

TEDEGE

A Home that Grows with You

328 CHANGI ROAD

Freehold in the Heart of the East

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A Home that Grows with You

Inspired by nature, Tedge is a home that is living and will continue to do so as it is passed down from generation to generation. This is a freehold sanctuary where you can grow your family in the heart of the east.

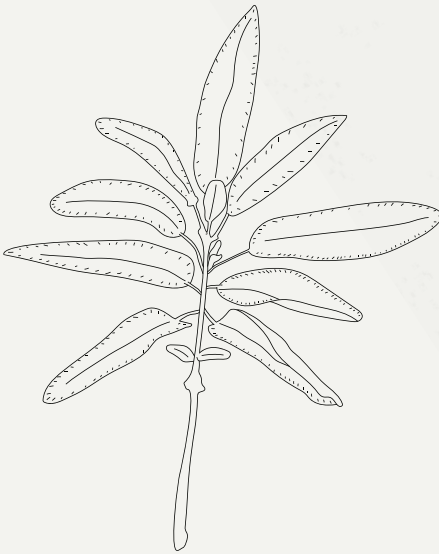
Essential Oils for your Mind, Body & Health

Customising your own blend of essential oils can be both enriching and therapeutic. You'll discover the fascinating nature of plants, and experience their restorative power for yourself. To create a calming atmosphere at home, try blending 2 drops of sage oil, 1 drop of ylang ylang oil and 20 drops of neroli oil into a diffuser.



Ylang Ylang

Scent: Sweet, bright, delicate
Benefits: Soothing, comforting, romantic



Sage

Scent: Warm, camphoraceous
Benefits: Uplifting, balancing, purifying



Neroli

Scent: Deep, floral, honeyed
Benefits: Calming, soothing, centering

A Home that Grows with You

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Design Ethos

Bespoke hand-drawn illustrations by local artist Ying, inspired by the natural beauty and elegance of Tedge.

Raw, & undefined.
But it is me, the
very reason I'm
alive, to discover
my identity in an
unforgettable journey
the clean slate
Ying



A thousand leaves;
it all started with one.
Let it grow, into each
unique soul, imperfect,
yet astonishingly
beautiful.
The Journey
Ying

*A home built on the
simplicity of nature.*





*A legacy filled with
milestones and meaning.*

A close-up, artistic photograph of a person's hand pouring water from a silver, textured kettle into a Chemex coffee maker. The Chemex is a glass vessel with a wooden collar and a white paper filter. The water is captured mid-pour, creating a fine mist. In the background, another Chemex and a glass carafe are visible on a dark surface, with a blurred window showing a view of a building. The lighting is warm and focused on the pouring action.

In a neighbourhood
with charm, colour and flavour.

Best of the East

Located in the heart of an exclusive residential district, surrounded by low-rise private housing, Tedge brings together the best of the east — the exciting lifestyle enclave of Joo Chiat and Katong to its left, East Coast Park to its south, and Changi Airport a short drive eastwards.



- Kembangan MRT — 0.8km / 9mins 🚶
- Pan Island Expressway — 1.1km / 3mins 🚗
- East Coast Parkway — 2.4km / 4mins 🚗
- OSAC International College — 0.9km / 11mins 🚶
- Tao Nan School — 1.9 km / 5mins 🚗
- St. Patrick's School — 1.9 km / 5mins 🚗
- Tanjong Katong Girls' School — 2.7 km / 5mins 🚗
- Victoria Junior College — 2.5 km / 6mins 🚗
- Global Indian Int'l School — 2.4 km / 5mins 🚗

- Rosemount Int'l School — 2.5km / 6mins 🚗
- Canadian Int'l School — 3.1km / 6mins 🚗
- Parkway Parade — 2.7km / 5mins 🚗
- I12 Katong — 2.1km / 4 mins 🚗
- East Coast Park — 2.8 km / 5mins 🚗
- Parkway East Hospital — 0.6km / 6mins 🚶
- Dunman Food Centre — 1.7km / 4mins 🚗
- Marine Parade Central Market & Food Centre — 2.8km / 6mins 🚗
- Marine Parade Community Centre — 2.8km / 6mins 🚗

All travelling time is approximate only and is taken from Tedge to respective destination.



2 The Location



Explore the trendy shops, cafes and restaurants in the surrounding lifestyle enclaves. There is something for everyone, all day, all week.

Birds of Paradise

63 East Coast Road

Sinpopo

458 Joo Chiat Road

Rumah Kim Choo

111 East Coast Road

Micro Bakery & Kitchen

63 East Coast Road

Tumbleweed

33 Tembeling Road

Super Farmers

406 Joo Chiat Place



An Iconic & Green Facade

Welcome to Tedge. The first thing that catches your eye is the iconic and green facade. It is lush and living, growing as you grow your home at Tedge. 42 beautiful freehold homes consisting of 2 to 4 bedroom units and skylit penthouses, as well as 4 commercial shops make up the freehold development.







Residences

Arrive home to the heart of the east. It is an oasis of green, surrounded by low-rise private homes.

Mindful Living

We can practice mindfulness by being aware of our surroundings. The texture of the table, the glow of the soft morning sun, the simple pleasures of a home-cooked meal.



Image for illustration purposes only



Tedge: Commercial Units

A world of convenience is literally at your doorstep. Look forward to enjoying chic cafes, restaurants and shops on the ground floor, offering the perfect trendy, modern lifestyle.

For Commercial Investors: 2 shops and 2 restaurant units are for sale on the first floor.



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Site Plan

1st Storey

- 1 Vehicular Ingress/Egress
- 2 Bicycle Lot
- 3 Water Bulk Meter
- 4 Bin Centre
- 5 Consumer Switch Room
- 6 Electrical Sub-station

2nd Storey

- 7 Roof Garden
(Access for Maintenance only)

Attic

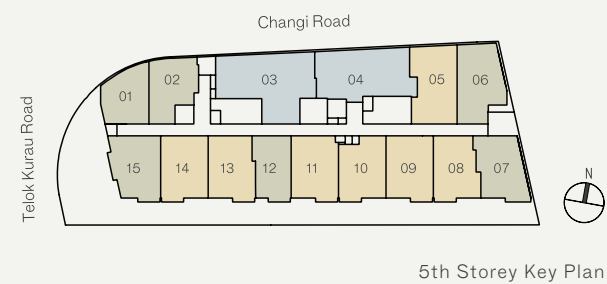
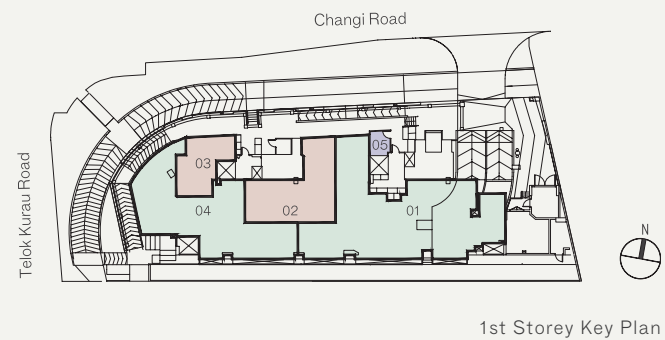
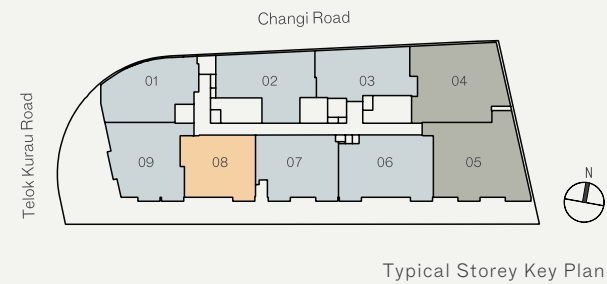
- 8 Swimming Pool
- 9 Jacuzzi
- 10 Pool Deck
- 11 Gym
- 12 Accessible Toilet
- 13 Teppanyaki Grill
- 14 Communal Planter

Roof

- 15 M&E Space
- 16 Water Pump
(Access for Maintenance only)
- 17 Water Tank
(Access for Maintenance only)
- 18 Generator Set
- 19 Open-to-Sky Roof Planter
(Access for Maintenance only)

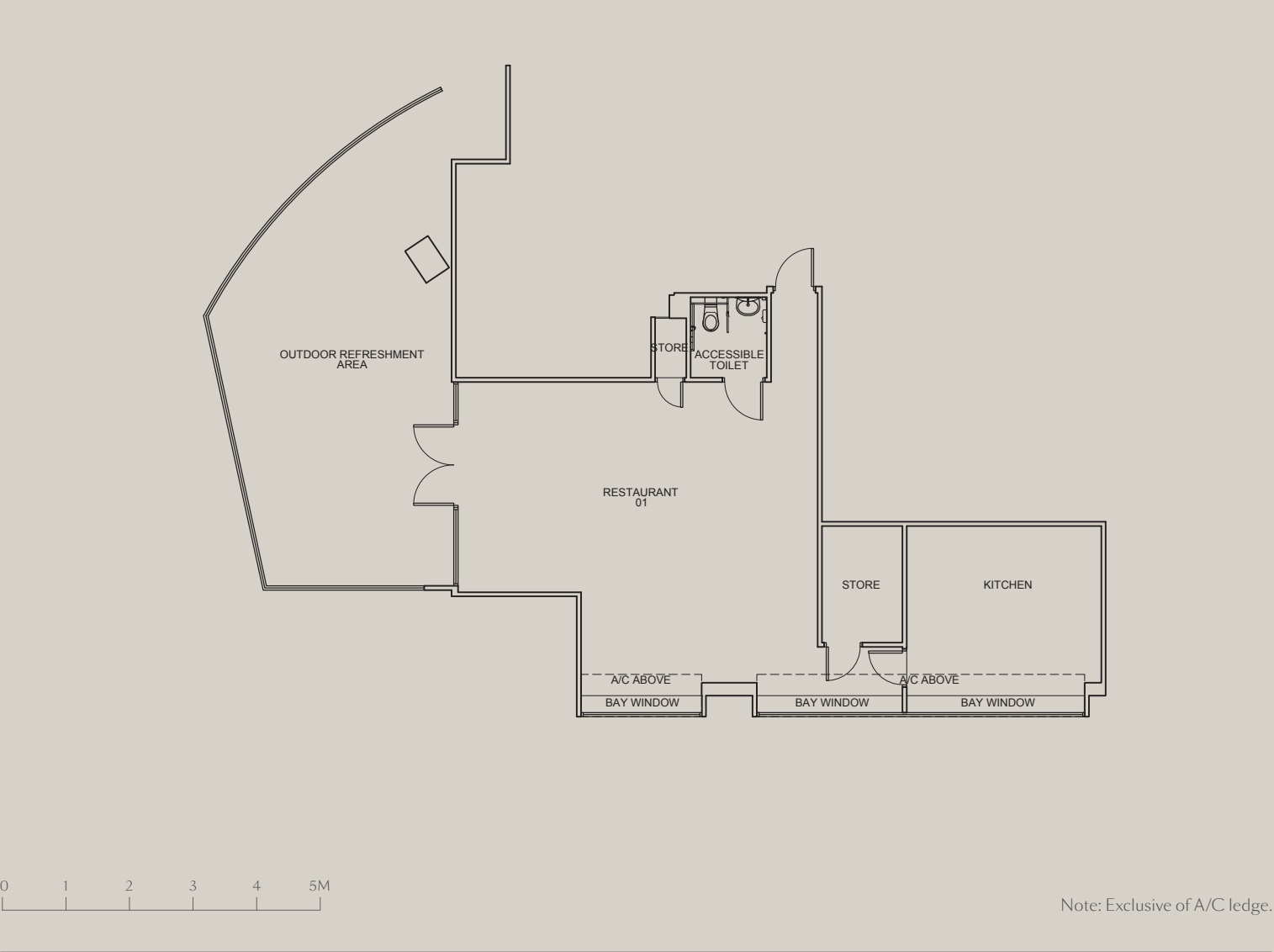
Unit Distribution

	2 Bedroom		Shop
	3 Bedroom		Restaurant
	4 Bedroom		MCST
	Penthouse 3 Bedroom		
	Penthouse 4 Bedroom		



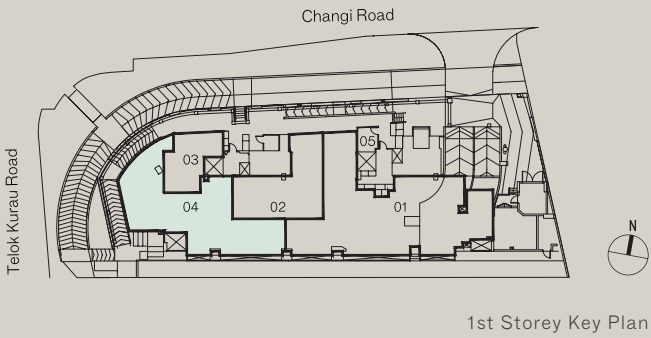
Roof	M&E Services														
Attic	PH C5	PH C4	PH C3	PH C2	PH B2	PH B1	PH C1	Communal Facilities		PH B6	PH B5	PH B4	PH C7	PH C6	PH B3
	99 sqm 11	103 sqm 10	102 sqm 09	95 sqm 08	93 sqm 07	96 sqm 06	104 sqm 05	B2 76 sqm 04	B1 86 sqm 03	89 sqm 02	85 sqm 01	91 sqm 15	96 sqm 14	100 sqm 13	85 sqm 12
4 th	B4 80 sqm 07	B3 92 sqm 06	C2 115 sqm 05		C1 110 sqm 04		B2 76 sqm 03	B1 86 sqm 02	B6 80 sqm 01		B5 88 sqm 09		A1 72 sqm 08		
3 th	B4 80 sqm 07	B3 92 sqm 06	C2 115 sqm 05		C1 110 sqm 04		B2 76 sqm 03	B1 86 sqm 02	B6 80 sqm 01		B5 88 sqm 09		A1 72 sqm 08		
2 th	B4 80 sqm 07	B3 92 sqm 06	C2 115 sqm 05		C1 110 sqm 04		B2 76 sqm 03	B1 86 sqm 02	B6 80 sqm 01		B5 88 sqm 09		A1 72 sqm 08		
1 th	Restaurant 01 155 sqm 04				Shop 02 86 sqm 02			MCST 05	Shop 01 42 sqm 03			Restaurant 02 235 sqm 01			
B1	Car Park														
B2	Car Park														
B3	Car Park														

Restaurant 01

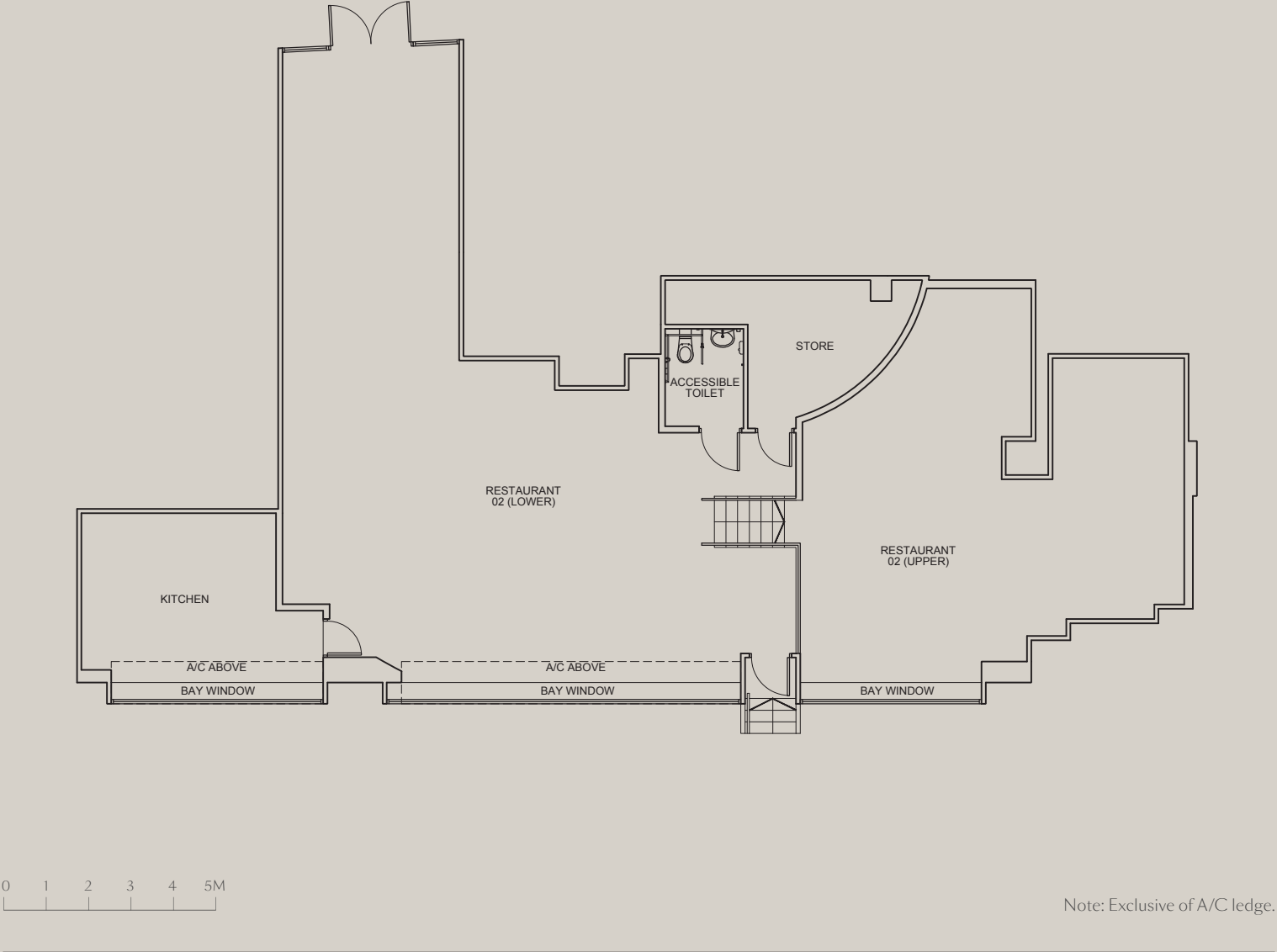


AREA 155 sqm / 1668 sqft

#01-04

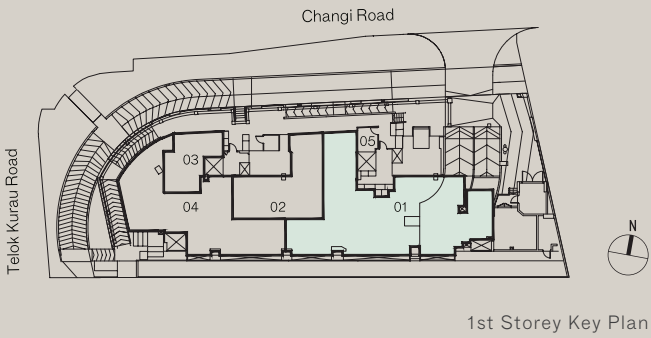


Restaurant 02

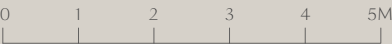
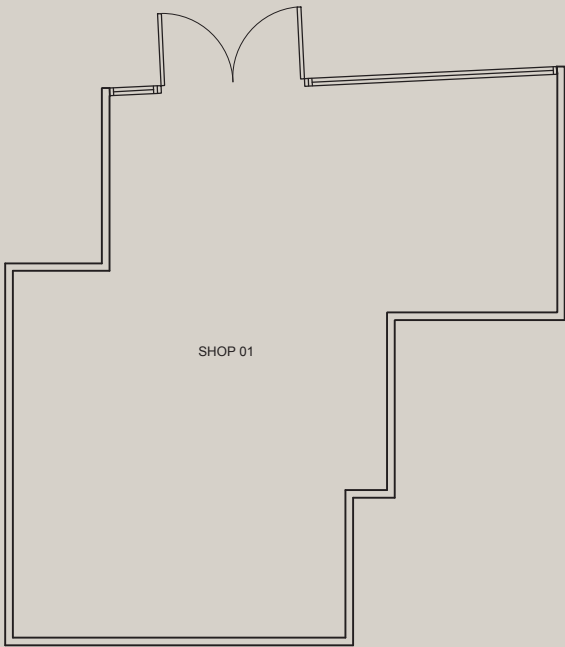


AREA 235 sqm / 2530 sqft

#01-01



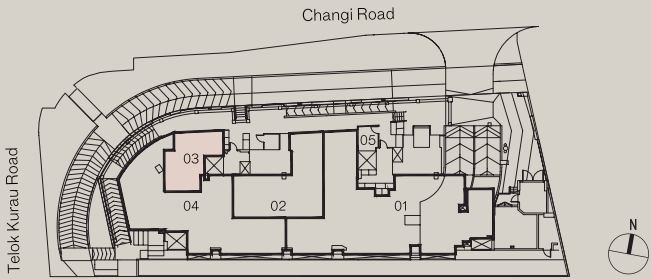
Shop 01



Note: Exclusive of A/C ledge.

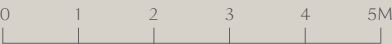
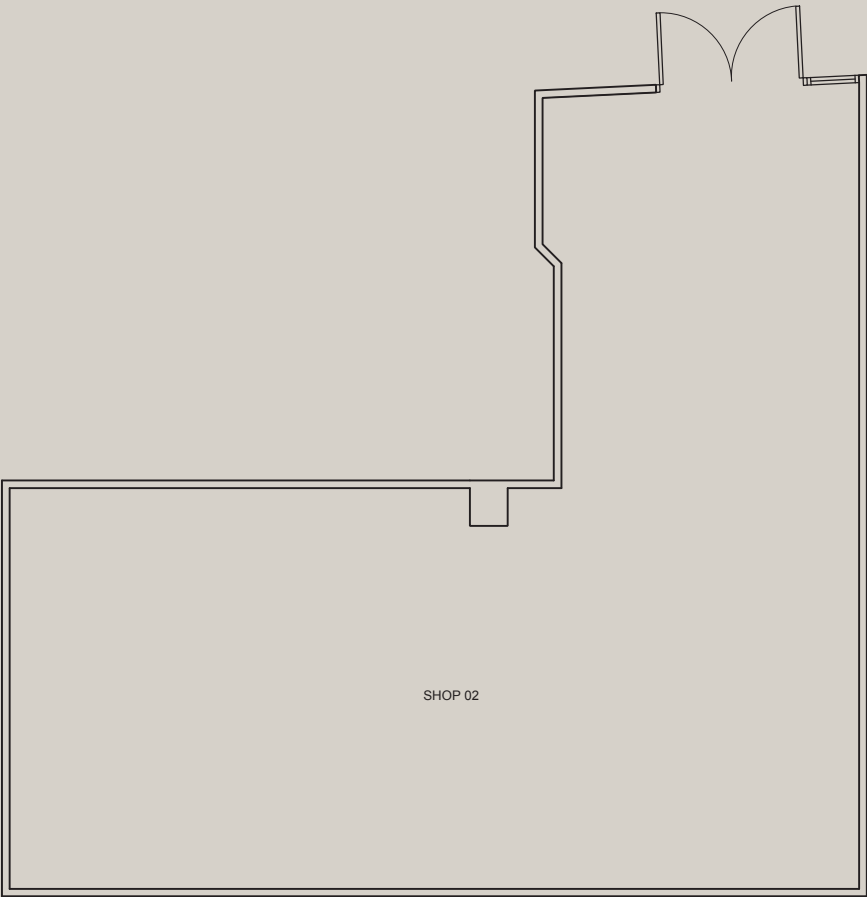
AREA 42 sqm / 452 sqft

#01-03



1st Storey Key Plan

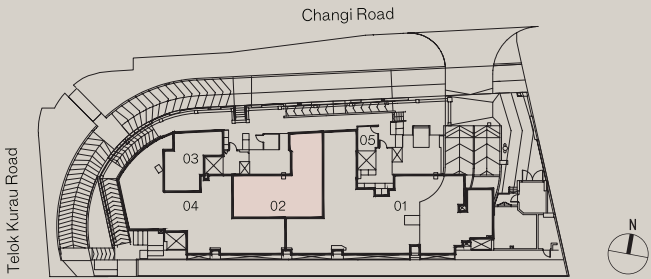
Shop 02



Note: Exclusive of A/C ledge.

AREA 86 sqm / 926 sqft

#01-02



1st Storey Key Plan

Specifications (Commercial)

1. Foundation

Reinforced concrete piles foundation and/or raft foundation and/or reinforced concrete footing and/or driven piles to structural engineer’s design.

2. Superstructure

Reinforced concrete using Grade 28/35 concrete manufactured from Portland Cement complying with SSEN 197, steel reinforcement bar complying with SS560 & SS561 and steel structures.

3. Walls

- 3.1
- External Wall: Concrete wall and/or precast concrete panels and/or lightweight concrete panels and/or block wall (where applicable).
- 3.2
- Internal Wall: Concrete wall and/or precast concrete panels and/or lightweight concrete panels and/or block wall and/or dry wall (where applicable).

4. Roof

- 4.1
- Reinforced concrete flat roof and/or metal roof: Roof structure of reinforced concrete and/or timber and/or mild steel with waterproofing and insulation (where applicable).

5. Ceiling

- 5.1
- Commercial Units
- (a)
- Concrete soffit with skim coat in emulsion paint finish on exposed surfaces (where applicable) and ceiling board and/or moisture resistant ceiling board and/or calcium silicate board at Accessible Toilet only.
- 5.2
- Common Areas
- (a)
- Skim coat and/or ceiling board and/or moisture resistant ceiling board and/or calcium silicate board and/or bulkhead, with emulsion paint finish on exposed surface for Lift Lobbies, Corridors, Walkway, Basement Car Park, Driveway, Accessible Toilet and communal facilities (where applicable).
- (b)
- Skim coat with emulsion paint finish to staircases and landings.

6. Finishes

- 6.1
- Wall
- (a)
- Internal Wall Finishes
- (i)
- Cement and sand plaster with emulsion paint where applicable.
- (ii)
- Homogenous tiles for Accessible toilets (visible area only).
- (b)
- External/ Common Areas
- (i)
- Cement and sand plaster and/or skim coat with emulsion paint finish and/or spray textured paint and/or any other materials specified by the Architect.
- (ii)
- Selected area with Homogenous tiles and/or spray texture paint and/or stones or any other finishes as specified by the Architect.
- 6.2
- Floor
- (a)
- Internal Floor Finishes
- (i)
- Cement and sand screed where applicable.
- (ii)
- Homogenous tiles for Accessible toilets (visible area only).
- (b)
- External Floor Finishes
- (i)
- Cement and sand screed for Restaurant 01 Outdoor Refreshment Area (ORA)
- (c)
- Common Areas
- (i)
- Homogenous tiles and/or stones and/or cement screed and/or any other materials specified by the Architect for Swimming Pool, Jacuzzi, Pool Deck, Teppanyaki Grill, Gym, Accessible Toilet, Driveway, Car park, Corridor and Lobby.
- (ii)
- Cement screed with nosing tiles, and/or Ceramic/Homogenous tiles and/or stones for staircase.

7. Shop Front

- 7.1
- Fixed glass panel with door and lockset.

8. Windows

- 8.1
- For Restaurant 01 and 02;
- (a)
- Aluminium framed windows and/or bay windows with tinted and/or clear glass and/or frosted to all areas. (where applicable)
- (b)
- All aluminium frames shall be powder coated.

9. Sanitary Fittings

- 9.1
- For restaurant unit accessible toilets
- (a)
- 1 wall hung water closet
- (b)
- 1 toilet roll holder
- (c)
- 1 wall hung wash basin with tap
- (d)
- 1 mirror

10. Mechanical/ Electrical and Plumbing

Unit Type	Power tap-off point	Tube patch panel	Floor Trap	Exhaust Fan
Shop 01	60A DP	1	1	-
Shop 02	40A TPN	1	1	-
Restaurant 01	100A TPN	1	1	5000 CMH
Restaurant 02	150A TPN	1	1	5000 CMH

** Exhaust fan at roof and ductwork shall be maintained by tenant.*
Power supply for exhaust fan shall be connected to the restaurant power supply by the tenant.

11. Lightning Protection

- 11.1
- Lightning Protection System shall be provided in accordance with the Singapore Standard (SS 555:2018).

12. Painting

- 12.1
- Internal Walls: Emulsion paint finish.
- 12.2
- External Walls:Plaster and paint with emulsion paint and/or spray texture paint and/or skim coat with external emulsion paint finish.

13. Waterproofing

- 13.1
- Waterproofing shall be provided to the floors of all shops and restaurants.
- 13.2
- Waterproofing shall be provided to accessible toilet and kitchen.

14. Driveway and Carpark

- 14.1
- Basement Car parking at Basement 1 – 7 lots and 1 accessible lot
- 14.2
- Material of the driveway & car park lot: Concrete floor and/or tiles and/or pavers and/or floor hardener and/or epoxy coating and/or cement and sand screed.

15. Recreation Facilities

- 15.1
- Swimming Pool (approximately 52sqm), Jacuzzi (approximately 1.5sqm), Pool deck, Teppanyaki Grill and Gym.

16. Additional Items

- 16.1

Air-conditioner

(a)

Split type air conditioner (“Mitsubishi”) provided.
- 16.2

Railing

(a)

Steel for common area staircase railing. Mild steel and/or Steel and/or aluminium and/or glass for other railings.
- 16.3

Lift

(a)

2 passenger lifts (“Kone” or equivalent) from Basement 3 to Attic. Basement 3 access is only for Maintenance Personnel.
- 16.4

Water Supply

(a)

Incoming water supply provided with individual metering.
- 16.5

Parcel Locker System

(a)

1 Parcel Locker System at Basement

Notes to Specifications

A Marble/Limestone/Granite

Marble/limestone/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/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. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

B Timber strips

Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

C Air-conditioning system

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his own contractor to service the air-conditioning system regularly.

D Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

E Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to the Architect’s final decision and design.

F 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 will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

G Cable Services

The Vendor shall endeavour to procure a service provider for cable television and/or internet services (the “Cable Services”) to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/ Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit/Building and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/Building and/or the Housing Project.

H False Ceiling

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect’s sole discretion and final design.

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

Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the Architect’s selection and market availability.

J Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

K Mechanical Ventilation System

Mechanical ventilation fans and ductings are provided to toilets which are not naturally ventilated.

To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

L Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/ stone works behind kitchen cabinets/vanity cabinet/mirror.

Fittings

Form meets function in the selection of branded fittings to offer you and your family a finer quality of life. Trusted and well-known brands such as Duravit, Grohe, Bosch, and Samsung make the home a pleasure to dwell in, day after day.



A Premium Development by Macly Group

Macly Group (est. 1987) is an established property developer based in Singapore with a track record of developing landed properties, apartments, condominiums, mixed developments, commercial and cluster housing projects. Between 2004 to 2018, the Group developed and launched more than 30 residential and commercial developments in Singapore.



1 The Iveria
by The Ove Collection
Kim Yam, Singapore

2 FiveNine
Telok Kurau, Singapore

3 NottingHill Suites
Toh Tuck, Singapore

4 NEU at Novena
Novena, Singapore

TEDEGE

Developer

Developer: Macly 18 Pte Ltd
(UEN: 201732212Z)

Developer License No.

C1323

Tenure of Land

Freehold

Lot & Mukim No.

Lots 01054T, 01067P, 01113A, 01114K,
95748A & 95750T MK 26

Expected Date of
Vacant Possession

30 Dec 2022

Expected Date of
Legal Completion

30 Dec 2025

BP No.

A1404-00461-2018-BP01

OFFICIAL MARKETING AGENCY

Huttons

SINGAPORE'S LARGEST
PRIVATE REAL ESTATE AGENCY

ESTATE AGENT LICENCE NO.: L3008899K



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