

SIMS

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EDGE

The
melody
of life
comes
alive.....

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Nestled in the midst of Singapore's heartland with all the conveniences of modern life just a stone's throw away.

The cutting edge facade houses luxurious apartments that will complement your sophisticated lifestyle. Lavish amenities await you at Sims Edge where you can experience a level of comfort that is second to none.

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artist's impression only

**Be free
to be
yourself...**

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www.cutansgroup.com



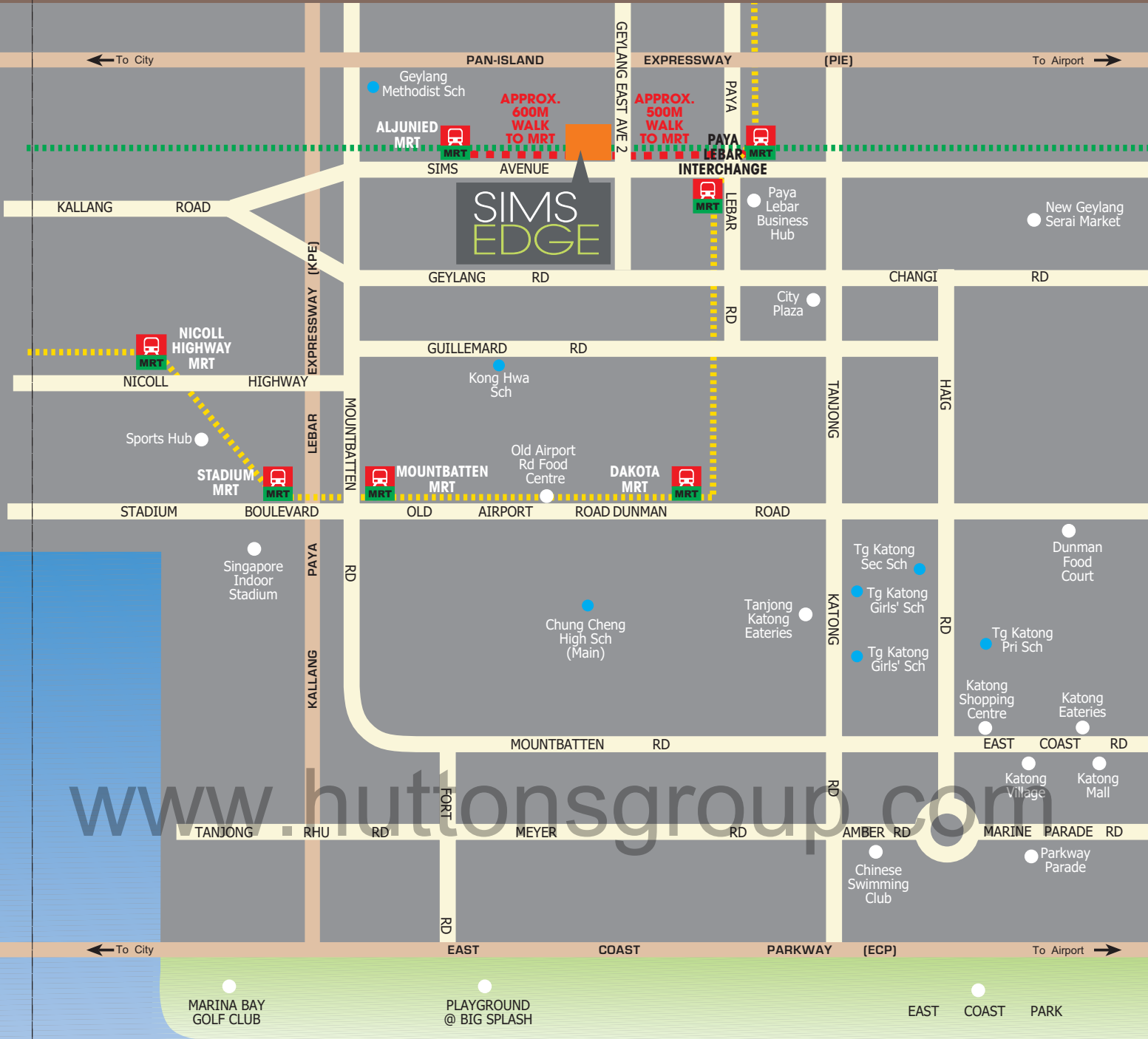
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**Pamper
yourself.
Indulge in
modern
conveniences.....**

Enjoy sensational shopping. Savour delectable dishes. You will find countless options for entertainment, dining and rejuvenation within minutes of your abode.

Moving around the island is hassle-free with Paya Lebar MRT station just a stone's throw away giving you access to both the Circle and East-West lines. Drivers are spoilt for choice and convenience with the major Expressways connecting to the rest of Singapore. Revel in the pulse of exciting Singapore and always look forward to head home to your blissful sanctuary at Sims Edge.

Location Map



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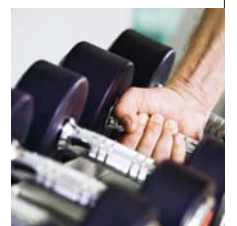
Facilities Plan



Relax at the end of a long day with a refreshing dip in the pool or immerse yourself in the rejuvenating water jet.

Soothe those aching muscles in the bubbling jacuzzi after a vigorous workout in the gym.

Or simply experience unforgettable moments over a delicious barbeque.





artist's impression only



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X1 - Artist's impression only

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X2 - Artist's impression only

Find your very own piece of heaven in the beautifully adorned apartments at Sims Edge.



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X3 ► Artist's impression only



X4 ► Artist's impression only



Modern living comes alive with brand name appliances that combine the best quality with the finest style.

The finest finishings and the most tasteful fittings combine to give you unparalleled comfort in the midst of a global city.

Sims Edge is your ticket to a life filled with style and glamour.

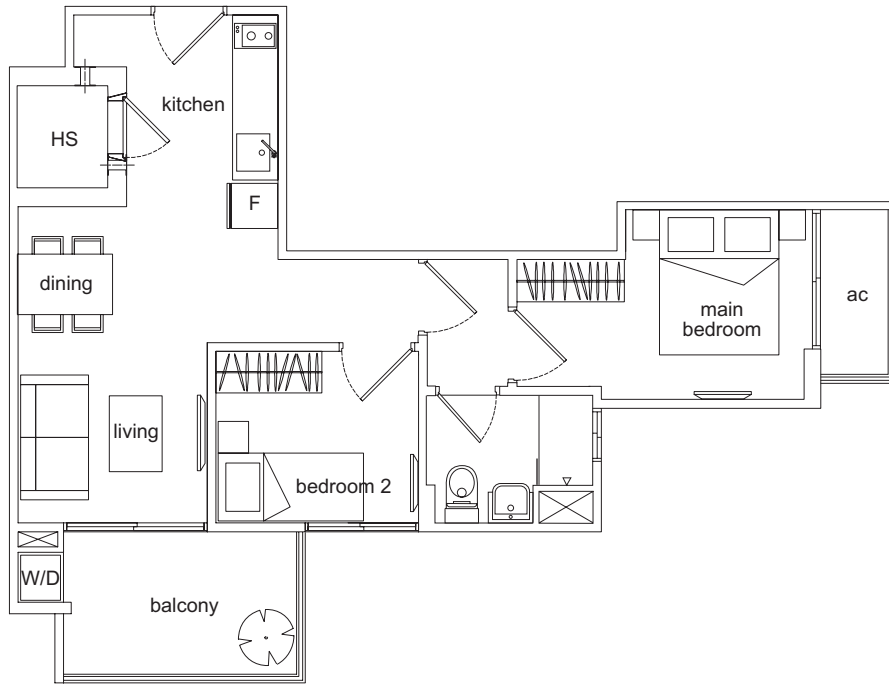


TYPE A

603 sq ft

2 bdrm

#03-01 to #14-01

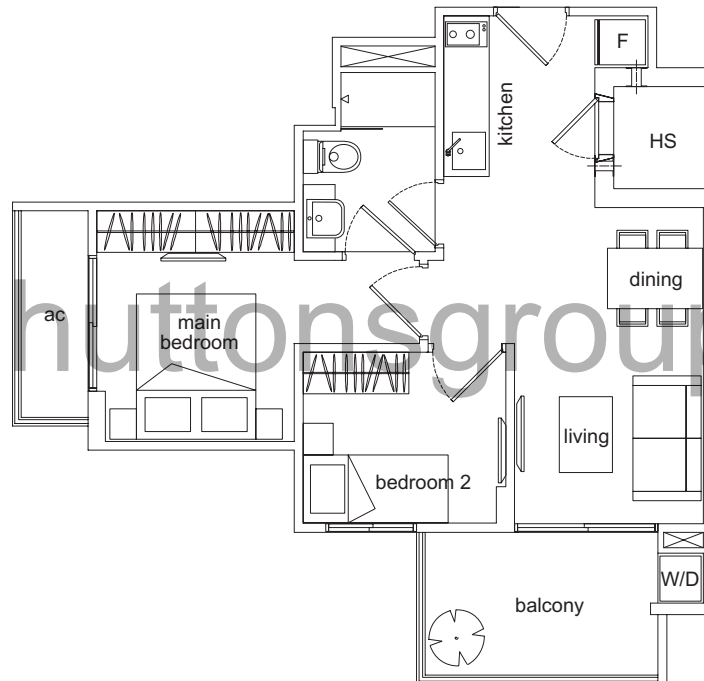


TYPE B

581 sq ft

2 bdrm

#03-02 to #14-02

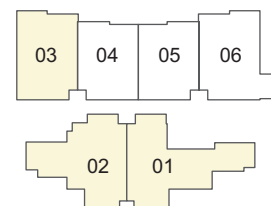
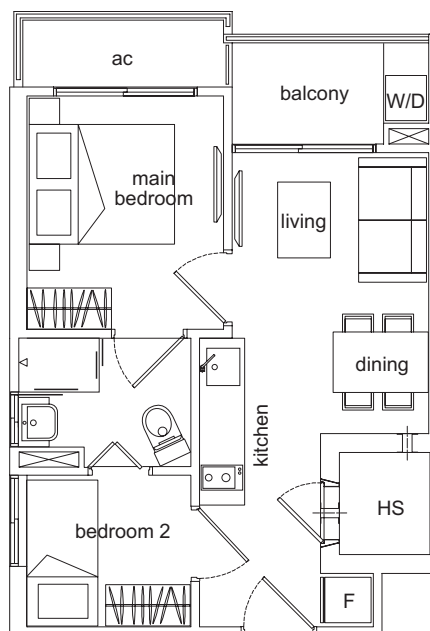


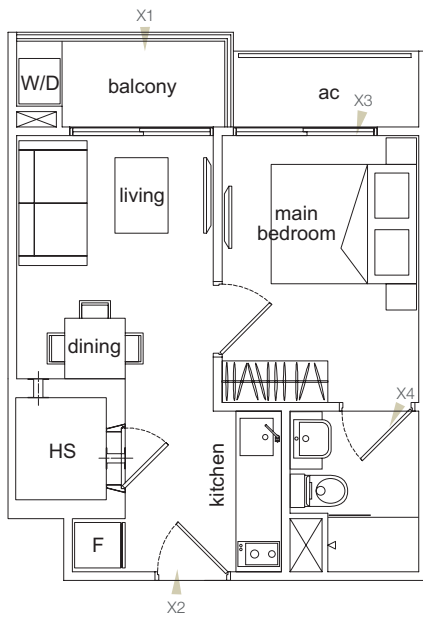
TYPE C

474 sq ft

2 bdrm

#03-03 to #14-03



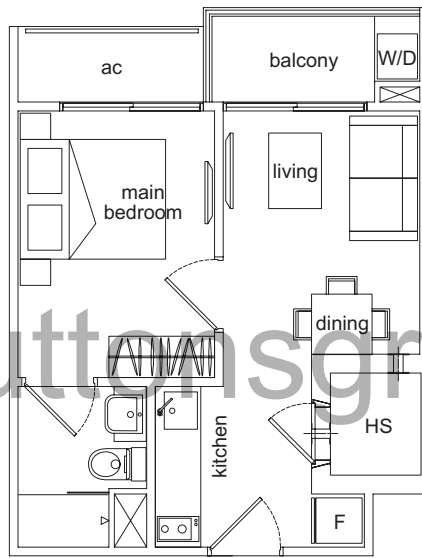


TYPE D

409 sq ft

1 bdrm

#03-04 to #14-04

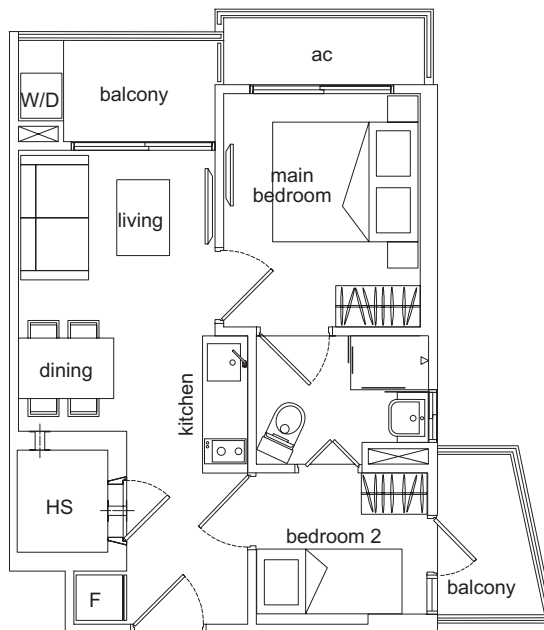


TYPE E

409 sq ft

1 bdrm

#03-05 to #14-05

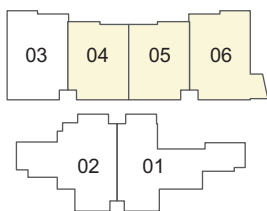


TYPE F

506 sq ft

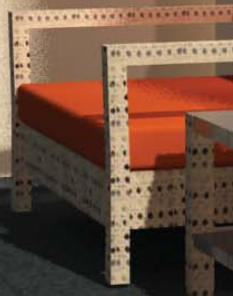
2 bdrm

#03-06 to #14-06



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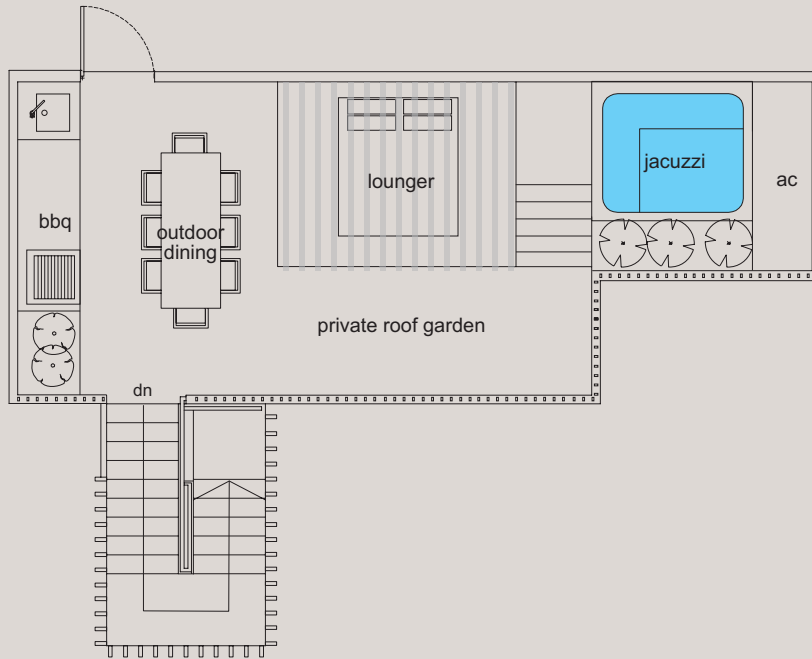
P E N T H O U S E

PH A

1195 sq ft

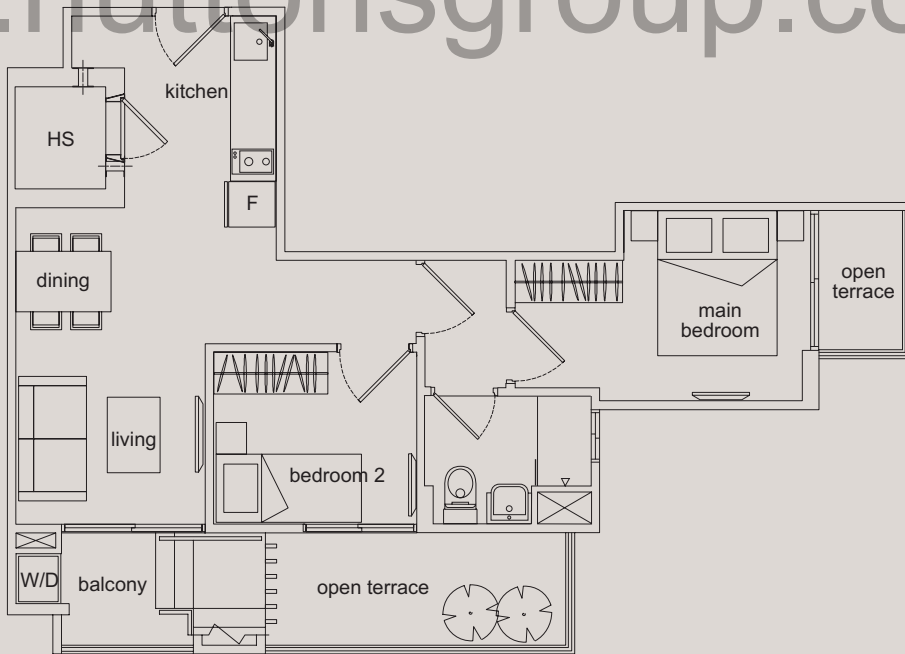
2 bdrm

#15-01

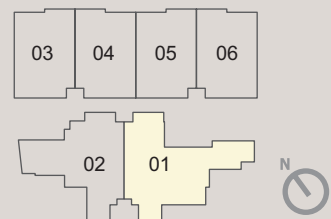


upper storey

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lower storey

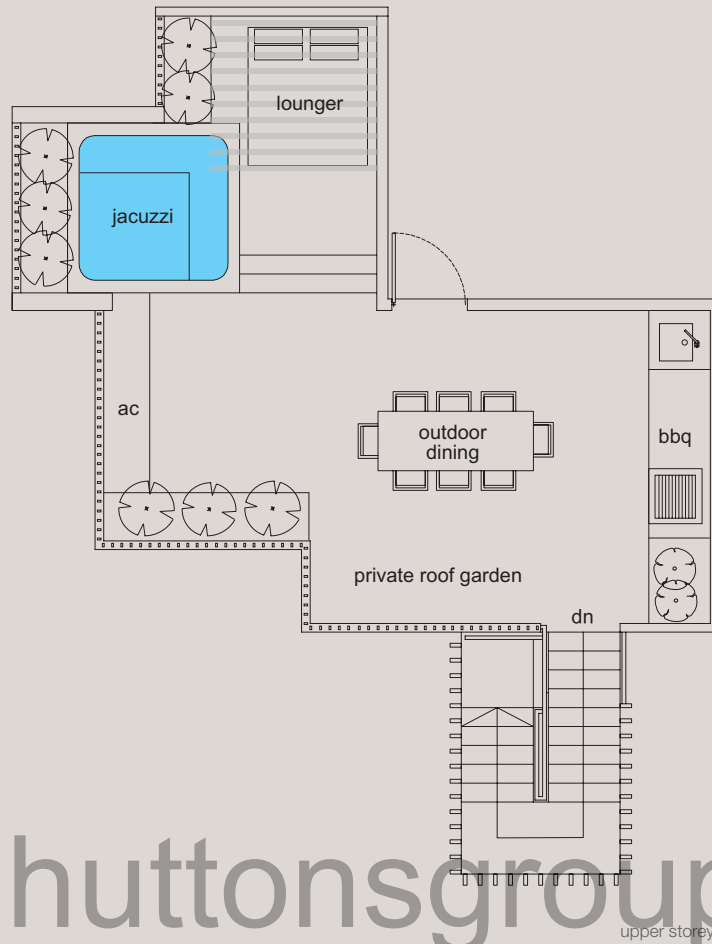


PH B

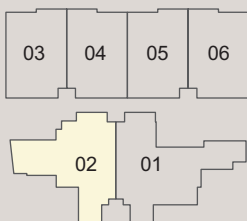
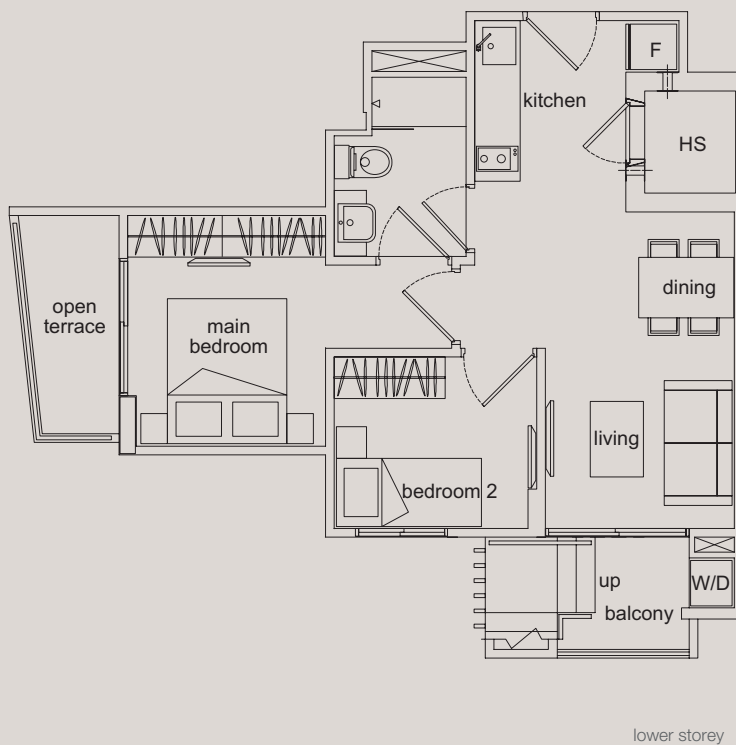
1184 sq ft

2 bdrm

#15-02



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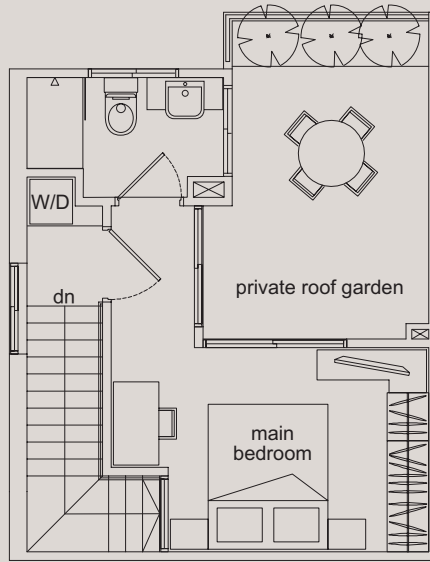
P E N T H O U S E

PH C

872 sq ft

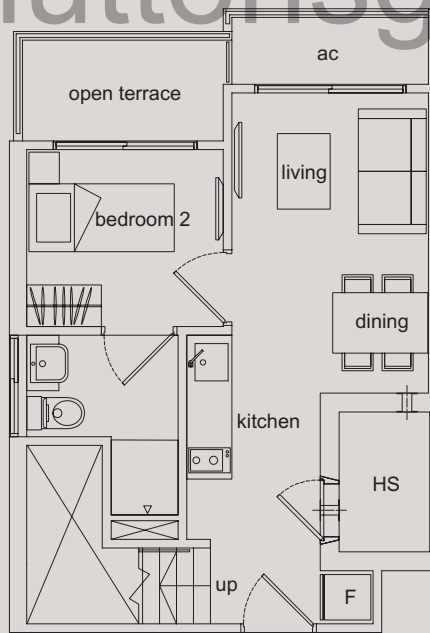
2 bdrm

#15-03

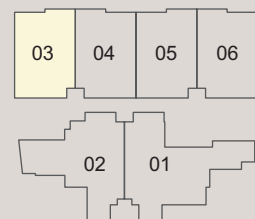


upper storey

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lower storey

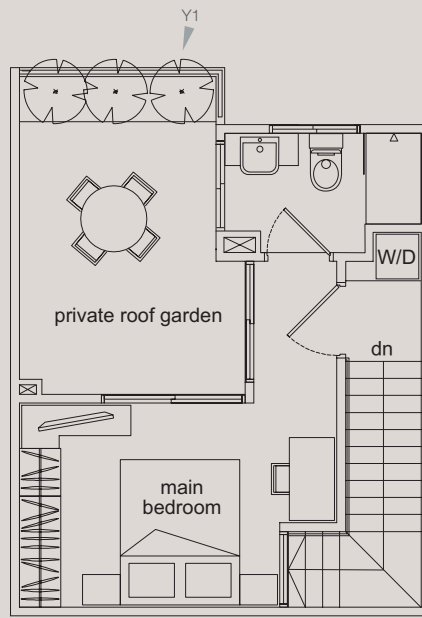


PH D

872 sq ft

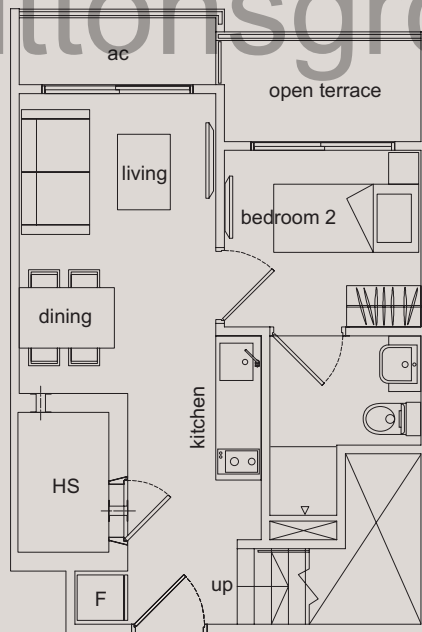
2 bdrm

#15-04



upper storey

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lower storey



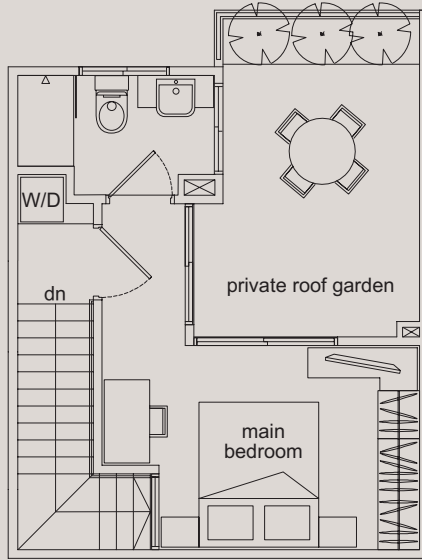
P E N T H O U S E

PH E

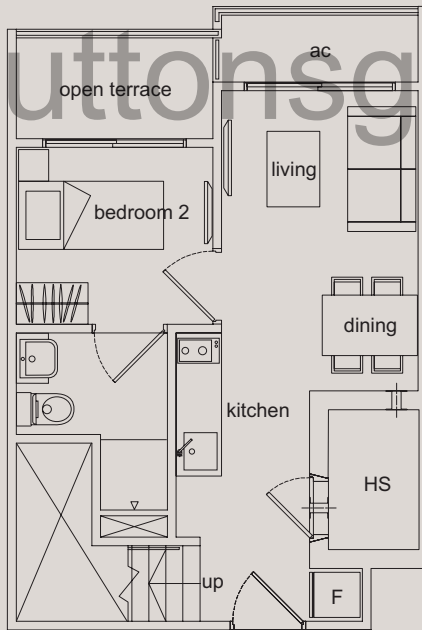
872 sq ft

2 bdrm

#15-05

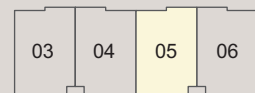


upper storey



lower storey

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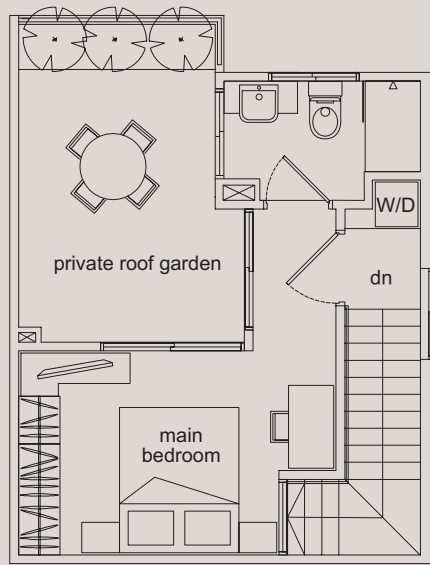


PH F

872 sq ft

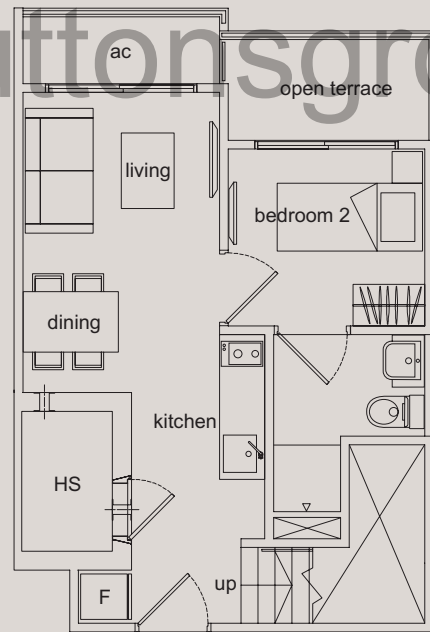
2 bdrm

#15-06

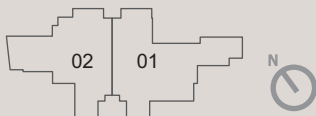
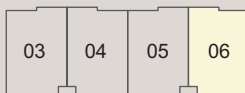


upper storey

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lower storey



SPECIFICATIONS

1. FOUNDATION : Reinforced Concrete and/or Bored Piles to engineer's design.
2. SUPERSTRUCTURE: Reinforced concrete using Grade 30 concrete manufactured from Portland Cement complying with SS26 steel reinforcement bar complying with SS22.
3. WALLS : a) External Wall
• Clay bricks and/or concrete blocks finished with cement plaster and/or dry/lightweight wall panel.
b) Internal Wall
• Clay bricks and/or concrete blocks finished with cement plaster and/or dry/lightweight wall panel.
4. ROOF : Reinforced concrete flat roof and/or metal roof. Roof structure of reinforced concrete and/or tanalised timber and/or mild steel.
5. CEILING : Moisture resistance ceiling board and/or fiber gypsum plasterboard and/or skim coat with emulsion paint finish.
6. FINISHES : a) Wall
(i) Internal
• Ceramic/Porcelain/Homogenous and/or mosaic tiles to ceiling height for kitchen (visible area) and bathrooms.
• Cement plaster for living, dining and bedroom.
• Skim coat plaster to household shelter as per requirement of authority.
(ii) External/Common Area
• Cement plaster and sand plaster and/or skim coat with emulsion paint finish.
• Selected area with Ceramic/Porcelain/Homogenous tiles and/or stones.
b) Floor
(i) Internal
• Ceramic/Porcelain/Homogenous tiles with skirting for bedroom, living, dining and kitchen.
• Ceramic/Porcelain/Homogenous tiles for upper storey staircase landing for PH C/D/E & F.
• Ceramic/Porcelain/Homogenous tiles and/or stones for bathroom and household shelter.
• Random teak strips for bedroom and internal staircase (PH C, D, E and F only) if any.
(ii) External (If any)
• Ceramic/Porcelain/Homogenous tiles/stones and/or steel for staircase (PH A and B only), balcony (if any), open terrace (if any) and private roof garden (if any).
(iii) Common Area
• Ceramic/Porcelain/Homogenous tiles/mosaic/stones/cement screed and/or any materials specified by the Architect for carpark, driveway, walkway, corridor, lobby, apron, terrace, toilet, pool deck, wet deck, jacuzzi, shower, gymnasium and BBQ area.
• Cement screed with nosing tiles, and/or Ceramic/Porcelain/Homogenous tiles and/or stones for staircase.
7. WINDOWS : Aluminium with glass.
8. DOORS : Aluminium with glass/acrylic or decorative timber or decorative timber with glass panel or glass panel. Steel door for household shelter as per requirement of authority.
9. SANITARY WARES/ FITTINGS : a) Internal Area
(i) Main Bathroom
- 1 shower screen, overhead shower and shower/bath mixer
- 1 vanity top complete with basin and mixer tap
- 1 water closet
- 1 mirror
- 1 paper holder
(ii) Bathroom (if any)
- 1 shower screen and shower/bath mixer
- 1 vanity top complete with basin and mixer tap
- 1 water closet
- 1 mirror
- 1 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 iAristoni 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 and bedroom. 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, bathroom, balcony, open terrace and private roof garden, if any.

- 15 PARKING : Surface and basement car parking space.
16. RECREATION FACILITIES : a) Swimming Pool
b) Common Jacuzzi
c) Gymnasium
d) BBQ
e) Water jet
e) Wet Deck
f) Outdoor Dining
17. ADDITIONAL ITEMS:
(1) AIR-CONDITIONERS: Split type air conditioner ('Daikin' or equivalent) provided in living, dining, and bedroom.
(2) CABINET & WARDROBE : Kitchen cabinet with stainless steel sink with one sink mixer. Cooker hob and hood provided. Wardrobe provided in bedroom.
(3) LOCKS : All locks are of 'Vbh' or equivalent.
(4) RAILING : Mild steel for common stair railing. Steel and/or glass for other railings.
(5) LIFT : 2 passenger lifts ('Kone' or equivalent) from B2 to 15th floor.
(6) INTERCOM : Audio intercom to apartments.
(7) JACUZZI : For unit type PH A and B.
(8) BARBEQUE PIT : For unit type PH A and B.

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
A	13	6	5	4	4	1	1	1	1
B	11	5	4	4	4	2	1	1	1
C	9	5	4	3	3	1	1	1	1
D	8	4	4	3	3	1	1	1	1
E	8	4	4	3	3	1	1	1	1
F	10	5	4	3	3	1	1	1	1
PH A	21	5	5	4	4	1	1	1	3
PH B	16	5	6	4	4	2	1	1	3
PH C	17	6	6	4	4	2	1	1	2
PH D	17	6	6	4	4	2	1	1	2
PH E	17	6	6	4	4	2	1	1	2
PH F	17	6	6	4	4	2	1	1	2

Note:

- 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.
- 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.
- 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
- 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.
- 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 Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.
- 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.
- 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.
- 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.
- 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.

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Quality • Value

Sole Marketing Agent:

Huttons
realestategroup

hotline 9100 9898
8200 9191

web : www.huttonsgroup.com

3 bishan place #02-01 cpf building s579838
t 6253 0030 f 6253 0090

Interior consultant:



www.lourve.com.sg

Brochure design by:

AMELIA HOE
AMELIAHOELM@YAHOO.COM.SG

NAME OF PROJECT	: Sims Edge
ADDRESS OF PROJECT	: 1 Geylang East Avenue 2 PC(389760)
DEVELOPER	: Macly Equity Pte Ltd
TENURE OF LAND	: Freehold
LEGAL DESCRIPTION	: Lots 07081X, 10345M, 04372C MK 24
PLANNING APPROVAL NO.	: ES 2010 0908 R0198
BUILDING PLAN NO.	: A1276-00480-2009-BP01 (18 Apr 2011)
DEVELOPER'S LICENCE NO.	: C0770
EXPECTED DATE OF VACANT POSSESSION	: 31 Dec 2016
EXPECTED DATE OF LEGAL COMPLETION	: 31 Dec 2019

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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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