

# SITE PLAN



# UNIT DISTRIBUTION





ROOF TERRACE	COMMUNAL FACILITIES / SWIMMING POOL			
5TH STOREY	<b>TYPE B</b> #05-01 114 SQM	<b>TYPE AS</b> #05-02 92 SQM	<b>TYPE C</b> #05-03 135 SQM	<b>TYPE AG</b> #05-04 97 SQM
4TH STOREY	<b>TYPE B</b> #04-01 114 SQM	<b>TYPE AS</b> #04-02 92 SQM	<b>TYPE C</b> #04-03 135 SQM	<b>TYPE AG</b> #04-04 97 SQM
3RD STOREY	<b>TYPE B</b> #03-01 114 SQM	<b>TYPE AS</b> #03-02 92 SQM	<b>TYPE C</b> #03-03 135 SQM	<b>TYPE AG</b> #03-04 97 SQM
2ND STOREY	<b>TYPE B</b> #02-01 114 SQM	<b>TYPE AS</b> #02-02 92 SQM	<b>TYPE C</b> #02-03 135 SQM	<b>TYPE AG</b> #02-04 97 SQM
1ST STOREY	COMMUNAL FACILITIES / CAR PARK			

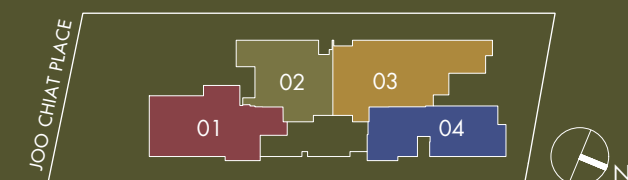
## LEVEL 1

- 1 ARRIVAL POINT
- 2 ARRIVAL LOBBY
- 3 KIDS' CREATIVE PLAY
- 4 GARDEN NOOK
- 5 ORCHID GARDEN
- 6 BUTTERFLY PEA GARDEN

## ROOF TERRACE

- 7 SWIMMING POOL
- 8 SUN DECK
- 9 GRILL AND DINE PAVILION
- 10 MULTI-FITNESS STATION
- A RAIN SHOWER
- B ACCESSIBLE TOILET

-  **TYPE AS** — 3-BEDROOM + STUDY
-  **TYPE B** — 4-BEDROOM
-  **TYPE AG** — 3-BEDROOM + GUEST
-  **TYPE C** — 5-BEDROOM



# MATERIAL & FINISHES

- 1 LIVING / DINING / KITCHEN / BALCONY FLOOR TILES
- 2 KITCHEN COUNTERTOP / BACKSPLASH
- 3 COMMON BATH / KITCHEN ACCENT TILES
- 4 COMMON BATH VANITY TOP
- 5 COMMON BATH SHOWER AREA FEATURE WALL TILES
- 6 COMMON BATH FLOOR TILES / WALL TILES
- 7 MASTER BATH VANITY AREA ACCENT TILES
- 8 MASTER BATH VANITY TOP
- 9 MASTER BATH SHOWER AREA FEATURE WALL TILES
- 10 MASTER BATH FLOOR TILES / WALL TILES
- 11 BEDROOM VINYL FLOORING
- 12 WARDROBE / DB / KITCHEN TOP HUNG CABINET LAMINATE
- 13 MASTER BATH VANITY CABINET LAMINATE
- 14 KITCHEN BOTTOM CABINET LAMINATE
- 15 COMMON BATH VANITY CABINET LAMINATE

The material palette is especially chosen to reflect the rich heritage of the Peranakan tradition. The focal points include the kitchen flooring and accent feature walls in the bathroom, each infused with elegant details.

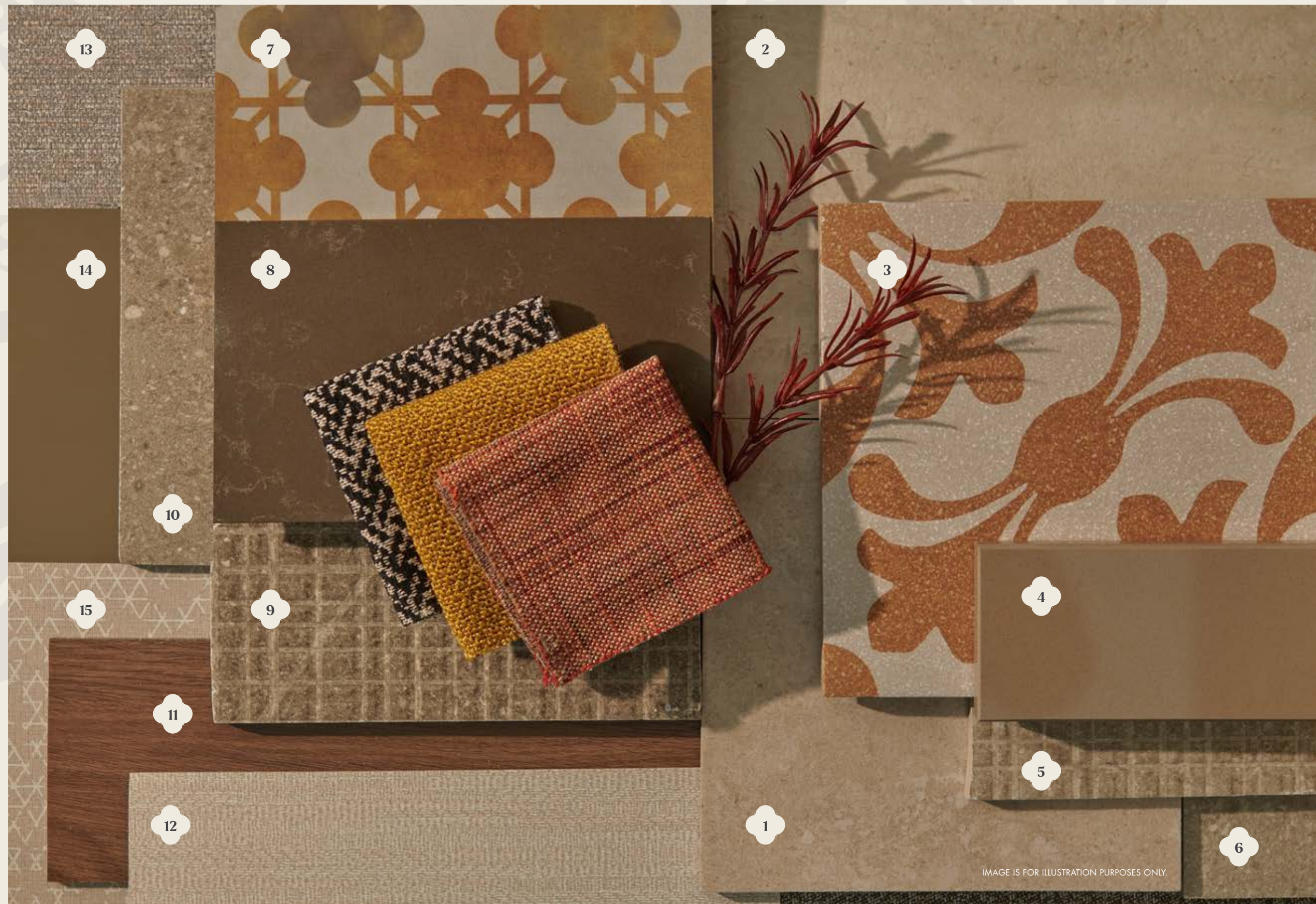


IMAGE IS FOR ILLUSTRATION PURPOSES ONLY.

# FLEXIBLE LAYOUT

All units are designed with a practical and flexible layout, to maximise the use of space. The living and dining areas, situated side by side to create a sense of openness, extend out to a well-proportioned balcony that can be used as a versatile space for entertainment, relaxation, and al fresco dining.

TYPE AS  
LIVING & DINING

IMPRESSION ONLY

# AL FRESCO LIVING

Set up an outdoor bar counter and watch the world go by from the breezy comfort of your balcony. Unit types AG and C have direct access between the balcony and kitchen for added practicality.

TYPE AS  
BALCONY

IMPRESSION ONLY

# FUNCTIONAL KITCHEN

The unique kitchen design seamlessly blends Peranakan touches with contemporary elements. Deep olive green cabinets and dark wood framing evoke a sense of luxury, while signature Peranakan motifs adorn the floor. Additionally, the 5-Bedroom Type C units also come with a dry and wet kitchen, as well as a wine chiller and dishwasher.

TYPE AS  
KITCHEN

IMPRESSION ONLY



TYPE AS  
STUDY

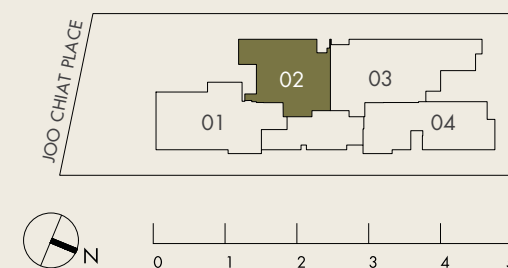
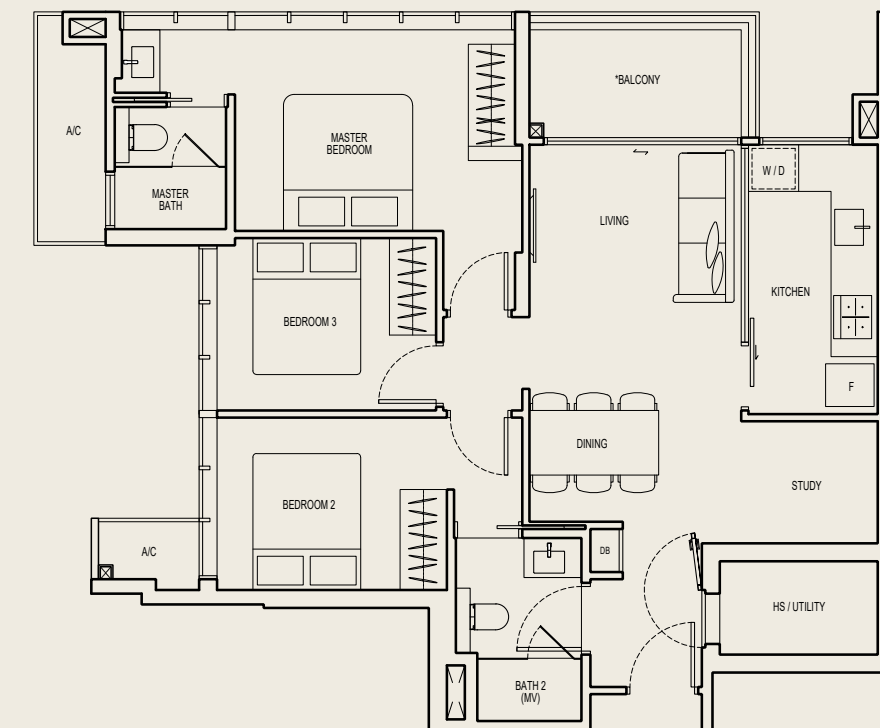
IMPRESSION ONLY



## 3 BEDROOM + STUDY

TYPE AS + 92 SQM

#02-02 TO #05-02



All floor areas indicated are inclusive of AC Ledge and Balcony. All floor areas are estimate only and subject to final survey. All floor plans are subject to changes as may be required or approved by the relevant authorities.

\* The Balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 57 of this Brochure.



TYPE AS  
BEDROOM 2  
IMPRESSION ONLY



TYPE AS  
BATH 2

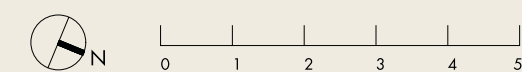
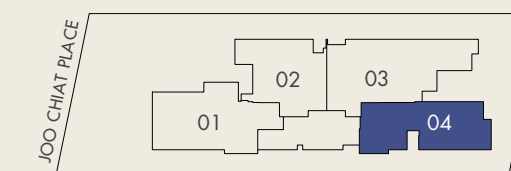
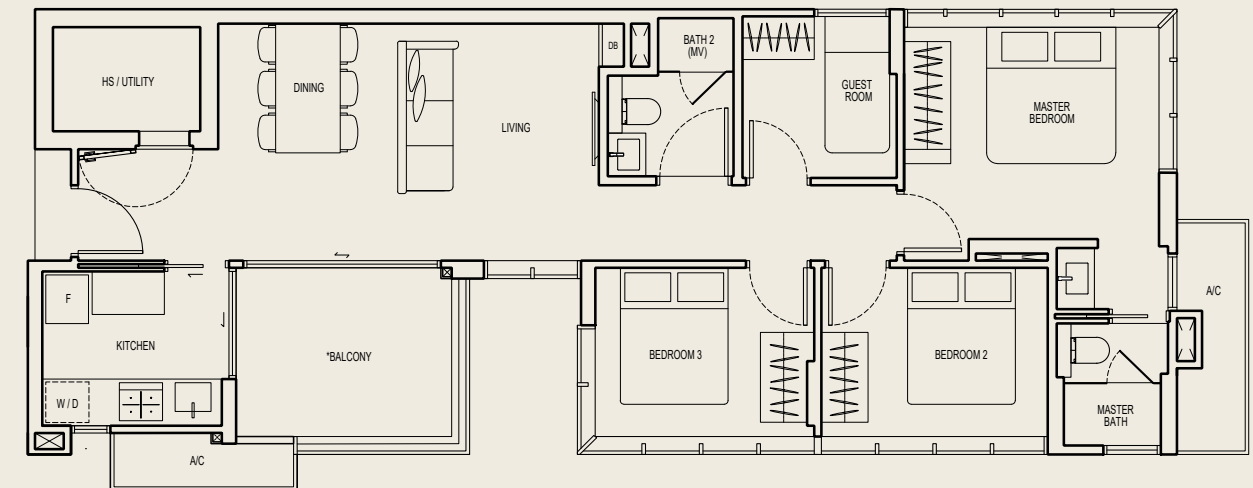
IMPRESSION ONLY



## 3 BEDROOM + GUEST

TYPE AG \* 97 SQM

#02-04 TO #05-04



All floor areas indicated are inclusive of AC Ledge and Balcony. All floor areas are estimate only and subject to final survey. All floor plans are subject to changes as may be required or approved by the relevant authorities.

\* The Balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 57 of this Brochure.



# EXQUISITE DETAILS

Details such as the beautiful wardrobe door handles add a touch of refinement. The master bedroom wardrobe also features a dedicated accessories cabinet with a mirror and an accessories drawer.



TYPE AS  
WARDROBES & HS / UTILITY  
IMPRESSION ONLY



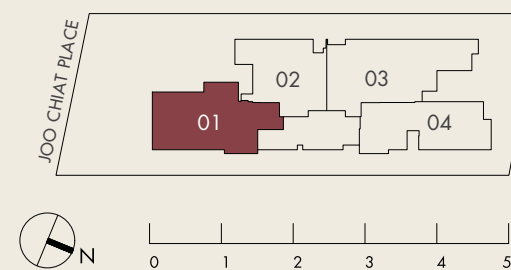
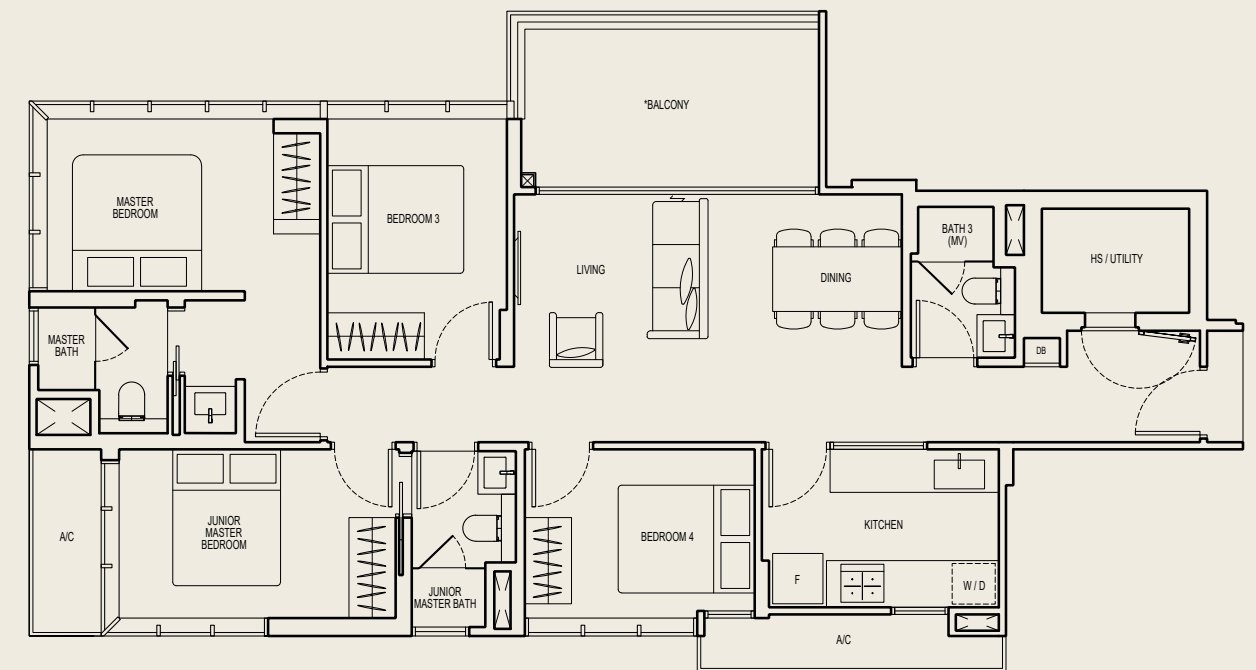
TYPE AS  
BEDROOM 3  
IMPRESSION ONLY



# 4 BEDROOM

TYPE B + 114 SQM

#02-01 TO #05-01



All floor areas indicated are inclusive of AC Ledge and Balcony. All floor areas are estimate only and subject to final survey. All floor plans are subject to changes as may be required or approved by the relevant authorities.

\* The Balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 57 of this Brochure.

# A PLACE OF REST & SERENITY

Indulge in the serenity of the spacious master bedroom, which can fit a king-sized bed comfortably.

TYPE AS  
MASTER BEDROOM

IMPRESSION ONLY

# STYLISH BATHROOM



The ensuite master bath includes separate wet and dry areas to cater to individual needs. This thoughtful layout adds to the convenience, allowing one person to use the bathroom while the other utilises the vanity area. Contemporary motifs that can be seen in the cabinetry and mirrors marry tradition with modern elegance to create a stylish bathroom.

TYPE AS  
MASTER BATH

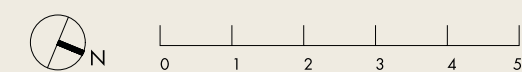
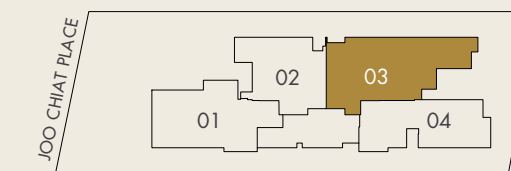
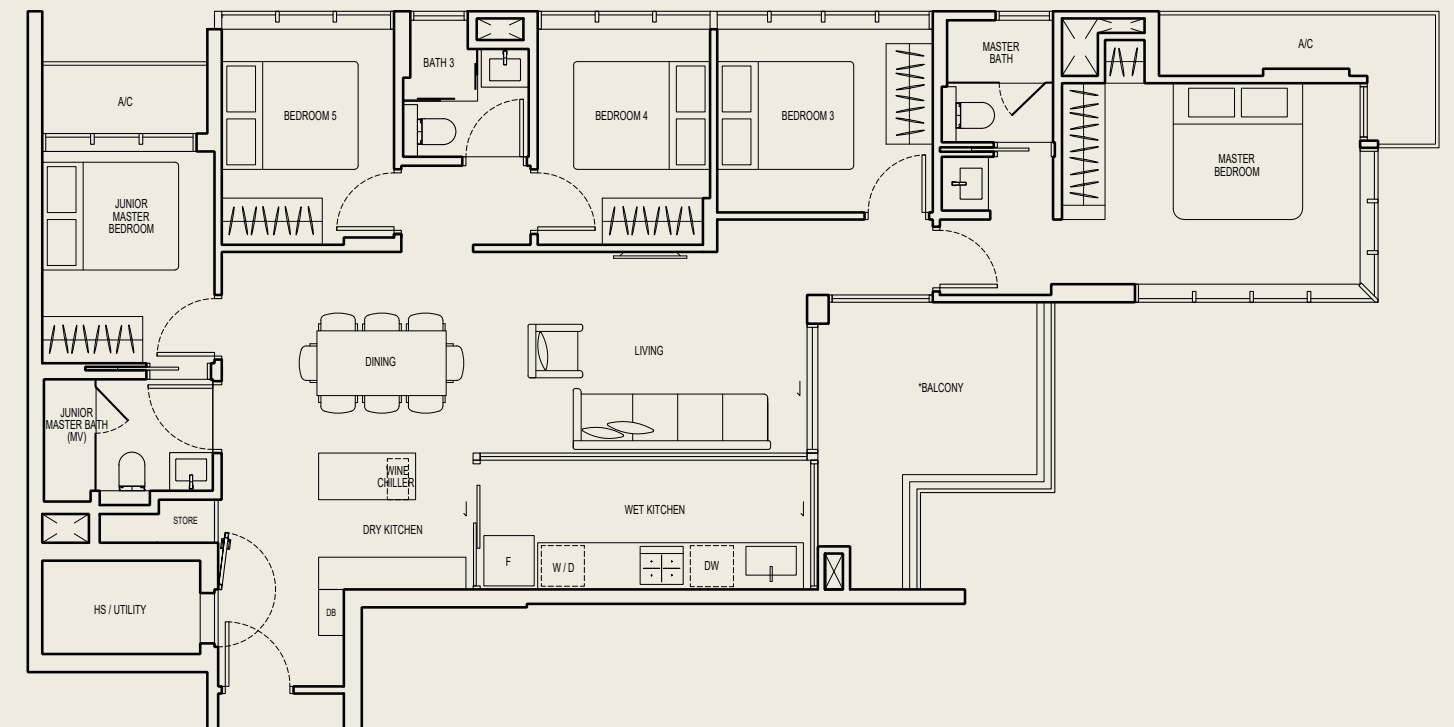
IMPRESSION ONLY



# 5 BEDROOM

TYPE C + 135 SQM

#02-03 TO #05-03

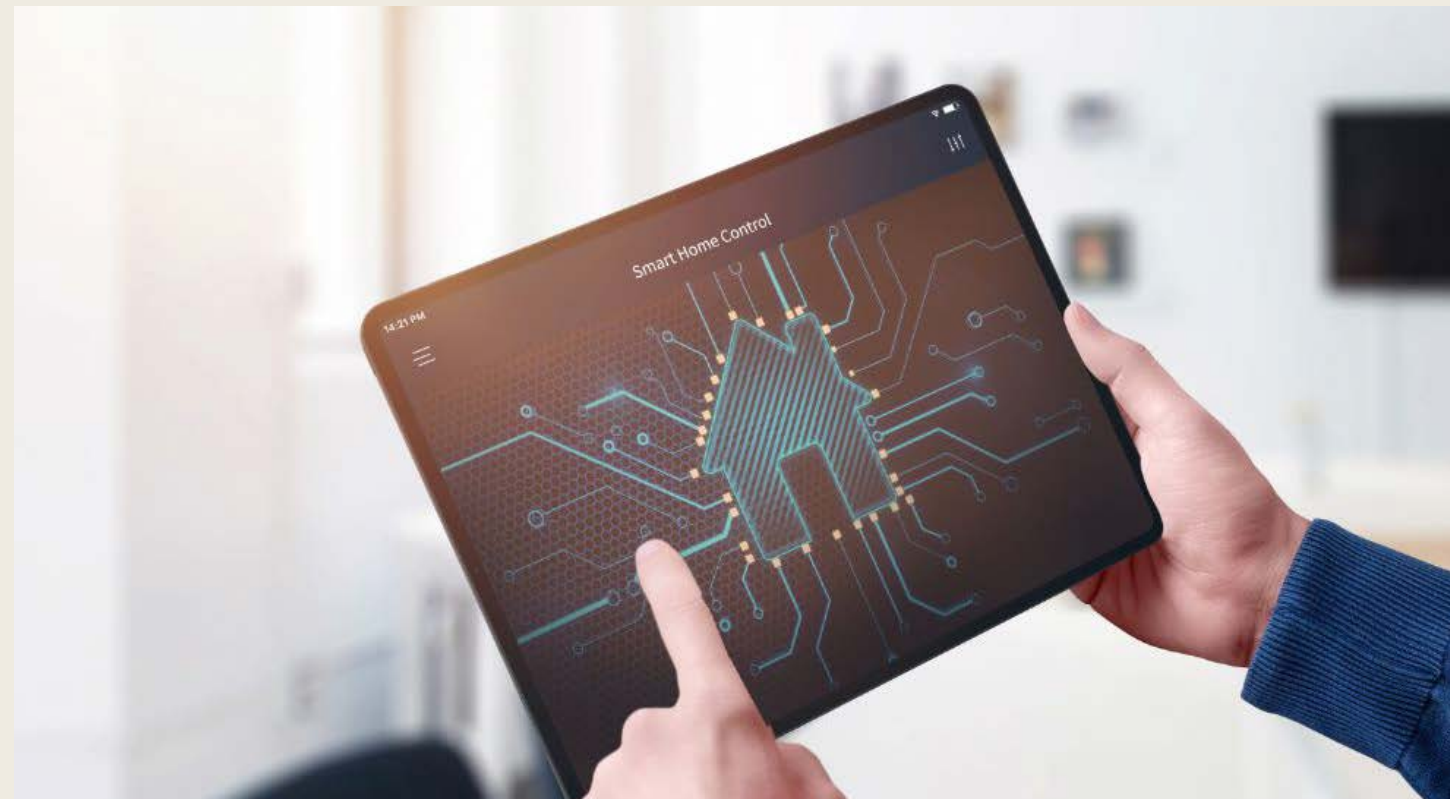


All floor areas indicated are inclusive of AC Ledge and Balcony. All floor areas are estimate only and subject to final survey. All floor plans are subject to changes as may be required or approved by the relevant authorities.

\* The Balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 57 of this Brochure.

# SMARTER HOME GATEWAY

*Straits at Joo Chiat* is designed to enhance your modern lifestyle by seamlessly integrating smart home features that offer unparalleled convenience and embrace the future of living.



## DIGITAL SMART LOCK



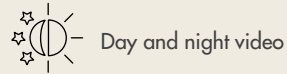
Various access  
5-in-one to access the lock Fingerprint, Pin Code, RFID Card, Key Override, Zwave (via Smart Home App)

Control who has access  
Let visitors in when you are not at home

Automatic locking



## IP CAMERA



Two way audio



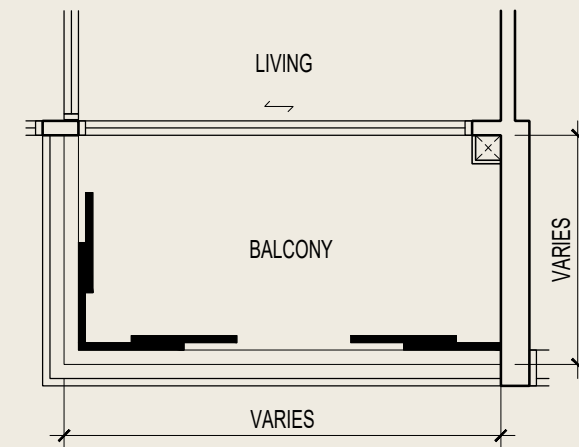
## SMART HUB

Given separately as loose piece.

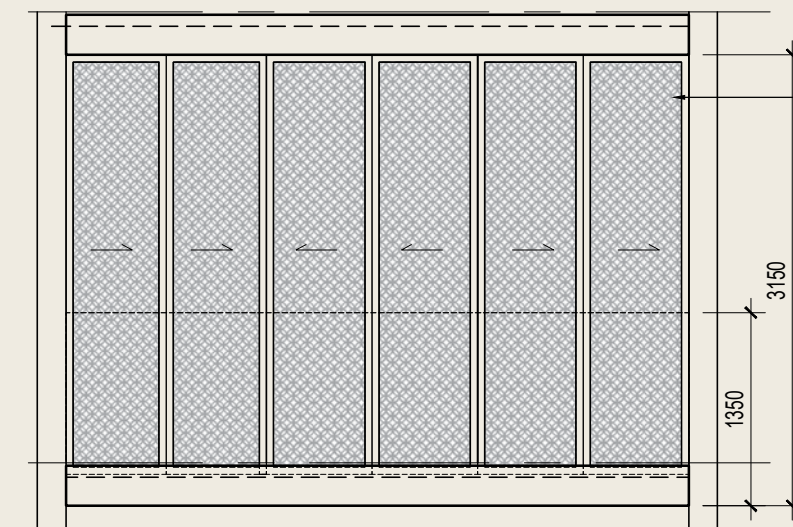


For illustration purposes only. Subject to the Developer's selection, market availability and the sole discretion of the Developer.

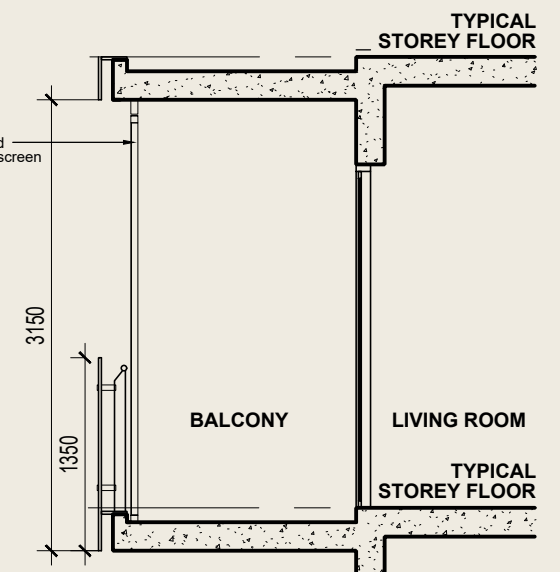
# APPROVED BALCONY SCREEN DESIGN



PLAN



FRONT ELEVATION



SECTION

1. This drawing is for reference only. Drawings are not to scale.
2. The screen design is provided for aesthetic uniformity of the development.
3. Materials to be aluminium with powder coated finish.
4. Fixing details are by contractor and fixing shall not damage the existing waterproofing and structure.
5. Owner shall verify all dimensions prior to fabrication and commencement of work.
6. The balcony shall not be enclosed unless with the pre-approved balcony screen.
7. Purchaser may opt to have approved balcony screen installed at the balcony at the Purchaser's own cost.
8. Balcony screen will be provided and installed by the vendor for the unit types AS and AG only.

# A PREMIER DEVELOPMENT BY ROXY-PACIFIC HOLDINGS PTE LTD

[www.roxypacific.com.sg](http://www.roxypacific.com.sg)

Roxy-Pacific Holdings Pte Ltd (the "Group") is an established property and hospitality group with a track record dating back to 1967. Armed with more than 50 years of experience and expertise, the Group is primarily engaged in the development and sale of residential and commercial properties, property investments and hospitality operations in key locations across the Asia-Pacific region.

## SINGAPORE

MORI



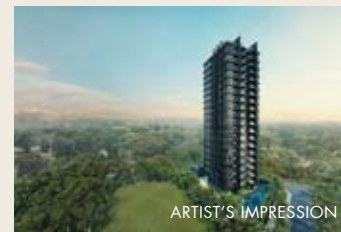
ARENA RESIDENCES



NEU AT NOVENA



FYVE DERBYSHIRE



## OVERSEAS

WISMA INFINITUM,  
MALAYSIA



WEST END RESIDENCES,  
AUSTRALIA



NOKU,  
MALDIVES



NOKU,  
KYOTO



# STRAITS

## AT JOO CHIAT



DEVELOPER  
RH KATONG PTE. LTD.

COMPANY REGISTRATION NUMBER  
202245407E

DEVELOPER'S LICENSE NO.  
C1483

TENURE OF LAND  
ESTATE IN FEE SIMPLE

ENCUMBRANCES  
MORTGAGE(S) IN FAVOUR OF HONG LEONG FINANCE LIMITED

LOCATION  
LOTS 5583W AND 5584V BOTH OF MK 26 AT JOO CHIAT PLACE



EXPECTED DATE OF VACANT POSSESSION: 30 NOVEMBER 2027 | EXPECTED DATE OF LEGAL COMPLETION: 30 NOVEMBER 2030

Whilst every reasonable care has been taken in preparing this brochure, the Developer and its agents shall not be held responsible or liable for any inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representations of fact. All information and specifications are current at the time of print and are subject to change as may be required without prior notice. Nothing herein shall form part of any offer or contract. Visual representations including models, drawings, illustrations, photographs and art renderings portray artistic impressions only and are not to be taken as representations of fact. Floor areas and other measurements are approximate only and are subject to final survey. The Developer shall not be bound by any statements, representations or promises (whether written or oral) by its agents or otherwise, except as expressly set forth in the Sale and Purchase Agreement. The Sale and Purchase Agreement shall form the entire contract between the Developer and the Purchaser and shall supersede all statements, representations or promises (whether written or oral) made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises (whether written or oral) made by the Developer and its agents unless approved by the Controller of Housing (if required) and expressly agreed to in writing between the parties.

A PREMIER  
DEVELOPMENT BY



**Roxy-Pacific  
Holdings Pte Ltd**