

M A Y F A I R
M O D E R N

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Project Name	Mayfair Modern	
Developer	Citrine Property Pte Ltd Subsidiary of Oxley Holdings Limited	
General Description	PROPOSED ERECTION OF A CONDOMINIUM COMPRISING OF 2 BLOCKS (8-STOREY) RESIDENTIAL FLATS (TOTAL 171 UNITS), BASEMENT CARPARK, SWIMMING POOL AND COMMUNAL FACILITIES ON LOTS 01612X , MK 16 AT RIFLE RANGE ROAD (BUKIT TIMAH PLANNING AREA)	
Address	2, 4, 6 Rifle Range Road	
Status	Condominium	
Total no. of units	171 units	
No. of Car Park Lots	Basement 1 - 139 (Inclusive of 2 visitor lots), Handicap lots - 3	
Site Area	8579.2sqm / 92,372.2sqft	
Plot Ratio	1.4	
Tenture of Land	99-Years Leasehold from	
Developer License No.	C1282	
Expected Vacant Possession	31 Dec 2024	
Expected Legal Completion Date	31 Dec 2027	
Payment Details	For payment made by way of Cheque should be crossed "Account Payee only" and drawn in favour of HSBC for project account number 052-509775-002 OF CITRINE PROPERTY PTE. LTD.	
	Overseas T.T. Account - For Project A/C	
	Beneficiary's Bank Name:	THE HONGKONG AND SHANGHAI BANKING CORPORATION LTD
	Bank Address:	21 COLLYER QUAY HSBC BUILDING SINGAPORE 049320
	Account No.:	052-509775-002
	Bank Code:	7232
	Swift Code:	HSBCSGSG
	Branch Code:	52
Beneficiary's Account Name:	Citrine Property Pte. Ltd.	
Architect	DP Architects Pte Ltd	
Interior Design	Cynosure Design/ Chalked Pte Ltd	
Landscape Consultant	Ecoplan Asia Pte Ltd	
Main Contractor	TBA	
Conveyance Solicitor	Allen and Gledhill LLP	
Payment Scheme	Progressive Payment	

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Mayfair Modern - The Project Name	
Mayfair Modern. The Mayfair Inspiration - Modern Collection.	
Well-known as an affluent precinct in London, Mayfair is a sought-after address for only the well-heeled. The beauty of the architecture within Mayfair district is understated and timeless. The quintessential design is now in Singapore at Mayfair Modern. Live beautifully.	
Selling Point	At Prime Bukit Timah
	5 Mins Walk To King Albert Park MRT
	Within 1KM To Methodist Girls' School and Pei Hwa Presbyterian Primary School
	Beautiful unblocked Bukit Timah Nature Reserve and Green Corridor
	Posh Marble Flooring
	Branded appliances from Gaggenau
	Biometric smart home system

Recreational Facilities	1. Clubhouse - Function Room	14. Lily Pond
	2. Gym	15. Chess Garden
	3. BBQ Pavilion - Western Grill	16. Outdoor Tea Garden
	4. Spa 1 - Spa Bed	17. Heritage Tree Garden
	5. Spa 2 – Spa Seat	18. Lantern Walk
	6. 50 Metres Pool	19. Herb Garden
	7. Pool Deck	20. Boardwalk - Jogging Trail
	8. Kid's Pool	21. Guest Lift - Bicycle Lift Lobby
	9. Pavilion 1 - Pool House	22. Bicycle Parking
	10. Pavilion 2 - Forest Pavilion	23. Drop-off Canopy – Arrival Lobby
	11. Playground	24. Arrival Lobby
	12. Fitness Corner	25. Guard Post
	13. Changing Rooms	

Mayfair Modern Unit Mix

Type	Est Size (sqft)	No. of units	Percentage	Share Value	Maint fee (est.) \$74/Share
1 Bedroom	506 - 635	60	35%	5	\$370
2 Bedroom	624 - 850	34	20%	6	\$444
2+Study	797 - 969	32	19%	6	\$444
3 Bedroom	958 - 1141	14	8%	6	\$444
3 Bedroom Premium	1033 - 1206	15	9%	6	\$444
4 Bedroom	1281 - 1581	16	9%	7	\$518
Total		171	100%		

Ceiling Height (General Height) *Refer to Annex A for detailed ceiling height for individual unit type

Unit Type	Floor to Floor Height in (mm)
PES	3150*
Typical	3150*
Level 8	4725*

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Floor Finishes (For Apartment)

Living/ Dining/ Study (if any)	Marble with marble skirting finish
Kitchen	Marble with marble skirting finish (where applicable)
Bedroom	Timber strips with timber skirting finish
Store/ Storeroom (if any)	Porcelain tiles with tile skirting finish
Bathroom	Porcelain tiles finish
Balcony/ PES/ Yard (if any)	Porcelain tiles with tile skirting finish

Sanitary Fittings (For Apartment)

Master Bath	<ul style="list-style-type: none"> 1 shower compartment with Grohe shower mixer set 1 overhead Grohe shower 1 vanity cabinet in quartz counter top complete with basin and Grohe mixer tap 1 wall mounted water closet 1 mirror cabinet 1 toilet paper holder 1 towel rail or 2 robe hooks (where applicable)
Bathroom	<ul style="list-style-type: none"> 1 shower compartment with Grohe shower mixer set 1 vanity cabinet in quartz counter top complete with basin and Grohe mixer tap 1 pedestal water closet 1 mirror cabinet 1 toilet paper holder 1 towel rail or 2 robe hook (where applicable)
WC (if any)	<ul style="list-style-type: none"> 1 wash basin with tap 1 pedestal water closet 1 toilet paper roll holder 1 shower set
Kitchen	<ul style="list-style-type: none"> 1 kitchen sink with Grohe tap 1 bib tap for washer dryer

Windows (For Apartments)

Kitchen	Aluminum-framed sliding windows (where applicable)
Bedroom/ Study (if any)	Aluminum-framed casement or sliding and fixed glass windows (where applicable)
Bathroom	Aluminum-framed casement windows (where applicable)
Storeroom (if any)	Aluminum-framed casement windows
Dining (if any)	Aluminum-framed casement windows

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Doors (For Apartment)

Main Entrance	Approved fire-rated timber swing door
Kitchen (For Unit Type C1, CP1 & D1)	Aluminum-framed glass sliding door
Bedroom	Timber swing door
Storeroom	Aluminum-framed bi-fold door with top hung window above door except Aluminum-framed bi-fold door for Unit Type CP1 only
Balcony/PES	Aluminum-framed glass sliding door and aluminum-framed bi-fold door for Unit Type BS1 on
Bathroom	Timber swing door and/or timber pocket sliding door
Yard (For Unit Type CP1 & D1 only)	Aluminum-framed glass bi-fold door
WC (if any)	Aluminum-framed bi-fold door with top hung window above door
Ironmongery	Selected quality locksets and ironmongery

Additional Items

Kitchen Cabinets/Appliances	Kitchen cabinet complete with – High and low kitchen cabinets with quartz countertop Kitchen island with quartz countertop (applicable to Unit Type CP1 & D1 only) Electric cooker hob and hood (Gaggenau) Built-in oven (Gaggenau) Kitchen sink complete with Grohe tap Integrated Fridge or Free Standing Fridge (Bosch) Washer cum dryer (Bosch)
Wardrobes	Built-in wardrobes to all bedrooms
Air Conditioning	Split unit air conditioning system to Living/ Dining/ Study and Bedrooms
Water Heater	Hot water supply to all Bathrooms Cold water supply to kitchen and WC (where applicable)
Railing	Galvanized steel, aluminum and RC Parapet Galvanized steel, aluminum with laminated glass for Unit #01-06 to #08-06, #01-07 to #08-07, #01-08 to #08-08, #02-09 to #08-09, #01-10 to #08-10, #01-11 to #08-11 only
Telecommunication Services	In compliance with Info-communications Media Development Authority Code of Practice for Info-communication Facilities in Buildings (COPIF 2013).
Lift	Blocks 2 & 6 - 2 passenger lift serving basement to 8th storey . Block 4 – 1 passenger lift serving basement to 1st storey.
Security	Telephony System to all units. Card Access System in Basement and 1st storey lift lobbies, gym and club house where applicable. Carpark Barrier System at main entrance near Guard Post. Closed Circuit Television system (CCTV) general surveillance to basement and 1st storey lift lobbies and designated common areas
Digital Lockset	1 no. of Yale Biometric Digital Lockset provided to each unit main entrance door.
Smart Home System	1 no. of Smart Gateway with pan and tilt camera 1 no. of Wifi Camera Doorbell 1 no. of Voice Assistance Control 2 nos. of Smart Air Conditioner Control Modules For Unit Types A and B (each module controls 1 air conditioner unit in Living and Master). 3 nos. Of Smart Air Conditioner Control Modules For Unit Types C and D (each module controls 1 air conditioner unit in Living, Dining and Master Bedroom) 1 no. of keyless letter box
PES Gate	Galvanised steel and Aluminium

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