

C2 HOLLAND PARK_67 Holland Park

Basic Factsheet

- i. Land Area = 1401.01 m²
- ii. SGFA = 1031.34 m²
- iii. TOP date = 10 February 2014

Write up on the architect's firm

Refer to K2LD Architect's Company Portfolio. 5 Books has been given to FCL as per requested. "Tropical Expression – K2LD Architects"

Theme

Contemporary Tropical Expression

Design Concept

- L-shape Plan to maximize visual connection to the surrounding greenery and internal landscape plans
- Overall Planning Layout of the building is driven by celebrating the 2 nos. of existing Tembusu Trees on site.
- Permeable volumes which encourage natural cross ventilation
- Volumes are connected vertically by a centre core which consists of a home lift and staircase and circulation routes open out to the gardens and pool.
- Expansive views towards the lush greenery and swimming pool are expressed through big panes of sliding glass panels.
- Yellow Rustic Granite clad walls, tall elegant Italian profile aluminum framed windows, crisply detailed projecting eaves and Burmese teak battens and ceiling are carefully composed to exaggerate the horizontality of the building form and reduction of the building form with the surrounding landscape.
- Re-use of an ailing Tembusu tree on site in the External Façade, Landscape benches etc. creates a bespoke product only unique to this development.
- Open spatial concept where Living/ Dining/ Dry Kitchen are all within a 18.5m depth column free space.
- The Guest Bedroom facing the Swimming Pool which provides an opportunity to convert that room to be a Pool Room for guests.

- Color scheme for the interior spaces is within the palette of cream/ gold/ white. For Level 1 Service Areas/ Storage are concealed and clad with full height France Imported Oak Paneling. In Level 2, Entrance to Bedrooms, Built in Storage& Pantry are concealed and clad with full height France Imported Oak Paneling as well to provide a more private space to the reading nook. ¹
- All Marble used for Level 1 Flooring (except Bathrooms) are from Spain –Crema Mafil Marble and modules are of maximum slab cut (1.4m x 0.7m for most areas).
- All Natural Stone used for all the Bathrooms (except Master Bathroom) are big modules of Travertine of 1.1m height and 1.7m height.
- An access ramp from the Car Porch to the entrance foyer has been incorporated into the design.
- Flexibility of Living Spaces are considered.
 - I. Master Bedroom – Inclusion of a Study/ Dresser nook
 - II. Family Room (Lvl 2) – Can be segregated from the Passageway leading to the Bedrooms Via full height sliding panel

Functional Spaces

External

- 3 Car Park Lots
- 1 Driver's WC (Accessed from outside)
- 1 Store for Golf Bags
- Integrated shoe cabinet along the timber deck (approximate 49 pairs)
- Store Room
- Changing Room

Level 1

- Living Room is integrated with Dining Room with Dry Kitchen
- Wine Cellar
- Powder Room
- Guest Room with Ensuite and Private Deck
- Wet Kitchen
- Laundry

- HS Shelter
- Maid's Room (for 2 pax)
- WC

Level 2

- 2 nos. Typical Bedrooms with WIW and Ensuite
- Junior Master Bedroom with WIW and Ensuite (with Bathtub)
- Master Bedroom with WIW and Ensuite (with Bathtub) with Balcony
- Family Lounge
- Built in Pantry

6) Breakdown of room sizes & ceiling height (approximate dimensions. For detail, please refer to As Built Drawings)

Level 1

- Living Room Dining / Dry Kitchen
 - a. Length = 18.5m x 6.9m
 - b. Ceiling Height = 3.0m

Level 2

- Typical Bedroom excl Walk in Wardrobe (includes Guest Room, Bedroom 2 & 3)
 - a. Length = 4 x 6m
 - b. Ceiling Height = 3.0m
- Typical Walk in Wardrobe (includes Bedroom 2 & 3)
 - a. Length = 1.9 m x 2.2 m
 - b. Ceiling Height = 3.0m
 - c. Wardrobe Height = 2.8m
- Typical Bathroom (includes Guest Room, Bedroom 2 & 3)
 - a. Length = 1.9 m x 4.0m
 - b. Ceiling Height = 2.8m
- Junior Master Bedroom excl Walk in Wardrobe

- a. Length = 4.2 x 6.0m
 - b. Ceiling Height = 3.0m
- Junior Master Bathroom
 - a. Length = 1.8 m x 3.9 m
 - b. Ceiling Height = 3.0m
- Junior Master Walk in Wardrobe
 - a. Length = 1.7 m x 3.95 m
 - b. Ceiling Height = 3.0m
 - c. Wardrobe Height = 2.6m
- Master Bedroom excl Walk in Wardrobe
 - a. Length = 6.7m x 5.6m
 - b. Ceiling Height = 3.0m
- Master Bathroom
 - a. Length = 2.8 m x 5.8 m
 - b. Ceiling Height = 3.0m
- Master Walk in Wardrobe
 - a. Length = 2.3 m x 5.9 m
 - b. Ceiling Height = 3.0m
 - c. Wardrobe Height = 2.6m
- Family Lounge
 - a. Length = 6.9 m 5.7 m
 - b. Ceiling Height = 3.0m

Swimming Pool & Jacuzzi

- Length – 15.7 m x 4.8 m / 6.2 m
- Depth – 1.2m
- Jacuzzi – 4 seater

Home Automation

- Can be controlled via Lutron Key Pad (Wall Mounted)
- Can be controlled via APP in Ipad/ Iphone/ Android, subject to upgrading (additional cost)

Dehumidifier

- Dehumidifier is integrated with the Master Walk in Wardrobe.

Security Features

- Intruder System – Door And Window Contact to both Level 1 and Level 2 External Windows and Doors.
- Panic Button in all Bedrooms, 1 set of Siren with Strobe Lights and 2 Security Key Pads
- CCTV System – 3 External Cameras. Can be monitored via TV Points at Master Bedroom, Living Room & Family Room. There is also an option of accessing it via Android, Iphone or Ipad via an App from my store and link the DVR to internet.

Lift Servicing

- Initial Cost after DLP – \$380.00 / mth
- Recommended Servicing is every 3 months for Residential Home Lift²

Swimming Pool Maintenance

- Initial Cost after DLP – \$300.00 / mth (2 times a week)
- Recommended Servicing is twice a week for Residential Swimming Pool.

Please note that this information is only for information only. The information given are based on estimates to facilitate the sales and marketing as requested. Please refer to as built drawings, building specifications etc for accurate information.