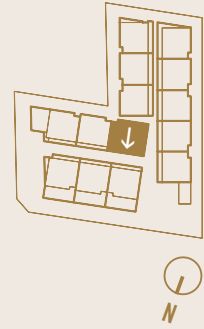


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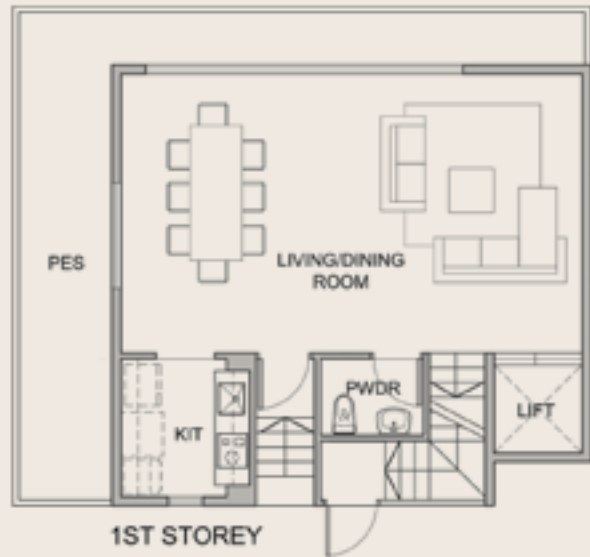


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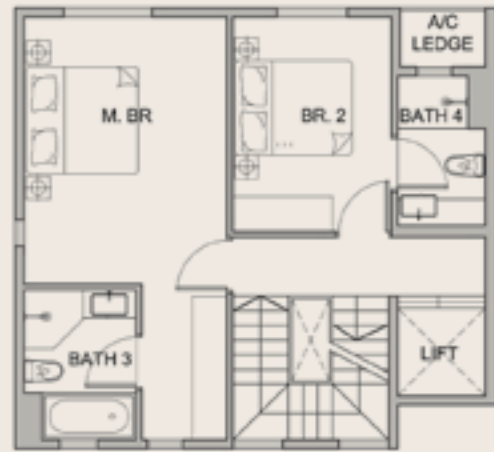
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Area 305 Sq.M / 3,283 Sq.Ft



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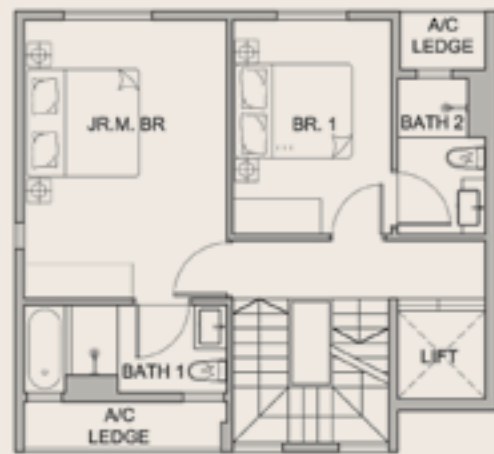
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3RD STOREY



BASEMENT STOREY

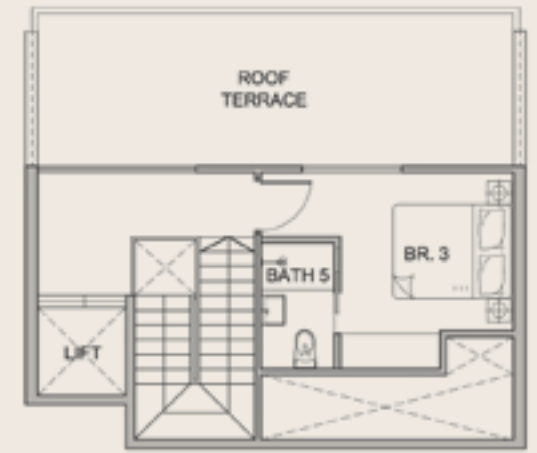


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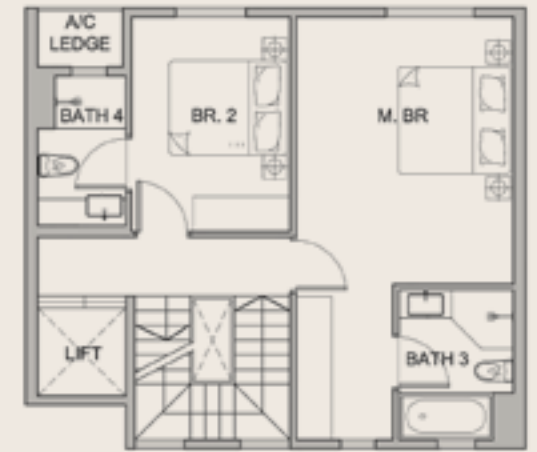
5 Bdrm
Area 298 Sq.M / 3,208 Sq.Ft



ATTIC STOREY



1ST STOREY



3RD STOREY



BASEMENT STOREY

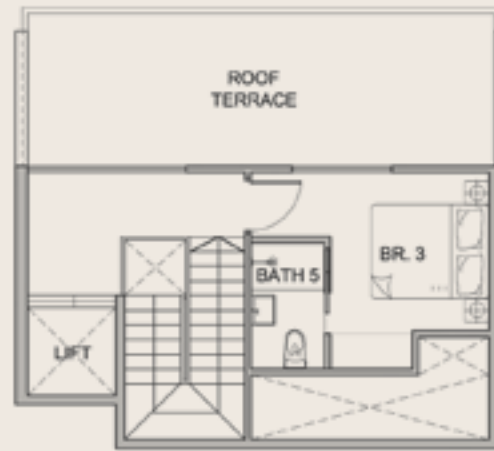
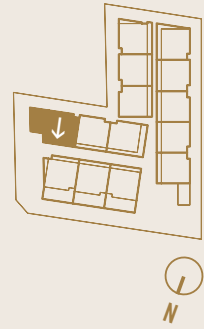


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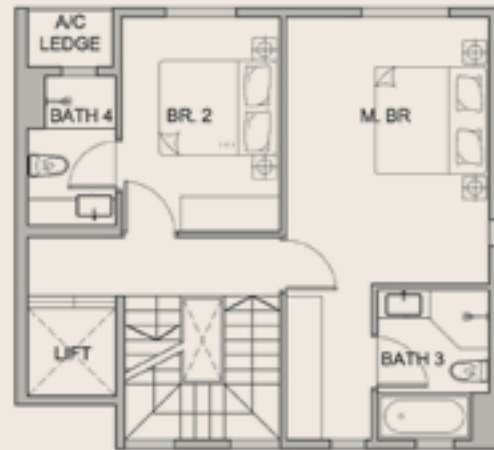


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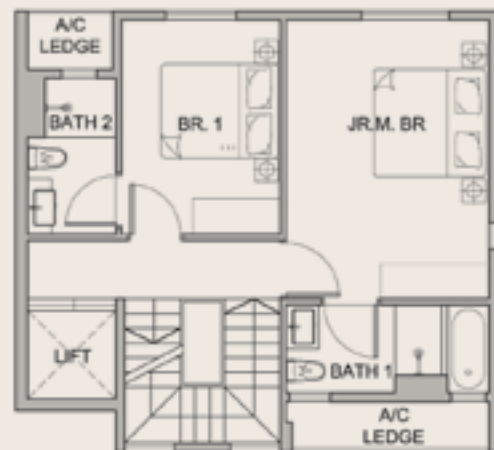
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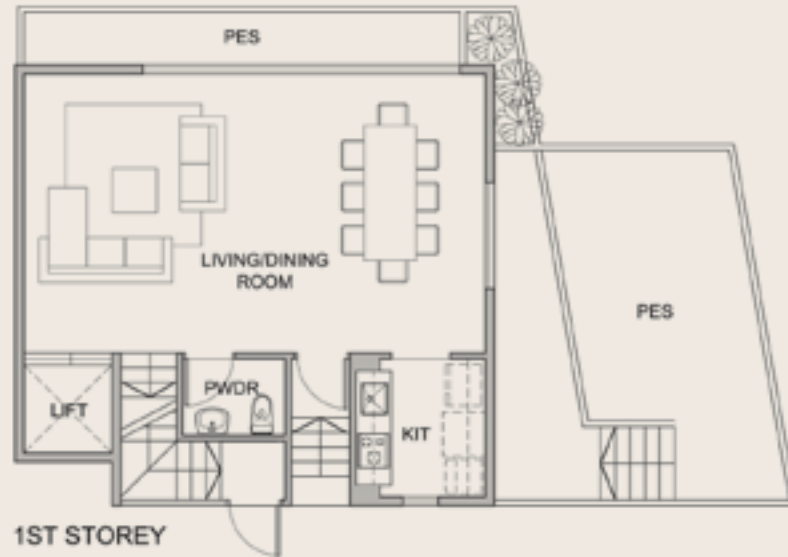
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3RD STOREY



2ND STOREY



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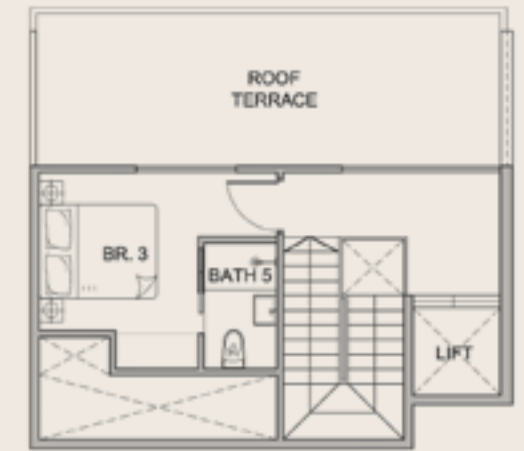


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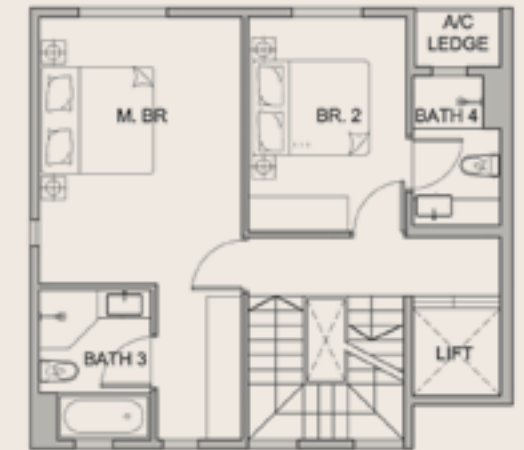


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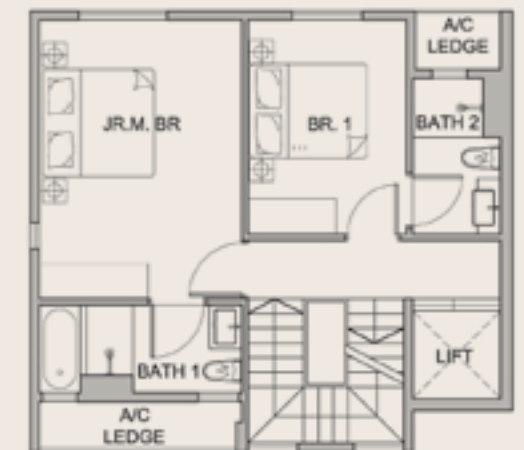
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Area 321 Sq.M / 3,455 Sq.Ft



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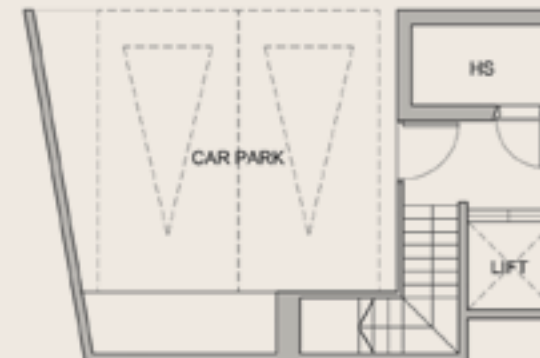
3RD STOREY



2ND STOREY



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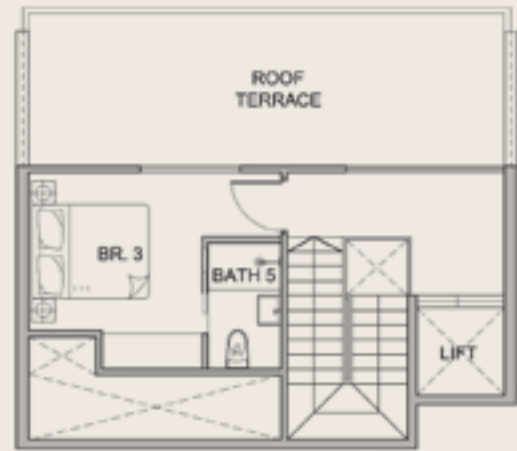
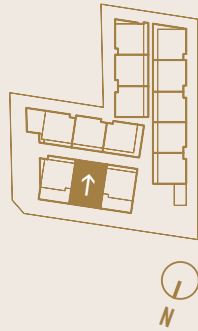


BASEMENT STOREY



UNIT NO.
100D

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Area 325 Sq.M / 3,498 Sq.Ft

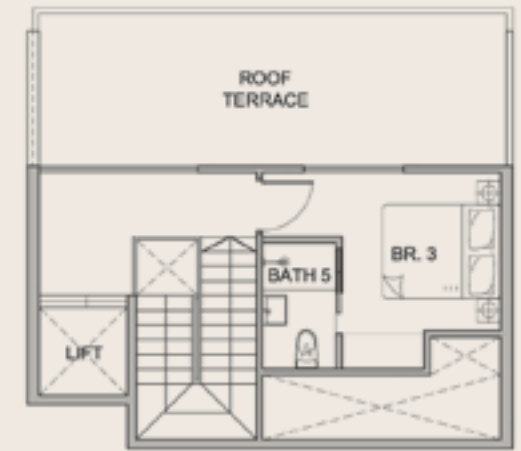


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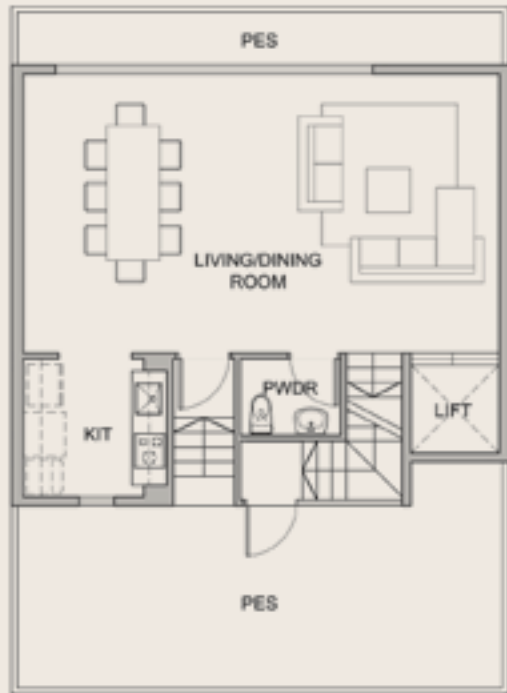


UNIT NO.
100E

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Area 316 Sq.M / 3,401 Sq.Ft



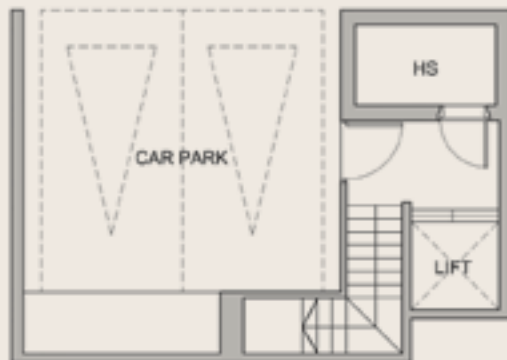
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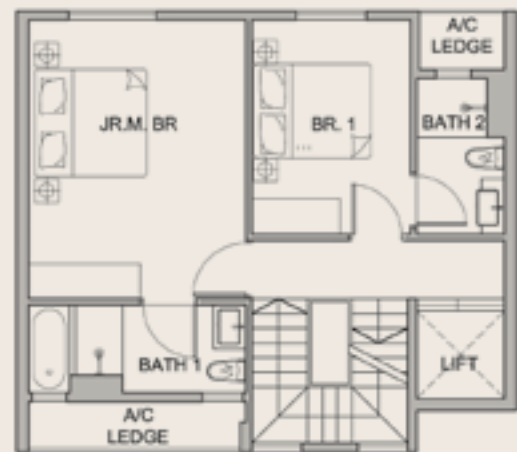
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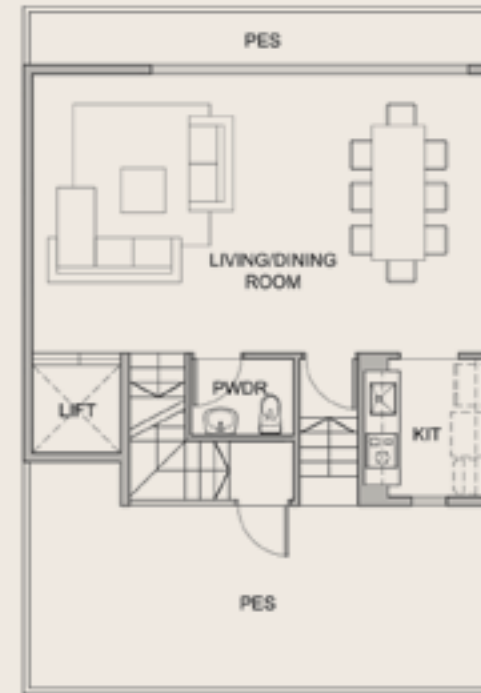
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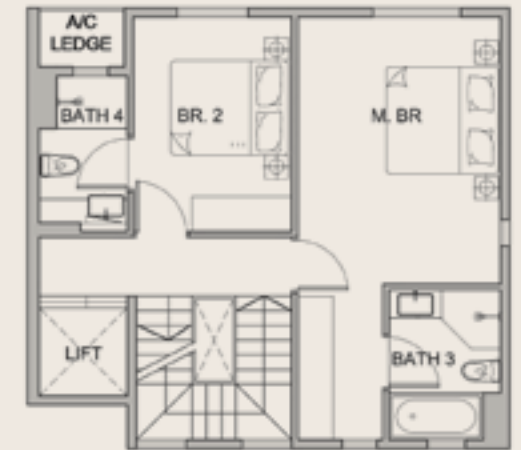
BASEMENT STOREY



2ND STOREY



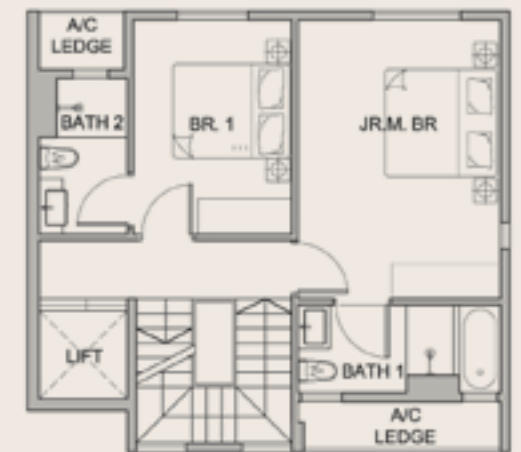
1ST STOREY



3RD STOREY



BASEMENT STOREY



2ND STOREY

SPECIFICATIONS

1. FOUNDATION

Pile foundation to Engineer's design

2. SUPERSTRUCTURE

Reinforced Concrete Framework and/or structural steel to Engineer's specification

3. 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 drywall

4. ROOF

RC Flat Roof: Reinforced concrete with appropriate insulation and waterproofing system

Pitched Roof: Metal roofing with appropriate insulation

5. CEILING

Strata Terrace Units

Living/Dining, Bedrooms, Master Bedroom, Junior Master Bedroom, Corridor and Walk-in-closet: Skim coating and/or fibrous plaster board with emulsion paint

All Bathrooms, Kitchen, Powder Room: Moisture resistant ceiling board with emulsion paint

Household Shelter, Staircase, Basement: Skim coating and/or fibrous plaster board with emulsion paint

Common Area

Gym: Skim coating and/or fibrous plaster board with emulsion paint

Basement Car Park, Common Staircase: Skim coating and/or fibrous plaster board with emulsion paint

6. FINISHES

A) WALL

Strata Terrace Units

Living, Dining, Bedrooms, Master Bedroom, Junior Master Bedroom, Walk-in-closet, Roof Terrace, Household Shelter, Staircase:

Cement and sand plaster and/or skim coat with emulsion paint (up to false ceiling and on exposed area only)

Kitchen: Homogeneous and/or Ceramic tiles to false ceiling height (up to false ceiling and on exposed area only)

Bathrooms/Powder Room: Marble to false ceiling height (up to false ceiling and on exposed area only)

Common area

Lift Lobbies, Landings: Homogeneous and/or Ceramic 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

B) FLOOR

Strata Terrace Units

Living/Dining: Marble with Skirting

Bedrooms: Timber Flooring with Skirting

Bathrooms/Powder Room: Marble

Kitchen: Homogenous and / or Ceramic Tiles

PES & Roof Terrace: Homogenous and / or Ceramic Tiles

Internal Staircase: Timber (1st Storey to Attic)
Homogenous and/or Ceramic tiles (1st Storey to Basement)

Household Shelter: Homogenous and / or Ceramic Tiles

Basement

Common area

Walkway: Homogenous and/or Ceramic tiles

Gym: Rubber Flooring

Staircases and Landings: Cement and sand screed

Lift Lobbies and Corridors: Homogeneous and / or Ceramic tiles

Recreation Areas: Homogeneous and / or Ceramic tiles

Swimming Pool: Swimming pool tiles

7. WINDOWS

Aluminium framed with minimum 6mm thick tinted glass

8. DOORS

Bedrooms: Timber door

Bathrooms: Timber door

Powder Room: PVC door

PES and Roof Terrace: Aluminium framed glass sliding door

Household Shelter: Approved metal door

9. IRONMONGERY

Selected quality locksets

10. RAILING

Strata Terrace Units

Internal Staircase: Metal balustrade with timber handrail

Common Area

Common Staircase, Walkway: Galvanised mild steel with enamel paint finish

11. SANITARY FITTINGS

Strata Terrace Units

Master/Junior Master Bath

1 vanity top complete with basin and mixer tap and vanity cabinet

1 longbath with mixer tap

1 set bath/shower mixer and rain shower and hand shower

1 shower compartment

1 floor mounted water closet

1 towel rail

1 mirror

1 paper holder

Other Bathrooms

1 vanity top complete with basin, mixer tap and vanity cabinet

1 set bath/shower mixer and hand shower

1 shower compartment

1 floor mounted water closet

1 towel rail

1 mirror

1 paper holder

Powder Room

1 floor standing basin with mixer tap

1 set bath/shower mixer and hand shower

1 floor mounted water closet

1 mirror

1 paper holder

Roof Terrace, Personal Enclosed Space (PES)

1 bib tap

Kitchen

1 washing machine point

1 kitchen sink with mixer tap

12. ELECTRICAL SCHEDULE

a) Concealed electrical wiring in conduits below ceiling level

b) Refer to Electrical Schedule for details

ELECTRICAL SCHEDULE

| TYPE OF OUTLET | QUANTITY |
|----------------------|----------|
| LIGHTING POINT | 37 |
| POWER POINT | 40 |
| TV POINT | 6 |
| TELEPHONE POINT | 6 |
| DATA POINT | 5 |
| AUDIO VIDEO INTERCOM | 1 |
| BELL POINT | 1 |
| COOKER HOB POINT | 1 |
| COOKER HOOD POINT | 1 |
| OVEN POINT | 1 |
| GAS HEATER POINT | 1 |

Air Conditioning Isolator: Based on the number of condensing units.

13. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard CP

14. PAINTING

External Wall: Emulsion Paint

Internal Wall: Emulsion Paint

15. WATERPROOFING

Waterproofing is provided to Basement, Bathrooms, Kitchen, Roof Terrace, Planter, PES, Swimming Pool, where applicable.

16. DRIVEWAY AND CARPARK

Carpark/Driveway: Concrete floor finish

17. RECREATION FACILITIES

- Swimming Pool
- Pool Deck
- Pool Shower
- Gym
- Theme Courtyard
- Jogging/ Walking Track
- BBQ Pit
- Waiting Bay (Underground)

18. TV/ TELEPHONE

Refer to the Electrical Schedule for details.

19. ADDITIONAL ITEMS

- Wardrobes: System wardrobes to all bedrooms
- Kitchen: Kitchen cabinets with solid surface worktop
- Appliances: 1 Hob, 1 Hood, 1 Oven, 1 Fridge and 1 Washer
- Air-conditioning System: Split unit exposed wall mounted air-conditioning is provided in living/ dining area and bedrooms
- Hot Water Supply: Gas water heater to provide hot water to all bathrooms and kitchen sink.
- Security System: Audio video intercom, proximity card access system for side gate. Vehicular access system for resident's vehicular access through main gate. Conventional key system to units' doors.

20. NOTES

Marble/Compressed Marble/Limestone/Granite

Marble/compressed marble/limestone/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/compressed marble/limestone/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 harder material than marble cannot be re-polished after installation. Hence, some differences may be felt at the joints. The colour, tonality and pattern of marble/compressed marble/limestone/granite selected and installed shall be subject to availability.

TIMBER STRIPS

Timber strips are natural materials containing veins and tonality 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. 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.

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/her own contractor to service the air-conditioning system regularly.

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.

MATERIALS, FITTINGS, EQUIPMENT, FINISHES, INSTALLATIONS AND APPLIANCES

The choice of brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.

LAYOUT/LOCATION OF WARDROBES, CABINETS, FAN COIL UNITS, ELECTRICAL POINTS, TELEVISION POINTS, TELECOMMUNICATION POINTS, AUDIO INTERCOM SYSTEM, DOOR SWING POSITIONS AND PLASTER CEILING BOARDS

Layout/location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

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.

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.

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.

LAMINATED FLOORING

Laminated flooring is manufactured material which contains tonality differences to

match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Laminated floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the builder and vendor.

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.

PLANTERS

Planters are designed to take the loading of potted plants only. No soil material or turf/ plants will be provided in the planters.

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.

HOME LIFT

To ensure good working condition of the home lift, the home lift has to be maintained by the purchaser on a regular basis. The Purchaser is advised to engage his/her own contractor to service the home lift regularly.

All information, specifications and statements herein shall not be treated to form part of an offer or contract. Floor plans are subject to amendments as may be required by the relevant authorities. Visual representations, illustrations, photographs, art renderings and other graphic representations and references, not limited to landscape and furniture, are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. No part of the materials shall constitute a representation or warranty. All plans, information and specifications are current at the time of press and are subjected to change as may be required and cannot form part of an offer or contract. The developer reserves the rights to modify any part or parts of the building prior to completion as directed or approved by the building authority. Floor areas are only approximate measurements and subjected to final survey.

The Sale and Purchase Agreement shall form the entire agreement between the Developer and Purchaser and shall supersede all statements, representations or promise made prior to the signing of the Sale and Purchase Agreement and shall in no way modified by any statements, representations or promise made by the Developer or the Marketing Agents.

PROJECT DETAILS

| | |
|-----------------------------------|---|
| NAME OF PROJECT | : Kaleido |
| DEVELOPER | : Emerald Land (TKLK) Pte Ltd |
| DEVELOPER'S LICENSE NO | : C1070 |
| TENURE OF LAND | : Estate in Fee Simple |
| LOT (S) NUMBER | : MK 26 — 03546V, 03547P, 07047C and 07048M at Lorong K Telok Kurau |
| BUILDING PLAN NO | : A1753-00214-2013-BP01 dated 31st October 2013 |
| EXPECTED DATE OF TOP | : 30 September 2017 |
| EXPECTED DATE OF LEGAL COMPLETION | : 30 September 2020 |

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ABOUT AMERALD LAND PTE LTD

Amerald Land's vision is to be a frontrunner in developing quality real estate projects in Asia Pacific. It is a wholly-owned subsidiary of Precise Development, an A1 builder under BCA's construction work head. Established in 2009, its goal is to continuously push the boundaries of what defines quality living in Singapore. To that end, Amerald Land is committed to providing quality homes that satisfy the changing needs and aspirations of home buyers.

Amerald Land's residential projects feature the use of accomplished architects with innovative designs that maximise the use of space. A fine example is our iconic residential development in Balestier, GAIA, a BCA Green Mark Platinum recipient of the highest industry accolade for green building project and showcasing one of the tallest green wall in Singapore.

Moving forward, Amerald Land plans to expand its core business by embarking on quality residential, commercial and industrial projects. As a strong advocate of sustainable construction, it will continue to incorporate environmentally friendly designs in its developments.

A Prestigious Freehold Strata Terrace Development



A Wholly Owned Subsidiary of Precise Development Pte Ltd

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