

CLAVON

悦文荟

The essence of *living*.



Artist's Impression

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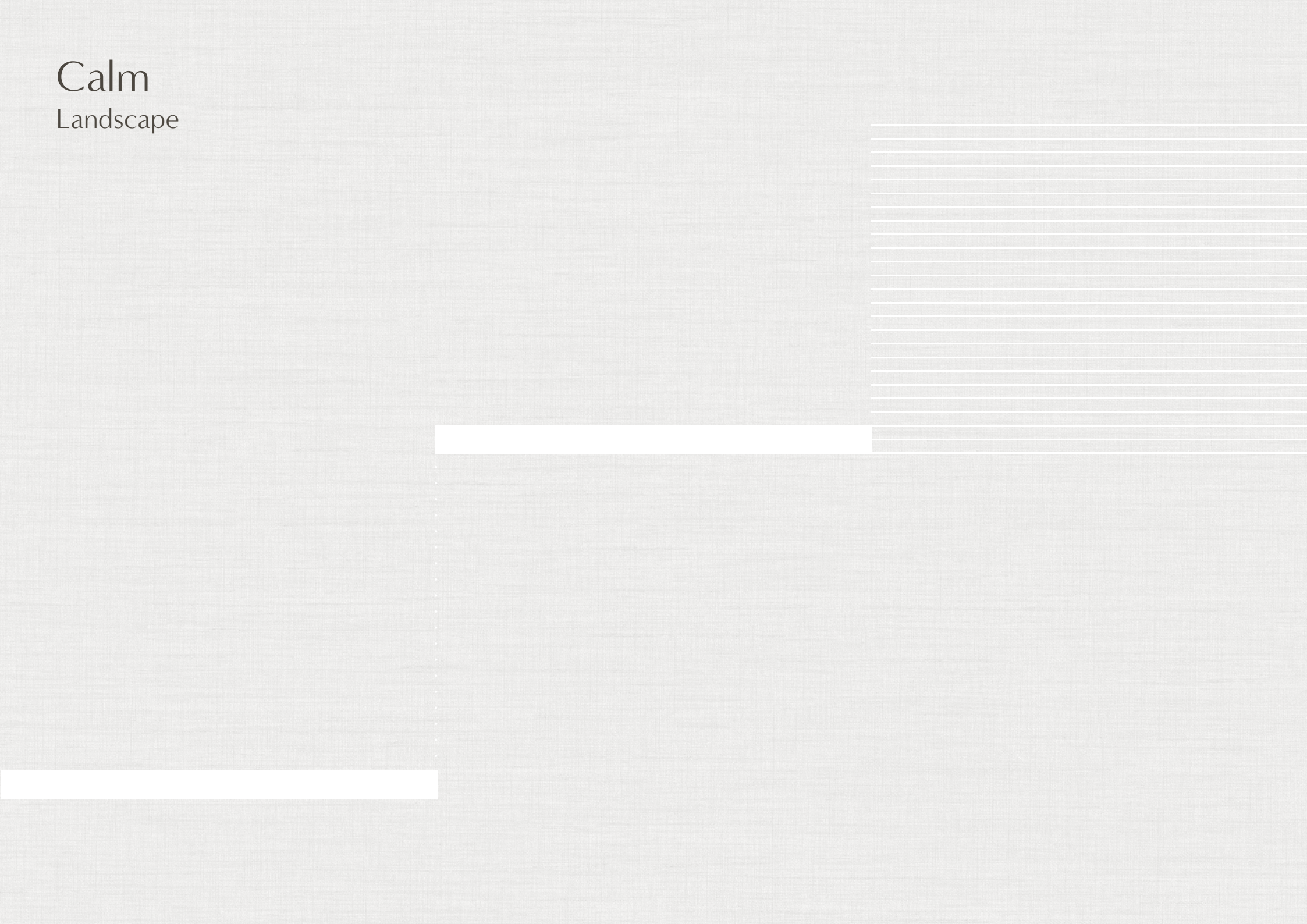
- Location Map
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Calm

Landscape



Clavon is a minimalist interpretation of modern living. From contemplative landscapes to chic interiors, Clavon is a return to the essence of living. It is here that you will find calm, clarity and comfort.



Journey into Nature



Arrive home to nature and leave the stresses of the day behind.
The design of the drop-off plaza is reminiscent of a resort, with
elements of nature and water to soothe your senses.



Calm | *Landscape*



Luscious Gardens

The lush landscape is spread across two levels, with terraced gardens and cascading waterfalls. Surrounded by nature, you can breathe easy and relax.



Beckoning Nature

Rediscover the restorative wonders
of nature amidst beautiful landscapes.



Artist's Impression



Intimate Surroundings

The lower level has a series of cosy and private spaces. Reconnect with yourself, and those around you, in an edenesque, serene setting.





Artist's Impression

Clarity Facilities



A thoughtfully curated range of facilities at Clavon not only lets you re-centre, rejuvenate, and regain clarity, but makes for special moments to spend with your loved ones and nourish important relationships.

Delightful Entertainment Settings

Host a brunch or dinner with friends and family. The function rooms are equipped with kitchens and appliances, with captivating views that look out to nature.



Choose a cosy setting to celebrate birthdays and other occasions with close kin.



Or if you prefer, a more formal setting to wine and dine special guests.



Well-Balanced Lifestyle

A suite of thoughtfully curated facilities lets you enjoy a well-balanced lifestyle with absolute clarity and focus. New technology and features also ensure that your environment is kept clean and safe for complete peace of mind.





Refreshing Moments

Feel re-energised as you immerse in the 50-metre infinity pool. After an invigorating swim, relax by the poolside, to the rhythms of lapping water and rustling leaves.





Kids' Play

The kids' play area is on the lower level, where the little ones have a pool and playground all to themselves.



Seamless Technology



No detail goes unnoticed in making your everyday even more enjoyable and convenient.



Facility Booking

- Book condominium facilities and gain access to facilities via mobile or access card



Visitor E-invite

- Pre-register your visitors and send them a QR-code or pin code



Rent & Ride a Bike

- Instant booking and ride



UV Tubes

- UV tubes installed in elevators purify the air by reducing pollutants (bacteria, viruses, allergens)



Self-disinfecting Coat

- Self-disinfecting coating applied on lift buttons



Work Pods

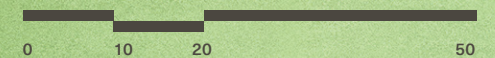
- Individual working pods equipped with powerpoints which allow private meetings to be held in the comfort of your own development



Innovative technology and features let you work and live in a clean and safe environment.



SCALE 1:500



BP NO.:
 A1716-00008-2019-BP01 dated : 23/04/2020
 A1716-00008-2019-BP02 dated : 08/05/2020
 A1716-00008-2019-BP03 dated : 28/09/2020

Siteplan

1st Storey

- 1 Guardhouse
- 2 Water Corridor
- 3 Drop-Off
- 4 Drop-Off Shelter
- 5 Grand Lobby
- 6 Childcare Centre
- 7 Tennis Court
- 8 Generator
- 9 Resting Pavilion
- 10 Family Pavilion
- 11 Play Lawn
- 12 Forest Fitness Court
- 13 Water Court
- 14 Foot Reflexology
- 15 Water Zen Court

- 16 Arrival Court
- 17 Forest Corridor
- 18 Water Lounge
- 19 Side Gate
- 20 Function Deck
- 21 Games Room
- 22 Karaoke Room
- 23 Music Room
- 24 Changing Rooms
- 25 Function Room 1
- 26 Function Room 2
- 27 Function Room 3
- 28 Open Courtyard
- 29 Open Cabana
- 30 Pool Deck

- 31 Infinity Pool (50m Lap Pool)
- 32 Feature Lawn
- 33 Gym & Social Space

- 43 Kids' Pool
- 44 Water Play Pool
- 45 Games Court
- 46 Forest Lawn

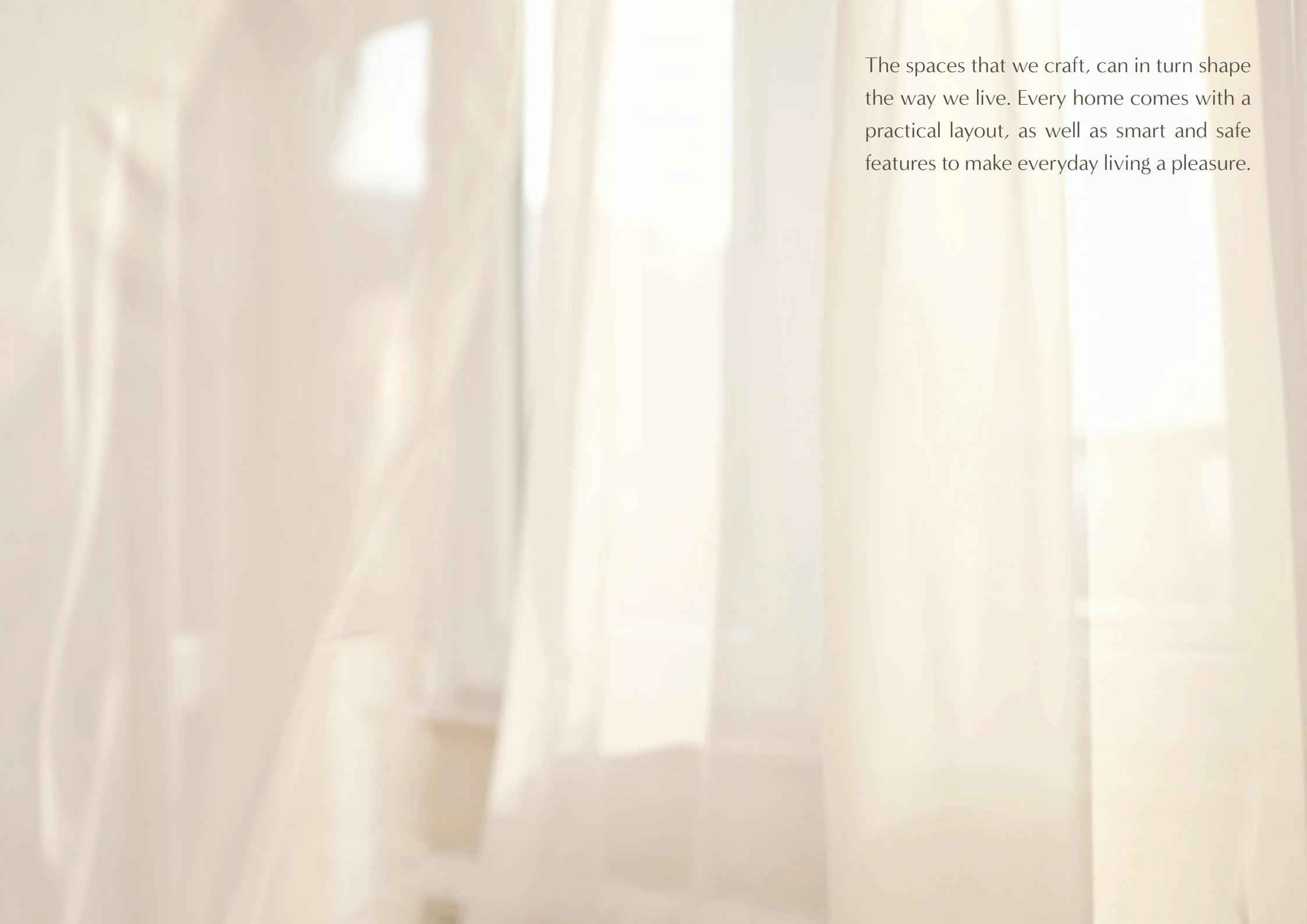
Basement 1

- 34 Substation
- 35 Bin Centre
- 36 Management Office
- 37 Waterfall Cove
- 38 Jet Cove
- 39 Aqua Gym
- 40 Spa Pavilion
- 41 Japanese Pavilion
- 42 Gourmet Grill Pavilion

37th Storey

- 47 Tower 6
 - Sky Lounge
 - Sky Dining
 - Sky Pantry
 - Sky BBQ
- 48 Tower 8
 - Sky Pantry
 - Outdoor Lounge
 - Sky BBQ
 - Outdoor Dining

----- Water tank on roof



The spaces that we craft, can in turn shape the way we live. Every home comes with a practical layout, as well as smart and safe features to make everyday living a pleasure.

Your Private Enclave

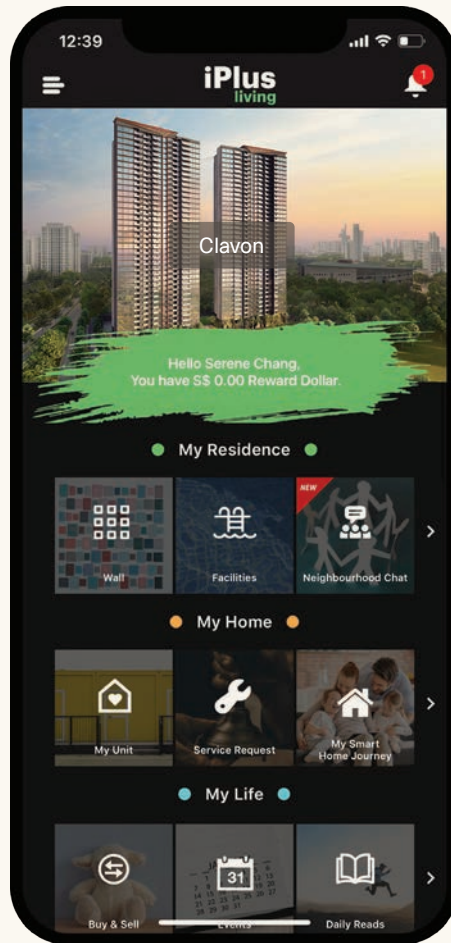
Simplicity can make life feel enriched and purposeful. Let your home be a canvas to express yourself freely and a beloved repository of your beautiful experiences.







Smart Control in Your Home



Enjoy the conveniences of a technology enabled home.

Smart Mirror

- Control your smart home devices via app or voice
- Answer call when a visitor is calling
- Search for cooking recipes
- Listen to music
- Available for DPI & type E1 only

Smart Gateway with Built-in Camera

- Manage your smart devices
- Remote surveillance
- 2-Way audio communication
- Motion detection
- Video recording

Smart Aircon Control

- On/off, set temperature, fan speed and mode
- Time scheduling

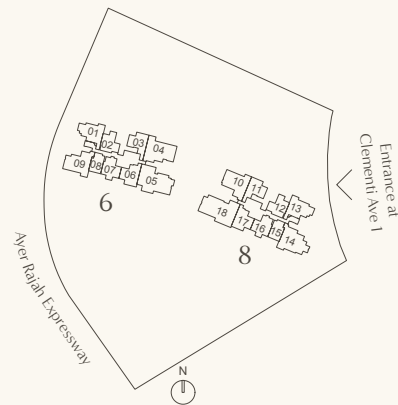
Smart Plug

- Set time schedule to turn on/off your appliances

Digital Door Lock Set

- Unlock door via fingerprint, pin code, mobile app, mechanical key and access card

Choice Units



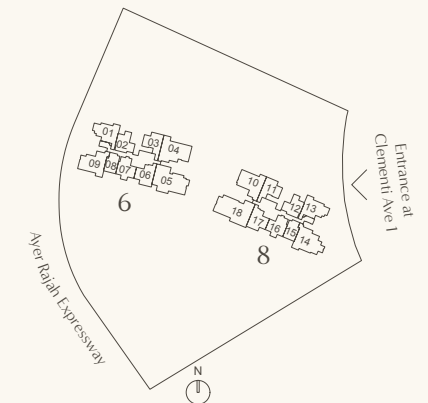
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	●	●	●	●	●	●	●	●	●
37	Sky Terrace				DP1	BP1	BP3	A1	CP1
36	C1	B1	BP2	D2	DP1	BP1	BP3	A1	CP1
35	C1	B1	BP2	D2	DP1	BP1	BP3	A1	CP1
34	C1	B1	BP2	D2	DP1	BP1	BP3	A1	CP1
33	C1	B1	BP2	D2	DP1	BP1	BP3	A1	CP1
32	C1	B1	BP2	D2	DP1	BP1	BP3	A1	CP1
31	C1	B1	BP2	D2	DP1	BP1	BP3	A1	CP1
30	C1	B1	BP2	D2	DP1	BP1	BP3	A1	CP1
29	C1	B1	BP2	D2	DP1	BP1	BP3	A1	CP1
28	C1	B1	BP2	D2	DP1	BP1	BP3	A1	CP1
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02	C1	B1	BP2	D2	DP1	BP1	BP3	A1	CP1
Unit Type	3 Bedroom	2 Bedroom	2 Bedroom Premium	4 Bedroom + Study	4 Bedroom Premium	2 Bedroom Premium	2 Bedroom Premium	1 Bedroom + Study	3 Bedroom Premium
Floor Area	89 sq m 958 sq ft	63 sq m 678 sq ft	71 sq m 764 sq ft	126 sq m 1356 sq ft	147 sq m 1582 sq ft	71 sq m 764 sq ft	71 sq m 764 sq ft	49 sq m 527 sq ft	105 sq m 1130 sq ft

8 Clementi Ave 1

10 11 12 13 14 15 16 17 18



37	Sky Terrace				D1	A1	BP3	BP1	E1
36	CP2	BP2	B1	C1	D1	A1	BP3	BP1	E1
35	CP2	BP2	B1	C1	D1	A1	BP3	BP1	E1
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03	CP2	BP2	B1	C1	D1	A1	BP3	BP1	E1
02	CP2	BP2	B1	C1	D1	A1	BP3	BP1	E1
Unit Type	3 Bedroom Premium	2 Bedroom Premium	2 Bedroom	3 Bedroom	4 Bedroom	1 Bedroom + Study	2 Bedroom Premium	2 Bedroom Premium	5 Bedroom Premium
Floor Area	105 sq m	71 sq m	63 sq m	89 sq m	119 sq m	49 sq m	71 sq m	71 sq m	157 sq m
	1130 sq ft	764 sq ft	678 sq ft	958 sq ft	1281 sq ft	527 sq ft	764 sq ft	764 sq ft	1690 sq ft



Floor Plans

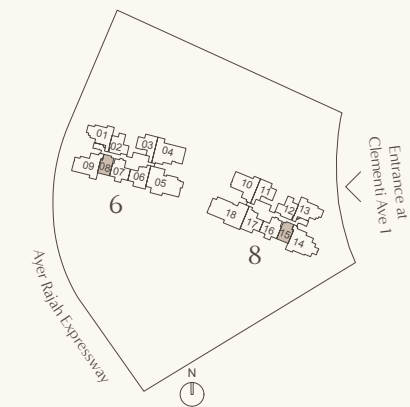


1 Bedroom + Study

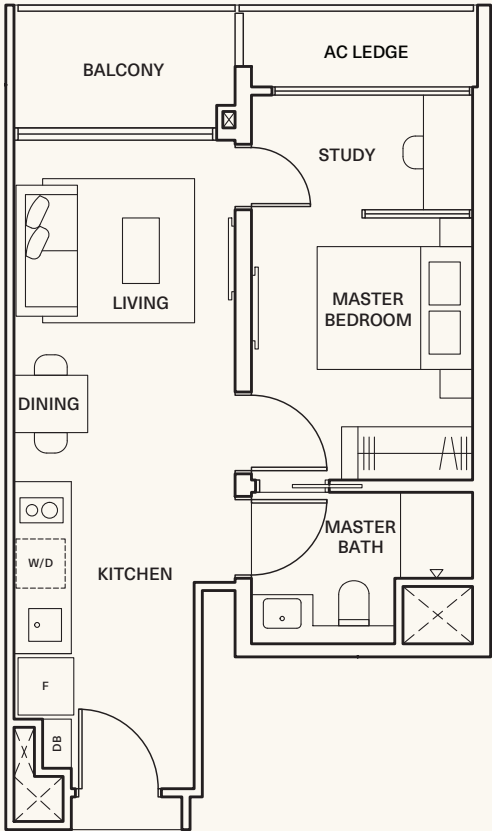
TYPE A1

49 sq m / 527 sq ft

#02-08 to #37-08
#02-15 to #37-15 Mirror



Areas include AC ledge and balcony, where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

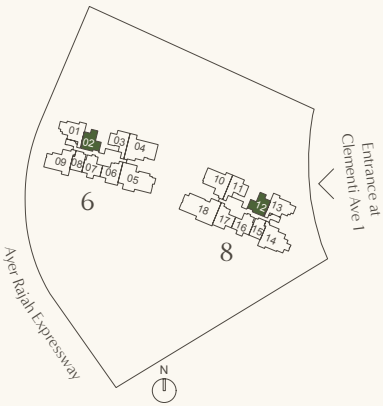
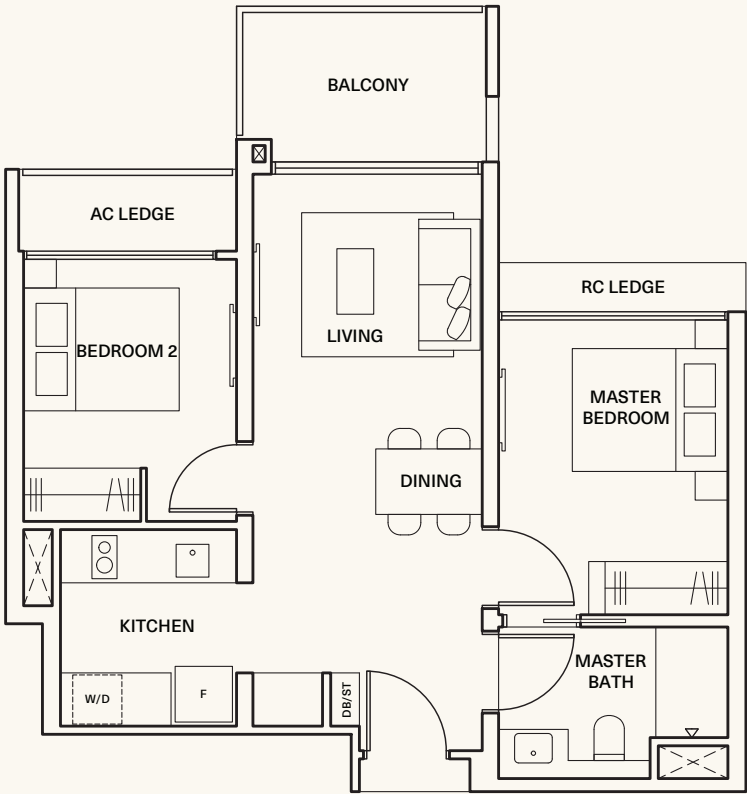


2 Bedroom

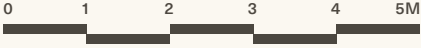
TYPE B1

63 sq m / 678 sq ft

#02-02 to #36-02
#02-12 to #36-12 Mirror



Areas include AC ledge and balcony, where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



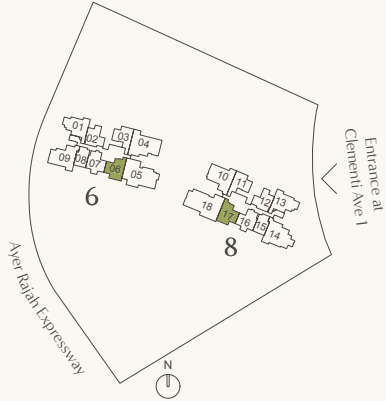
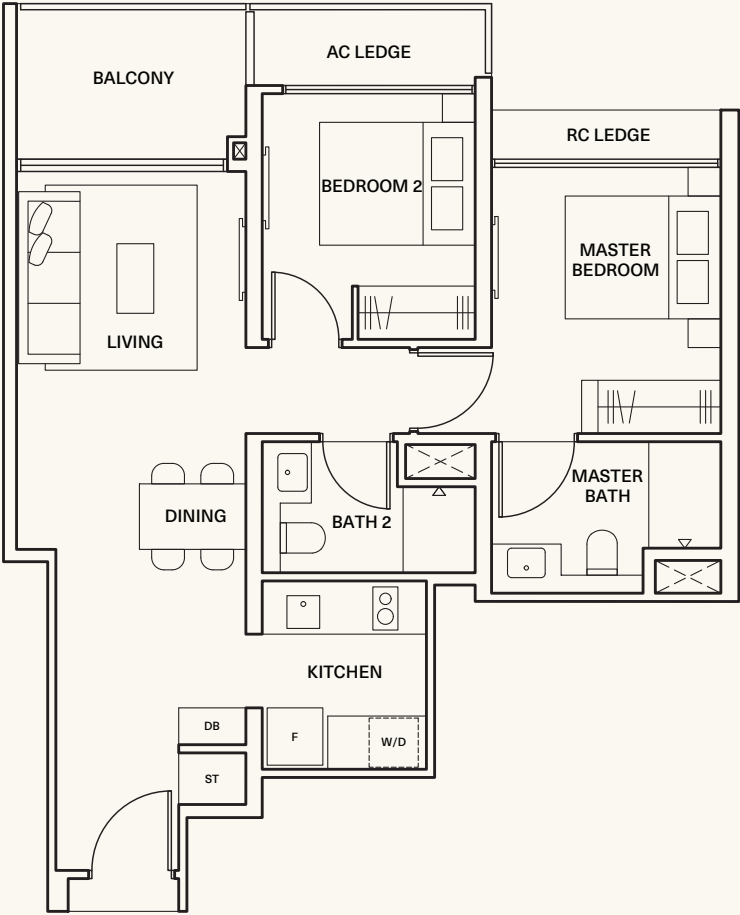
2 Bedroom Premium

TYPE BP1

71 sq m / 764 sq ft

#02-06 to #37-06

#02-17 to #37-17 Mirror



Areas include AC ledge and balcony, where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

Comfort | Interiors

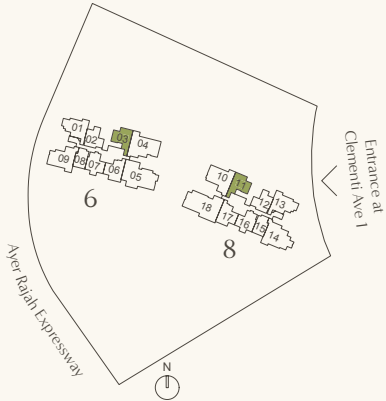
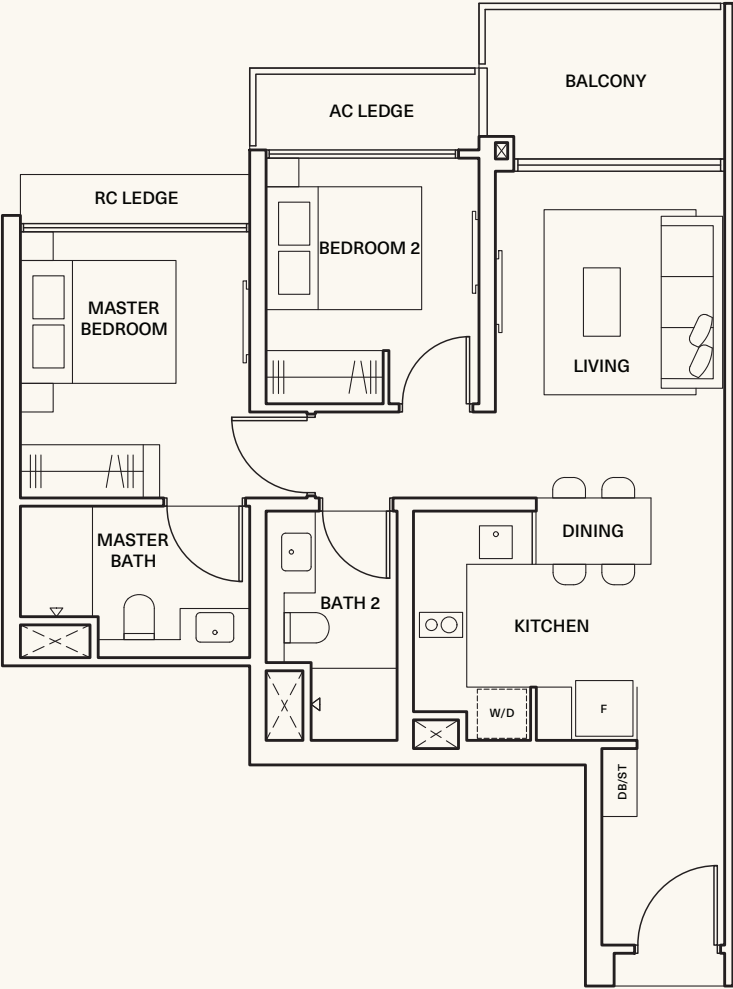


2 Bedroom Premium

TYPE BP2

71 sq m / 764 sq ft

#02-03 to #36-03
#02-11 to #36-11 Mirror



Areas include AC ledge and balcony, where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

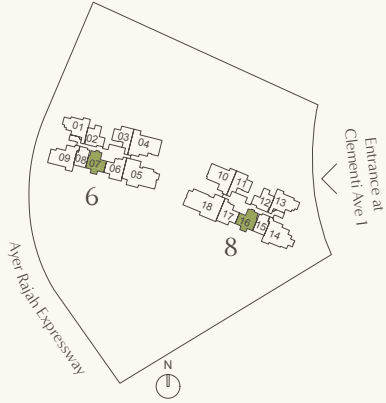
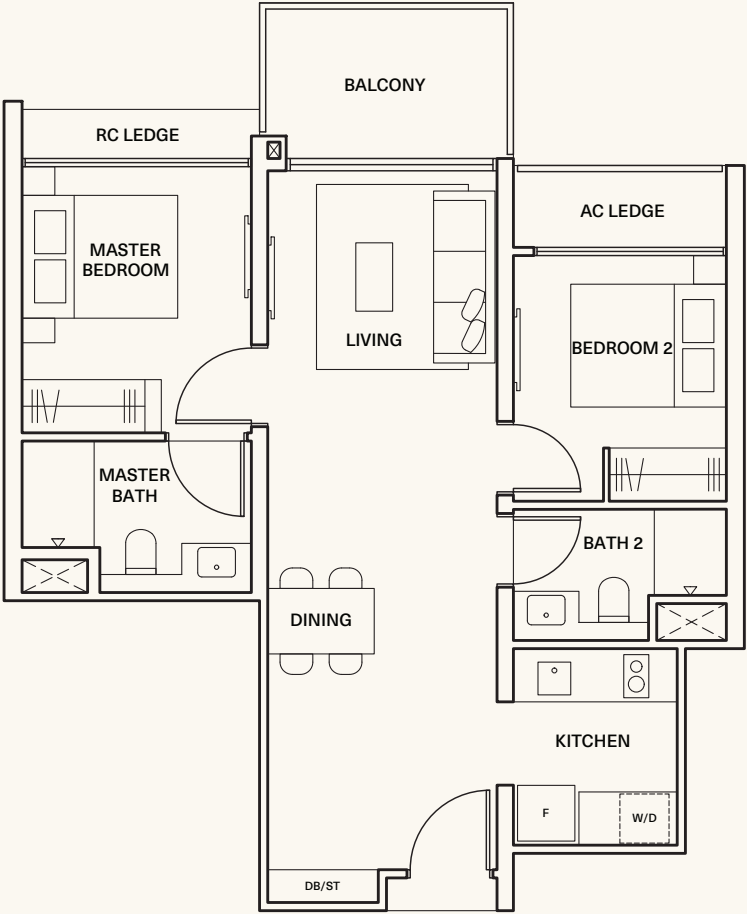


2 Bedroom Premium

TYPE BP3

71 sq m / 764 sq ft

#02-07 to #37-07
#02-16 to #37-16 Mirror



Areas include AC ledge and balcony, where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

Comfort | Interiors

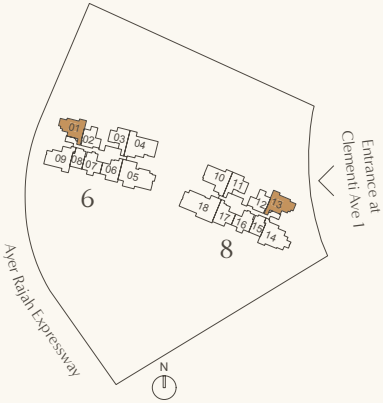
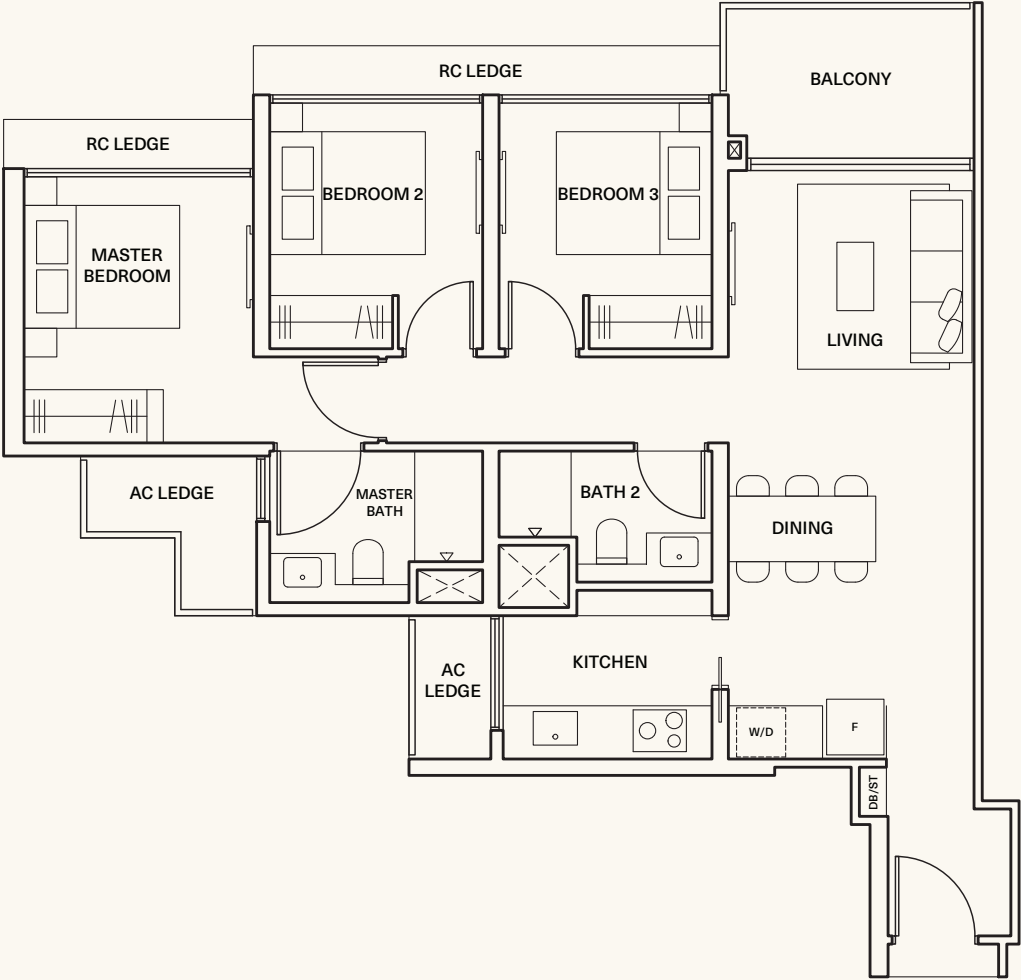


3 Bedroom

TYPE C1

89 sq m / 958sq ft

#02-01 to #36-01
#02-13 to #36-13 Mirror



Areas include AC ledge and balcony, where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

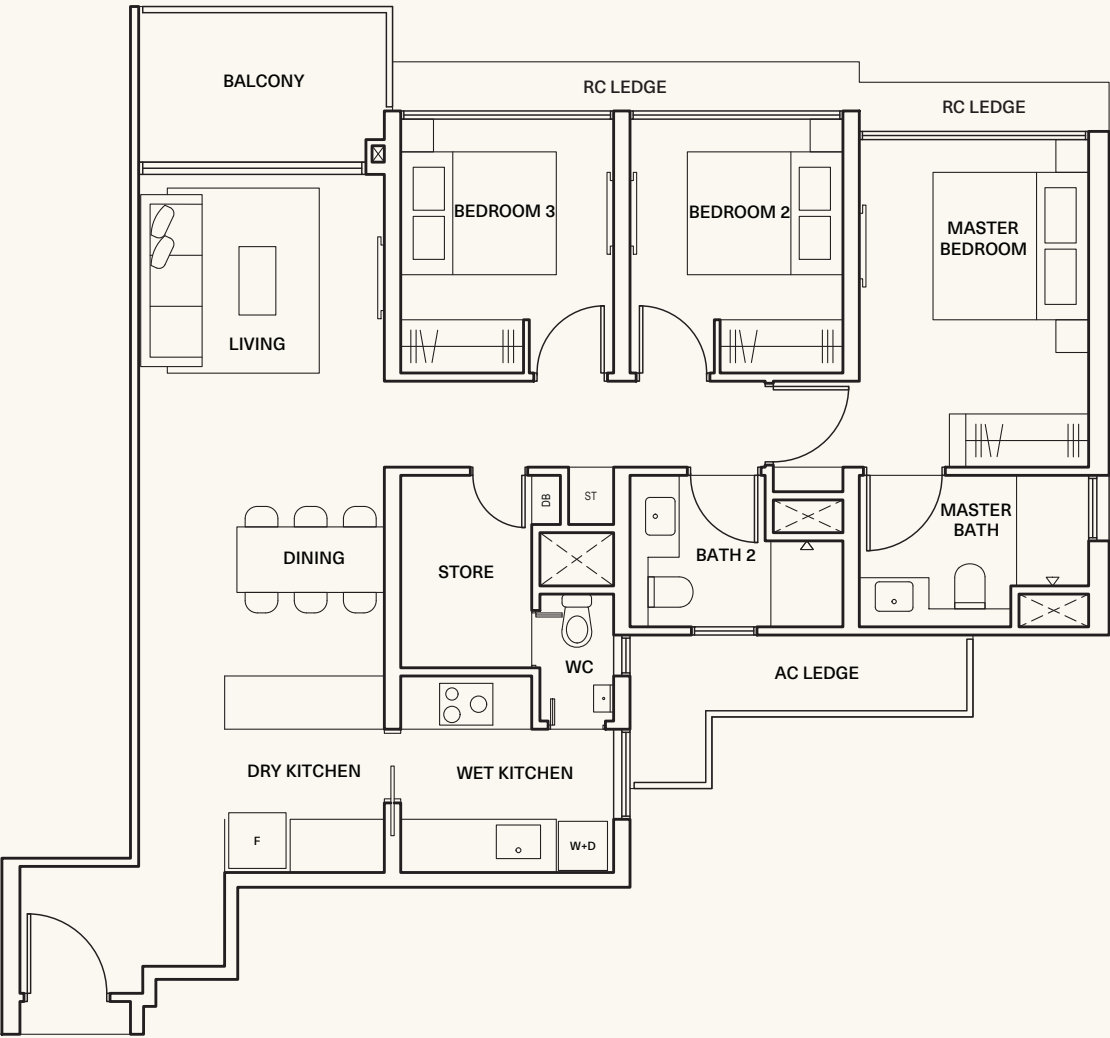
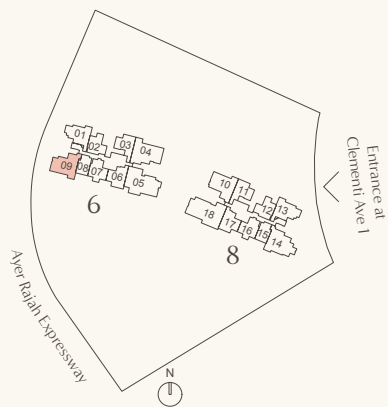


3 Bedroom Premium

TYPE CP1

105 sq m / 1130sq ft

#02-09 to #37-09



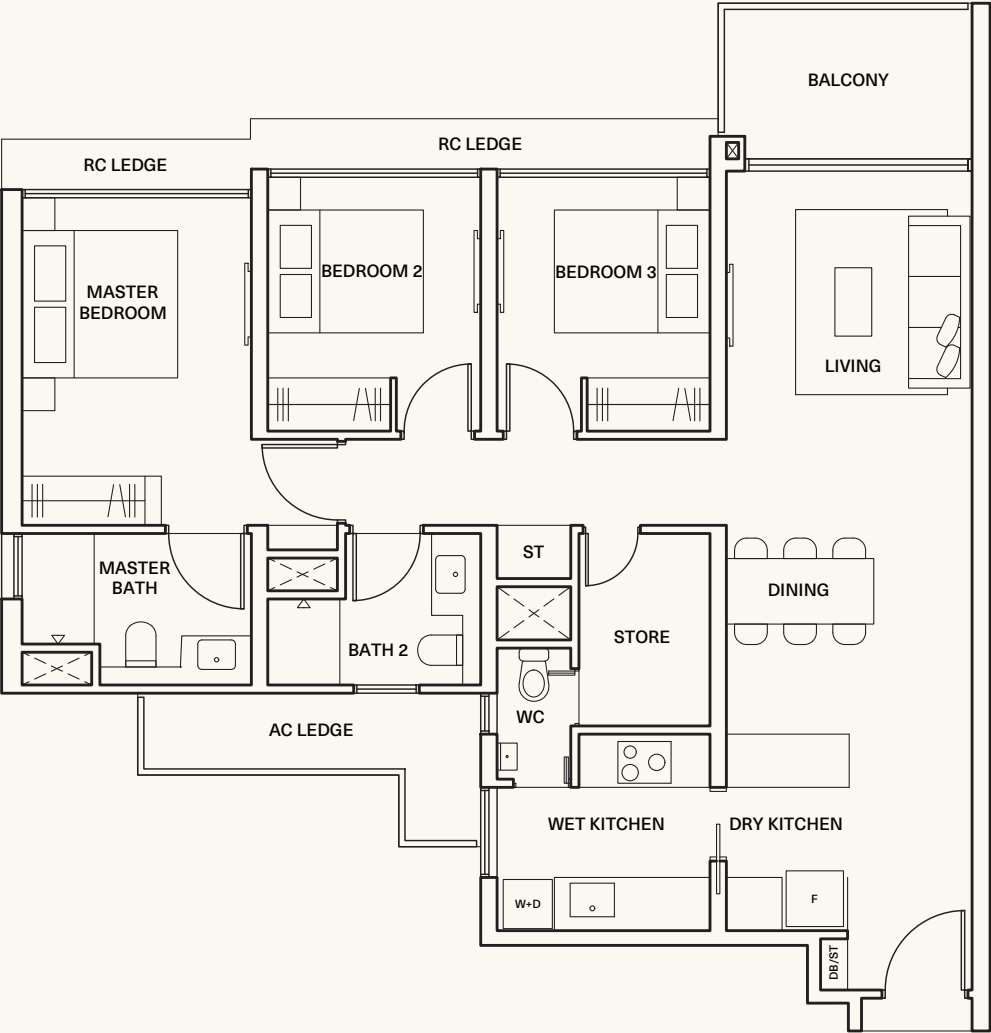
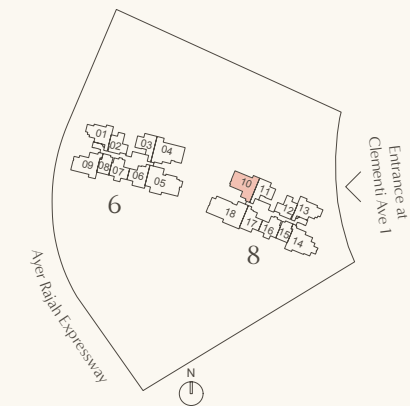
Areas include AC ledge and balcony, where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

3 Bedroom Premium

TYPE CP2

105 sq m / 1130sq ft

#02-10 to #36-10



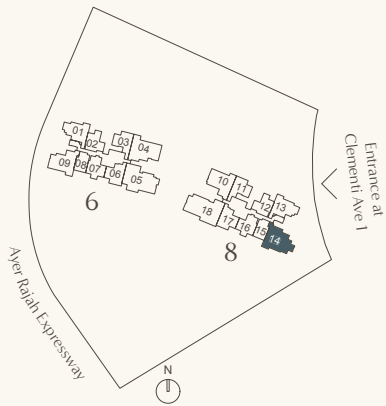
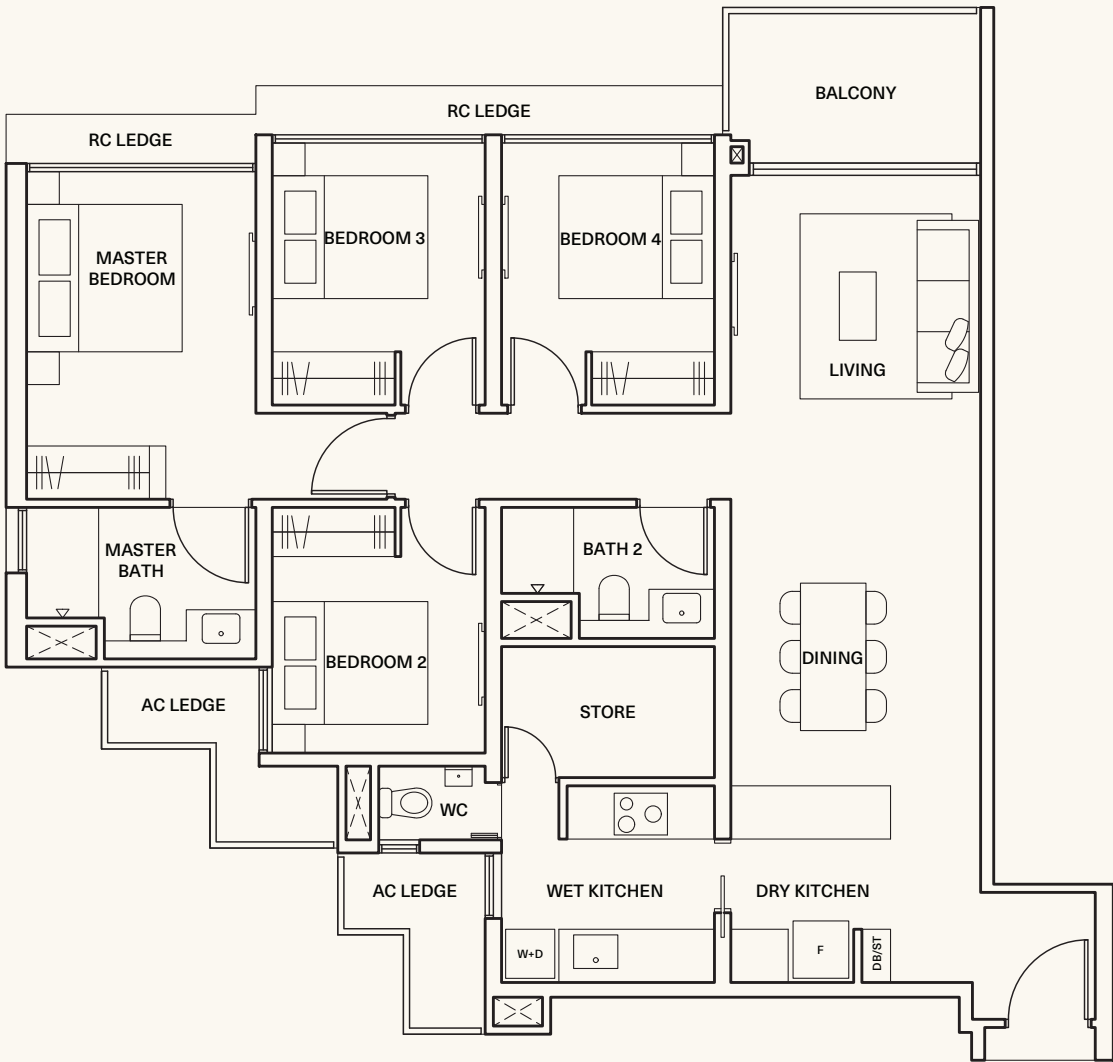
Areas include AC ledge and balcony, where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

4 Bedroom

TYPE D1

119 sq m / 1281sq ft

#02-14 to #37-14



Areas include AC ledge and balcony, where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

Comfort | Interiors

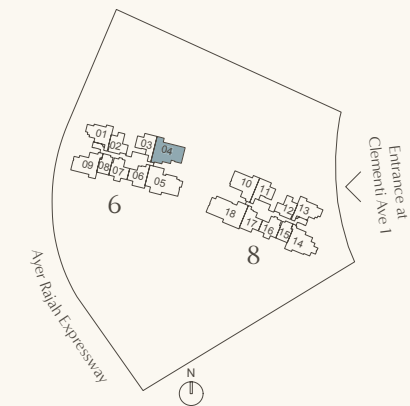


4 Bedroom + Study

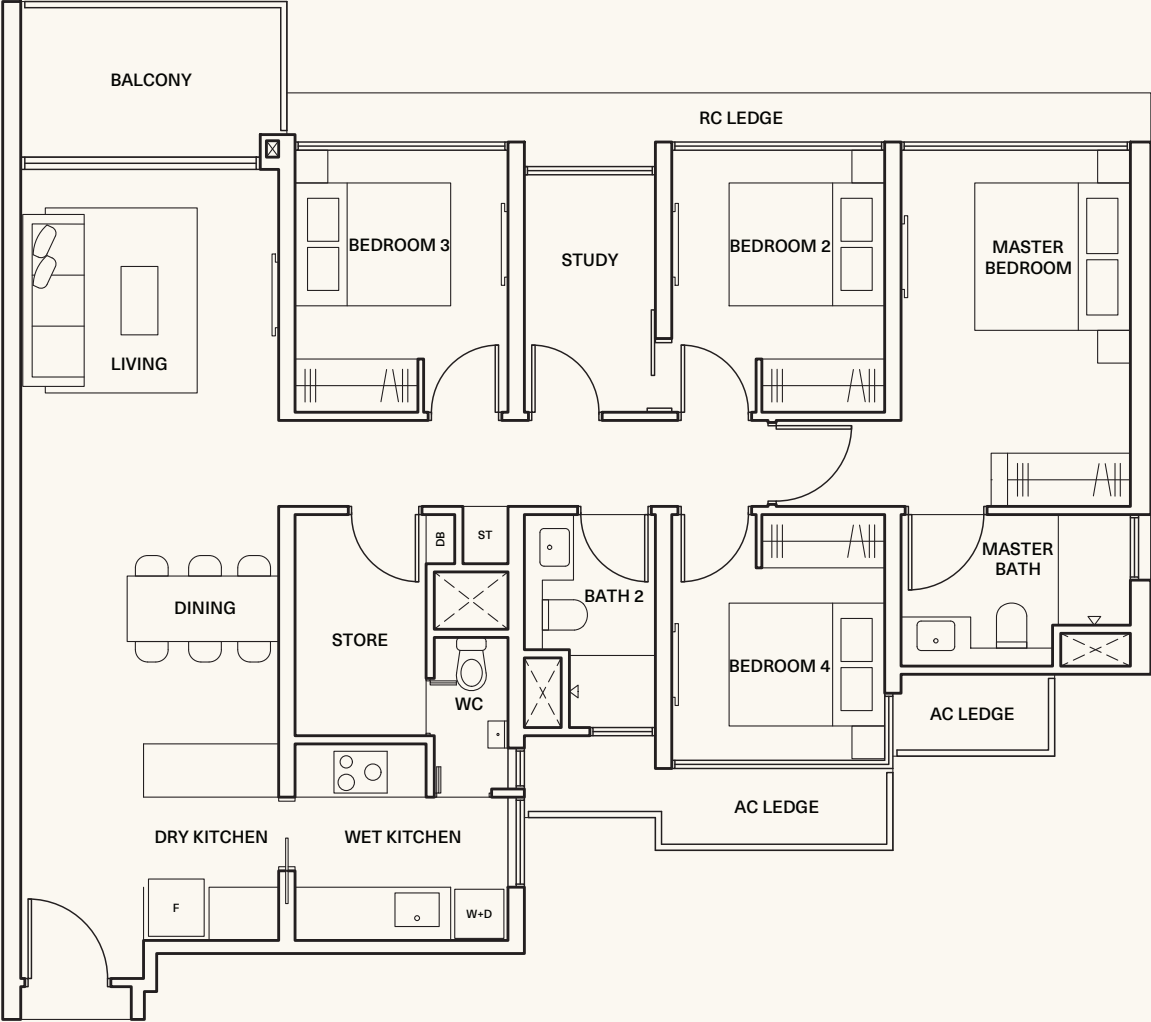
TYPE D2

126 sq m / 1356sq ft

#02-04 to #36-04



Areas include AC ledge and balcony, where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

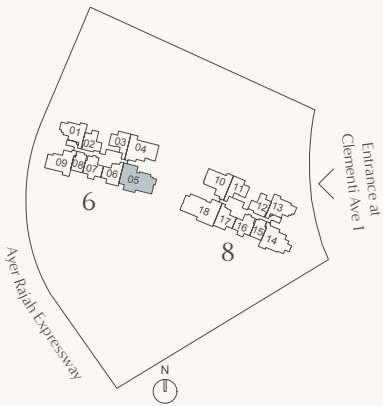
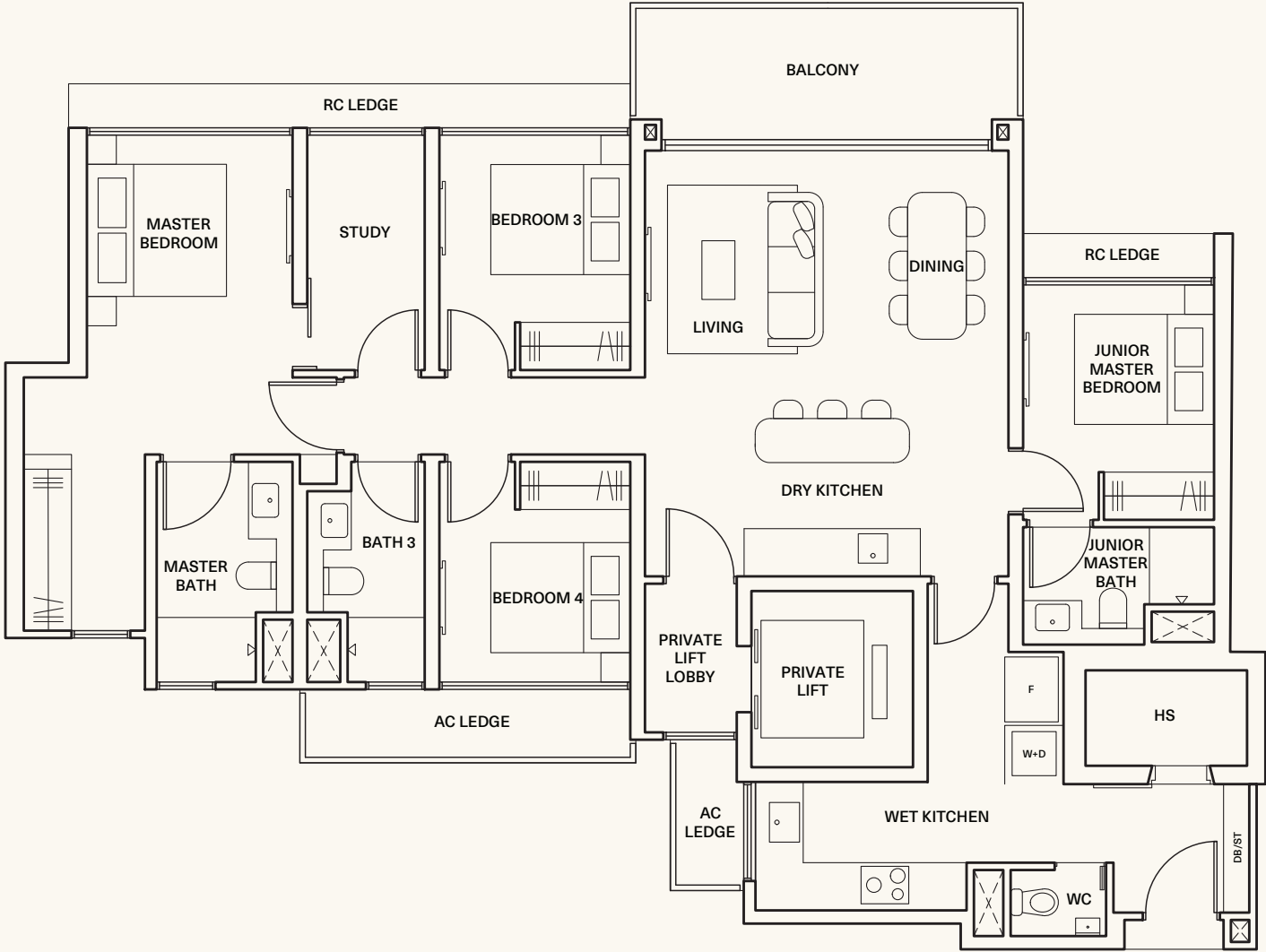


4 Bedroom Premium

TYPE DP1

147 sq m / 1582sq ft

#02-05 to #37-05



Areas include AC ledge and balcony, where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

Comfort | Interiors

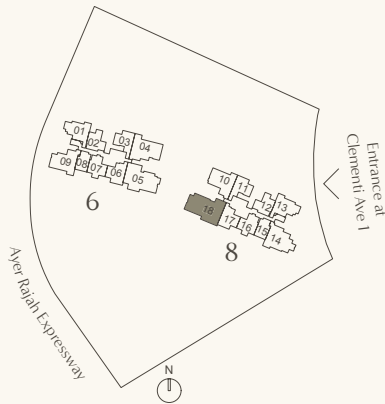
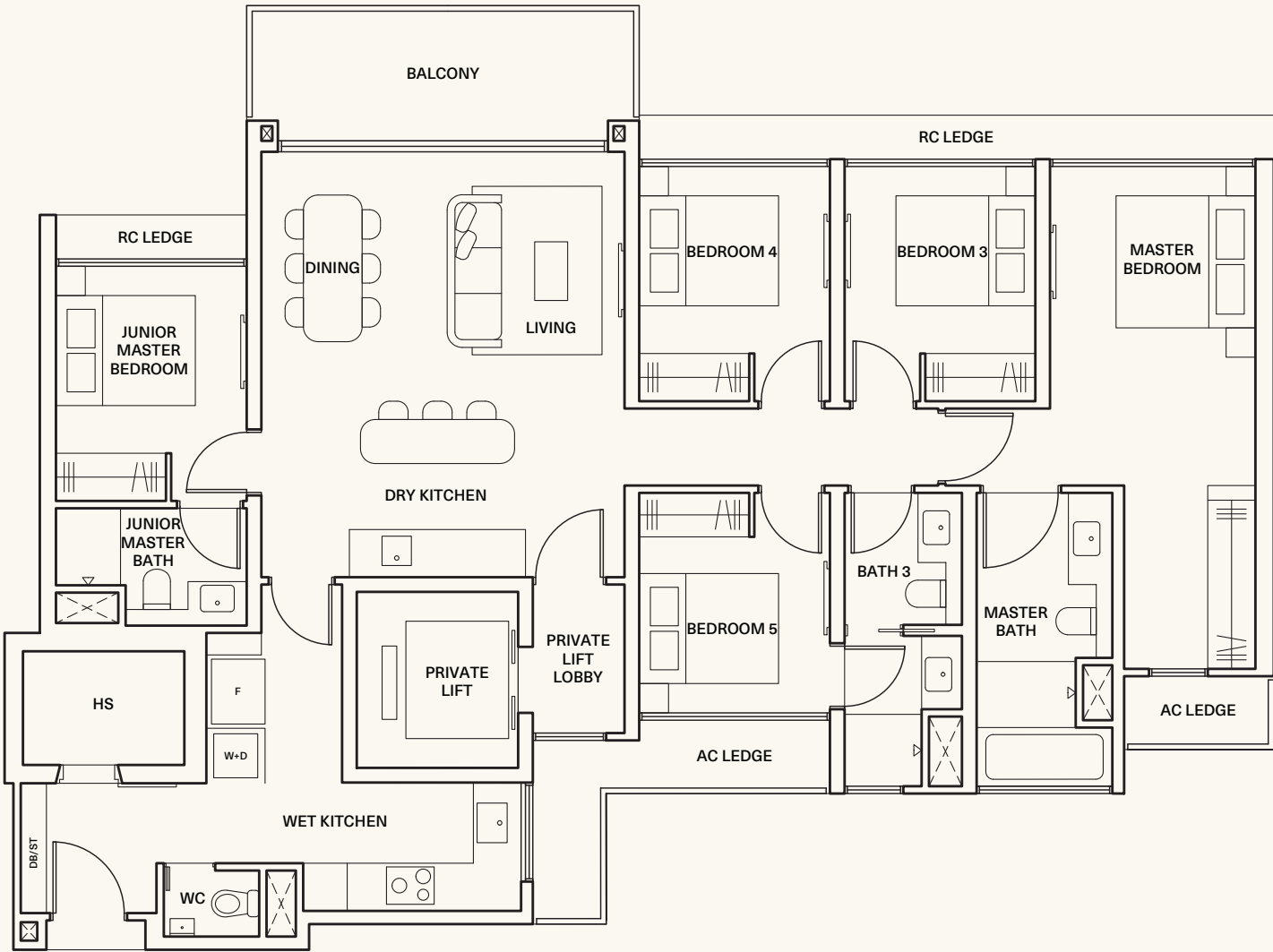


5 Bedroom Premium

TYPE E1

157 sq m / 1690sq ft

#02-18 to #37-18

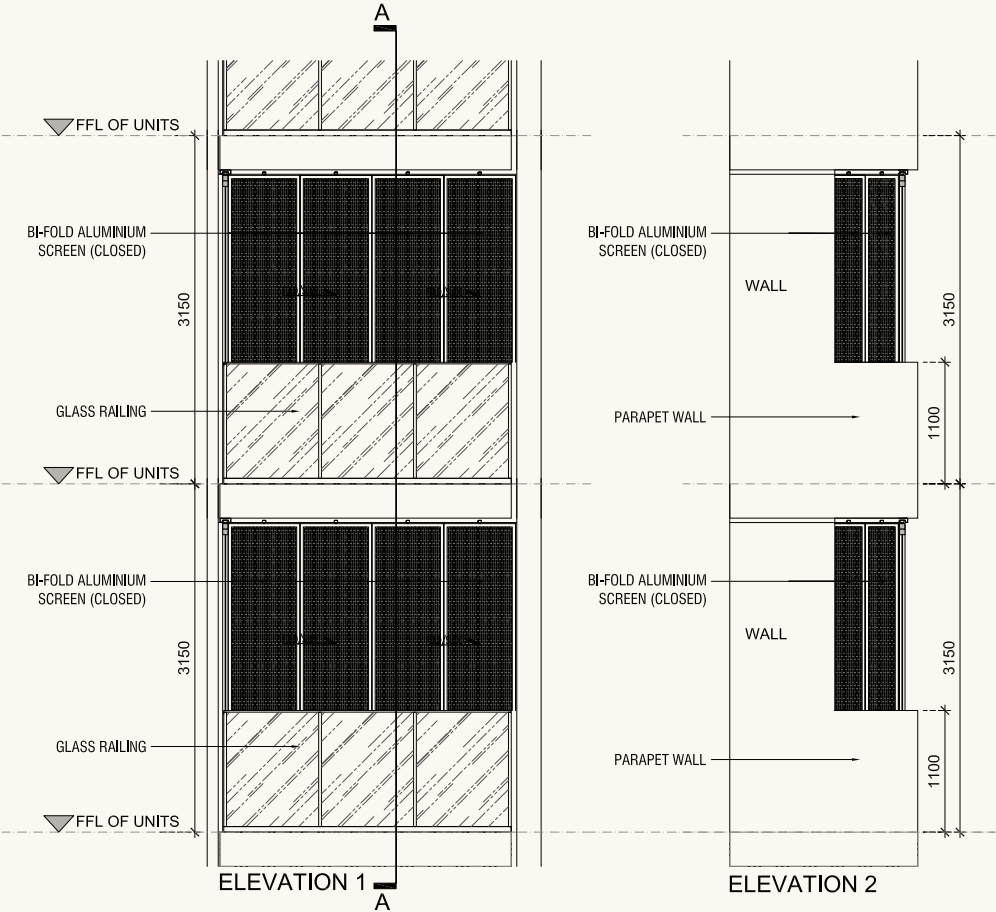


Areas include AC ledge and balcony, where applicable. The plans are subjected to change as may be required by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

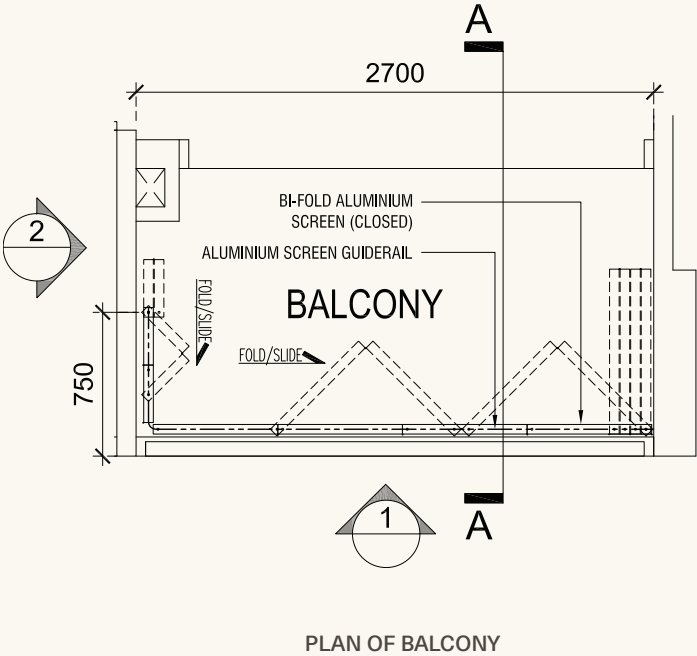


Annexure -

Approved Screen for Balcony



TYPICAL ELEVATION OF BALCONY
WITH SCREEN (CLOSE POSITION)



Convenience

Neighbourhood

Home is not just what is within, but what surrounds it. Located in the heart of a mature estate, and in the middle of two growth areas, Clavon is surrounded by established schools, nature, and lifestyle amenities.





CBD District

Holland
Village

Mediacorp
Campus

Fusionopolis

one-north

Anglo-Chinese
Junior College

INSEAD
Asia

Anglo-Chinese
School
(Independent)

Kent Ridge

National
University of
Singapore

United
World
College

Singapore
Polytechnic

West
Coast
Park

Yong Siew Toh
Conservatory
of Music

CLAVON

University
Town

Yale-NUS
College

NUS High
School of
Math and
Science

Nan Hua
High School

Pandan
River

Clementi
Mall/MRT

Jurong Lake District

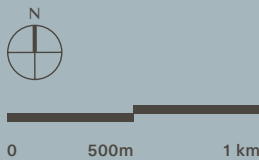
JEM
& Westgate

Jurong
Innovation
District





CLAVON
悦文荟



Location Map

Education Belt

- 01 Nan Hua High School
- 02 NUS High School of Math & Science
- 03 University Town
- 04 Yong Siew Toh Conservatory of Music
- 05 The Japanese School
- 06 National University of Singapore
- 07 UWC South East Asia (Dover Campus)
- 08 Singapore Institute of Technology
- 09 Anglo-Chinese School (Independent)/ Anglo-Chinese Junior College
- 10 Dover Court International School
- 11 Singapore Polytechnic
- 12 School of Science & Technology
- 13 Singapore University of Social Science
- 14 Singapore Institute of Management

- 15 Ngee Ann Polytechnic
- 16 Nan Hua Primary School
- 17 INSEAD Asia
- 18 Canadian International School

Daily conveniences

- 19 Clementi Mall
- 20 Grantral Mall
- 21 448 Clementi Market & Food Centre
- 22 Ayer Rajah Market & Food Centre
- 23 321 Clementi
- 24 West Coast Plaza
- 25 The Star Vista
- 26 Rochester Mall
- 27 Timbre+ one-north
- 28 One Holland Village (Upcoming)
- 29 Holland Village
- 30 Holland Piazza
- 31 Chip Bee Gardens
- 32 Sunset Way

Nature

- 33 Clementi Woods Park
- 34 Marsh Garden
- 35 West Coast Park
- 36 Hort Park
- 37 Southern Ridges
- 38 Singapore Botanic Gardens
- 39 Holland Plain (Upcoming)
- 40 Rail Corridor Historical Landmark
- 41 Jurong Lake Park

Neighbourhood Growth Story

one-north

- 42 Fusionopolis 1
- 43 Connexis
- 44 Synthesis
- 45 Innovis/ Fusionopolis 2
- 46 Kinesis

- 47 Mediacorp Campus
- 48 Mediapolis
- 49 Biopolis

Jurong Precinct

- 50 International Business Park (Within Jurong Lake District)
- 51 Jem
- 52 Westgate
- 53 IMM
- 54 JTC Launchpad @ (Jurong Innovation District)

Connectivity

-  East West Line
-  Downtown Line
-  Circle Line
-  North South Line

Connectivity



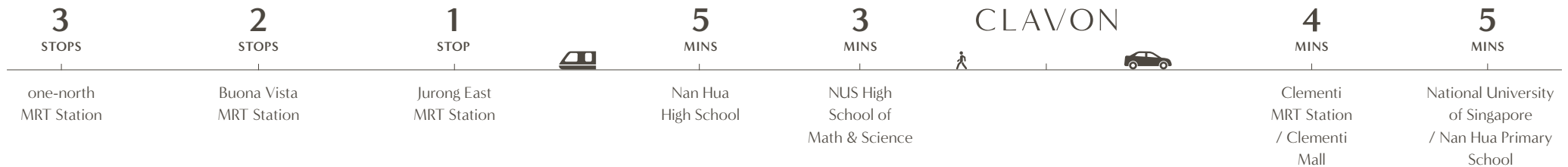


Kent Ridge Education Belt



one-north

Located in District 5, on the fringe of Districts 10 and 21, Clavon easily connects to the city centre via major expressways PIE and AYE. Commuting to and from Clavon is very easy – the MRT system is accessible at the nearby Clementi station. It also enjoys close proximity to numerous reputable local and international education institutions.



Travelling time is estimated based on normal traffic conditions.

Convenience | *Neighbourhood*

Education Belt





06. National University of Singapore



07. UWC South East Asia (Dover Campus)



09. Anglo-Chinese School (Independent)

Choice picks of local
and international
schools.

- | | | | |
|----|---|----|--|
| 01 | Nan Hua High School | 10 | Dover Court International School |
| 02 | NUS High School of Math & Science | 11 | Singapore Polytechnic |
| 03 | University Town | 12 | School of Science & Technology |
| 04 | Yong Siew Toh Conservatory of Music | 13 | Singapore University of Social Science |
| 05 | The Japanese School | 14 | Singapore Institute of Management |
| 06 | National University of Singapore | 15 | Ngee Ann Polytechnic |
| 07 | UWC South East Asia (Dover Campus) | 16 | Nan Hua Primary School |
| 08 | Singapore Institute of Technology | 17 | INSEAD Asia |
| 09 | Anglo-Chinese School (Independent)/
Anglo-Chinese Junior College | 18 | Canadian Interntional School |

Daily Conveniences





26. Rochester Mall



30. Holland Piazza

Everyday living made
simpler and better.

- | | | | |
|----|-----------------------------------|----|--------------------------------|
| 19 | Clementi Mall | 26 | Rochester Mall |
| 20 | Grantral Mall | 27 | Timbre+ one-north |
| 21 | 448 Clementi Market & Food Centre | 28 | One Holland Village (Upcoming) |
| 22 | Ayer Rajah Market & Food Centre | 29 | Holland Village |
| 23 | 321 Clementi | 30 | Holland Piazza |
| 24 | West Coast Plaza | 31 | Chip Bee Gardens |
| 25 | The Star Vista | 32 | Sunset Way |

Green Landmarks





34. Marsh Garden



36. Hort Park



37. Southern Ridges

Explore a different park
every weekend.

- 33 Clementi Woods Park
- 34 Marsh Garden
- 35 West Coast Park
- 36 Hort Park
- 37 Southern Ridges

- 38 Singapore Botanic Gardens
- 39 Holland Plain (Upcoming)
- 40 Rail Corridor Historical Landmark
- 41 Jurong Lake Park

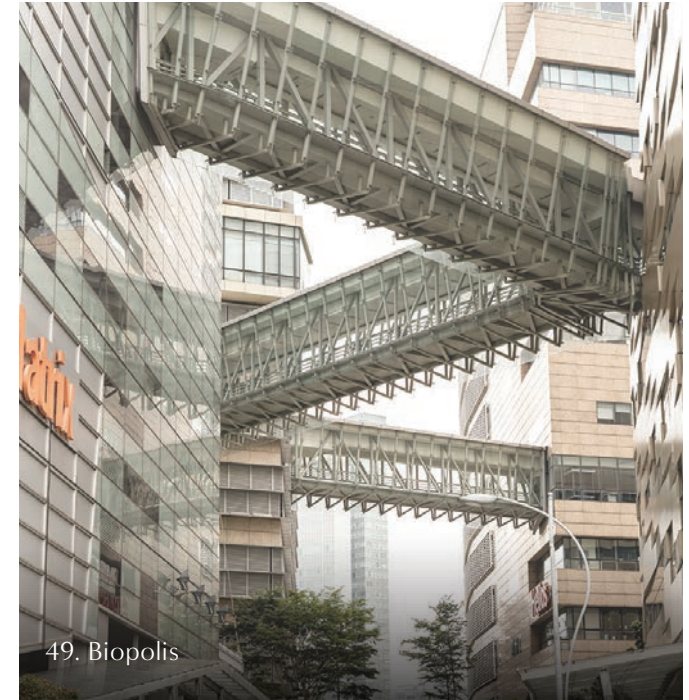
Neighbourhood Growth Story



Artist's Impression



42. Fusionopolis 1



49. Biopolis

Between the regional hubs of
one-north and Jurong Precinct.

one-north

- 42 Fusionopolis 1
- 43 Connexis
- 44 Synthesis
- 45 Innovis/ Fusionopolis 2
- 46 Kinesis
- 47 Mediacorp Campus
- 48 Mediapolis
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Jurong Precinct

- 50 International Business Park
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- 51 Jem
- 52 Westgate
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(Jurong Innovation District)

Developer's Profile

UOL Group Limited (UOL) is one of Singapore's leading public-listed property companies with total assets of about \$20 billion. The Company has a diversified portfolio of residential, commercial developments and investment properties, hotels and serviced suites in Asia, Oceania, Europe and North America. With a track record of over 50 years, UOL strongly believes in delivering product excellence and quality service in all its business ventures. UOL, through its hotel subsidiary Pan Pacific Hotels Group Limited, owns three acclaimed brands namely "Pan Pacific", PARKROYAL COLLECTION and PARKROYAL. The Company's Singapore-listed property subsidiary, United Industrial Corporation Limited, owns an extensive portfolio of prime commercial assets and hotels in Singapore.



UOL Group Limited

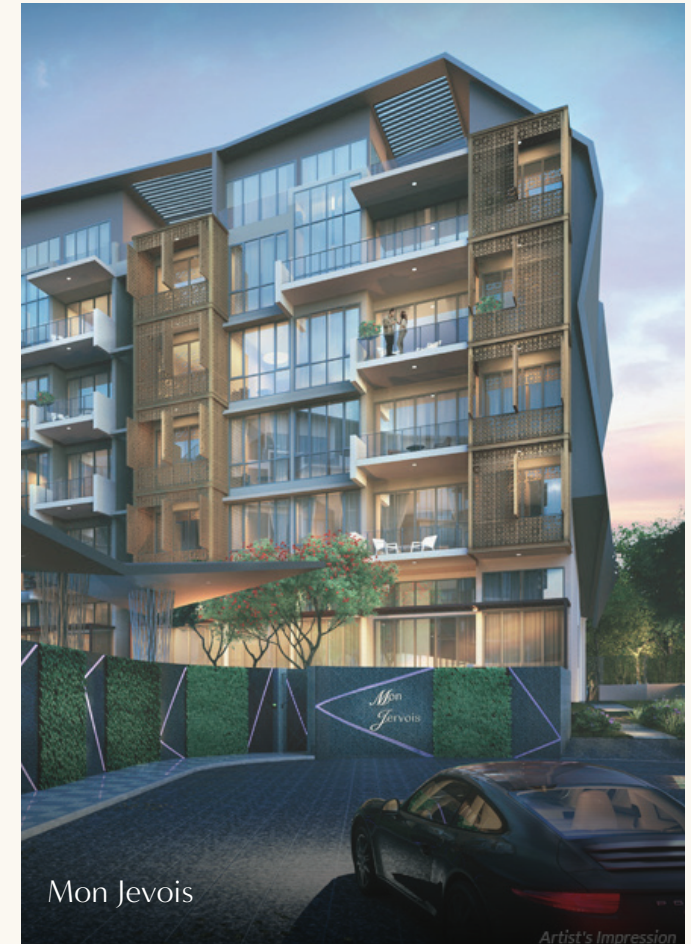


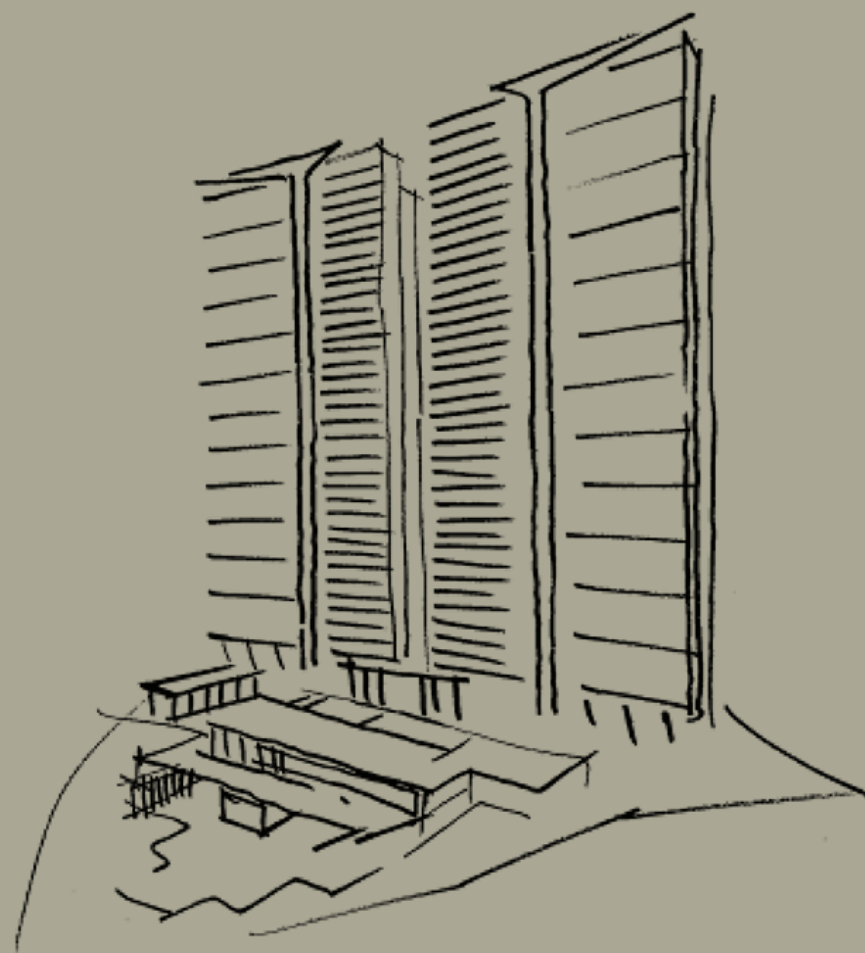
Developer's Profile

Listed since 1971, United Industrial Corporation Limited (UIC) is a leading real estate company with a diversified portfolio comprising commercial investment properties, residential development properties, hotels and IT services. With a focus on delivering quality products of the highest standards, each of our developments is also a reflection of innovative and inspirational concepts. From setting benchmarks to building landmarks, our residential and commercial portfolios represent our dedication to creative excellence and sustainable developments. As a leading property developer, we remain focused on our unwavering dedication to creating long-term sustainable value for all our stakeholders.



United Industrial Corporation Limited





The simplest things are often the *truest*.

Richard Bach

CLAVON

悦文荟

The essence of *living*.

DEVELOPER:

United Venture Development (Clementi 1) Pte. Ltd.

COMPANY REGISTRATION NUMBER:

201922672D

DEVELOPER'S LICENCE NUMBER:

C1374

BP NO. :

A1716-00008-2019-BP01 dated : 23/04/2020

A1716-00008-2019-BP02 dated : 08/05/2020

A1716-00008-2019-BP03 dated : 28/09/2020

TENURE OF LAND:

99 Years commencing on 7 October 2019

ENCUMBRANCES:

Mortgage Registered in Favour of DBS Bank Ltd as Security Agent

EXPECTED DATE OF NOTICE OF VACANT POSSESSION:

31/01/2025

EXPECTED DATE OF LEGAL COMPLETION:

31/01/2028

LOT & MUKIM NUMBER:

Lot 05455L MK 03 AT Clementi Avenue 1

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A premium development by

