



NEWTON

EDGE

STRATA HOUSE
WITH PRIVATE POOL

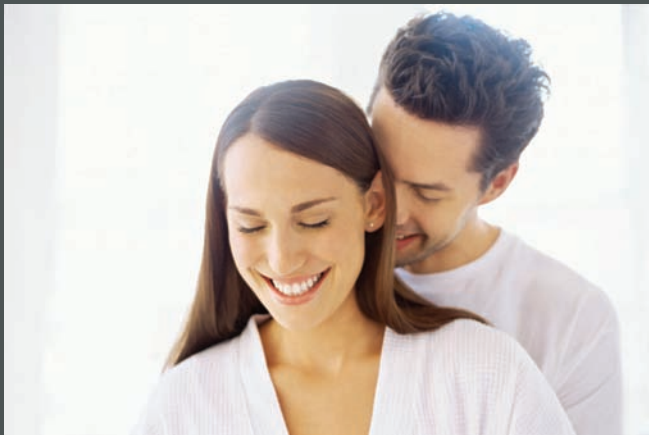
A P A R T M E N T S



an urban lifestyle
unlike any other...



A luxurious freehold development with an exclusive strata house with private pool and two towers of 103 units, sited at the prestigious District 9. Modern architecture with sleek lines and clean design, tastefully reflects the owners' sophisticated lifestyle.



experience life you've ever dreamt of... enchanted by more



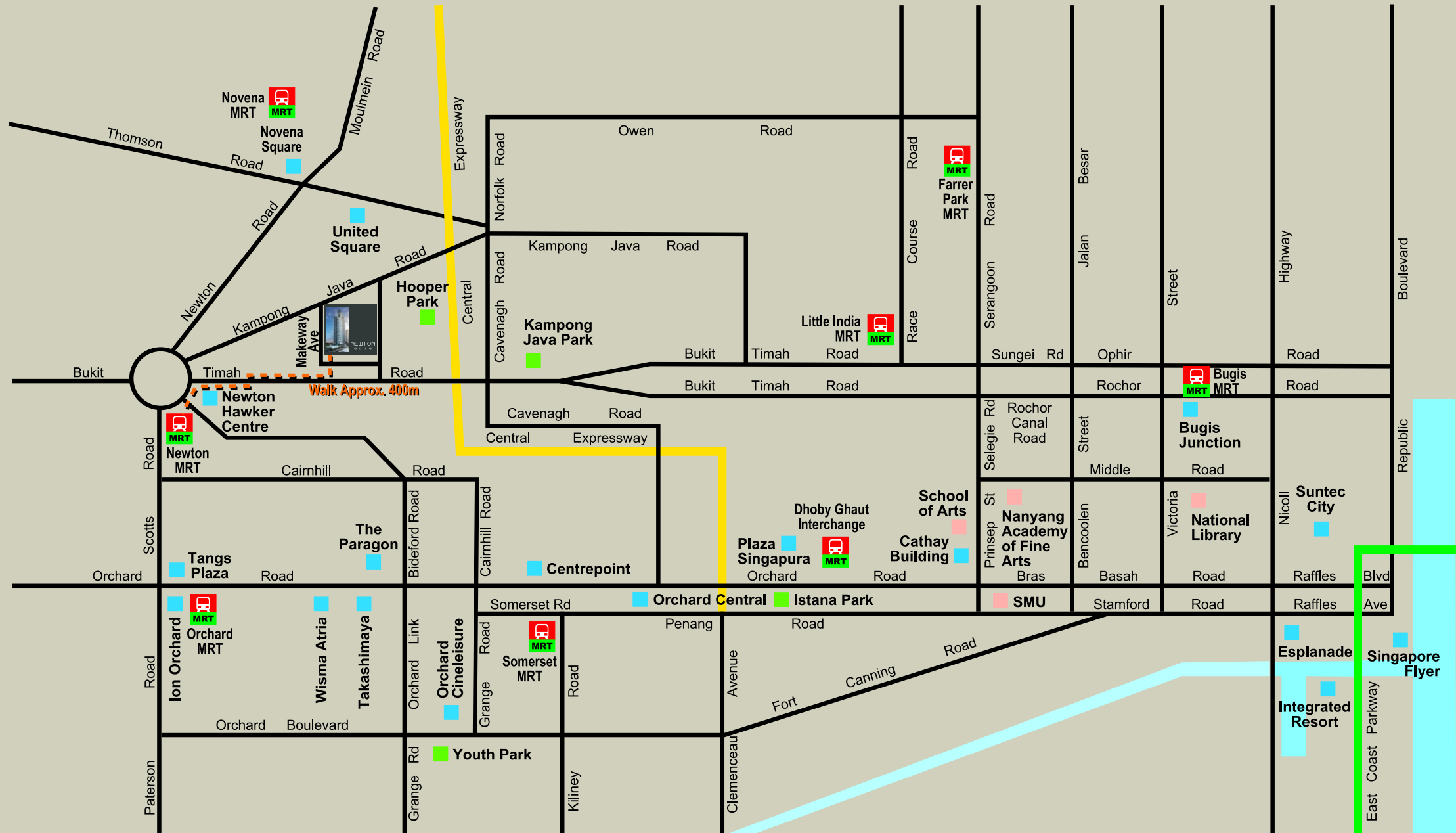
Artist Impression only



Live at the inner fringe of city...
Centrally located, with Newton MRT station and major expressway minutes away,
shopping, dining and entertainment all within a stone's throw away from your home.



Location map

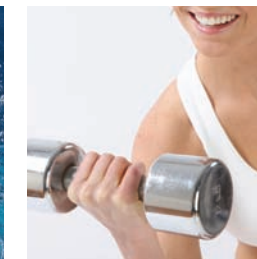
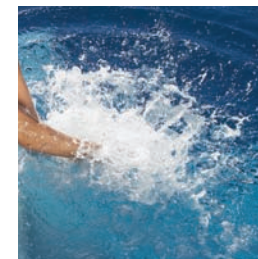




Artist Impression only



Luxurious facilities include pool, jacuzzi, gymnasium,
barbeque area and terrace,
inviting you to a wide selection of lifestyle indulgences and recreation.



site plan





STRATA HOUSE
WITH PRIVATE POOL





(X1 ▶) Artist Impression only

Ultimate lifestyle at every turn...
Enjoy a home movie, or simply chill out at the outdoor terraces...



(X2 ▶) Artist Impression only

Party at the outdoor dining area or enjoy the exclusivity of private pool and jacuzzi.



(X3 ▶) Artist Impression only

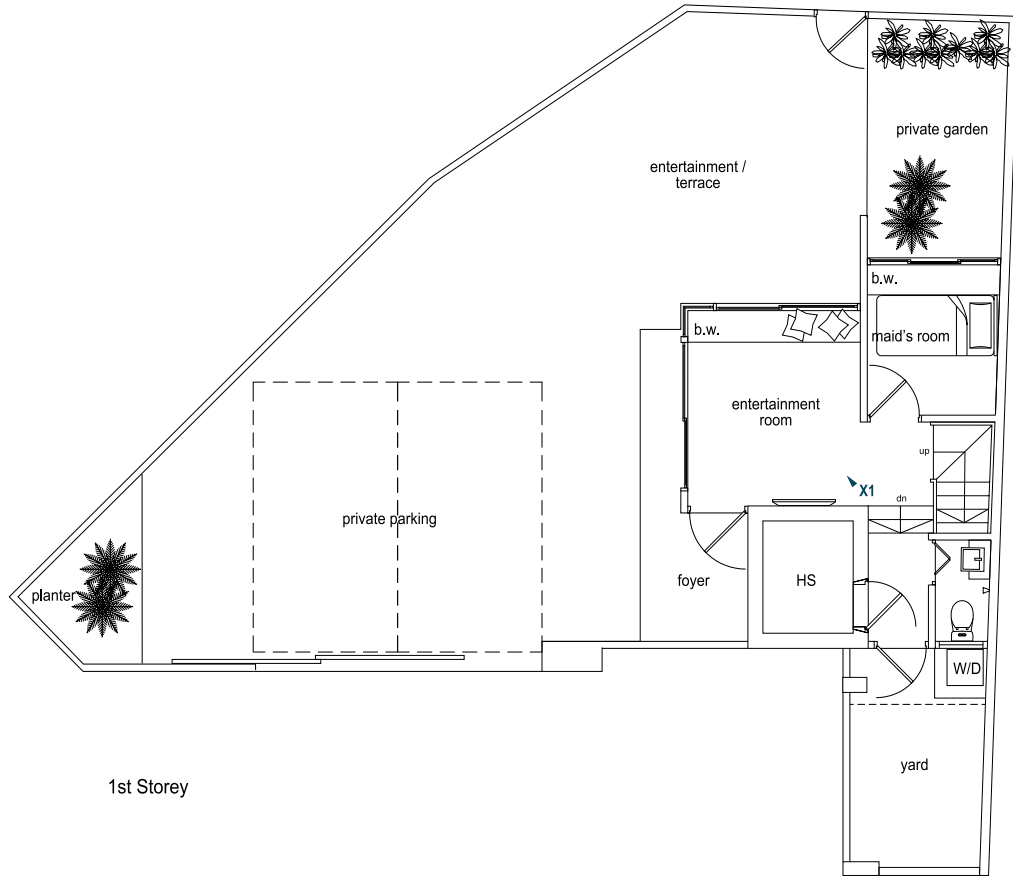


(X5 ▶) Artist Impression only

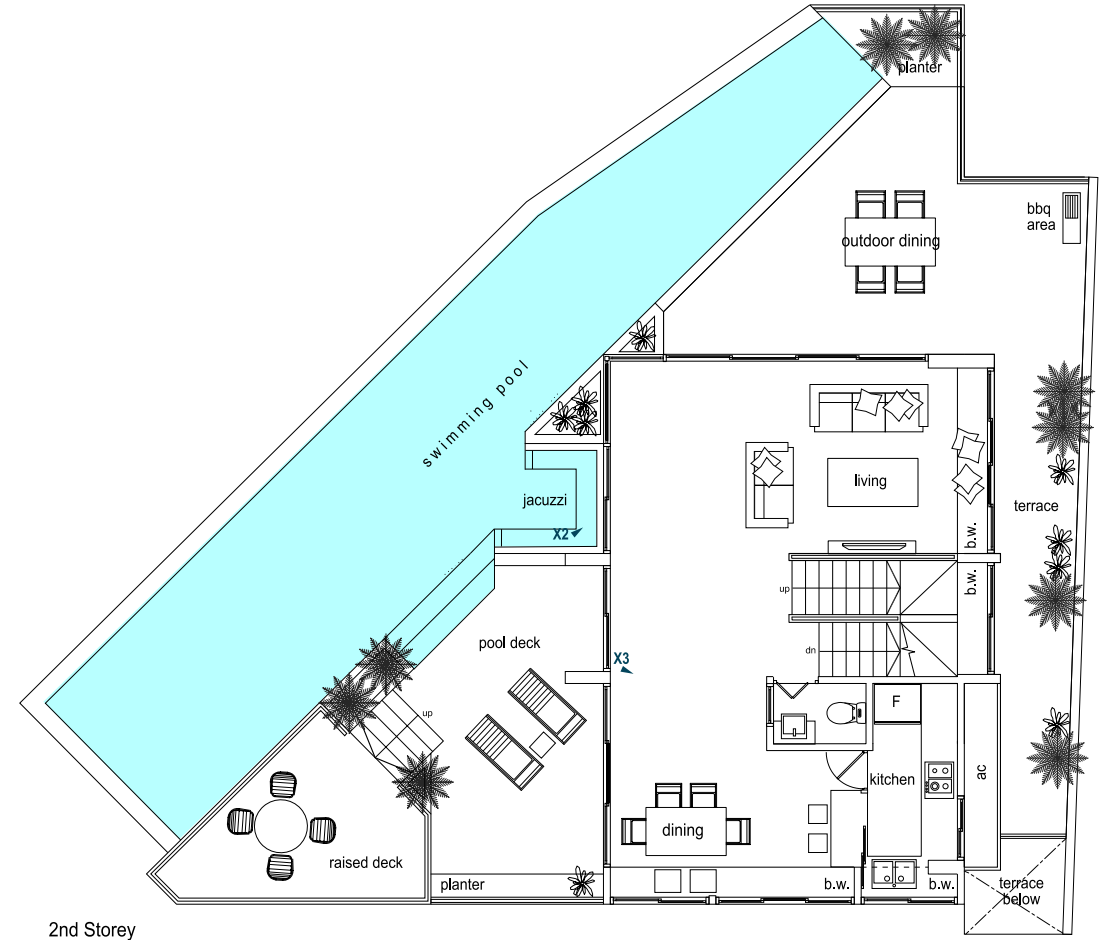


Quality fittings to meet your everyday needs and convenience.

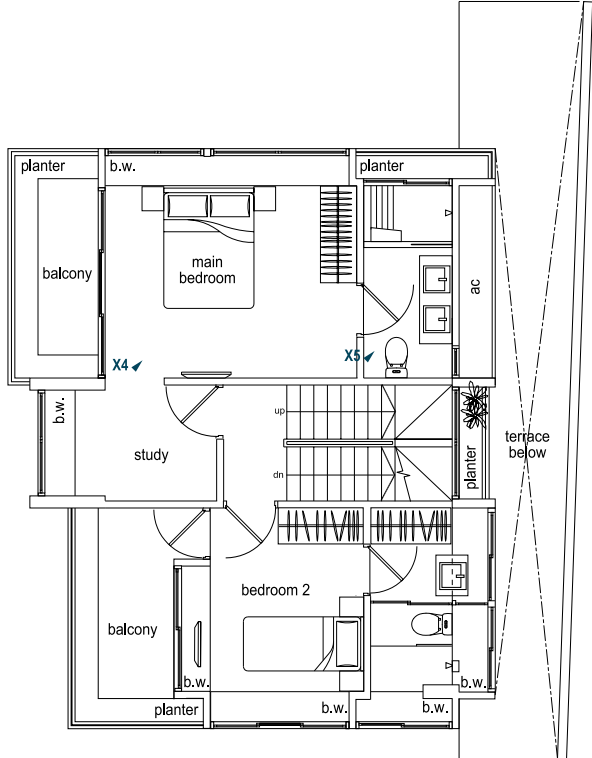




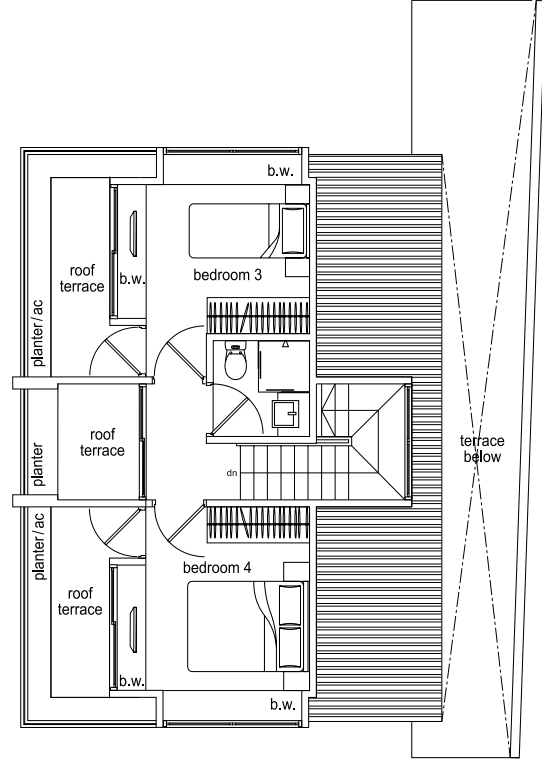
1st Storey



2nd Storey



3rd Storey



attic

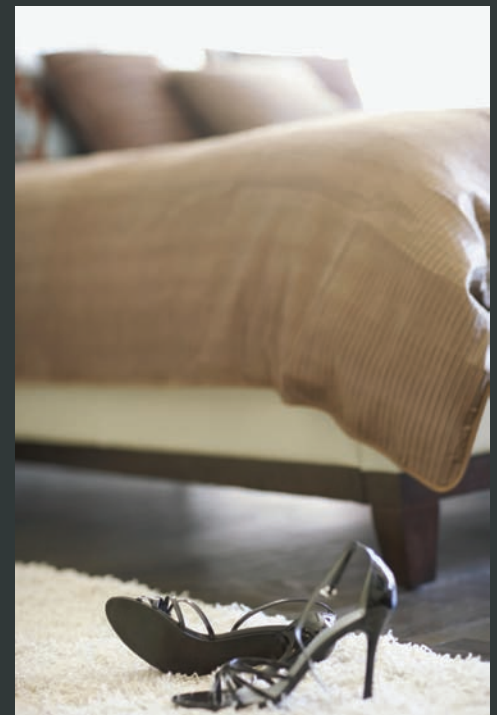


No. 5 Makeway Avenue

4+1+1 bdrm 9462 sq ft

(void area of 4123 sq ft included)

more than just luxury....





A P A R T M E N T S



Type H (Y1) Artist Impression only



Type H (Y2) Artist Impression only



Type H (Y3) Artist Impression only

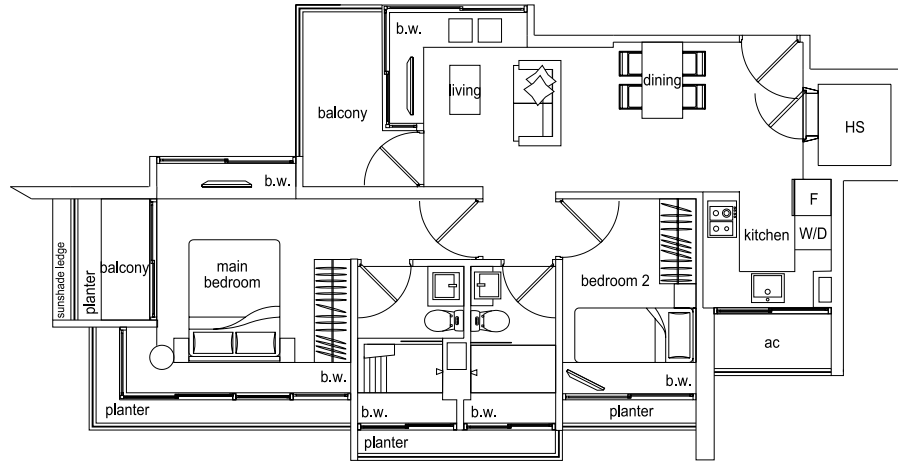


Type H (Y4) Artist Impression only



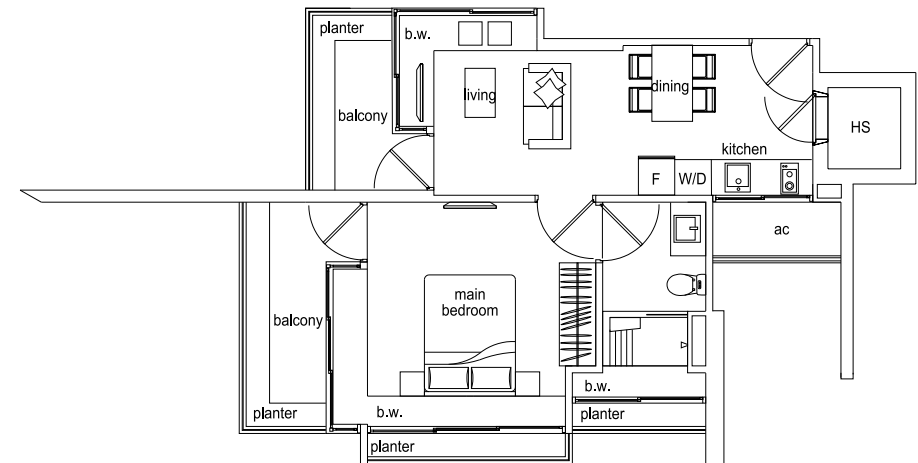
Type A | 2 bdrm | 807 sq ft

- #03-01
- #04-01
- #05-01
- #06-01
- #07-01
- #08-01
- #09-01
- #10-01
- #11-01
- #12-01
- #13-01
- #14-01



Type A2 | 1 bdrm | 635 sq ft

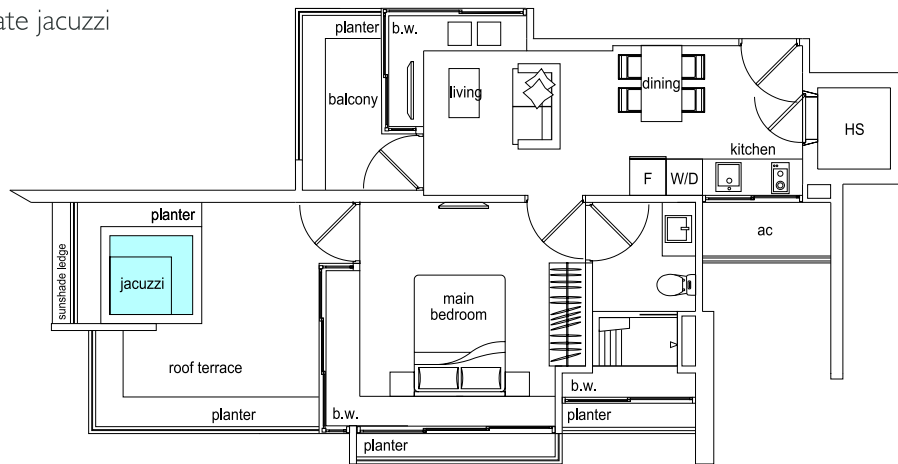
- #16-01
- #17-01



Type A1 | 1 bdrm | 743 sq ft

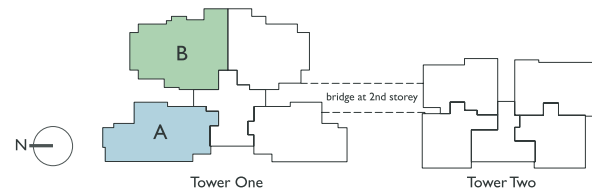
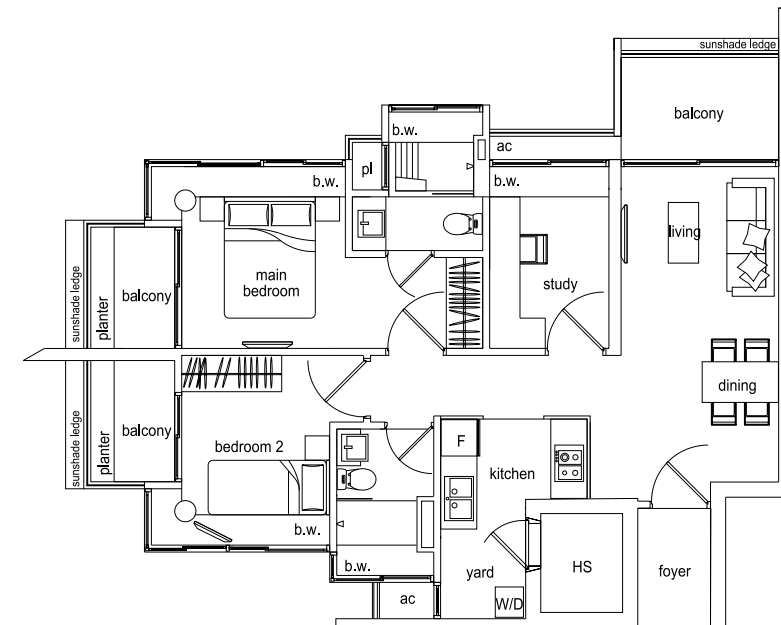
- #15-01

private jacuzzi



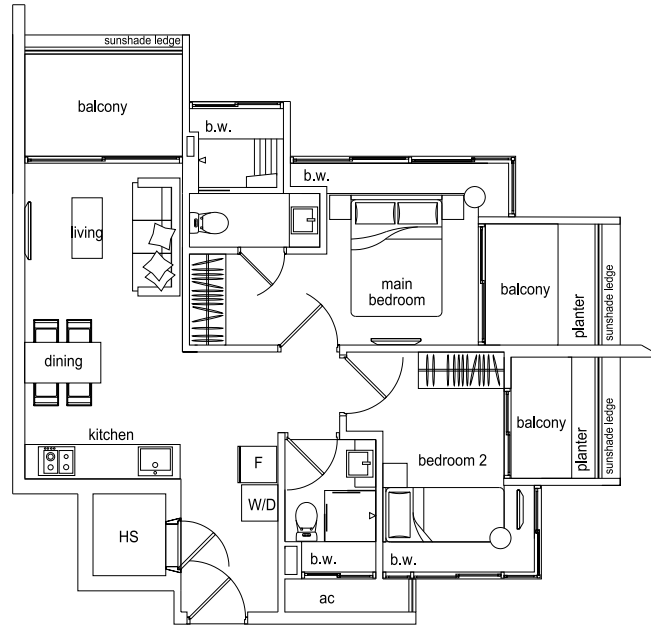
Type B | 2+1 bdrm | 915 sq ft

- #03-02
- #04-02
- #05-02
- #06-02
- #07-02
- #08-02
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- #13-02
- #14-02
- #15-02
- #16-02
- #17-02



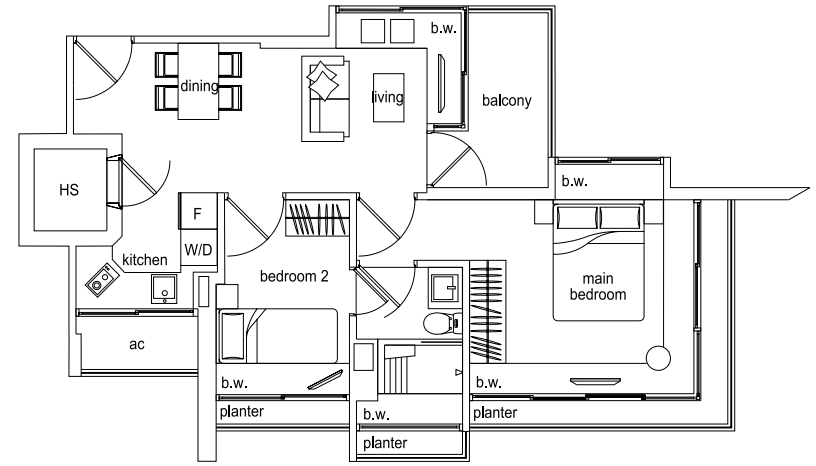
Type C | 2 bdrm | 753 sq ft

- #03-03
- #04-03
- #05-03
- #06-03
- #07-03
- #08-03
- #09-03
- #10-03
- #11-03
- #12-03
- #13-03
- #14-03
- #15-03
- #16-03
- #17-03



Type D | 2 bdrm | 700 sq ft

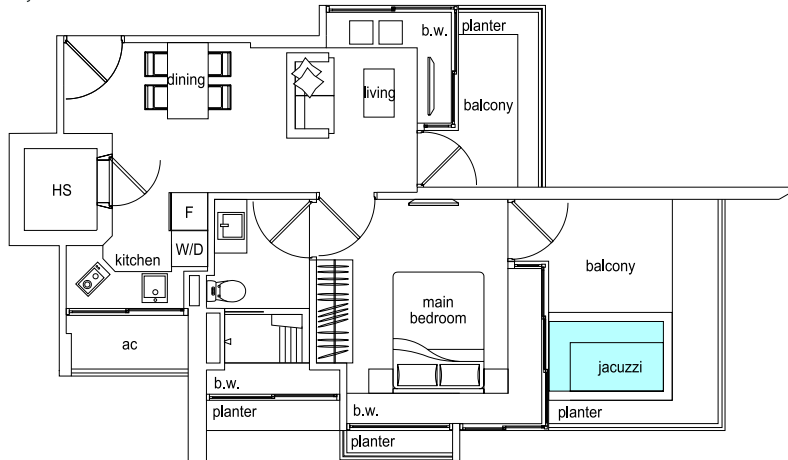
- #04-04
- #05-04
- #06-04
- #07-04
- #08-04
- #09-04
- #10-04
- #11-04
- #12-04
- #13-04
- #14-04



Type D1 | 1 bdrm | 689 sq ft

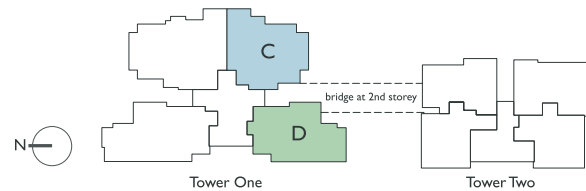
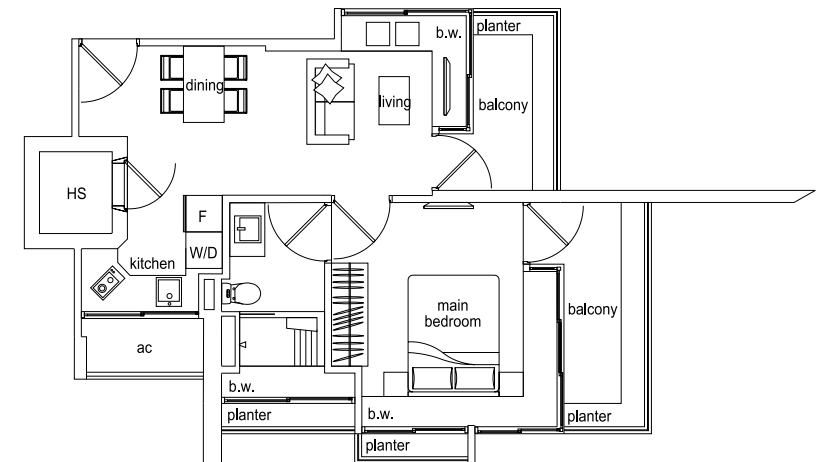
- #15-04

private jacuzzi



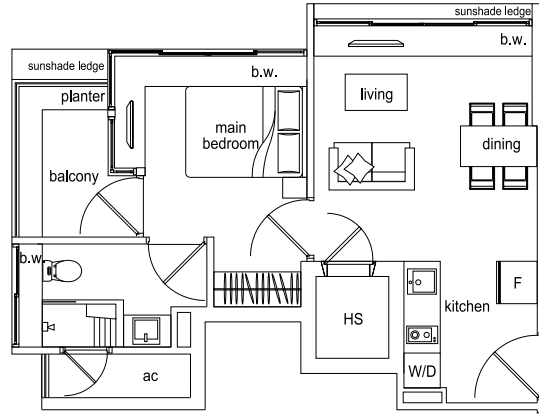
Type D2 | 1 bdrm | 624 sq ft

- #16-04
- #17-04



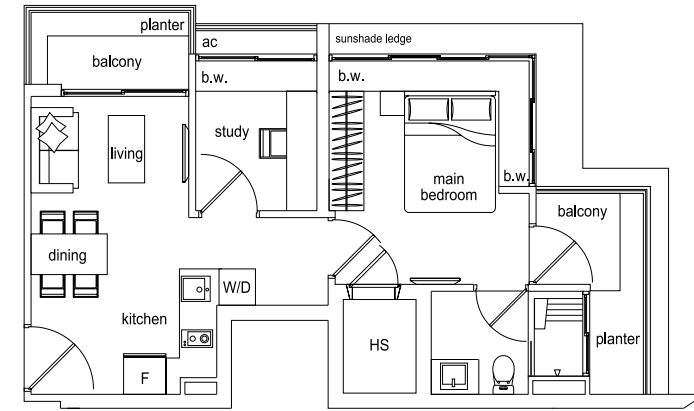
Type F | 1 bdrm | 506 sq ft

- #03-06
- #04-06
- #05-06
- #06-06
- #07-06
- #08-06
- #09-06
- #10-06
- #11-06



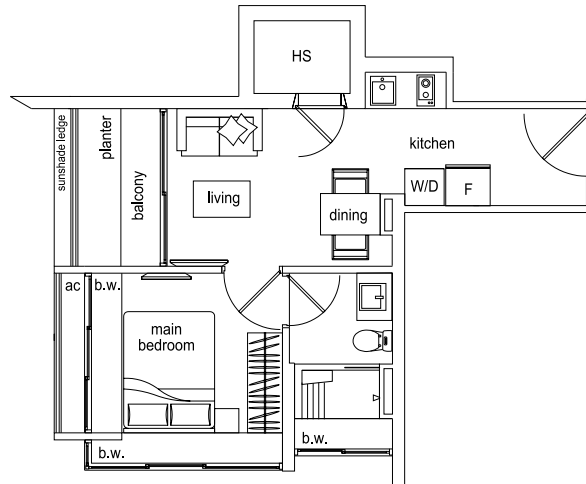
Type G | 1+1 bdrm | 581 sq ft

- #03-07
- #04-07
- #05-07
- #06-07
- #07-07
- #08-07
- #09-07
- #10-07
- #11-07



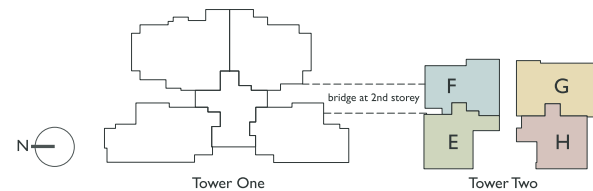
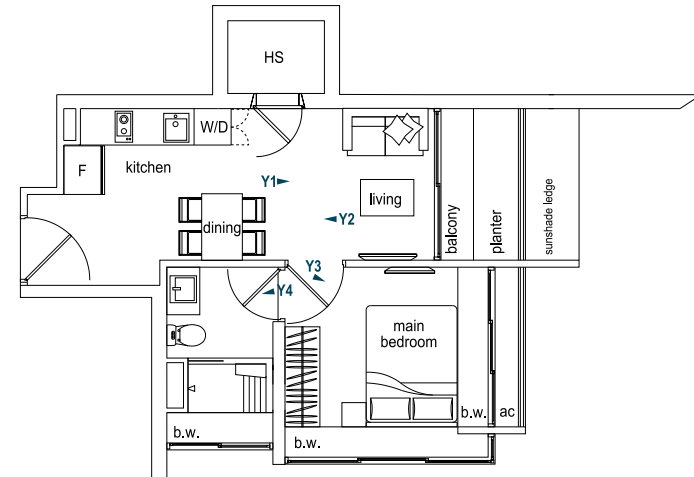
Type E | 1 bdrm | 441 sq ft

- #03-05
- #04-05
- #05-05
- #06-05
- #07-05
- #08-05
- #09-05
- #10-05
- #11-05



Type H | 1 bdrm | 463 sq ft

- #03-08
- #04-08
- #05-08
- #06-08
- #07-08
- #08-08
- #09-08
- #10-08
- #11-08



PENTHOUSES



PH D (Z2) Artist Impression only



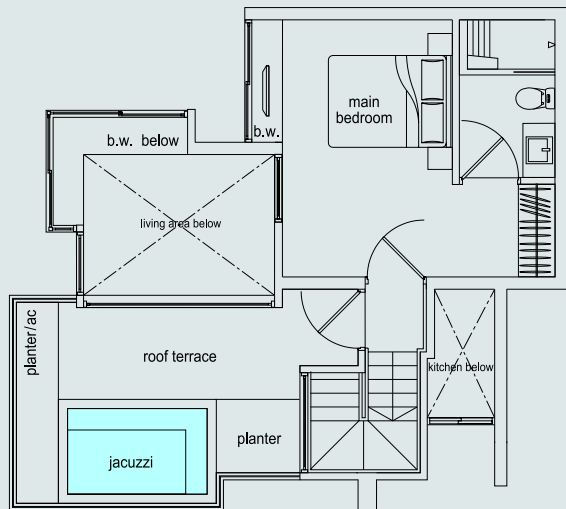
Artist Impression only PH D (Z1)



PH A | 2 bdrm | 1281 sq ft

#18-01

private jacuzzi

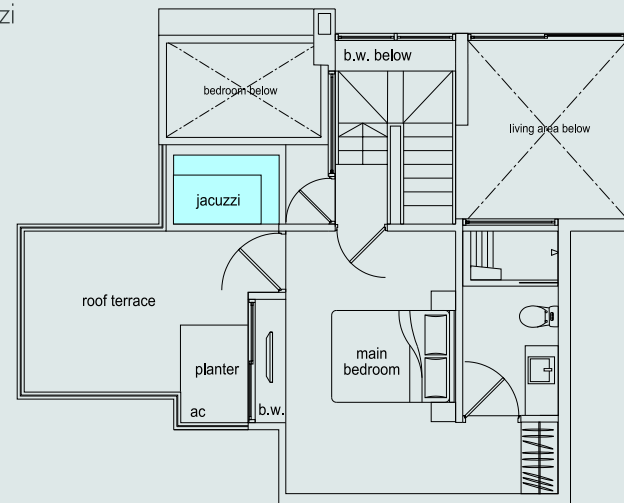


Upper Penthouse

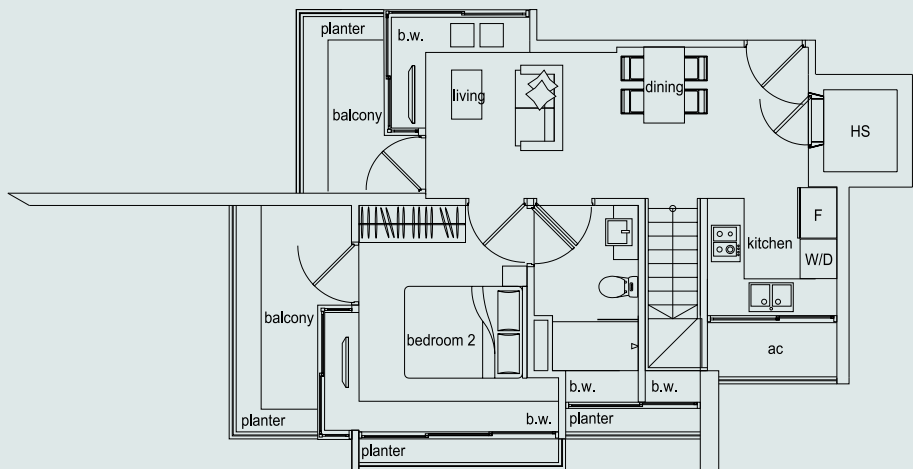
PH B | 3 bdrm | 1464 sq ft

#18-02

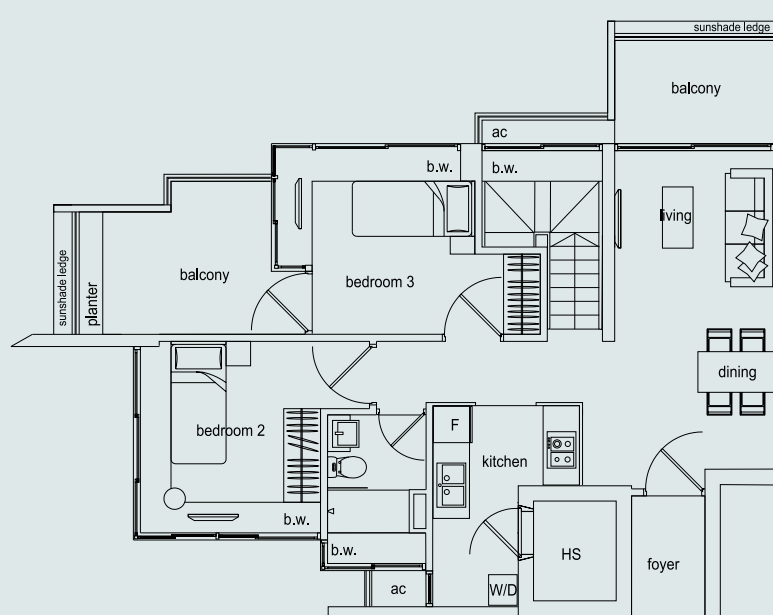
private jacuzzi



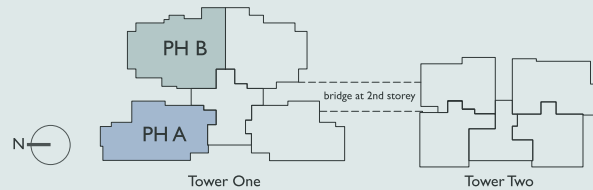
Upper Penthouse



Lower Penthouse

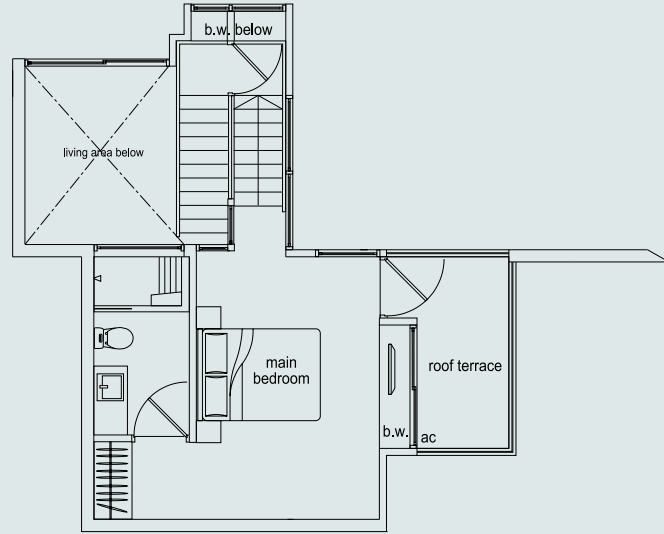


Lower Penthouse

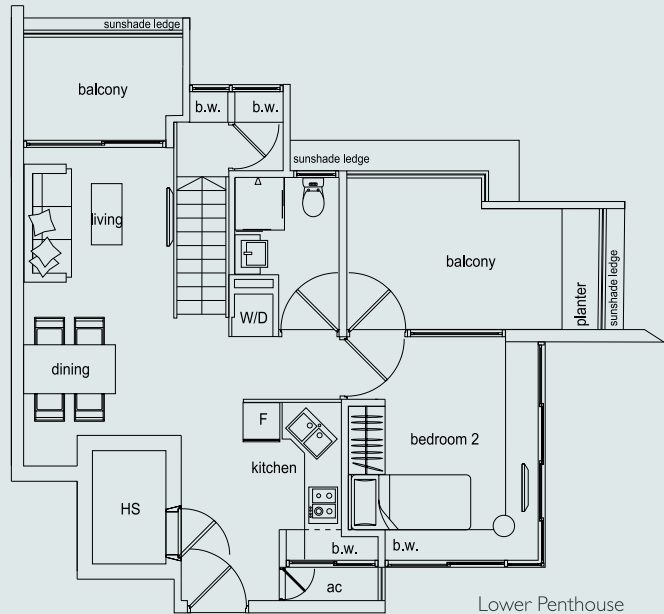


PH C | 2 bdrm | 1173 sq ft

#18-03



Upper Penthouse

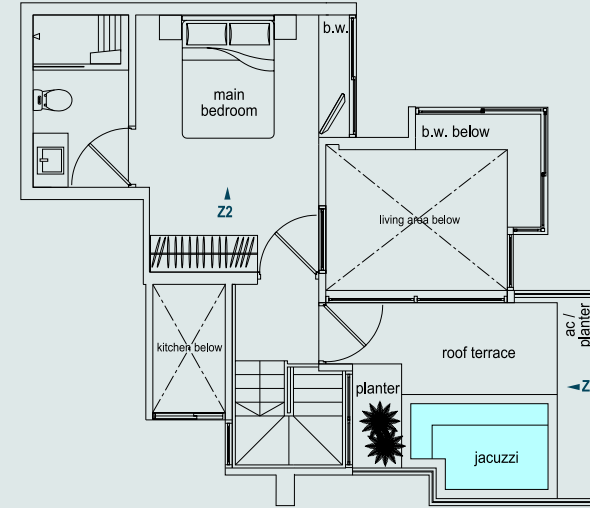


Lower Penthouse

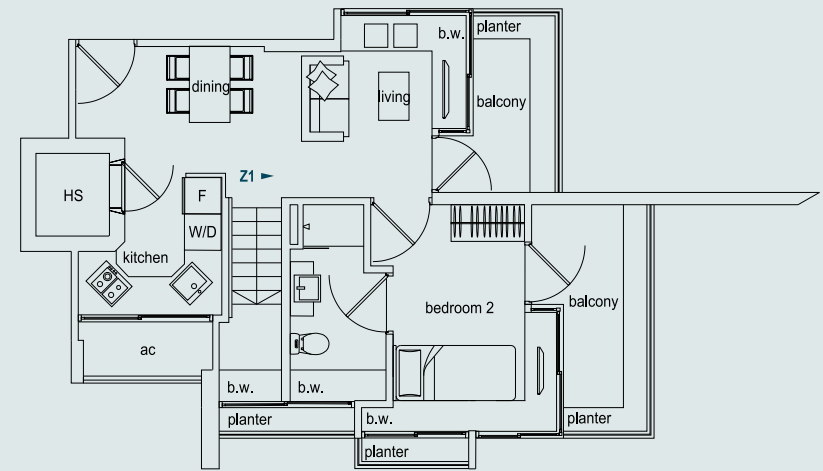
PH D | 2 bdrm | 1173 sq ft

#18-04

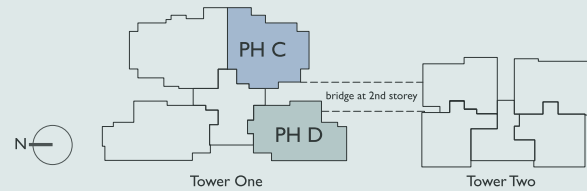
private jacuzzi



Upper Penthouse

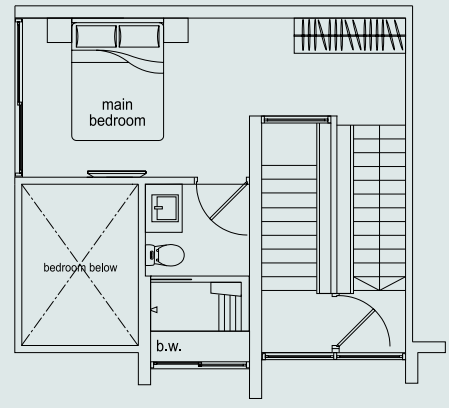


Lower Penthouse



PH E | 2 bdrm | 850 sq ft

#12-05

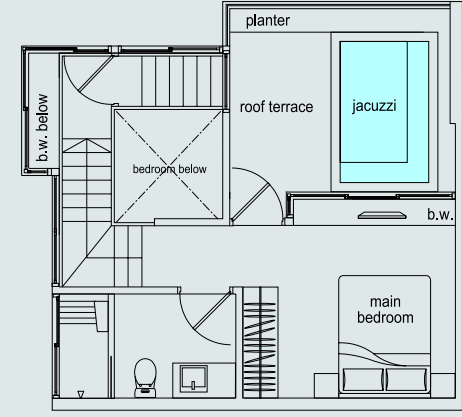


Upper Penthouse

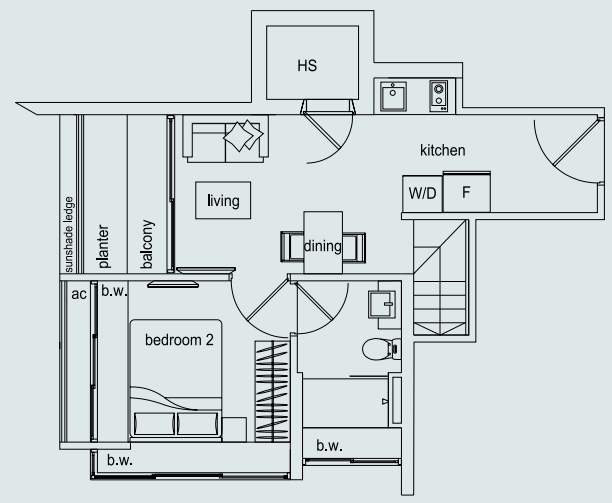
PH F | 2 bdrm | 947 sq ft

#12-06

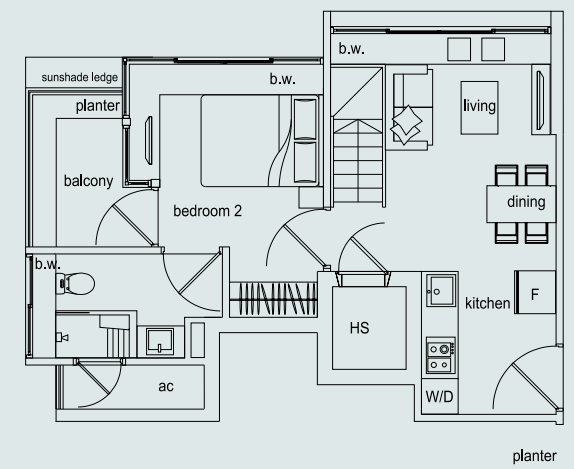
private jacuzzi



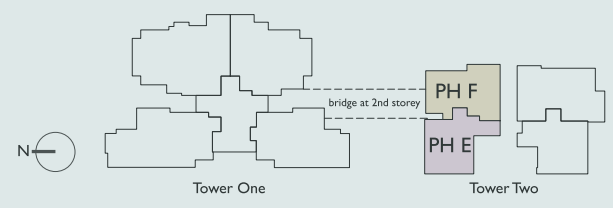
Upper Penthouse



Lower Penthouse



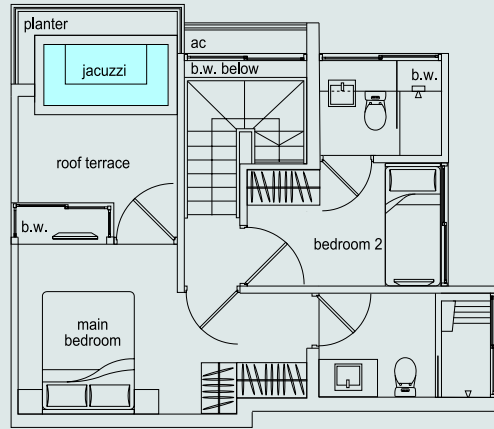
Lower Penthouse



PH G | 3 bdrm | 1066 sq ft

#12-07

private jacuzzi

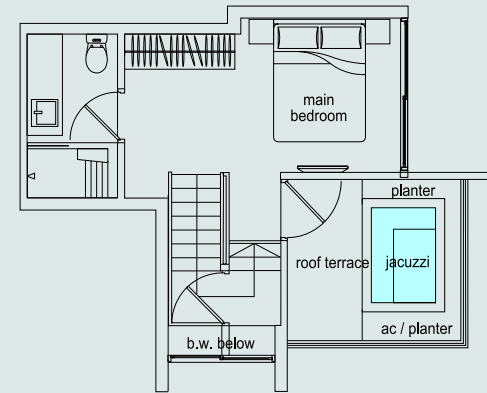


Upper Penthouse

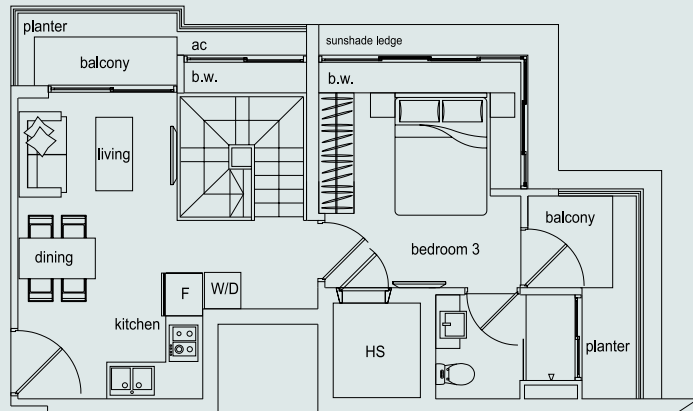
PH H | 2 bdrm | 786 sq ft

#12-08

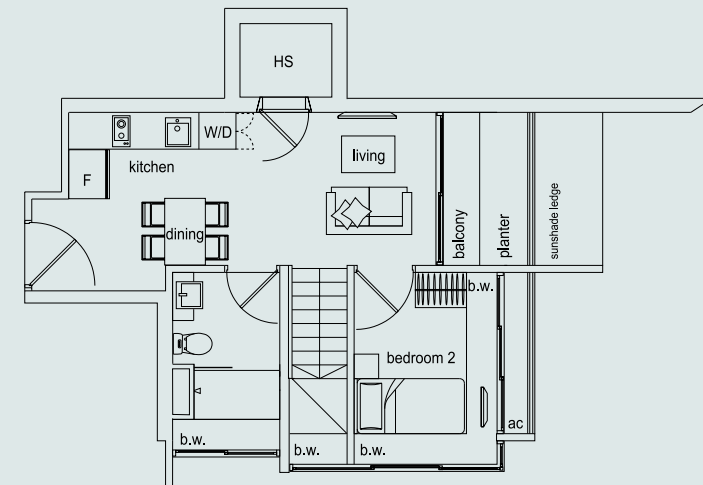
private jacuzzi



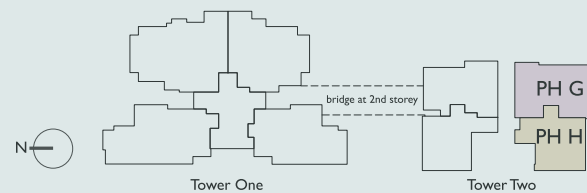
Upper Penthouse



Lower Penthouse



Lower Penthouse



Specification

FOUNDATION	: Bored Piles to engineer's design
SUPERSTRUCTURE	: Reinforced concrete using Grade 30 and/or 40 concrete manufactured from Portland Cement complying with SS26 steel reinforcement bar complying with SS2.
WALLS	: a) External Wall Clay bricks and/or concrete blocks finished with cement plaster. b) Internal Wall Clay bricks and/or concrete blocks finished with cement plaster and/or dry/lightweight wall panel.
ROOF	: Reinforced concrete flat roof and/or metal roof. Roof structure of reinforced concrete and/or tenalised timber and/or mild steel.
CEILING	: Water resistance ceiling board and/or fiber gypsum plasterboard and/or skim coat with emulsion paint finish.
FINISHES	: a) Wall i) Internal <ul style="list-style-type: none"> • Ceramic/Porcelain/Homogenous and/or mosaic tiles to ceiling height for kitchen (visible area) and bathroom. • Cement plaster for living, dining, bedroom, study (if any), entertainment room (if any), maid's room (if any), foyer (if any) and yard (if any). • Skim coat plaster to house shelter as per requirement of authority. ii) External/Common Area <ul style="list-style-type: none"> • Cement plaster. • Selected area with Ceramic/Porcelain/Homogenous tiles and/or stones. b) Floor i) Internal <ul style="list-style-type: none"> • Marble with timber skirting for living, dining and kitchen (except Strata House, Type B and PH B). • Ceramic/Porcelain/Homogenous tiles and/or stones with skirting when necessary for entertainment room (if any), internal staircase from 1st floor to 2nd floor of Strata House, maid's room (if any), bathroom, house shelter, kitchen (Strata House, Type B and PH B) and yard (if any). • Random teak strips for bedroom, study (if any) and internal staircase (if any). ii) External (If any) <ul style="list-style-type: none"> • Ceramic/Porcelain/Homogenous tiles and/or stones with skirting when necessary for balcony, terrace, staircase and foyer. iii) Common Area <ul style="list-style-type: none"> • Ceramic/Porcelain/Homogenous tiles and/or stones and/or timber for walkway, corridor, apron, terrace, toilet, shower point, pool deck, gymnasium and BBQ area. • Cement screed with nosing tiles, and/or ceramic/porcelain/homogenous tiles and/or stones for staircase.
WINDOWS	: Aluminium with tinted glass.
DOORS	: Aluminium with tinted glass/acrylic or decorative timber or decorative timber with glass panel or glass panel. Steel door for house shelter as per requirement of authority. Main door with security release/intercom.
SANITARY WARES/ FITTINGS	: a) Internal Area i) Main Bathroom <ul style="list-style-type: none"> - 1 shower with shower screen, overhead shower and shower/bath mixer - 1 vanity top complete with basin and mixer tap (2 basins and 2 mixer taps for Strata House) - 1 water closet - 1 mirror with cabinet - 1 paper holder ii) Bathroom (if any) <ul style="list-style-type: none"> - 1 shower with shower screen, shower head and shower/bath mixer - 1 vanity top complete with basin and mixer tap - 1 water closet - 1 mirror - 1 paper holder iii) Kitchen <ul style="list-style-type: none"> - 1 kitchen sink with tap
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.
TV/FM/TELEPHONE	: The number of TV/FM/telephone points – please refer to the Electrical Schedule for details.

ELECTRICAL SCHEDULE:

UNIT TYPE	D E S C R I P T I O N								
	Lighting Point	13A Single Socket	13A Double Socket	Telephone Outlet	TV/SCV Outlet	Water Heater Switch	Bell Point	Cooker Point	Isolator
Strata House	66	21	11	7	7	5	4	1	6
Apartments	A	16	6	6	4	4	2	1	2
	A1	13	4	5	3	3	1	1	2
	A2	11	4	5	3	3	1	1	1
	B	18	10	7	5	5	2	1	3
	C	14	7	6	4	4	2	1	1
	D	14	7	6	4	4	2	1	1
	D1	13	6	5	3	3	1	1	2
	D2	12	6	5	3	3	1	1	1
	E	9	5	4	3	3	1	1	1
	F	10	5	4	3	3	1	1	1
	G	12	5	6	4	4	1	1	2
	H	9	4	5	3	3	1	1	1
Penthouses	PH A	24	9	6	4	4	3	1	3
	PH B	25	12	7	5	5	2	1	2
	PH C	17	10	5	4	4	2	1	2
	PH D	20	11	6	4	4	2	1	3
	PH E	14	8	5	4	4	2	1	2
	PH F	17	7	4	4	4	2	1	3
	PH G	22	9	7	5	5	3	1	3
	PH H	16	7	6	4	4	2	1	3

LIGHTNING PROTECTION	: Lightning protection system shall be in accordance with Singapore Standard CP33:1996.
PAINTING	: Water-based emulsion paint for living, dining, entertainment room (if any), bedroom, study (if any), maid's room (if any), yard (if any), internal staircase (if any) and house shelter. Oil-based base coat and water-based finishing coat paint for external.
WATERPROOFING	: Waterproofing to reinforced concrete flat roof and bathroom.
PARKING	: Total 104 car park lots with metal and/or concrete and/or ceramic/porcelain/homogenous and/or stone finish. Consist of Basement lots and first floor lots.
RECREATION	: a) Common Swimming Pool of approximate size 27m x 5m. Private Swimming Pool at Strata House of approximate size 17.5m x 3.2m.
FACILITIES	: b) Common Jacuzzi of approximate size 6m x 2.5m. Private Jacuzzi at Strata House, Type A1, D1, PH A, PH B, PH D, PH F, PH G and PH H. c) Air-con gymnasium of approximate size 4.5m x 4.1m. d) BBQ. e) Terraces.
ADDITIONAL ITEMS	
AIR-CONDITIONERS	: Split-unit system air conditioner ("Daikin" or equivalent) provided in living, dining, entertainment room (if any), bedroom, study (if any), maid's room (if any) and gymnasium.
CABINET & WARDROBE	: Kitchen cabinet with stainless steel sink. Cooker hob and hood provided. Wardrobe provided in all bedrooms.
LOCKS	: All locks are of "Vbh" or equivalent.
RAILING	: Mild steel for common stair railing. Steel and/or glass for other railings.
LIFT	: Tower 1 consists of 2 passenger lifts ("Kone" or equivalent) from B1 floor to 18 th floor. Tower 2 consists of 1 passenger lift ("Kone" or equivalent) from B1 floor to 12 th floor.
INTERCOM	: Audio intercom to Strata House and Apartments.

Note:

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:** 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 provider (ISP) or any other relevant party or any other 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:** If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the Property 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.



NAME OF PROJECT	: Newton Edge
ADDRESS OF PROJECT	: Tower One - 1 Makeway Avenue S228598 Tower Two - 3 Makeway Avenue S228600 Strata House - 5 Makeway Avenue S228601
DEVELOPER	: Macly Capital Pte Ltd
TENURE OF LAND	: Freehold
LEGAL DESCRIPTION	: Lot 00153 C, Lot 00154 M Lot 00155 W, Lot 156 V Lot 157 P, Lot 99415 W Lot 00163 K, Lot 00162 A Lot 99978 L, Lot 99985 V Lot 99931 N PT, Lot 01028 K PT TS 28
PLANNING APPROVAL NO.	: ES 2008 0717 R0165
BUILDING PLAN NO.	: A 1276 00328 2007 BP01
DEVELOPER'S LICENCE NO.	: C0478
TOP NO LATER THAN	: 31 Dec 2013
LEGAL COMPLETION NO LATER THAN	: 31 Dec 2016

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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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