

TECHNICAL SPECIFICATIONS



— *The Quinn* —

Discover the Charm

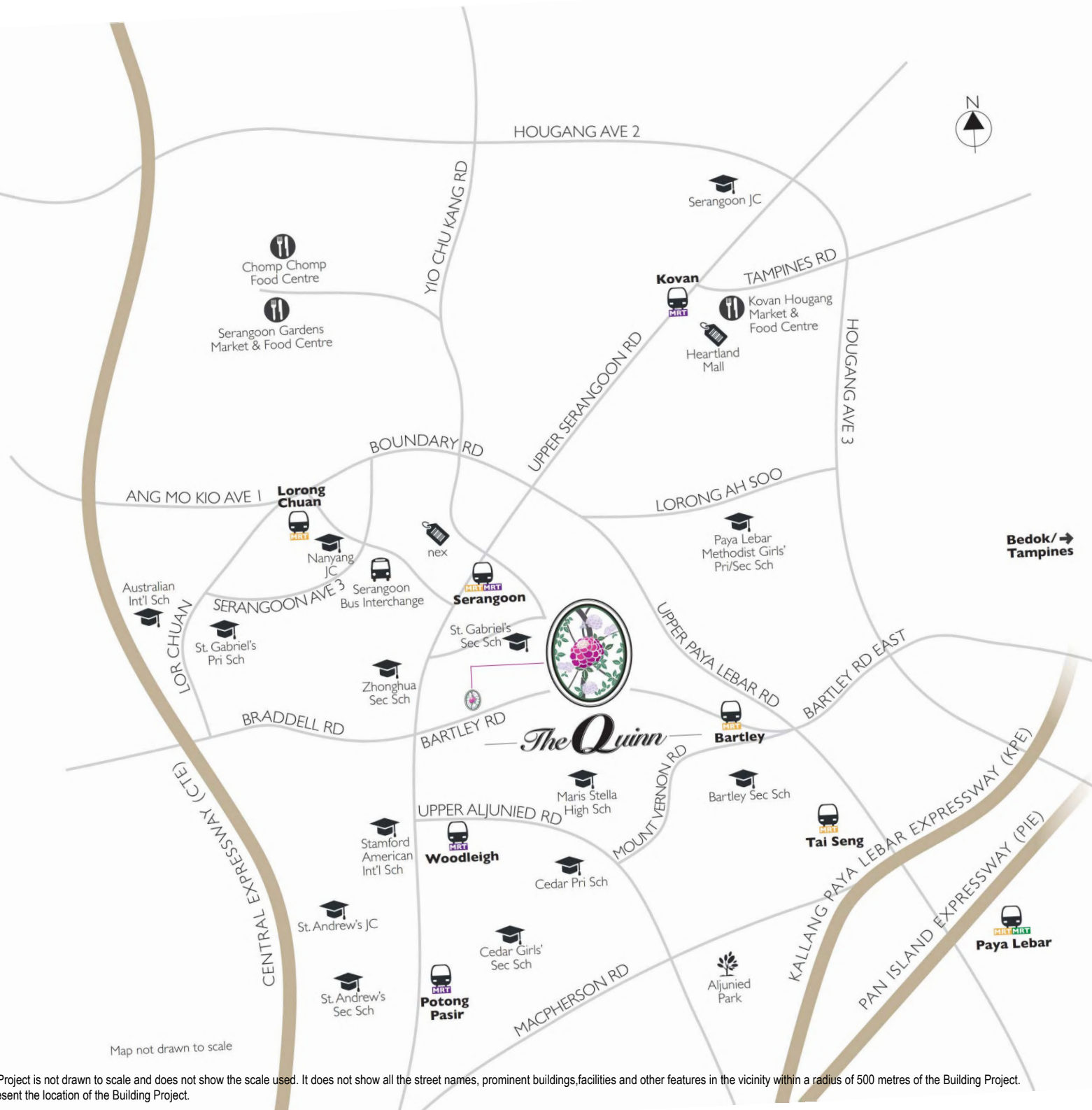
Embrace the rustic beauty and timeless elegance of the French Indochine at The Quinn. Reinterpreting classical elements of colonial design, this unique residential property evokes the natural romance of the Orient while appropriating a contemporary style of French colonial architecture.

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.







Map not drawn to scale

The location plan of the Building Project is not drawn to scale and does not show the scale used. It does not show all the street names, prominent buildings, facilities and other features in the vicinity within a radius of 500 metres of the Building Project. Hence it may not accurately represent the location of the Building Project.



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
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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 / 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
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UPCOMING MAJOR DEVELOPMENT

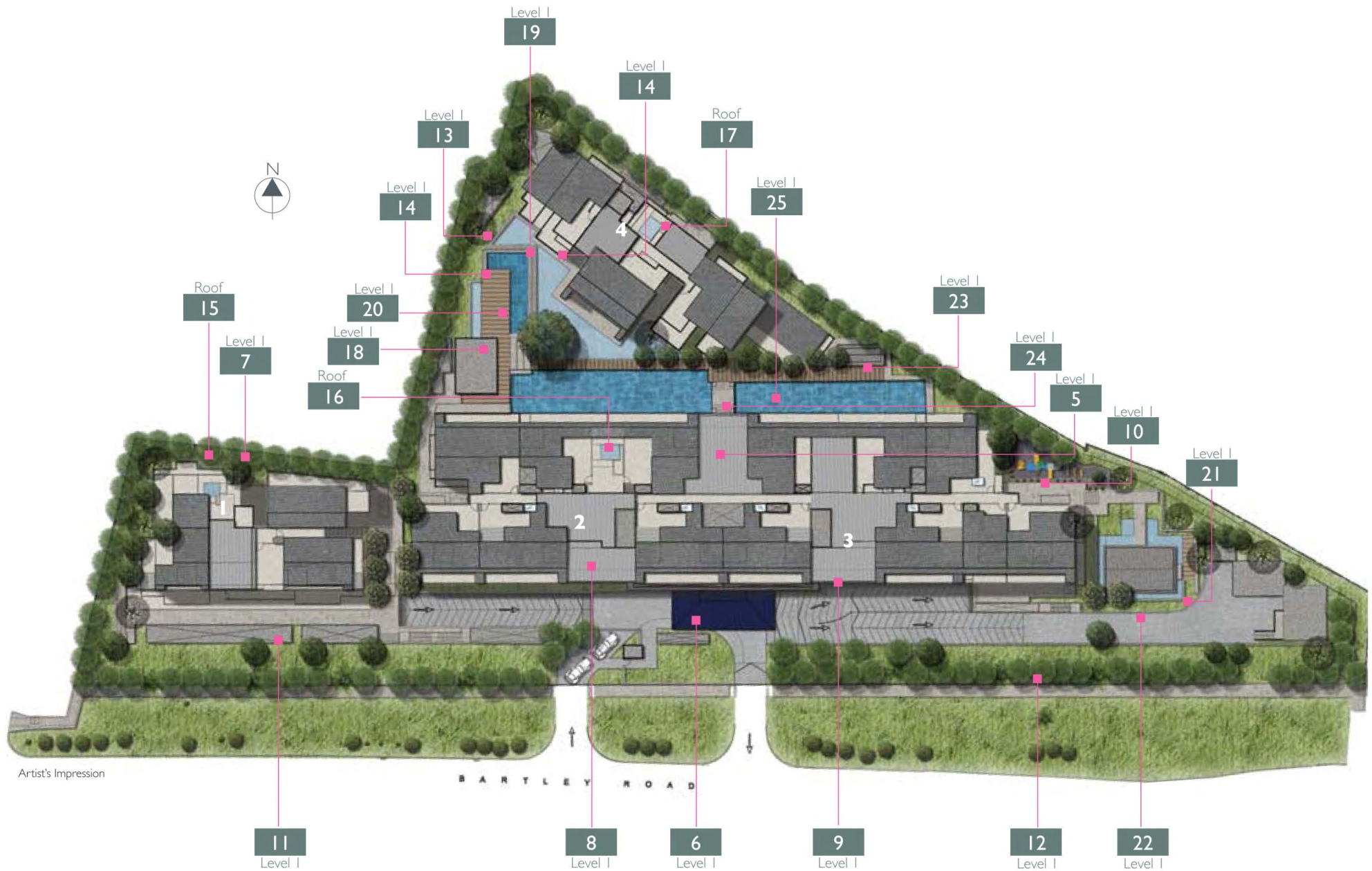
Future Bidadari Township project which will bring about excellent supporting amenities

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Site plan



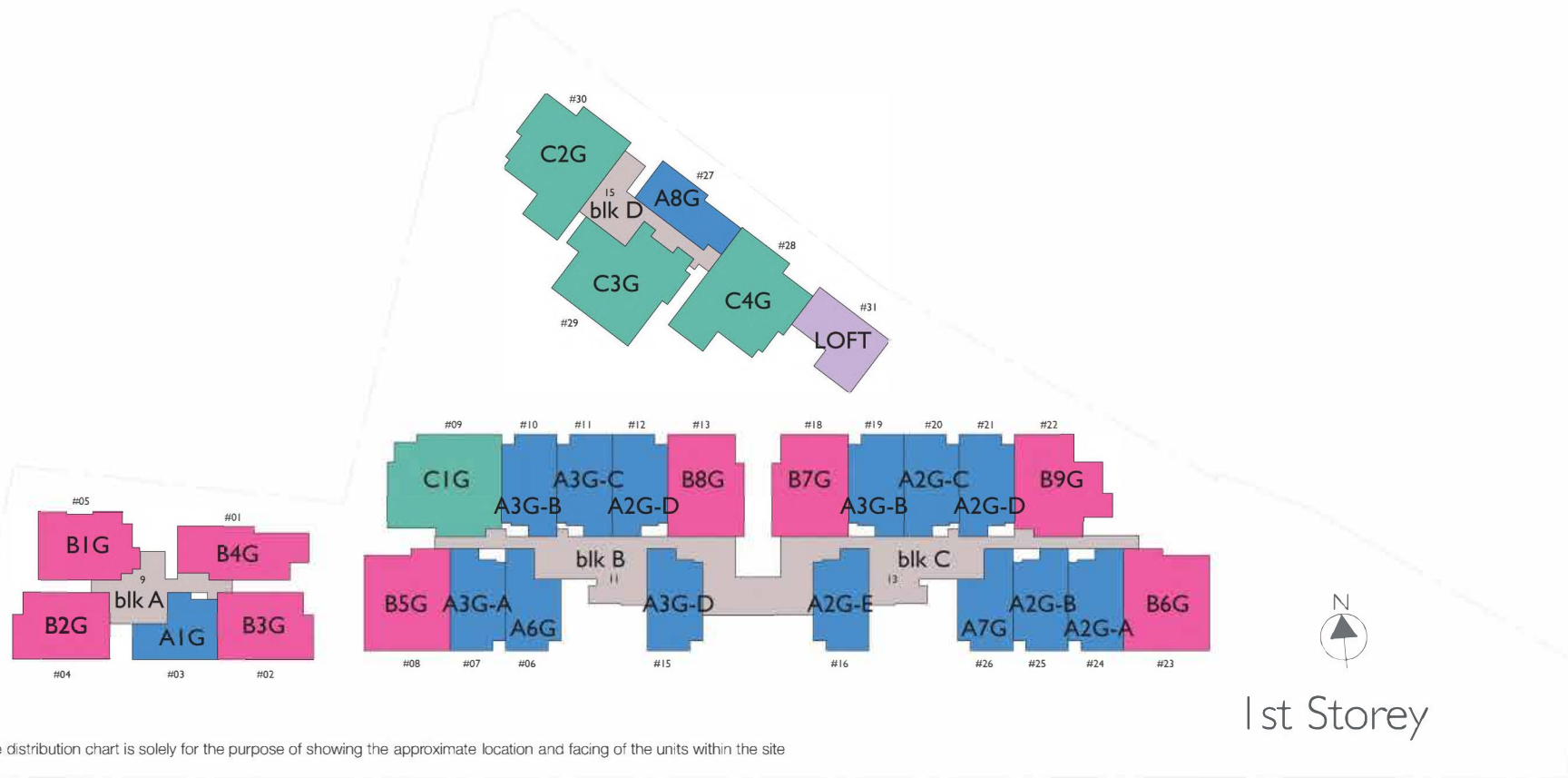
Legend

1	Gardenia (Block A)	11	Gardenia Greens (Block A Turfing Area)	21	La Grille (BBQ Pit)
2	Athena (Block B)	12	Bella Greens (Block C Turfing Area)	22	La Chateau (Clubhouse)
3	Bella (Block C)	13	Scarlet Greens (Block D Turfing Area)	23	The Gazebo (Pavilion)
4	Scarlet (Block D)	14	Pebble Bay (Pond)	24	Serenity Bridge (Bridge)
5	La Réception (Main Lobby)	15	Gardenia Spring (Block A Jacuzzi)	25	Serenity Pool (Lap Pool)
6	The Verandah (Dropoff)	16	Athena Spring (Block B Jacuzzi)		
7	Plaza Gardenia (Block A Courtyard)	17	Scarlet Spring (Block D Jacuzzi)		
8	Plaza Athena (Block B Courtyard)	18	La Gymnase (Gymnasium)		
9	Plaza Bella (Block C Courtyard)	19	Petite Bath (Kids' Pool)		
10	Petite Play (Playground)	20	The Terrace (Timber Deck)		



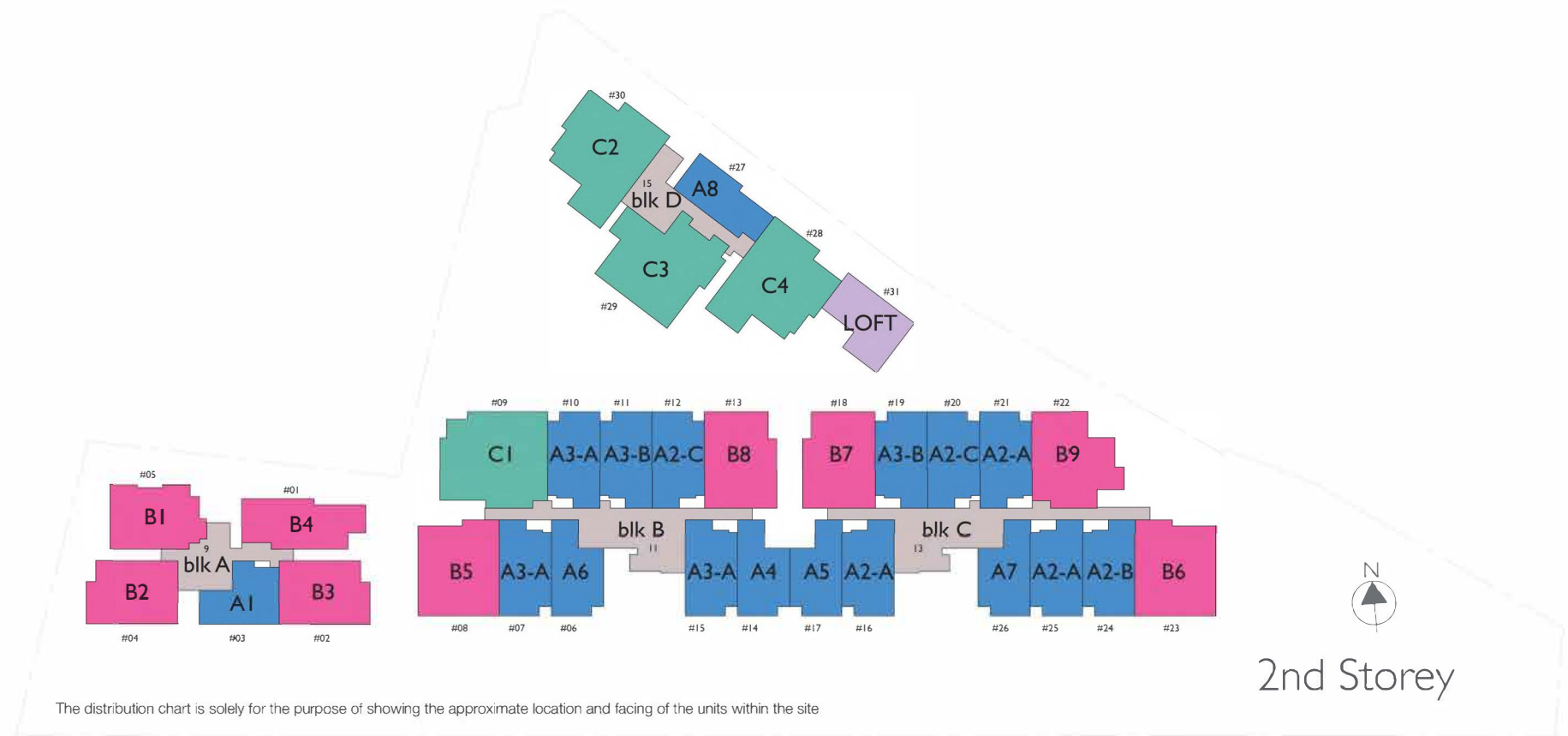
The site plan is not drawn to scale and does not show the scale used. The site plan took reference from the approved Building Plan BP01 (reference no. A1553-00109-2012-BP01) dated 02 Jul 2013.
The plans are subject to change as may be required or approved by the relevant authorities. Areas are estimates only and are subject to final survey. Plans are not drawn to scale and do not form part of the contract.

Unit distribution plans



Unit Types	Nos. of Bedroom	Unit Types	Nos. of Bedroom	Unit Types	Nos. of Bedroom
A1	1 Classic (1 Bedroom)	B1	2 Deluxe (2 Bedroom)	C1	3 Deluxe (3 Bedroom)
A2	2 Compact (1+1 Bedroom)	B2	2 Deluxe (2 Bedroom)	C2	3 Deluxe (3 Bedroom)
A3	2 Compact (1+1 Bedroom)	B3	2 Deluxe (2 Bedroom)	C3	3 Deluxe (3 Bedroom)
A6	1 Classic (1 Bedroom)	B4	2 Deluxe (2 Bedroom)	C4	3 Deluxe (3 Bedroom)
A7	1 Classic (1 Bedroom)	B5	3 Compact (2+1 Bedroom)	LOFT	3 Deluxe (3 Bedroom)
A8	1 Classic (1 Bedroom)	B6	3 Compact (2+1 Bedroom)		
		B7	3 Compact (2+1 Bedroom)		
		B8	3 Compact (2+1 Bedroom)		
		B9	3 Compact (2+1 Bedroom)		





Unit Types Nos. of Bedroom

A1	1 Classic (1 Bedroom)
A2	2 Compact (1+1 Bedroom)
A3	2 Compact (1+1 Bedroom)
A4	1 Classic (1 Bedroom)
A5	1 Classic (1 Bedroom)
A6	1 Classic (1 Bedroom)
A7	1 Classic (1 Bedroom)
A8	1 Classic (1 Bedroom)

Unit Types Nos. of Bedroom

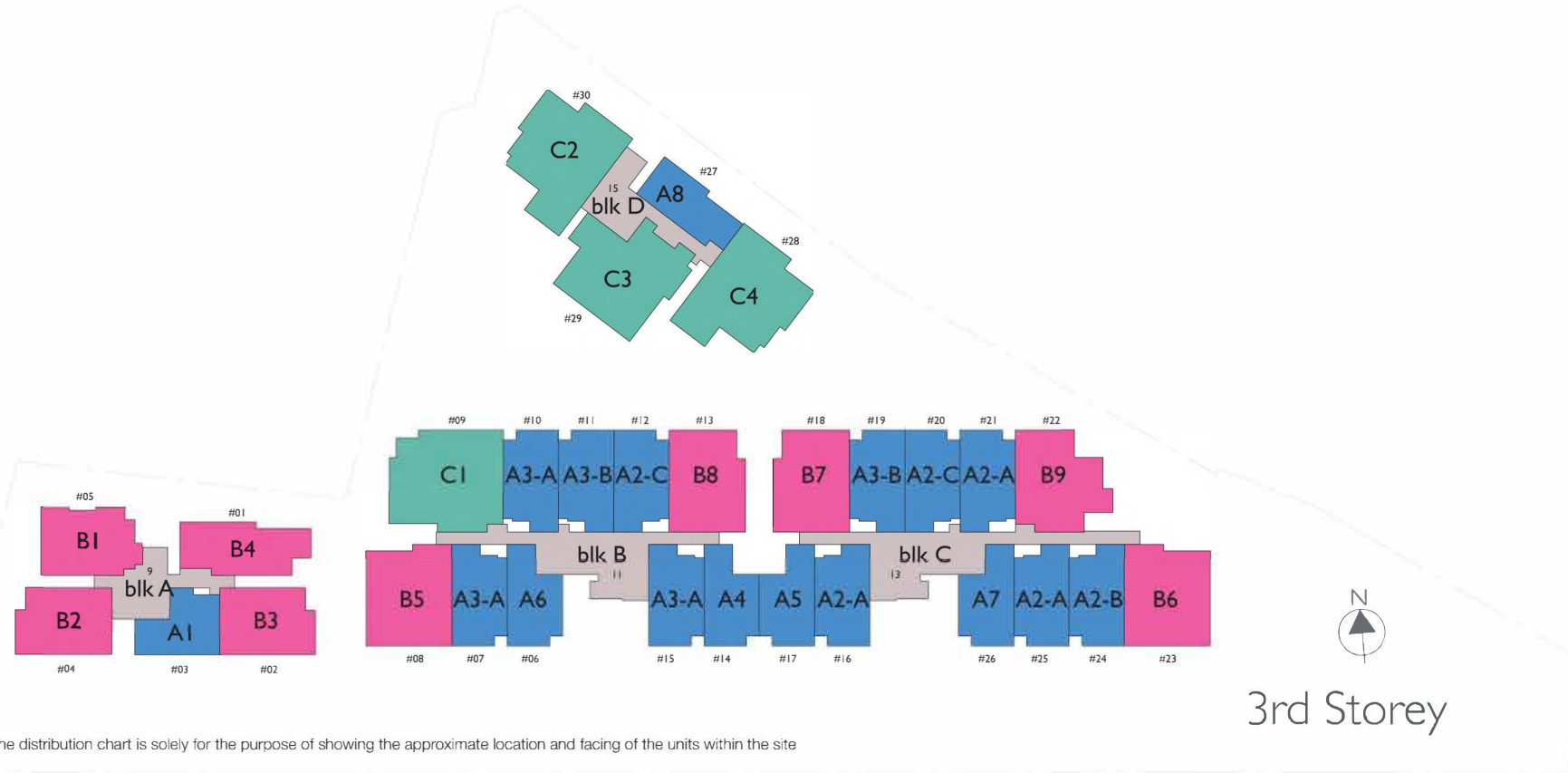
B1	2 Deluxe (2 Bedroom)
B2	2 Deluxe (2 Bedroom)
B3	2 Deluxe (2 Bedroom)
B4	2 Deluxe (2 Bedroom)
B5	3 Compact (2+1 Bedroom)
B6	3 Compact (2+1 Bedroom)
B7	3 Compact (2+1 Bedroom)
B8	3 Compact (2+1 Bedroom)
B9	3 Compact (2+1 Bedroom)

Unit Types Nos. of Bedroom

C1	3 Deluxe (3 Bedroom)
C2	3 Deluxe (3 Bedroom)
C3	3 Deluxe (3 Bedroom)
C4	3 Deluxe (3 Bedroom)
LOFT	3 Deluxe (3 Bedroom)



Unit distribution plans



3rd Storey

Unit Types Nos. of Bedroom

A1	1 Classic (1 Bedroom)
A2	2 Compact (1+1 Bedroom)
A3	2 Compact (1+1 Bedroom)
A4	1 Classic (1 Bedroom)
A5	1 Classic (1 Bedroom)
A6	1 Classic (1 Bedroom)
A7	1 Classic (1 Bedroom)
A8	1 Classic (1 Bedroom)

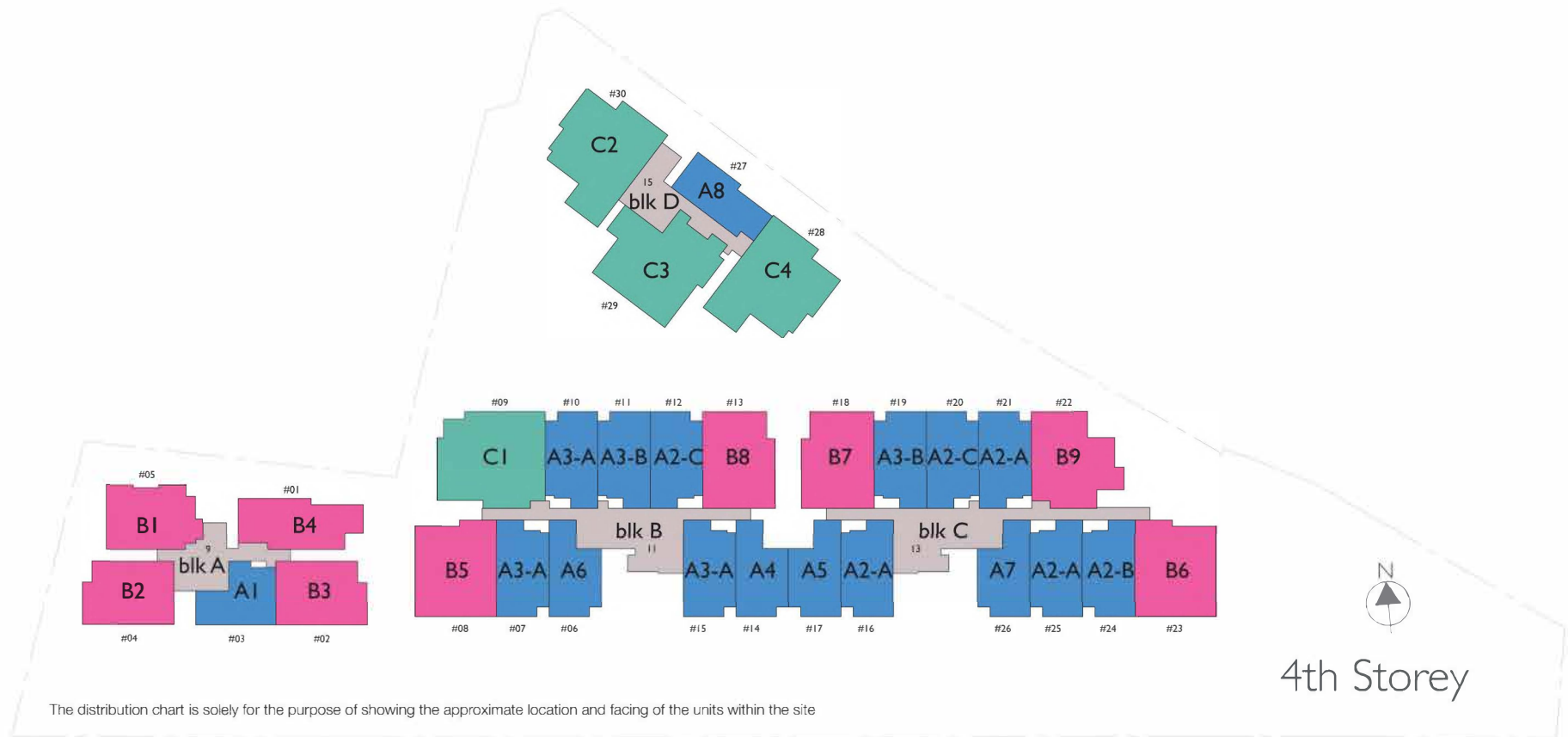
Unit Types Nos. of Bedroom

B1	2 Deluxe (2 Bedroom)
B2	2 Deluxe (2 Bedroom)
B3	2 Deluxe (2 Bedroom)
B4	2 Deluxe (2 Bedroom)
B5	3 Compact (2+1 Bedroom)
B6	3 Compact (2+1 Bedroom)
B7	3 Compact (2+1 Bedroom)
B8	3 Compact (2+1 Bedroom)
B9	3 Compact (2+1 Bedroom)

Unit Types Nos. of Bedroom

C1	3 Deluxe (3 Bedroom)
C2	3 Deluxe (3 Bedroom)
C3	3 Deluxe (3 Bedroom)
C4	3 Deluxe (3 Bedroom)





Unit Types Nos. of Bedroom

A1	1 Classic (1 Bedroom)
A2	2 Compact (1+1 Bedroom)
A3	2 Compact (1+1 Bedroom)
A4	1 Classic (1 Bedroom)
A5	1 Classic (1 Bedroom)
A6	1 Classic (1 Bedroom)
A7	1 Classic (1 Bedroom)
A8	1 Classic (1 Bedroom)

Unit Types Nos. of Bedroom

B1	2 Deluxe (2 Bedroom)
B2	2 Deluxe (2 Bedroom)
B3	2 Deluxe (2 Bedroom)
B4	2 Deluxe (2 Bedroom)
B5	3 Compact (2+1 Bedroom)
B6	3 Compact (2+1 Bedroom)
B7	3 Compact (2+1 Bedroom)
B8	3 Compact (2+1 Bedroom)
B9	3 Compact (2+1 Bedroom)

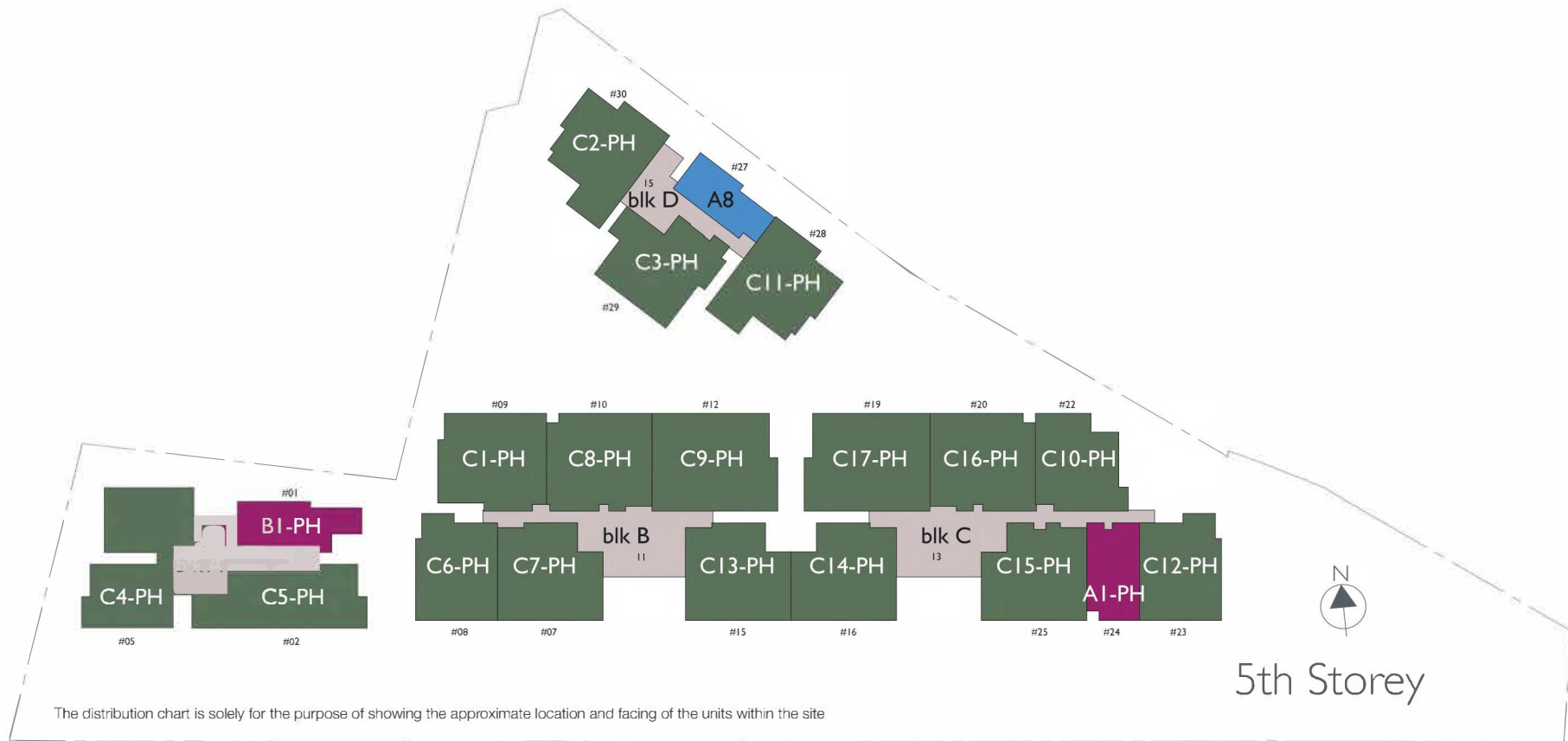
Unit Types Nos. of Bedroom

C1	3 Deluxe (3 Bedroom)
C2	3 Deluxe (3 Bedroom)
C3	3 Deluxe (3 Bedroom)
C4	3 Deluxe (3 Bedroom)



The Quinn

Unit distribution plans



Unit Types Nos. of Bedroom

A8	1 Classic (1 Bedroom)
A1PH	2 Deluxe (2 Bedroom)
B1PH	3 Compact (2+1 Bedroom)

Unit Types Nos. of Bedroom

C1PH	4 Deluxe (4 Bedroom)
C2PH	4 Deluxe (4 Bedroom)
C3PH	4 Deluxe (4 Bedroom)
C4PH	4 Compact (3+1 Bedroom)
C5PH	4 Compact (3+1 Bedroom)
C6PH	3 Deluxe (3 Bedroom)
C7PH	3 Deluxe (3 Bedroom)
C8PH	4 Deluxe (4 Bedroom)
C9PH	4 Compact (3+1 Bedroom)

Unit Types Nos. of Bedroom

C10PH	4 Compact (3+1 Bedroom)
C11PH	4 Deluxe (4 Bedroom)
C12PH	3 Deluxe (3 Bedroom)
C13PH	3 Deluxe (3 Bedroom)
C14PH	3 Deluxe (3 Bedroom)
C15PH	3 Deluxe (3 Bedroom)
C16PH	4 Compact (3+1 Bedroom)
C17PH	4 Deluxe (4 Bedroom)





Unit Types Nos. of Bedroom

A1PH	2 Deluxe (2 Bedroom)
B1PH	3 Compact (2+1 Bedroom)

Unit Types Nos. of Bedroom

C1PH	4 Deluxe (4 Bedroom)
C2PH	4 Deluxe (4 Bedroom)
C3PH	4 Deluxe (4 Bedroom)
C4PH	4 Compact (3+1 Bedroom)
C5PH	4 Compact (3+1 Bedroom)
C6PH	3 Deluxe (3 Bedroom)
C7PH	3 Deluxe (3 Bedroom)
C8PH	4 Deluxe (4 Bedroom)
C9PH	4 Compact (3+1 Bedroom)

Unit Types Nos. of Bedroom

C10PH	4 Compact (3+1 Bedroom)
C11PH	4 Deluxe (4 Bedroom)
C12PH	3 Deluxe (3 Bedroom)
C13PH	3 Deluxe (3 Bedroom)
C14PH	3 Deluxe (3 Bedroom)
C15PH	3 Deluxe (3 Bedroom)
C16PH	4 Compact (3+1 Bedroom)
C17PH	4 Deluxe (4 Bedroom)



Unit layout plans

1 Classic (1 Bedroom)

Type: A1G
(1st storey)

Area: 56 sqm

#01-03
9 Bartley Road, Singapore 539763

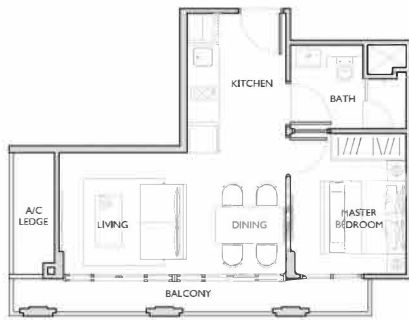


1 Classic (1 Bedroom)

Type: A1
(Typical storey)

Area: 45 sqm

#02-03, #03-03, #04-03
9 Bartley Road, Singapore 539763

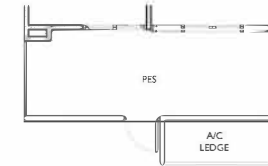


2 Compact (1+1 Bedroom)

Type: A2G-A
(1st storey with PES facing Bartley Road)

Area: 56 sqm

#01-24
13 Bartley Road, Singapore 539789

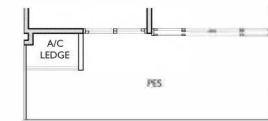


2 Compact (1+1 Bedroom)

Type: A2G-B
(1st storey with PES facing Bartley Road)

Area: 53 sqm

#01-25
13 Bartley Road, Singapore 539789

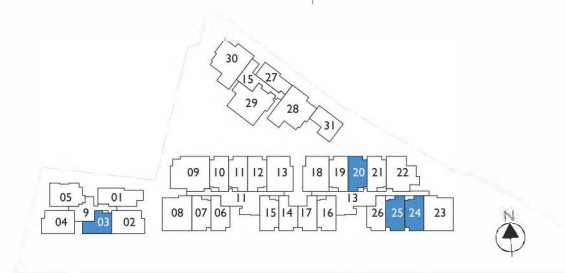


2 Compact (1+1 Bedroom)

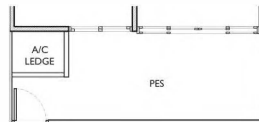
Type: A2G-C
(1st storey with PES facing pool)

Area: 53 sqm

#01-20
13 Bartley Road, Singapore 539789



The Quinn



2 Compact (1+1 Bedroom)

Type: A2G-D
(1st storey with PES facing pool)

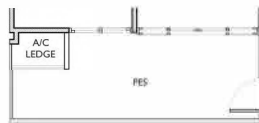
Area: 53 sqm

#01-12

11 Bartley Road, Singapore 539765

#01-21

13 Bartley Road, Singapore 539789



2 Compact (1+1 Bedroom)

Type: A2G-E
(1st storey with PES facing bartley road)

Area: 53 sqm

#01-16

13 Bartley Road, Singapore 539789



2 Compact (1+1 Bedroom)

Type: A2-A
(Typical storey)

Area: 52 sqm

#02-16, #02-21, #02-25

#03-16, #03-21, #03-25

#04-16, #04-21, #04-25

13 Bartley Road, Singapore 539789



2 Compact (1+1 Bedroom)

Type: A2-B
(Typical storey)

Area: 52 sqm

#02-24, #03-24, #04-24

13 Bartley Road, Singapore 539789



2 Compact (1+1 Bedroom)

Type: A2-C
(Typical storey)

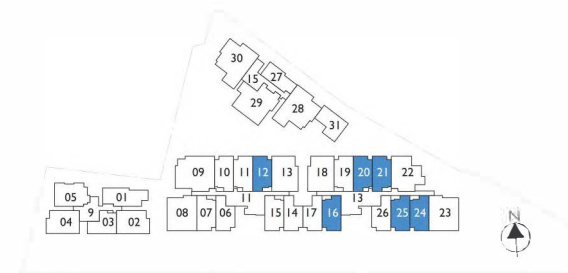
Area: 52 sqm

#02-12, #03-12, #04-12

11 Bartley Road, Singapore 539765

#02-20, #03-20, #04-20

13 Bartley Road, Singapore 539789



The Quinn

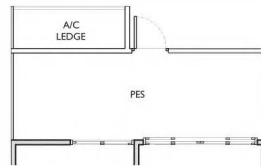
Unit layout plans

2 Compact (1+1 Bedroom)

Type: A3G-A (mirror-image of A2)
(1st storey with PES facing Bartley Road)

Area: 56 sqm

#01-07
11 Bartley Road, Singapore 539765

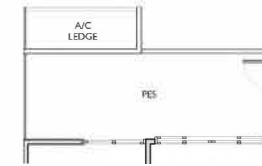


2 Compact (1+1 Bedroom)

Type: A3G-D (mirror-image of A2)
(1st storey with PES facing Bartley Road)

Area: 55 sqm

#01-15
11 Bartley Road, Singapore 539765



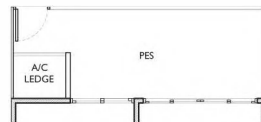
2 Compact (1+1 Bedroom)

Type: A3G-B (mirror-image of A2)
(1st storey with PES facing pool)

Area: 53 sqm

#01-10
11 Bartley Road, Singapore 539765

#01-19
13 Bartley Road, Singapore 539789

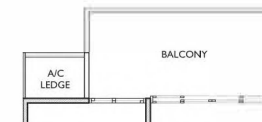


2 Compact (1+1 Bedroom)

Type: A3-A (mirror-image of A2)
(Typical storey)

Area: 52 sqm

#02-07, #02-10, #02-15
#03-07, #03-10, #03-15
#04-07, #04-10, #04-15
11 Bartley Road, Singapore 539765



2 Compact (1+1 Bedroom)

Type: A3G-C (mirror-image of A2)
(1st storey with PES facing pool)

Area: 53 sqm

#01-11
11 Bartley Road, Singapore 539765



2 Compact (1+1 Bedroom)

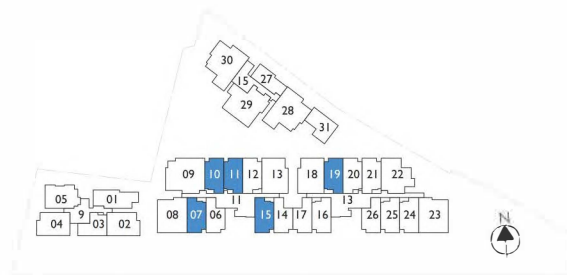
Type: A3-B (mirror-image of A2)
(Typical storey)

Area: 52 sqm

#02-11, #03-11, #04-11
11 Bartley Road, Singapore 539765
#02-19, #03-19, #04-19
13 Bartley Road, Singapore 539789



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I Classic (1 Bedroom)

Type: A4
(Typical storey)

Area: 50 sqm

#02-14

11 Bartley Road, Singapore 539765



I Classic (1 Bedroom)

Type: A4
(Typical storey)

Area: 50 sqm

#03-14, #04-14

11 Bartley Road, Singapore 539765



I Classic (1 Bedroom)

Type: A5 (mirror-image of A4)
(Typical storey)

Area: 50 sqm

#02-17

13 Bartley Road, Singapore 539789



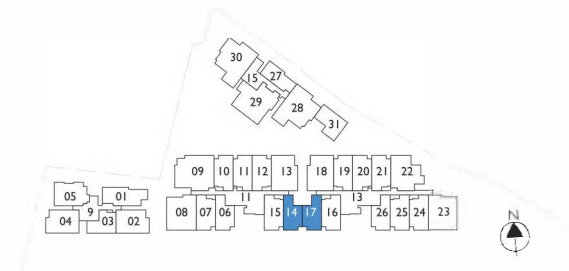
I Classic (1 Bedroom)

Type: A5 (mirror-image of A4)
(Typical storey)

Area: 50 sqm

#03-17, #04-17

13 Bartley Road, Singapore 539789



The Quinn

Unit layout plans

I Classic (1 Bedroom)

Type: A6G
(1st storey)

Area: 52 sqm

#01-06
11 Bartley Road, Singapore 539765



I Classic (1 Bedroom)

Type: A6
(Typical storey)

Area: 48 sqm

#02-06, #03-06, #04-06
11 Bartley Road, Singapore 539765

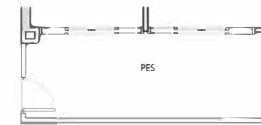


I Classic (1 Bedroom)

Type: A7G
(1st storey)

Area: 51 sqm

#01-26
13 Bartley Road, Singapore 539789



I Classic (1 Bedroom)

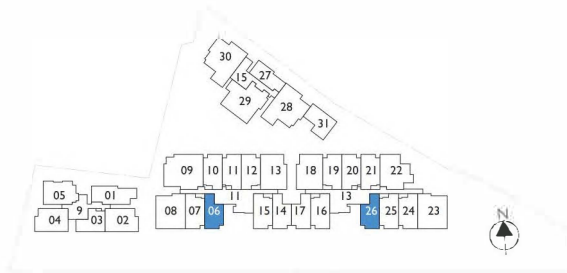
Type: A7
(Typical storey)

Area: 47 sqm

#02-26, #03-26, #04-26,
13 Bartley Road, Singapore 539789



The Quinn





I Classic (1 Bedroom)

Type: A8G
(1st storey)

Area: 52 sqm

#01-27
15 Bartley Road, Singapore 539766

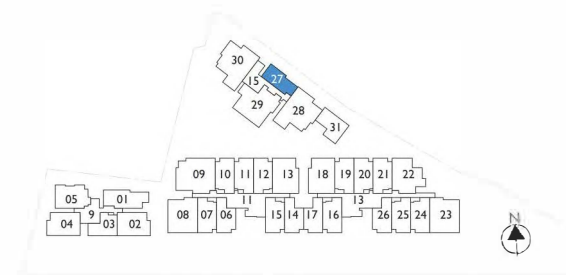


I Classic (1 Bedroom)

Type: A8
(Typical storey)

Area: 45 sqm

#02-27, #03-27, #04-27, #05-27
15 Bartley Road, Singapore 539766



The Quinn

Unit layout plans

2 Deluxe (2 Bedroom)

Type: B I G
(1st storey)

Area: 77 sqm

#01-05
9 Bartley Road, Singapore 539763

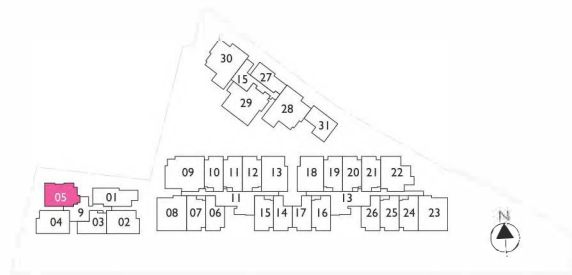


2 Deluxe (2 Bedroom)

Type: B I
(Typical storey)

Area: 68 sqm

#02-05, #03-05, #04-05
9 Bartley Road, Singapore 539763



The Quinn



2 Deluxe (2 Bedroom)

Type: B2G
(1st storey)

Area: 74 sqm

#01-04

9 Bartley Road, Singapore 539763



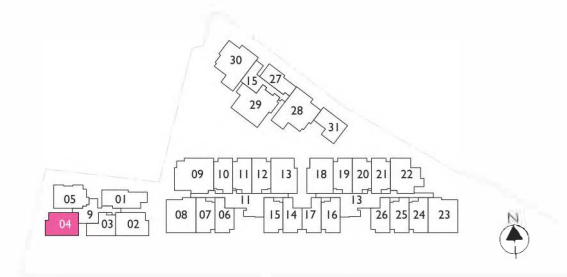
2 Deluxe (2 Bedroom)

Type: B2
(Typical storey)

Area: 62 sqm

#02-04, #03-04, #04-04

9 Bartley Road, Singapore 539763



The Quinn

Unit layout plans

2 Deluxe (2 Bedroom)

Type: B3G
(1st storey)

Area: 74 sqm

#01-02
9 Bartley Road, Singapore 539763

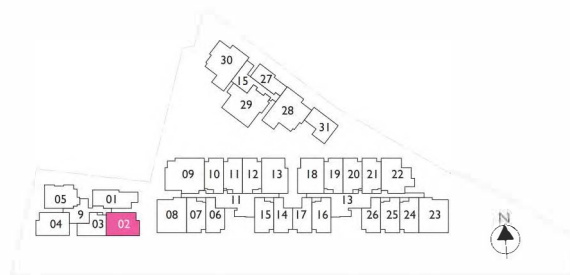


2 Deluxe (2 Bedroom)

Type: B3
(Typical storey)

Area: 65 sqm

#02-02, #03-02, #04-02
9 Bartley Road, Singapore 539763



The Quinn



2 Deluxe (2 Bedroom)

Type: B4G
(1st storey)

Area: 75 sqm

#01-01
9 Bartley Road, Singapore 539763

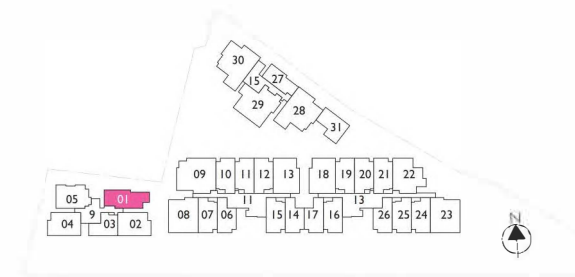


2 Deluxe (2 Bedroom)

Type: B4
(Typical storey)

Area: 60 sqm

#02-01, #03-01, #04-01
9 Bartley Road, Singapore 539763



The Quinn

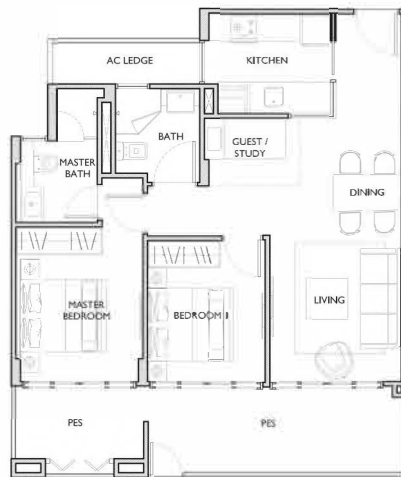
Unit layout plans

3 Compact (2+1 Bedroom)

Type: B5G
(1st storey)

Area: 83 sqm

#01-08
11 Bartley Road, Singapore 539765

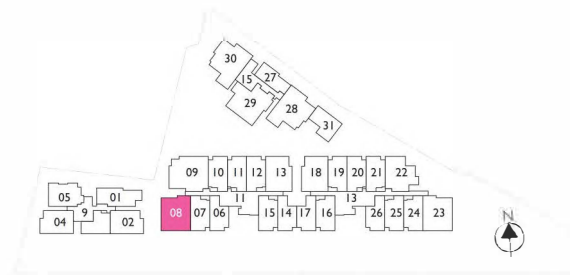
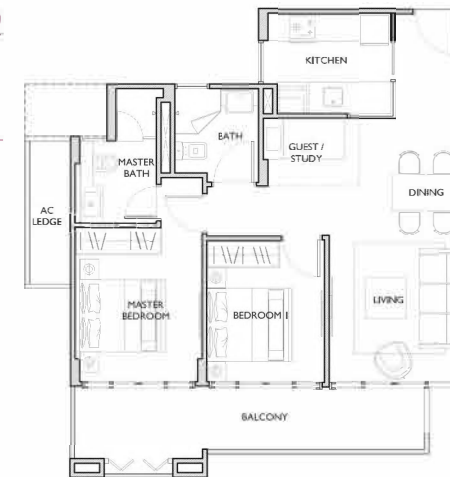


3 Compact (2+1 Bedroom)

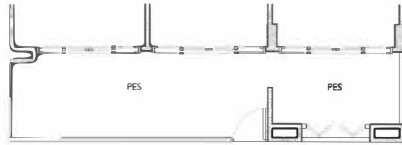
Type: B5
(Typical storey)

Area: 78 sqm

#02-08, #03-08, #04-08
11 Bartley Road, Singapore 539765



The Quinn



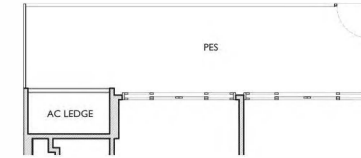
3 Compact (2+1 Bedroom)

Type: B6G (mirror-image of B5)
(1st storey)

Area: 83 sqm

#01-23

13 Bartley Road, Singapore 539789



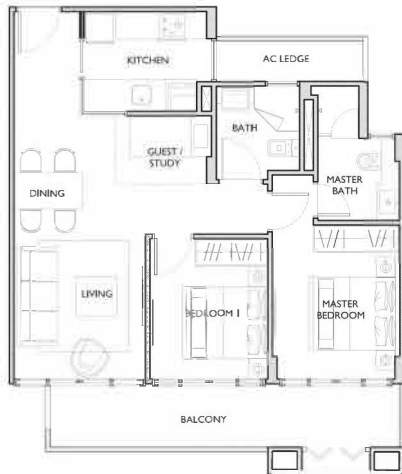
3 Compact (2+1 Bedroom)

Type: B7G
(1st storey)

Area: 76 sqm

#01-18

13 Bartley Road, Singapore 539789



3 Compact (2+1 Bedroom)

Type: B6 (mirror-image of B5)
(Typical storey)

Area: 78 sqm

#02-23, #03-23, #04-23

13 Bartley Road, Singapore 539789



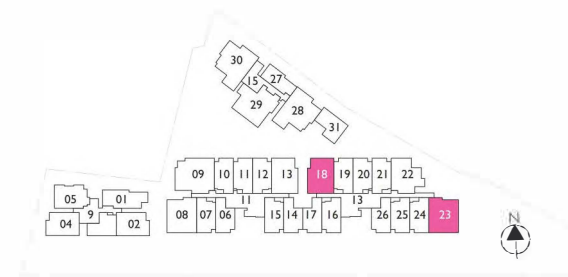
3 Compact (2+1 Bedroom)

Type: B7
(Typical storey)

Area: 73 sqm

#02-18, #03-18, #04-18

13 Bartley Road, Singapore 539789



The Quinn

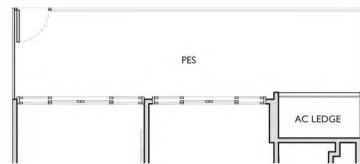
Unit layout plans

3 Compact (2+1 Bedroom)

Type: B8G
(1st storey)

Area: 76 sqm

#01-13
11 Bartley Road, Singapore 539765

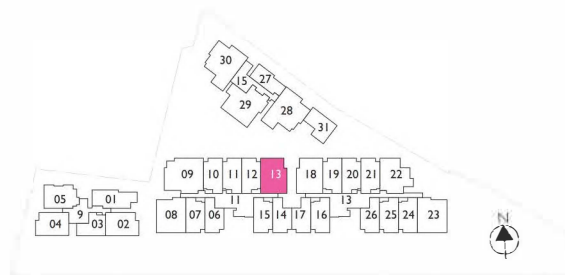


3 Compact (2+1 Bedroom)

Type: B8
(Typical storey)

Area: 73 sqm

#02-13, #03-13, #04-13
11 Bartley Road, Singapore 539765



The Quinn



3 Compact (2+1 Bedroom)

Type: B9G
(1st storey)

Area: 80 sqm

#01-22

13 Bartley Road, Singapore 539789



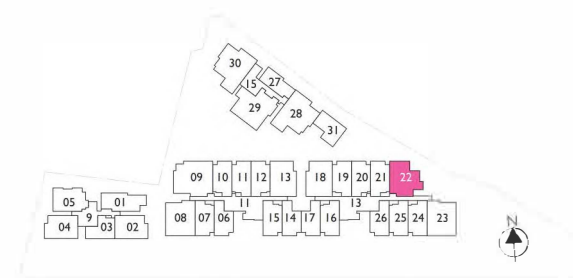
3 Compact (2+1 Bedroom)

Type: B9
(Typical storey)

Area: 82 sqm

#02-22, #03-22, #04-22

13 Bartley Road, Singapore 539789



The Quinn

Unit layout plans

3 Deluxe (3 Bedroom)

Type: CIG
(1st storey)

Area: 106 sqm

#01-09
11 Bartley Road, Singapore 539765

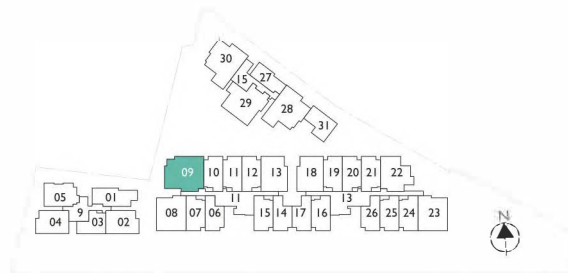


3 Deluxe (3 Bedroom)

Type: CI
(Typical storey)

Area: 99 sqm

#02-09, #03-09, #04-09
11 Bartley Road, Singapore 539765



The Quinn



3 Deluxe (3 Bedroom)

Type: C2G
(1st storey)

Area: 101 sqm

#01-30
15 Bartley Road, Singapore 539766

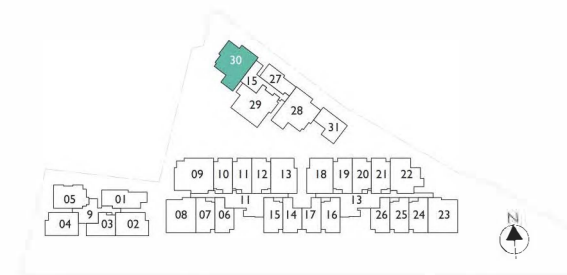


3 Deluxe (3 Bedroom)

Type: C2
(Typical storey)

Area: 99 sqm

#02-30, #03-30, #04-30
15 Bartley Road, Singapore 539766



The Quinn

Unit layout plans

3 Deluxe (3 Bedroom)

Type: C3G
(1st storey)

Area: 102 sqm

#01-29
15 Bartley Road, Singapore 539766

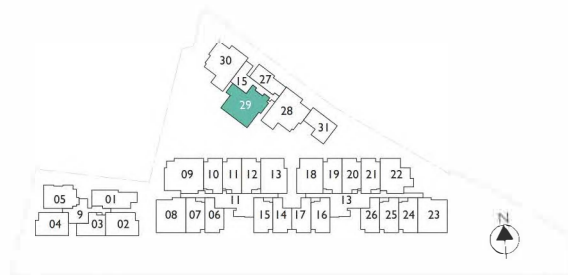


3 Deluxe (3 Bedroom)

Type: C3
(Typical storey)

Area: 98 sqm

#02-29, #03-29, #04-29
15 Bartley Road, Singapore 539766



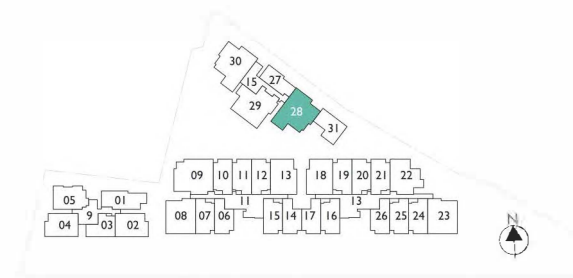
The Quinn



3 Deluxe (3 Bedroom)
 Type: C4G (mirror-image of C2)
 (1st storey)
 Area: 99 sqm
 #01-28
 15 Bartley Road, Singapore 539766



3 Deluxe (3 Bedroom)
 Type: C4 (mirror-image of C2)
 (Typical storey)
 Area: 98 sqm
 #02-28, #03-28, #04-28
 15 Bartley Road, Singapore 539766



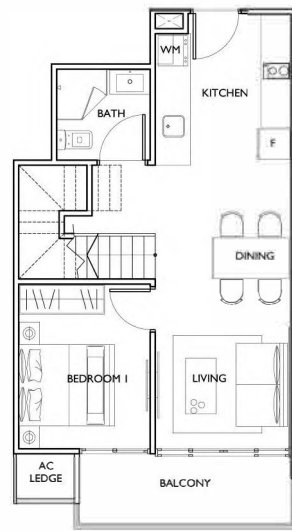
Unit layout plans

2 Deluxe (2 Bedroom)

Type: AIPH
(5th storey + Attic)

Area: 84 sqm

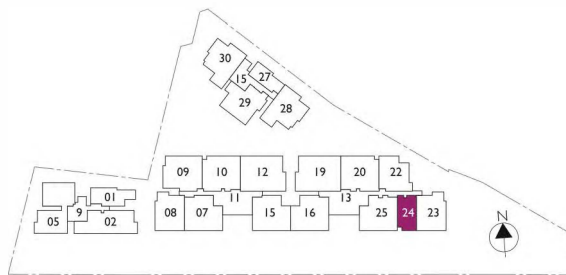
#05-24
13 Bartley Road, Singapore 539789



Lower Storey

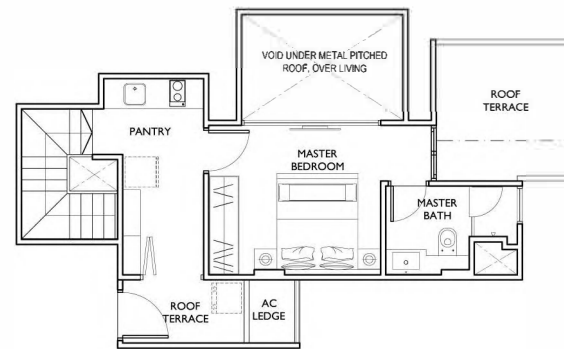


Upper Storey





Lower Storey



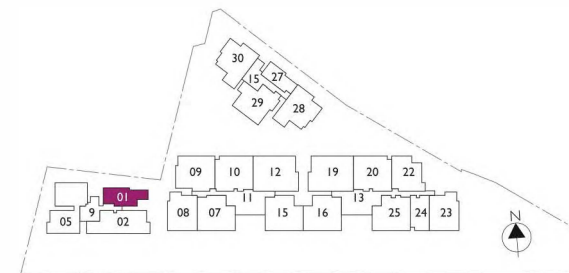
Upper Storey

3 Compact (2+1 Bedroom)

Type: BIPH
(5th storey + Attic)

Area: 109 sqm

#05-01
9 Bartley Road, Singapore 539763



The Quinn

Unit layout plans

4 Deluxe (4 bedroom)

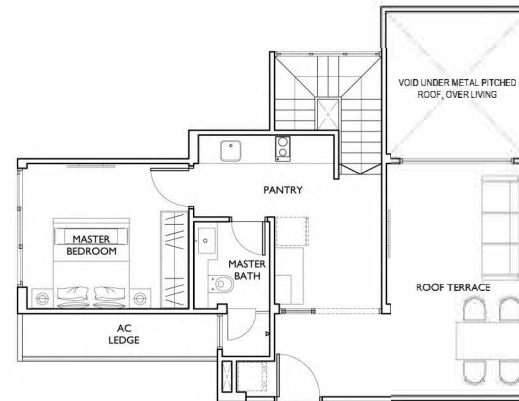
Type: CIPH
(5th storey + Attic)

Area: 168 sqm

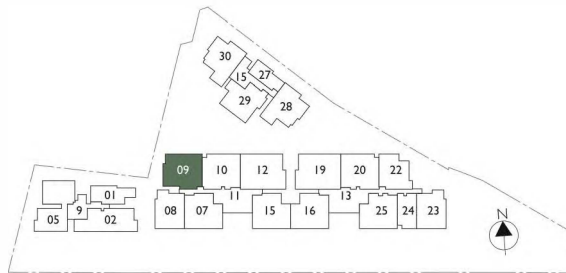
#05-09
11 Bartley Road, Singapore 539765



Lower Storey



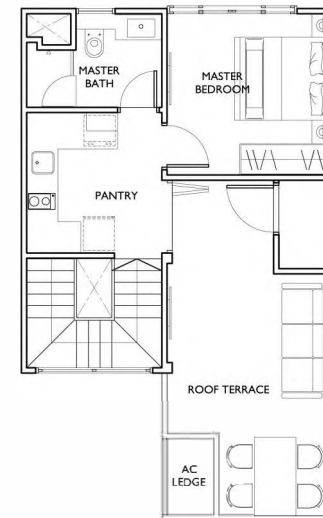
Upper Storey



The Quinn



Lower Storey



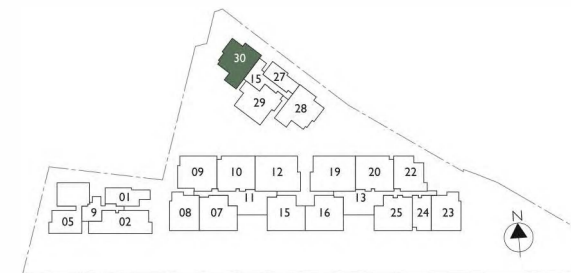
Upper Storey

4 Deluxe (4 bedroom)

Type: C2PH
(5th storey + Attic)

Area: 148 sqm

#05-30
15 Bartley Road, Singapore 539766



The Quinn

Unit layout plans

4 Deluxe (4 bedroom)

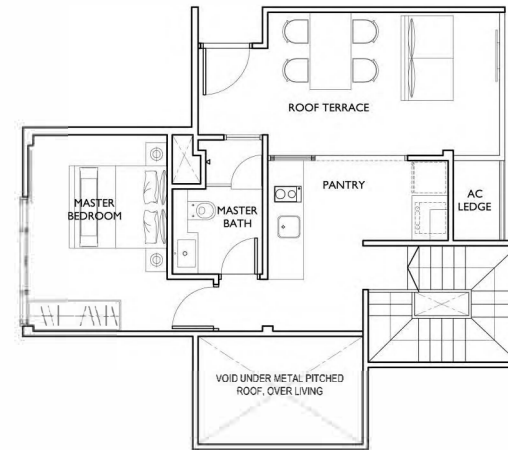
Type: C3PH
(5th storey + Attic)

Area: 158 sqm

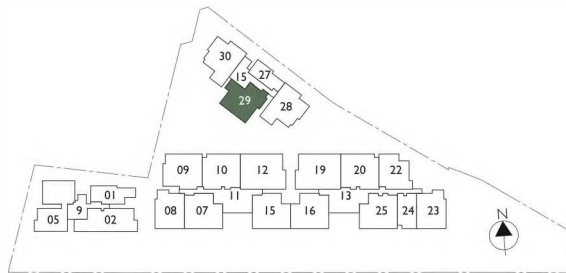
#05-29
15 Bartley Road, Singapore 539766



Lower Storey



Upper Storey



The Quinn



Lower Storey



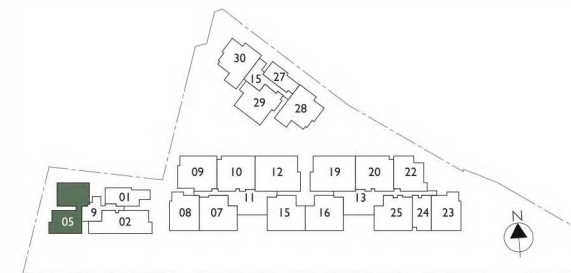
Upper Storey

4 Deluxe (4 bedroom)

Type: C4PH
(5th storey + Attic)

Area: 169 sqm

#05-05
9 Bartley Road, Singapore 539763



The Quinn

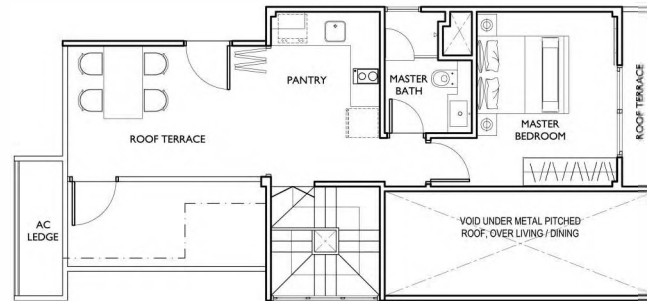
Unit layout plans

4 Compact (3+1 Bedroom)

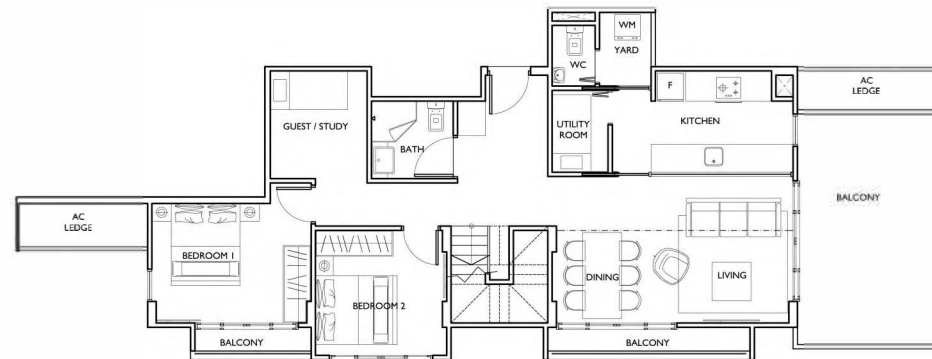
Type: C5PH
(5th storey + Attic)

Area: 187 sqm

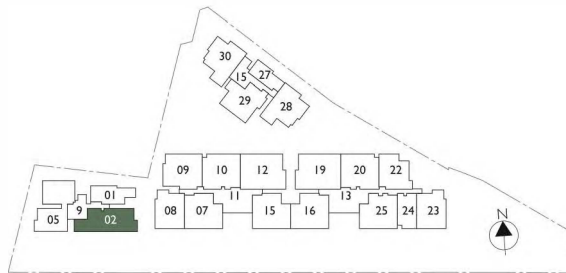
#05-02
9 Bartley Road, Singapore 539763



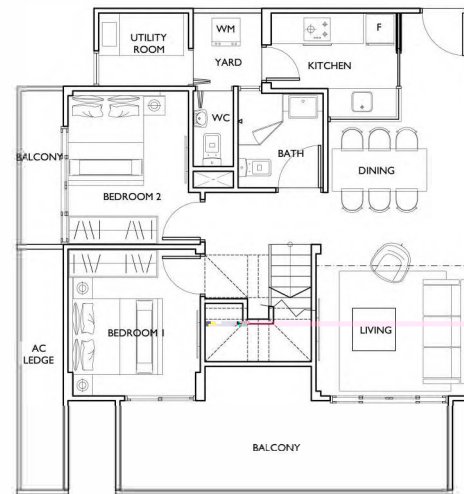
Upper Storey



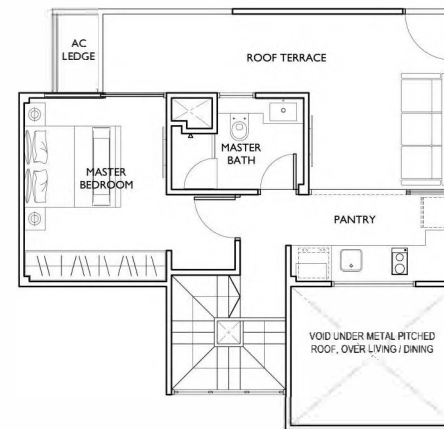
Lower Storey



The Quinn



Lower Storey



Upper Storey

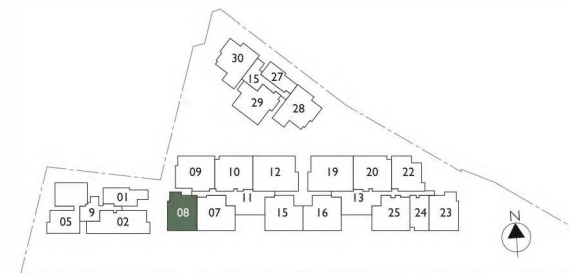
3 Deluxe (3 Bedroom)

Type: C6PH
(5th storey + Attic)

Area: 151 sqm

#05-08

11 Bartley Road, Singapore 539765



The Quinn

Unit layout plans

3 Deluxe (3 Bedroom)

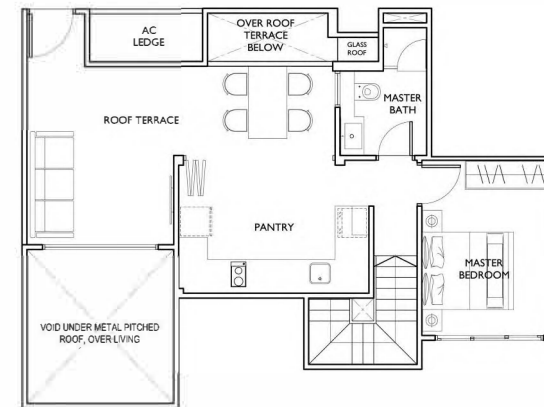
Type: C7PH
(5th storey + Attic)

Area: 173 sqm

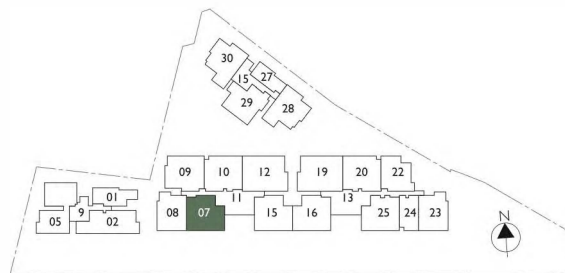
#05-07
11 Bartley Road, Singapore 539765



Lower Storey



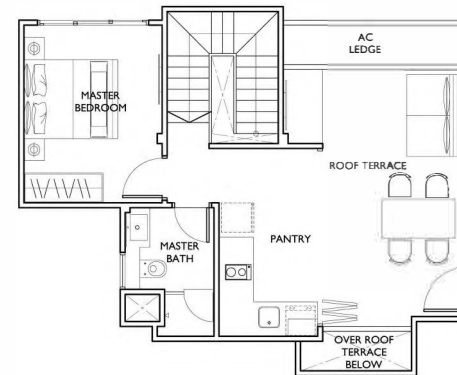
Upper Storey



The Quinn



Lower Storey



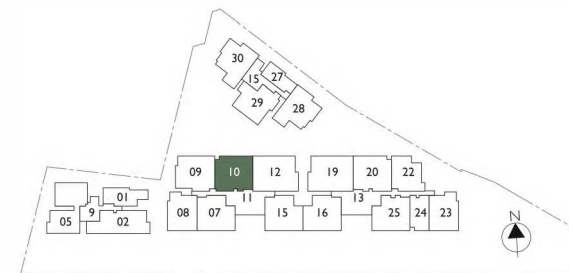
Upper Storey

4 Deluxe (4 bedroom)

Type: C8PH
(5th storey + Attic)

Area: 162 sqm

#05-10
11 Bartley Road, Singapore 539765



The Quinn

Unit layout plans

4 Deluxe (4 bedroom)

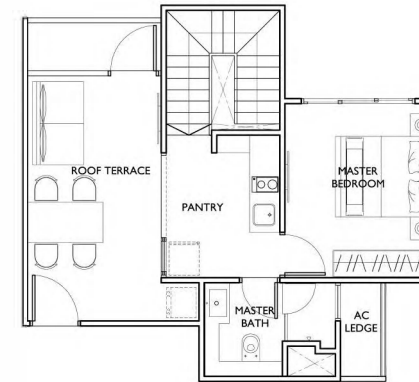
Type: C9PH
(5th storey + Attic)

Area: 161 sqm

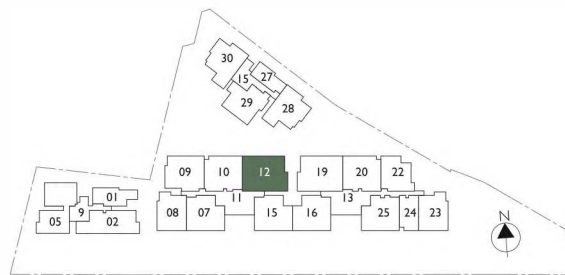
#05-12
11 Bartley Road, Singapore 539765



Lower Storey



Upper Storey





Lower Storey



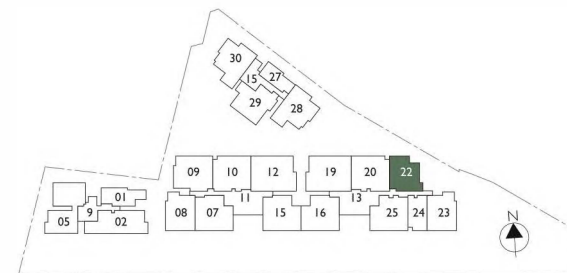
Upper Storey

4 Compact (3+1 Bedroom)

Type: C10PH
(5th storey)

Area: 139 sqm

#05-22
13 Bartley Road, Singapore 539789



The Quinn

Unit layout plans

4 Deluxe (4 bedroom)

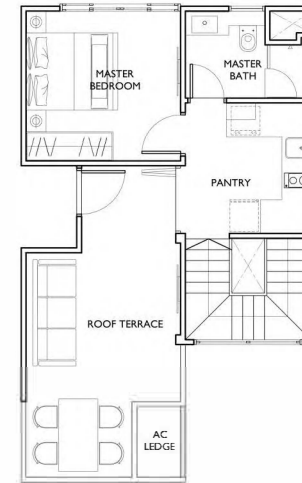
Type: C I I PH
(5th storey + Attic)

Area: 146 sqm

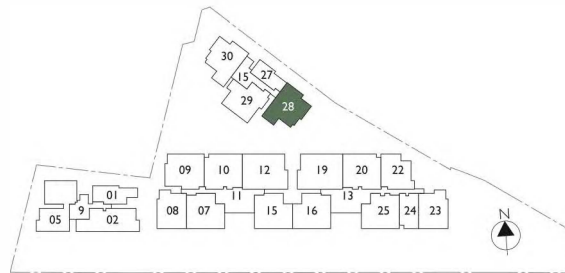
#05-28
15 Bartley Road, Singapore 539766

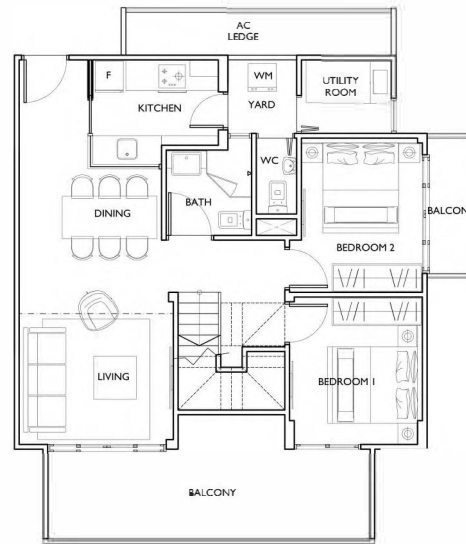


Lower Storey

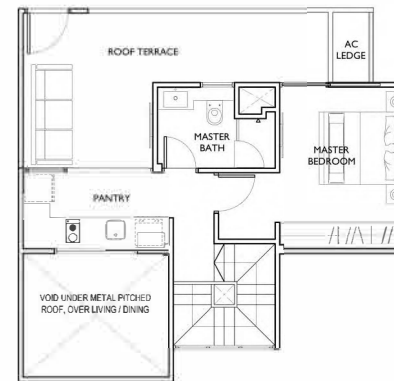


Upper Storey





Lower Storey



Upper Storey

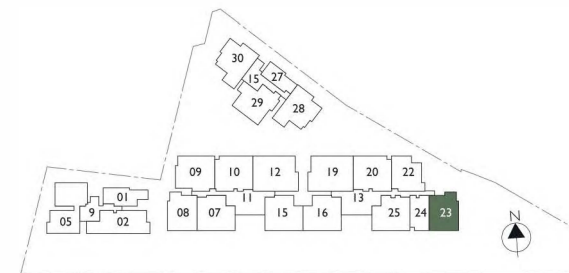
3 Deluxe (3 Bedroom)

Type: C12PH
(5th storey + Attic)

Area: 151 sqm

#05-23

13 Bartley Road, Singapore 539789



The Quinn

Unit layout plans

3 Deluxe (3 Bedroom)

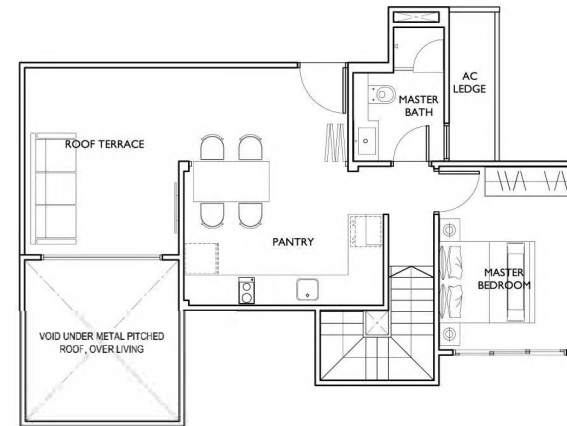
Type: C13PH
(5th storey + Attic)

Area: 165 sqm

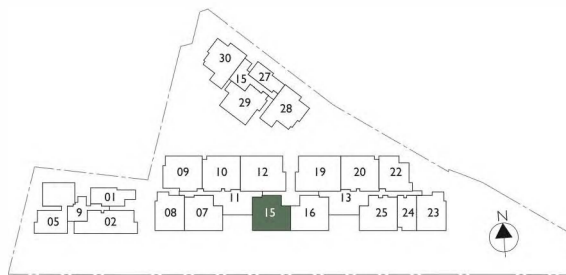
#05-15
11 Bartley Road, Singapore 539765



Lower Storey

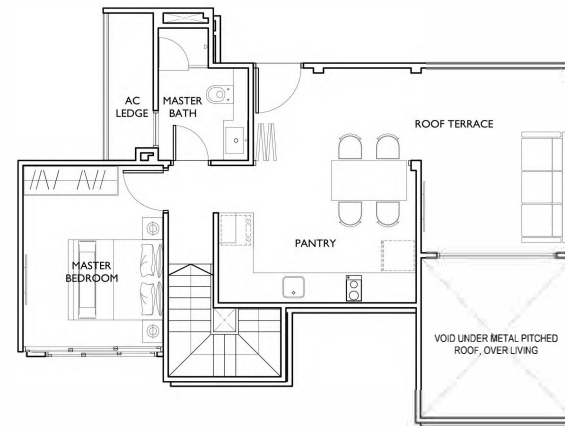


Upper Storey





Lower Storey



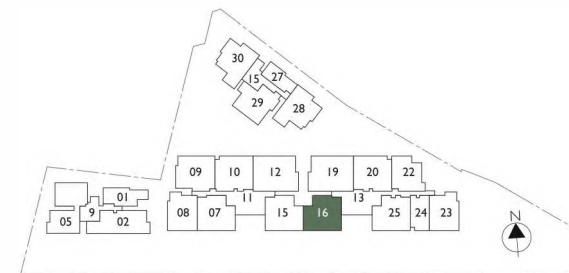
Upper Storey

3 Deluxe (3 Bedroom)

Type: C14PH
(5th storey + Attic)

Area: 165 sqm

#05-16
13 Bartley Road, Singapore 539789



The Quinn

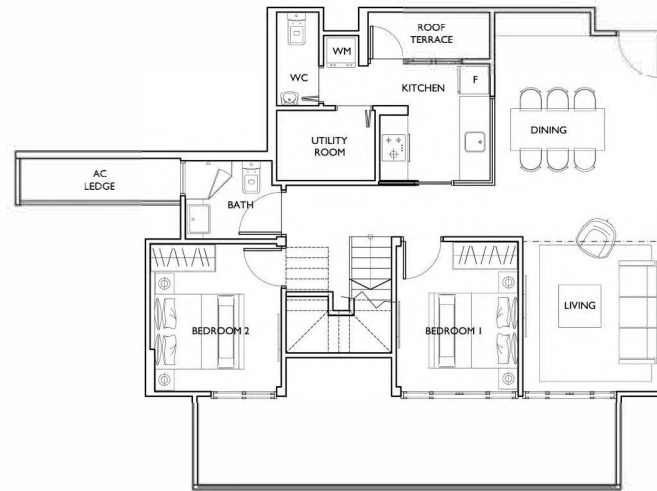
Unit layout plans

3 Deluxe (3 Bedroom)

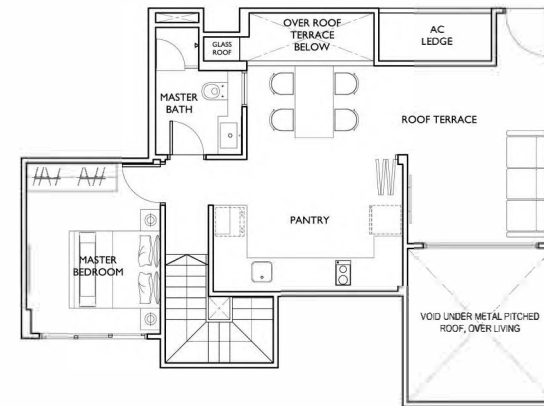
Type: C15PH
(5th storey + Attic)

Area: 171 sqm

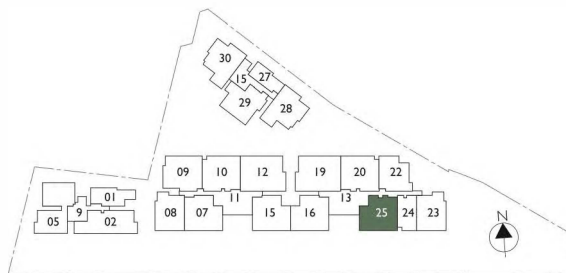
#05-25
13 Bartley Road, Singapore 539789



Lower Storey



Upper Storey



The Quinn



Lower Storey



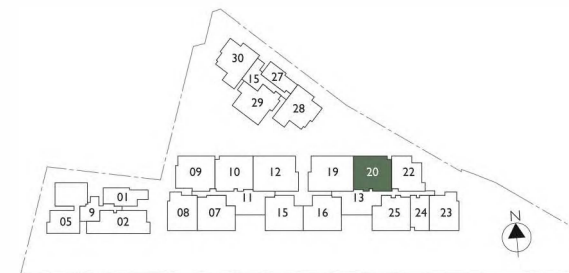
Upper Storey

4 Compact (3+1 Bedroom)

Type: C1 6PH
(5th storey)

Area: 162 sqm

#05-20
13 Bartley Road, Singapore 539789



Unit layout plans

4 Deluxe (4 bedroom)

Type: C17PH
(5th storey + Attic)

Area: 160 sqm

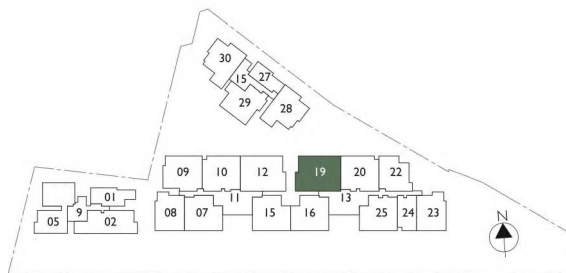
#05-19
13 Bartley Road, Singapore 539789



Lower Storey



Upper Storey



The Quinn

3 Deluxe (3 Bedroom)

Type: LOFT
(1st & 2nd)

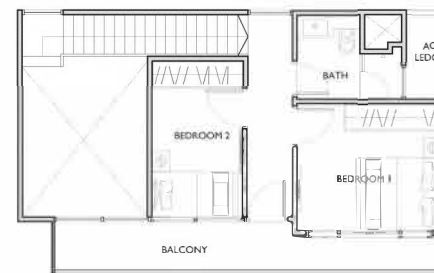
Area: 114 sqm

#01-31

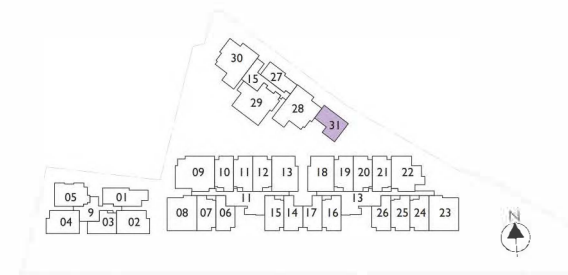
15 Bartley Road, Singapore 539766



Lower Storey



Upper Storey



The Quinn

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 WVC 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 WVC 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) WVC

- 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 WVC) 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 PROVISION - S&P

ITEM	UNIT TYPE									
	TYPE A1 BEDROOM) (1	TYPE A2 BEDROOM) (1+1	TYPE A3 BEDROOM) (1+1	TYPE A4 BEDROOM) (1	TYPE A5 BEDROOM) (1	TYPE A6 BEDROOM) (1	TYPE A7 BEDROOM) (1	TYPE A8 BEDROOM) (1	LOFT (3 BEDROOMS)	TYPE A1-PH BEDROOMS) (2
LIGHTING POINT	8	8	8	6	6	7	7	7	14	12
POWER POINT	15	17	17	15	15	15	15	15	24	26
TELEPHONE POINT	1	2	2	1	1	1	1	1	3	3
TV POINT	2	2	2	2	2	2	2	2	4	3
DATA POINT	1	2	2	1	1	1	1	1	3	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
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 BEDROOM) (2	TYPE B2 BEDROOM) (2	TYPE B3 BEDROOM) (2	TYPE B4 BEDROOM) (2	TYPE B5 BEDROOM) (2+1	TYPE B6 BEDROOM) (2+1	TYPE B7 BEDROOM) (2+1	TYPE B8 BEDROOM) (2+1	TYPE B9 BEDROOM) (2+1	TYPE B1PH BEDROOM) (2+1
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
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

ELECTRICAL PROVISION - S&P

ITEM	UNIT TYPE													
	TYPE C1 BEDROOM) (3	TYPE C2 BEDROOM) (3	TYPE C3 BEDROOM) (3	TYPE C4 BEDROOM) (3	TYPE C1PH BEDROOM) (4	TYPE C2PH (4 BEDROOM)	TYPE C3PH BEDROOM) (4	TYPE C4PH BEDROOM) (4	TYPE C5PH BEDROOM) (3+1	TYPE C6PH BEDROOM) (3	TYPE C7PH BEDROOM) (3	TYPE C8PH (4 BEDROOM)	TYPE C9PH BEDROOM) (4	
LIGHTING POINT	17	16	16	16	23	23	23	26	30	23	22	24	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	
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 (4 BEDROOM)	TYPE C12 (3 BEDROOM)	TYPE C13 (3 BEDROOM)	TYPE C14 (3 BEDROOM)	TYPE C15 (3 BEDROOM)	TYPE C16PH (3+1 BEDROOM)	TYPE C17PH (4 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
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 Vacant Possession: 30 June 2017 • Expected Date of Legal Completion: 30 June 2020



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