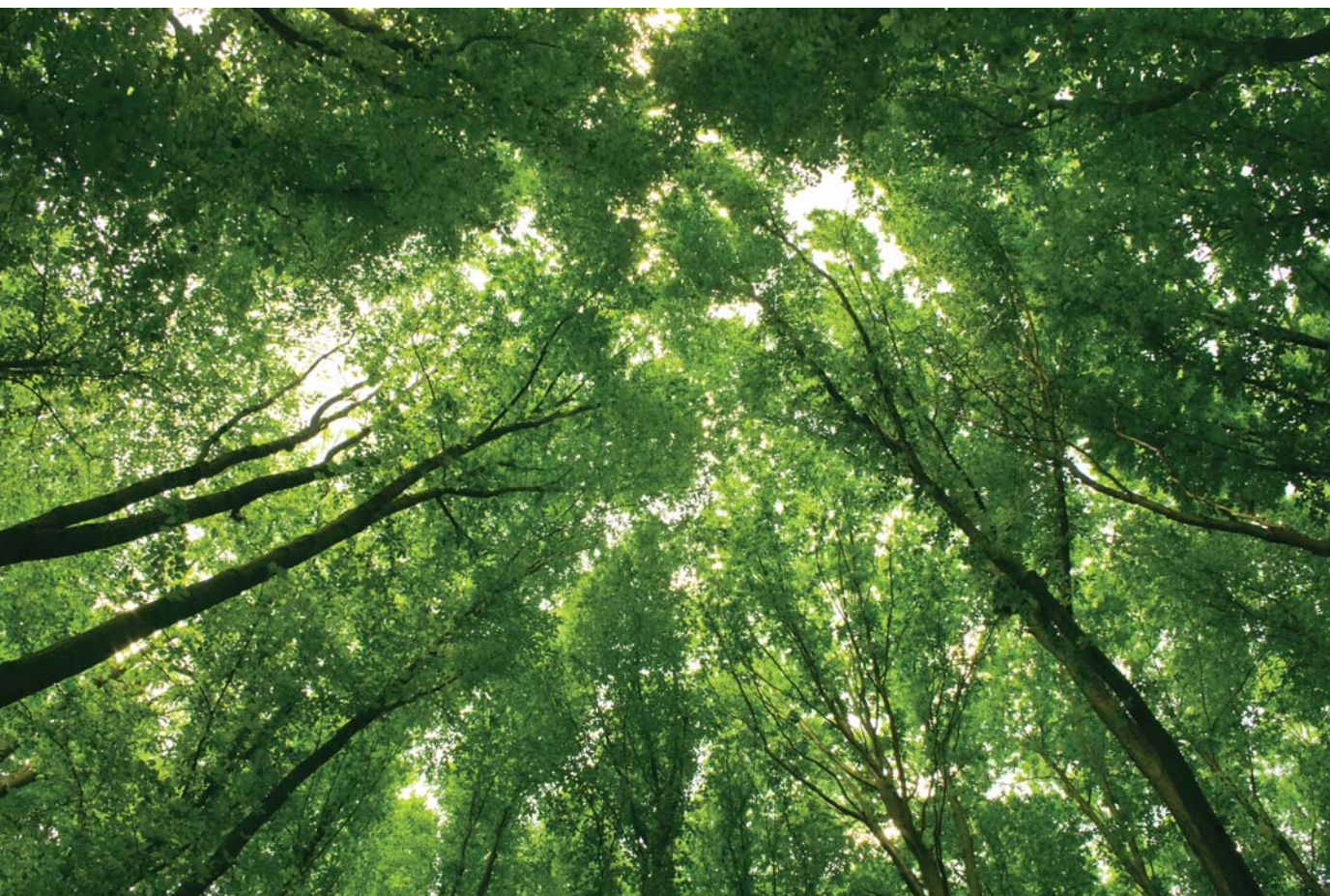




**PARK**  
— RESIDENCES —

KOVAN

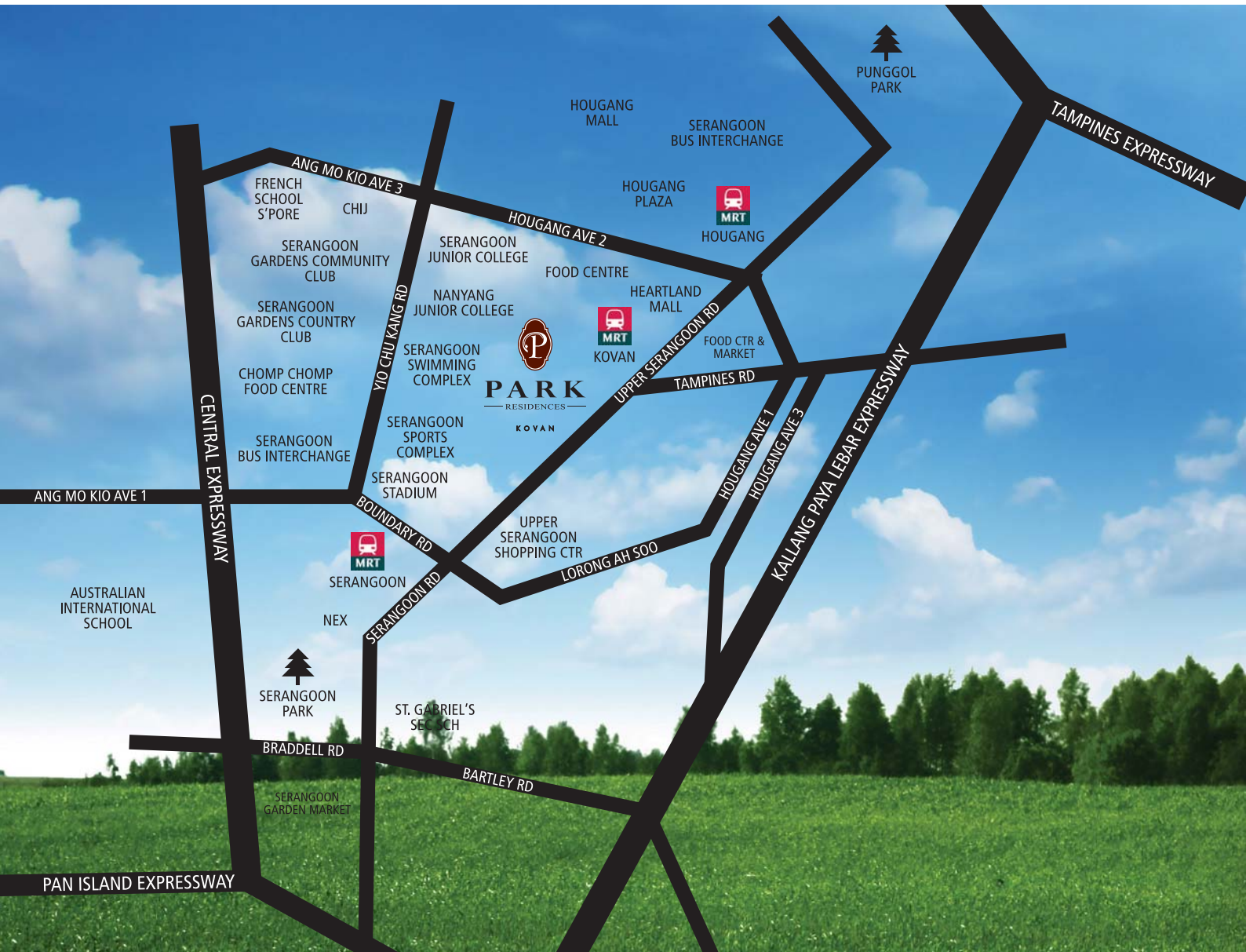


**PARK**  
— RESIDENCES —

INSPIRED BY THE  
MOST PRECIOUS,  
LIFE

THIS IS LIVING

Perfecting a whole new standard of the contemporary living experience,  
where the sophistication of modern meets comforts of home.  
Welcome to your world of understated luxury at Park Residences.




 LOCATION





## CONVENIENTLY KOVAN

Nestled in the tranquil surrounds of Kovan; Park Residences Kovan is a unique development hosting artfully thought-out spaces, juxtaposed against a minimalist architectural philosophy for a wholistic living experience that is truly inspiring.



DESIGN & ARCHITECTURE



## 41 EXCLUSIVE UNITS

With just 41 exclusive units featuring 4 penthouses; 2 of which comes with its own plunge pool. Park Residences Kovan offers a unique lifestyle experience for the well-heeled and discerning.





DESIGN & ARCHITECTURE





## UNDERSTATED LUXURY

A world of unrivalled luxury and understated sophistication, with its exquisite subtlety and streamline classicism. Park Residences Kovan appeals to the like-minded; one who understands innate sophistication without ever needing to shout it.



FACILITIES



## ABOVE ALL

The striking addition of the sky pool and the landscape deck together with its spectacular panoramic views welcome you to your home. Be one with inner peace as you work out on the roof top. And when the need to entertain arises, the view overlooking the pool is the ideal place to top it off.



SKY POOL

LOUNGE DECK

LANDSCAPE DECK

BBQ PIT

EASY ACCESS TO KPE AND CTE

MINUTES AWAY FROM KOVAN MRT STATION (NE13)

MINUTES AWAY FROM NEX MALL

EXCLUSIVE RESTAURANTS, BARS AND EATERIES

CLOSE PROXIMITY TO PARKS & STADIUMS





## FITTINGS & FIXTURES



ONLY THE  
FINEST SHALL  
WELCOME  
YOU HOME

At Park Residences Kovan, you can expect only the finest quality fittings and fixtures chosen with the utmost care from around the world. Recognise the renowned contemporary designs from Binova, Smeg, Duravit, Grohe, Ximula, Silestone and the finest building materials from Builders Shop adorning your quality home. Step into your world of luxurious modern living.



**Binova**  
TECHNO-LOGICAL KITCHENS

**smeg**  
technology with style

**DURAVIT**

**GROHE**

**SILESTONE**  
by COSENTINO

**BUILDERS SHOP**  
BUILD YOUR ICON



**com**  
**XIMUIA**  
flexible system

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 SITE PLAN

- A SKY POOL
- B LOUNGE DECK
- C LANDSCAPE DECK
- D BBQ PIT
- E ENTRANCE COURT



## PARK RESIDENCES KOVAN

DEVELOPMENT NAME	Park Residences Kovan
DEVELOPER	Kovan Central Pte Ltd ( a member of Pollux Properties Ltd)
ADDRESS	831 Upper Serangoon Road
TENURE	Freehold
SITE AREA	1,119 sq.m. (12,043sq.ft.)
NEARBY LANDMARK	Kovan MRT (Approximately 400m)
TYPE OF DEVELOPMENT	5 storey residential apartments with roof top swimming pool and communal facilities
NO. OF UNITS	41 units
CAR PARK LOTS	33 lots
FACILITIES	Roof top swimming pool and BBQ Pit
EXPECTED TOP	2013
LEGAL COMPLETION	2015

## UNIT DISTRIBUTION PLAN

UNIT LEVEL	01	02	03	04	05	06	07	08	09	10
PENTHOUSE										
5	TYPE D1 111 SQ.M. (1,195 SQ.FT)	TYPE B 33 SQ.M. (355 SQ.FT)	TYPE C 30 SQ.M. (323 SQ.FT)	TYPE B 33 SQ.M. (355 SQ.FT)	TYPE D2 61 sq.m. (657 sq.ft)	TYPE D2 61 sq.m. (657 sq.ft)	TYPE B 33 SQ.M. (355 SQ.FT)	TYPE C 30 SQ.M. (323 SQ.FT)	TYPE B 33 SQ.M. (355 SQ.FT)	TYPE D1 111 SQ.M. (1,195 SQ.FT)
4	TYPE B 33 SQ.M. (355 SQ.FT)	TYPE B 33 SQ.M. (355 SQ.FT)	TYPE C 30 SQ.M. (323 SQ.FT)	TYPE B 33 SQ.M. (355 SQ.FT)	TYPE B 33 SQ.M. (355 SQ.FT)	TYPE B 33 SQ.M. (355 SQ.FT)	TYPE B 33 SQ.M. (355 SQ.FT)	TYPE C 30 SQ.M. (323 SQ.FT)	TYPE B 33 SQ.M. (355 SQ.FT)	TYPE B 33 SQ.M. (355 SQ.FT)
3	TYPE B 33 SQ.M. (355 SQ.FT)	TYPE B 33 SQ.M. (355 SQ.FT)	TYPE C 30 SQ.M. (323 SQ.FT)	TYPE B 33 SQ.M. (355 SQ.FT)	TYPE B 33 SQ.M. (355 SQ.FT)	TYPE B 33 SQ.M. (355 SQ.FT)	TYPE B 33 SQ.M. (355 SQ.FT)	TYPE C 30 SQ.M. (323 SQ.FT)	TYPE B 33 SQ.M. (355 SQ.FT)	TYPE B 33 SQ.M. (355 SQ.FT)
2	TYPE B 33 SQ.M. (355 SQ.FT)	TYPE B 33 SQ.M. (355 SQ.FT)	TYPE C 30 SQ.M. (323 SQ.FT)	TYPE B 33 SQ.M. (355 SQ.FT)	TYPE B 33 SQ.M. (355 SQ.FT)	TYPE B 33 SQ.M. (355 SQ.FT)	TYPE B 33 SQ.M. (355 SQ.FT)	TYPE C 30 SQ.M. (323 SQ.FT)	TYPE B 33 SQ.M. (355 SQ.FT)	TYPE B 33 SQ.M. (355 SQ.FT)
1	TYPE A 61 SQ.M. (657 SQ.FT)									

■ 2 - BEDROOM (PENTHOUSE)

■ ■ ■ ■ ■ 1 - BEDROOM



FLOOR PLANS



# TYPE C - MODE

30 sq.m. (323 sq.ft)

Level 2

#02-03 and #02-08

Level 3

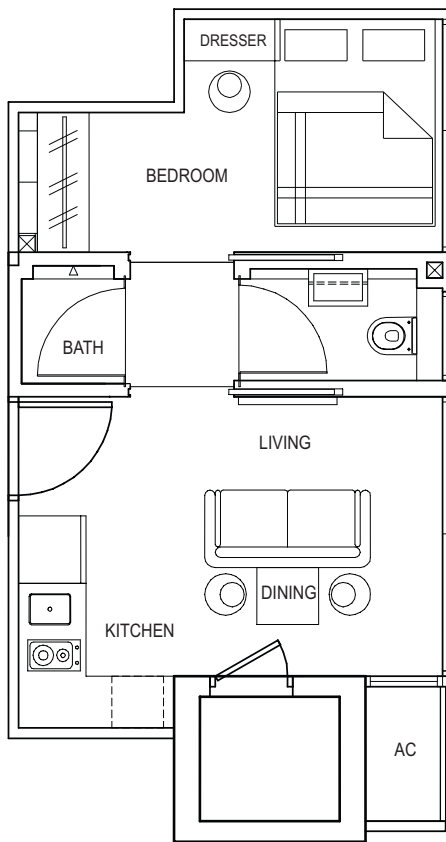
#03-03 and #03-08

Level 4

#04-03 and #04-08

Level 5

#05-03 and #05-08



### Notes:

1. Areas in PES / OT / balconies (where applicable), AC ledges, bay windows and planters.
2. All plans are not to scale and subject to changes as may be approved by the relevant authorities.
3. All floor areas are approximate values only and subject to survey.

Key Plan





# TYPE B - MODE PLUS

33 sq.m. (355 sq.ft)

## Level 2

#02-01 and #02-02  
#02-04 to #02-07  
#02-09 and #02-10

## Level 3

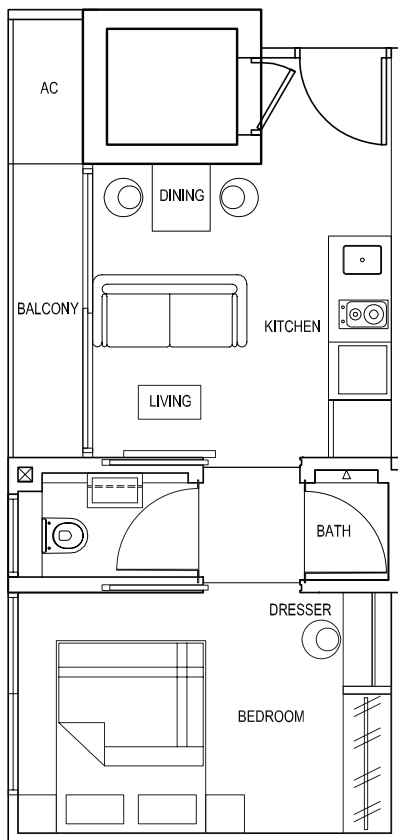
#03-01 and #03-02  
#03-04 to #03-07  
#03-09 and #03-10

## Level 4

#04-01 and #04-02  
#04-04 to #04-07  
#04-09 and #04-10

## Level 5

#05-02 and #05-04  
#05-07 and #05-09



### Notes:

1. Areas in PES / OT / balconies (where applicable), AC ledges, bay windows and planters.
2. All plans are not to scale and subject to changes as may be approved by the relevant authorities.
3. All floor areas are approximate values only and subject to survey.

Key Plan



NOT TO SCALE

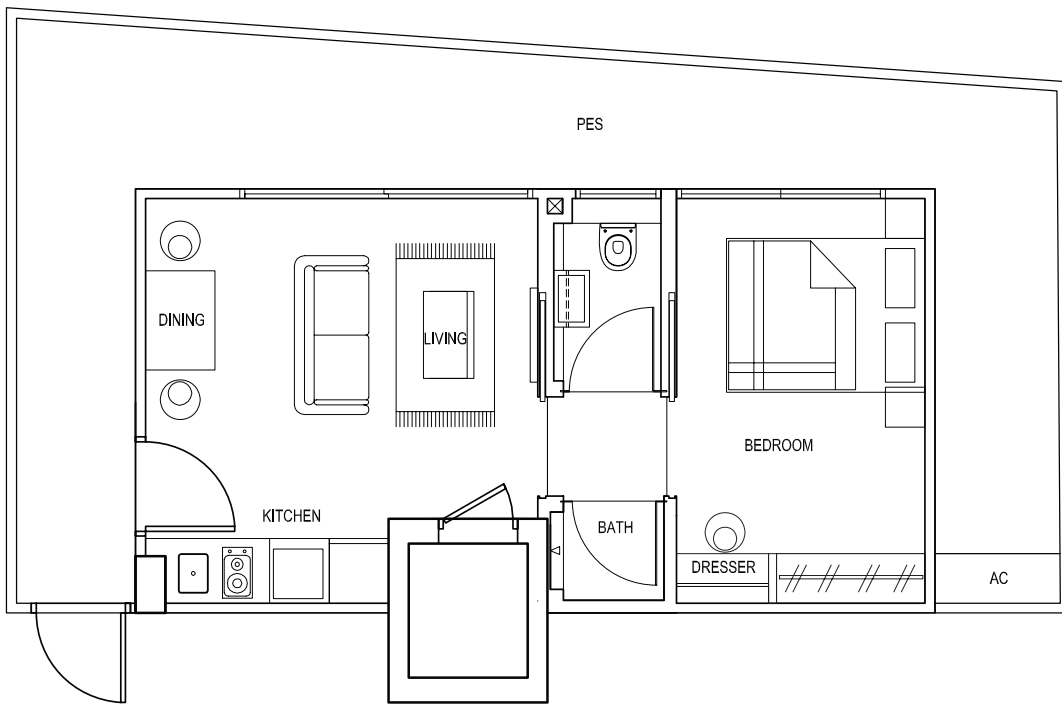


# TYPE A - AVANT (1ST STOREY HIGH CEILING)

61 sq.m. (657 sq.ft)

Including balcony / open terrace and deck

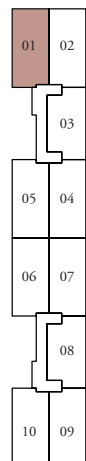
#01-01



### Notes:

1. Areas in PES / OT / balconies (where applicable), AC ledges, bay windows and planters.
2. All plans are not to scale and subject to changes as may be approved by the relevant authorities.
3. All floor areas are approximate values only and subject to survey.

Key Plan



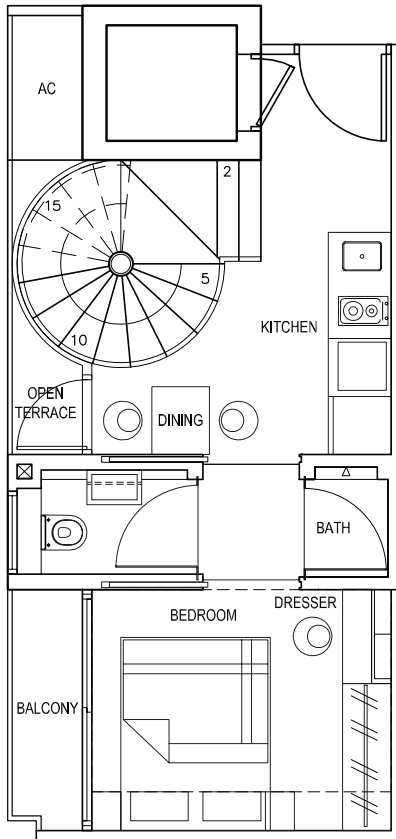


# TYPE D2 - PENTHOUSE HIGH CEILING

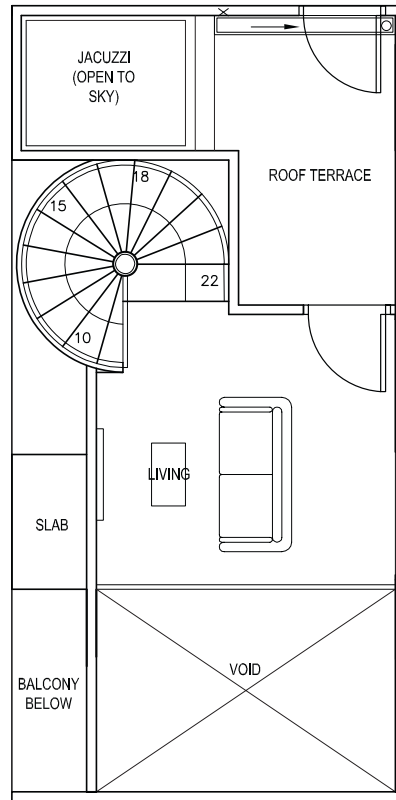
61 sq.m. (657 sq.ft)

Including balcony / open terrace and deck

#05-05 & #05-06



LOWER PENTHOUSE

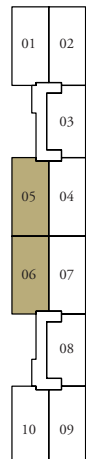


UPPER PENTHOUSE

### Notes:

1. Areas in PES / OT / balconies (where applicable), AC ledges, bay windows and planters.
2. All plans are not to scale and subject to changes as may be approved by the relevant authorities.
3. All floor areas include void area and are approximate values only and subject to survey.

Key Plan





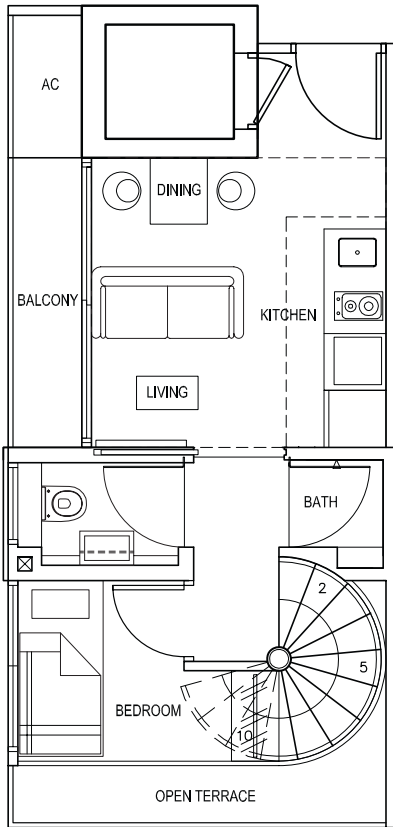


# TYPE D1 - PENTHOUSE

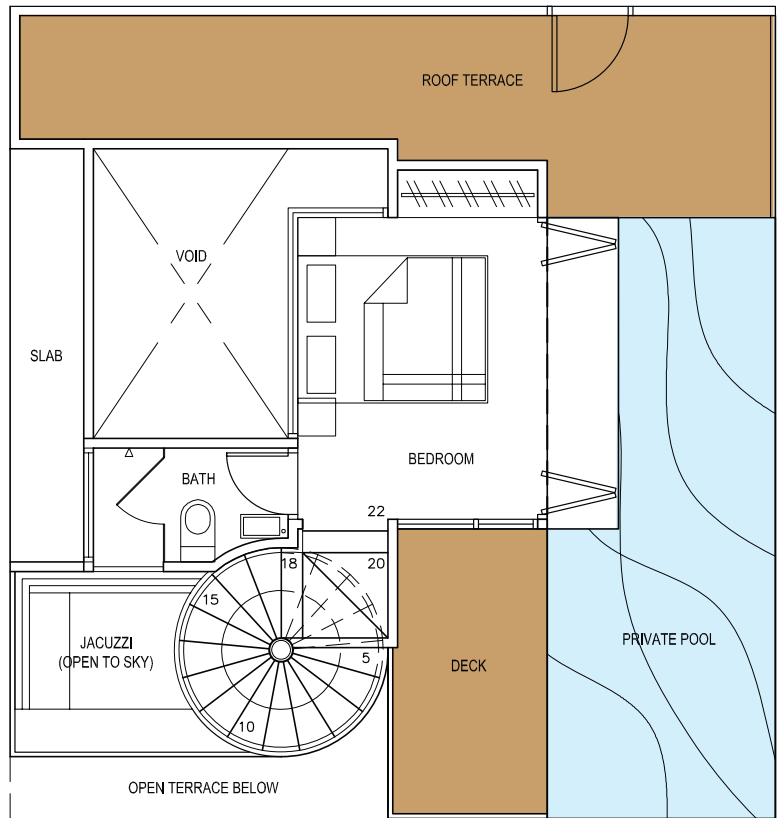
111 sq.m. (1,195 sq.ft)

Including balcony / open terrace and deck

#05-01 & #05-10



LOWER PENTHOUSE



UPPER PENTHOUSE

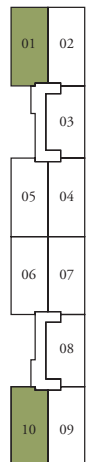
### Notes:

1. Areas in PES / OT / balconies (where applicable), AC ledges, bay windows and planters.
2. All plans are not to scale and subject to changes as may be approved by the relevant authorities.
3. All floor areas include void area and are approximate values only and subject to survey.

Key Plan



NOT TO SCALE



# SPECIFICATIONS

## 1. FOUNDATION

- Piles foundation

## 2. SUB-STRUCTURE & SUPERSTRUCTURE

- Reinforced concrete framework

## 3. WALL

- Internal Walls :
  - Reinforced concrete and/or common clay brick walls.
- External walls :
  - Reinforced concrete and/or precise panels (light weight) and/or dry wall panels and/or common clay brick walls.

## 4. ROOF

- Flat Roof :
  - Reinforced concrete roof with appropriate roofing system
- Attic Roof :
  - Metal roof system

## 5. CEILING

- Living, Dining, Kitchen, Bedroom, Household Shelter, Balcony and Private Enclosed Space (PES). :
  - Skim coat and/or ceiling board with emulsion paint finish
- Bathroom :
  - Skim coat and/or water resistant ceiling board with emulsion paint finish
- Lift Lobby, Staircases and any common areas :
  - Skim coat and/or ceiling board with emulsion paint finish

## 6. FINISHES

Wall - For Apartments

- Living, Dining, Kitchen, Bedroom, Household Shelter, Balcony and Private Enclosed Space (PES). :
  - Plaster and/or skim coat with emulsion paint finish.
- Bathroom :
  - Stones tiles and/or homogenous tiles.

Wall - For Common Areas

- Lift Lobby :
  - Stones tiles and/or homogenous tiles and/or plaster and/or skim coat with emulsion paint finish.
- Staircases :
  - Plaster and/or skim coat with emulsion paint finish.

Floor - For Apartments

- Living, Dining and Kitchen :
  - Stones tiles and/or compressed marble with or without skirting.
- Bedroom :
  - Timber flooring with or without skirting.
- Bathroom (Toilet and Shower) :
  - Stones tiles and/or homogenous tiles
- Corridor to Bedroom :
  - Timber flooring.
- Balcony and Private Enclosed Space (PES) :
  - Homogenous tiles and/or timber flooring.
- Household Shelter :
  - Homogenous tiles and/or ceramic tiles.
- Penthouse Pool Deck :
  - Timber flooring and/or pebblewash finish.
- Penthouse Swimming Pool :
  - Mosaic Tiles.

## Floor - Common Areas

- Lift Lobby :
  - Stones tiles and/or homogenous tiles with or without skirting.
- Staircases :
  - Cement and sand screed with nosing tiles
- Pool Deck :
  - Timber flooring and/or pebblewash finish.
- Swimming Pool :
  - Mosaic Tiles.

## 7. WINDOWS

- Powder coated aluminium frames with clear/tinted/floated/sandblasted glass where appropriate.

## 8. DOORS

- Main Entrance Door :
  - Fire rated timber door.
- Bedroom and Bathroom :
  - Timber door.
- Balcony and Private Enclosed Space (PES) :
  - Powder coated aluminium frames glass door.
- Household Shelter :
  - Approved steel blast door.
- Ironmongery :
  - Selected quality lockset.

## 9. SANITARY WARES AND FITTINGS

- Bathroom :
  - 2 shower screens with overhead shower, hand shower and shower mixer
  - 1 vanity top complete with basin and mixer
  - 1 water closet
  - 1 mirror
  - 1 paper holder
  - 1 towel rail / ring
- Kitchen :
  - 1 single lever sink mixer
  - 1 single bowl kitchen sink

## 10. ELECTRICAL INSTALLATION

- All electrical wiring are concealed in conduits wherever possible except for electrical wiring in conceal and/or expose conduit and/or trunking above false ceiling
- Refer to Electrical Schedule for details

Item	Unit Type				
	A	B	C	D1	D2
Lighting Point	10	9	8	15	13
13A S/S/O	4	5	3	6	4
13A Twin S/S/O	6	6	6	8	6
15A S/S/O	1	1	1	1	1
Telephone Point	4	4	3	4	4
TV Point	3	3	3	4	3
Bell Point	1	1	1	1	1
Door Bell Point	1	1	1	1	1
Cooker Hood Point	1	1	1	1	1
Cooker Hob Point	1	1	1	1	1
Microwave Oven Point	1	1	1	1	1
Water Heater Point	1	1	1	2	1
Aircon Isolator	1	1	1	3	2
Washing Machine Point	1	1	1	1	1

## 11. LIGHTNING PROTECTION

- Lighting protection system shall be provided in accordance with the current edition of Singapore Code of Practice

## 12. PAINTING

- Internal Wall :
  - Emulsion water based paint
- External Wall :
  - Selected oil based base coat and water based exterior paint and/or textured coating and paint

## 13. WATERPROOFING

- Waterproofing shall be provided to floors of Shower, Toilet, Kitchen, Balcony, Private Enclosed Space (PES), Planter Box, RC Flat Roof where applicable

## 14. DRIVEWAY AND CARPARK

- Surface Driveway :
  - Concrete and/or clay paving block/stamped concrete finish and/or granite pavers
- Carpark :
  - Mechanical car parking system

## 15. RECREATION FACILITIES

- Swimming pool
- BBQ Pit

## 16. ADDITIONAL ITEMS

- Kitchen Cabinets :
  - Kitchen cabinet with engineered quartz stone kitchen top complete with kitchen sink with tap
- Kitchen Appliances :
  - Microwave cum oven, integrated dishwasher, integrated fridge, cooker hood and electric hobs.
- Wardrobes :
  - Built in wardrobe
- Air-Conditioning :
  - Split type air-conditioner for Living / Dining / Kitchen and Bedroom
- Water Heater :
  - Provided in both shower, toilet area and kitchen tabs (storage heater included)

**NOTE :**

**Tiles :**

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

**Marble and Granite :**

Marble and granite are natural stone material containing veins with tonality differences. There will be colour and marking 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 much harder material than marble cannot be re-polished after laying. Hence, some differences can be felt at the joint.

**Compressed Marble :**

Compressed marble being resin mixture of natural marble and chemical compound is subjected to variations in colour, tonality and shapes.

**Timber :**

Timber is natural product that does not have total consistency of colour and grain. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation.

**Cable television (SCV) :**

The purchaser is liable to pay annual fee, subscription fee and such other fees to Starhub Cable Vision (SCV) 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.

**Internet :**

The purchaser is liable to pay Asymmetric Digital Subscriber Line (ADSL) connection, annual fee, subscription fee and such other fees to Internet Service Provider (ISP). The vendor is not responsible to make arrangements with any said parties for the service connection for their respective subscription.

**Air-Conditioning :**

Air-conditioning system has to be maintained and cleaned on a regular basis by the purchasers. This includes the cleaning of filters and connection pipes to ensure good working condition of the system

Wardrobe/Kitchen Cabinets,  
Mechanical Ventilation Units and  
Air-Conditioning Fan Coil- Units :  
Layout/ location of wardrobe/ kitchen cabinets,  
mechanical ventilation units (If any) and air-  
conditioning fan coil units (if any) are subjects to  
architect's sole discretion and final design

**Household Shelter :**

The Household Shelter is designed for use as civil defence shelter. The walls, ceiling floor and door of the Household Shelter shall not be hacked, drilled, altered or remove.

**Mechanical Car Parking System :**

The Mechanical Car Parking System has to be maintained regularly by the specialist to ensure that it is in good and proper working condition. The vendor shall not be held responsible for the operation, procedure, delay, safety and damages caused with the use of the System.

**Kovan Central Pte Ltd** (a member of Pollux Properties Ltd)

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**Email** kovan@ssagroup.com.sg  
**Website** www.parkresidences.com.sg

**Project Details:**

Developer: Kovan Central Pte Ltd • UEN No: 201025722K • Developer's Licence No: CO795 • Tenure of Land: Freehold  
• Legal Description: MK22-98824N • Expected Date of Delivery of Vacant Possession: No Later than 31st December 2013  
• Expected Date of Legal Completion: No Later than 31st December 2015 • Building Plan No: A1525-00029-2010-BP01

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