The Carrara

The Carrara

Inspired by the quarries of Carrara, Central Italy, being widely known for some of the world's finest marble. The Carrara marble gives off a strong, stylish and sophisticated look, allowing the light to penetrate several millimeters into the stone before being diffused to give a lustrous texture.

Therefore, the unique character of this natural stone has inspired us to create 6 Luxurious Semi - Detached Homes.

OUR ARCHITECT'S INSPIRATION

The idea of this design is to create an inward focus approach which puts emphasis on social interaction while creating a tranquil transition between public and private space. Giving the users a unique sense of arrival as well as a sense of space & privacy. Relationship between architecture and landscape is subtly displayed, creating a sense of indoor and outdoor living. The overall square shape form and windows at the side allows natural light and ventilation to reach in all remotest corners. This play of materials, space and forms flows seamlessly for each home inside-out, and outside-in making strong connections between architecture, landscape and interior.



Artist's Impression

The Carrara is nestled in the prime area of District 15 featuring 6 Luxurious Semi-Detached Homes fronted by a marble façade to give each home an upscale feeling to suit the area that it is situated in.

Each home comes with a mezzanine, attic, pool and lift which chauffeurs to every level for absolute exclusivity.



Artist's Impression

























Schools in the Vicinity

- Tanjong Katong Primary School
- Haig Girl's School
- Kong Hwa School
- Tao Nan School
- CHIJ (Katong) Primary
- Ngee Ann Primary
- Dunman High School
- St Gerald's International School
- Tanjong Katong Girls' School
- Victoria Junior College

Travel By Foot or Car

5 MINS WALK

- Tanjong Katong MRT

10 MINS WALK

- Katong Shopping Mall Centre
- Katong Eateries

5 MINS DRIVE

- East Coast Lagoon Food Village
- Old Airport Road Food Centre

8 MINS DRIVE

- Marina Bay Sands
- Suntec City
- Marina Square

Travel By Train

1 MRT STOPS

- Parkway Parade
- iMall

5 MRT STOPS

- The Shoppes at Marina Bay Sands
- Gardens by The Bay

8 MRT STOPS

- Tiong Bahru Market
- Singapore General Hospital

11 MRT STOPS

- Orchard Central
- ION Orchard
- 313@somerset



Luxurious living in
immense perfection.









A haven of restoration
and tranquility.



Site Plan



A Guide Around Your New Home

Legends

1. Swimming Pool
2. Roof Terrace
3. Car Porch
4. Landscaping
5. Pool Deck

Intertwined with the gift of privileges and ultimate opulence, every Semi-Detached Home offers more than a life worth living for. Within the boundaries, one can experience absolute luxury.



Artist's Impression

PLOT ONE

(801 Mountbatten Road)



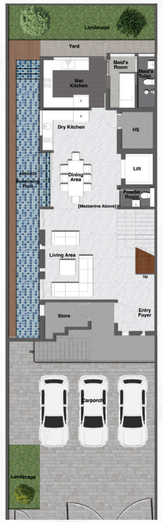
Artist's Impression

801 Mountbatten Road

LAND AREA: 3016 SQ FT BUILT-UP AREA: 6393 SQ FT

SEMI-DETACHED

1ST STOREY PLAN



MEZZANINE PLAN



2ND STOREY PLAN



ATTIC PLAN



All build up area are inclusive of car porch, open terrace, open roof terrace, balcony, planter, RC ledge, a/c ledge and void, if any. Furniture is indicative only and not provided. All plans are subjected to amendment as approved by the relevant authorities. Floor areas are approximate measurements only and are subjected to final survey.







Artist's Impression

PLOT TWO

(803 Mountbatten Road)

803 Mountbatten

LAND AREA: 3016 SQ FT BUILT-UP AREA: 6338 SQ FT

SEMI-DETACHED

1ST STOREY PLAN



MEZZANINE PLAN



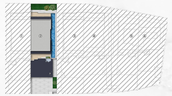
2ND STOREY PLAN



ATTIC PLAN



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The saying ‘home is where our hearts belong’ specially dawns on us when the best decision is needed for our loved ones.

Centered around this statement, our exquisite selected of landed homes are meticulously designed, crafted and built to match every expectation of an unsurpassed lifestyle. A perfect investment to build your legacy for the next generation.



Artist’s Impression

PLOT THREE

(805 Mountbatten Road)



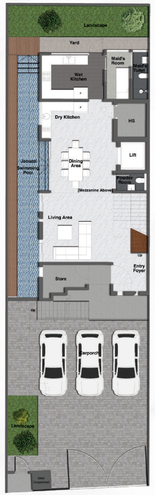
Artist's Impression

805 Mountbatten Road

LAND AREA: 3003 SQ FT BUILT-UP AREA: 6376 SQ FT

SEMI-DETACHED

1ST STOREY PLAN



MEZZANINE PLAN



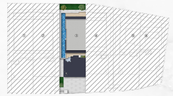
2ND STOREY PLAN



ATTIC PLAN



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Artist's Impression

PLOT FOUR

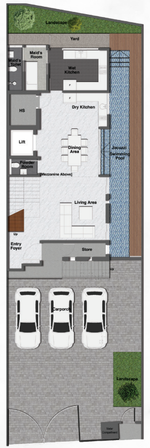
(807 Mountbatten Road)

807 Mountbatten Road

LAND AREA: 3000 SQ FT BUILT-UP AREA: 6353 SQ FT

SEMI-DETACHED

1ST STOREY PLAN



MEZZANINE PLAN



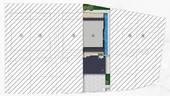
2ND STOREY PLAN



ATTIC PLAN



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Set amidst picture-perfect views in all angles and a rustic charm of the coast.

The Carrara is located in one of the most prominent address that speaks volume of your success and affluence. Opened to only a selected few.



Artist's Impression

PLOT FIVE

(809 Mountbatten Road)



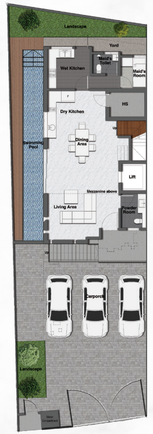
Artist's Impression

809 Mountbatten Road

LAND AREA: 2674 SQ FT BUILT-UP AREA: 5537 SQ FT

SEMI-DETACHED

1ST STOREY PLAN



MEZZANINE PLAN



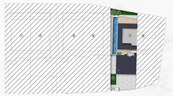
2ND STOREY PLAN



ATTIC PLAN



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Artist's Impression

PLOT SIX

(811 Mountbatten Road)

811 Mountbatten Road

LAND AREA: 2294 SQ FT BUILT-UP AREA: 4717 SQ FT

SEMI-DETACHED

1ST STOREY PLAN



MEZZANINE PLAN



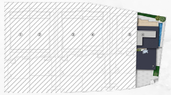
2ND STOREY PLAN



ATTIC PLAN



All build up area are inclusive of car porch, open terrace, open roof terrace, balcony, planter, RC ledge, a/c ledge and void, if any. Furniture is indicative only and not provided. All plans are subjected to amendment as approved by the relevant authorities. Floor areas are approximate measurements only and are subjected to final survey.





SPECIFICATIONS

FOUNDATION

Reinforced concrete piles and/or footings and/or raft foundation to engineer's specification

SUPERSTRUCTURE

Reinforced concrete beam and slab system and/or structural steel to engineer's specification

WALLS

Masonry walls for both external and internal

ROOFS

Reinforced concrete roof with appropriate waterproofing & insulation where applicable. Metal roof on steel sub-frame with appropriate insulation where applicable.

WATERPROOFING

Approved waterproofing treatments with warranty to all wet areas

CEILINGS

Carporch, living, dining, dry and wet kitchen, all bedrooms, family area(s)

- Fibrous ceiling board with emulsion paint finish

All bathrooms, powder room

- Moisture resistant fibrous ceiling board with emulsion paint finish

EXTERNAL WALL FINISHES

Carporch, balcony, backyard, boundary wall(s) and all other exposed areas

- Cement and sand plaster and/or skim coat with emulsion paint

INTERNAL WALL FINISHES

Living, dining, all Bedrooms, family area(s), helper's room, household shelter and all other exposed areas

- Cement and sand plaster and/or skim coat with emulsion paint

Wet Kitchen, Bathroom Feature (if applicable)

- Ceramic and/or homogenous tiles

Master Bathroom, Powder Room

- Marble tiles

EXTERNAL FLOOR FINISHES

Carporch, balcony and all other exposed areas

- Homogeneous Tiles

INTERNAL FLOOR FINISHES

(SKIRTING PROVIDED AND TO MATCH FLOOR FINISH)

Living, dining, powder room, master bathroom

- Marble tiles

Shower features in all bathrooms

- Granite tiles

Wet kitchen, Helper's room, all bathrooms and household shelter

- Homogeneous tiles

Bedrooms, family area(s) and all other common areas

- Solid timber or parquet

Staircase steps

- Solid timber or parquet

Staircase landing

- Granite or parquet

EXTERNAL FLOOR FINISHES

Carporch, balcony and all other exposed areas

- Homogeneous Tiles

WINDOWS

Powder coated aluminum frames with tempered laminated glazing where appropriate

GATES

Remote control swing / sliding gate with side gate access

DOORS

(ALL DOORS TO COME WITH NECESSARY IRONMONGERIES AND FITTINGS)

Main Entrance

- Solid core timber door with veneer finish

Bedrooms, bathrooms, helper's room, wet kitchen, backyard

- Hollow core timber door with veneer finish

Household shelter

- According to the approved materials and specifications by relevant authority

SWIMMING POOL

Skimmer system and Mosaic tile finish

PASSENGER LIFT

Traction home elevator

ELECTRICAL

- Electrical conduits shall be concealed conduits where applicable
- Provision of data and electrical sockets at TV Walls
- Provision of telephone and electrical sockets at bedside walls

LIGHTNING

Lightning protection system shall be provided in accordance with the Singapore Standard SS555: 2018

CARPENTRY

Wardrobes

- Customised built-in wardrobes with drawers and necessary fittings in laminate finish and soft-closing mechanisms

Vanity Cabinets

- Customised built-in vanity cabinets complete with washbasins, mixer taps, countertop and/or drawer with soft-closing mechanisms

Dry and wet kitchen

- Customised built-in cabinets with soft-closing mechanisms for doors and drawers
- Countertop with sink and tap(s) provided

Mirror

- Customised frameless mirror for all bathrooms and powder room

SANITARY FITTINGS

Provision of the following

- Wash Basin and mixer tap
- Pedestal water closet
- Shower cubicle with shower mixer
- Paper roll holder
- Bidet spray with valve control
- 1 storage heater (per bathroom, including helper's)
- Bathtub (only for master bathroom)

KITCHEN APPLIANCES

Hob, Hood, Steamer, Oven, Refrigerator, Wine Chiller

AIR CONDITIONING

Inverter or split unit with concealed or boxed up ducting works

LANDSCAPING

Top soil with turfing

NOTES TO SPECIFICATIONS

A. Marble, Granite, Homogeneous Tiles

Marble/granite 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/granite as well as non-uniformity between pieces cannot be totally avoided. While marble tiles can be polished to maintain it's shine, Granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints.

B. Solid Timber, Parquet

Solid timber/parquet are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. They are also subject to thermal expansion and contraction beyond the control of the builder and the Vendor.

C. Air-Conditioning System

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

D. Television and/or Internet Access

The Purchaser is responsible to pay the respective annual fee(s), subscription fee(s) and such other fees relating to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make any arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

E. Appliance, Equipment, Fittings, Installations and Materials

The brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided by the Vendor and subjected at all times to market availability.

F. Layout/Location of Fan Coil Units, Electrical Points, Television and/or Data Points, Telecommunication Points, Audio Intercom System and Other Internal Layouts

The Layout/Location of Fan Coil Units, Electrical Points, Television and/or Data Points, Telecommunication Points, Audio Intercom System and Other Internal Layouts are subject to the Vendor's final decision.

G. Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulfide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers and are not within the manufacturer's and Vendor's control. Breakage and/or cracks may occur due to accidental knocks and/or hits. The Purchaser is recommended to take up their respective home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations.

H. 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 Property, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Property is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligation under the respective warranty period(s). Warranties do not cover wear and tear and overall maintenance. Purchasers and encouraged to practice regular up keeping of any equipment and/or appliances, where applicable.

I. Mechanical Ventilation System

Mechanical ventilation fans and ductings are provided to toilets and/or bathrooms which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets and/or (where applicable) is to be maintained by the Purchaser on a regular basis.

J. Landscape and Planter Boxes

Planter boxes are designed to take the loading of potted plants only. The species of plants and landscape design shall be selected at the Vendor's sole discretion. The Purchaser is encouraged to engaged their respective contractor to conduct regular maintenance and up-keep of the landscaping.

K. Lift and Swimming Pool

To ensure good working condition of the lift and swimming pool, the respective systems have to be maintained and/or serviced on a regular basis by the Purchaser. The Purchaser is advised to engage his own contractor to conduct the regular maintenance and/or servicing regularly.

L. Cable Services

The Vendor shall endeavor to procure a service provider for cable television and/or internet services (the "Cable Services") to provide the necessary cabling or connection from its network to the Unit and/or Housing Estate (the "Development") (or any part or parts thereof), so as to enable the Development to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Development, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Development.

SEVENS GROUP'S PORTFOLIO OF LUXURY LANDED HOMES

Having accumulated a reputable track in Singapore and Australia, Sevens Group has carved a name for itself as a niche landed property developer who champions the landed development sector with its unique, revolutionary and out-of-the-box designs.

With over a decade of know-how in the industry and a healthy pipeline ahead, Sevens Group has grown its business to a gross development value worth over $500 million, and earned the trust of its clients for building homes with practical layouts, timeless designs and quality workmanship



One East
@ 111, 111A and 111B Siglap Road



The Sixth Collection
@ 555, 555A, 555B Sixth Avenue



Nautical
@ 26, 26A and 26B Pasir Ris Way



Prince
@ 8 Crowhurst Drive



Symmetry
@ 34 and 34A Branksome Road



Twins
@ 12 and 12 A Frankel Avenue



Duo
@ 6 and 8 Branksome Road



Skylight
@ 18 and 18A Sallim Road



Elevate
@ 31 and 31A Third Street



Treasure
@ 8 Treasure Island



Wonder
@ 8 Jalan Jamal, 10 and
12 Fourth Street



Aura
@ 574 Changi Road



Futura
@ Lengkok Merak



Glamour
@ 12 Jalan Arnap



Canopy
@ 4H Swanage Road

And Many
More

A Premium Development by

SEVENS
GROUP

www.sevensgroup.sg

DEVELOPER: SEVENS GROUP (TAURUS) PTE LTD (UEN NO. 202102487C) • LICENCE NO: C1419 • TENURE: ESTATE IN FEE SIMPLE (FREEHOLD) • ENCUMBRANCES: MORTGAGE IG/690312J AND IG/701951C IN FAVOUR OF MAYBANK SINGAPORE LIMITED • LAND DESCRIPTION: LOTS 02238N & 98579T MK25 AT MOUNTBATTEN ROAD •EXPECTED DATE OF VACANT POSSESSION: 31 MARCH 2025 •EXPECTED DATE OF LEGAL COMPLETION: 31 MARCH 2028

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