



GUILLEMARD EDGE



THE LAP OF COMPLETENESS
IS NOW AT YOUR FINGERTIPS...



artist impression only

Discover the meaning of complete living.....

Revel in contemporary architectural design, cozy comfort and state-of-the-art facilities at this freehold development in Singapore's vibrant east. Guillemard Edge offers sophisticated living for discerning individuals who appreciate life's finest moments.

Come experience Guillemard Edge.



artist impression only



Feel the pulse of the city from the proximity of your pad at Guillemard Edge.

Located just minutes from Singapore's exciting cityscape, perfectly complement your active lifestyle. Watch the city come alive as dusk settles on blue skies. It has never been easier to experience life to the fullest – from your abode at Guillemard Edge.



DISCOVER THE MANY
FACES OF BEAUTIFUL LIVING...





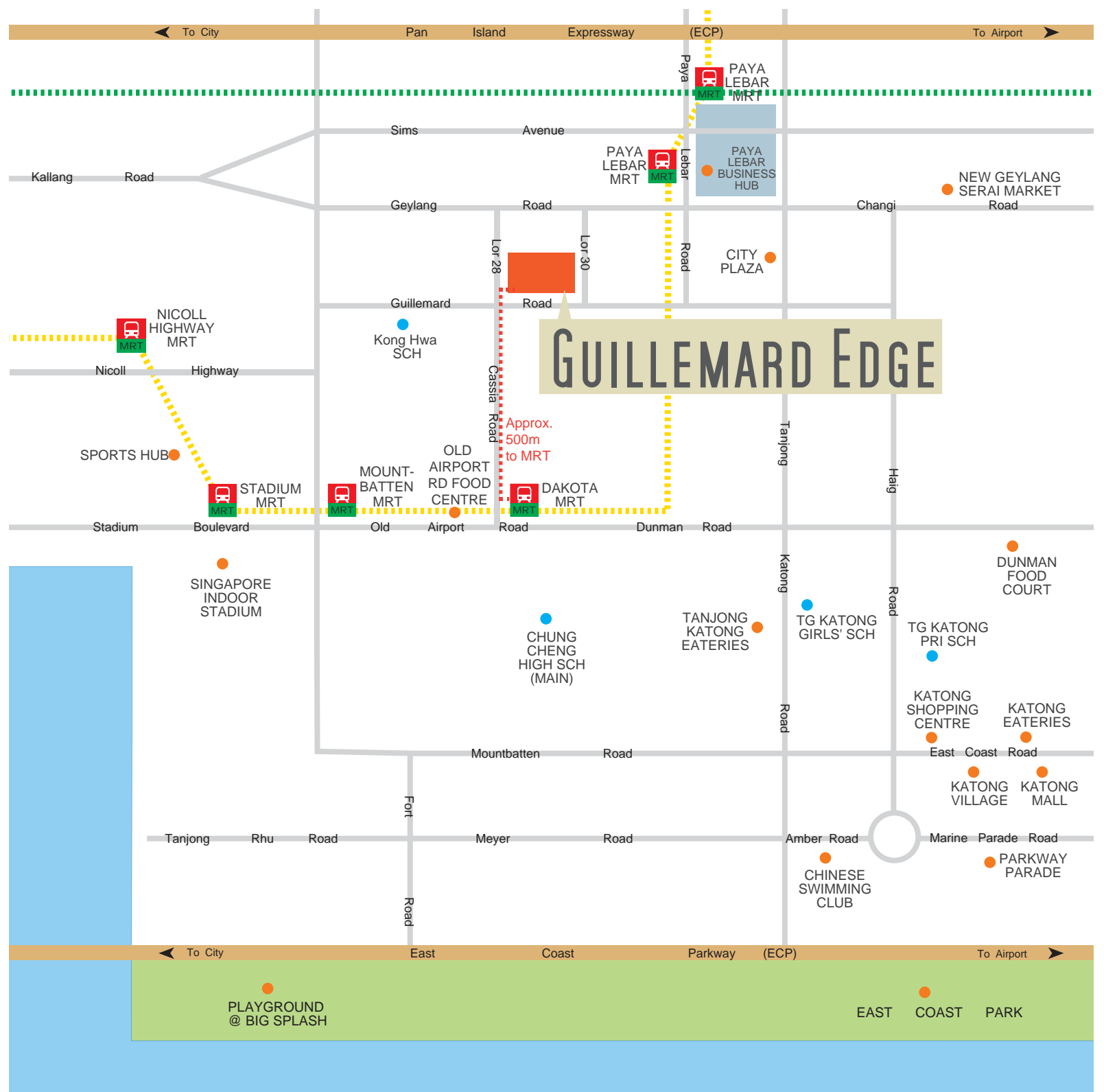
EXPERIENCE THE EXCITEMENT OF LIFE
FROM EVERY ANGLE...



Explore eclectic living with a multitude of options to tickle your fancy.

From shopping to entertainment, enjoy the best of city living. Venture further afield with hassle-free travel options. Within minutes walk to Dakota MRT station puts you on the far-reaching circle line while drivers will find zipping around the island a breeze with both the Pan Island Expressway and the East Coast Parkway conveniently located a stone throw away.







The minimalist design, powerful in its simplicity, belies the complexity that lies within. Come inside and be awed by the total comfort and completeness that Guillemard Edge offers you.

Treat yourself to the magnificence of exquisite design that has your every comfort in mind.



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UNRAVEL YOUR INNER PEACE IN THE SANCTUARY OF YOUR HOME...

Guillemard Edge elevates your social life to lofty heights.

Chill out at the sky lounge overlooking the two shimmering pool.
Enjoy the evening under the glazing stars.





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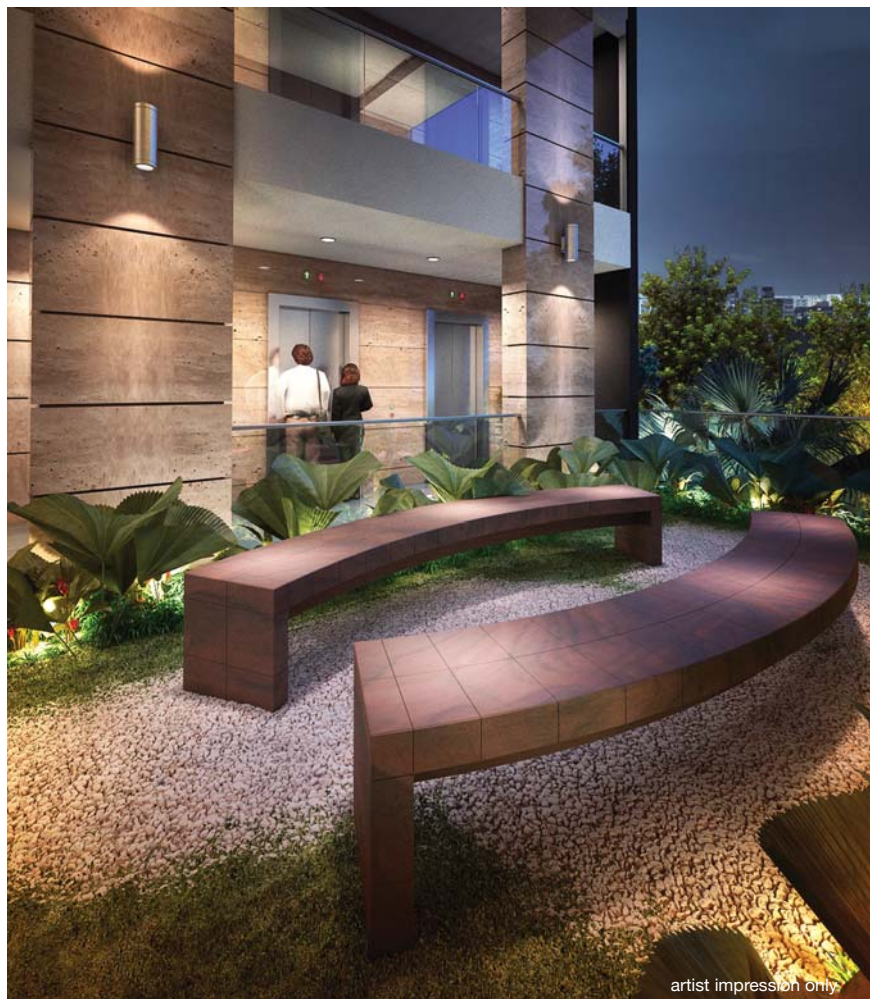
artist impression only

Enjoy outdoor dining with loved ones over a sizzling BBQ or work on that gorgeous tan at the pool deck – a godsend for sun worshippers.

Work up a sweat in the gym or indulge in a session of massage, recharge and awaken your senses.



artist impression only



Soak up in the one of the two swimming pools or melt away fatigue in the bubbling jacuzzi.

Entertain and impress with parties in the function room. Discover a world of nature at the corner garden where you enjoy peace and greenery.







artist impression only



artist impression only

After a hard day of work, enjoy quiet moments indulging in mental exercises in our reading room, or ease the stress away with some relaxing yoga in the yoga room.

Myriad options await you at the Guillemard Edge with facilities abound, you will find that staying in is as much fun as exploring.

LORONG 28 GEYLANG

SITE PLAN

EXIT




ENTRY EXIT

LORONG 30 GEYLANG

- 1 Main Entrance / Grand Drop-off (1st Floor)
- 2 Swimming Pool One
- 3 Swimming Pool Two
- 4 Shallow Pool
- 5 Jacuzzi One
- 6 Jacuzzi Two
- 7 Wet Deck
- 8 Pool Deck
- 9 Massage Area
- 10 Outdoor Dining / BBQ One
- 11 BBQ Two
- 12 Trellis Pavilion
- 13 Function Room
- 14 Yoga Room
- 15 Reading Room
- 16 Gym Room (4th Floor)
- 17 Sky Terrace (above Gym)
- 18 Male / Female Toilet
- 19 Corner Garden





Y1  artist impression only



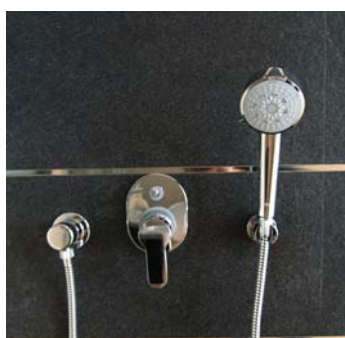
SOHO* DESIGN RESIDENCES

Home and Office. Seamless Connections.
Your home and office can be effortlessly combined
with SOHO* designed apartments. Contemporary
design lends an air of cool chic to an office that is as
comfortable as your own home.

Explore opportunities that you never imagined .

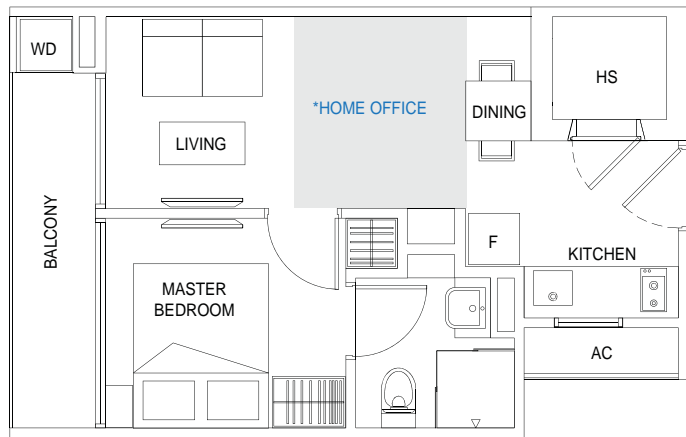
Clean lines coupled with quality fittings and furnishings exude a quiet elegance that speaks volumes. You will find quality brands fitted throughout every apartment - all carefully selected to complement each stylishly designed unit in perfect harmony with your refined life.

Experience the daily pleasure of coming home to paradise.



Type A • 409 sq ft • 1 bdrm + *H.O.

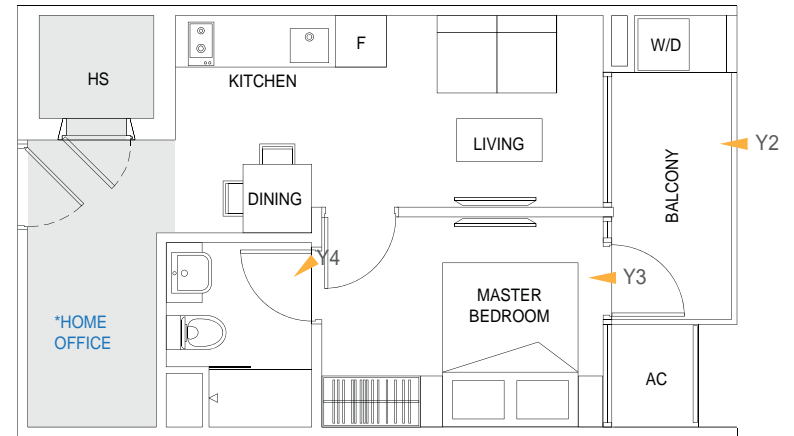
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Y1

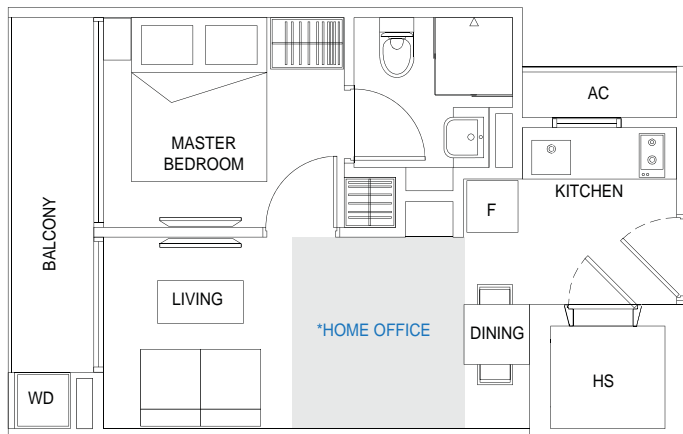
Type B • 441 sq ft • 1 bdrm + *H.O.

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Type AA • 409 sq ft • 1 bdrm + *H.O.

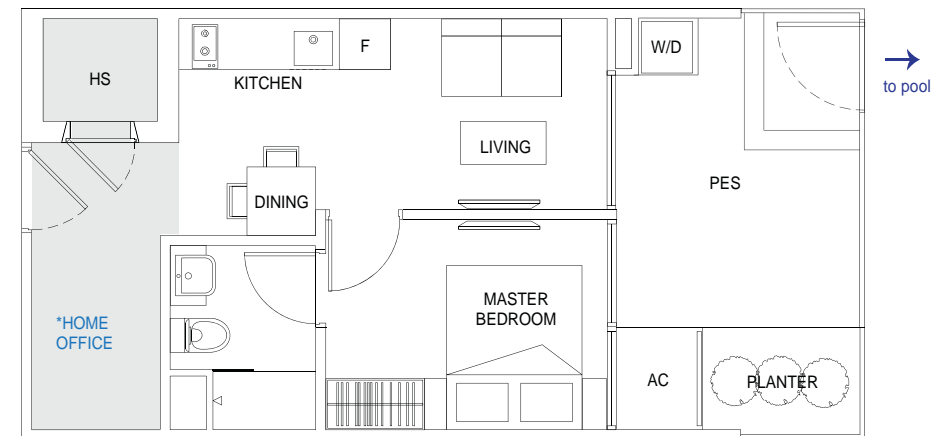
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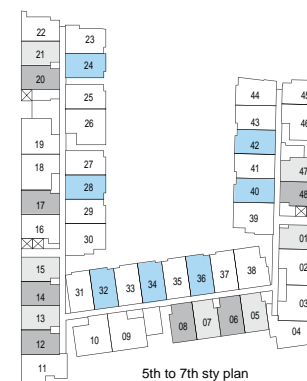
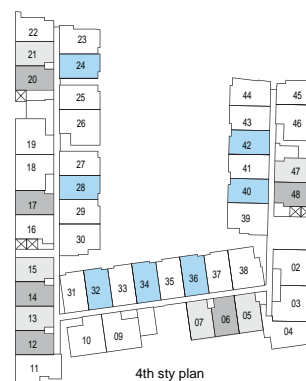
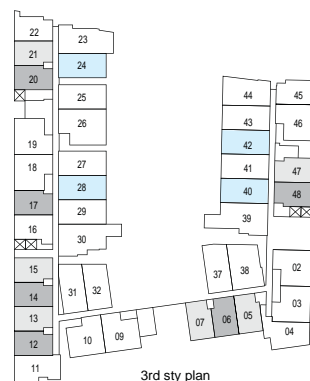
Type B1 • 517 sq ft • 1 bdrm + *H.O.

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■ pool access



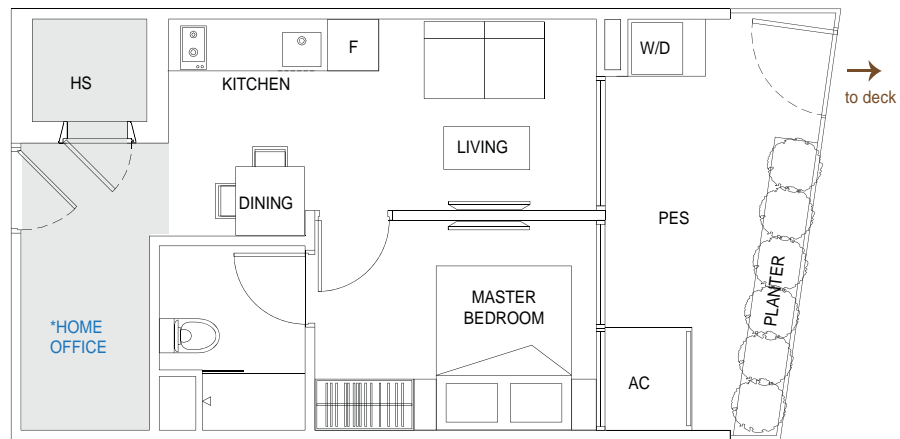
* Refer to clause 10 of specification footnote.



Type B2 • 495 sq ft • 1 bdrm + *H.O.

#03-32

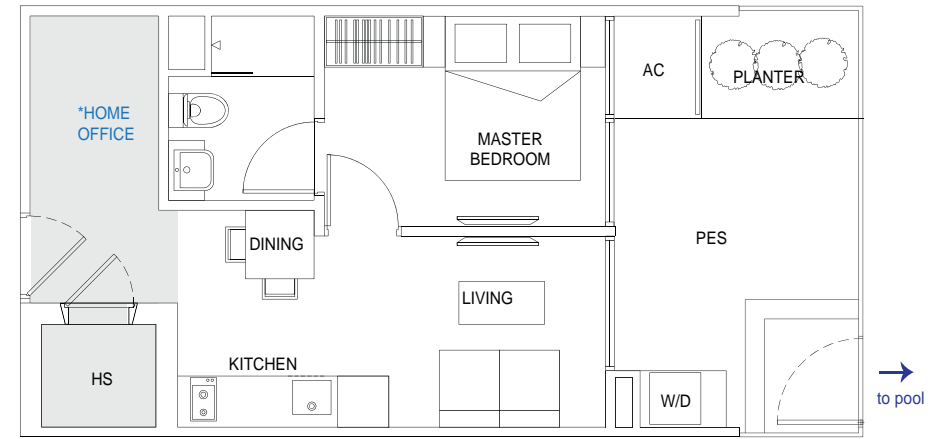
■ deck access



Type C1 • 517 sq ft • 1 bdrm + *H.O.

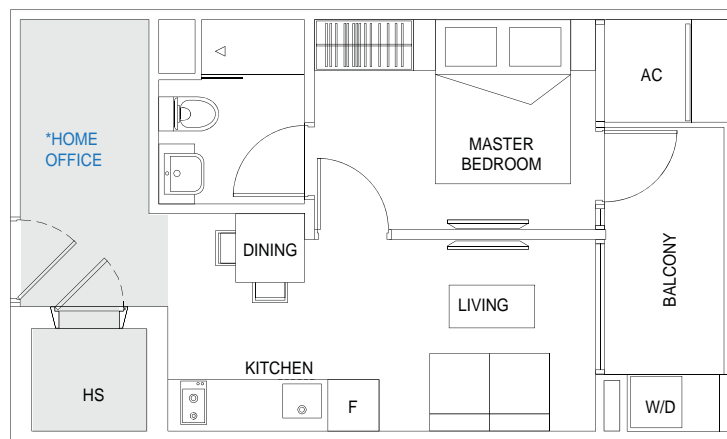
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■ pool access



Type C • 441 sq ft • 1 bdrm + *H.O.

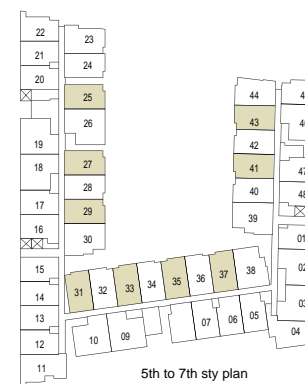
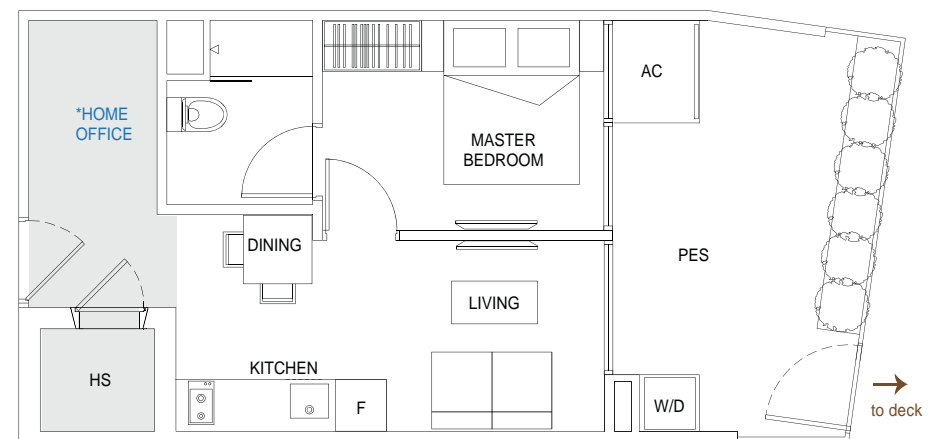
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Type C2 • 517 sq ft • 1 bdrm + *H.O.

#03-31

■ deck access

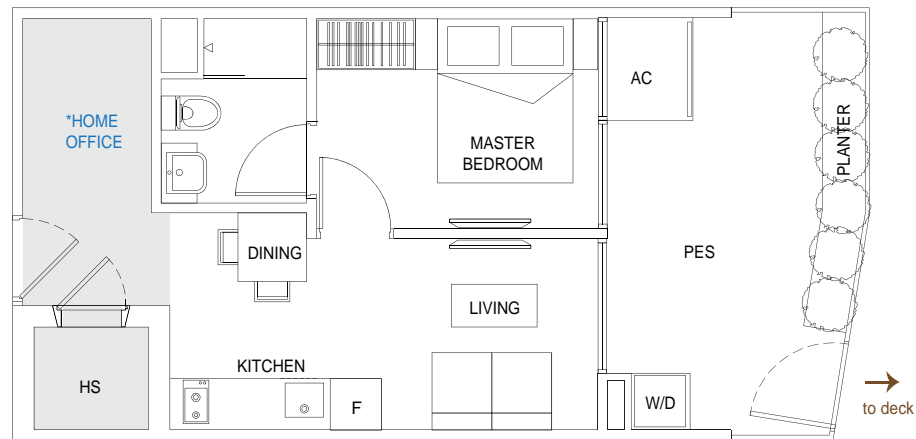


* Refer to clause 10 of specification footnote.

Type C3 • 517 sq ft • 1 bdrm + *H.O.

#03-37

■ deck access



Type E • 441 sq ft • 1 bdrm + *H.O.

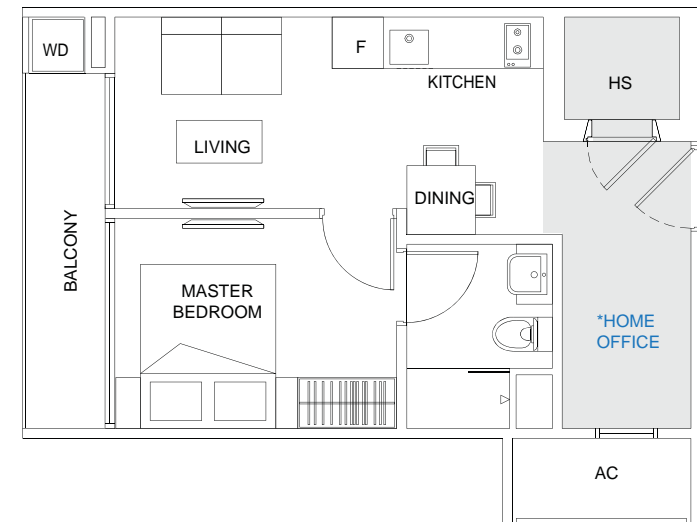
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#04-16

#05-16

#06-16

#07-16



Type D • 420 sq ft • 1 bdrm + *H.O.

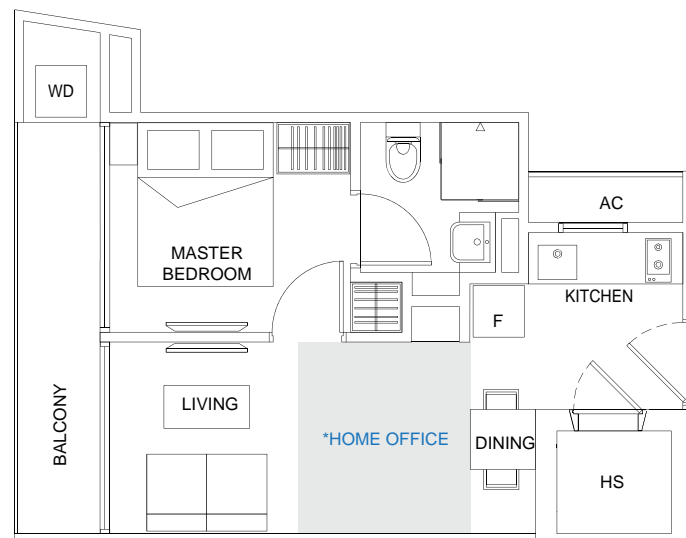
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#04-22

#05-22

#06-22

#07-22



Type F • 409 sq ft • 1 bdrm + *H.O.

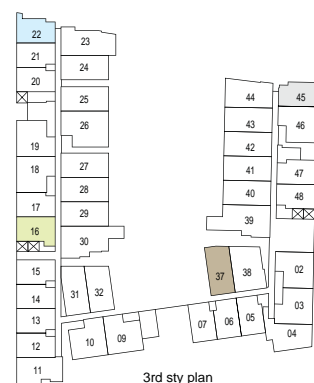
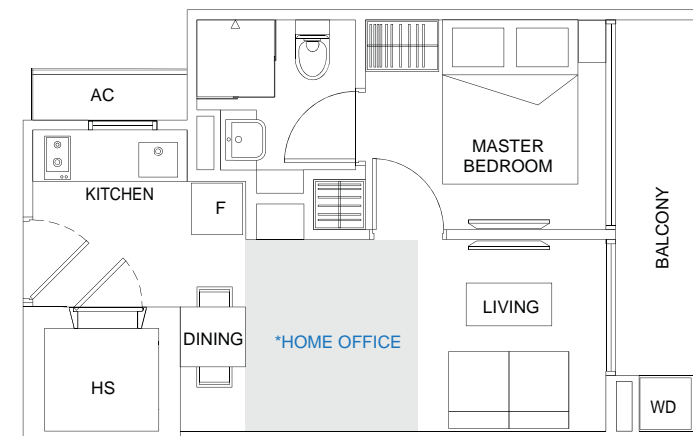
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#05-45

#06-45

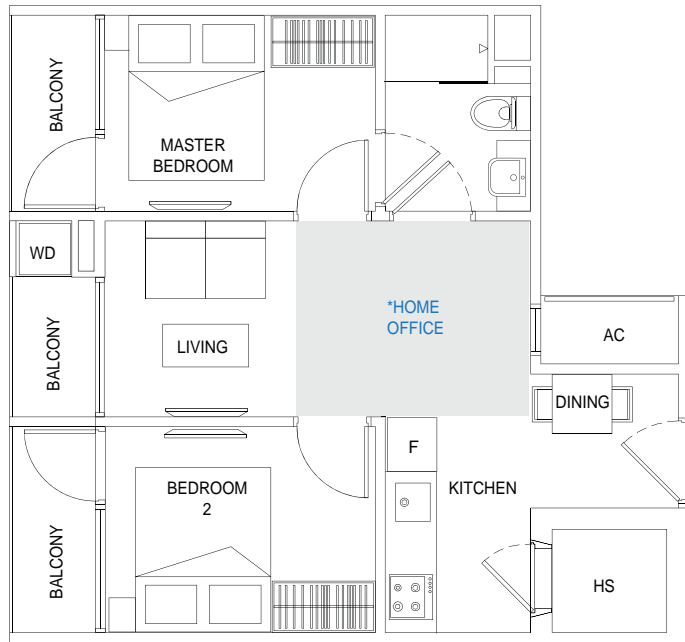
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* Refer to clause 10 of specification footnote.

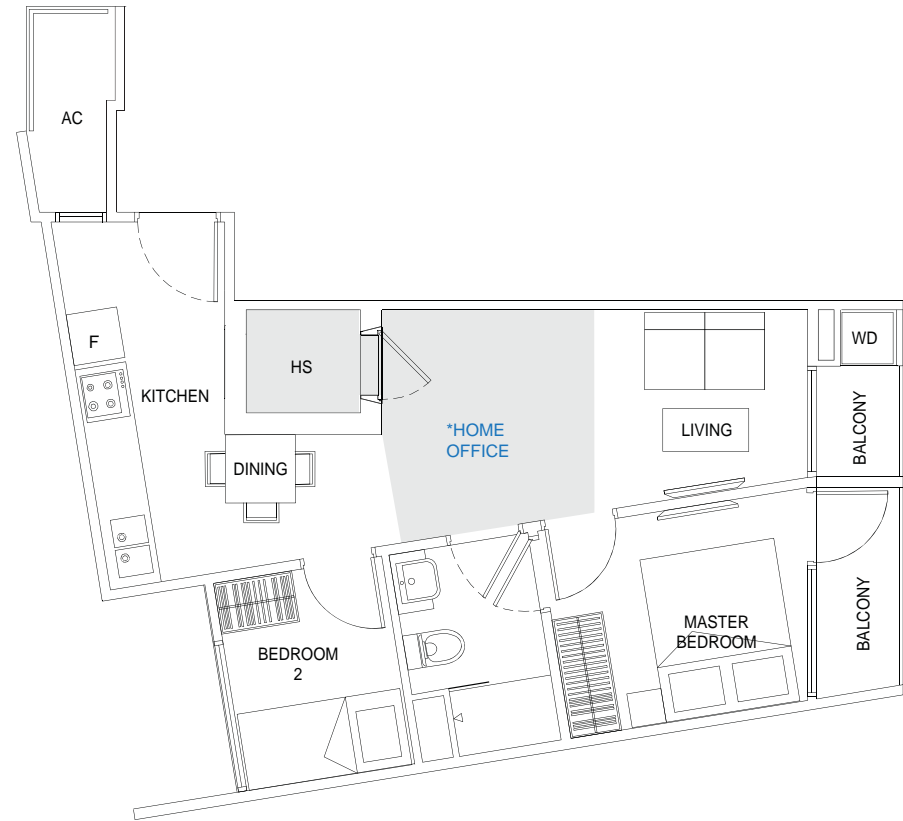
Type G • 560 sq ft • 2 bdrm + *H.O.

- #03-02, #03-10, #03-19, #03-46
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- #05-02, #05-10, #05-19, #05-46
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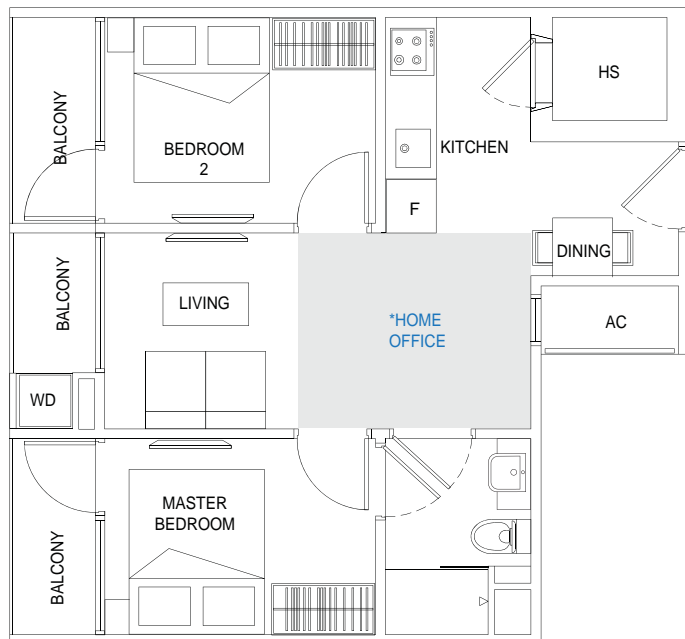
Type H • 549 sq ft • 2 bdrm + *H.O.

- #03-04
- #04-04
- #05-04
- #06-04
- #07-04

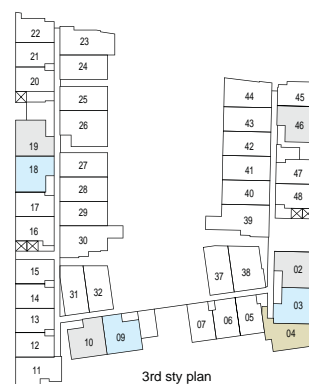


Type GG • 560 sq ft • 2 bdrm + *H.O.

- #03-03, #03-09, #03-18
- #04-03, #04-09, #04-18
- #05-03, #05-09, #05-18
- #06-03, #06-09, #06-18
- #07-03, #07-09, #07-18



* Refer to clause 10 of specification footnote.



RESIDENCES





Y3 ▶ artist impression only



Y4 ▶ artist impression only

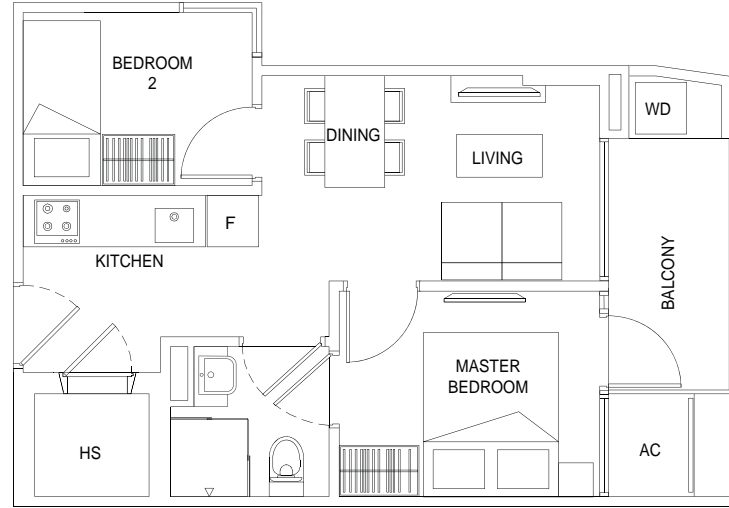
Thoughtful touches are everywhere at Guillemard Edge.

From exceptionally designed rooms to beautifully laid out bathrooms,
your abode is a reflection of your elegant life.

Each part of this intricate web is designed for your total comfort.
Now is the time to live the inspired life in all its glory.

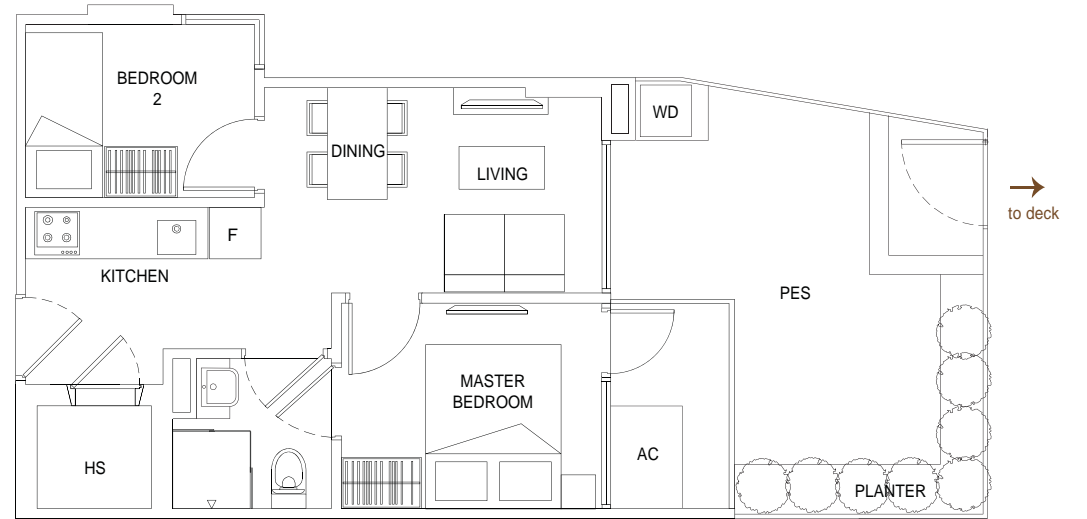
Type I • 474 sq ft • 2 bdrm

- #04-23
- #05-23
- #06-23
- #07-23



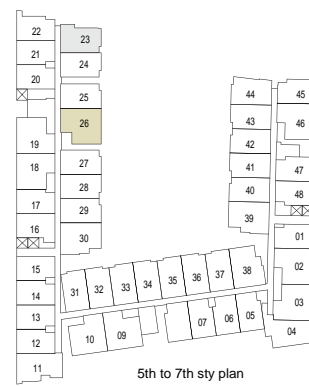
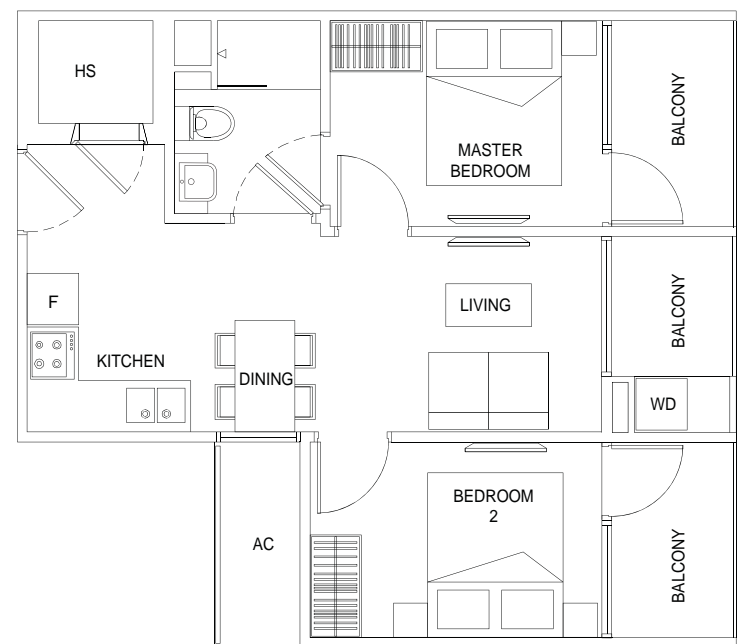
Type I1 • 624 sq ft • 2 bdrm

- #03-23
- deck access



Type J • 603 sq ft • 2 bdrm

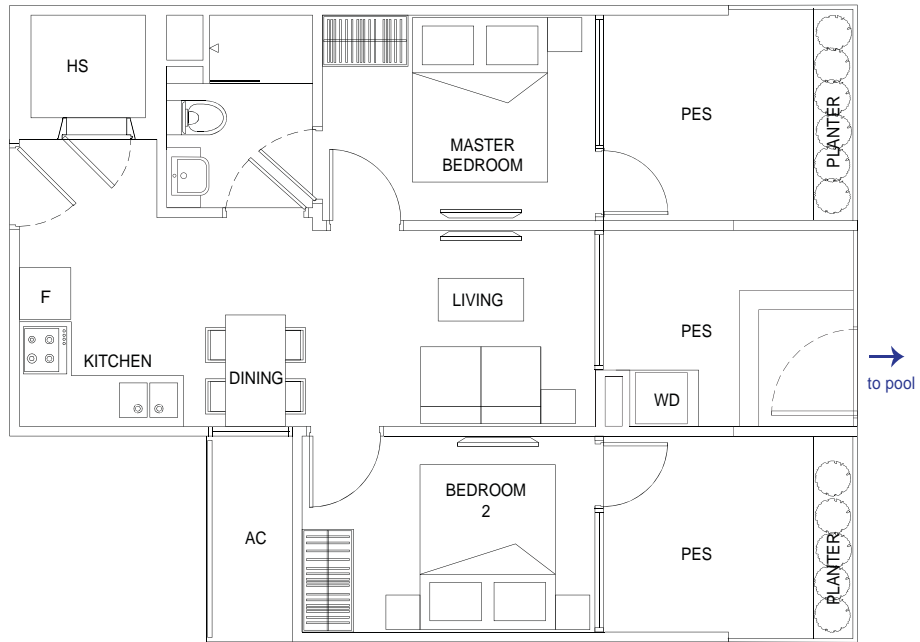
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- #05-26
- #06-26
- #07-26



Type J1 • 721 sq ft • 2 bdrm

#03-26

■ pool access



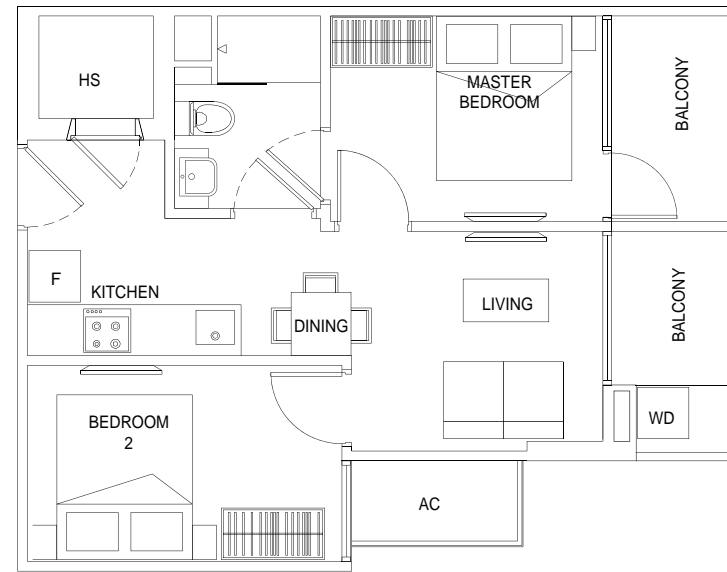
Type K • 549 sq ft • 2 bdrm

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#05-30, #05-38

#06-30, #06-38

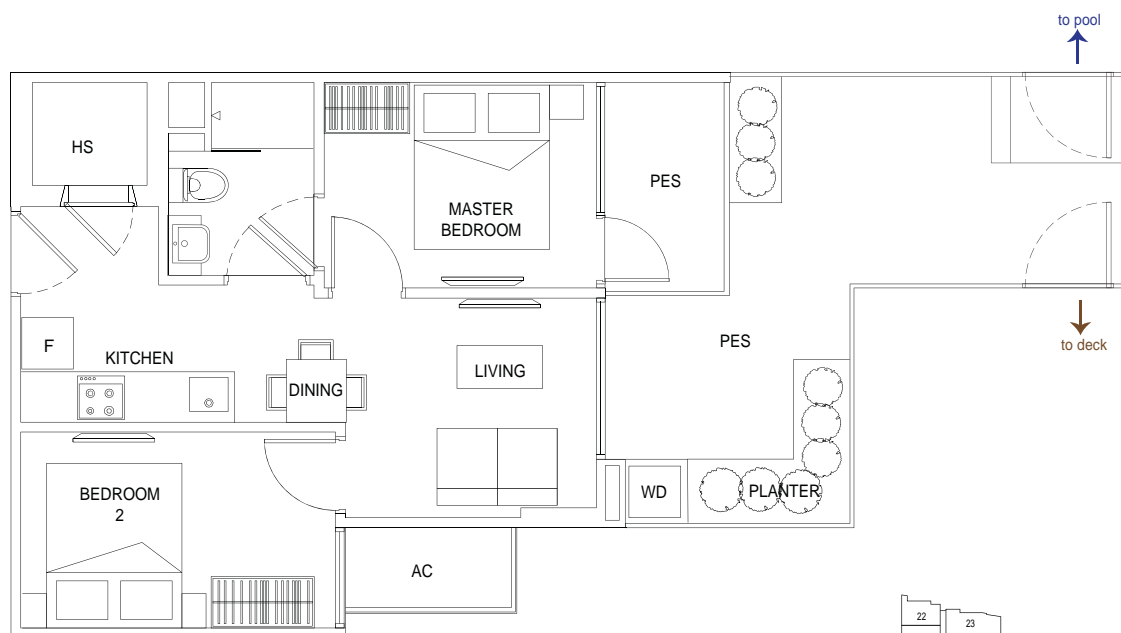
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Type K1 • 710 sq ft • 2 bdrm.

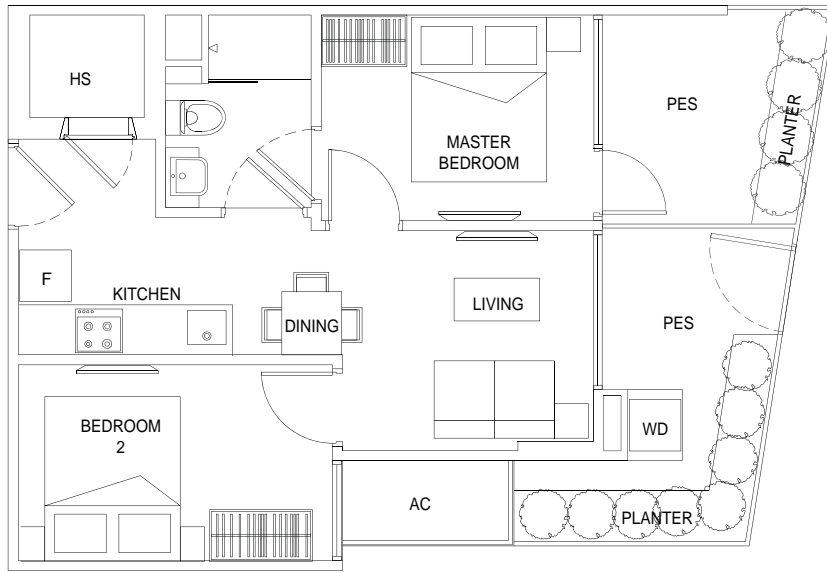
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■ pool access ■ deck access



Type K2 • 624 sq ft • 2 bdrm

#03-38



Type L • 538 sq ft • 2 bdrm

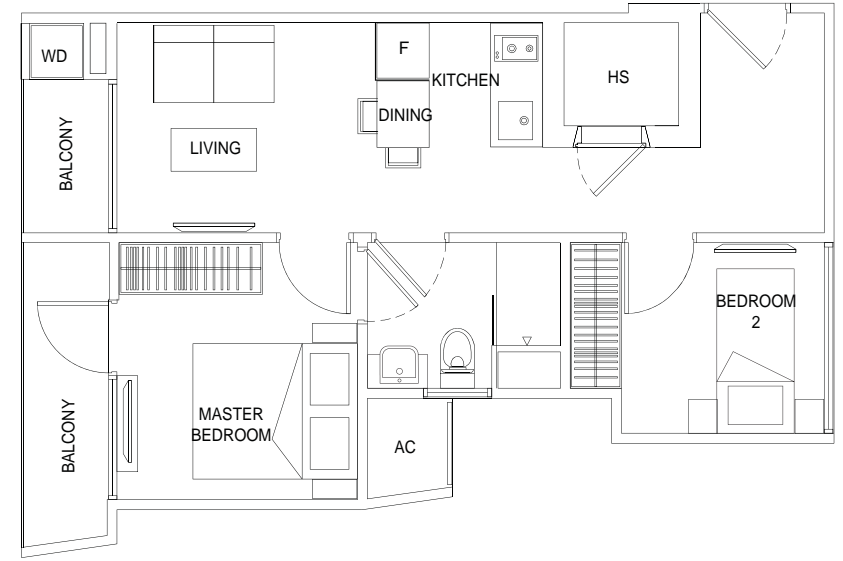
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#04-11

#05-11

#06-11

#07-11



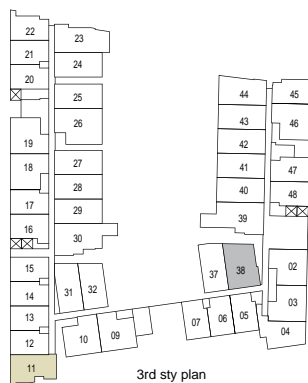
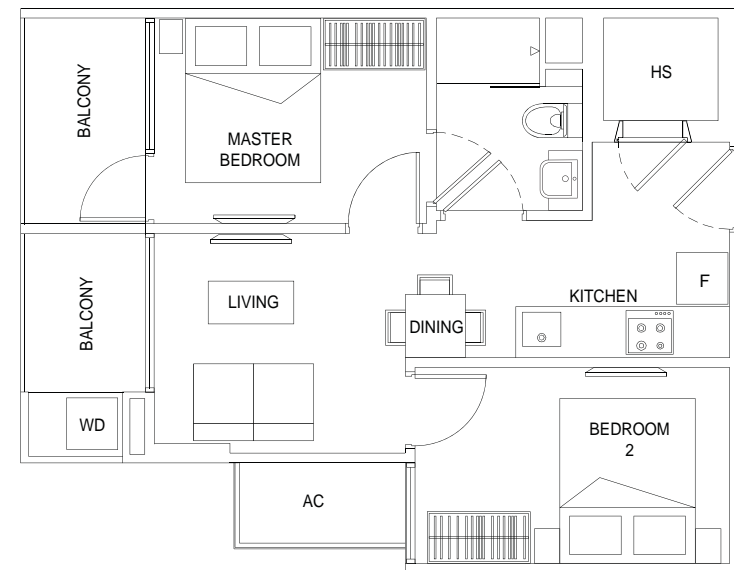
Type M • 549 sq ft • 2 bdrm

#04-39

#05-39

#06-39

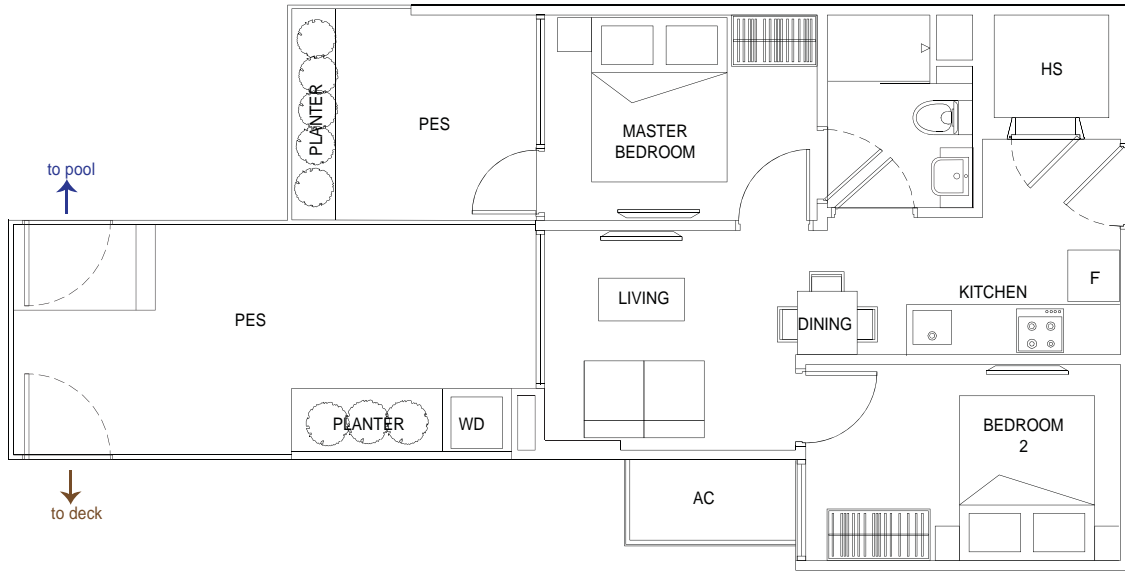
#07-39



Type M1 • 721 sq ft • 2 bdrm

#03-39

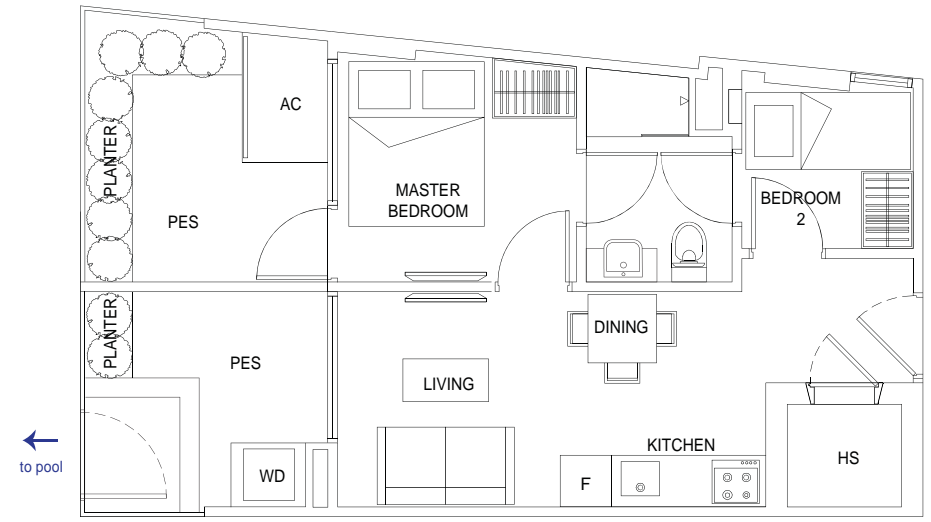
■ pool access ■ deck access



Type N1 • 560 sq ft • 2 bdrm

#03-44

■ pool access



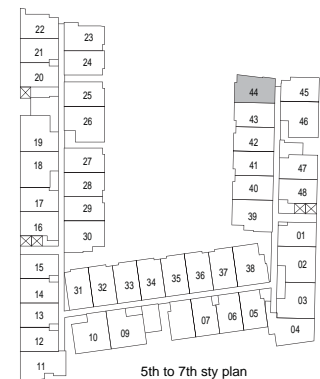
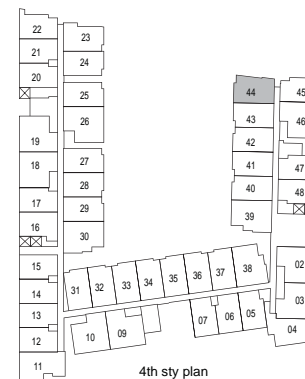
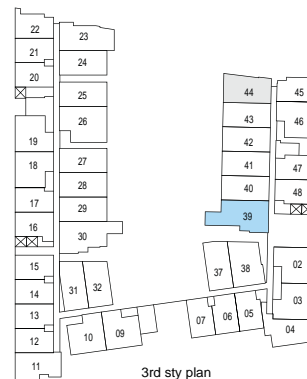
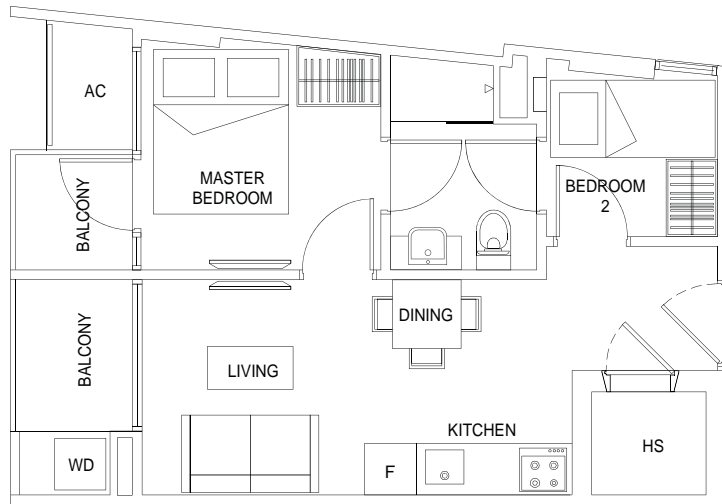
Type N • 463 sq ft • 2 bdrm

#04-44

#05-44

#06-44

#07-44



PENTHOUSE





Z2 ▶ artist impression only

Step outside to your very own sky terrace with lounge and BBQ area where you can enjoy magnificent view.

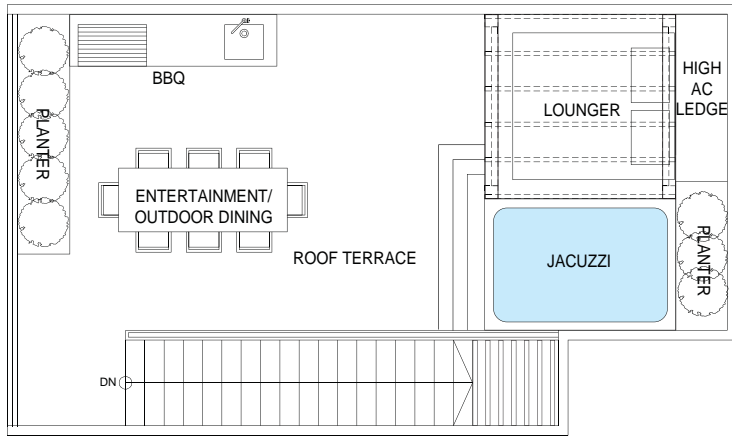


Z1 ▶ artist impression only

PENTHOUSE

PH A • 775 sq ft • 1 bdrm + *H.O.

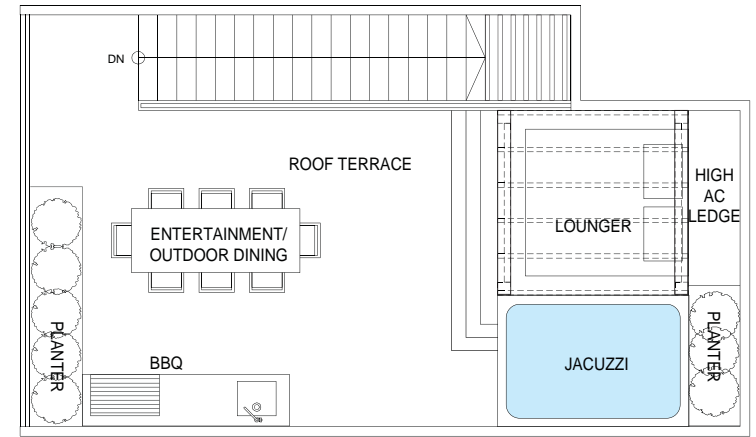
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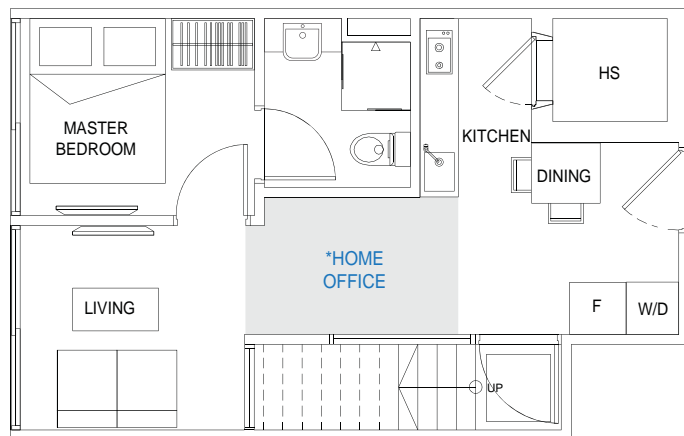
UPPER LEVEL

PH AA • 775 sq ft • 1 bdrm + *H.O.

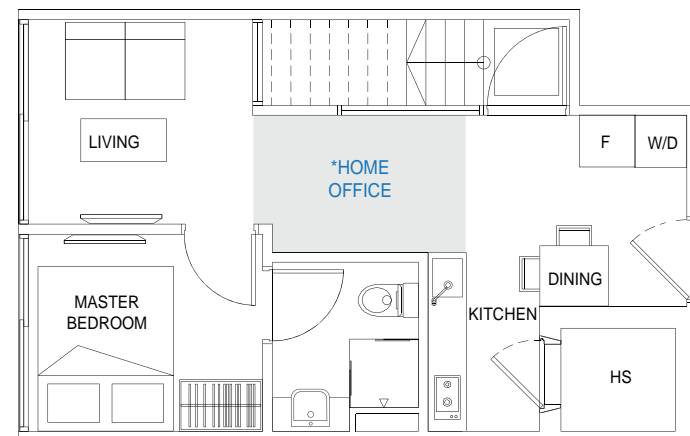
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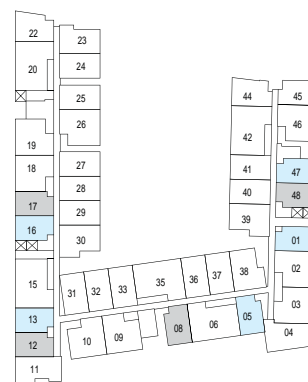
UPPER LEVEL



LOWER LEVEL



LOWER LEVEL

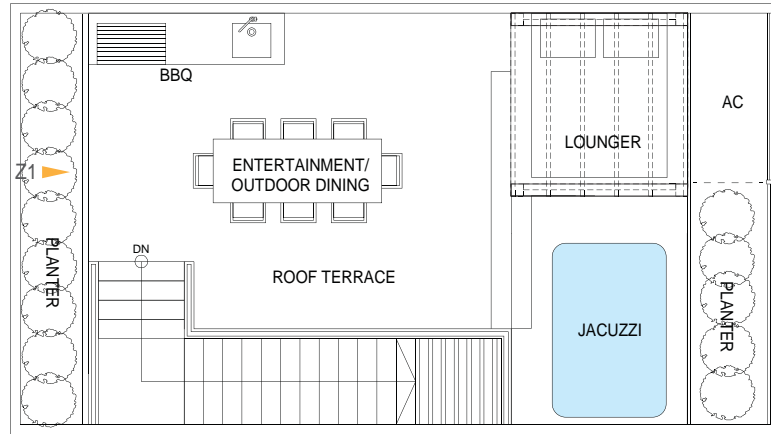


* Refer to clause 10 of specification footnote.

PENTHOUSE

PH B • 861 sq ft • 1 bdrm + *H.O.

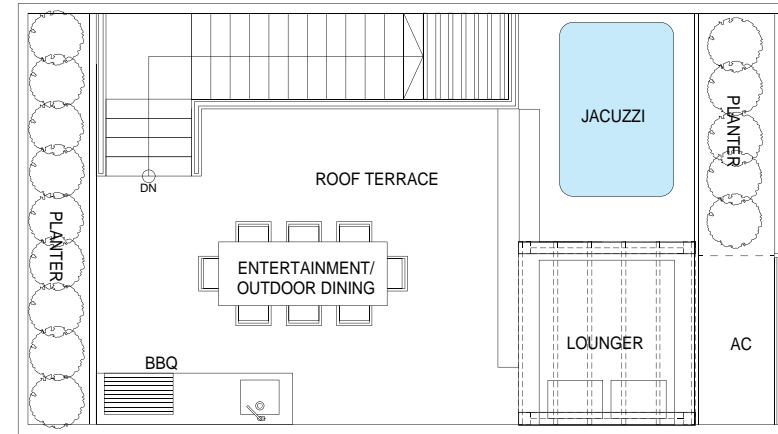
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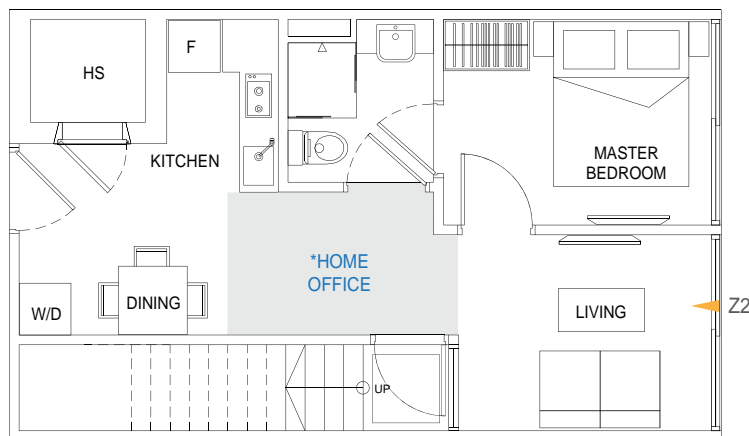
UPPER LEVEL

PH BB • 861 sq ft • 1 bdrm + *H.O.

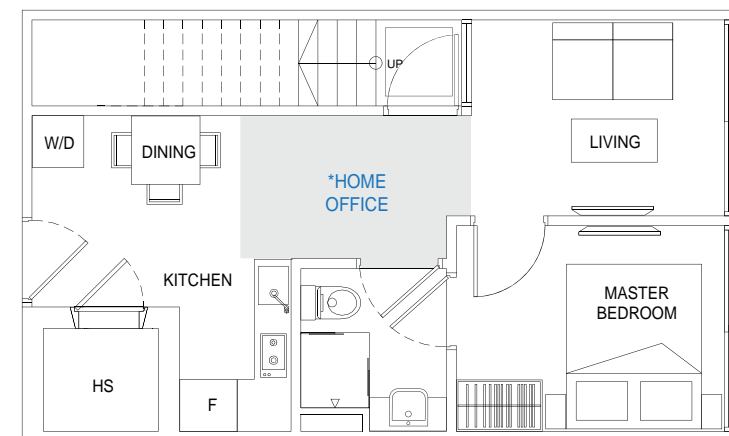
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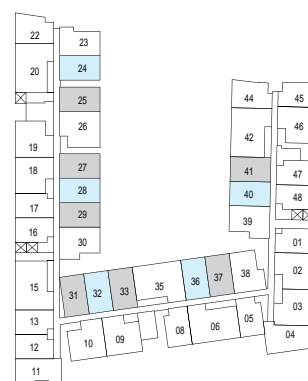
UPPER LEVEL



LOWER LEVEL



LOWER LEVEL

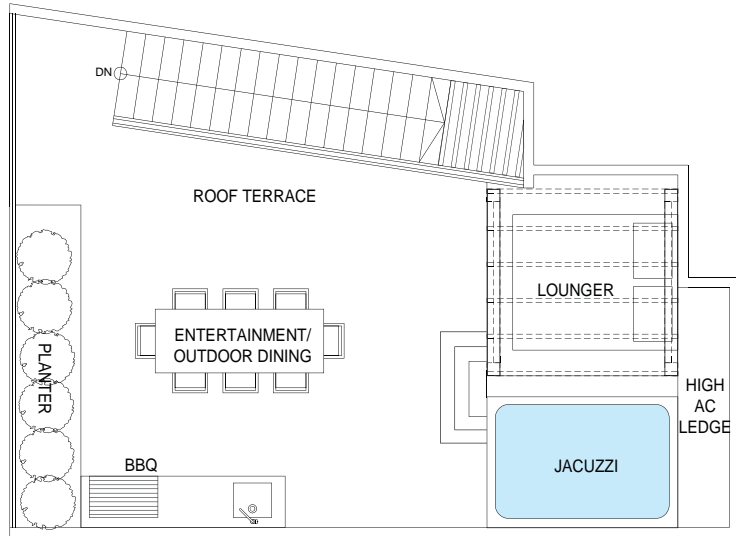


* Refer to clause 10 of specification footnote.

PENTHOUSE

PH C • 872 sq ft • 1 bdrm + *H.O.

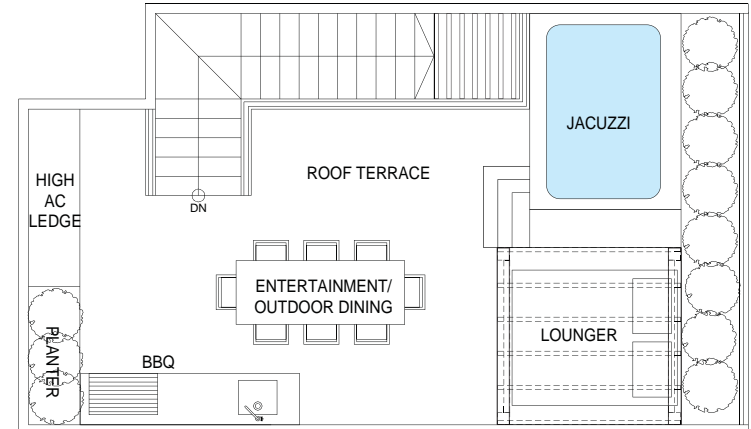
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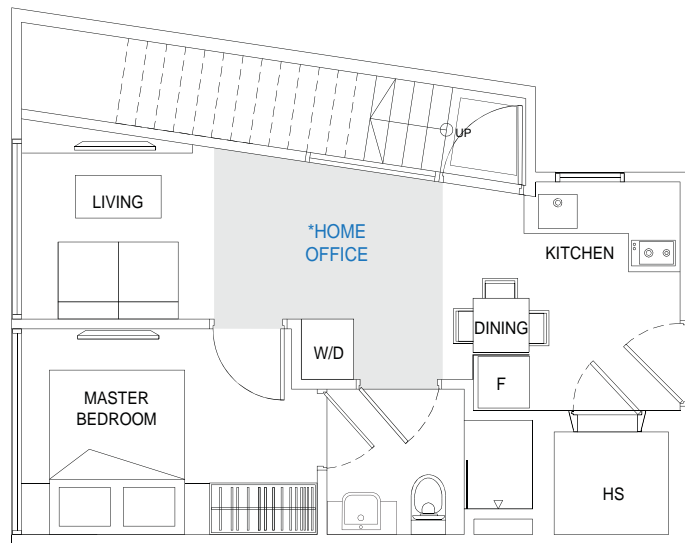
UPPER LEVEL

PH D • 775 sq ft • 1 bdrm + *H.O.

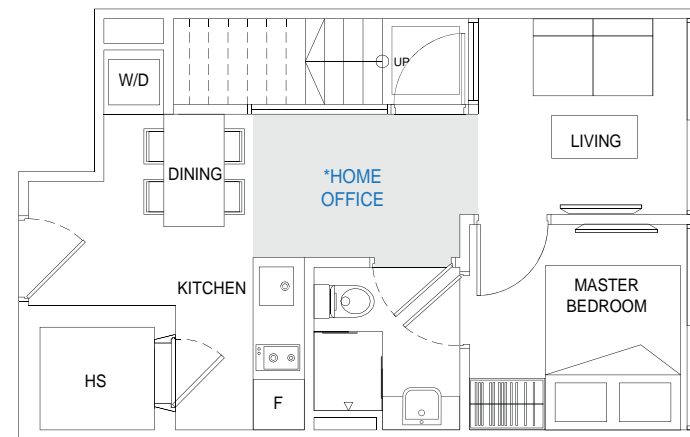
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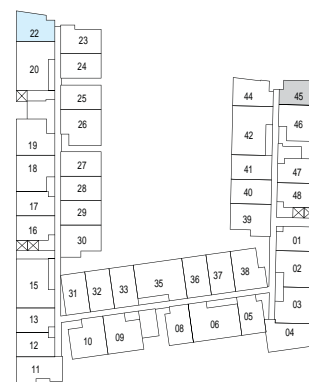
UPPER LEVEL



LOWER LEVEL



LOWER LEVEL



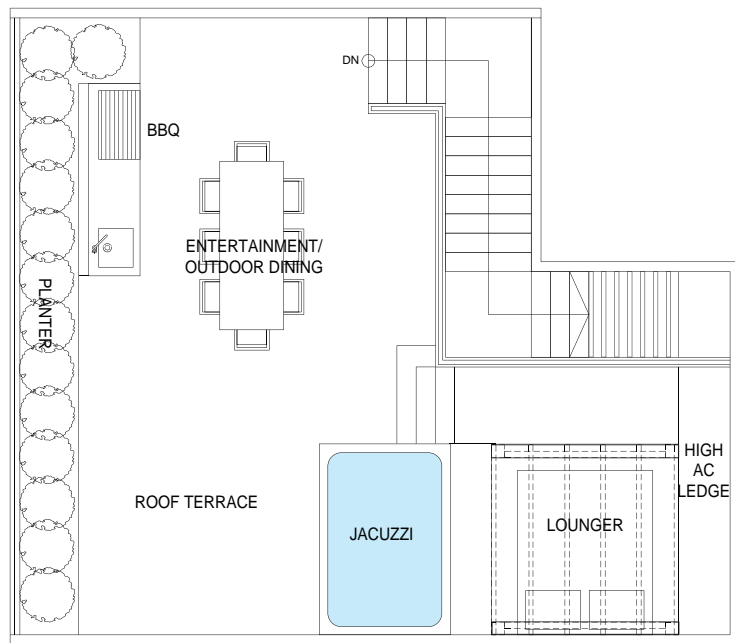
* Refer to clause 10 of specification footnote.



PENTHOUSE

PH E • 1087 sq ft • 2 bdrm

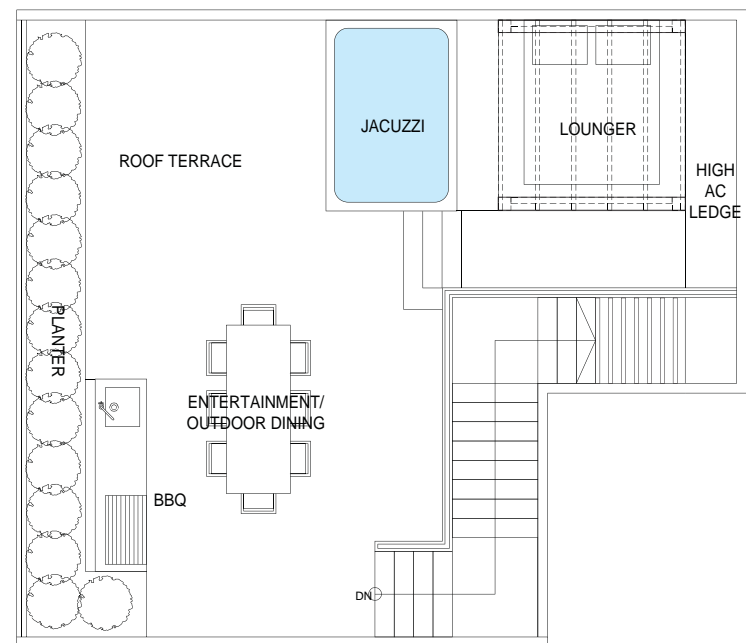
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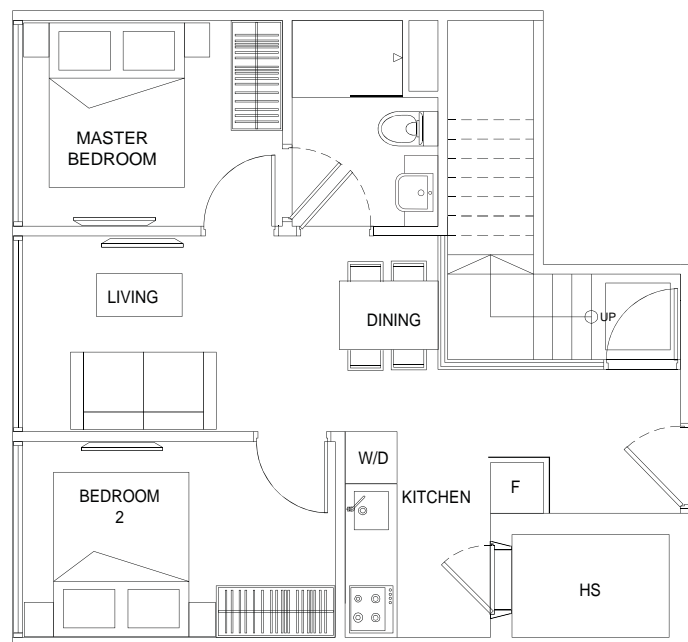
UPPER LEVEL

PH EE • 1087 sq ft • 2 bdrm

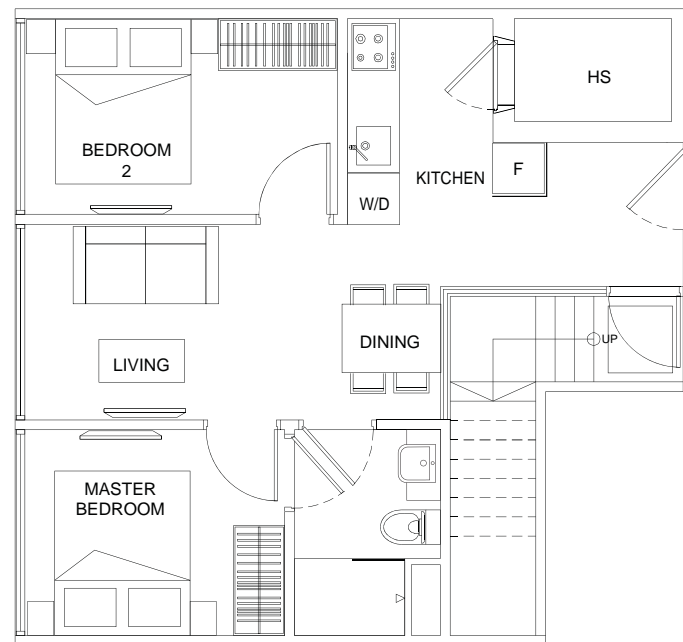
#08-03, #08-09, #08-18



UPPER LEVEL



LOWER LEVEL



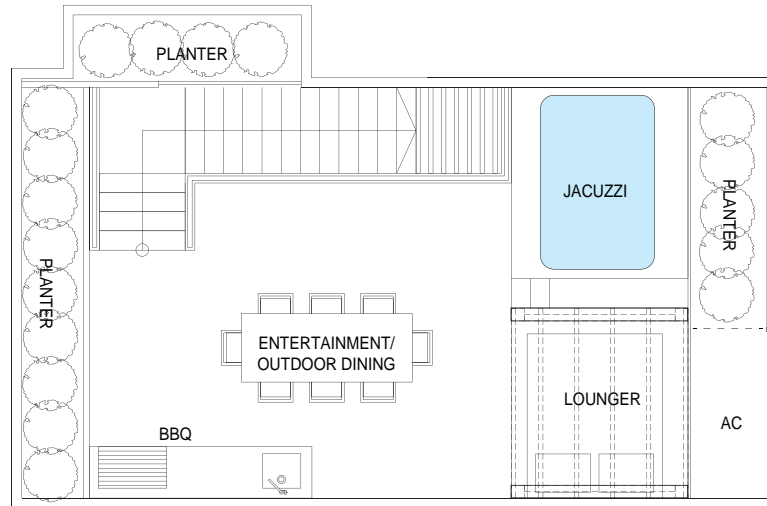
LOWER LEVEL



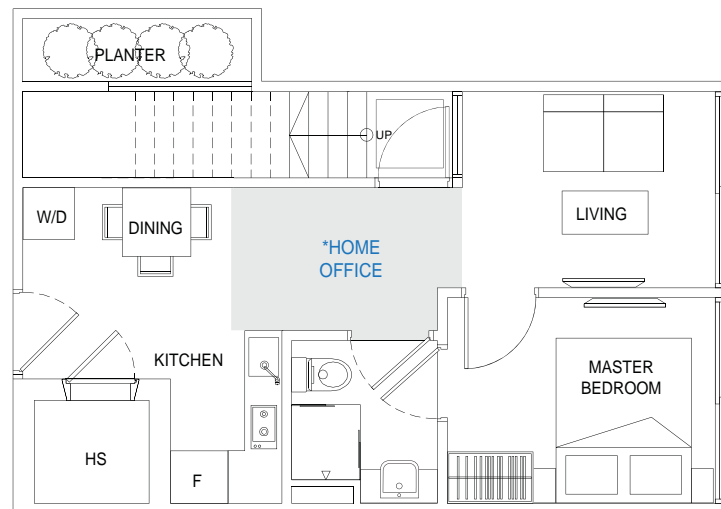
PENTHOUSE

PH F • 883 sq ft • 1 bdrm + *H.O.

#08-23



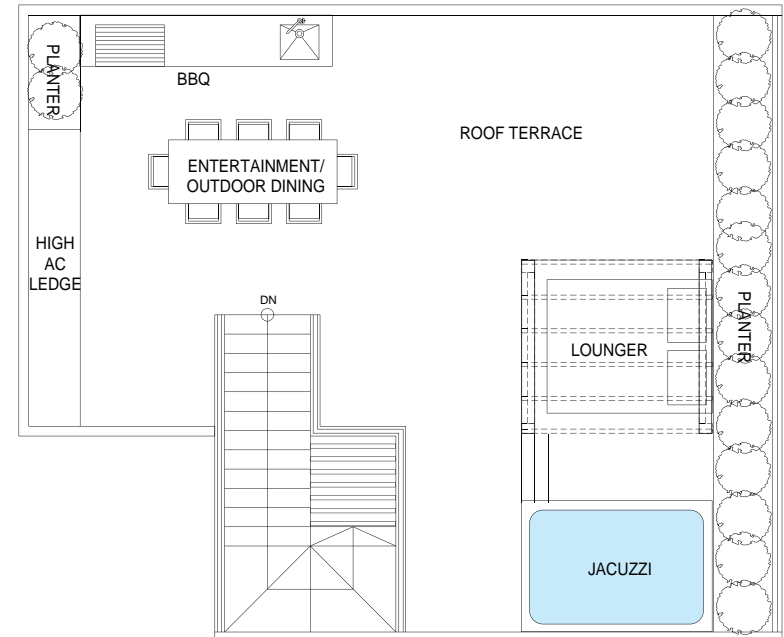
UPPER LEVEL



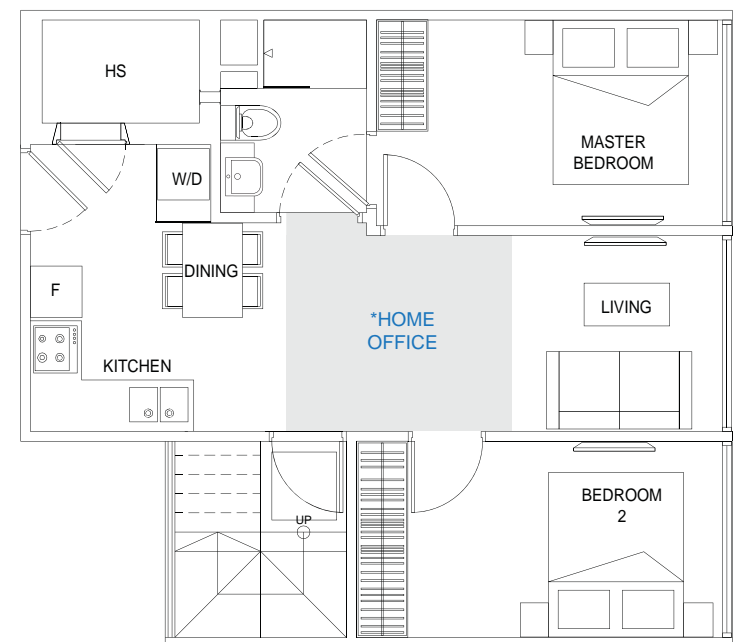
LOWER LEVEL

PH G • 1195 sq ft • 2 bdrm + *H.O.

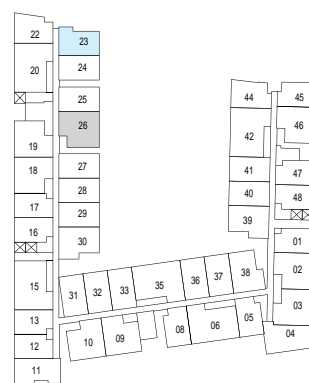
#08-26



UPPER LEVEL



LOWER LEVEL

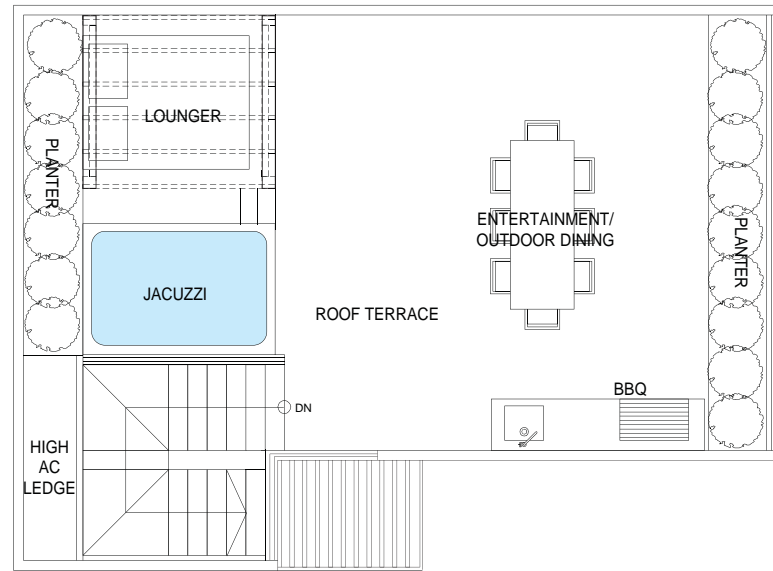


* Refer to clause 10 of specification footnote.

PENTHOUSE

PH H • 1001 sq ft • 1 bdrm + *H.O.

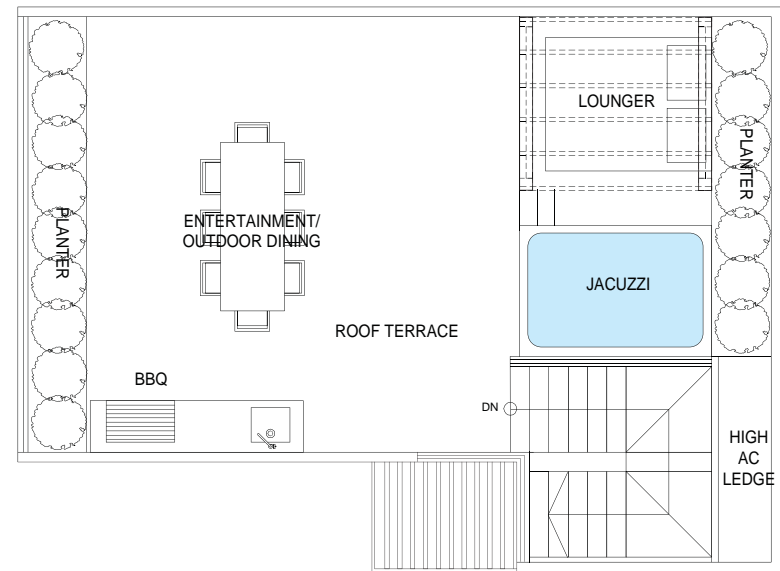
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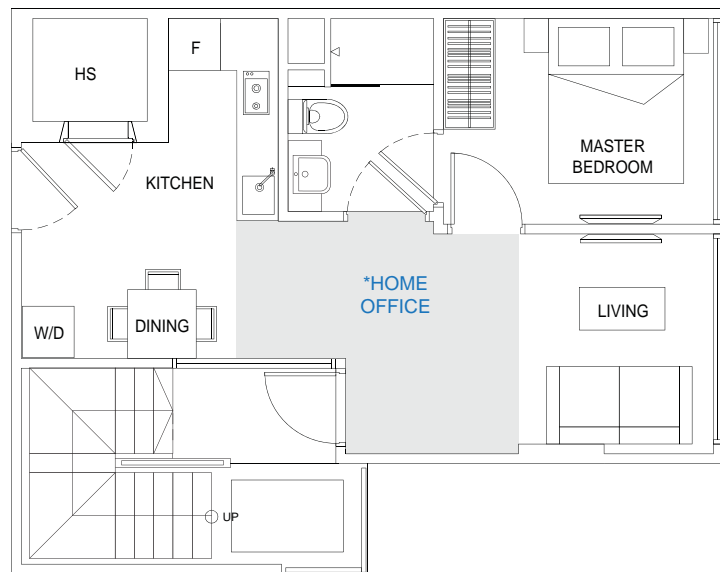
UPPER LEVEL

PH HH • 1001 sq ft • 1 bdrm + *H.O.

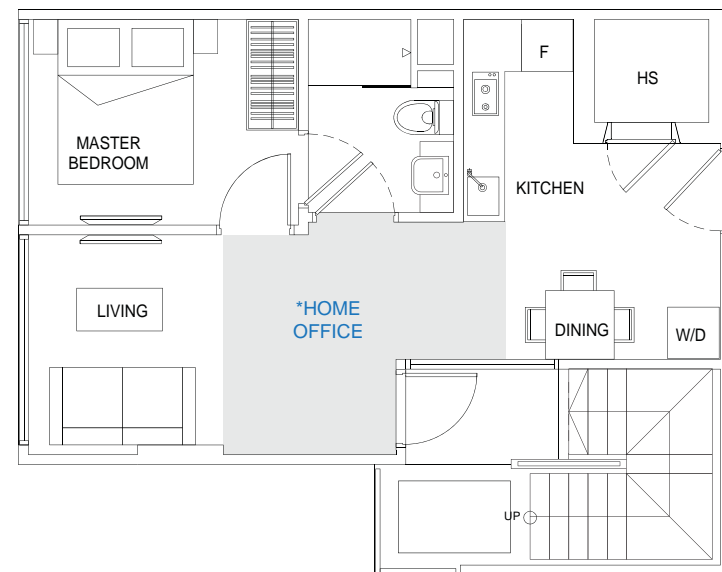
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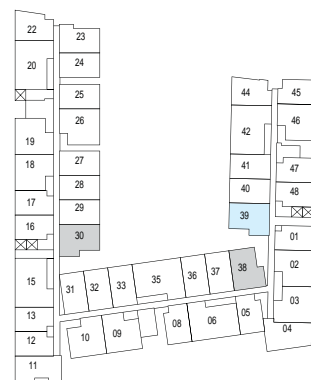
UPPER LEVEL



LOWER LEVEL



LOWER LEVEL

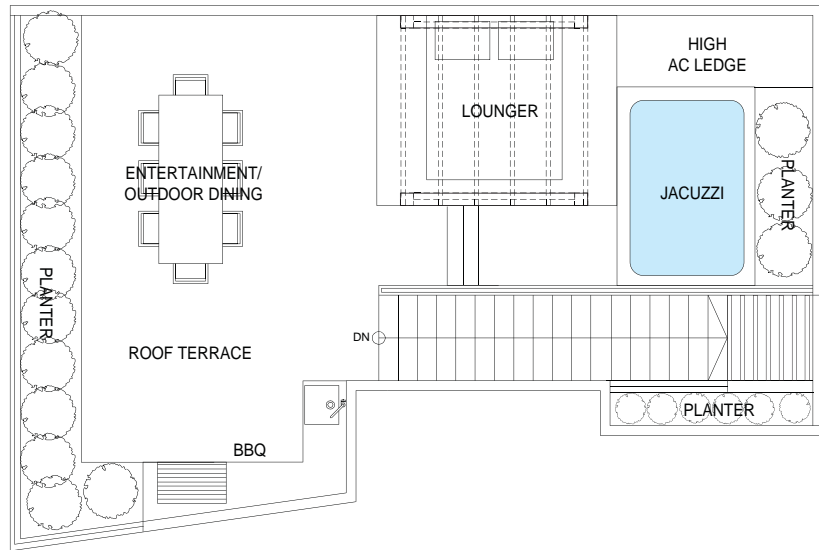


* Refer to clause 10 of specification footnote.

PENTHOUSE

PH I • 969 sq ft • 1 bdrm + *H.O.

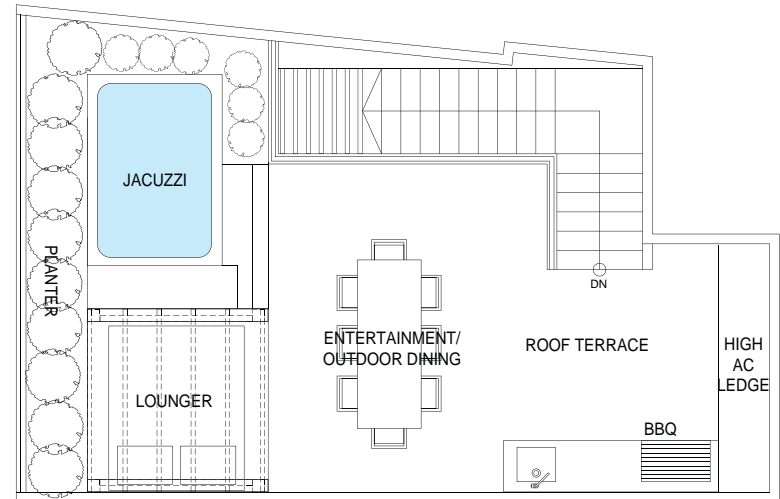
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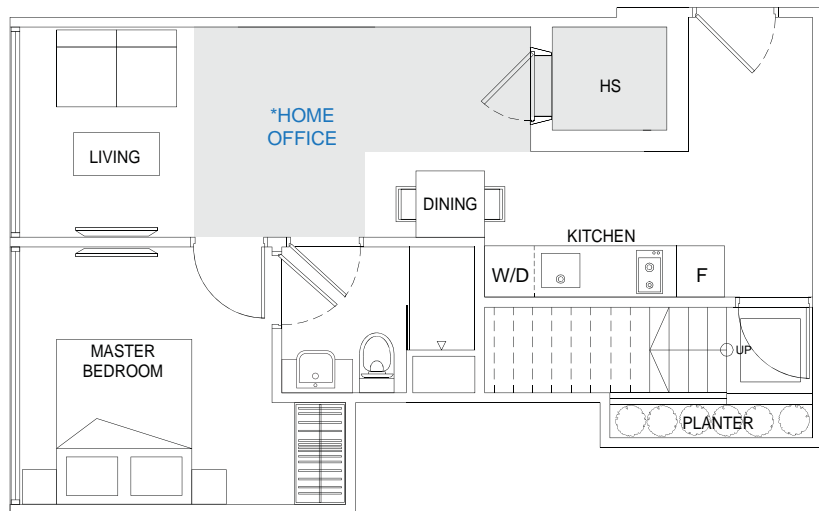
UPPER LEVEL

PH J • 872 sq ft • 1 bdrm + *H.O.

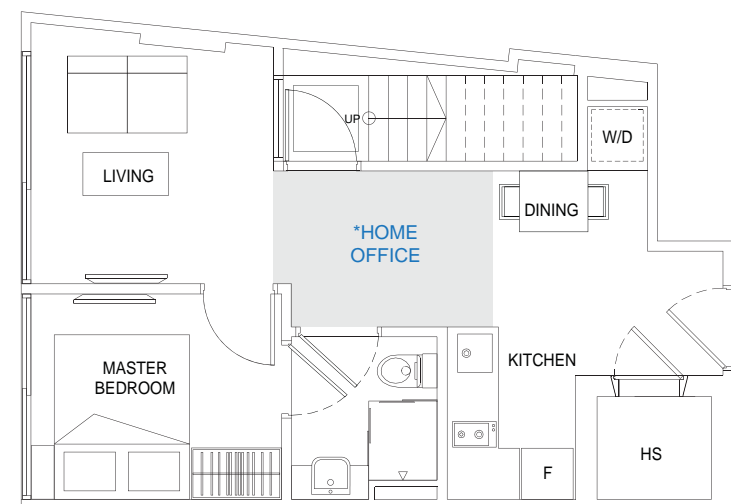
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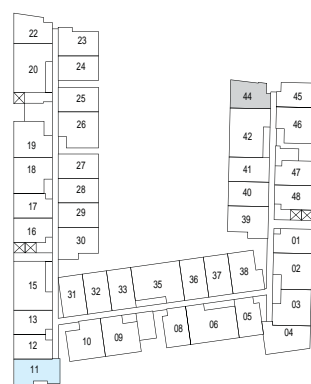
UPPER LEVEL



LOWER LEVEL



LOWER LEVEL

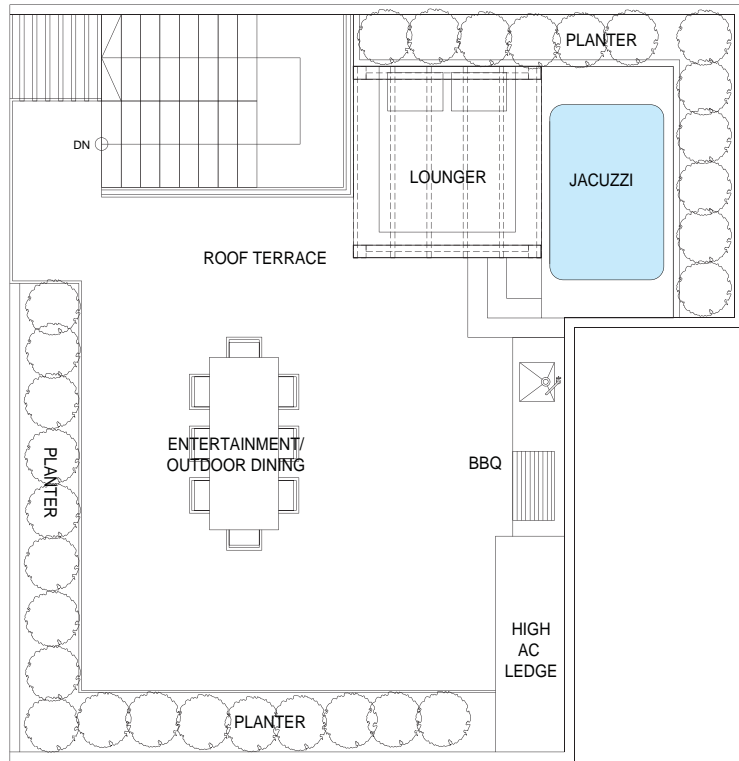


* Refer to clause 10 of specification footnote.

PENTHOUSE

PH K • 1356 sq ft • 2 bdrm + *H.O.

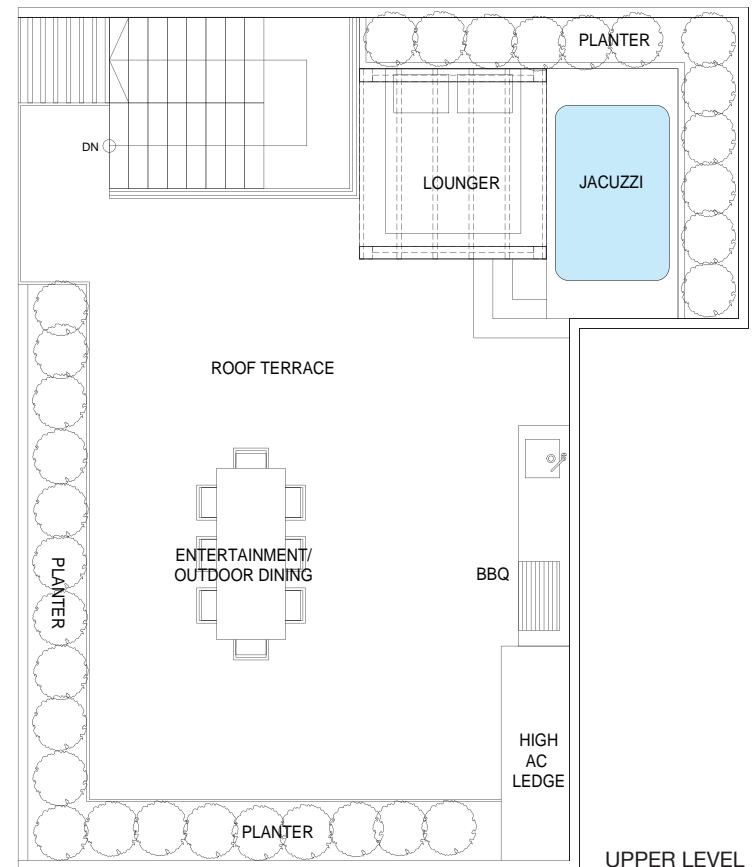
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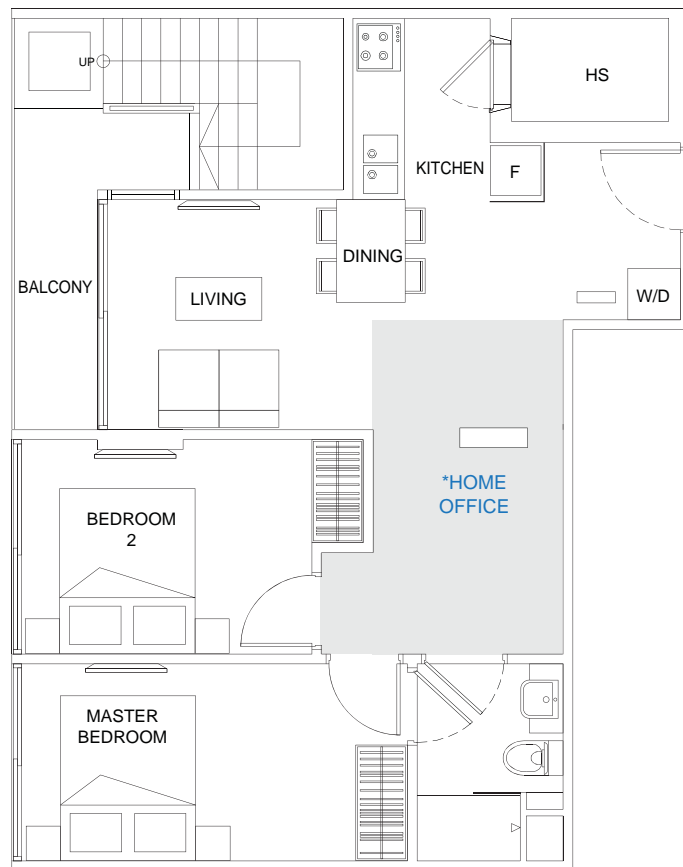
UPPER LEVEL

PH K1 • 1464 sq ft • 2 bdrm + *H.O.

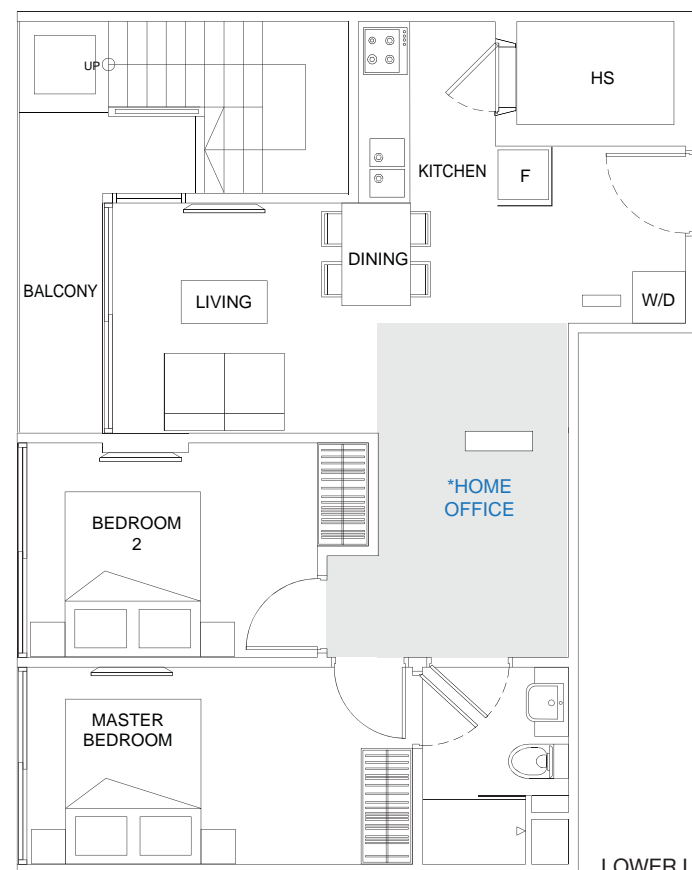
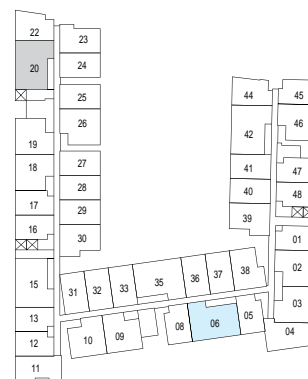
#08-06



UPPER LEVEL



LOWER LEVEL



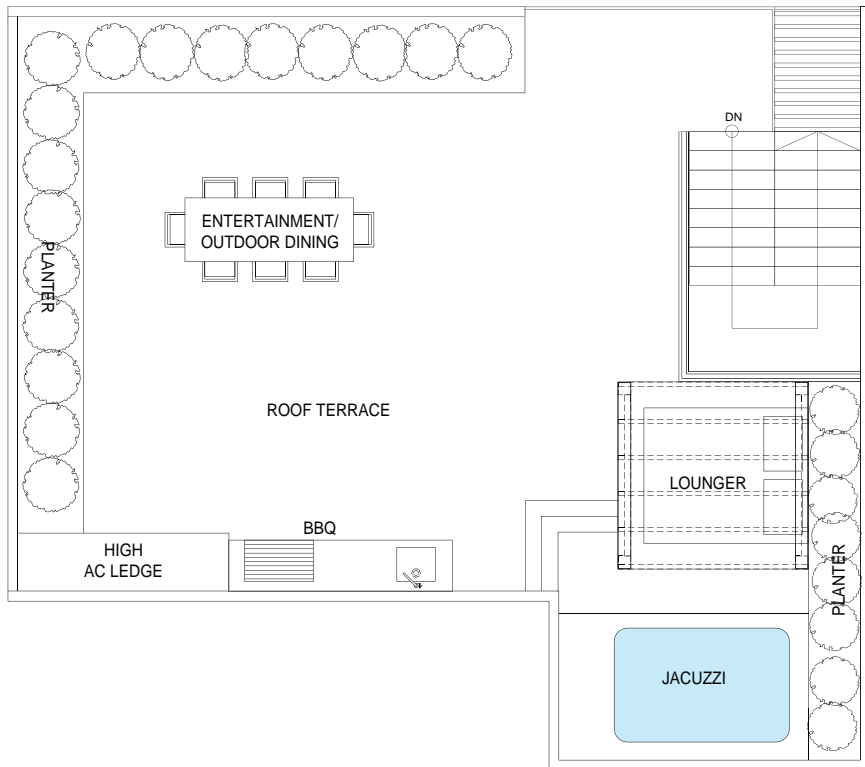
LOWER LEVEL

* Refer to clause 10 of specification footnote.

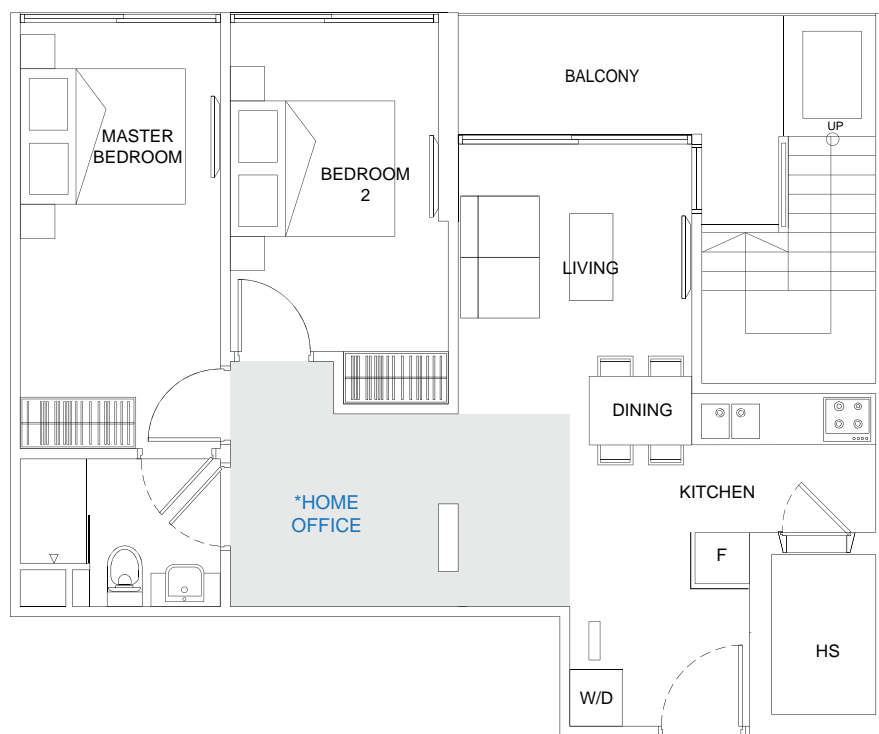
PENTHOUSE

PH K2 • 1550 sq ft • 2 bdrm + *H.O.

#08-35



UPPER LEVEL

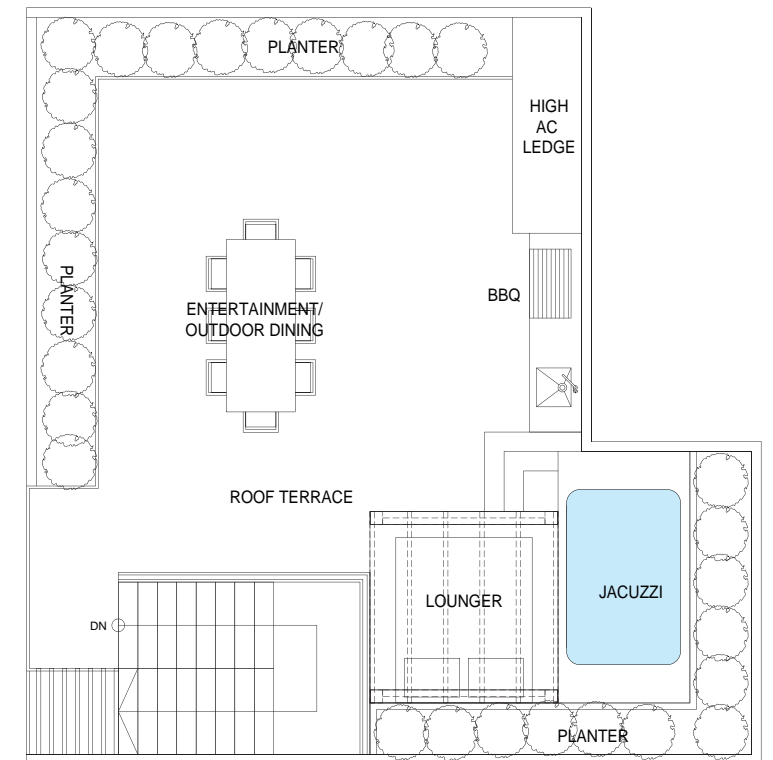


LOWER LEVEL

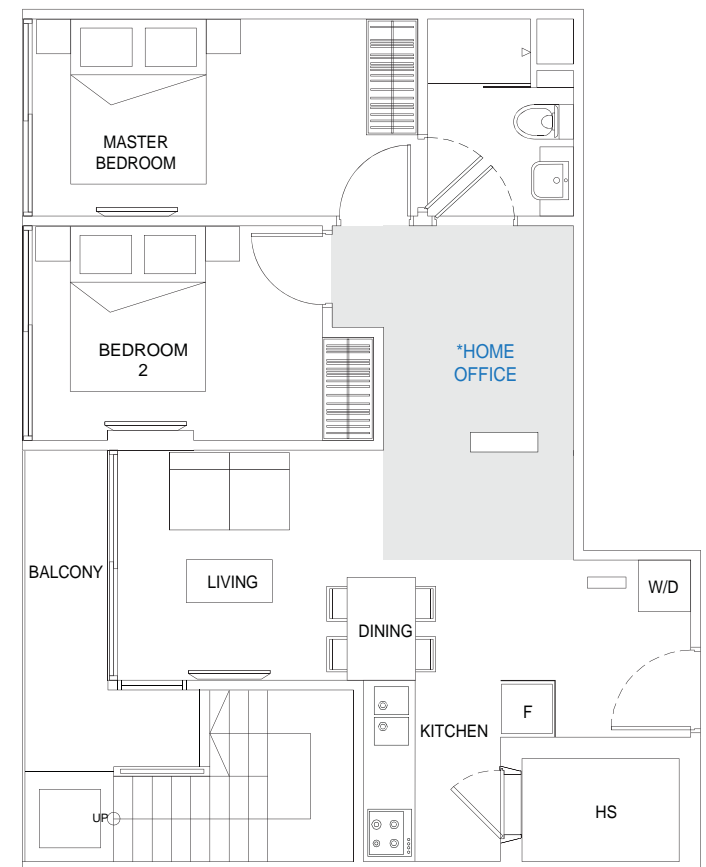
* Refer to clause 10 of specification footnote.

PH KK • 1356 sq ft • 2 bdrm + *H.O.

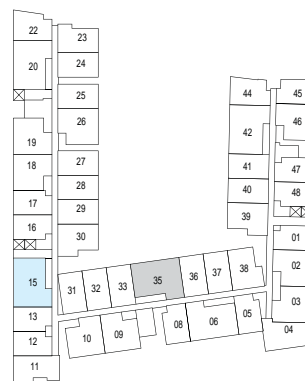
#08-15



UPPER LEVEL



LOWER LEVEL



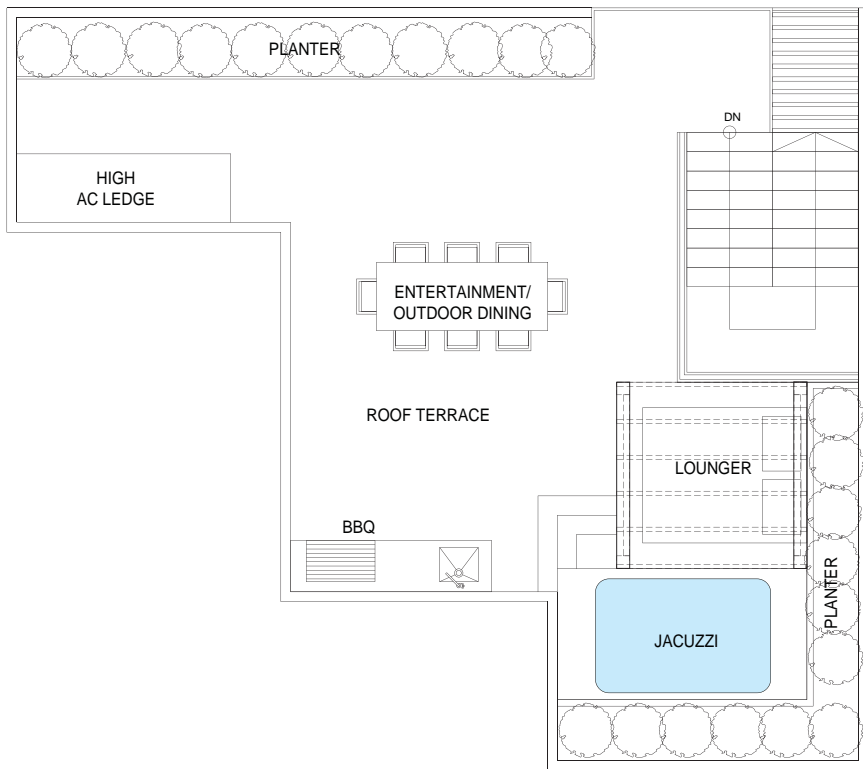
PENTHOUSE

PH L • 1399 sq ft • 2 bdrm + *H.O.

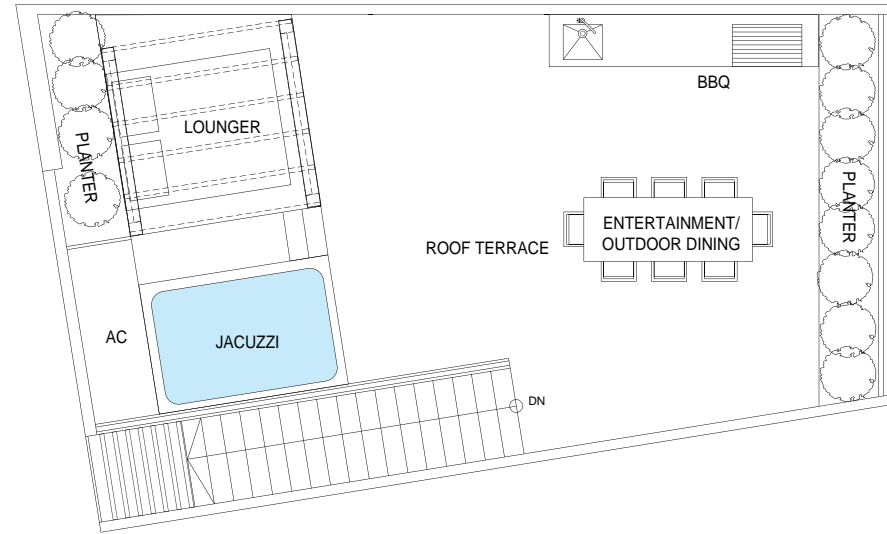
#08-42

PH M • 1033 sq ft • 2 bdrm

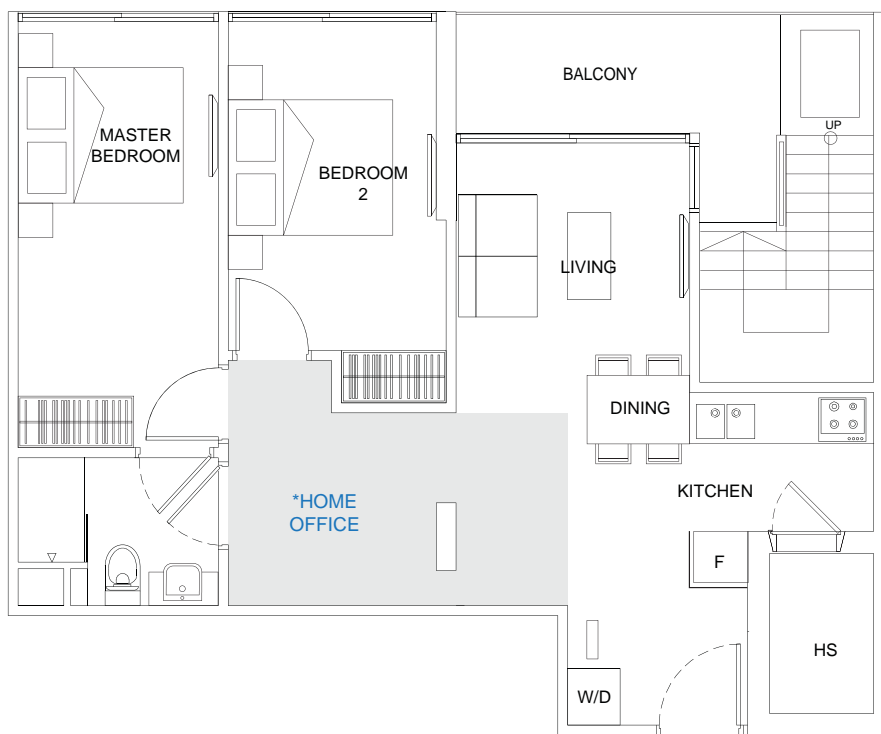
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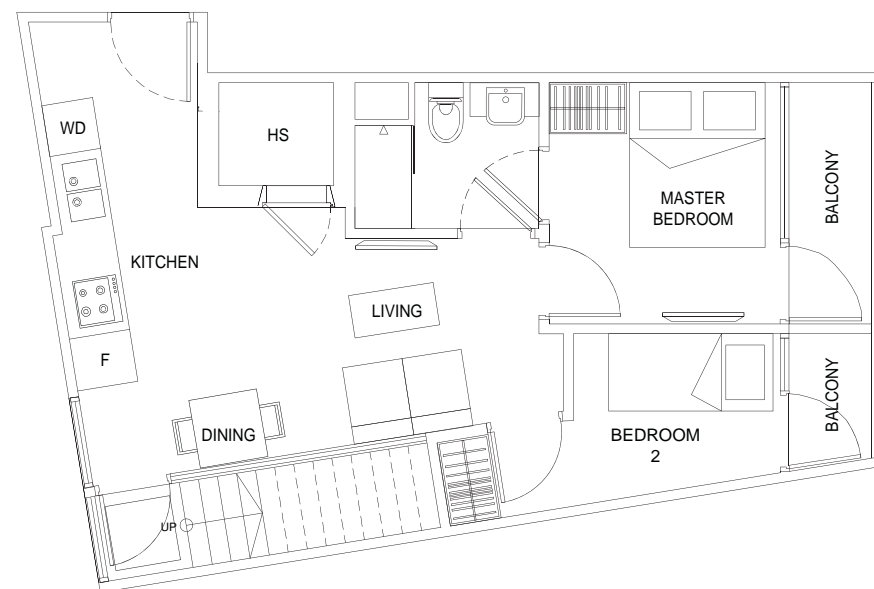
UPPER LEVEL



UPPER LEVEL



LOWER LEVEL



LOWER LEVEL



* Refer to clause 10 of specification footnote.

1. FOUNDATION : Piling according to Engineer's design
2. SUPERSTRUCTURE : Reinforced Concrete according to Engineer's design
3. WALLS :
 - a) External Wall
 - Clay bricks and/or concrete blocks finished with cement plaster and/or dry/precast wall panel.
 - b) Internal Wall
 - Clay bricks and/or concrete blocks finished with cement plaster and/or dry/precast wall panel.
4. ROOF : Reinforced concrete flat roof and/or metal roof. Roof structure of reinforced concrete and/or timber and/or mild steel.
5. CEILING : Moisture resistance ceiling board and/or fiber gypsum plasterboard and/or skim coat with emulsion paint finish for units.
6. FINISHES :
 - a) Wall
 - (i) Internal
 - Ceramic/Homogenous and/or mosaic tiles to kitchen (visible area above work top) and bathrooms.
 - Cement plaster for living, dining, bedroom and Home Office* (if any).
 - Skim coat plaster to storey shelter as per requirement of authority.
 - (ii) External/Common Area
 - Cement plaster and/or skim coat with emulsion paint.
 - Selected area with Ceramic/Homogenous tiles/stones and/or any other materials specified by the Architect.
 - b) Floor
 - (i) Internal
 - Ceramics/Homogenous tiles for living, dining, kitchen, bathroom and Home Office* (if any)
 - Random timber strips for bedroom.
 - (ii) External (If any)
 - Ceramic/Porcelain/Homogenous tiles/stones and/or any other materials specified by the Architect, for balcony (if any), private enclosed space (if any), staircases at Penthouses, roof terrace (if any) and trellis lounge (if any).
 - (iii) Common Area
 - Ceramic/Homogenous tiles/stones/cement screed and/or any other materials specified by the Architect for driveway, carpark, walkway, corridor, grand drop-off, swimming pool, pool deck, Jacuzzi, wet deck, massage area, reading lounge, outdoor dining, function room, yoga room, sky terrace, trellis pavilion, corner garden, gymnasium and BBQ area.
 - Cement screed with nosing tiles, and/or Ceramic/Homogenous tiles and/or stones for common staircase.
7. WINDOWS : Aluminium frame with glass.
8. DOORS : Aluminium with glass/acrylic or timber or timber with glass panel or glass panel. Steel door for storey shelter as per requirement of authority.
9. SANITARY WARES/FITTINGS :
 - a) Internal Area
 - (i) Bathroom
 - 1 shower with shower screen, overhead rain shower and hand held shower mixer
 - 1 vanity top complete with basin and basin mixer
 - 1 water closet
 - 1 mirror
 - 1 toilet paper holder
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 SS555 : 2010
13. PAINTING : Water-based emulsion paint for living, dining, bedroom and Home Office* (if any). 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 reinforced concrete flat roof and bathroom.
15. PARKING : Surface lots.
16. RECREATIONAL FACILITIES :
 - a) Swimming Pool.
 - b) Shallow Pool
 - c) Wet Deck
 - d) Pool Deck
 - e) Common Jacuzzi
 - f) Massage Area
 - g) Outdoor dining
 - h) Trellis Pavilion
 - i) Function Room
 - j) Yoga Room
 - k) Reading Room
 - l) Gymnasium
 - m) Sky Terrace
 - n) Corner Garden
 - o) BBQ

17. ADDITIONAL ITEMS:

- (1) AIR-CONDITIONERS : Split type air conditioner ("Daikin" or equivalent) provided in living/dining/Home Office* (if any) and bedroom.
- (2) 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
- (3) WARDROBES : Built-in Wardrobe in bedroom
- (4) LOCKS : All locks are of "Vbh" or equivalent.
- (5) RAILING : Mild steel for common stair railing. Steel and/or glass for other railings.
- (6) LIFT : 5 passenger lifts ("Kone" or equivalent) from carpark to 8th storey. 1 passenger lift ("Kone" or equivalent) from 3rd to roof (5th storey) of gymnasium/sky terrace building.
- (7) INTERCOM : Audio intercom to apartments.
- (8) JACUZZI : For Attic at Penthouses.
- (9) BBQ PIT : For Attic at Penthouses.
- (10) SINK & SINK MIXER : For Attic at Penthouses
- (11) TRELLIS LOUNGER : For Attic at Penthouses (only main concrete/steel columns and beams are provided. Trellis are not provided)

ELECTRICAL SCHEDULE:

UNIT TYPE DESCRIPTION	Lighting Point	13A Single Socket	13A Double Socket	Telephone Outlet	TV/SCV Outlet	Water Heater Switch	Bell Point	Cooker Point	Isolator
Type A, AA, B, C, D, E, F	6	4	4	4	4	1	1	1	1
Type B1, B2, C1, C2, C3	7	4	4	4	4	1	1	1	1
Type G, GG	10	4	5	5	5	1	1	1	1
Type H	9	4	5	4	4	1	1	1	1
Type I	7	4	4	3	3	1	1	1	1
Type I1	8	4	4	3	3	1	1	1	1
Type J, J1, K1, K2	9	5	4	4	4	1	1	1	1
Type K	8	5	4	4	4	1	1	1	1
Type L	9	5	5	4	4	1	1	1	1
Type M	8	5	4	4	4	1	1	1	1
Type M1	9	5	4	4	4	1	1	1	1
Type N, N1	8	4	4	3	3	1	1	1	1
PH A, PH AA	11	5	5	3	3	1	1	1	2
PH B, PH BB	11	6	5	4	4	1	1	1	2
PH C, PH D	12	5	5	4	4	1	1	1	2
PH E, PH EE	12	6	5	3	3	1	1	1	2
PH F	11	6	5	4	4	1	1	1	2
PH G	14	7	6	5	5	1	1	1	2
PH H, PH HH	11	6	5	4	4	1	1	1	2
PH I	12	6	5	4	4	1	1	1	2
PH J	12	7	5	4	4	1	1	1	2
PH K, PH K1, PH K2, PH KK	14	6	6	5	5	1	1	1	2
PH L	15	7	6	5	5	1	1	1	2
PH M	14	5	5	3	3	1	1	1	2

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) Cable Television and/or Internet Access: The Purchaser is liable to pay annual fee, subscription fee and such other fees to the StarHub Cable Vision Ltd (SCV) and/or internet service providers (ISP) or any other relevant party 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 respective subscription channels and/or internet access.

5) Internet Access/WIFI: If the Purchaser/MCST requires internet access, the Purchaser/MCST will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.

6) 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.

7) 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.

8) 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.

9) 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.

10) Home Office (HO): The list of allowable uses of private residential homes includes home office (HO) (see Urban Redevelopment 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	:	Guillemard Edge
ADDRESS OF PROJECT	:	38 Lorong 30 Geylang S398371
DEVELOPER	:	Macly Equity Pte Ltd
TENURE OF LAND	:	Estate in Fee Simple (Freehold)
LEGAL DESCRIPTION	:	LOTS 03016K, 03017N, 03018X, 03019L, 03020N, 03021X, 03022L, 03023C, 03460W, 03617M MK 25
PLANNING APPROVAL NO.	:	ES 2011 0128 R0169
BUILDING PLAN NO.	:	A1276-00567-2011-BP01 (19 Dec 2011)
DEVELOPER'S LICENCE NO.	:	C0867
TOP NO LATER THAN	:	31 Dec 2017
LEGAL COMPLETION NO LATER THAN:	:	31 Dec 2020

Brochure design by:



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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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