

# PROJECT FOCUS TRAINING

Verticus 维雅轩

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Inspired by Balesier's Art Deco perspective, Verticus is detailed with three-dimensional boxed frames along a cantilevered sky terrace. Five floors up the streetscape, these artful displays present a tranquil environment of lush greenery that awaits your discovery within.




# Project Information

Project name	Verticus
Developer	SB (Kemaman) Development Pte Ltd (subsidiary of Soilbuild Group Holdings Limited)
Architect	P & T Consultants Pte Ltd
Address	3 Jalan Kemaman, Singapore 329343
Number of Units	162 Residential units
Number of Blocks	1 Block of 28-storey residential flats with sky terraces at 5 <sup>th</sup> and 14 <sup>th</sup> storey and communal facilities
Tenure	Freehold
Expected TOP Date:	December 2024
Land Area	Approximately 4,072sqm / 43,835sqft
Number of Car park Lots	4 levels of carparks with not less than 162 lots for residents

# Location Map

## DINING

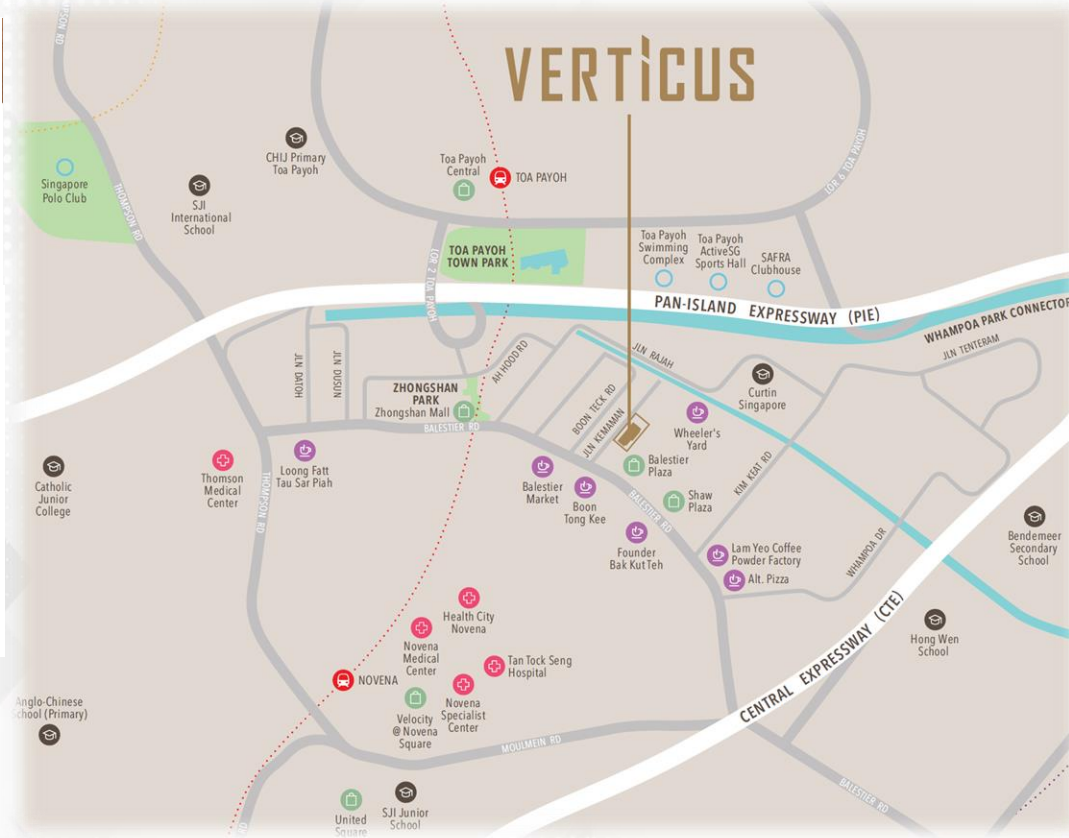
-  2 mins Original Herbal Shop
- 3 mins Balestier Market
- 4 mins Boon Tong Kee • Wheeler's Yard
- 5 mins 21 on Rajah • Founder Bak Kut Teh • Loy Kee Chicken Rice • Stärker Bistro
- 6 mins Alt. Pizza • Artisan Boulangerie Co
- 7 mins Eastern Rice Dumpling • VIO @ Balestier

## THE CITY CORE

-  7 stops Raffles Place
-  11 mins CBD
- 12 mins Marina Bay Financial Centre • Shenton Way

## CULTURAL ATTRACTIONS

-  5 mins Malay Film Productions
- 7 mins Sim Kwong Ho Shophouses
- 9 mins Sun Yat Sen Nanyang Memorial Hall



## Health City Novena On The Horizon

The former "Recreation Road" in Balestier will, in the near future, find itself connected to Singapore's largest healthcare complex dubbed Health City Novena. The hub will integrate Tan Tock Seng Hospital, Mount Elizabeth Novena and Novena Medical Centre with as many as seven other healthcare-related facilities to form a complete healthcare eco-system.

Beyond health care, the 17-hectare future integrated hub will be home to research and educational infrastructures, as well as commercial, leisure and public spaces.

-  5 mins Tan Tock Seng Hospital • Thomson Medical Centre
- 6 mins Novena Medical Centre
- 8 mins Novena Specialist Centre
- 9 mins Mount Elizabeth Hospital



# Unit Mix

Description	Unit Type	Size	No. of Shares	Est. Monthly Maintenance Fee
1 bedroom	A1	463	5	\$280
1 bedroom	A2	441	5	\$280
2 bedroom	B1	635	6	\$336
2 bedroom	B2	678	6	\$336
2 bedroom	B3	700	6	\$336
2 bedroom + study	B4S	753	6	\$336
2 bedroom + study	B5S	775	6	\$336
2 bedroom + studio dual key	B6DK	1163	7	\$392
3 bedroom	C1	936	6	\$336
3 bedroom (premium)	C2P	1152	7	\$392
3 bedroom (premium)	C3P	1249	7	\$392
2 bedroom + studio dual key penthouse	PH1	1378	7	\$392
3 bedroom penthouse	PH2	1518	7	\$392
4 bedroom penthouse	PH3	2045	8	\$448

# Site Plan With Best Buys

1 Bedroom 441 sqft		
Unit No.	Unit Price	PSF
#11-07	\$889,000	\$2016 psf
#12-07	\$894,000	\$2027 psf
#13-07	\$899,000	\$2039 psf
2 Bedroom 635 sqft		
Unit No.	Unit Price	PSF
#06-03	\$1,244,000	\$1959 psf
2 Bedroom + Study 753 sqft		
Unit No.	Unit Price	PSF
#06-02	\$1,462,000	\$1942 psf
3 Bedroom 936 sqft		
Unit No.	Unit Price	PSF
#06-05	\$1,785,000	\$1907 psf



# Why Buy Verticus?



- ✓ **FREEHOLD** development at city fringe
- ✓ Good potential upside being close to the Novena Health City
- ✓ East accessibility to Singapore Central Core District
- ✓ Tucked at the centre of one of Singapore's famous food stretch
- ✓ Old World Charm - Balestier is rich in heritage and historical architecture
- ✓ Healthy lifestyle is not compromised as just next to Whampoa Park Connector



# Price Guide

<b>15% DISCOUNT FOR LIMITED TIME PERIOD!!!</b>			
<b>UNIT TYPE</b>	<b>EST. FLOOR AREA (SF)</b>	<b>PRICE RANGE</b>	<b>EST. PSF RANGE</b>
1 BED	441 - 463	\$889,000 - \$1,019,000	\$1,980 - \$2,200
2 BED	635 - 700	\$1,244,000 - \$1,511,000	\$1,959 - \$2,158
2 BED + STUDY	753 - 775	\$1,462,000 - \$1,623,000	\$1,914 - \$2,128
3 BED	936	\$1,785,000 - \$1,944,000	\$1,907 - \$2,076
3 BED PREMIUM	1,152 - 1,249	\$2,388,000 - \$2,555,000	\$2,029 - \$2,072
3 BED DUAL KEY	1,163	\$2,383,000 - \$2,399,000	\$2,049 - \$2,062
PENTHOUSE	1,378	2,434,000	1,780

\*Disclaimer: Prices and availability stated here as of 18 April 2020 and are subject to change without prior notice. Please double check prices and availability with DDs/ IC/Mktg before committing. Source from ERApro under **summary**.





# Commission Structure

## COMMISSION

All payouts to ERA closing agent are subject to 90/10

<u>Direct Deal</u>	<u>Co-broke Deal</u>
<b>2.2% + *0.2%</b>	External Agent - <b>2.0%</b> ERA Agent – <b>0.2% + *0.2%</b>
<b>0.2% will be paid out (Within 4 weeks upon receipt of Agency Billing) after the OTP is successfully issued and 5% cheque is cleared</b> <b>Valid till further notice</b>	