



# Onze

@Tanjong Pagar

*Live freely, boldly, beautifully.*

A woman with dark hair and sunglasses on her head, wearing a light-colored trench coat, stands in front of a city skyline at sunset. The skyline includes a prominent building with a curved top. The sky is a mix of purple and orange, and the water in the foreground is blurred.

My footsteps are my paintbrush,  
The streets my easel,  
And my home – the city,  
Forever an ongoing ballad,  
Its cosmopolitan diversity toasted,  
Familiar conveniences celebrated,  
Across daily paths and occasional detours,  
I feel its familiar, friendly embrace,  
For you are my heartbeat too,  
And I choose to live freely,  
To experience it all differently.

*I am one with the urban pulse.*

*Truly out-of-the-ordinary.*

***It always helps to stand out.***

With its unmistakable profile as well as its distinctive interplay between curvilinear detailing and a box-based architectural language, your home at Onze @ Tanjong Pagar will forever be a fashion-forward expression. Sleek and simple yet powerfully dynamic and fluid, its striking form features transparent glass walls designed to open towards the resplendent city views of Tanjong Pagar, all the while encapsulating an artistic statement that matches your individuality.



*I dictate my own style.*



Artist's impression depicts loft for 1 bedroom + study unit

***Optimised layouts for every need.***

You're someone used to making waves. And your home ought to reflect that signature lifestyle of yours. Efficiently laid out to maximise your usable space, you're free to use this spacious expanse as a personal canvas and paint in a stroke that's all your own.



Artist's impression depicts a 1 bedroom + study unit



*Altitude and  
latitude that matches  
your attitude.*

Featuring all-embracing views, natural ventilation and ultra-high ceiling heights on top of sleek aesthetics that speak to your deepest senses, every aspect of your home has been designed to complement your unique take on everything.

*My dreams are my reality.*

There's probably no better way to end the day than in the comfort and privacy of your innermost retreat. With their stunning views and refined elegance, the bedrooms are designed to soothe and calm, entreating you to venture into the realm of deep and undisturbed rest.



*Fair-weather friends are  
sometimes all I need.*



You enjoy feeling the wind in your hair, and the sunshine on your skin. Spending a couple of hours on the breezy Sun Lounges right here at The Park will no doubt be the perfect formula for rest and relaxation. With its lush setting and sophisticated mood, you'd want to sip a martini too, just for the heck of it.



*Just the scene to  
see and be seen in.*



***Unwinding?  
Just take your pick from a long list.***

On top of it all, life takes on a whole new perspective. At The Solitaire Club on your roof-top, chilling out in style is a challenge – at least in terms of the multiple choices you face! From an artfully designed function deck featuring a swanky bar counter to a 15m Leisure Pool, as well as cozy Daybed Cabanas and even groovy Spa Seats, the possibilities are endless. Oh, and did we mention it all comes with a gorgeous view of the sea as well?



*A tranquil corner of the city to call my own.*



Artist's Impression

***Off the beaten track, yet never far from the bustle.***

While Onze @ Tanjong Pagar is sited only 3 minutes from Tanjong Pagar MRT station, it is nestled within a serene cul-de-sac. That's the best of both accessibility and privacy.

Factor in the glitzy, glamorous action unfolding at the swanky retail mall integrated within the same development and you've got yourself a winner in every way.



Map not drawn to scale

**Onze**  
@ Tanjong Pagar

Sentosa Island



*Why get stuck rushing,  
when you can just stroll?*



***The heights of my career, so close by.***

The finer things in life begin with a premium address, a premium lifestyle, and of course, a premium calling. So who said you can't do things a little differently – that ascending the corporate ladder can't just be a walk in the park? With its exemplary location close to the business heart of Singapore, you can set the pace of work right from the comfort of home.



*Uncover hidden treasures,  
under a roof or in a brew.*



***A different taste of city life, and no apologies about it.***

Take your time to explore the winding heritage streets of your neighbourhood. From quaint boutiques and charming galleries to atmospheric cafes and welcoming pubs, there are always ample opportunities to meet old friends and make new ones. Think of it as relishing the sights, sounds and tastes of the world, right in your backyard.



*The human spirit,  
Born to be liberated.*

***Fun and entertainment? I call the shots.***

The sizzling vibe of the urban sprawl never runs out of stories, excitement and stimulation – and you're now ideally placed to claim it all! From the complete retail and entertainment destination that is Marina Bay Sands to the shopping hub of Orchard Road, you can just let your hair down and let your soul sing. Bright lights, big city, beautiful you – what a winning combination!

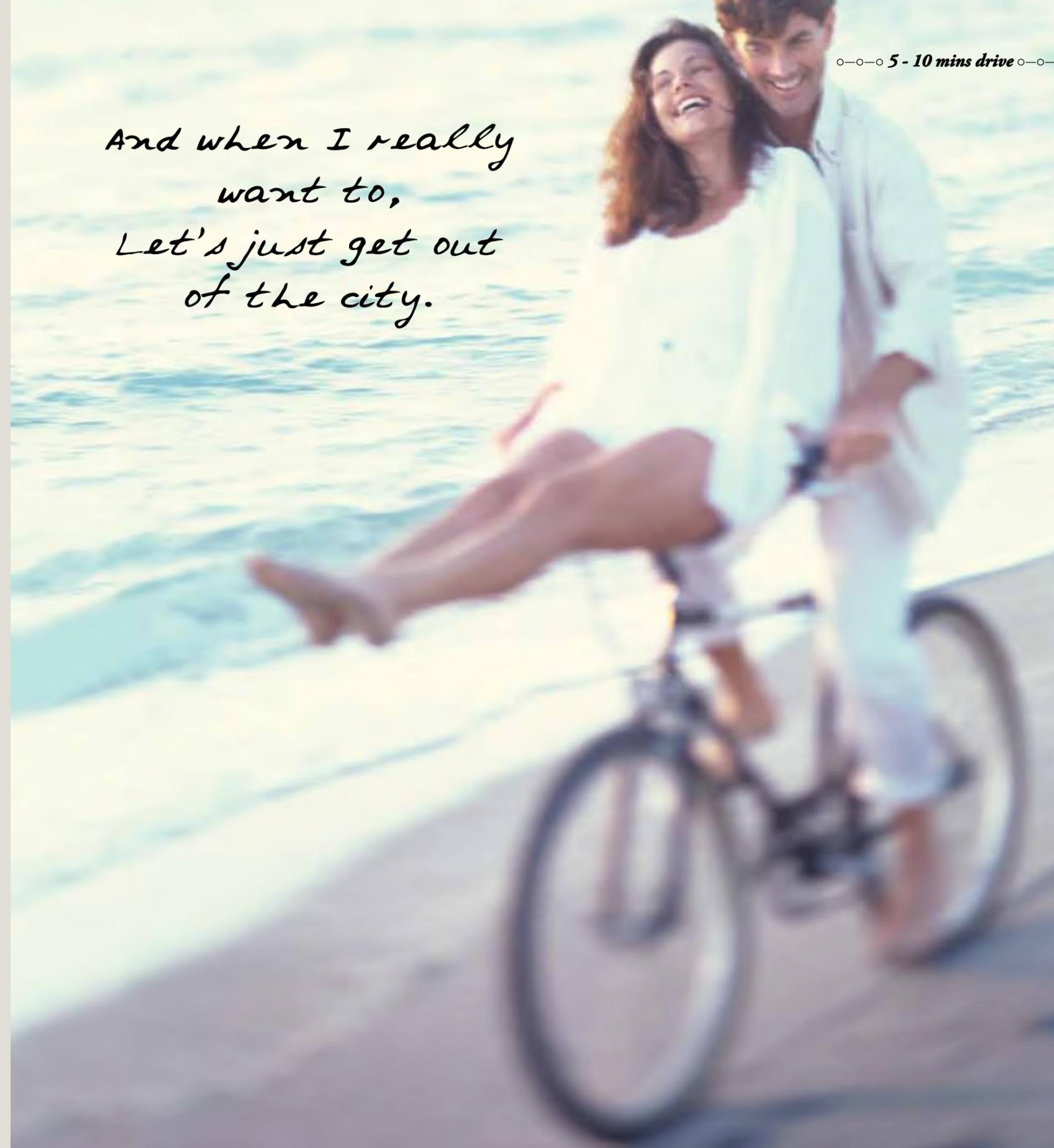


*And when I really  
want to,  
Let's just get out  
of the city.*



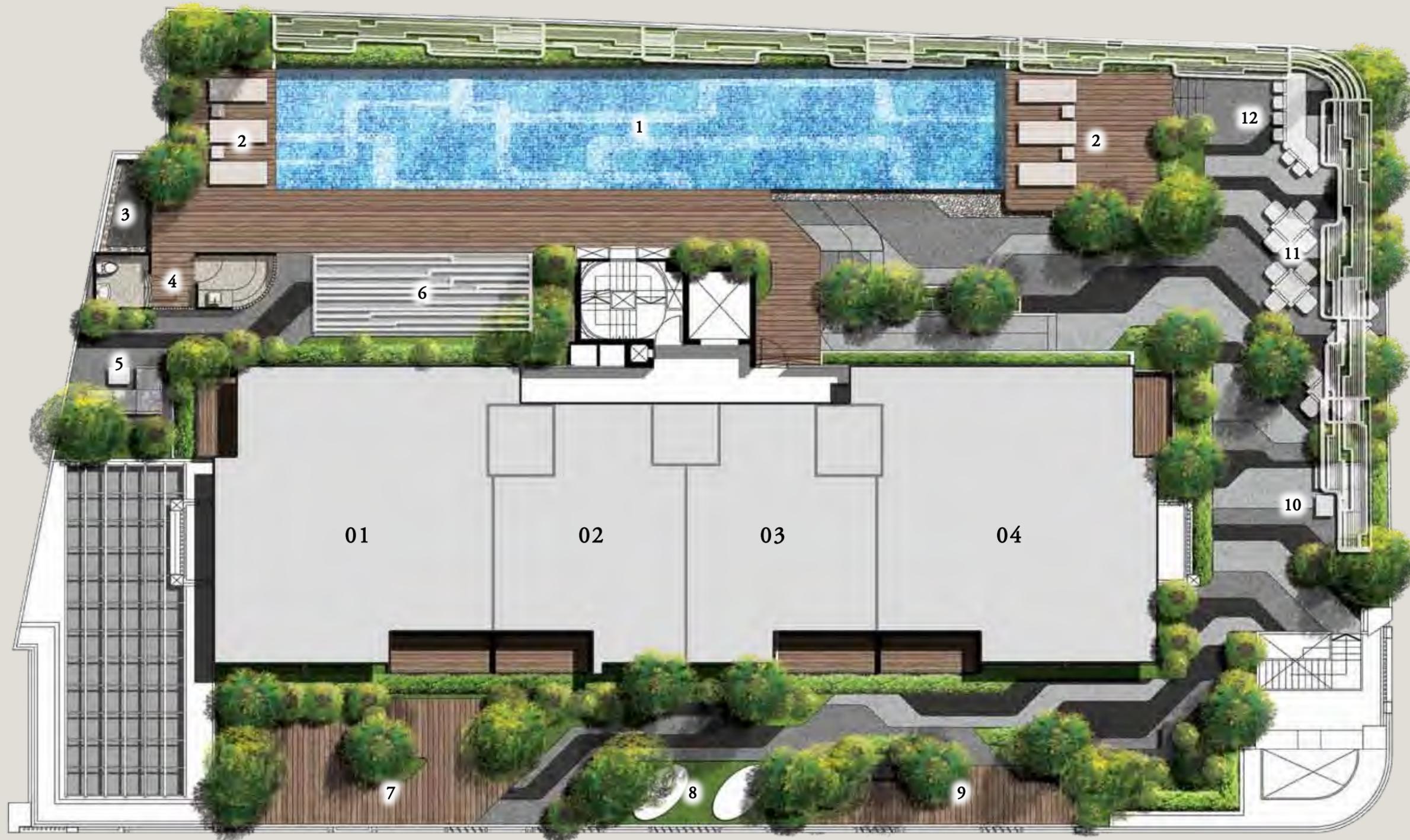
***Retreat to sandy island beaches, with home just  
a reassuring corner away.***

Urbane city folks don't just hang around town all the time. Whenever you want a quiet retreat from the urban sprawl, seafront treats and rustic delights are really just a hop and skip away. In actual fact, the whole world will always be truly at your feet – such are the envied privileges of those who call Onze @ Tanjong Pagar home.



# The Park

1. 25m Lap pool
2. Sun Lounges
3. Rain Shower
4. Changing Room
5. Garden Lounge
6. Fitness Haven
7. Contemplation Deck
8. Daydream Pods
9. Booklover's Corner
10. Pavilion
11. Alfresco Dining
12. Outdoor Kitchenette



# The Solitaire Club

# Unit Distribution Chart



- 1. Onze Bar
- 2. Cocktail Verandah
- 3. Spa Seats
- 4. 15m Leisure Pool
- 5. Aqua Deck
- 6. Epi Club
- 7. Daybed Cabanas
- 8. Changing Room

	01	02	03	04
18	#18-01 C7	#18-02 A5	#18-03 A6	#18-04 C8
17	#17-01 C5	#17-02 A5	#17-03 A6	#17-04 C6
16	#16-01 C5	#16-02 A5	#16-03 A6	#16-04 C6
15	#15-01 C5	#15-02 A5	#15-03 A6	#15-04 C6
14	#14-01 C5	#14-02 A5	#14-03 A6	#14-04 C6
13	#13-01 C5	#13-02 A5	#13-03 A6	#13-04 C6
12	#12-01 C3	#12-02 A3	#12-03 A4	#12-04 C4
11	#11-01 C1	#11-02 A1	#11-03 A2	#11-04 C2
10	#10-01 C1	#10-02 A1	#10-03 A2	#10-04 C2
9	#09-01 C1	#09-02 A1	#09-03 A2	#09-04 C2
8	#08-01 C1	#08-02 A1	#08-03 A2	#08-04 C2
7	#07-01 C1	#07-02 A1	#07-03 A2	#07-04 C2
6	#06-01 C1	#06-02 A1	#06-03 A2	#06-04 C2
5	#05-01 C1p	#05-02 A1p	#05-03 A2p	#05-04 C2p
4	Carpark			
3	Carpark			
2	Carpark			
1	Shops / Restaurants			

### LEGEND

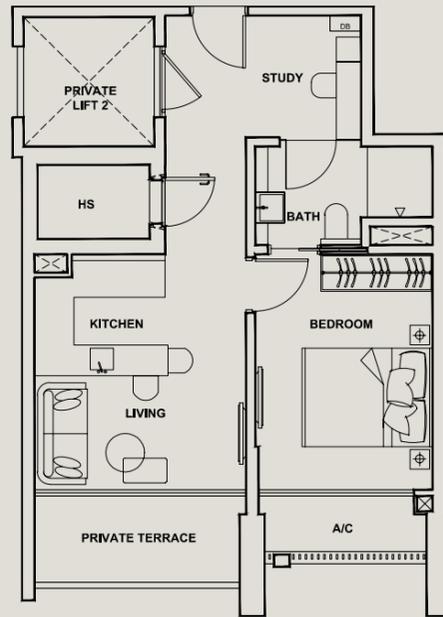
- 1 Bedroom + Study with Private Terrace
- 1 Bedroom + Study
- 1 Bedroom + Study with Balcony
- 3 Bedroom + Entertainment Room with Private Terrace
- 3 Bedroom + Entertainment Room
- 3 Bedroom + Entertainment Room with Balcony

### **TYPE A1p**

#05-02

52 sqm

560 sqft

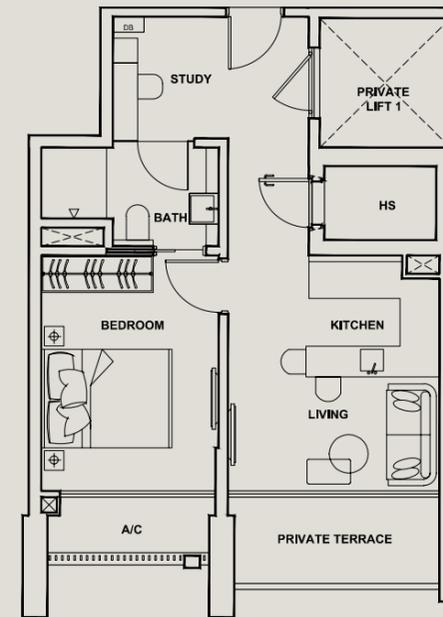


### **TYPE A2p**

#05-03

52 sqm

560 sqft

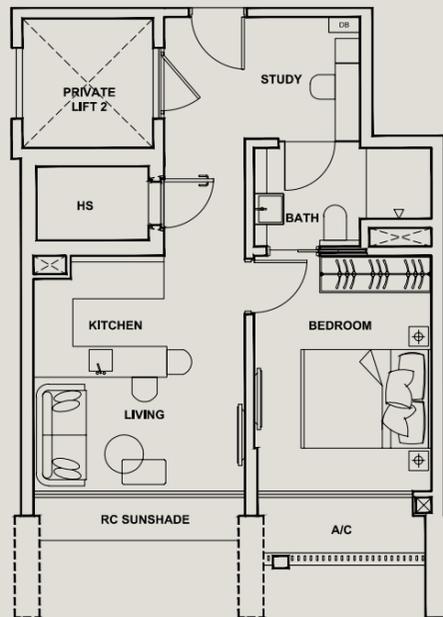


### **TYPE A1**

#06-02 to #11-02

47 sqm

506 sqft



FOR UNIT

# 09 - 01

# 10 - 01

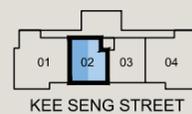
# 11 - 01 ONLY

FOR UNIT

# 06 - 01

# 07 - 01

# 08 - 01 ONLY



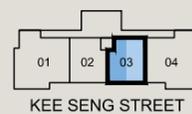
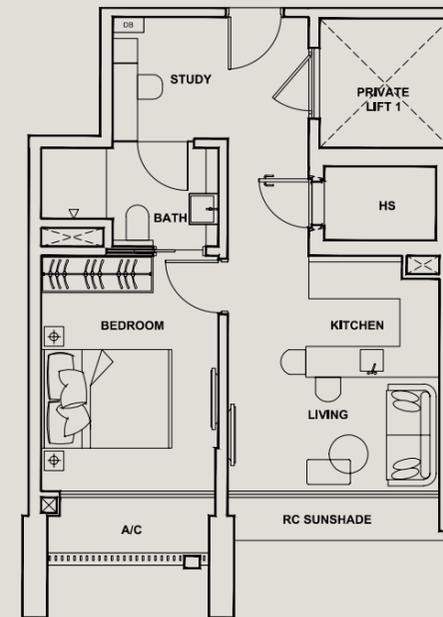
All plans are not to scale and are subject to change as may be approved by authorities.  
All floor areas are approximate only and are subject to final survey.

### **TYPE A2**

#06-03 to #11-03

47 sqm

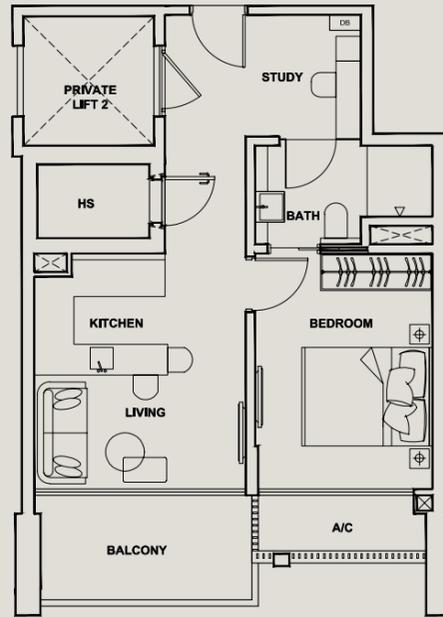
506 sqft



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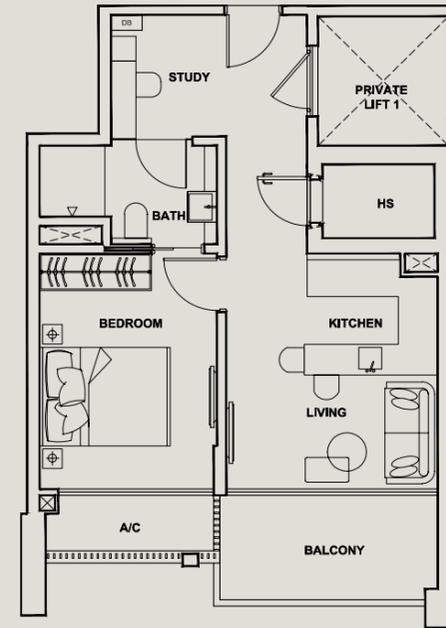
### **TYPE A3**

#12-02  
53 sqm  
570 sqft



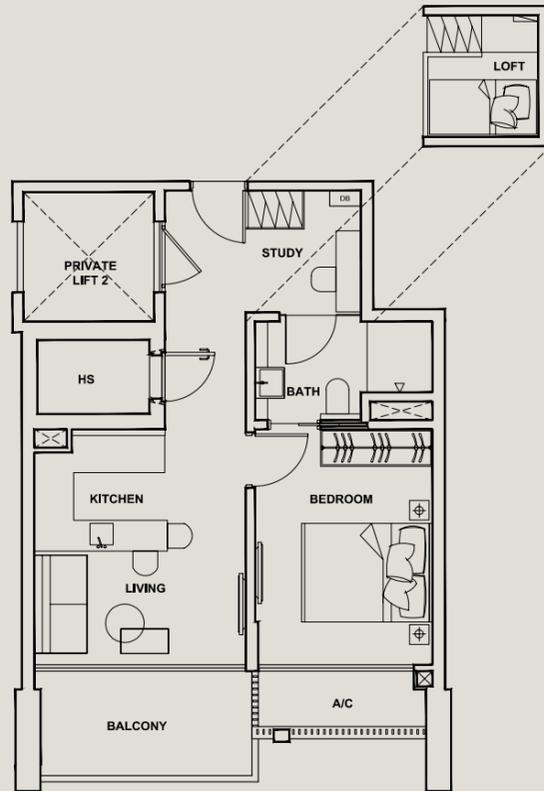
### **TYPE A4**

#12-03  
53 sqm  
570 sqft



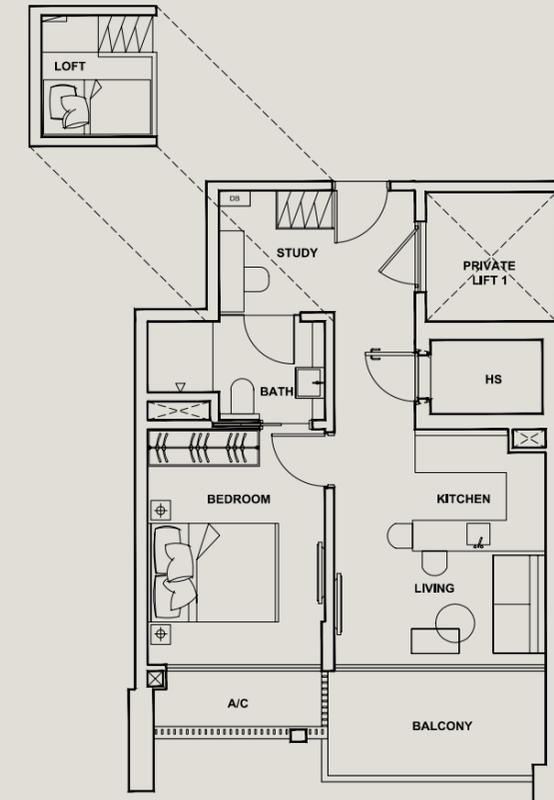
### **TYPE A5**

#13-02 to #18-02  
53 sqm  
570 sqft

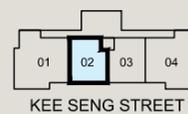


### **TYPE A6**

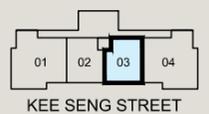
#13-03 to #18-03  
53 sqm  
570 sqft



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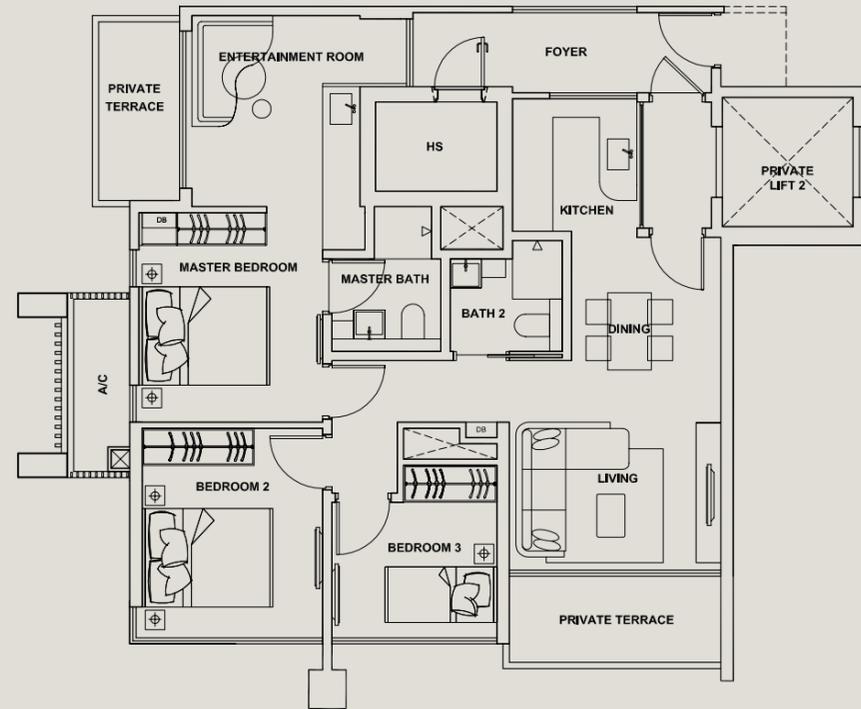


# TYPE C1p

#05-01

103 sqm

1109 sqft

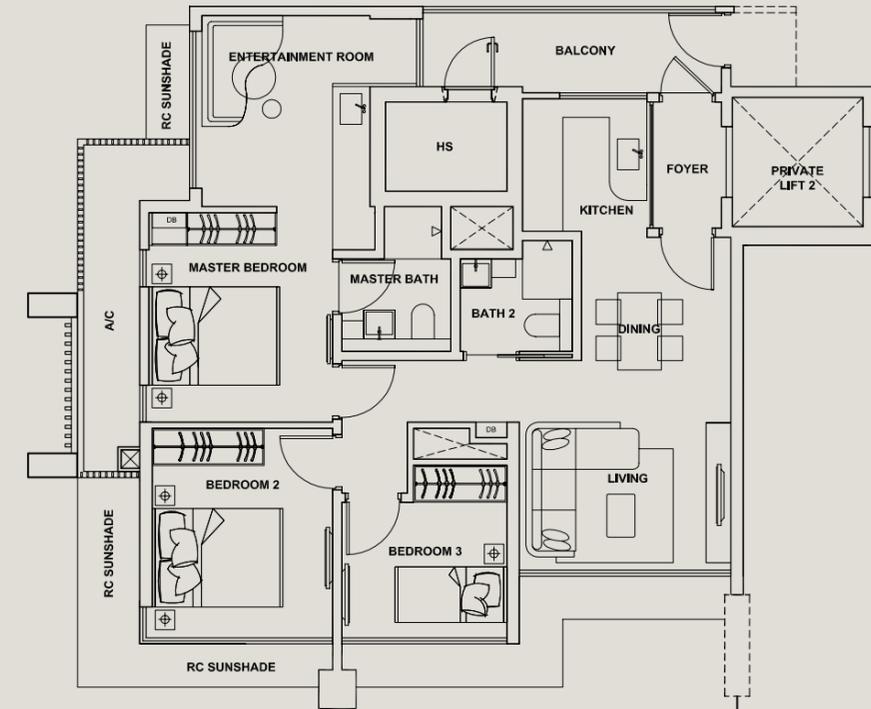


# TYPE C1

#06-01 to #11-01

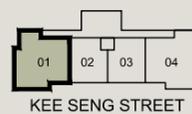
97 sqm

1044 sqft

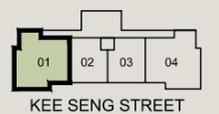


FOR UNIT  
# 09 - 01  
# 10 - 01  
# 11 - 01 ONLY

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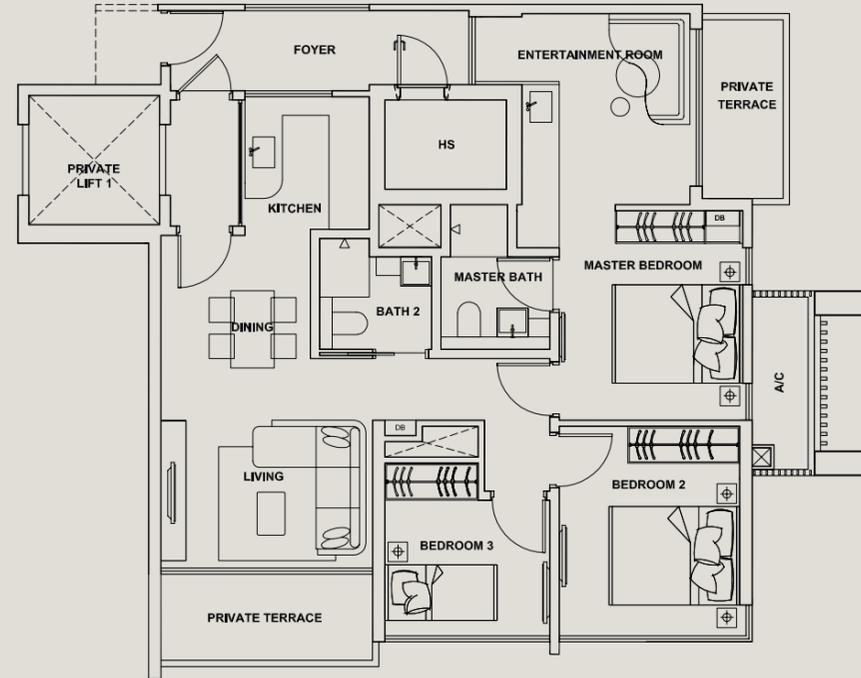


# TYPE C2p

#05-04

103 sqm

1109 sqft

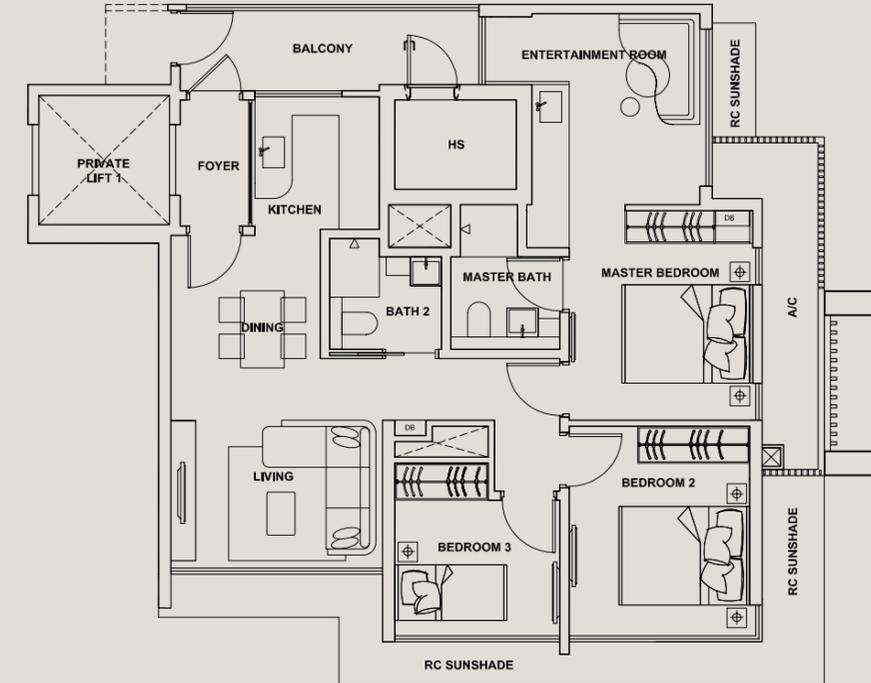


# TYPE C2

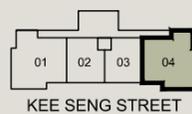
#06-04 to #11-04

97 sqm

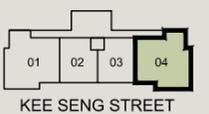
1044 sqft



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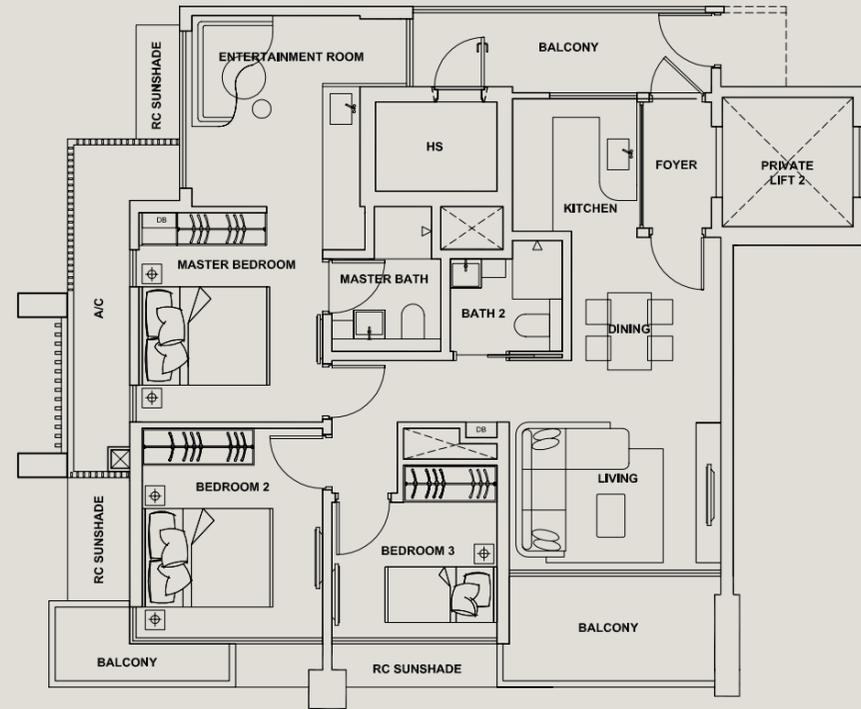


# TYPE C3

#12-01

106 sqm

1141 sqft

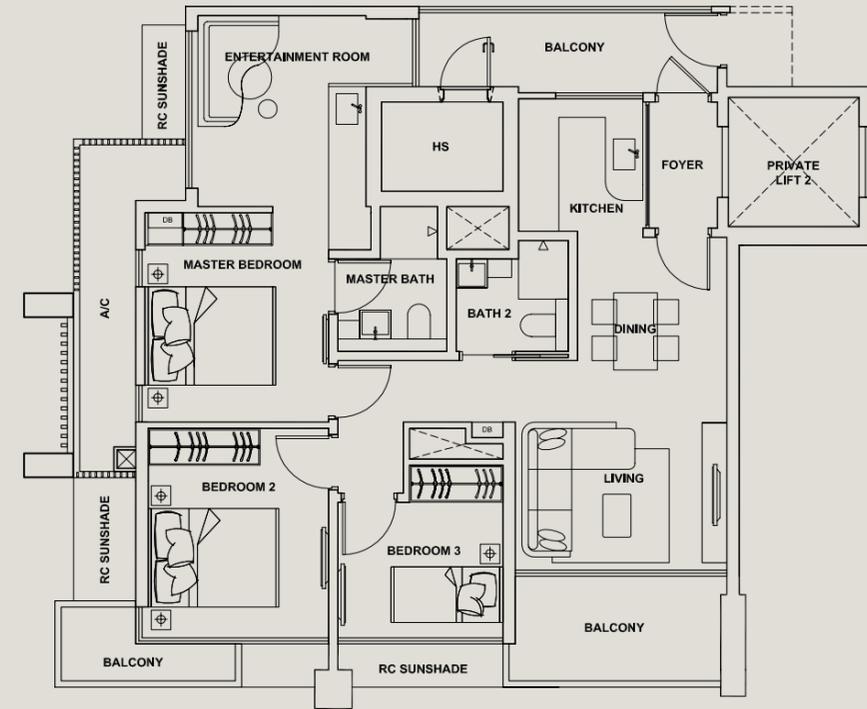


# TYPE C5

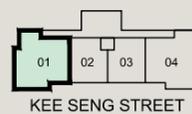
#13-01 to #17-01

106 sqm

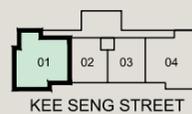
1141 sqft



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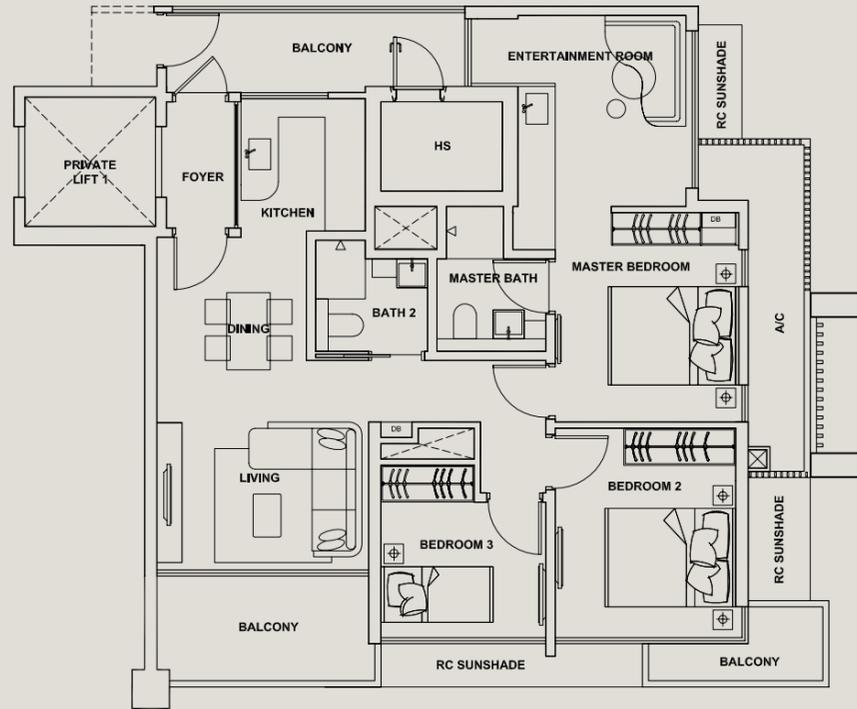


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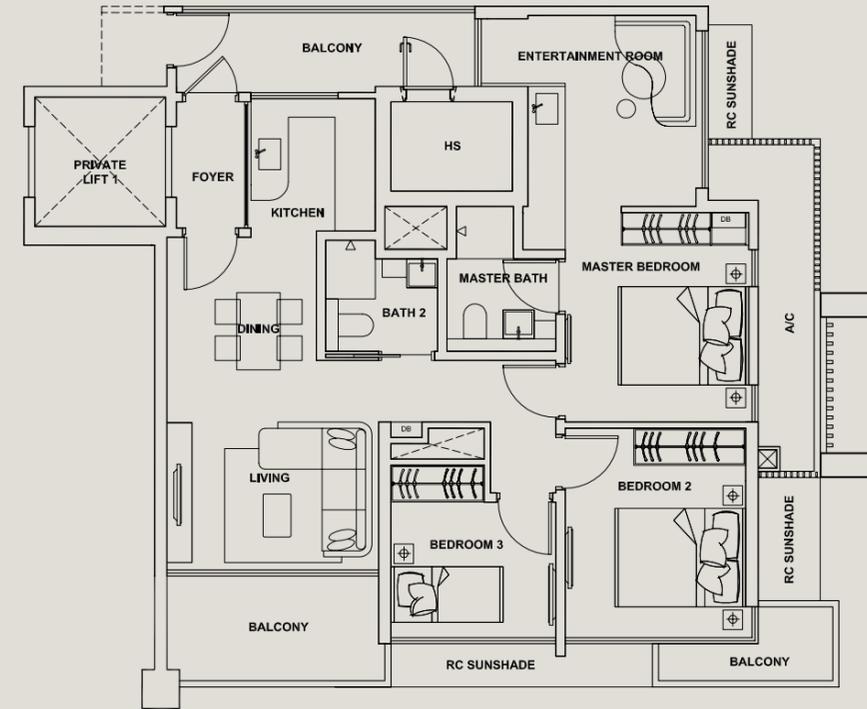
# TYPE C4

#12-04  
106 sqm  
1141 sqft

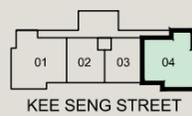


# TYPE C6

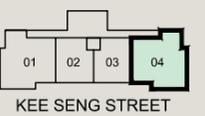
#13-04 to #17-04  
106 sqm  
1141 sqft



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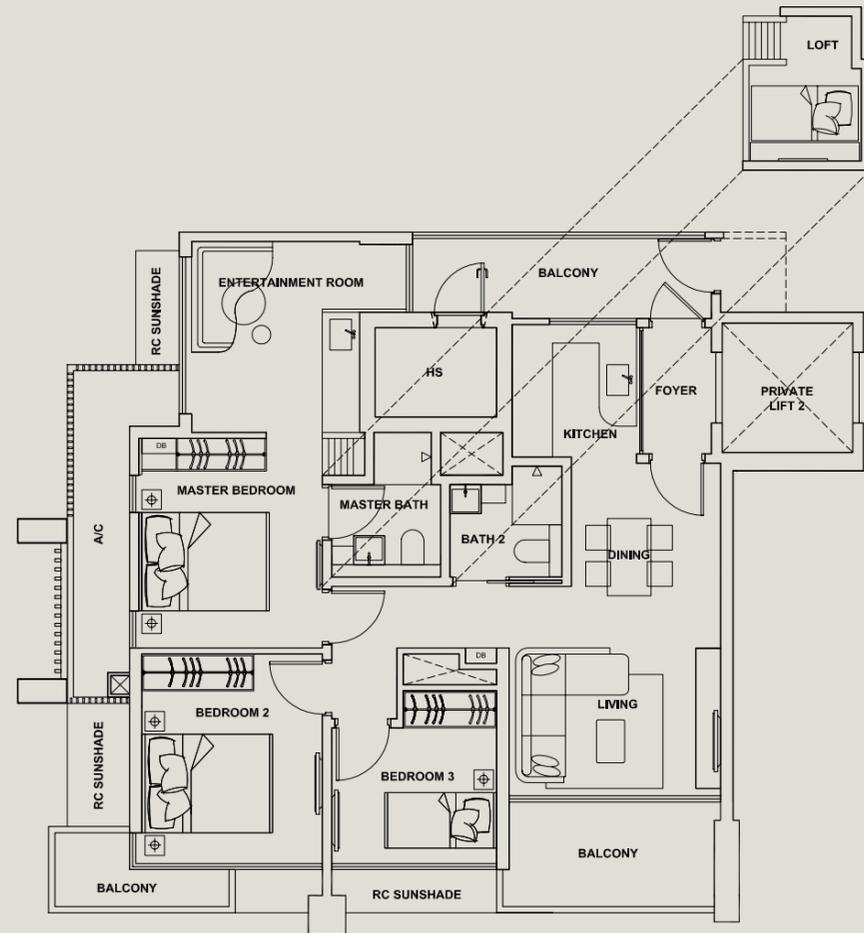


# TYPE C7

#18-01

106 sqm

1141 sqft

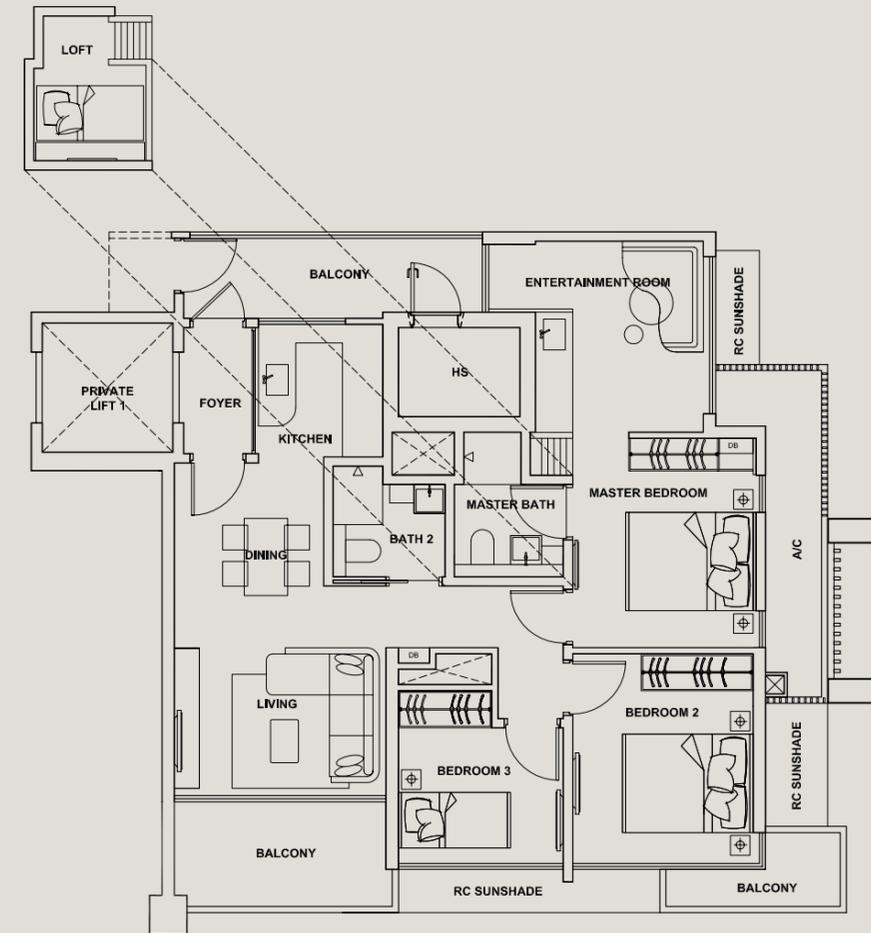


# TYPE C8

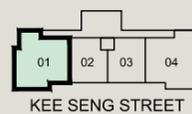
#18-04

106 sqm

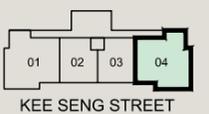
1141 sqft



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# SPECIFICATIONS

## 1 FOUNDATION

Reinforced concrete bore piles and/or precast concrete piles and/or micro piles.

## 2 SUPERSTRUCTURE

Precast and/or cast in-situ reinforced concrete framed structure and/or steel frame structure to Engineer's specifications.

## 3 WALLS

(A) External Wall  
Reinforced concrete and/or common brick and/or block walls, where applicable.

(B) Internal Wall  
Reinforced concrete and/or common brick and/or block wall and/or dry wall partition and/or precast concrete panel and/or glass partition, where applicable.

## 4 ROOF

Reinforced concrete roof with waterproofing and insulation.

## 5 CEILING

(A) For Apartments  
(a) Living/Dining/Master Bedroom/Bedroom 2/Bedroom 3/ Study/Entertainment room/Household shelter/Balcony Skim coat with emulsion paint finish and box up to designated areas where applicable.

(b) Foyer/Balconies/Corridors  
Fibrous plasterboard/skim coat/box-up to designated area with emulsion paint finish where applicable.

(c) Master Bath/ Bath 2/ Kitchen  
Moisture resistant fibrous plasterboard with emulsion paint finish.

(B) For Common Areas  
(a) Lift Lobbies/Corridors  
Skim coat and/or ceiling board with emulsion paint finish where applicable.

(b) Multi-storey Carparks  
Skim coat with emulsion paint finish.

(c) Staircases  
Skim coat with emulsion paint finish

(d) Common /Handicapped toilet/MCST Office  
Water resistant fibrous plasterboard and/or box-ups to designated areas with emulsion paint and/or skim coat with emulsion paint finish where applicable.

## 6 WALL FINISHES

(A) For Apartments  
(a) Living/Dining/Master Bedroom/Bedroom 2/Bedroom 3/ Study/Entertainment room/Household shelter/Foyer/ Balconies/Corridors  
Cement and sand plaster and/or skim coat with emulsion paint finish/glass partition where applicable.

(b) Master Bath/Bath 2  
Compressed marble/granite up to false ceiling.  
Note: No tiles behind vanity counter/cabinet/mirrors and above false ceiling.

(c) Kitchen  
Ceramic/homogenous tile/glass panel/plasterboard with emulsion paint finish.  
Note: No tiles behind kitchen cabinet and above false ceiling.

(d) External wall of Apartment  
Cement and sand plaster and/or skim coat with emulsion paint finish and/or textured paint to designated area where applicable.

(B) For Common Areas  
(a) Lift Lobby (for 1st storey)  
Granite and/or marble and/or ceramic/ homogeneous tile and/or cement and sand plaster and/or skim coat with emulsion paint finish and/or glass partition and/or aluminium panel.

(b) Lift Lobby (all floors except 1st storey)  
Ceramic/Homogeneous tile and/or cement and sand plaster and/or skim coat with emulsion paint finish and/or glass partition and/or aluminium panel.

(c) Common corridor and staircase  
Cement and sand plaster and/or skim coat with emulsion paint finish.

## 7 FLOOR FINISHES

(A) For Apartments  
(a) Living/Dining/Kitchen/Study/Foyer/Corridor  
Compressed marble with skirting except kitchen.

(b) Master Bedroom/Bedroom 2/Bedroom 3/Entertainment room  
Timber flooring.

(c) Master Bath/Bath 2  
Compressed marble finish.

(d) Household Shelter/Balcony/Private Terrace  
Ceramic/Homogeneous tile.

(e) A/C ledge  
Cement and sand screed finish.

(B) For Common Areas  
(a) Lift Lobby (for 1st storey)  
Granite and/or marble and/or ceramic/homogeneous tile.

(b) Lift Lobby (for all floors except for 1st storey)  
Ceramic/Homogeneous tile with skirting.

(c) Common Corridor  
Ceramic/Homogeneous tile with skirting.

(d) Common Staircase  
Ceramic/Homogeneous tile and/or cement and sand screed.

(e) Outdoor area (5th storey: The Park and lower roof storey: The Solitaire Club)  
Timber deck and/or stone finish and/or homogeneous tile and/or pebble wash.

(f) External Staircase  
Homogeneous tile and/or granite and/or cement and sand screed finish.

## 8 WINDOWS

Powder-coated aluminium framed glazed windows.

## 9 DOORS /IRONMONGERY

(A) Entrance via common lobby  
Approved fire-rated timber door.

(B) Foyer/Master Bedroom/Bedroom 2/Bedroom 3/Master Bath Bath 2  
Timber door and/or timber door with glass infill.

(C) Balcony, Private Terrace  
Aluminium framed glass door.

(D) Household Shelter  
Approved HS door.

(E) Ironmongery  
Quality locksets.

## 10 SANITARY WARES AND FITTINGS

(A) Master Bath:  
(a) 1 washbasin and 1 mixer tap  
(b) 1 shower set complete with shower mixer  
(c) 1 water closet  
(d) 1 mirror  
(e) 1 toilet paper holder  
(f) 1 towel rail

(B) Bath/Bath 2:  
(a) 1 washbasin and 1 mixer tap  
(b) 1 shower set complete with shower mixer  
(c) 1 water closet  
(d) 1 mirror  
(e) 1 toilet paper holder  
(f) 1 towel rail

(C) Kitchen/Entertainment room  
(a) 1 sink complete with mixer  
(b) 1 bib tap for washer

## 11 ELECTRICAL INSTALLATIONS

(A) Concealed electrical wiring in conduits below false ceiling level.  
Electrical wiring above false ceiling shall be in exposed and/or concealed conduits and/or trunking.

(B) Refer to Electrical Schedule for details.

## 12 TV/VOICE/DATA POINTS

TV/ voice/data point shall be provided in accordance to the Electrical schedule.

## 13 LIGHTNING PROTECTION

Lightning protection system in compliance with Singapore Standard.

## 14 AIR-CONDITIONING SYSTEM

Split unit Air-conditioning system to Living/ Dining/Bedrooms/ Study/ Entertainment Room

## 15 WATER HEATER

Hot water supply to Bathrooms and Kitchen.

## 16 SECURITY SYSTEM

(A) Audio/video Intercom System  
(B) Proximity card access to all communal/recreation facilities (where applicable) and Private lift lobby

(C) Vehicular Access System  
(D) CCTV surveillance cameras at strategic locations

## 17 PAINTING

(A) External wall  
Exterior paint and/or textured paint finish

(B) Internal wall  
Emulsion paint

## 18 WATERPROOFING

(A) For Apartments  
Master Bath, Bath 2, Kitchen and Entertainment Room (Wet area only), Balcony, Private Terrace

(B) For Common Areas  
RC Flat Roof, Landscape deck at 5th storey, Reinforced concrete flat roof, 2nd storey carpark

## 19 DRIVEWAY AND CAR PARK

(A) Entrance Driveway  
Stones and/or Paving blocks and/or premix finish.

(B) Multi-storey carpark  
Reinforced concrete floor with hardener

## 20 RAILING

(A) Mild steel for common stair railing  
(B) Aluminium and/or steel and/or glass for other railings

## 21 LIFT

(A) 1 Fire lift serving 1st storey to roof  
(B) 2 private lifts serving 2 residential lobbies (1st storey to 4th storey) and 4 residential units (5th storey to 18th storey)

## 22 RECREATIONAL FACILITIES

5th Storey - The Park

(A) 25m Lap Pool

(B) Sun Lounges

(C) Rain Shower

(D) Garden Lounge

(E) Pavilion

(F) Fitness Haven

(G) Outdoor Kitchenette

(H) Alfresco Dining

(I) Booklover's Corner

(J) Daydream Pods

(K) Contemplation Deck

(L) Changing Room

Roof - The Solitaire Club

(A) Onze Bar

(B) Cocktail Verandah

(C) Spa Seats

(D) 15m Leisure Pool

(E) Aqua Deck

(F) Daybed Cabanas

(G) Epi Club

(H) Changing Room

## 23 ADDITIONAL ITEMS

(A) Kitchen cabinets  
Kitchen cabinets with compressed stone worktop with glass backsplash and stainless steel sink with mixer.

(B) Kitchen appliances  
Cooker hood, induction cooker hob, combi oven, integrated fridge, washing machine cum dryer.

(C) Built-in Wardrobes  
Built in wardrobes for all bedrooms.

(D) Wireless Music System

# SPECIFICATIONS

## 24 ELECTRICAL SCHEDULE

	Description	A1P, A2P	A1, A2	A3, A4	A5, A6	C1P, C2P	C1, C2	C3, C4	C5, C6	C7, C8
1	Lighting Point	7	7	7	8	13	13	13	13	14
2	13A Single Switched Socket Outlet	8	8	8	9	16	16	16	16	17
3	13A Twin Switched Socket Outlet	2	2	2	3	5	5	5	5	6
4	15A Switched Socket Outlet for Washing Machine	1	1	1	1	2	2	2	2	2
5	Heater Point	1	1	1	1	2	2	2	2	2
6	Isolator For CU	2	2	2	2	3	3	3	3	3
7	TV Point	3	3	3	4	4	5	5	5	6
8	Voice/Data Point	5	5	5	6	6	6	6	6	7
9	Cooker Hood Point	1	1	1	1	2	2	2	2	2
10	Cooker Hob Point	1	1	1	1	2	2	2	2	2
11	Electric Oven Point	1	1	1	1	2	2	2	2	2
12	Intercom Point	1	1	1	1	1	1	1	1	1
13	Bell Push C/W Bell Point	1	1	1	1	1	1	1	1	1

## 25 ADDITIONAL NOTES

(1) Marble/Compressed Stone /Granite /stone finishes in general  
Marble/ Compressed Stone /Granite /stone finishes in general 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 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. The tonality and pattern of the marble or granite selected and installed shall be subject to availability.

(2) Tiles

Selected tile sizes and tile surface flatness cannot be perfect, and are subject to acceptable range described in Singapore Standards.

(3) Timber Flooring

Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber joint contraction/expansion movement due to varying air moisture content is also a natural phenomenon.

(4) Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/ stone works behind kitchen cabinets/ vanity cabinet/mirror.

(5) False ceiling

The 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 purpose. When removal of equipment is needed, ceiling works would be required. Location of false ceiling is subject to Architect's sole discretion and final design.

(6) Balconies

Balconies cannot be converted to any other use for any reason whatsoever.

(7) Colour Selection

Colours of window frame, glass, screen, building wall are subject to architect's sole discretion and selection.

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

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

(9) Glass

Glass is manufactured material that is not 100% pure nor is it 100% free from impurities. It is difficult to detect such impurities. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. In addition, glass may break / shatter due to accidental knocks or other causes. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

(10) 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.

(11) Air-conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained, cleaned and serviced by the Purchaser on a regular basis. This includes the cleaning of filters, clearing of the condensate pipes, topping up of refrigerant, etc. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

(12) 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, provided always that the Vendor shall not be answerable or responsible to the Purchaser for any failure on the part of the manufacturers and/or contractors and/or suppliers to maintain or repair any defects thereto.

(13) Television, Cable Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the relevant parties or Authorities and/or Internet Service Providers (ISP).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.

(14) Web Portal of the Housing Project

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as it may be appointed by the Vendor or the management corporation when it is formed.

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**Project Details:**  
Developer: Heeton Holdings Limited • Co. Reg. No.: 197601387M • Developer's Licence No.: C1072 • Tenure of land: Estate in fee simple (Freehold) • Legal description: Lot(s) 1236M TS 23 at Kee Seng Street • Building Plan No.: A1679-00177-2011-BP01 dated 2 July 2013 • Expected date of T.O.P.: 31 March 2018 • Expected date of legal completion: 31 March 2021

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