



CROWN



AT ROBINSON

Welcome to the business address of the future.

An iconic FREEHOLD development
set in the heart of Robinson Road.

Make a statement in the heart of Singapore's prestigious Central Business District with a crowning glory that reigns supreme. Amidst the air of bullish enthusiasm and bustling energy rises an impressive 19-storey work of art designed to capture the attention of the business arena. A striking office tower with a unique mix of dining and lifestyle concepts, **Crown At Robinson** is recognisably the perfect work-life address.



Artist's Impression

A crowning achievement designed to make a statement.

Envision an architectural gem of distinctive Art Deco accents that exude a sense of quiet elegance and timeless grandeur. Inspired by the bold touches of the celebrated artistic era, **Crown At Robinson** redefines the landscape of Robinson Road with its dramatic golden tones set against classic dark hues. A magnificent Art Deco crown rests atop the development, encircled by an enchanting glow that casts the neighbourhood in its shadow.





A global metropolis
of infinite potential.

The meeting place of people and ideas.

Embrace this opportunity to own a rare freehold strata unit with a coveted Robinson Road postal code – the ultimate embodiment of corporate success.

Seize your front row seat in the rejuvenation of Marina Downtown. **Crown At Robinson** puts you right at the centre of all the excitement happening within and around the CBD.

Immerse in Bayfront Avenue's retail and entertainment district, relish in the transformative urban greening of Tanjong Pagar and explore the galleries, museums and theatres that dot the area. Capture a wealth of business potential in the dynamic city centre that will propel your assets further.



For Impression Only.

- Legend:
- Planned City Expansion
 - Central Linear Park
 - New Reservoir
 - Network of Canals
 - 30km Waterfront
 - Green Corridor & Eco-Corridor

Map is not drawn to scale.



An exceptional business and investment opportunity.

Greater Southern Waterfront District.

The Urban Redevelopment Authority's master plan encompasses a grand vision for the Greater Southern Waterfront District. The district will integrate seamlessly with the city center to bring more residential, hospitality, recreational and entertainment options. Get ready to revel in a lively cityscape overflowing with vibrant live, work, play activities.

As part of the creation of the Greater Southern Waterfront, a 30-kilometre long waterfront

accompanied by seamless pedestrian and cycling connections will come into play. An island-wide network of eco-corridors will also meander through the city to connect The Southern Ridges to Gardens by the Bay and beyond. Whether for your personal use or as an investment, maximise your returns with this exclusive opportunity and be part of the exciting master plan for the future.

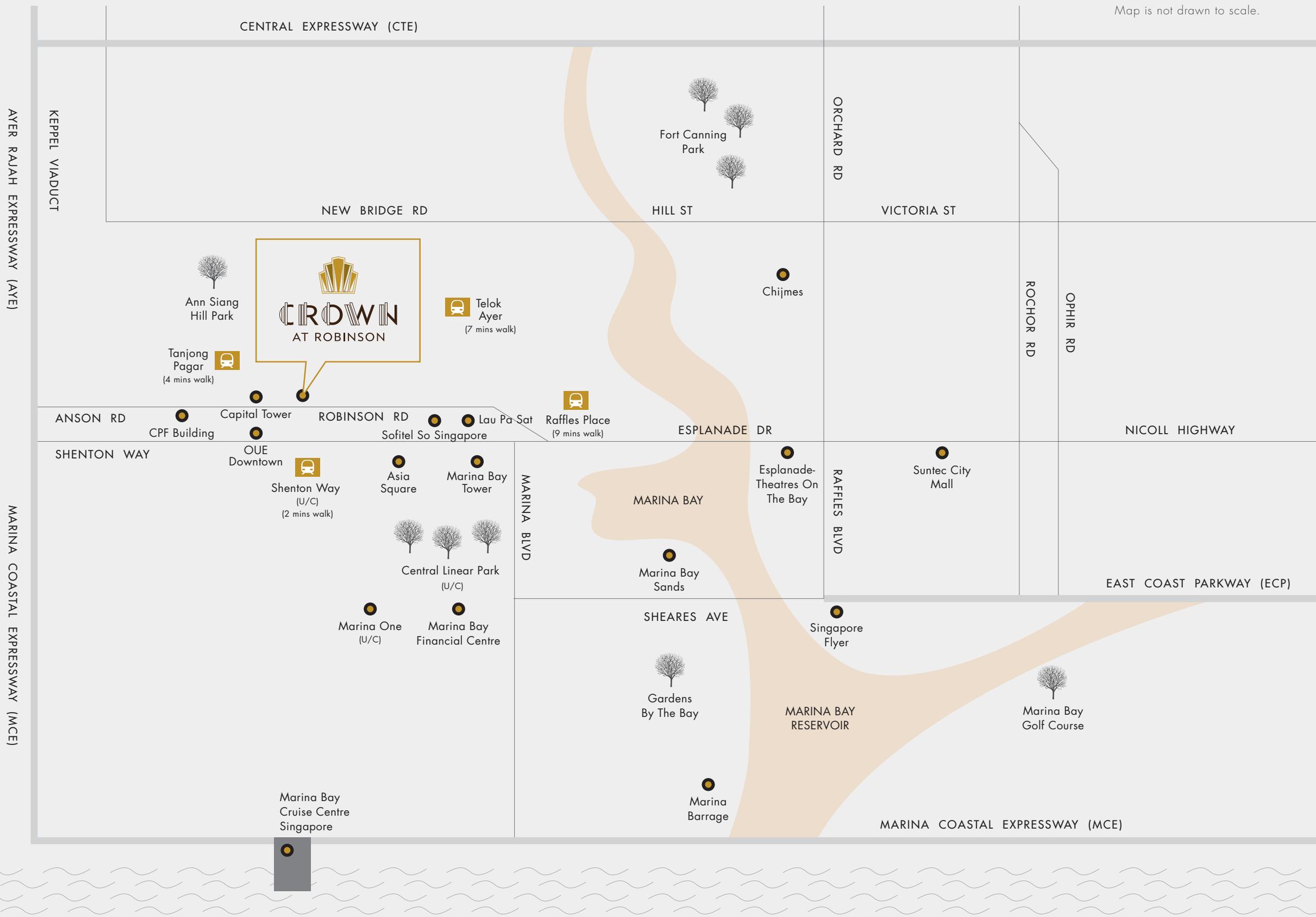
Connectivity that brings you places.

Just minutes walk from 4 MRT stations – Tanjong Pagar, Telok Ayer, Raffles Place and the upcoming Shenton Way, **Crown At Robinson** offers unparalleled accessibility to an intricate MRT network interweaving the East West Line, North South Line, Downtown Line and future Thomson Line.

Sentosa Island, Clarke Quay and Suntec City Mall. Together with the Maritime Cruise Center and a possible high-speed rail link terminal connecting Malaysia in the pipeline, business and employment opportunities will no longer be defined by geographical boundaries.

Crown At Robinson is also effortlessly linked to major expressways and surrounded by world-class amenities such as Marina Bay Sands,

Map is not drawn to scale.







Enter a world that welcomes your success.

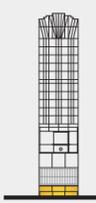
Where endless possibilities await you.

Be greeted by the elegantly designed glass and steel ornate entrance as you arrive for work each day. **Crown At Robinson** makes a lasting impression where you can be proud to entertain guests and business associates alike. The magnificent ground floor is also home to unique dining and lifestyle concepts that bring the development's hip quotient up a notch. Work has never been more chic.

We've been expecting you.

Step into luxury.

Usher guests and associates through luxurious lobby interiors that speak volumes of your sophisticated taste. Lit up by dazzling Art Deco-inspired ornamented ceiling lighting, these glittering components reflect the beauty of the city's brilliance in its entirety.



19 storeys of unrivaled distinction.

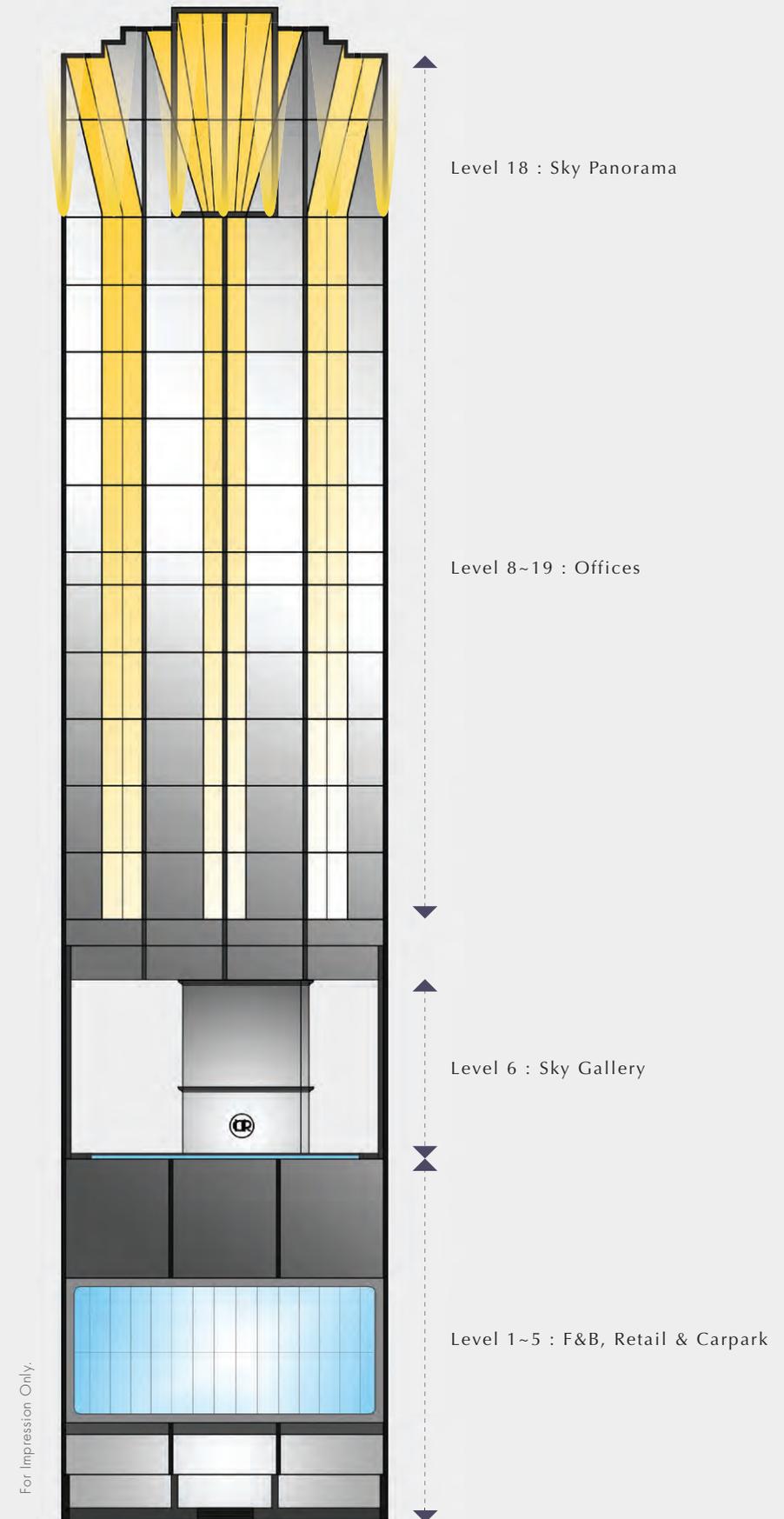
That sets a new workplace standard.

Each level of **Crown At Robinson** is thoughtfully allocated for a distinctive business need.

Enjoy a host of dining and lifestyle offerings from the ground floor to Level 4. Or choose to escape to a world of blissful relaxation at the Sky Gallery on Level 6. Its multi-purpose Sky Pavilion allows you to conduct meetings or host functions, events and gatherings with absolute ease. This oasis of lush greenery offers you that much needed breather from work.

12 floors of prime office space take up Levels 8 - 19. The luxury of modern space comes complete with breathtaking views of the city. Level 18 also houses the Sky Panorama, where elements of surrealism are very much evident in the design of its gardens, helping to create a magical terrace that sparkles alluringly.

Wherever you are, relax and let your business take off in style.

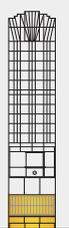


Indulge your
sense of taste.



Treat yourself to delectable
meals to satisfy your palate.

Food therapy is about to reach an unprecedented level of enjoyment with unique dining concepts just a lift ride away. When the going gets tough, let artisan coffee stands, dessert bars and chill-out lounges sweeten your day. Mouth-watering cuisines and luscious cocktails prepared to perfection will heighten your epicurean pleasures. Beyond just finger licking good, indulge your taste buds and quench your thirst in the coolest post-work dining and drinking establishments in town.





Your boardroom
in the sky.

A unique space where
the unconventional meet.

Say goodbye to boring office meetings. Stimulate your mind and think out of the box at the Level 6 Sky Pavilions. Where its inviting ambience and lush, tranquil landscaping awaits you.





Master the art
of work and play.

Unwind at any given time of the
day with well-appointed facilities.

Reap the rewards of your hard work at **Crown At Robinson**. After a hectic day, unwind at the Sky Gallery on Level 6. Rejuvenate your sense of being with a splash into a 20-metre swimming pool or relax at the Sky Lounge amidst lush greenery. Look no further, for this multi-purpose space is the perfect venue to host company functions, bonding sessions and special events.





Life at the top
has its moments.

Let breathtaking views of the
city and beyond come to you.

At Level 18 Sky Panorama, step into a surreal
wonderland of checkerboard walkways enclosed
within pristine nature. Let the most scenic spot of
the development inspire your ideas as your spirit
soar at the premier vantage point of the city skyline.





A view as vast as
the office space.

A creative workspace that fuels the mind.

Crown At Robinson is the epitome of workplace modernity. With typically 8 units per floor, contemporary workspaces give you the luxury of layout customisation to suit the needs of your business interests. Having the choice to combine the entire floor of 6,790 sq ft into one unique office and coupled with high floor-to-floor height of up to 5-metre that regales expansive views, you can now take on the challenges of the workplace at your own tempo.

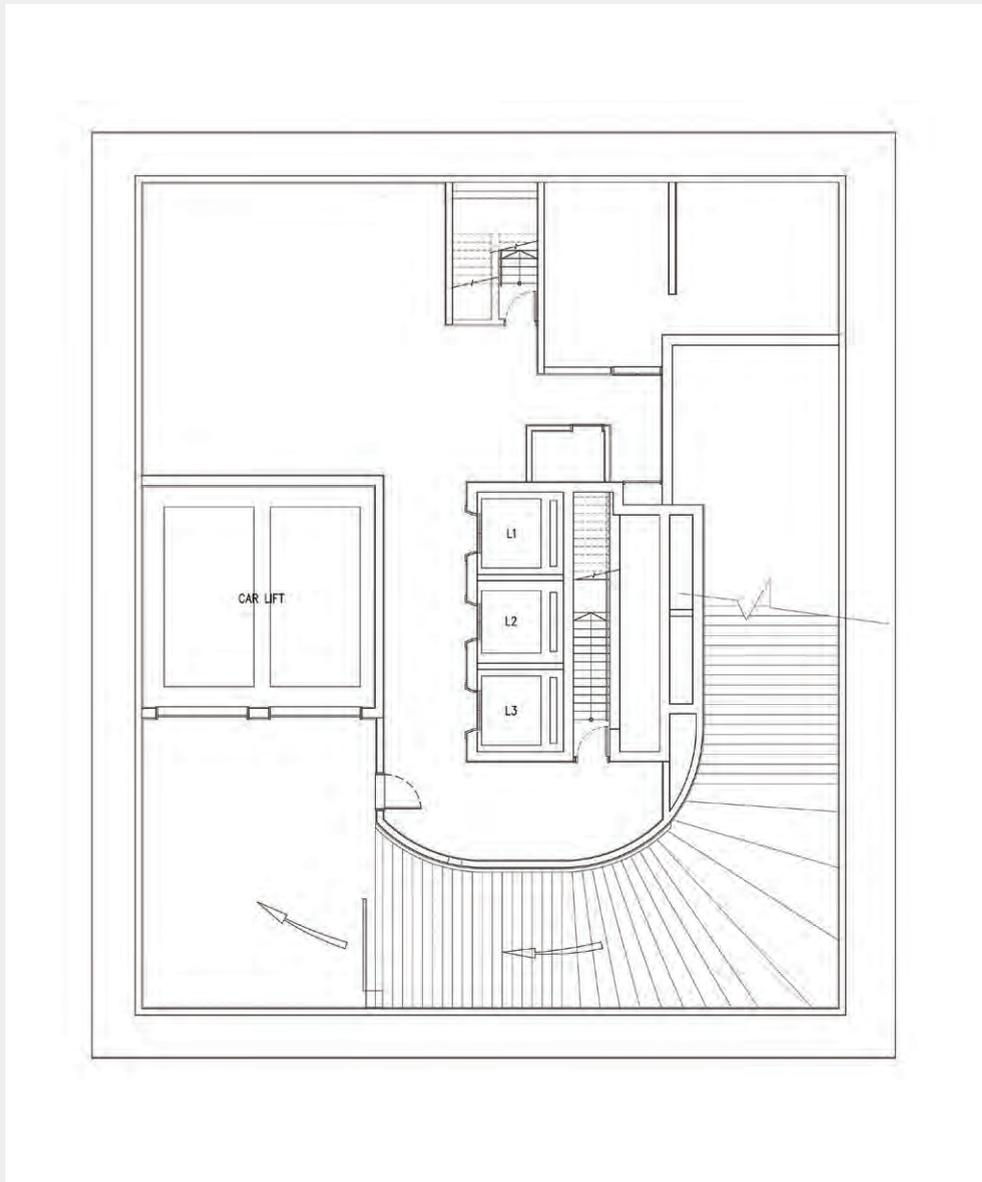


Floor Plans





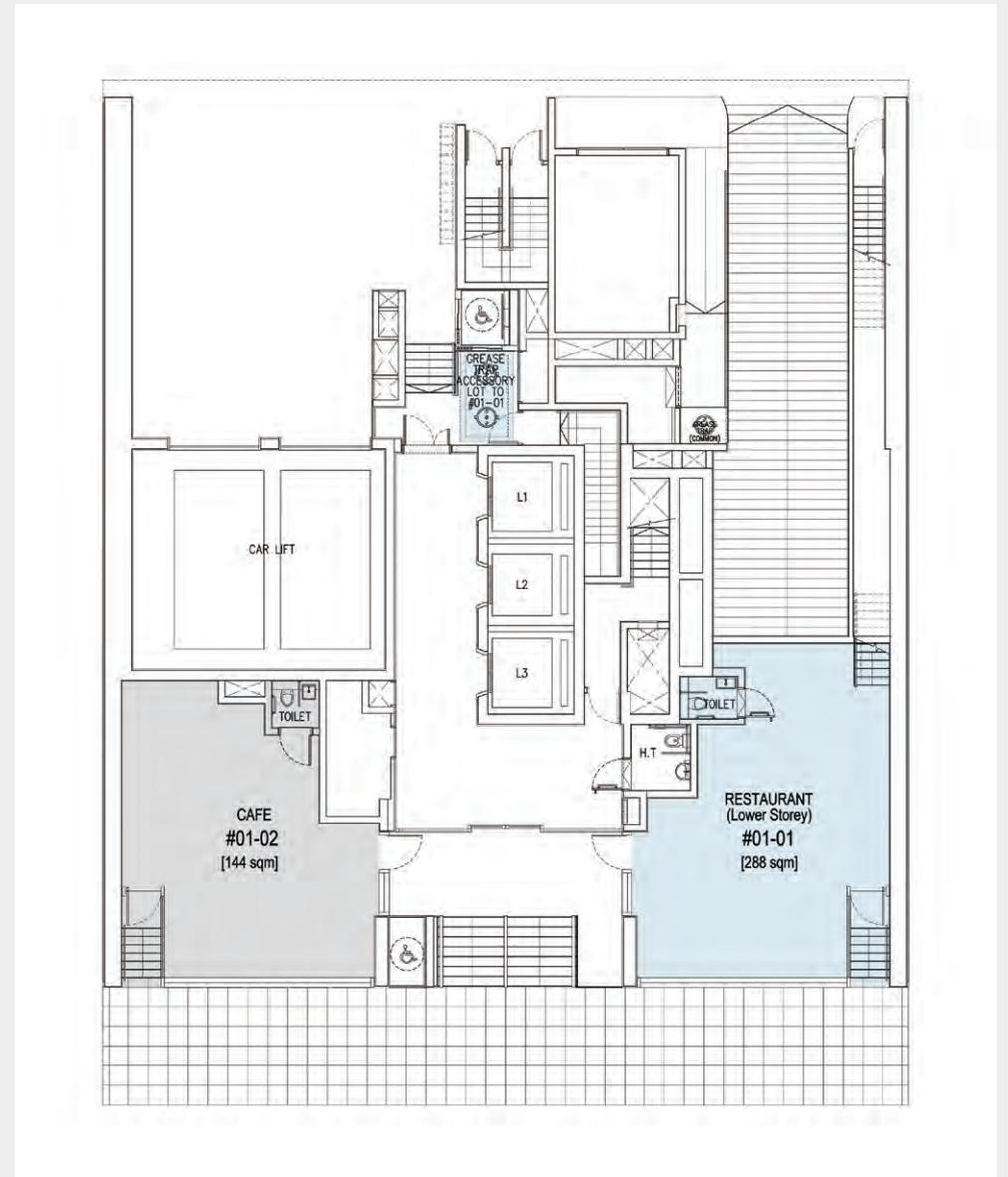
BASEMENT STOREY PLAN



The plans are subject to changes as may be required by relevant authorities. Areas are approximate and are subject to final survey. Plans are not to scale.



1ST STOREY PLAN

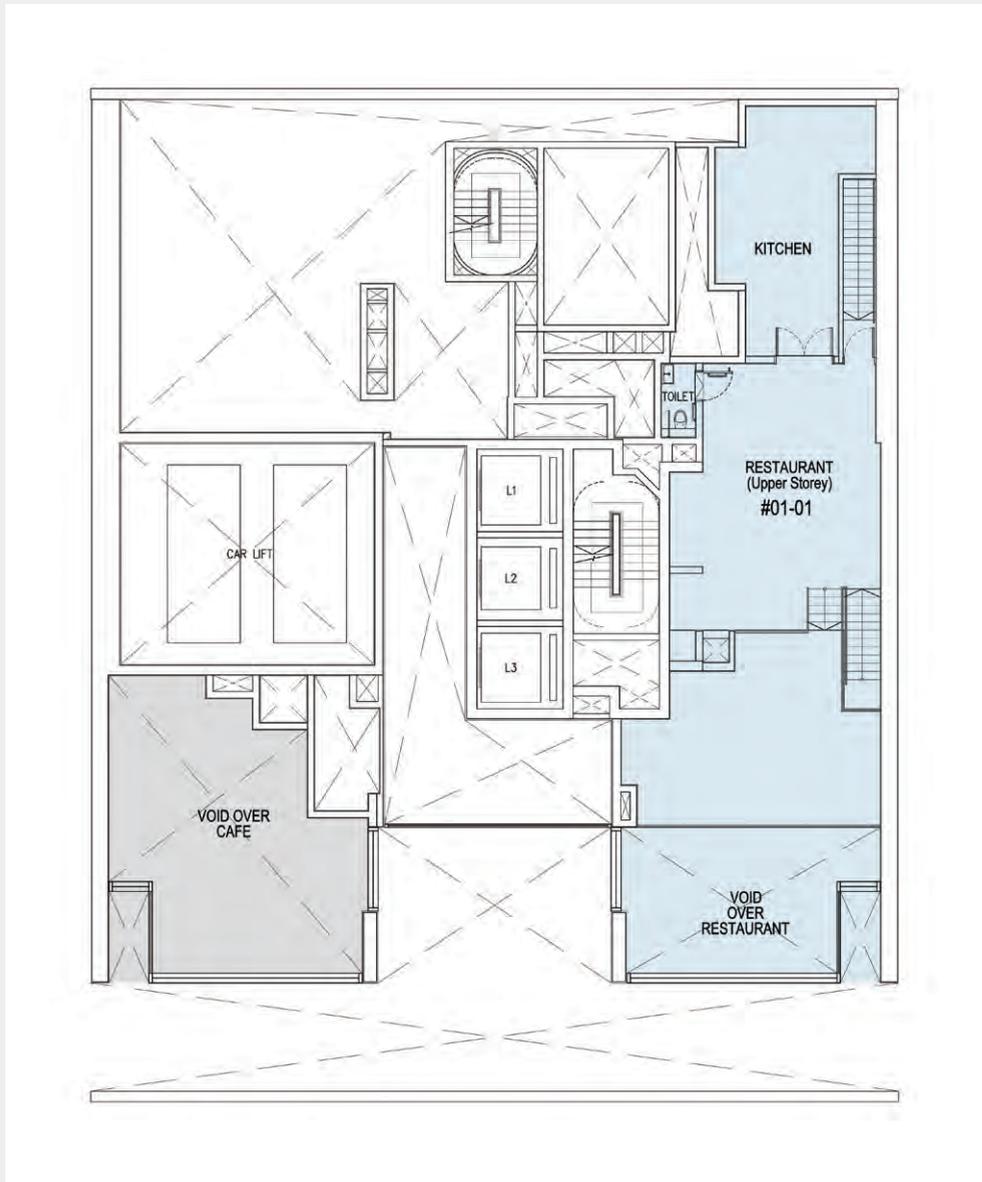


Restaurant – Unit Area includes A/C Accessory Lots, Grease Trap and Strata Void
Café – Unit Area includes A/C Accessory Lot and Strata Void

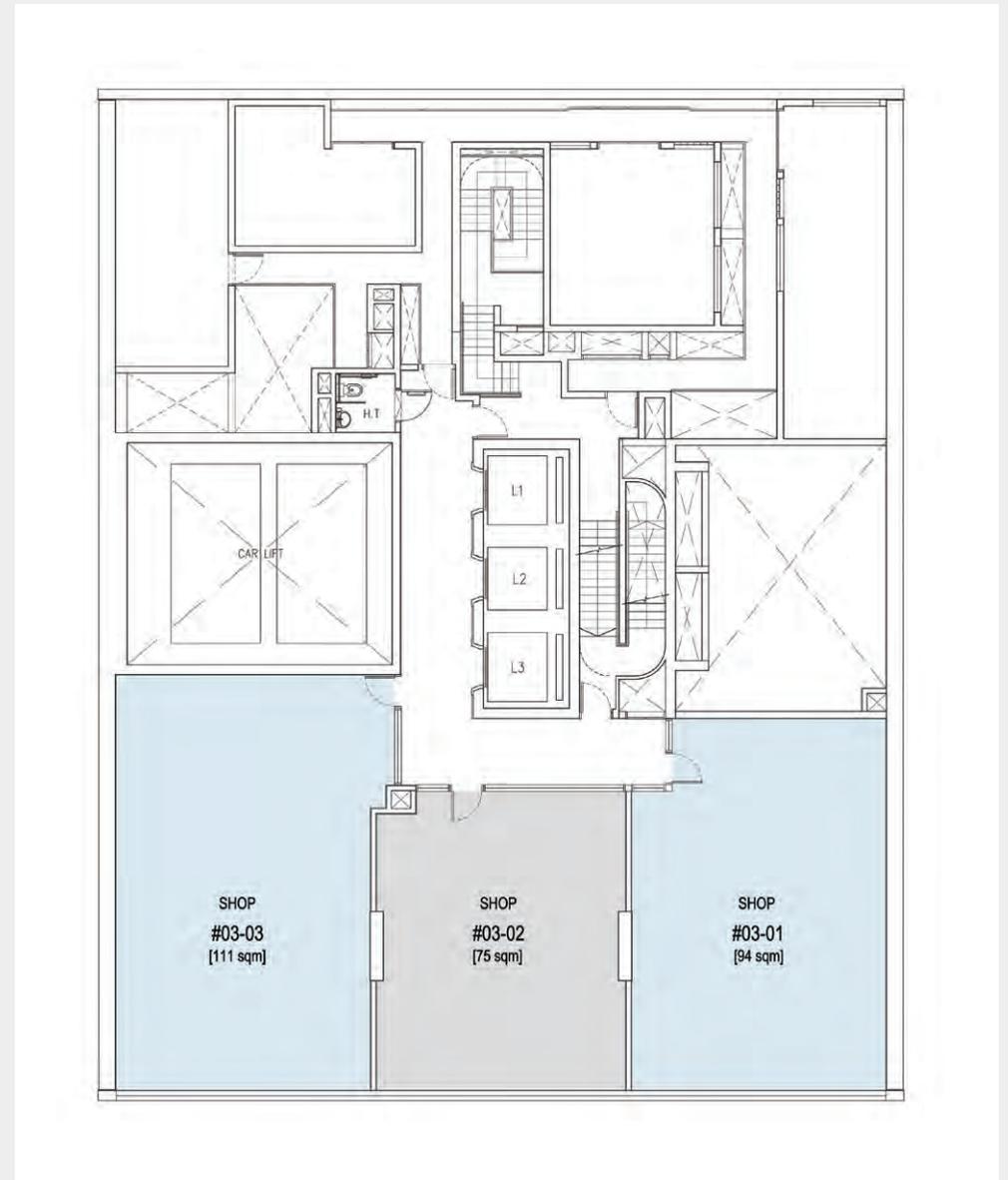
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2ND STOREY PLAN



3RD STOREY PLAN



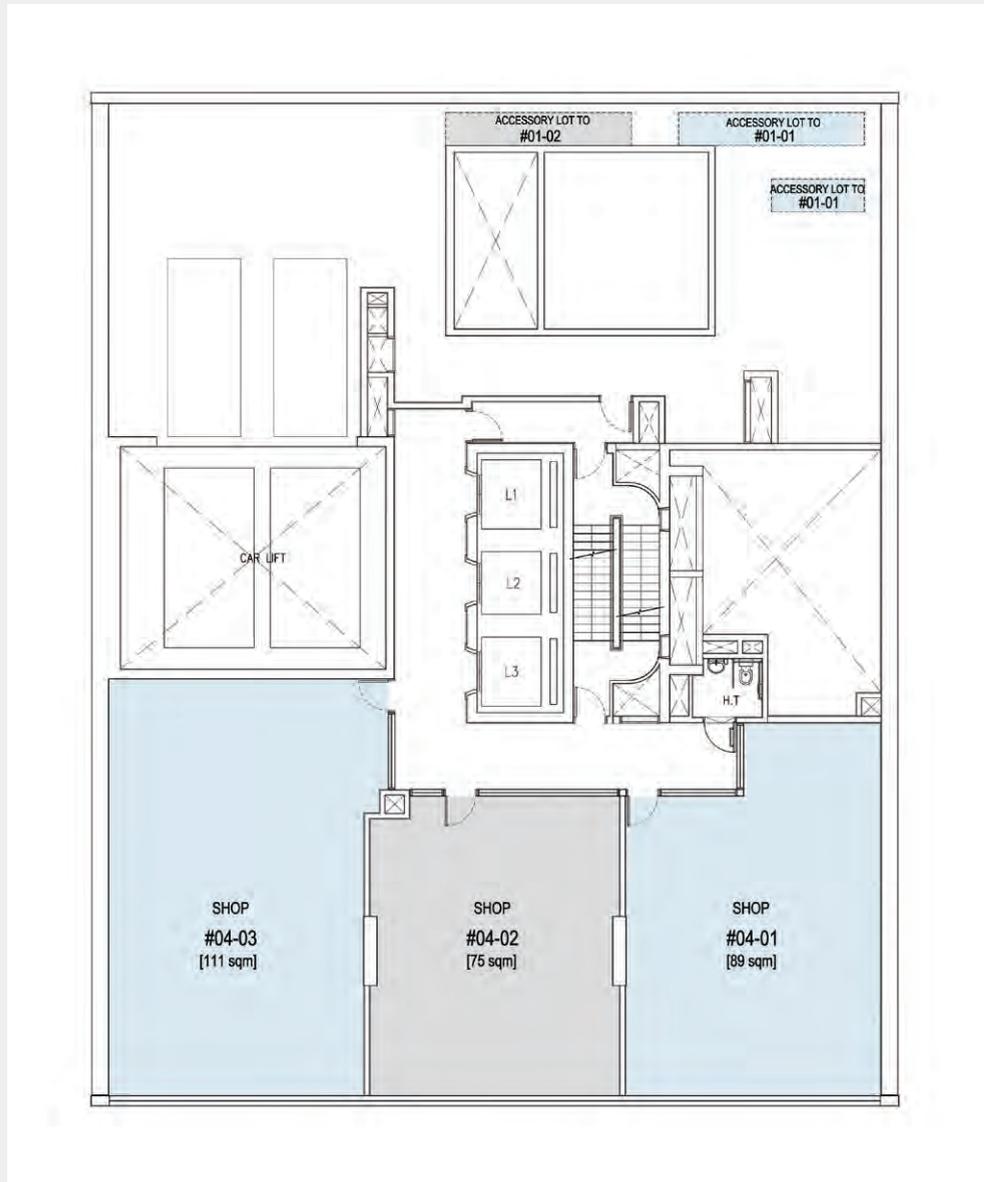
Shops – Unit Area includes A/C Accessory Lot

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4TH STOREY PLAN

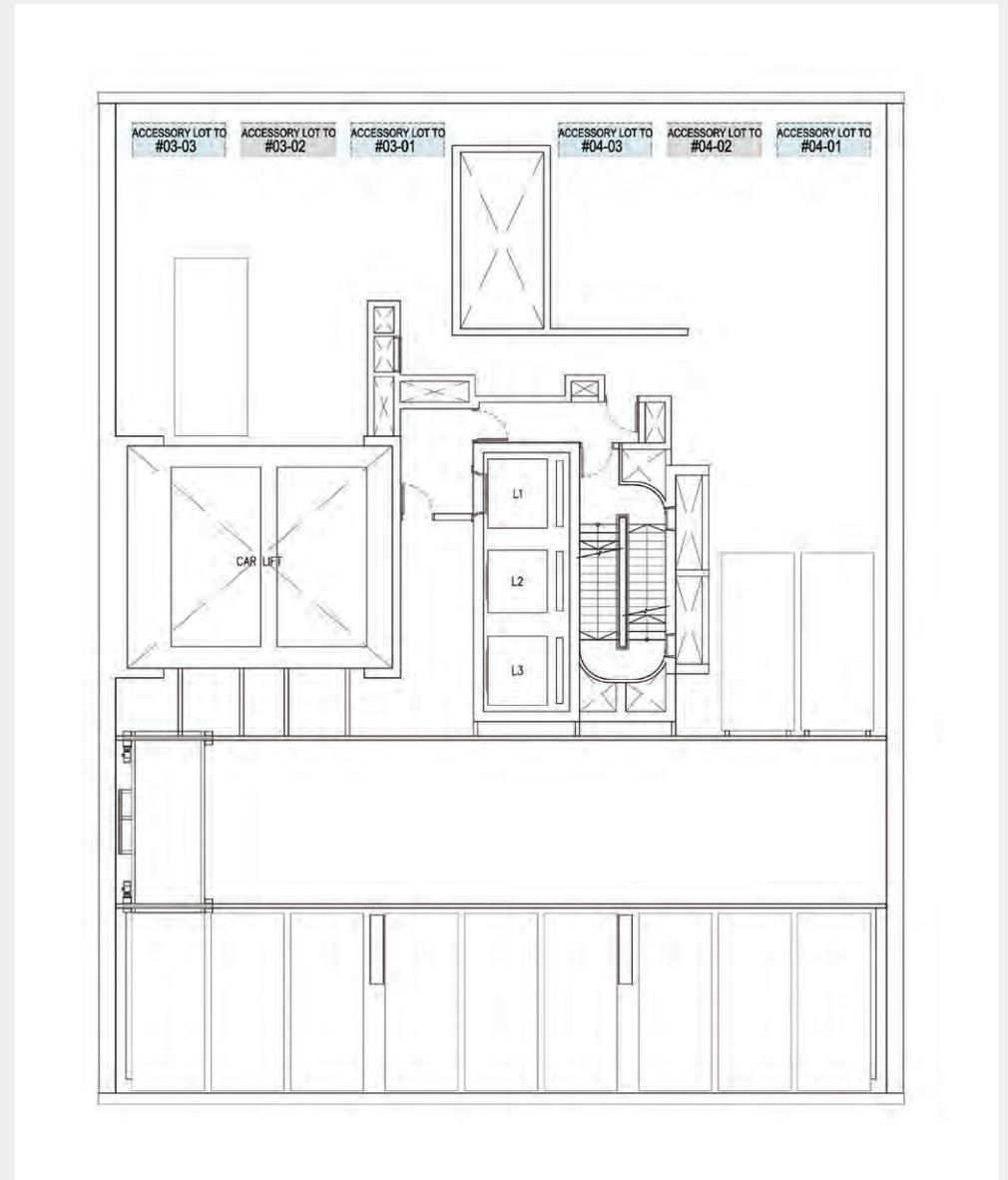


Shops - Unit Area includes A/C Accessory Lot

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5TH STOREY PLAN



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6TH STOREY PLAN - SKY GALLERY SITE PLAN



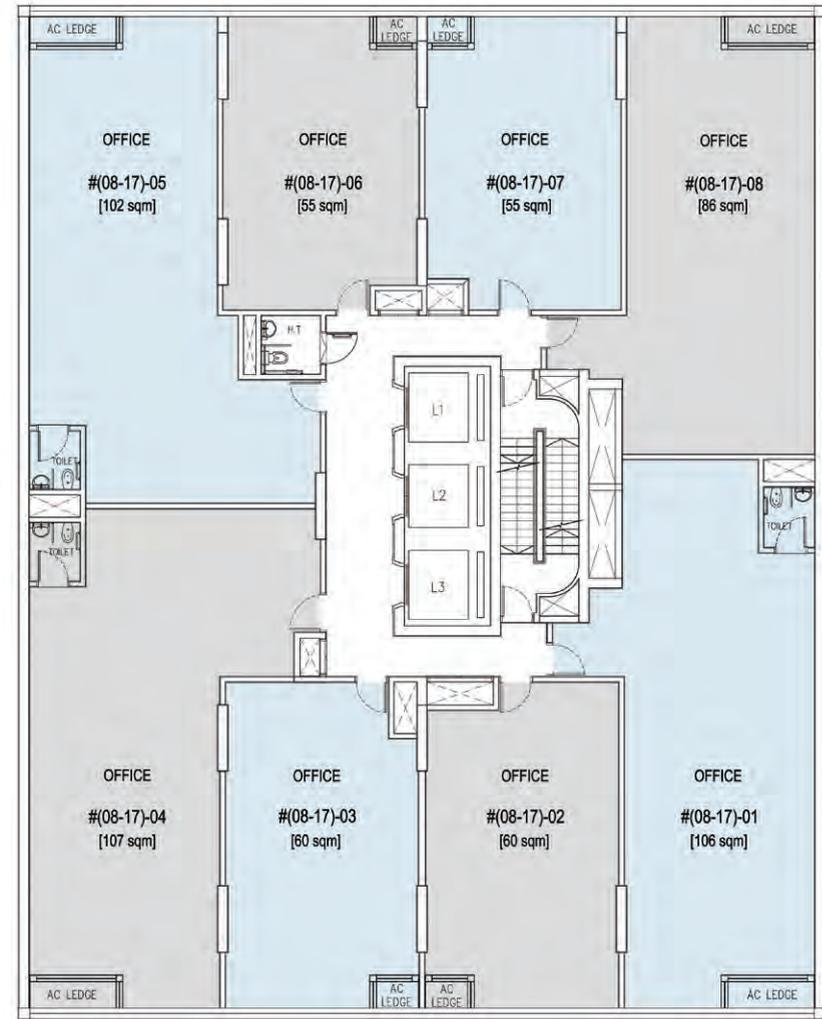
LEGEND

- | | |
|-------------------------------|-----------------------|
| 1. 20m Infinity Swimming Pool | 5. Sky Pavilions |
| 2. Sky Deck | 6. Sky Garden |
| 3. Sky Lounge | 7. Courtyard Green |
| 4. Event Plaza | 8. Showers & Washroom |

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8TH - 17TH TYPICAL STOREY PLAN



Typical offices – Unit Area includes A/C Ledge

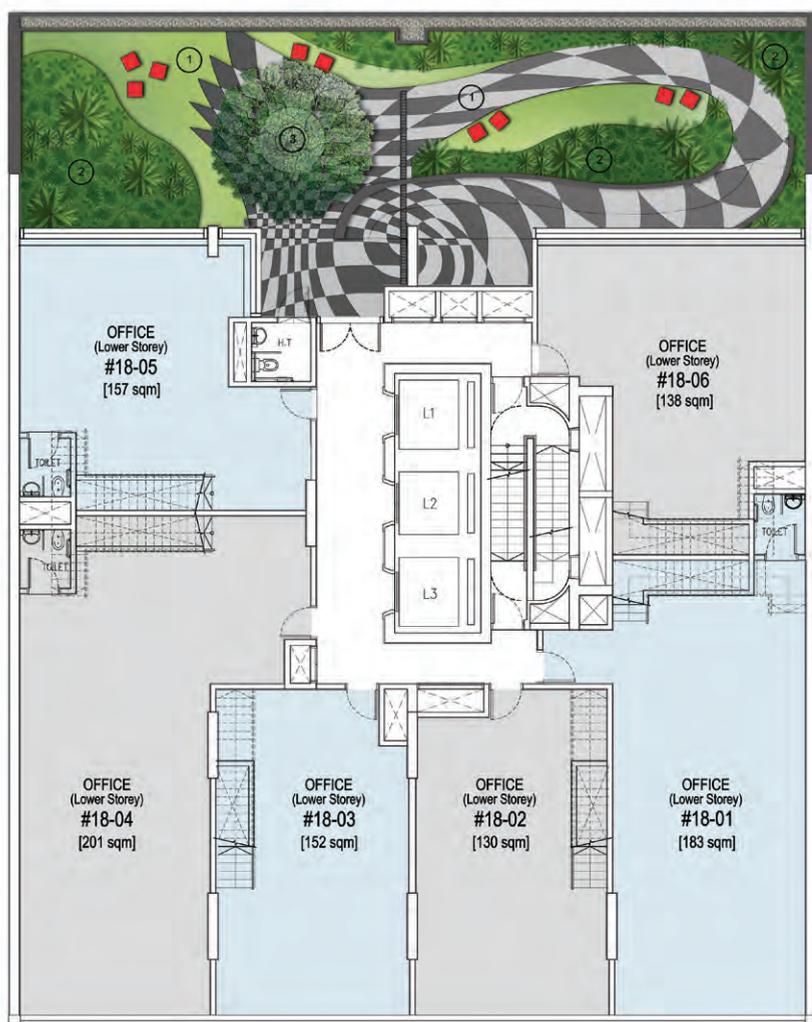
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18TH STOREY PLAN & SKY PANORAMA SITE PLAN



19TH TYPICAL STOREY PLAN

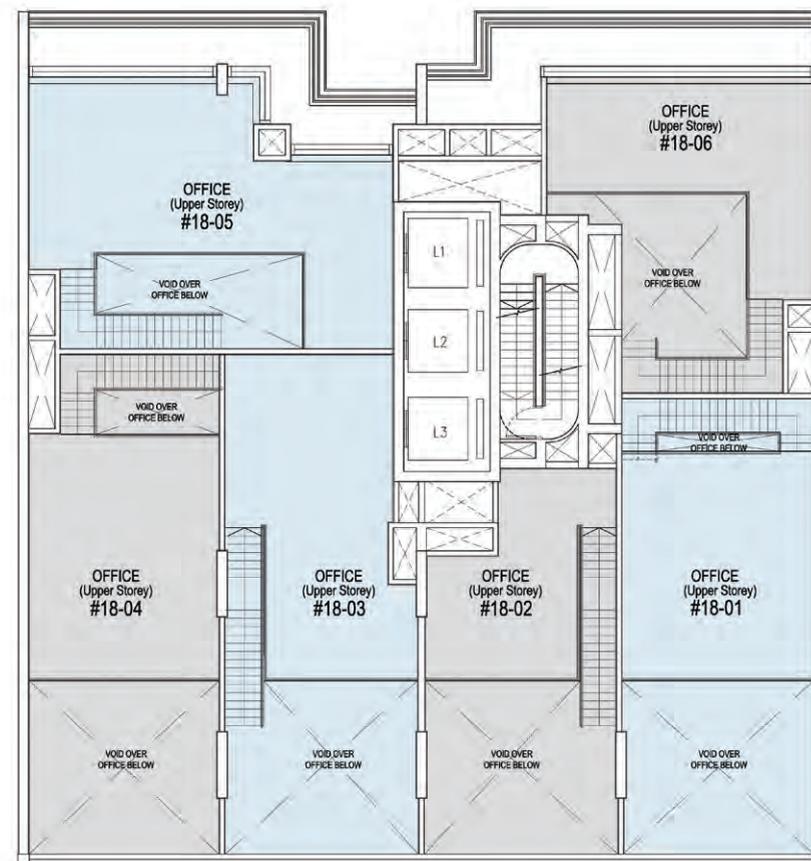


Offices on 18th Storey – Unit Area includes A/C Accessory Lot and Strata Void

LEGEND

1. Sky Lounge/Event Plaza
2. Sky Garden
3. Feature Tree

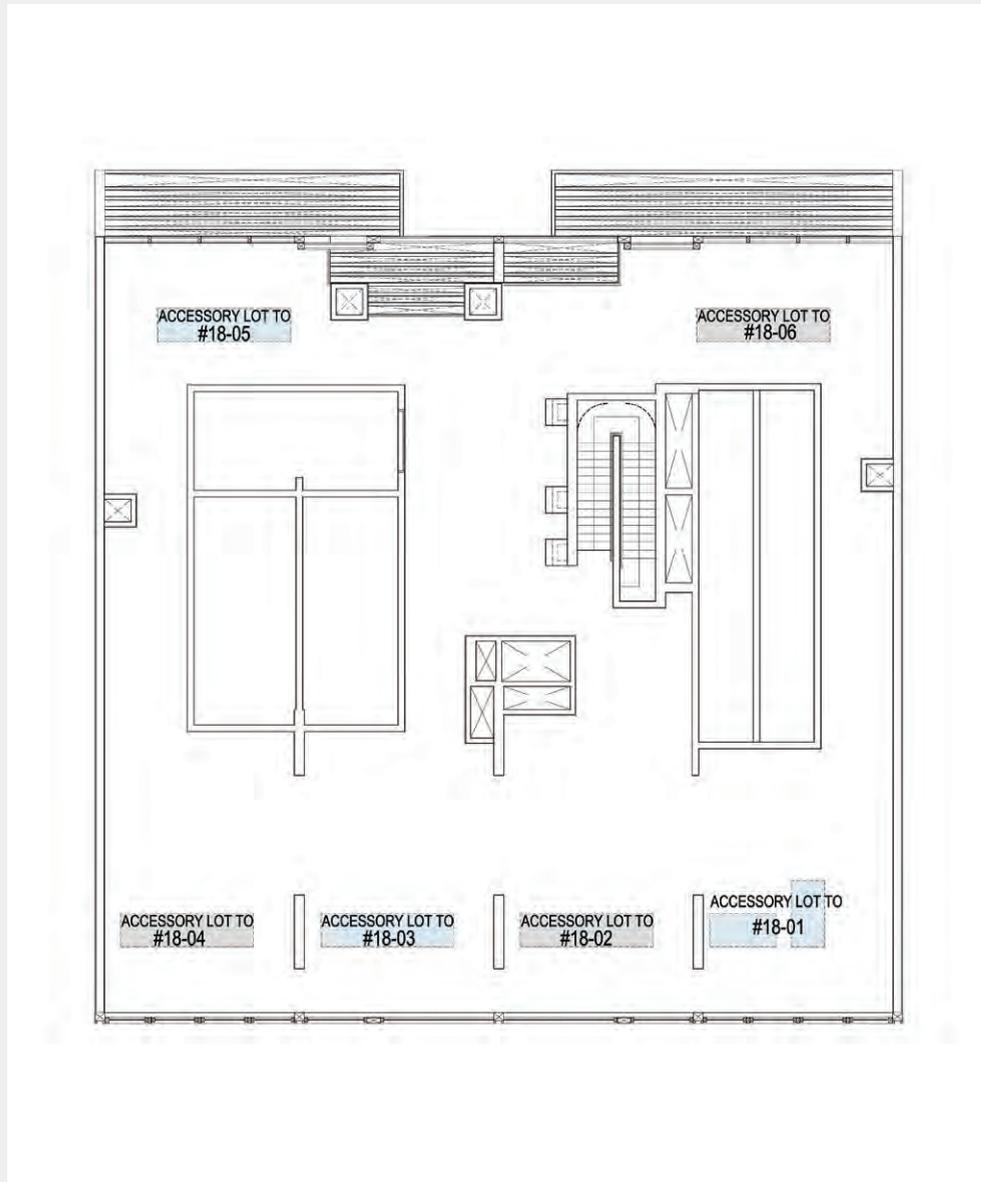
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ROOF STOREY PLAN



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Specifications

1. **STRUCTURE**
Reinforced concrete and/or steel structural framework.
2. **ROOF**
Reinforced concrete with appropriate waterproofing system and/or metal roof trellis to designated areas.
3. **EXTERNAL WALLS**
RC wall and/or clay brick wall and/or hollow block wall with skim coat and/or plaster with weathershield emulsion paint finish, where applicable.
4. **CURTAIN WALL**
Powder-coated and/or fluorocarbon aluminium specialist curtain wall system.
5. **INTERNAL WALLS**
Reinforced concrete wall and/or clay brick wall and/or hollow block wall and/or drywall and/or pre-cast walls.
6. **INTERNAL WALL FINISHES**
 - a) All units: Cement and sand plaster and/or skim coat with emulsion paint finish, where applicable.
 - b) Common Areas
 - i) Typical lift lobby: Homogeneous and/or ceramic tiles and/or stone finish and/or part cement and sand plaster with emulsion paint.
 - ii) Common/Unit Toilets: Homogeneous and/or ceramic and/or porcelain wall tiles, where applicable.
 - iii) Any other areas: Cement and sand plaster and/or cement skim coat with emulsion paint, where applicable.

7. FLOOR LOADING

Storey	Imposed Floor Loads (kN/m ²)
1st storey	Café/Restaurant = 4.0
2nd storey	Restaurant = 4.0
3rd storey	Shop = 4.0
4th storey	Shop = 4.0
8th - 19th storey	Office 3.0

8. DOORS

All units - glass and/or metal and/or timber doors, where applicable.

9. LOCKS

Quality lockset.

10. CEILING

Generally concrete ceiling soffit with skim coat except for lift lobbies, corridors, toilets with calcium silicate board, and/or fibrous plaster board suspended ceiling, where applicable.

11. FLOORING

Generally power floated reinforced concrete floor and/or cement sandscreed to all areas except lift lobbies in stone and/or homogenous tiles and/or ceramic tiles finishes; and common toilets/car holding areas in homogenous tiles, where applicable.

12. PLUMBING & SANITARY INSTALLATION

Good quality sanitary wares and fittings in compliance with statutory requirement are installed in office units where toilet is provided.

13. ELECTRICAL INSTALLATION

Description of Units	Phase	Incoming Electrical supply
Restaurant: #01-01	3	100A
Café: #01-02	3	63A
Shops: #03-01, #03-02, #03-03, #04-01, #04-02 & #04-03	3	63A
Offices: #08-01, #08-04, #08-05, #08-08, #09-01, #09-04, #09-05, #09-08, #10-01, #10-04, #10-05, #10-08, #11-01, #11-04, #11-05, #11-08, #12-01, #12-04, #12-05, #12-08, #13-01, #13-04, #13-05, #13-08, #14-01, #14-04, #14-05, #14-08, #15-01, #15-04, #15-05, #15-08, #16-01, #16-04, #16-05, #16-08, #17-01, #17-04, #17-05 & #17-08	1	63A
Offices: #08-02, #08-03, #08-06, #08-07, #09-02, #09-03, #09-06, #09-07, #10-02, #10-03, #10-06, #10-07, #11-02, #11-03, #11-06, #11-07, #12-02, #12-03, #12-06, #12-07, #13-02, #13-03, #13-06, #13-07, #14-02, #14-03, #14-06, #14-07, #15-02, #15-03, #15-06, #15-07, #16-02, #16-03, #16-06, #16-07, #17-02, #17-03, #17-06 & #17-07	1	40A
Office: #18-01	3	40A
Offices: #18-02, #18-03, #18-05 & #18-06	3	32A
Office: #18-04	3	63A

The Purchaser is to apply for electrical meter to be installed in the electrical riser at his own expense.

14. AIR-CONDITIONING SYSTEM

To all lift lobby areas & communal handicap toilet only.

15. FIRE PROTECTION SYSTEM

Provided in compliance with the requirements of the relevant authorities.

16. MECHANICAL VENTILATION SYSTEM

Provided to designated areas where natural ventilation is not possible and in compliance with the requirements of the relevant authorities.

17. TELECOMMUNICATION SERVICES

All units are provided with telephone block terminal at designated location for future connection by the Purchaser.

18. LIFT SYSTEM

- 3 passenger/fire lifts
- 2 platform lifts
- 2 mechanised car lifts

19. RECREATIONAL FACILITIES FOR OFFICE UNITS ONLY

- a) 20 metres swimming pool
- b) Sky Gallery, Sky Pavilions and Sky Garden at 6th storey
- c) Sky Panorama and Sky Garden at 18th storey



Name of Project: Crown At Robinson • Address of Project: 140 Robinson Road, Singapore 068907 • Developer: Wywy Development Pte Ltd (ROC: 201016122C) • Tenure of Land: Estate in Perpetuity • Legal Description: Lot 99778P, 99779T, 99780V and 99781P TS02 • Building Plan No.: A1893-01679-2014-BP02 dated 23rd January 2015 • Estimated Date of Vacant Possession: 30th April 2017 • Estimated Date of Legal Completion: 30th April 2020

While reasonable care has been taken in preparing the sales brochure, unit plans, specifications, constructing the sales models and sales gallery and marketing collaterals (the "Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or discrepancies between the Materials and the actual project and/or units when built. The Developer shall not be bound by any statement, representation or promise (written or oral) by its agents and contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. The Sales and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sales and Purchase Agreement. All information, specifications, layout plans, building plans, location of facilities, finishes and visuals are subject to any changes as may be required by the Architect or Developer and/or approved by the relevant authorities. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models and photography are artist's impressions only and it shall not be regarded as representation of fact. Floor areas are approximate measurements only and it is subject to final survey verification. The property is subject to inspection by the relevant authorities to comply with current codes of practice.

