

SHIRO

PURE LIVING . 純粹な生活

白
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純粋な生活

PURE LIVING

Characterized by minimalist, clean lines of Zen design and architecture, Shiro meaning “white” in Japanese presents clear, open spaces harmonized aesthetically with sleek, quality finishes.

THE TREASURES OF TELOK KURAU

Shiro is part of an eclectic enclave with specialty shops, chic cafes and restaurants, hospitals, schools and private apartments.



NESTLED IN A TIMELESS AND BESPOKE AREA

Life is always colorful here with lots to do, and with the beach just round the corner, you can easily soak up some sun, chill to the rush of the ocean or luxuriate in the sea breeze.



A COSMOPOLITAN JEWEL OF THE EAST

Just minutes from the city via major expressways
yet far from its bustle.



PURE LIVING

Influenced by the philosophy of Zen to do more with less, Shiro is thoughtfully designed with simple, open spaces that bring in lots of natural sunlight and in turn, happy moods. — the splendid palette for life's adventures.

純粹な生活

*ARTIST IMPRESSION

PURE SENSE

Shiro's interiors subtly yet skilfully blend essential elements of nature to create a balance setting of absolute peace and serenity. — the perfect prelude to a restful evening.

純粹な意味で

* ARTIST IMPRESSION

AN OASIS OF PEACE
A LIFE OF QUALITY

Shiro offers an abundance of chic lifestyle options at your doorstep for you and your loved ones. With just 16 units, this cozy sanctuary is undoubtedly the choice for those who seek pure living at its best.

PURE QUALITY

純粹な品質

*ARTIST IMPRESSION

PURE LIFESTYLE

Expressing a graceful simplicity yet appealing to the senses, and furnished with contemporary facilities set in a refreshing locale.



純粹な生活

* ARTIST IMPRESSION

PURE BEAUTY

純粹な美しさ



LOCATION MAP

ロケーションマップ



LEGEND

- SCHOOL
- SHOPPING MALL
- MRT CIRCLE LINE
- MRT EAST-WEST LINE
- *ALTERNATE ENTRANCE FROM TELOK KURAU ROAD.*



PICTURE OF DOMESTIC BLISS...

...CONVENIENT AND LAIDBACK

LINEAR & MINIMALIST
FUNCTIONALLY SERENE

Shiro is a breath of fresh air in Singapore's idyllic eastern landscape — a freehold boutique development that celebrates the very essence of pure living.



* ARTIST IMPRESSION

SITE PLAN

サイトプラン



LEGEND

- (A) SWIMMING POOL
- (B) FITNESS CORNER
- (C) POOL DECK
- (D) OUTDOOR SHOWER
- (E) BBQ AREA
- (F) LIFESTYLE AREA
- (G) ENTRANCE FOYER

UNIT DISTRIBUTION CHART

	#01	#02	#03	#04
Roof Terrace				
5th	Type C 1744 Sq ft	Type A 452 Sq ft	Type A1 452 Sq ft	Type C1 1830 Sq ft
4th	Type B 904 Sq ft	Type A 452 Sq ft	Type A1 452 Sq ft	Type B1 990 Sq ft
3rd	Type B 904 Sq ft	Type A 452 Sq ft	Type A1 452 Sq ft	Type B1 990 Sq ft
2nd	Type B 904 Sq ft	Type A 452 Sq ft	Type A1 452 Sq ft	Type B1 990 Sq ft
1st				

LEGEND

TYPE A/A1 (TYPICAL)
1+1 BEDROOM

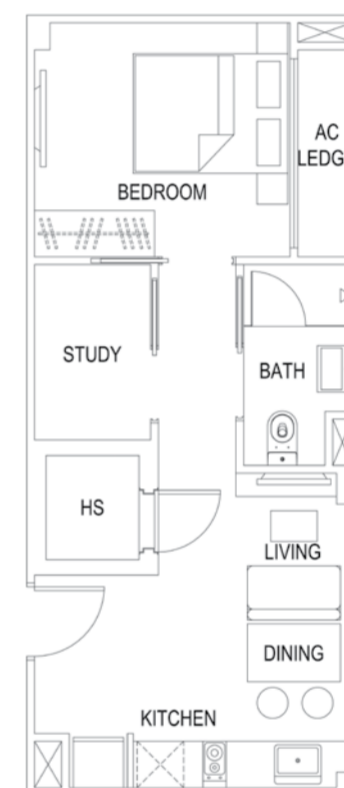
TYPE B/B1 (TYPICAL)
2+1 BEDROOM

TYPE C/C1 (PENTHOUSE)
3 BEDROOM

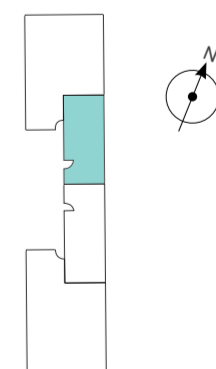
ユニットの分布図

UNIT FLOOR PLANS

TYPE A
(1 BEDROOM + STUDY)



AREA 452 Sq ft
UNIT #02-02, #03-02, #04-02
#05-02

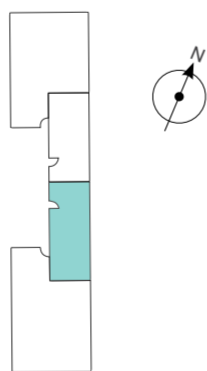


ユニットのフロアプラン

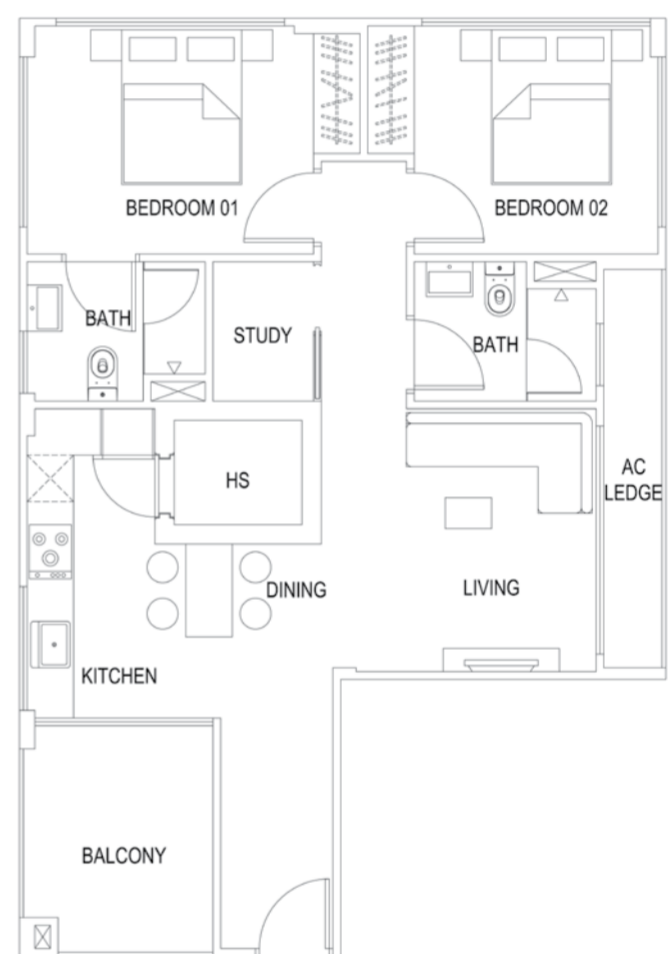
TYPE A1
(1 BEDROOM + STUDY)



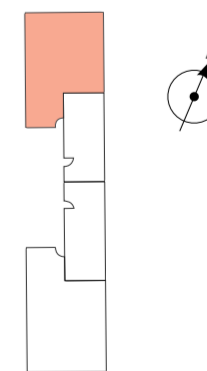
AREA 452 Sq ft
UNIT #02-03, #03-03, #04-03
#05-03



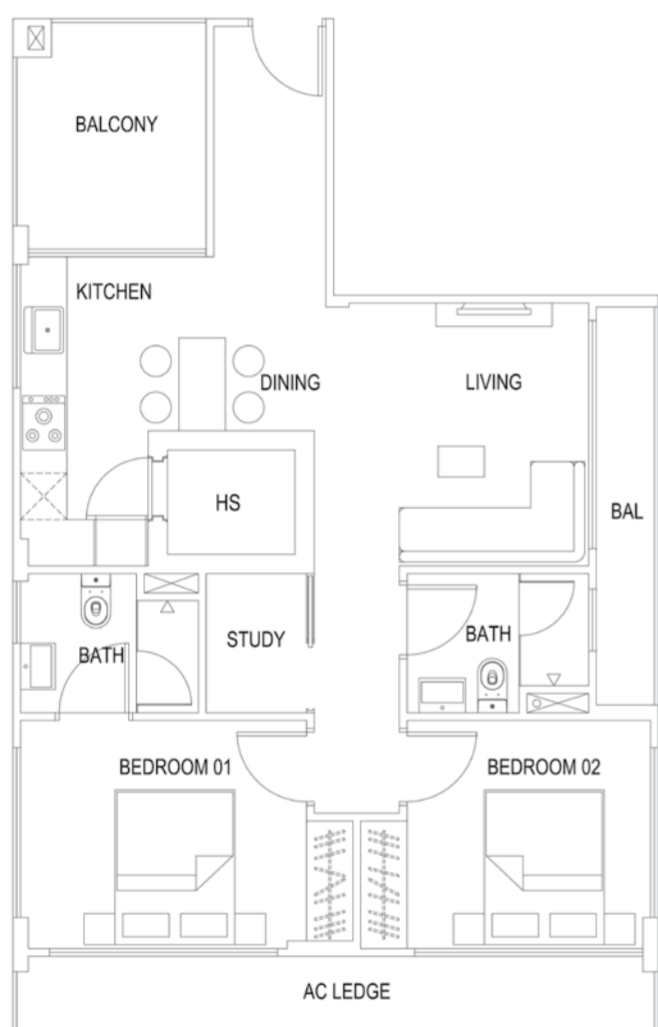
TYPE B
(2 BEDROOM + STUDY)



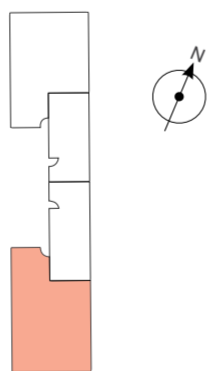
AREA 904 Sq ft
UNIT #02-01, #03-01, #04-01



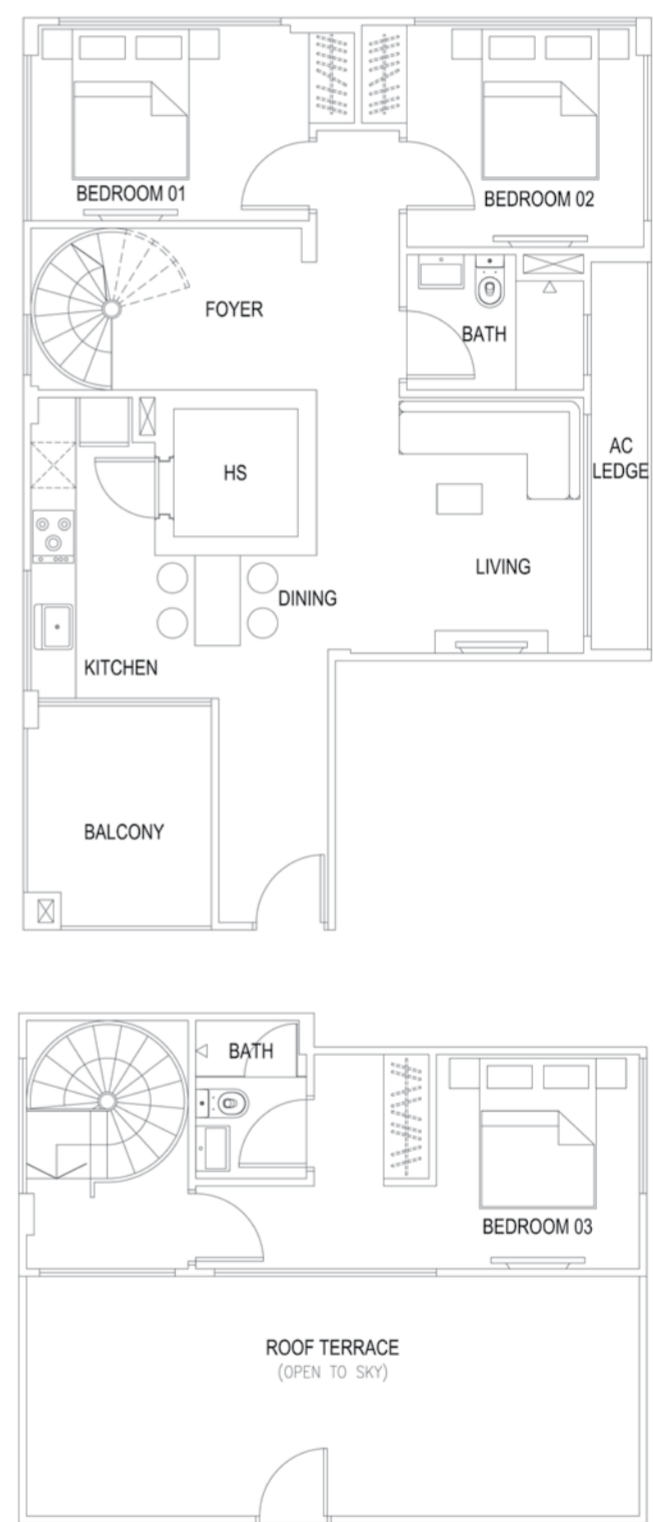
TYPE B1
(2 BEDROOM + STUDY)



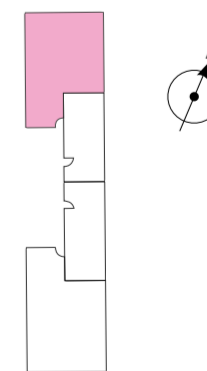
AREA 990 Sq ft
UNIT #02-04, #03-04, #04-04



TYPE C
(3 BEDROOM PENTHOUSE)

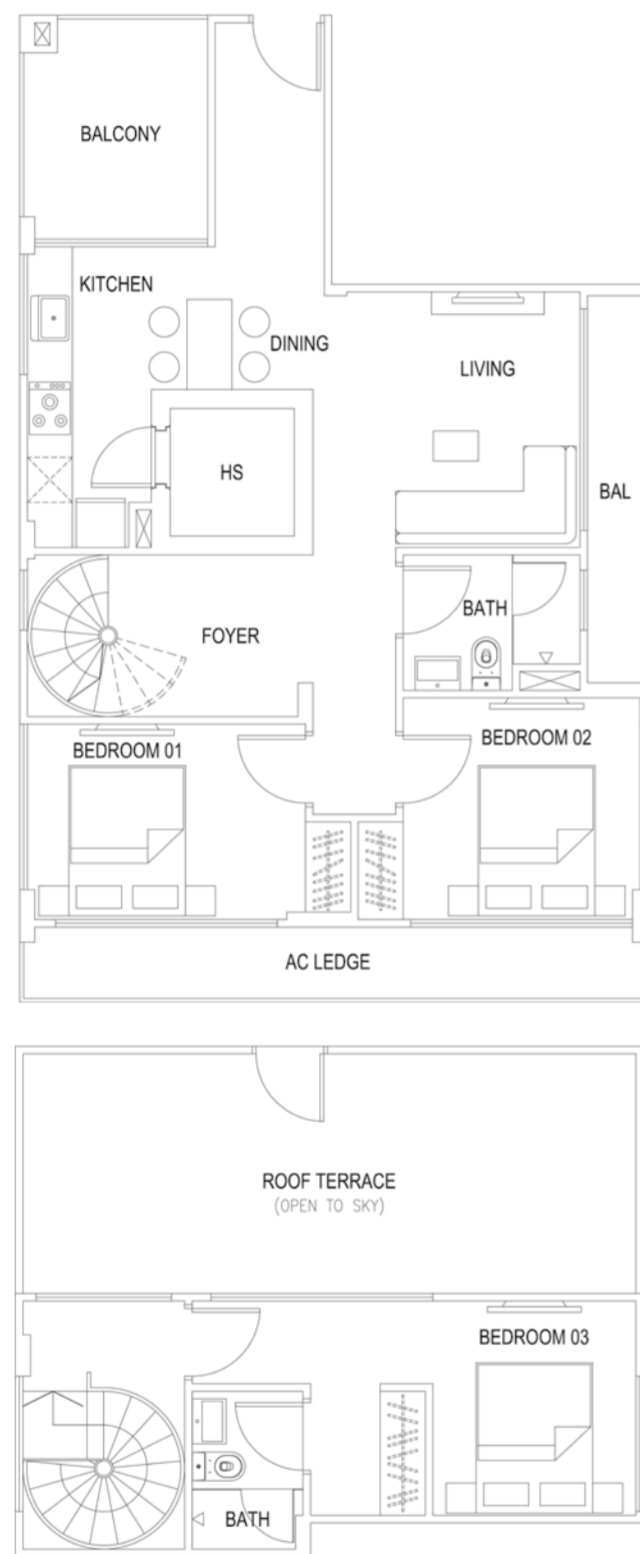


AREA 1744 Sq ft
UNIT #05-01



SPECIFICATIONS

TYPE C1 (3 BEDROOM PENTHOUSE)



AREA 1830 Sq ft
UNIT #05-04

1. **FOUNDATION**
Pile to Engineer's design
2. **SUPERSTRUCTURE**
Reinforced Concrete Framework 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 dry wall
4. **ROOF**
RC Flat Roof: Reinforced concrete with appropriate waterproofing
Pitched Roof: RC roof with aluminium cladding with appropriate insulation
5. **CEILING**
Living/ Dining, Bedrooms, Household Shelter, and Balconies: Skim coating and/ or fibrous plaster board/ bulk heads to designated areas with emulsion paint
Kitchens and Bathrooms: Moisture resistant ceiling board with emulsion paint
6. **FINISHES**
Wall (for Apartments)
Living/ Dining, Bedrooms, Balcony, Roof Terrace, Internal Staircase and Household Shelter: Cement and sand plaster with emulsion paint

Kitchen: Homogeneous and/ or Ceramic Tiles
Bathrooms: Homogeneous and/ or Ceramic Tiles

Floor (for Apartments)
Living/ Dining: Homogeneous and/ or Ceramic Tiles with Skirting
Bedrooms: Timber Flooring with Skirting
Bathrooms: Homogeneous and/ or Ceramic Tiles
Kitchen: Homogeneous and/ or Ceramic Tiles
Balcony: Homogeneous and/ or Ceramic Tiles
Household Shelter: Homogeneous and/ or Ceramic Tiles
A/ C ledge: Cement and sand screed

Floor (for Apartments-Penthouse only)
Living/ Dining: Compressed Marble with Skirting
Bedrooms: Timber Flooring with Skirting
Bathrooms: Homogeneous and/ or Ceramic Tiles
Kitchen: Homogeneous and/ or Ceramic Tiles
Balcony & Roof Terrace: Homogeneous and/ or Ceramic Tiles
Internal Staircase: Timber Flooring
Household Shelter: Homogeneous and/ or Ceramic Tiles
A/ C ledge: Cement and sand screed

Wall (For Common Areas)
Typical 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

Floor (For Common Areas)
Lift Lobbies and Corridors: Homogeneous tiles and/ or Ceramic Tiles
Staircases and Landings: Cement and sand screed
Footpath: Homogeneous tiles and/ or concrete slabs
Multi-purpose area/ pool deck: Timber flooring
7. **WINDOWS**
Aluminium framed with minimum 6mm thick glass panel
8. **DOORS**
Main Entrance: Approved fire-rated timber door
Bedrooms/ Study Room: Celluka Door
Bathrooms: Celluka Door
Balcony and Roof Terrace: Aluminium framed glass sliding door and/ or Celluka door
Household shelter: Approved metal door
9. **IRONMONGERY**
Selected quality locksets

10. 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 compartment
- 1 floor mounted water closet
- 1 towel rail
- 1 mirror
- 1 paper holder

Other Bathrooms

- 1 vanity top complete with basin and mixer tap
- 1 set bath/ shower mixer and hand shower
- 1 shower compartment
- 1 floor mounted water closet
- 1 towel rail
- 1 mirror
- 1 paper holder

11. ELECTRICAL SCHEDULE

Electrical Provision/ Unit Type	A/ A1	B/ B1	C/ C1
Lighting Point	8	13	18
External Lighting Points	0	1	3
13A Switch Socket Outlet	1	1	1
2 x 13A Switch Socket Outlet	7	11	14
Door Bell Point	1	1	1
TV Point	3	4	5
Telephone Point	3	4	5
Weatherproof 13A Switch Socket Outlet	0	1	2
Cooker Hob Power Outlet	1	1	1
Cooker Hood Power Outlet	1	1	1
Washing Machine Power Outlet	1	1	1
Water Heater Point	1	2	3

- a) Electrical wiring will be in concealed conduits where possible.
- b) Isolators for air-conditioning & mechanical ventilation system depending on the quantity of condensing units and toilet exhaust fans.

12. LIGHTNING PROTECTION

In compliance with the current edition of Singapore Code of Practice.

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/ Holding space: Concrete floor finish and/ or selected pavers.

16. RECREATION FACILITIES

- a) Swimming Pool
- b) Pool Deck
- c) Pool Shower
- d) Barbecue Area
- e) Multi – Purpose Area
- f) Fitness Corner

17. TV/ TELEPHONE

Refer to the Electrical Schedule for details.

18. ADDITIONAL ITEMS

- a) Wardrobes: System wardrobes to all Bedrooms
- b) Kitchen: Kitchen cabinets with solid surface worktop and stainless steel sink and mixer
- c) Appliances: 1 Hob, 1 Hood, 1 Refrigerator and 1 Washer/ Dryer
- d) Air-conditioning System: Split unit exposed wall mounted air-conditioning is provided in living rooms and bedrooms
- e) Hot water supply: Electric storage water heater to provide hot water to all bathrooms and kitchen sink
- f) Security System: Audio video intercom interface with proximity card access system for side gate. Transponder system for resident's vehicular access through main gate. Conventional key system to units' main entrance doors.
- g) Mechanised Car parking system (16 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 subjected to Architect's sole discretion and final design.

Toilet Exhaust fan system

Toilet exhaust fans provided for toilets without natural ventilation. The toilet 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 show flat(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 and Roof Terrace

Balcony 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

Disclaimer

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.

Project Details

Name of Project	: Shiro
Lot(s) No	: 05300P, 05301T and 10075C, MK 26 at 38 Lorong H Telok Kurau S 426025
Developer	: Precise Development Pte Ltd (UEN 198302845D)
Developer's License No	: C0901
Tenure of Land	: Estate in Fee Simple
Building Plan No	: A1536-00001-2011-BP01
Expected Date of TOP	: 30 April 2015
Expected Date of Legal Completion	: 30 April 2018

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