

The perfect elements to a blissful life.

Your bliss, found.

In your hands right now,
within these few leaves of paper,
we disclose to you the
hidden secrets of the northeast.
Here is where the perfect elements to
a blissful life have been enjoyed quietly,
for ages. And soon,
it will be yours.

Bestowed with the knowledge
of how certain elements in nature can
heighten every experience,
we have created a habitat
of refuge – where you can be one
with the environment, where poetic
eco-living is at its finest.

Your home in Bliss@Kovan
binds together these essential elements,
harnessing their energies – to
create a harmonious balance,
for a life embraced
in fullness and purpose.

That joyous place which you have been seeking your entire life, has finally been found.

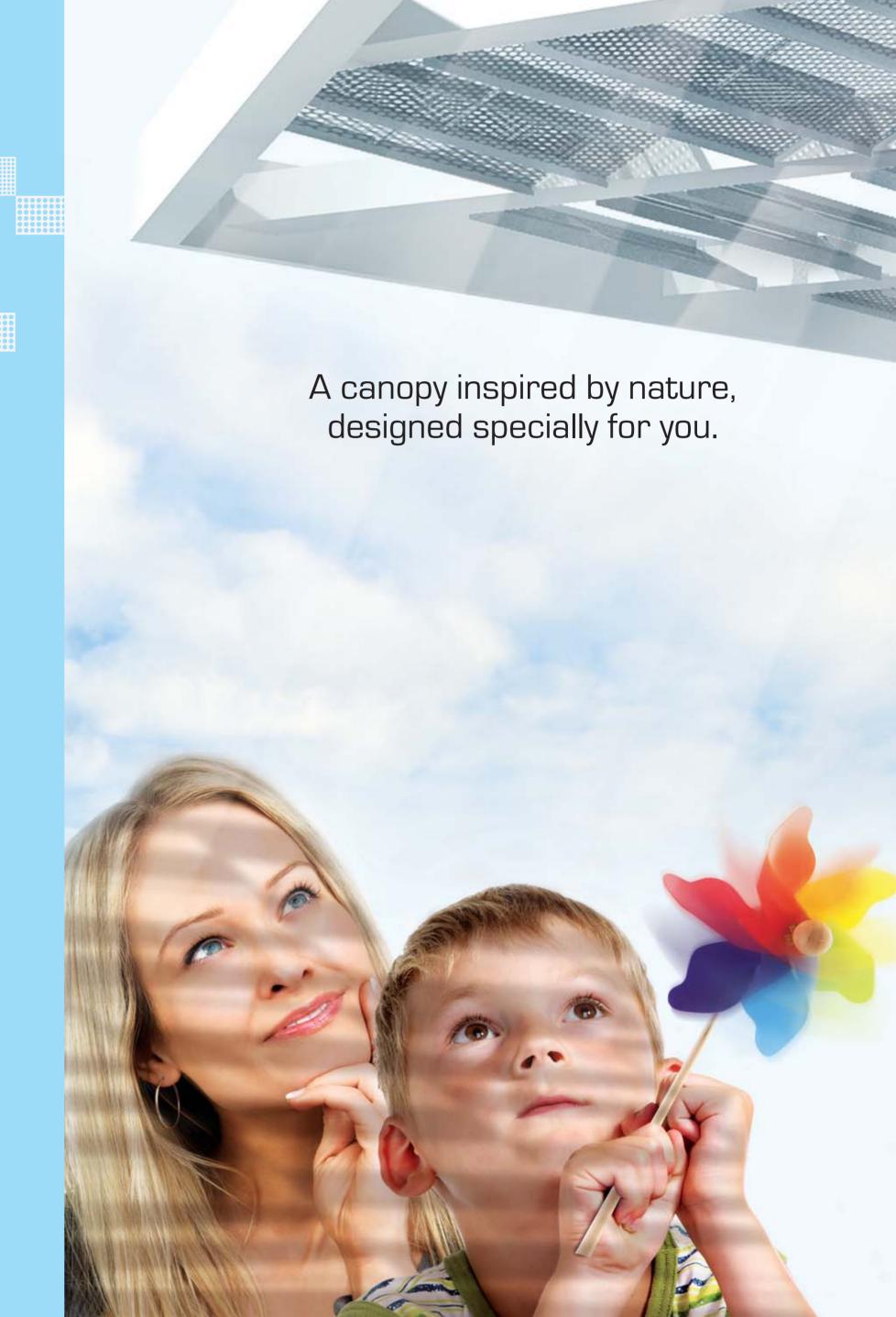
Welcome.



Taming The Wind Above.

Be greeted by a gentle, soothing breeze. From the moment you set foot into Bliss@Kovan, right to your doorstep. Sweeping the fleeting winds down from the skies above, uniquely designed trellises sprawling over the roof terrace provide a steady stream of air through the residence – breathing new life, new beginnings. And like a tree's canopy, it also shades away the sun – transforming the idyllic green landscape into a cool, microclimate environment that is yours to take in, with every breath, every single day.

Ever so inviting, ever so uplifting, this is where home is. And you have arrived.









Think of home as more than a freehold residence of 140 exclusive units quietly tucked away in a mature private estate in northeast Singapore. Think of it as a biotope of possibilities – a place where nature inspires the way you live and nurtures your very well being.

Here you are one, with all that surrounds you.

Chiselled to Complement Nature.

Everything you find at Bliss@Kovan has a purpose. From the well-positioned north-south facing housing block, and the finely crafted landscape adorned with plush trees and gardens, to the vertical green wall and rainwater harvesting features. Every single architectural detail is carefully thought out and integrated to create a conducive, sustainable environment – where both you and nature can grow and flourish in perfect harmony, in one dynamic ecosystem.

spend your days in the embrace of nature; swoon over its arresting beauty and tranquility and uncover a more profound experience and love, for life.





Imagine a home built with you and the environment in mind. A place with green innovative features that improve energy and water efficiencies, protect and care for the eco-system, and preserves all that you hold dear. Such a place has been conferred the internationally renowned BCA Green Mark Gold Plus Award. And this place is Bliss@Kovan.



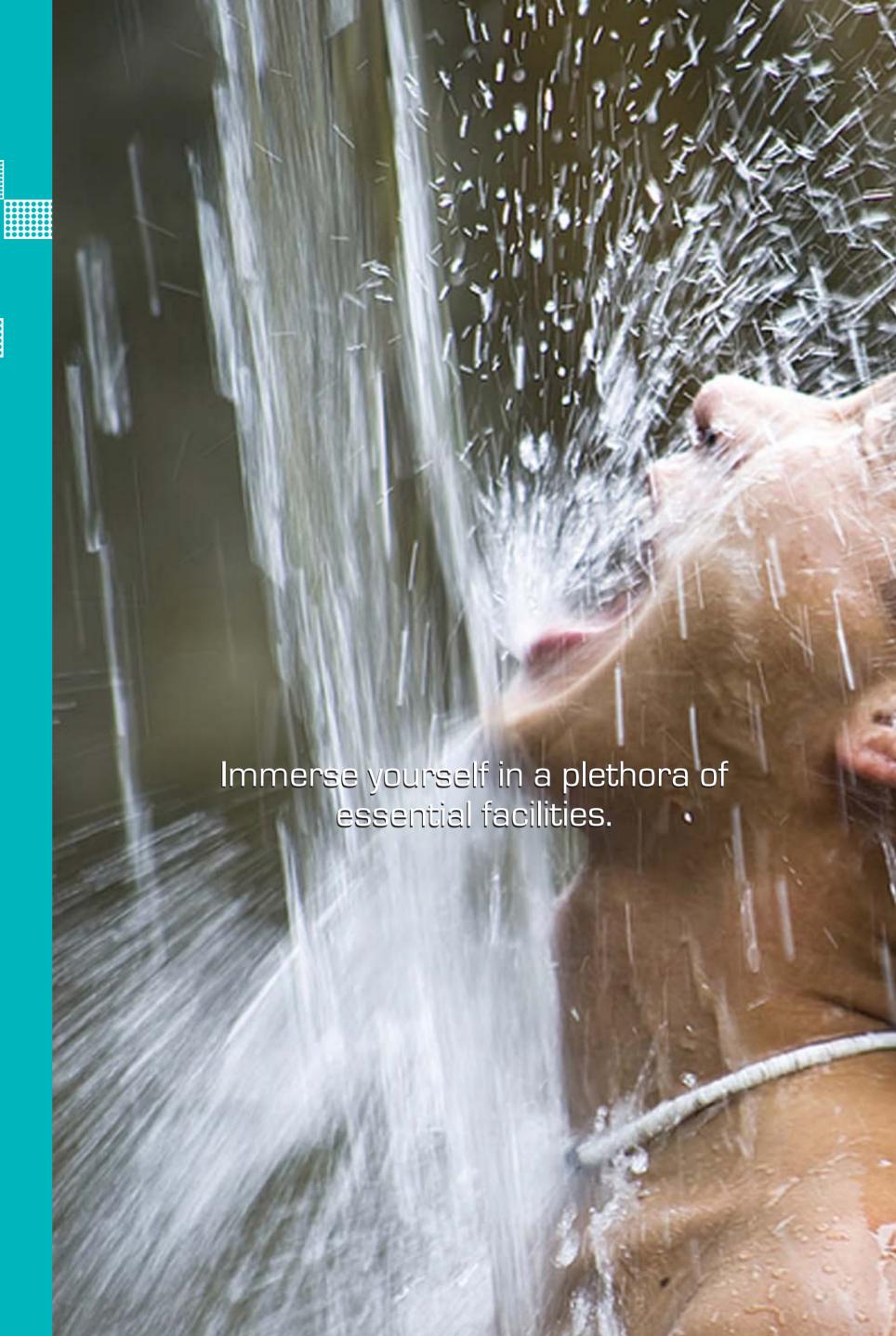




A Wellspring of Life's Simple Joys.

Your journey into the plentiful life begins with an ever-flowing choice of indulgences. An oasis for the mind, body and soul to recharge, replenish and renew its energies, here you will find a range of top-class facilities and recreational areas, all meticulously put together for your picking. Be it a quiet spot to collect your thoughts, a gathering place for a cherished few, or a pit stop to invigorate your senses, there's always an abundance of life's simple luxuries to relish.

Your sanctuary of wellness awaits. Go on, soak it all in.











Escape into your world. It's all yours to enjoy at Bliss@Kovan. Take a refreshing swim, a relaxing massage or just bask under the shade amid serene greenery. Pump up your adrenaline in the state-of-the-art gym, or spend quality time with friends and family at the outdoor dining pavilion while watching the kids play at the playground.

This is how life should be – having it your way, every day.



The Spaces Between.

Welcome. To a whole new dimension of living. Where the essence of space is defined by seamless fluidity, well-appointed interiors and abundant natural lighting.

But a place where every detail, from the high ceilings – up to 4m for penthouse units, down to natural marble and timber floorings; from the ingeniously designed kitchen, living, dining areas to the cosy bedrooms and balcony – is created to redefine the way you and your family members experience and interact with personal living spaces. Bringing about a heightened sense of belonging, warmth and closeness.

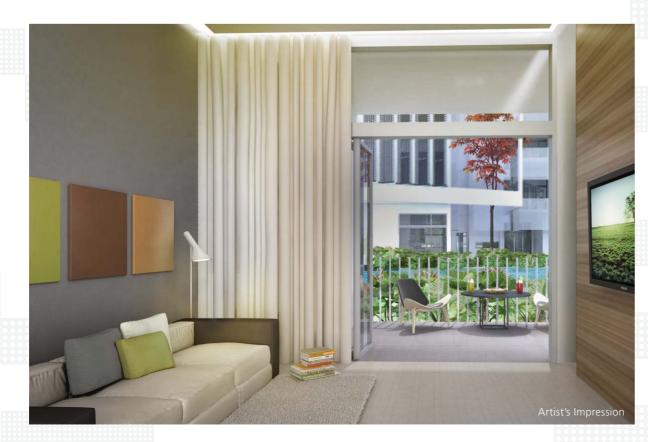
This is how home should feel like.





Whatever your preferred lifestyle, there is always ample space to live out your aspirations. Choose from a 1-, 2-, or 3- bedroom units, or open up to the high life with our 22 exclusive penthouses with private rooftop terraces. Unwind and relax amongst the exquisitely manicured planters, tiered timber deck platforms, and take a dip in your very own Jacuzzi or plunge pool as you take in the breathtaking views around. Your personal retreat away from it all, is now just within your reach.









Radiating Many Paths.

Of the many journeys life takes you on, there is only one destination that truly matters. Whatever you do, wherever your pursuits take you, Bliss@Kovan is the place that brings you closer to all that you could want. Located at the crossroads of countless conveniences, it is a beacon of light paving the way for your heart's every desire. Be it work, live or play, seek your passions and you will find. So take pleasure in living the lifestyle you deserve. Choose abundantly. Have no reservations.





With Kovan MRT a mere 5 minutes walk away and major expressways easily accessible from home, commuting to your desired destination, anywhere on the island is simply hassle-free. Well situated near renowned educational institutions like Serangoon Junior College, Paya Lebar Methodist Girls Primary and Secondary Schools, Bliss@ Kovan is also a bridge to various lifestyle activities. Enjoy a dose of retail therapy, savour delectable cuisines, or head to the stadium for some cardio workout. There's so much more to look out for at Bliss@Kovan.





POH HUAT ROAD WEST

RICHARDS AVE

KOVAN

UPPER SERANGOON ROAD

DPS International Sch



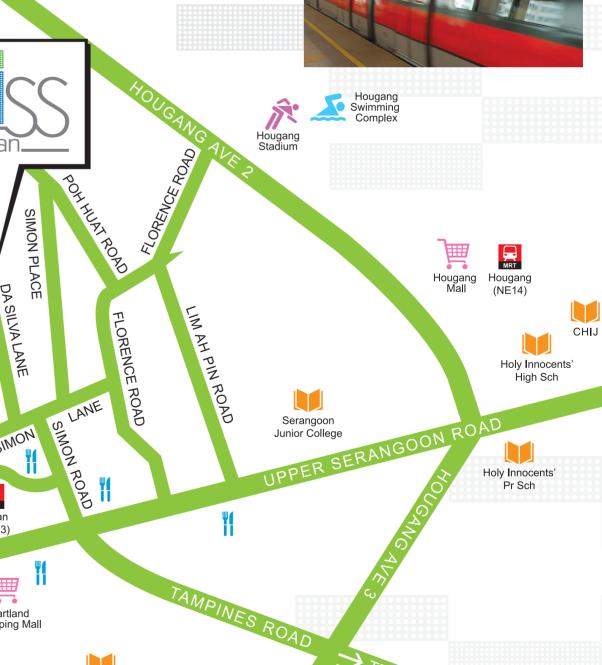




Paya Lebar

Paya Lebar

Methodist Girls' Pr Sch Methodist Girls' Sec Sch







Site Plan

LEGEND

- 1 Lap Pool
- 2 Children's Play Pool
- 3 Hydro Massage
- Spa Pool and Pavilion
- Outdoor Shower
- 6 Pool Deck
- Communal Male and Female Changing
 Rooms with Shower Facilities (1st Storey)
- 8 Cascading Water Entrance Court
- 9 Drop-off
- 10 Guardhouse
- 11 Entrance Foyer
- Water Feature
- 13 Secondary Pedestrian Access
- 14 Biological Pond
- 15 Vertical Green Wall and Garden Walk
- 16 Rain Garden with integrated Bioswale
- 7 Signature Tree
- 18 Clubhouse (2nd storey)
- 19 Gym (3rd storey)
- Dining Pavilion with Barbeque and Kitchen Facilities
- 21 Children's Playground

Unit Distribution Chart

	Storey Unit	01	02	02 03		05
a	Roof Terrace 5th	Type A8	Type A9	Type B14		Type B11
2 Simon Lan		2,174 sqft	2,357 sqft	1,765 sqft	Type C5 495 sqft	1,615 sqft
	4th	Type A5 1,163 sqft	Type A6 1,249 sqft	Type B9 915 sqft	Type C5 495 sqft	Type B6 797 sqft
	3rd	Type A5 1,163 sqft	Type A6 1,249 sqft	Type B9 915 sqft	Type C5 495 sqft	Type B6 797 sqft
	2nd	Type A5 1,163 sqft	Type A6 1,249 sqft	Type B9 915 sqft	Type C5 495 sqft	Type B6 797 sqft
	1st	Type A2 1,313 sqft	Type A3 1,227 sqft	Type B4 936 sqft	Type C1 506 sqft	Type B1 893 sqft

	Storey Unit	06	07	08	09	10
Je	Roof Terrace	Type A8	Type A9	Type A7		Type B12
Lan	5th	2,174 sqft	2,357 sqft	2,217 sqft	Type C6 592 sqft	1,679 sqft
Simon	4th	Type A5 1,163 sqft	Type A6 1,249 sqft	Type A4 1,227 sqft	Type C6 592 sqft	Type B7 840 sqft
2A Sir	3rd	Type A5 1,163 sqft	Type A6 1,249 sqft	Type A4 1,227 sqft	Type C6 592 sqft	Type B7 840 sqft
	2nd	Type A5 1,163 sqft	Type A6 1,249 sqft	Type A4 1,227 sqft	Type C6 592 sqft	Type B7 840 sqft
	1st	Type A2 1,313 sqft	Type A3 1,227 sqft	Type A1 1,130 sqft	Type C2 614 sqft	Type B2 915 sqft

	Storey	11	12	13	14	15
ne	Roof Terrace	Type B14A	Type A9	Type A7		Type B12
2B Simon Lar	5th	1,765 sqft	2,357 sqft	2,217 sqft	Type C6 592 sqft	1,679 sqft
	4th	Type B9A 915 sqft	Type A6 1,249 sqft	Type A4 1,227 sqft	Type C6 592 sqft	Type B7 840 sqft
	3rd	Type B9A 915 sqft	Type A6 1,249 sqft	Type A4 1,227 sqft	Type C6 592 sqft	Type B7 840 sqft
	2nd	Type B9A 915 sqft	Type A6 1,249 sqft	Type A4 1,227 sqft	Type C6 592 sqft	Type B7 840 sqft
	1st	Type B4 936 sqft	Type A3 1,227 sqft	Type A1 1,130 sqft	Type C2 614 sqft	Type B2 915 sqft

	Storey Unit	16	17	18	19
6 Simon Lane	Roof Terrace	Type B15	Type A8	Type A9	
	5th	1,776 sqft	2,174 sqft	2,357 sqft	Type C7 527 sqft
	4th	Type B10 926 sqft	Type A5 1,163 sqft	Type A6 1,249 sqft	Type C7 527 sqft
	3rd	Type B10 926 sqft	Type A5 1,163 sqft	Type A6 1,249 sqft	Type C7 527 sqft
	2nd	Type B10 926 sqft	Type A5 1,163 sqft	Type A6 1,249 sqft	Type C7 527 sqft
	1st	Type B5 936 sqft	Type A2 1,313 sqft	Type A3 1,227 sqft	Type C3 560 sqft

	Storey Unit	20	21	22	23	24
ne	Roof Terrace	Type B12	Type A8	Type A9	Type A8	
6A Simon Lar	5th	1,679 sqft	2,174 sqft	2,357 sqft	2,174 sqft	Type C6 592 sqft
	4th	Type B7 840 sqft	Type A5 1,163 sqft	Type A6 1,249 sqft	Type A5 1,163 sqft	Type C6 592 sqft
	3rd	Type B7 840 sqft	Type A5 1,163 sqft	Type A6 1,249 sqft	Type A5 1,163 sqft	Type C6 592 sqft
	2nd	Type B7 840 sqft	Type A5 1,163 sqft	Type A6 1,249 sqft	Type A5 1,163 sqft	Type C6 592 sqft
	1st	Type B2 915 sqft	Type A2 1,313 sqft	Type A3 1,227 sqft	Type A2 1,313 sqft	Type C2 614 sqft

Lane	Storey Unit	25	26	27	28
	Roof Terrace	Type B13		Type A9	Type A8
	5th	1,808 sqft	Type C8 527 sqft	2,357 sqft	2,174 sqft
Simon	4th	Type B8 904 sqft	Type C8 527 sqft	Type A6 1,249 sqft	Type A5 1,163 sqft
	3rd	Type B8 904 sqft	Type C8 527 sqft	Type A6 1,249 sqft	Type A5 1,163 sqft
9B	2nd	Type B8 904 sqft	Type C8 527 sqft	Type A6 1,249 sqft	Type A5 1,163 sqft
	1st	Type B3 1,023 sqft	Type C4 527 sqft	Type A3 1,227 sqft	Type A2 1,313 sqft

Penthouse

Type C

1 Bedroom

Type B
2 Bedroom

Type A
3 Bedroom

Type C1

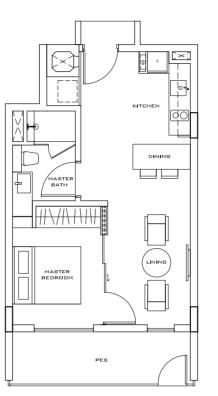
47 sq m/506 sq ft (Including PES 8 sq m/86 sq ft)

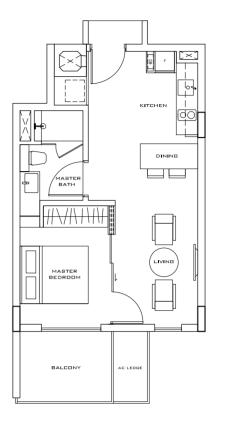
1 Bedroom -1G (Ground Level) #01-04

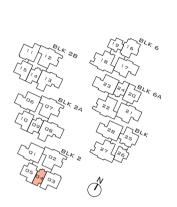
Type C5

46 sq m/495 sq ft

1 Bedroom -1 #02-04, 03-04, 04-04, 05-04



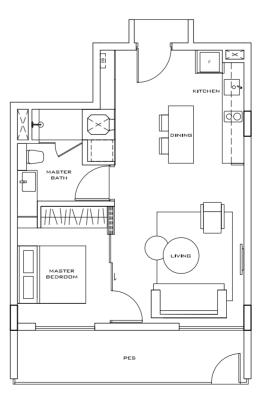




Type C2

57 sq m/614 sq ft (Including PES 10 sq m/108 sq ft)

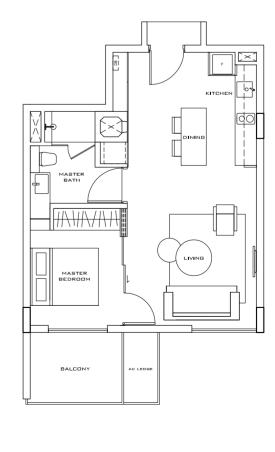
1 Bedroom -2G (Ground Level) #01-09, 01-14, 01-24

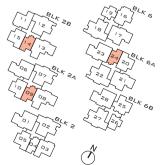


Type C6

55 sq m/592 sq ft

1 Bedroom -2 #02-09, 03-09, 04-09, 05-09 #02-14, 03-14, 04-14, 05-14 #02-24, 03-24, 04-24, 05-24





Type C3

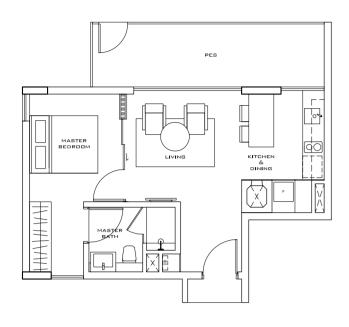
52 sq m/560 sq ft (Including PES 12 sq m/129 sq ft)

1 Bedroom -3G (Ground Level) #01-19



49 sq m/527 sq ft

1 Bedroom -3 #02-19, 03-19, 04-19, 05-19

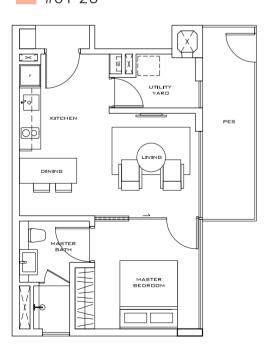




Type C4

49 sq m/527 sq ft (Including PES 8 sq m/86 sq ft)

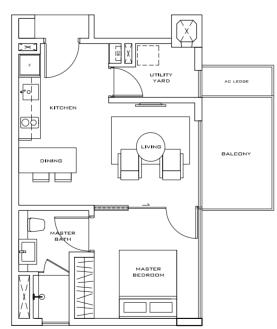
1 Bedroom -4G (Ground Level) #01-26

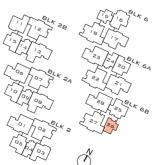


Type C8

49 sq m/527 sq ft

1 Bedroom -4 #02-26, 03-26, 04-26, 05-26

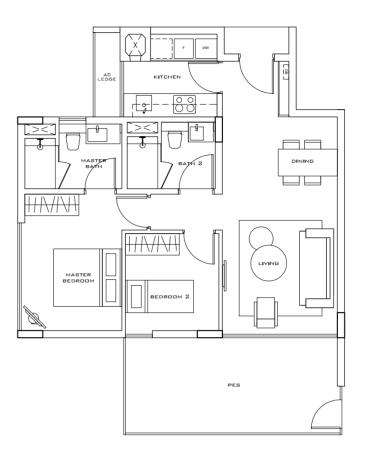




Type B1

83 sq m/893 sq ft (Including PES 17 sq m/183 sq ft)

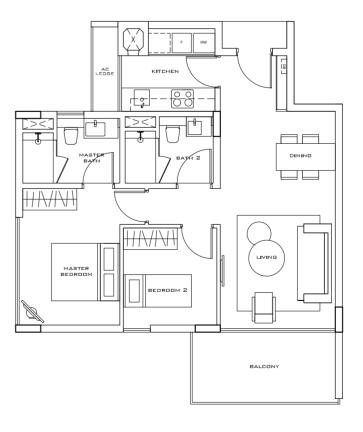
2 Bedroom -1G (Ground Level) #01-05

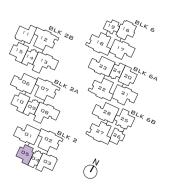


Type B6

74 sq m/797 sq ft

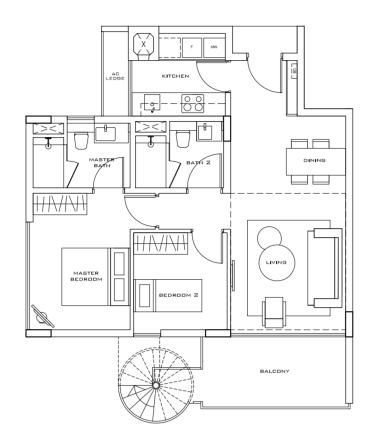
2 Bedroom -1 #02-05, 03-05, 04-05





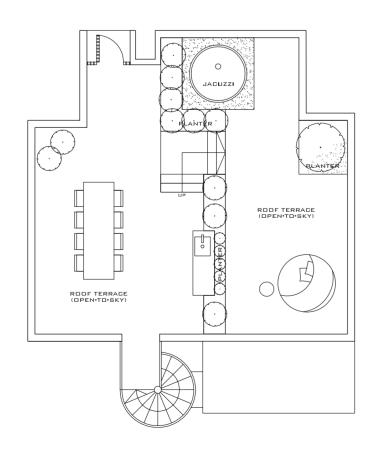
150 sq m/1615 sq ft (Including Roof Terrace 72 sq m/775 sq ft)

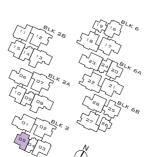
2 Bedroom -1PH (Penthouse, Lower Floor) #05-05



Type B11

2 Bedroom -1 PH (Penthouse, Upper Floor)

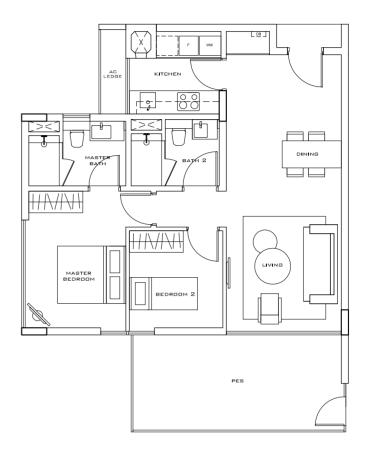




Type B2

85 sq m/915 sq ft (Including PES 16 sq m/172 sq ft)

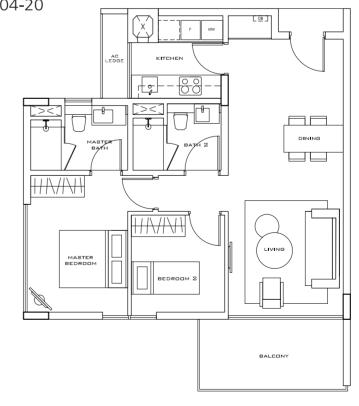
2 Bedroom -1A-G (Ground Level) #01-10, 01-15, 01-20

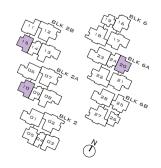


Type B7

78 sq m/840 sq ft

2 Bedroom -1A #02-10, 03-10, 04-10 #02-15, 03-15, 04-15 #02-20, 03-20, 04-20

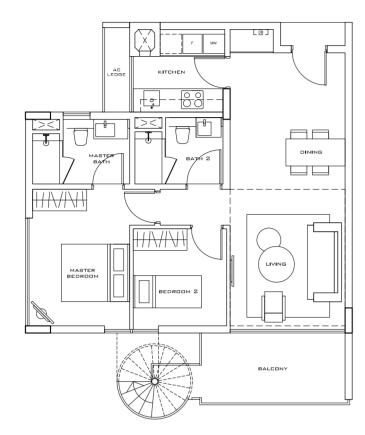




Area includes PES, balcony, AC ledge, planter, private pool and roof terrace. Plans are not drawn to scale and are subject to such amendment(s) as may be required or approved by the relevant authorities. All areas are approximate and are subject to final survey. The brand and model of all fittings, equipment and appliances supplied are subject to availability. In the event that they are not available, the developer will offer replacements of equivalent standard or value.

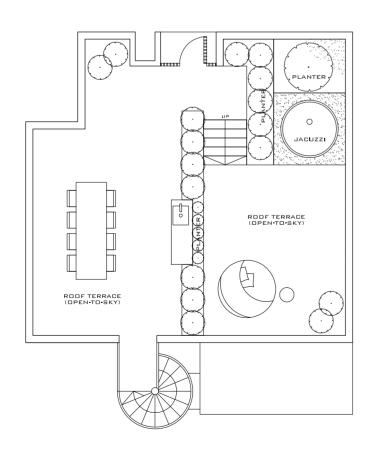
156 sq m/1679 sq ft (Including Roof Terrace 75 sq m/807 sq ft)

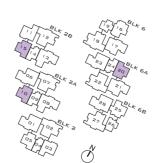
2 Bedroom -1A-PH (Penthouse, Lower Floor) #05-10, 05-15, 05-20



Type B12

2 Bedroom -1A-PH (Penthouse, Upper Floor)

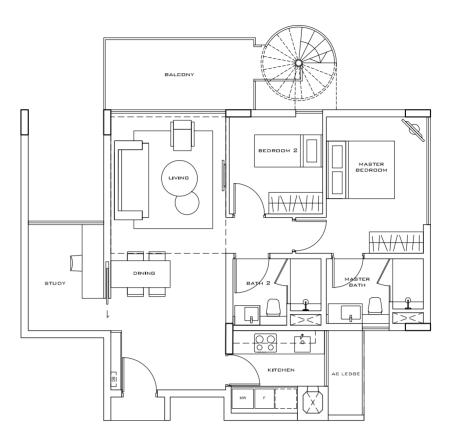




Type B13

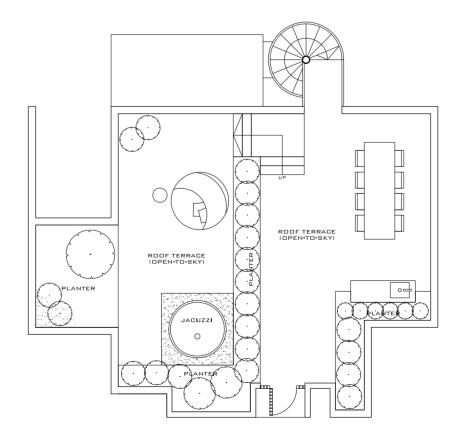
168 sq m/1808 sq ft (Including Roof Terrace 80 sq m/861 sq ft)

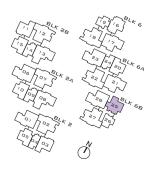
2 Bedroom -1B-PH (Penthouse, Lower Floor) #05-25



Type B13

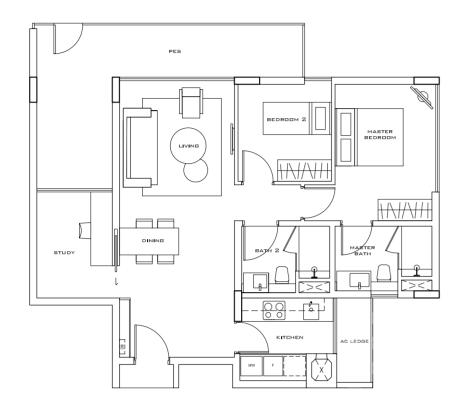
2 Bedroom -1B-PH (Penthouse, Upper Floor)





95 sq m/1023 sq ft (Including PES 19 sq m/205 sq ft)

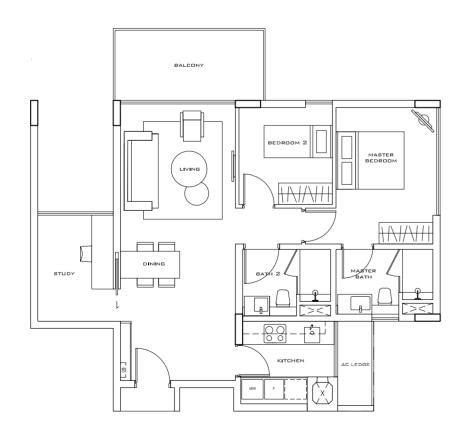
2 Bedroom -1B-G (Ground Level) #01-25

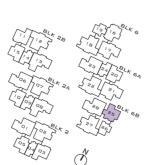


Type B8

84 sq m/904 sq ft

2 Bedroom -1B #02-25, 03-25, 04-25

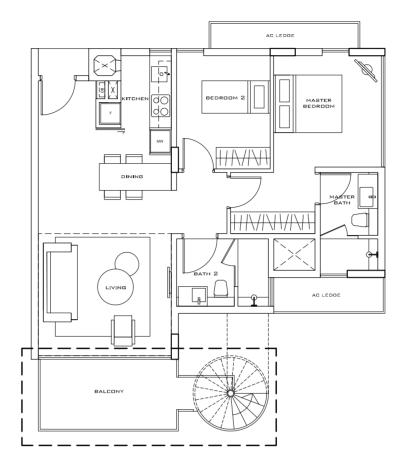




Type B14

164 sq m/1765 sq ft (Including Roof Terrace 76 sq m/818 sq ft)

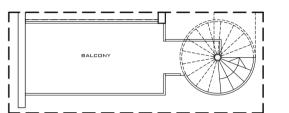
2 Bedroom -2-PH (Penthouse, Lower Floor) #05-03



Type B14A

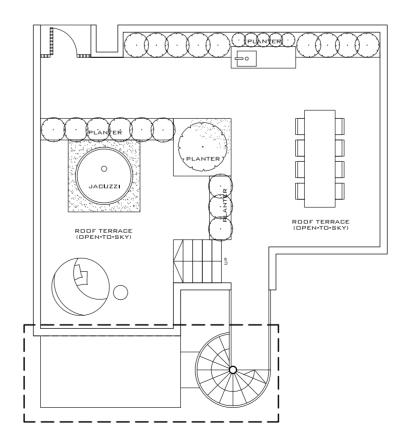
164 sq m/1765 sq ft (Including Roof Terrace 76 sq m/818 sq ft)

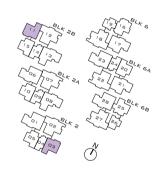
2 Bedroom -2A-PH (Penthouse, Lower Floor) #05-11



Type B14

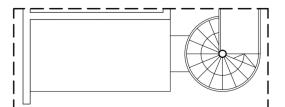
2 Bedroom -2-PH (Penthouse, Upper Floor) #05-03





Type B14A

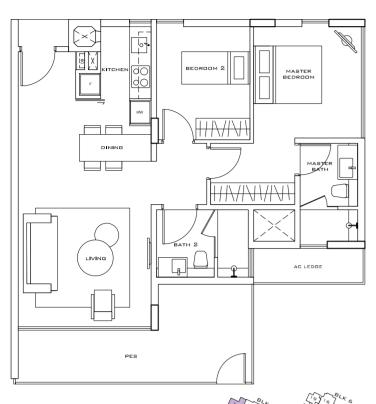
2 Bedroom -2A-PH (Penthouse, Upper Floor) #05-11



Area includes PES, balcony, AC ledge, planter, private pool and roof terrace. Plans are not drawn to scale and are subject to such amendment(s) as may be required or approved by the relevant authorities. All areas are approximate and are subject to final survey. The brand and model of all fittings, equipment and appliances supplied are subject to availability. In the event that they are not available, the developer will offer replacements of equivalent standard or value.

87 sq m/936 sq ft (Including PES 14 sq m/151 sq ft)

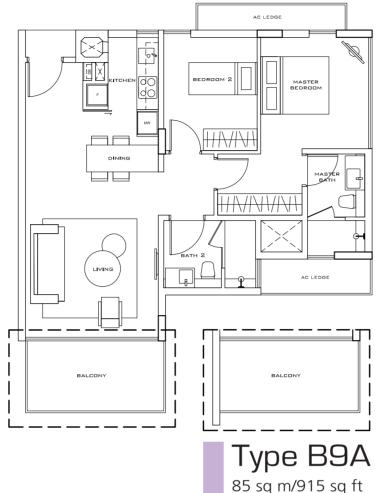
2 Bedroom -2-G (Ground Level) #01-03, #01-11



Type B9

85 sq m/915 sq ft

2 Bedroom-2 #02-03, 03-03, 04-03



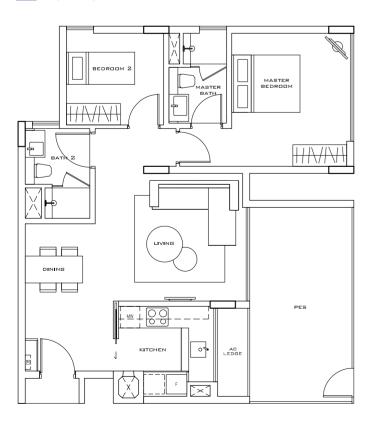
2 Bedroom -2A

#02-11, 03-11, 04-11

Type B5

87 sq m/936 sq ft (Including PES 16 sq m/172 sq ft)

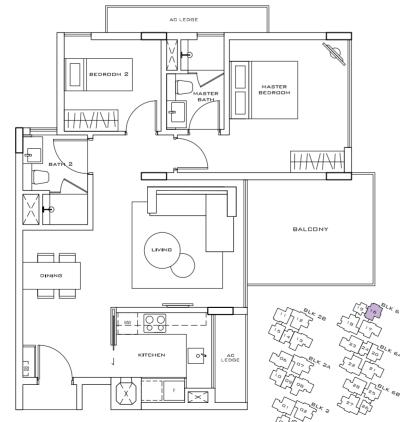
2 Bedroom -3-G (Ground Level) #01-16



Type B10

86 sq m/926 sq ft

2 Bedroom -3 #02-16, 03-16, 04-16

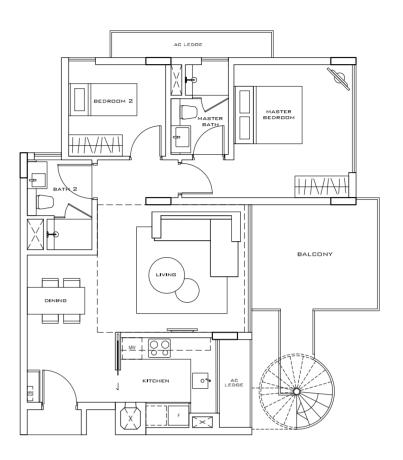


Area includes PES, balcony, AC ledge, planter, private pool and roof terrace. Plans are not drawn to scale and are subject to such amendment(s) as may be required or approved by the relevant authorities. All areas are approximate and are subject to final survey. The brand and model of all fittings, equipment and appliances supplied are subject to availability. In the event that they are not available, the developer will offer replacements of equivalent standard or value.

Type B15

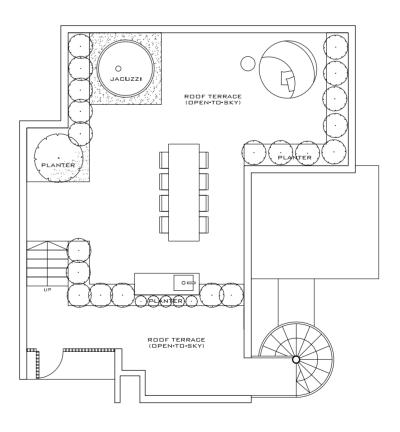
165 sq m/1776 sq ft (Including Roof Terrace 75 sq m/807 sq ft)

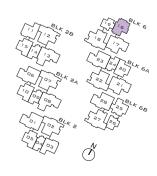
2 Bedroom -3-PH (Penthouse, Lower Floor) #05-16



Type B15

2 Bedroom -3-PH (Penthouse, Upper Floor)

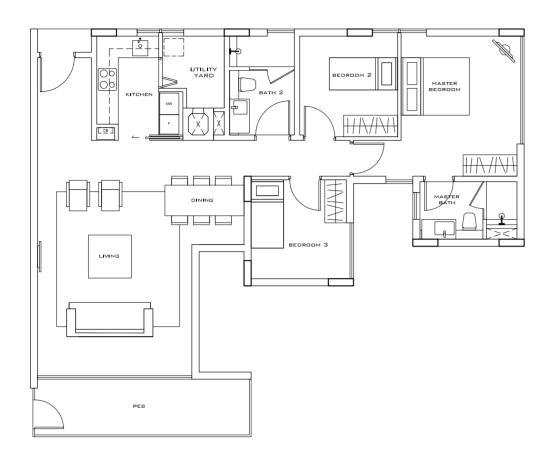




Type A1

105 sq m/1130 sq ft (Including PES 12 sq m/129 sq ft)

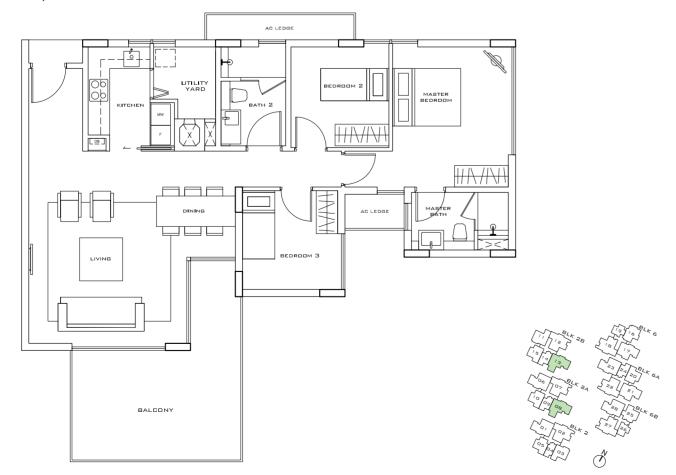
3 Bedroom -1-G (Ground Level) #01-08, #01-13



Type A4

114 sq m/1227 sq ft

3 Bedroom -1 #02-08, 03-08, 04-08 #02-13, 03-13, 04-13

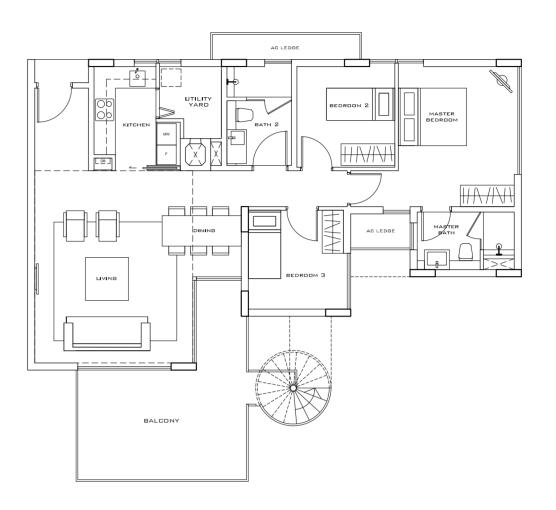


Area includes PES, balcony, AC ledge, planter, private pool and roof terrace. Plans are not drawn to scale and are subject to such amendment(s) as may be required or approved by the relevant authorities. All areas are approximate and are subject to final survey. The brand and model of all fittings, equipment and appliances supplied are subject to availability. In the event that they are not available, the developer will offer replacements of equivalent standard or value.

Type A7

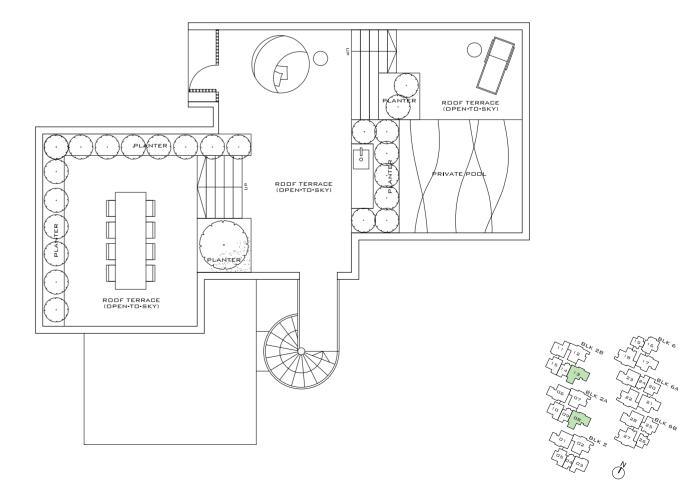
206 sq m/2217 sq ft (Including Roof Terrace 89 sq m/958 sq ft)

3 Bedroom -1-PH (Penthouse, Lower Floor) #05-08, #05-13



Type A7

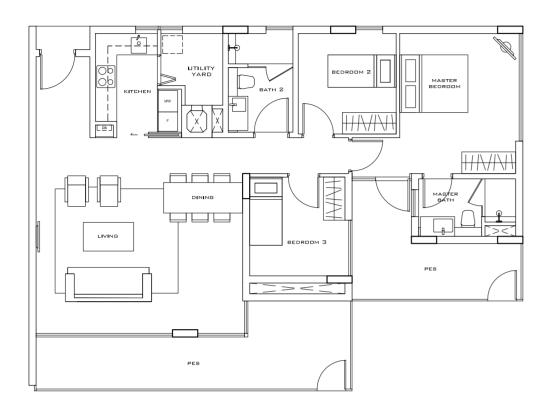
3 Bedroom -1-PH (Penthouse, Upper Floor)



Type A2

122 sq m/1313 sq ft (Including PES 28 sq m/301 sq ft)

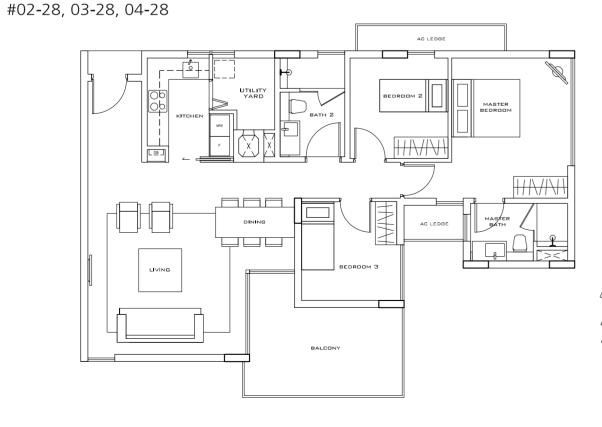
3 Bedroom - 1A-G (Ground Level) #01-01, #01-06, #01-17 #01-21, #01-23, #01-28

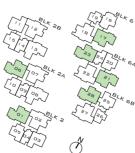


Type A5

108 sq m/1163 sq ft

3 Bedroom-1A #02-01, 03-01, 04-01 #02-06, 03-06, 04-06 #02-17, 03-17, 04-17 #02-21, 03-21, 04-21 #02-23, 03-23, 04-23



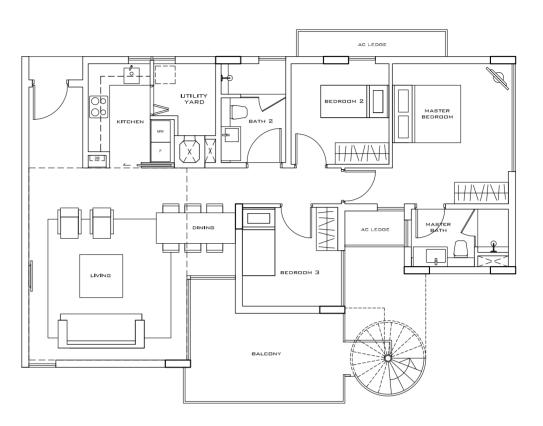


Area includes PES, balcony, AC ledge, planter, private pool and roof terrace. Plans are not drawn to scale and are subject to such amendment(s) as may be required or approved by the relevant authorities. All areas are approximate and are subject to final survey. The brand and model of all fittings, equipment and appliances supplied are subject to availability. In the event that they are not available, the developer will offer replacements of equivalent standard or value.

Type A8

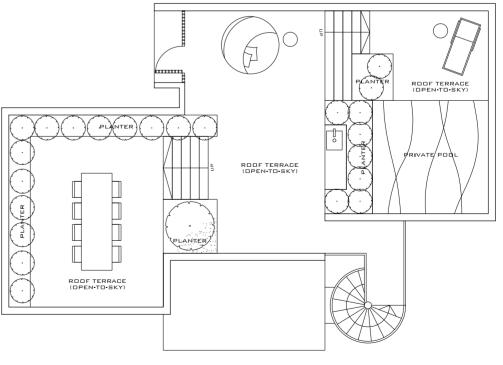
202 sq m/2174 sq ft (Including Roof Terrace 90 sq m/969 sq ft)

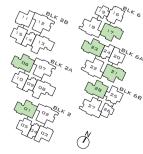
3 Bedroom -1A-PH (Penthouse, Lower Floor) #05-01, 05-06, 05-17, 05-21, 05-23, 05-28



Type A8

3 Bedroom -1A-PH (Penthouse, Upper Floor)

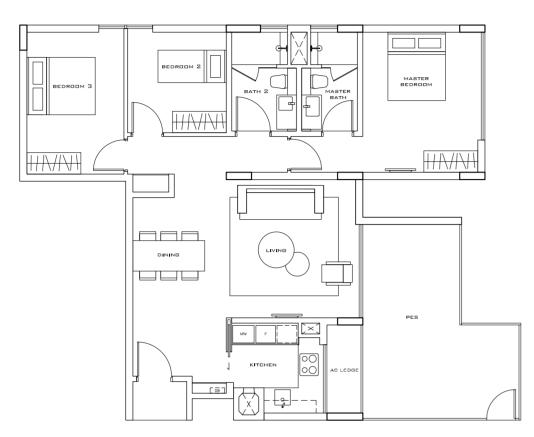




Type A3

114 sq m/1227 sq ft (Including PES 20 sq m/215 sq ft)

3 Bedroom - 2-G (Ground Level) #01-02, 01-07, 01-12 #01-18, 01-22, 01-27



Type A6

116 sq m/1249 sq ft

3 Bedroom -2

#02-02, 03-02, 04-02

#02-07, 03-07, 04-07

#02-12, 03-12, 04-12

#02-18, 03-18, 04-18

#02-22, 03-22, 04-22

#02-27, 03-27, 04-27

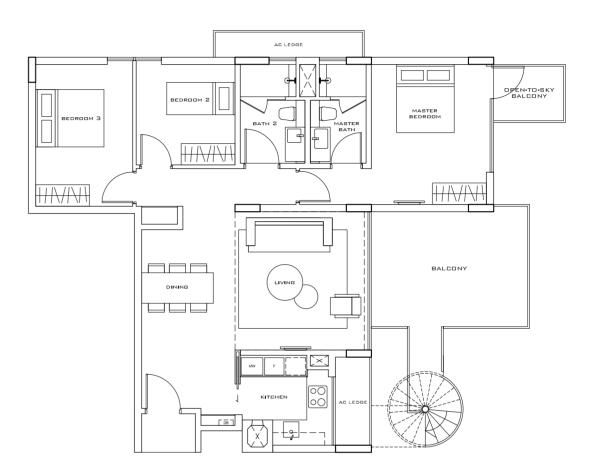


Area includes PES, balcony, AC ledge, planter, private pool and roof terrace. Plans are not drawn to scale and are subject to such amendment(s) as may be required or approved by the relevant authorities. All areas are approximate and are subject to final survey. The brand and model of all fittings, equipment and appliances supplied are subject to availability. In the event that they are not available, the developer will offer replacements of equivalent standard or value.

Type A9

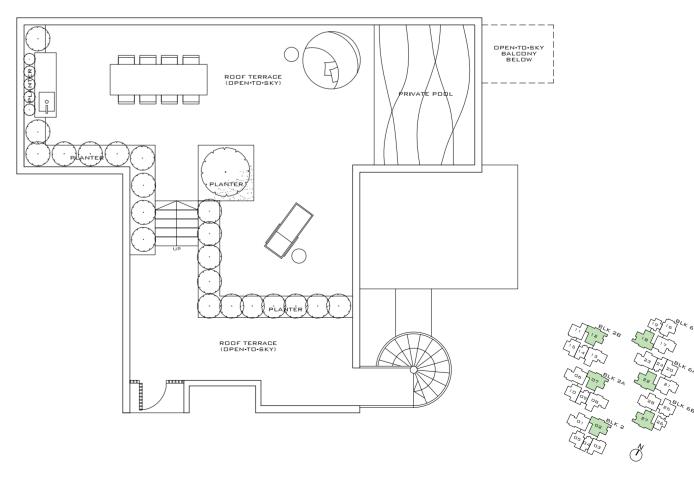
219 sq m/2357 sq ft (Including Roof Terrace 99 sq m/1066 sq ft)

3 Bedroom -2-PH (Penthouse, Lower Floor) #05-02, 05-07, 05-12, 05-18, 05-22, 05-27



Type A9

3 Bedroom -2-PH (Penthouse, Upper Floor)



Specifications

1 Foundations

Reinforced concrete piles and / or bored piles and / or footings and / or raft

2 Superstructure

Reinforced concrete structure.

3 Walls

- (a) External walls: Reinforced concrete wall and / or precast concrete wall and / or brick wall.
- (b) Internal walls: Reinforced concrete wall and / or brick wall and / or dry wall partition system. For Type C (1-bedroom units), swing / sliding partition door panel(s) will be provided between Master Bedroom and Living.

4 Roof

- (a) Flat roof: Reinforced concrete roof with appropriate waterproofing and insulation.
- (b) High-Level Trellis Canopy: Mild steel frame with perforated aluminium panels.

5 Ceiling

Residential Units

Living / Dining, Bedrooms, Study, Master Bathroom, Common Bathroom, Kitchen, Utility Yard, Balcony and PES: Skim coat and / or ceiling board with emulsion paint finish.

Common Areas

Lift Lobbies: Skim coat and / or ceiling board with emulsion paint finish.

Basement Carpark and Storey Shelter Staircases: Skim coat and / or ceiling board with emulsion paint finish.

6 Finishes

Residential Units

- (a) Wall
 - (i) Living / Dining, Bedrooms, Study, Kitchen, Balcony, Utility Yard and PES: Plaster and / or skim coat with emulsion paint finish.
 - (ii) Master Bathroom, Common Bathroom: Marble
 - *Note: No tiles behind and below kitchen cabinets, bathroom cabinets, behind mirrors and above false ceiling.

(b) Floor

- (i) Living / Dining, Study, Kitchen : Marble
- (ii) Master Bathroom, Common Bathroom : Marble
- (iii) Bedrooms: Timber strip
- (iv) Balcony, Utility Yard: Homogeneous tile
- (v) PES (Private Enclosed Space; 1st storey units only): Homogeneous tile and / or turfing.
- (vi) Roof Terrace (penthouse units only): Timber strip and / or homogeneous tile and / or turfing
- (vii) Private External Spiral Staircase (penthouse units only) : Checkered mild steel plate

Common Areas

- (a) Wall
 - (i) Lift Lobbies : Granite and / or homogeneous tile and / or plaster and / or skim coat with emulsion paint finish.
 - (ii) Basement Carpark, Storey Shelter Staircases : Plaster and / or skim coat with emulsion paint finish.
- (b) Floor
 - (i) Lift Lobbies: Granite and / or homogeneous tile.
 - (ii) Basement Carpark : Reinforced concrete slab.
 - (iii) Storey Shelter Staircases : Cement screed finish with nosing tile.
 - (iv) Surface Driveway and Drop-off: Granite and / or homogeneous tile to designated areas.

7 Windows

Aluminium framed windows in powder coat finish with clear / tinted / frosted glass where appropriate.

8 Doors

- (a) Main Entrance: Fire-rated timber door
- (b) Bedrooms, Master Bathroom, Common Bathroom : Hollow core / timber door
- (c) Kitchen: Hollow core / timber door with / without glass panel
- (d) Utility Yard: Hollow core / timber door with / without louvre or aluminium framed door with / without louvre
- (e) Balcony: Aluminium framed door with clear / tinted glass
- (f) PES (1st storey units only): Aluminium / mild steel gate
- (g) Roof Terrace (penthouse units only) : Aluminium / mild steel gate

9 Sanitary Fittings

- (a) Master Bathroom
 - (i) 1 shower cubicle complete with glass panel, 1 overhead fixed shower, 1 hand-held shower and 1 mixer
 - (ii) 1 vanity top in solid surface finish complete with 1 basin and 1 basin mixer
 - (iii) 1 water closet
 - (iv) 1 mirror
 - (v) 1 towel rail
 - (vi) 1 toilet roll holder

(b) Common Bathroom

- (i) 1 shower cubicle complete with glass panel, 1 hand-held shower and 1 mixer
- (ii) 1 vanity top in solid surface finish complete with 1 basin and 1 basin mixer
- (iii) 1 water closet
- (iv) 1 mirror
- (v) 1 towel rail
- (vi) 1 toilet roll holder

(c) Kitchen

- (i) 1 single bowl sink complete with cold water tap only
- (ii) 1 washing machine bib tap
- (d) Roof Terrace (penthouse units)
 - (i) 1 single bowl sink complete with cold water tap only
 - (ii) 1 bib tap
 - (iii) 1 jacuzzi bath (for 2-bedroom units) or 1 private pool (for 3-bedroom units)

10 Electrical Installation

All electrical wiring in concealed / exposed conduit / trunking where applicable.

Refer to Electrical Schedule for details.

11 TV/Telephone Points

Refer to Electrical Schedule for details.

12 Lightning Protection

Lightning Protection System shall be provided in accordance with Singapore Standard SS 555 : 2010.

13 Painting

- (a) External walls: Spray textured emulsion paint finish and / or emulsion paint finish.
- (b) Internal walls: Emulsion paint finish

14 Water Proofing

Waterproofing to floor slabs of Balconies, Bathrooms, Kitchens, Utility Yards, Roof Terraces, RC Flat Roof and Planters

15 Driveway and Carpark

- (a) Entrance driveway and drop-off area: pavers
- (b) Carpark, carpark ramps and driveway: reinforced concrete slab with floor hardener

16 Recreation Facilities

(a) Lap Pool

- (b) Children's Play Pool
- (c) Hydro Massage
- (d) Spa Pool and Pavilion
- (e) Outdoor Shower
- (f) Pool Deck
- (g) Communal Male and Female Changing Rooms with Shower Facilities (1st storey)
- (h) Cascading Water Entrance Court
- (i) Water Feature
- (j) Biological Pond
- (k) Vertical Green Wall and Garden Walk
- (I) Rain Garden with Integrated Bio-swale
- (m) Signature Tree
- (n) Clubhouse (2nd storey)
- (o) Gym (3rd storey)
- (p) Dining Pavilion with Barbeque and Kitchen Facilities
- (q) Children's Playground

17 Additional Items

- (a) Kitchen Cabinetry: High and low level kitchen cabinets complete with solid surface worktop.
- (b) Kitchen Appliances:
 - (i) 1-bedroom units: 1 electrical cooking hob, 1 hood, 1 built-in microwave oven and 1 built-in refrigerator
 - (ii) 2-bedroom and 3-bedroom units: 1 gas cooking hob, 1 hood, 1 built-in oven, 1 built-in microwave oven and 1 built-in refrigerator
- (c) Wardrobe : Wardrobes to all Bedrooms
- (d) Air-Conditioning : Split air-conditioning system to Living / Dining and all Bedrooms
- (e) Hot water supply: Hot water supply to Bathrooms showers and Bathrooms basin mixers only
- (f) Intercom System: Audio intercom between each Residential Unit and Guardhouse and Common Lift Lobbies on Basement and 1st Storey (all blocks).
- (g) Security System: Carpark Barrier System at ingress and egress of Carpark and Proximity Card Access System at Pedestrian Side Gates and Lift Lobbies on Basement and 1st Storey.

19 Conoral Noto

(a) Marble 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 repolished 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
- (b) 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.
- (c) Layout / location of wardrobes, kitchen cabinets, fan coil units and all electrical points are subject to Architect's sole discretion and final design.
- (d) The brand, colour and model of 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.
- (e) 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. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system on a regular basis in order to ensure good working condition of the system.
- (f) The Purchaser is liable to pay annual fee, subscription fee and such other fees to service providers and relevant authorities for cable television and internet access. The Vendor is not responsible to make arrangement with any of the said parties for the service connection for their respective subscription channels and / or internet access.
- (g) 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.
- (h) Glass may break or shatter, due to accidental knocks or other causes. In addition, glass is a manufactured material and the Purchaser may wish to note that it may not be 100% free from impurities. These impurities may on rare occasions cause spontaneous glass breakage in certain pieces of tempered glass that may be used where applicable. It is difficult to detect these impurities, which may be present in tempered glass. As there will be glass installed in the Unit, the Purchaser may therefore wish to take up insurance(s) covering glass breakage.

ELECTRICAL SCHEDULE												
Туре	A1, A2 A4, A5	A3, A6	A7, A8	A9	B1, B2 B6, B7	B3, B8	B4, B9, B9A, B5, B10	B11, B12	B13	B14, B14A, B15	C1, C2 C5, C6	C3,C4 C7,C8
Lighting Point	16	15	21	20	12	13	13	17	18	18	7	8
13A Single S/S/O	10	10	12	12	7	7	7	9	9	9	4	4
13A Twin S/S/O	3	3	3	3	3	4	3	3	4	3	2	2
15A S/S/O	1	1	1	1	1	1	1	1	1	1	1	1
Bell Point	1	1	1	1	1	1	1	1	1	1	1	1
Hob Point	1	1	1	1	1	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	1	1	1	1	1
Hood Point	1	1	1	1	1	1	1	1	1	1	1	1
Water Heater Point	2	2	2	2	2	2	2	2	2	2	1	1
A/C Isolator Point	2	2	2	2	2	2	2	2	2	2	1	1
Telephone Point	4	4	4	4	3	4	3	3	4	3	2	2
TV Point	2	2	2	2	2	2	2	2	2	2	1	1

Developer's Profile



Bliss@Kovan rises in the Singapore skyline, along with 8 Nassim Hill and Lush on Holland Hill, as the newest installation in BBR Holdings (S) Ltd's portfolio of prestigious residential developments.

Built firmly on a 67-year foundation by three Swiss engineers, Brandestini, Birkenmaier, and Ros – The BBR Network is today comprised of a global network of affiliated companies, joint ventures and franchises offering specialist construction engineering across 46 countries. Bliss@Kovan is created on this solid reputation.

Incorporated in 1993 in partnership with the Switzerland-based BBR Network, BBR Holdings was listed on the Singapore Stock Exchange in 1997 and has since then been transferred to the Main Board of the Singapore Exchange Securities Trading Limited in September 2006. The Group has established strong market presence in Singapore, Malaysia, Thailand, Philippines and Korea – with 3-core principal services in General Construction, Specialised Engineering and Property Development. All of which come together to lend a synergised alliance and expertise in the projects undertaken.

With Bliss@Kovan, BBR Holdings holds true to its intention to be positioned as a boutique developer focusing on creating residential properties in prime locations around Singapore.

Developer:





About the architect

LOOK Architects is a multi-award winning practice committed to rigorous analysis and research to produce innovative, iconic buildings and urban design. Embracing local sensibilities with a global outlook, LOOK Architects has garnered international acclaim for consistent achievements in design excellence – principal architect Look Boon Gee is the recipient of the prestigious President's Design Award Singapore 2009 – Designer of the Year, while the firm has received recognition from The Chicago Athenaeum for its efforts in both civic building and urban landscape design. Establishing a prolific and wide-ranging portfolio including high-rise condominiums, mixed-use developments, varsity institution, waterfront promenade, bridges and a public library, LOOK Architects strives to bring about innovation on projects of various scales and programmatic demands.

Now, live your truest element.

Here you are in your element, everything feels just right, naturally in Bliss@Kovan.



This development has been awarded the BCA GREEN MARK GOLD PLUS for its Environmentally Sustainable Design.

• Developer: BBR Kovan Pte. Ltd. (Co Reg No 200916020M) • Licence No: C0788 • Tenure: Estate in Fee Simple (Freehold) • Expected date of vacant possession: 31 December 2015 • Expected date of legal completion: 31 December 2018 • Location: Lots 3104V & 9507P (formerly known as 7290K pt) of Mukim 22 at Simon Lane • Building Plan No: A1224-00002-2010-BP01 dated 17 June 2011

While every reasonable care has been taken in preparing this brochure and in constructing the models, showflats, layout and/or displays, the developers, their marketing agent(s) and all their respective employees cannot be held responsible for any inaccuracies or omissions.

All information and statements are believed to be correct but are not to be regarded as statements or representations of fact.

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Purchasers are advised to refer to the approved building plans which are available at the sales office or showflat upon request for all details, plans, measurements and specifications of the housing project and/or the units.



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