



SPAZIO @ KOVAN

**YOU DREAMT...
AND WE MADE
IT HAPPEN...**





Your chance has come.
To experience and embrace style in living.

We invite you,
To open the doors to your home...





The development is named,
Spazio @ Kovan.
Shophouse-inspired,
Shophouse-transpired.
Shop on the lower floors,
House on the upper floors.
Where tradition meets...
Today's metropolitan lifestyles.

The House,
Spans over 3 storeys...
A plethora of possibilities,
A bottomless pot of opportunities.
For you, the home maker.

We invite you,
To look forward to...
New experiences,
New events,
New memories.



From your House,
You explore,
And you connect the dots of your surroundings...

You will realize then,
You have found your dream location...



Your dream location,
Centrally located and well-connected.
A development accessible,
To and from the city, to and from the heartlands.
And only minutes away...
The CTE, KPE, Serangoon Bus Interchange,
Serangoon and Kovan MRT stations.
Convenience at its best.

And only right outside your home...
A bus stop.

And at your doorstep,
Retail therapy...
You find your needed amenities.
And as you wander further,
As you begin immersing yourself...
In gastronomic feasts, leisure activities,
Educational institutions and shopping malls.
Spoilt for choices.

SPAZIO @ KOVAN



CENTRAL EXPRESSWAY (CTE)

BRIDPORT AVE

KENSINGTON RD

SERANGOON GARDEN WAY

LORONG CHUAN

YIO CHU KANG RD

YIO CHU KANG RD

UPPER SERANGOON RD

HOUGANG ST 21

ANG MO KIO AVE 1

BOUNDARY RD

LIM TUA TOW RD

LORONG CHUAN MRT

SERANGOON AVE 2

NEX

Upper Serangoon Shopping Centre

LORONG AH SOO

HOUGANG AVE 1

Stamford American Int'l Sch

SERANGOON AVE 3

Nanyang Junior College

Bus Interchange

SERANGOON MRT

Paya Lebar Methodist Girl's Pri/Sec Sch

Australian Int'l Sch

St Gabriel's Pri Sch

Zhonghua Sec Sch

St Gabriel's Sec Sch

BRADDELL RD

SERANGOON AVE 1

BARTLEY RD

UPPER PAYA LEBAR RD

CENTRAL EXPRESSWAY (CTE)

UPPER SERANGOON RD

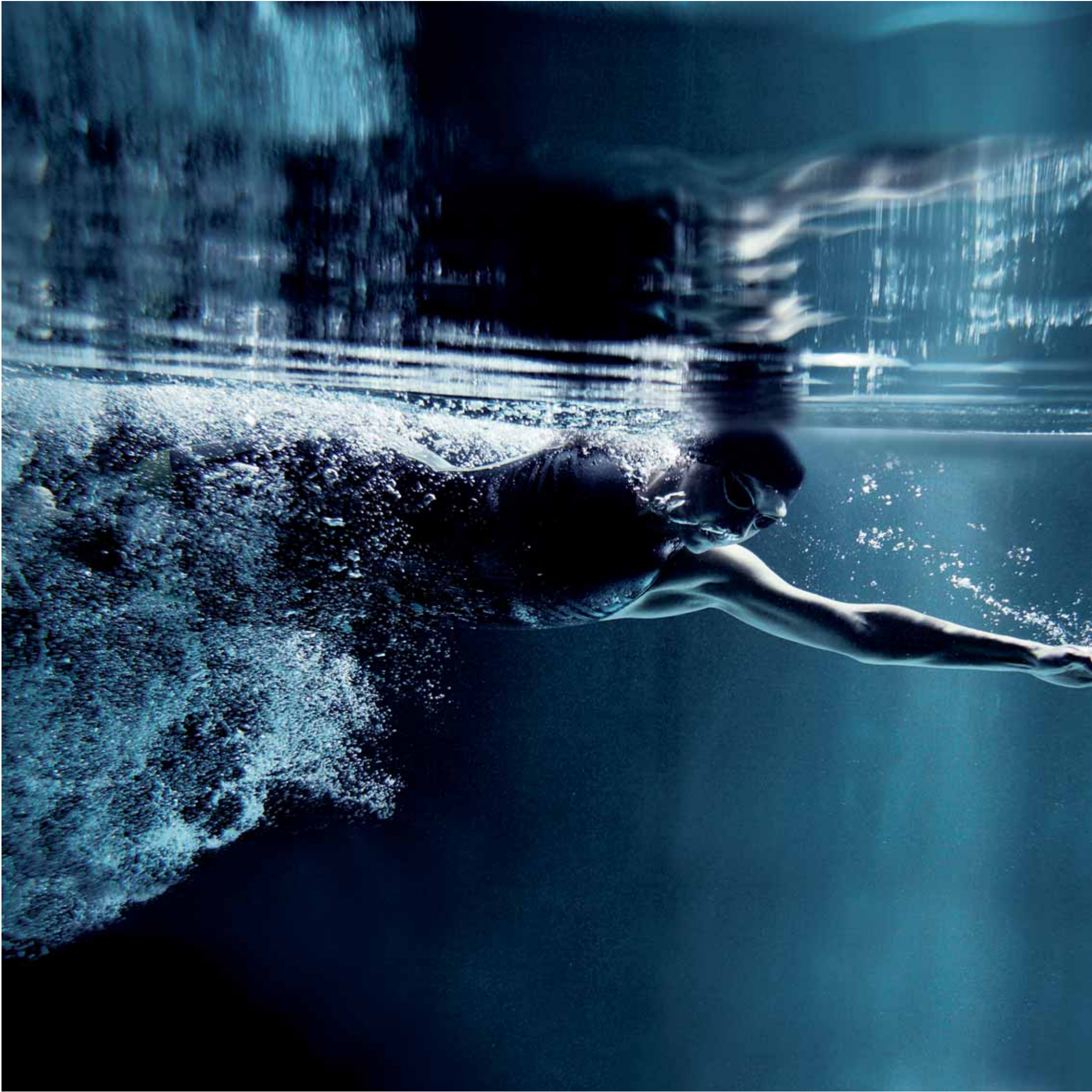
Maris Stella High Sch (Primary)

Bartley MRT

Bartley Sec Sch

Stamford American Int'l Sch (U/C)





A person is swimming in the ocean, with a large house visible in the background. The scene is set in a deep blue sea under a clear sky. The house is partially obscured by the water's surface, suggesting it is partially submerged or floating. The overall mood is serene and peaceful.

The house unravels,
The excitement escalates...

Soak up the sun,
Take a dip in the blue.
Feel the breeze in your hair.
Ah... Life's simple pleasures...



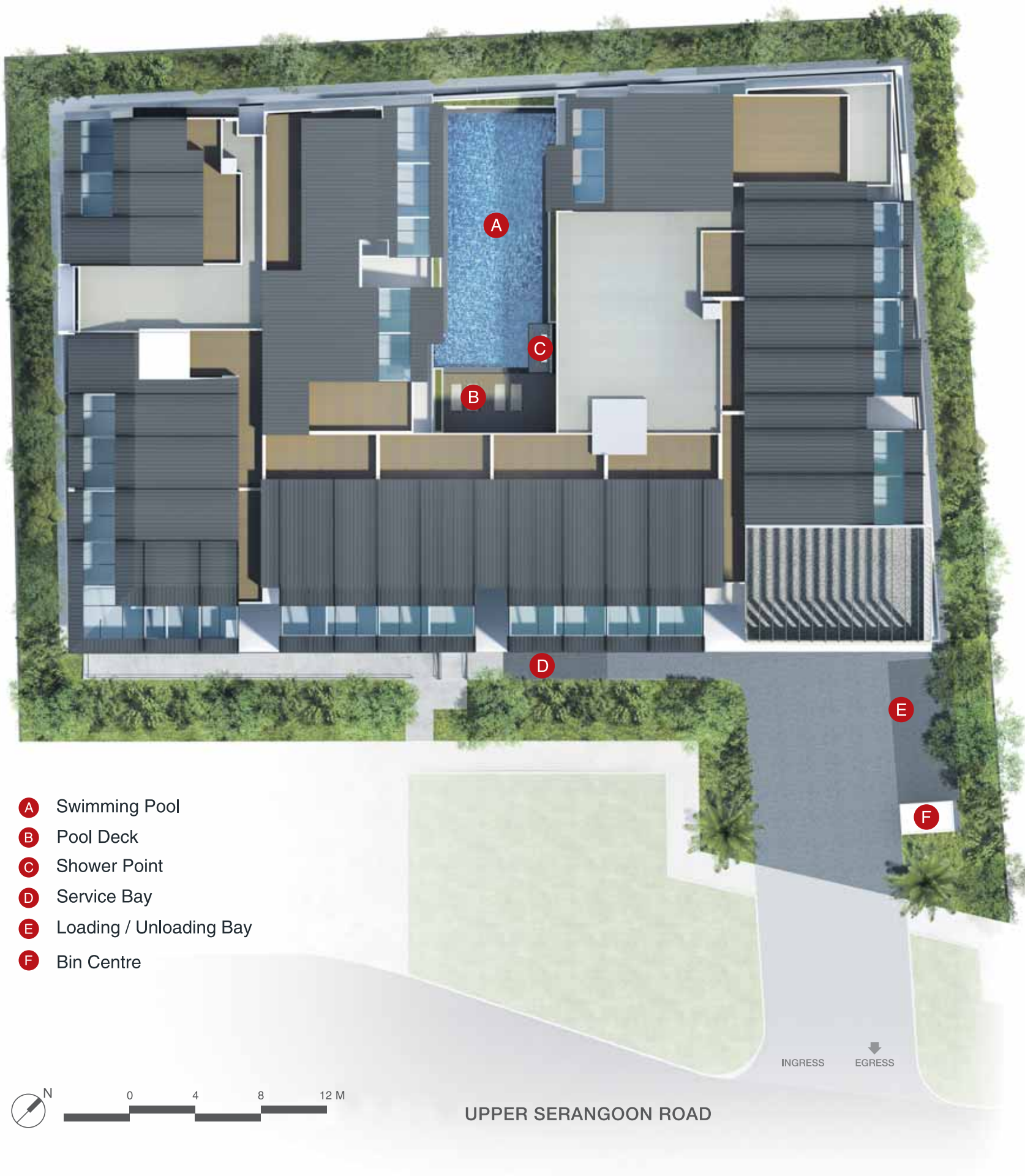
ARTIST'S IMPRESSION

Splash!

Rejuvenate...
Relax...

Invigorate your mind, body and soul...
Immerse in the outdoors with your family and friends.

Your well-being,
We have looked after.





The house needs an Author,
A story with endless possibilities.

Be privileged,
And be proud of it.
Define it.





The House...

Comes with choices,
Of 1, 2 and 3 bedroom units.

Of expansive glass windows,
And expansive heights.
That receives natural light,
That frames generous views.
That accentuates the space,
That heightens your experience.

Up for grabs,
The penthouse units.
Spacious, with your own open roof terrace.
High ceiling,
Skylight enters...

2 units for the water lovers,
Your own water private enclosure...
Imagine what you can do...

Now the choice is made,
What's left is your personality.



The fine finishing touches,
Of luxury, elegance and exquisiteness.

The individual spaces made for you,
Of what whispers comfort and tranquility.

The kitchen...
Culinary pleasures...
Cabinets, cooker hob and cooker hood,
The happiness of being your own chef.

The bedrooms...
Relaxing pleasures...
Expansive wardrobe space,
The freedom to express and organize.

The baths...
Cleansing pleasures...
Modern sanitary fittings,
The complements to water rhythms.

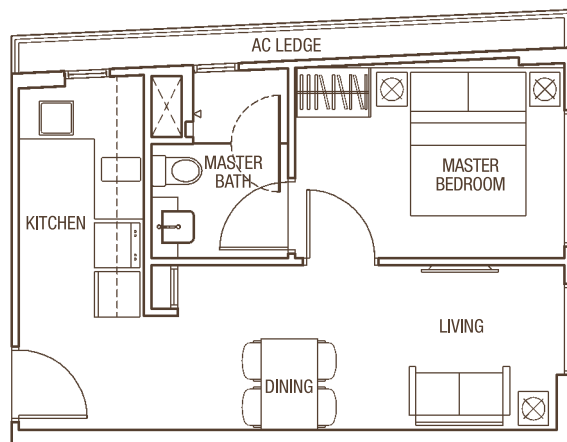




1-Bedroom Unit TYPE A1

39 sqm / 420 sqft
(Inclusive of 3.6 sqm / 39 sqft AC Ledge)

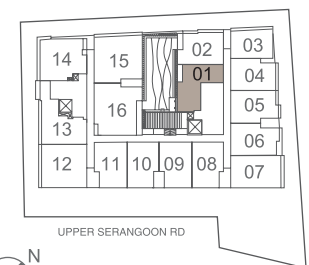
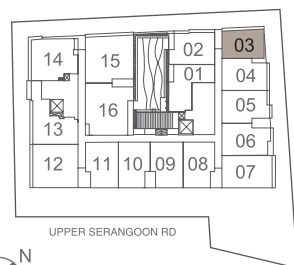
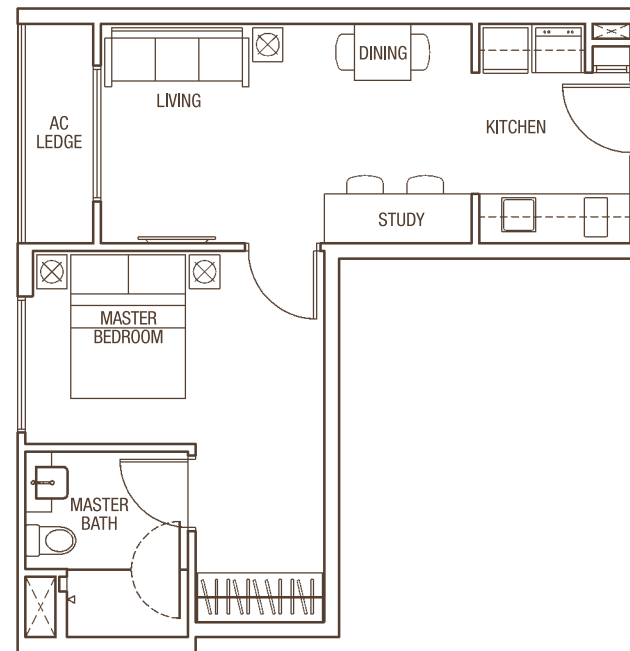
#03-03, #04-03 & #05-03



1-Bedroom Unit TYPE A2

45 sqm / 484 sqft
(Inclusive of 3 sqm / 32 sqft AC Ledge)

#03-01, #04-01 & #05-01

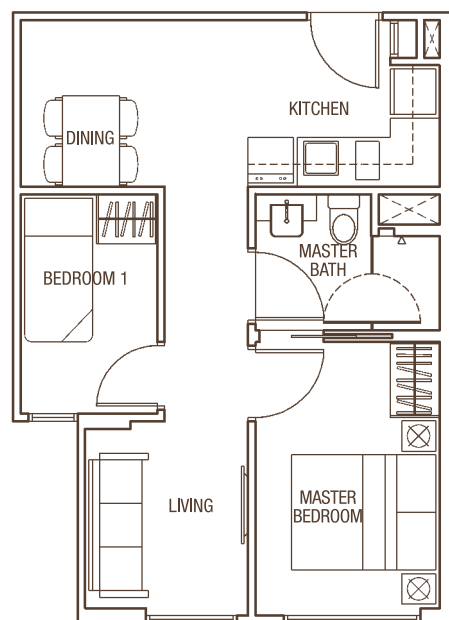


All plans are subject to change as may be approved by the relevant authorities. Indicated floor areas are approximate and subject to final survey.

2-Bedroom Unit TYPE B1-1G

45 sqm / 484 sqft
(Inclusive of 2 sqm / 22 sqft AC Ledge)

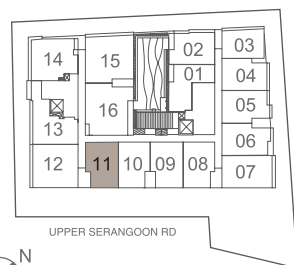
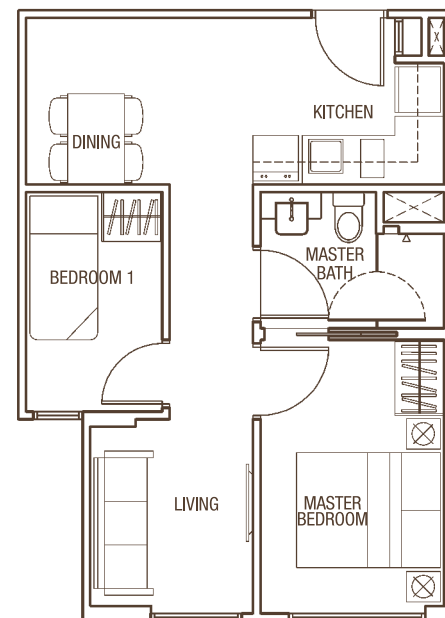
#03-11



2-Bedroom Unit TYPE B1-1

45 sqm / 484 sqft
(Inclusive of 2 sqm / 22 sqft AC Ledge)

#04-11

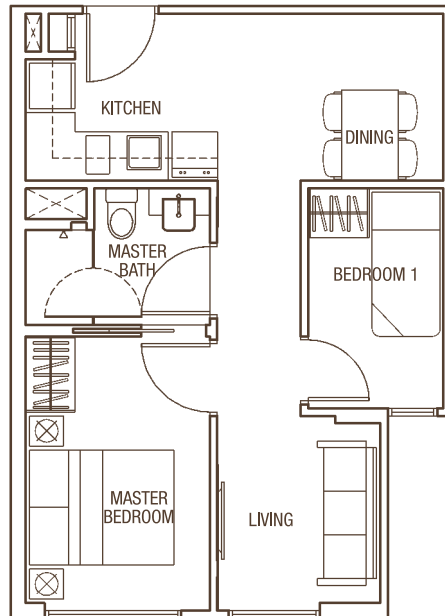


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2-Bedroom Unit TYPE B1-2

46 sqm / 495 sqft
(Inclusive of 3 sqm / 32 sqft AC Ledge)

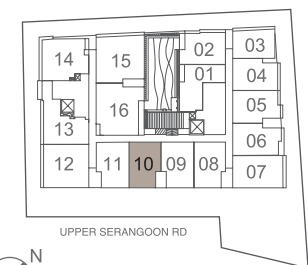
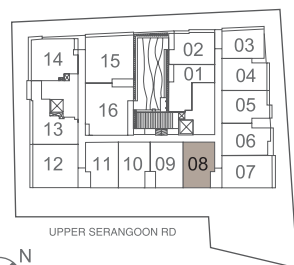
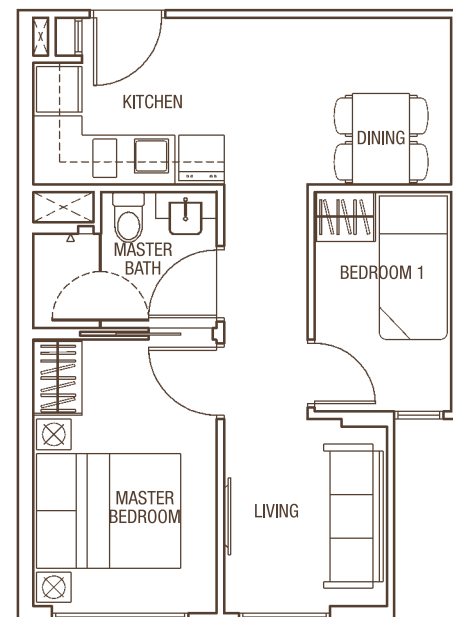
#03-08 & #04-08



2-Bedroom Unit TYPE B1-AG

45 sqm / 484 sqft
(Inclusive of 2 sqm / 22 sqft AC Ledge)

#03-10

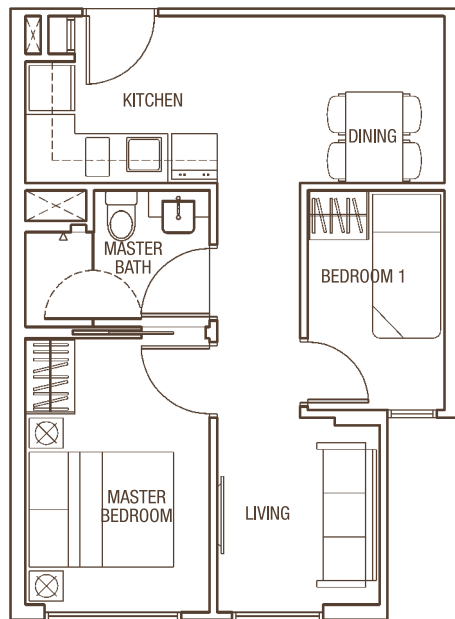


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2-Bedroom Unit TYPE B1-A

45 sqm / 484 sqft
(Inclusive of 2 sqm / 22 sqft AC Ledge)

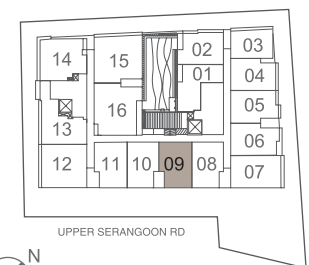
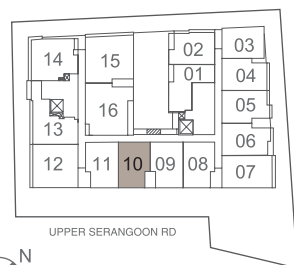
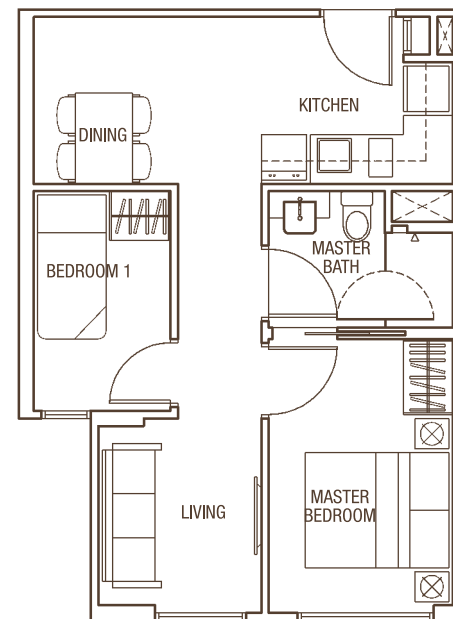
#04-10



2-Bedroom Unit TYPE B1-BG

45 sqm / 484 sqft
(Inclusive of 2 sqm / 22 sqft AC Ledge)

#03-09

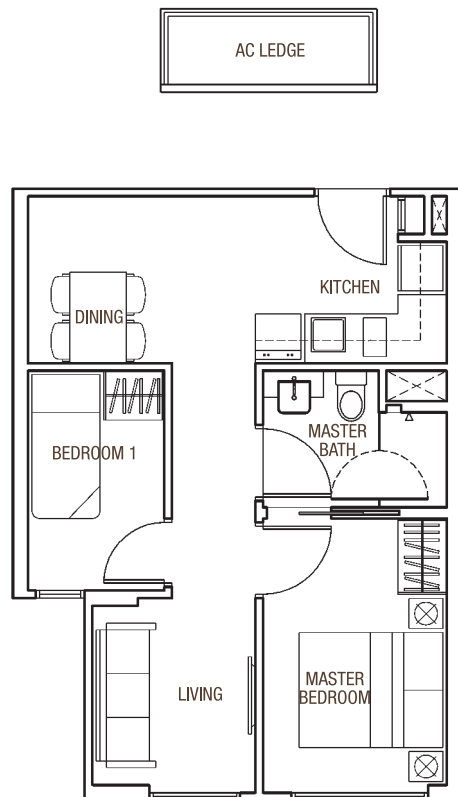


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2-Bedroom Unit TYPE B1-B

46 sqm / 495 sqft
(Inclusive of 3 sqm / 32 sqft AC Ledge)

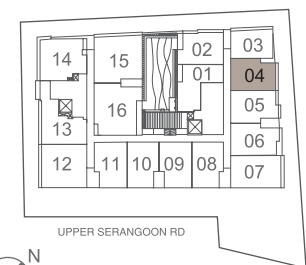
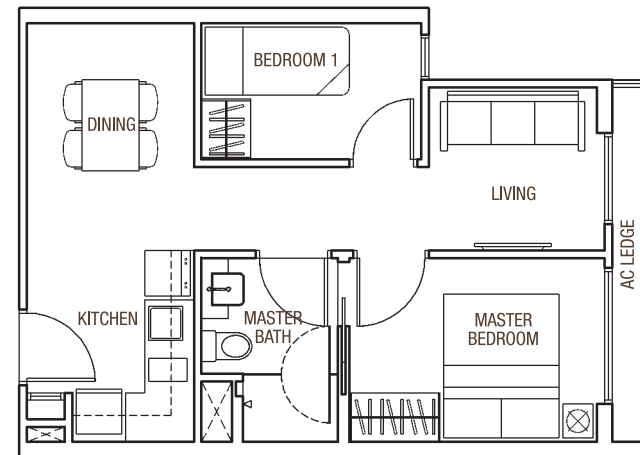
#04-09



2-Bedroom Unit TYPE B2

44 sqm / 474 sqft
(Inclusive of 2.5 sqm / 27 sqft AC Ledge)

#03-04 & #04-04

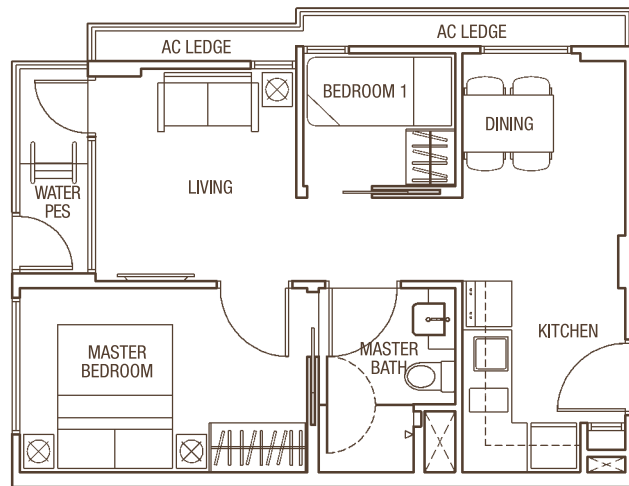


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2-Bedroom Unit TYPE B3G

48 sqm / 517 sqft
(Inclusive of 3.5 sqm / 38 sqft AC Ledge + 2.9 sqm / 31 sqft PES)

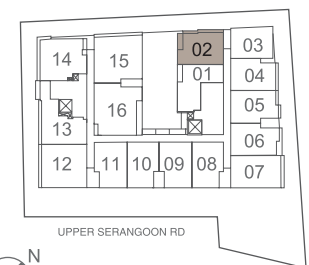
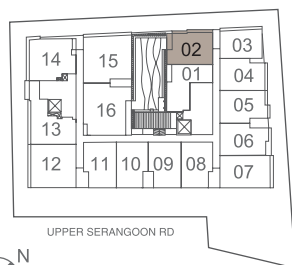
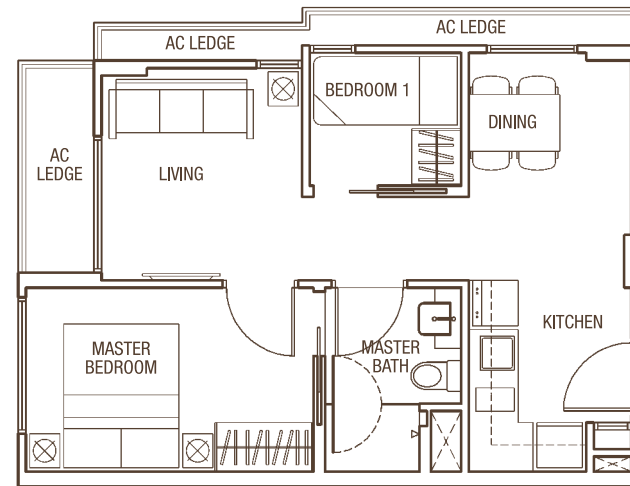
#03-02



2-Bedroom Unit TYPE B3

48 sqm / 517 sqft
(Inclusive of 6.4 sqm / 69 sqft AC Ledge)

#04-02

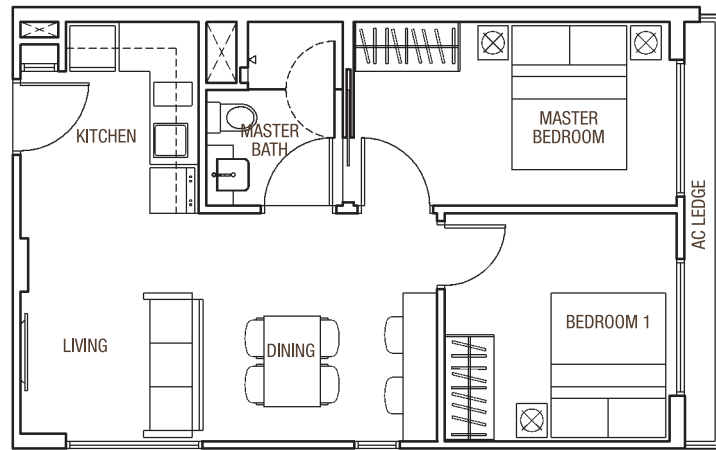


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2-Bedroom Unit TYPE B4

52 sqm / 560 sqft
(Inclusive of 3 sqm / 32 sqft AC Ledge)

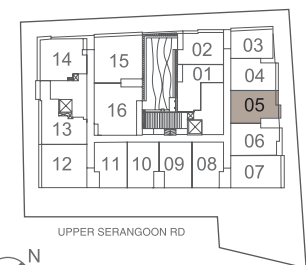
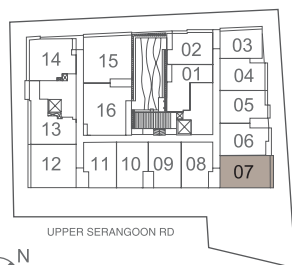
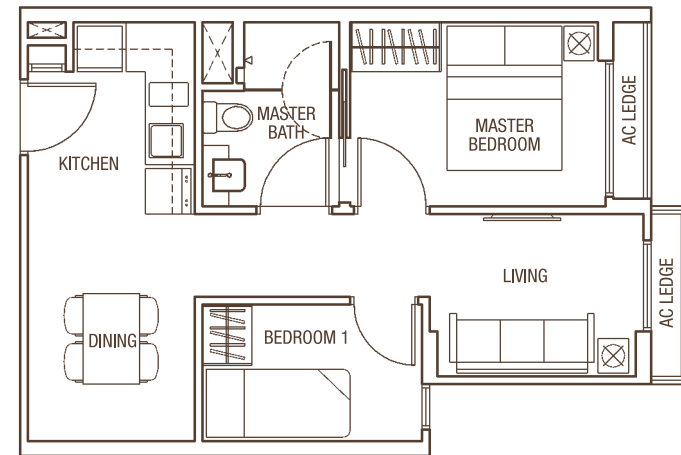
#03-07, #04-07 & #05-07



2-Bedroom Unit TYPE B5

45 sqm / 484 sqft
(Inclusive of 2.20 sqm / 24 sqft AC Ledge)

#03-05 & #04-05

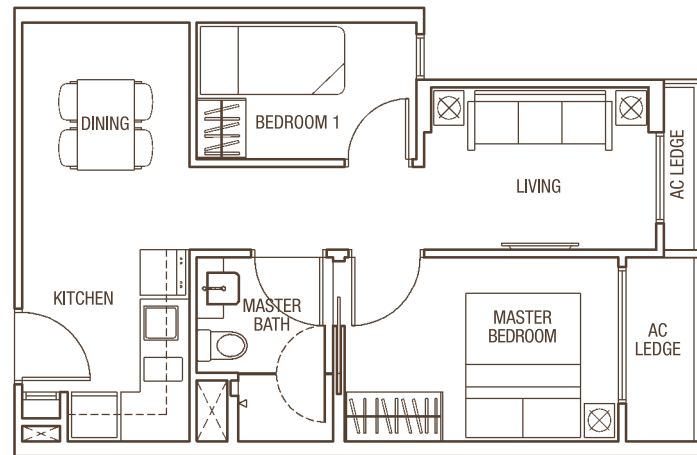


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2-Bedroom Unit TYPE B6

47 sqm / 506 sqft
(Inclusive of 3.5 sqm / 38 sqft AC Ledge)

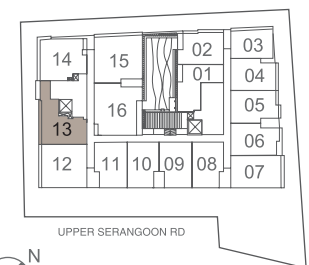
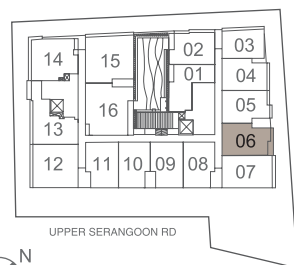
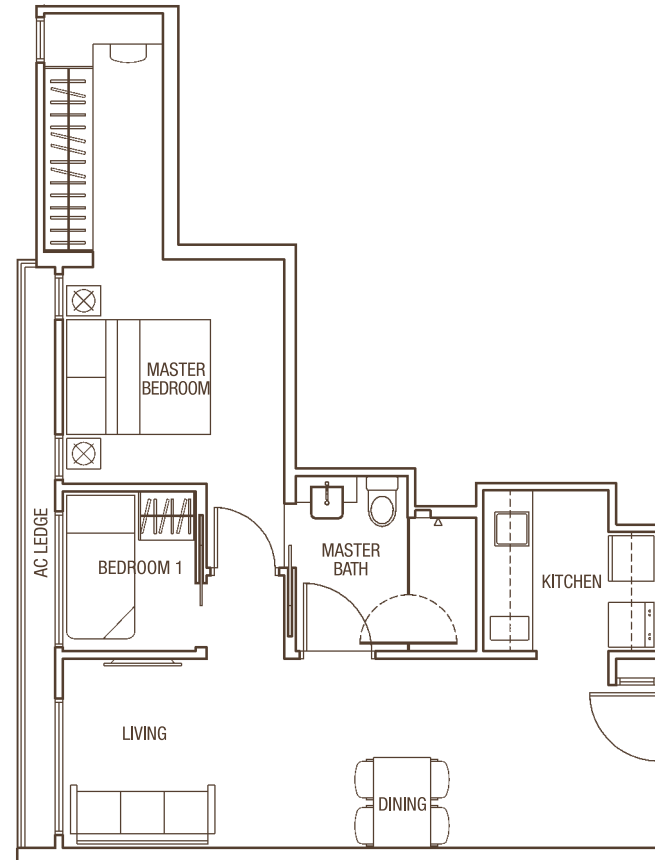
#03-06 & #04-06



2-Bedroom Unit TYPE B7

58 sqm / 624 sqft
(Inclusive of 4 sqm / 43 sqft AC Ledge)

#03-13 & #04-13

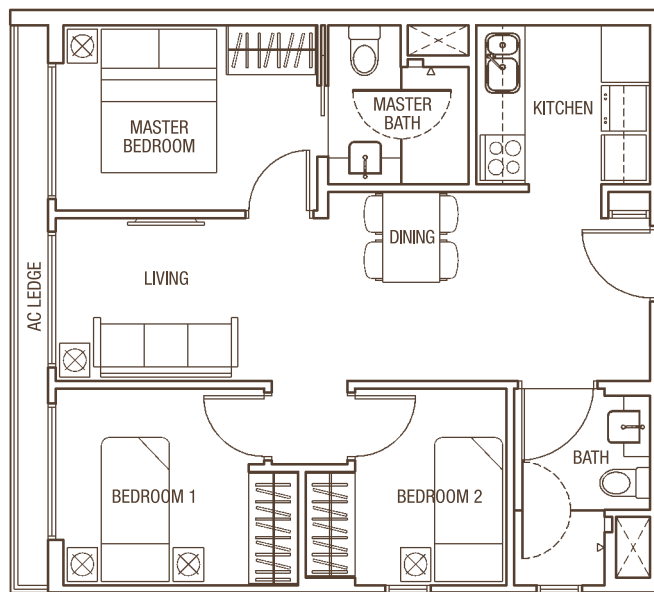


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3-Bedroom Unit TYPE C1

63 sqm / 678 sqft
(Inclusive of 3.9 sqm / 42 sqft AC Ledge)

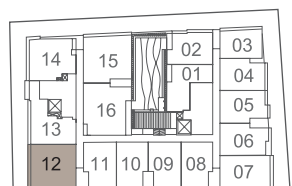
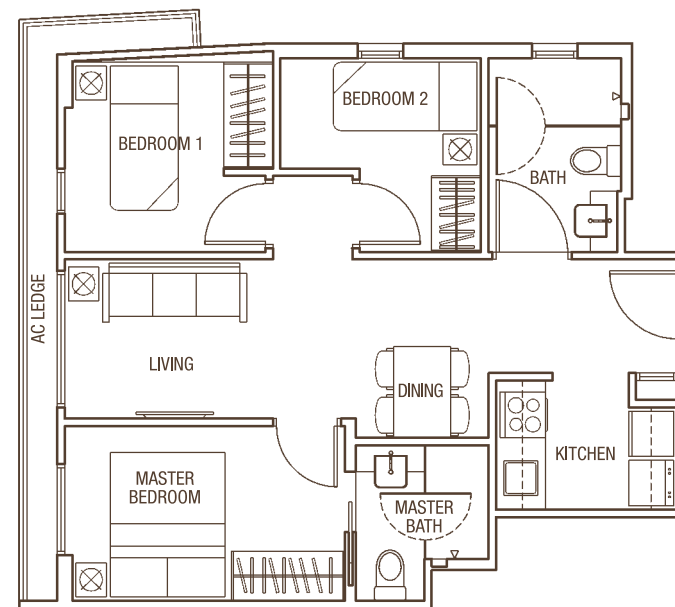
#03-12 & #04-12



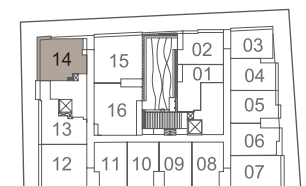
3-Bedroom Unit TYPE C2

60 sqm / 646 sqft
(Inclusive of 4.7 sqm / 51 sqft AC Ledge)

#03-14 & #04-14



UPPER SERANGOON RD



UPPER SERANGOON RD

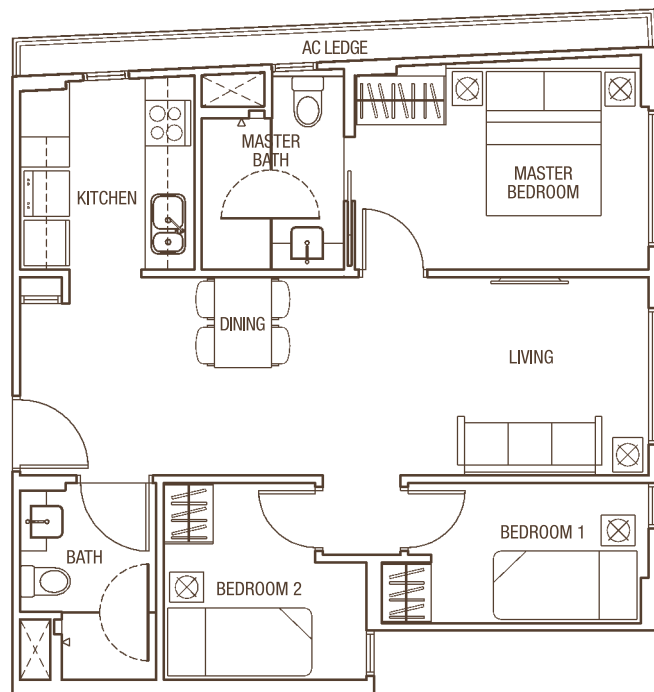


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3-Bedroom Unit TYPE D1

70 sqm / 753 sqft
(Inclusive of 4.5 sqm / 48 sqft AC Ledge)

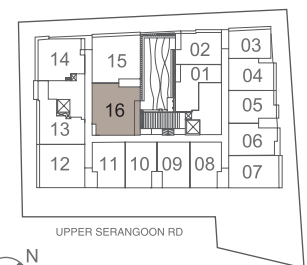
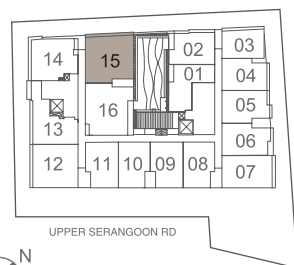
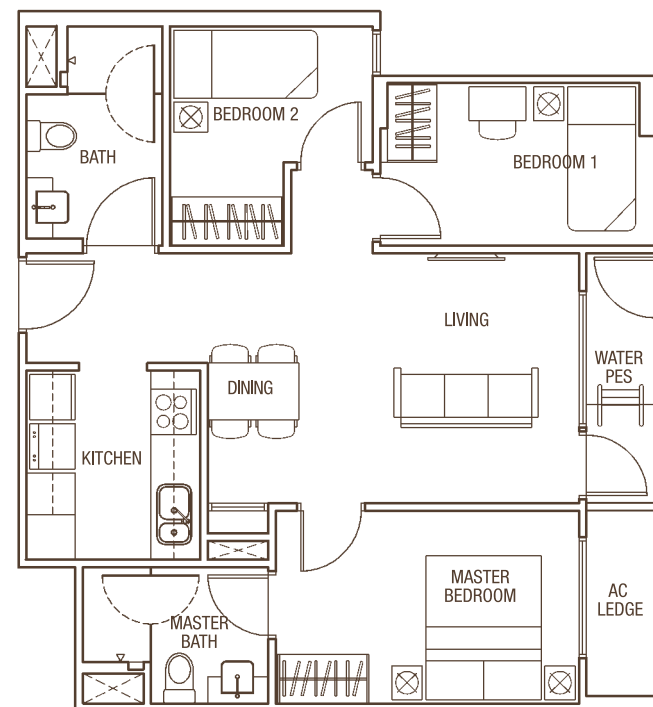
#03-15 & #04-15



3-Bedroom Unit TYPE D2G

71 sqm / 764 sqft
(Inclusive of 2.8 sqm / 30 sqft AC Ledge + 3.5 sqm / 38 sqft Water PES)

#03-16

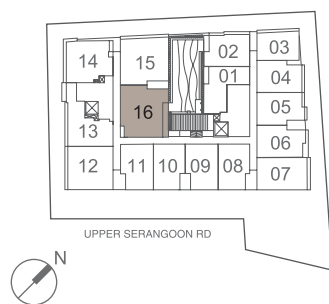
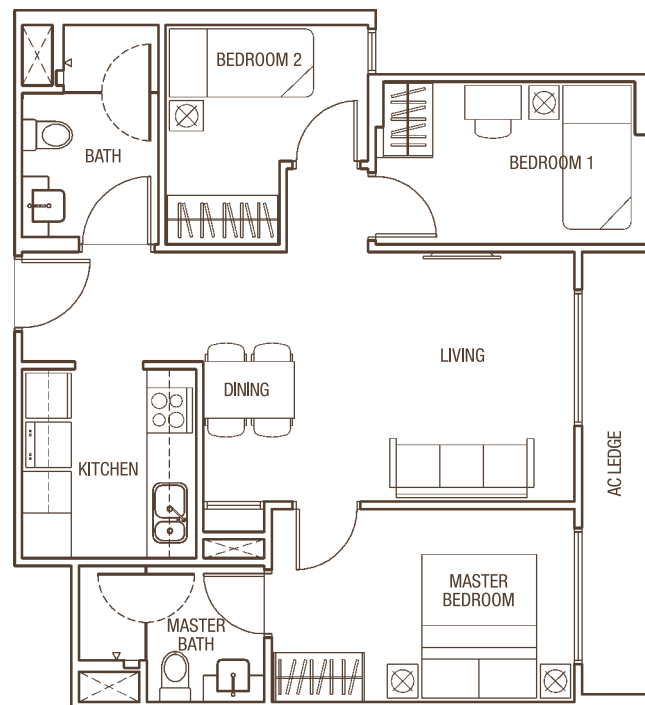


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3-Bedroom Unit TYPE D2

71 sqm / 764 sqft
(Inclusive of 6.3 sqm / 68 sqft AC Ledge)

#04-16



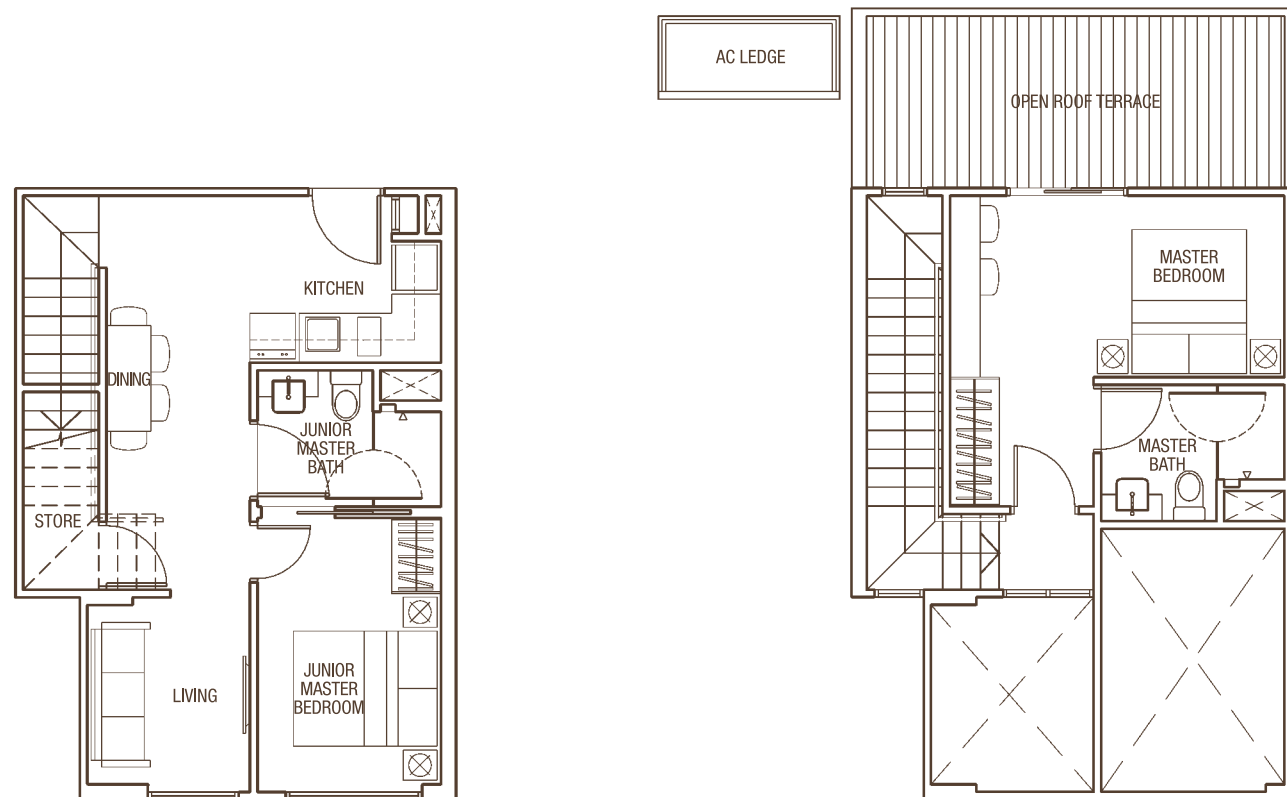
All plans are subject to change as may be approved by the relevant authorities. Indicated floor areas are approximate and subject to final survey.

2-Bedroom Unit TYPE B1-1P

101 sqm / 1,087 sqft

(Inclusive of 2 sqm / 22 sqft AC Ledge + 13.5 sqm / 145 sqft Open Roof Terrace + 15 sqm / 161 sqft Strata Void)

#05-11



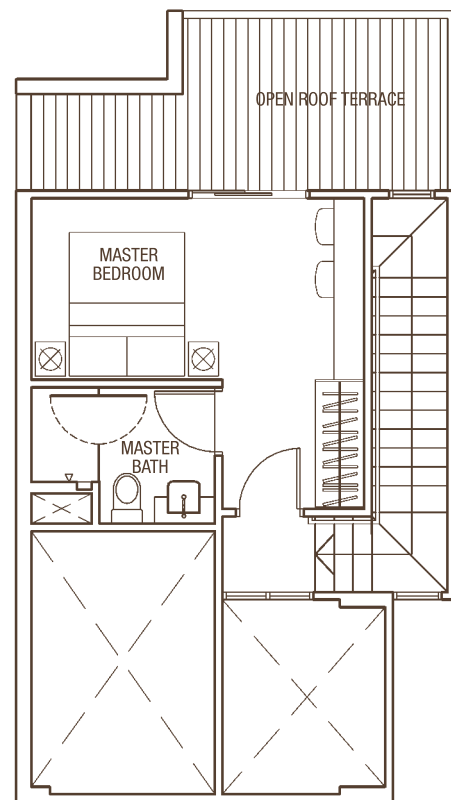
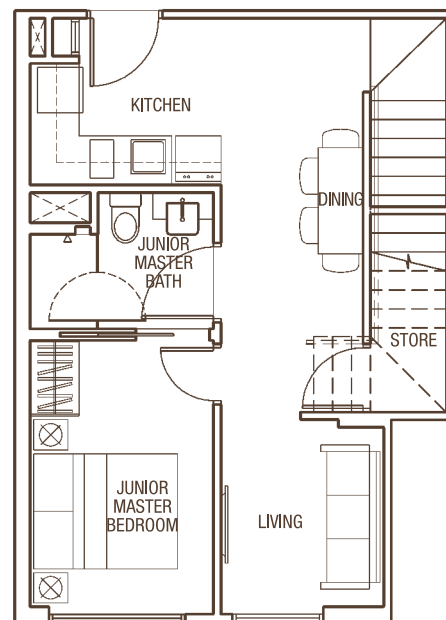
All plans are subject to change as may be approved by the relevant authorities. Indicated floor areas are approximate and subject to final survey.

2-Bedroom Unit TYPE B1-2P

100 sqm / 1,076 sqft

(Inclusive of 3 sqm / 32 sqft AC Ledge + 11.5 sqm / 124 sqft Open Roof Terrace + 15 sqm / 161 sqft Strata Void)

#05-08



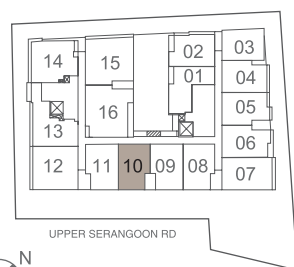
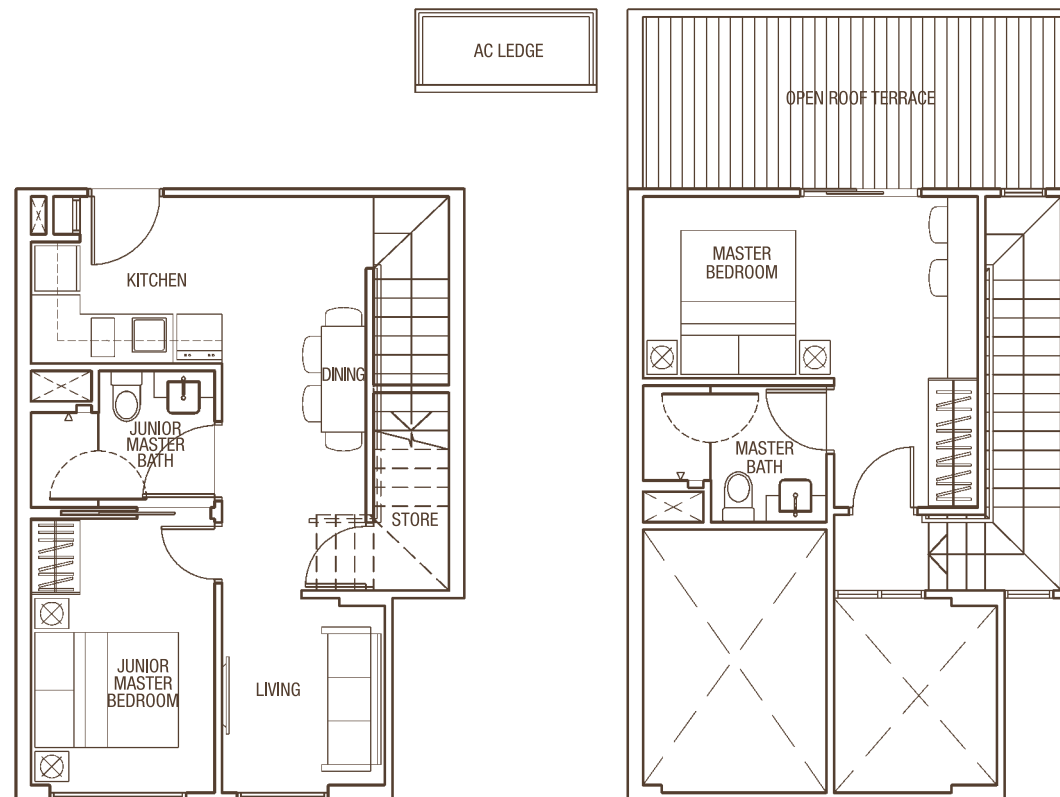
All plans are subject to change as may be approved by the relevant authorities. Indicated floor areas are approximate and subject to final survey.

2-Bedroom Unit TYPE B1-AP

101 sqm / 1,087 sqft

(Inclusive of 2 sqm / 22 sqft AC Ledge + 13.5 sqm / 145 sqft Open Roof Terrace + 15 sqm / 161 sqft Strata Void)

#05-10



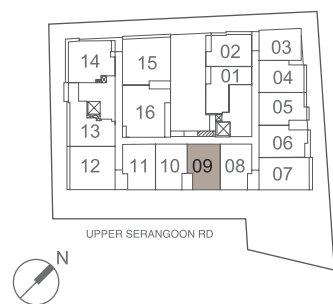
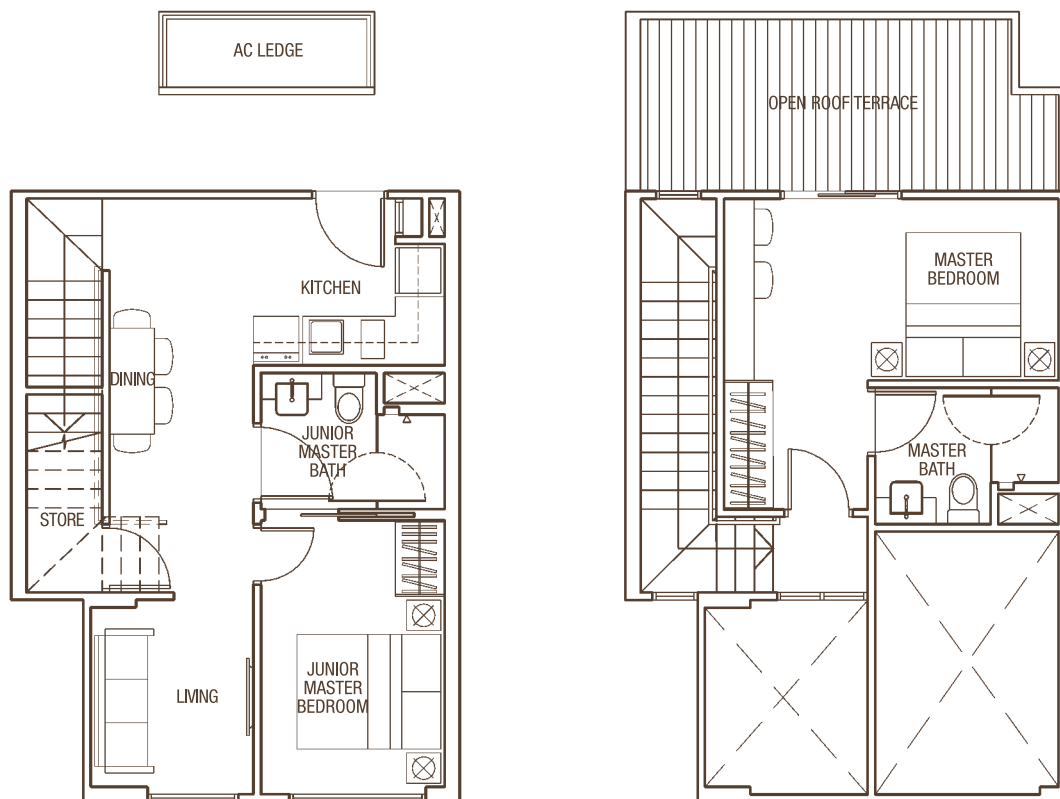
All plans are subject to change as may be approved by the relevant authorities. Indicated floor areas are approximate and subject to final survey.

2-Bedroom Unit TYPE B1-BP

101 sqm / 1,087 sqft

(Inclusive of 3 sqm / 32 sqft AC Ledge + 12.5 sqm / 135 sqft Open Roof Terrace + 15 sqm / 161 sqft Strata Void)

#05-09



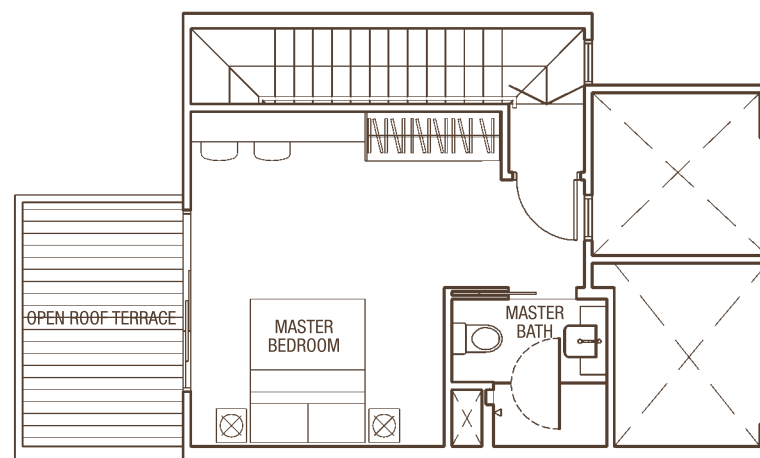
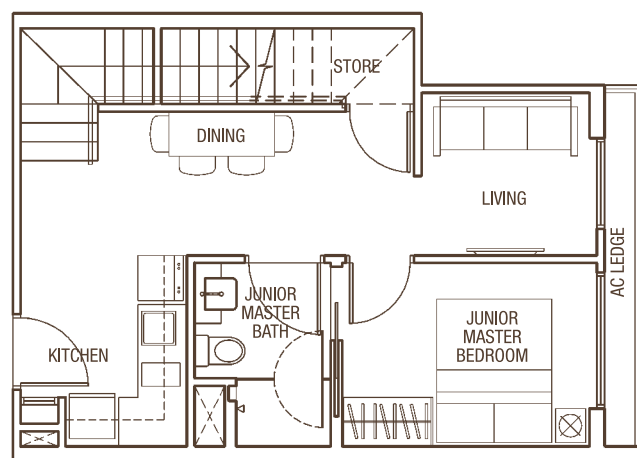
All plans are subject to change as may be approved by the relevant authorities. Indicated floor areas are approximate and subject to final survey.

2-Bedroom Unit TYPE B2P

93 sqm / 1,001 sqft

(Inclusive of 2.5 sqm / 27 sqft AC Ledge + 7.5 sqm / 81 sqft Open Roof Terrace + 11 sqm / 118 sqft Strata Void)

#05-04



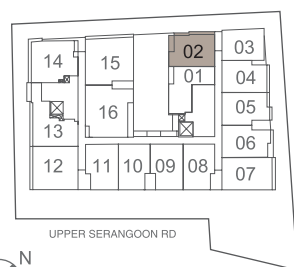
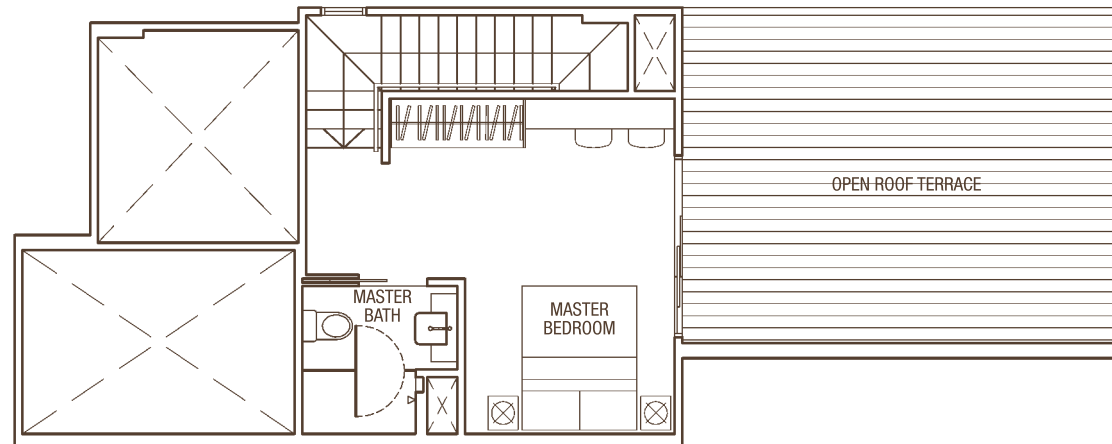
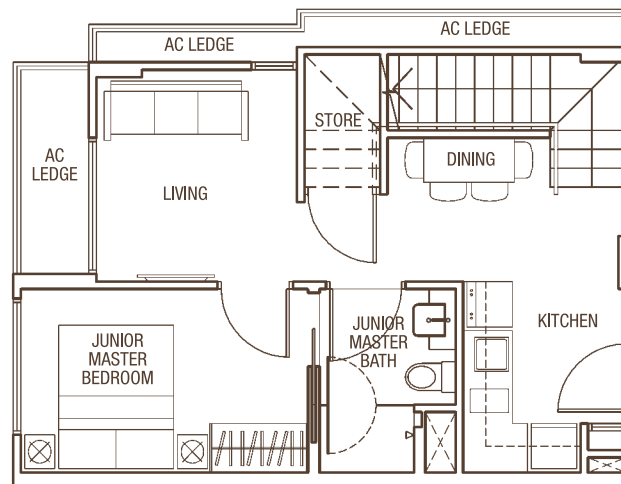
All plans are subject to change as may be approved by the relevant authorities. Indicated floor areas are approximate and subject to final survey.

2-Bedroom Unit TYPE B3P

119 sqm / 1,281 sqft

(Inclusive of 6.5 sqm / 70 sqft AC Ledge + 26 sqm / 280 sqft Open Roof Terrace + 18 sqm / 194 sqft Strata Void)

#05-02



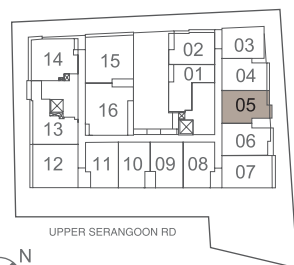
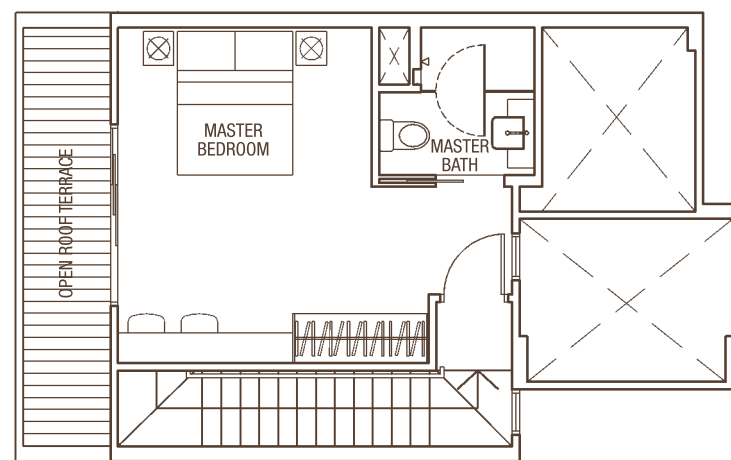
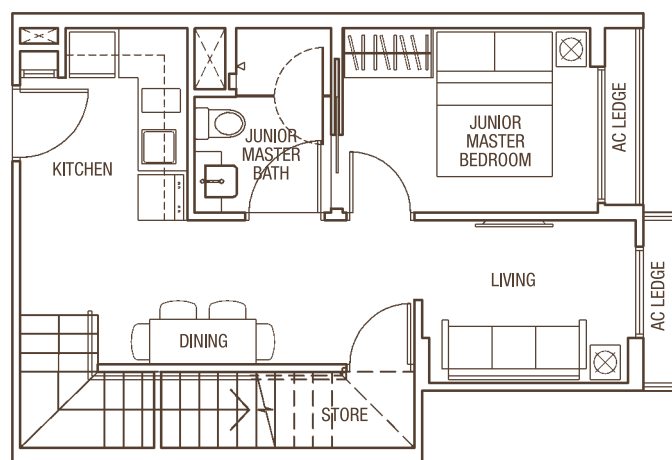
All plans are subject to change as may be approved by the relevant authorities. Indicated floor areas are approximate and subject to final survey.

2-Bedroom Unit TYPE B5P

95 sqm / 1,023 sqft

(Inclusive of 2.2 sqm / 24 sqft AC Ledge + 7.3 sqm / 79 sqft Open Roof Terrace + 12 sqm / 129 sqft Strata Void)

#05-05



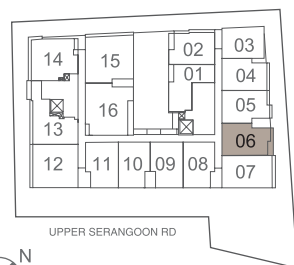
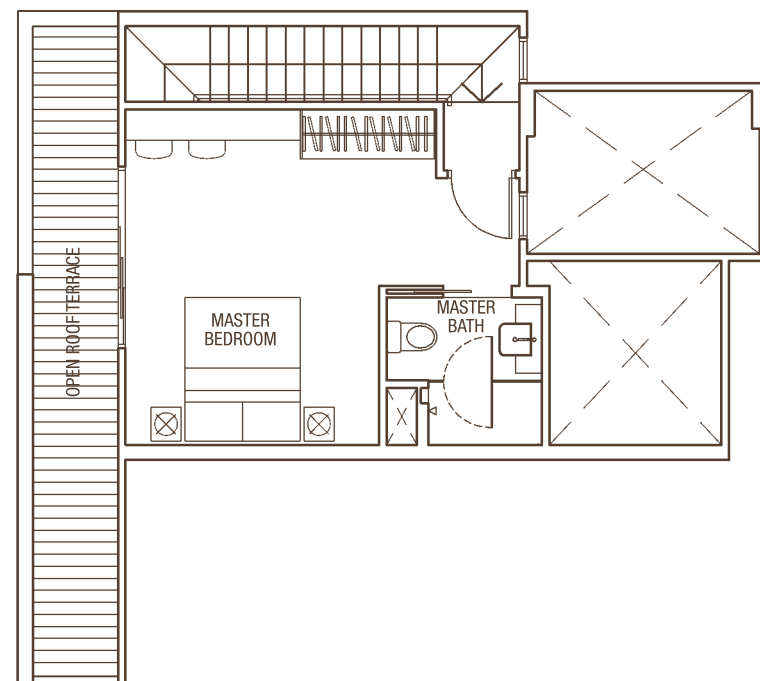
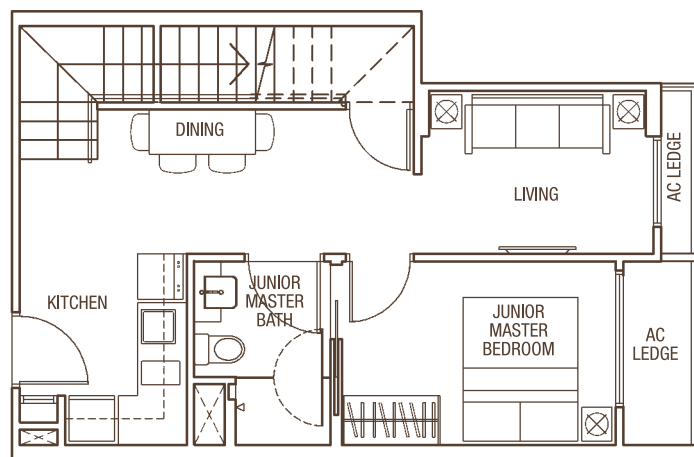
All plans are subject to change as may be approved by the relevant authorities. Indicated floor areas are approximate and subject to final survey.

2-Bedroom Unit TYPE B6P

102 sqm / 1,098 sqft

(Inclusive of 3.5 sqm / 38 sqft AC Ledge + 11.3 sqm / 122 sqft Open Roof Terrace + 13 sqm / 140 sqft Strata Void)

#05-06



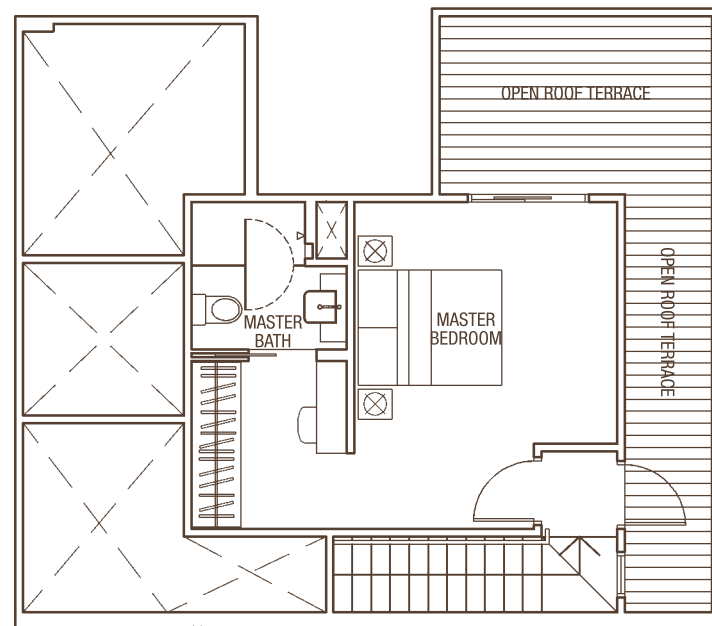
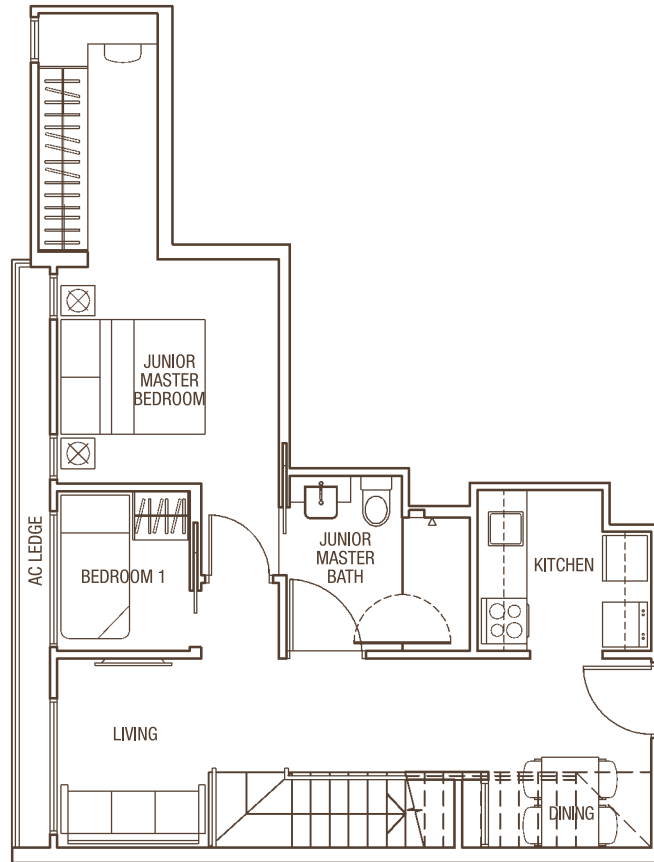
All plans are subject to change as may be approved by the relevant authorities. Indicated floor areas are approximate and subject to final survey.

3-Bedroom Unit TYPE B7P

126 sqm / 1,356 sqft

(Inclusive of 4 sqm / 43 sqft AC Ledge + 16.8 sqm / 181 sqft Open Roof Terrace + 22 sqm / 237 sqft Strata Void)

#05-13



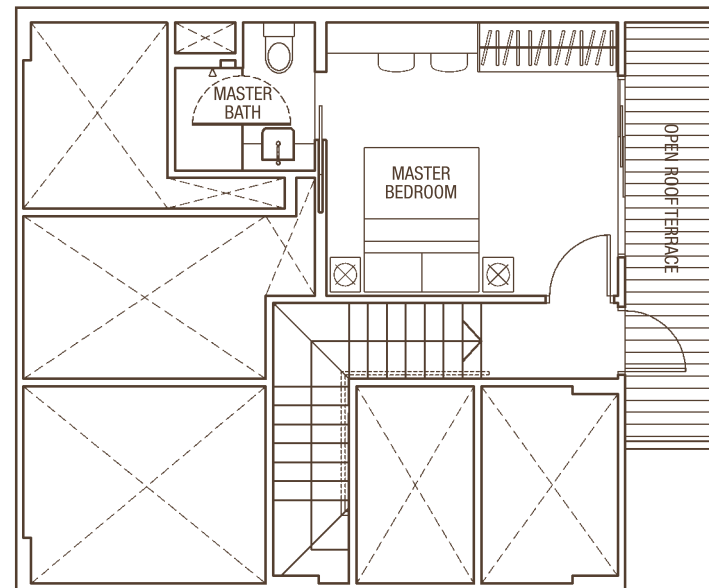
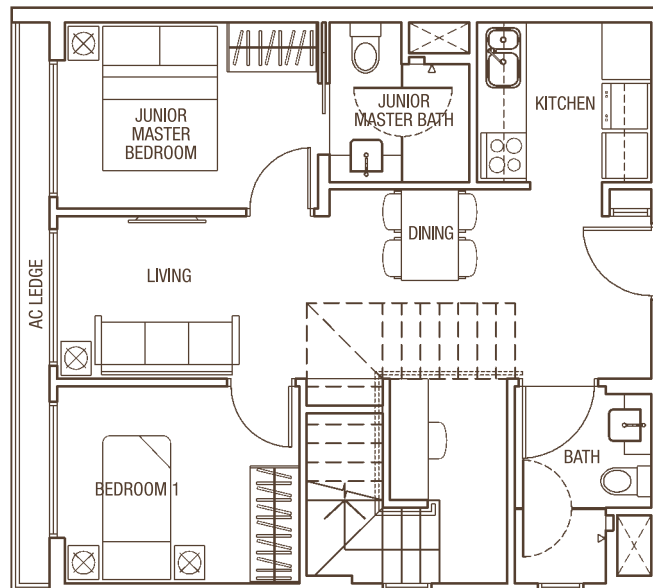
All plans are subject to change as may be approved by the relevant authorities. Indicated floor areas are approximate and subject to final survey.

3-Bedroom Unit TYPE C1P

130 sqm / 1,399 sqft

(Inclusive of 3.9 sqm / 42 sqft AC Ledge + 7.5 sqm / 81 sqft Open Roof Terrace + 33 sqm / 355 sqft Strata Void)

#05-12



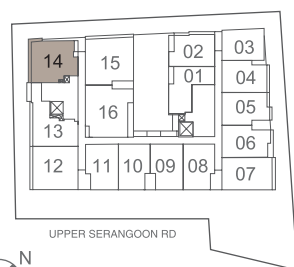
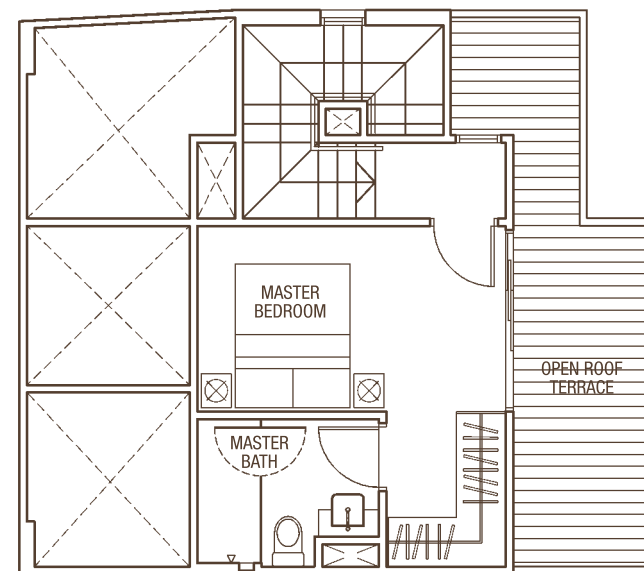
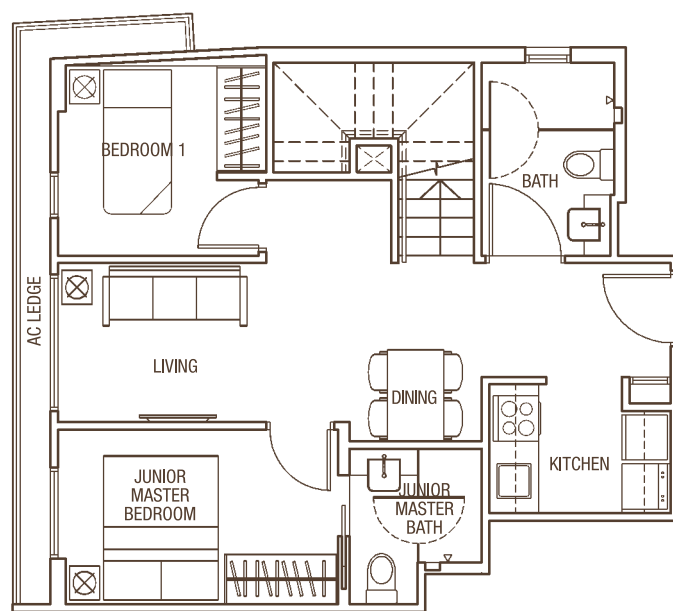
All plans are subject to change as may be approved by the relevant authorities. Indicated floor areas are approximate and subject to final survey.

3-Bedroom Unit TYPE C2P

115 sqm / 1,238 sqft

(Inclusive of 4.7 sqm / 51 sqft AC Ledge + 11 sqm / 118 sqft Open Roof Terrace + 17 sqm / 183 sqft Strata Void)

#05-14



UPPER SERANGOON RD



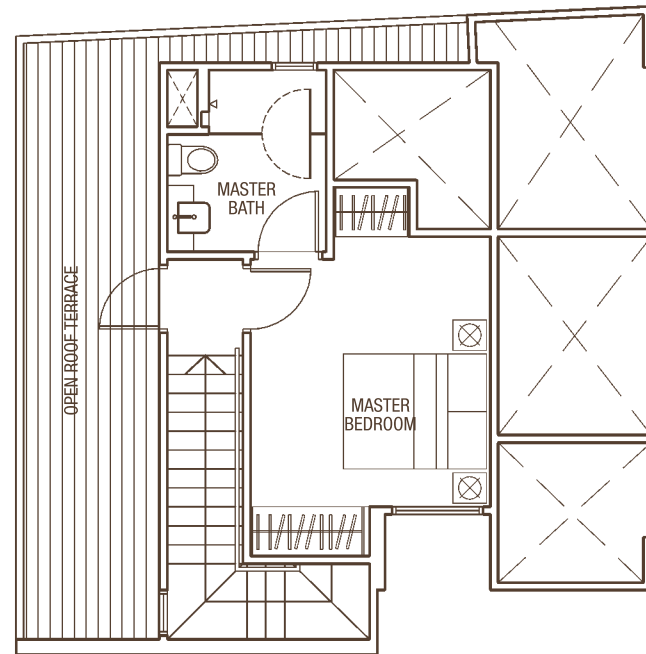
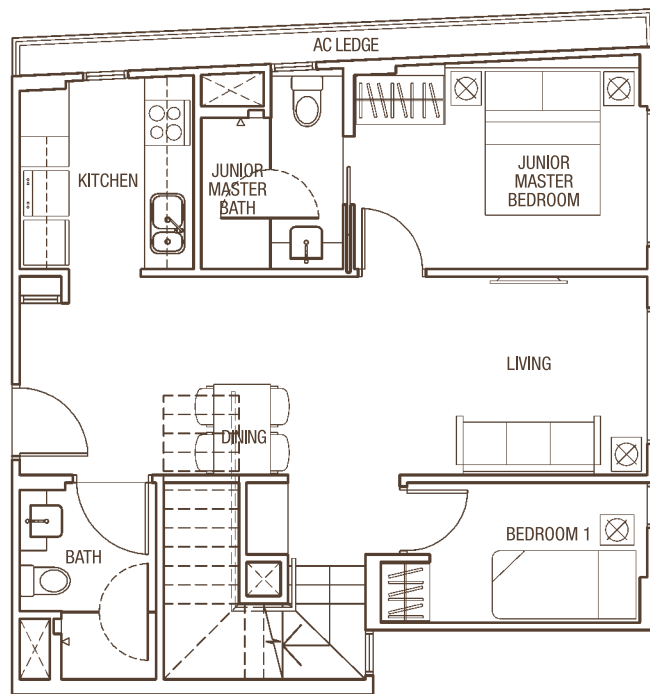
All plans are subject to change as may be approved by the relevant authorities. Indicated floor areas are approximate and subject to final survey.

3-Bedroom Unit TYPE D1P

134 sqm / 1,442 sqft

(Inclusive of 4.5 sqm / 48 sqft AC Ledge + 17.5 sqm / 188 sqft Open Roof Terrace + 20 sqm / 215 sqft Strata Void)

#05-15



UPPER SERANGOON RD



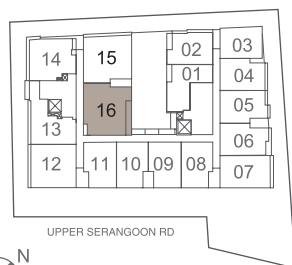
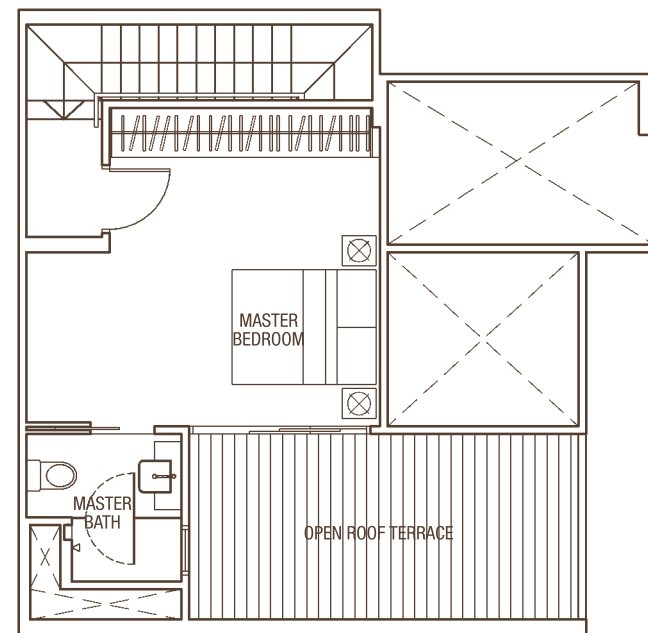
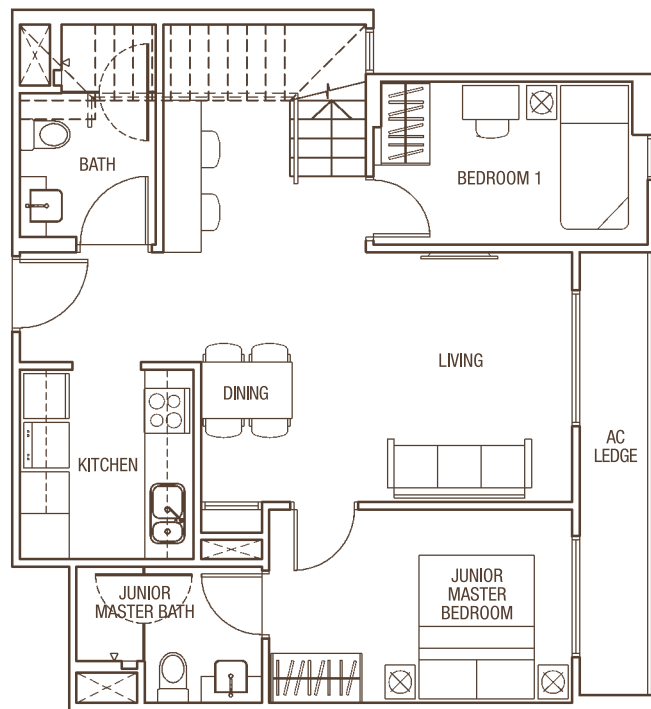
All plans are subject to change as may be approved by the relevant authorities. Indicated floor areas are approximate and subject to final survey.

3-Bedroom Unit TYPE D2P

129 sqm / 1,389 sqft

(Inclusive of 6.3 sqm / 68 sqft AC Ledge + 13.6 sqm / 146 sqft Open Roof Terrace + 15 sqm / 161 sqft Strata Void)

#05-16



All plans are subject to change as may be approved by the relevant authorities. Indicated floor areas are approximate and subject to final survey.



ARTIST'S IMPRESSION

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.



SPAZIO @ KOVAN



ARTIST'S IMPRESSION

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.





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



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.



A Choice Development by:



Developer: Spazio Land Pte Ltd (ROC: 201131644Z) • Developer's Licence No.: C0998 • Tenure of Land: Estate in fee simple
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