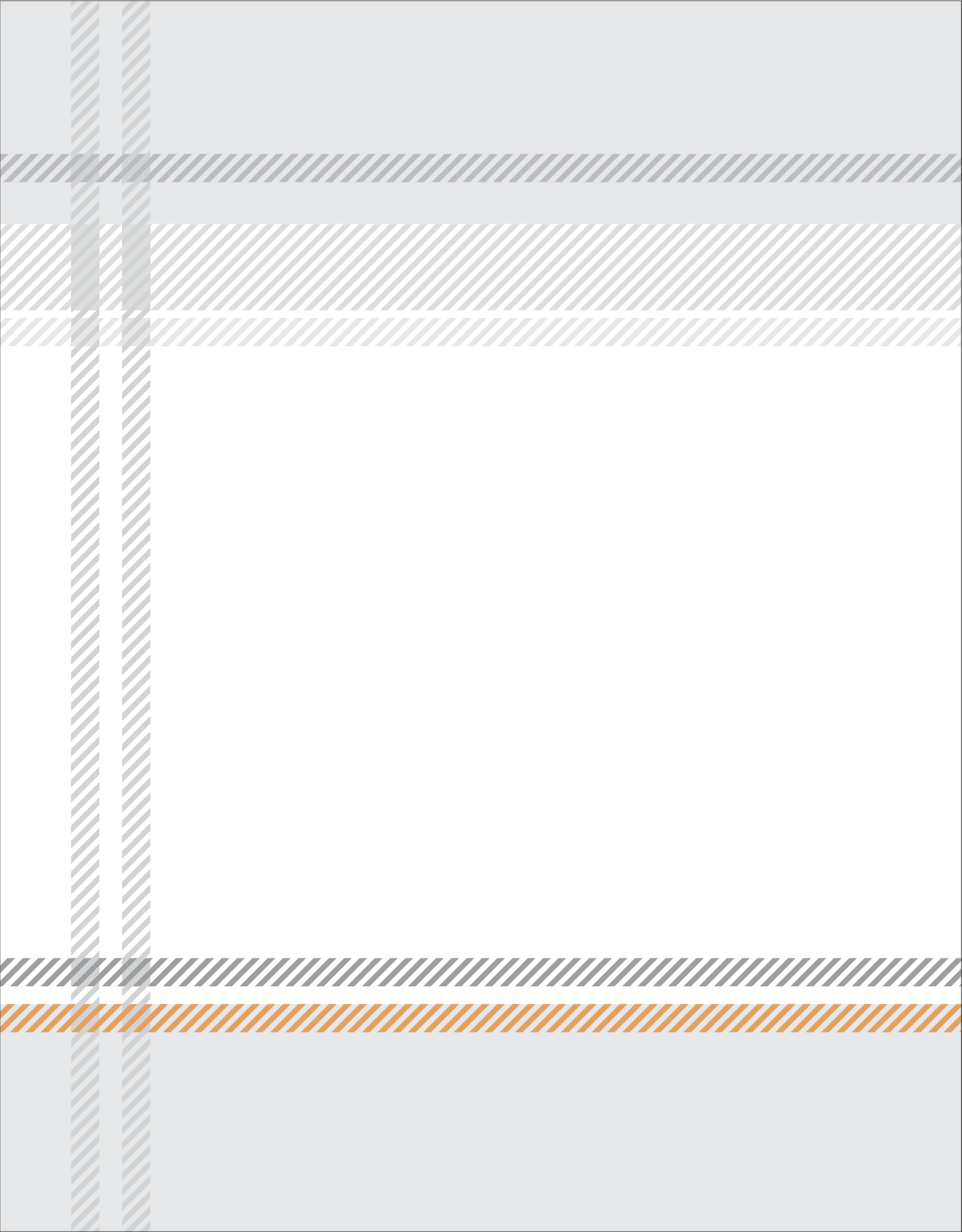




KONAN
REGE/ICY



MARCHING IN A PARADE OF LIFESTYLE LUXURY

AN EXCLUSIVE CITY-FRIDGE DEVELOPMENT WITH A FOCUS ON LIVING WELL, EVERY DETAIL IS TAKEN INTO CONSIDERATION IN THE CREATION OF KOVAN REGENCY. ENCIRCLED BY ENTERTAINMENT, RECREATION, RETAIL AND DINING AMENITIES, WITH KOVAN MRT STATION JUST 250-METRE AWAY, YET ENCLOSED WITHIN RESTFUL TRANQUILITY AND CONTEMPORARY COMFORT, A TRULY FULFILLED LIFE BEGINS RIGHT HERE.

CONDO › STRATA TERRACE HOUSE

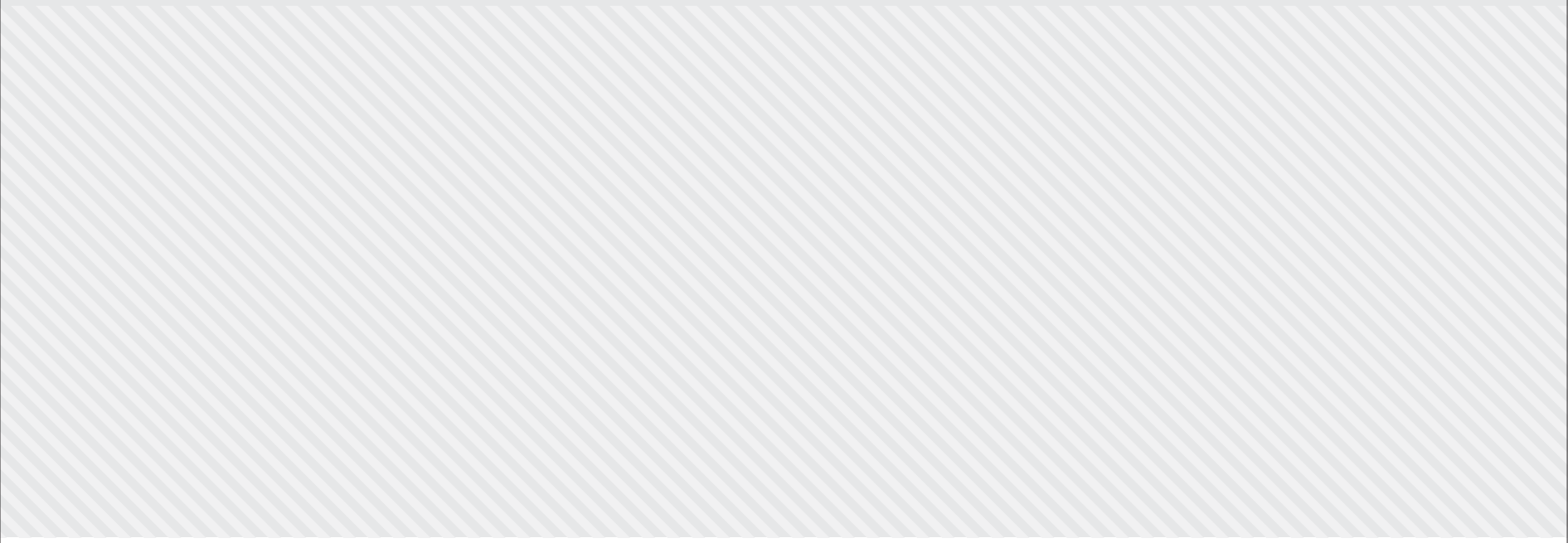


RISING IN MAGNIFICENT VIEWS

PROMINENTLY SITED NEXT TO A POSH LANDED ESTATE, KOVAN REGENCY OVERLOOKS UNOBSTRUCTED VIEWS OF THE NORTHERN AND SOUTHERN SKYLINES. COMPRISING 6 BLOCKS OF 15-STOREY CONDOMINIUM AND 15 STRATA TERRACES, EVERY UNIT, BLOCK AND COMMUNAL LANDSCAPE WITHIN THE 393-UNIT DEVELOPMENT IS ANGLED TO CAPTURE MAXIMUM SPACE, LIGHT AND SCENERY.

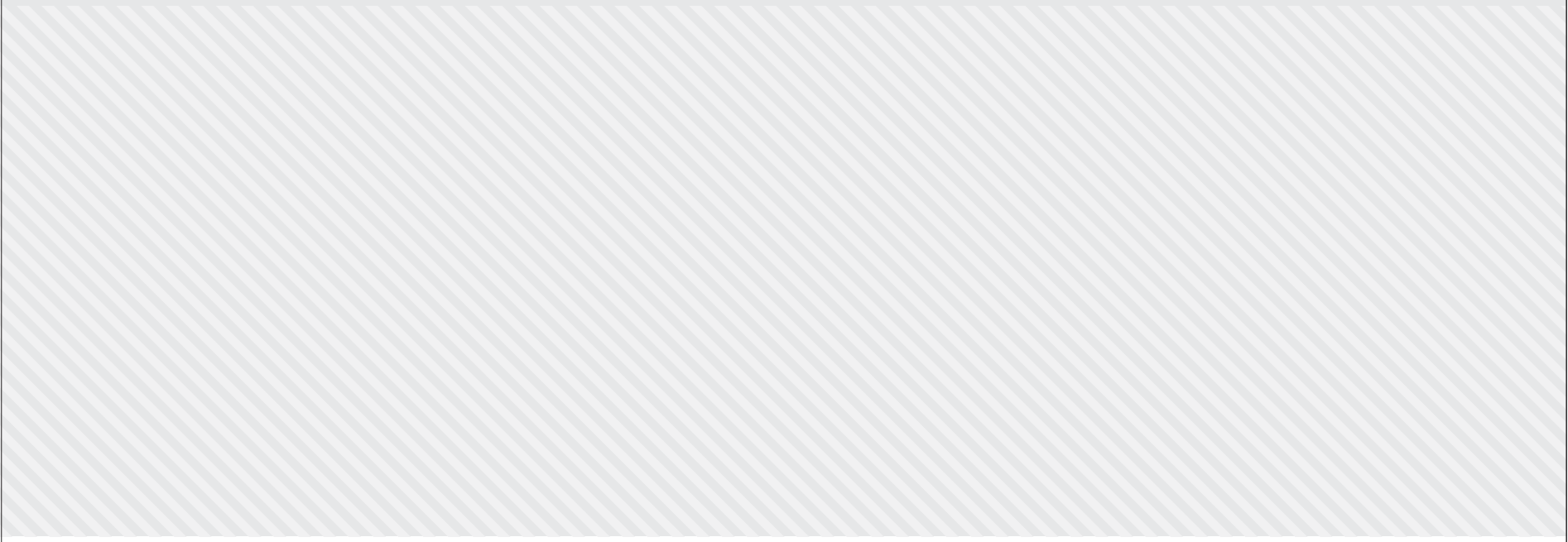








IMPRESSION ONLY



CONNECTING WITH LIFE'S GOODNESS AND CONVENIENCES





LEISURE

IN THE MIDST OF A RETAIL AND RECREATIONAL DISTRICT...

- 3 MINS WALK SIMON PLAZA
- 8 MINS WALK HEARTLAND MALL
- 4 MINS DRIVE HOUGANG PLAZA AND HOUGANG MALL
- 7 MINS DRIVE NEX
- 18 MINS DRIVE ORCHARD ROAD
- 20 MINS DRIVE CBD



ACCESSIBILITY

EASY CONNECTIONS TO ANYWHERE YOU DESIRE...

- 4 MINS WALK KOVAN MRT STATION
- 8 MINS DRIVE CENTRAL EXPRESSWAY
- 14 MINS MRT DHOBY GHAUT INTERCHANGE
- 25 MINS DRIVE CHANGI INTERNATIONAL AIRPORT



ORCHARD ROAD
18 MINS DRIVE

DHOBY GHAUT INTERCHANGE
14 MINS BY MRT

NEX
7 MINS DRIVE

SERANGOON JC
8 MINS WALK

HEARTLAND MALL
8 MINS WALK



GOURMET

LIFE'S SIMPLE PLEASURES AT YOUR DOORSTEP...

- 2 MINS WALK UPPER SERANGOON ROAD EATERIES
- 8 MINS WALK KOVAN HOUGANG MARKET AND FOOD CENTRE
- 5 MINS DRIVE SERANGOON GARDENS MARKET AND FOOD CENTRE
- 6 MINS DRIVE MYVILLAGE AT SERANGOON GARDEN
- 6 MINS DRIVE CHOMP CHOMP FOOD CENTRE



EDUCATION

A STEP CLOSER TO A BRIGHTER FUTURE...

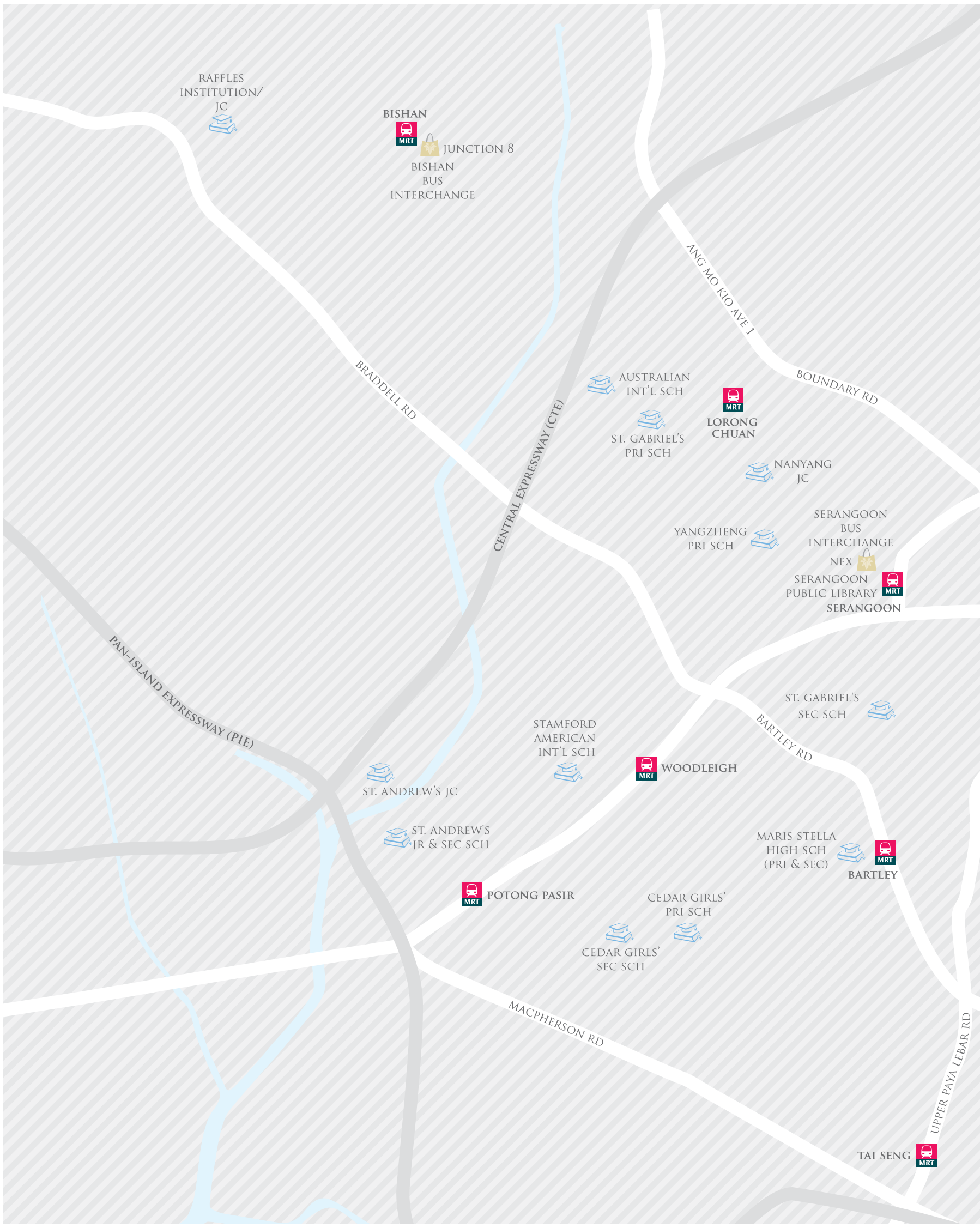
- 8 MINS WALK SERANGOON JUNIOR COLLEGE
- 4 MINS DRIVE MONTFORT SECONDARY SCHOOL
- 5 MINS DRIVE LYCEE FRANCAIS DE SINGAPOUR
- 8 MINS DRIVE AUSTRALIAN INTERNATIONAL SCHOOL
- 9 MINS DRIVE MARIS STELLA PRIMARY & HIGH SCHOOL
- 9 MINS DRIVE NANYANG JUNIOR COLLEGE
- 10 MINS DRIVE ROSYTH SCHOOL
- 11 MINS DRIVE ST. ANDREW'S VILLAGE

KOVAN MRT
STARION
4 MINS WALK

KOVAN
REGENCY

CENTRAL
EXPRESSWAY
8 MINS DRIVE

SELETAR AEROSPACE
PARK
18 MINS DRIVE



RAFFLES
INSTITUTION/
JC

BISHAN
MRT
JUNCTION 8
BISHAN
BUS
INTERCHANGE

BRADDELL RD

CENTRAL EXPRESSWAY (CTE)

AUSTRALIAN
INT'L SCH
ST. GABRIEL'S
PRI SCH

ANG MO KIO AVE 1

LORONG
CHUAN
MRT

BOUNDARY RD

NANYANG
JC

YANGZHENG
PRI SCH

SERANGOON
BUS
INTERCHANGE
NEX
SERANGOON
PUBLIC LIBRARY
SERANGOON
MRT

PAN-ISLAND EXPRESSWAY (PIE)

STAMFORD
AMERICAN
INT'L SCH

ST. GABRIEL'S
SEC SCH

ST. ANDREW'S JC

WOODLEIGH
MRT

BARTLEY RD

ST. ANDREW'S
JR & SEC SCH

MARIS STELLA
HIGH SCH
(PRI & SEC)
BARTLEY
MRT

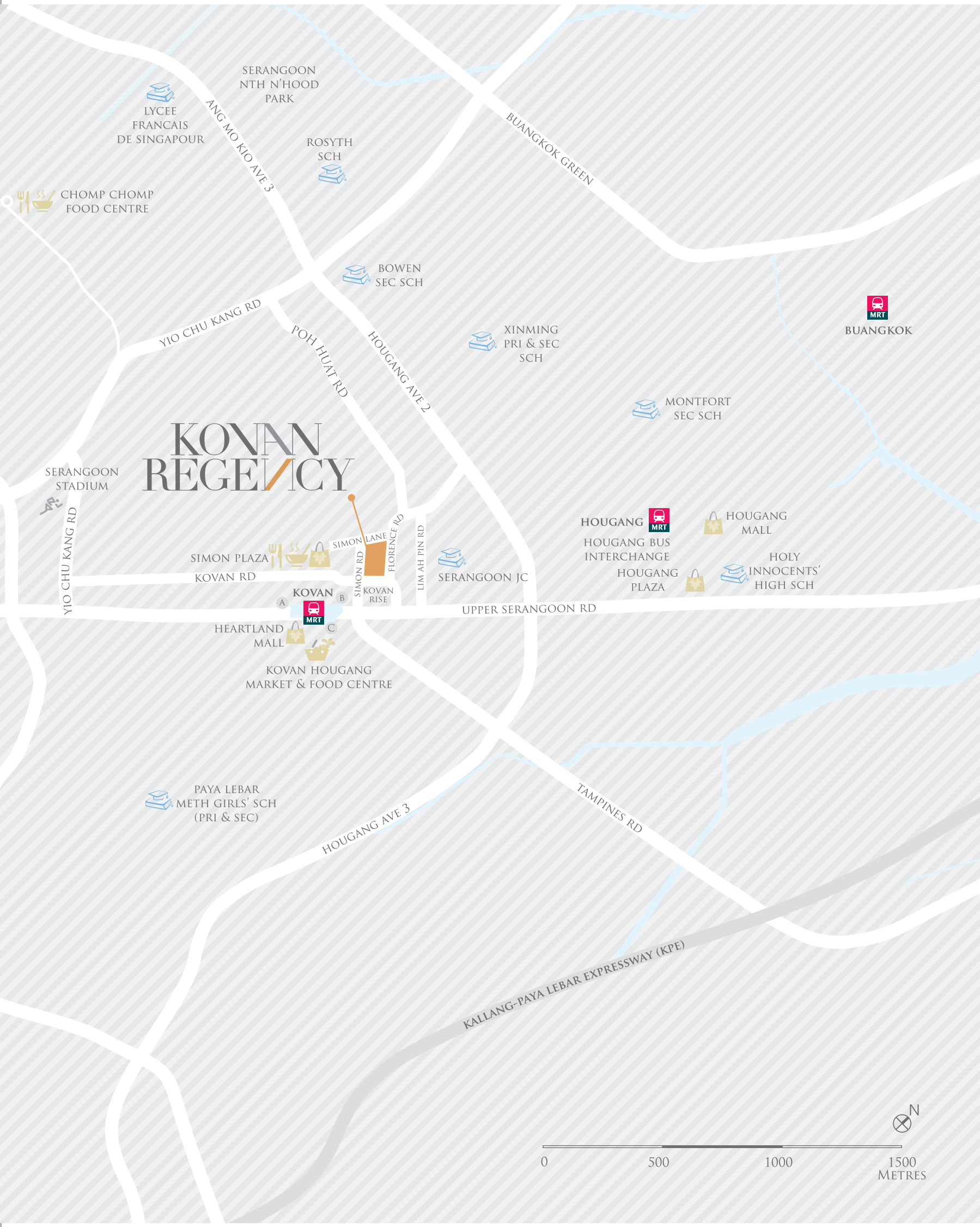
POTONG PASIR
MRT

CEDAR GIRLS'
PRI SCH
CEDAR GIRLS'
SEC SCH

MACPHERSON RD

UPPER PAYA LEBAR RD

TAI SENG
MRT



KOVAN REGENCY

LYCEE FRANCAIS DE SINGAPOUR

SERANGOON NTH N'HOOD PARK

ROSYTH SCH

CHOMP CHOMP FOOD CENTRE

BOWEN SEC SCH

XINMING PRI & SEC SCH

BUANGKOK MRT

MONTFORT SEC SCH

SERANGOON STADIUM

SIMON PLAZA

SIMON LANE

SERANGOON JC

HOUGANG MRT
HOUGANG BUS INTERCHANGE

HOUGANG MALL

HOLY INNOCENTS' HIGH SCH

KOVAN RD

KOVAN RISE

UPPER SERANGOON RD

HOUGANG PLAZA

HEARTLAND MALL

KOVAN HOUGANG MARKET & FOOD CENTRE

PAYA LEBAR METH GIRLS' SCH (PRI & SEC)

HOUGANG AVE 3

TAMPINES RD

KALLANG-PAYA LEBAR EXPRESSWAY (KPE)

0 500 1000 1500 METRES





EMANATING STREAMS OF JOY AND HAPPINESS



DIPPING IN TOTAL INDULGENCES





ARTIST'S IMPRESSION

LUSH LANDSCAPING INSPIRED BY THE VIBRANT INTERSECTION OF THE TARTAN PATTERNS MAXIMISES THE RECREATIONAL SPACES BETWEEN BLOCKS. GENEROUSLY LINED WITH EVERGREEN TREES AND PALMS, KOVAN REGENCY REPLICATES A TROPICAL RESORT AMBIENCE TO PRESENT A VACATION RIGHT AT HOME.

STEP INTO THE ICONIC CLUBHOUSE FLANKED BY A CASCADING WATER FEATURE AND MAGNIFICENT WATERWALL. SUBMERGE YOUR WORRIES IN THE 50M LAP POOL OR SPA POOL, AND WARM YOUR HEART AT THE POOL DECK. HOST A JOVIAL PARTY AT THE TREE GROVE OR COOK UP A MOUTH-WATERING FEAST AT THE BARBEQUE GARDEN. FOR A RELAXING DAY IN, GO FOR A STROLL ALONG THE CHESS CORNER, GRAB A READ BY THE SEATING ALCOVES OR WORK OUT AT THE OUTDOOR FITNESS STATION IN A GARDEN SETTING.

CHILDREN PLAYGROUND



GYMNASIUM



WATER JET PLATFORM



CHESS CORNER



JACUZZI

BBQ GARDEN



ARTIST'S IMPRESSION

CHILDREN'S POOL



ARTIST'S IMPRESSION

LIVE IT UP LIKE NEVER BEFORE AT KOVAN REGENCY. 22 TOP-CLASS PENTHOUSE UNITS LOCATED ON THE HIGHEST FLOORS OFFER STUNNING UNBLOCKED VIEWS OF VERDANT NATURE. EACH SPACIOUS PENTHOUSE COMES WITH A LUXURIOUS MASTER BEDROOM THAT OPENS OUT TO AN ATTACHED ROOF TERRACE FOR SOME ROMANCE UNDER THE STARS.



INHERITING PICTURE-PERFECT VISTA

PENTHOUSE



IMPRESSION ONLY



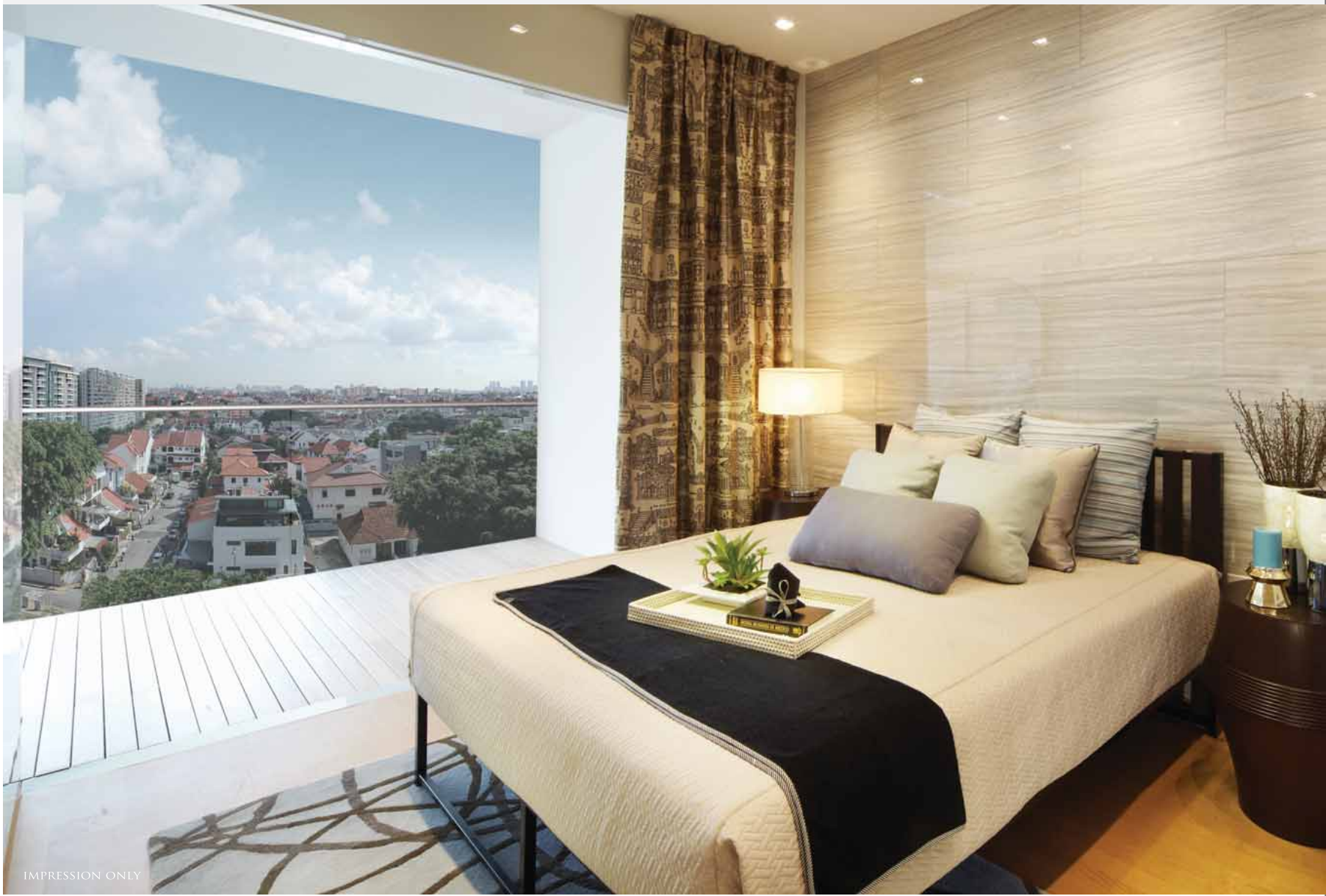
IMPRESSION ONLY

LAVISHING IN OPULENT COMFORT

WITH A WIDE SELECTION OF CONDOMINIUM UNIT TYPES TO CHOOSE FROM, FEEL FREE TO INDULGE YOUR LIFESTYLE WITHOUT COMPROMISE. SELECTED DUAL VIEW UNITS ENJOY DAZZLING VIEWS OF THE SWIMMING POOL AND LOW-RISE LANDED RESIDENTIAL ESTATE.



CONDO





THE 2- TO 4-BEDROOM UNITS INCORPORATE VAST FUNCTIONAL SPACES THAT EXTEND INTO A VERSATILE BALCONY. THE STUDIO APARTMENTS' INNOVATIVE OPEN CONCEPT SPATIAL DESIGN MAINTAINS HIGH STANDARDS OF LIVING WITHIN A COMPACT SPACE.





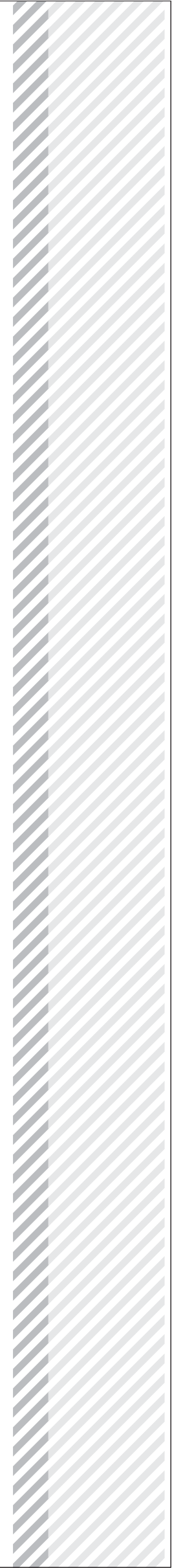


STRATA TERRACE HOUSE



ARTIST'S IMPRESSION

LANDING ON THE MOST SOUGHT-AFTER ABODE



BE AMONG THE 15 EXCLUSIVE OWNERS OF ONE OF THE LAST FEW STRATA TERRACE HOUSES TO BE BUILT WITHIN A CONDOMINIUM DEVELOPMENT WHEREBY FOREIGNERS ARE ELIGIBLE. SPECIALLY ORIENTED TOWARDS THE PRIVATE HOUSES OF SIMON ROAD, ENJOY A PRESTIGIOUS LANDED LIFESTYLE WHILE HAVING UNLIMITED ACCESS TO CONDOMINIUM FACILITIES. EACH GRAND TERRACE HOUSE CONSISTS OF 3 STOREYS, AN ATTIC, BASEMENT CARPARK AND HOME LIFT. WITHOUT A DOUBT, A TRUE SYMBOL OF OPULENCE.





LEGEND

- A) CLUBHOUSE
 - FUNCTION ROOM
 - GYMNASIUM
 - ROOF TERRACE
 - MALE AND FEMALE CHANGING ROOMS WITH STEAM ROOM
 - HANDICAP TOILET
- B) MAIN ENTRANCE
- C) ENTRANCE CASCADING WATER FEATURE & WATER WALL
- D) 50M LAP POOL
- E) CHILDREN'S POOL
- F) WATER JET PLATFORM
- G) SPA POOL
- H) REFLECTING POOL
- J) TODDLER'S POOL
- K) POOL DECK
- L) CHILDREN PLAYGROUND
- M) OUTDOOR FITNESS STATION
- N) BBQ GARDEN
- O) SEATING ALCOVE
- P) READING CORNER
- Q) CHESS CORNER
- R) SUNNING LAWN
- S) TREE GROVE
- T) TRELLIS
- U) GUARD HOUSE
- V) BIN CENTRE AND ELECTRICAL SUBSTATION
- W) PEDESTRIAN SIDE GATE





KOVAN RISE

KOVAN ROAD

ARTIST'S IMPRESSION   SCALE IN METER

DIAGRAMMATIC CHART

BLOCK 2
KOVAN RISE, S(544734)

UNIT NO./ LEVEL	01	02	03	04	05	06	07
#15							
#14	PH1	PH2	PH2	PH3	PH4	PH2	PH1
#13	A1	A2	A2	A3	A4	A2	A1
#12	A1	A2	A2	A3	A4	A2	A1
#11	A1	A2	A2	A3	A4	A2	A1
#10	A1	A2	A2	A3	A4	A2	A1
#09	A1	A2	A2	A3	A4	A2	A1
#08	A1	A2	A2	A3	A4	A2	A1
#07	A1	A2	A2	A3	A4	A2	A1
#06	A1	A2	A2	A3	A4	A2	A1
#05	A1	A2	A2	A3	A4	A2	A1
#04	A1	A2	A2	A3	A4	A2	A1
#03	A1	A2	A2	A3	A4	A2	A1
#02	A1	A2	A2	A3	A4	A2	A1
#01	A1G	A2G	A2G	A3G	A4G	A2G	A1G

BLOCK 4
KOVAN RISE, S(544735)

UNIT NO./ LEVEL	08	09	10	11
#15				
#14	PH9	PH8	C1T	PH5
#13	C4	C3	C1	C2
#12	C4	C3	C1	C2
#11	C4	C3	C1	C2
#10	C4	C3	C1	C2
#09	C4	C3	C1	C2
#08	C4	C3	C1	C2
#07	C4	C3	C1	C2
#06	C4	C3	C1	C2
#05	C4	C3	C1	C2
#04	C4	C3	C1	C2
#03	C4	C3	C1	C2
#02	C4	C3	C1	C2
#01	C4G	C3G	B3G	C2G

BLOCK 6
KOVAN RISE, S(544736)

UNIT NO./ LEVEL	12	13	14	15
#15				
#14	PH9	PH10	C1T	PH5
#13	C4	D	C1	C2
#12	C4	D	C1	C2
#11	C4	D	C1	C2
#10	C4	D	C1	C2
#09	C4	D	C1	C2
#08	C4	D	C1	C2
#07	C4	D	C1	C2
#06	C4	D	C1	C2
#05	C4	D	C1	C2
#04	C4	D	C1	C2
#03	C4	D	C1	C2
#02	C4	D	C1	C2
#01	C4G	DG	B3G	C2G

STRATA TERRACE HOUSE

HOUSE 8 (CORNER A)	HOUSE 10	HOUSE 12	HOUSE 14	HOUSE 16	HOUSE 18	HOUSE 20	HOUSE 22	HOUSE 24	HOUSE 26	HOUSE 28	HOUSE 30	HOUSE 32	HOUSE 34	HOUSE 36 (CORNER B)
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BLOCK 38
KOVAN RISE, S(544727)

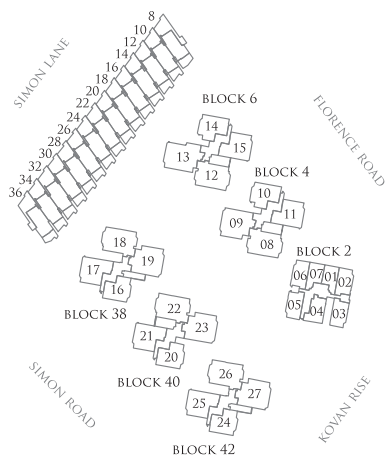
UNIT NO./ LEVEL	16	17	18	19
#15				
#14	B2T	PH6	PH9	PH7
#13	B2	C2	C4	C3
#12	B2	C2	C4	C3
#11	B2	C2	C4	C3
#10	B2	C2	C4	C3
#09	B2	C2	C4	C3
#08	B2	C2	C4	C3
#07	B2	C2	C4	C3
#06	B2	C2	C4	C3
#05	B2	C2	C4	C3
#04	B2	C2	C4	C3
#03	B2	C2	C4	C3
#02	B2	C2	C4	C3
#01	B1G	C2G	C4G	C3G

BLOCK 40
KOVAN RISE, S(544728)

UNIT NO./ LEVEL	20	21	22	23
#15				
#14	B2T	PH6	PH9	PH7
#13	B2	C2	C4	C3
#12	B2	C2	C4	C3
#11	B2	C2	C4	C3
#10	B2	C2	C4	C3
#09	B2	C2	C4	C3
#08	B2	C2	C4	C3
#07	B2	C2	C4	C3
#06	B2	C2	C4	C3
#05	B2	C2	C4	C3
#04	B2	C2	C4	C3
#03	B2	C2	C4	C3
#02	B2	C2	C4	C3
#01	B1G	C2G	C4G	C3G

BLOCK 42
KOVAN RISE, S(544729)

UNIT NO./ LEVEL	24	25	26	27
#15				
#14	B2T	PH6	PH9	PH7
#13	B2	C2	C4	C3
#12	B2	C2	C4	C3
#11	B2	C2	C4	C3
#10	B2	C2	C4	C3
#09	B2	C2	C4	C3
#08	B2	C2	C4	C3
#07	B2	C2	C4	C3
#06	B2	C2	C4	C3
#05	B2	C2	C4	C3
#04	B2	C2	C4	C3
#03	B2	C2	C4	C3
#02	B2	C2	C4	C3
#01	B1G	C2G	C4G	C3G



LEGEND:

- A1G, A1, PH1 [1-BEDROOM]
- A2G, A2, A4G, A4, PH2, PH4 [2-BEDROOM COMPACT]
- A3G, A3, PH3 [1-BEDROOM + STUDY]
- B1G, B2, B2T, B3G [2-BEDROOM]
- C1, C1T, C2G, C2 [3-BEDROOM COMPACT]
- C3G, C3, C4G, C4 [3-BEDROOM]
- DG, D, PH5-9 [4-BEDROOM]
- PH10 [5-BEDROOM]
- STRATA TERRACE HOUSE (CORNER A)
- STRATA TERRACE HOUSE (TYPICAL)
- STRATA TERRACE HOUSE (CORNER B)

