



— *The Quinn* —

*Discover the Charm*

Embrace the rustic beauty and timeless elegance of the French Indochine at The Quinn. Reinterpreting classical elements of colonial design, this unique residential property evokes the natural romance of the Orient while appropriating a contemporary style of French colonial architecture.

The Quinn's symmetry, proportion and distinct Mansard roof present a strong identity and frontage to the world while preserving quiet, minimalist allure for its distinguished occupants. Prominent pilasters frame generous balconies as louvres are juxtaposed with sleek glass and ornamental railings for a refined aesthetic.

Beyond impressive architecture, The Quinn invites you to revel in the sensory pleasures of its calm reflective pools, lush Asian foliage and charming courtyards.





## *Indulge in Serenity*

Be reinvigorated by your luscious surroundings at The Quinn. Refresh and nourish your mind, body and soul amid fragrant flora and peaceful ponds. Relax in the lulling calm, or work off all tension to a verdant view at the stunning open concept gymnasium.





Artist's Impression

## *Enjoy the Repose*

The stage is set for tranquility and leisure. Lily ponds flank an idyllic lap pool while bamboo gardens offer leafy sanctuary from the tropics. Choice units present exclusive access to the pool directly from their private living space, while others enjoy spacious patios overlooking the gardens from which to relish the balmy evening breeze.



## *Celebrate the Moments*

Create rich memories of delight and pleasure with your loved ones in tastefully-designed and elegant communal spaces. Celebrate extravagantly the events that enrich life while sharing the luxury of your home with family and friends.





Artist's Impression

## *Soak up the City*

Savour mesmerizing views from the rooftop jacuzzi as warm, therapeutic bubbling waters melt away your cares. This is also the perfect spot to recline, soak up the rays and catch up on your glowing tan.




## *Explore the Orient*

Each lift lobby sits within an exclusive courtyard, embellished by hanging greenery and chic monochromatic tiles. Be inspired by the rich Indochine tradition and cultural essences as you wind down with a friend over tea. Share an intimate tête-à-tête and drink in pleasurable moments of peace and respite while feeling right at home.







*Inviting and inspiring interiors create an aura of charm in living spaces into which you will gladly welcome family and friends. Take pride in the harmonious appeal of luxurious finishes, contemporary fittings and understated classic accents and derive pleasure by adding accents of your own unique tastes.*

## *Luxuriate in Beauty*

Gorgeous iconic French windows frame your world at The Quinn. Add personal touches to European enchantment, and adorn the spacious living room with delicate Indochine accents where you will welcome your delighted guests. Units featuring French windows that seamlessly open up to lavish balconies are available to the discerning few.





## *Relax in Sophistication*

Spacious and contemporary, your bedroom is your personal enclave for stolen moments of private reverie, restful slumber and cherished spells of romance with that special someone.



## *Revel in Comfort*

Luxurious fittings, in a practical, well-planned space, are enhanced by careful detailing within the stylish finishing. Mosaic black and white tiles are artfully combined in geometric motifs with elaborate, classic accents for a harmonious appeal.



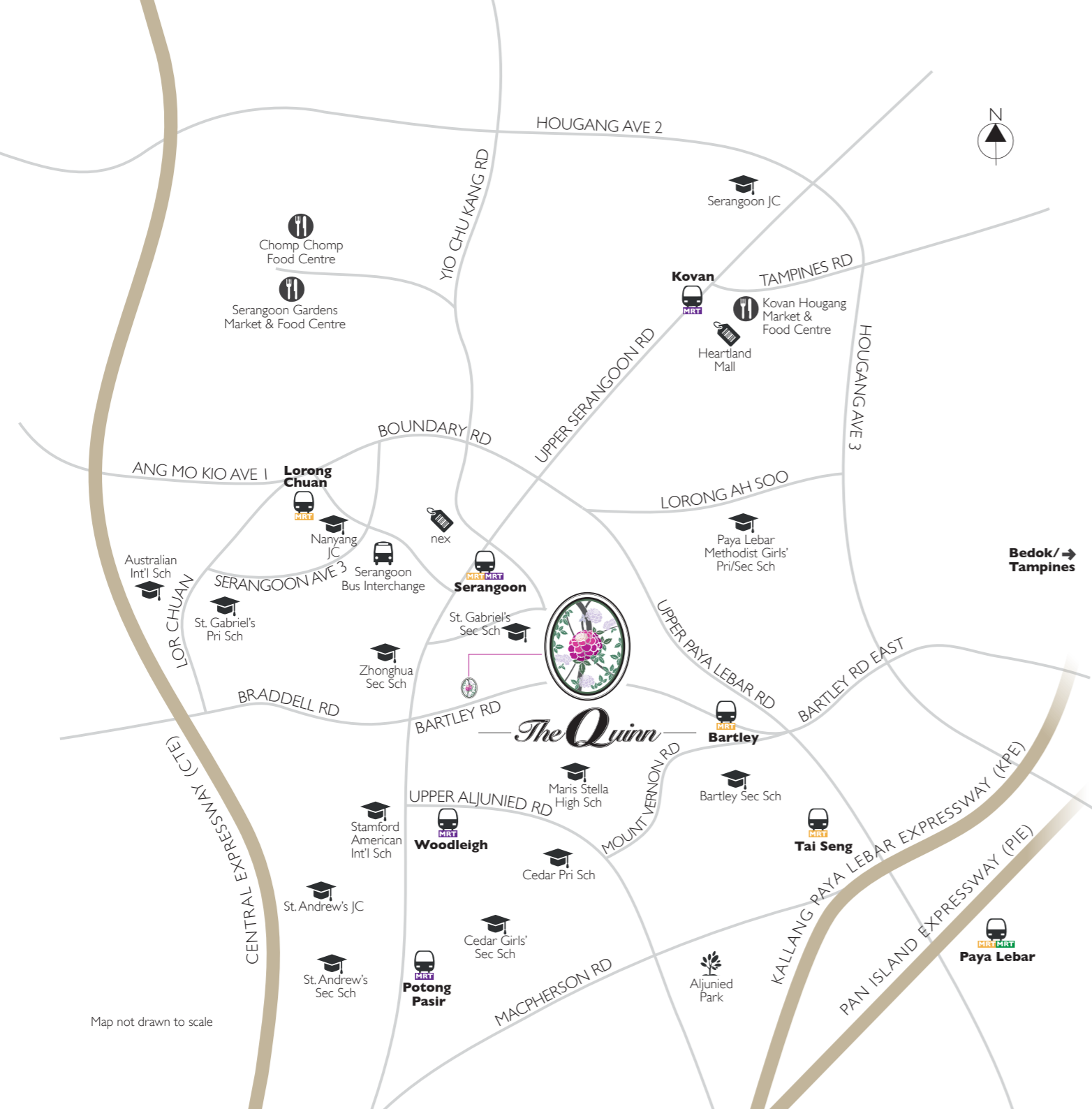


## *Ignite Culinary Passions*

Take pleasure in a kitchen that will inspire and illuminate your culinary aspirations. The efficient cooking space with contemporary fittings, classic grooveline accents and quality appliances will make every creative minute spent extraordinary.







#### NORTH EAST LINE

Woodleigh MRT	approx 0.59km
Serangoon MRT	approx 0.68km
Potong Pasir	approx 1.47km
Kovan MRT	approx 2.22km



#### CIRCLE LINE

Serangoon MRT	approx 0.68km
Bartley MRT	approx 0.69km
Lorong Chuan MRT	approx 1.4km
Tai Seng MRT	approx 1.82km
Paya Lebar MRT	approx 3.6km



#### PRIMARY

Maris Stella High School (Pri School)	approx 0.56km
Yangzheng Pri School	approx 0.84km
Cedar Pri School	approx 0.93km
Saint Gabriel's Primary School	approx 1.44km
Paya Lebar Methodist Girls' School	approx 1.49km
St Andrew's Junior School	approx 1.6km
CHIJ Our Lady of Good Counsel	approx 1.84km
First Toa Payoh Pri School	approx 2.05km
Pei Chun Public School	approx 2.08km
Kuo Chuan Presbyterian Pri School	approx 2.15km



#### SECONDARY

Saint Gabriel's Secondary School	approx 0.38km
Zhonghua Secondary School	approx 0.72km
Bartley Secondary School	approx 1.09km
Cedar Girls' Secondary School	approx 1.13km
Paya Lebar Methodist Girls' School	approx 1.56km
St Andrew's Secondary School	approx 1.68km
Raffles Institution	approx 3.08km
Catholic High School (Sec School)	approx 3.43km



#### TERTIARY

Nanyang Junior College	approx 1.08km
St Andrew's Junior College	approx 1.62km
Serangoon Junior College	approx 2.87km
Raffles Junior College	approx 3.48km



#### INTERNATIONAL

Stamford American International School	approx 0.85km
Australian International School	approx 1.63km
Lycée Français de Singapour	approx 3.17km



#### UNIVERSITY

Singapore Management University	approx 5.87km
---------------------------------	---------------



#### MAJOR SHOPPING MALLS & DISTRICT

NEX	approx 0.83km
Heartland Mall	approx 2.16km
Orchard Road	approx 6.41km



#### MAJOR BUSINESS DISTRICTS

Paya Lebar iPark	approx 1.72km
Future Seletar Aerospace Park	approx 6.79km
CBD	approx 7.27km



#### POPULAR EATERIES

Kovan Hougang Market & Food Centre	approx 2.19km
Chomp Chomp Food Centre	approx 2.44km
/ Serangoon Gardens	approx 2.44km



#### HEALTHCARE

Tan Tock Seng Hospital	approx 3.99km
Mount Alvernia Hospital	approx 3.99km



#### PARKS & GARDENS

Aljunied Park	approx 1.75km
---------------	---------------



#### UPCOMING MAJOR DEVELOPMENT

Future Bidadari Township project which will bring about excellent supporting amenities

Bartley Homes Pte. Ltd. makes the material on this page available on the understanding that users exercise their discretion with respect to its use. Before relying on the material in any important matter, users should carefully evaluate the accuracy, completeness and relevance of the information.

# Specifications

## 1) FOUNDATION

Piled foundation.

## 2) SUPERSTRUCTURE

Reinforced concrete structure.

## 3) WALLS

- a) External Wall – Brick walls and/or reinforced concrete.
- b) Internal Wall – Dry wall partitions and/or brick walls and/or precast concrete panels and/or reinforced concrete.

## 4) ROOF

- a) Flat roof – Reinforced concrete flat roof with insulation and waterproofing system.
- b) Pitched roof – Metal pitched roof with insulation and waterproofing system.

## 5) CEILING

- a) Ceiling board with emulsion paint.
- b) Reinforced concrete soffit skim-coated with emulsion paint.

## 6) FINISHES

### a) WALL FINISHES

Apartment Unit – Internal (finishes up to false ceiling height and exposed areas only)

- (i) Ceramic and/or homogeneous and/or mosaic tiles for Bathrooms and WC where appropriate.
  - (ii) Ceramic and/or homogeneous tiles and/or plaster and/or skim coat with emulsion paint to Kitchens where appropriate.
  - (iii) Plaster and/or skim coat with emulsion paint to other areas.
- Apartment Unit – External
- (i) Plaster and/or skim coat with spray textured paint and emulsion paint.
- Common Areas – Internal (finishes up to false ceiling height and exposed areas only)
- (i) Plaster and/or skim coat with emulsion paint.
  - (ii) Homogeneous and/or ceramic and/or mosaic tiles and/or plaster and/or skim coat with emulsion paint to Basement & 1st storey lift lobby wall.
- Common Areas – External
- (i) Plaster and/or skim coat with spray textured paint and emulsion paint.

### b) FLOOR FINISHES

Apartment Unit –

- (i) Compressed marble to Living, Dining, Family and Kitchen (Type A1~A8, Type A1G~A8G, Type A1 -PH, Type B1~B4, Type B1G~B4G, Loft) where applicable.
  - (ii) Homogeneous and/or ceramic tiles to Kitchen (Type B5G~B9G, Type B5~B9, Type C1~C4, Type C1G~C4G, Type B1-PH, Type C1-PH~C17-PH), Yard, Utility Room and WC where applicable.
  - (iii) Homogeneous and/or mosaic tiles to Bathroom, Balcony, PES and Roof Terrace where applicable.
  - (iv) Laminated strip flooring to Bedroom.
- Common Areas –
- (i) Granite and/or homogenous and/or ceramic and/or mosaic tiles to Lift Lobbies, Club House and Gymnasium.
  - (ii) Homogeneous and/or ceramic and/or mosaic tiles to Courtyard and Communal Roof Terraces.
  - (iii) Mosaic tiles to Swimming Pool and Children's Pool.
  - (iv) Homogeneous tiles to Lily Pond.
  - (v) Timber deck to Sun Deck and Pavilion.

## 7) WINDOWS

Powder-coated aluminium framed windows with tinted and/or clear, float and/or laminated and/or tempered and/or frosted glass where appropriate.

## 8) DOORS

- a) Timber doors and frames to apartment main entrance and all internal rooms
- b) Powder-coated aluminium framed sliding and/or swing doors with tinted and/or clear glass to Balcony, PES, Roof Terrace and Yard where applicable.
- c) PVC bi-fold doors to Utility Room and WC.
- d) Metal door to roof terrace along Attic lift lobby/corridor.
- e) Good quality ironmongery.

## 9) SANITARY FITTINGS

- a) Master Bath/ Bath (1 Bedroom/ 1+1 Bedroom)
  - 1 set glass partitioned shower cubicle.

- 1 no. wall-hung water closet with seat & cover c/w concealed cistern.
- 1 no. granite vanity top with under-counter basin c/w bottle trap.
- 1 no. single lever basin mixer with pop-up waste.
- 1 no. shower mixer.
- 1 no. hand shower c/w shower bar and hose.
- 1 no. of overhead shower rose
- 1 no. bathroom mirror, towel rail, paper holder and bathrobe holder.

### b) Bath

- 1 set glass partitioned shower cubicle.
- 1 no. floor standing water closet with seat & cover.
- 1 no. granite vanity top with under-counter basin c/w bottle trap.
- 1 no. single lever basin mixer with pop-up waste.
- 1 no. shower mixer.
- 1 no. hand shower c/w shower bar and hose.
- 1 no. bathroom mirror, towel rail, paper holder and bathrobe holder.

### c) Yard

- 1 no. bib tap

### d) WC

- 1 no. floor standing water closet with seat & cover.
- 1 no. wash basin with tap.
- 1 no. hand shower c/w hose.
- 1 no. bib tap.
- 1 no. paper holder.

### e) PES

- 1 no. bib tap

### f) Roof Terrace

- 1 no. bib tap

## 10) ELECTRICAL INSTALLATION

Refer to Electrical Schedule for details.

## 11) TV/TELEPHONE

Refer to Electrical Schedule for details.

## 12) LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard SS 555:2010.

## 13) PAINTING

See Item WALL FINISHES: Apartment Unit and WALL FINISHES: Common Areas.

## 14) WATERPROOFING

Waterproofing to floor of Bathroom, Kitchen, Balcony, PES, Roof Terrace and reinforced concrete flat roof.

## 15) DRIVEWAY AND CARPARK

- a) Reinforced concrete slab with hardener at basement driveway, ramp and carpark.
- b) Reinforced concrete slab with natural stone/granite and/or reinforced concrete slab with hardener to surface driveway and drop-off areas.

## 16) RECREATION FACILITIES

Swimming Pool	Children's Playground
Pavilion	Rooftop Jacuzzi
Clubhouse	Courtyard
Gym	Lily Pond
BBQ Pit	Sun Deck
Children's Pool	

## 17) ADDITIONAL ITEMS

- a) High and low kitchen cabinets with counter top complete with gas or electrical cooker hob, cooker hood, built-in convection oven, kitchen sink with mixer, free standing fridge and washing machine cum dryer.
- b) Wardrobe to all bedrooms.
- c) Air-conditioning system to Bedrooms, Living, Dining, Family Area and Study.
- d) Hot water supply to all Bathrooms (except WC) and Kitchen.
- e) Audio intercom system between Guard House, Basement Lift Lobbies, 1st Storey Lift Lobby and all apartment units. Card access system to lifts.
- f) Vehicle barrier system and metal gate at main driveway entrance.
- g) Security surveillance cameras at selected locations of 1st storey and attic common areas.
- h) Digital lock to main doors of all units.



**ELECTRICAL SCHEDULE**

Proposed erection of 4 blocks of 5-storey residential flats (total 138 units) with basement carpark, attic with communal area and communal swimming pool at Bartley Road (Serangoon planning area)

ITEM	UNIT TYPE									
	TYPE A1 (1 BEDROOM)	TYPE A2 (1+1 BEDROOM)	TYPE A3 (1+1 BEDROOM)	TYPE A4 (1 BEDROOM)	TYPE A5 (1 BEDROOM)	TYPE A6 (1 BEDROOM)	TYPE A7 (1 BEDROOM)	TYPE A8 (1 BEDROOM)	LOFT (2 BEDROOMS)	TYPE A1-PH (2 BEDROOMS)
LIGHTING POINT	8	8	8	6	6	7	7	7	11	12
POWER POINT	15	17	17	15	15	15	15	15	19	26
TELEPHONE POINT	1	2	2	1	1	1	1	1	2	3
TV POINT	2	2	2	2	2	2	2	2	3	3
DATA POINT	1	2	2	1	1	1	1	1	2	3
AUDIO INTERCOM	1	1	1	1	1	1	1	1	1	1
BELL POINT	1	1	1	1	1	1	1	1	1	2
MICROWAVE OVEN POINT	0	0	0	0	0	0	0	0	0	1
CONVENTIONAL OVEN POINT	1	1	1	1	1	1	1	1	1	1
COOKER HOOD POINT	1	1	1	1	1	1	1	1	1	1
COOKER HOB POINT	1	1	1	1	1	1	1	1	1	2

AIRCON ISOLATOR: BASED ON THE NUMBER OF CONDENSING UNIT

ITEM	UNIT TYPE									
	TYPE B1 (2 BEDROOM)	TYPE B2 (2 BEDROOM)	TYPE B3 (2 BEDROOM)	TYPE B4 (2 BEDROOM)	TYPE B5 (2+1 BEDROOM)	TYPE B6 (2+1 BEDROOM)	TYPE B7 (2+1 BEDROOM)	TYPE B8 (2+1 BEDROOM)	TYPE B9 (2+1 BEDROOM)	TYPE B1PH (2+1 BEDROOM)
LIGHTING POINT	9	10	10	12	11	11	10	10	11	15
POWER POINT	19	19	19	19	21	21	21	21	21	28
TELEPHONE POINT	2	2	2	2	3	3	3	3	3	4
TV POINT	3	3	3	3	3	3	3	3	3	3
DATA POINT	2	2	2	2	3	3	3	3	3	4
AUDIO INTERCOM	1	1	1	1	1	1	1	1	1	1
BELL POINT	1	1	1	1	1	1	1	1	1	2
MICROWAVE OVEN POINT	0	0	0	0	0	0	0	0	0	1
CONVENTIONAL OVEN POINT	1	1	1	1	1	1	1	1	1	1
COOKER HOOD POINT	1	1	1	1	1	1	1	1	1	1
COOKER HOB POINT	1	1	1	1	1	1	1	1	1	2

AIRCON ISOLATOR: BASED ON THE NUMBER OF CONDENSING UNIT

ITEM	UNIT TYPE												
	TYPE C1 (3 BEDROOM)	TYPE C2 (3 BEDROOM)	TYPE C3 (3 BEDROOM)	TYPE C4 (3 BEDROOM)	TYPE C1PH (3+1 BEDROOM)	TYPE C2PH (3+1 BEDROOM)	TYPE C3PH (3+1 BEDROOM)	TYPE C4PH (3+1 BEDROOM)	TYPE C5PH (3+1 BEDROOM)	TYPE C6PH (3 BEDROOM)	TYPE C7PH (3 BEDROOM)	TYPE C8PH (3+1 BEDROOM)	TYPE C9PH (3+1 BEDROOM)
LIGHTING POINT	17	16	16	16	23	23	23	26	30	23	22	31	23
POWER POINT	26	26	26	26	33	33	33	33	33	31	31	33	33
TELEPHONE POINT	3	3	3	3	5	5	5	5	5	4	4	5	5
TV POINT	4	4	4	4	4	4	4	4	4	4	4	4	4
DATA POINT	3	3	3	3	5	5	5	5	5	4	4	5	5
AUDIO INTERCOM	1	1	1	1	1	1	1	1	1	1	1	1	1
BELL POINT	1	1	1	1	2	2	2	2	2	2	2	2	2
MICROWAVE OVEN POINT	0	0	0	0	1	1	1	1	1	1	1	1	1
CONVENTIONAL OVEN POINT	1	1	1	1	1	1	1	1	1	1	1	1	1
COOKER HOOD POINT	1	1	1	1	1	1	1	1	1	1	1	1	1
COOKER HOB POINT	1	1	1	1	2	2	2	2	2	2	2	2	2

AIRCON ISOLATOR: BASED ON THE NUMBER OF CONDENSING UNIT

ITEM	UNIT TYPE							
	TYPE C10PH (3+1 BEDROOM)	TYPE C11PH (3+1 BEDROOM)	TYPE C12 (3 BEDROOM)	TYPE C13 (3 BEDROOM)	TYPE C14 (3 BEDROOM)	TYPE C15 (3 BEDROOM)	TYPE C16PH (3+1 BEDROOM)	TYPE C17PH (3+1 BEDROOM)
LIGHTING POINT	22	23	20	22	22	22	23	23
POWER POINT	33	33	31	31	31	31	33	33
TELEPHONE POINT	5	5	4	4	4	4	5	5
TV POINT	4	4	4	4	4	4	4	4
DATA POINT	5	5	4	4	4	4	5	5
AUDIO INTERCOM	1	1	1	1	1	1	1	1
BELL POINT	2	2	2	2	2	2	2	2
MICROWAVE OVEN POINT	1	1	1	1	1	1	1	1
CONVENTIONAL OVEN POINT	1	1	1	1	1	1	1	1
COOKER HOOD POINT	1	1	1	1	1	1	1	1
COOKER HOB POINT	2	2	2	2	2	2	2	2

AIRCON ISOLATOR: BASED ON THE NUMBER OF CONDENSING UNIT



*The Quinn*

Name of Housing Project: The Quinn • Developer: Bartley Homes Pte. Ltd. (Co. Reg No. 201207576M) • Developer's Licence Number: C1021 • Tenure of Land: Freehold • Lot Number: 4844L, 3377K, 3378N, 3954T, 6297K MK 24 • Expected Date of TOP: 31 Dec 2016 • Expected Date of Legal Completion: 31 Dec 2019

While all reasonable care has been taken in the preparation of this brochure, the construction of the scale model and the Sales Gallery (collectively "the Collaterals"), the developer and its agent(s) shall not be held responsible for any inaccuracies or omissions. The statements, information and depictions in the Collaterals shall not be regarded or relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. Visual representations including models, drawings, illustrations, photographs, pictures, art renderings portray artistic impressions only, and are not to be taken as representations of fact. All plans and models are not to scale unless expressly stated and are subject to amendments as may be required by the developer or as may be required or approved by the relevant authorities. The brand, colour, and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to the Developer's architect's selection, market availability and the sole discretion of the Developer. All information, contained in the Collaterals, including equipment, materials, fittings, finishes, installations and appliances description, plans and specifications are current at the time of printing, and are subject to such changes as are required by the developer or the relevant authorities. The floor areas stated in the brochure are approximate measurements and subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statements or representations (whether contained in this website or otherwise).

