



**R/EDGE**





It's a new chapter of your life.

FINALLY, AN ADDRESS WHERE YOU HAVE THE LIBERTY TO LIVE HOWEVER YOU DEEM FIT.

A location coveted for its surrounding venues; destinations that others can only desire to be closer everyday.

Places where every individual gets to experience the myriad of distinctive lifestyles.

For you, they are here. Just right next to where your home is.



MORE THAN A TASTE OF LIFE.



The City is indeed at your feet. Set to be an iconic symbol that's most desired even among a district renowned for haute culture, others will envy the lifestyle you're about to lead. Right here, you'll have more than just the freedom to explore life with electrifying styles.

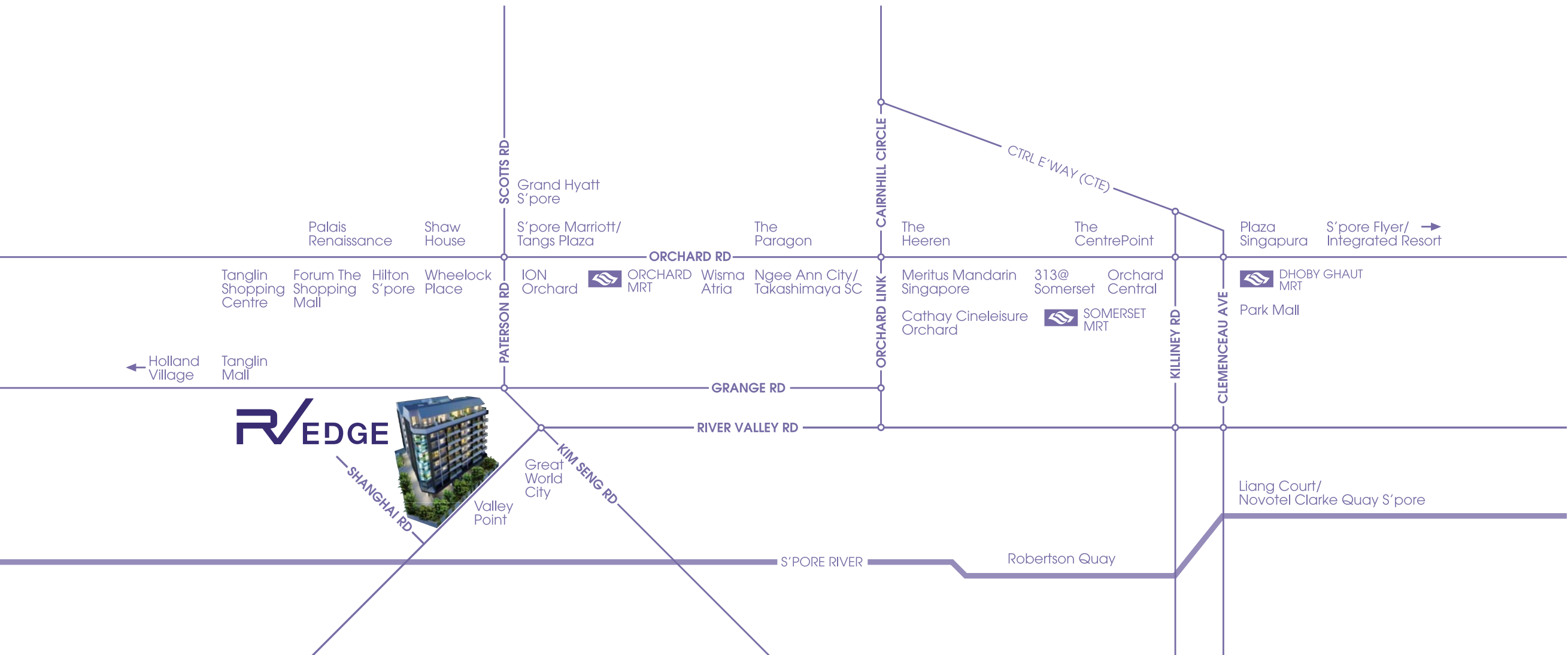








Gleaming with seductive avenues to pleasure you, the precinct is a taste of spectacular for “glamazon” or new “urbanites” like yourself. Draped within liberating destinations and embroidered by famous addresses, it exhibits grandeur marked by convenience that is simply understated. With a backyard in abundance of retail outlets, you are about to taste the ultimate lifestyle distinctions.





High in attitude, it's a collection of breathtaking vistas from any angle. Intriguing with a sense of trend that's always ahead, this cosmopolitan symbol evokes whimsical balance between luxury and chic brilliance. Dignified in stature and captivating at every glance, every single element is created with the highest quality.







MORE THAN A SENSE OF BELONGING.





With celebrated names and enthralling panoramas to dazzle your surroundings, RV EDGE is truly a rarefied breed of the lifestyle arbiters. Provoking desires to enjoy each day, it impresses with refined personality and many incomparable values. It is home for one who seeks more than just a haven.





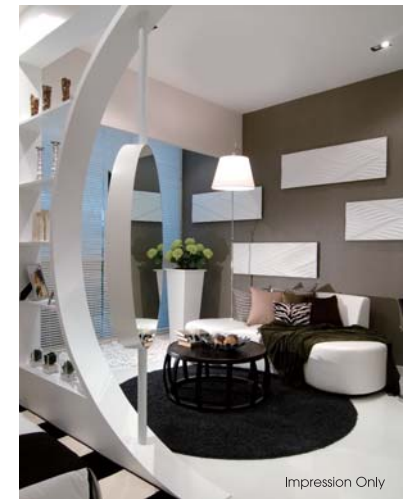






Impression Only

In designs of exciting finesse, the enchanting arenas exude uncompromising expressions of glee to embrace you in absolute contentment. Varied in exceptionality and ultra-modernity that seemingly come to life, each area exhibits a character that effortlessly links you to everything tasteful.

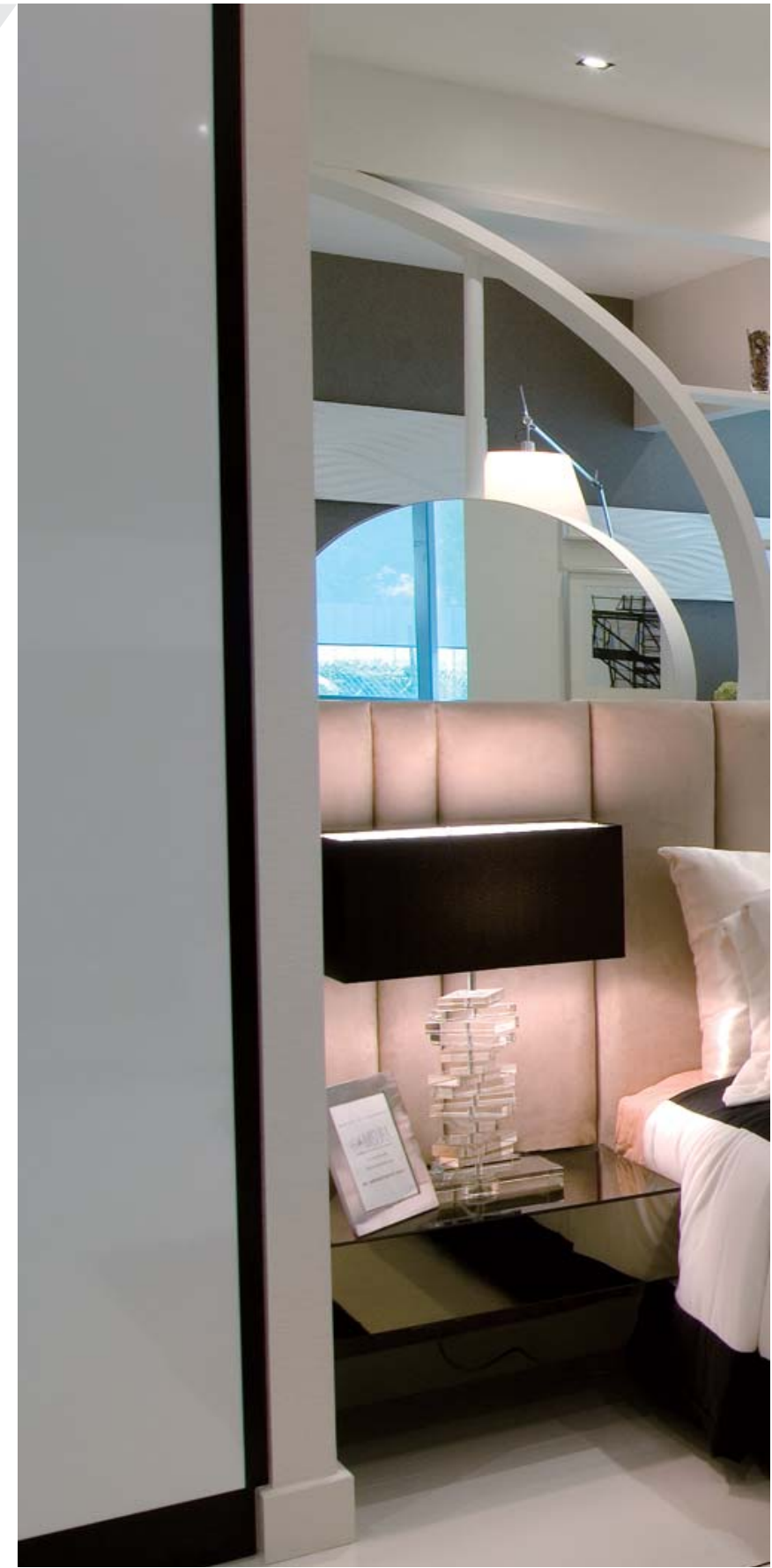
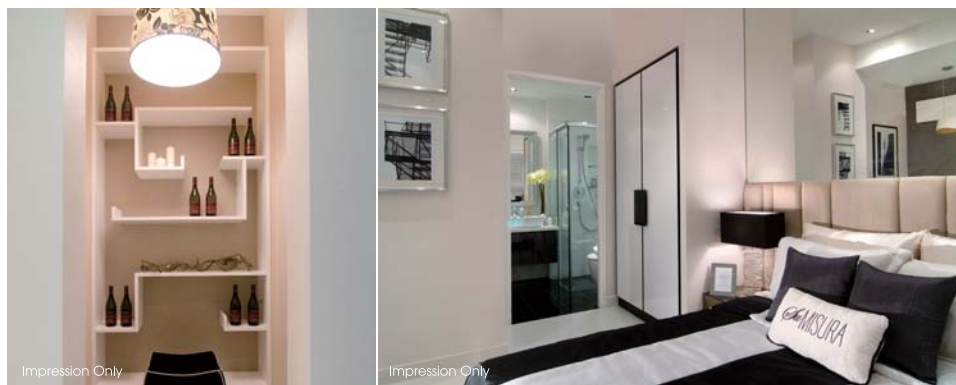


Impression Only





The distinct display of urban esteem lingers for eternity. From the sprawling living room redolent of modern sophistication to the romantic ambience evident in the bedroom, no detail is spared to the mundane. The entirety is a masterpiece that takes it up a notch to bring new-age living to an all-new level.









Combining elegantly sculpted concrete with peace-inducing greens for quiet rumination, the unique lifestyle that awaits you will stir your mind and body in sensations never felt before. It is a leisurely affair most befitting for the crème de la crème. With recreational facilities like the swimming pool and gymnasium readily available to sate your daily pursuits, nothing liberates your life better than home.



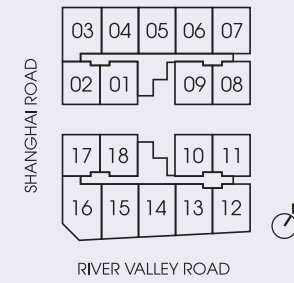
# SITE PLAN



# DIAGRAMMATIC CHART

## BLOCK 1

Attic	NORTH FACING					POOL FACING				
	PHA	PHB	PHB	PHB	PHB1	PHC	PHC2	PHC1	PHC	
7	#07-03	#07-04	#07-05	#07-06	#07-07	#07-02	#07-01	#07-09	#07-08	
6	A #06-03	B #06-04	B #06-05	B #06-06	B1 #06-07	C4 #06-02	C5 #06-01	C5 #06-09	C4 #06-08	
5	A #05-03	B #05-04	B #05-05	B #05-06	B1 #05-07	C4 #05-02	C5 #05-01	C5 #05-09	C4 #05-08	
4	A #04-03	B #04-04	B #04-05	B #04-06	B1 #04-07	C4 #04-02	C5 #04-01	C5 #04-09	C4 #04-08	
3	A #03-03	B #03-04	B #03-05	B #03-06	B1 #03-07	C4 #03-02	C5 #03-01	C5 #03-09	C4 #03-08	
2	A #02-03	B #02-04	B #02-05	B #02-06	B1 #02-07	C #02-02	C1 #02-01	BF Toilet	C1 #02-09	C #02-08
1	Car Parking					Car Parking				
B1	Car Parking					Car Parking				



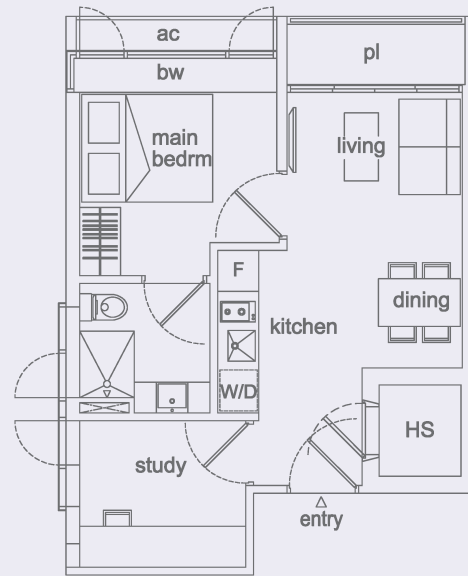
## BLOCK 2

Attic	SOUTH FACING					POOL FACING				
	PHH	PHG	PHF	PHE	PHD	PHC3	PHC4	PHC5	PHC3	
7	#07-16	#07-15	#07-14	#07-13	#07-12	#07-17	#07-18	#07-10	#07-11	
6	H #06-16	G #06-15	F #06-14	E #06-13	D #06-12	C6 #06-17	C7 #06-18	C7 #06-10	C6 #06-11	
5	H #05-16	G #05-15	F #05-14	E #05-13	D #05-12	C6 #05-17	C7 #05-18	C7 #05-10	C6 #05-11	
4	H #04-16	G #04-15	F #04-14	E #04-13	D #04-12	C6 #04-17	C7 #04-18	C7 #04-10	C6 #04-11	
3	H #03-16	G #03-15	F #03-14	E #03-13	D #03-12	C6 #03-17	C7 #03-18	C7 #03-10	C6 #03-11	
2	H #02-16	G #02-15	F #02-14	E #02-13	D #02-12	C2 #02-17	C3 #02-18	Gym	C3 #02-10	C2 #02-11
1	Car Parking					Car Parking				
B1	Car Parking					Car Parking				

1-BEDROOM	B-B1	C-C7	D	E					
1+1-BEDROOM	A	F	G						
2-BEDROOM	H	PHA	PHB-B1	PHC-C5	PHD	PHE	PHF	PHG	PHH

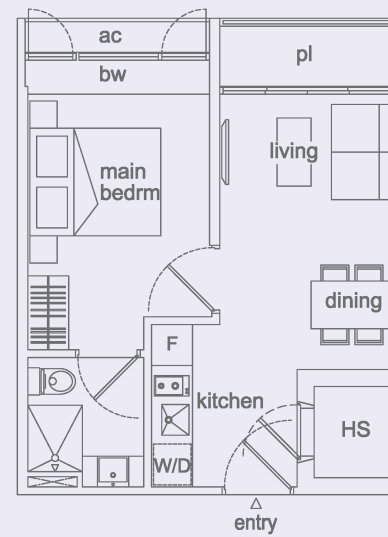
### TYPE A (1+1-BEDROOM)

Unit #02-03, #03-03, #04-03, #05-03 & #06-03  
 Area 44 sqm / 474 sqft



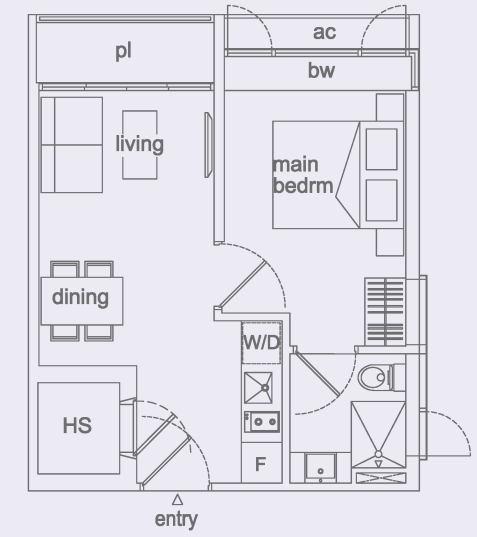
### TYPE B (1-BEDROOM)

Unit #02-04/05/06, #03-04/05/06, #04-04/05/06,  
 #05-04/05/06 & #06-04/05/06  
 Area 39 sqm / 420 sqft

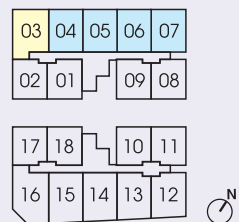
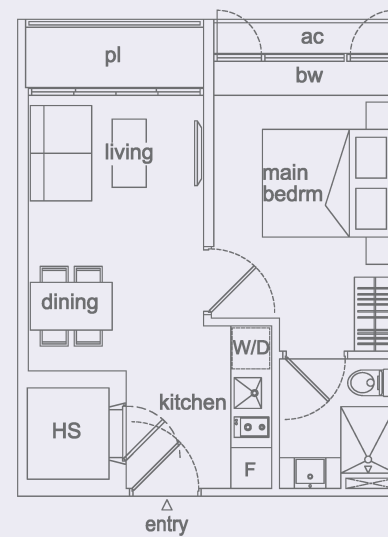


### TYPE B1 (1-BEDROOM)

Unit #02-07, #03-07, #04-07, #05-07 & #06-07  
 Area 39 sqm / 420 sqft

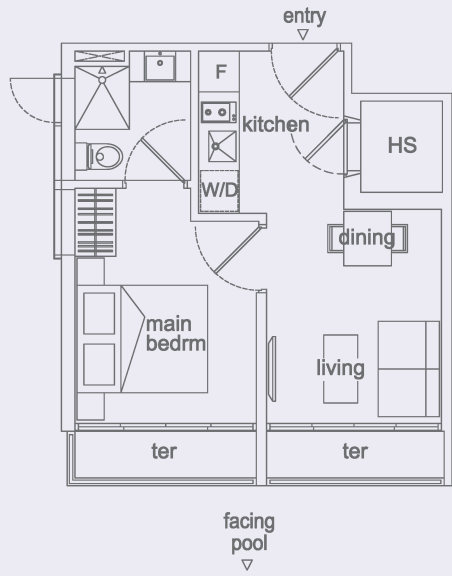


MIRROR IMAGE



### TYPE C (1-BEDROOM)

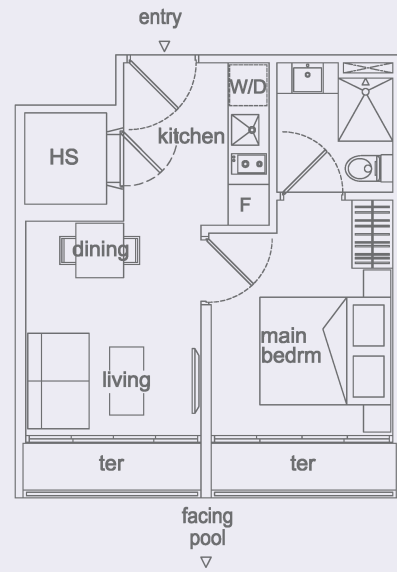
Unit #02-02/08  
Area 35 sqm / 377 sqft



MIRROR IMAGE

### TYPE C1 (1-BEDROOM)

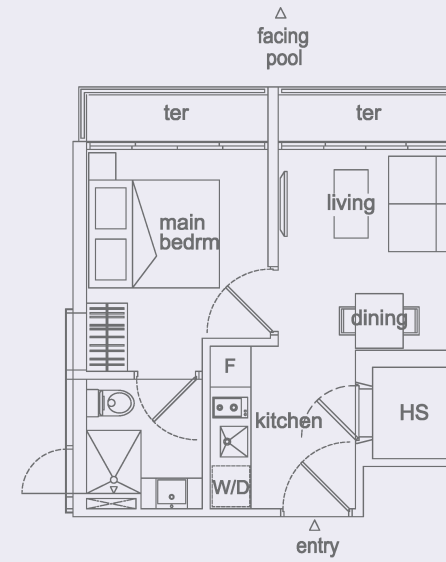
Unit #02-01/09  
Area 35 sqm / 377 sqft



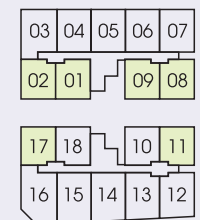
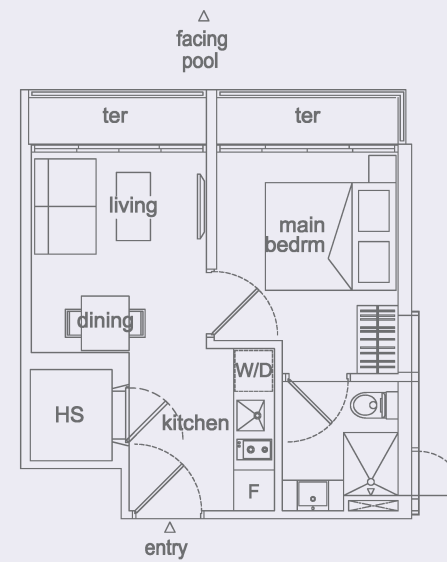
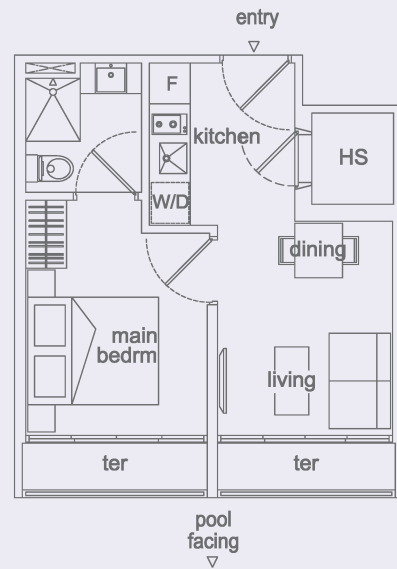
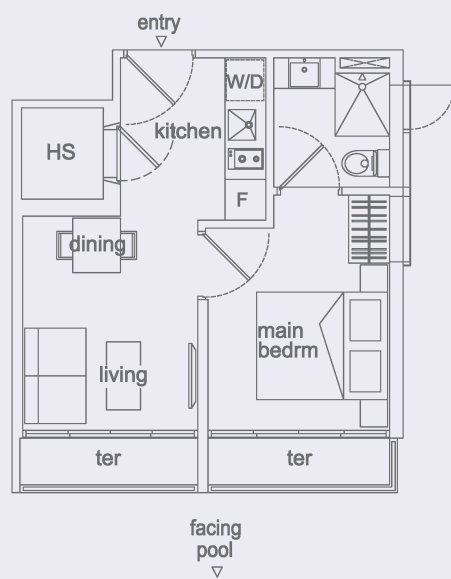
MIRROR IMAGE

### TYPE C2 (1-BEDROOM)

Unit #02-11/17  
Area 34 sqm / 366 sqft



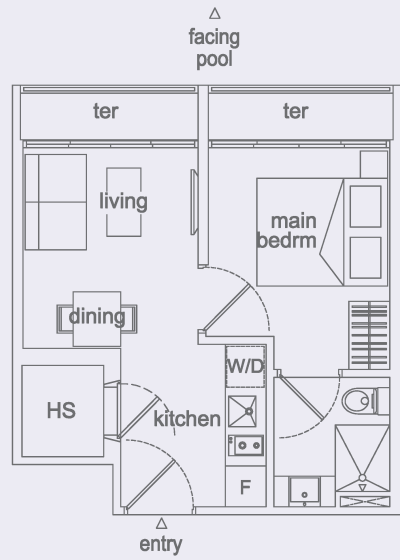
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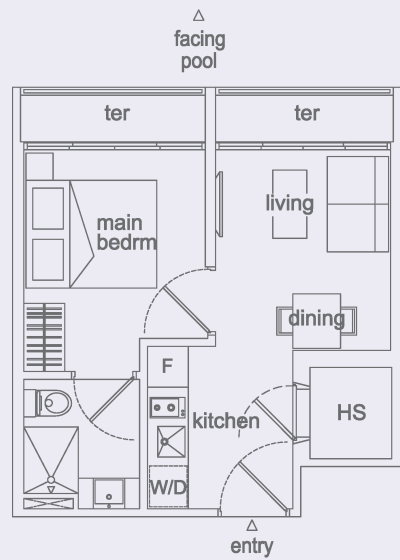


### TYPE C3 (1-BEDROOM)

Unit #02-10/18  
Area 34 sqm / 366 sqft

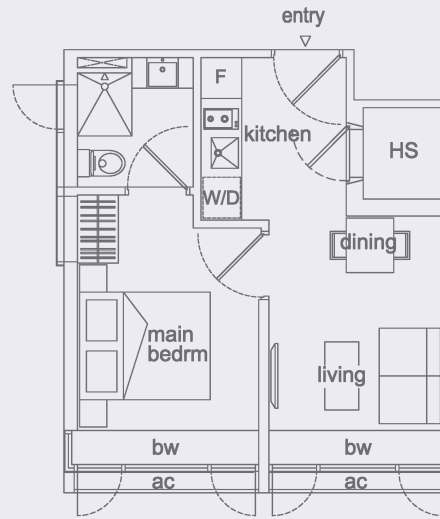


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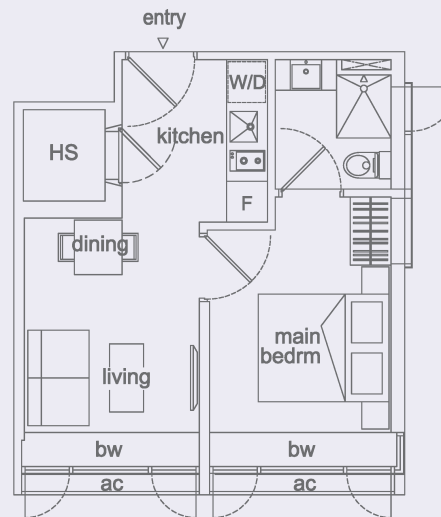


### TYPE C4 (1-BEDROOM)

Unit #03-02/08, #04-02/08, #05-02/08 & #06-02/08  
Area 35 sqm / 377 sqft

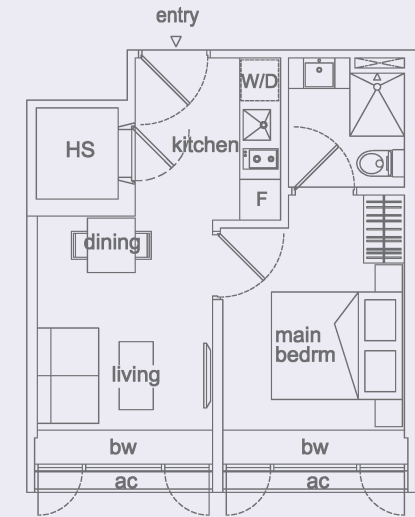


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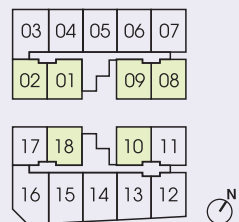
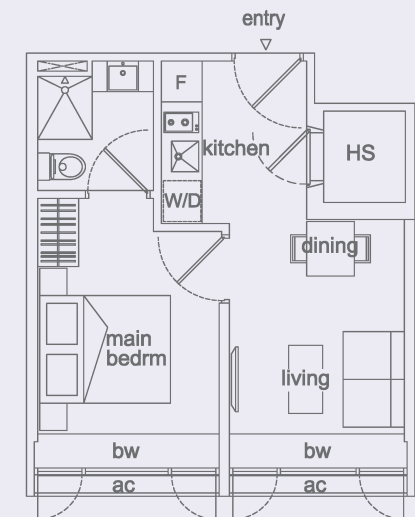


### TYPE C5 (1-BEDROOM)

Unit #03-01/09, #04-01/09, #05-01/09 & #06-01/09  
Area 35 sqm / 377 sqft

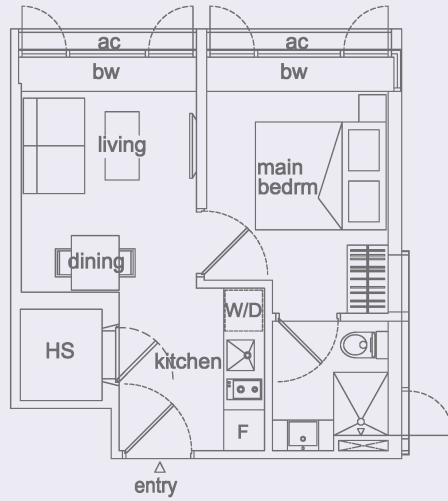


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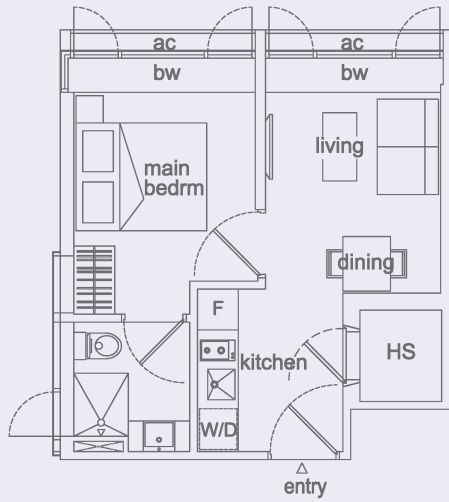


### TYPE C6 (1-BEDROOM)

Unit #03-11/17, #04-11/17, #05-11/17 & #06-11/17  
Area 34 sqm / 366 sqft

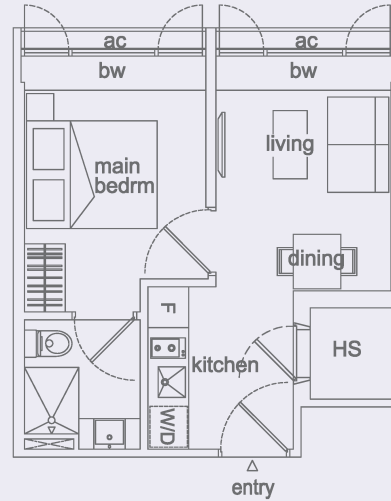


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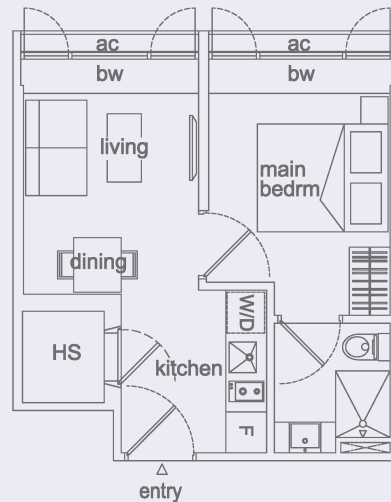


### TYPE C7 (1-BEDROOM)

Unit #03-10/18, #04-10/18, #05-10/18 & #06-10/18  
Area 34 sqm / 366 sqft

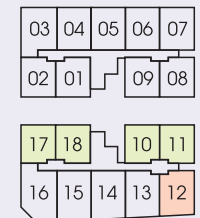
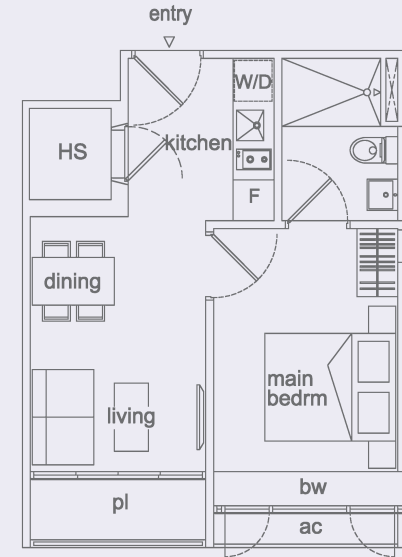


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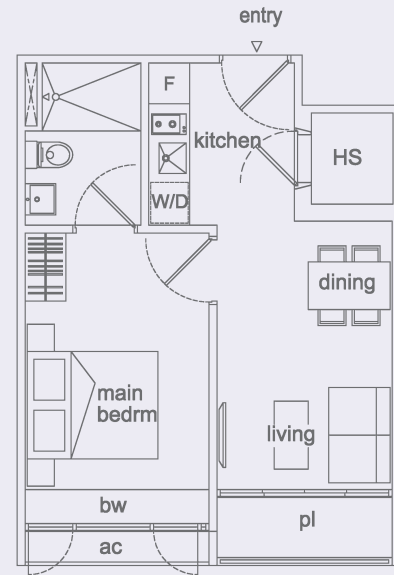
### TYPE D (1-BEDROOM)

Unit #02-12, #03-12, #04-12, #05-12 & #06-12  
Area 39 sqm / 420 sqft



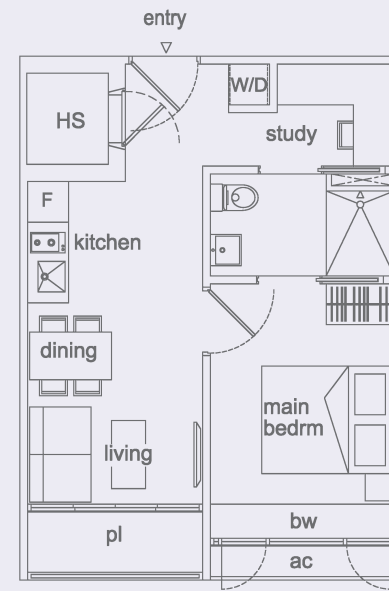
### TYPE E (1-BEDROOM)

Unit #02-13, #03-13, #04-13, #05-13 & #06-13  
 Area 41 sqm / 441 sqft



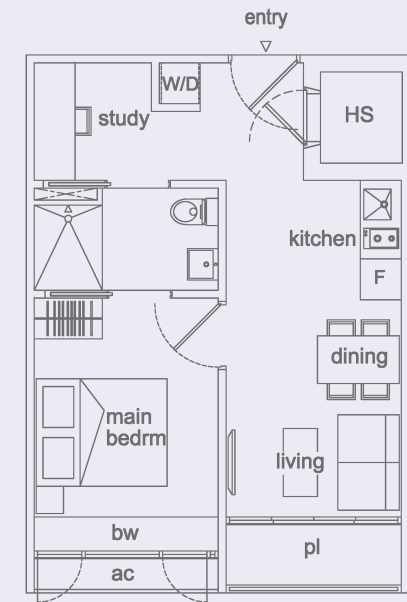
### TYPE F (1+1-BEDROOM)

Unit #02-14, #03-14, #04-14, #05-14 & #06-14  
 Area 43 sqm / 463 sqft



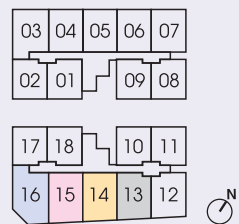
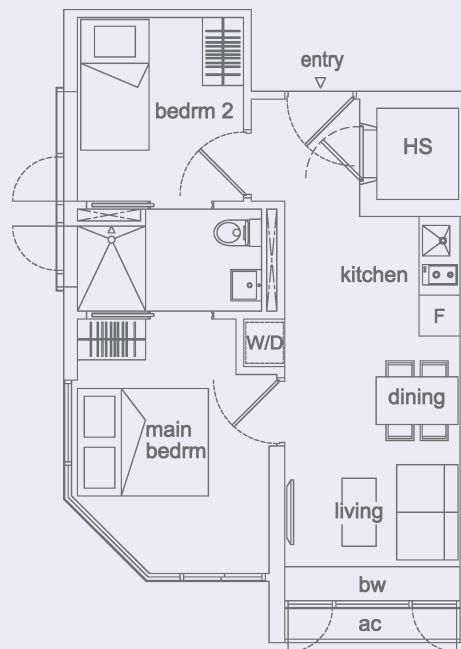
### TYPE G (1+1-BEDROOM)

Unit #02-15, #03-15, #04-15, #05-15 & #06-15  
 Area 44 sqm / 474 sqft



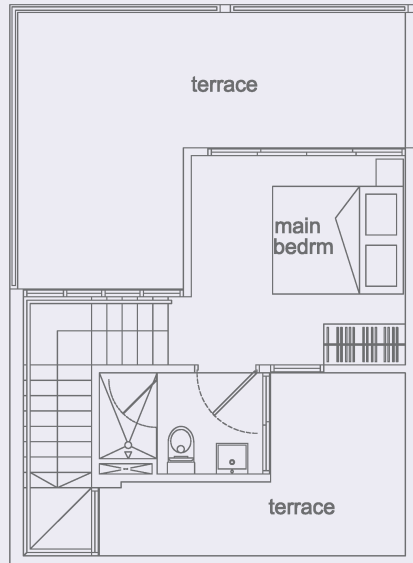
### TYPE H (2-BEDROOM)

Unit #02-16, #03-16, #04-16, #05-16 & #06-16  
 Area 46 sqm / 495 sqft



## TYPE PHA (2-BEDROOM)

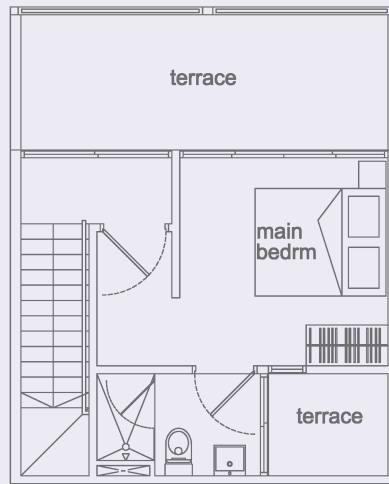
Unit #07-03  
Area 91 sqm / 980 sqft



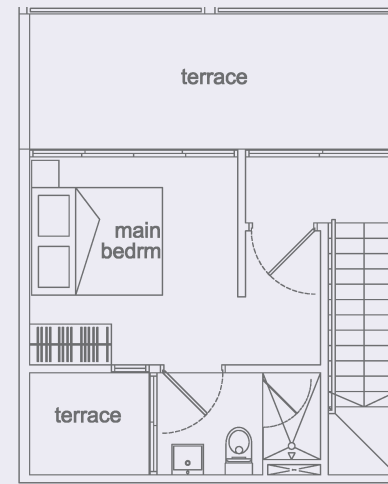
UPPER FLOOR

## TYPE PHB (2-BEDROOM)

Unit #07-04/05/06  
Area 77 sqm / 829 sqft

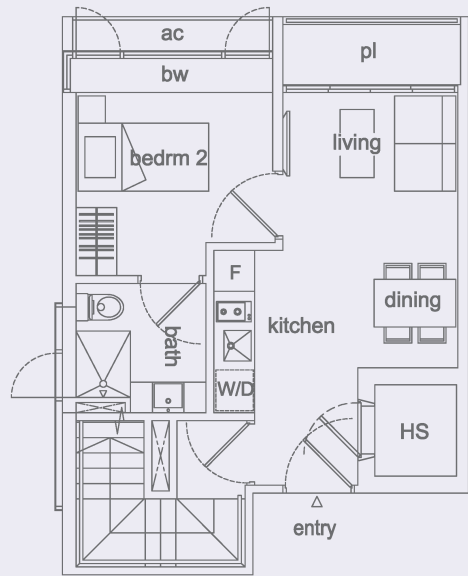


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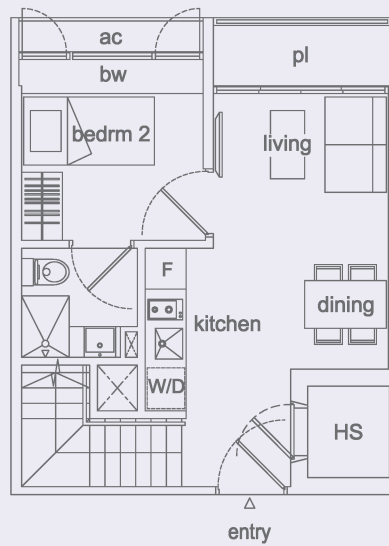


UPPER FLOOR

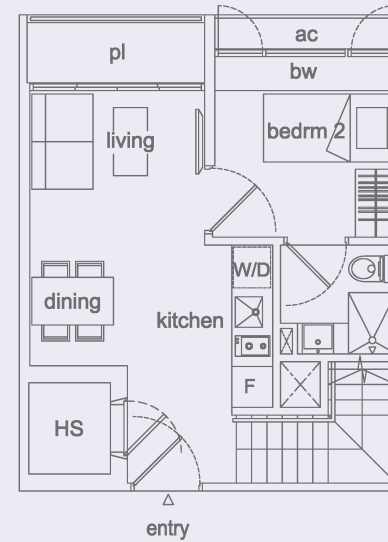
MIRROR IMAGE



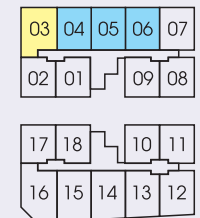
LOWER FLOOR



LOWER FLOOR

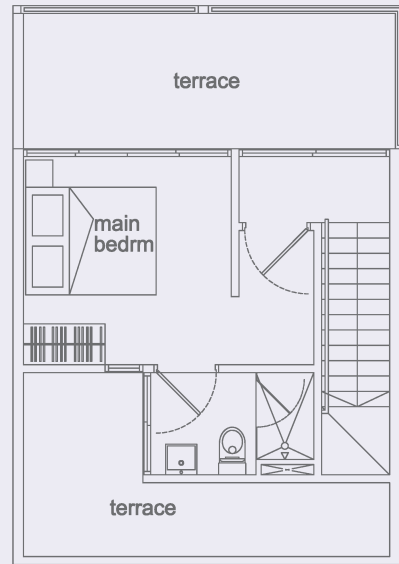


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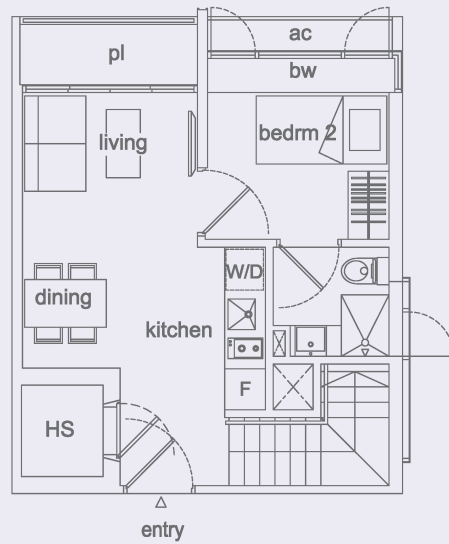


### TYPE PHB1 (2-BEDROOM)

Unit #07-07  
Area 84 sqm / 904 sqft



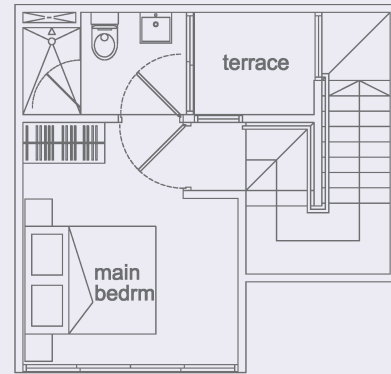
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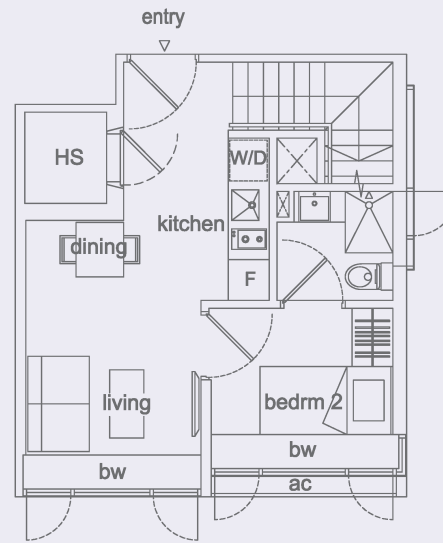
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### TYPE PHC (2-BEDROOM)

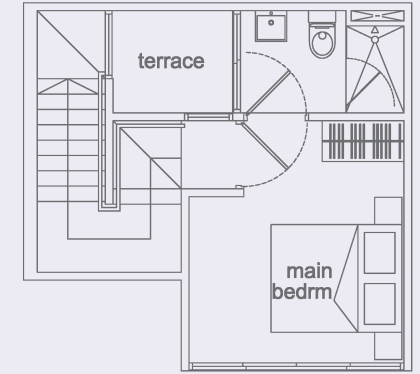
Unit #07-02/08  
Area 62 sqm / 667 sqft



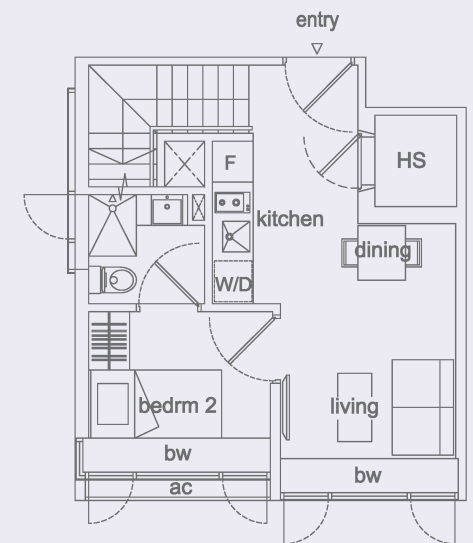
UPPER FLOOR



LOWER FLOOR

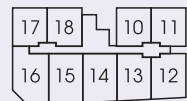
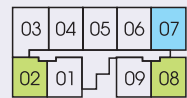


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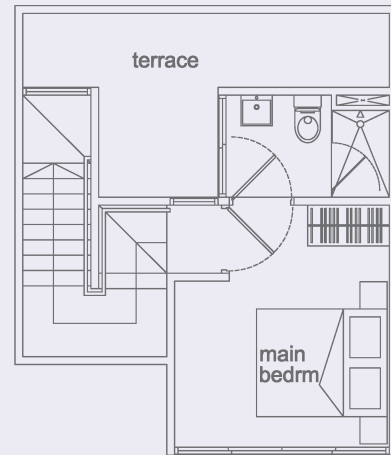
LOWER FLOOR

MIRROR IMAGE



### TYPE PHC1 (2-BEDROOM)

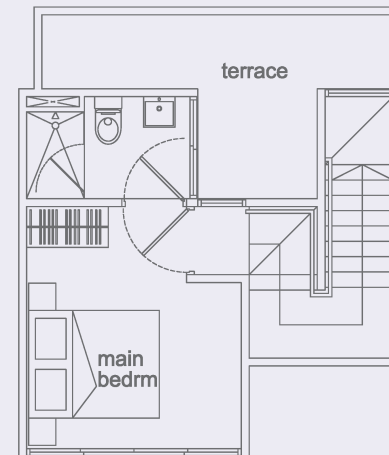
Unit #07-09  
 Area 69 sqm / 743 sqft



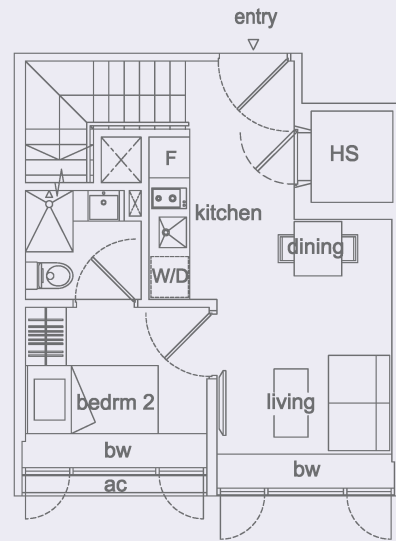
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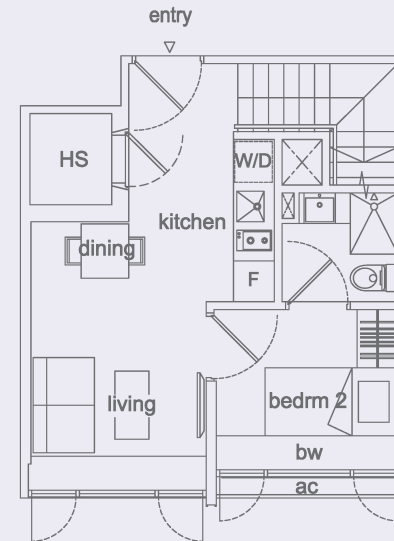
Unit #07-01  
 Area 68 sqm / 732 sqft



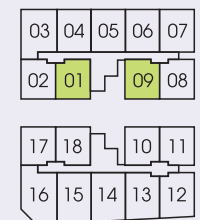
UPPER FLOOR



LOWER FLOOR

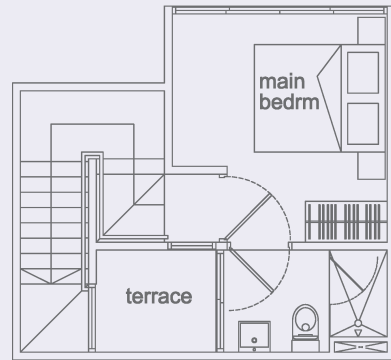


LOWER FLOOR

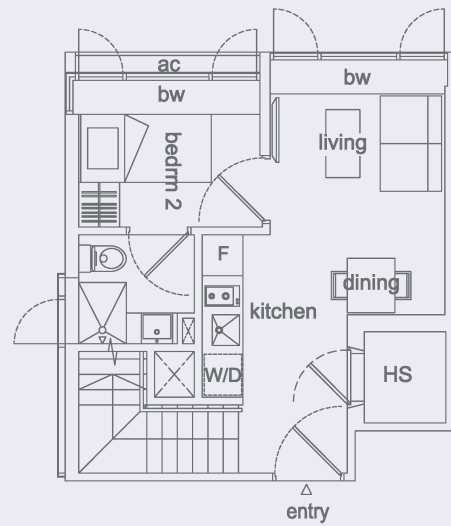


### TYPE PHC3 (2-BEDROOM)

Unit #07-11/17  
Area 60 sqm / 646 sqft



UPPER FLOOR

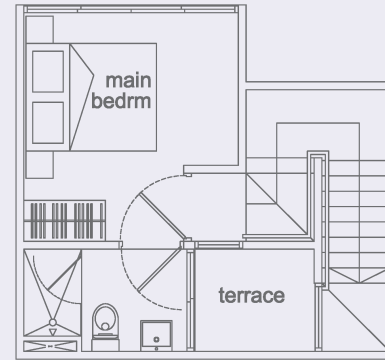


LOWER FLOOR

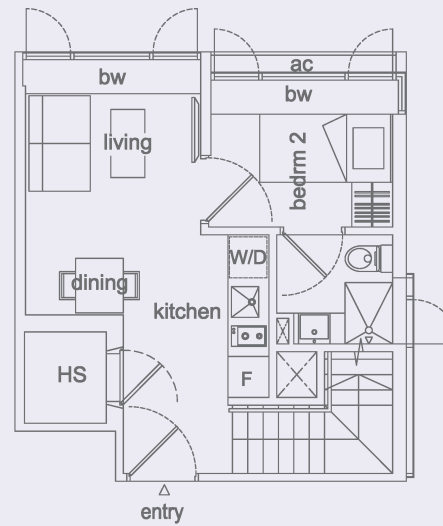
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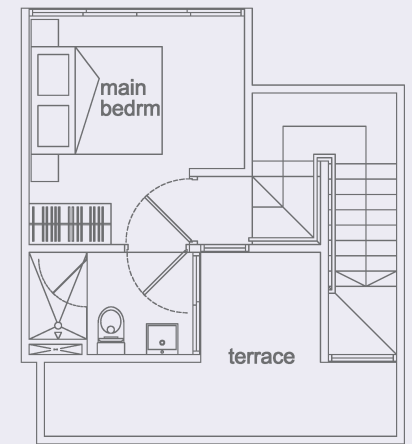
Unit #07-18  
Area 66 sqm / 710 sqft



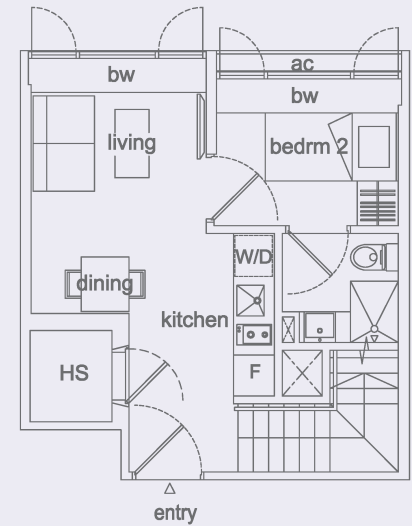
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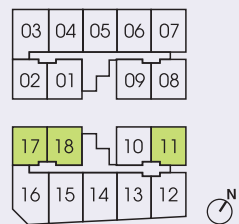
LOWER FLOOR



UPPER FLOOR

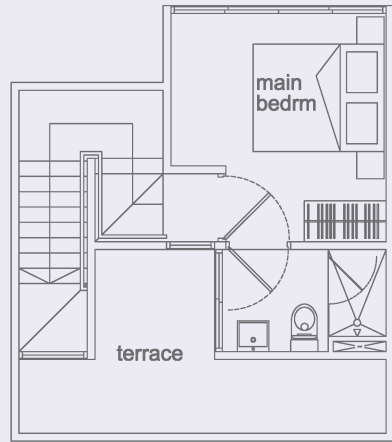


LOWER FLOOR

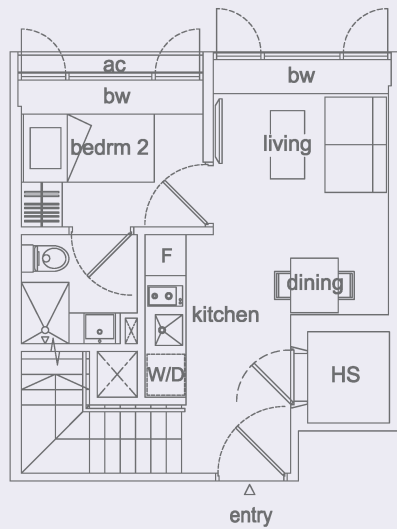


### TYPE PHC5 (2-BEDROOM)

Unit #07-10  
Area 66 sqm / 710 sqft



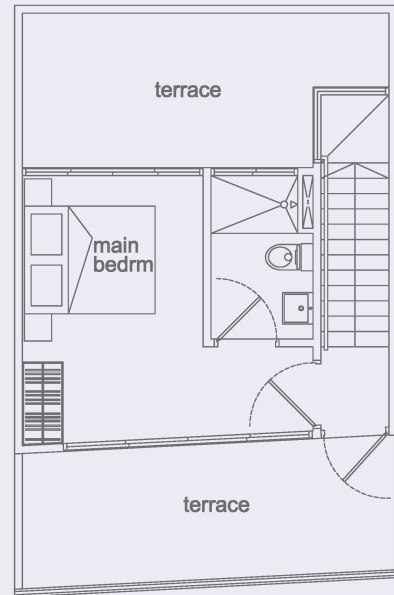
UPPER FLOOR



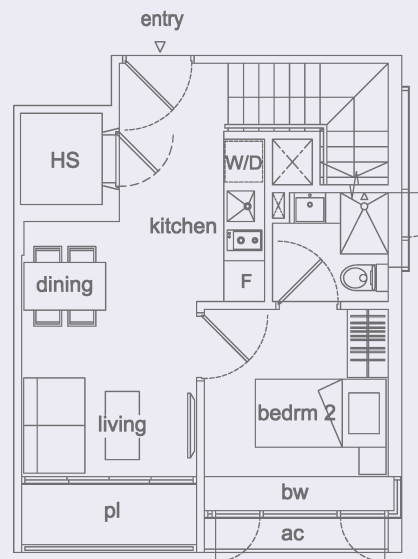
LOWER FLOOR

### TYPE PHD (2-BEDROOM)

Unit #07-12  
Area 87 sqm / 936 sqft



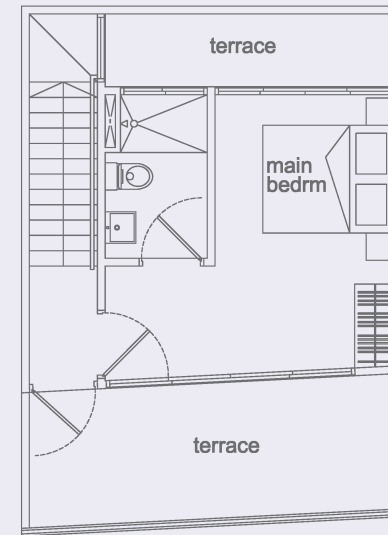
UPPER FLOOR



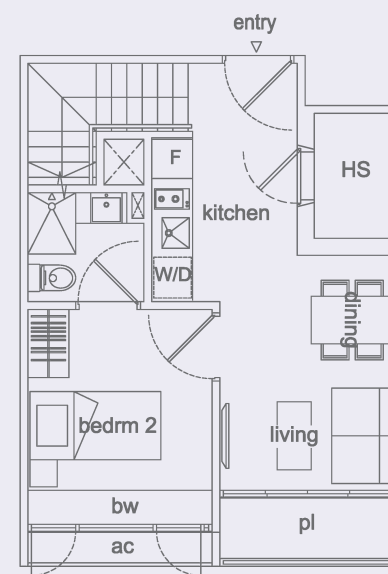
LOWER FLOOR

### TYPE PHE (2-BEDROOM)

Unit #07-13  
Area 83 sqm / 893 sqft



UPPER FLOOR



LOWER FLOOR

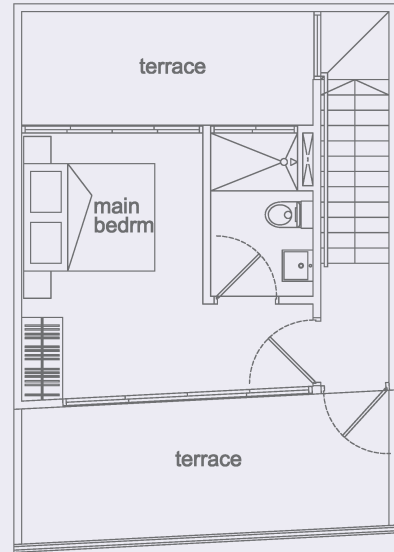
03	04	05	06	07
02	01		09	08
17	18	10	11	
16	15	14	13	12



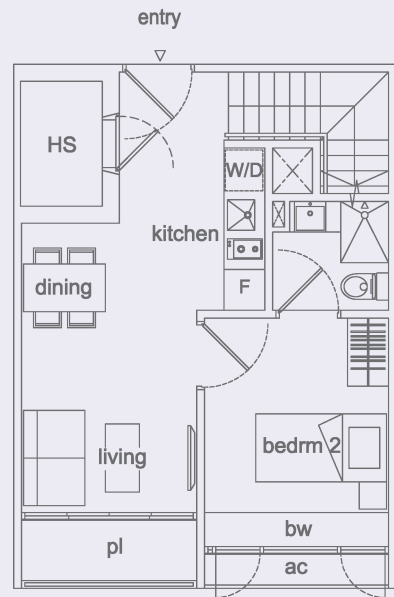


### TYPE PHF (2-BEDROOM)

Unit #07-14  
Area 86 sqm / 926 sqft



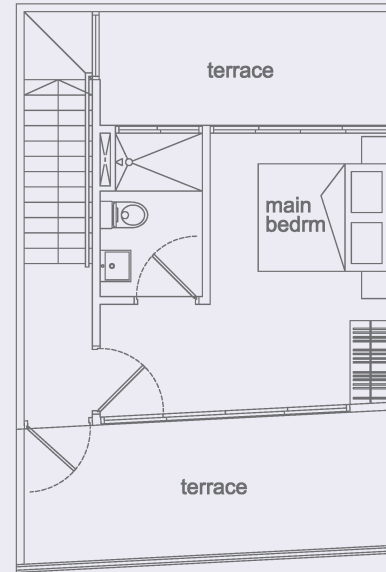
UPPER FLOOR



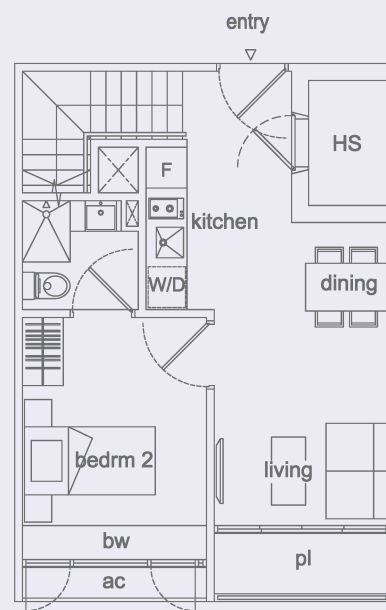
LOWER FLOOR

### TYPE PHG (2-BEDROOM)

Unit #07-15  
Area 90 sqm / 969 sqft



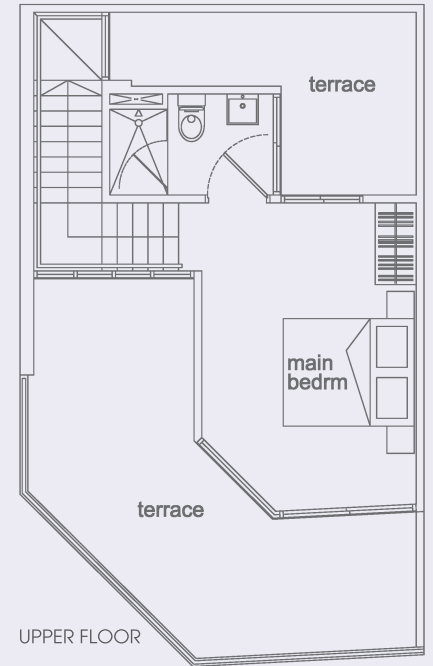
UPPER FLOOR



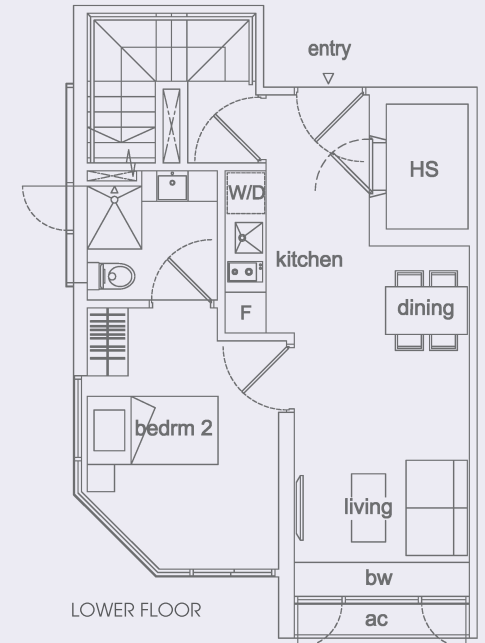
LOWER FLOOR

### TYPE PHH (2-BEDROOM)

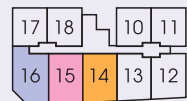
Unit #07-16  
Area 99 sqm / 1066 sqft



UPPER FLOOR



LOWER FLOOR



# Specifications

- 1. FOUNDATION**  
Reinforced concrete/steel piles to Engineer's Design
- 2. SUPER-STRUCTURE**  
Reinforced concrete structure to Engineer's Design
- 3. WALLS**  
External - Pre-cast Walling Panels and/or Common clay brick  
Internal - Dry wall partition and/or Common clay brick
- 4. ROOF**  
Reinforced concrete roof and/or metal roof with waterproofing and insulation
- 5. CEILING**  
Living/Dining/Bedrooms/Study - Skim coat and/or plaster ceiling boards  
Master Bath/Common Toilet/Kitchen - Plaster ceiling boards with emulsion paint finish
- 6. FINISHES**  
**Wall (For Apartments)**  
Living/Dining/Bedrooms/Study - Cement and sand plaster and/or skim coat with emulsion point  
Master Bath - Compressed marble tiles and/or homogenous tiles laid up to false ceiling height and on exposed surface only  
Other Bathrooms - Compressed marble tiles and/or homogenous tiles laid up to false ceiling height and on exposed surface only  
Kitchen - Homogenous tiles and/or Ceramic tiles laid up to designated exposed surface below the false ceiling  
  
Note: No tiles behind kitchen cabinets, mirrors and false ceilings.  
**Wall (For Common Areas)**  
1st Storey Lift Lobbies - Granite tiles and/or homogenous tiles up to false ceiling height (exposed areas only)  
Typical Lift Lobbies - Cement and sand plaster with emulsion paint finish  
Staircases - Cement and sand plaster and/or skim coat with emulsion paint finish  
External Wall - Cement and sand plaster and/or skim coat with weather resistant paint finish  
  
**Floor (For Apartments)**  
Living/Dining/Study - Compressed marble with skirting  
Bedroom - Compressed marble with skirting and/or Timber strips with skirting  
Master Bath - Granite tiles and/or Homogenous tiles  
HS - Homogenous tiles  
Kitchen - Compressed marble and/or Homogenous tiles  
Planter and A/C Ledge - Smooth cement finish screed finish  
Roof Terrace - Homogenous tiles and/or timber deck  
Terrace - Homogenous tiles  
  
**Floor (Common Areas)**  
1st stories Lift Lobbies - Granite tiles and/or homogenous tiles  
Typical Lift Lobbies - Homogenous tiles  
Staircases - Homogenous (1st to 2nd Storey)/Cement Screed  
Pool Area - Pebble wash, timber deck, granite tiles and/or Homogenous tiles  
Pool - Mosaic tiles  
Walkway/Pavement - Granite tiles, pebble wash and/or homogenous tiles
- 7. WINDOWS**  
Powder coated aluminum framed windows with 6mm thick glass.
- 8. DOORS**  
Main Entrance - Fire-rated timber door  
Bedrooms/Bathrooms - Hollow core timber
- 9. IRONMONGERY**  
Good quality locksets and ironmongery shall be provided to all doors.
- 10. SANITARY WARES AND FITTINGS**  
Bath - 1 shower cubicle complete with shower mixer and shower set  
- 1 basin and mixer  
- 1 water closet  
- 1 mirror  
- 1 toilet paper holder

## 11. ELECTRICAL INSTALLATION/TELEPHONE/TV/FM

Area Served	Lighting Points	15A SSO	13A SSO	13A Twin SSO	Cooker Points	Oven Points	Heater Points	TV/SCV Points	Tel. Points	Isolator	Audio Intercom
Type A	7	1	2	4	1	1	1	3	3	1	1
Type B	6	1	2	3	1	1	1	2	2	1	1
Type B1	6	1	2	3	1	1	1	2	2	1	1
Type C	7	1	2	3	1	1	1	2	2	1	1
Type C1	7	1	2	3	1	1	1	2	2	1	1
Type C2	7	1	2	3	1	1	1	2	2	1	1
Type C3	7	1	2	3	1	1	1	2	2	1	1
Type C4	6	1	2	3	1	1	1	2	2	1	1
Type C5	6	1	2	3	1	1	1	2	2	1	1
Type C6	6	1	2	3	1	1	1	2	2	1	1
Type C7	6	1	2	3	1	1	1	2	2	1	1
Type D	6	1	2	3	1	1	1	2	2	1	1
Type E	6	1	2	3	1	1	1	2	2	1	1
Type F	6	1	2	3	1	1	1	3	3	1	1
Type G	6	1	2	3	1	1	1	3	3	1	1
Type H	7	1	2	3	1	1	1	3	3	1	1
Type PHA	9	1	3	5	1	1	2	4	4	1	1
Type PHB	9	1	3	5	1	1	2	4	4	1	1
Type PHB1	9	1	3	5	1	1	2	4	4	1	1
Type PHC	9	1	3	5	1	1	2	4	4	1	1
Type PHC1	9	1	3	5	1	1	2	4	4	1	1
Type PHC2	9	1	3	5	1	1	2	4	4	1	1
Type PHC3	9	1	3	5	1	1	2	4	4	1	1
Type PHC4	9	1	3	5	1	1	2	4	4	1	1
Type PHC5	9	1	3	5	1	1	2	4	4	1	1
Type PHD	9	1	3	5	1	1	2	4	4	1	1
Type PHE	9	1	3	5	1	1	2	4	4	1	1
Type PHF	9	1	3	5	1	1	2	4	4	1	1
Type PHG	9	1	3	5	1	1	2	4	4	1	1
Type PHH	9	1	3	5	1	1	2	4	4	1	1

## 12. LIGHTNING PROTECTION SYSTEM

Lightning Protection System shall be provided in accordance with Singapore Standard CP33 1996.

## 13. PAINTING

- a) External Walls - Weatherproof emulsion point, Textured coating and paint to designated areas
- b) Internal Walls - Emulsion paint

## 14. WATERPROOFING

Waterproofing shall be provided for Bathrooms, Kitchen, R.C. flat roof and Planter Box, where applicable.

## 15. DRIVEWAY & CARPARK

Surface Driveway - Heavy Duty Homogenous Tile and/or Concrete Slab

## 16. RECREATIONAL FACILITIES

- Swimming Pool with Jacuzzi
- Gym Room

## 17. ADDITIONAL ITEMS

- Kitchen Cabinets/Appliances - Kitchen cabinets with solid surface worktop complete with sink & mixer, cooker hob, hood, integrated fridge, microwave oven and washer cum dryer
- Built-in wardrobes to bedrooms
  - Air-conditioning to bedrooms and living/dining
  - To main entrance door
  - To apartment units
  - Hot water supply to all bathrooms and kitchen
  - Provision of cable and outlet only
- Bedroom Wardrobes  
Air-conditioning  
Digital Door Lockset  
Audio Intercom System  
Electric Water Heater  
Cable vision

## Note:

### Floorings Marble and Granite

Granite/Marble and Compressed Marble are natural materials containing veins and 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 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 marble or granite selected and installed shall be subject to availability.

### Timber

Timber is a natural material containing grain/vein and tonality differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the Vendor and the builder.

### Tiles

Selected tile sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483.2000.

### 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.

### 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.

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the ISP and/or such relevant entities/authorities for internet services to the Unit and to make all necessary payments to the ISP and/or relevant entities/authorities.

### Wardrobes, Kitchen Cabinets, Fan Coils 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 subjected to 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, clearing the condensate pipes and charging of gas.

### Materials, Fittings, Equipment, Finishes, Installations and Appliances

The brand, colour and model of all materials, fittings, equipment, finishes installation and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the vendor.

### Statutory Requirements

Purchasers are reminded that planter boxes are not to be decked over and/or covered.

### Description of Common Property

Swimming Pool, Jacuzzi, Gym Room

### Description of Parking Spaces

108 car parking lots consist of mechanized car parking system and conventional surface car park.  
30 of which can accommodate multi-purpose vehicles (MPV).

### Purpose of Building Project and Restrictions as to use

1. The building project is strictly for residential occupation ONLY.
2. Open roof terraces are not to be enclosed or roofed over.
3. For cyclical maintenance work to be carried out to the building facade, owners of penthouse units shall allow access to maintenance team.

DEVELOPER



**Fortune Estate Pte Ltd**  
No. 3 Kallang Way 2A Fong Tat Building  
Singapore 347493  
Tel: 6742 0830 Fax: 6749 0830

MARKETING AGENT

**Huttons**  
realestategroup  
9100 9898  
8200 9191

SHOW HOUSE INTERIOR CONSULTANT

**Sumisura**  
NUMBER ONE CREATIVE GROUP  
Tel: +65 6281 9500 Fax: +65 6383 0116  
www.sumisura.asia

Developer: Fortune Estate Pte Ltd • Company Registration No.: 200708329C • Developer's Licence No.: C0558 • Tenure of Land: Freehold • Location: LOT(S) 00531M, 00532W, 00533V PT, 01951M, 02004T, 02034P, 99761X, 99770P, 99774N, 99775X & 99777C TS 24 At 2 Shanghai Road Singapore 248209  
• Expected Date of Delivery of Vacant Possession: 31 Dec 2015 • Expected date of legal completion: 31 Dec 2018 • Building Plan No.: A1276-00402-2008-BP01 dated 13 Nov 2009

Reasonable care has been taken in the preparation of this brochure, and the construction of the scale model and the show flat (collectively "the Collaterals"), but the developer does not warrant the accuracy of the Collaterals. The statements, information and depictions in the Collaterals may not be relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. In particular, visual representations such as pictures and drawings are artists impressions only, and are not representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to the Developer's architect's selection, market availability and the sole discretion of the Developer. All information contained in the Collaterals, including equipment, materials, fittings, finishes, installations and appliances description, plans and specifications, are current at the time of printing, and are subject to such changes as are required by the developer or the relevant authorities. The floor areas stated in the brochure are approximate measurements and subject to final survey. 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 statements, representations or promises made by the Marketing Agent.



