

TRIO



FREEHOLD

Strata Titled Commercial Building

A business legacy with endless opportunities.



"We're not building a future for a few years. we're building for a life time."

ABE REICHENTAL

TRIO  11 Sam Leong Road
Singapore 207903

FREEHOLD
STRATA TITLED COMMERCIAL BUILDING

Let your freehold legacy flourish your business.

Welcome to TRIO, a freehold strata titled commercial building tucked away in a quaint street besides one of Singapore's busiest neighbourhoods. Located at 11 Sam Leong Road, TRIO is designed with clever use of space and form.

Housing 43 efficient and functional commercial units available in a well-curated space across 4 storeys, TRIO offers a wide collage of retail, dining and office space. The concept of community building is further promoted by the creation of 2 sky terraces to allow for community and recreational interactions.

Ideal for your business endeavours, TRIO is the perfect address to cater to all your business needs.

TRIO, a business hub with endless opportunities.



LOCALE

The bustling vibes of uptown

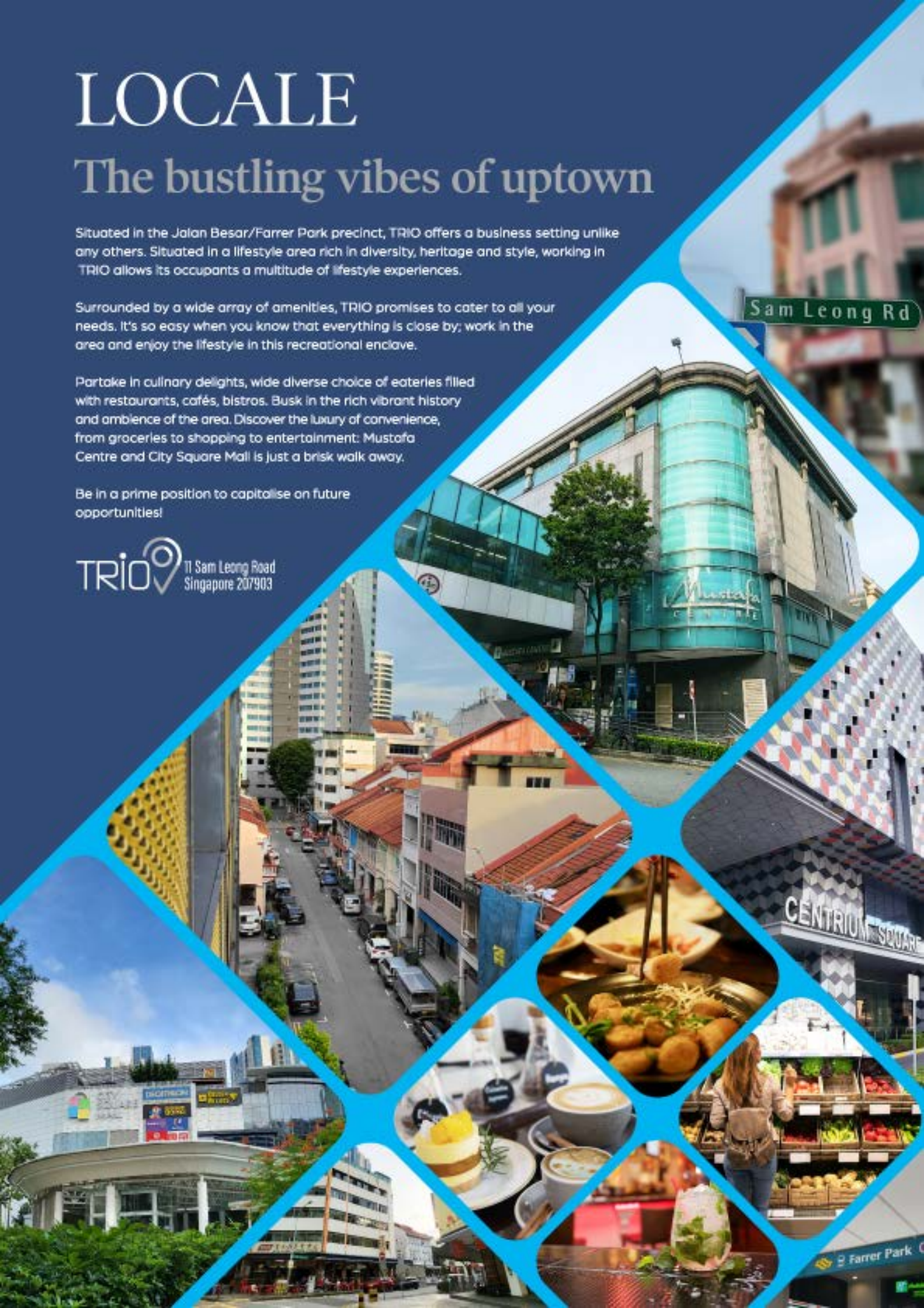
Situated in the Jalan Besar/Farrer Park precinct, TRIO offers a business setting unlike any others. Situated in a lifestyle area rich in diversity, heritage and style, working in TRIO allows its occupants a multitude of lifestyle experiences.

Surrounded by a wide array of amenities, TRIO promises to cater to all your needs. It's so easy when you know that everything is close by; work in the area and enjoy the lifestyle in this recreational enclave.

Partake in culinary delights, wide diverse choice of eateries filled with restaurants, cafés, bistros. Bask in the rich vibrant history and ambience of the area. Discover the luxury of convenience, from groceries to shopping to entertainment: Mustafa Centre and City Square Mall is just a brisk walk away.

Be in a prime position to capitalise on future opportunities!

TRIO  11 Sam Leong Road
Singapore 207903





AMENITIES

Business in a community

TRIO is surrounded by a myriad of amenities that further enhances the commercial attractiveness of TRIO.

The nearby Jalan Besar Sports Centre and private gyms allows you an active and healthy lifestyle to boost your physical wellbeing.

Community living is also a big part of this urban utopia; the area houses several major hotels, serviced apartments, co-living spaces, inns, private residential apartments within close proximity.

Educational institutions, international schools, a host of medical centres and Farrer Park Hospital are all just a short distance away. And that simply means more opportunities for your business. Use this leverage to have the advantage to provide services for the discerning lifestyles for this community.

Besides international hotels and residential apartments, the vicinity also hosts several co-living facilities. The huge and diverse pool of residents offers many commercial opportunities for the businesses in TRIO.

TRIO is crafted and positioned to accommodate your business preferences.



Farrer Park Medical Centre



From boxing to personal training, a wide range of gyms is available to those who wants to work out a sweat before/after work.



You will be spoilt for choice for your shopping needs with 2 malls in the area.



CONNEXION
integrated healthcare and
hospitality complex.



INVICTUS INTERNATIONAL
SCHOOL SINGAPORE
Centrium Square Campus



Nearby supermarkets offers you
convenience in all your groceries
and necessities.





TRIO is well connected to the city and the rest of Singapore. Just minutes drive to the major business and recreational spots in Singapore, TRIO is strategically positioned and easily accessible by car and by public transport. Convenience is key and the freehold commercial building location allows its occupants to enjoy the many amenities, eateries, business and medical facilities available nearby.

Let your business enjoy the great positioning filled with convenience and accessibility!



ACCESSIBILITY

Positioned for success with convenience and accessibility.

With 2 MRT stations within walking distance, Farrer Park MRT (NEL) and Jalan Besar MRT (DTL), TRIO is located for convenience and accessibility. Just minutes' drive from CTE and the city hub of Singapore, TRIO is positioned in the center of the thriving and bustling uptown of the Lion City. You will enjoy unmatched connectivity from this strategic location to the rest of Singapore, with expressways like the CTE, KPE and PIE just minutes away.

From the exclusivity of your work bastion to the exciting buzz of the area, showcase your business in the Heart of the City.



WELL CONNECTED TO THE CITY

TRIO 11 Sam Leong Road
Singapore 207903

TRIO

IS IDEAL FOR

F&B

**EDUCATIONAL
INSTITUTION**

**VIDEOGRAPHY/
PHOTOGRAPHY
STUDIO**

PET
STORE

FLORISTS

CAFE

RESTAURANT

HOBBIES & CRAFTS

ARTIST LODGE

PROFESSIONAL FIRMS

TRAVEL AGENCY

CAR

CREATIVE WORKSHOP

RENTAL

SHOWROOM

DESIGN WORKROOM

GIFT

SHOP

TUITION & WORKSHOPS

TRAINING INSTITUTE

MEDICAL SUITES

DANCE

STUDIO OFFICE

SCHOOL

ART ACADEMY

BAKERY

HAIR SALON FASHION BOUTIQUE

ATELIER

CLINIC





FLOOR PLANS

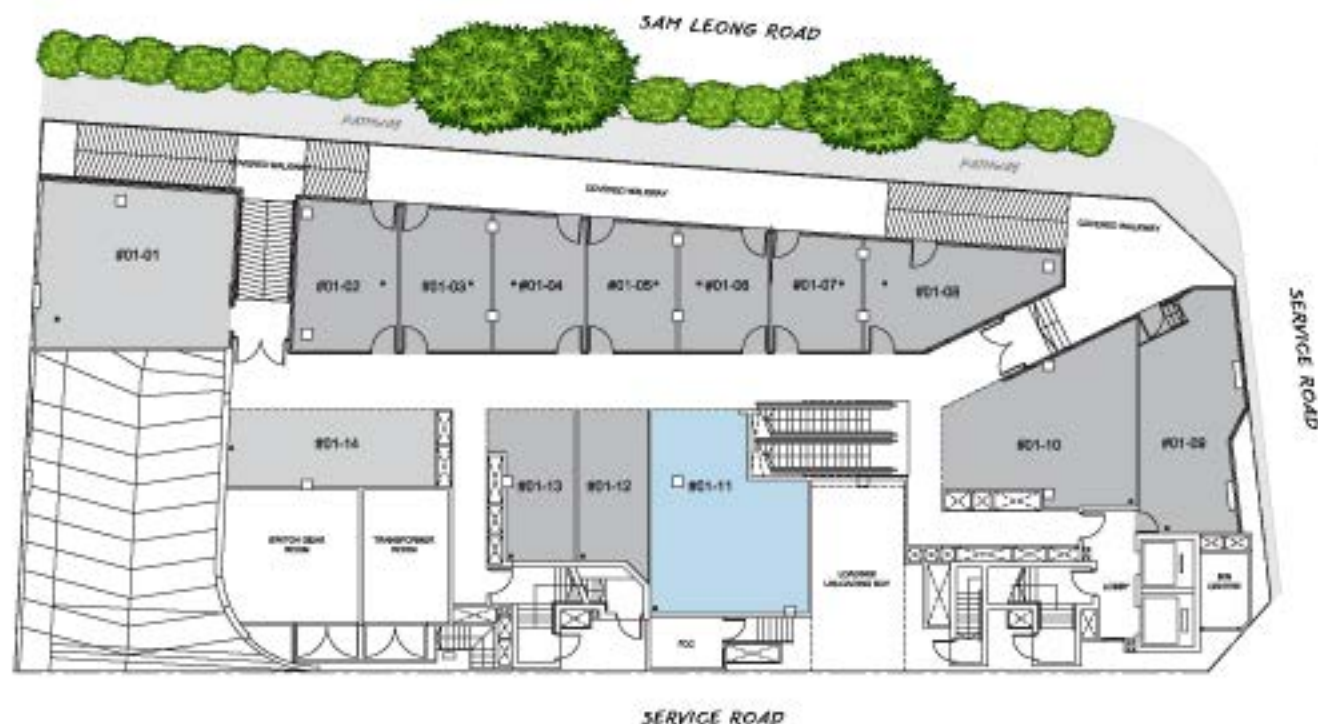
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Singapore 207903

FREEHOLD

STRATA TITLED
COMMERCIAL BUILDING

FLOOR PLAN

Level 1



All plans are not to scale; all floor areas are approximate only and are subject to final survey.

- Designated as shop usage
- Designated as restaurant usage

Unit Number	Area (SQM)	Area (SQFT)	Unit Type
Unit #01-11	57 SQM	614 SQFT	Shop

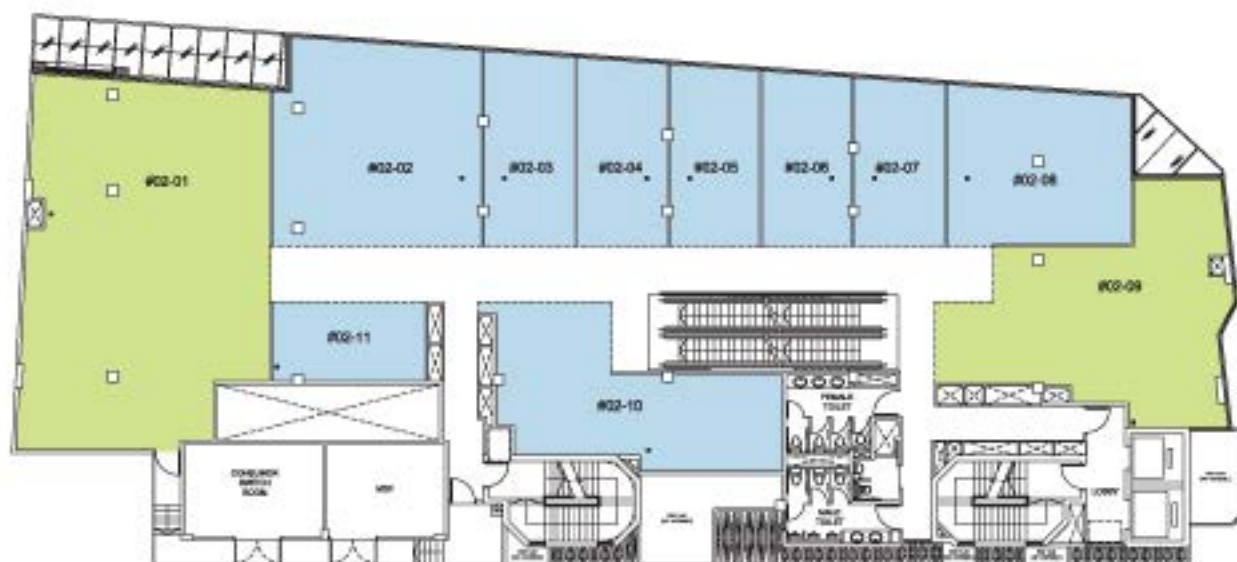
TENURE:

**ESTATE IN
FEE SIMPLE
(FREEHOLD)**



FLOOR PLAN

Level **2**



All plans are not to scale; all floor areas are approximate only and are subject to final survey.

- Designated as shop usage
- Designated as restaurant usage

TENURE:

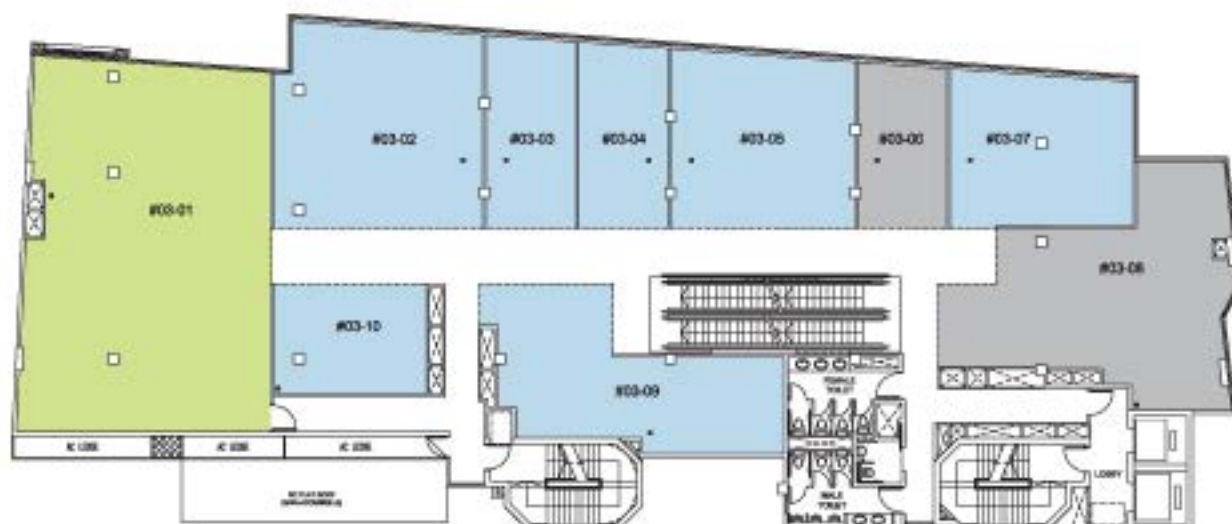
**ESTATE IN
FEE SIMPLE
(FREEHOLD)**

Unit Number	Area (SQM)	Area (SQFT)	Unit Type
Unit #02-01	171 SQM	1,841 SQFT	Restaurant
Unit #02-02	82 SQM	883 SQFT	Shop
Unit #02-03	36 SQM	388 SQFT	Shop
Unit #02-04	34 SQM	366 SQFT	Shop
Unit #02-05	33 SQM	355 SQFT	Shop
Unit #02-06	32 SQM	344 SQFT	Shop
Unit #02-07	31 SQM	334 SQFT	Shop
Unit #02-08	58 SQM	624 SQFT	Shop
Unit #02-09	98 SQM	1,055 SQFT	Restaurant
Unit #02-10	68 SQM	732 SQFT	Shop
Unit #02-11	26 SQM	280 SQFT	Shop



FLOOR PLAN

Level **3**



All plans are not to scale; all floor areas are approximate only and are subject to final survey.

- Designated as shop usage
- Designated as restaurant usage

TENURE:

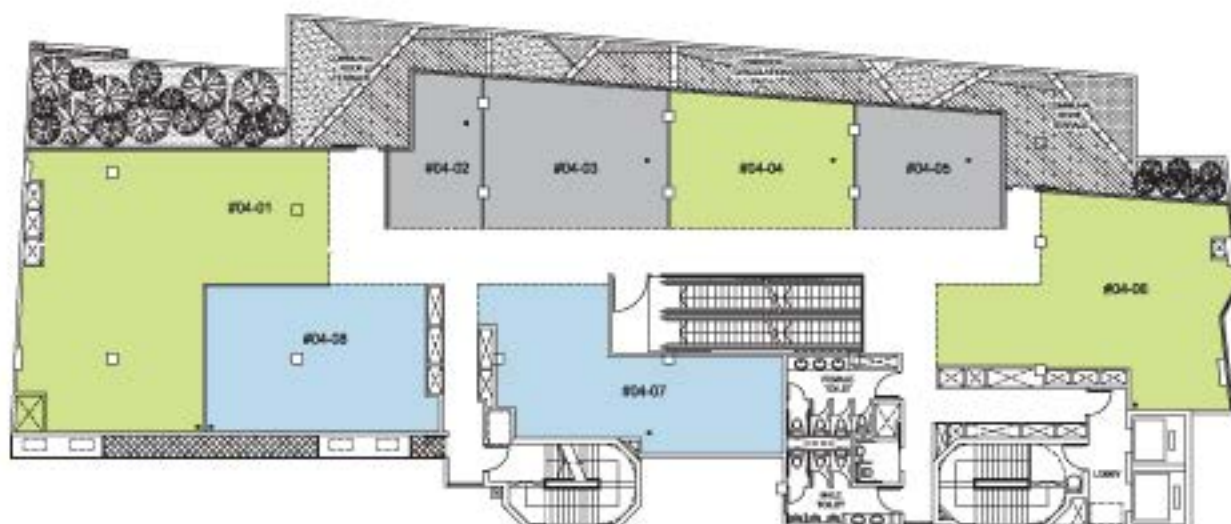
**ESTATE IN
FEE SIMPLE
(FREEHOLD)**

Unit Number	Area (SQM)	Area (SQFT)	Unit Type
Unit #03-01	178 SQM	1,916 SQFT	Restaurant
Unit #03-02	82 SQM	883 SQFT	Shop
Unit #03-03	36 SQM	388 SQFT	Shop
Unit #03-04	34 SQM	366 SQFT	Shop
Unit #03-05	64 SQM	689 SQFT	Shop
Unit #03-07	58 SQM	624 SQFT	Shop
Unit #03-09	69 SQM	743 SQFT	Shop
Unit #03-10	34 SQM	366 SQFT	Shop



FLOOR PLAN

Level 4



All plans are not to scale; all floor areas are approximate only and are subject to final survey.

- Designated as shop usage
- Designated as restaurant usage

TENURE:

**ESTATE IN
FEE SIMPLE
(FREEHOLD)**

Unit Number	Area (SQM)	Area (SQFT)	Unit Type
Unit #04-01	130 SQM	1,399 SQFT	Restaurant
Unit #04-04	51 SQM	549 SQFT	Restaurant
Unit #04-06	91 SQM	980 SQFT	Shop
Unit #04-07	69 SQM	743 SQFT	Shop
Unit #04-08	66 SQM	710 SQFT	Shop



SPECIFICATIONS

1. **FOUNDATION**
Reinforced concrete piles and footings
2. **SUPERSTRUCTURE**
Reinforced concrete column and beam structure
3. **WALL**
Internal / external. Reinforced concrete and/or precast concrete and/or brickwalls and/or glass wall
4. **ROOF**
Reinforced concrete flat roof with waterproofing and insulation where applicable
5. **CEILING**
 - (a) Units:
Shops / Restaurants
Skim coat with emulsion paint finish
 - (b) Common Areas:
Lift lobbies / service corridors / common corridor / toilets
Ceiling board with emulsion paint finish and/or water resistant ceiling board with emulsion paint finish and/or metal ceiling.
 - (c) Carpark / staircases:
Skim coat with emulsion paint finish
6. **FLOOR FINISHES**
 - (a) Units:
Shops / Restaurants
Cement and sand screed finish
 - (b) Common Areas:
Lift lobbies / service corridors / common corridor / toilets
Homogeneous tiles and/or ceramic tiles finish
 - (c) Carpark / staircases:
Cement and sand screed finish
7. **WALL FINISHES**
 - (a) External Wall: skim coat and/or plaster with weatherfield paint finish, where applicable
 - (b) Internal wall for units: Plaster and/or skim coat with emulsion paint finish
Internal wall for lift lobbies / service corridors / common corridor / toilets:
Concrete wall and/or precision blockwall with homogeneous tiles and/or ceramic tiles finish and/or plaster and/or skim coat with emulsion paint finish, where applicable; homogeneous tiles and/or ceramic tiles shall be up to false ceiling height only.
Internal wall for carpark / staircases: Concrete wall and/or precision blockwall with skim coat and/or plaster with emulsion paint finish.
8. **WINDOWS**
Powder-coated aluminium-framed glass window system and/or fixed glass panels.
9. **DOORS**
 - (a) Units: Roller shutter system to be provided at frontage
 - (b) Common areas: Glass and/or timber and/or metal doors
10. **AIR CONDITIONING AND MECHANICAL VENTILATION**
Refer to M & E schedule and notes for details
11. **EXHAUST SYSTEM**
Refer to M & E schedule and notes for details
12. **ELECTRICAL INSTALLATION**
Refer to M & E schedule and notes for details
13. **FIRE PROTECTION SYSTEM**
Fire protection system provided in compliance with relevant authority requirements.
14. **PIPED SERVICES SYSTEM**
Refer to M & E schedule and notes for details
15. **TOWN GAS (FOR RESTAURANTS ONLY)**
Refer to M & E schedule and notes for details
16. **CABLE TELEVISION SYSTEM**
Provision of SCV splitter points in the telephone riser for further connection by purchaser
17. **TELEPHONE SYSTEM**
Refer to M & E schedule and notes for details
18. **LIGHTNING PROTECTION**
Lightning protection provided in compliance with relevant authority requirement
19. **WATERPROOFING**
Waterproofing to all wet areas and floors of roof level, toilets, basement floors, landscape area and raised planter
20. **DRIVEWAY AND CARPARK**
Reinforced concrete floor with hardener

General Notes & Specifications:

Air-Conditioning & Mechanical Ventilation System
Provision of air-conditioning system to all retail & restaurants without distribution ductwork. Only fan coil units & condensing unit (CU) will be provided. Distribution ductwork & air diffusion equipment will be by tenants.

To ensure good working condition of the air-conditioning, the purchaser is to engage his/her own contractor to service the air-conditioning system regularly. This includes the cleaning of filters, clearing of condensate pipe work, charging of gas.

Mechanical Ventilation System
Ductwork for kitchen exhaust & fresh air (without fan) will be provided for restaurants unit only. Local kitchen mechanical fans, air cleaning system, kitchen hoods, controls, etc within the restaurant shall be purchased and installed by purchaser as part of fit out works. The purchaser-installed kitchen exhaust system must be designed to remove oil, smoke & odour efficiently so as not to be a nuisance/inconvenience to the neighbours as required by the NEA. It is the purchaser's responsibility to comply with the NEA requirements for air discharge.

Kitchen hood, mechanical fans, filters, associated accessories, etc must be maintained, serviced and cleaned on a regular basis by the purchaser to ensure proper and efficient operation.

Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards
Layout/Location of the fan coil unit, condensing, mechanical fans, electrical points, door swing positions and plaster ceiling boards are subject to architect/engineer's sole discretion, final decision and design.

Electrical Supply
The purchaser is to engage his/her own contractor to design their own DB based on the given rating of isolator provided to the units (Refer to M & E schedule). Power supply & cable will be provided for the Condensing unit and the mechanical fan and the purchaser's contractor has to terminate the power cable to their own DB as part of their fit out work.

No emergency supply is provided

Electrical and water Metering

Purchaser is to apply for Water and Electrical meters to be installed in the unit at his own cost and expense. For units with 100A or above three-phase supply the meter compartment is to be within the unit by the purchaser

Television and Internet access

The purchaser is liable to pay annual fee, subscription fee and such other fees to the television and internet service providers or any other relevant party or any relevant authorities. The vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and internet access.

Sprinkler Installation

Only two layers of sprinkler pipes and sprinklers will be provided.

Gas (Restaurant)

Gas pipe is provided and terminated inside the tenants' unit with isolating valve. Purchaser is to apply gas meter and connection from City-Gas at their own cost and expense.

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 "Unit"/Building, the Vendor shall assign to the Purchaser such warranties at the time when possession of the "Unit"/Building is delivered to the Purchaser.

UNIT M&E SCHEDULE

Unit No.	Type of Use	Electrical Rating (A)	Telecom (Block Terminal for 5 Pairs)	Water Supply Provision	Gas Supply Provision	Provision of Exhaust Duct Only	Aircon Provision (VRV System)	Floor Trap	Connect to grease trap from IT discharge
#01-01	Restaurant	150A (3Ø)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
#01-02	Restaurant	100A (3Ø)	Yes	Yes	NEL	NEL	Yes	Yes	Yes
#01-03	Shop	63A (1Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#01-04	Shop	63A (1Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#01-05	Shop	63A (1Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#01-06	Shop	63A (1Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#01-07	Shop	63A (1Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#01-08	Restaurant	100A (3Ø)	Yes	Yes	NEL	NEL	Yes	Yes	Yes
#01-09	Restaurant	100A (3Ø)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
#01-10	Restaurant	100A (3Ø)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
#01-11	Shop	63A (3Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#01-12	Shop	63A (1Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#01-13	Shop	63A (1Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#01-14	Shop	63A (1Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#02-01	Restaurant	150A (3Ø)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
#02-02	Shop	63A (3Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#02-03	Shop	63A (1Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#02-04	Shop	63A (1Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#02-05	Shop	63A (1Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#02-06	Shop	63A (1Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#02-07	Shop	63A (1Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#02-08	Shop	63A (3Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#02-09	Restaurant	150A (3Ø)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
#02-10	Shop	63A (3Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#02-11	Shop	63A (1Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#03-01	Restaurant	150A (3Ø)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
#03-02	Shop	63A (3Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#03-03	Shop	63A (1Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#03-04	Shop	63A (1Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#03-05	Shop	63A (3Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#03-06	Shop	63A (1Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#03-07	Shop	63A (3Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#03-08	Restaurant	150A (3Ø)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
#03-09	Shop	63A (3Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#03-10	Shop	63A (1Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#04-01	Restaurant	150A (3Ø)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
#04-02	Restaurant	100A (3Ø)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
#04-03	Restaurant	150A (3Ø)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
#04-04	Restaurant	100A (3Ø)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
#04-05	Restaurant	100A (3Ø)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
#04-06	Restaurant	150A (3Ø)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
#04-07	Shop	63A (3Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL
#04-08	Shop	63A (3Ø)	Yes	Yes	NEL	NEL	Yes	Yes	NEL

Note: Electrical rating for the tenant is subject to M & E consultant final design



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Jointly Developed By



Solely responsible
for LAND PROXY



SHH HOLDINGS LIMITED



HEETON

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 **ZAP** Piling Pte Ltd

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