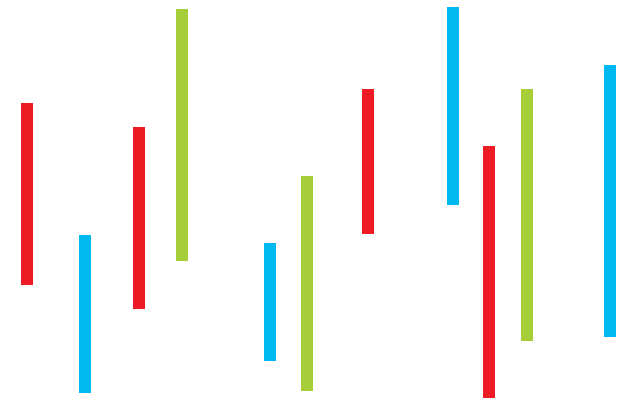


SPACE
@ K O V A N





a space to

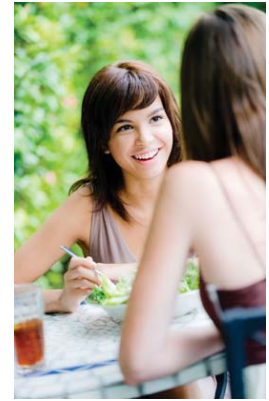
Indulge. **Impress.** **Invigorate.**



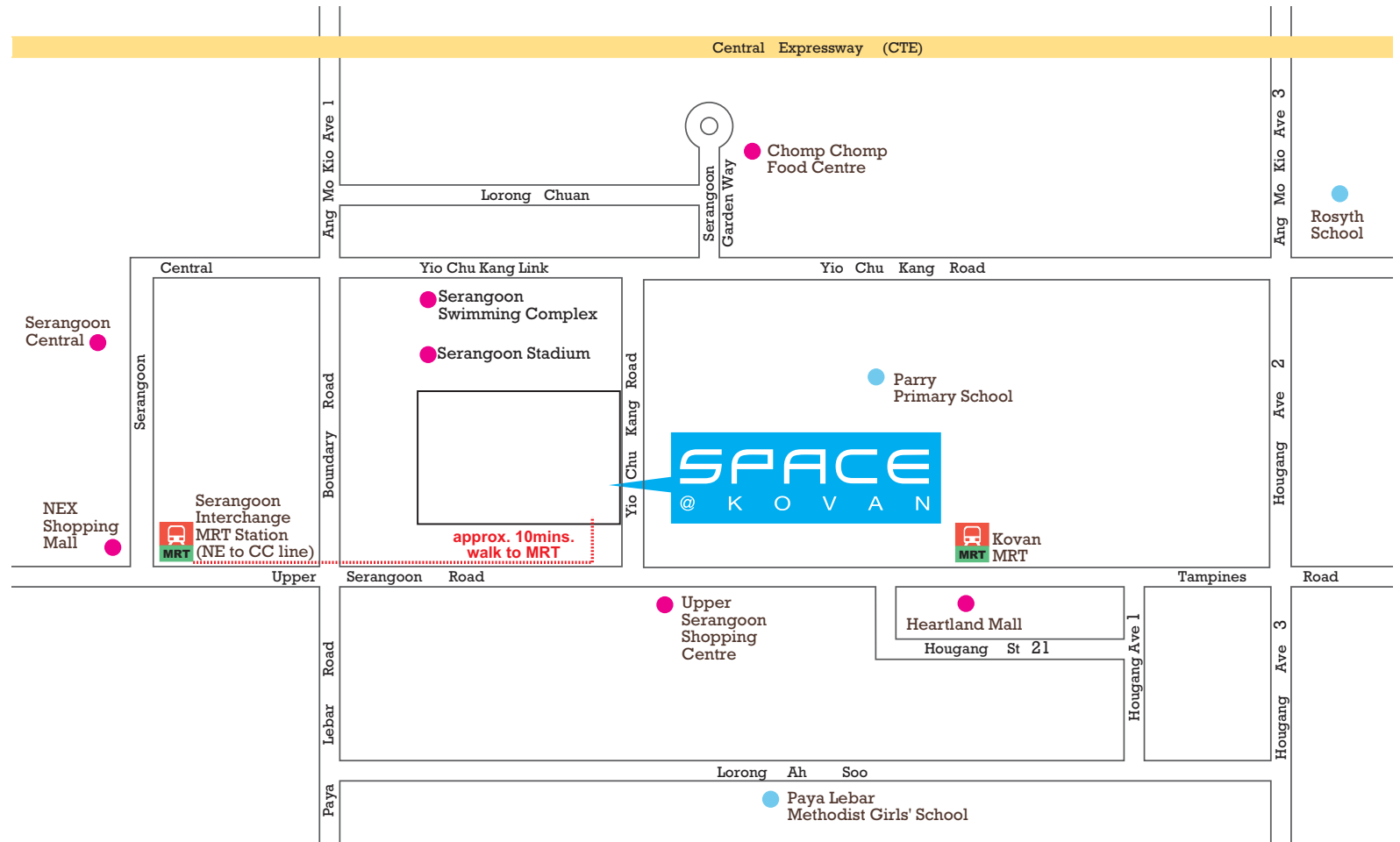


Space@Kovan, a luxury residential and retail space for the discriminating individual in the heartland of Serangoon.





*plastic sheet see through



*plastic sheet opaque

a space to

where your every needs is catered for.

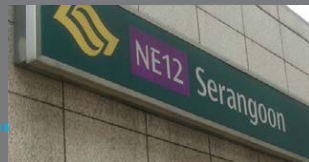
Space@Kovan is located in a prime spot with Serangoon MRT just a stone's throw away connecting you to the rest of Singapore via the Circle and Northeast lines. Shopping malls such as Nex and Heartland Mall are a stone's throw away, offering a wide range in retail and entertainment options. Famous food outlets such as Chomp Chomp Food Centre are a short ride away, ensuring that foodies are always spoilt for choice. Prestigious schools such as Paya Lebar Methodist and Rosyth Primary School are within close proximity.



10 mins drive to
Chomp Chomp Food Centre



5 mins drive to NEX Shopping Mall



5 mins drive to
Serangoon Interchange MRT Station
(north-east to circle line)



SPACE
@ K O V A N



5 mins drive to Heartland Mall



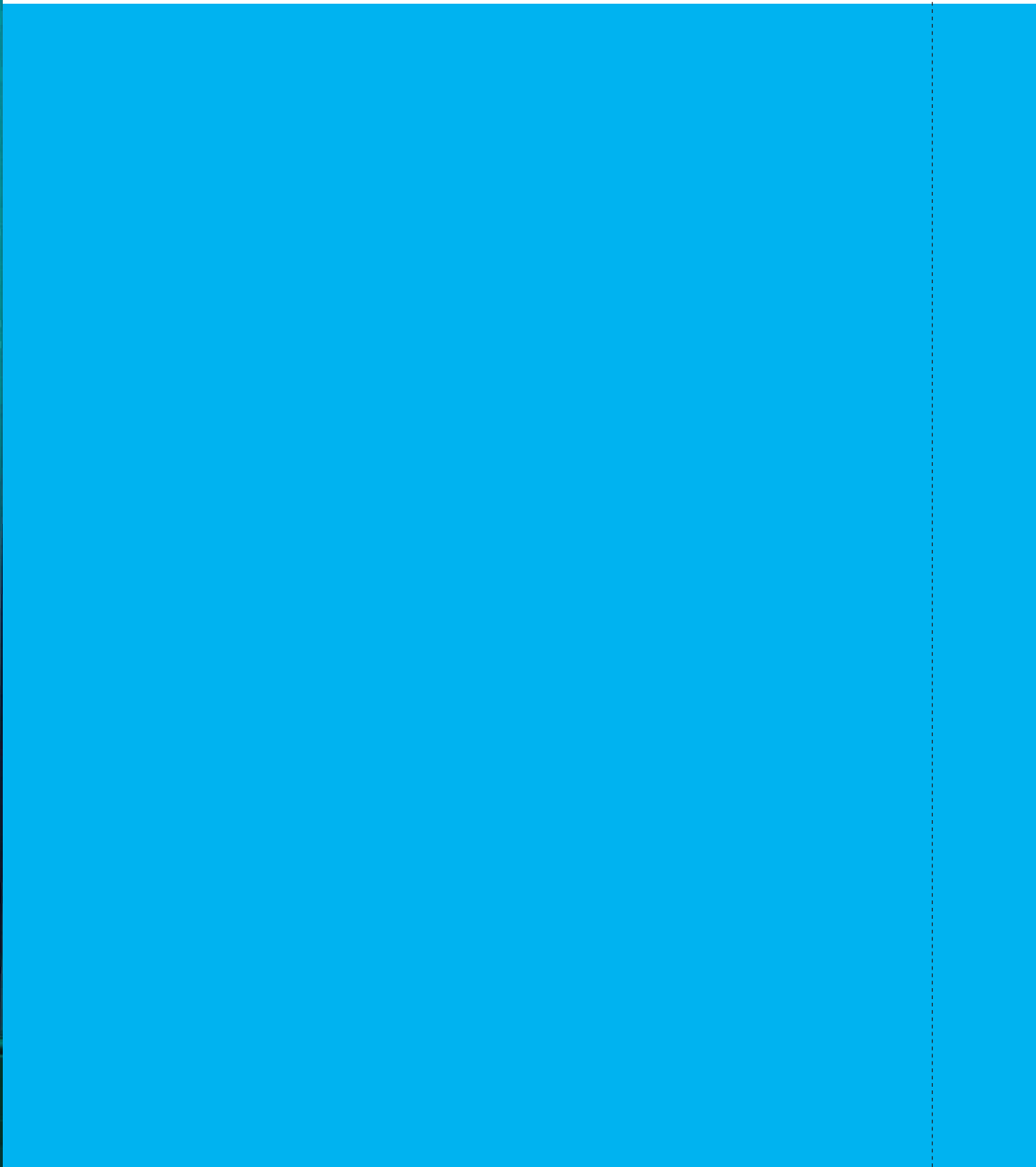
8 mins drive to
Paya Lebar Methodist Girls' School

10 mins To KPE



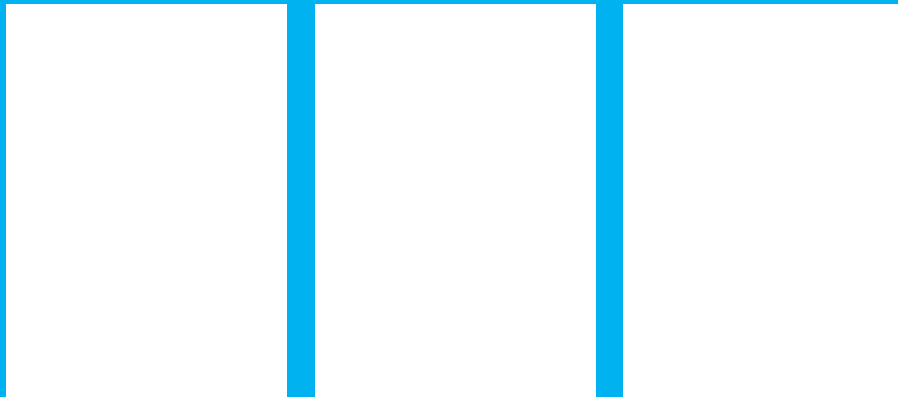
a space
for your
unique
lifestyle.

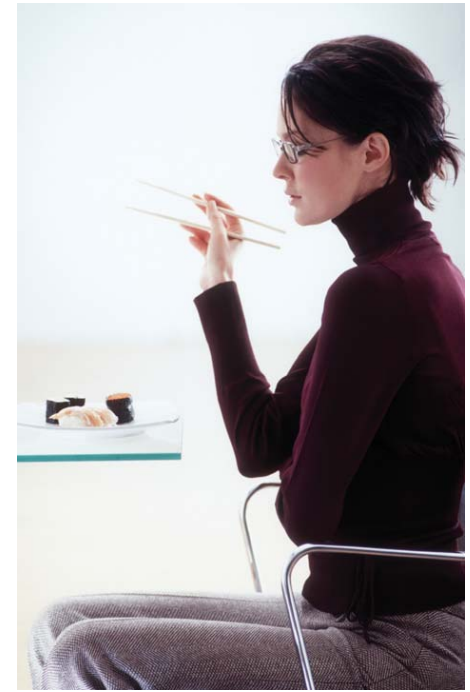




*plastic sheet opaque

a space
for life's
little surprises.





Space@Kovan is a hive of activity where you are never short of things to do. Pamper yourself with shops that cater for your every indulgence. Enjoy unparalleled convenience with all your needs taken care of literally at your doorstep.

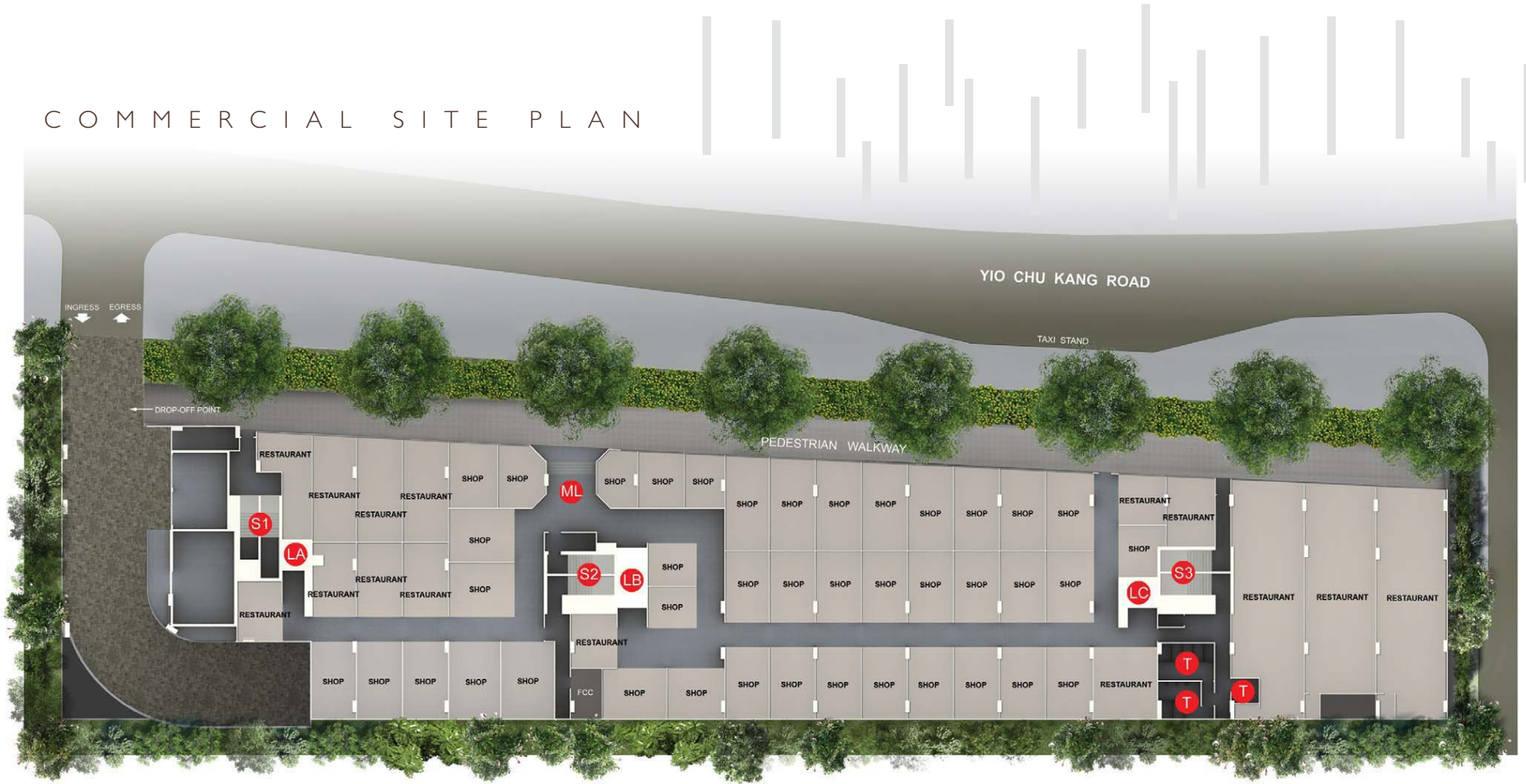
For the funky fashionista with a fabulous choice of retail options available within. Get the best and latest in trend, right where you live. Treat yourself to delightful delicacies or gratify your discerning palate with the finest food and drink.

All within Space@Kovan.



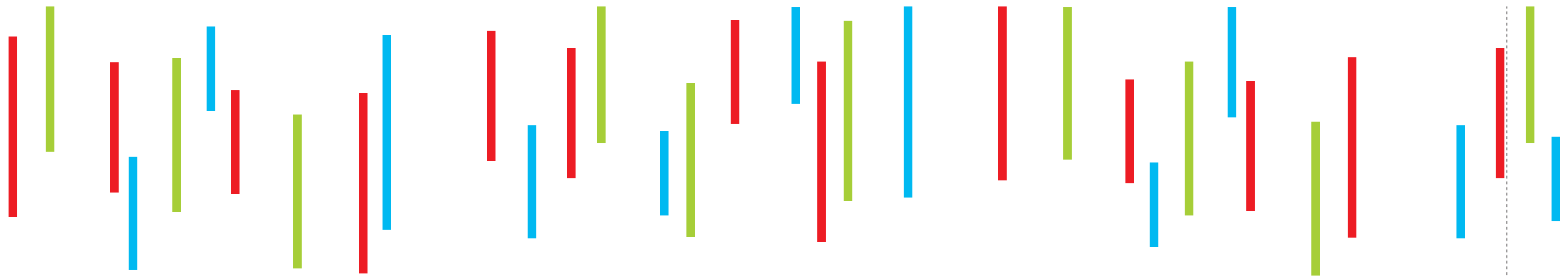
artist's impression only

COMMERCIAL SITE PLAN



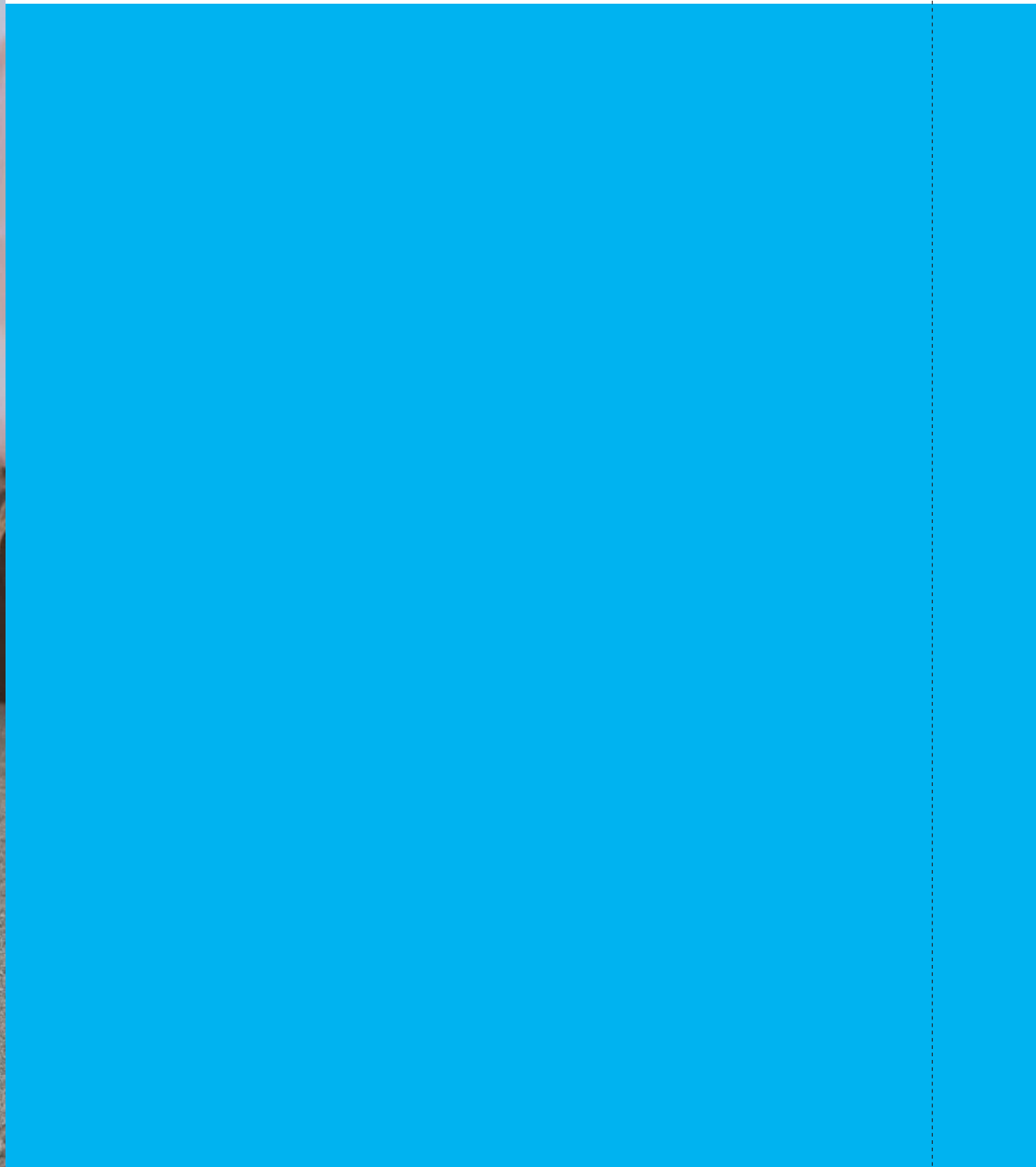
- LA Lift Lobby A
- LB Lift Lobby B
- LC Lift Lobby C
- S1 Stair 1
- S2 Stair 2
- S3 Stair 3
- ML Main Lobby
- T Toilet

The terms "Shop" and "Restaurant" are as stated in Class I and Class III respectively of the Definition of Use Classes as stipulated by Urban Redevelopment Authority (URA). "Restaurant" includes a snack bar or cafeteria.



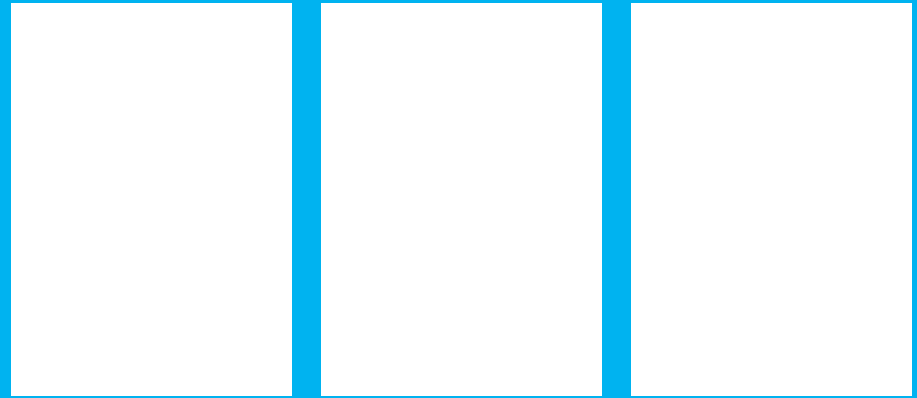
Space@Kovan has 140 apartments and 56 commercial units located within a building that boasts of contemporary and cutting-edge architecture. Enjoy a unique lifestyle that boasts convenience, style and sophistication within a complex that will delight and surprise you with its modern yet elegant nature. Space@Kovan is truly for the discerning individual who values the best life has to offer.





*plastic sheet opaque

to enjoy the
good life.





Space@Kovan gives you the freedom to soothe away the stresses of modern living with gym and jacuzzi facilities.

Spend quality time with family and friends over an intimate BBQ or book the rooftop function room, complete with breathtaking views, for those bigger parties.

S I T E P L A N



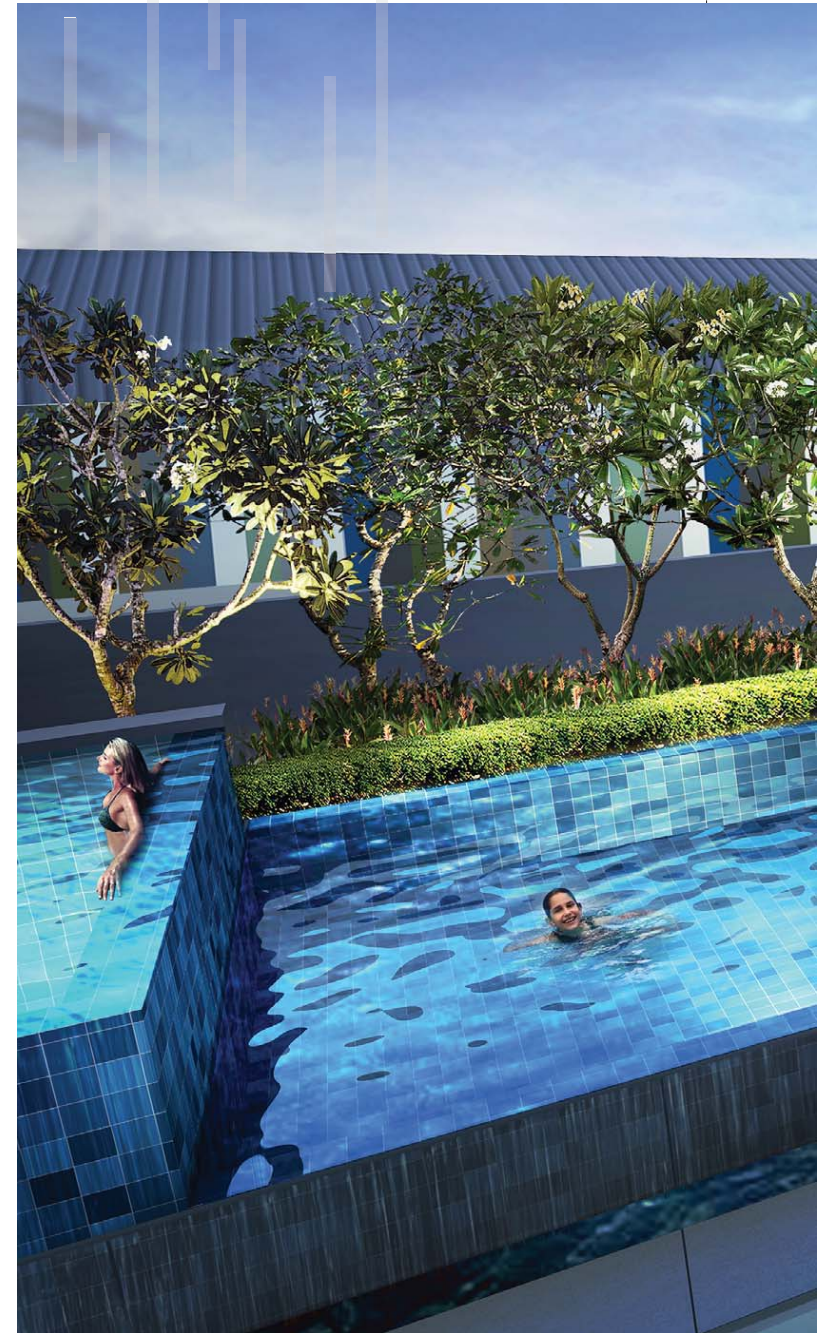
- | | |
|---------------------------|------------------------|
| A Swimming Pool | F Function Room |
| B Water Jet Corner | G Gymnasium |
| C Pool Deck | H Changing Room |
| D Wading Pool | J Toilet |
| E BBQ Area | |



artist's impression only

a space
to entertain
and impress.

Imagine hosting unforgettable parties with a view that your guests
will marvel at...







a space
**to unleash your
inner passion.**



artist's impression only





Tastefully appointed apartments come equipped with the finest fittings from renowned brands. Some apartments come fitted with luxurious amenities such as rain showers while others are exquisitely furnished with products that exude style and quality.

GROHE
ENJOY WATER®

DURAVIT



P E N T H O U S E

For those who have made it, Space@Kovan offers the ultimate in luxury living - your very own penthouse with a private pool. Relaxing by your own poolside after a hard day at the office. Your wildest dreams come true. Only at Space@Kovan.



Name of Project: Space@Kovan

Developers: RP North Pte Ltd
RP Properties Pte Ltd
Roxy-Pacific Developments Pte Ltd

Developer Licence No: C0706

Tenure of Land: Estate in Fee Simple Lot 12823C MK 18 at
Yio Chu Kang Road

Building Plan No: A1404-00301-2010-BP01

Expected Date of TOP: 31 December 2016

Expected Date of Legal
Completion: 31 December 2019

Developer:



**RP Properties
Pte. Ltd.**



**RP North
Pte. Ltd.**



**Roxy-Pacific
Developments Pte Ltd**

Sole Marketing Agent:

Brochure design by:

Huttons[®]
realestategroup

AMELIA HOE
AMELIAHOELM@YAHOO.COM.SG



Nova 88

OTHER QUALITY DEVELOPMENTS



Jupiter 18

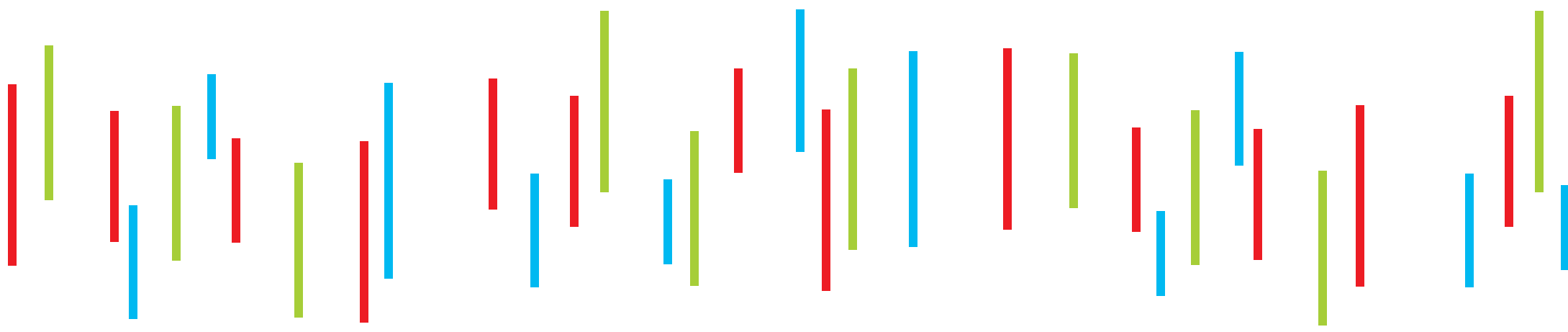


The Marque@Irrawaddy



The Ambrosia







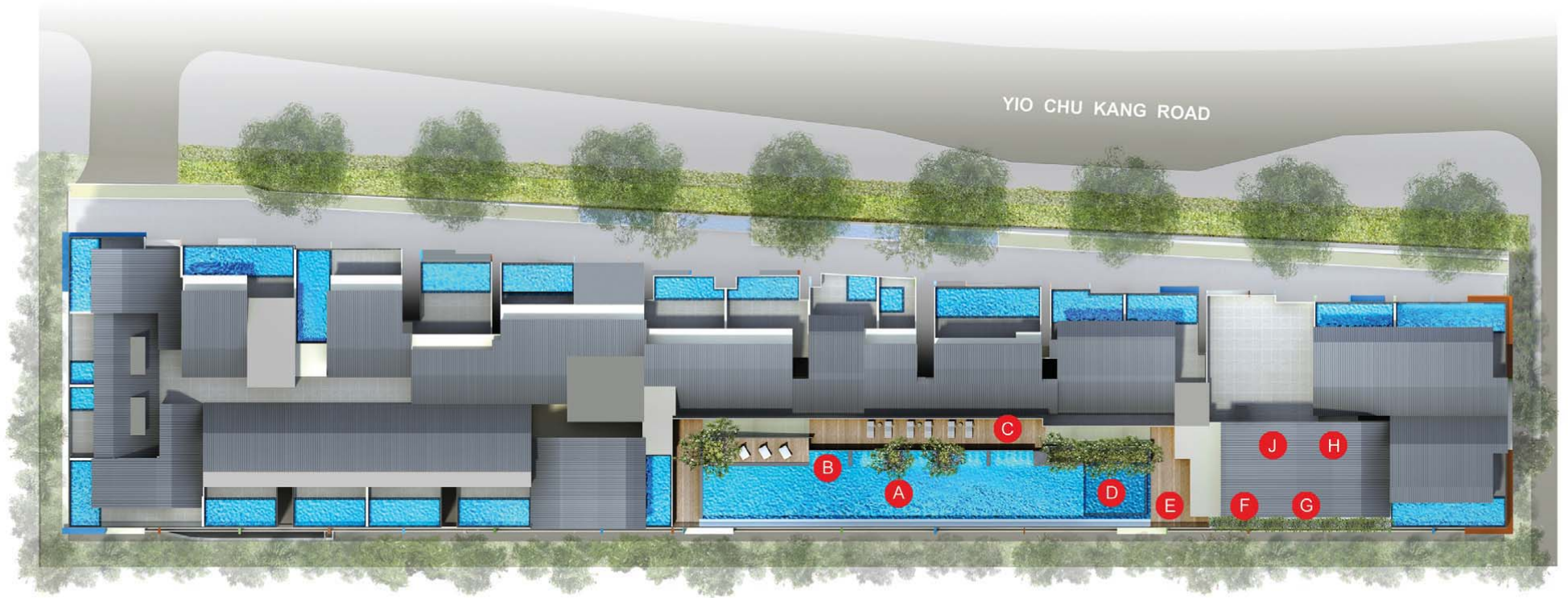
SPACE
@ K O V A N

floor plans • residential



artist's impression only

S I T E P L A N



STOREY	UNIT NUMBER																																			
	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	
Attic																																				
5th	C-B2	C-C8P	C-C9P	C-A5	C-C10P	C-A3	C-A6	C-A7	C-B1	C-A3	C-C5	C-F2P	C-C11P	C-C12P	B-C4P	B-D4P	B-F1P	B-F3P	B-C13	B-A3	B-B1	B-A3P	B-C6P	B-C7P	B-A4	A-E1P	A-D1P	A-C1P	A-C2P	A-C2P	A-D2P	A-A1P	A-A1P	A-C3P	A-D3P	
4th	C-B2	C-C8	C-C9	C-A5	C-C10	C-A3	C-A3	C-A2	C-B1	C-A3	C-C5	C-F2	C-C11	C-C12	B-C4	B-D4	B-F1	B-C5	B-A3	B-B1	B-A2	B-A3	B-C6	B-C7	B-A4	A-E1	A-D1	A-C1	A-C2	A-C2	A-D2	A-A1	A-A1	A-C3	A-D3	
3rd	C-B2	C-C8	C-C9	C-A5	C-C10	C-A3	C-A3	C-A2	C-B1	C-A3	C-C5	C-F2	C-C11	C-C12	B-C4	B-D4	B-F1	B-C5	B-A3	B-B1	B-A2	B-A3	B-C6	B-C7	B-A4	A-E1	A-D1	A-C1	A-C2	A-C2	A-D2	A-A1	A-A1	A-C3	A-D3	
2nd	C-B2	C-C8	C-C9	C-A5	C-C10	C-A3	C-A3	C-A2	C-B1	C-A3	C-C5	C-F2	C-C11	C-C12	B-C4	B-D4	B-F1	B-C5	B-A3	B-B1	B-A2	B-A3	B-C6	B-C7	B-A4	A-E1	A-D1	A-C1	A-C2	A-C2	A-D2	A-A1	A-A1	A-C3	A-D3	
1st	SHOP																																			
B1	CARPARK																																			
B2	CARPARK																																			

- A Swimming Pool
- B Water Jet Corner
- C Pool Deck
- D Wading Pool
- E BBQ Area
- F Function Room
- G Gymnasium
- H Changing Room
- J Toilet



TYPE A-A1

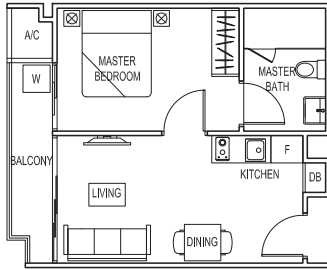
1 BDRM

40 sq m /431 sq ft

#02-32 #02-33

#03-32 #03-33

#04-32 #04-33



TYPE A-C1

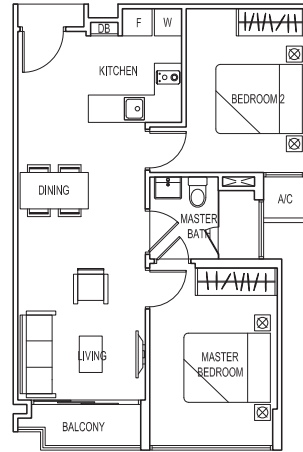
2 BDRM

58 sq m /624 sq ft

#02-28

#03-28

#04-28



TYPE A-C2

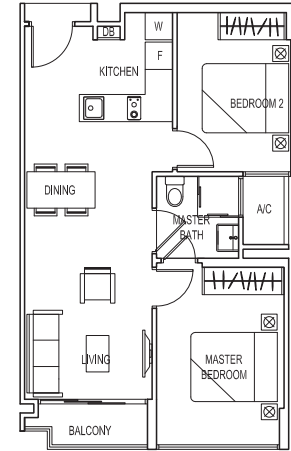
2 BDRM

56 sq m /603 sq ft

#02-29 #02-30

#03-29 #03-30

#04-29 #04-30



TYPE A-C3

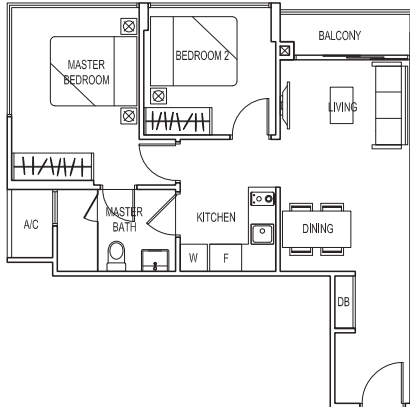
2 BDRM

57 sq m /613 sq ft

#02-34

#03-34

#04-34



A-D1

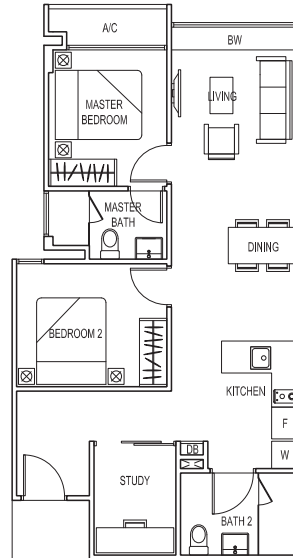
2+1 BDRM

71 sq m /764 sq ft

#02-27

#03-27

#04-27



A-D2

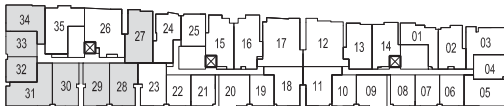
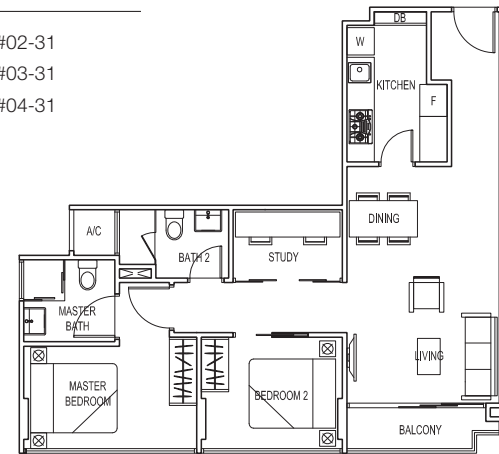
2+1 BDRM

72 sq m /775 sq ft

#02-31

#03-31

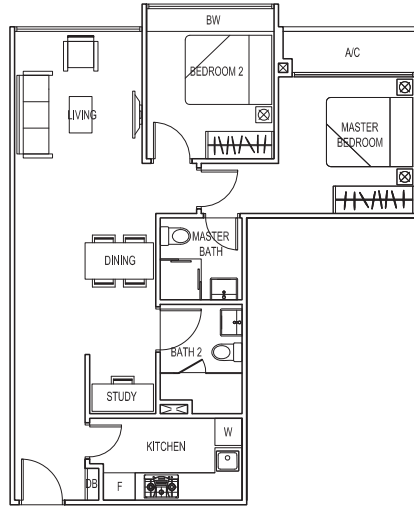
#04-31



KEY PLAN (2ND TO 4TH)

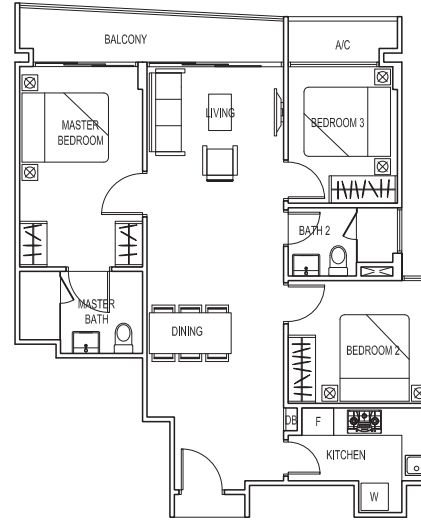
TYPE A-D3
2+1 BDRM
72 sq m /775 sq ft

- #02-35
- #03-35
- #04-35



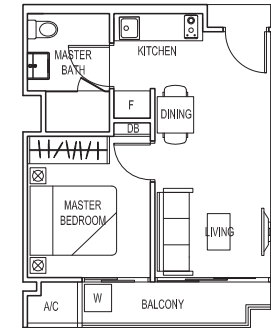
TYPE A-E1
3 BDRM
83 sq m /893 sq ft

- #02-26
- #03-26
- #04-26



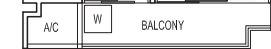
TYPE B-A2
1 BDRM
38 sq m /409 sq ft

- #02-21
- #03-21
- #04-21



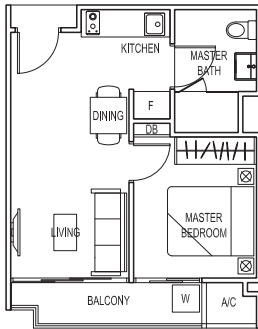
TYPE C-A2
1 BDRM
38 sq m /409 sq ft

- #02-08
- #03-08
- #04-08



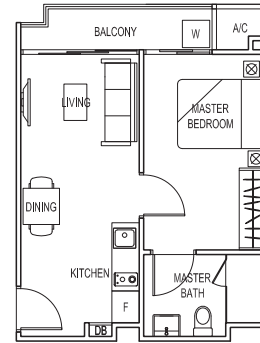
TYPE B-A3
1 BDRM
39 sq m /420 sq ft

- #02-22 #02-19
- #03-22 #03-19
- #04-22 #04-19
- #05-20



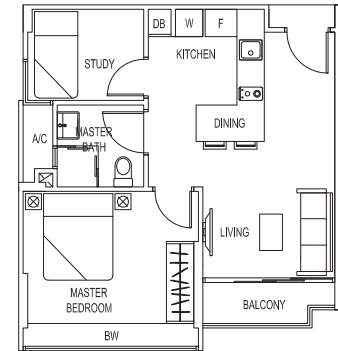
TYPE B-A4
1 BDRM
40 sq m /431 sq ft

- #02-25
- #03-25
- #04-25
- #05-25



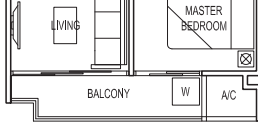
TYPE B-B1
1+1 BDRM
51 sq m /549 sq ft

- #02-20 #05-21
- #03-20
- #04-20



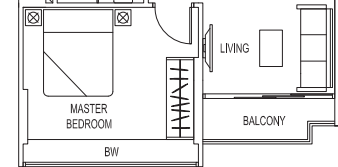
TYPE C-A3
1 BDRM
39 sq m /420 sq ft

- #02-06 #02-07
- #03-06 #03-07
- #04-06 #04-07
- #05-06
- #02-10
- #03-10
- #04-10
- #05-10



TYPE C-B1
1+1 BDRM
51 sq m /549 sq ft

- #02-09
- #03-09
- #04-09
- #05-09



KEY PLAN (2ND TO 4TH)

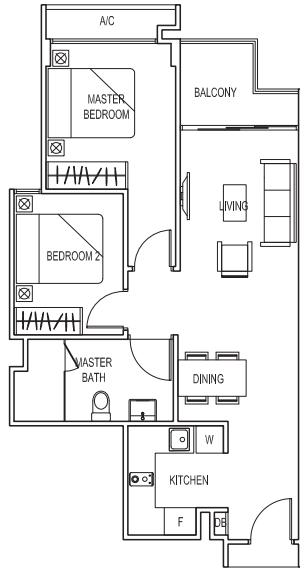


KEY PLAN (5TH)

TYPE B-C4

2 BDRM
64 sq m /689 sq ft

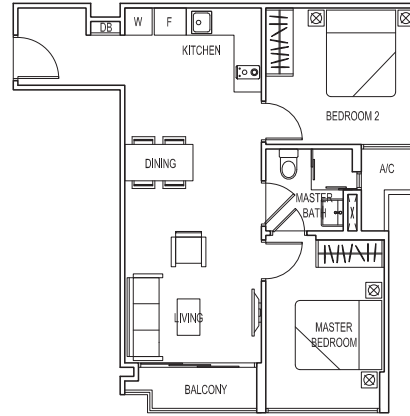
- #02-15
- #03-15
- #04-15



TYPE B-C5

2 BDRM
59 sq m /635 sq ft

- #02-18
- #03-18
- #04-18



TYPE C-C5

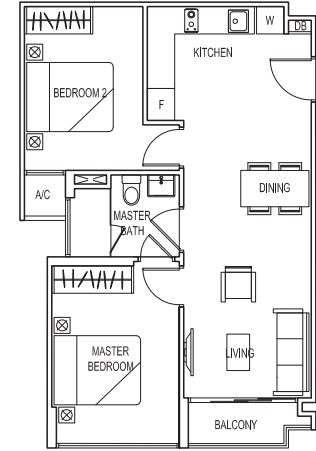
2 BDRM
59 sq m /635 sq ft

- #02-11
- #03-11
- #04-11
- #05-11

TYPE B-C6

2 BDRM
59 sq m /635 sq ft

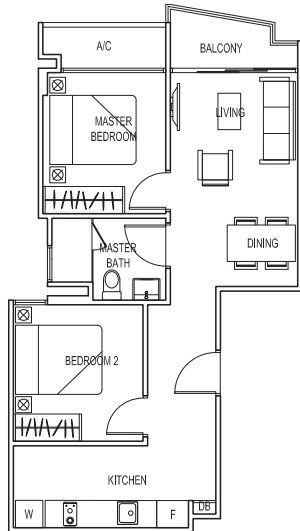
- #02-23
- #03-23
- #04-23



TYPE B-C7

2 BDRM
57 sq m /613 sq ft

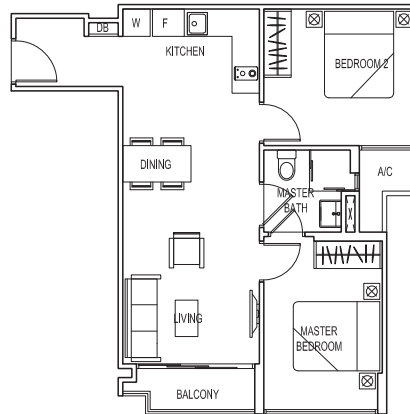
- #02-24
- #03-24
- #04-24



TYPE B-C13

2 BDRM
59 sq m /635 sq ft

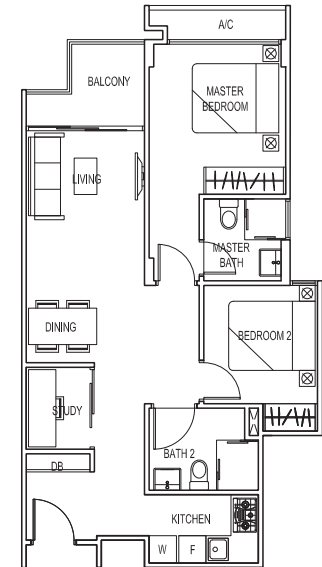
- #05-19



TYPE B-D4

2+1 BDRM
69 sq m /743 sq ft

- #02-16
- #03-16
- #04-16



KEY PLAN (2ND TO 4TH)



KEY PLAN (5TH)

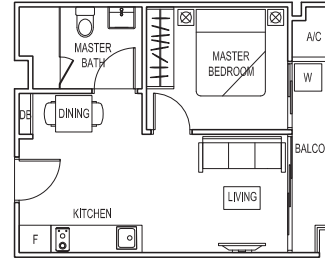
TYPE B-F1
 3+GUEST BDRM
 96 sq m /1033 sq ft

- #02-17
- #03-17
- #04-17



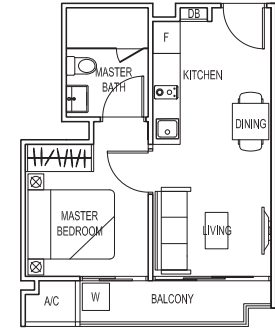
TYPE C-A5
 1 BDRM
 39 sq m /420 sq ft

- #02-04
- #03-04
- #04-04
- #05-04



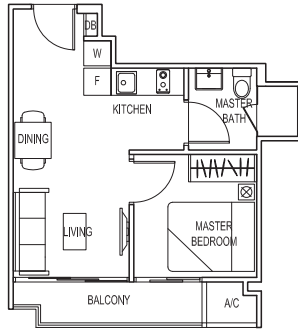
TYPE C-A6
 1 BDRM
 36 sq m /387 sq ft

- #05-07



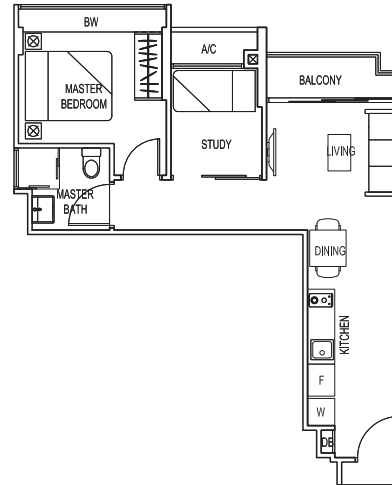
TYPE C-A7
 1 BDRM
 36 sq m /387 sq ft

- #05-08



TYPE C-B2
 1+1 BDRM
 51 sq m /549 sq ft

- #02-01
- #03-01
- #04-01
- #05-01



KEY PLAN (2ND TO 4TH)

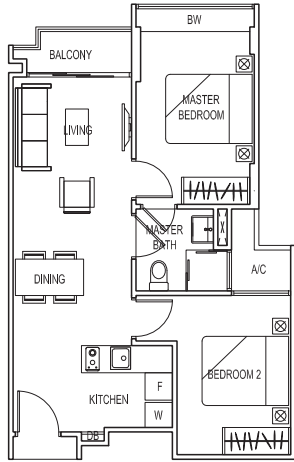


KEY PLAN (5TH)

TYPE C-C8

2 BDRM
55 sq m /592 sq ft

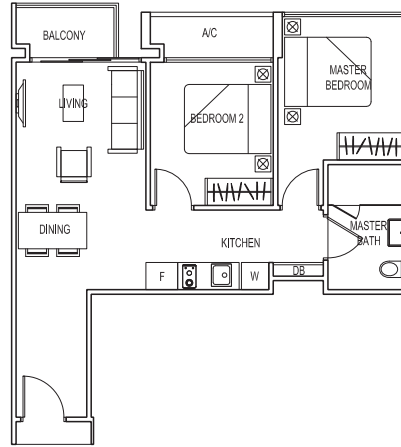
- #02-02
- #03-02
- #04-02



TYPE C-C9

2 BDRM
59 sq m /635 sq ft

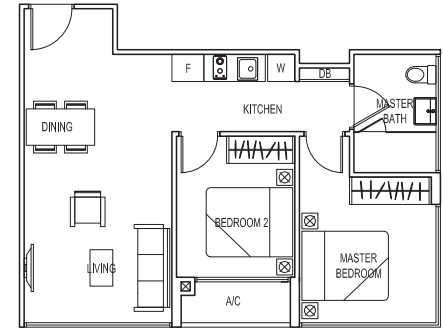
- #02-03
- #03-03
- #04-03



TYPE C-C10

2 BDRM
57 sq m /613 sq ft

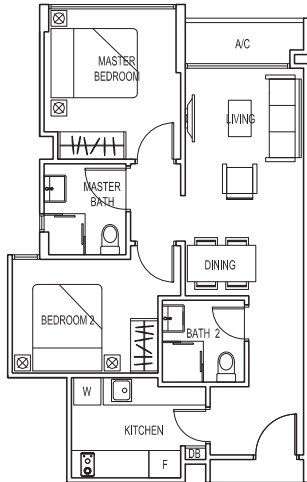
- #02-05
- #03-05
- #04-05



TYP C-C11

2 BDRM
60 sq m /646 sq ft

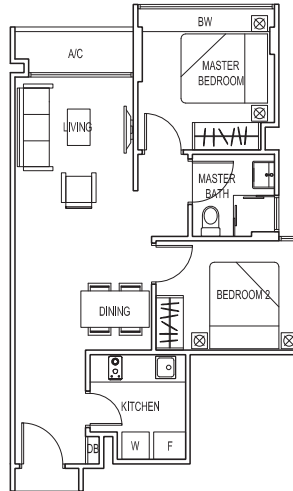
- #02-13
- #03-13
- #04-13



C-C12

2 BDRM
54 sq m /581 sq ft

- #02-14
- #03-14
- #04-14



C-F2

3+GUEST BDRM
92 sq m /990 sq ft

- #02-12
- #03-12
- #04-12



KEY PLAN (2ND TO 4TH)

TYPE A-A1P

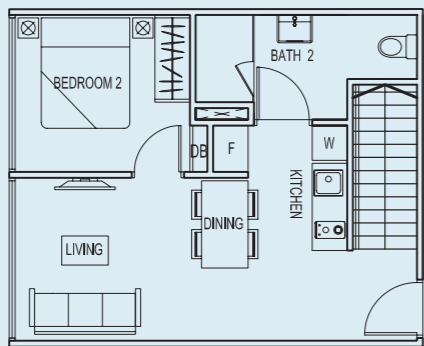
2 BDRM
78 sq m /840 sq ft

#05-32

#05-33



Upper Level

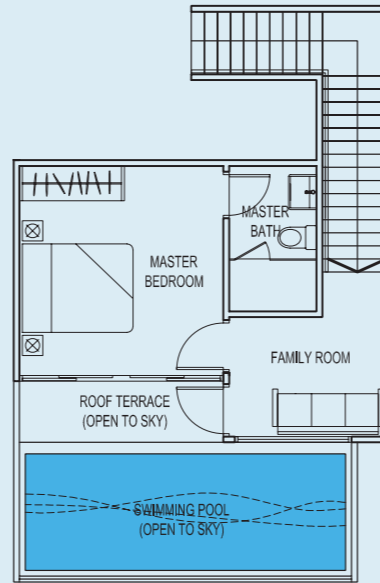


Lower Level

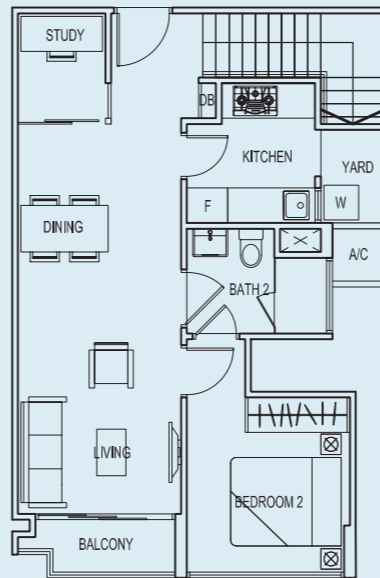
TYPE A-C1P

2+1 BDRM + FAMILY
107 sq m /1152 sq ft

#05-28



Upper Level



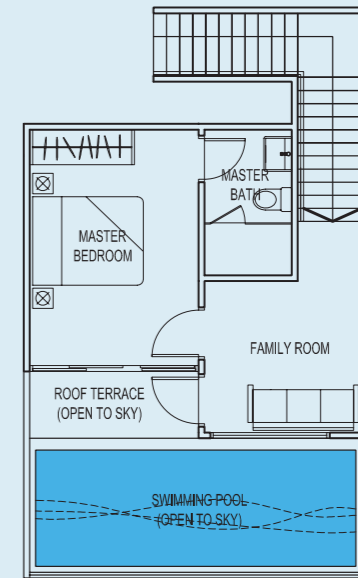
Lower Level

TYPE A-C2P

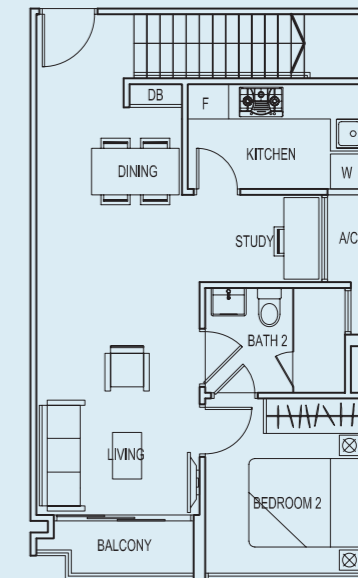
2+1 BDRM + FAMILY
106 sq m /1141 sq ft

#05-29

#05-30



Upper Level



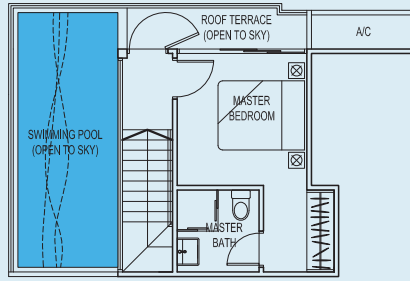
Lower Level



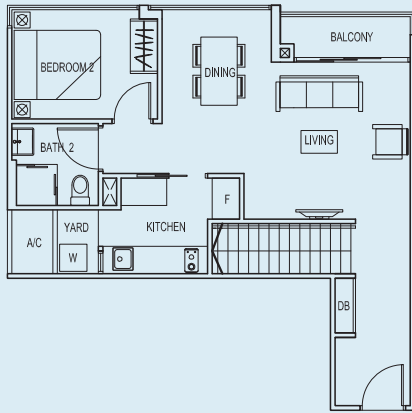
KEY PLAN (5TH)

TYPE A-C3P
 2 BDRM
 99 sq m / 1066 sq ft

#05-34



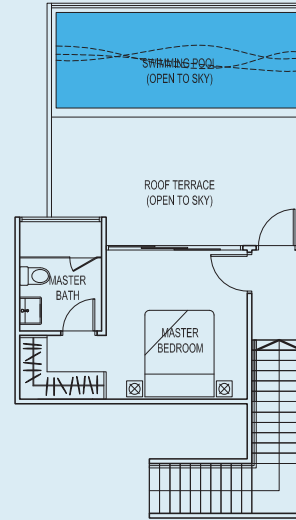
Upper Level



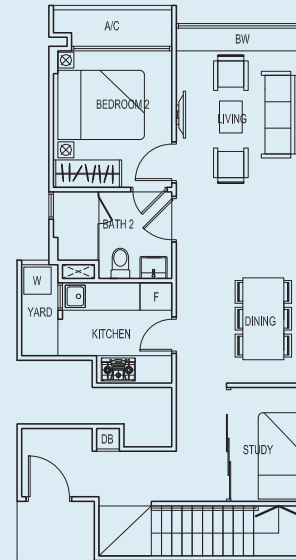
Lower Level

TYPE A-D1P
 2+1 BDRM
 124 sq m / 1335 sq ft

#05-27



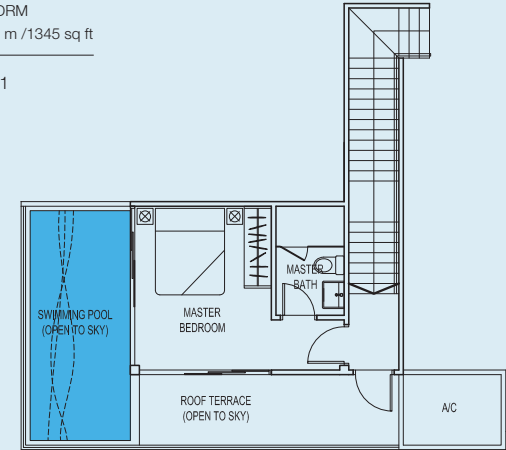
Upper Level



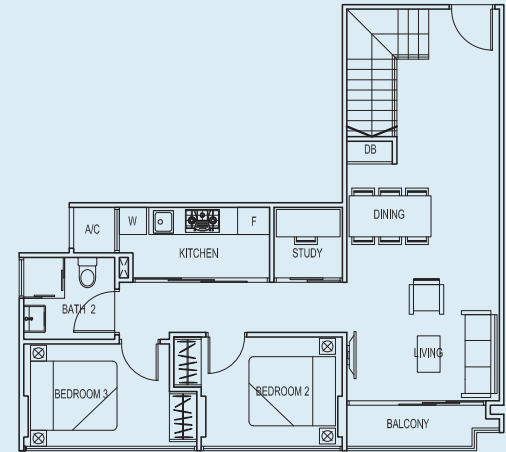
Lower Level

TYPE A-D2P
 3+1 BDRM
 125 sq m / 1345 sq ft

#05-31



Upper Level



Lower Level



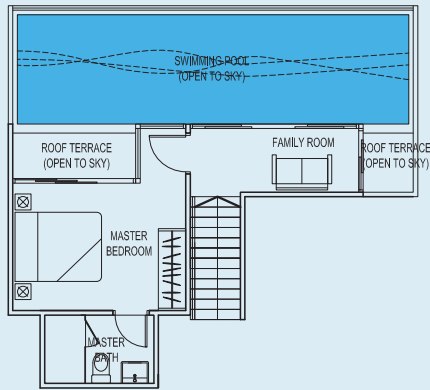
KEY PLAN (5TH)



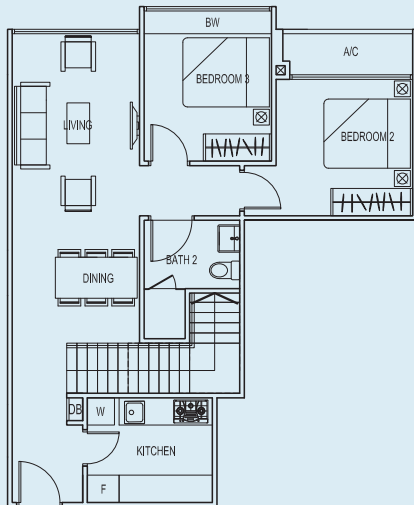
TYPE A-D3P

3 BDRM + FAMILY
127 sq m / 1367 sq ft

#05-35



Upper Level

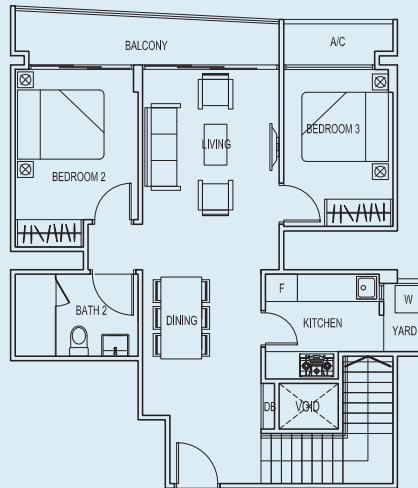
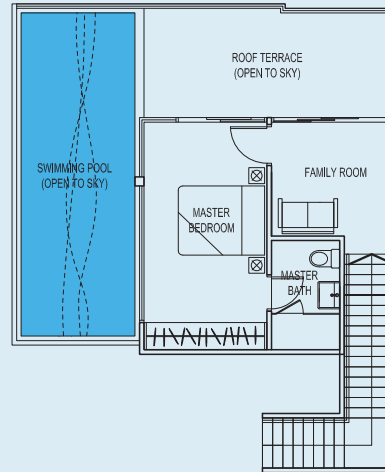


Lower Level

TYPE A-E1P

3 BDRM + FAMILY
142 sq m / 1528 sq ft

#05-26

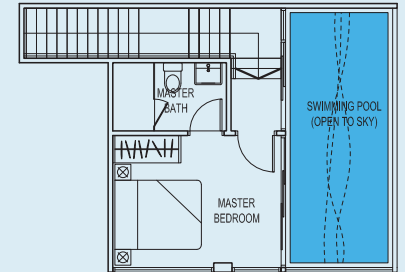


Lower Level

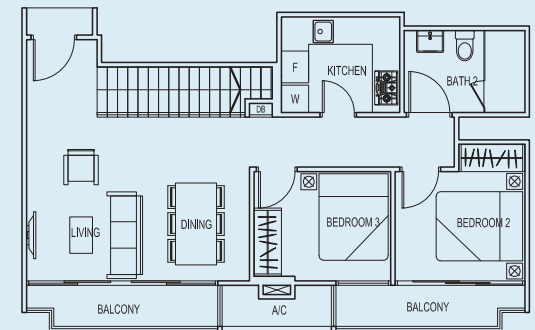
TYPE B-A3P

3 BDRM
109 sq m / 1173 sq ft

#05-22



Upper Level



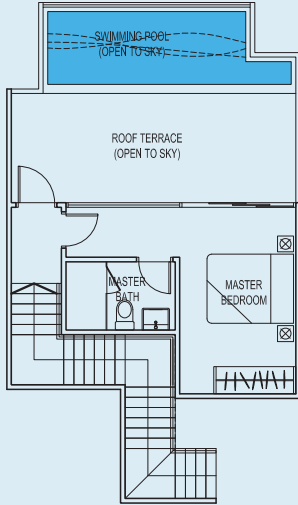
Lower Level



KEY PLAN (5TH)

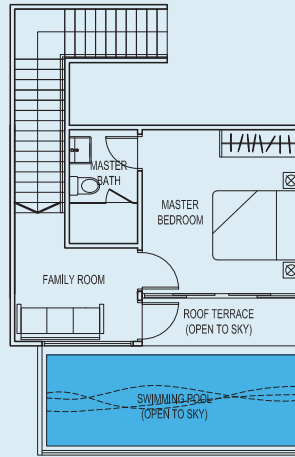
TYPE B-C4P
2+1 BDRM
116 sq m / 1249 sq ft

#05-15



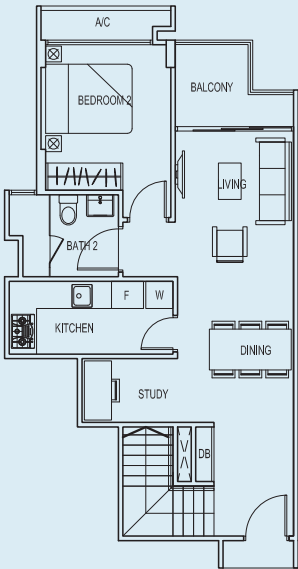
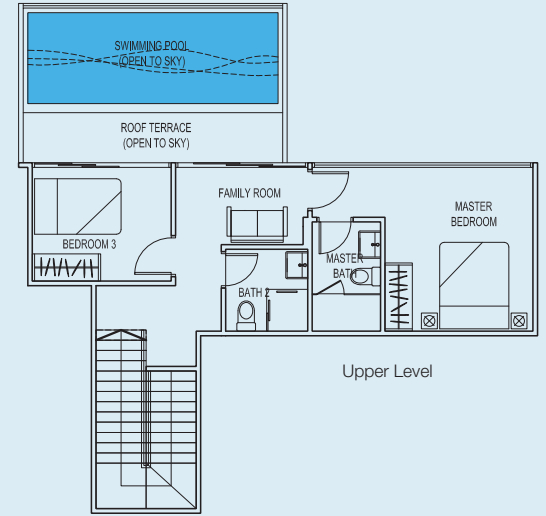
TYPE B-C6P
2+1 BDRM + FAMILY
107 sq m / 1152 sq ft

#05-23

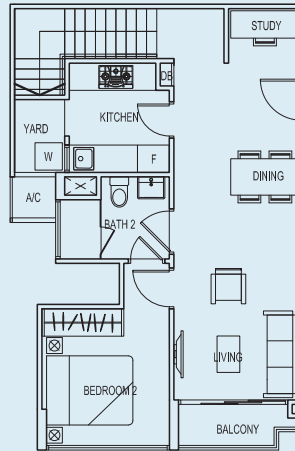


TYPE B-C7P
3+1 BDRM + FAMILY
126 sq m / 1356 sq ft

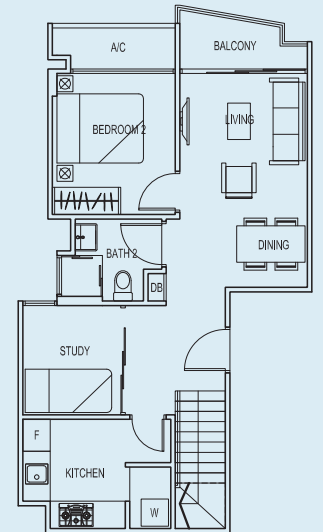
#05-24



Lower Level



Lower Level



Lower Level

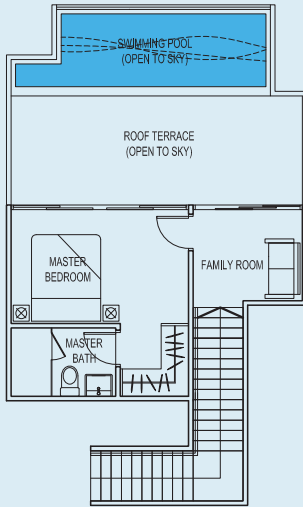


KEY PLAN (5TH)



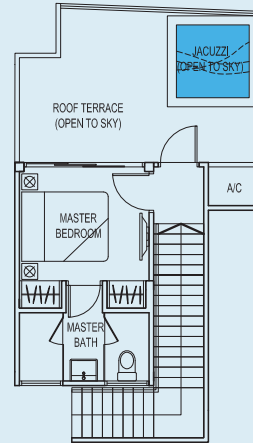
TYPE B-D4P
 3 BDRM + FAMILY
 121 sq m / 1302 sq ft

#05-16



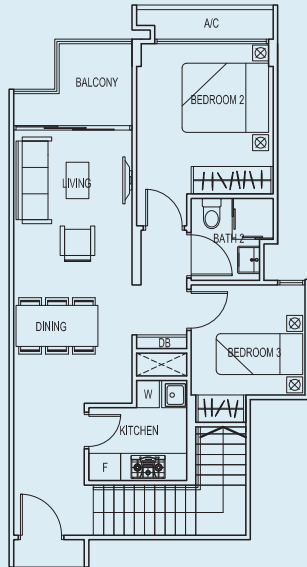
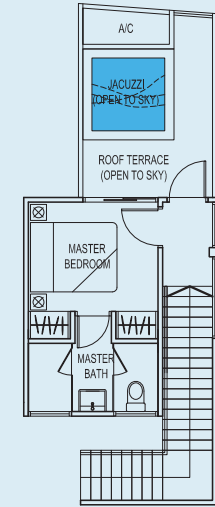
TYPE B-F1P
 2 BDRM
 89 sq m / 958 sq ft

#05-17

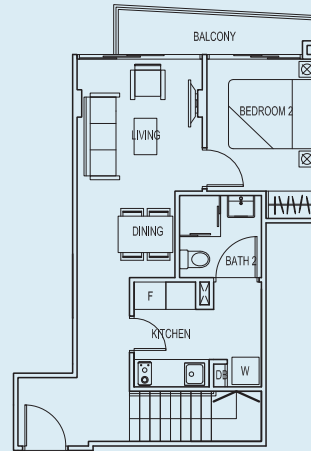


TYPE B-F3P
 2 BDRM
 92 sq m / 990 sq ft

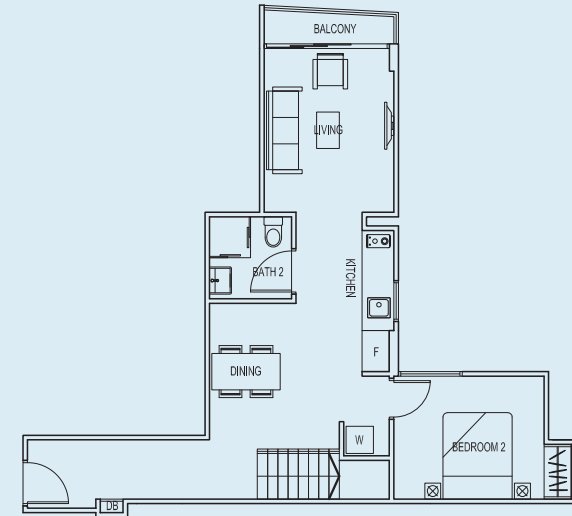
#05-18



Lower Level



Lower Level



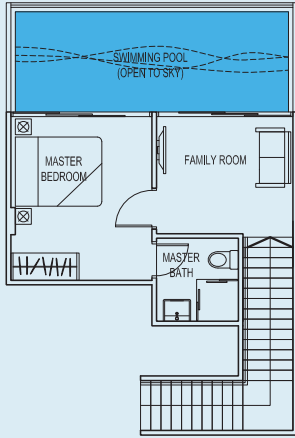
Lower Level



KEY PLAN (5TH)

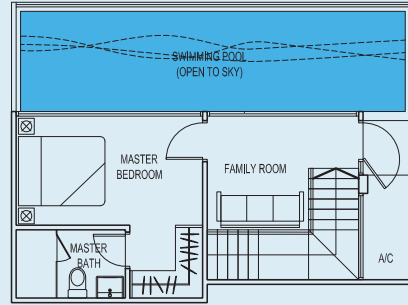
TYPE C-C8P
 2 BDRM + FAMILY
 101 sq m / 1087 sq ft

#05-02



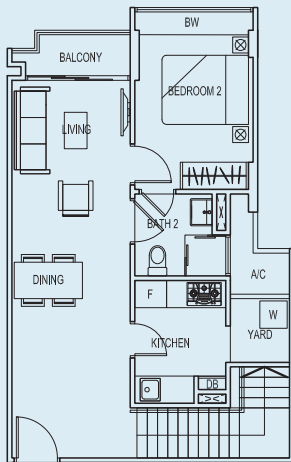
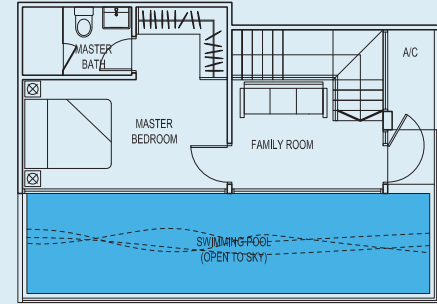
TYPE C-C9P
 2+1 BDRM + FAMILY
 114 sq m / 1227 sq ft

#05-03

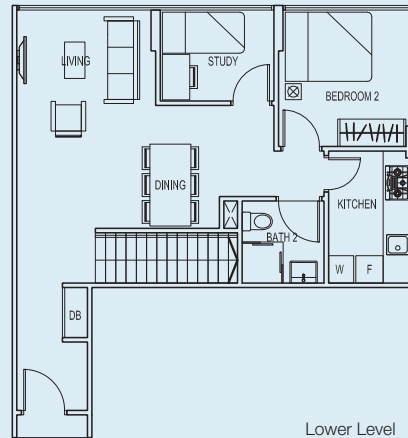


TYPE C-C10P
 2+1 BDRM + FAMILY
 114 sq m / 1227 sq ft

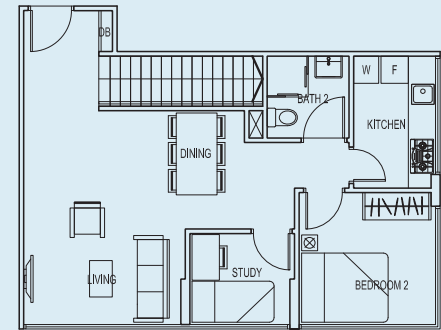
#05-05



Lower Level



Lower Level



Lower Level

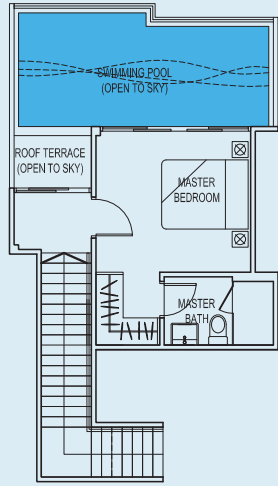


KEY PLAN (5TH)

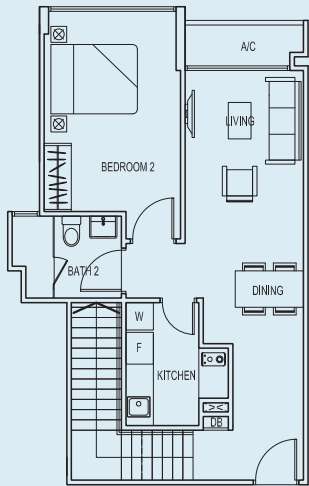


TYPE C-C11P
2 BDRM
102 sq m / 1098 sq ft

#05-13



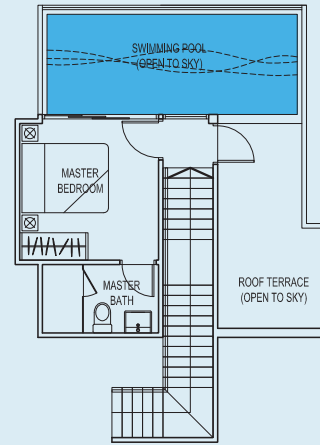
Upper Level



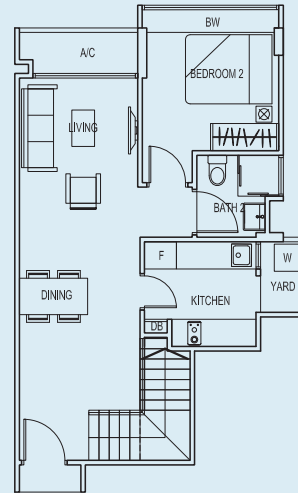
Lower Level

TYPE C-C12P
2 BDRM
102 sq m / 1098 sq ft

#05-14



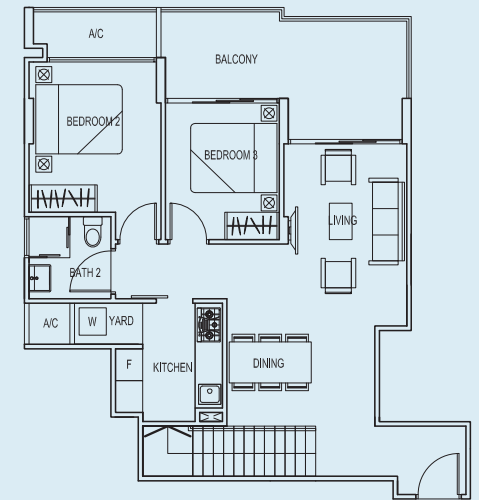
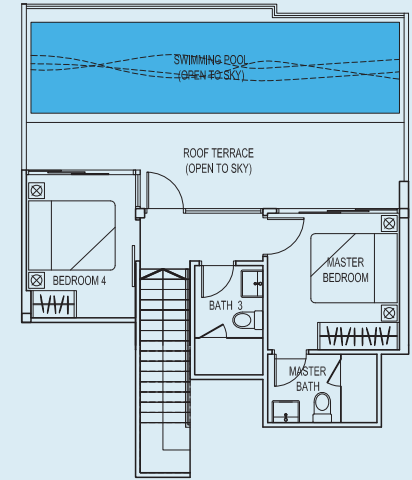
Upper Level



Lower Level

TYPE C-F2P
4 BDRM
151 sq m / 1625 sq ft

#05-12



Lower Level



KEY PLAN (5TH)

RESIDENTIAL SPECIFICATIONS

Foundation:

Bored Piles and/or Concrete Piles and/or Steel H Piles.

Superstructure:

Reinforced concrete framework and/or steel frame.

Wall:

- a) External: Common clay bricks and/or reinforced concrete generally.
- b) Internal: Common clay bricks and/or cement blocks and/or lightweight blocks and/or precast panels and/or reinforced concrete generally.

Roof:

Reinforced concrete flat roof with waterproofing and insulation and/or metal roofing with insulation.

Ceiling (For Apartments):

- a) Living, Dining, Master Bedroom, Bedrooms, Study, Family, Guest Room, Kitchen, Yard & Balcony:
Skim coat with emulsion paint generally and plaster board ceiling where applicable.
- b) Master Bathroom & Bathroom:
Plaster board with emulsion paint.

Finishes:

- a) Internal Wall Finishes (For Apartments)
 - i) Living, Dining, Master Bedroom, Bedroom, Study, Family & Yard:
Cement and sand plaster with emulsion paint.
 - ii) Master Bathroom, Bathroom and Kitchen:
Ceramic or homogenous tiles laid up to false ceiling height and on exposed surface only.
- b) Floor Finishes (For Apartments):
 - i) Living, Dining, and Kitchen:
Compressed marble with skirting.
 - ii) Master Bedroom, Bedroom, Study, Family & Guest Room:
Timber parquet or timber strip with timber skirting.
 - iii) Master Bathroom, Bathroom, Balcony & Yard:
Ceramic tiles and/or homogenous tiles.
 - iv) Roof Terraces for Penthouse Units:
Ceramic tiles and/or homogenous tiles.
 - v) Private Pool (for Penthouse Units Only):
Mosaic Tiles.

Windows:

Aluminum framed glass windows.

Note:

- a) All aluminum frames shall be powder coated and/or 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 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, Bedroom, Study and Guest Room (where applicable)
Timber door.
- c) Master Bathroom and Bathroom
Timber door and/or PVC door.
- d) Kitchen (where applicable)
Aluminum framed door or timber door.
- e) Balcony and Roof Terrace
Aluminum framed glass door.

Ironmongery:

Main entrance door and other timber doors shall be provided with lockset.

Sanitary Fittings:

- a) Master Bathroom
 - 1 shower screen with shower mixer and overhead shower
 - 1 basin & mixer tap
 - 1 water closet
 - 1 toilet paper holder
 - 1 towel rail
 - 1 medicine cabinet c/w mirror
- b) Bathroom
 - 1 shower screen with shower mixer and hand shower set
 - 1 basin & mixer tap
 - 1 water closet
 - 1 mirror
 - 1 toilet paper holder
 - 1 towel rail

Electrical Installation / TV / Telephone:

- Electrical wiring will be concealed conduits where possible. Where there is a false ceiling, the electrical wiring will be in surface mounted conduit in the ceiling space.
- The routing of services within the apartment units shall be at the sole discretion of the Architect and Engineer.
- Mechanical ventilation provided in bathroom and kitchen (if any).

Lightning Protection

Lightning Protection System shall be provided in accordance with the current edition of Singapore Code of Practice.

Waterproofing

Waterproofing to floors of Kitchen, Yard, Master Bathroom, Bathroom, Roof Terrace, Balcony, Swimming pool and reinforced concrete flat roof.

Painting:

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

Basement Car Park and Ramp:

- a) Concrete finished with floor hardener and/or heavy duty tiles at selected area only.
- b) Mechanical car park provided according to specialist's specification.

Recreational Facilities:

- a) Swimming Pool
- b) Wading Pool
- c) Jacuzzi
- d) Pool Deck
- e) Water Feature
- f) Function Room
- g) Gym

Additional Items:

- a) Wardrobes:
Built-in Wardrobes in all bedrooms.
- b) Kitchen Cabinets:
 - i) Built-in kitchen cabinets with solid surface counter top, cooker hob and cooker hood.
 - ii) One stainless steel sink complete with sink mixer.
 - iii) Built-in microwave oven for all Units except for 1, 1+1 and 2 BDRM.
 - iv) Built-in Integrated Refrigerator.

- c) Air-conditioning to Living, Dining, Master Bedroom, Bedroom, Study and Family & Guest Room.
- d) Audio intercom (from Apartment to lobby only).
- e) Hot Water Supply to Master Bathroom, Bathroom and Kitchen.
- f) Private Swimming provided for all duplex Penthouse Units except for A-A1P, B-F1P and B-F3P.
- g) Jacuzzi provided for A-A1P, B-F1P and B-F3P.

Note:

1. The brand and model of all equipment 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 the 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 either be of swing and/ or sliding type and/or bi-fold.
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 of the Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

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 facts. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development and cannot be regarded as representation of facts. Photographs for images contained in this brochure do not necessarily 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, equipment, installation and appliances supplied shall be at the sole discretion of the Vendor.

10. The air-conditioning system has to be cleaned and maintained regularly to ensure that it is in good and proper working condition. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.
11. For cyclical maintenance work to be carried out to the building facade, owners shall allow access to the maintenance team.
12. The Mechanical Car Parking System has to be maintained regularly by the specialist to ensure that it is in good and proper working condition. The Vendor shall not be held responsible for the operation, procedure, delay, safety and damages caused with the use of the system.

Developer:

 **RP Properties
Pte. Ltd.**

 **RP North
Pte. Ltd.**

 **Roxy-Pacific
Developments Pte Ltd**

Sole Marketing Agent:

Brochure design by:

AMELIA HOE
AMELIAHOELM@YAHOO.COM.SG

Name of Project:	Space@Kovan
Developers:	RP North Pte Ltd RP Properties Pte Ltd Roxy-Pacific Developments Pte Ltd
Developer Licence No:	C0706
Tenure of Land:	Estate in Fee Simple Lot 12823C MK 18 at Yio Chu Kang Road
Building Plan No:	A1404-00301-2010-BP01
Expected Date of TOP:	31 December 2016
Expected Date of Legal Completion:	31 December 2019





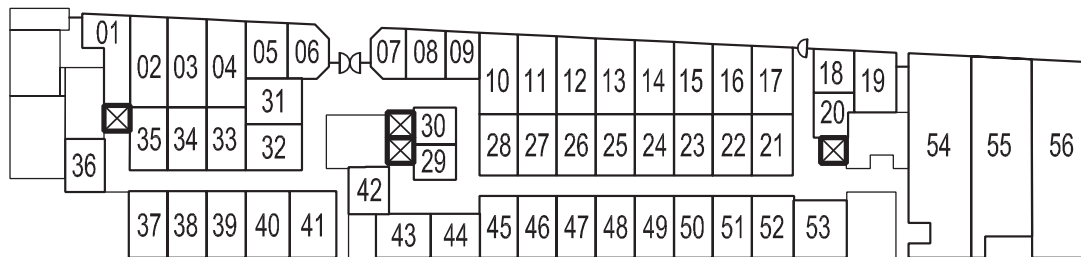
SPACE
@ K O V A N

floor plans • commercial



artist's impression only

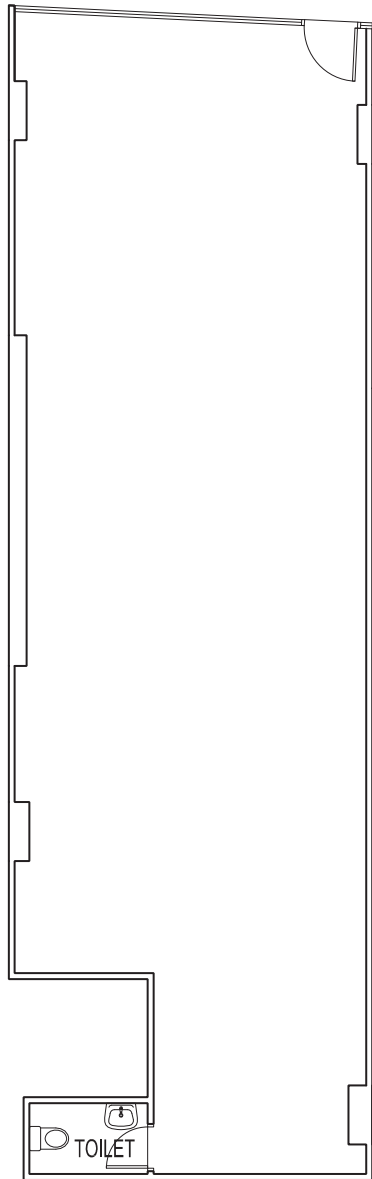
COMMERCIAL SITE PLAN



- LA Lift Lobby A
- LB Lift Lobby B
- LC Lift Lobby C
- S1 Stair 1
- S2 Stair 2
- S3 Stair 3
- ML Main Lobby
- T Toilet

The terms "Shop" and "Restaurant" are as stated in Class I and Class III respectively of the Definition of Use Classes as stipulated by Urban Redevelopment Authority (URA). "Restaurant" includes a snack bar or cafeteria.

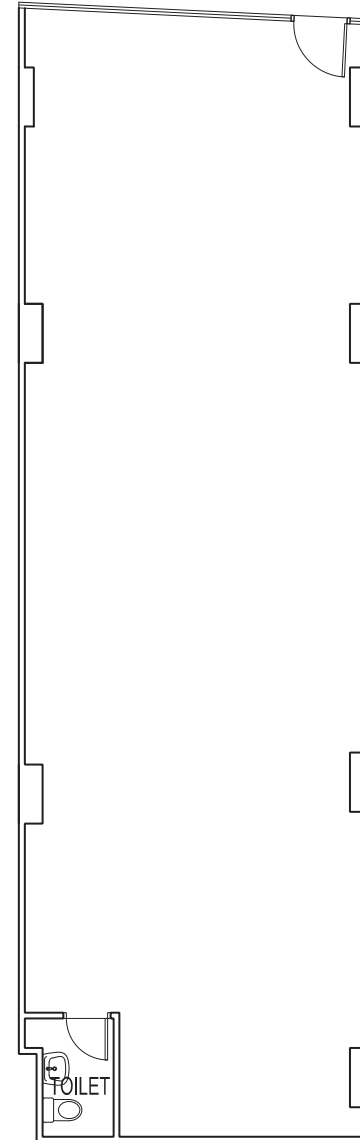
RESTAURANT 1 • 113 sq m / 1216 sq ft
#01-54



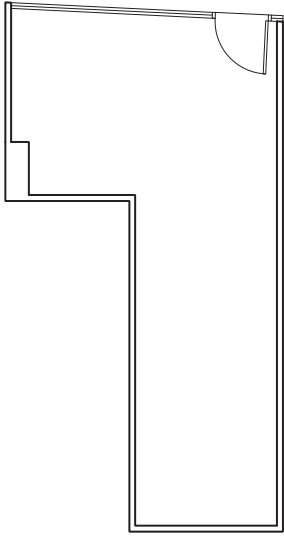
RESTAURANT 2 • 105 sq m / 1130 sq ft
#01-55



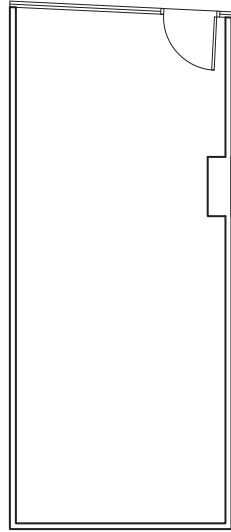
RESTAURANT 3 • 112 sq m / 1206 sq ft
#01-56



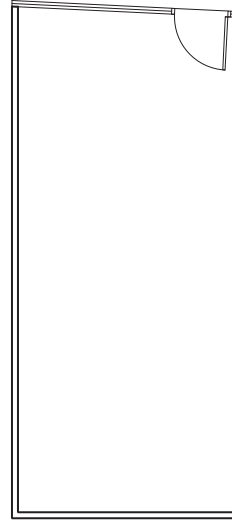
RESTAURANT 4 • 29 sq m / 312 sq ft
#01-01



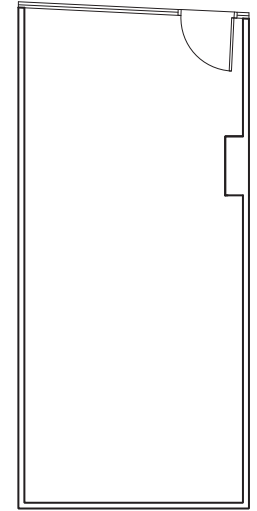
RESTAURANT 5 • 32 sq m / 344 sq ft
#01-02



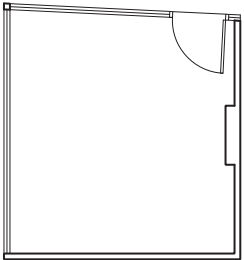
RESTAURANT 6 • 33 sq m / 355 sq ft
#01-03



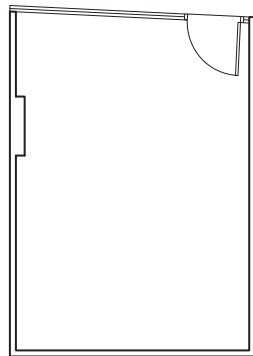
RESTAURANT 7 • 32 sq m / 344 sq ft
#01-04



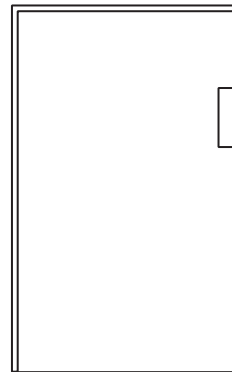
RESTAURANT 8 • 16 sq m / 172 sq ft
#01-18



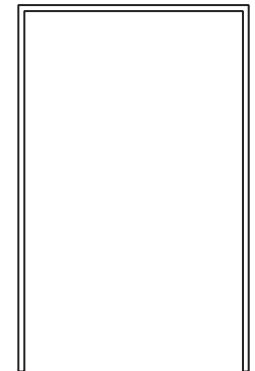
RESTAURANT 9 • 24 sq m / 258 sq ft
#01-19



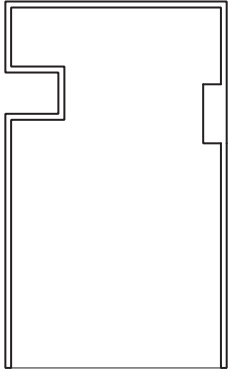
RESTAURANT 10 • 23 sq m / 248 sq ft
#01-33



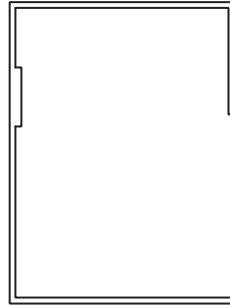
RESTAURANT 11 • 23 sq m / 248 sq ft
#01-34



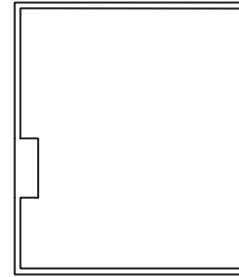
RESTAURANT 12 • 22 sq m / 237 sq ft
#01-35



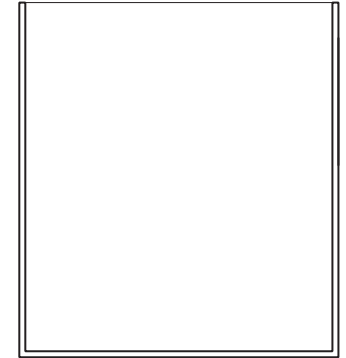
RESTAURANT 13 • 19 sq m / 204 sq ft
#01-36



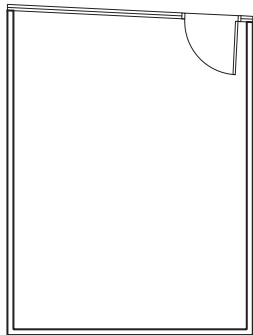
RESTAURANT 14 • 18 sq m / 194 sq ft
#01-42



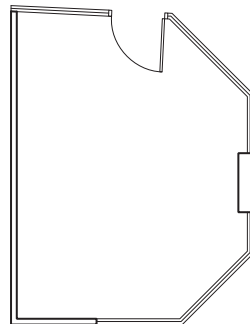
RESTAURANT 15 • 32 sq m / 344 sq ft
#01-53



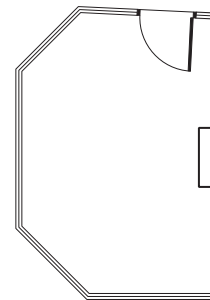
SHOP 1 • 22 sq m / 237 sq ft
#01-05



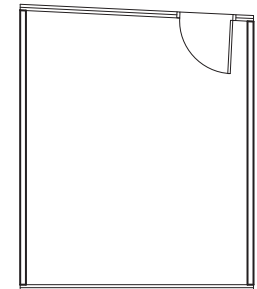
SHOP 2 • 19 sq m / 204 sq ft
#01-06



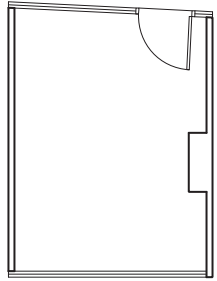
SHOP 3 • 15 sq m / 161 sq ft
#01-07



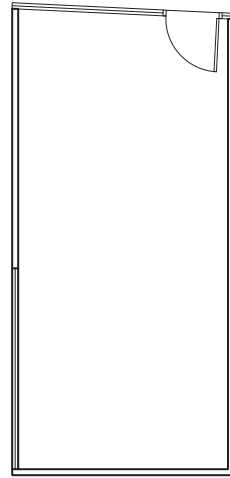
SHOP 4 • 18 sq m / 194 sq ft
#01-08



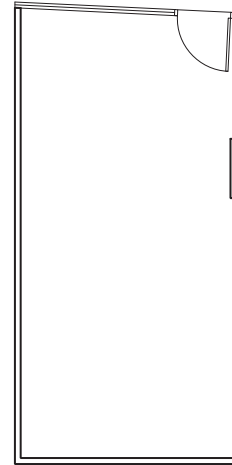
SHOP 5 • 15 sq m / 161 sq ft
#01-09



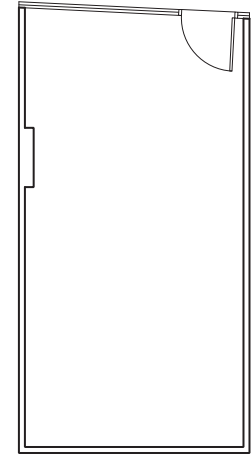
SHOP 6 • 29 sq m / 312 sq ft
#01-10



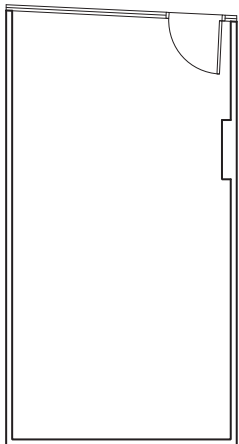
SHOP 7 • 29 sq m / 312 sq ft
#01-11



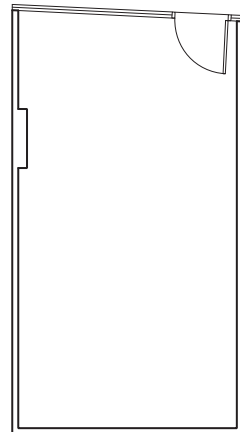
SHOP 8 • 28 sq m / 301 sq ft
#01-12



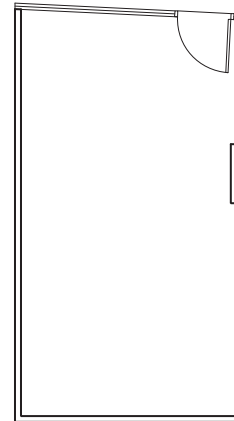
SHOP 9 • 28 sq m / 301 sq ft
#01-13



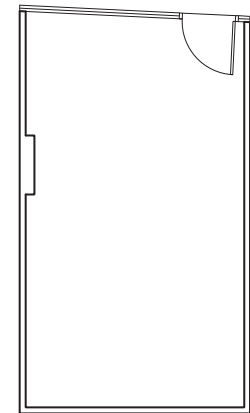
SHOP 10 • 27 sq m / 291 sq ft
#01-14



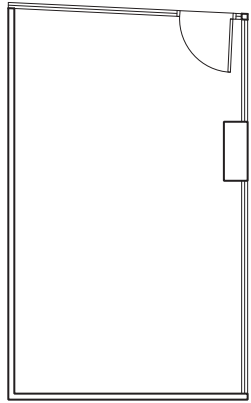
SHOP 11 • 26 sq m / 280 sq ft
#01-15



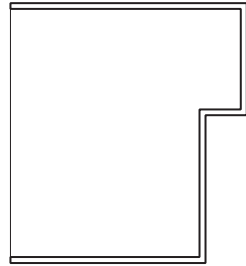
SHOP 12 • 26 sq m / 280 sq ft
#01-16



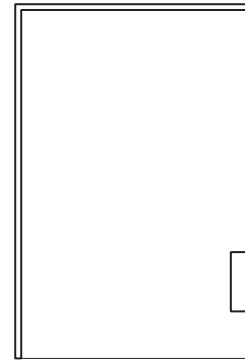
SHOP 13 • 26 sq m / 280 sq ft
#01-17



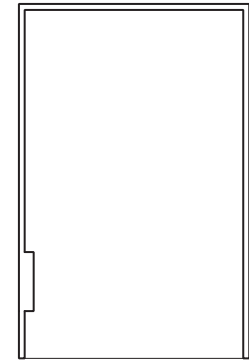
SHOP 14 • 16 sq m / 172 sq ft
#01-20



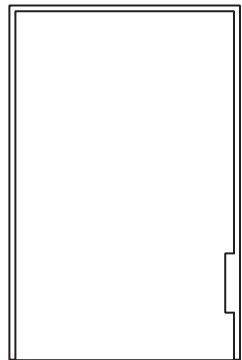
SHOP 15 • 24 sq m / 258 sq ft
#01-21



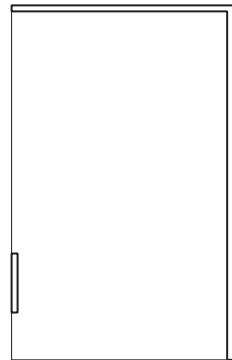
SHOP 16,18, 20 • 23 sq m / 248 sq ft
#01-22, #01-24, #01-26



SHOP 17,19, 21 • 23 sq m / 248 sq ft
#01-23, #01-25, #01-27



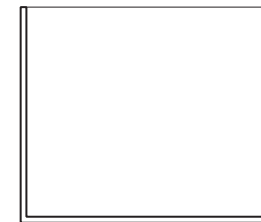
SHOP 22 • 22 sq m / 237 sq ft
#01-28



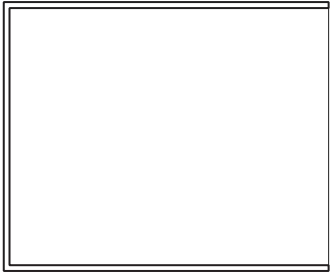
SHOP 23 • 14 sq m / 151 sq ft
#01-29



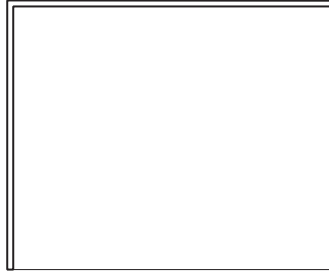
SHOP 24 • 15 sq m / 161 sq ft
#01-30



SHOP 25 • 24 sq m / 258 sq ft
#01-31



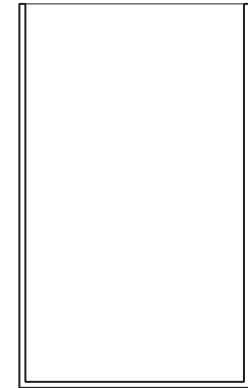
SHOP 26 • 25 sq m / 269 sq ft
#01-32



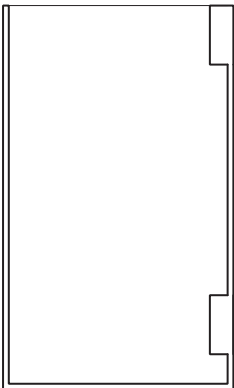
SHOP 27 • 24 sq m / 258 sq ft
#01-37



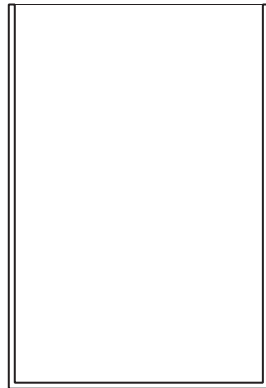
SHOP 28 • 25 sq m / 269 sq ft
#01-38



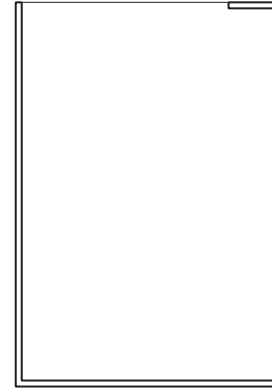
SHOP 29 • 25 sq m / 269 sq ft
#01-39



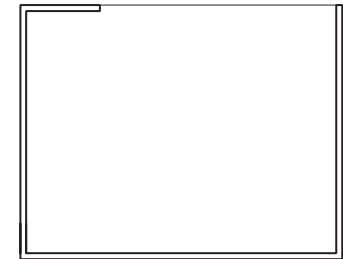
SHOP 30 • 28 sq m / 301 sq ft
#01-40



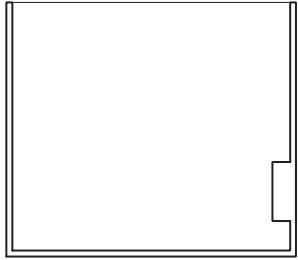
SHOP 31 • 29 sq m / 312 sq ft
#01-41



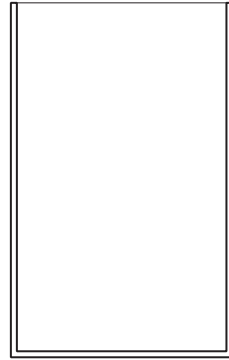
SHOP 32 • 23 sq m / 248 sq ft
#01-43



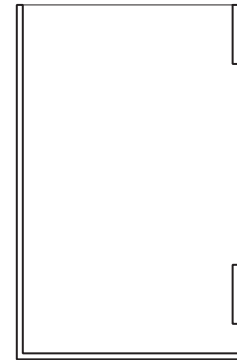
SHOP 33 • 20 sq m / 215 sq ft
#01-44



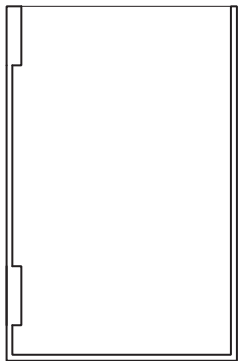
SHOP 34 • 22 sq m / 237 sq ft
#01-45



SHOP 35,37, 39 • 23 sq m / 248 sq ft
#01-46, #01-48, #01-50



SHOP 36,38, 40 • 23 sq m / 248 sq ft
#01-47, #01-49, #01-51



SHOP 41 • 24 sq m / 258 sq ft
#01-52

