



SPAZIO @ KOVAN

www.huttonsgroup.com



ARTIST'S IMPRESSION

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 You dreamt...
 And we made it happen...

A plethora of possibilities,
 An bottomless pot of opportunities.
 For you, the retailer, the owner, the investor.

Your dream location for business,
 Centrally located and well-connected.
 A development easily accessible,
 From the city, from the heartlands.
 Transportation, an easy affair.

Fronts a major road,
 Its surroundings that celebrate,
 The diversity of urban culture and programmes,
 The potential to generate human traffic flow.

The design programme and concept...
 Shophouse-inspired,
 Shophouse-transpired.
 Shop on the lower floors,
 House on the upper floors.
 Where tradition meets...
 Today's metropolitan lifestyles.

Fast-forward...
 Imagine a Shop space you are proud of.
 Imagine the opportunities,
 Bountiful, Boundless.

Spazio Land is proud to offer you,
 A land of promising opportunities.

Seize them...
 At Spazio @ Kovan.





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LEVEL 1

UNIT SIZE 23-38 SQM
(INCLUDE AC LEDGE)

#01-04 36 SQM
#01-06 23 SQM

UNIT SIZE ABOVE 60 SQM
(INCLUDE AC LEDGE)

#01-07 61 SQM

UNIT SIZE 41-57 SQM
(INCLUDE AC LEDGE)

#01-01 41 SQM
#01-02 57 SQM
#01-03 52 SQM
#01-05 56 SQM
#01-08 52 SQM

- A LIFT LOBBY 1
- B LIFT LOBBY 2
- C STAIRCASE
- D MALE / FEMALE TOILET / REFUSE CHUTE
- E MECHANISED CAR PARK LIFT
- F ELECTRICAL SUB-STATION
- G SERVICE BAY
- H LOADING / UNLOADING BAY
- I BIN CENTRE

FLOOR PLANS



General Notes:

Notes for Shop Units: All shop units are not to be converted to Food & Beverage outlets.

All floor areas indicated are inclusive of air-con ledge, where applicable. Areas are estimated only and subject to final survey. All floor plans are subject to changes as may be required or approved by the relevant authorities. Please refer to the floor plans in the Sales & Purchase Agreement for details.

Notes on RC ledges: All RC ledges are not to be converted to any other uses (e.g. AC ledge) without prior approval from the relevant competent authorities.

Notes on AC ledges: All AC ledges are not to be converted to any other uses (e.g. balconies) without prior planning permission.

Notes on Voids: All voids are not to be covered over without prior planning permission.



LEVEL 2

UNIT SIZE 23-38 SQM
(INCLUDE AC LEDGE)



#02-03 38 SQM
#02-06 33 SQM

#02-09 23 SQM
#02-10 26 SQM

UNIT SIZE ABOVE 60 SQM
(INCLUDE AC LEDGE)



#02-01 66 SQM
#02-02 61 SQM
#02-07 70 SQM

#02-12 61 SQM
#02-13 62 SQM
#02-15 81 SQM
#02-16 73 SQM

UNIT SIZE 41-57 SQM
(INCLUDE AC LEDGE)



#02-04 42 SQM
#02-05 46 SQM
#02-08 46 SQM

#02-11 55 SQM
#02-14 42 SQM

ADVERTISEMENT SPACE
FOR #B1-06



- A** LIFT LOBBY 1
- B** LIFT LOBBY 2

- C** STAIRCASE
- D** MALE / FEMALE TOILET / REFUSE CHUTE

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BASEMENT

UNIT SIZE 23-38 SQM
AC LEDGE AREA EXCLUDED FROM STRATA



#B1-07 35 SQM
#B1-08 38 SQM

UNIT SIZE 41-57 SQM
AC LEDGE AREA EXCLUDED FROM STRATA



#B1-01 42 SQM
#B1-02 50 SQM
#B1-03 42 SQM

#B1-04 46 SQM
#B1-09 47 SQM
#B1-10 52 SQM

UNIT SIZE ABOVE 60 SQM
AC LEDGE AREA EXCLUDED FROM STRATA



#B1-05 61 SQM

AC LEDGE AREA EXCLUDED FROM STRATA
(INCLUDE ADVERTISEMENT SPACE FOR #B1-06)



#B1-06 46 SQM

- A** LIFT LOBBY 1
- B** LIFT LOBBY 2

- C** STAIRCASE
- D** MALE / FEMALE TOILET / REFUSE CHUTE

Opportunities, Amplified...

34 retail shop spaces...
3 storeys...
Imagine the choices and possibilities...

Beauty and wellness, lifestyle,
Leisure, entertainment, retail.
Options aplenty.

Your Shop interior...
An open and free plan.
Flexibility...
Comes with extensive height,
With extensive views.

Rewind...
Imagine you could own,
A Shop and a House.
The ideal combination.

Realize it today.

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A Choice Development by:



Developer: Spazio Land Pte Ltd (ROC: 201131644Z) • Developer's Licence No.: C0998 • Tenure of Land: Estate in fee simple
• Location: LOT(s) 07698V, 99163L & 99164C PT MK22 at 767 Upper Serangoon Road • Building Plan No.:
A1217-00365-2012-BP01 of 15 March 2013 • Expected Date of TOP: 31 December 2018 • Expected Date of Legal Completion: 31 December 2021

Disclaimer & Additional Notes

While every reasonable care has been taken in preparation of this brochure, the developer and its agent cannot be held responsible for the inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representation of fact. All information and specifications, renderings, visual representations, and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities.

All information, specifications and statements herein shall not be treated to form part of an offer or contract. Floor plans are subject to amendments as may be required by the relevant authorities. Visual representations, model, showflat displays and illustrations, photographs, art renderings and other graphic representations and references, not limited to landscape and furniture, are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are only approximate measurements and subject to final survey.

The Sales & Purchase Agreement shall form the entire agreement between the developer and purchaser and shall supersede all statements, representations or promise made prior to the signing of the Sales & Purchase Agreement and shall in no way modified by any statements, representations or promise made by the developer or the Marketing Agents.

Information herein is subject to change without prior notice.