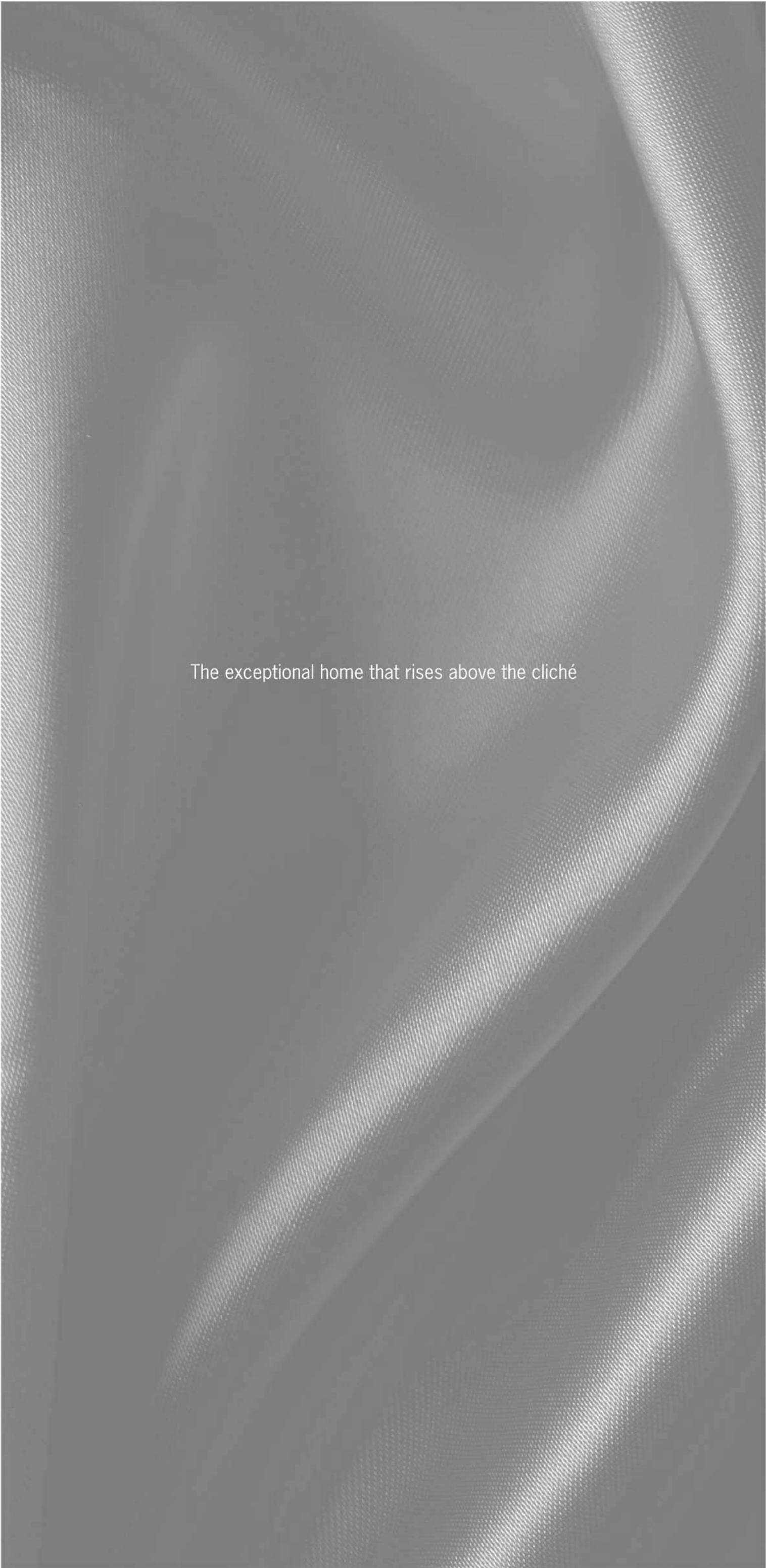


L
LUMA

6 River Valley Grove






The exceptional home that rises above the cliché

The
essence of
quality lies
with true
satisfaction.







The truly stylish never have to try too hard. Pure, undiluted panache as chic as it is unpretentious. Where high style meshes with elevated living spaces. Downtown welcomes the latest architectural head turner. Hip meets home at one sleek address. Luma.

Freehold • Foreigners Eligible



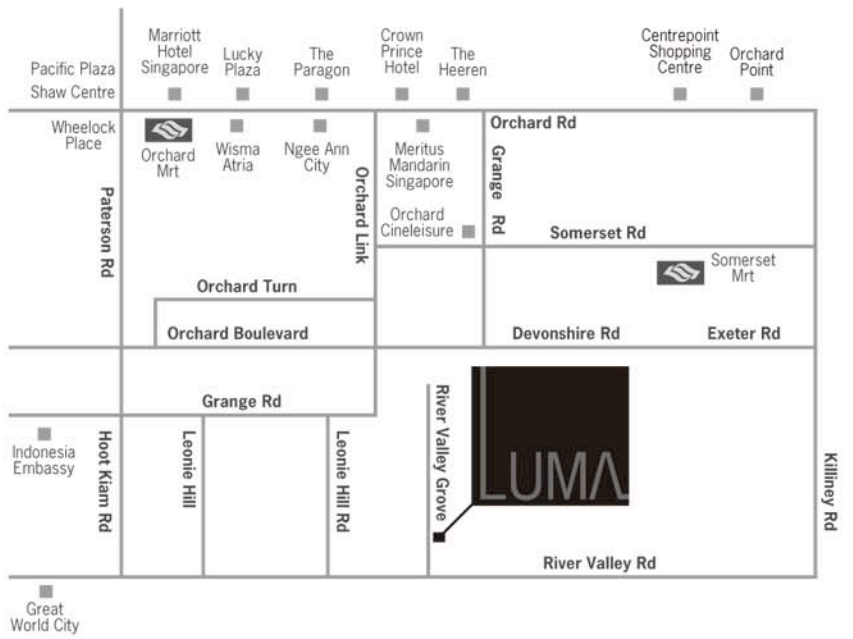


In a bustling metropolis, being able to retreat is essential. Poised high above others, Luma offers a superior escape. Uniting the outdoors and casual living, the rooftop sky terrace sets the stage for intimate entertaining and unhurried diversion.

Entertain under the stars, or escape the hustle and bustle and simply relax while gazing at charming views of the city, Singapore River or the sea. One thing's for sure – every setting is one-of-a-kind.

Where the unimaginable is a seductive reality for a privileged few





Artist's Impression



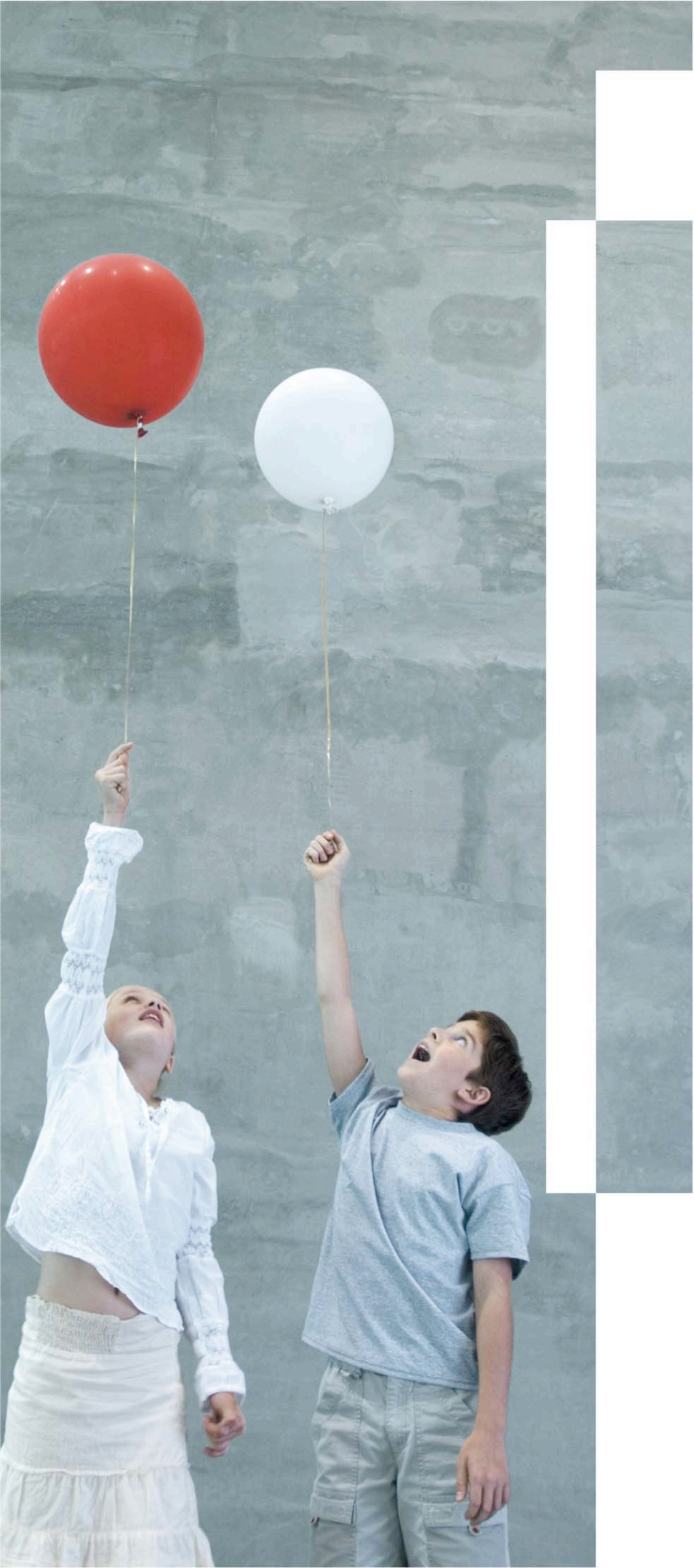


River Valley Grove

The exclusive address
for connoisseurs of
über premium living

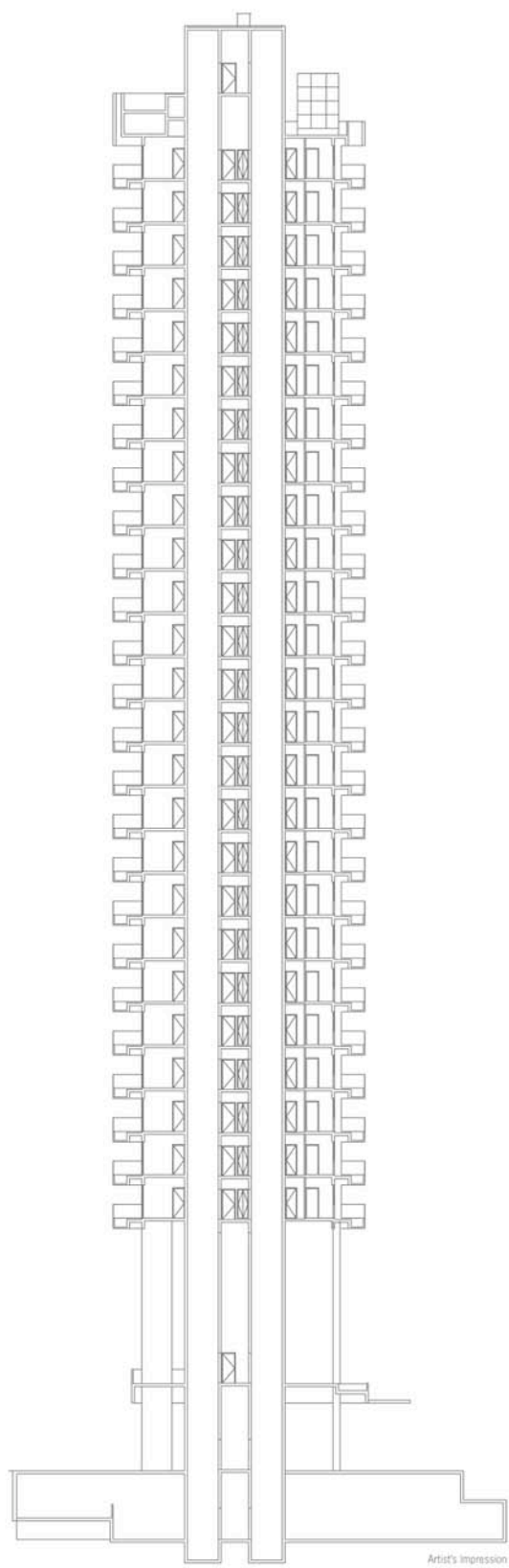


Atmosphere. Energy. Luxury. Luma puts you at the centre of everything you've come to expect and deserve. In prestigious District 9, explore the bustle of an ever-growing metropolitan in Central Business District or explore an ever-changing palette of recreational options at Mohamed Sultan, Clarke Quay and Robertson Quay. With reputable schools and institutions closeby, spend less time on the road and more time enjoying life to the fullest.



What makes us really different?

First impressions are unquestionably important. A cut above the rest, Luma proves that style and substance are alive. Towering at 106m akin to a 36-storey building, the 27-storey development comprising 75 exclusive units takes modern opulence to another level. Luxury lovers will adore the uncommon flavours of this minimalist masterpiece whose clean lines give way to open spaces and full-height glass architecture reflects colourful surprises at every turn.



Artist's Impression



You see images of glass and chrome skyscrapers with screaming metaphors such 'Serene,' 'Peaceful,' and other equally jaded expressions



Artist's Impression



It's time to treat yourself to those gifts life sometimes offers, thoughtful extras that add a smile to your day. Whether working out at the gym and swimming pool or lazing around the water jet corner and the BBQ corner with family and friends, the 2nd storey sky terrace presents the ultimate in relaxation. Together with wading pool and children's playground, every element for rest and rejuvenation for the playful kid to the adventurous adult is catered for at Luma.



Artist's Impression

Leaving jargons aside,
it is time to give new meaning
to the phrase 'limited edition
lifestyle' in a city where every
new development claims to offer.



Wake up the rising sun and invite friends to barbecue on the rooftop pavilion by moonlight. There's plenty to do and view to keep your senses entertained at the rooftop sky terrace at Luma. Feel on top of the world with a function room that is designed to cater to any occasion from private parties to social functions. With swimming pool and elevated water jet corner that open up to the city skies, retreat to your personal oasis in the sky.

Good design speaks for itself
– simple, poised, alluring –
in a word classic.



Elevating the ambience are the sophisticated interiors, which pair form and function seamlessly. Just by simply connecting to the Internet with your PDA or laptop. Get in touch with home, control air conditioning and water heater systems or indulge in pulsating light, using pre-programmed

mood setting that allows for different light scenarios. With designer switches that add a modish touch to the 1 and 2-bedroom apartments, the state-of-the-art home has all the luxurious details you desire. Featuring 3 units per floor, Luma makes it easier to enjoy a private and complete, balanced living.





All Photographs Featured Are Impressions Only

In a busy household, everyone gravitates towards the kitchen. It naturally becomes the hotbed of activity. But with SCHIFFINI kitchen from Italy, it doesn't have to be humdrum or a headache. A wonder in space efficiency, its rich materials and a greater attention to detail are all hallmarks of a new understated attitude. Complemented with SCHOLTES built-in appliances from FRANCE, one aspect responds to the needs of cooking whilst the other caters to entertaining.



SCHIFFINI

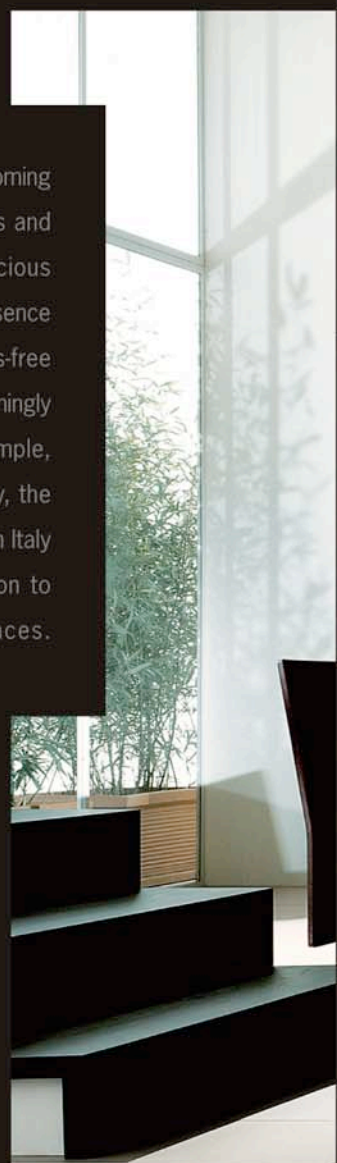
Performance dedicated to **the art of cooking**



Scholtès

Experiences that provide hard-to-imitate uniqueness in ways others can't.

The notion of home is a naturally welcoming space. A shell sensitive to the wants and desires of its inhabitants, the spacious bedrooms of Luma are a positive presence that mirrors your inner nature – fuss-free and soberly elegant. Presenting a seemingly endless array of possibilities for simple, elegant clothing storage and display, the LEMA modular wardrobe system from Italy adds a stylish and practical addition to today's contemporary living spaces.



All Photographs Featured Are Impressions Only



The world and its troubles can stay outside. Your bathroom is an oasis of calm – the one place where you can be alone with your thoughts. The bath will be a hard room to miss with the ANTONIO LUPI bath collection. Featuring eye-catching sanitary wares and sleek fittings, bask in an alluring splendour rich in deluxe comforts. For bathroom enthusiasts, step into the luxurious bathroom and slip into a soothing reverie where all needs are pampered and indulged.

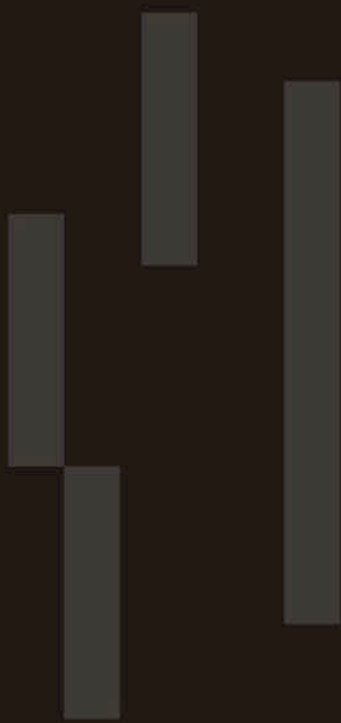
LEINA



Antonio Lupi



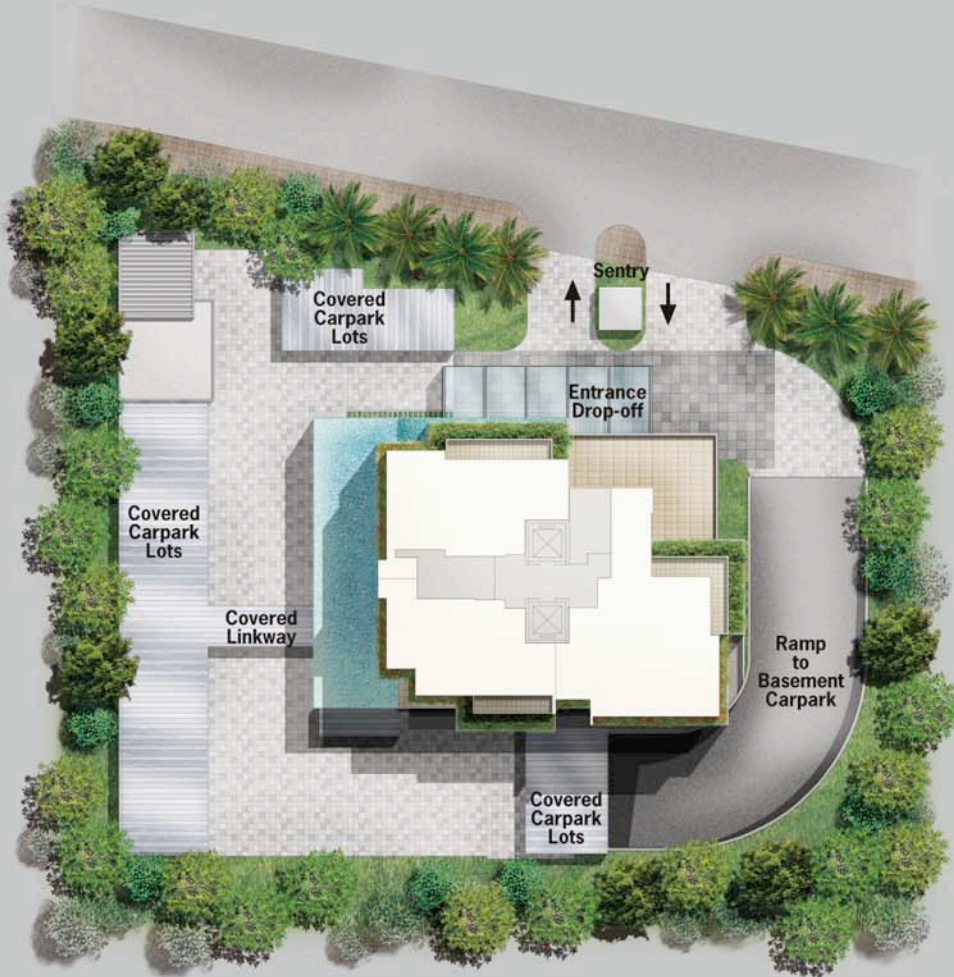
Luma,
for those
who are
used to
exceptions.





Siteplan & Floorplans

Siteplan



Sky Terrace 1 - 2nd Storey



Artist's Impression

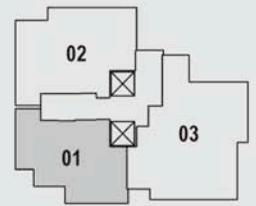
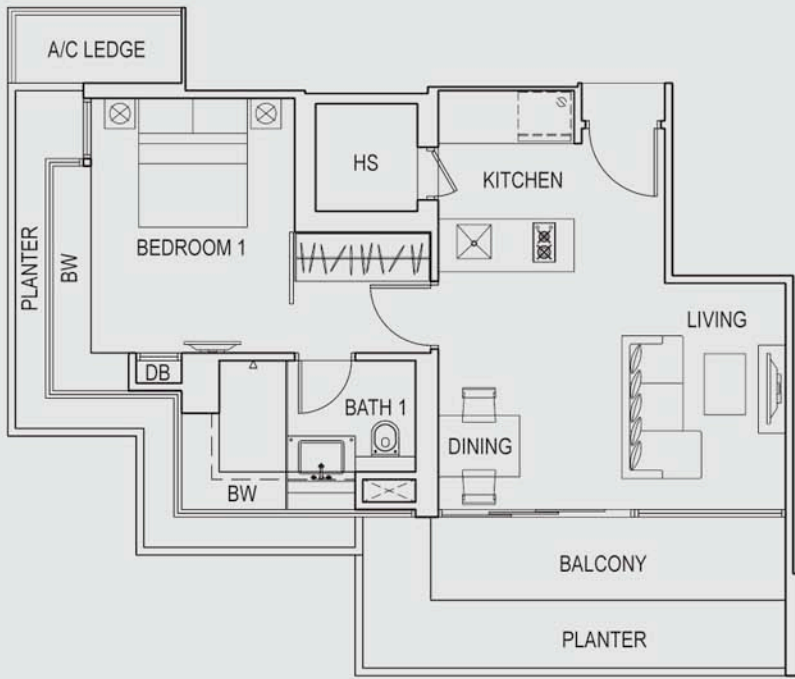
Sky Terrace 2 - Roof



Artist's Impression

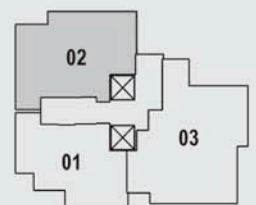
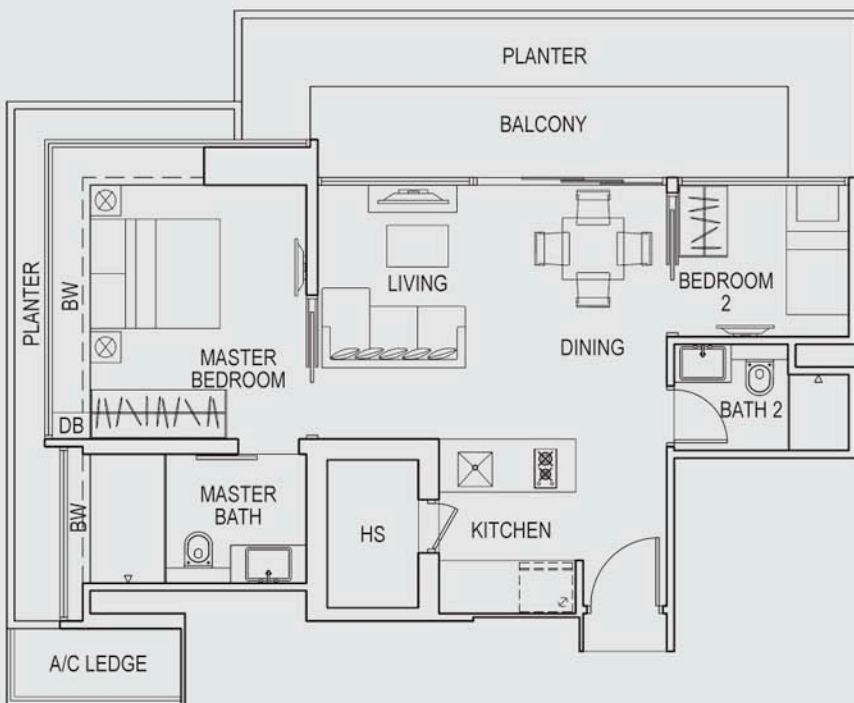
Type A (1-Bedroom)

Unit #03-01 to #27-01
Area 743 sqft / 69 sqm
(inclusive of planter, aircon ledge & balcony)



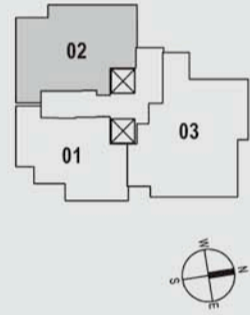
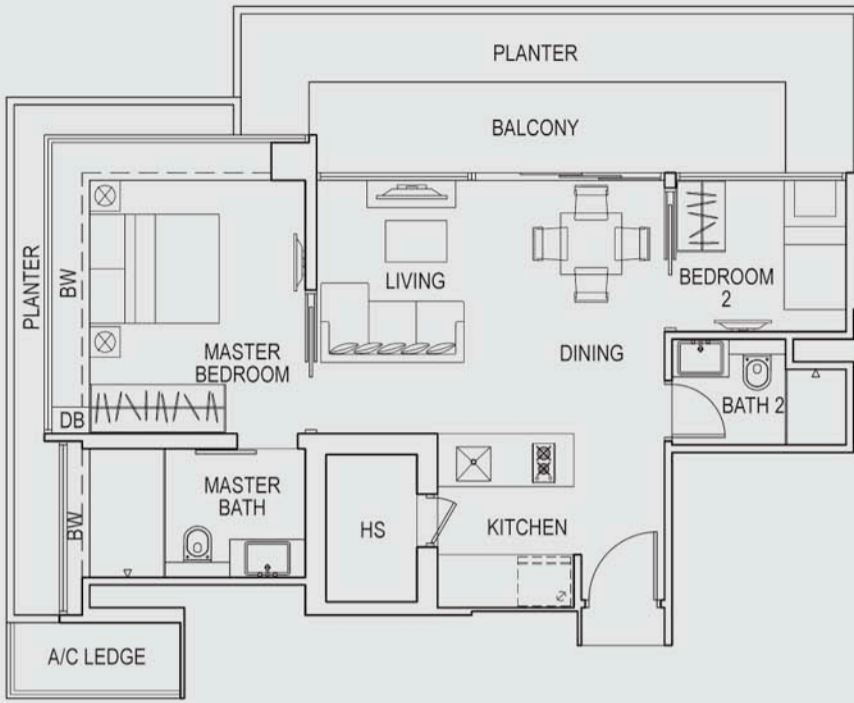
Type B (2-Bedroom)

Unit #03-02 to #17-02
Area 904 sqft / 84 sqm
(inclusive of planter, aircon ledge & balcony)



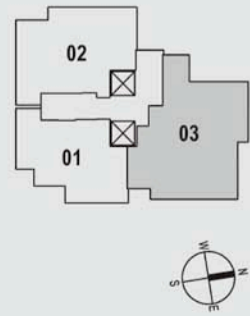
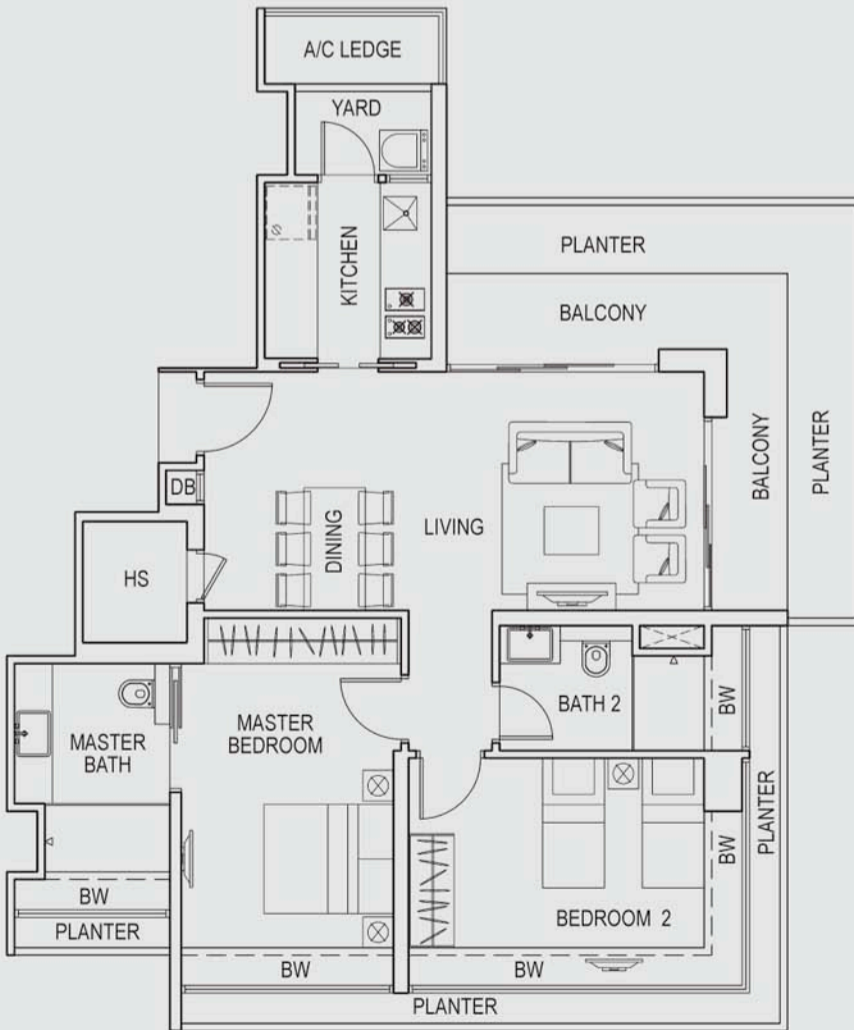
Type B1 (2-Bedroom)

Unit #18-02 to #27-02
 Area 904 sqft / 84 sqm
 (inclusive of planter, aircon ledge & balcony)



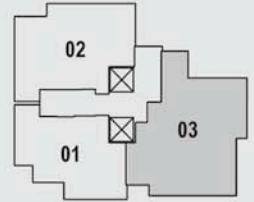
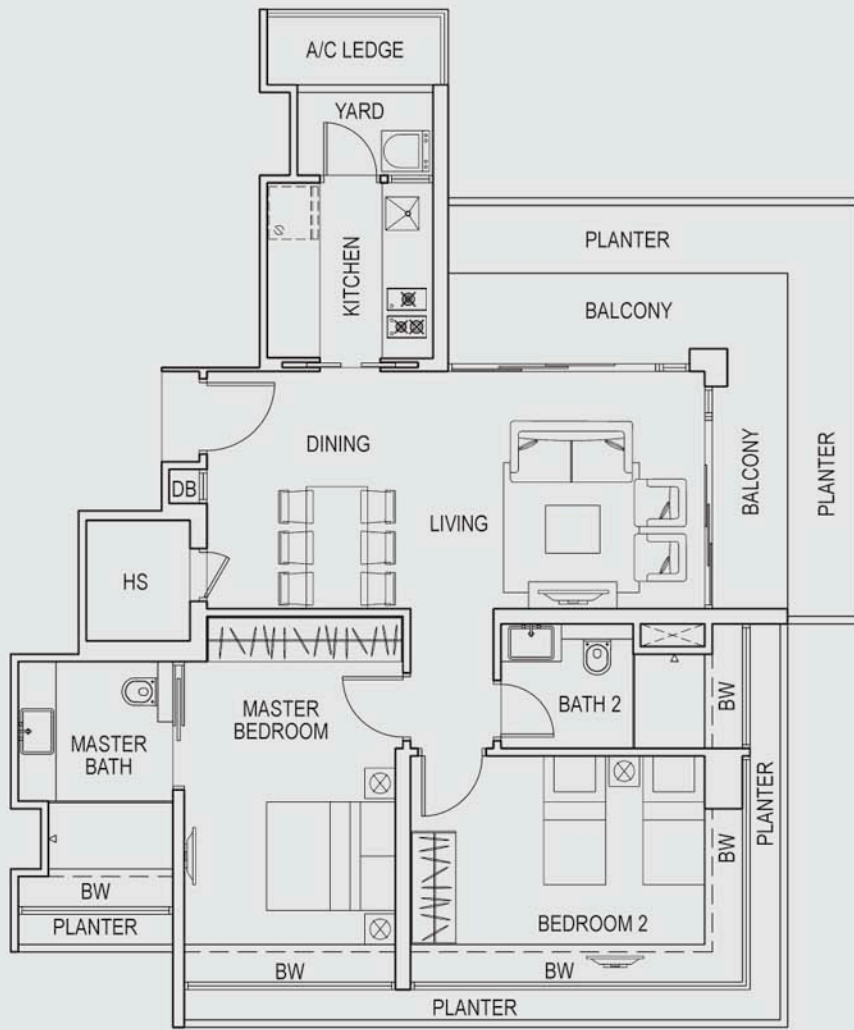
Type C (2-Bedroom)

Unit #03-03 to #17-03
 Area 1173 sqft / 109 sqm
 (inclusive of planter, aircon ledge & balcony)



Type C1 (2-Bedroom)

Unit #18-03 to #27-03
Area 1173 sqft / 109 sqm
(inclusive of planter, aircon ledge & balcony)



Specifications

1. FOUNDATION
Piled Foundation
 2. SUBSTRUCTURE AND SUPERSTRUCTURE
Reinforced Concrete Framework
 3. WALL
External : Common clay bricks
Internal : Common clay bricks or cement blocks
 4. ROOF
Flat Roof : Reinforced concrete roof
 5. CEILING [For Apartments]
a. Living/Dining, Bedrooms, Kitchen, Bathrooms and Yard (for Type C and C1 only)
Skim coating and/or false ceiling with emulsion paint
b. Household shelter and Balcony
Skim coat with emulsion paint
 6. FINISHES
a. Internal Walls [For Apartments]
i. Living/Dining, Bedrooms, Kitchen, Yard (for Type C and C1 only) and Household Shelter
Cement and sand plaster and/or skim coating with emulsion paint
ii. Bathrooms
Imported marble tiles laid up to false ceiling height and on exposed surface only
b. Internal Walls [Common Areas]
i. Lift Lobbies (Basement, 1st Storey, Sky Terrace 1 and Sky Terrace 2)
Imported marble or granite tiles to designated areas
Cement and sand plaster and/or skim coating to other areas.
ii. Other Lift Lobbies, Corridors, Staircases and Landing
Cement and sand plaster and/or skim coating with emulsion paint
c. External Walls
i. Cement and sand plaster with textured coating or emulsion painting
d. Floor [For Apartments]
i. Living/Dining
Imported marble tiles with skirting
ii. Kitchen and Bathrooms
Imported marble tiles
iii. Bedrooms
Timber strips with timber skirting
iv. Yard (for Type C and C1 only), Household Shelter and Balcony
Imported ceramic tiles
e. Floor [Common Areas]
i. All Lift Lobbies
Imported marble or granite tiles
ii. Staircases and Landing (Basement to 2nd Storey)
Imported homogeneous or ceramic tiles
iii. Staircases and Landing (3rd Storey upwards)
Cement and sand screed
- Note:-
Marble, limestone 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 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 re-polished after installation. Hence some differences can be felt at the joint. Subject to Clause 14.3, the tonality and pattern of marble, limestone or granite selected and installed shall be subject to availability
7. WINDOWS
a. Bedrooms, Bathrooms and Kitchen (Type C and C1 only)
Aluminium framed windows
- Note:-
a. All aluminium frames shall be powder coated finish
b. All glazing shall be approximately 6mm thick.
c. All windows are either side-hung, top-hung, bottom-hung or sliding or any combination of the mentioned.
d. All glazing up to 1m from floor level shall be of tempered or laminated glass
8. DOORS
a. Main Entrance
Approved fire-rated timber door
b. Bedrooms and Bathrooms
Hollow core timber door
c. Door to Balcony, Kitchen (Type C and C1 only) and Yard (Type C and C1 only)
Aluminium framed door with or without fixed glass panel
d. Household Shelter
Metal door as approved by relevant authority
- Note:-
a. All glazing shall be approximately 6mm thick
b. All aluminium frames shall be powder coated finish
c. Doors can either be of swing or sliding type with or without fixed glass panel;
9. IRONMONEY
a. Main entrance door and other hollow core timber doors shall be provided with good quality imported lockset
 10. SANITARY FITTINGS
a. All Bathrooms
- 1 shower screen with overhead shower, shower mixer and handshower
- 1 vanity counter c/w basin, mixer tap and shelf below
- 1 water closet
- 1 mirror
- 1 paper holder
- 1 towel rail
b. Kitchen
- 1 single bowl kitchen sink with single lever mixer
c. Yard (for Type C and C1 only)
- 1 bib tap
 11. ELECTRICAL INSTALLATION
a. Concealed electrical wiring in conduits below ceiling level
b. Refer to Electrical Schedule for details
 12. TV/ TELEPHONE
a. SHCV TV point is provided
b. Refer to Electrical Schedule for details
 13. LIGHTNING PROTECTION
Lightning Protection System shall be provided in accordance with the Singapore Standard CP33
 14. WATERPROOFING
Waterproofing to floors of Kitchen, Bathrooms, Yard (for Type C and C1 only), Balcony, Planters, Reinforced concrete flat roof, Sky Terraces 1 and 2.
 15. RECREATIONAL FACILITIES
a. Sky Terrace 1 (2nd Storey)
- Swimming Pool
- Wading pool
- Heated and Cold Water Jet Corner
- Gymnasium
- BBQ Area
- Children's Playground
- Changing Room cum Toilet
b. Sky Terrace 2 (Roof)
- Swimming Pool
- Water Jet Corner
- Function Room
- Roof Top Pavilion
- BBQ Area
- Changing Room cum Toilet
 16. ADDITIONAL ITEMS
a. Wardrobes
Built-in wardrobes to all Bedrooms
b. Kitchen Cabinets
i. for Types A, B and B1 only
Built-in high and low level kitchen cabinets complete with integrated fridge, cooker hob, cooker hood, washer cum dryer, microwave oven and dishwasher.
ii. for Types C and C1 only
Built-in high and low level kitchen cabinets complete with integrated fridge, cooker hob, cooker hood, oven, microwave oven and dishwasher.
c. Air-conditioning to Living/ Dining and Bedrooms
d. Hot Water Supply to Bathrooms and Kitchen
e. Audio/video intercom (from Apartment to Side-gate & Sentry Post only)
f. Bath 2 for Types B and B1 is mechanically ventilated.
- Note:-
1. Subject to clause 14.3, the brand and model of all equipments and appliances supplied shall be provided subject to availability
2. Layout/location of wardrobes, kitchen cabinets and fan coil units are subject to architect's sole discretion and final design
3. 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 may at his own discretion assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser. The Vendor shall not be answerable for any failure of these manufacturers and/or contractors and/or suppliers to honour any warranty.
4. Regular maintenance by the Purchaser of the air-conditioning systems, including the clearing of filters and condensation pipes, is essential for the efficient running and prolonging their operating life.
5. The Purchaser is liable to pay annual fee, subscription fee and such other fees to Starhub Cable Vision Ltd 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 service connection for their respective subscription channels. Any equipments for SHCV shall be paid and installed by the Purchaser.
6. If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with an Internet Service Provider and/or such relevant entities/authorities for internet service to the Unit and to make all necessary payments to such Internet service Provider and/or relevant authorities.
7. Timber strips are natural materials containing veins/grains and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
8. For cyclical maintenance work to be carried out to the building facade, owners shall allow access to the maintenance team.

DESCRIPTION OF THE HOUSING PROJECT

General Description

Proposed erection of a block of 27 storey residential flat (total: 75 units) with swimming pools, sky terraces and a basement carpark on Lots 00866P & 00867T TS 21 at 6 River Valley Grove (River Valley Planning Area)

Details of Building Specifications

As per Specifications in the First Schedule

Types of Residential Units Located in the Building Project

Type A	-	1 Bedroom
Type B	-	2 Bedrooms
Type B1	-	2 Bedrooms
Type C	-	2 Bedrooms
Type C1	-	2 Bedrooms

Total number of units in each class:

Apartment Unit Types	No. of Units
Type A	25
Type B	15
Type B1	10
Type C	15
Type C1	10
Total	75

Description of Common Property

Swimming Pool, Wading Pool, Heated and Cold Water Jet Corner, Children's Playground, BBQ Area, Roof Top Pavilion, Function Room, Gymnasium, Changing Room cum Toilet and all other areas & amenities deemed such by the relevant authorities.

Description of Parking Spaces

Total number of car park spaces provided at basement and 1st storey : 75

Purpose of Building Project and Restrictions as to Use

1. The building project is strictly for residential occupation only.
2. Management room is not provided.
3. Balconies cannot be converted for other use.

Another Quality Development By



Novelty Holdings Pte Ltd



Huttons
realestategroup

9100 9898
8200 9191
6887 1234

Developer: Novelty Holdings Pte Ltd (200603338W) • Developer's Licence No: C0190 • Tenure Of Land: Freehold • Lots: 00866P & 00867T TS21 at 6 River Valley Grove
• BP No: A0816-00224-2006-BPD1 dated 11 April 2007 • Expected TOP Date: 30 June 2011 • Expected Date of Legal Completion: 30 June 2014

While every reasonable care has been taken in preparing this brochure, the developer cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statement or representation of facts. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development. All information and specifications are current at the time of press and are subject to change as maybe required and cannot form part of an offer or contract.

