



NOVA|88

Open Your Life to More

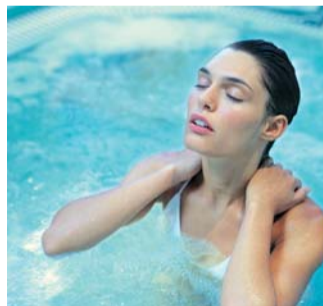
NOVA 88 stands apart. Distinctly rising above Singapore's attractive Novena North district, NOVA 88 sets a new standard in living and choice with an unsurpassed array of options to match your specific needs. Situated on the quiet side street of Bhamo Road, yet conveniently close to the City and Orchard shopping district, NOVA 88 presents you with a full scope of contemporary living spaces complete with innovative features including one of Singapore's only outdoor heated Thermopools.



Artist's Impression

New Heights in Choice and Recreation

NOVA 88's innovative recreational features truly put it in a class of its own, including its rejuvenating outdoor Heated Swimming Pool. Situated within an attractive mid-level sky terrace, the heated pool matches NOVA 88 as an address that is prestigious, innovative and welcoming. Pamper yourself daily, and discover how much more you enjoy life.



Superior Option Selection

NOVA 88 offers a full spectrum of floor plans to appeal to all. Whether you are seeking luxury penthouse options, a grand family home, or looking for your own exclusive private studio or SOHO solutions, the 88 units on offer have been conceived to include a space that is suited to you.

Sky Terrace (10th Storey)

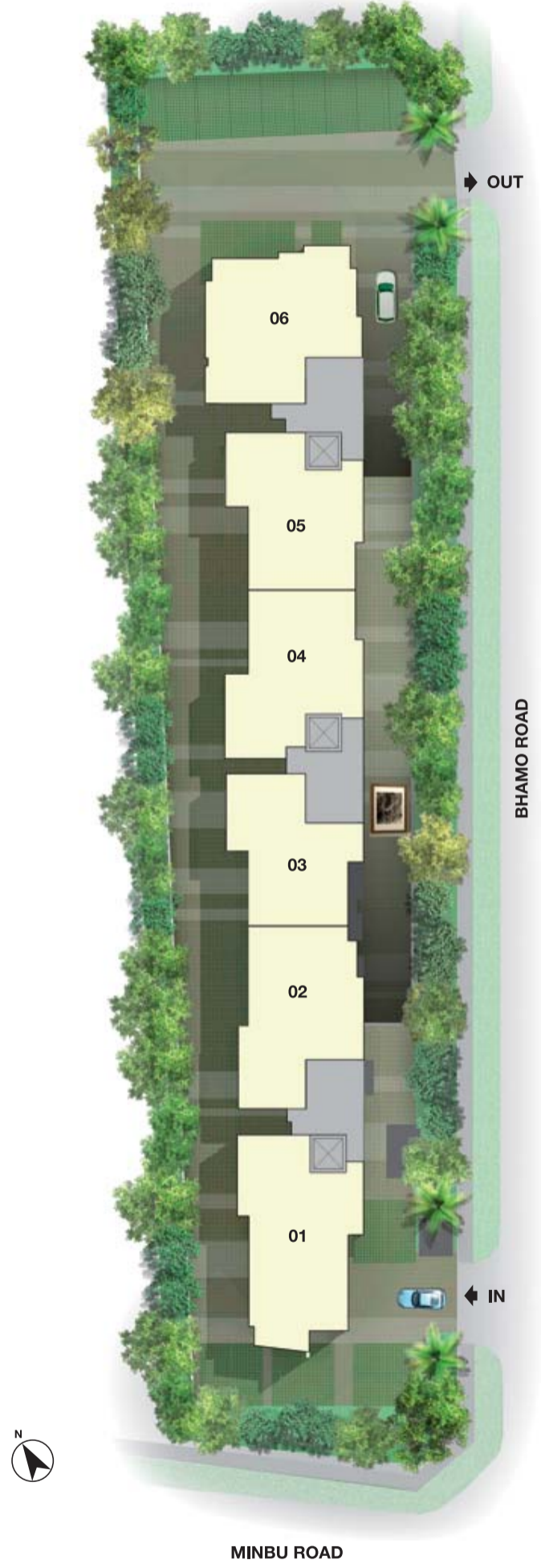
- A** Heated Swimming Pool
- B** Wading Pool
- C** Water Jet Corner
- D** Pool Deck
- E** Sky Lounge
- F** Yoga Corner
- G** Gymnasium
- H** BBQ Area
- J** Children's Playground



2nd to 9th Storey



11th to 15th Storey

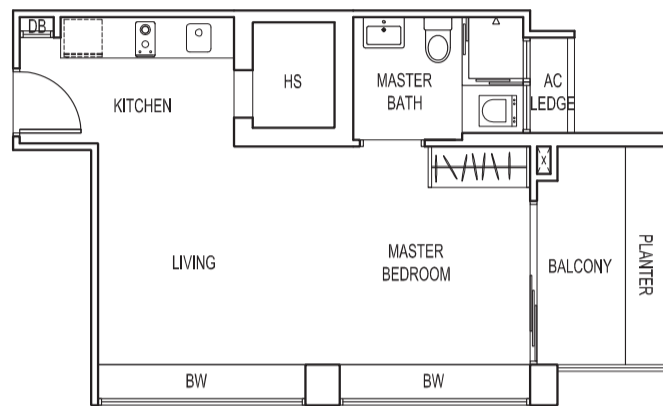
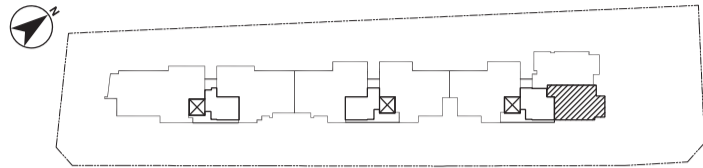


Floor Plans

STUDIO UNIT

Type A

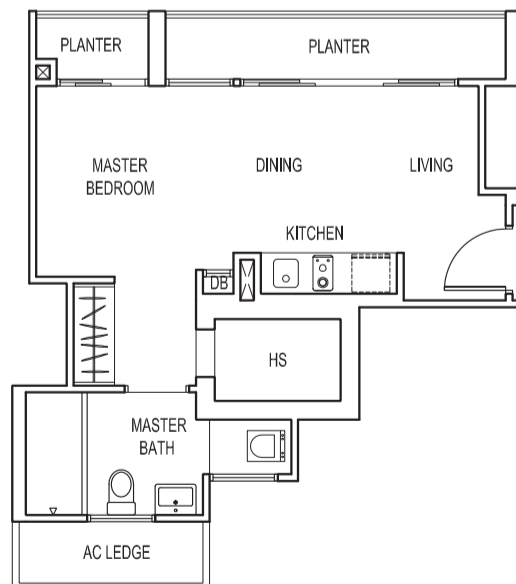
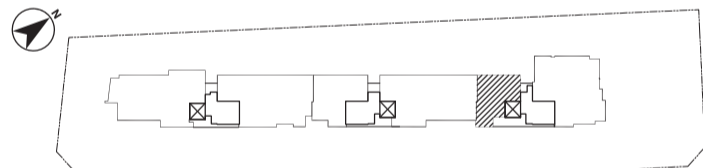
#02-07 to #09-07
506 sq ft / 47 sq m



STUDIO UNIT

Type A1

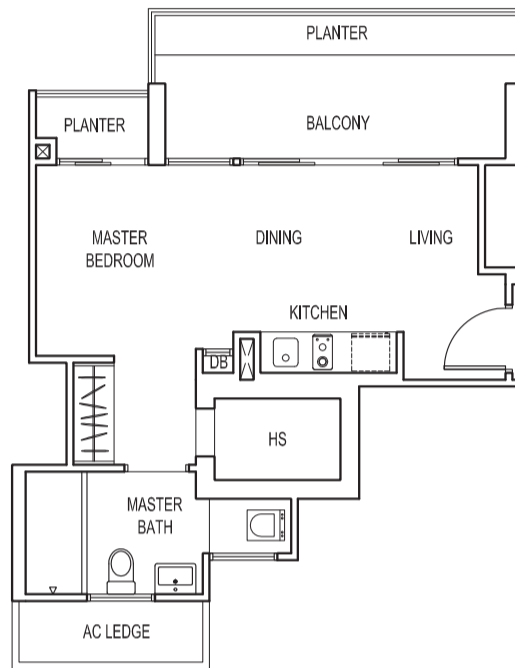
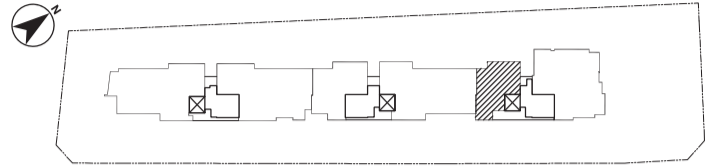
#11-05
484 sq ft / 45 sq m



Floor Plans

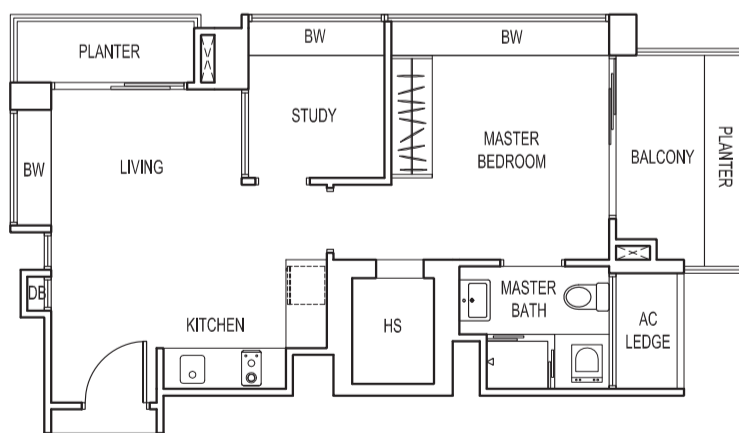
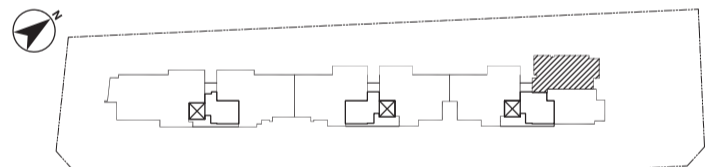
STUDIO UNIT
TYPE A1a

#12-05 to #14-05
549 sq ft / 51 sq m



1-BEDROOM + STUDY
Type B

#02-06 to #09-06
603 sq ft / 56 sq m

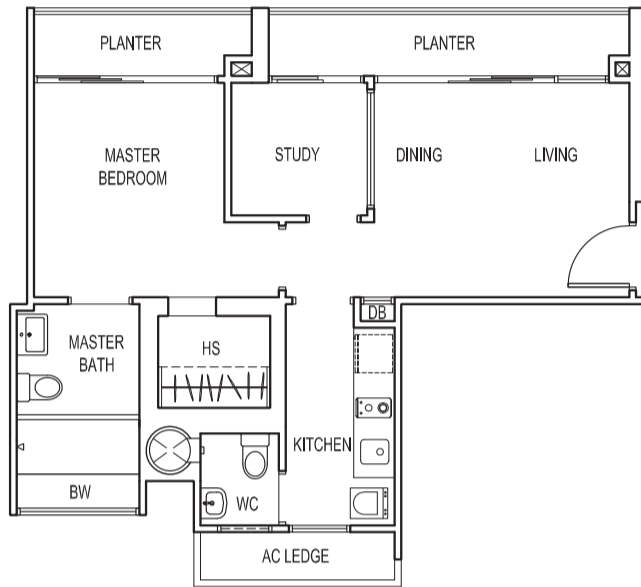
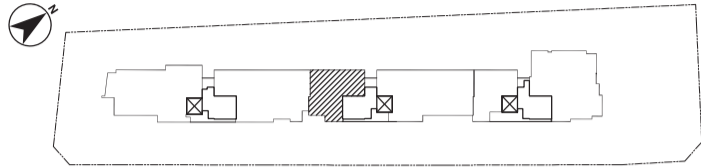


1-BEDROOM + STUDY

Type B1

#11-03

624 sq ft / 58 sq m

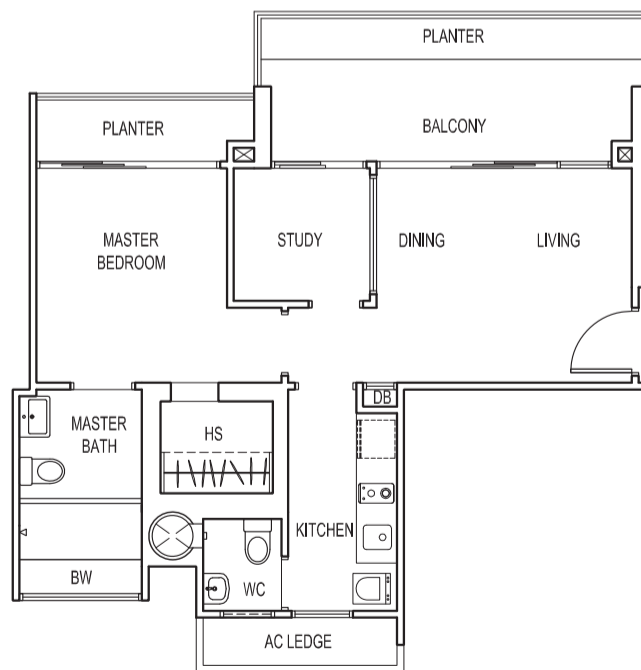
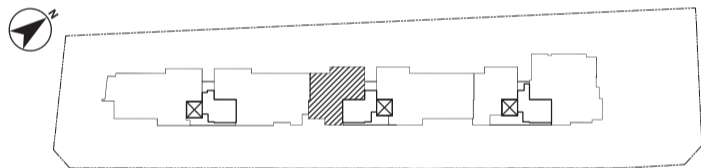


1-BEDROOM + STUDY

Type B1a

#12-03 to #14-03

710 sq ft / 66 sq m

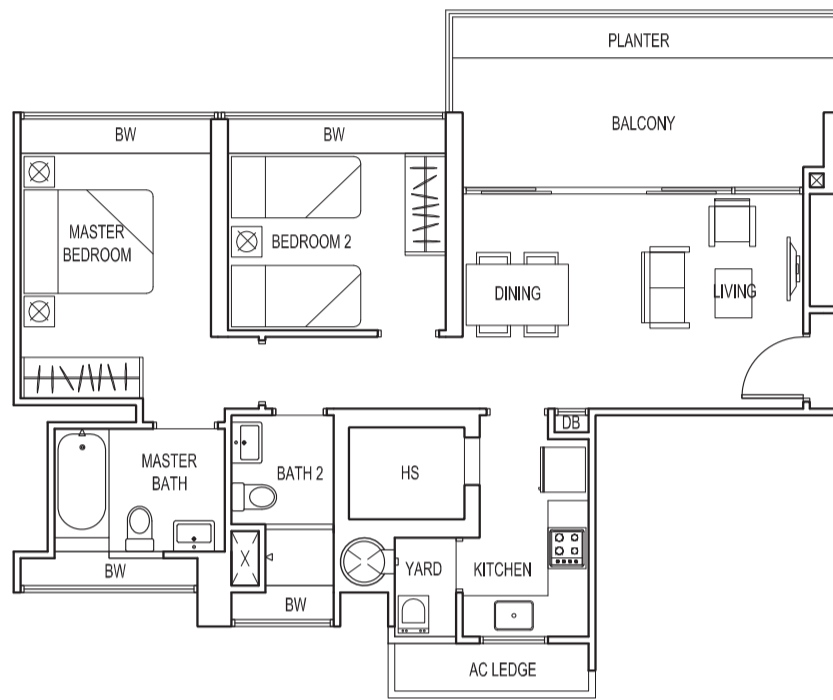
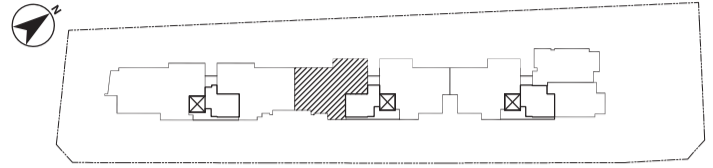


Floor Plans

2-BEDROOM

Type C2

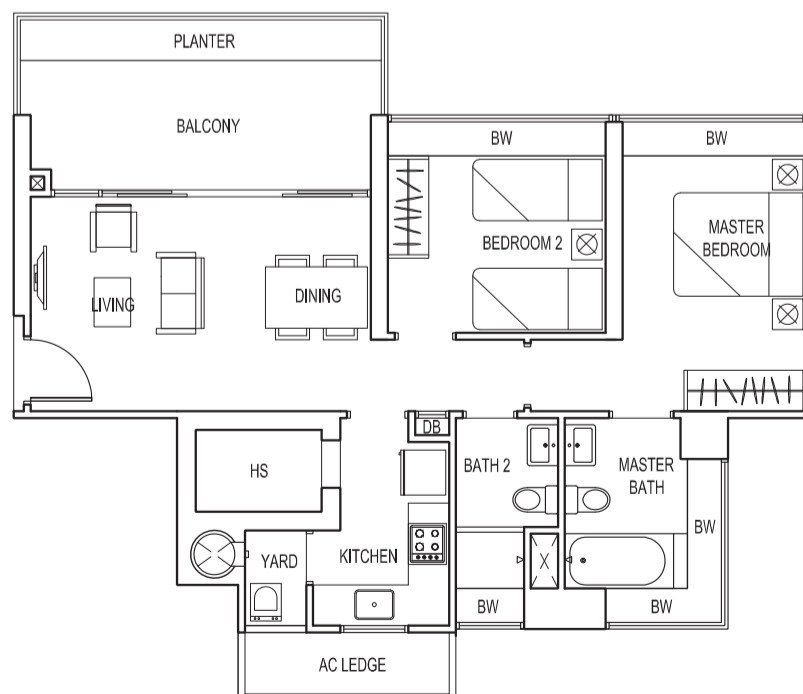
#02-03 to #09-03
926 sq ft / 86 sq m



2-BEDROOM

Type C1

#02-04 to #09-04
915 sq ft / 85 sq m

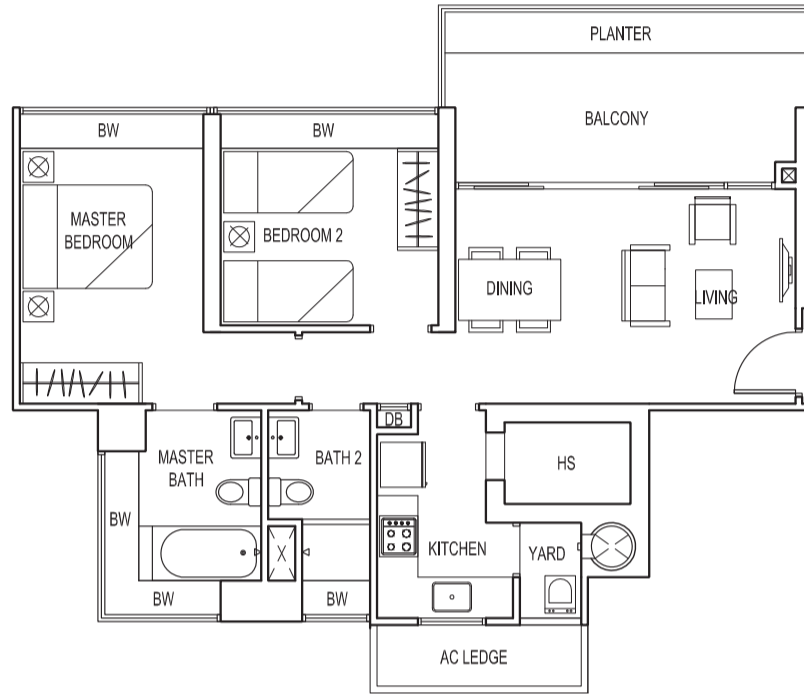
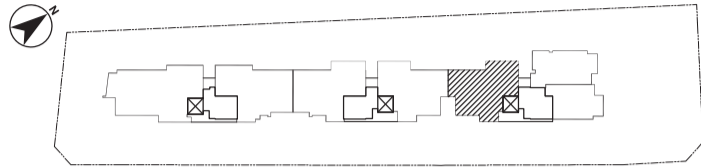


2-BEDROOM

Type C

#02-05 to #09-05

915 sq ft / 85 sq m

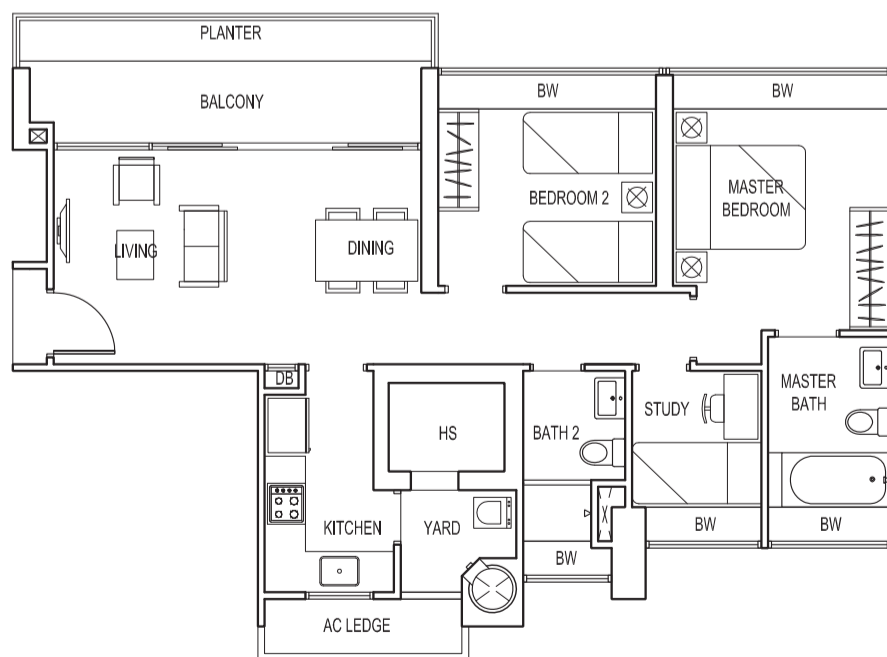
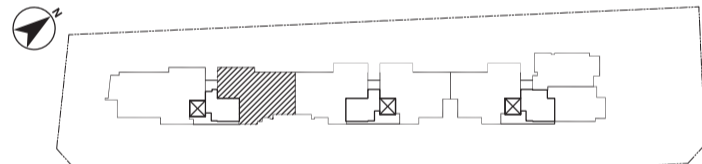


2-BEDROOM + STUDY

Type D

#02-02 to #09-02

978 sq ft / 91 sq m



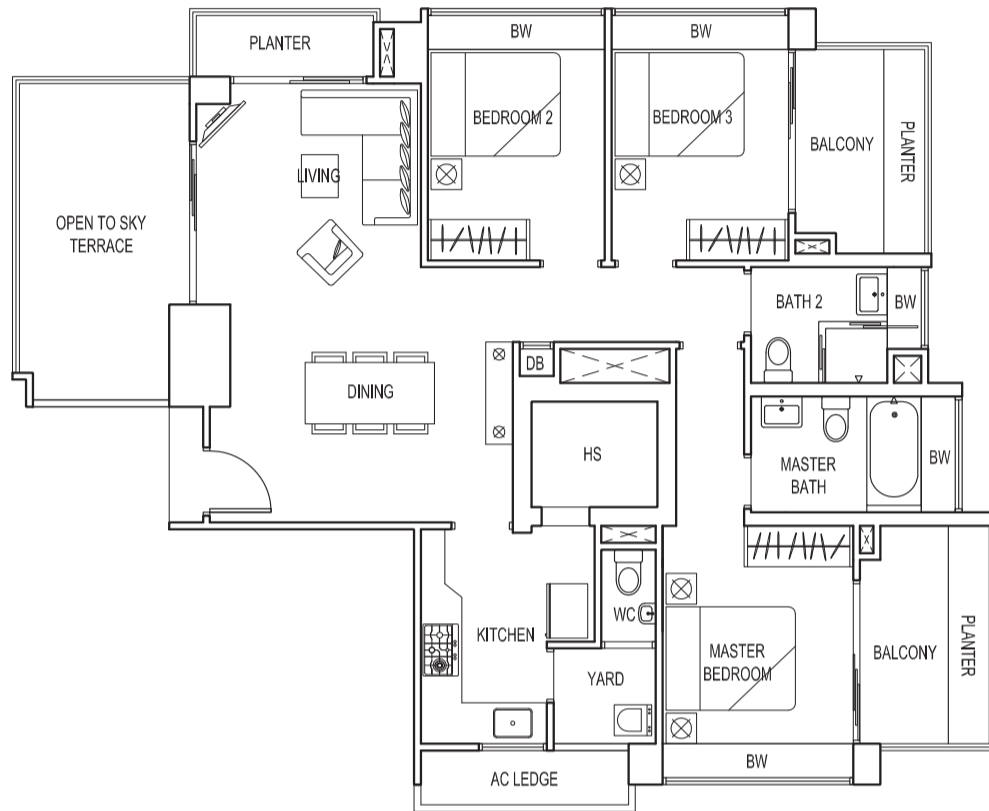
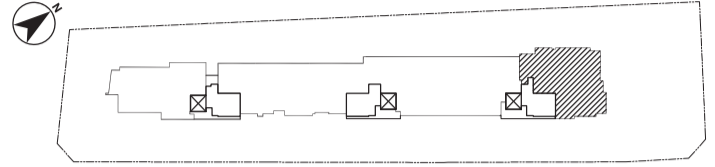
Floor Plans

3-BEDROOM

Type F1

#10-06

1,346 sq ft / 125 sq m

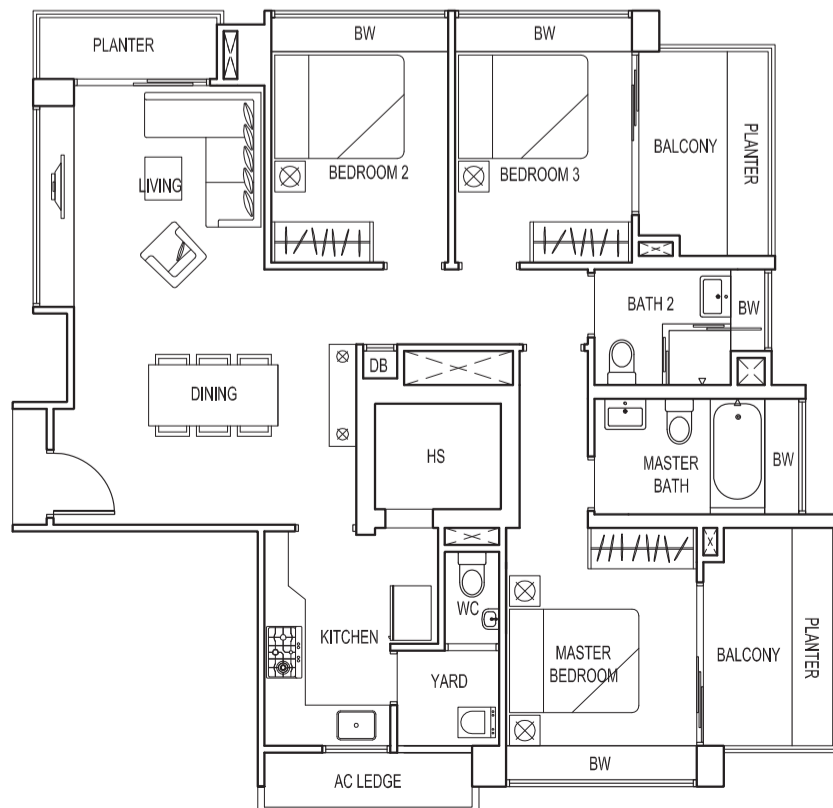
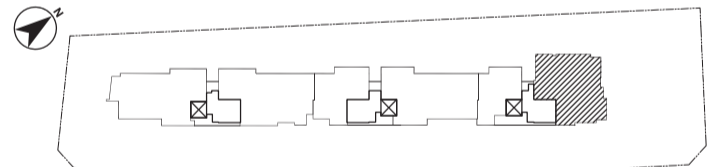


3-BEDROOM

Type F

#11-06 to #14-06

1,195 sq ft / 111 sq m

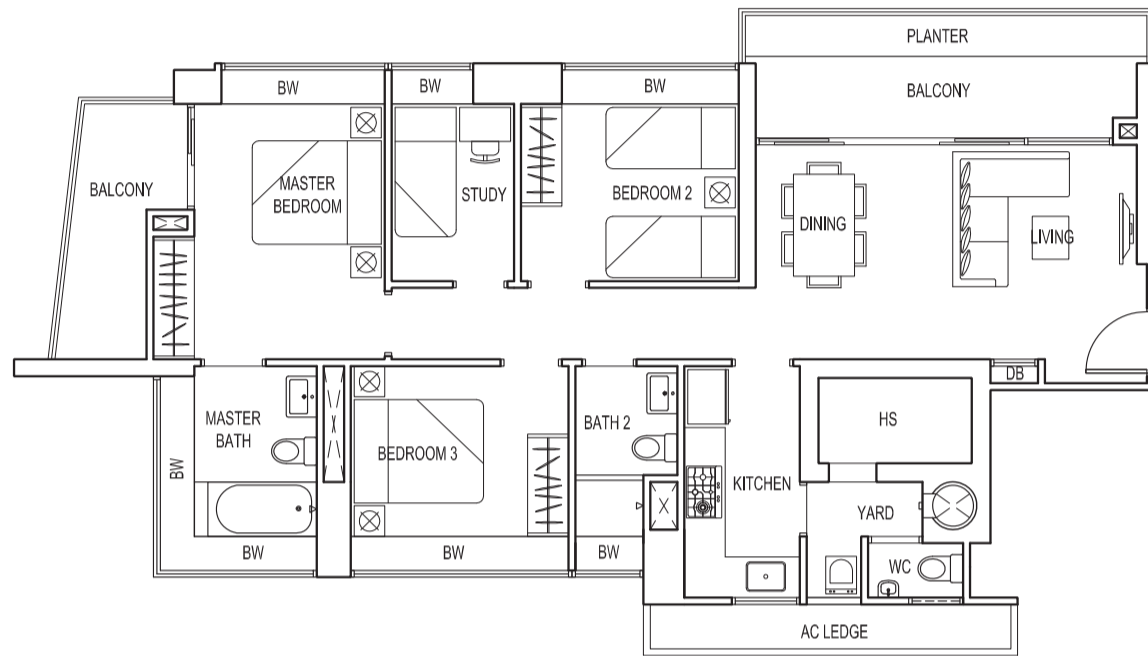
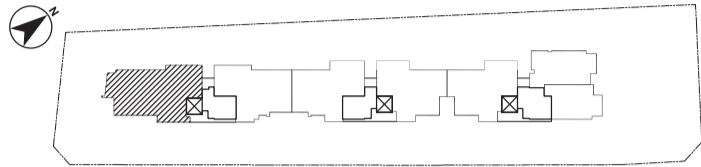


3-BEDROOM + STUDY

Type E

#02-01 to #14-01

1,249 sq ft / 116 sq m

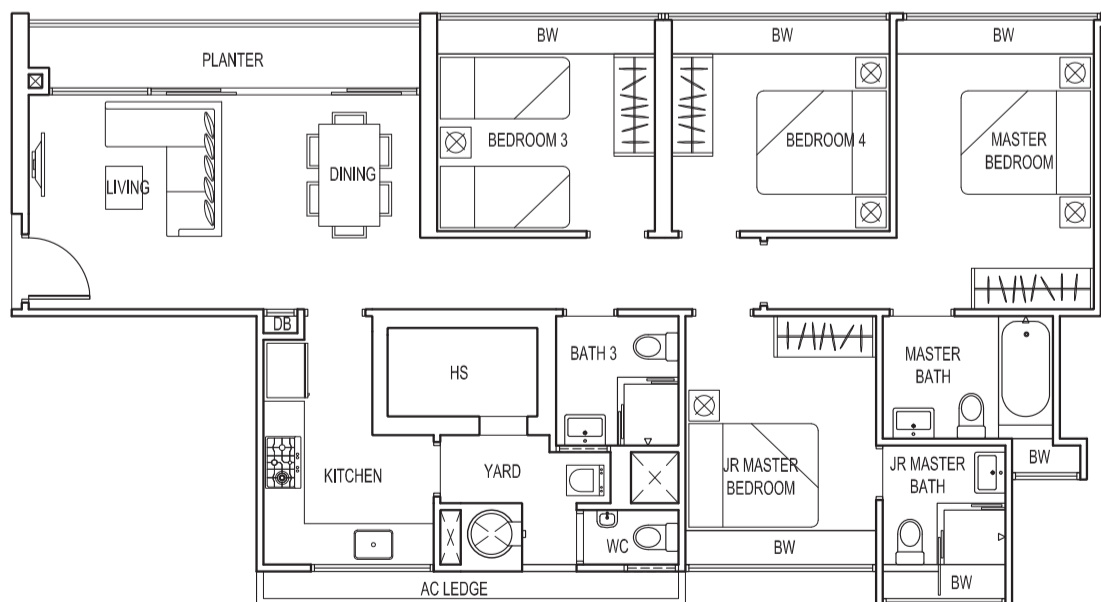
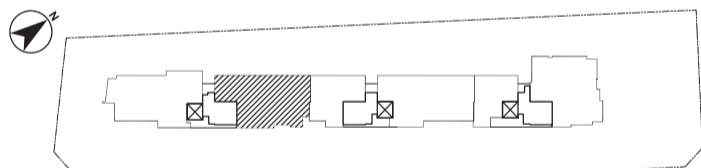


4-BEDROOM

Type G

#11-02

1,238 sq ft / 115 sq m



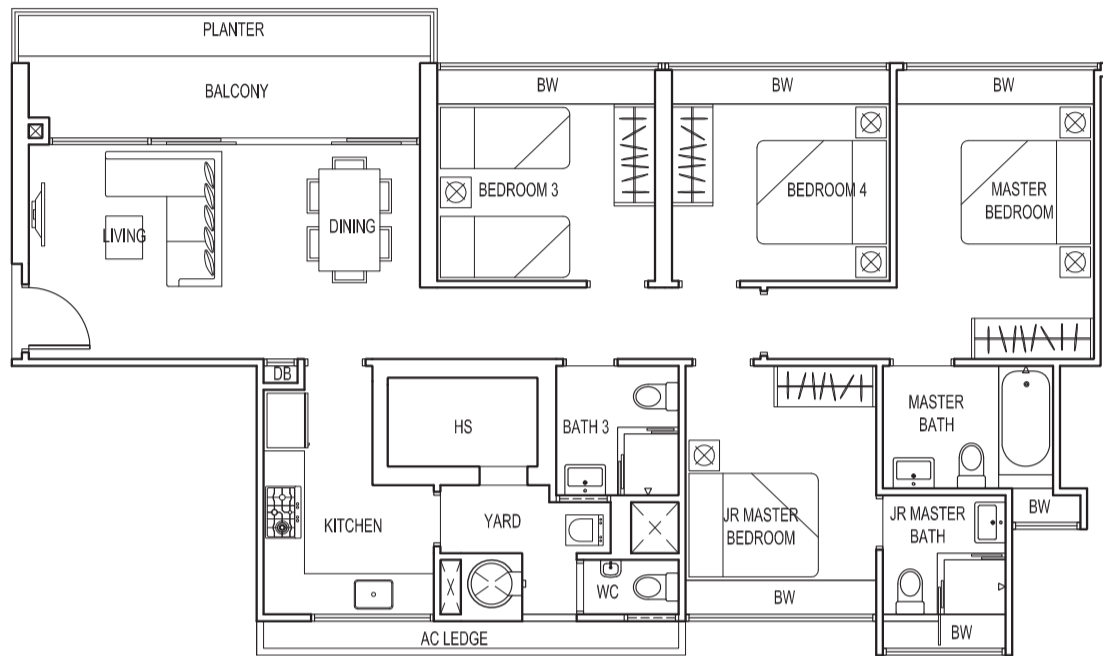
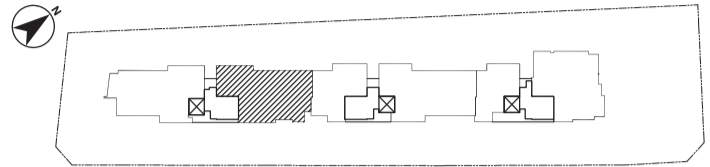
Floor Plans

4-BEDROOM

Type G1

#12-02 to #14-02

1,292 sq ft / 120 sq m

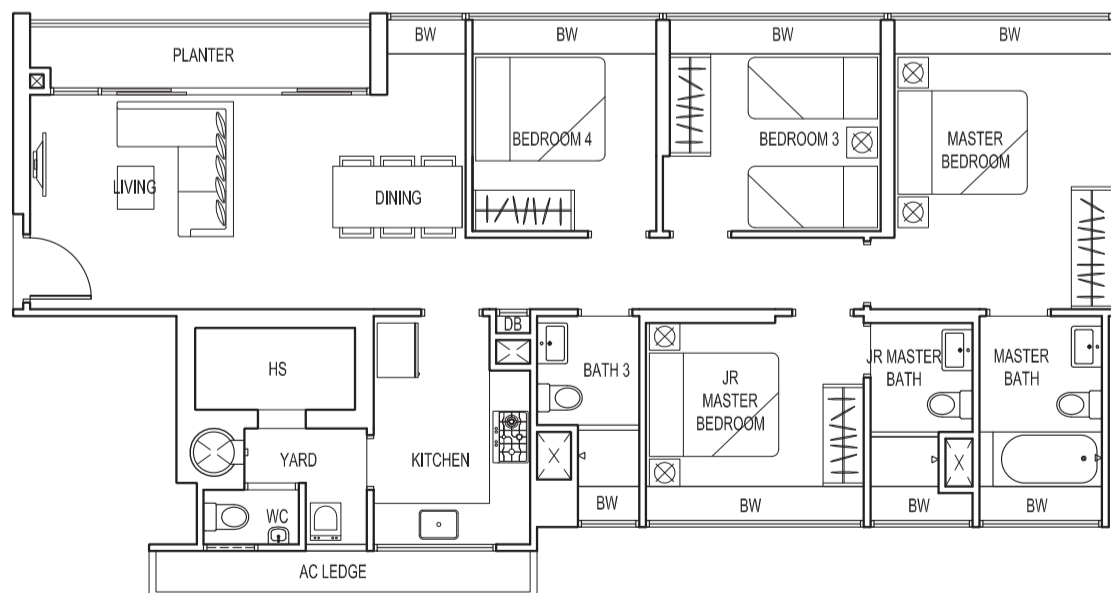


4-BEDROOM

Type H

#11-04

1,249 sq ft / 116 sq m

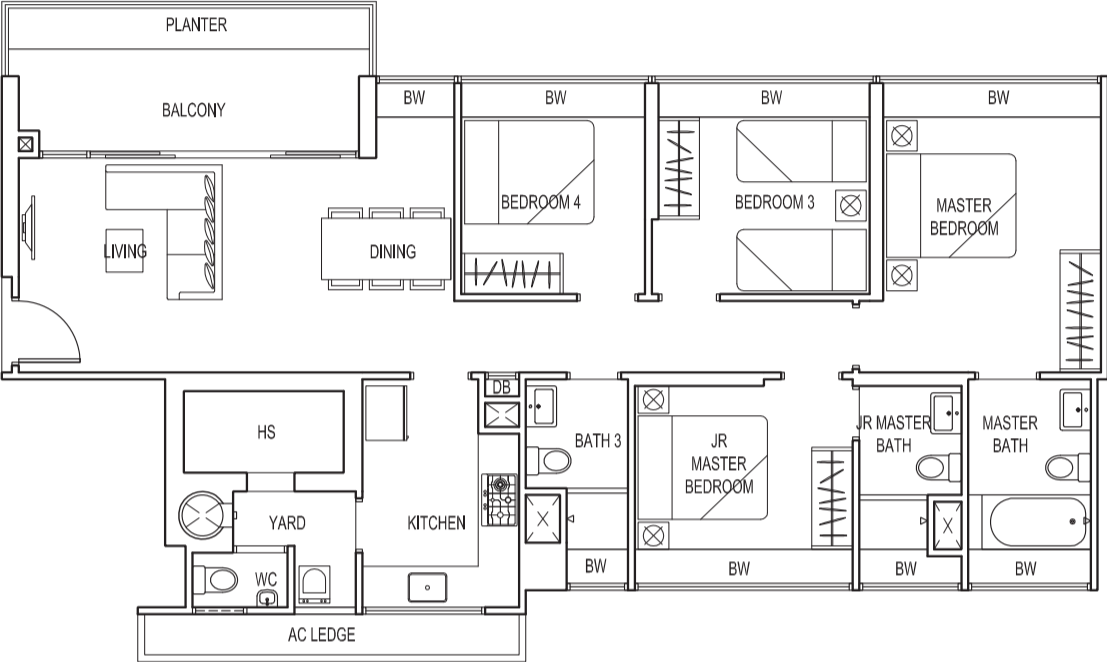
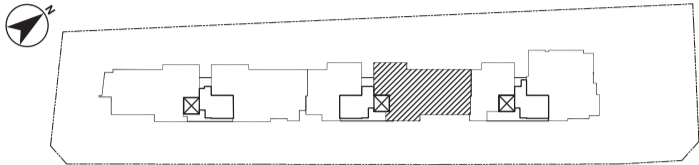


4-BEDROOM

Type H1

#12-04 to #14-04

1,313 sq ft / 122 sq m



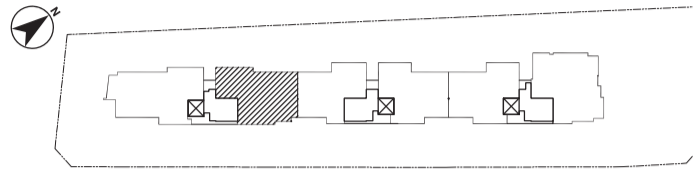
Floor Plans

PENTHOUSE
3-BEDROOM + STUDY

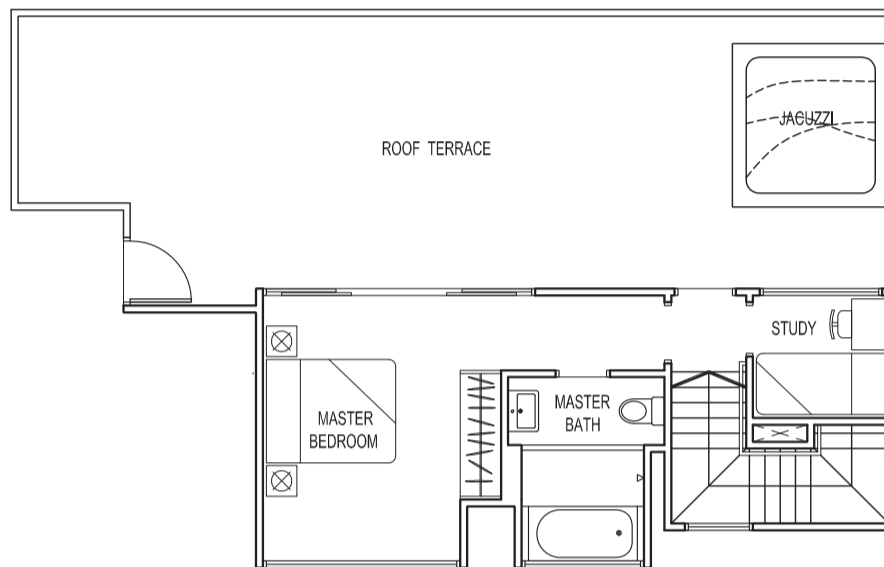
Type D-P

#15-02

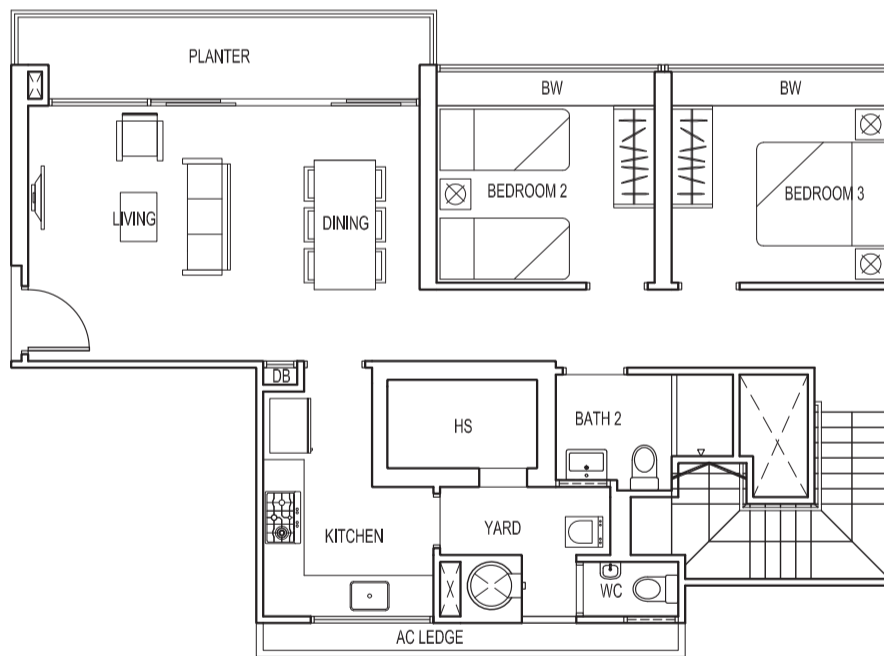
1,884 sq ft / 175 sq m



UPPER STOREY



LOWER STOREY

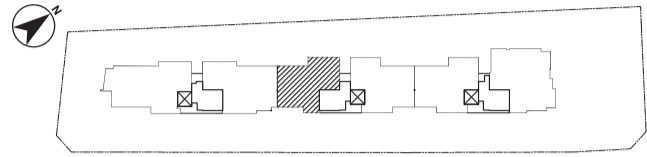


PENTHOUSE
3-BEDROOM + STUDY

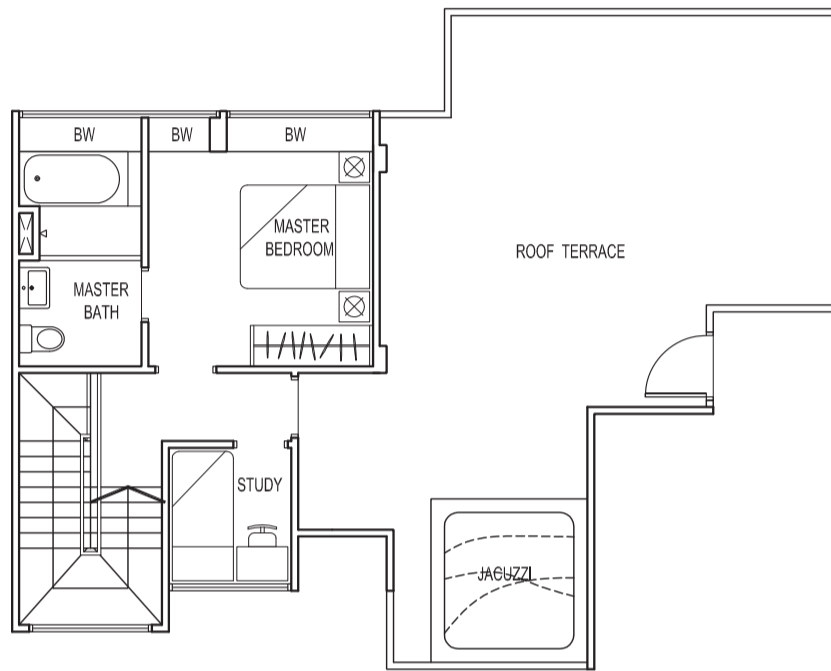
Type C2-P

#15-03

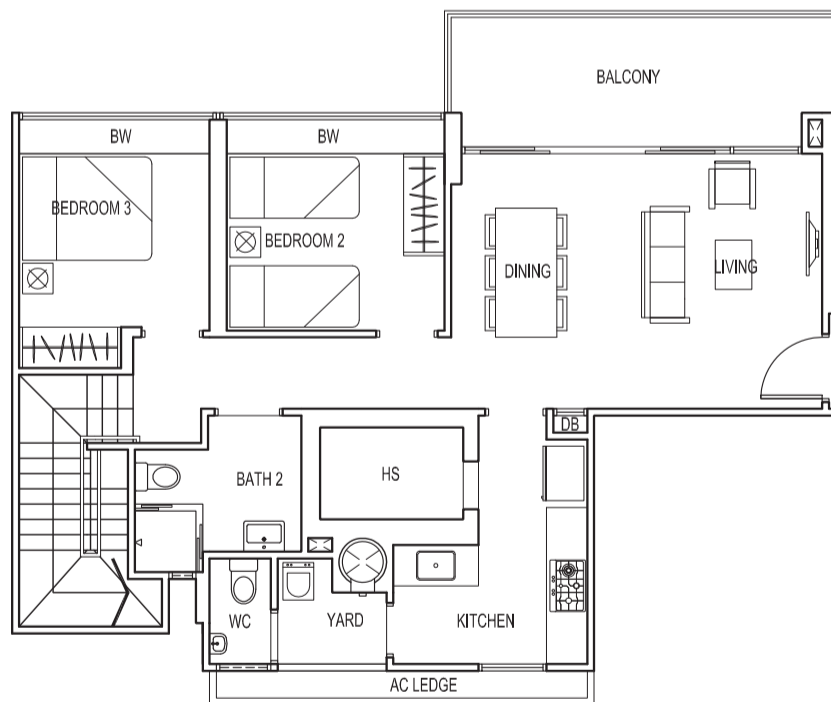
1,841 sq ft / 171 sq m



UPPER STOREY



LOWER STOREY



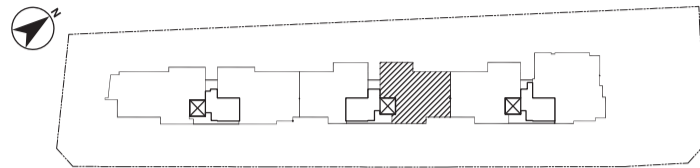
Floor Plans

PENTHOUSE
3-BEDROOM + STUDY

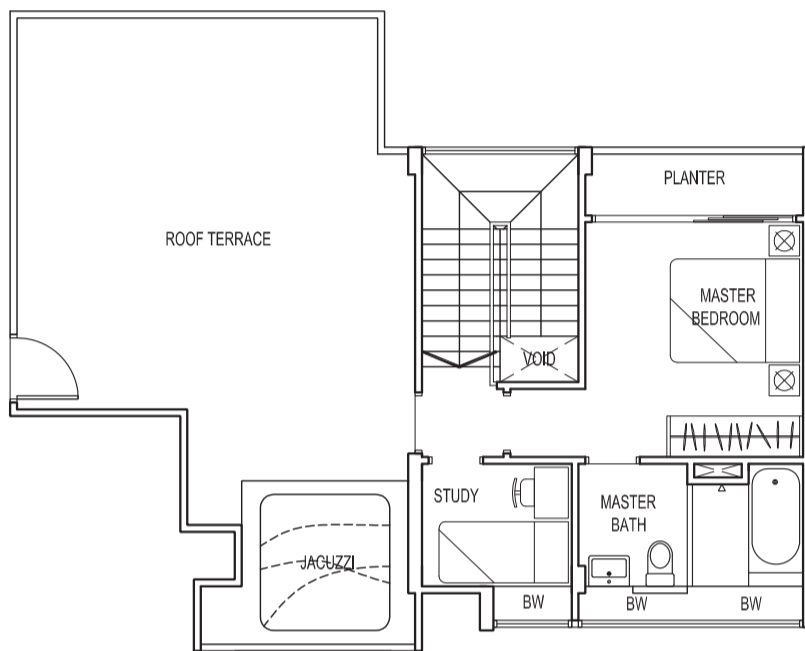
Type C1-P

#15-04

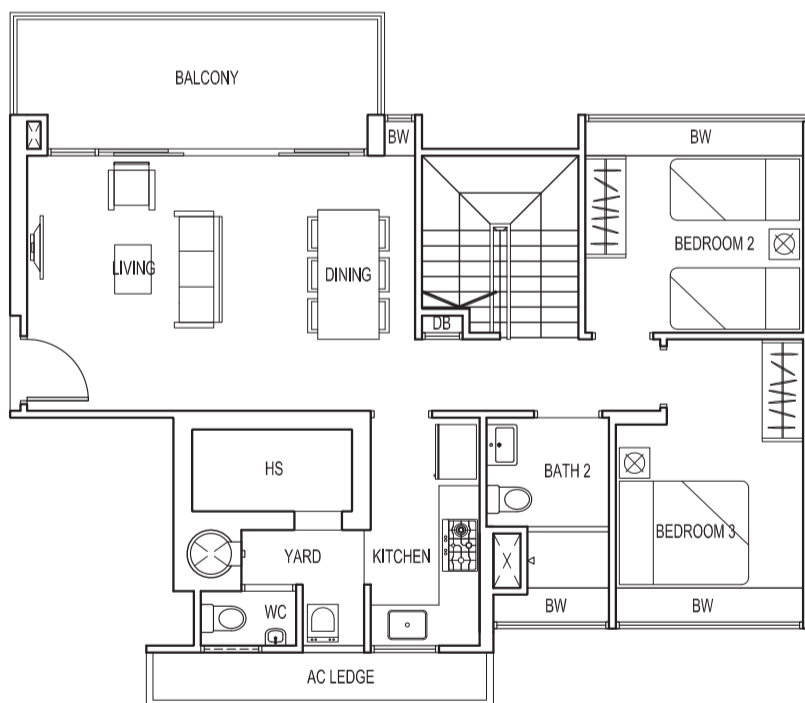
1,830 sq ft / 169 sq m



UPPER STOREY



LOWER STOREY

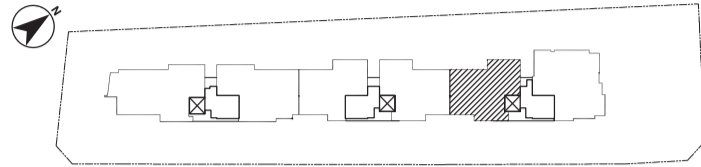


PENTHOUSE
3-BEDROOM + STUDY

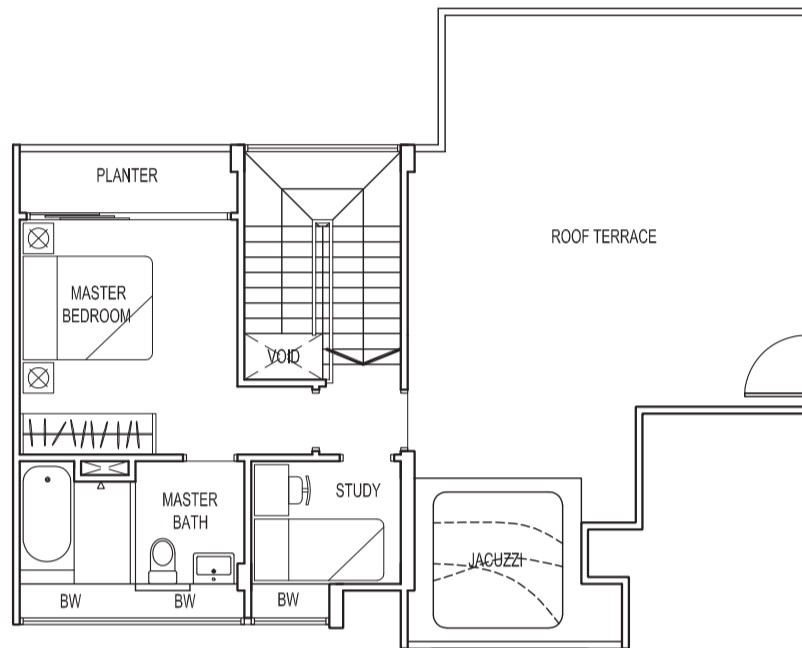
Type C-P

#15-05

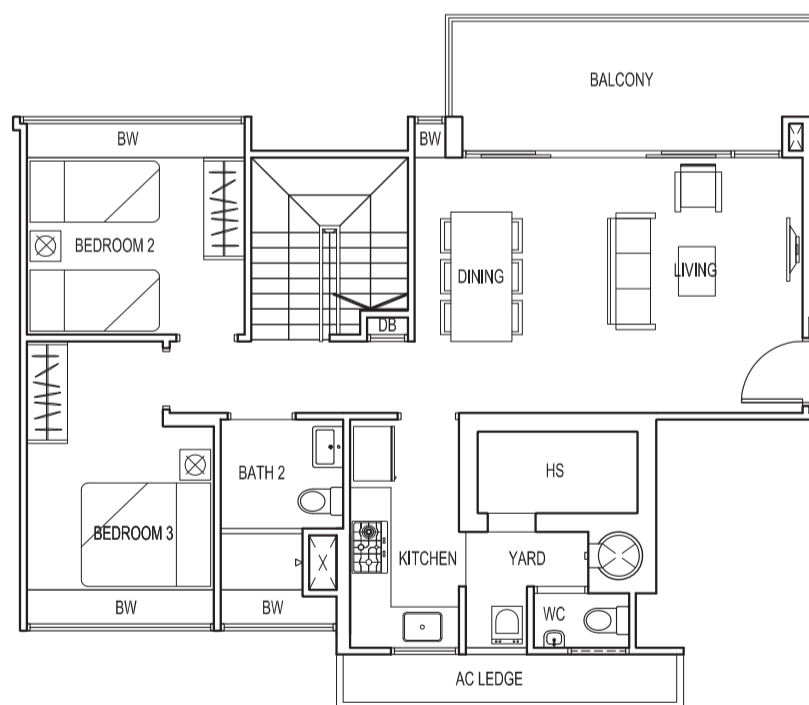
1,830 sq ft / 169 sq m



UPPER STOREY



LOWER STOREY



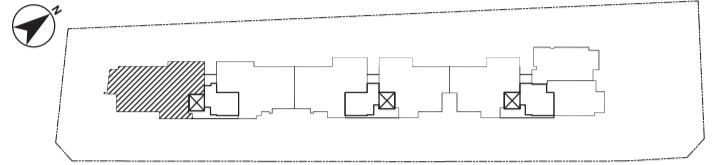
Floor Plans

**PENTHOUSE
4-BEDROOM**

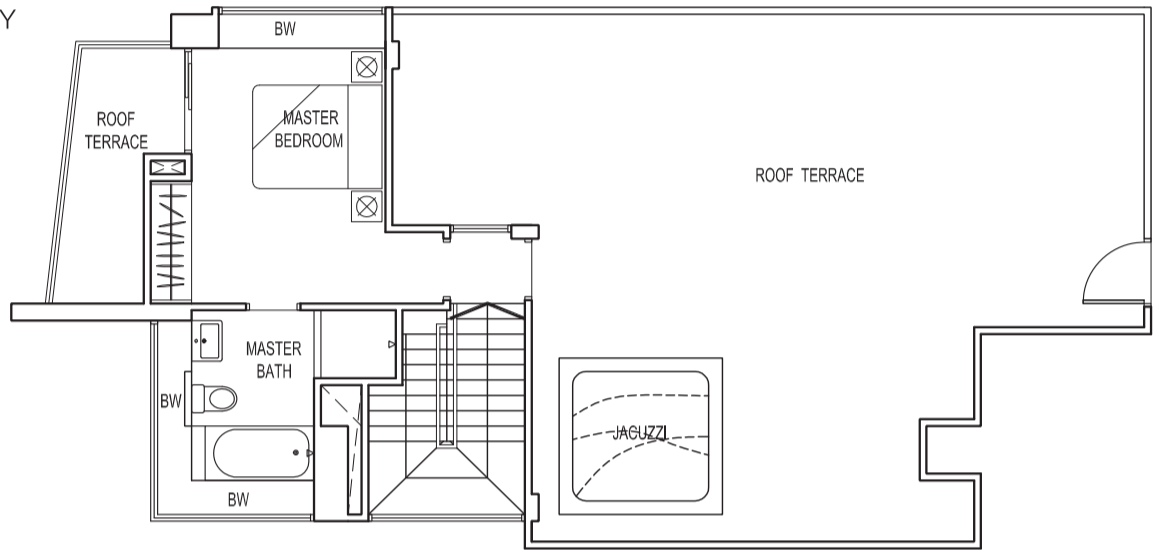
Type E-P

#15-01

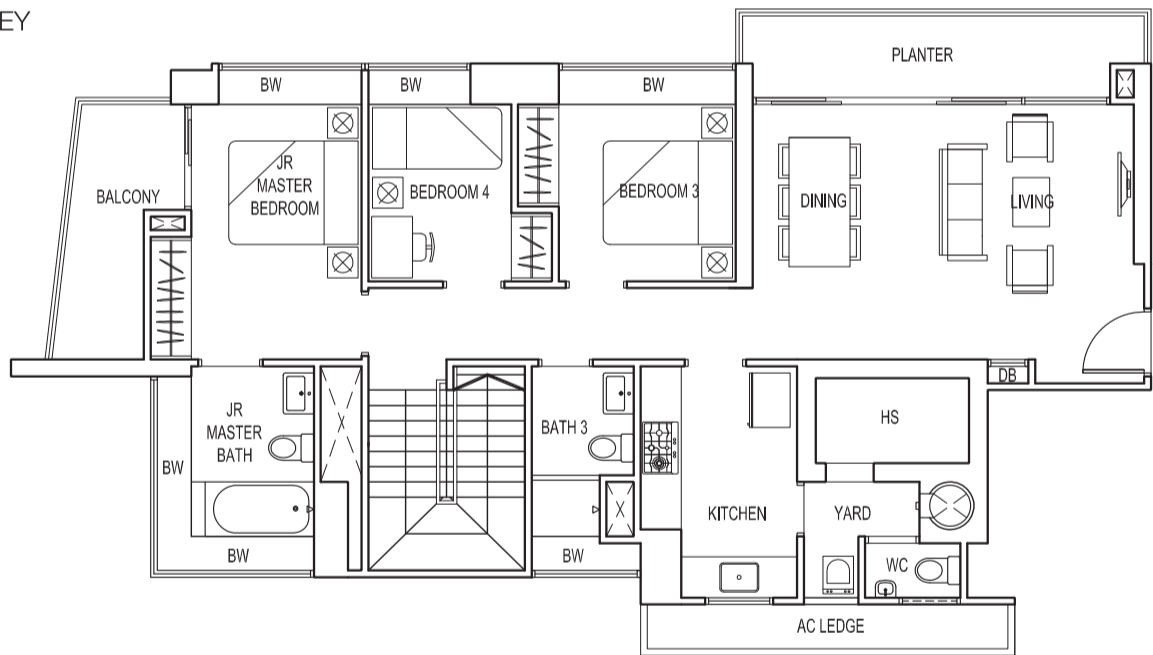
2,304 sq ft / 213 sq m



UPPER STOREY



LOWER STOREY

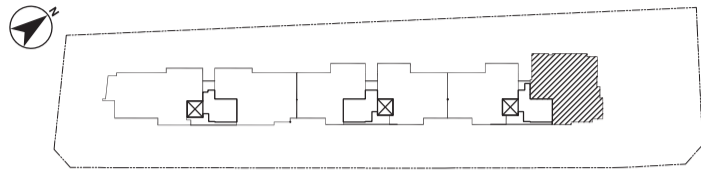


PENTHOUSE
4-BEDROOM + STUDY

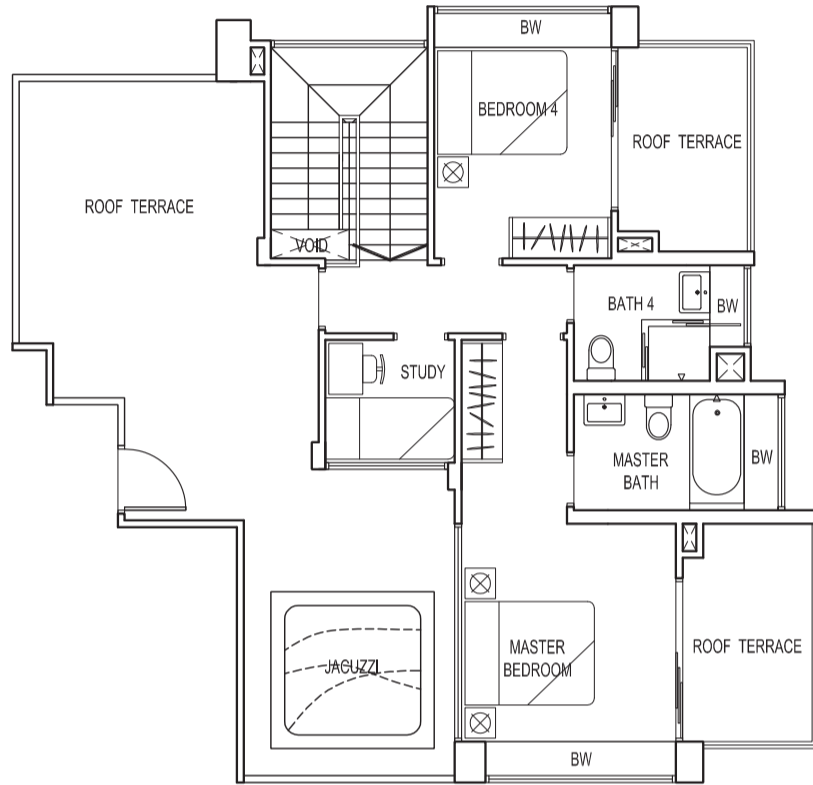
Type F-P

#15-06

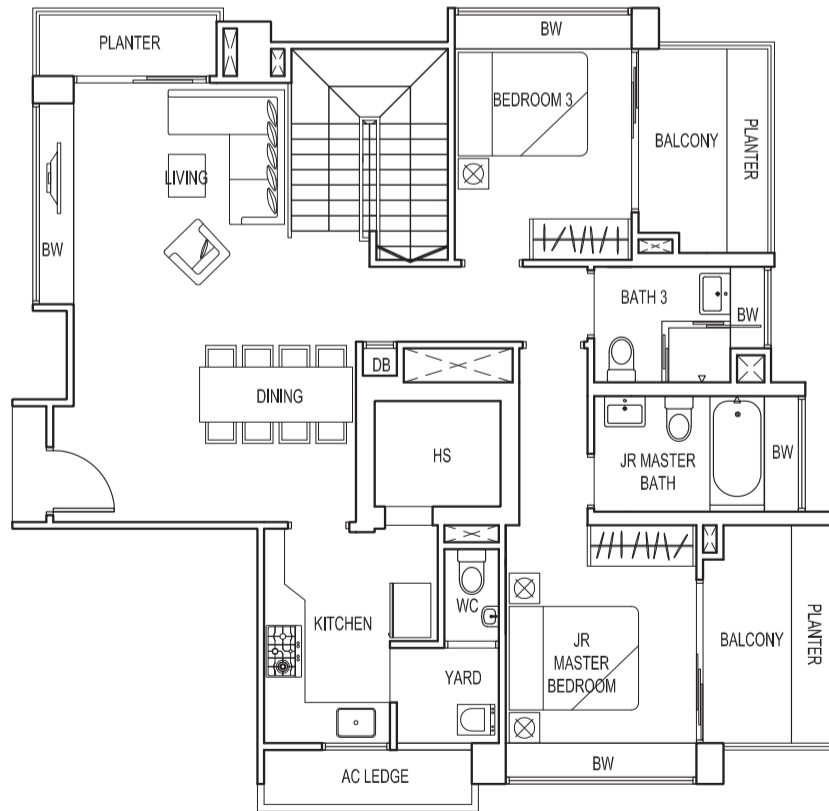
2,228 sq ft / 206 sq m



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.

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)

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

b) Floor Finishes (For Apartments)

- Living & Dining:
Compressed marble with skirting.
- Master Bedroom (for Type A, A1 and A1a only):
Compressed marble with skirting.
- Master Bedroom, Junior Master Bedroom, Bedroom, and Study (for all types except Type A, A1 and A1a only):
Timber parquet or timber strip flooring with timber skirting.
- Master Bathroom, Junior Master Bathroom, Bathroom, Yard, WC and Household Shelter:
Ceramic and/or homogeneous tiles.
- Kitchen:
 - Compressed Marble (for Type A, A1, A1a and B only)
 - Ceramic and/or homogeneous tiles (for all types except Type A, A1, A1a and B only)
- Balcony:
Ceramic tiles and/or homogeneous tiles.
- Roof Terraces for Penthouse Units:
Ceramic tiles and/or homogeneous tiles.
- Planter:
Cement and sand screed.

Windows

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

Note:

- All aluminum frames shall be powder coated/natural anodized finish.
- All windows are either side hung or top hung or bottom hung or sliding or any combination of the above mentioned.
- All glazing below 1m shall be tempered or laminated glass.
- All glazing to be plain float glass.

Doors

- Main Entrance:
Approved fire-rated timber door.
- Master Bedroom, Junior Master Bedroom, Bedroom, Master Bathroom, Junior Master Bathroom, and Bathroom:
Hollow core timber door.
- Study:
Aluminum framed glass door or timber door.
- Kitchen (except for Type A, A1, A1a and B only):
Hollow core timer door with viewing panel.
- Balcony, Terrace and Yard:
Aluminum framed glass door.
- WC:
Bi-fold door.
- Household Shelter:
Metal door as approved by relevant authority.
- Roof Terrace:
G.S. gate.

Note:

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

Ironmongery

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

Sanitary Fittings

- Master Bathroom (for Type A, A1, A1a, B, B1 and B1a only):
 - 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 rack.
- Junior Master Bathroom (for Type E-P and F-P only) and Master Bathroom:
 - 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 with 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.

e) Kitchen:

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

f) Roof Terrace and Yard:

- 1 bib tap.

Electrical Installation / TV / Telephone

- 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.
- The routing of services within the apartment units shall be at the sole discretion of the Architect and Engineer.
- 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, Sky Terrace, Roof Terrace, Balcony, Reinforced concrete flat roof and Planters.

Painting

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

1st Storey & Basement Car Park

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

1st Storey & Basement Driveway

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

Recreational Facilities

- Heated Swimming Pool with Massaging Water Jet System.
- Wading Pool.
- Children's Playground.
- BBQ Area.
- Pool Deck.
- Gymnasium.
- Yoga Corner.

Additional Items

- Wardrobes:
Built-in Wardrobes to all bedrooms.
- Kitchen Cabinets (for Type A, A1, A1a, B, B1 and B1a only):
Built-in high and low level kitchen cabinets, cooker hob, cooker hood and integrated fridge.
- Kitchen Cabinets:
Built-in high and low level kitchen cabinets, cooker hob, cooker hood and built-in oven.
- Air-conditioning to Living, Dining, Master Bedroom, Junior Master Bedroom, Bedroom and Study.
- Audio intercom (from Apartment to Sentry Post only).
- Hot Water Supply to Master Bathroom, Junior Master Bathroom, Bathroom and Kitchen.
- Imported Private Jacuzzi pool massaging jets and heated water system. (For Type C-P, C1-P, C2-P, D-P, E-P and F-P).

TV System

SHCV TV points provided.

Note:

- The brand and model of all equipments and appliances supplied will be provided subject to availability.
- Layout/location of wardrobes, kitchen cabinets and fan coil units are subject to architect's sole discretion and final design.
- 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.
- Equipment for SCV will be paid and installed by Purchaser.
- 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.
- 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.
- All doors can either be of swing or sliding type.
- 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.
- 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.