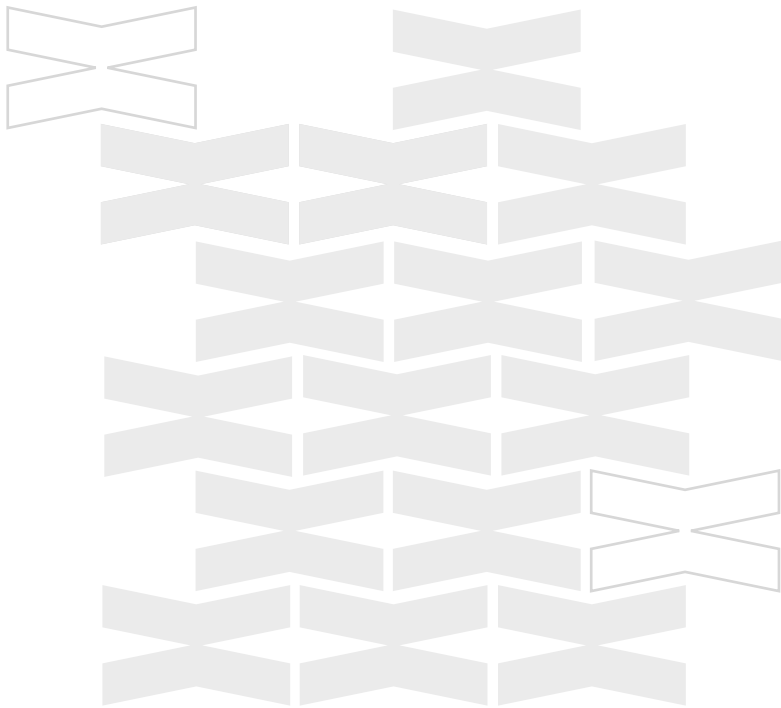




GRANGE  
INFINITE

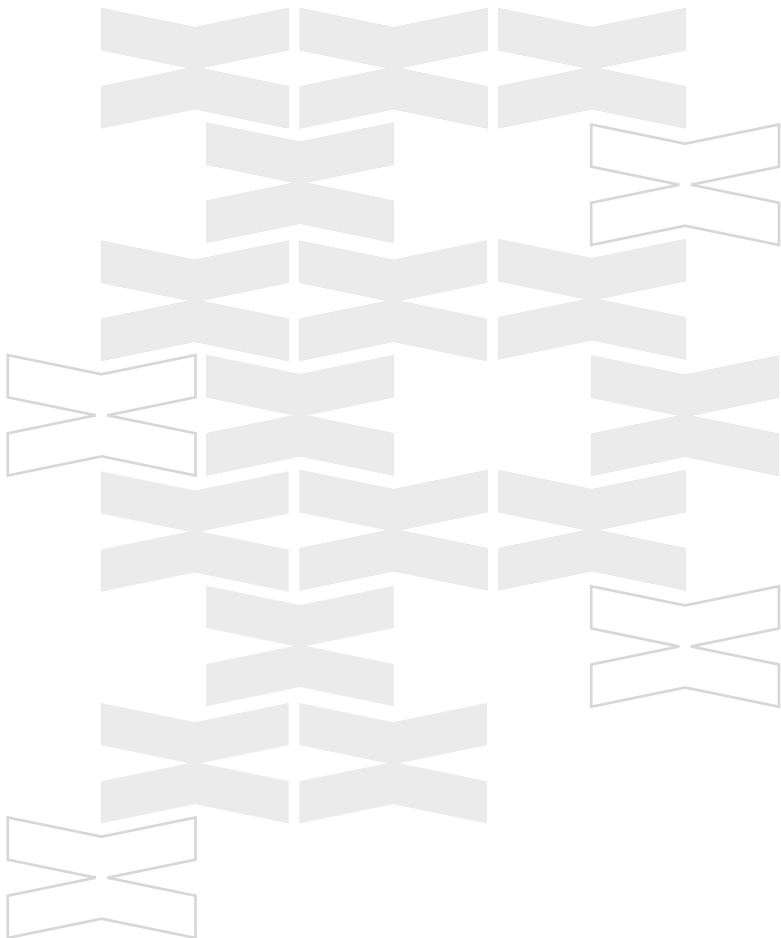




GRANGE  
INFINITE

*Luxury Beyond Limits*

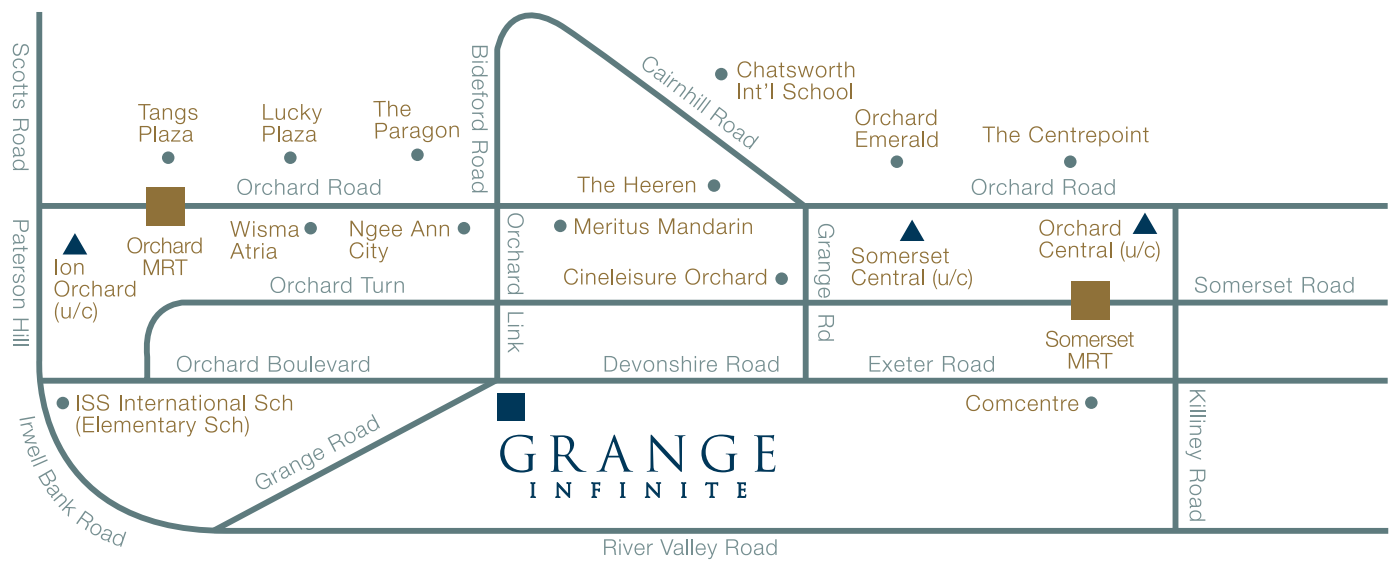
The opportunity you've been waiting for has finally arrived. Now you can  
step up to your rightful place and claim the lifestyle of your dreams.  
Welcome to the world of Grange Infinite.





## *A minute's stroll from Orchard Road - literally*

This is where you belong. Less than a single minute's stroll to the very epicenter of exciting Orchard Road – one of the world's most famous shopping and entertainment destinations. Revel in the stunning city views that are unique to Grange Infinite and watch the setting sun turn your surroundings into flowing rivers of light.



▲ Upcoming shopping centres along Orchard Road



# *At the very heart of a revitalised shopping paradise*

Along with the finest shopping and dining venues in Singapore at Ngee Ann City, Paragon and Tangs, you can look forward to living in close proximity to a revitalised shopping paradise.

Over the next few years, Orchard Road will undergo an ambitious \$1.6 billion dollar rejuvenation that will firmly establish it as quite possibly the world's greatest shopping destination.

With the arrival of three new luxury shopping centres, Orchard Central, Somerset Central and ION Orchard and the creation of a brand new pedestrianised shopping street, Orchard Road will be transformed into a retail and entertainment hotspot that will draw high-end tourists and business travellers from all over the world.

Now more than ever, Orchard Road will be the most desirable address not only in Singapore, but also in the region.

And your exquisite home at Grange Infinite will occupy the most coveted location in the very heart of this marvelous transformation.











# *An iconic statement by an international master architect*

With its distinctive, iconic form and stunning facade, Grange Infinite is designed to stand far apart and above the rest.

The inspiration of internationally renowned architects Hassell, this landmark in luxury responds to the lush surroundings of Grange Road beautifully.

A series of balconies and terraces ripple vertically through the rise of the tower, angling views while ensuring privacy. The spaces within are delightfully practical and aesthetically pleasing and the landscaping is detailed and richly textured.

An innovative and bold articulation of pure architectural inspiration, Grange Infinite sets a new benchmark in style.









# *Extravagant attention to detail*

The stylish interiors of Grange Infinite are the equal of its elegant exterior. The finest finishes adorn the walls and floors and the highest quality fixtures and fittings have been thoughtfully applied. The bathrooms feature Hansa sanitary accessories and Laufen sanitary fittings which have won much coveted "red dot" design awards from the Design Centre of North Rhine-Westphalia.









*Crafted for your infinite pleasure*

# Schematic Diagram

ROOF TERRACE	E2		
36th storey			
35th storey	E1a		
34th storey	E1		
33rd storey	B2	C1	
32nd storey	B2a	C1a	
31st storey	B2	C1	
30th storey	B2a	C1a	
29th storey	B2	C1	
28th storey	B2a	C1a	
27th storey	B2	C1	
26th storey	B2a	C1a	
25th storey	B2	C1	
24th storey	B2a	C1a	
23rd storey	B2	C1	
22nd storey		B1a	C1a
21st storey	D	B1	C1
20th storey		B1a	C1a
19th storey	B3	B1	C1
18th storey	B3	B1a	C1a
17th storey	B3	B1	C1
16th storey	B3	B1a	C1a
15th storey	B3	B1	C1
14th storey ROOF TERRACE			
13th storey	A3	A2	A1
12th storey	A3	A2a	A1a
11th storey	A3	A2	A1
10th storey	A3	A2a	A1a
9th storey	A3	A2	A1
8th storey	A3	A2a	A1a
7th storey	A3	A2	A1
6th storey			
5th storey			
4th storey			
3rd storey Landscape Deck			
2nd storey Facility & Landscape Deck			
1st storey Car Park & Lift Lobby			

- 3-Bedroom Apartments
- 4-Bedroom Apartments
- 4-Bedroom with Roof Terrace
- 5-Bedroom Penthouses

# 2nd Storey Facility and Landscape Plan



1 Olympic Length (50m) Pool

2 Spa Pool

3 Sun-Tan Deck

4 Wading Pool

5 Changing Rooms with Steam/Sauna Room

6 Private Retreat Corner

7 Outdoor Dining Court

8 Children's Play Area

9 Water Features

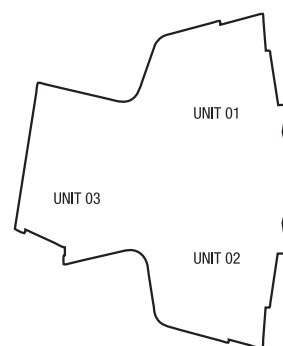
10 Lawn

11 Gymnasium

12 Management Office

13 Reading Area

14 1st Storey Landscape Deck







## 3rd Storey Landscape Plan

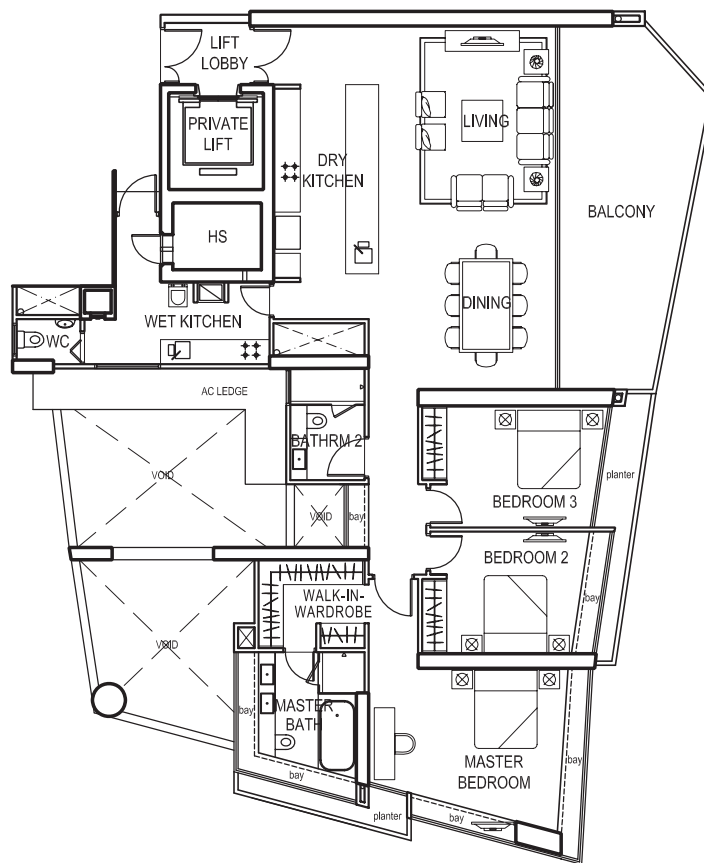
- 1 Reading Corner
- 2 Lounge Cabanas
- 3 Dining Terrace
- 4 Hot Spa
- 5 Multipurpose Room



## 14th Storey Sky Terrace

- 1 Viewing Deck
- 2 Wellness Platforms
- 3 Sky Lounges
- 4 Hot Spa
- 5 Outdoor Kitchen

# Floor Plans



## Type A1

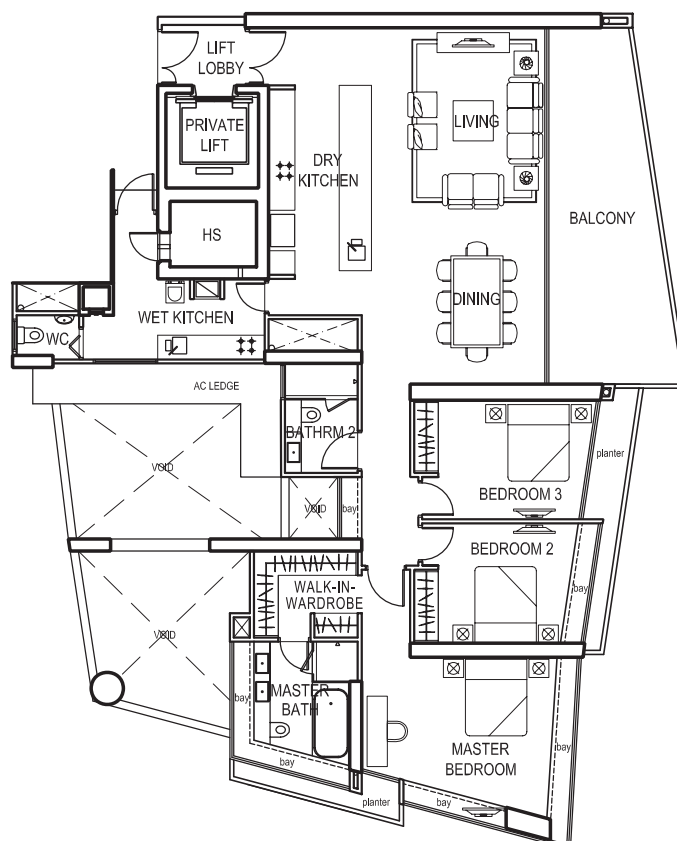
209 sq m / 2,250 sq ft

#07-02

#09-02

#11-02

#13-02



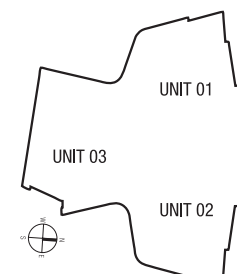
## Type A1a

206 sq m / 2,217 sq ft

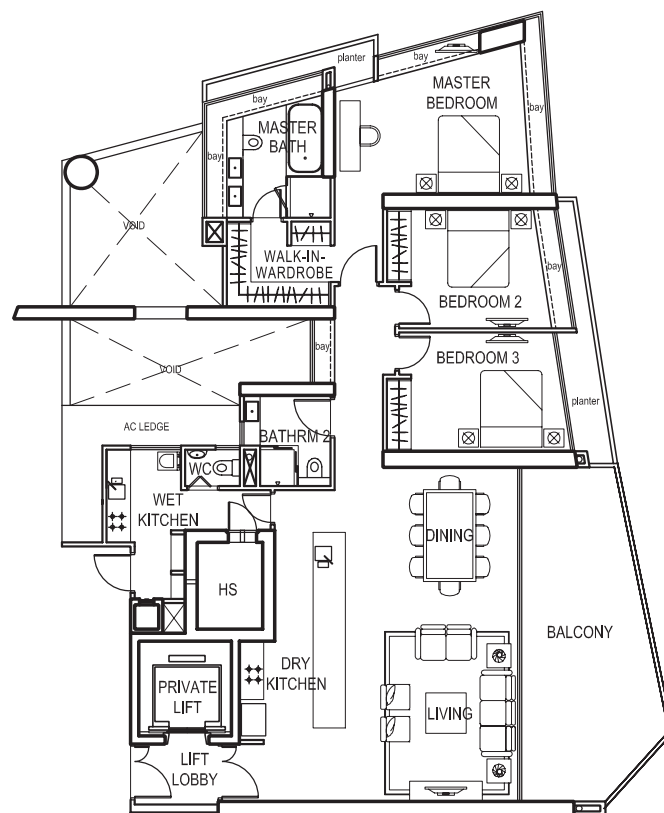
#08-02

#10-02

#12-02



The plans are subject to change as maybe required or approved by the relevant authorities.  
These are not drawn to scale and are for the purpose of visual presentation of different layouts that are available.



## Type A2

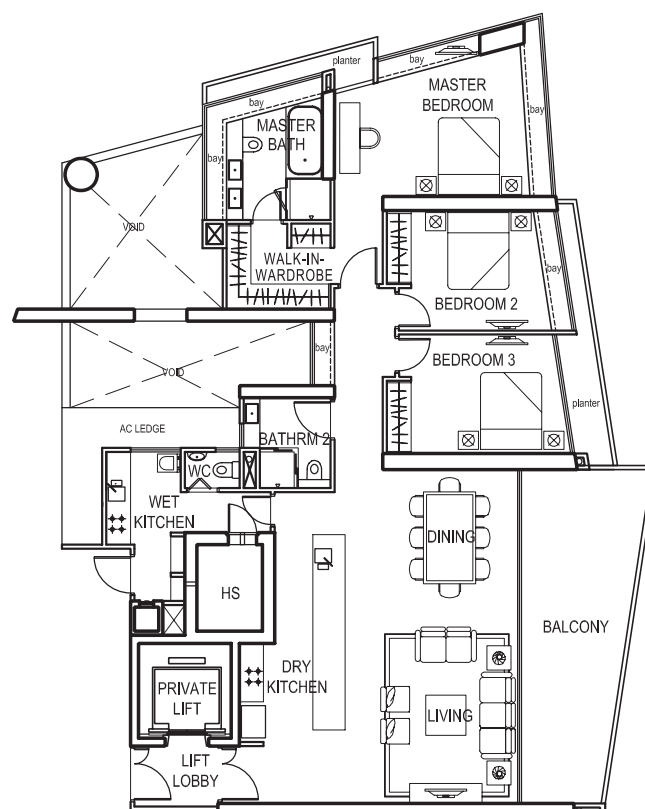
197 sq m / 2,121 sq ft

#07-01

#09-01

#11-01

#13-01



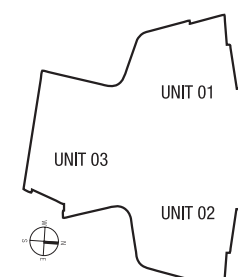
## Type A2a

194 sq m / 2,088 sq ft

#08-01

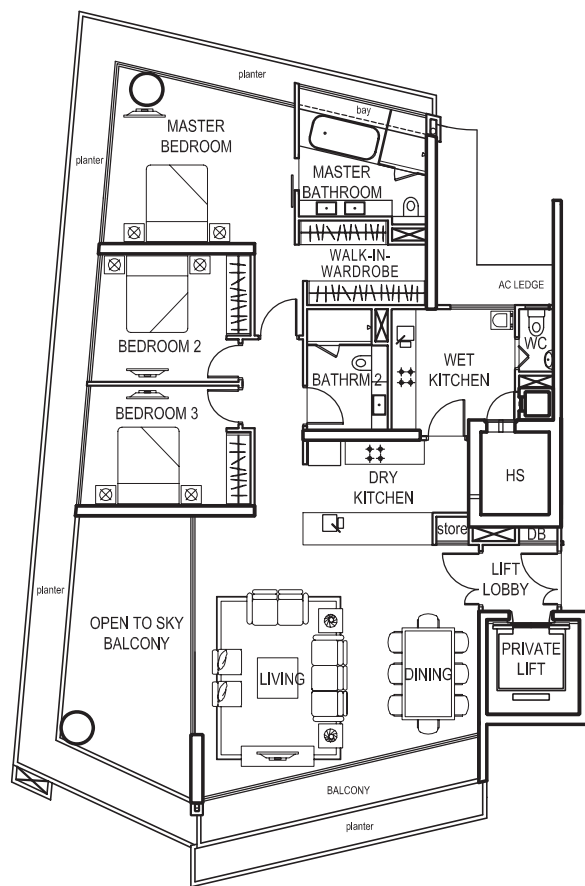
#10-01

#12-01



The plans are subject to change as maybe required or approved by the relevant authorities.  
These are not drawn to scale and are for the purpose of visual presentation of different layouts that are available.

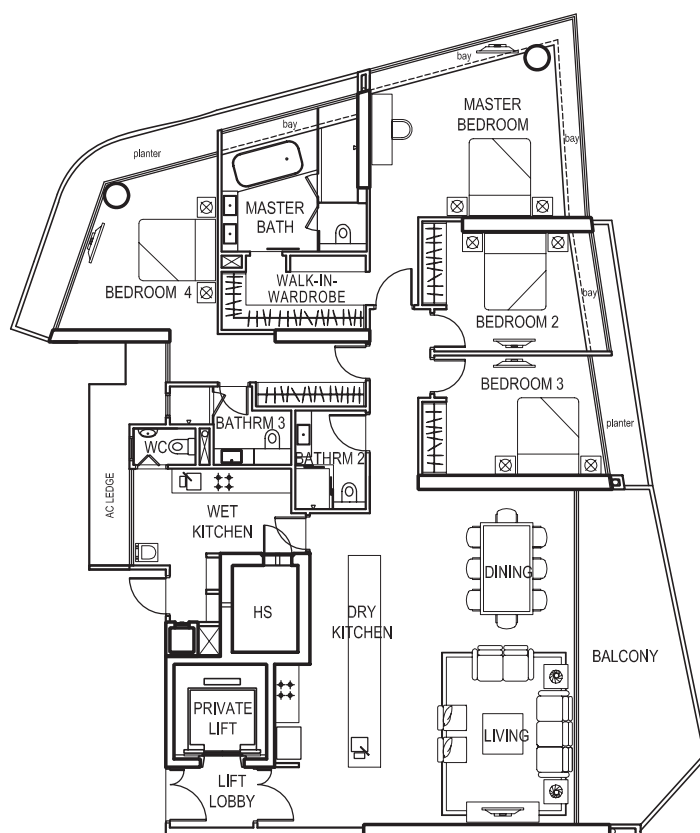




## Type A3

220 sq m / 2,368 sq ft

#07-03 to #13-03



## Type B1

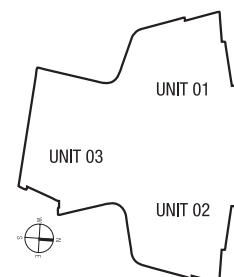
238 sq m / 2,562 sq ft

#15-01

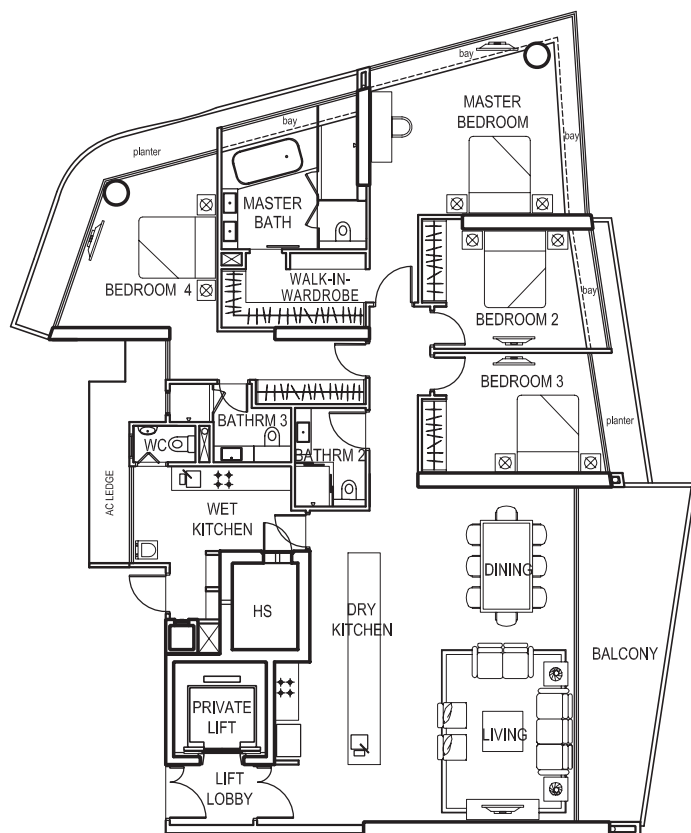
#17-01

#19-01

#21-01



The plans are subject to change as maybe required or approved by the relevant authorities.  
These are not drawn to scale and are for the purpose of visual presentation of different layouts that are available.



## Type B1a

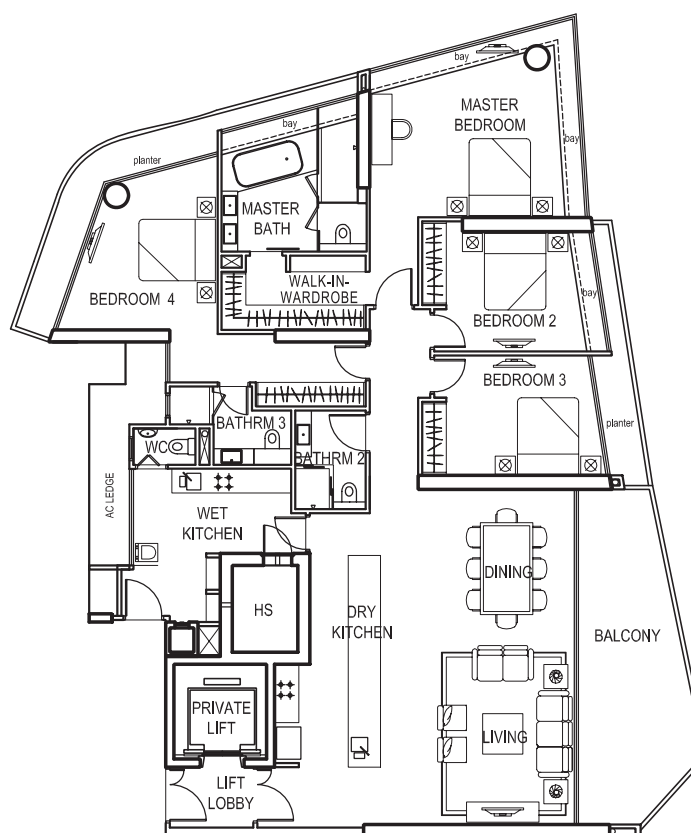
235 sq m / 2,530 sq ft

#16-01

#18-01

#20-01

#22-01



## Type B2

241 sq m / 2,594 sq ft

#23-01

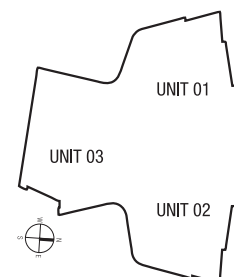
#25-01

#27-01

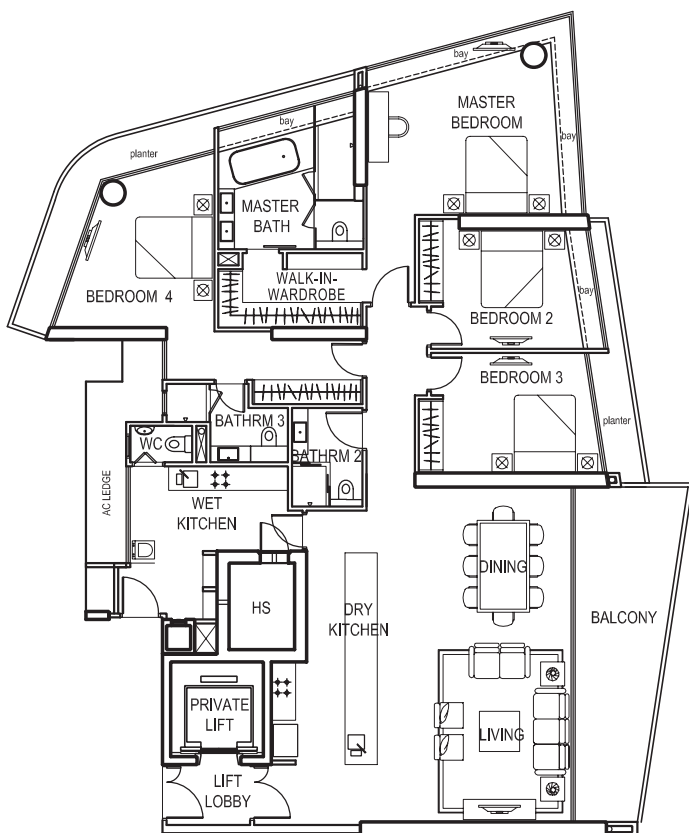
#29-01

#31-01

#33-01



The plans are subject to change as maybe required or approved by the relevant authorities.  
These are not drawn to scale and are for the purpose of visual presentation of different layouts that are available.



## Type B2a

238 sq m / 2,562 sq ft

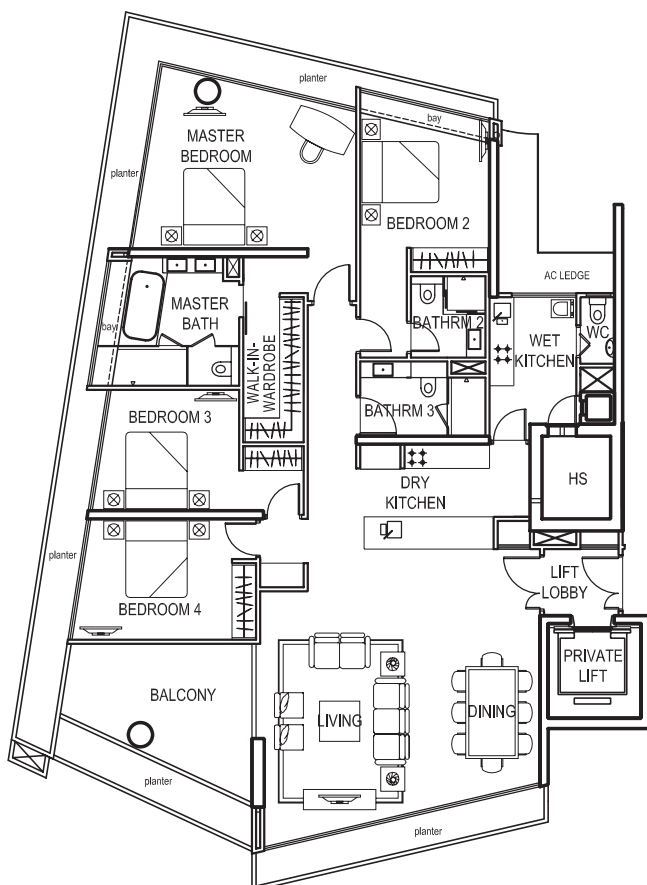
#24-01

#26-01

#28-01

#30-01

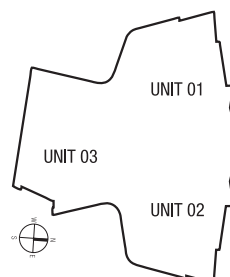
#32-01



## Type B3

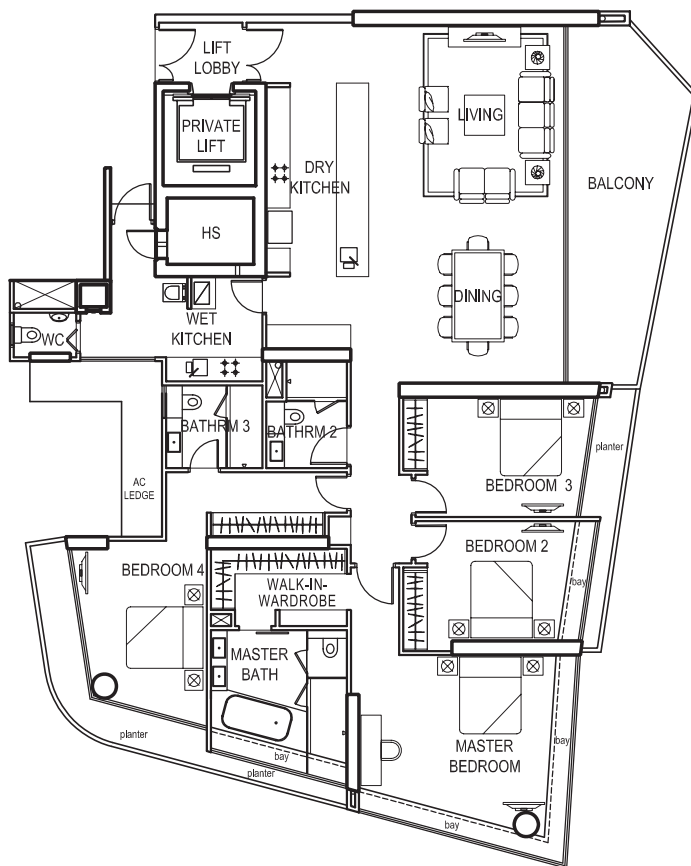
239 sq m / 2,573 sq ft

#15-03 to #19-03



The plans are subject to change as maybe required or approved by the relevant authorities.  
These are not drawn to scale and are for the purpose of visual presentation of different layouts that are available.





## Type C1

251 sq m / 2,702 sq ft

#15-02

#17-02

#19-02

#21-02

#23-02

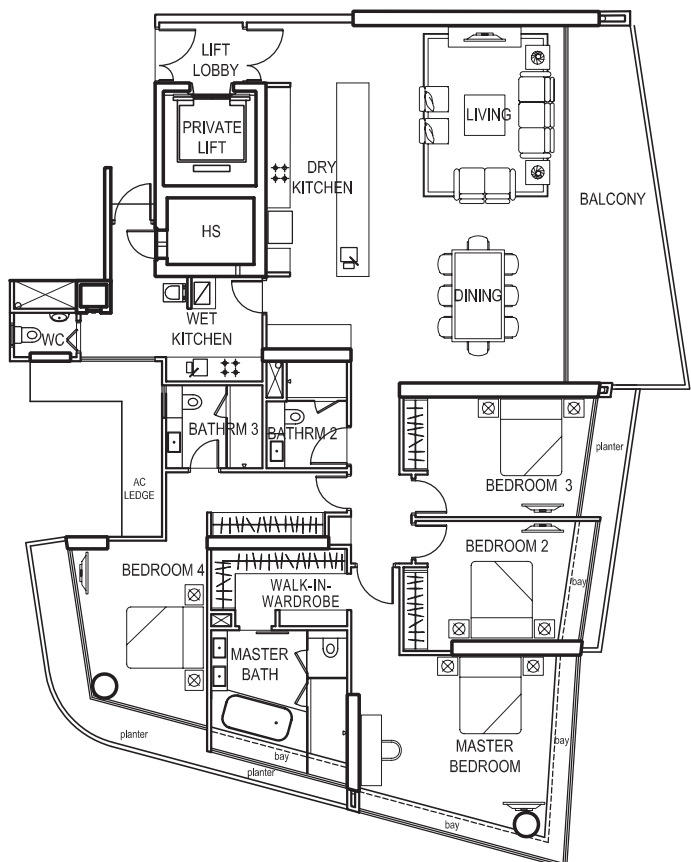
#25-02

#27-02

#29-02

#31-02

#33-02



## Type C1a

249 sq m / 2,680 sq ft

#16-02

#18-02

#20-02

#22-02

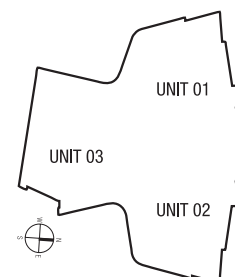
#24-02

#26-02

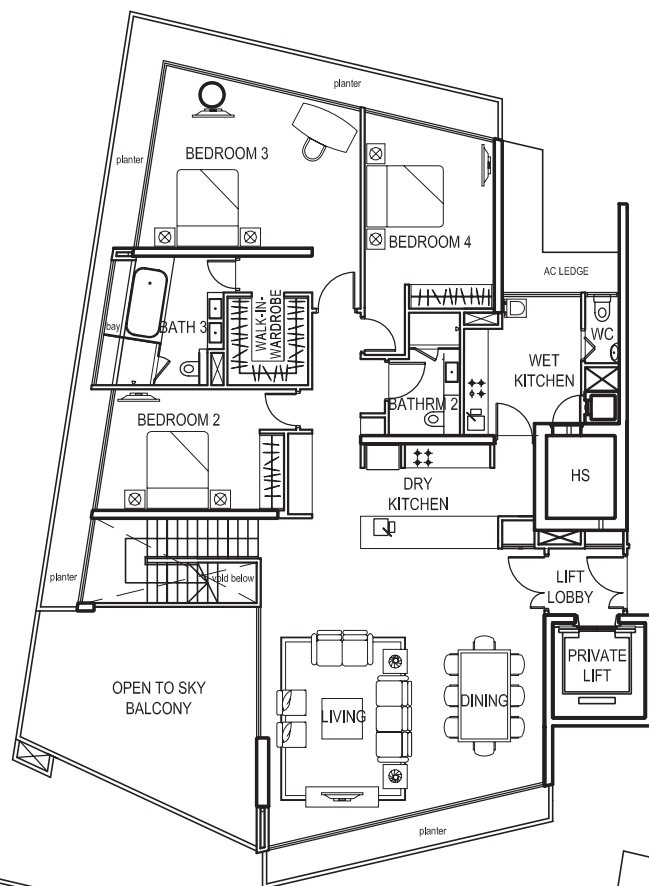
#28-02

#30-02

#32-02



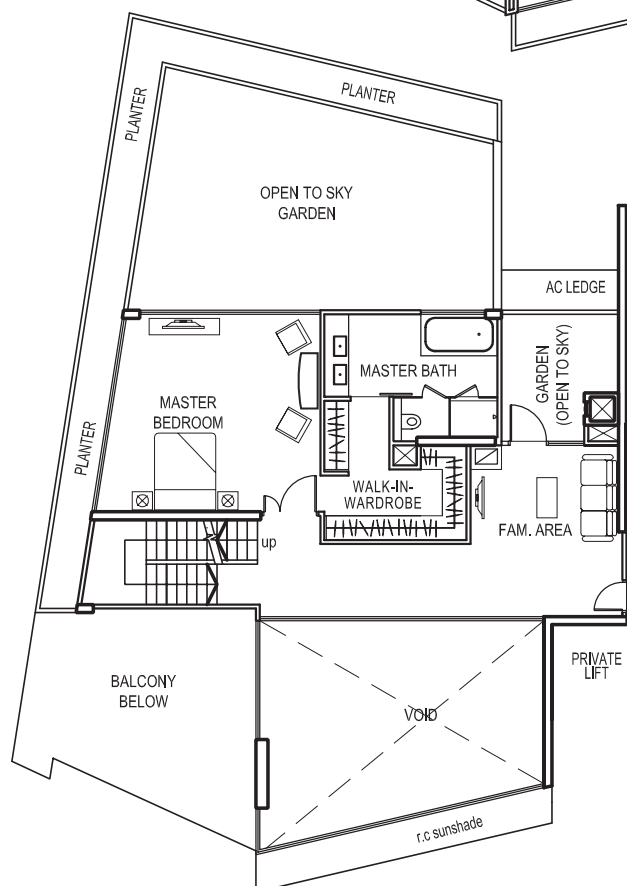
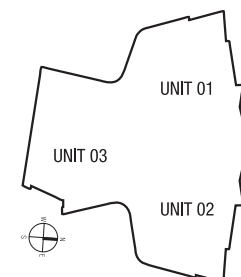
The plans are subject to change as maybe required or approved by the relevant authorities.  
These are not drawn to scale and are for the purpose of visual presentation of different layouts that are available.



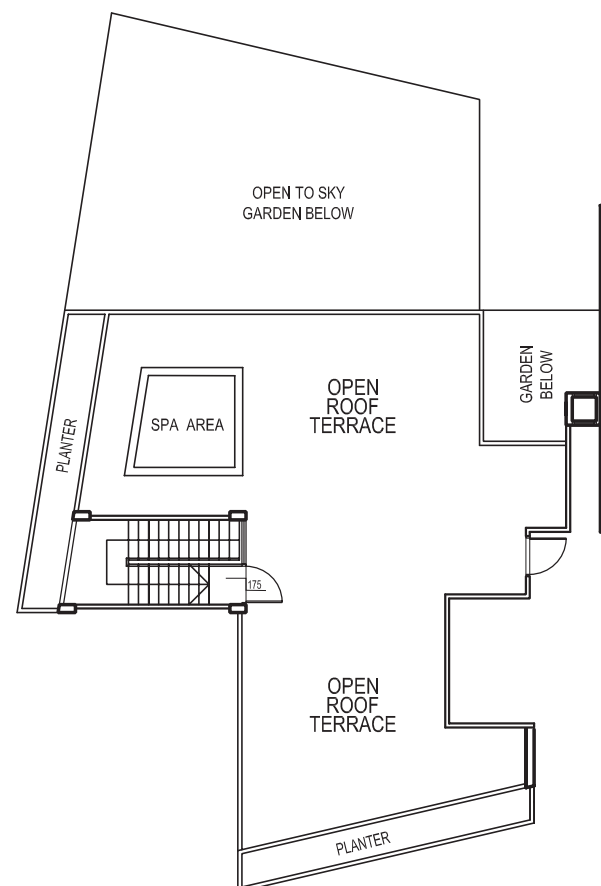
## Type D

561 sq m / 6,039 sq ft

#20-03

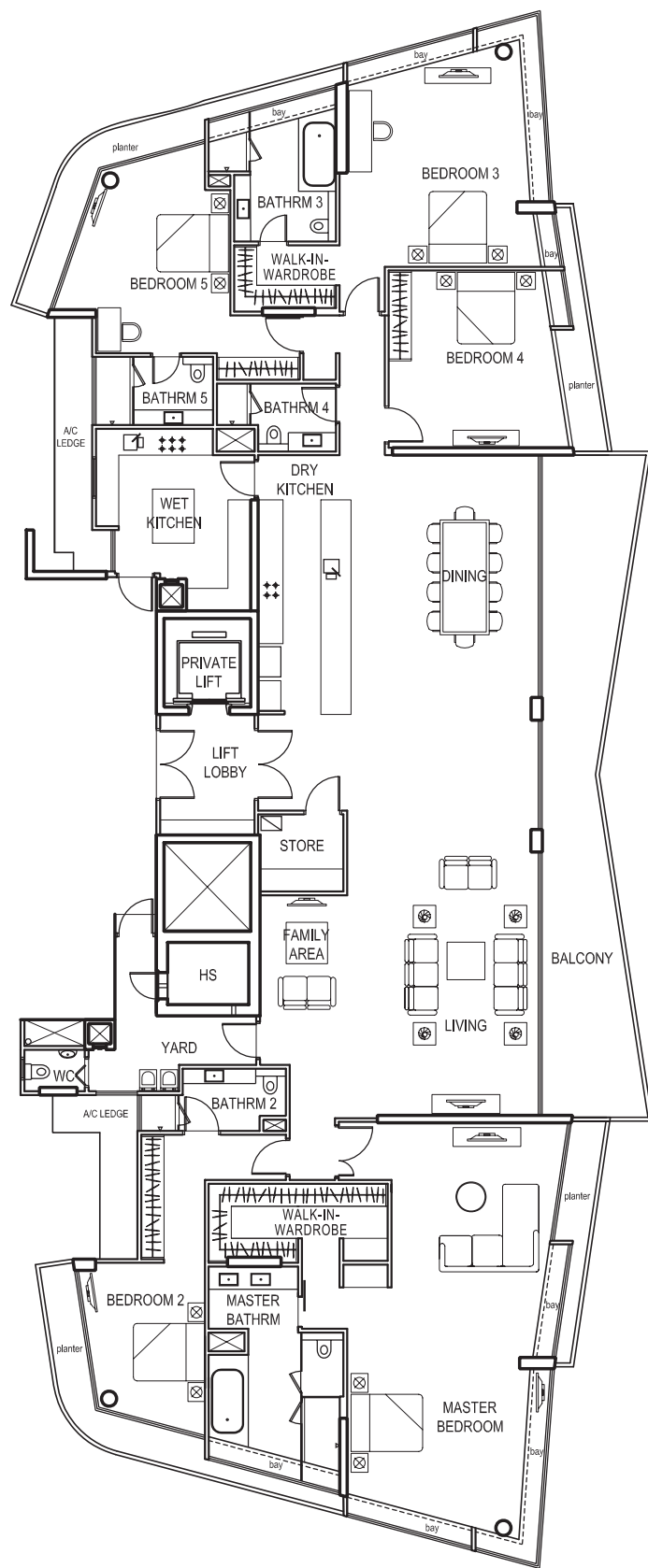


Type D 1st Upper



Type D 2nd Upper

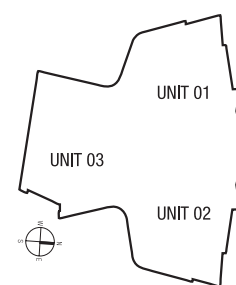
The plans are subject to change as maybe required or approved by the relevant authorities.  
These are not drawn to scale and are for the purpose of visual presentation of different layouts that are available.



## Type E1

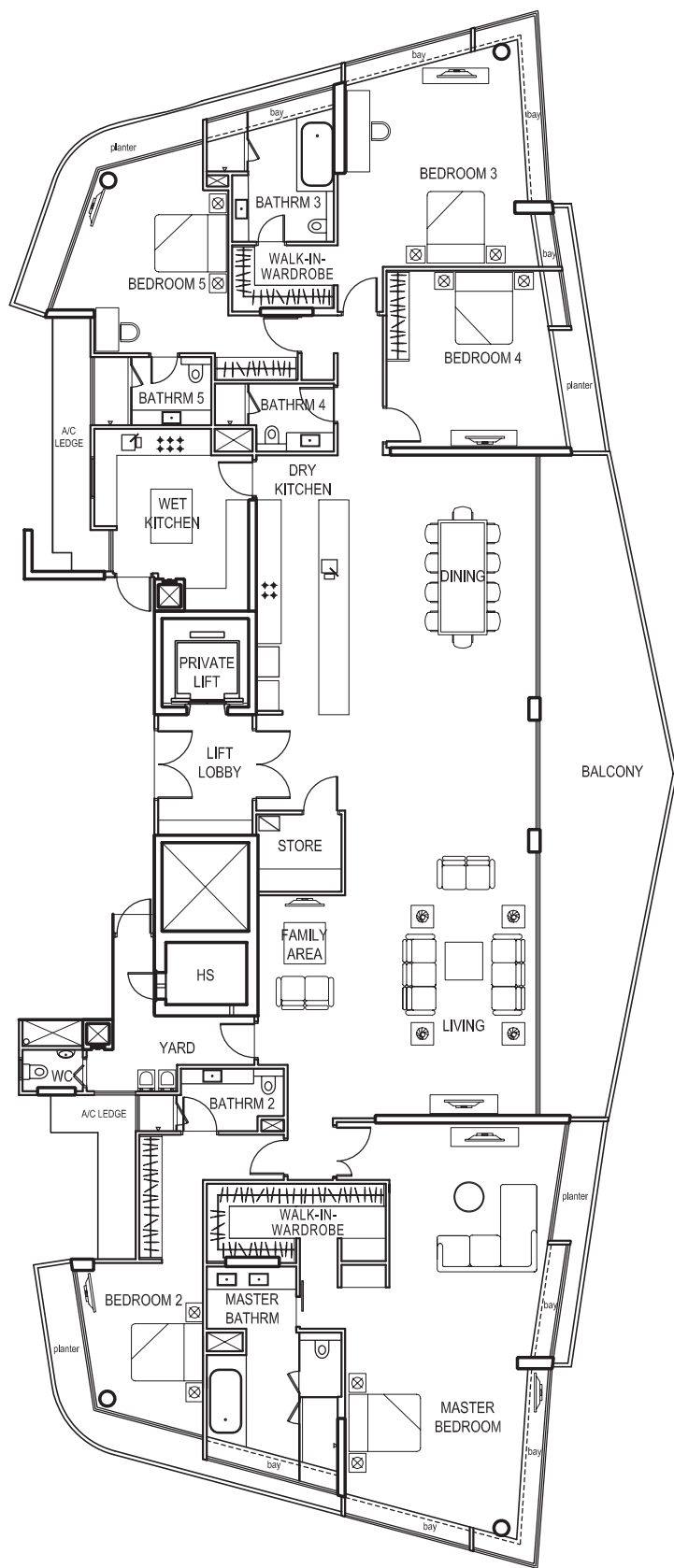
496 sq m / 5,339 sq ft

#34-01



The plans are subject to change as maybe required or approved by the relevant authorities.  
These are not drawn to scale and are for the purpose of visual presentation of different layouts that are available.

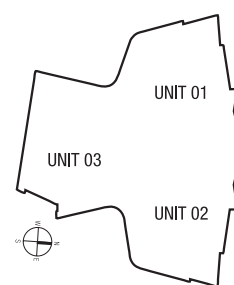




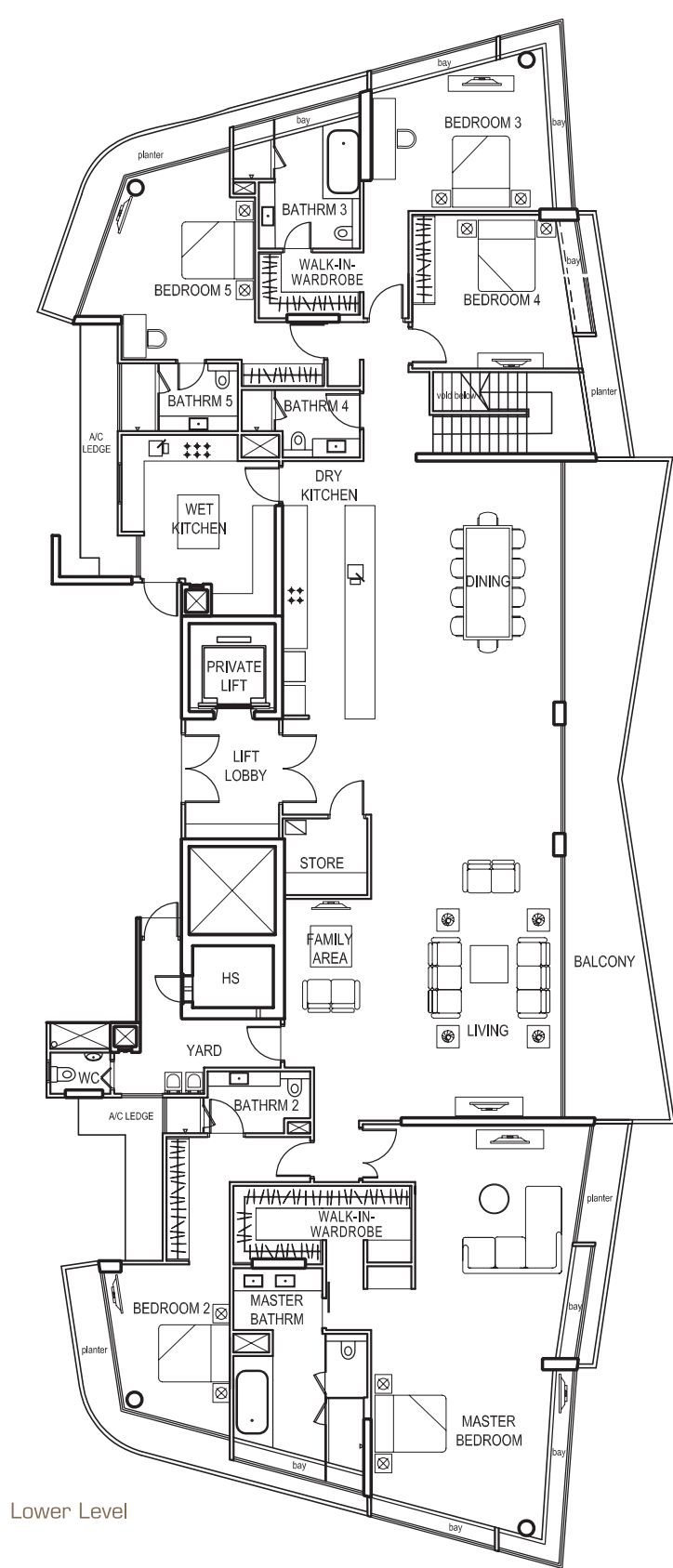
## Type E1a

505 sq m / 5,436 sq ft

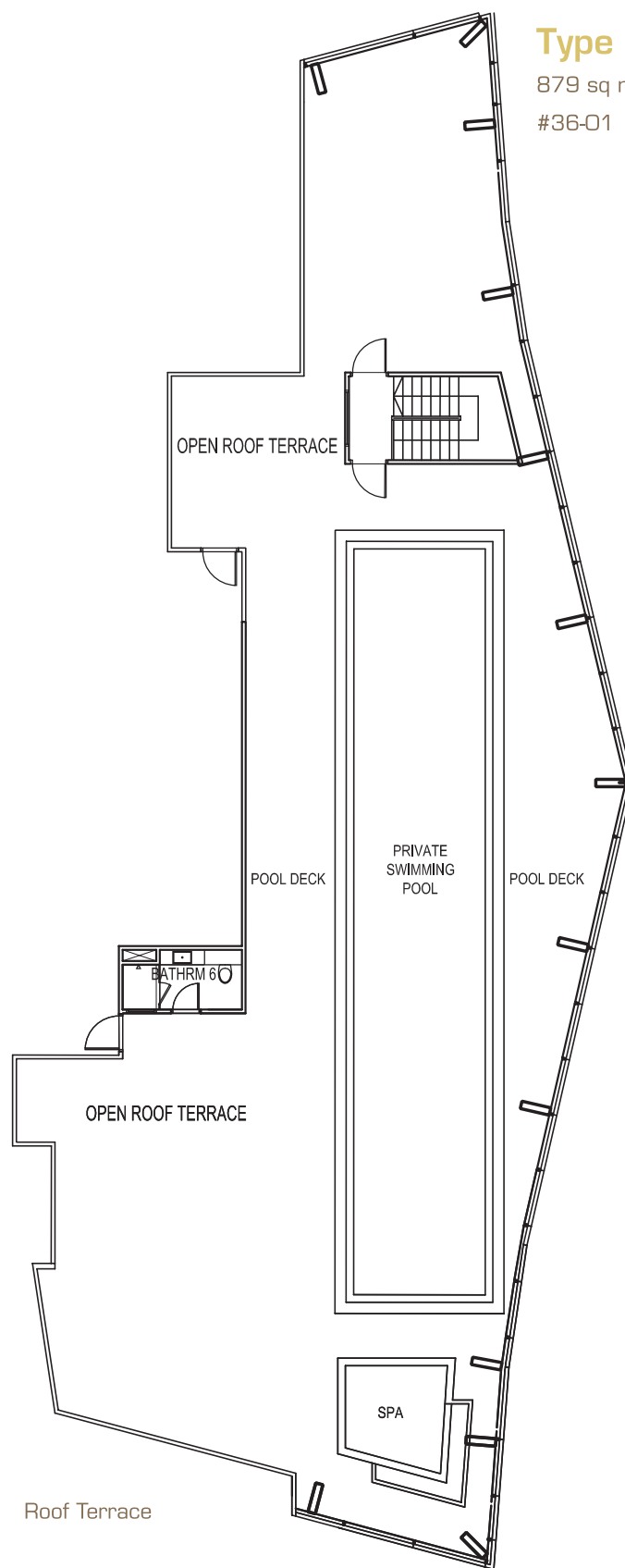
#35-01



The plans are subject to change as maybe required or approved by the relevant authorities.  
These are not drawn to scale and are for the purpose of visual presentation of different layouts that are available.



Lower Level

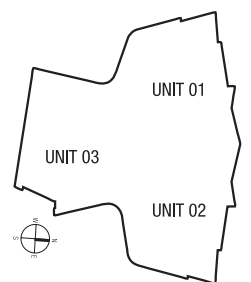


Roof Terrace

## Type E2

879 sq m / 9,462 sq ft

#36-01



The plans are subject to change as maybe required or approved by the relevant authorities.  
These are not drawn to scale and are for the purpose of visual presentation of different layouts that are available.

# Specifications

## 1. Foundation

Reinforced Concrete (RC) pile

## 2. Superstructure

RC Framework

## 3. Walls

External : Common clay bricks and/or RC walls

Internal : Common clay bricks and/or concrete blocks and/or drywall system

## 4. Roof

Flat Roof : RC roof with insulation and waterproofing system

## 5. Ceiling

[For Apartments]

- a) Living/Dining, Master Bedroom, Walk In Wardrobe, Bedrooms Balcony, Family Area (Unit D, E1, E1a & E2), Internal Stairs (Unit D & E2), Store (Unit E1, E1a & E2), and Household Shelter Cement and sand plaster or skim coat with emulsion paint and/or false ceiling box-up where applicable
- b) Private Lift Lobby, Wet Kitchen, Dry Kitchen, Master Bath, Bathrooms, WVC and Yard (Unit E1, E1a & E2)  
False ceiling with emulsion paint

## 6. Finishes

- a) Walls [For Apartments]
  - i) Private Lift Lobby  
Timber paneling laid up to false ceiling height and on exposed surfaces only
  - ii) Living/Dining, Master Bedroom, Bedrooms, Walk In Wardrobe, Dry Kitchen, Household Shelter, Balcony/Roof Terrace, Store (Unit E1, E1a & E2), Internal Stairs (D & E2 Units), Family Area (Unit D, E1, E1a & E2), Yard (Unit E1, E1a & E2)  
Cement and sand plaster and/or skim coat with emulsion paint
  - iii) Master Bath/Bathrooms  
Marble and/or granite slabs laid up to false ceiling height and on exposed surfaces only
  - iv) WC  
Ceramic tiles laid up to false ceiling height and on exposed surfaces only
  - v) Wet Kitchen  
Ceramic and/or Homogeneous tiles laid up to false ceiling height and on exposed surfaces only
- b) Walls [Common Areas]
  - i) Internal Wall Finishes  
1st, 2nd, 3rd & 14th Storeys Lift Lobbies  
Marble and/or Granite tiles on exposed surfaces only  
  
Other Storey Lift Lobby, Common Corridors  
Cement and sand plaster or skim coat with emulsion paint  
  
Swimming Pool, Wading Pool, and Spa Pool  
Mosaic tile
  - ii) External Walls  
Cement and sand plaster and/or skim coating with weather shield emulsion paint and sprayed textured coating
- c) Floor [For Apartments]
  - i) Living/Dining, Private Lift Lobby, Dry Kitchen and Family Area (Unit D, E1, E1a & E2)  
Marble slabs with marble skirting
  - ii) Wet Kitchen  
Homogeneous tiles
  - iii) Master Bedroom, Bedrooms, and Internal Staircase (Unit D & E2)  
Timber strips with timber skirting
  - iv) Master Bath, Bathrooms  
Marble and/or granite slabs
  - v) Balcony  
Homogeneous tiles with or without skirting
  - vi) WC, Stores (Unit E1, E1a & E2), Household Shelter, Yard  
Homogeneous tiles with or without skirting

vii) Roof Terrace (Unit D & E2)

Homogeneous tiles and/or Timber Deck

viii) Private Pool (Unit E2)

Ceramic and/or Mosaic Tiles

d) Floor [Common Areas]

i) 1st, 2nd, 3rd & 14th Storey Lift Lobbies

Marble and/or Granite tiles

ii) Other Storey Lift Lobby, Common Corridors

Homogeneous tiles with skirting

iii) Staircase and Landing

Homogeneous tiles with nosing tiles (only for 1st storey to 3rd storey and 14th storey)

Cement and sand paving with or without nosing tiles.

iv) 3rd & 14th Storeys Sky Terraces

Timber Deck and/or Granite and/or Homogeneous tiles

v) Swimming pool, Wading Pool, and Spa Pool

Mosaic tiles

## 7. Windows

- a) Living/Dining, Master Bedroom, Bedrooms, Kitchen, Bathrooms, Family Area (Unit D, E1, E1a & E2), Internal Staircase (Unit D & E2), and WC  
Aluminium framed sliding or casement window with or without fixed glass panel

### Note:-

- All aluminium frames shall be powder coated finish
- All glazing shall be approximately 6mm thick glass
- All casement windows are either side hung, top hung or bottom hung or any combination of the mentioned
- All glazing 0.9m from finished floor level shall be tempered or laminated glass

## 8. Doors

- a) Unit Door to common corridor  
Approved fire-rated timber door
  - b) Door to Balcony/Roof Terrace  
Aluminum framed sliding door and/or Swing Door
  - c) Master Bedroom, Master Bathroom, Bedrooms, Walk In Wardrobe, Bathrooms, Store (Unit E1, E1a & E2)  
Timber framed swing door
  - d) Dry Kitchen to Wet Kitchen and Yard  
Timber framed sliding or swing door with or without fixed glass panel
  - e) Household Shelter  
Approved steel blast door
  - f) WC  
Aluminum framed bi-fold door
- All timber doors shall be provided with good quality imported lockset

## 9. Sanitary Fittings

- a) Master Bathroom
  - 1 long bath with bath mixer and hand shower
  - 1 shower screen with shower and shower mixer
  - 1 stone vanity top with two basins, mixer tap and cabinet or shelves
  - 1 wall hung water closet
  - 1 mirror
  - 1 towel rail
  - 1 paper holder
  - 1 soap dish
  - 1 robe hook
- b) Bathrooms
  - 1 shower screen with shower mixer and hand shower
  - 1 stone vanity top with basin, mixer tap and cabinet or shelves
  - 1 wall hung water closet
  - 1 mirror
  - 1 towel rail
  - 1 paper holder
  - 1 soap dish
  - 1 robe hook



- c) WC
  - 1 pedestal water closet
  - 1 paper holder
  - 1 wall hung basin with water tap
  - 1 hand shower
- d) Dry Kitchen
  - 1 single bowl sink with mixer tap
- e) Wet Kitchen
  - One and a half bowl sink with mixer tap
- f) Yard, Roof Terrace
  - 1 bib tap

10. Electrical Installation

- a) Electrical wiring will be in concealed conduits below ceiling level. Electrical wiring in surface mounted conduits above ceiling level.
- b) Refer to Electrical Schedule for details

11. TV/Telephone Points

Refer to Electrical Schedule for details

12. Lightning Protection

Lightning Protection System shall be provided in accordance with the Singapore Standard CP33

13. Painting

- a) Internal Walls: Emulsion Paint
- b) External Walls: Weather Shield Emulsion Paint

14. Waterproofing

Waterproofing to floors of Wet Kitchen, Bathrooms, WC, Yard, Roof Terrace, Balcony, Swimming Pool, Wading Pool, Private Pool, Spa Pool, Water Feature, and RC flat roof and planters.

15. Driveway and Car Park

Granite cobble stone along the driveway until the lift lobby drop off. Cement and sand screed for basement car park.

16. Recreation Facilities

2nd Storey Landscape Deck

- a) Lap Pool
- b) Spa Pool
- c) Sun-Tan Deck
- d) Wading Pool
- e) Changing Rooms with Steam or Sauna Room
- f) Private Retreat Corner
- g) Outdoor Dining Court
- h) Children Play Area
- i) Lawn
- j) Gymnasium

3rd Storey Landscape Deck

- a) Reading Corner
- b) Lounge Cabanas
- c) Dining Terrace
- d) Hot Spa
- e) Multipurpose room

14th Storey Landscape Deck

- a) Viewing Deck
- b) Wellness Platforms
- c) Sky Lounges
- d) Hot Spa
- e) Outdoor kitchen with fridge

17. Additional Items

- a) Wardrobes
  - Built-in wardrobes for all bedrooms
- b) Kitchen Cabinets
  - Built-in high and low level kitchen cabinets with granite counter top and sink, cooker hob, cooker hood, micro-wave oven, conventional oven, dish washer
- c) Card access and Audio/video intercom system
- d) Town gas to Wet Kitchen
- e) Hot Water Supply to Master Bath, Bathrooms and Wet and Dry Kitchen

- f) Integrated refrigerator to Dry Kitchen
- g) Provision of wireless access to 2nd, 3rd and 14th storey common areas.

Note:-

- 1. To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas.
- 2. The Purchaser is liable to pay annual fees, subscription fees and such other fees to the Starhub Cable Vision Ltd (SCV) and/or internet service providers (ISP) or any other relevant parties or any other relevant authorities. The Vendor is not responsible for making arrangements with any of the said parties for the service connection for their respective subscription channels and/or internet access.
- 3. Subject to Clause 14.3, 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.
- 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. Marble, limestone and 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, limestone 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. Subject to Clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.
- 6. 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.
- 7. 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.
- 8. 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.

Electrical Provision

ITEM	UNIT TYPE									
	A1/A1a	A2/A2a	A3	B1/B1a	B2/B2a	B3	C1/C1a	D	E1/E1a	E2
LIGHTING POINT	16	16	16	20	20	20	20	30	32	37
SWITCHED SOCKET OUTLET	22	22	22	26	26	26	26	28	35	38
TELEPHONE POINT	6	6	6	7	7	7	7	7	9	9
CABLE READY TV POINT	5	5	5	6	6	6	6	7	7	7
DATA POINT	3	3	3	4	4	4	4	5	5	5
HOT WATER SUPPLY POINT	1	1	1	1	1	1	1	1	1	1
COOKER HOOD POINT	2	2	2	2	2	2	2	2	2	2
COOKER HOB POINT	2	2	2	2	2	2	2	2	2	2
OVEN POINT	1	1	1	1	1	1	1	1	1	1
BELL POINT	1	1	1	1	1	1	1	1	1	1
AUDIO INTERCOM	1	1	1	1	1	1	1	1	1	1

AIRCON ISOLATOR: BASED ON THE NUMBER OF CONDENSING UNIT

# *A vision of luxury from two visionary companies*

## **Citadel Investment Group**

Citadel Investment Group was founded in 1990 and is today one of the world's leading financial institutions focused on alternative investments.

Citadel has 6 offices throughout the world and deploys approximately US\$15 billion across a wide range of investments in all major asset classes including equities, warrants and convertibles, credit, energy, foreign exchange, reinsurance and real estate.

In Asia, Citadel has directly invested in real estate projects and taken significant stakes in property development companies throughout the region. These investments span various asset classes and markets including office buildings in Beijing and Taipei, residential development projects in Singapore and India and listed companies on the Bombay, Ho Chi Minh, Hong Kong and Singapore stock exchanges.

## **CEL Development Pte Ltd**

CEL Development Pte Ltd is a wholly owned subsidiary of Chip Eng Seng Corporation Ltd, a public listed company in Singapore since 1999.

Spearheading the Group's portfolio in property development and investments, CEL has over the years established ourselves as one of the industry's fastest rising names. Being a dynamic organisation, we've built our success on the foundations of solid ethical practices and quality standards supported by our vast expertise in the areas of construction, property development and property investment.

CEL's Vision: 'To be a leading multi discipline property development company of choice, one that is synonymous with creating quality homes with outstanding build quality and investment value, thereby creating sustainable value to its shareholders and customers and being a socially responsible corporate organisation'

And with our valued standard practices and dynamic approach, we strive to deliver on our promise of quality homes for today and tomorrow.



**CITADEL**



**CELDEVELOPMENT PTE LTD**

**The Mark of Quality**

(A wholly owned subsidiary of Chip Eng Seng Corporation)



Shanghai One  
1 Shanghai Road



Ventuno Balmoral  
21 Balmoral Road



The Suites at Central  
57 Devonshire Road




CityVista Residences  
21 Peck Hay Road

We have used reasonable care in preparing this brochure and in constructing the model(s). Please note, however, that neither our agents nor we will be held responsible for any inaccuracy in the contents of this brochure. Whilst we believe the contents of this brochure to be correct and accurate at the time of printing, they are not to be regarded as statements or representations of fact. All information, specifications and plans herein contained may be subjected to change from time to time by us and/or the competent authorities as may be required and do not form part of an offer or contract. Renderings, illustrations and photographs in this brochure are impressions only. Floor areas are approximate measurements and are subject to final survey.

**Developer:** Grange Properties Pte Ltd (200612256H) • **Developer's Licence:** C0206 • **Tenure of Land:** Fee Simple • **Lot Nos:** LOTS 00466T (PT), 00785X, 00786L (PT), 01123V (PT) & 01218X (PT) TS21 AT GRANGE ROAD (RIVER VALLEY PLANNING AREA) • **Building Plan No:** A0816-00217-2006-BP01 dated 02 August 2007 • **Date of Vacant Possession:** 31st Dec 2011 • **Expected Date of Legal Completion:** 31st Dec 2014





For enquiries, please call **6500 0065**  
[www.grangeinfinite.com.sg](http://www.grangeinfinite.com.sg)