



## NOVA|48

### Light Up Your Life

NOVA 48 at Prome Road, Novena North offers 48 exquisite units to meet the needs of a range of modern lifestyles. Boasting an exceptional contemporary architectural concept that maximises natural light throughout its 12-storeys, every room in each unit provides an ideal, refreshing and welcoming living environment.



## Relax – You're Home!

NOVA 48 features rooftop terraces –one with an outdoor Heated Swimming Pool, another with jacuzzi– as exceptional recreational facilities conceived to let you live life to the fullest within your living space. Separate lift lobbies and common areas for individual apartment clusters are specially devised to create dedicated, low-traffic common areas that afford you both privacy and a welcoming environment that says: you're home!

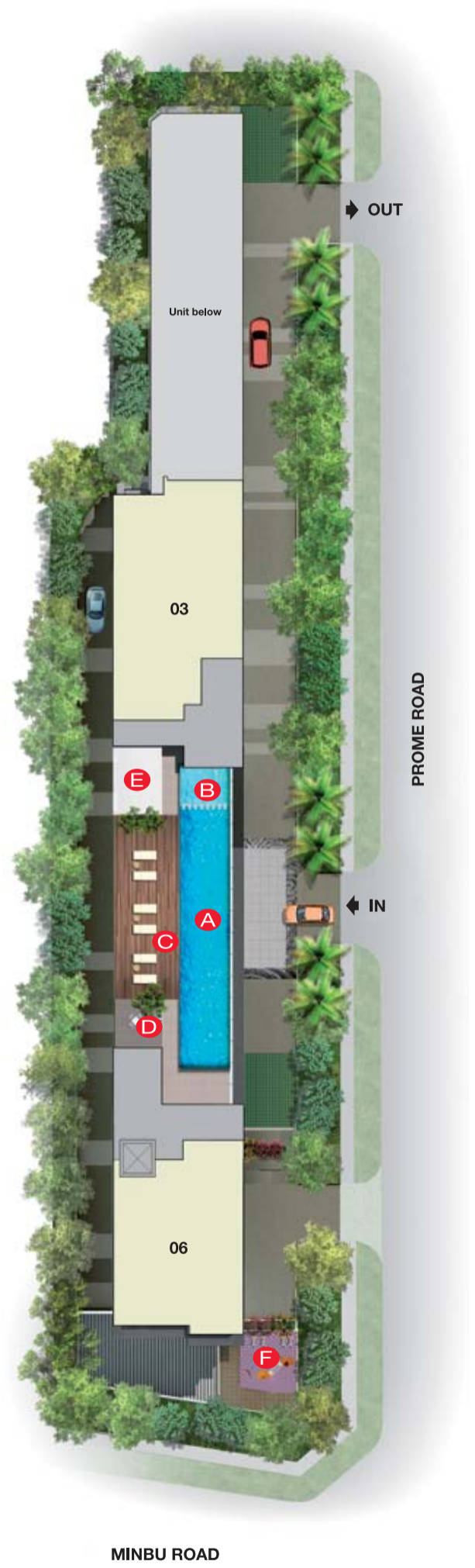


## Your Very Own Niche

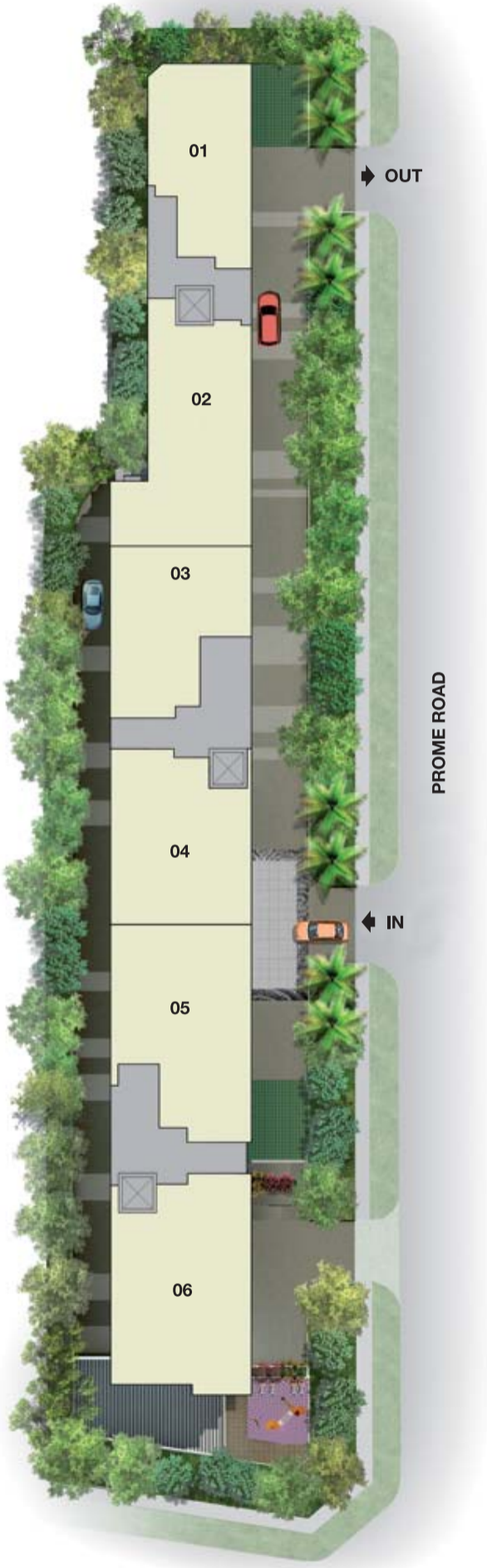
The selection of floor plans on offer at NOVA 48 ensures you can find your perfect niche at this desirable location with a range of options to suit a variety of needs, extending all the way to luxurious penthouse choices. Compact kitchen designs maximise your living space, while top-quality fittings mean you get the very best throughout.

### Sky Terrace (10th Storey)

- A** Heated Swimming Pool
- B** Wading Pool
- C** Pool Deck
- D** BBQ Area
- E** Gymnasium
- F** Children's Playground (at 1st Storey)

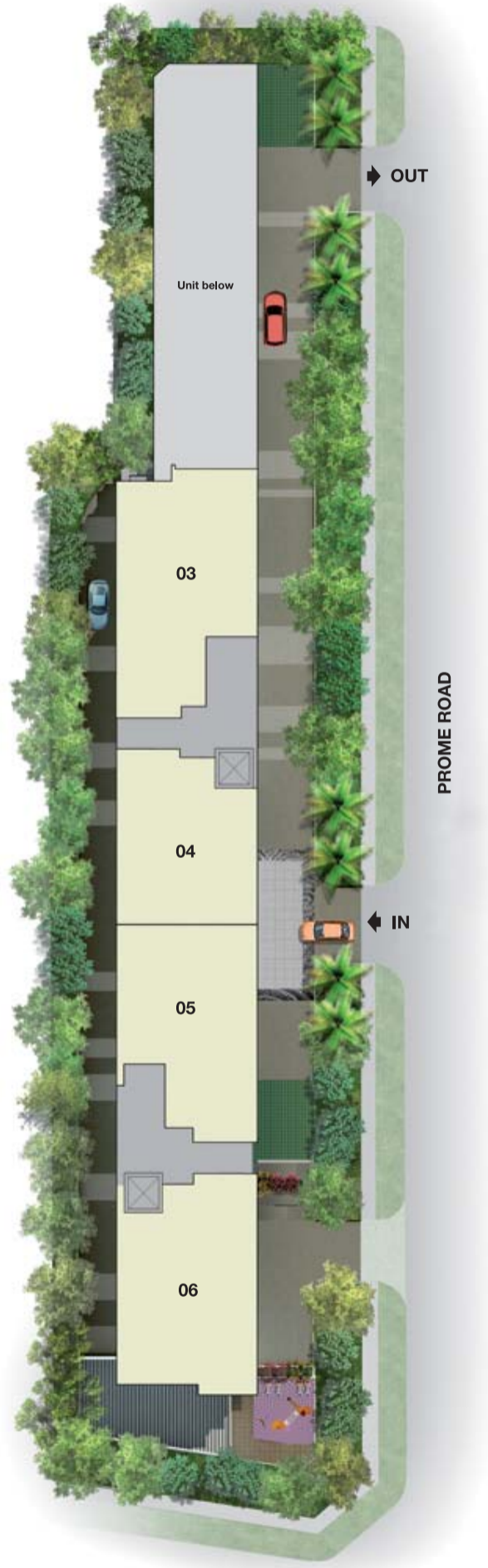


2nd to 3rd Storey



MINBU ROAD

4th to 11th Storey



MINBU ROAD

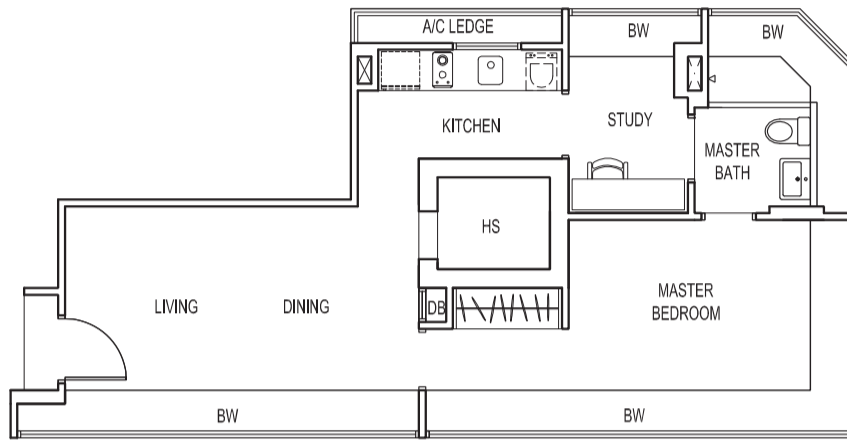
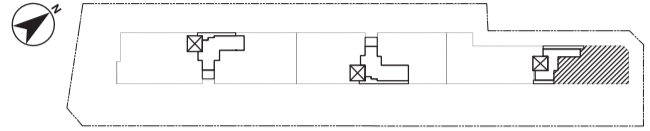
## Floor Plans

### 1-BEDROOM + STUDY

#### Type A

#02-01 & #03-01

657 sq ft / 61 sq m

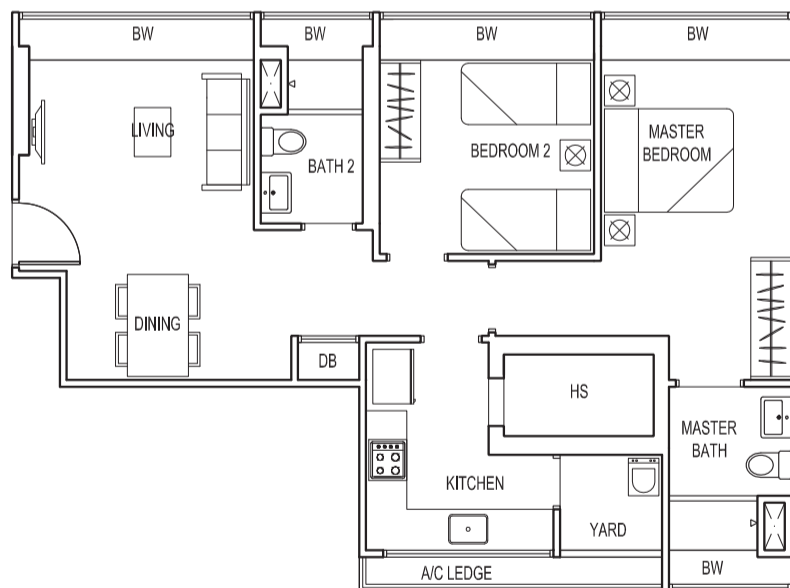
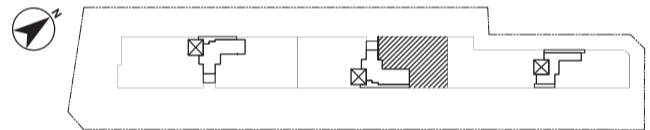


### 2-BEDROOM

#### Type B

#02-03 to #03-03

861 sq ft / 80 sq m



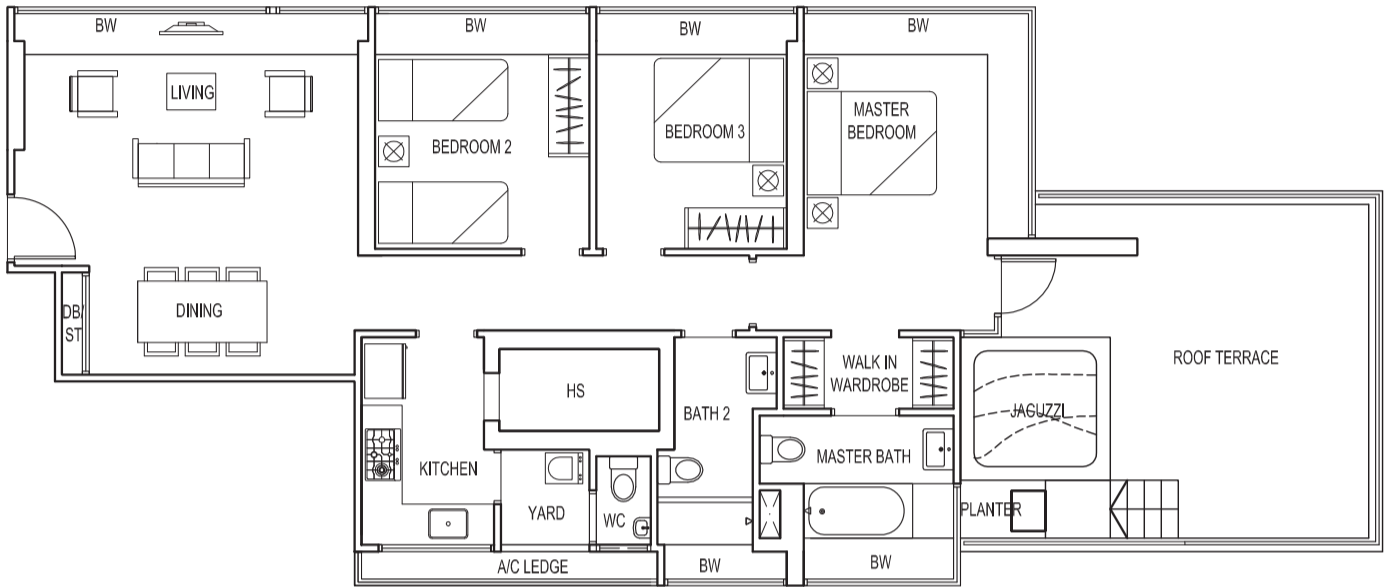
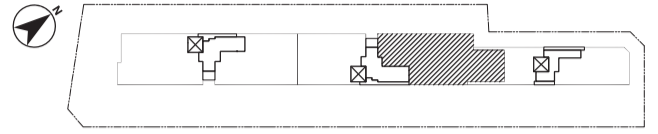
Floor Plans

**3-BEDROOM**

**Type C2G**

#04-03

1,453 sq ft / 135 sq m

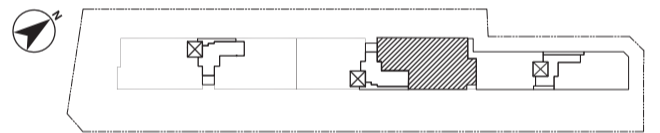


**3-BEDROOM**

**Type C2**

#05-03 to #11-03

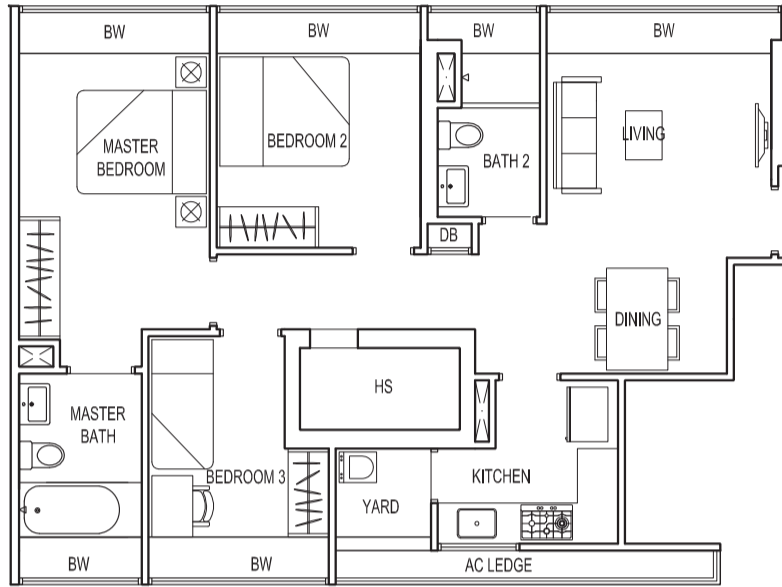
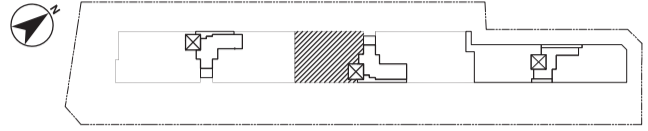
1,238 sq ft / 115 sq m



**3-BEDROOM**

**Type C**

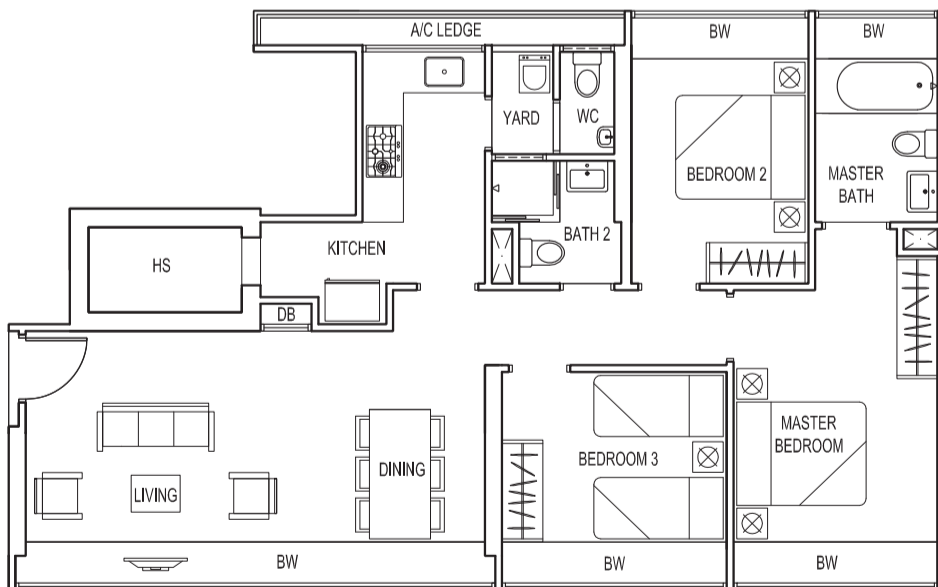
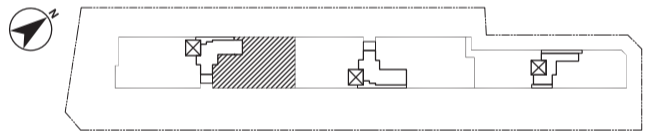
#02-04 to #11-04  
936 sq ft / 87 sq m



**3-BEDROOM**

**Type C1**

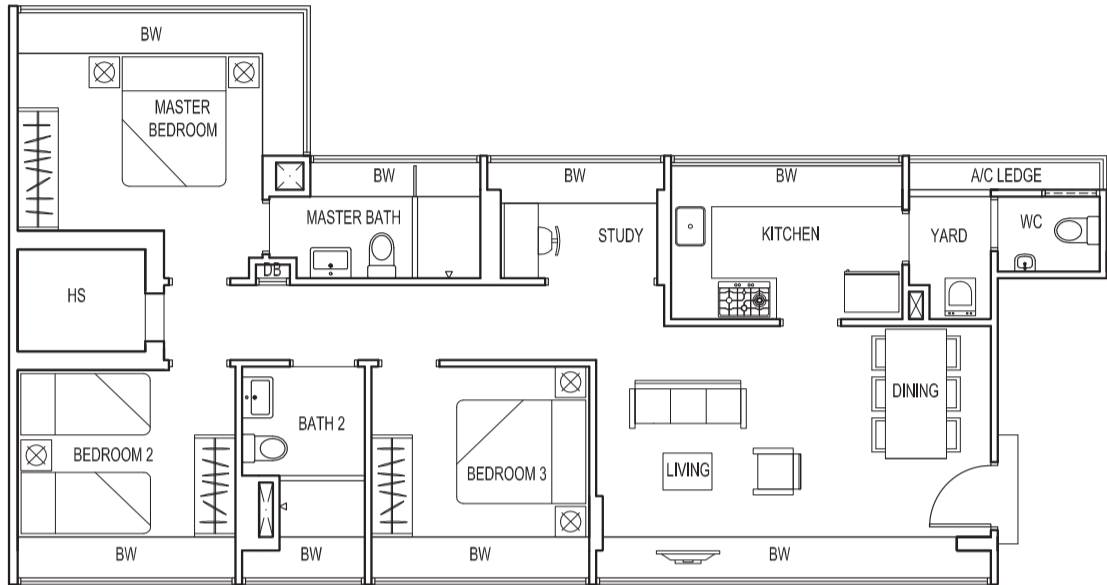
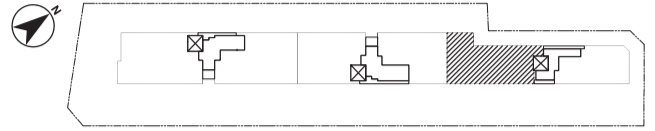
#02-05 to #11-05  
1,066 sq ft / 99 sq m



Floor Plans

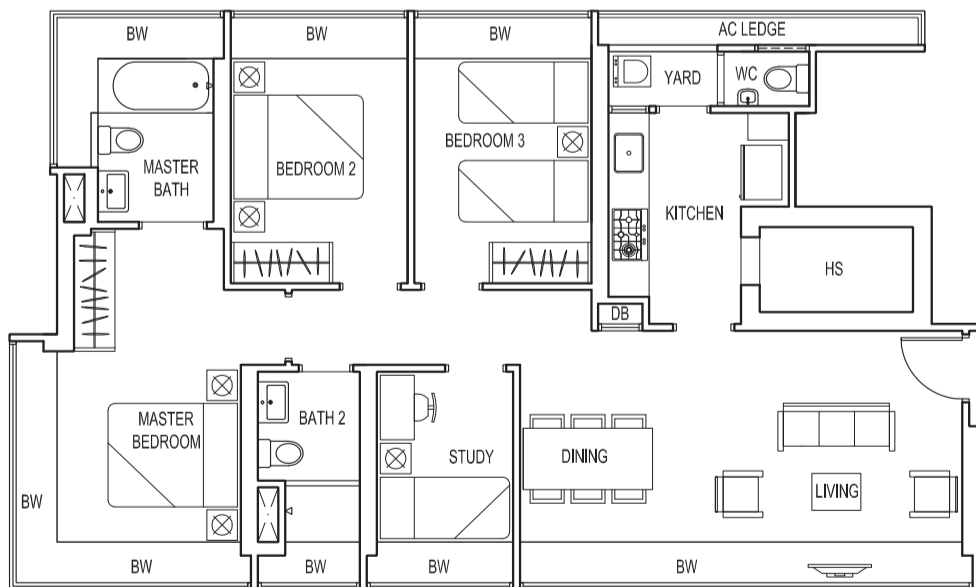
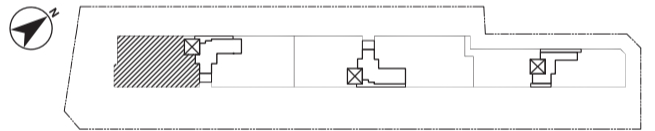
**3-BEDROOM + STUDY**  
**Type D**

#02-02 to #04-02  
1,098 sq ft / 102 sq m



**3 BEDROOM + STUDY**  
**Type D1**

#02-06 to #11-06  
1,152 sq ft / 107 sq m



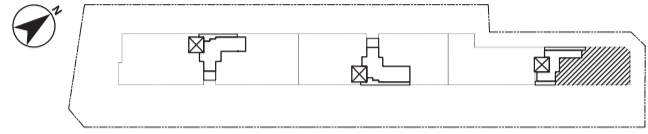


**PENTHOUSE  
3-BEDROOM**

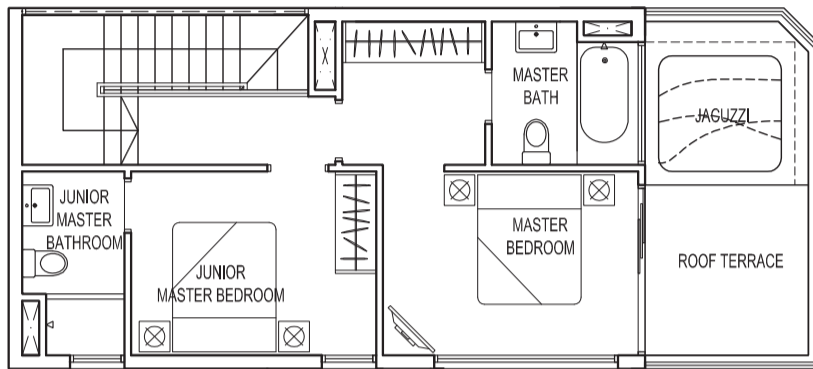
**Type A-P**

#04-01

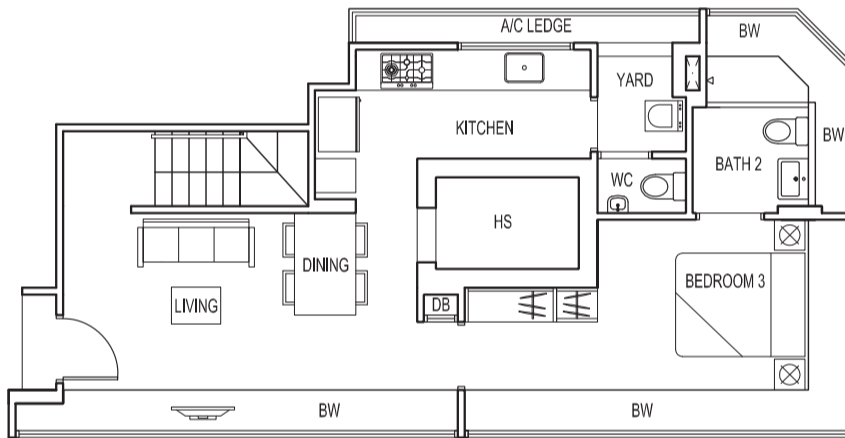
1,346 sq ft / 125 sq m



UPPER STOREY



LOWER STOREY



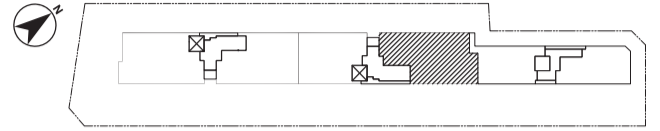
Floor Plans

**PENTHOUSE**  
**4-BEDROOM + STUDY**

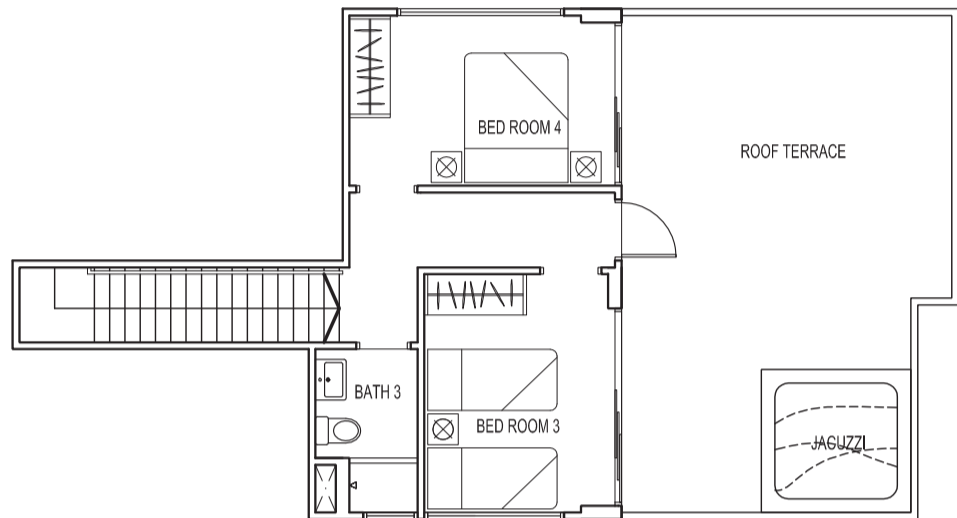
Type C2-P

#12-03

1,948 sq ft / 181 sq m



UPPER STOREY



LOWER STOREY

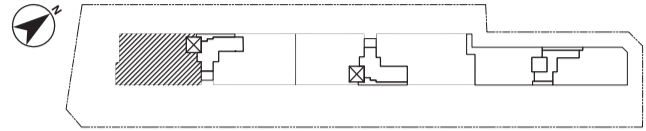


**PENTHOUSE**  
**4-BEDROOM + STUDY**

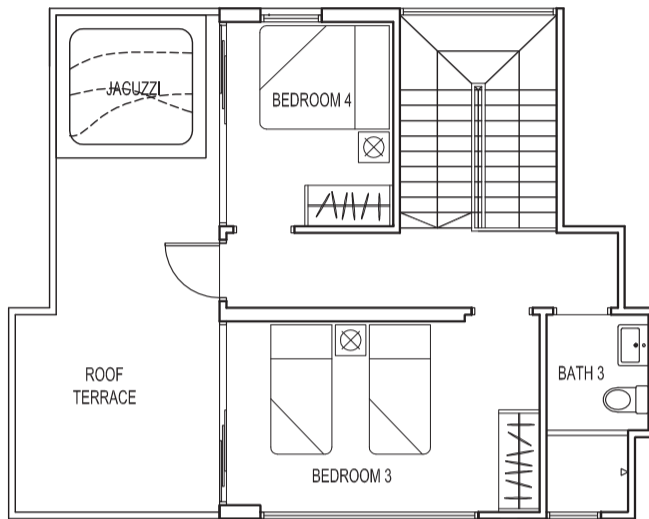
**Type D1-P**

#12-06

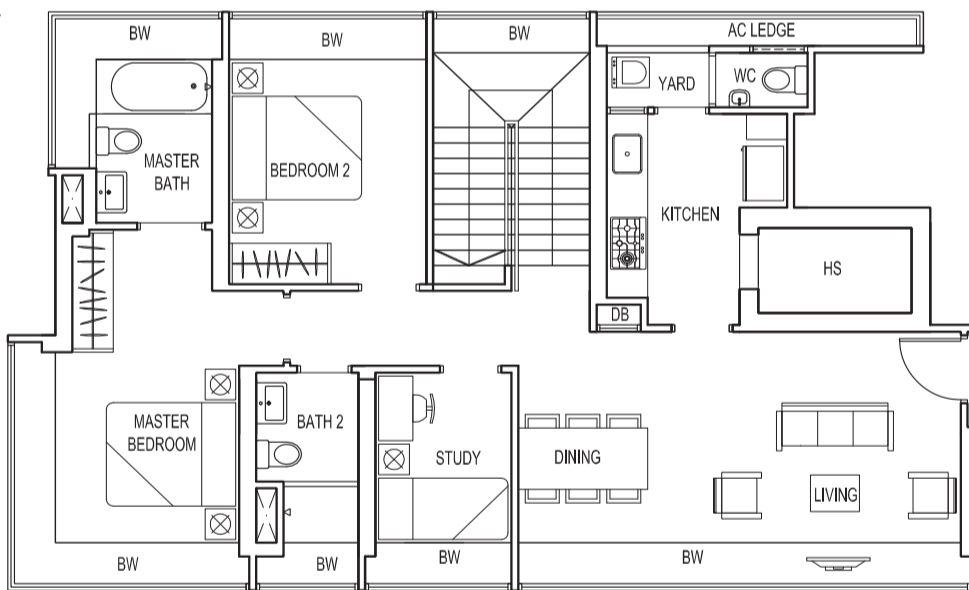
1,733 sq ft / 161 sq m



UPPER STOREY



LOWER STOREY



## Specifications

### Foundation

Bored Piles or Concrete Piles or Steel H Piles.

### Substructure & Superstructure

Reinforced Concrete Framework.

### Wall

External : Common clay bricks and/or reinforced concrete generally.

Internal : Common clay bricks and/or cement blocks and/or lightweight blocks and/or precast panels and/or reinforced concrete generally and/or dry wall.

### Roof

Flat Roof : Reinforced concrete roof with waterproofing system and insulation.

Pitch Roof : Clay roof tiles or metal roofing sheet with insulation.

### Ceiling (For Apartments)

a) Living, Dining, Master Bedroom, Junior Master Bedroom, Bedrooms, Study, Kitchen, Household Shelter, Balcony and Yard:  
Skim coat with emulsion paint generally and plaster board ceiling where applicable.

b) Master Bathroom, Junior Master Bathroom, Bathroom, Kitchen and WC:  
Plaster board with emulsion paint.

### Finishes

a) Internal Wall Finishes (For Apartments)

- i) Living, Dining, Master Bedroom, Junior Master Bedroom, Bedroom, Study and Yard:  
Cement and sand plaster with emulsion paint.
- ii) Master Bathroom, Junior Master Bathroom, Bathroom, WC and Kitchen:  
Ceramic or homogeneous tiles laid up to false ceiling height and on exposed surface only.
- iii) Household Shelter:  
Skim coat with emulsion paint.

b) Floor Finishes (For Apartments)

- i) Living & Dining:  
Compressed marble with skirting.
- ii) Master Bedroom, Junior Master Bedroom, Bedroom, and Study:  
Timber parquet or timber strip flooring with timber skirting.
- iii) Master Bathroom, Junior Master Bathroom, Bathroom, Yard, WC and Household Shelter:  
Ceramic and/or homogeneous tiles.
- iv) Kitchen:  
a) Compressed Marble (for Type A only)  
b) Ceramic and/or homogeneous tiles (for all types except Type A only).
- v) Balcony:  
Ceramic tiles and/or homogeneous tiles.
- vi) Roof Terraces for Penthouse Units & Type C2-G:  
Ceramic tiles and/or homogeneous tiles.
- vii) Planter:  
Cement and sand screed.

### Windows

Living, Dining, Master Bedroom, Junior Master Bedroom, Bedroom, Study, Master Bathroom, Junior Master Bathroom, Bathroom, Kitchen, and WC:  
Aluminium framed glass windows.

#### Note:

- a) All aluminium frames shall be powder coated/natural anodized finish.
- b) All windows are either side hung or top hung or bottom hung or sliding or any combination of the above mentioned.
- c) All glazing below 1m from floor level shall be tempered or laminated glass.
- d) All glazing to be plain float and/or tinted glass.

### Doors

- a) Main Entrance:  
Approved fire-rated timber door.
- b) Master Bedroom, Junior Master Bedroom, Bedroom, Master Bathroom, Junior Master Bathroom and Bathroom:  
Hollow core timber door.
- c) Study (for Type D only):  
Aluminium framed glass door or timber door.
- d) Kitchen (except Type A only):  
Hollow core timber door with viewing panel.
- e) Balcony and Yard:  
Aluminium framed glass door.
- f) WC:  
Bi-fold door.
- g) Household Shelter:  
Metal door as approved by relevant authority.
- h) Roof Terrace:  
Aluminium framed glass door.

#### Note:

- a) All aluminium frames shall be powder coated /natural anodized finish.
- b) All doors can either be of swing or sliding type.

### Ironmongery

Main Entrance door and other hollow core timber doors shall be provided with good quality locksets.

### Sanitary Fittings

- a) Master Bathroom (for Type A, B and D):
  - 1 shower screen with shower mixer and overhead shower.
  - 1 basin with mixer tap and cabinet below.
  - 1 pedestal water closet.
  - 1 mirror.
  - 1 paper holder.
  - 1 towel rail.
- b) Master Bathroom (for Type C, C1, C2, C2-G, D1, A-P, D1-P and C2-P):
  - 1 long bath with bath mixer and overhead shower.
  - 1 basin with mixer tap and cabinet below.
  - 1 pedestal water closet.
  - 1 mirror.
  - 1 paper holder.
  - 1 towel rack.

c) Junior Master Bathroom and Bathroom:

- 1 shower screen with shower mixer/shower set.
- 1 wall hung basin, mixer tap.
- 1 pedestal water closet.
- 1 mirror.
- 1 paper holder.
- 1 towel rail.

d) WC:

- 1 pedestal water closet.
- 1 paper holder.
- 1 wall hung basin with cold water tap.
- 1 two-way tap with hand shower set.
- 1 mirror.

e) Kitchen:

- 1 single lever sink mixer.
- 1 kitchen sink.

f) Roof Terrace and Yard:

- 1 bib tap.

### Electrical Installation / TV / Telephone

- a) Electrical wiring will be in concealed conduits where possible. Where there is a false ceiling, the electrical wiring will be in surface-mounted conduit in the ceiling space. Exposed trunking in Yard.
- b) The routing of services within the apartment units shall be at the sole discretion of the Architect and Engineer.
- c) Cable-Readiness to comply with BCA's requirements.

### Lightning Protection

Lightning Protection System shall be provided in accordance with the Singapore Standard CP33.

### Waterproofing

Waterproofing to floors of Kitchen, Yard, Master Bathroom, Junior Master Bathroom, Bathroom, WC, Roof Terrace, Balcony, Reinforced concrete flat roof and Planters.

### Painting

- a) Internal Walls : Emulsion Paint.
- b) External Walls : Spray textured coating at selected areas and/or Emulsion paint

### 1st Storey & Basement Car Park

- a) Concrete finished with floor hardener and/or Perforated concrete slab and/or Interlocking pavers and/or Aeration Slab (where applicable).
- b) Mechanical car park provided according to specialist's specification.

### 1st Storey & Basement Driveway

- c) Concrete finished with floor hardener and/or Perforated concrete slab and/or Interlocking pavers and/or heavy duty tiles.

### Recreational Facilities

- a) Heated Swimming Pool with Massaging Water Jet System.
- b) Wading Pool.
- c) Children's Playground.
- d) BBQ Area.
- e) Pool Deck.
- f) Gymnasium.

### Additional Items

- a) Wardrobes:  
Built-in Wardrobes to all bedrooms.
- b) Kitchen Cabinets (for Type A only):  
Built-in high and low level kitchen cabinets, cooker hob, cooker hood and integrated fridge.
- c) Kitchen Cabinets:  
Built-in high and low level kitchen cabinets, cooker hob, cooker hood and built-in oven.
- d) Air-conditioning to Living, Dining, Master Bedroom, Junior Master Bedroom, Bedroom and Study.
- e) Audio intercom (from Apartment to Gate only).
- f) Hot Water Supply to Master Bathroom, Junior Master Bathroom, Bathroom and Kitchen.
- g) Imported 4-5 pax Private Jacuzzi pool with massaging jets and heated water system. (for Type A-P, C2-P, C2G and D1-P Only)

### TV System

SHCV TV points provided.

#### Note:

1. The brand and model of all equipments and appliances supplied will 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. Connection, subscription and other fees for television, SCV, Internet and other service providers whether chosen by the Purchaser or appointed by the Vendor or the management corporation when constituted will be paid by the Purchaser.
4. Equipment for SCV will be paid and installed by Purchaser.
5. Timber is a natural material containing grain and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
6. Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and marking caused by their complex mineral composition and incorporated impurities. While such material can be pre-selected before installation, this non-conformity cannot be totally avoided. Granite 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 difference may be felt at the joints.
7. All doors can either be of swing or sliding or bifold type.
8. 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.
9. While every reasonable care has been taken in preparing this brochure and the plans attached, the developer and its agents cannot be held responsible for any inaccuracies therein. All statements, specifications and plans are believed to be correct but not to be regarded as statements or representations of fact. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development and cannot be regarded as representation of facts. Photographs or images contained in this brochure do not necessary represent as built standard specifications. All information and specifications are current at the time of press and are subject to change as may be required and cannot form part of an offer or contract. All plans are subject to amendment approved by the building authorities. Floor areas are approximate measurements and subject to final survey. The choice of brand and model of fittings, equipments, installation and appliances supplied shall be at the sole discretion of the Vendor.