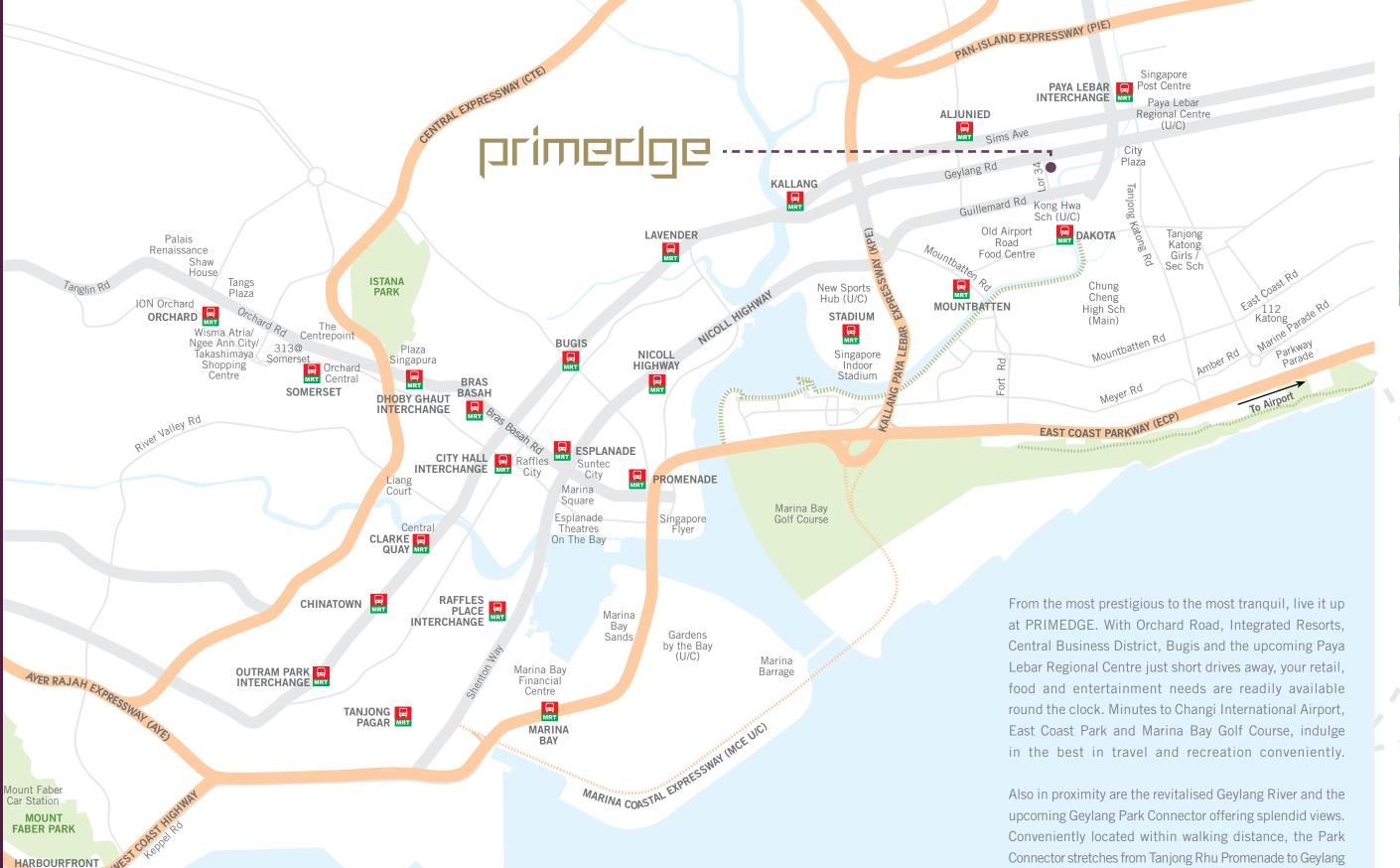


primedae

A premier abode standing on the edge of everywhere that matters. Experience life in its prime. Live on the edge of exhilaration. Your life on the fast lane starts here.







Connector stretches from Tanjong Rhu Promenade to Geylang Lorong 40, emcompassing abundance wellness amenities

including a fitness corner, cycling track and jogging path.





















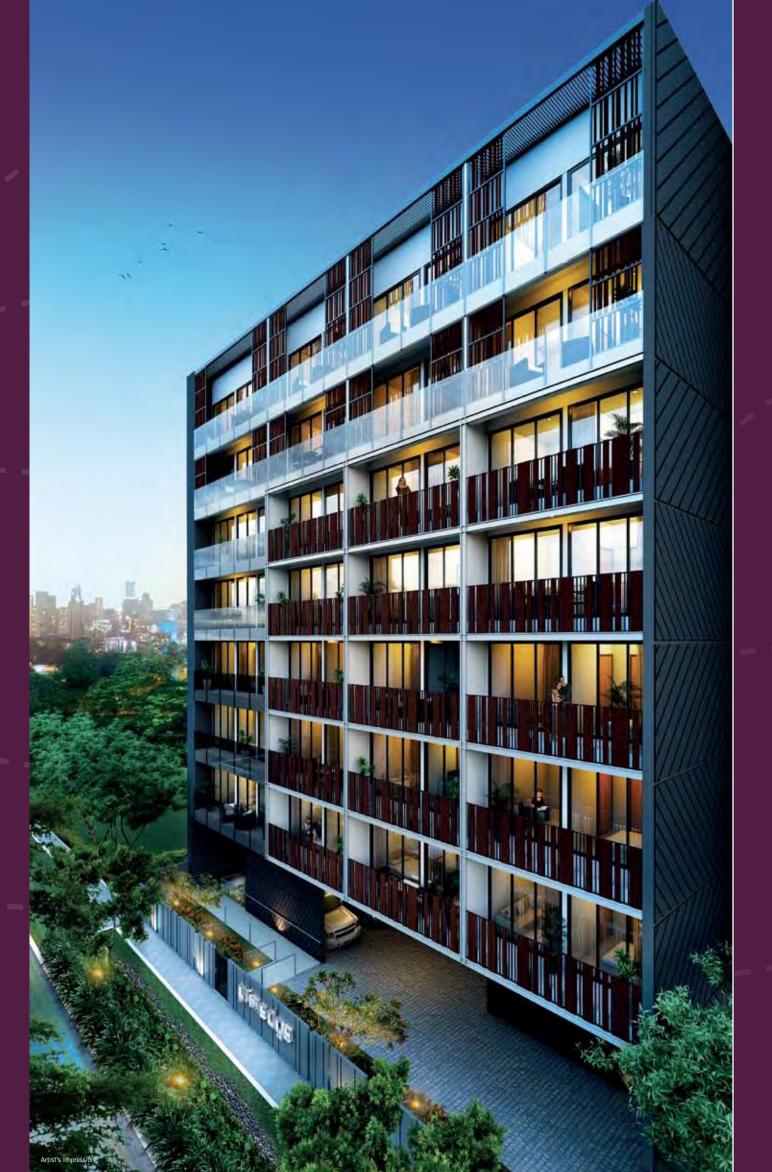


LIFESTYLE UNCONSTRAINED, CONVENIENCE UNCOMPROMISED

St. James Power Station

To Sentosa

VivoCity



LIVE ON AN INFINITE HIGH

An exclusive 36 units development comprising 1 + study, 2-bedroom and 5 elite penthouses, PRIMEDGE is truly a luxury reserved only for the privileged. Treat yourself to a lifestyle everyone wishes for, but few can achieve.





A HOME OF ENDLESS ENJOYMENT

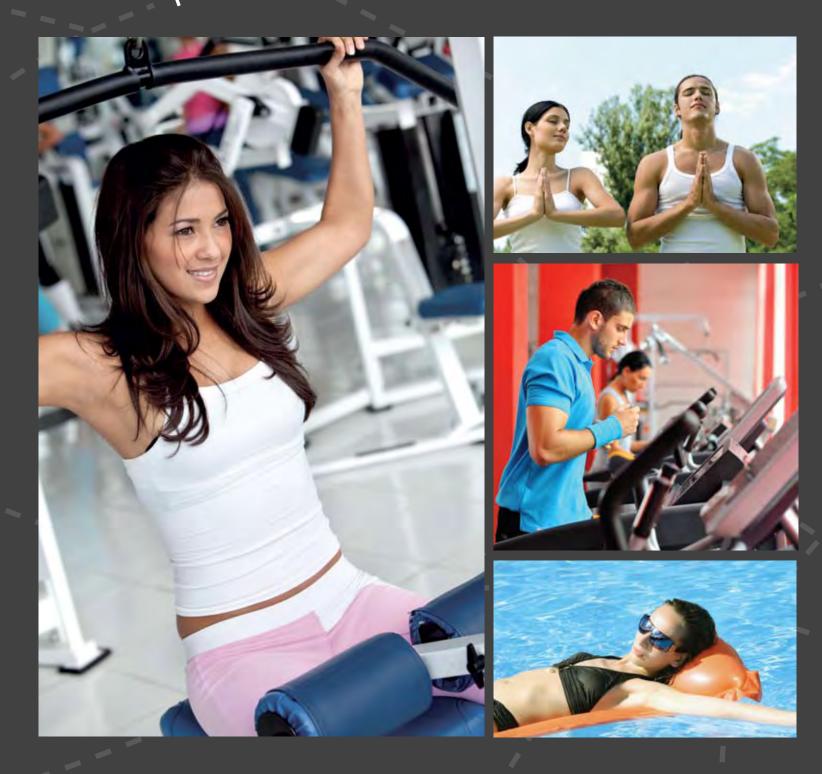
Find solace in a personal space where you can truly relax and be yourself. Well-designed spacious interior provides the restful comfort of a home that embraces warmth and elegance. Make work and play from the comfort of home a reality. PRIMEDGE gives you the option to convert your plush residence into a home office with modern and efficient infrastructure that enhances your work experience.







PURE INDULGENCE IN LIFE'S FINEST



End a sedentary day at work with a satisfying work out in the 4th storey gym. Keep up your fitness level as you immerse in the enchanting view that lets you refresh both mind and body.

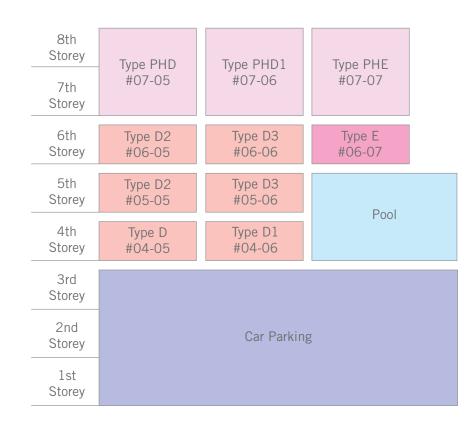


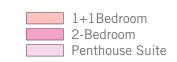


ROAD FACING

8th Storey	Type A1 #08-01	Type B2 #08-02	Type PHB	Type PHC						
7th Storey	Type A #07-01	Type B #07-02	#07-03	#07-04						
6th	Type A	Type B	Type B1 #06-03	Type C1						
Storey	#06-01	#06-02		#06-04						
5th	Type A	Type B	Type B1	Type C1						
Storey	#05-01	#05-02	#05-03	#05-04						
4th	Type A	Type B	Type B1	Type C1						
Storey	#04-01	#04-02	#04-03	#04-04						
3rd	Type A	Type B	Type B1	Type C						
Storey	#03-01	#03-02	#03-03	#03-04						
2nd	Type A	Type B	Type B1	Type C						
Storey	#02-01	#02-02	#02-03	#02-04						
1st Storey	Car Parking									

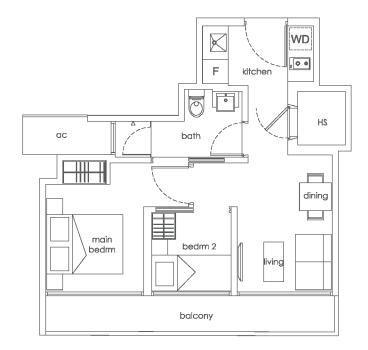
REAR FACING





TYPE A 2-BEDROOM

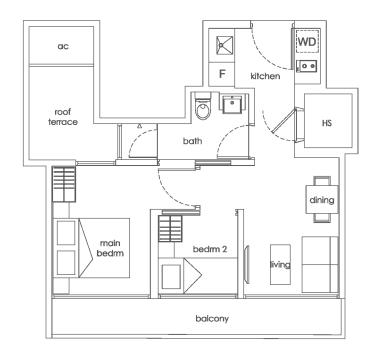
Unit #02-01 to #07-01 Area 527 sqft / 49 sqm

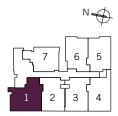


TYPE A1 2-BEDROOM

Unit #08-01

Area 581 sqft / 54 sqm

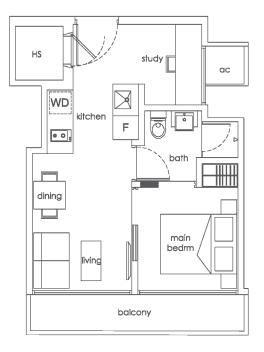




TYPE B

1+1-BEDROOM

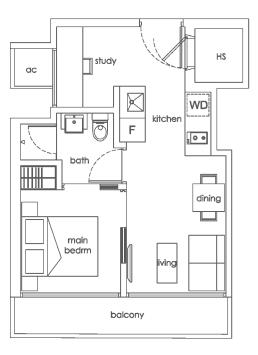
Unit #02-02 to #07-02 Area 452 sqft / 42 sqm

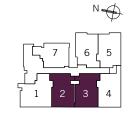


TYPE B1

1+1-BEDROOM

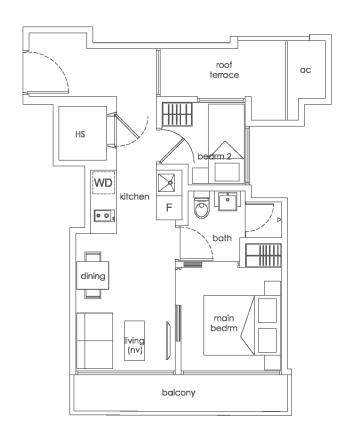
Unit #02-03 to #06-03 Area 452 sqft / 42 sqm





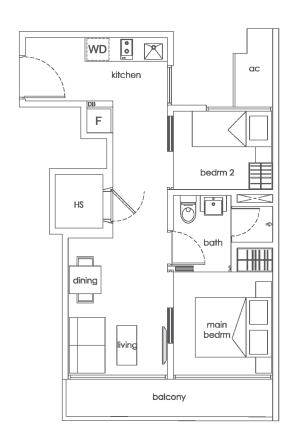
TYPE B2 2-BEDROOM

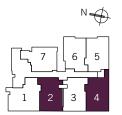
Unit #08-02 Area 570 sqft / 53 sqm



TYPE C 2-BEDROOM

Unit #02-04 to #03-04 Area 538 sqft / 50 sqm



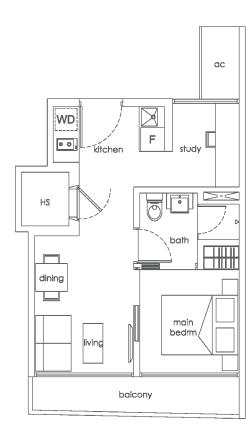


All areas are inclusive of a/c ledge, balcony, roof terrace and void, if any. Furniture are indicative only and not provided. All plans are subject to amendment as approved by the relevant authorities. Floor areas are approximate measurements only and are subject to final survey.

TYPE C1

1+1-BEDROOM

Unit #04-04 to #06-04 Area 474 sqft / 44 sqm

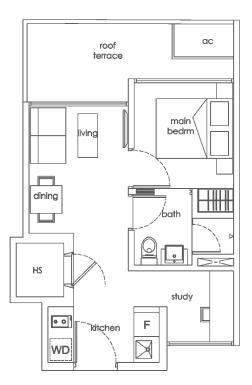


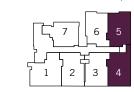
TYPE D

1+1-BEDROOM

Unit #04-05

Area 484 sqft / 45 sqm





All areas are inclusive of a/c ledge, balcony, roof terrace and void, if any. Furniture are indicative only and not provided.

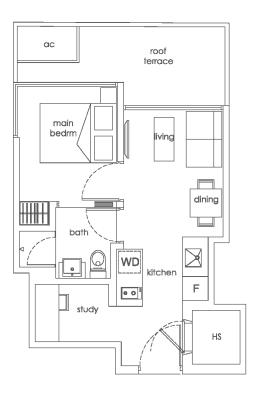
All plans are subject to amendment as approved by the relevant authorities. Floor areas are approximate measurements only and are subject to final survey

TYPE D1

1+1-BEDROOM

Unit #04-06

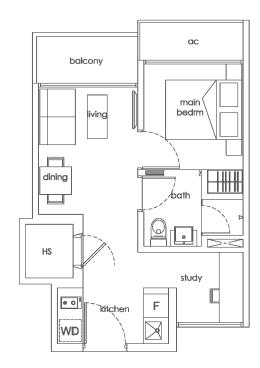
Area 474 sqft / 44 sqm



TYPE D2

1+1-BEDROOM

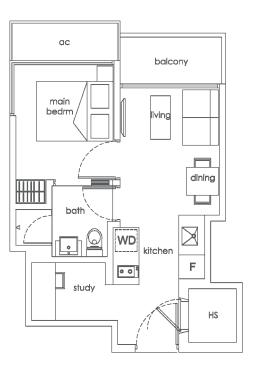
Unit #05-05 to #06-05 Area 452 sqft / 42 sqm



TYPE D3

1+1-BEDROOM

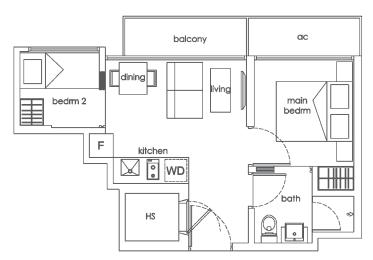
Unit #05-06 to #06-06 Area 441 sqft / 41 sqm

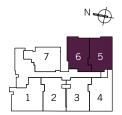


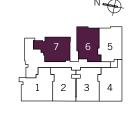
TYPE E 2-BEDROOM

Unit #06-07

Area 431 sqft / 40 sqm





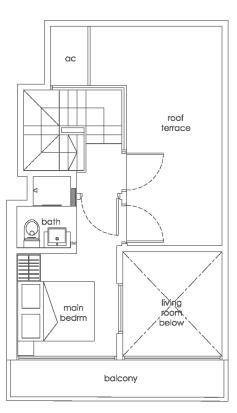


TYPE PHB

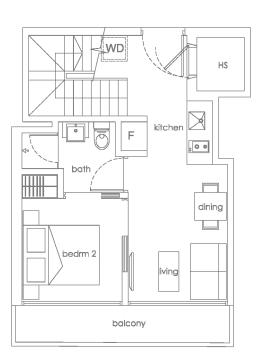
2-BEDROOM PENTHOUSE

Unit #07-03

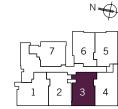
Area 980 sqft / 91 sqm



upper floor



lower floor



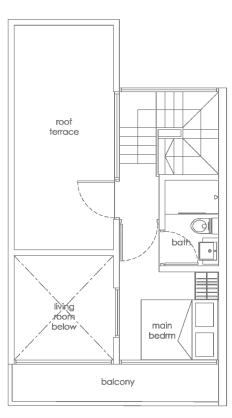
All areas are inclusive of a/c ledge, balcony, roof terrace and void, if any. Furniture are indicative only and not provided. All plans are subject to amendment as approved by the relevant authorities. Floor areas are approximate measurements only and are subject to final survey.

TYPE PHC

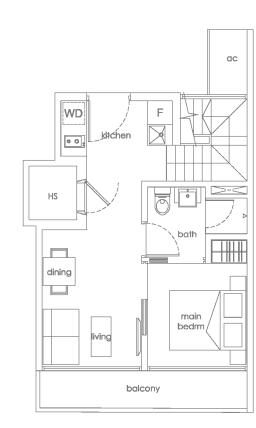
2-BEDROOM PENTHOUSE

Unit #07-04

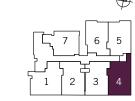
Area 980 sqft / 91 sqm



upper floor



lower floor

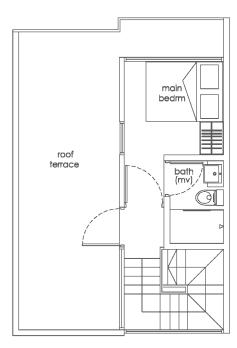


TYPE PHD

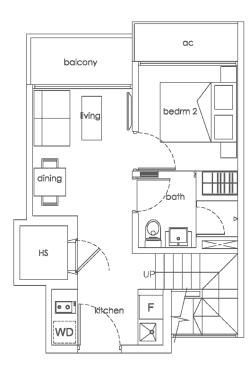
2-BEDROOM PENTHOUSE

Unit #07-05

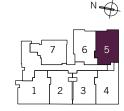
Area 904 sqft / 84 sqm



upper floor



lower floor

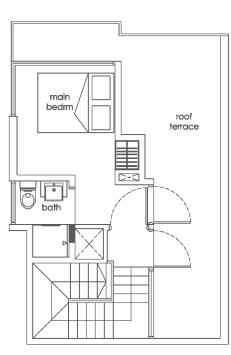


TYPE PHD1

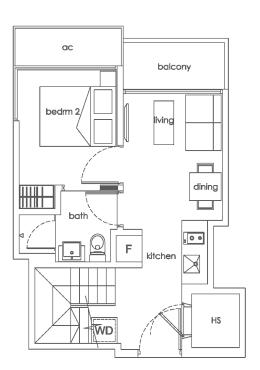
2-BEDROOM PENTHOUSE

Unit #07-06

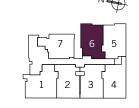
Area 883 sqft / 82 sqm



upper floor



lower floor

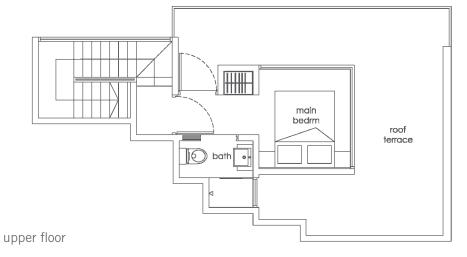


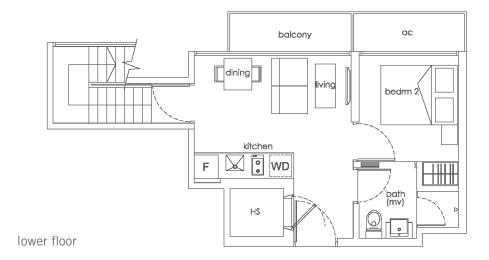
TYPE PHE

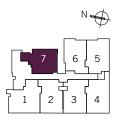
2-BEDROOM PENTHOUSE

Unit #07-07

Area 958 sqft / 89 sqm







All areas are inclusive of a/c ledge, balcony, roof terrace and void, if any. Furniture are indicative only and not provided. All plans are subject to amendment as approved by the relevant authorities. Floor areas are approximate measurements only and are subject to final survey.

SPECIFICATIONS

FOUNDATIONPile foundation to Engineer's requirements

SUPERSTRUCTURE
Reinforced concrete structure to Engineer's requirements

External - Pre-cast concrete panels and/or common clay brick to Architect's selection or Engineer's Internal - Dry wall partition and/or common clay brick and/or pre-cast concrete panels to Architect & Engineer's requirements

ROOF
Reinforced concrete flat roof

CEILING

Living / Dining / Bedrooms / Study / Household Shelter / Balcony / Private Terrace - Skim coat and/or plaster ceiling boards with emulsion paint to Architect's selection

Bathroom / Kitchen - Moisture resistant plaster ceiling boards with emulsion paint finish to Architect's selection

FINISHES
Wall (For Apartments)
Living / Dining / Bedrooms / Study / Household Shelter / Balcony / Private Terrace - Cement and sand plaster and/or skim coat with emulsion paint to Architect's selection
Bathroom / Kitchen - Homogenous and/or ceramic tiles lay up to false ceiling height (exposed area only) to Architect's design

Wall (For Common Areas)
1st Storey Lift Lobbies / Typical Lift Lobbies / Staircases / Sky Terrace / Pool Area / Swimming Pool /
Walkway / Pavement - Homogenous and/or ceramic tiles and/or cement and sand plaster and/or skim coat
with emulsion paint to Architect's selection

Floor (For Apartments)
Living / Dining / Kitchen / Bedroom / Study - Homogenous tiles to Architect's selection
Bathroom - Ceramic and/or homogenous tiles to Architect's selection
Household Shelter / Balcony / Private Terrace - Ceramic and/or homogenous tiles to Architect's selection
A/C Ledge - Cement & sand screeding

- Floor (Common Areas)

 a) 1st Storey Lift Lobby Homogenous and/or ceramic tiles to Architect's selection

 b) Typical Lift Lobbies Homogenous and/or ceramic tiles to Architect's selection

 c) Staircases Homogenous and/or ceramic tiles and/or cement & sand screed with nosing tiles to Architect's selection
- Architect's selection

 d) Sky Terrace / Pool Area Homogenous and/or ceramic tiles and/or timber deck and/or pebble wash to Architect's selection

 e) Swimming Pool Mosaic and/or ceramic tiles to Architect's selection

 f) Walkway / Pavement Homogenous and/or ceramic tiles to Architect's selection

WINDOWS

Powder coated aluminium framed windows with approx. 6mm thick float glass to Architect's selection

- DOORS

 a) Main Entrance Fire-rated timber door to Architect's design
 b) Bedrooms / Bathrooms Hollow core timber door to Architect's design
 c) Household Shelter Approved blast door
 d) Ironmongery Locksets and hinges to Architect's selection

RAILINGS
Mild steel for common stair railings. Aluminum and/or steel and/or tempered laminated glass for other

10. SANITARY WARES AND FITTINGS

- a) 1 shower cubicle with shower mixer and shower set to Architect's selection
 b) 1 wash basin and mixer tap to Architect's selection
 c) 1 water closet to Architect's selection
 d) 1 mirror to Architect's design
 e) 1 toilet paper holder to Architect's selection

11. ELECTRICAL INSTALLATION / TELEPHONE / TV / FM Refer to Electrical Schedule for details

12. LIGHTNING PROTECTION SYSTEM

ng Protection System shall be provided in accordance with Singapore Standard SS555 2010

- 13. PAINTING

 a) External Walls Weather resistant emulsion paint and/or textured coating and paint to Architect's
 - selection
 b) Internal walls Emulsion paint to Architect's selection

Waterproofing is provided to floors of Bathrooms, Kitchen, Balcony, Private Terrace, W.C., R.C. Flat Roof and where required

a) Surface Driveway - Heavy duty homogenous tiles and/or concrete imprint to Architect's selection
 b) Mechanical Car Park Systems - According to specialist's specifications

16. RECREATIONAL FACILITIES

- a) Kitchen Cabinets High and low kitchen cabinets with solid surface work top complete with sink and mixer to Architect's design & selection
 b) Kitchen Appliances Cooker hob and cooker hood, integrated fridge and washer-cum-dryer to Architect's selection
 c) Bedroom Wardrobes Built-in wardrobes to all bedrooms to Architect's design & selection
 d) Air-conditioning Multi-split air-conditioning to all Bedrooms and Living / Dining to M&E Engineer's selection
 e) Audio Intercom System Gate post with audio intercom to apartment units to M&E Engineer's selection

- f) Electric Water Heater Hot water supply to all bathrooms and kitchen to M&E Engineer's
- requirements
 g) Soil Treatment Anti-termite soil treatment by specialists' specifications
 h) Cable Vision Provision of cable and outlet only

Timber
Timber is a natural material containing grain / vein and tonal differences. Thus, it is not possible to achieve total consistency of colou and grain in its selection and installation.

Where warranties are given by the manufacturers and/or contractors and/or supplies 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.

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.
Services 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 narries for the services connection for the respective pulsaries.

es, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are no Architect's sole discretion and final design.

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, cleaning the condensate pipes and charging of gas.

Description of Common Property
Common facilities such as swimming pool and landscaping are to be held as common property as defined in the Building Maintenance
and Strata Management Act 2004 and the Land Title (Strata) Act, Cap 158.

Common Area Management Room and Sentry Post are not provided.

Description of Parking Spaces 36 car parking lots consisting of fully automated mechanized car parking system and 1 handicapped car parking lot.

Purpose of Building Project and Restriction as to Use
The building project is strictly for residential occupation only. The open roof terrace is not to be enclosed or roofed over

Materials, Fittings, Equipment, Finishes, Installation And Appliances
Subject to Clause 14.3, 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.

nation, specifications and statements herein shall not be treated to form part of an offer or contract. Floor plans are subject ments as may be required by the relevant authorities. Visual representations, models, showflat displays and illustrations, his, art renderings and other graphic representations and references, not limited to landscape and furniture, are intended to ly artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are only approximate tents and subject to final survey.

es & Purchase Agreement shall form the entire agreement between the Developer and Purchaser and shall supersede all statem ntations or promise made prior to the signing of the Sales & Purchase Agreement and shall in no way be modified by any statem ntations or promise made by the Developer or the Marketing Agents.

ELECTRICAL SCHEDULE

TYPE	LIGHTING POINT	13A S/S/0	2X13A S/S/0	TV POINT	TELEPHONE POINT	WATER HEATER SWITCH	НОВ	HOOD	INTERCOM POINT	ISOL.	BELL
TYPE A	7	3	3	3	3	1	1	1	1	1	1
TYPE A1	8	3	3	3	3	1	1	1	1	1	1
TYPE B	7	2	3	2	2	1	1	1	1	1	1
TYPE B1	7	2	3	2	2	1	1	1	1	1	1
TYPE B2	8	3	3	3	3	1	1	1	1	1	1
TYPE C	8	3	3	3	3	1	1	1	1	1	1
TYPE C1	7	2	3	2	2	1	1	1	1	1	1
TYPE D	7	2	3	2	2	1	1	1	1	1	1
TYPE D1	7	1	3	2	2	1	1	1	1	1	1
TYPE D2	7	2	3	2	2	1	1	1	1	1	1
TYPE D3	7	1	3	2	2	1	1	1	1	1	1
TYPE E	7	3	3	3	3	1	1	1	1	1	1
TYPE PHB	11	3	3	3	3	2	1	1	1	2	1
TYPE PHC	11	3	3	3	3	2	1	1	1	2	1
TYPE PHD	10	3	3	3	3	2	1	1	1	2	1
TYPE PHD1	10	3	3	3	3	2	1	1	1	2	1
TYPE PHE	10	3	3	3	3	2	1	1	1	2	1

DEVELOPER



MARKETING AGENT



Developer: Pinnacle Development (JV) Pte Ltd • Tenure of Land: Freehold • Legal Description: 0060IT, 00769N, 00770A, 00870V MK 25 at 45 Lorong 34 Geylang • Building Plan No.: A1276-00552-2010-BP01 • Developer License No.: C0889 • Date of T.O.P: Not Later Than 1 July 2017 • Date of Legal Completion: Not Later Than 1 July 2020

