

A Development By:



TEE Realty Pte Ltd
UEN: 200717816K

Developer: TEE Realty Pte Ltd (Company Registration No.: UEN: 200717816K)

- Name of Development: 448@EastCoast • Tenure: Freehold
- LOT(S) 06460N MK26 AT 448 East Coast Road • Developer's Licence: C0728
- BP no.: A1631-00322-2010-BP01 approved on 11/03/2011 • Expected TOP Date: Dec 2014
- Expected Date of Legal Completion: 2017

DISCLAIMER

While every reasonable care has been taken in preparing this brochure, the specifications and the attached plans, and in constructing the sales models and showflats, the Developer and its agents shall not be held responsible for any inaccuracies or omissions.

All statements, specifications and plans in the brochure are believed to be correct at the time of publication but shall not be regarded as statements or representations of fact. All information, specifications and plans are subject to change/amendments as may be required by us and/or the building authorities and other relevant authorities and do not form part of an offer or contract. Visual representations, illustrations, photographs, pictures and other renderings are only artistic impressions of the development and are not to be regarded as representations of fact. Photographs for images contained in this brochure do not necessarily represent as built standard specifications.

All areas are approximate measurements and are subject to final survey. The property is subject to inspection by the relevant authorities to comply with current codes of practice.

The sale 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 sale and purchase agreement and shall in no way be modified by any such statements, representations or promises made.



448
@ e a s t c o a s t

Daring. Funky. Stylish.

Every moment is more than just a surprise.
Because you **love it**.

Daring to be cheeky. Funky to be different. Stylish to be urban.





Artist's Impression

Charm. Sensual. Luxury.

Luxuriate in the opulent lifestyle that stroke your ego. Because you **deserve it.**

Spring into life in the vibrant East Coast. Hit the outdoor gym for that adrenaline rush or simply romance your senses in the invigorating pool.

Don't resist such a perfect blend of timeless appeal with modern living spaces and facilities in these 28 luxurious, freehold condominiums.





Artist's Impression



Fulfillment. Epitome. Desires.

Satisfy your appetite in body, mind and soul.
Because you **crave for it.**

With easy access to major expressways like ECP, PIE and KPE, you are just minutes away from the downtown Marina, commercial and financial district.

Why wait to realize your desires when renowned schools, Marina Parade library and shopping amenities at Parkway Parade are just within your doorsteps.



Sea and East Coast Park



Artist's Impression

*Imagine.
Anticipate. Indulge.*

Satisfy every indulgence here. Because your **imagination** is the only barrier.

Let the innovative use of space in every corner invoke your creativity with the intricately -conceptualized condominiums.

Don't limit your imagination when the minimalist and fully-furnished expanse with stylish quality kitchen equipment aims to fulfill your desires.



Artist's Impression

Site Plan

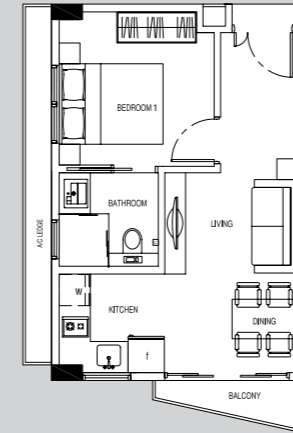
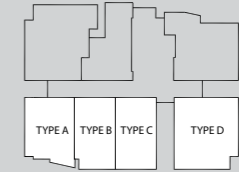


Legend:

- 1 Carpark Entrance
- 2 Fitness Corner
- 3 Tranquil Corner
- 4 Open Parking Lots
- 5 Swimming Pool
- 6 Pool Deck
- 7 Roof Terrace

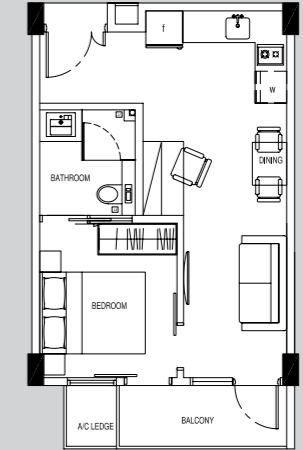


Area includes A/C Ledge and/or P.E.S. and/or Balcony and/or Open Private Roof Terrace where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. All plans are not printed to scale and are for the purpose of visual presentation of the different layout that are available. The plans are subject to amendments as may be required or approved by the relevant authorities. Floor areas are approximate and are subject to final survey.



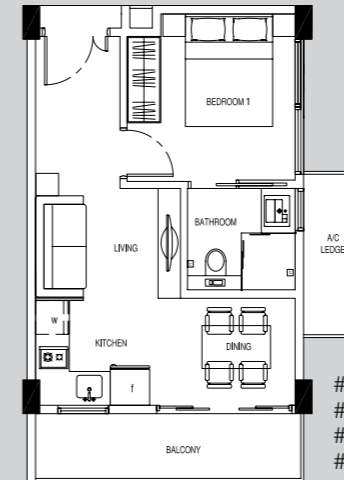
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TYPE A
(40 sqm)/(431 sq ft)



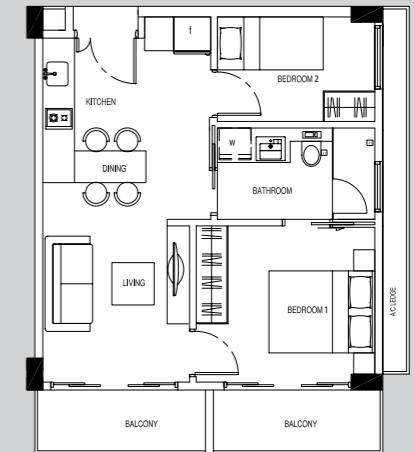
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TYPE B
(40 sqm)/(431 sq ft)



#02-03
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TYPE C
(43 sqm)/(463 sq ft)



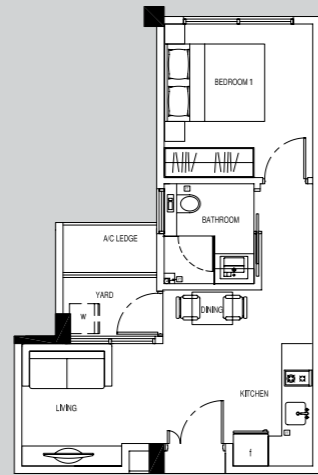
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TYPE D
(59 sqm)/(635 sq ft)



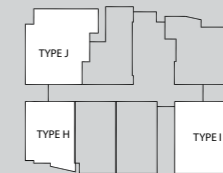
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TYPE E
(53 sqm)/(570 sq ft)

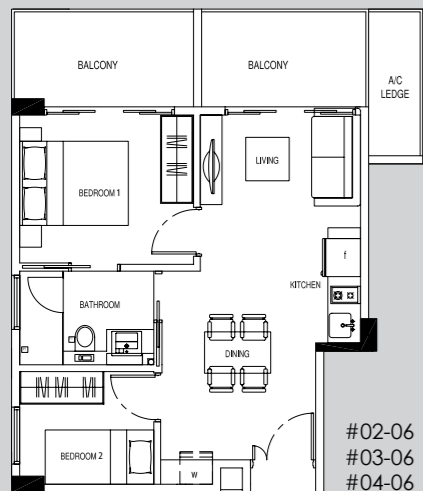
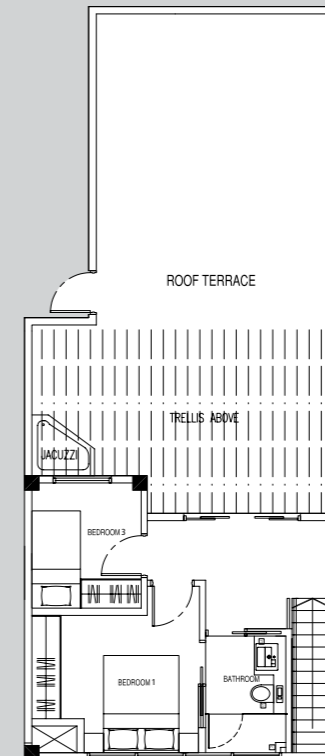
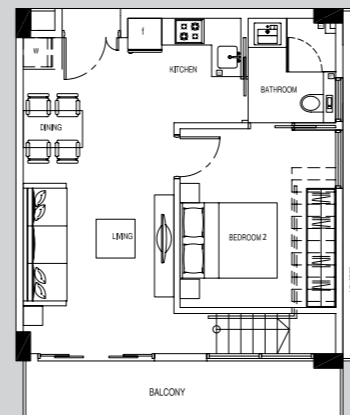


#02-07
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TYPE F
(41 sqm)/(441 sq ft)

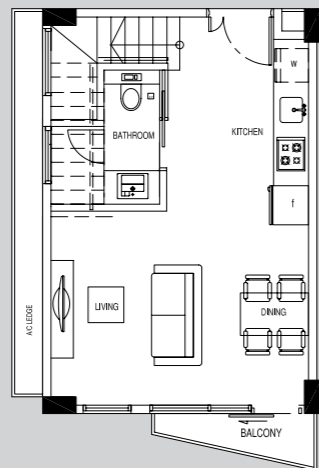


TYPE I
(150 sqm)/(1615 sq ft)
#05-02

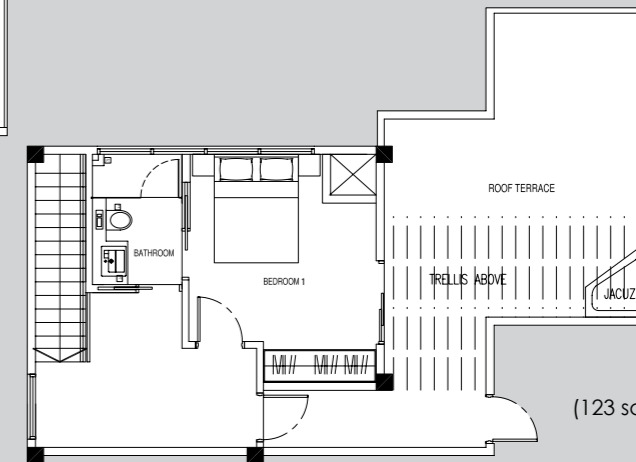
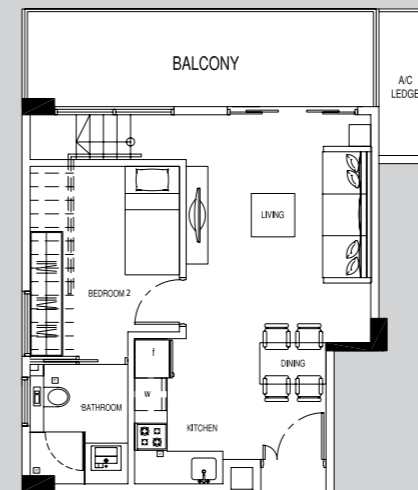
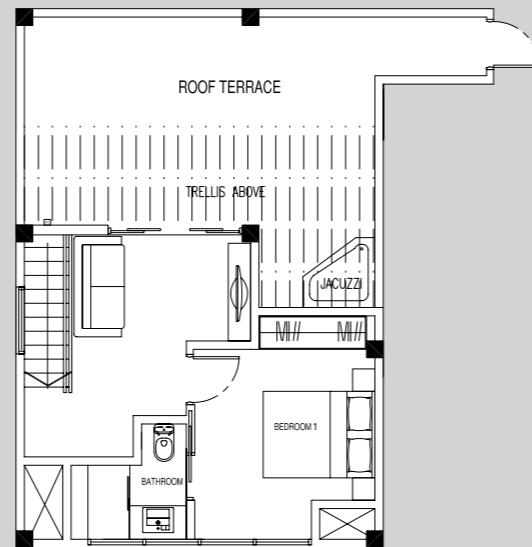


#02-06
#03-06
#04-06

TYPE G
(57 sqm)/(614 sq ft)



TYPE H
(103 sqm)/(1109 sq ft)
#05-05



TYPE J
(123 sqm)/(1324 sq ft)
#05-06

Specifications

Brandt
Innovations you need

DURAVIT

GROHE
ENJOY WATER

- 1) **FOUNDATION**
RC foundation
- 2) **SUPERSTRUCTURE**
Reinforced concrete structure
- 3) **WALLS**
External walls: clay brick walls
Internal walls: clay brick and / or concrete block walls and/or dry wall partition
- 4) **ROOF**
a) Reinforced concrete roof with appropriate waterproofing and insulation
b) Metal roof with insulation
- 5) **CEILING**
a) Moisture resistant ceiling board with emulsion paint to kitchen and baths
b) Plaster board and/or skim coat emulsion paint to all other areas

6) FINISHES	Locations	Finishes
a) Wall	i) Internal walls	
	Living, dining, bedroom	Cement and sand plaster with emulsion paint.
	Bathrooms	Ceramic/Homogeneous tiles
ii) External walls	External area	Cement sand plaster with external paint.
b) Floor	Living, dining, kitchen, bedroom 2	Compress marble/Homogeneous tile with or without skirting
	Bedroom 1	Timber strips with or without skirting
	Bath room	Ceramic/Homogeneous tiles with or without skirting
	Balcony	Ceramic/Homogeneous tiles with or without skirting
	Roof Terrace	Ceramic/Homogeneous tiles with or without skirting

Note: Marble, granite, timber are natural materials containing veins with tonality differences, there will be colour and marking caused by their complex mineral composition and incorporated impurities.

- 7) **WINDOWS**
Powder coated aluminium-framed casement, sliding and folding, top hung and /or fixed window with tinted and /or clear and /or frosted glass and / or laminated glass
- 8) **DOORS**

Locations	Finishes
Main Entrance Door	Fire Rated Timber Door
Bedrooms	Laminated Door
Living, dining, bedroom	Powder coated aluminium frame Doors
Bathrooms	Laminated Door

Note:

1. All Glazing shall be approximately 6 mm thick
2. All Aluminium Frame shall be powder coated finished
3. Doors can either be of swing or sliding type with or without fixed glass panel
4. All Glazing can be either tinted or clear glass

- 9) **SANITARY FITTINGS**

a) Bathroom	
1 basin on granite vanity with mixer tap	1 shower compartment with shower mixer
1 water closet	1 toilet roll holder
1 towel rail	1 mirror
b) Kitchen	
1 kitchen sink	1 single sink mixer tap

- 10) **AIR-CONDITIONING INSTALLATION**
 - a. Inverter type multi-split system with wall mount fan coil units to Living/Dining, Study and Bedrooms.
 - b. Mechanical ventilation system provided for toilets where required.

- 11) **ELECTRICAL INSTALLATION**
 - a. All electrical wiring shall be concealed where possible except for areas with false ceiling where wiring above false ceilings and within electrical compartments shall be in exposed conduit/trunking/tray.
 - b. Please refer to Electrical Schedule for details.

- 12) **TV/TELEPHONE/CABLEVISION**
 - a. All electrical wiring shall be concealed where possible except for areas with false ceiling where wiring above false ceilings shall be in exposed conduit/trunking/tray.
 - b. Please refer to Electrical Schedule for details.

- 13) **LIGHTNING PROTECTION**
Lightning protection system provided in compliance with Singapore Standard SS 555.

- 14) **HOT WATER HEATER**
Gas water heater to provide hot water supply to all bathrooms and kitchen for all units except Type B.
Electric storage heater to provide hot water supply to bathroom and kitchen for Type B.
- 15) **TOWN GAS**
Town gas supply to kitchen cooker hob and gas water heater.
- 16) **AUDIO INTERCOM**
Audio telephony intercom between 1st storey lift lobby and apartment units.
- 17) **SECURITY SYSTEM**
Auto gate system
Proximity card access system at lift cars and designated areas (where applicable)
- 18) **RECREATIONAL FACILITIES**
Swimming pool with free fall infinity edge- External Gym area
- 19) **PAINTING SYSTEM**
Emulsion paint finish to all the external walls and cladding stone finishes to the side and front with emulsion paint to other areas.
- 20) **WATERPROOFING**
Appropriate water proofing to Bathrooms, Kitchen, Yard, and Roof terrace.
- 21) **DRIVEWAY AND CAR PARK**
- Heavy-duty homogeneous tile on cement screed - Mechanical car park system
- 22) **OTHER ITEMS**

a) Kitchen cabinets	: Built in high and low level cabinets, gas cook top, hood, and built in microwave
b) Wardrobe	: Built in wardrobe to bedrooms 1
c) Roof Terrace	: Private jacuzzi and timber trellis canopy is provided for penthouse

Note:

1. Layout/Location of the Wardrobes, Kitchen Cabinets and Fan Coil Unit are subject to Architect sole discretion and final design.
2. The Brand and model of all equipment and appliances supplied shall be provided subject to availability.
3. The building project is strictly for residential purposes only
4. The open roof terrace area not to be enclosed or roof over
5. No Access to R.C Flat roof / canopy except for maintenance only
6. No structure or other uses are allowed on rooftop unless otherwise approved by competent authority
7. 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 may at his own discretion assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser. The Vendor shall not be answerable for any failure of these manufacturers and/or contractors and/or suppliers to honour any warranty.
8. Regular maintenance by the Purchaser of the air-conditioning systems, including the clearing of filters and condensation pipes, is essential for the efficient running and prolonging their operation life.
9. The Purchaser is liable to pay annual fee, subscription fee and such other fees to StarHub Cable Vision Ltd or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their service connection for their respective subscription channels. Any equipment for SHCV shall be paid and installed by the Purchaser.
10. If the Purchaser requires Internet access, the Purchaser will have to make direct arrangements with an Internet Service Provider and/or such relevant entities/authorities for Internet service to the Unit and to make all necessary payments to such Internet Service Provider and/or relevant authorities.
11. The Purchaser is liable to pay annual fee, subscription fee and other such fees to StarHub Cable Vision or SingTel Mio TV, or any other relevant party or authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels.
12. The Purchaser has to maintain and clean the air-conditioning system on a regular basis to ensure good working condition. This includes cleaning the filters, clearing of condensate drain pipes and charging of refrigerant gas. The Purchaser is advised to engage his own contractor to service the air-conditioning system regularly.
13. If the Purchaser requires internet access in the Unit, he will have to make direct arrangement with the internet service provider and/or other relevant parties, and he will be liable to pay all the application, subscription and other fees for the internet service.
14. To ensure good working condition of the mechanical ventilation system for the toilet exhaust system, the system has to be maintained by the Purchaser on a regular basis.

ELECTRICAL SCHEDULE Description	UNIT TYPE									
	A	B	C	D	E	F	G	H	I	J
Lighting Point	8	7	8	12	11	9	11	14	14	16
13A Switch Socket Outlet	8	7	8	9	9	7	8	11	11	12
Shaver Point	1	1	1	1	1	1	1	1	2	2
Washing Machine Point	1	1	1	1	1	1	1	1	1	1
Weatherproof Switch Socket Outlet	1	2	1	2	1	1	2	1	2	2
Gas Water Heater Point	1	1	1	1	1	1	1	1	1	1
Cooker Hood Point (c/w Connector Unit & Switch)	1	1	1	1	1	1	1	1	1	1
Door Bell Point	1	1	1	1	1	1	1	1	1	1
SCV Outlet	2	1	2	3	3	2	3	3	3	4
Telephone Outlet	2	1	2	3	3	2	3	3	3	4
Isolator for Jacuzzi							1	1	1	

Power points/isolators for air-conditioning system depends on the quantity of condensing units & fan coil units.
Power points for toilet exhaust fan(s) will be provided where necessary.

Developer TEE Realty Pte Ltd **Tenure of Land** Free Hold

Other Developments

Singapore



The Thomson Duplex



Cantiz @ Rambai



The Peak @ Cairnhill I

Thailand



The Surawong



Chewathai Ratchaprarop



Chewathai Ramkhamhaeng