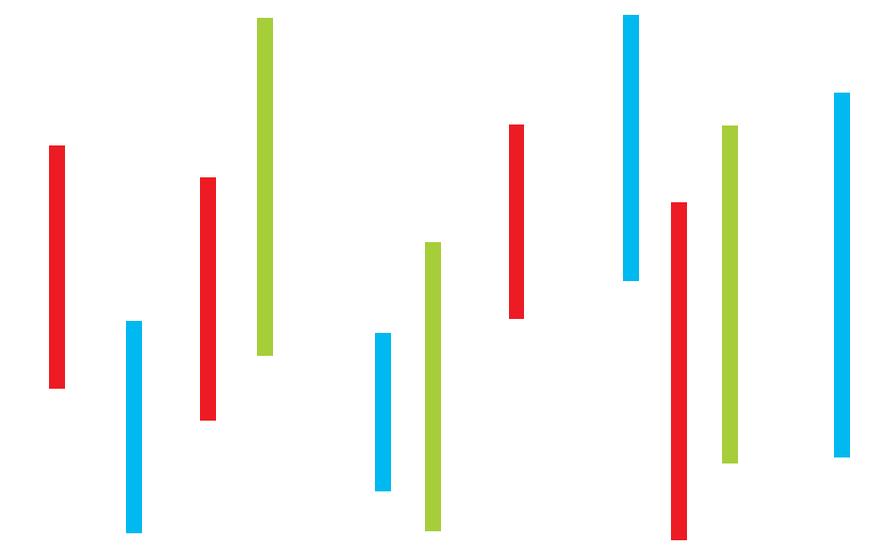


SPACE  
@ K O V A N





a space to

**Indulge.** **Impress.** **Invigorate.**



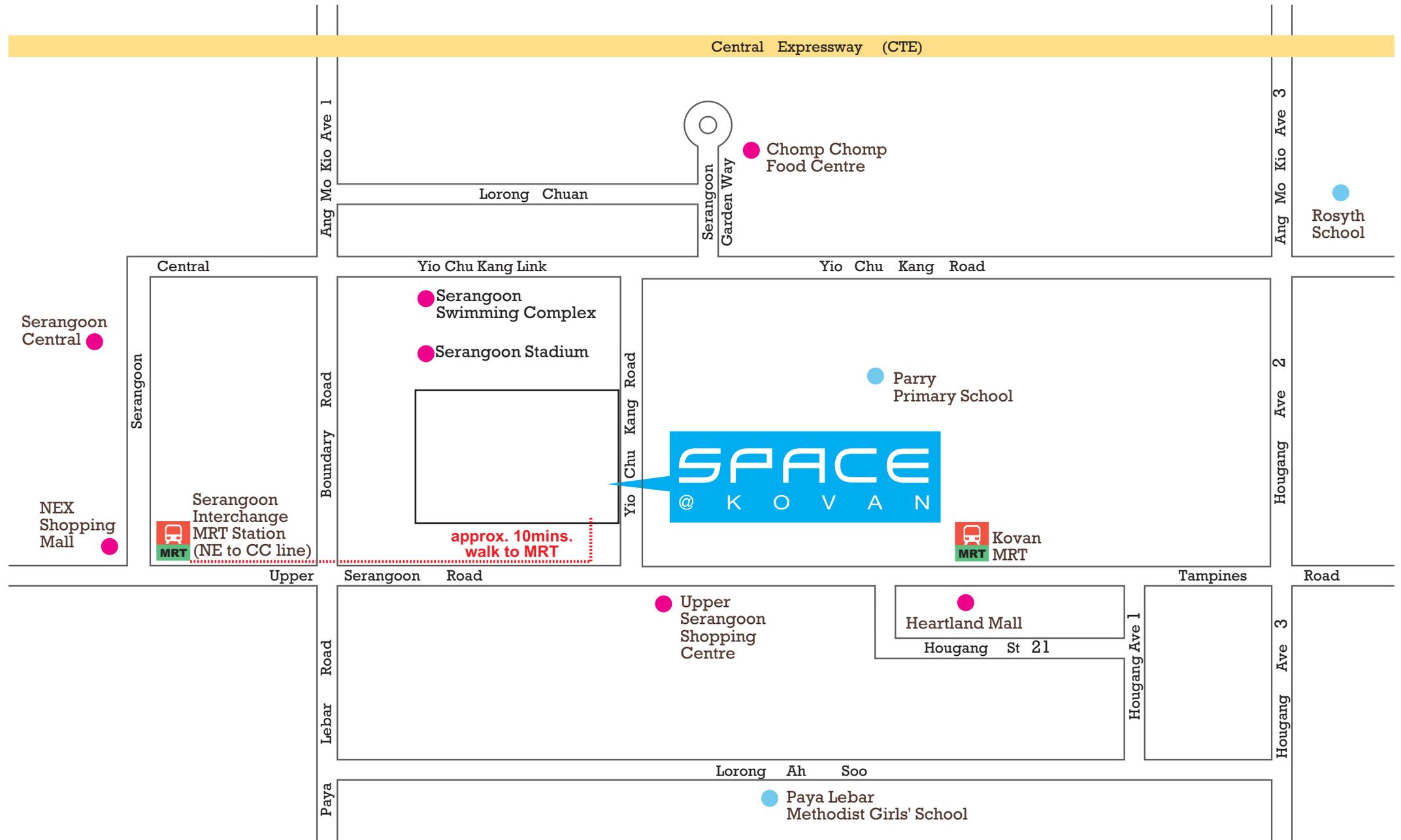


Space@Kovan, a luxury residential and retail space for the discriminating individual in the heartland of Serangoon.





\*plastic sheet see through



\*plastic sheet opaque

a space to

where your every needs is catered for.

Space@Kovan is located in a prime spot with Serangoon MRT just a stone's throw away connecting you to the rest of Singapore via the Circle and Northeast lines. Shopping malls such as Nex and Heartland Mall are a stone's throw away, offering a wide range in retail and entertainment options. Famous food outlets such as Chomp Chomp Food Centre are a short ride away, ensuring that foodies are always spoilt for choice. Prestigious schools such as Paya Lebar Methodist and Rosyth Primary School are within close proximity.



10 mins drive to  
Chomp Chomp Food Centre

10 mins drive To CTE



5 mins drive to NEX Shopping Mall



5 mins drive to  
Serangoon Interchange MRT Station  
(north-east to circle line)



SPACE  
@ K O V A N



5 mins drive to Heartland Mall



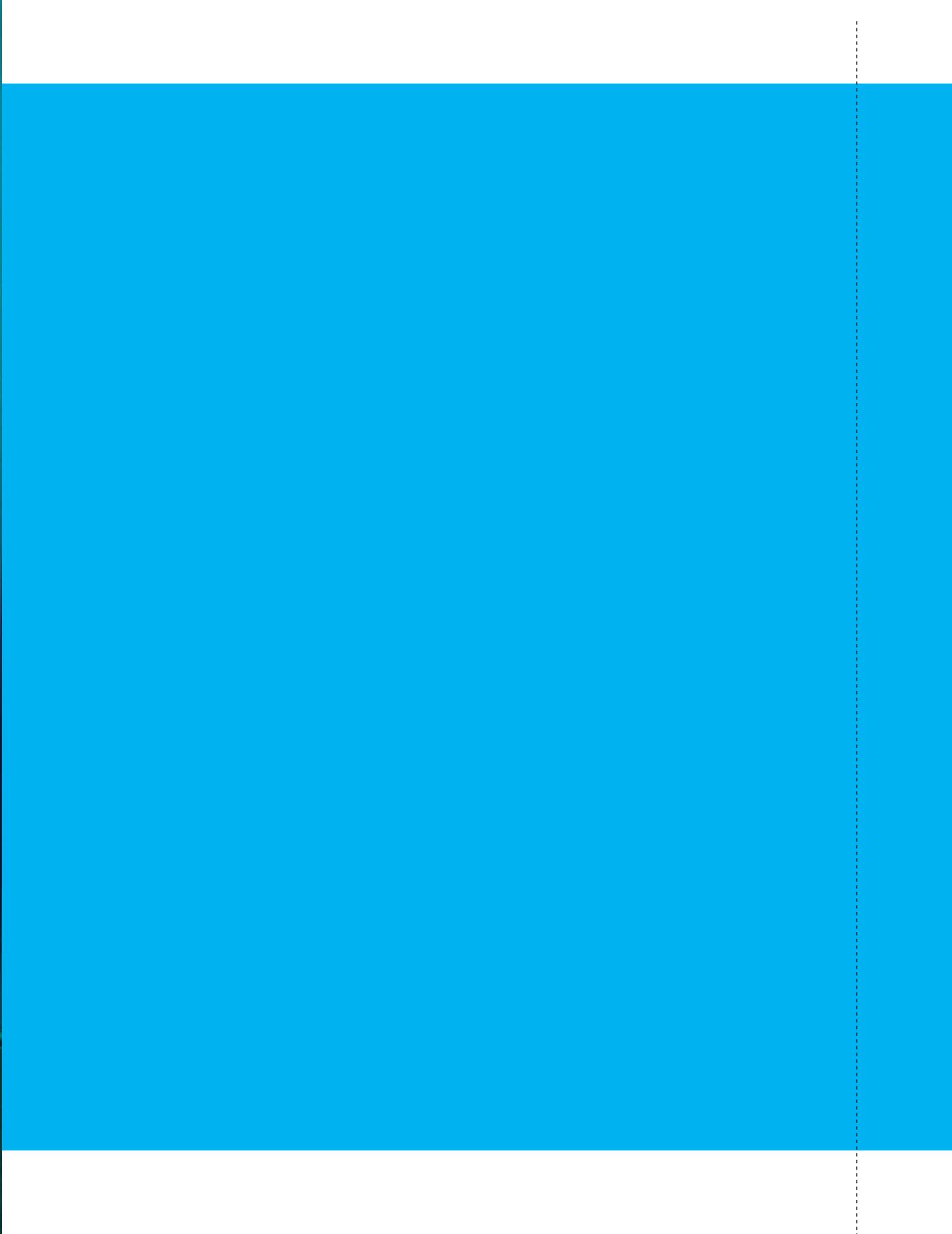
8 mins drive to  
Paya Lebar Methodist Girls' School

10 mins To KPE



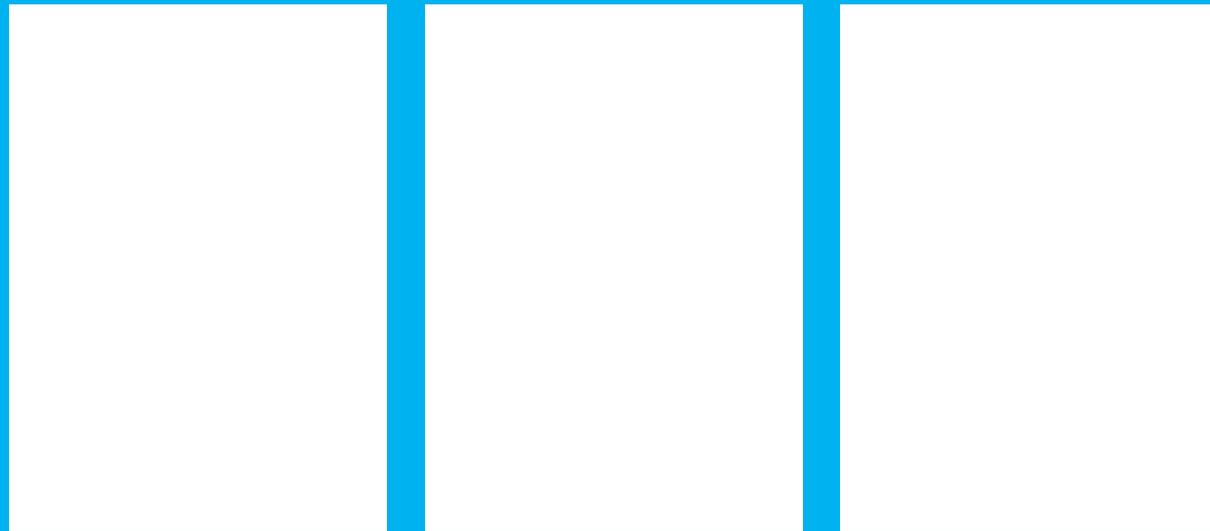
a space  
for your  
unique  
lifestyle.

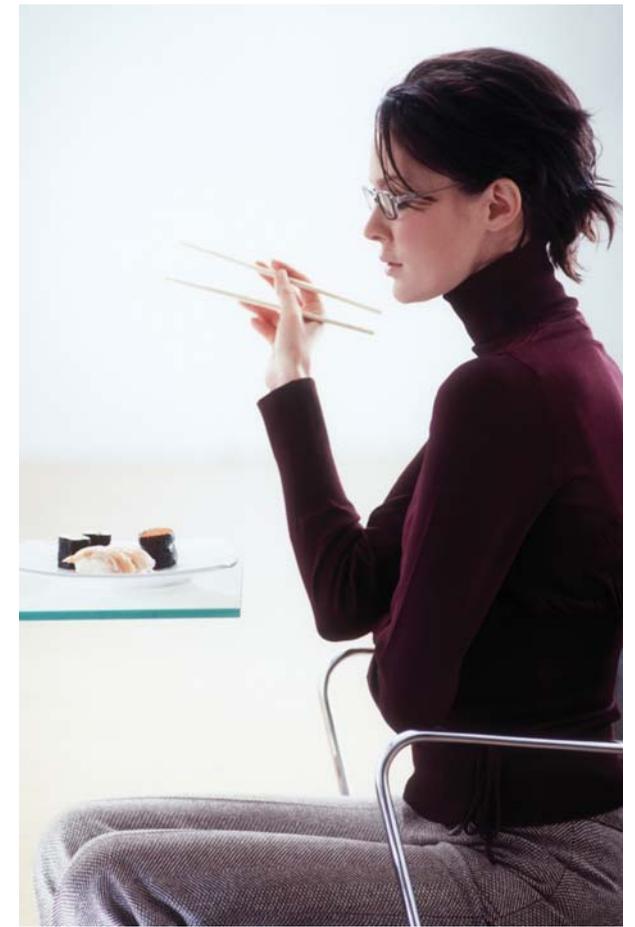




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a space  
for life's  
little surprises.





Space@Kovan is a hive of activity where you are never short of things to do. Pamper yourself with shops that cater for your every indulgence. Enjoy unparalleled convenience with all your needs taken care of literally at your doorstep.

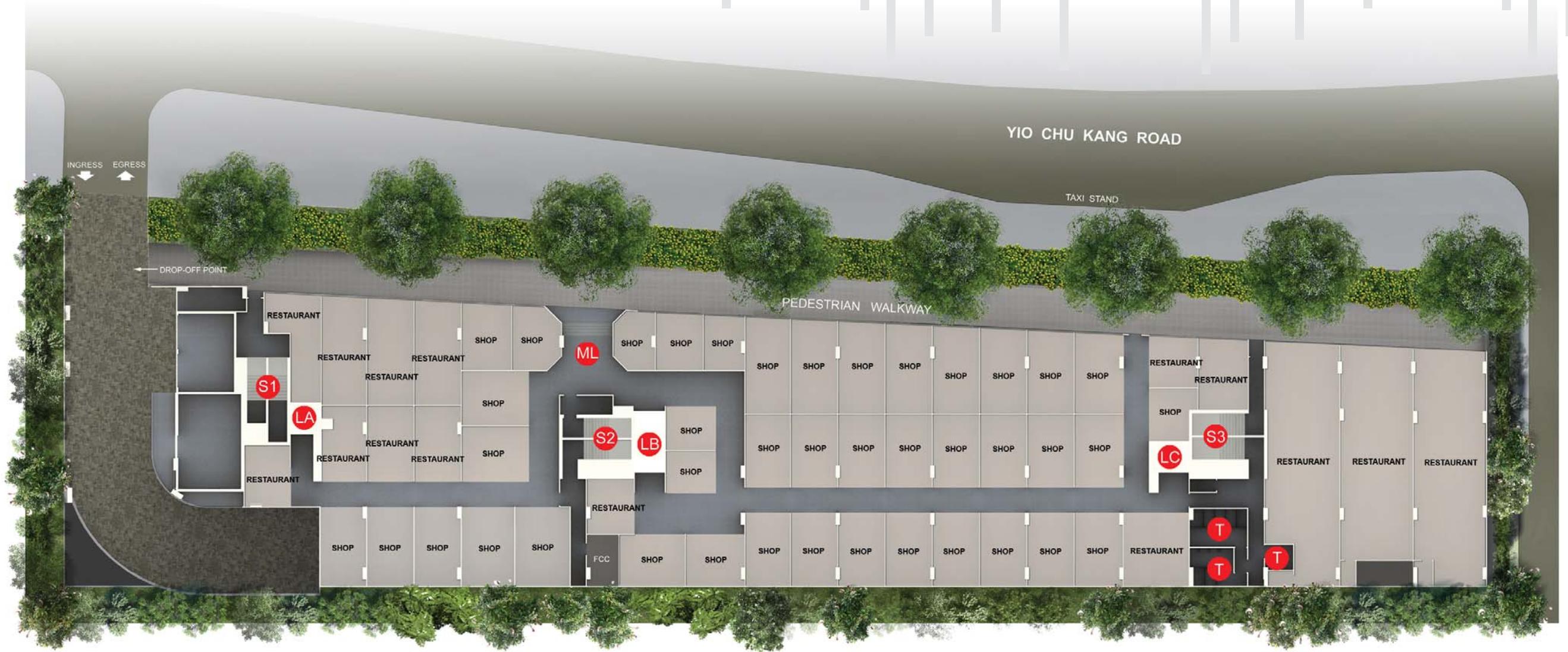
For the funky fashionista with a fabulous choice of retail options available within. Get the best and latest in trend, right where you live. Treat yourself to delightful delicacies or gratify your discerning palate with the finest food and drink.

All within Space@Kovan.



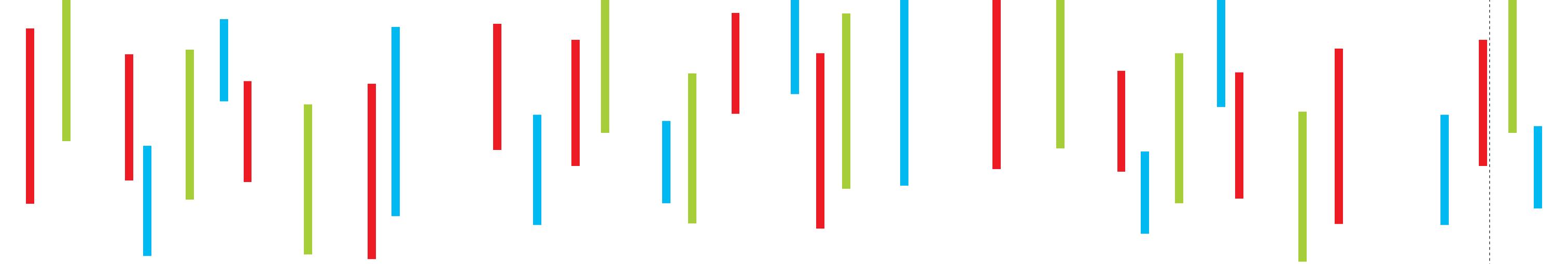
artist's impression only

# COMMERCIAL SITE PLAN



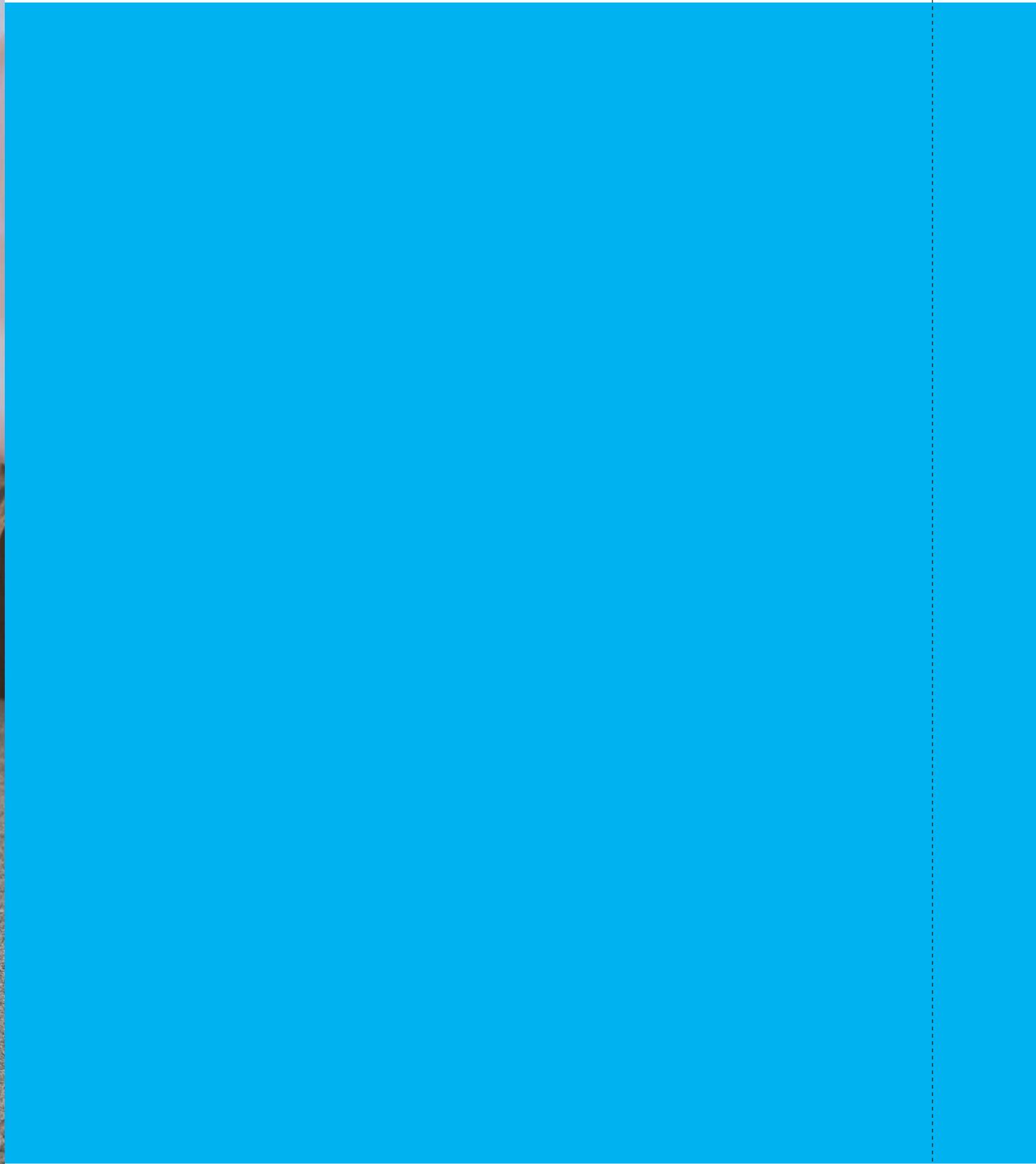
- LA Lift Lobby A
- LB Lift Lobby B
- LC Lift Lobby C
- S1 Stair 1
- S2 Stair 2
- S3 Stair 3
- ML Main Lobby
- T Toilet

The terms "Shop" and "Restaurant" are as stated in Class I and Class III respectively of the Definition of Use Classes as stipulated by Urban Redevelopment Authority (URA). "Restaurant" includes a snack bar or cafeteria.



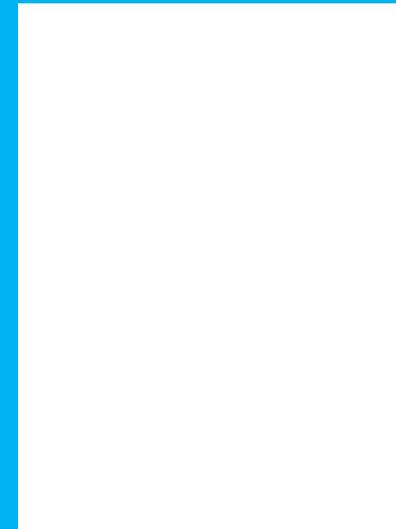
Space@Kovan has 140 apartments and 56 commercial units located within a building that boasts of contemporary and cutting-edge architecture. Enjoy a unique lifestyle that boasts convenience, style and sophistication within a complex that will delight and surprise you with its modern yet elegant nature. Space@Kovan is truly for the discerning individual who values the best life has to offer.

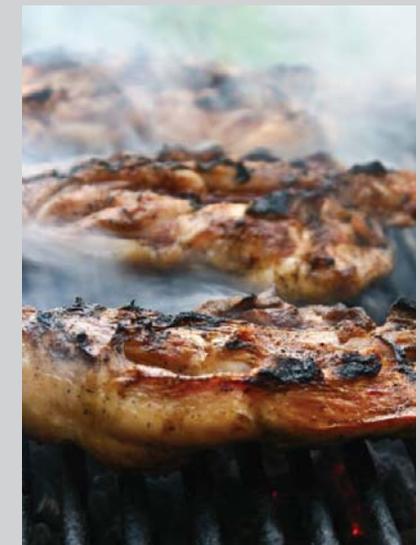




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a space  
to enjoy the  
good life.

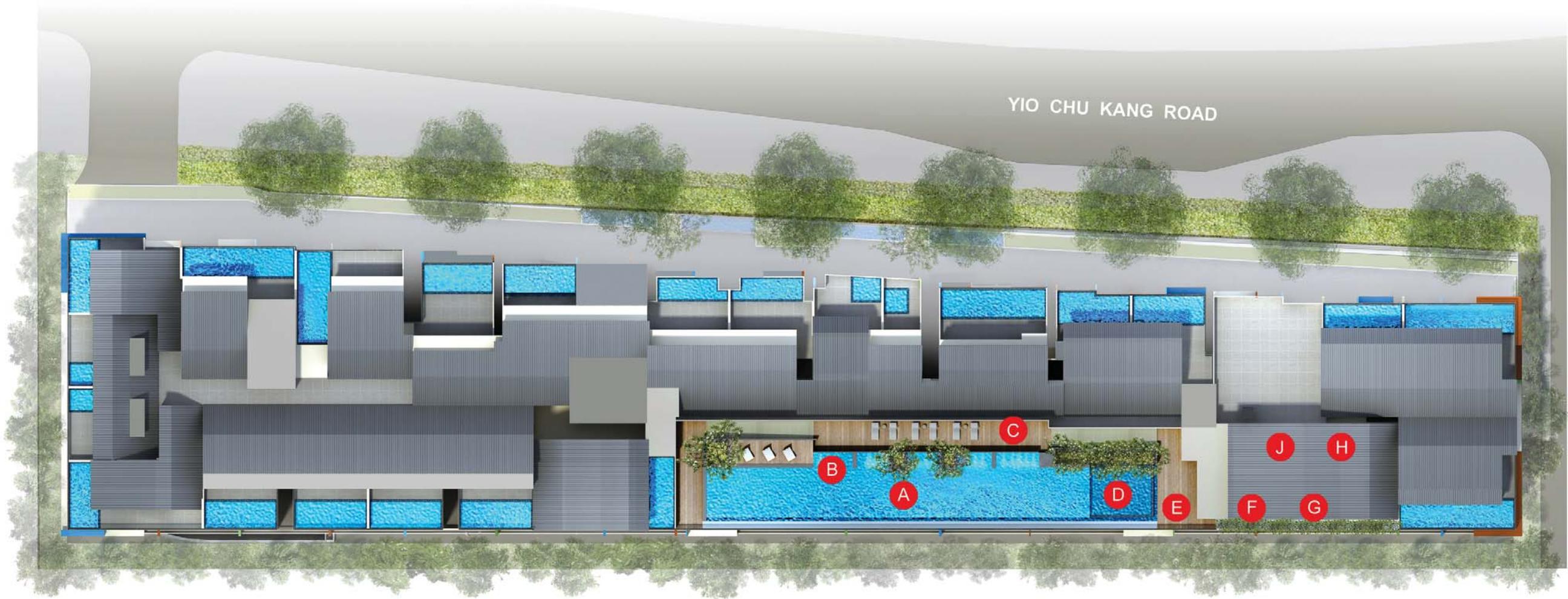




Space@Kovan gives you the freedom to soothe away the stresses of modern living with gym and jacuzzi facilities.

Spend quality time with family and friends over an intimate BBQ or book the rooftop function room, complete with breathtaking views, for those bigger parties.

# S I T E P L A N



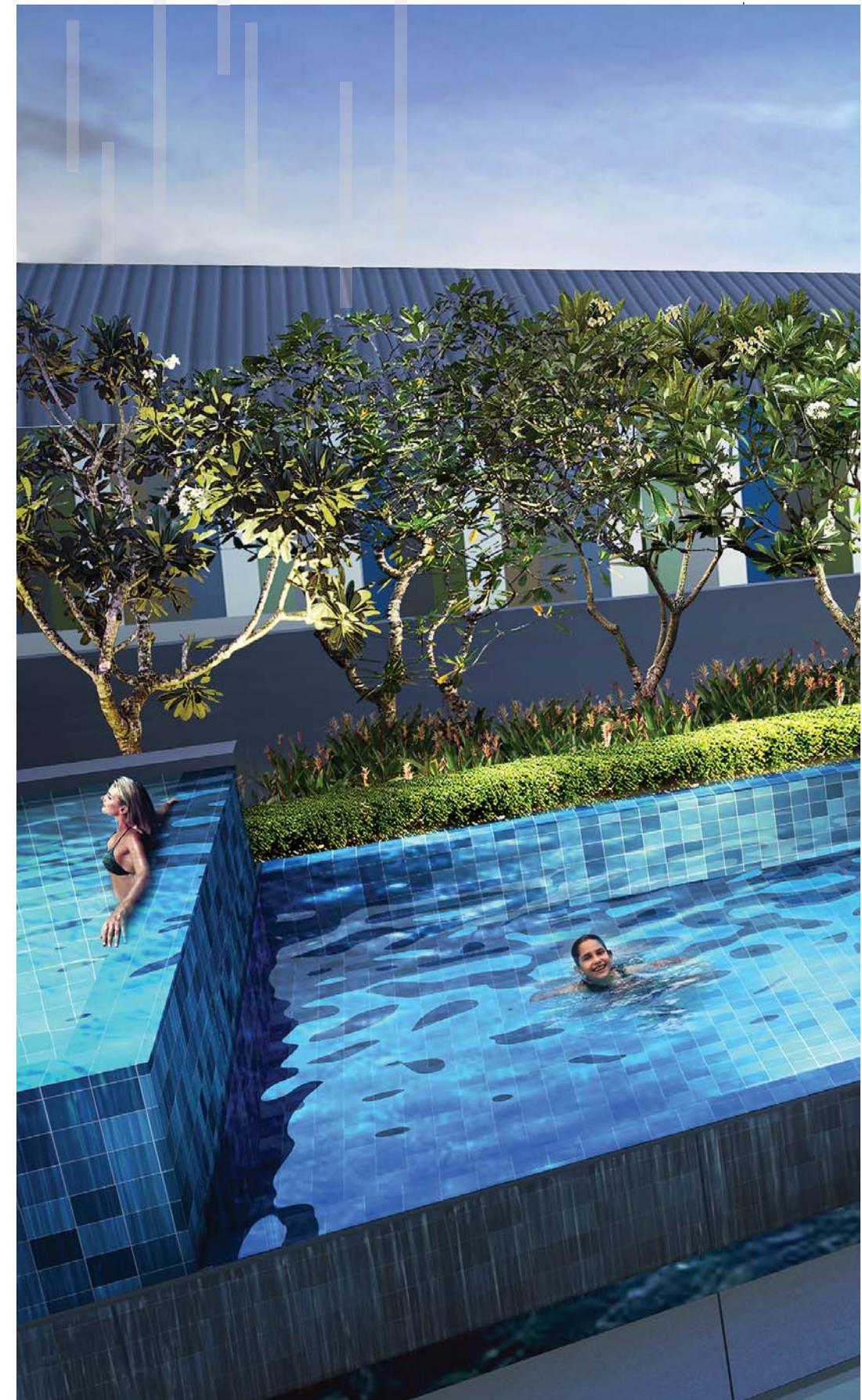
- |                           |                        |
|---------------------------|------------------------|
| <b>A</b> Swimming Pool    | <b>F</b> Function Room |
| <b>B</b> Water Jet Corner | <b>G</b> Gymnasium     |
| <b>C</b> Pool Deck        | <b>H</b> Changing Room |
| <b>D</b> Wading Pool      | <b>J</b> Toilet        |
| <b>E</b> BBQ Area         |                        |



artist's impression only

a space  
to entertain  
and impress.

Imagine hosting unforgettable parties with a view that your guests will marvel at...

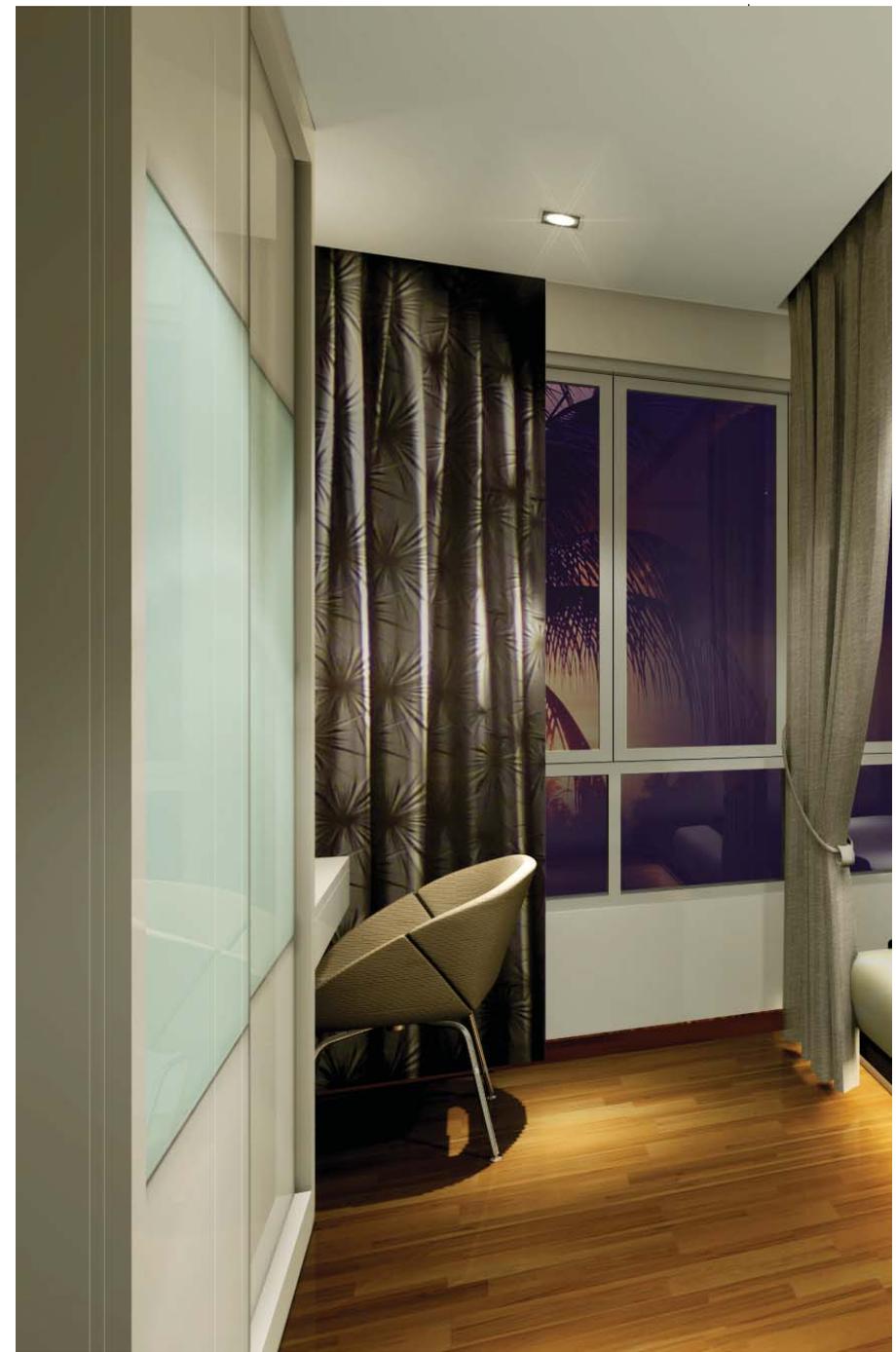






a space  
to unleash your  
inner passion.







Tastefully appointed apartments come equipped with the finest fittings from renowned brands. Some apartments come fitted with luxurious amenities such as rain showers while others are exquisitely furnished with products that exude style and quality.

**GROHE**  
ENJOY WATER®

**DURAVIT**



# P E N T H O U S E

For those who have made it, Space@Kovan offers the ultimate in luxury living - your very own penthouse with a private pool. Relaxing by your own poolside after a hard day at the office. Your wildest dreams come true. Only at Space@Kovan.



Name of Project: Space@Kovan

Developers: RP North Pte Ltd  
RP Properties Pte Ltd  
Roxy-Pacific Developments Pte Ltd

Developer Licence No: C0706

Tenure of Land: Estate in Fee Simple Lot 12823C MK 18 at  
Yio Chu Kang Road

Building Plan No: A1404-00301-2010-BP01

Expected Date of TOP: 31 December 2016

Expected Date of Legal  
Completion: 31 December 2019

Developer:



**RP Properties  
Pte. Ltd.**



**RP North  
Pte. Ltd.**



**Roxy-Pacific  
Developments Pte Ltd**

Sole Marketing Agent:

Brochure design by:

**Huttons**<sup>®</sup>  
realestategroup

AMELIA HOE  
AMELIAHOELM@YAHOO.COM.SG



Nova 88

OTHER QUALITY DEVELOPMENTS



Jupiter 18



The Marque@Irrawaddy



The Ambrosia



