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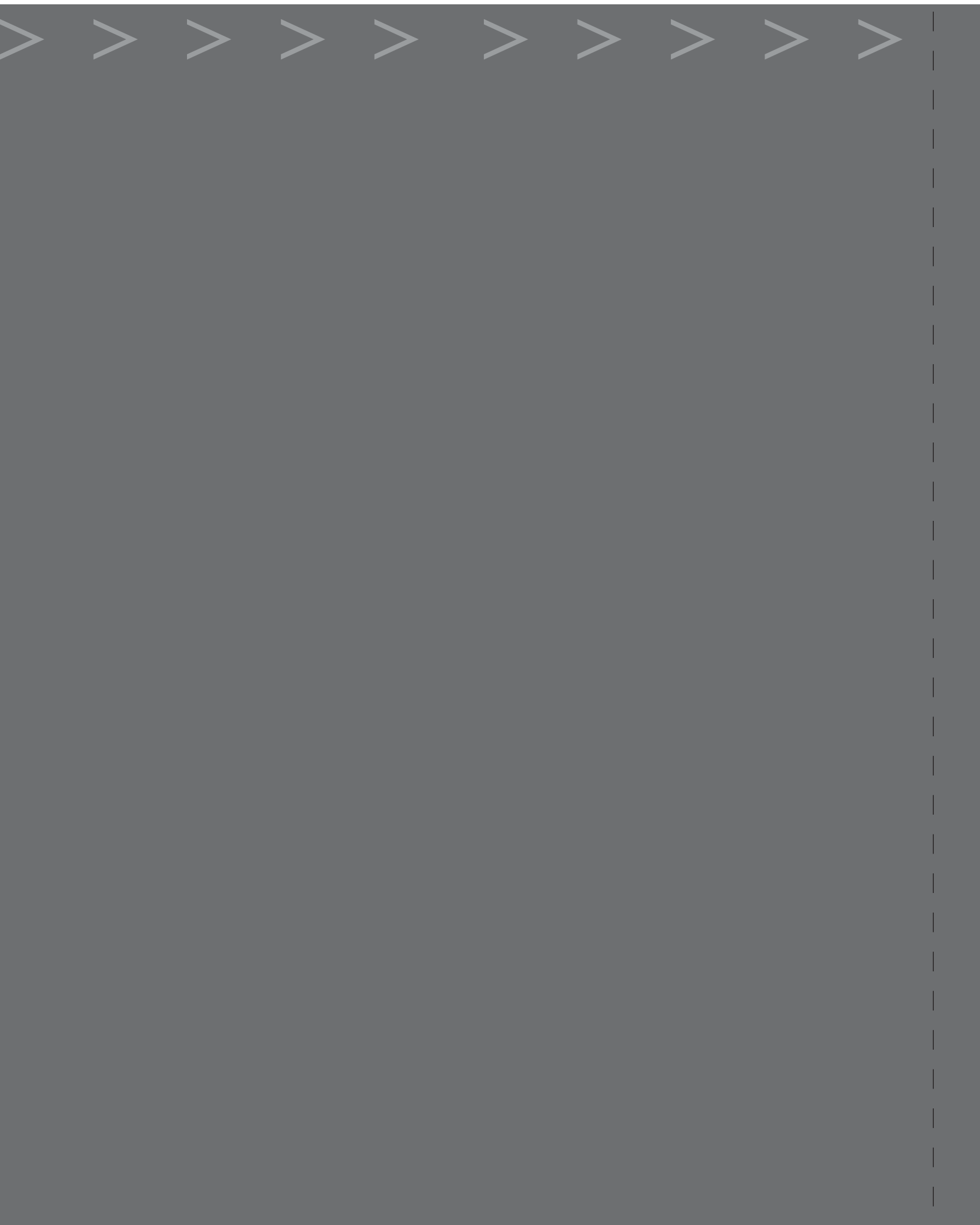
C ^ S S I ^

E D G E

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THE PERFECT SYNERGY OF LIVE & WORK





Experience a seamless transition between live and work at Cassia Edge. Find the space to accommodate both your life and your work at Cassia Edge.



FULFIL YOUR EVERY PASSION

With Dakota MRT Station, just a short stroll away from Cassia Edge, provide easy access to town as well as the suburbs. Drivers have a choice of three major highways and expressways to get around the island on Nicoll Highway, Pan Island Expressway and East Coast Parkway are all a short drive from Cassia Edge. And if you are in the mood for some sun, sea and sand, East Coast Park is not too far away.







SO MUCH TO DO. AT YOUR FINGERTIPS.

Chill out in the Pavillion Garden, work on your tan on the pool deck or enjoy a balmy evening with friends at the outdoor dining and entertainment area.





From taking a cool dip in the swimming pool to easing away the stress of the day in the jacuzzi, you are never left wanting at Cassia Edge.

Or simply enjoy a sizzling BBQ.



SITE PLAN



- A** SWIMMING POOL
- B** JACUZZI
- C** POOL DECK
- D** SHOWER
- E** BBQ AREA
- F** OUTDOOR DINING / ENTERTAINMENT
- G** PAVILLION GARDEN



FORM & FUNCTION. ROLLED INTO ONE

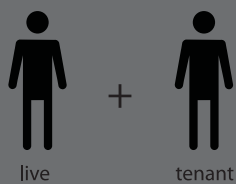
Elegantly fitted with quality fittings and finishing. Pamper yourself every single day. Only at Cassia Edge.

CONTROL YOUR SPACE.

The multiple keys apartments at Cassia Edge afford you total privacy while allowing you to choose how you use your space. From living, to separating working and living areas and every options in between, you are the master of your dwelling.



Multiple Keys Units





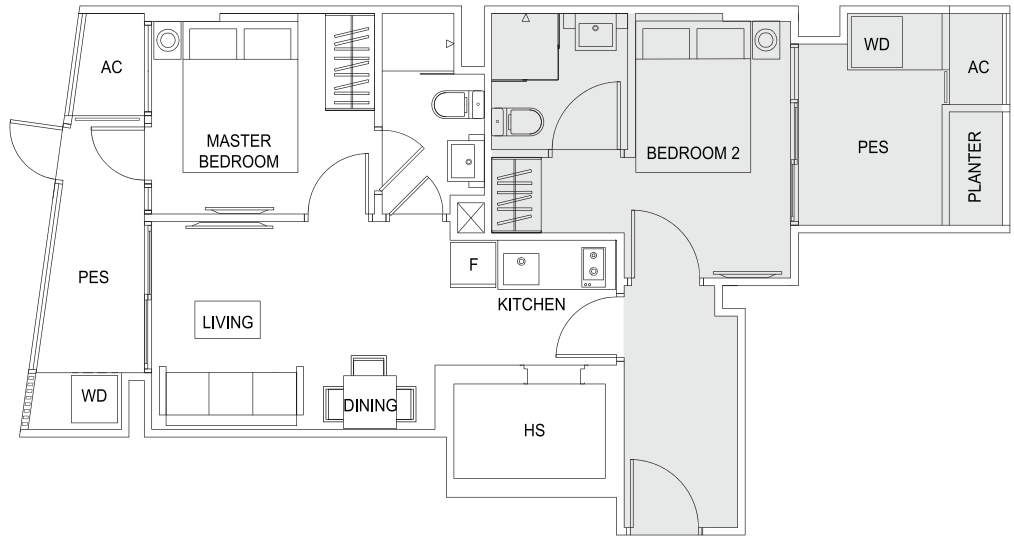


TYPE F1

700 sq ft
2 bdrm

#01-04

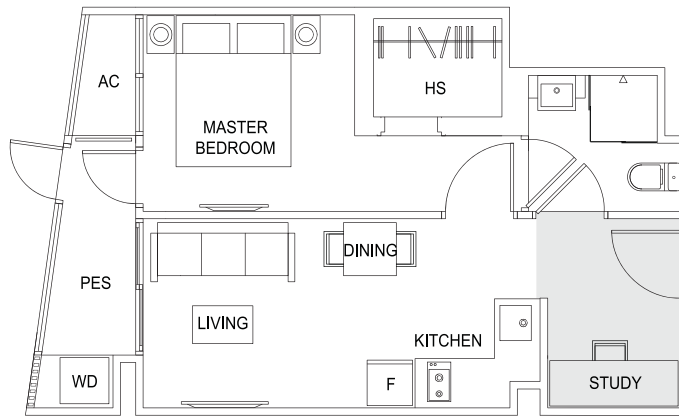
↑↑ DUAL KEYS



TYPE E1

452 sq ft
1 bdrm + S

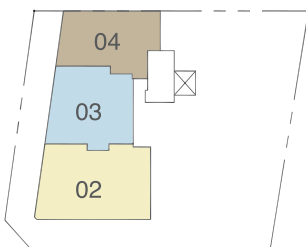
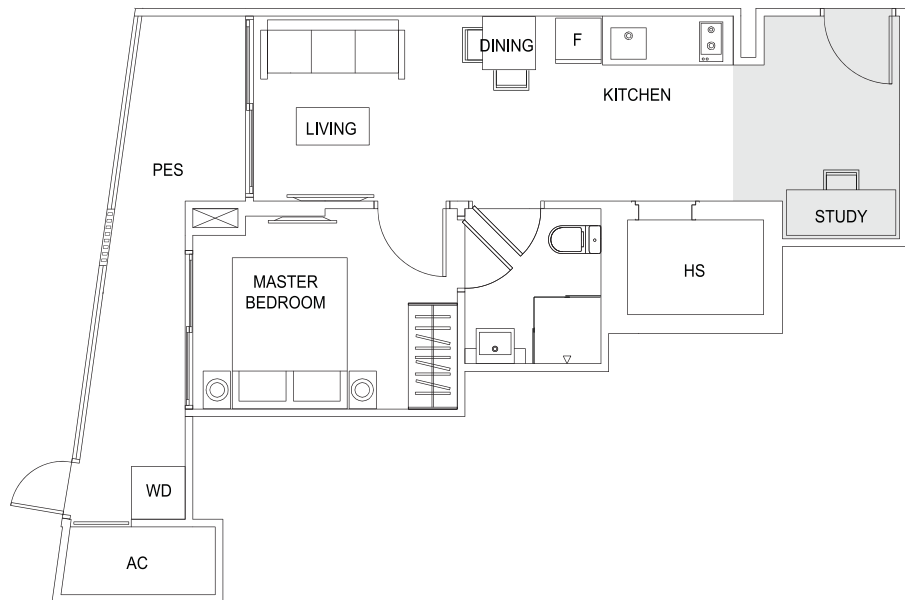
#01-03



TYPE D1

570 sq ft
1 bdrm + S

#01-02



1ST STOREY KEY PLAN



TYPE A

710 sq ft
2 bdrm + S

#04-01
#03-01
#02-01

ii DUAL KEYS

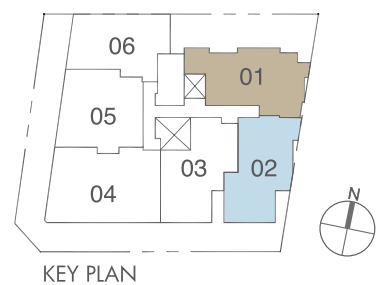
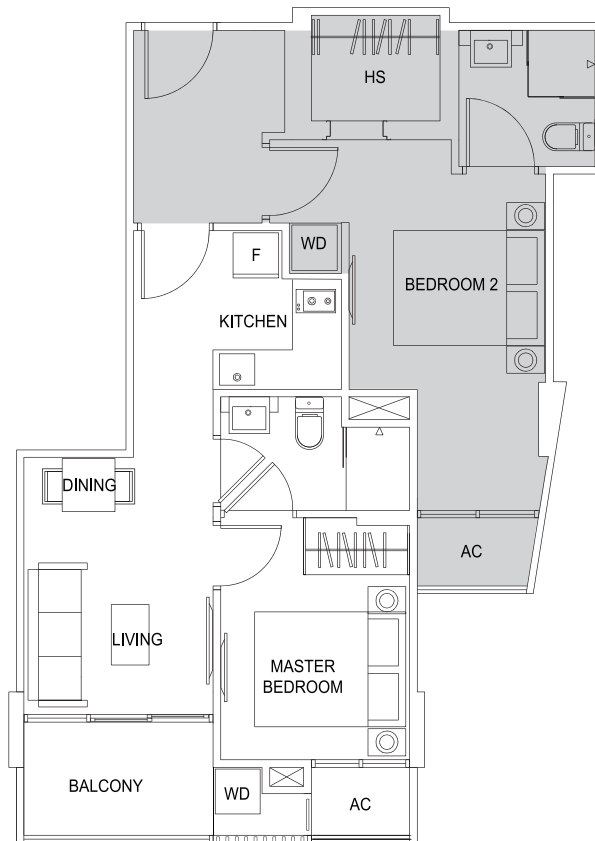


TYPE B

678 sq ft
2 bdrm

#04-02
#03-02
#02-02

ii DUAL KEYS

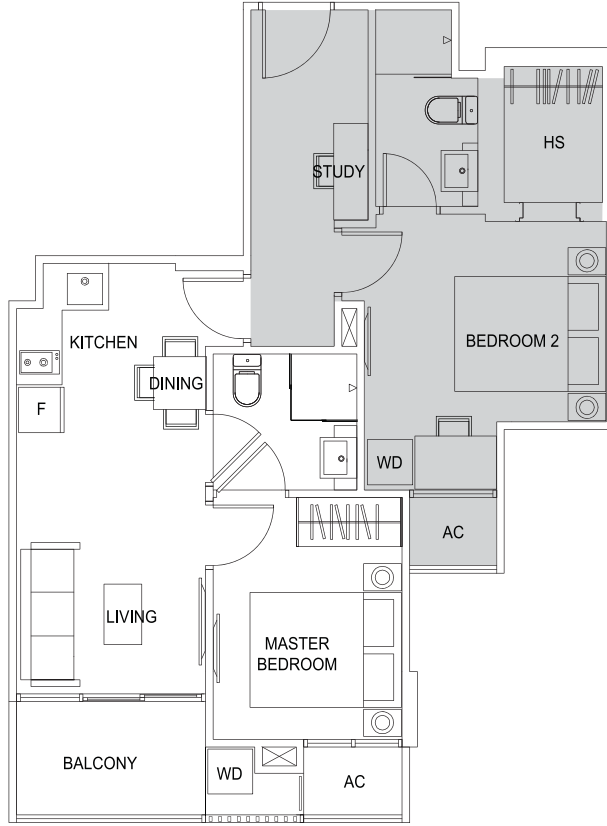


TYPE C

667 sq ft
2 bdrm + S

#04-03
#03-03
#02-03

ii DUAL KEYS

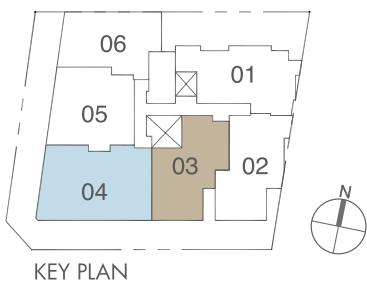
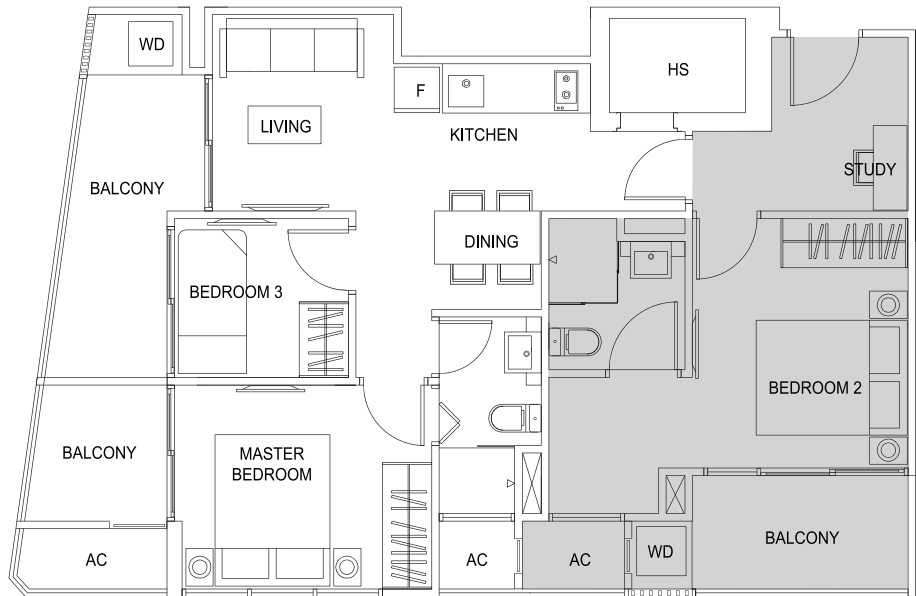


TYPE D

915 sq ft
3 bdrm + S

#05-04
#04-04
#03-04
#02-04

ii DUAL KEYS



KEY PLAN

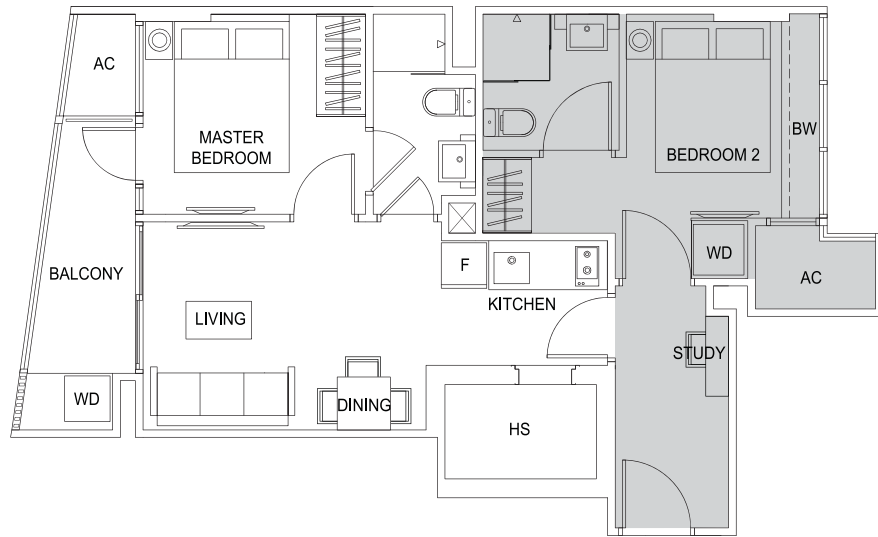
 POSSIBLE HOME OFFICE* USE

TYPE F

646 sq ft
2 bdrm + S

- #05-06
- #04-06
- #03-06
- #02-06

ii DUAL KEYS

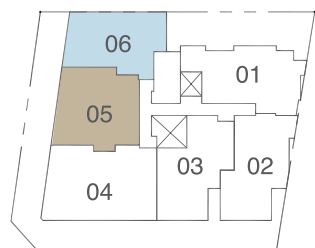
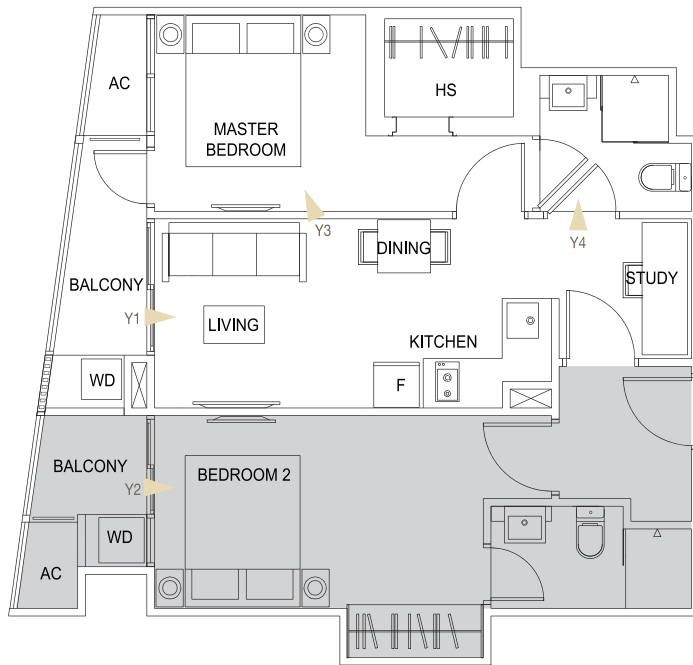


TYPE E

721 sq ft
2 bdrm + S

- #05-05
- #04-05
- #03-05
- #02-05

ii DUAL KEYS



KEY PLAN

PENTHOUSE

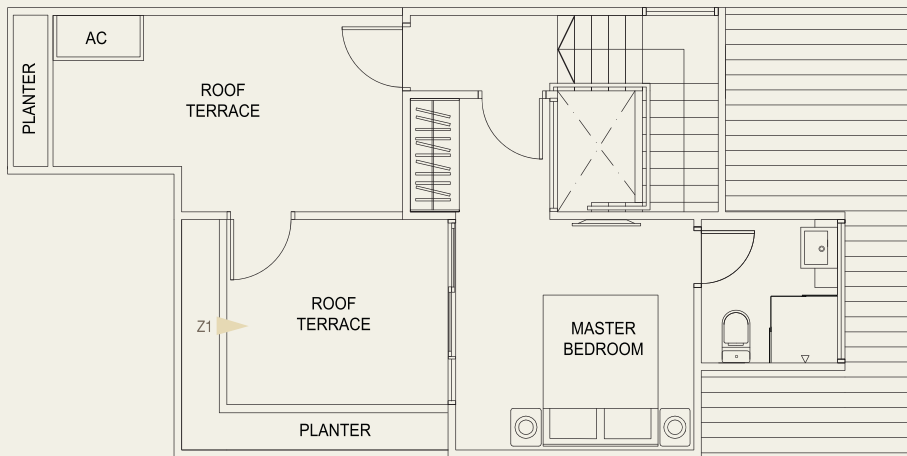


TYPE **PH A**

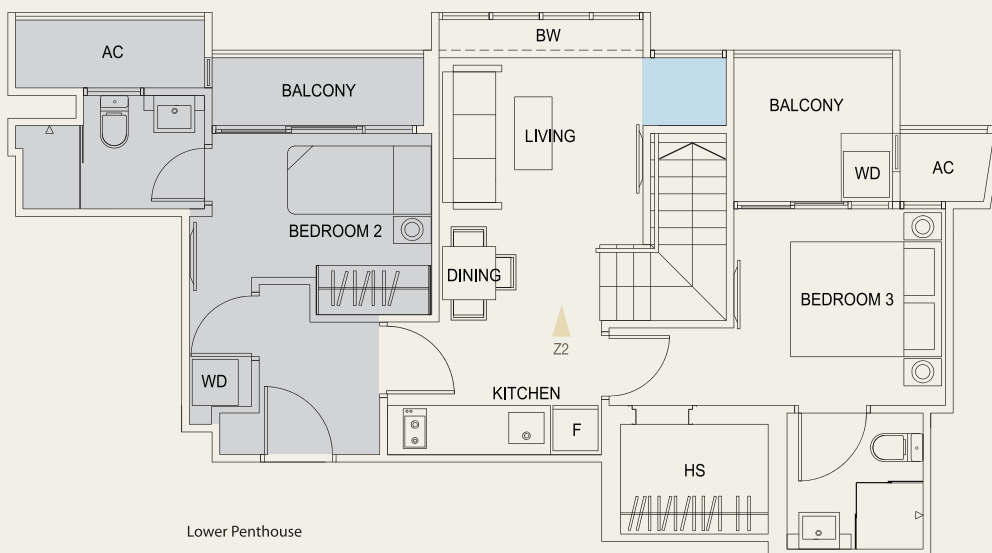
1227 sq ft
3 bdrm

#05-01

11 DUAL KEYS



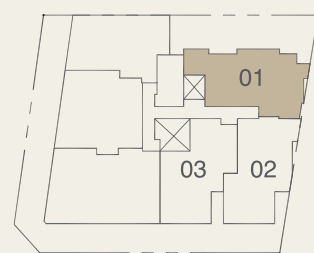
Upper Penthouse



Lower Penthouse

 LOW HEAD ROOM (APPROX. 1.8M)

 POSSIBLE HOME OFFICE* USE



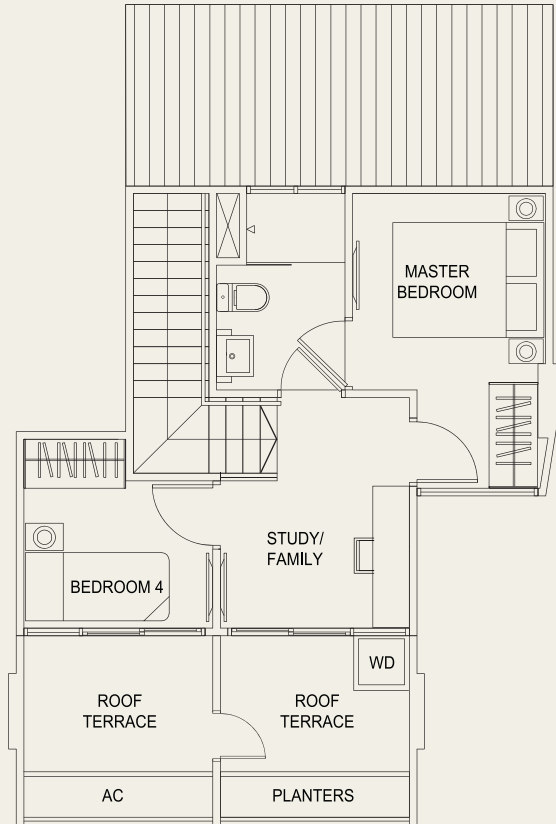
KEY PLAN

TYPE **PH B**

1173 sq ft
4 bdrm + S

#05-02

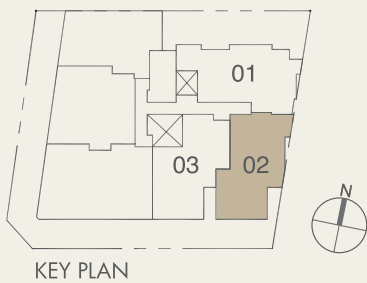
 TRIPLE KEYS



Upper Penthouse



Lower Penthouse



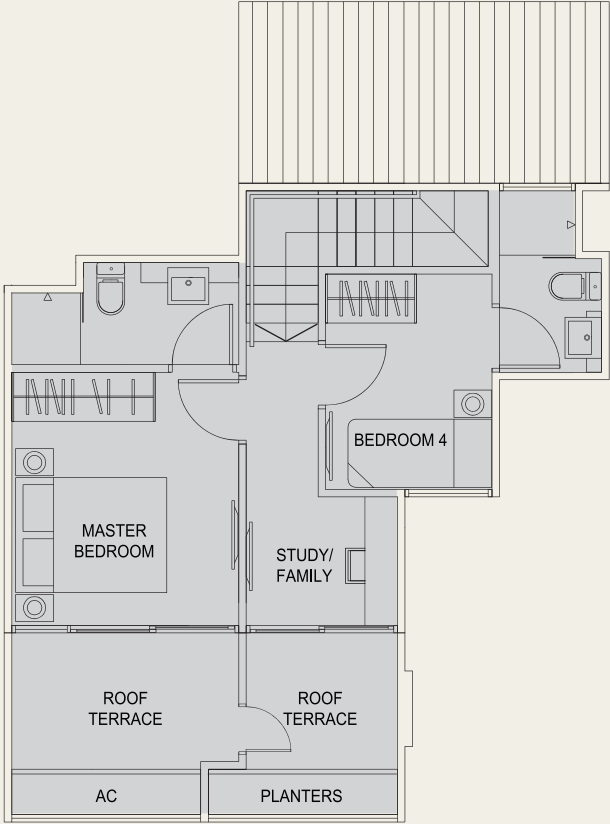
KEY PLAN

TYPE **PHC**

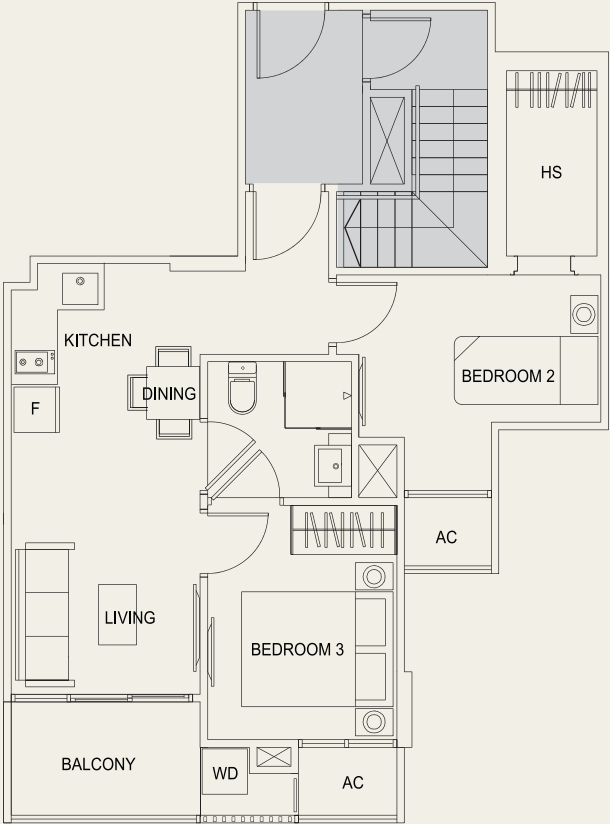
1184 sq ft
4 bdrm + S

#05-03

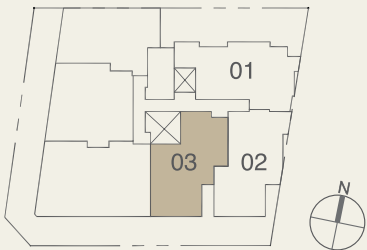
ii DUAL KEYS



Upper Penthouse



Lower Penthouse



KEY PLAN

Specifications

1. FOUNDATION : Pile foundation.
2. SUPERSTRUCTURE : Reinforced concrete using Grade 35 concrete manufactured from Portland Cement complying with SS26 steel reinforcement bar complying with SS2.
3. WALLS :
 - a) External Wall
 - Clay bricks and/or concrete blocks finished with cement plaster.
 - b) Internal Wall
 - Clay bricks and/or concrete blocks and/or dry/lightweight wall panel finished with cement plaster.
4. ROOF : Reinforced concrete flat roof and/or metal roof. Roof structure of reinforced concrete and/or timber and/or mild steel.
5. CEILING : Skim coat with emulsion paint and/or plaster board at ceiling where applicable.
6. FINISHES :
 - a) Wall
 - (i) Internal
 - Ceramic/Homogenous and/or mosaic tiles to ceiling height for kitchen (visible area only) and bathrooms.
 - Cement plaster for living, dining, study, family and bedroom.
 - (ii) External/Common Area
 - Cement plaster and sand plaster and/or skim coat with emulsion.
 - Selected area with Ceramic/Homogenous tiles and/or stones or any other finishes as specified by the Architect.
 - b) Floor
 - (i) Internal
 - Ceramic/Homogenous tiles with tiles skirting for living, dining and kitchen.
 - Ceramic/Homogenous tiles and/or stones for bathroom.
 - Random teak strips for bedroom, staircase (penthouse).
 - (ii) External (If any)
 - Ceramic/Homogenous tiles and/or stones and/or any other materials for balcony, terrace (if any) and roof terrace (if any).
 - (iii) Common Area
 - Ceramic/Homogenous tiles/stones/cement screed and /or any other materials specified by the architect for swimming pool, pool deck, BBQ area, outdoor dining / entertainment, Jacuzzi, pavillion garden, shower area, driveway, carpark, walkway, corridor, lobby, apron and terrace.
 - Cement screed with nosing tiles, and/or Ceramic/Homogenous tiles and/or stones for staircase / staircase storey shelter.
7. WINDOWS : Aluminium with glass.
8. DOORS : Aluminium with glass/acrylic or decorative timber or decorative timber with glass panel or glass panel.
9. SANITARY WARES/ FITTINGS :
 - a) Internal Area
 - (i) Bathroom
 - 1 shower with shower screen, overhead shower and shower/bath mixer
 - 1 vanity top complete with basin and basin mixer
 - 1 water closet
 - 1 mirror
 - 1 paper holder
 - (ii) Kitchen
 - 1 sink complete with a sink mixer
10. ELECTRICAL INSTALLATION : All electrical wiring to be in concealed conduits and main in surface trunking/pipes. Where there is a false ceiling, the electrical wiring above false ceiling is in exposed conduits. Mechanical ventilation provided in bathroom (if required). Heater of "Ariston" or equivalent. Refer to Electrical Schedule for details.
11. TV/FM/TELEPHONE : The number of TV/FM/telephone points – please refer to the Electrical Schedule for details.
12. LIGHTNING PROTECTION : Lightning protection system shall be in accordance with Singapore Standard SSS555:2010.
13. PAINTING : Water-based emulsion paint for living, dining and bedroom.
Oil based base-coat and water-based finishes finishing coat paint for external.
Water-based emulsion paint and/or oil based paint for common area.
14. WATERPROOFING : Waterproofing to bathroom, roof terrace, balcony, open terrace and planters.
15. PARKING : Surface Lots and/or Mechanized Car Parking.
16. RECREATION FACILITIES :
 - a) Swimming Pool
 - b) Jacuzzi
 - c) BBQ Area
 - d) Outdoor Dining / Entertainment
 - e) Pavillion Garden
 - f) Pool Deck
17. ADDITIONAL ITEMS :
 - (A) AIR-CONDITIONERS : Split type air conditioner ("Daikin" or equivalent) provided in living, study, dining and bedroom.
 - (B) KITCHEN CABINET :
 - i) Built in Kitchen cabinet with solid surface counter top, electrical hob and hood.
 - ii) One stainless steel sink complete with sink mixer
 - (C) WARDROBES : Wardrobe provided in all Bedrooms.
 - (D) LOCKS : All locks are of "Vbh" or equivalent.
 - (E) RAILING : Mild steel for common stair railing. Steel and/or glass for other railings.
 - (F) LIFT : 1 passenger lift ("Kone" or equivalent) from 1st to Attic.
 - (G) INTERCOM : Audio intercom to apartments.

ELECTRICAL SCHEDULE

Unit Type	Lighting Point	13A Single Socket	13A Double Socket	Telephone Outlet	TV/SCV Outlet	Water Heater Switch	Bell Point	Cooker Point	Hood Point	Fridge Point	Washing Machine Point	Isolator
Type D1	9	3	6	3	3	1	1	1	1	1	1	1
Type E1	9	3	6	3	3	1	1	1	1	1	1	1
Type F1	11	5	6	3	3	1	1	1	1	1	1	2
Type A	11	5	8	4	4	1	1	1	1	1	1	2
Type B	11	5	8	3	3	1	1	1	1	1	1	2
Type C	11	5	8	3	3	1	1	1	1	1	1	2
Type D	14	7	9	4	4	1	1	1	1	1	1	3
Type E	13	5	8	4	4	1	1	1	1	1	1	2
Type F	10	5	6	3	3	1	1	1	1	1	1	2
Type PH A	18	6	8	4	4	1	1	1	1	1	1	3
Type PH B	19	7	9	6	6	1	1	1	1	1	1	3
Type PH C	18	7	11	6	6	1	1	1	1	1	1	3

Footnote:

1) Marble, Limestone and Granite:

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. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

2) Timber:

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.

3) Materials, Fittings, Equipment, Finishes, Installations and Appliances:

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) Television and/or Internet Access:

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or 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/ or internet access.

5) Air-conditioning system:

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.

6) Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards:

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

8) Purpose of Building Projects and Restriction as to Use :

The building project is strictly for residential occupation only. Private car parks are provided. The open roof terrace/PES is not to be enclosed or roofed over.

9) Mechanized Car Parking Lots

The maintenance of the mechanized carpark will be managed by the Property Management

Service Provider using the maintenance fund collected every month. This maintenance fund shall be used only for the maintenance of the mechanized carpark system arising out of normal usage. It does not cover any damages or defects caused by unauthorized usage and/or misuse of the mechanized carpark system.

10) Home Office* (HO): The list of allowable uses of private residential homes includes home office (HO) (see Urban Development Authority (URA) circular URA/PB/2003/35-PPD). The change of use of private residential homes for HO will be authorized for the stipulated period under URA's HO Scheme upon satisfying certain conditions (see URA's website www.ura.gov.sg for details on the HO scheme) once the proposal is registered with URA. Note: The developer does not guarantee or bear any fees or costs for such approval or its subsequent renewal. Intending purchasers are advised to satisfy themselves of HO approvals by checking with URA or any other Authority.



NAME OF PROJECT	:	CASSIA EDGE
ADDRESS OF PROJECT	:	343 Guillemard Road S(399764)
DEVELOPER	:	Macly Equity Pte Ltd
TENURE OF LAND	:	Estate in Fee Simple (Freehold)
LEGAL DESCRIPTION	:	LOT 02701X, 02702L, 02703C, 02704M, 03618W, 06136M PT MK25
BUILDING PLAN NO.	:	A1404-00368-2012-BP01 (17/05/2013)
DEVELOPER'S LICENCE NO.	:	C1045
TOP NO LATER THAN	:	31 Dec 2018
LEGAL COMPLETION NO LATER THAN	:	31 Dec 2021

Sole Marketing Agent:

Huttons[®]
realestategroup

HUTTONS ASIA PTE LTD Estate Agents Licence No: L300889K

hotline 9100 9898

web : www.huttonsgroup.com

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t 6253 0030 f 6253 0090

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All information and specifications are current at the time of going to the press and are subject to change as may be required and cannot form part of an offer or contract. All plans are subject to any amendments approved or may be approved by the relevant authority.

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designstudio

amelia.mint@gmail.com



Sims Edge



Levenue



Guillemard Edge



Suties @ Sims



Leicester Suties

