



EON
S H E N T O N

**COMMERCIAL
FLOOR PLANS**





Artist's Impression

Living in the city brightens every heart. Imagine living in a development that brightens the city. Designed with fascinating lights that attract every attention, EON SHENTON stands tall as the beacon of light in the area especially when night falls. Towering at a height of 32-storey, it is made up of shops, offices and residential units as well as 4 levels of multi-storey carparks and 2 levels of basement carparks for everyone's convenience. The facade is carefully designed with 3 outstanding sky decks offering hotel-style facilities and breathtaking unblocked views of the city skyline. It is truly a unique development that will shape the future of commerce and recreation.

SHOP

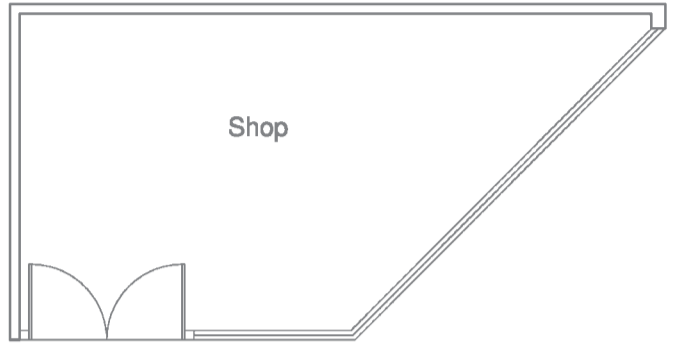
TYPE S01

Unit #01-01
 Area 13 Sqm / 140 Sqft



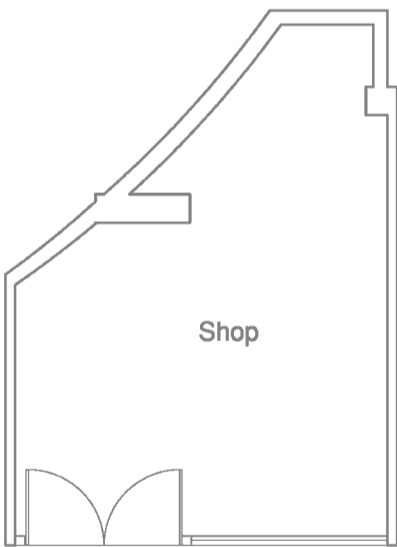
TYPE S02

Unit #01-02
 Area 22 Sqm / 237 Sqft



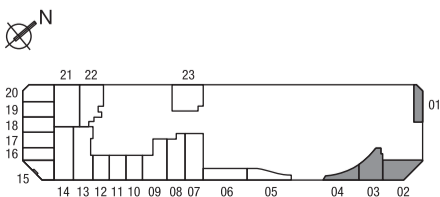
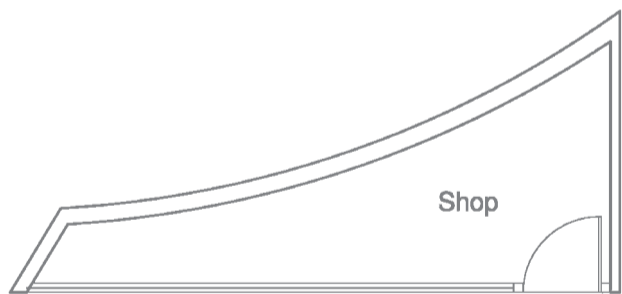
TYPE S03

Unit #01-03
 Area 21 Sqm / 226 Sqft



TYPE S04

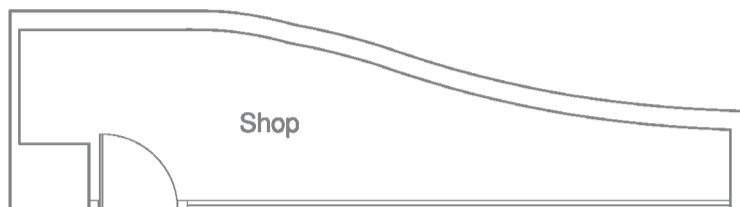
Unit #01-04
 Area 12 Sqm / 129 Sqft



All areas are inclusive of a/c ledge, if any. All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

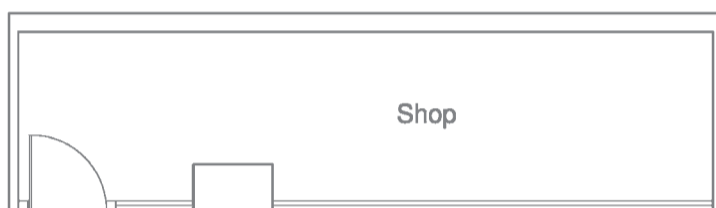
TYPE S05

Unit #01-05
 Area 16 Sqm / 172 Sqft



TYPE S06

Unit #01-06
 Area 19 Sqm / 205 Sqft



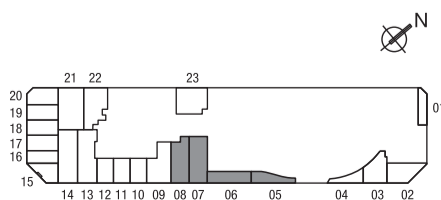
TYPE S07

Unit #01-07
 Area 28 Sqm / 301 Sqft



TYPE S08

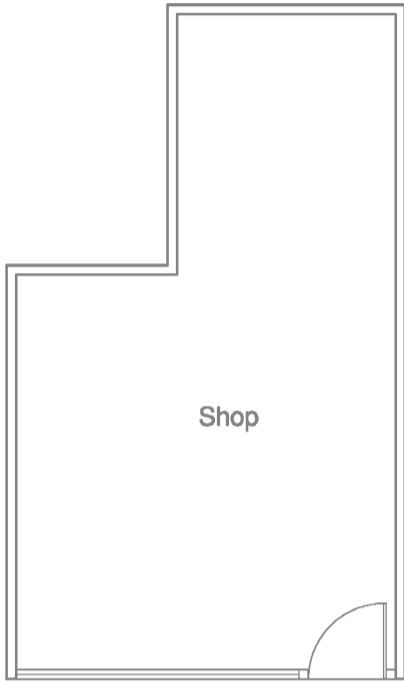
Unit #01-08
 Area 27 Sqm / 291 Sqft



SHOP

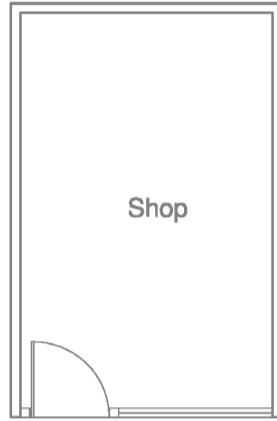
TYPE S09

Unit #01-09
 Area 29 Sqm / 312 Sqft



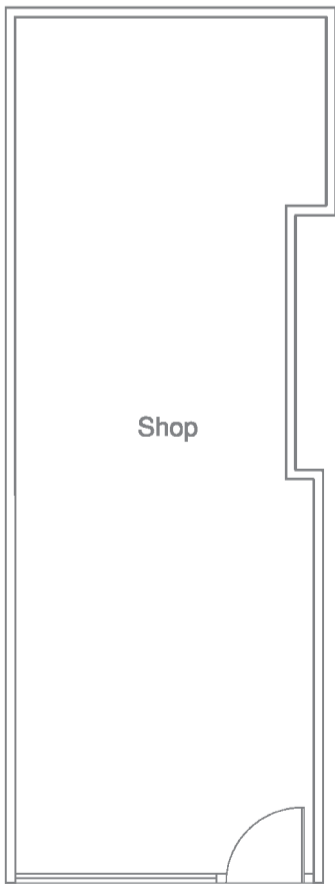
TYPE S10, S11, S12

Unit #01-10 to #01-12
 Area 16 Sqm / 172 Sqft



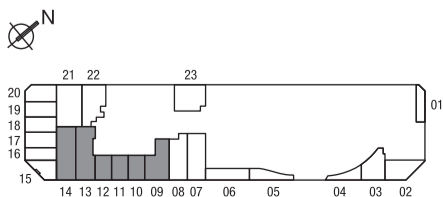
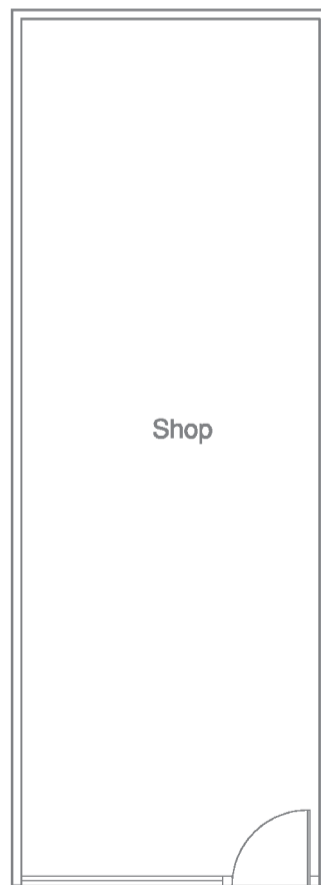
TYPE S13

Unit #01-13
 Area 33 Sqm / 355 Sqft



TYPE S14

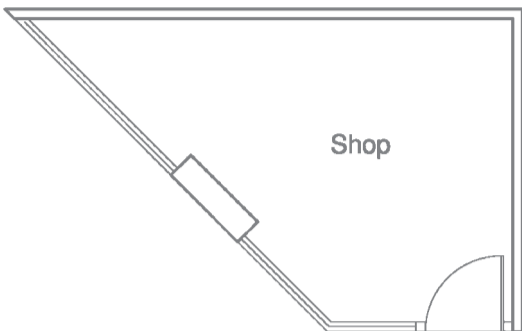
Unit #01-14
 Area 34 Sqm / 366 Sqft



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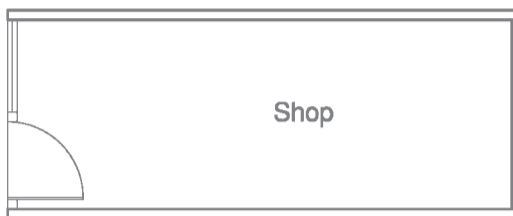
TYPE S15

Unit #01-15
 Area 18 Sqm / 194 Sqft



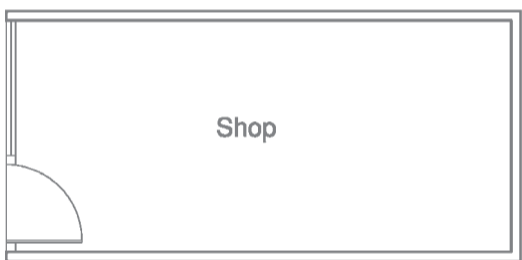
TYPE S16

Unit #01-16
 Area 15 Sqm / 162 Sqft



TYPE S17

Unit #01-17
 Area 17 Sqm / 183 Sqft



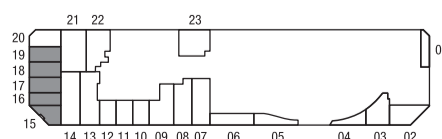
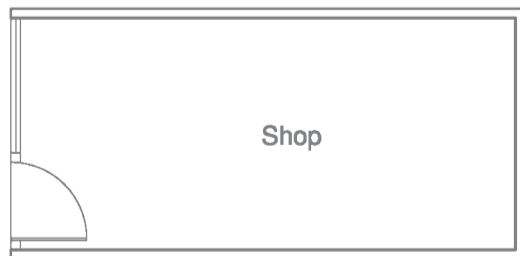
TYPE S18

Unit #01-18
 Area 17 Sqm / 183 Sqft



TYPE S19

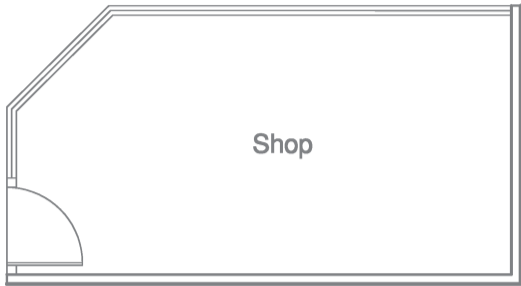
Unit #01-19
 Area 17 Sqm / 183 Sqft



SHOP

TYPE S20

Unit #01-20
Area 18 Sqm / 194 Sqft



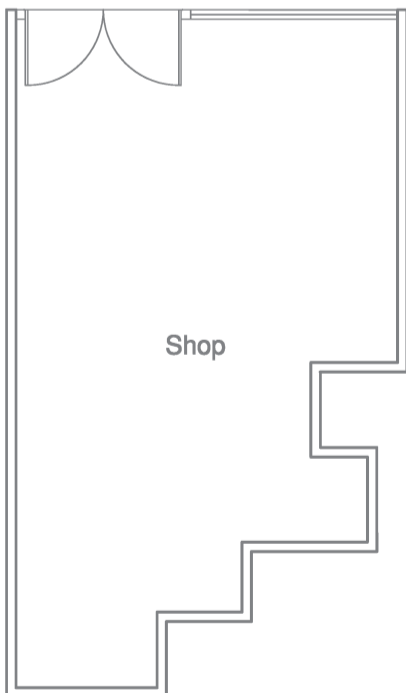
TYPE S21

Unit #01-21
Area 35 Sqm / 377 Sqft



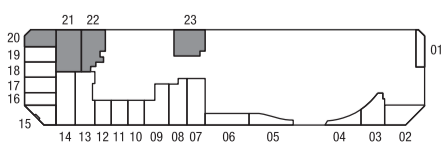
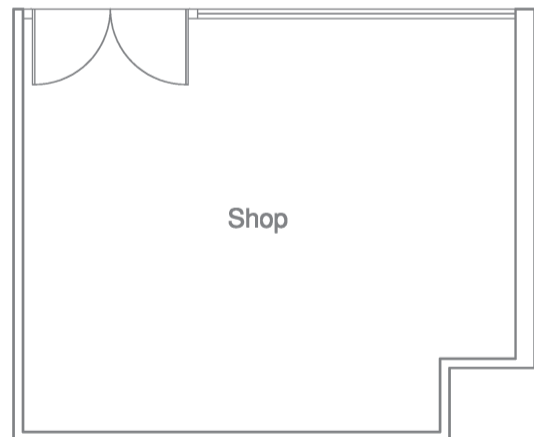
TYPE S22

Unit #01-22
Area 29 Sqm / 312 Sqft



TYPE S23

Unit #01-23
Area 27 Sqm / 291 Sqft



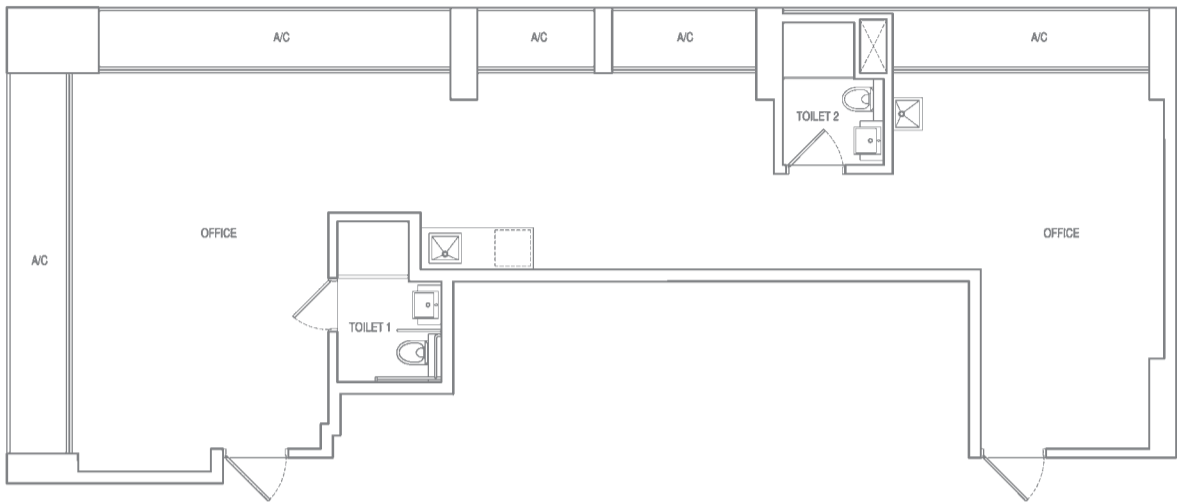
All areas are inclusive of a/c ledge, if any. All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

TYPE A

Unit #07-01/02 to #13-01/02

#15-01/02 to #21-01/02

Area 117 Sqm / 1259 Sqft

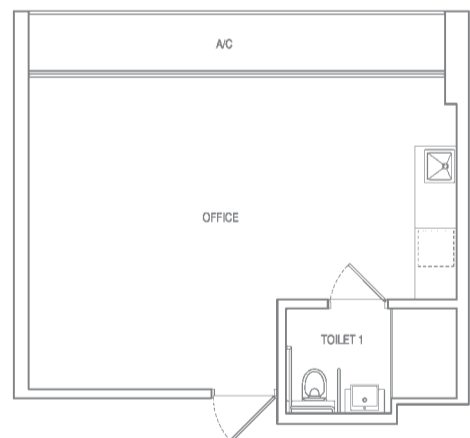


TYPE B

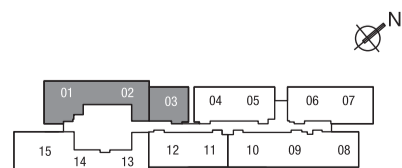
Unit #07-03 to #13-03

#15-03 to #21-03

Area 47 Sqm / 506 Sqft



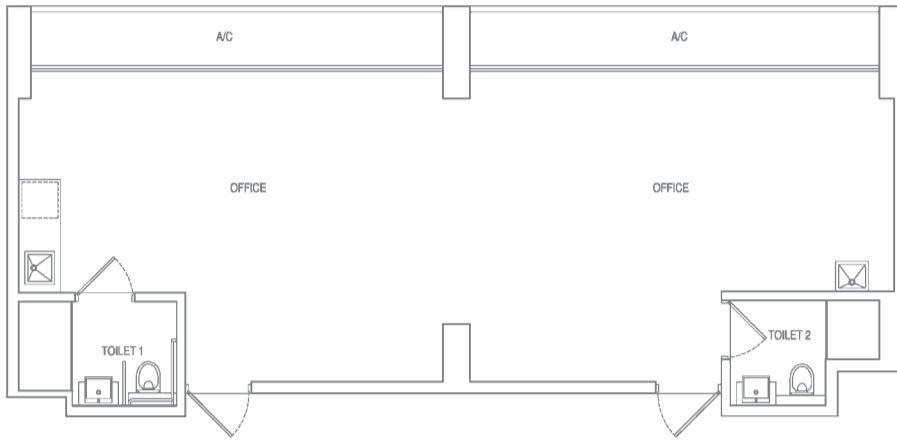
All areas are inclusive of a/c ledge, if any. All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.



OFFICE

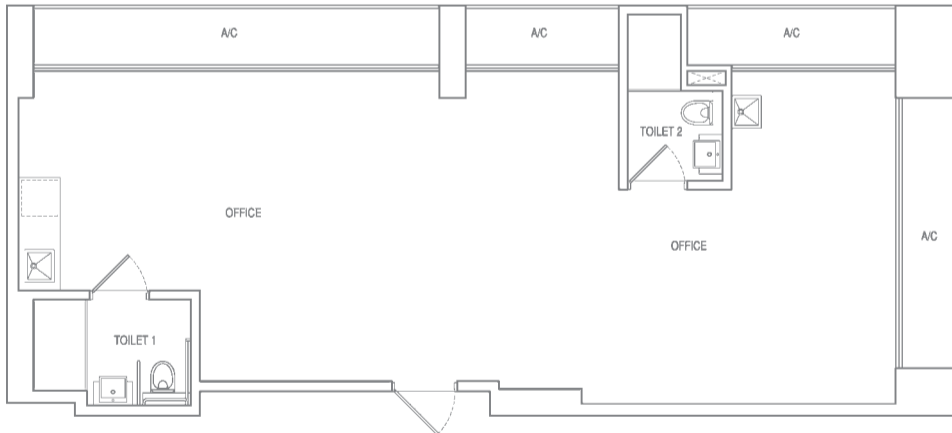
TYPE C

Unit #07-04/05 to #13-04/05
 #15-04/05 to #21-04/05
 Area 96 Sqm / 1033 Sqft



TYPE D

Unit #07-06/07 to #13-06/07
 #15-06/07 to #21-06/07
 Area 103 Sqm / 1109 Sqft



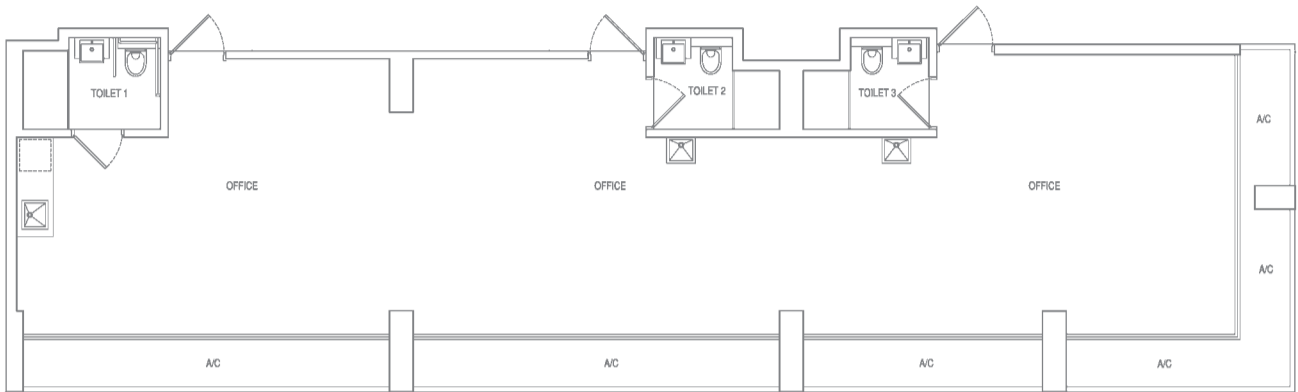
All areas are inclusive of a/c ledge, if any. All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.

TYPE E

Unit #07-08/09/10 to #13-08/09/10

#15-08/09/10 to #21-08/09/10

Area 158 Sqm / 1701 Sqft

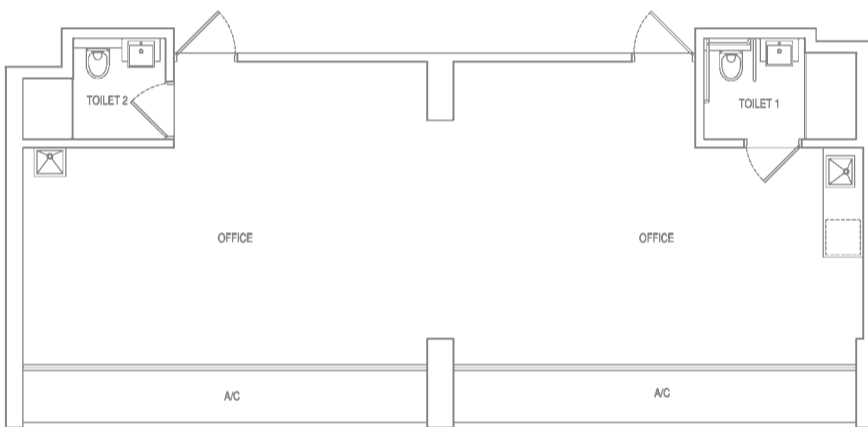


TYPE F

Unit #07-11/12 to #13-11/12

#15-11/12 to #21-11/12

Area 96 Sqm / 1033 Sqft

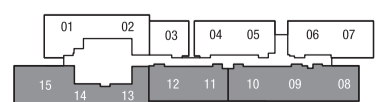
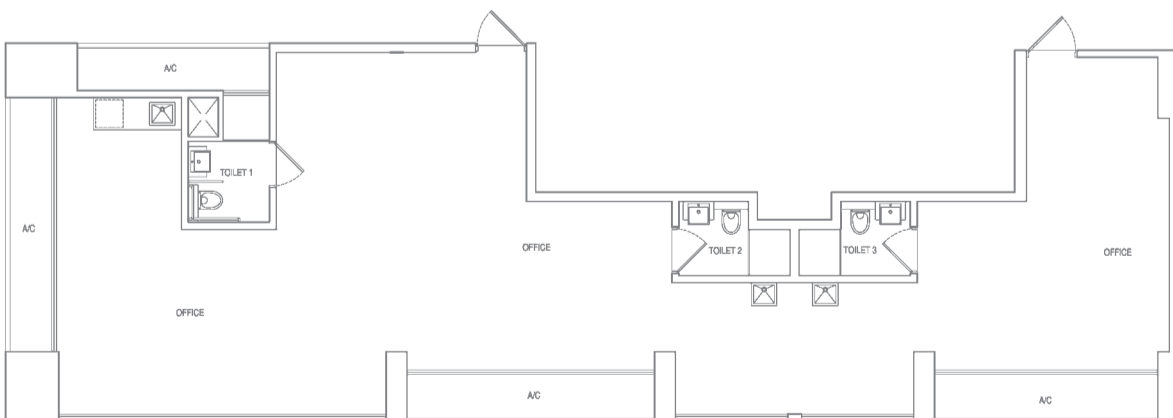


TYPE G

Unit #07-13/14/15 to #13-13/14/15

#15-13/14/15 to #21-13/14/15

Area 164 Sqm / 1765 Sqft



SPECIFICATIONS – OFFICE

1. FOUNDATION

Bored piles and/or concrete piles and/or steel H piles and/or raft foundation.

2. SUBSTRUCTURE & SUPERSTRUCTURE

Reinforced concrete and/or steel frame.

3. WALL

- External : Common clay bricks and/or precast panel and/or reinforced concrete generally.
- Internal : Common clay bricks and/or cement blocks and/or light weight blocks and/or precast panels and/or reinforced concrete and/or dry wall generally.

4. ROOF

Flat Roof : Reinforced concrete roof with waterproofing and insulation and/or metal roofing with insulation.

5. CEILING

Off form concrete surface and/or plaster board ceiling and/or skim coat where applicable.

6. FINISHES

- Internal Wall Finishes:
Cement and sand plaster and/or skim coat with emulsion paint finish where applicable.

- i. Toilet 1:
Compressed marble and/or homogenous tiles and/or marble feature wall finish (up to 2.5m height only).
- ii. Toilet 2 & 3 (where applicable):
Compressed marble and/or homogenous tiles finish (up to 2.5m height only).

Note:

- a) The internal brickwall/precast panels/partitions of the toilets will be built to a height of up to 2.5m only.

- Internal Floor Finishes:

- a) For Office:
Compressed marble with skirting.
- b) Toilet:
Compressed marble and/or homogenous tiles finish.
- c) A/C Ledges:
Cement and sand screed finish.

7. WINDOWS

Aluminium framed glass windows where applicable.

Note:

- a) All aluminium frames shall be powder coated/natural anodized finish.
- b) All windows are either side hung, or top hung or bottom hung or sliding or any combination of the above mentioned.
- c) All glazing below 1m from floor level shall be tempered or laminated glass.
- d) All glazing to be plain float and/or tinted glass.

8. DOORS

Approved fire-rated door c/w ironmongery.

9. SANITARY FITTINGS

- a) Toilet 1
 - 1 shower screen with shower mixer, overhead shower & shower handset
 - 1 basin c/w tap mixer & cabinet below
 - 1 water closet c/w sensor flush
 - 1 mirror
 - 1 toilet roll holder
- b) Toilet 2 & 3 (where applicable)
 - 1 shower screen with shower mixer & shower handset
 - 1 basin c/w tap mixer & cabinet below
 - 1 water closet c/w sensor flush
 - 1 mirror
 - 1 toilet roll holder

10. ELECTRICAL INSTALLATION

230V single phase power supply for office units.

Note:

- Electrical wiring will be in concealed conduits where possible. Where there is a false ceiling, the electrical wiring will be in surface mounted conduit in the ceiling space. Exposed trunking at a/c ledge.
- The routing of services within the office units shall be at the sole discretion of the Architect and Engineer.
- Cable-Readiness to comply with authorities' requirements.

11. NETWORK

- Cable network provided.
- Telephone point provided within units.

12. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with the current edition of Singapore Code of Practice.

13. WATERPROOFING

Waterproofing to floors of kitchen, master bathroom, bathroom, roof terrace, balcony, swimming pool, pool deck, toilets and reinforced concrete flat roof where applicable.

14. PAINTING

- a) Internal Walls : Emulsion paint.
- b) External Walls : Weather shield paint and/or spray textured coating at selected areas only.

15. DRIVEWAY AND CAR PARK

Concrete finished with floor hardener and/or perforated concrete slab and/or interlocking pavers and/or aeration slab (where applicable).

16. RECREATIONAL FACILITIES

Pool & Garden Deck @ 6

- BBQ Area
- Garden
- Sun Deck
- Lap Pool
- Wet Deck
- Waterscape
- Wading Pool

Fitness Deck @ 14

- Outdoor Fitness Space
- Gymnasium
- Veranda
- Jacuzzi
- Spa Pool
- Sun Lounges
- Garden
- Steam Room
- Waterfall Pool
- Pool Table
- Table Tennis

Sky Deck @ 22

- Meeting Room
- Lounge
- Bar Counter
- Reading Corner
- Sky Viewing Deck
- Garden
- Water Garden

17. ADDITIONAL ITEMS

- a) Floor Trap : For all office units.
- b) Air-Conditioning : For Office - Split air-conditioning system provided.
- c) Water Supply : Incoming water supply provided with individual metering.
- d) Pantry Cabinets (outside wall of Toilet 1 only)
 - i) Built-in pantry cabinets c/w solid surface counter top.
 - ii) One stainless steel sink c/w sink mixer.
 - iii) Built-in microwave oven.
 - iv) Built-in integrated refrigerator.
- e) One wall-hung stainless steel sink c/w tap (outside wall of Toilet 2 & 3 where applicable).
- f) Mechanical Ventilation
Toilets may be mechanically-ventilated, whenever applicable to M&E Engineer's requirements.

SPECIFICATIONS - SHOP

1. FOUNDATION

Bored piles and/or concrete piles and/or steel H piles and/or raft foundation.

2. SUBSTRUCTURE & SUPERSTRUCTURE

Reinforced concrete and/or steel frame.

3. WALL

- External : Common clay bricks and/or precast panel and/or reinforced concrete generally.

- Internal : Common clay bricks and/or cement blocks and/or light weight blocks and/or precast panels and/or reinforced concrete and/or dry wall generally.

4. ROOF

Flat Roof : Reinforced concrete roof with waterproofing and insulation and/or metal roofing with insulation.

5. CEILING

Off form concrete surface and/or plaster board ceiling and/or skim coat where applicable.

6. FINISHES

- Internal Wall Finishes : Cement and sand plaster and/or skim coat with emulsion paint finish where applicable.

- Internal Floor Finishes:
a) For Shop : Concrete surface in trowel finish.

b) A/C Ledges : Cement and sand screed finish.

7. SHOP FRONT

Fixed glass panel c/w door and lockset.

8. SANITARY FITTINGS

1 wall hung wash basin c/w tap.

9. ELECTRICAL INSTALLATION

230V single phase power supply for shop units.

Note:

- Electrical wiring will be in concealed conduits where possible. Where there is a false ceiling, the electrical wiring will be in surface mounted conduit in the ceiling space.
- The routing of services within the shop units shall be at the sole discretion of the Architect and Engineer.
- Cable-Readiness to comply with authorities' requirements.

10. NETWORK

- Cable network provided.
- Telephone point provided within units.

11. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with the current edition of Singapore Code of Practice.

12. WATERPROOFING

Waterproofing to floors of kitchen, master bathroom, bathroom, roof terrace, balcony, swimming pool, pool deck, toilets and reinforced concrete flat roof where applicable.

13. PAINTING

- a) Internal Walls : Emulsion Paint.
- b) External Walls : Weather shield paint and/or spray textured coating at selected areas only.

14. DRIVEWAY AND CAR PARK

Concrete finished with floor hardener and/or perforated concrete slab and/or interlocking pavers and/or aeration slab (where applicable).

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16. ADDITIONAL ITEMS

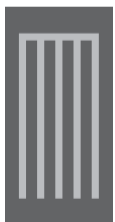
- a) Floor Trap : For all shop units.
- b) Air-Conditioning : For Shop - Split air-conditioning system provided.
- c) Water Supply : Incoming water supply provided with individual metering.

FOR OFFICE AND SHOP

Note:

- 1) The brand and model of all equipment supplied shall be provided subject to market availability and the sole discretion of the Vendor.
- 2) Layout/location of fan coil units, electrical points, telephone points and door swing positions are subject to Architect's sole discretion and final design.
- 3) The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Starhub Cable Vision Ltd (SCV) and/or Internet Service Provider (ISP) or any other relevant party or any other relevant authorities. 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.
- 4) If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.
- 5) 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.
- 6) For cyclical maintenance work to be carried out to the building facade, owners shall allow access to the maintenance team.
- 7) While every reasonable care has been taken in preparing this brochure and the plans attached, the Developer and its agents cannot be held responsible for any inaccuracies therein. All statements, specifications and plans are believed to be correct but not to be regarded as statements or representations of fact. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development and cannot be regarded as representation of facts. Photographs or images contained in this brochure do not necessarily represent as built standard specifications. All information and specifications are current at the time of press and are subject to change as may be required and cannot form part of an offer or contract. All plans are subject to any amendments approved by the building authorities. Floor areas are approximate measurements and subject to final survey. The choice of brand and model of fittings, equipment, installation and appliances supplied shall be at the sole discretion of the Vendor.

DEVELOPED BY



**70
Shenton
Pte Ltd**

Name of Project: **Eon Shenton** Developer: **70 Shenton Pte Ltd (RCB No: 201006166W)**
Developer's Licence No.: **C0835** Tenure of Land: **99 years commencing from 6 October 2011**
Lot No.: **Lot 415P and 1261A PT TS23 at 70 Shenton Way** Expected Date of TOP: **31 December 2019**
Expected Date of Legal Completion: **31 December 2022**
Building Plan No.: **A1276-00507-2010-BP01 dated 13 March 2012**

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All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to change as may be required by us and/or the competent authorities and shall not form part of any offer and contract nor constitute any warranty by us and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Sale & Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser and shall supercede all statements, representations or promises made prior to the signing of the Sale & Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agents.

