



SPACE  
@ K O V A N

floor plans • residential







# 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																																			

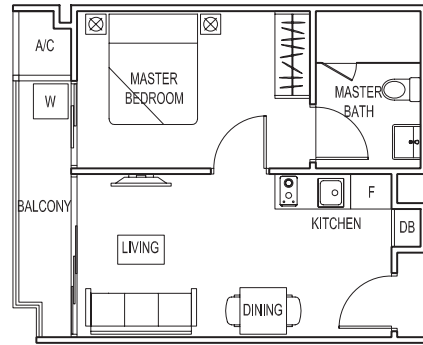
- A Swimming Pool
- F Function Room
- B Water Jet Corner
- G Gymnasium
- C Pool Deck
- H Changing Room
- D Wading Pool
- J Toilet
- E BBQ Area



**TYPE A-A1**

1 BDRM  
40 sq m /431 sq ft

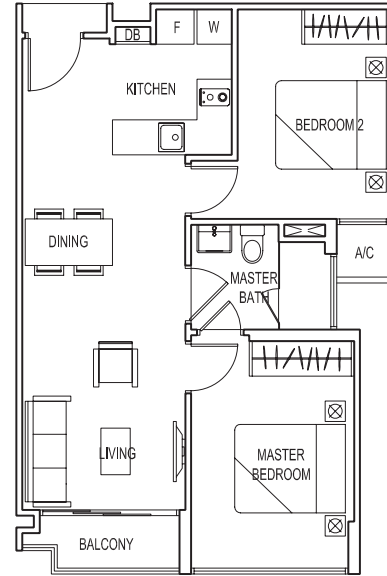
- #02-32      #02-33
- #03-32      #03-33
- #04-32      #04-33



**TYPE A-C1**

2 BDRM  
58 sq m /624 sq ft

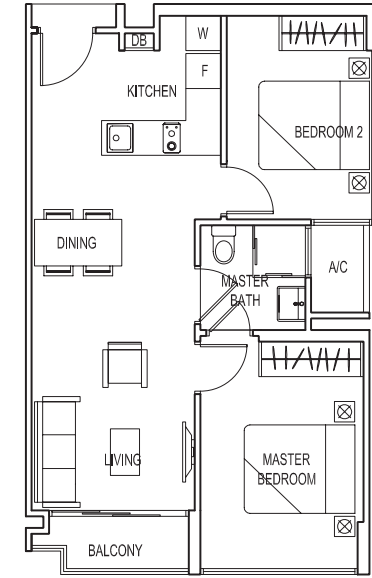
- #02-28
- #03-28
- #04-28



**TYPE A-C2**

2 BDRM  
56 sq m /603 sq ft

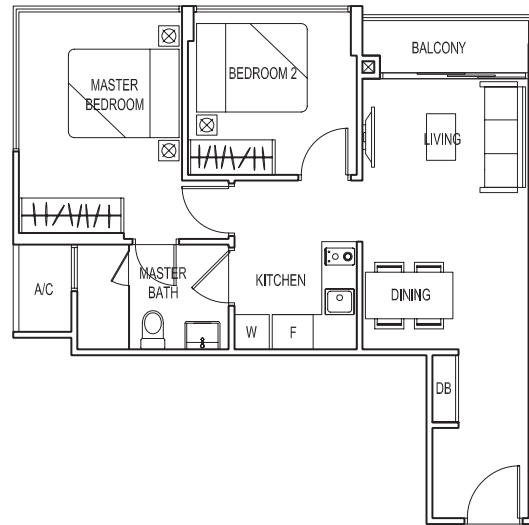
- #02-29    #02-30
- #03-29    #03-30
- #04-29    #04-30



**TYPE A-C3**

2 BDRM  
57 sq m /613 sq ft

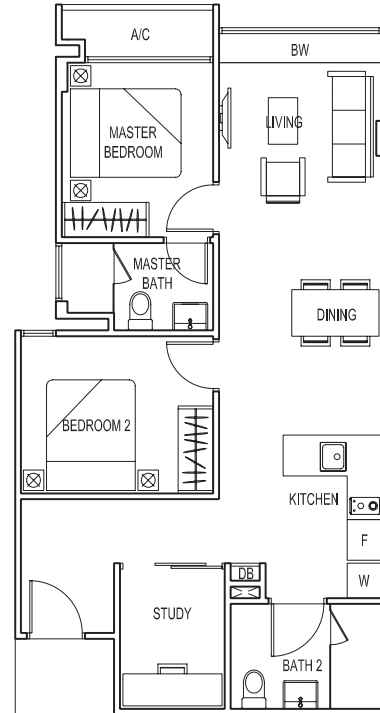
- #02-34
- #03-34
- #04-34



**TYPE A-D1**

2+1 BDRM  
71 sq m /764 sq ft

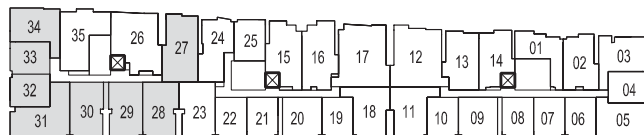
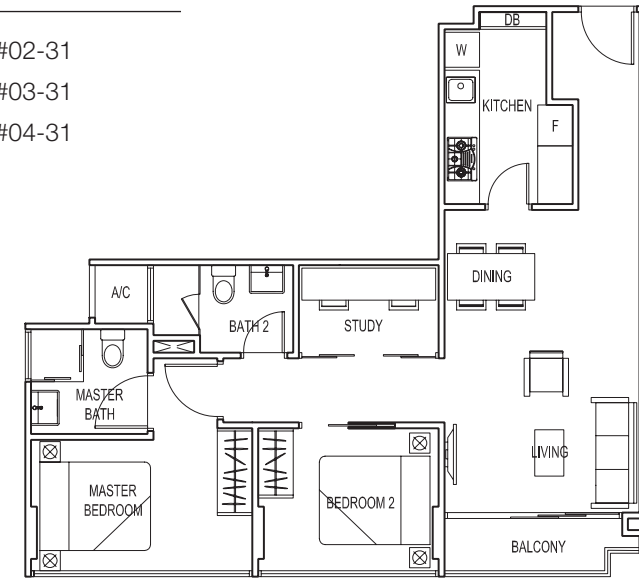
- #02-27
- #03-27
- #04-27



**TYPE A-D2**

2+1 BDRM  
72 sq m /775 sq ft

- #02-31
- #03-31
- #04-31

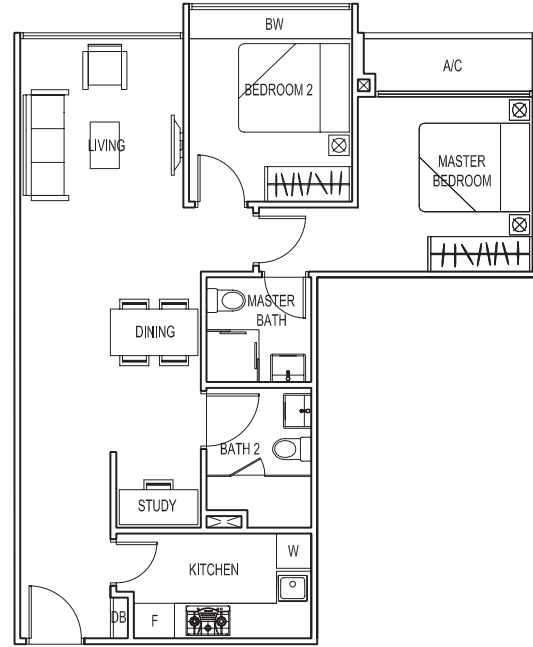


KEY PLAN (2ND TO 4TH)

**TYPE A-D3**

2+1 BDRM  
72 sq m / 775 sq ft

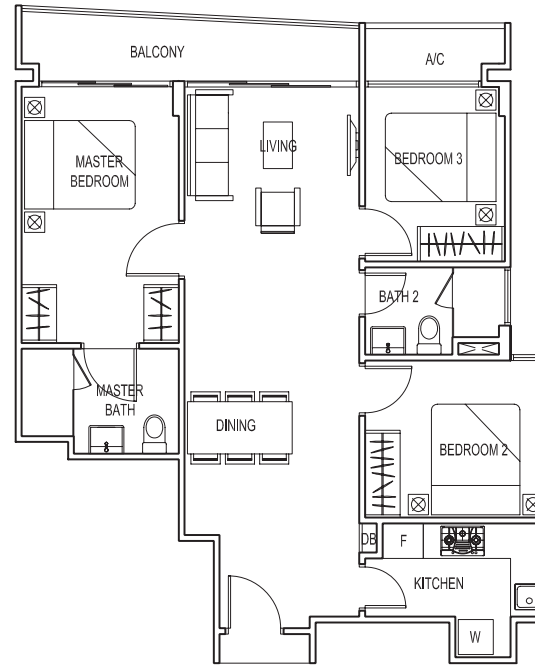
- #02-35
- #03-35
- #04-35



**TYPE A-E1**

3 BDRM  
83 sq m / 893 sq ft

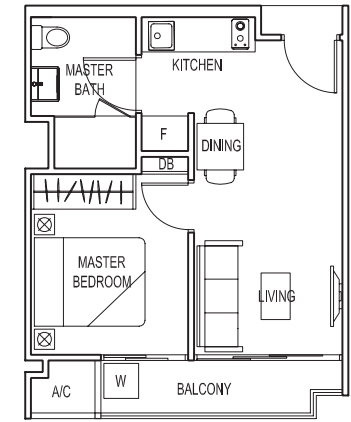
- #02-26
- #03-26
- #04-26



**TYPE B-A2**

1 BDRM  
38 sq m / 409 sq ft

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



**TYPE C-A2**

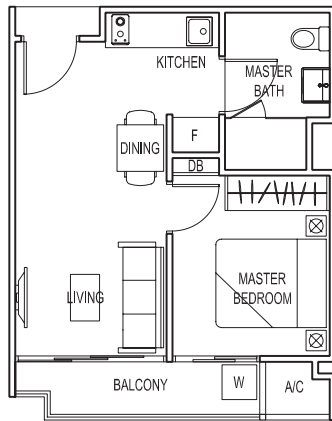
1 BDRM  
38 sq m / 409 sq ft

- #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 C-A3**

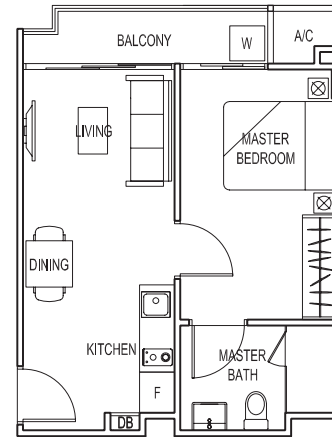
1 BDRM  
39 sq m / 420 sq ft

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

**TYPE B-A4**

1 BDRM  
40 sq m / 431 sq ft

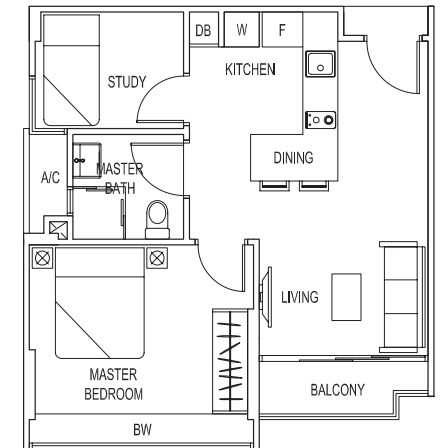
- #02-25
- #03-25
- #04-25
- #05-25



**TYPE B-B1**

1+1 BDRM  
51 sq m / 549 sq ft

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



**TYPE C-B1**

1+1 BDRM  
51 sq m / 549 sq ft

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



KEY PLAN (2ND TO 4TH)

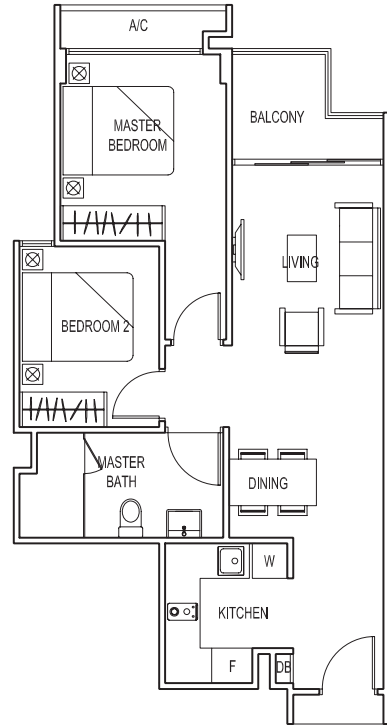


KEY PLAN (5TH)

**TYPE B-C4**

2 BDRM  
64 sq m /689 sq ft

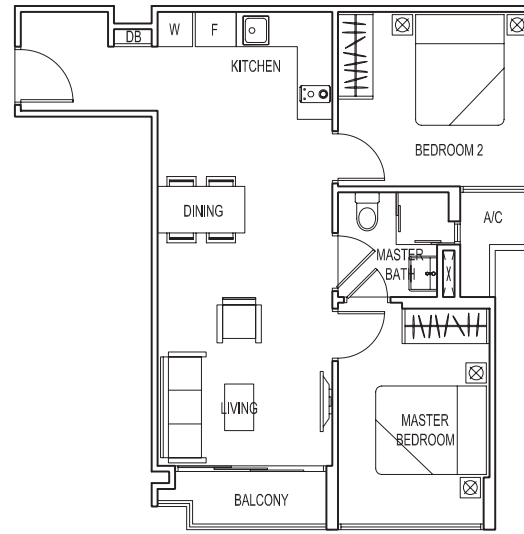
- #02-15
- #03-15
- #04-15



**TYPE B-C5**

2 BDRM  
59 sq m /635 sq ft

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



**TYPE C-C5**

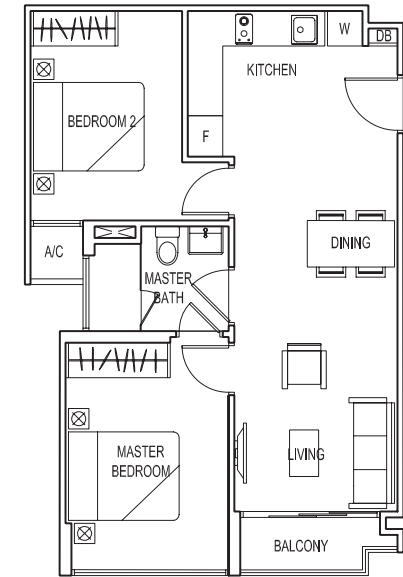
2 BDRM  
59 sq m /635 sq ft

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

**TYPE B-C6**

2 BDRM  
59 sq m /635 sq ft

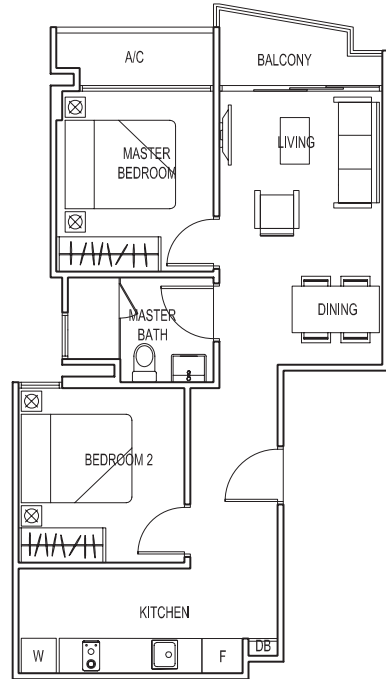
- #02-23
- #03-23
- #04-23



**TYPE B-C7**

2 BDRM  
57 sq m /613 sq ft

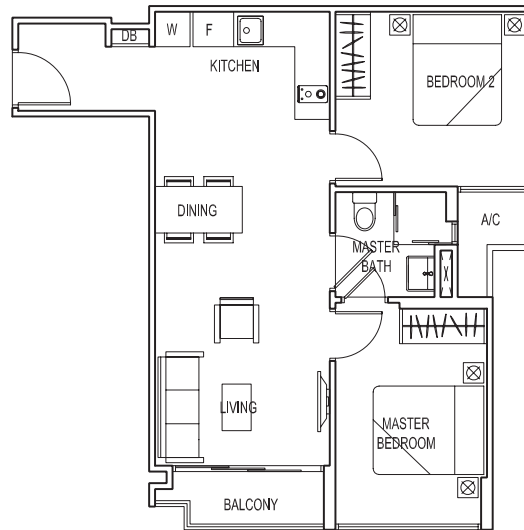
- #02-24
- #03-24
- #04-24



**TYPE B-C13**

2 BDRM  
59 sq m /635 sq ft

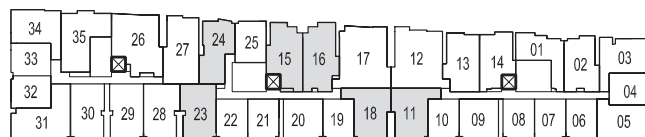
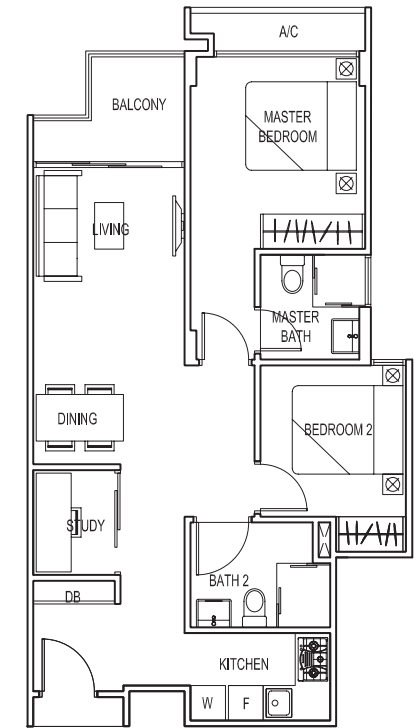
- #05-19



**TYPE B-D4**

2+1 BDRM  
69 sq m /743 sq ft

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



KEY PLAN (2ND TO 4TH)



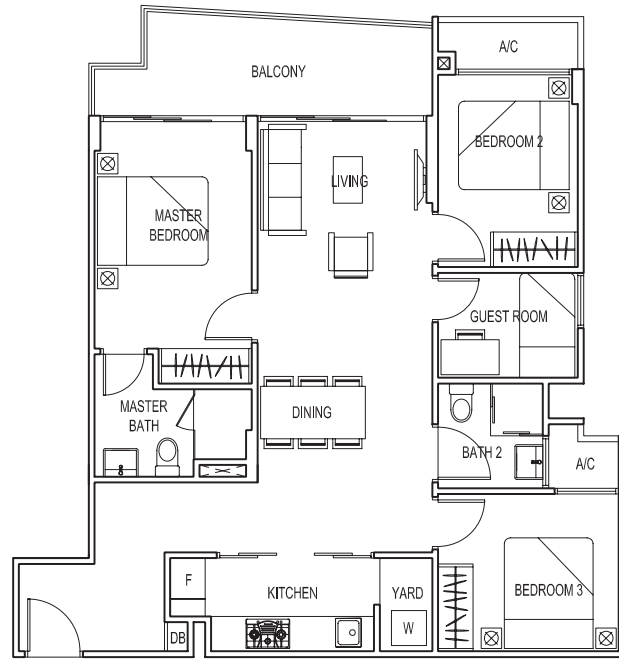
KEY PLAN (5TH)



**TYPE B-F1**

3+GUEST BDRM  
96 sq m /1033 sq ft

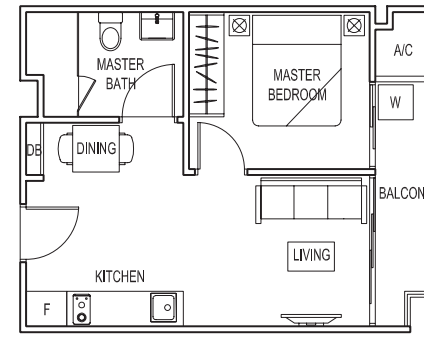
- #02-17
- #03-17
- #04-17



**TYPE C-A5**

1 BDRM  
39 sq m /420 sq ft

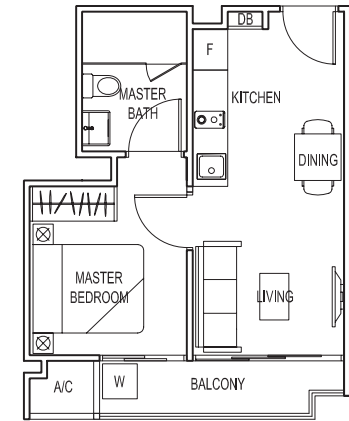
- #02-04
- #03-04
- #04-04
- #05-04



**TYPE C-A6**

1 BDRM  
36 sq m /387 sq ft

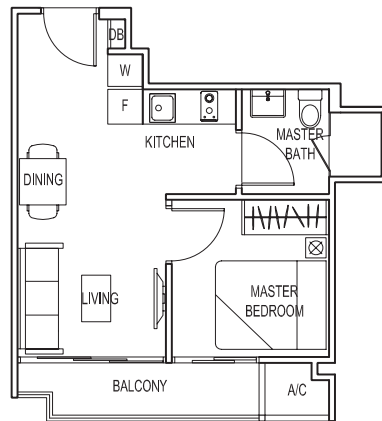
- #05-07



**TYPE C-A7**

1 BDRM  
36 sq m /387 sq ft

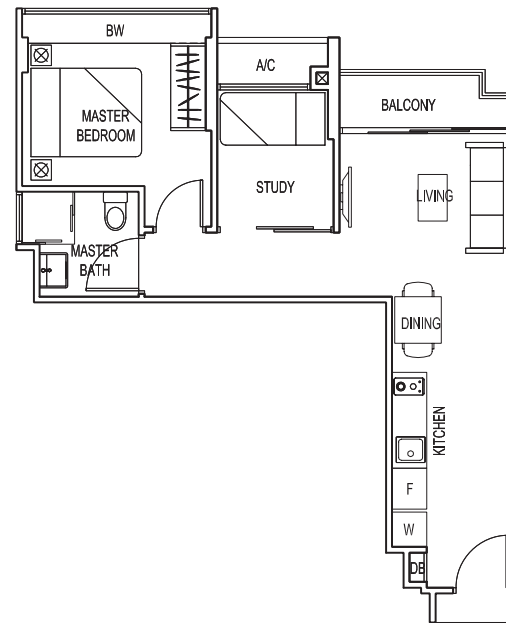
- #05-08



**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)

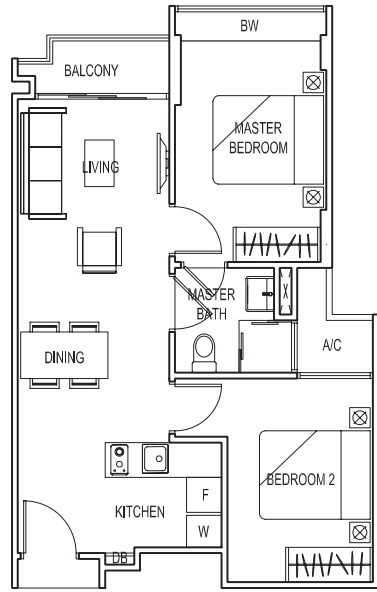


KEY PLAN (5TH)

**TYPE C-C8**

2 BDRM  
55 sq m /592 sq ft

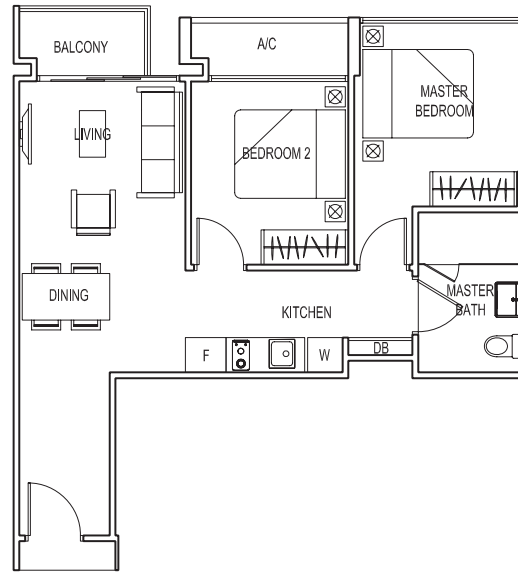
- #02-02
- #03-02
- #04-02



**TYPE C-C9**

2 BDRM  
59 sq m /635 sq ft

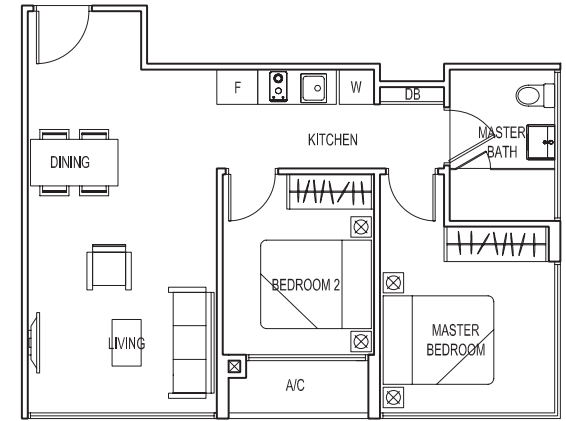
- #02-03
- #03-03
- #04-03



**TYPE C-C10**

2 BDRM  
57 sq m /613 sq ft

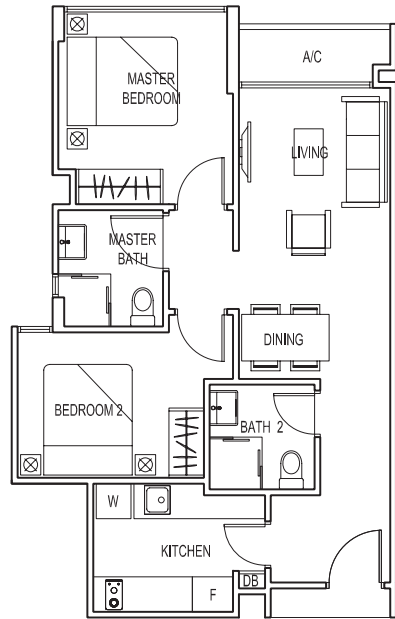
- #02-05
- #03-05
- #04-05



**TYPE C-C11**

2 BDRM  
60 sq m /646 sq ft

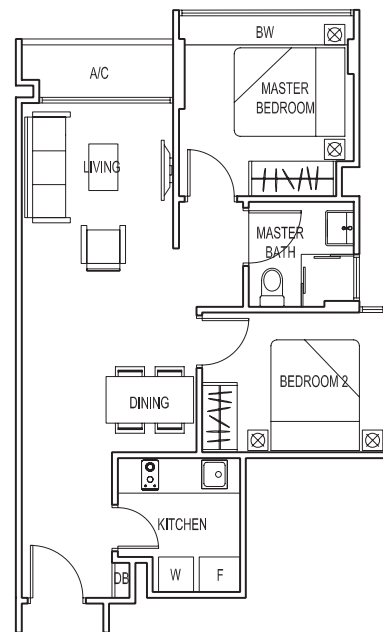
- #02-13
- #03-13
- #04-13



**TYPE C-C12**

2 BDRM  
54 sq m /581 sq ft

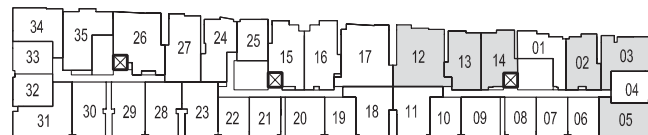
- #02-14
- #03-14
- #04-14



**TYPE C-F2**

3+GUEST BDRM  
92 sq m /990 sq ft

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



KEY PLAN (2ND TO 4TH)

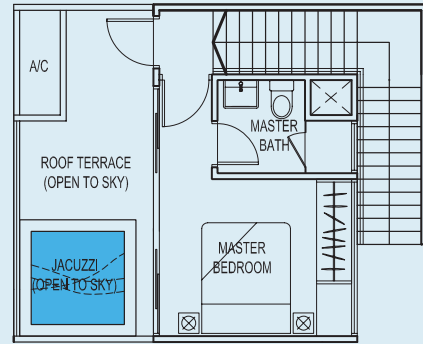


**TYPE A-A1P**

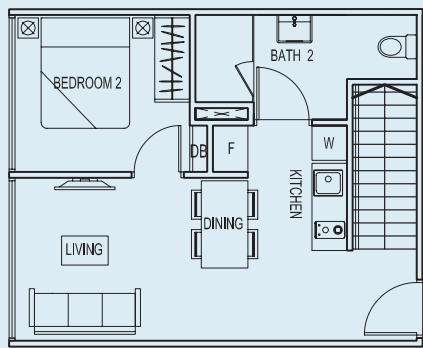
2 BDRM  
78 sq m /840 sq ft

#05-32

#05-33



Upper Level

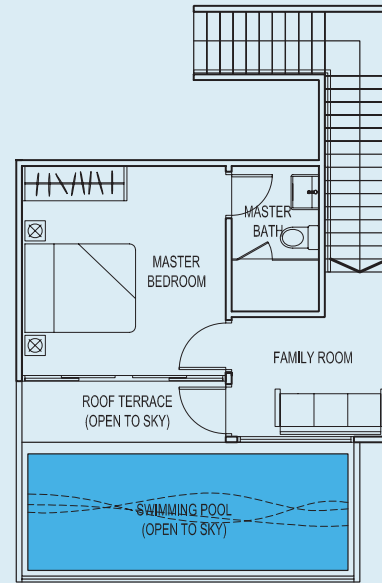


Lower Level

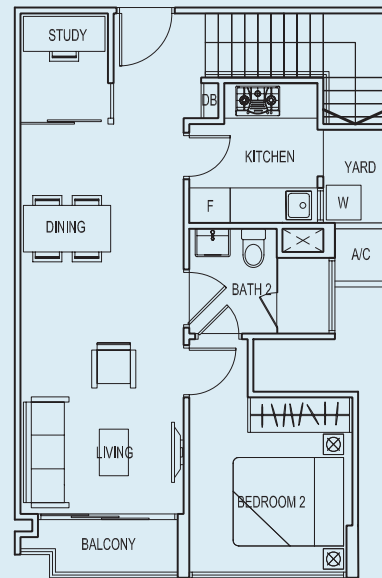
**TYPE A-C1P**

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

#05-28



Upper Level



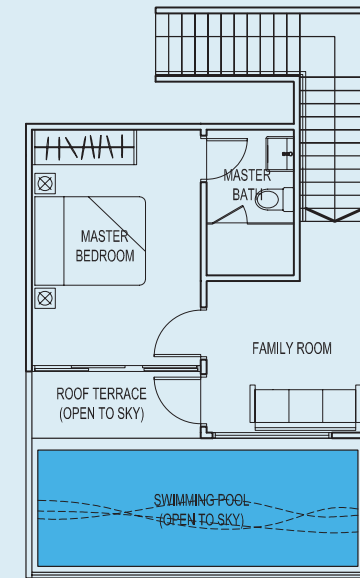
Lower Level

**TYPE A-C2P**

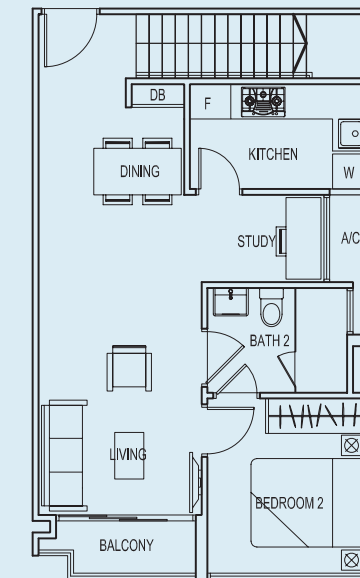
2+1 BDRM + FAMILY  
106 sq m /1141 sq ft

#05-29

#05-30



Upper Level



Lower Level

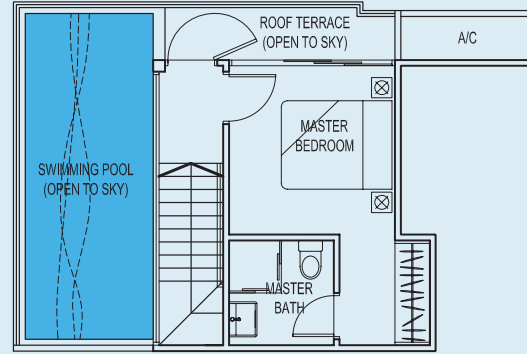


KEY PLAN (5TH)

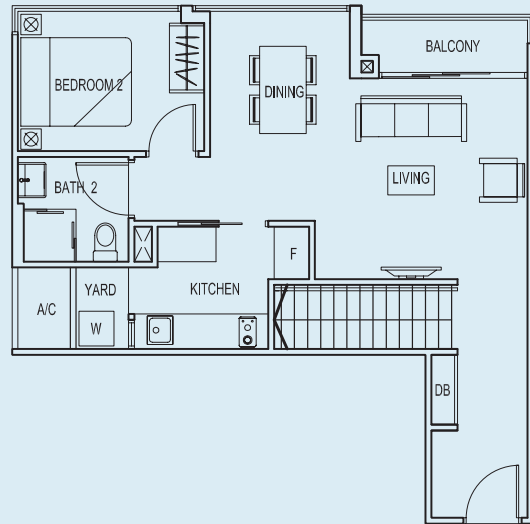
**TYPE A-C3P**

2 BDRM  
99 sq m / 1066 sq ft

#05-34



Upper Level

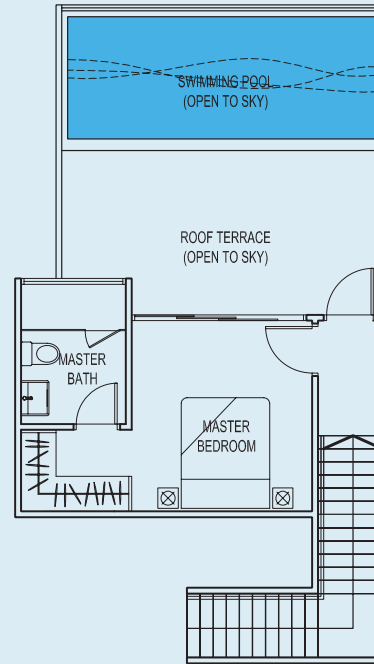


Lower Level

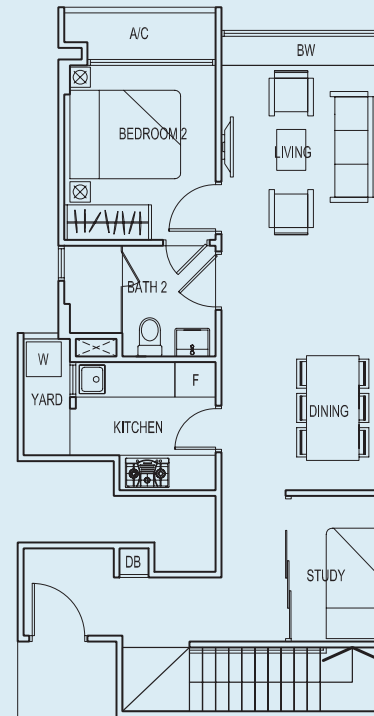
**TYPE A-D1P**

2+1 BDRM  
124 sq m / 1335 sq ft

#05-27



Upper Level

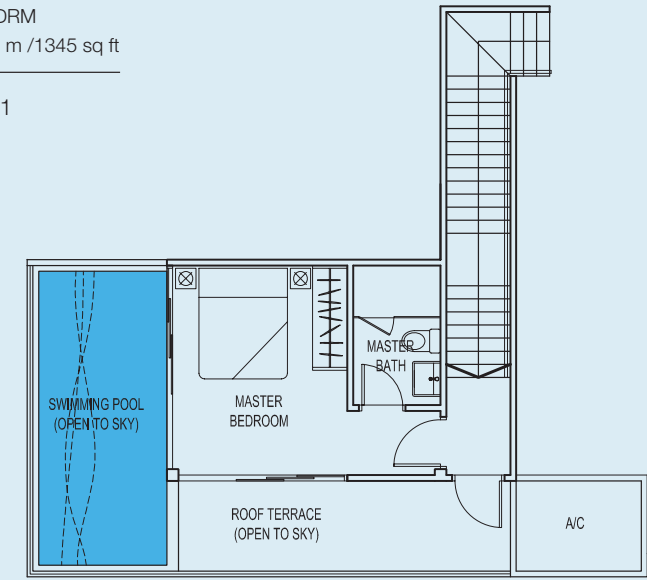


Lower Level

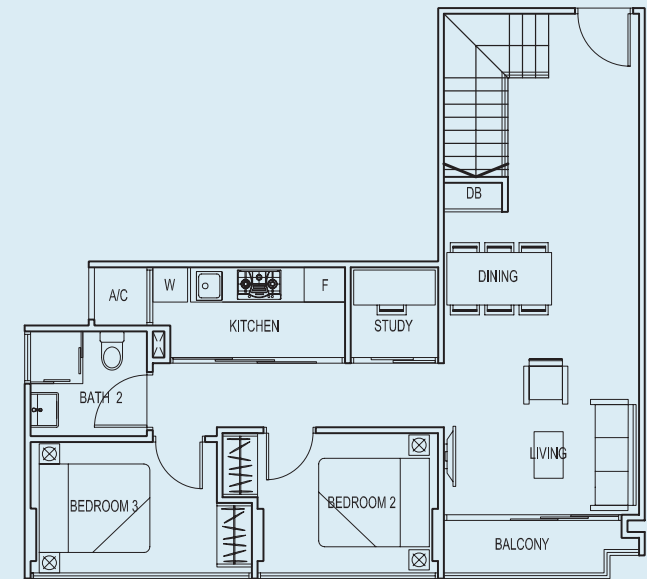
**TYPE A-D2P**

3+1 BDRM  
125 sq m / 1345 sq ft

#05-31



Upper Level



Lower Level



KEY PLAN (5TH)

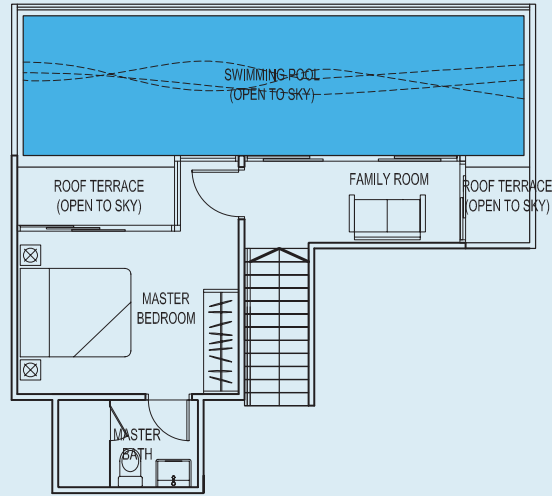




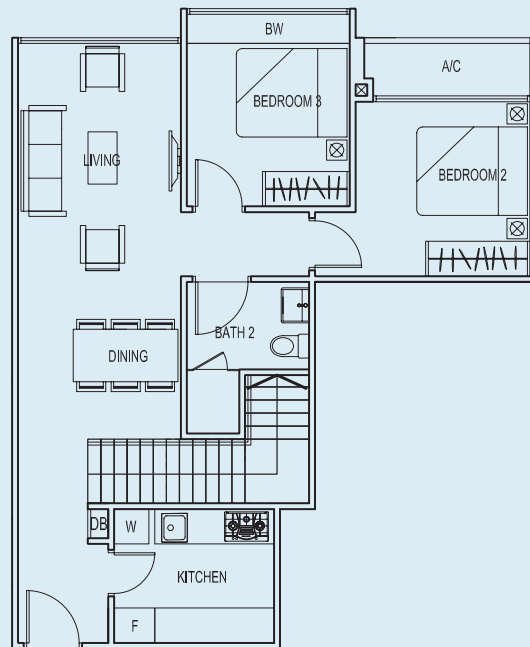
**TYPE A-D3P**

3 BDRM + FAMILY  
127 sq m /1367 sq ft

#05-35



Upper Level

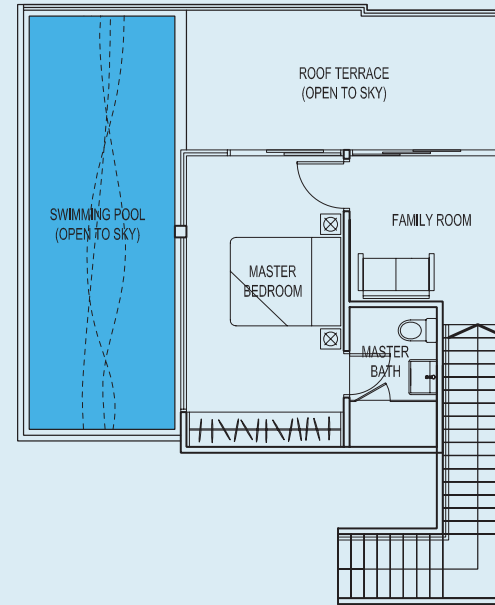


Lower Level

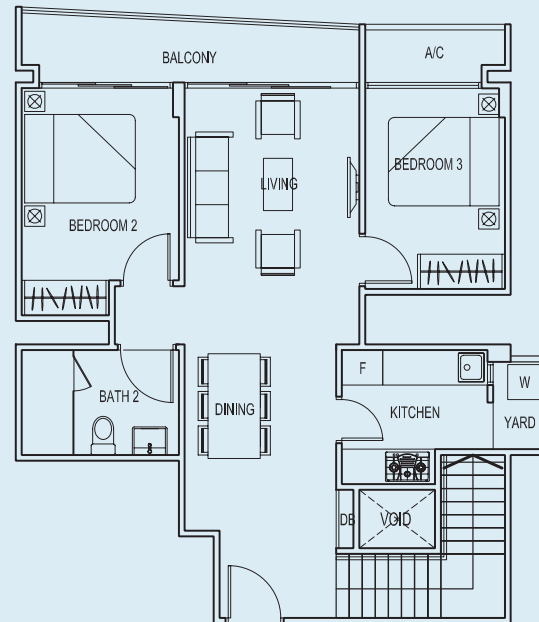
**TYPE A-E1P**

3 BDRM + FAMILY  
142 sq m /1528 sq ft

#05-26



Upper Level

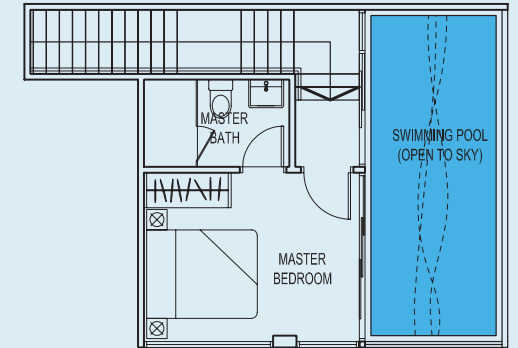


Lower Level

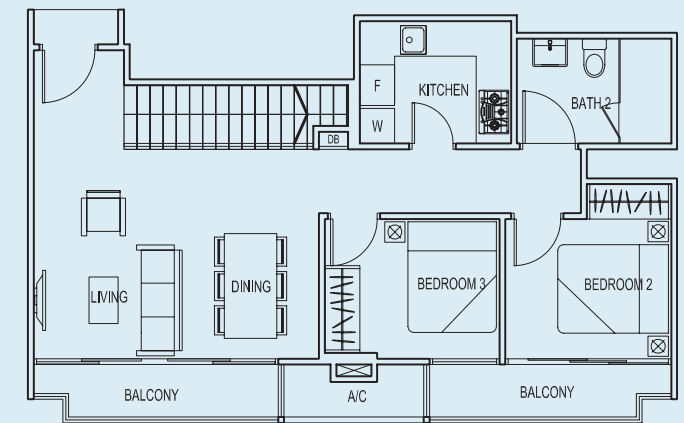
**TYPE B-A3P**

3 BDRM  
109 sq m /1173 sq ft

#05-22



Upper Level



Lower Level

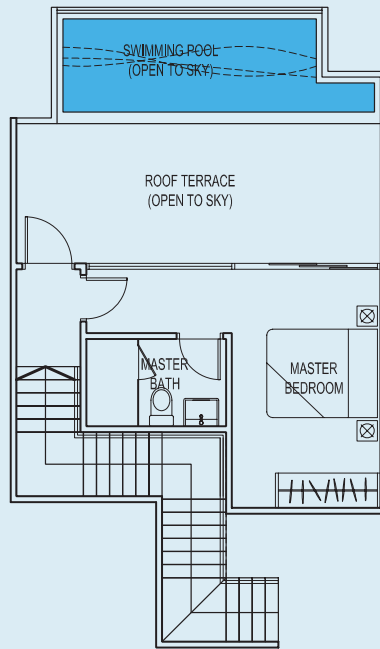


KEY PLAN (5TH)

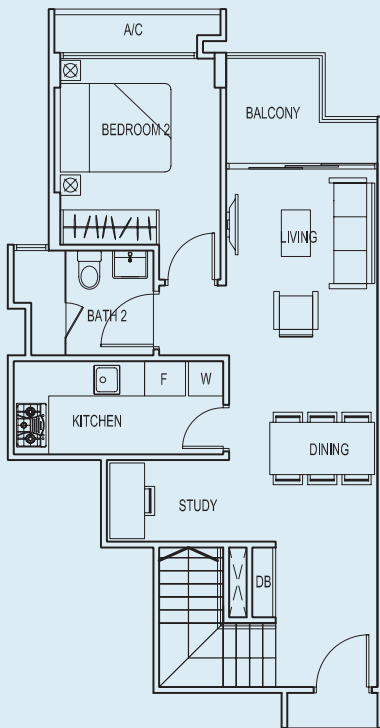
**TYPE B-C4P**

2+1 BDRM  
116 sq m /1249 sq ft

#05-15



Upper Level

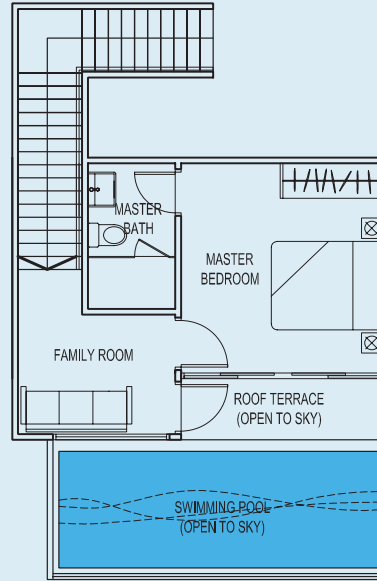


Lower Level

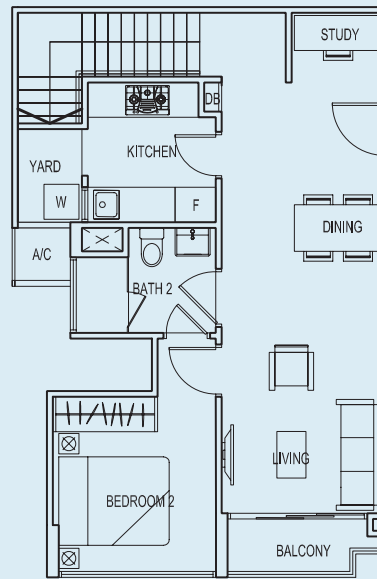
**TYPE B-C6P**

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

#05-23



Upper Level

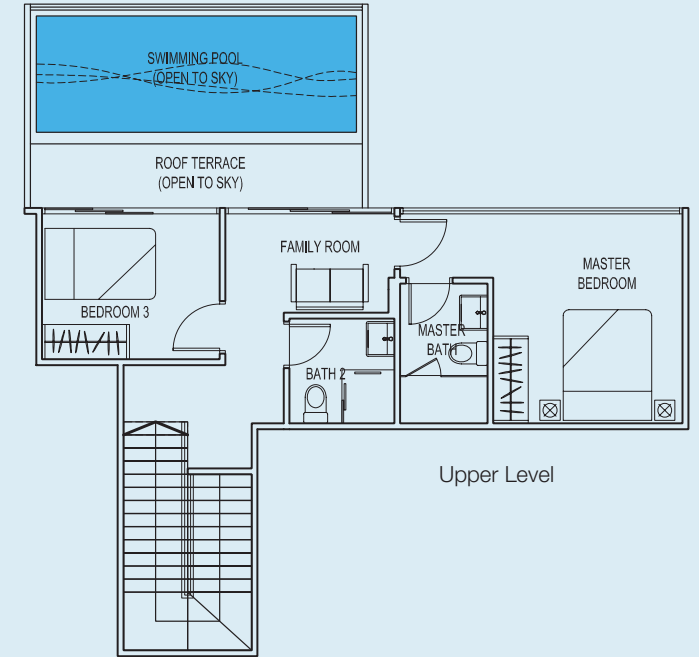


Lower Level

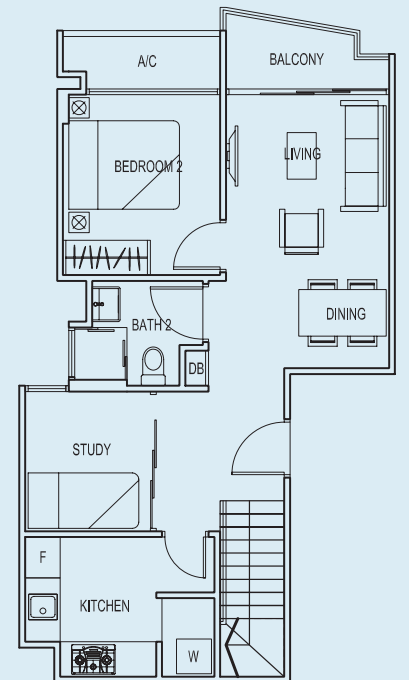
**TYPE B-C7P**

3+1 BDRM + FAMILY  
126 sq m /1356 sq ft

#05-24



Upper Level



Lower Level



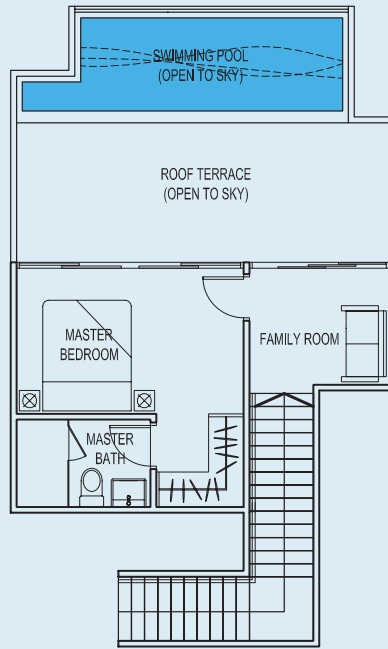
KEY PLAN (5TH)



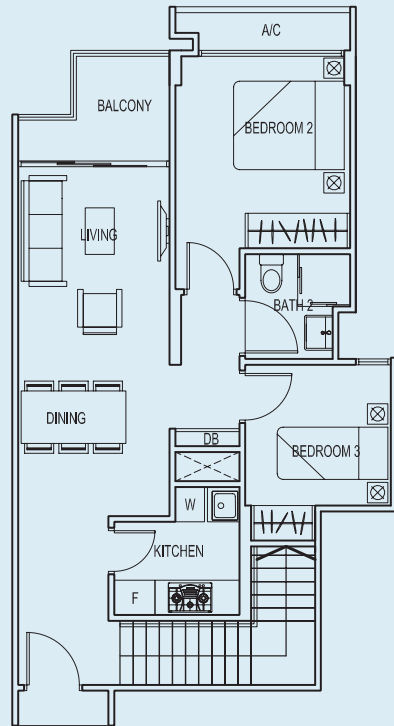
**TYPE B-D4P**

3 BDRM + FAMILY  
121 sq m /1302 sq ft

#05-16



Upper Level

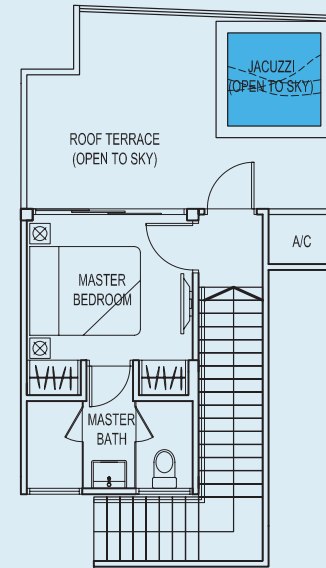


Lower Level

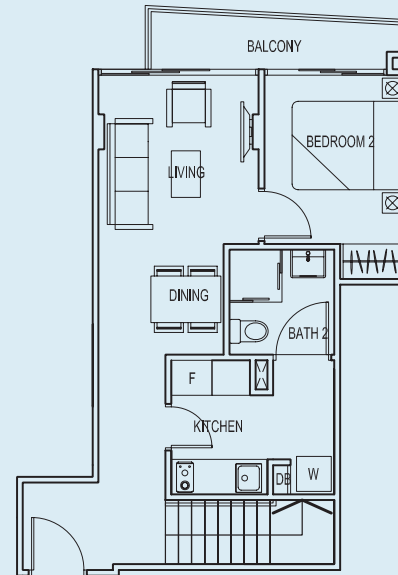
**TYPE B-F1P**

2 BDRM  
89 sq m /958 sq ft

#05-17



Upper Level

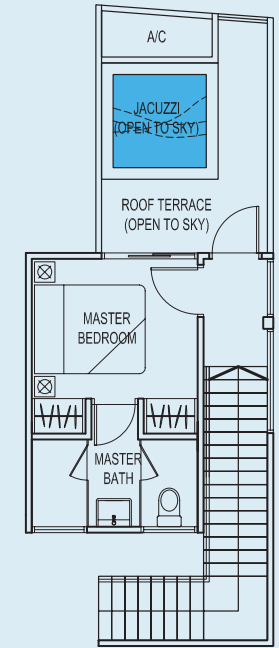


Lower Level

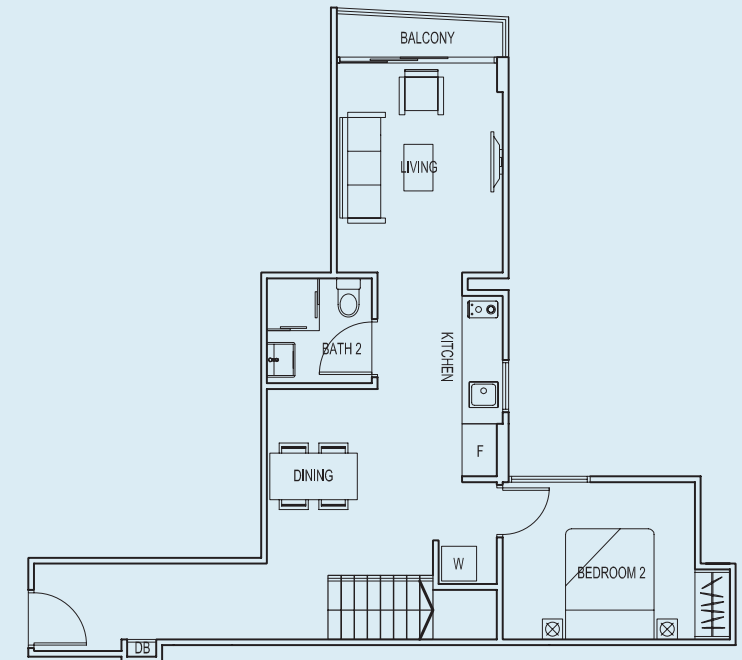
**TYPE B-F3P**

2 BDRM  
92 sq m /990 sq ft

#05-18



Upper Level



Lower Level

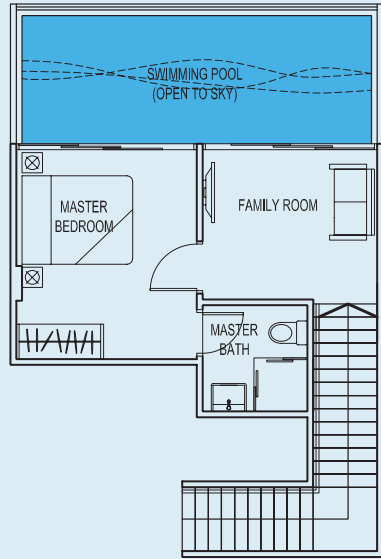


KEY PLAN (5TH)

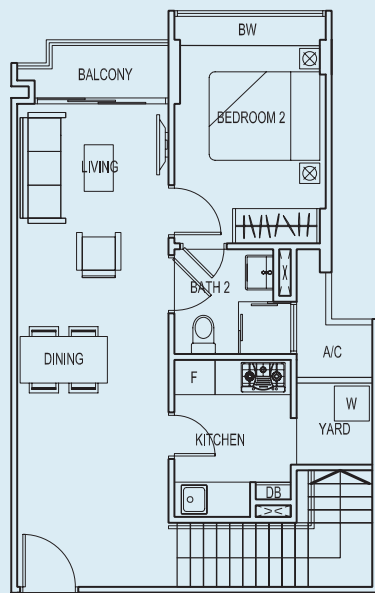


**TYPE C-C8P**  
 2 BDRM + FAMILY  
 101 sq m / 1087 sq ft

#05-02



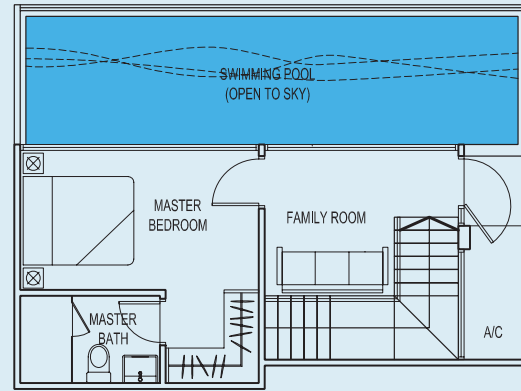
Upper Level



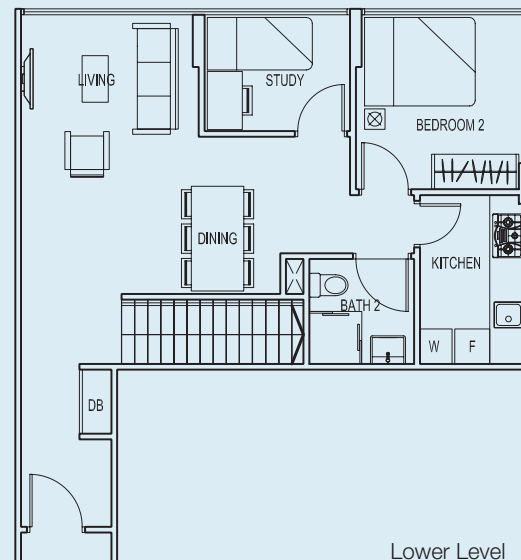
Lower Level

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

#05-03



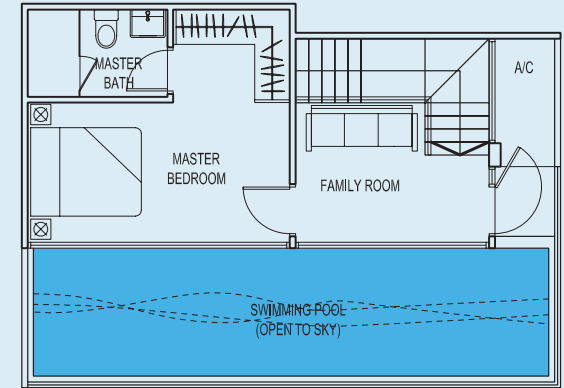
Upper Level



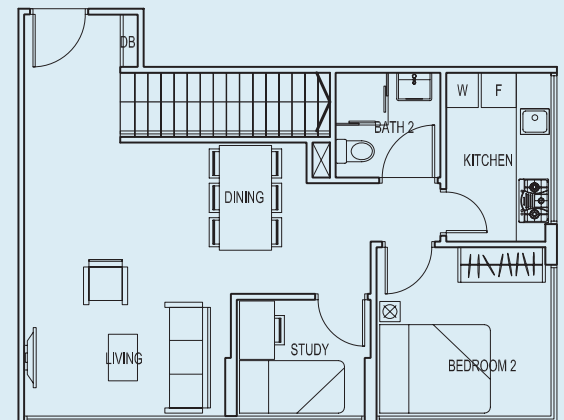
Lower Level

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

#05-05



Upper Level



Lower Level



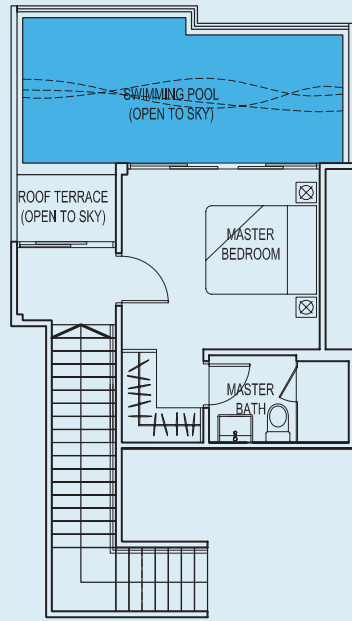
KEY PLAN (5TH)



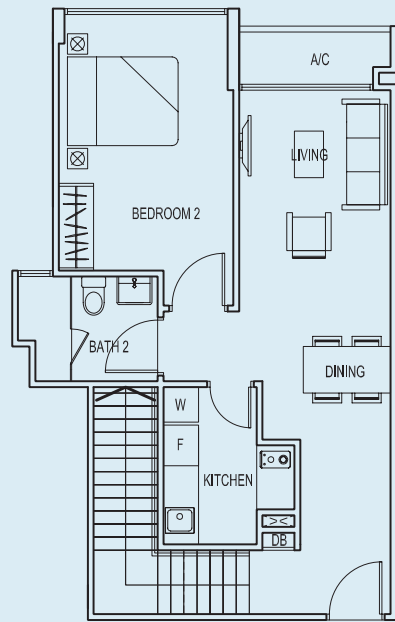


**TYPE C-C11P**  
 2 BDRM  
 102 sq m / 1098 sq ft

#05-13



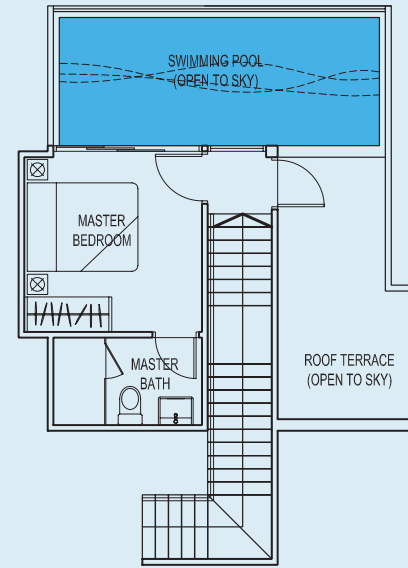
Upper Level



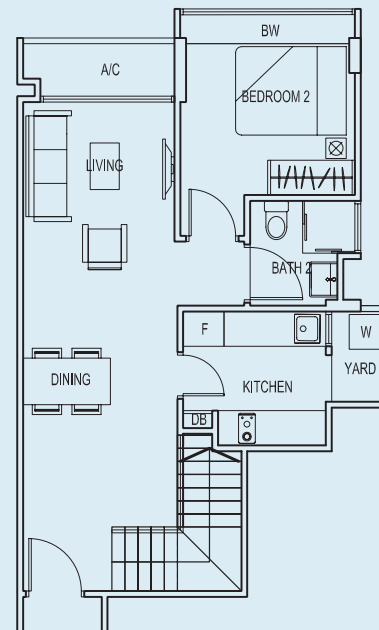
Lower Level

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

#05-14



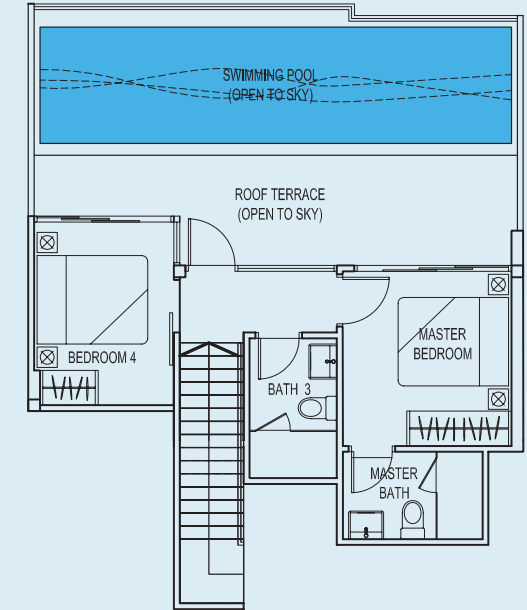
Upper Level



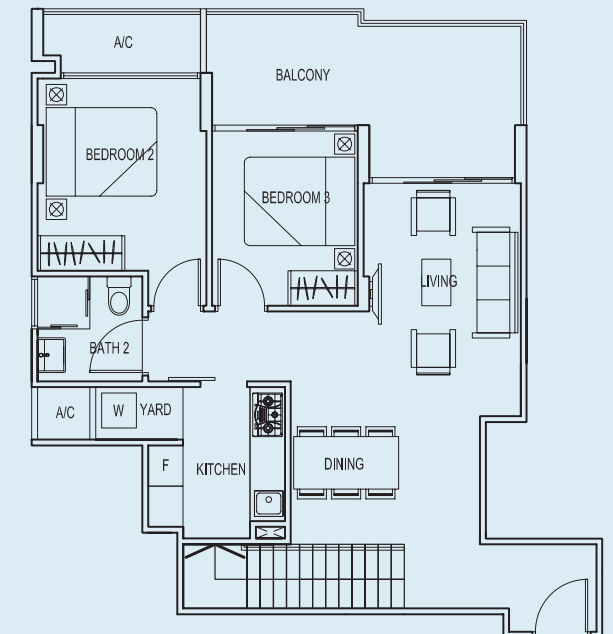
Lower Level

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

#05-12



Upper Level



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.
- Cable-Readiness to comply with authorities' requirements.
- 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.
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 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:



Sole Marketing Agent:



Brochure design by:

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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

