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Novena Regency - Floor Plans



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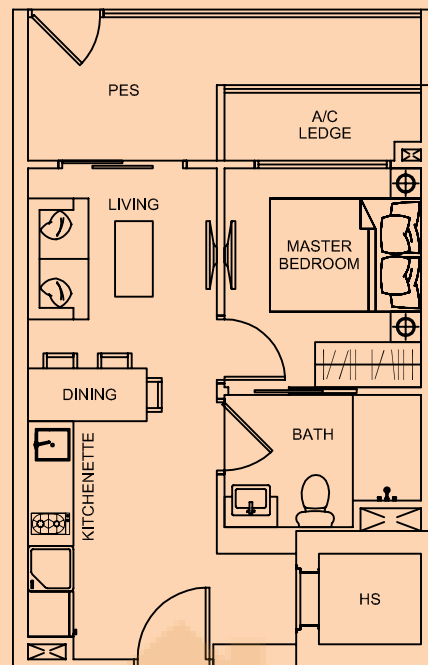
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Floor Plan

RESIDENTIAL

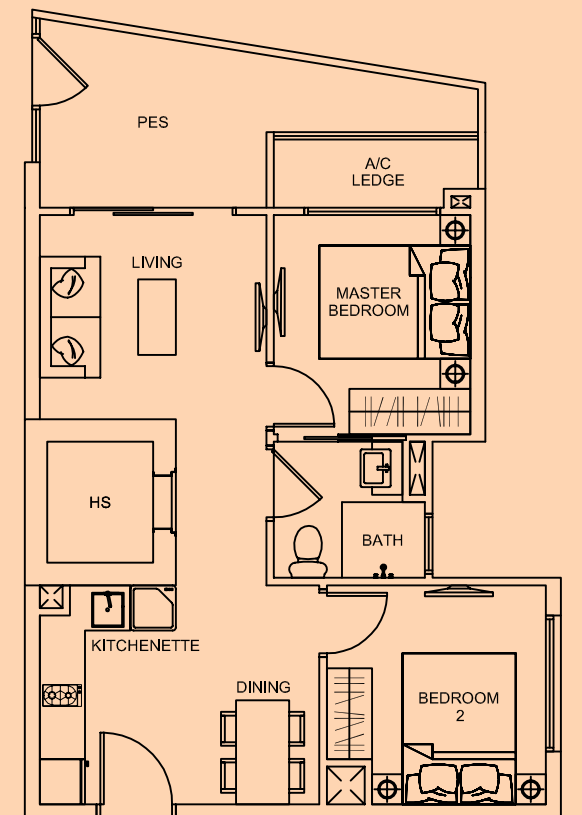
TYPE A

46 sq.m. / 495 sq.ft.
UNIT #02-01



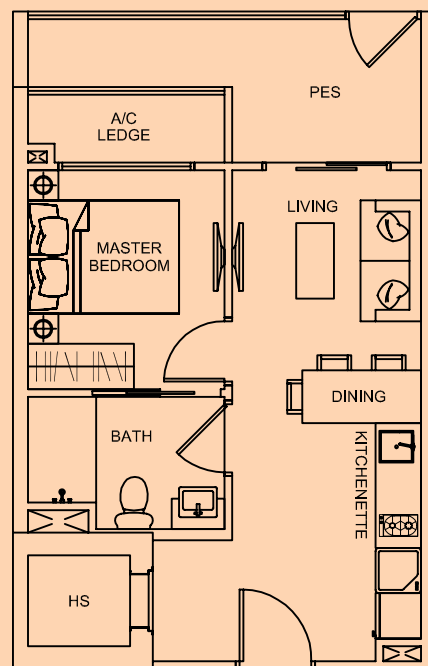
TYPE C

60 sq.m. / 646 sq.ft.
UNIT #02-03



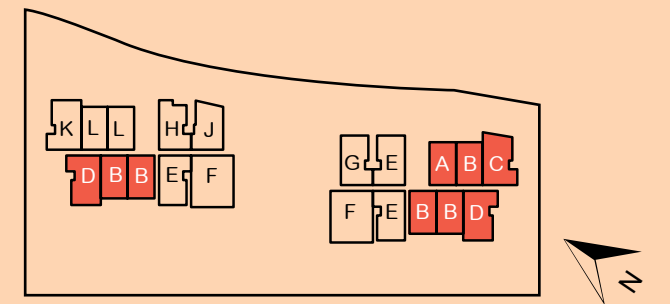
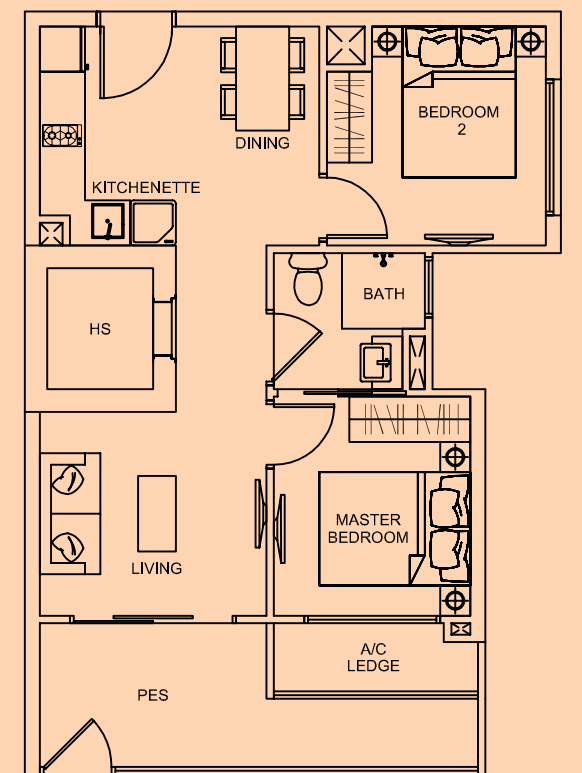
TYPE B

46 sq.m. / 495 sq.ft.
UNIT #02-02, #02-06 & #02-16
MIRROR #02-05, #02-15



TYPE D

60 sq.m. / 646 sq.ft.
UNIT #02-04
MIRROR #02-17

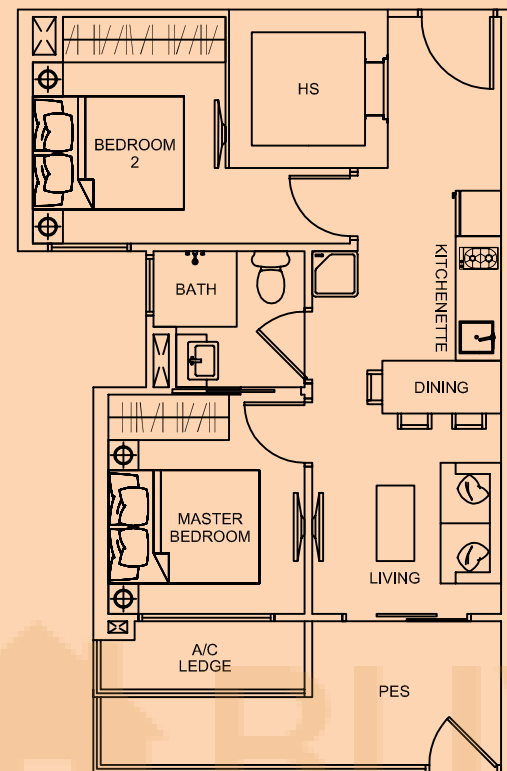


Floor Plan

RESIDENTIAL

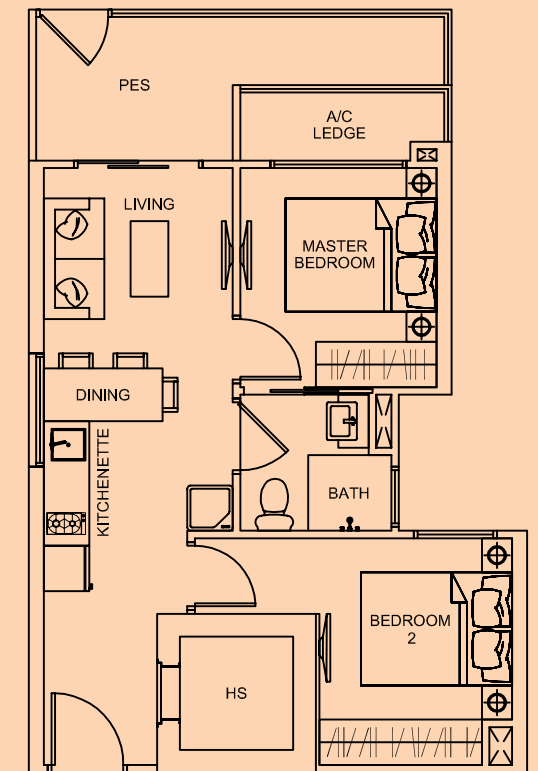
TYPE E

55 sq.m. / 592 sq.ft.
UNIT #02-07
MIRROR #02-10, #02-14



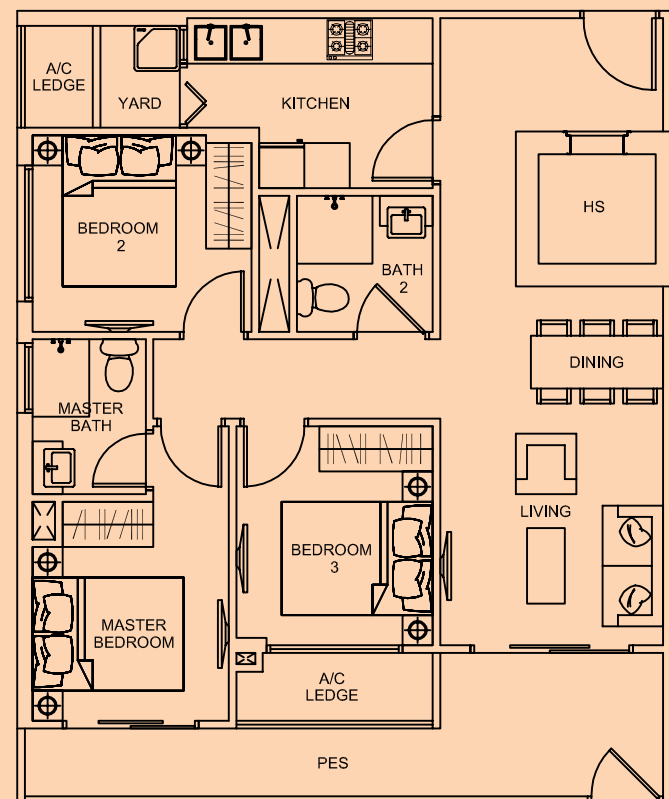
TYPE G

55 sq.m. / 592 sq.ft.
UNIT #02-09



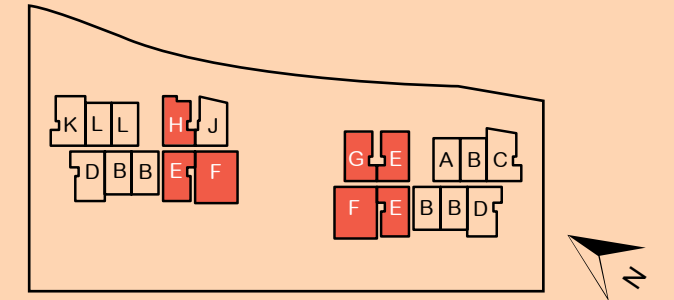
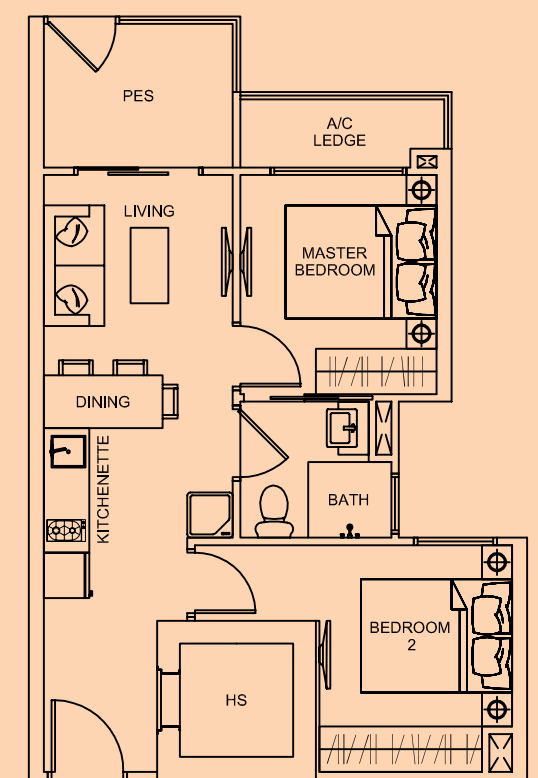
TYPE F

88 sq.m. / 947 sq.ft.
UNIT #02-08
MIRROR #02-13



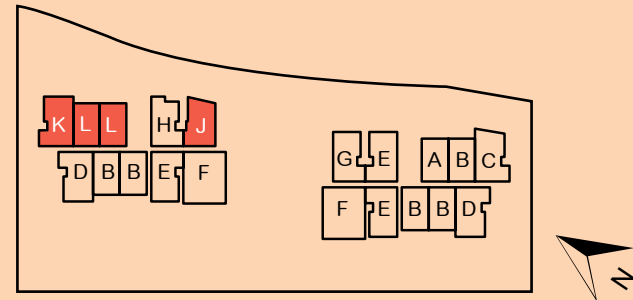
TYPE H

52 sq.m. / 560 sq.ft.
UNIT #02-11



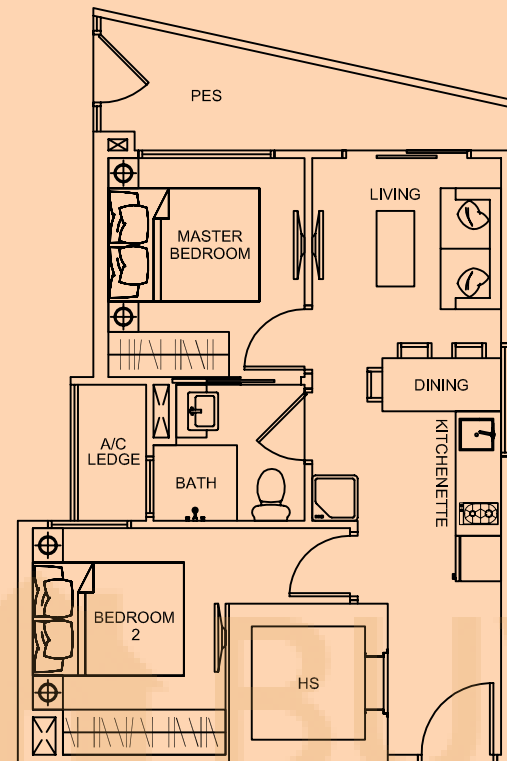
Floor Plan

RESIDENTIAL



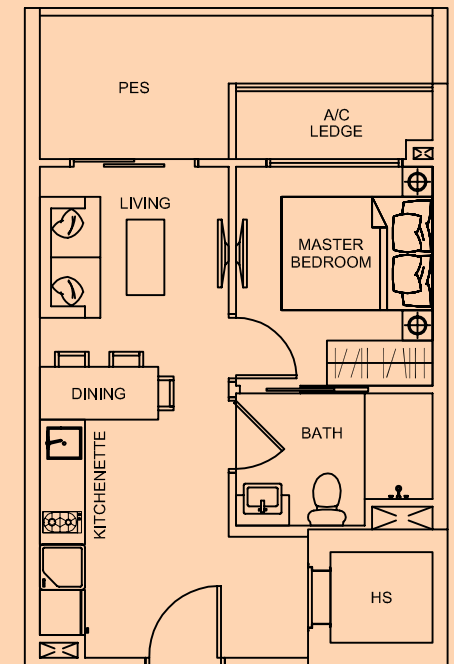
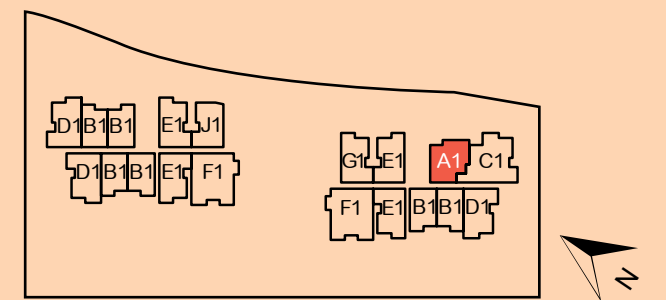
TYPE J

53 sq.m. / 570 sq.ft.
UNIT #02-12



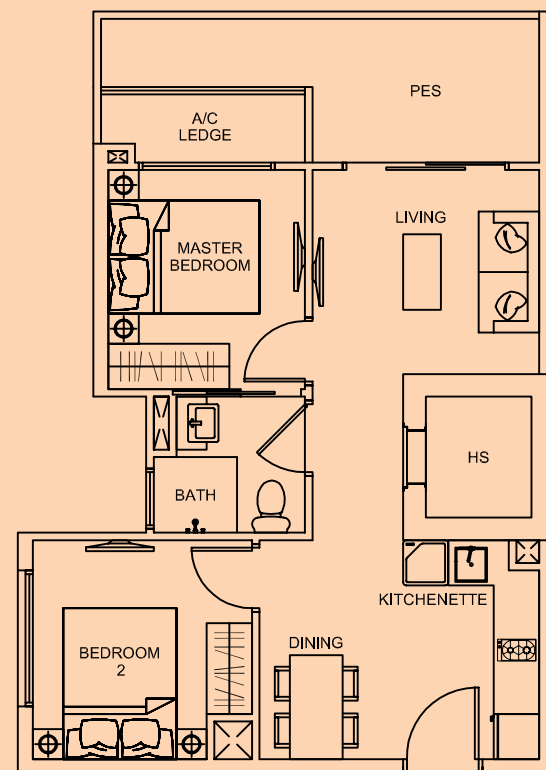
TYPE L

46 sq.m. / 495 sq.ft.
UNIT #02-19
MIROR #02-20



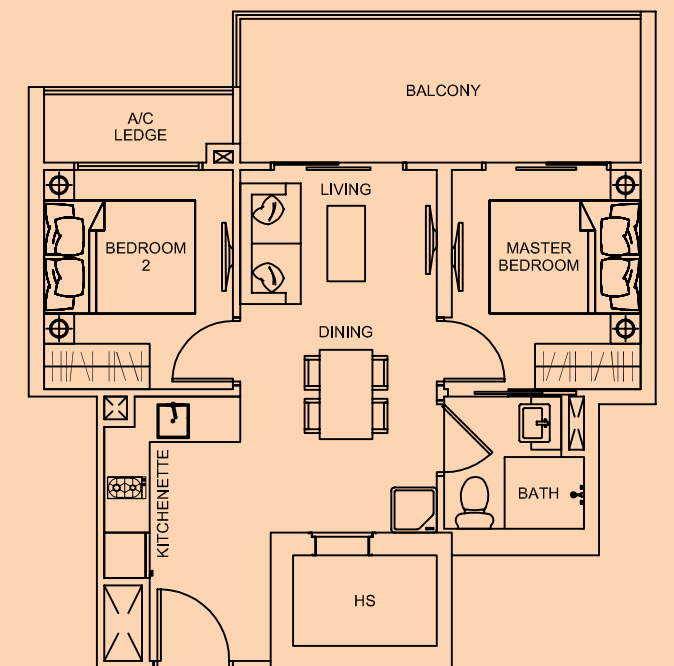
TYPE K

60 sq.m. / 646 sq.ft.
UNIT #02-18



TYPE A1

57 sq.m. / 614 sq.ft.
UNIT #03-01



Floor Plan

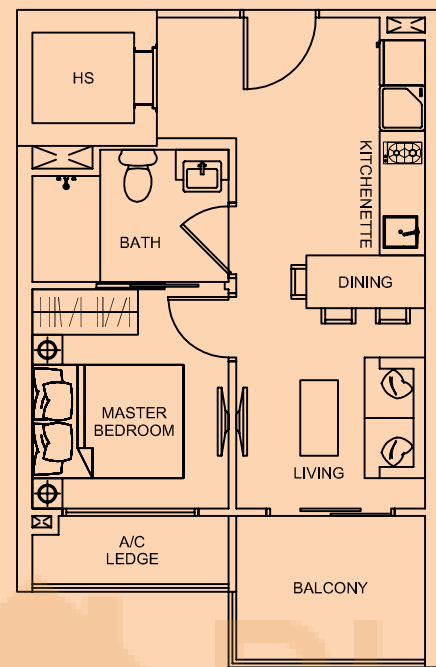
RESIDENTIAL

TYPE B1

43 sq.m. / 463 sq.ft.

UNIT #03-05, #03-15 & #03-19

MIRROR #03-06, #03-16 & #03-20

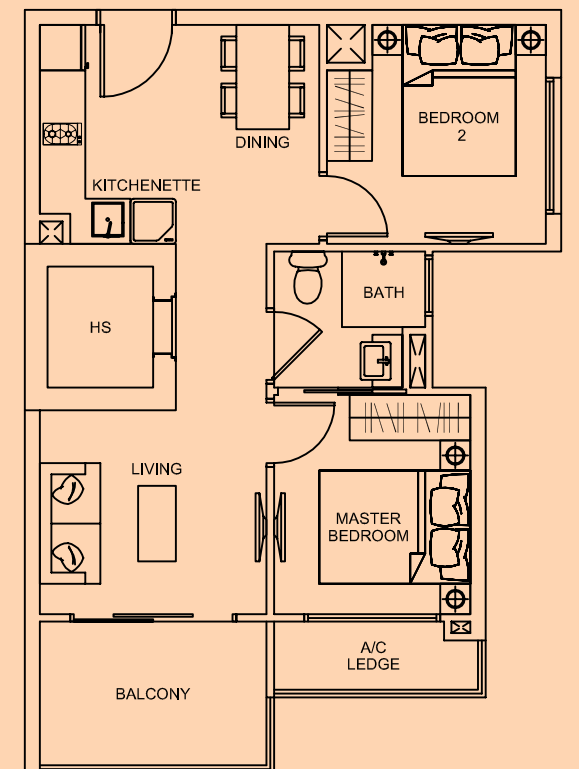


TYPE D1

57 sq.m. / 614 sq.ft.

UNIT #03-04, #03-18

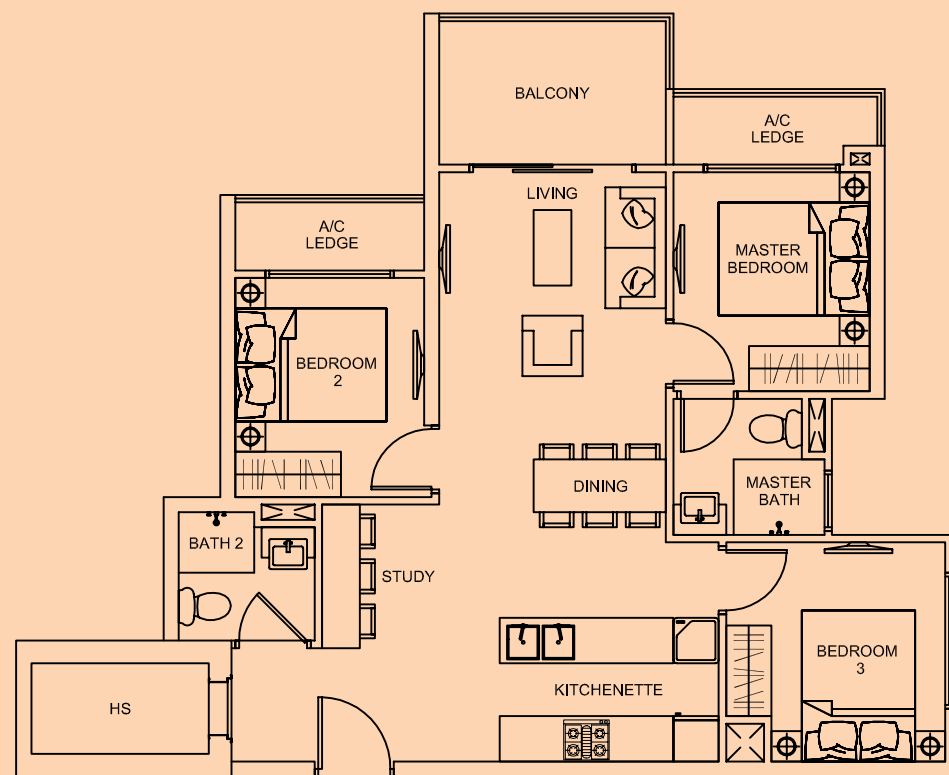
MIRROR #03-17



TYPE C1

83 sq.m. / 893 sq.ft.

UNIT #03-03

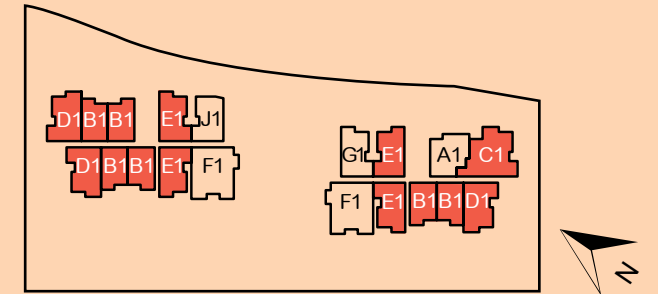
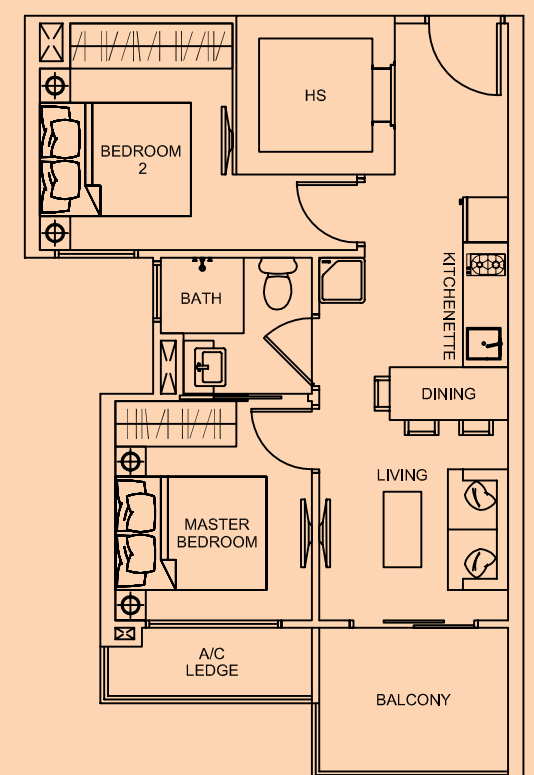


TYPE E1

52 sq.m. / 560 sq.ft.

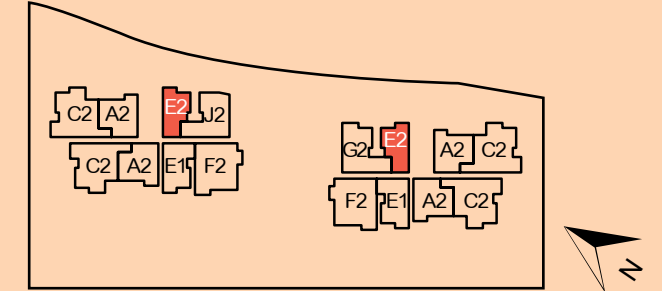
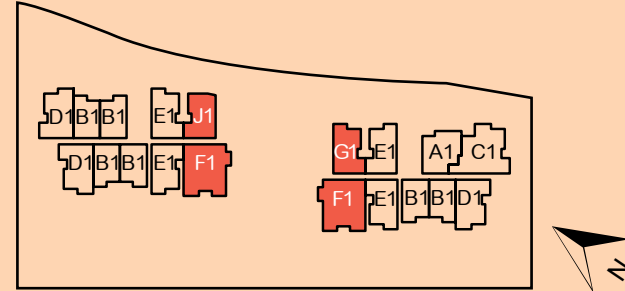
UNIT #03-07, #03-11 & #04-07

MIRROR #03-10, #03-14 & #04-14



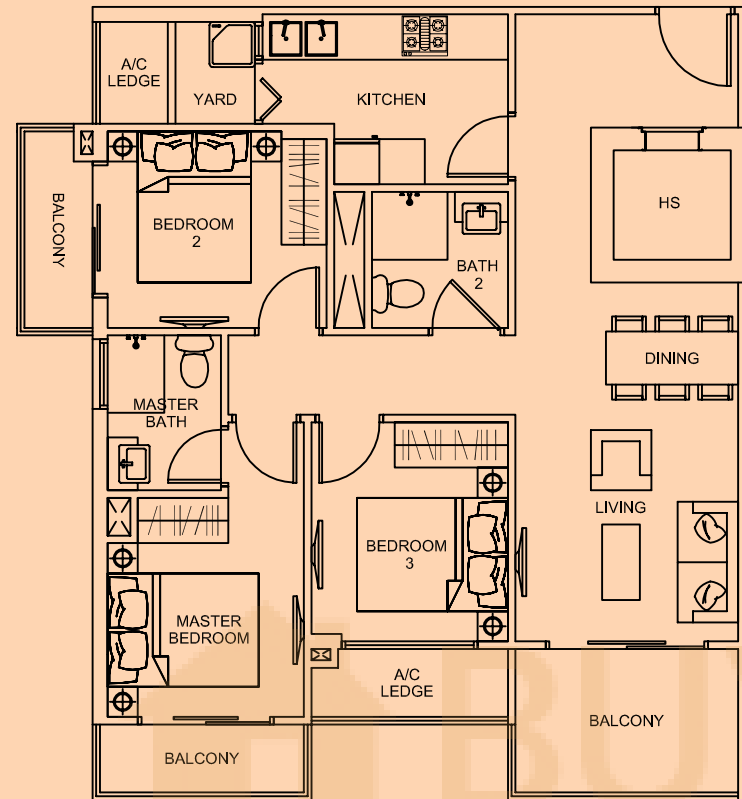
Floor Plan

RESIDENTIAL



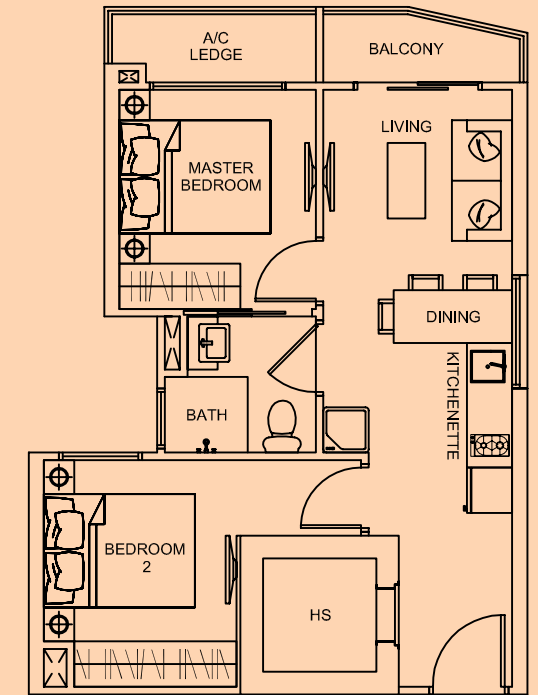
TYPE F1

88 sq.m. / 947 sq.ft.
UNIT #03-08
MIRROR #03-13



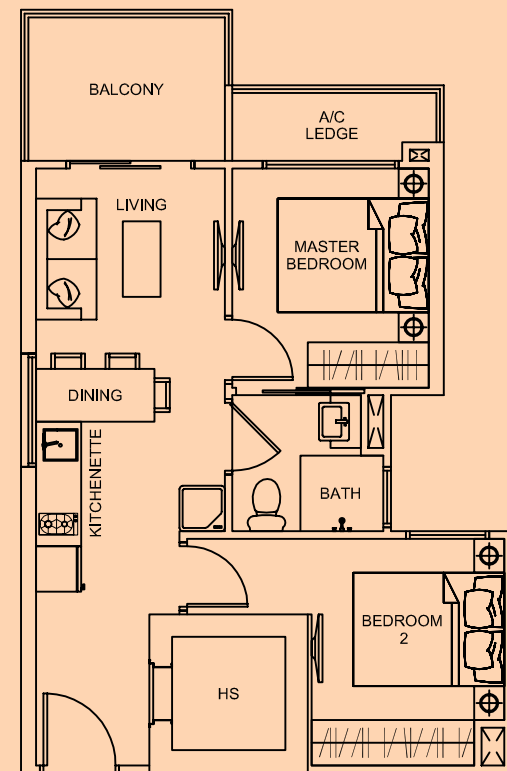
TYPE J1

50 sq.m. / 538 sq.ft.
UNIT #03-12



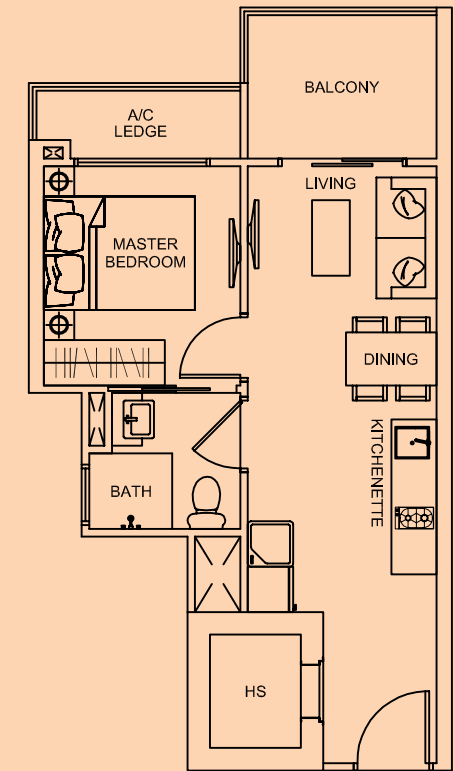
TYPE G1

52 sq.m. / 560 sq.ft.
UNIT #03-09



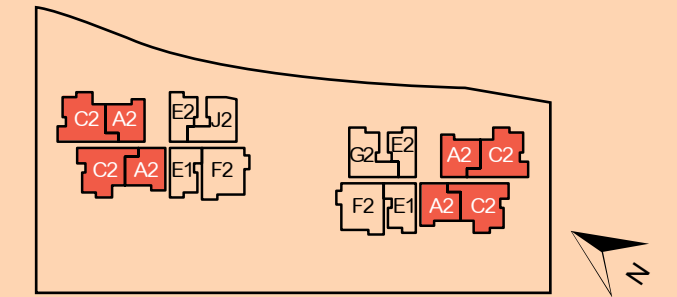
TYPE E2

42 sq.m. / 452 sq.ft.
UNIT #04-10
MIRROR #04-11



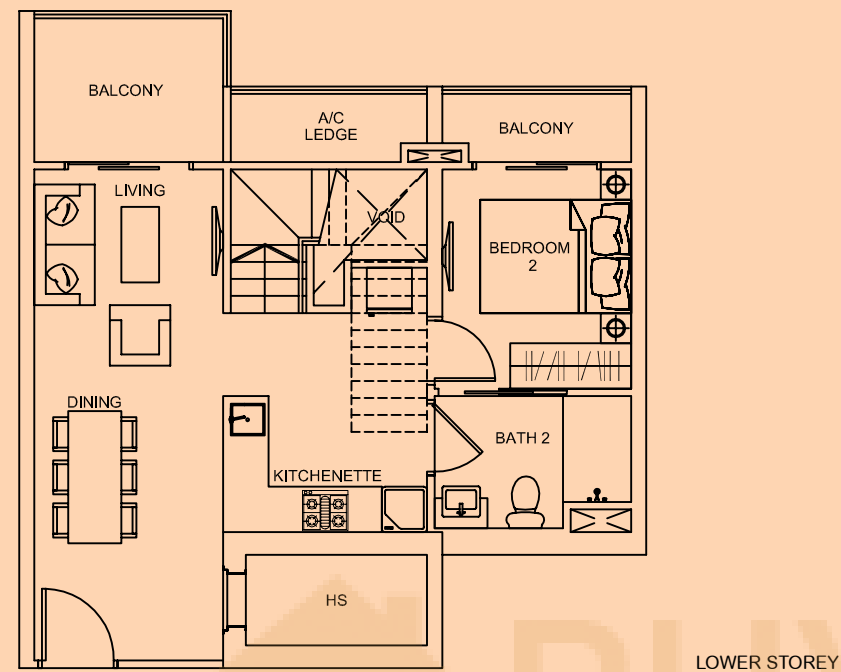
Floor Plan

RESIDENTIAL



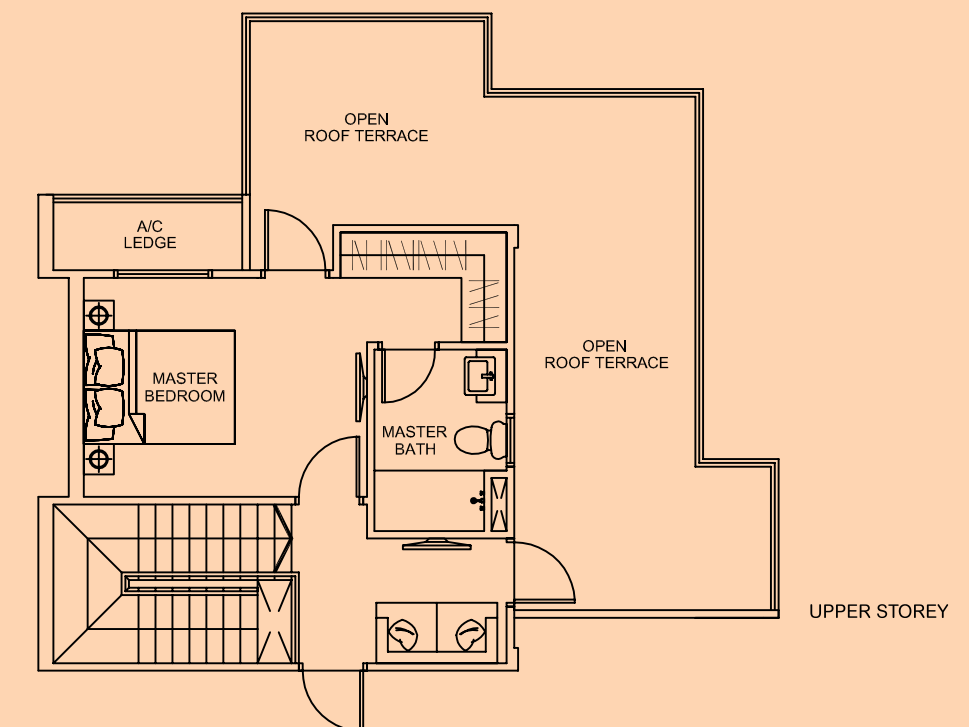
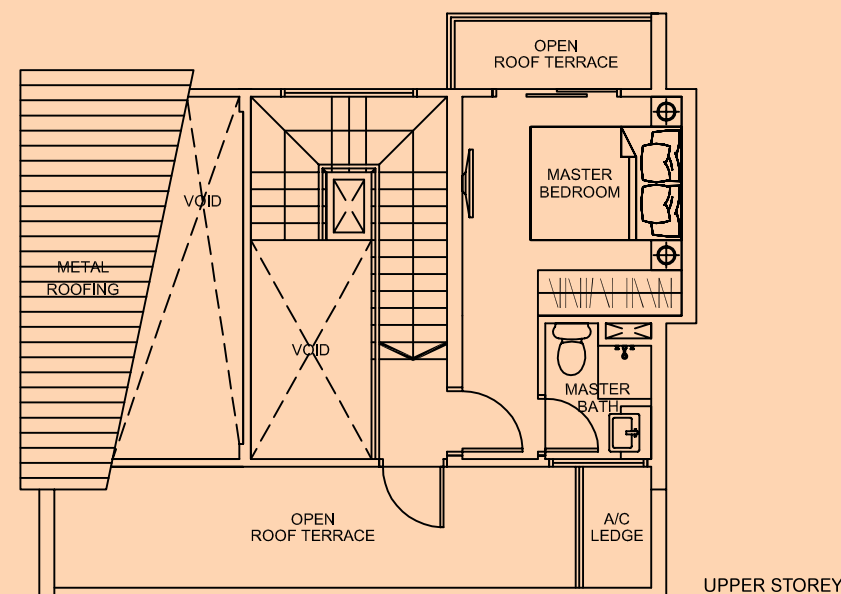
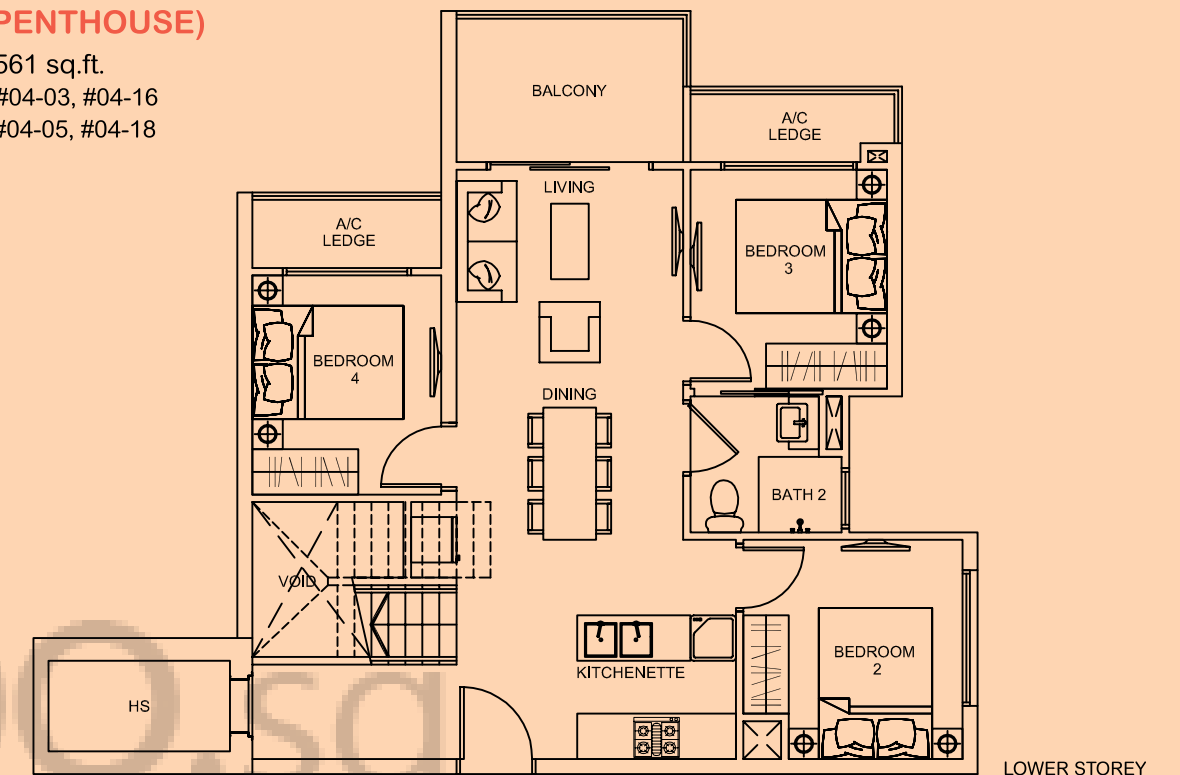
TYPE A2 (PENTHOUSE)

98 sq.m. / 1055 sq.ft.
 UNIT #04-01, #04-15
 MIRROR #04-06, #04-20



TYPE C2 (PENTHOUSE)

145 sq.m. / 1561 sq.ft.
 UNIT #04-03, #04-16
 MIRROR #04-05, #04-18

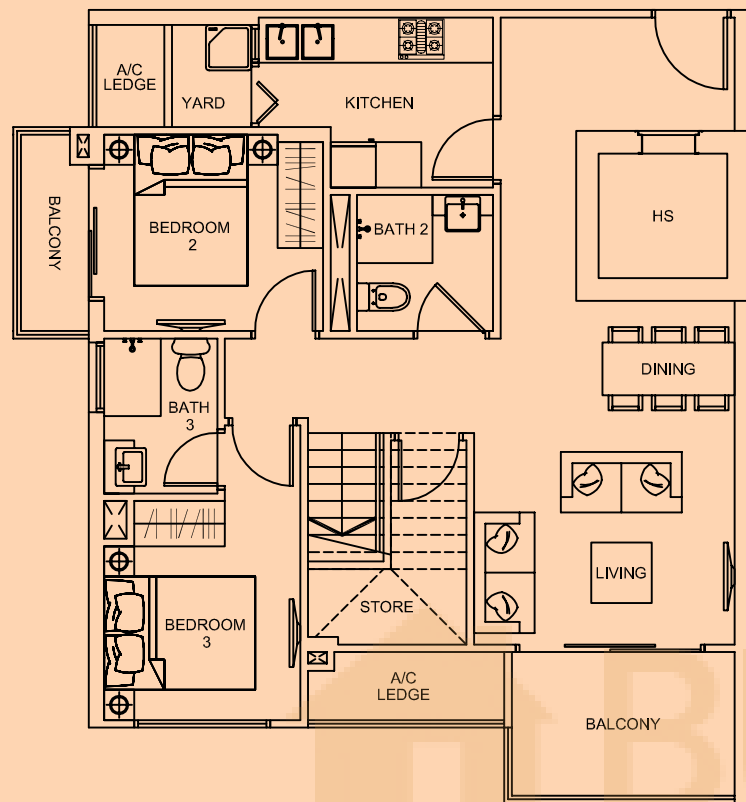


Floor Plan

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TYPE F2 (PENTHOUSE)

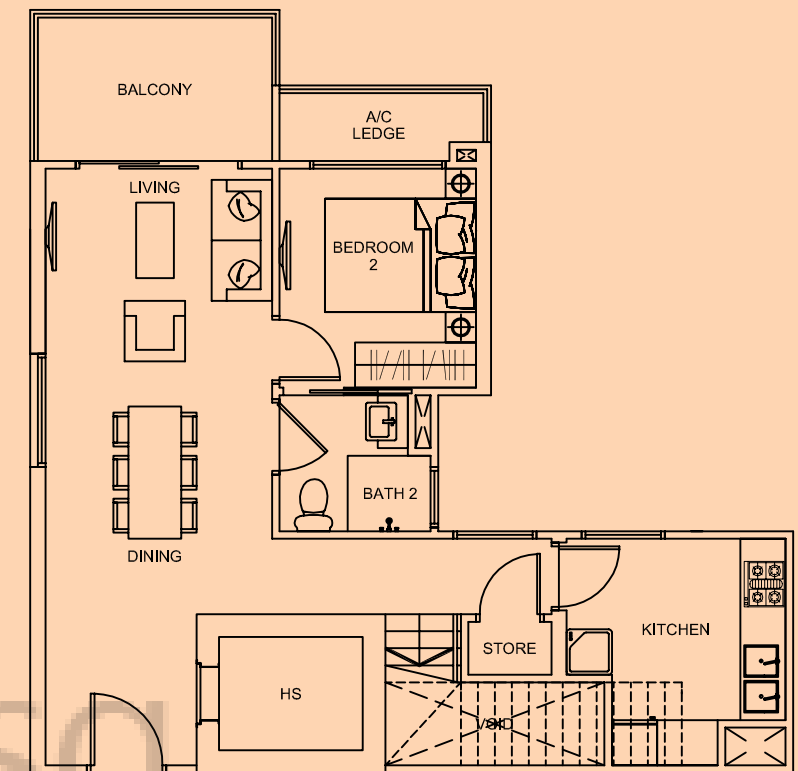
158 sq.m. / 1701 sq.ft.
UNIT #04-08
MIRROR #04-13



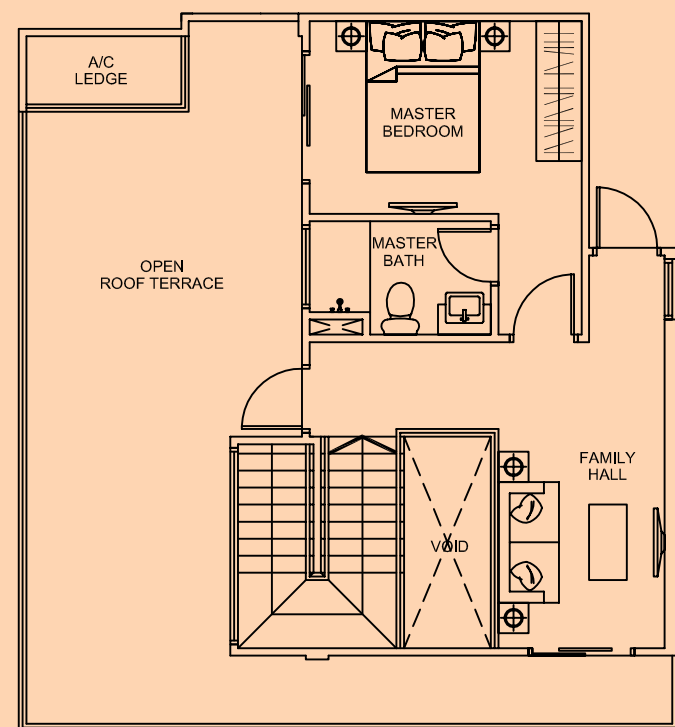
LOWER STOREY

TYPE G2 (PENTHOUSE)

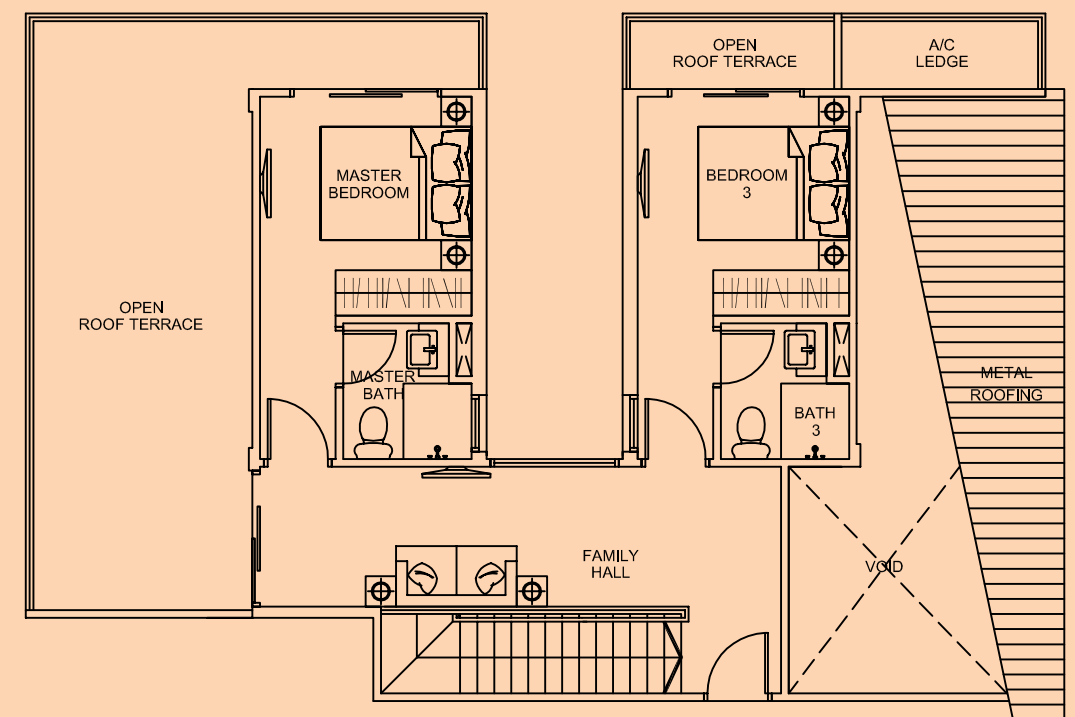
147 sq.m. / 1582 sq.ft.
UNIT #04-09



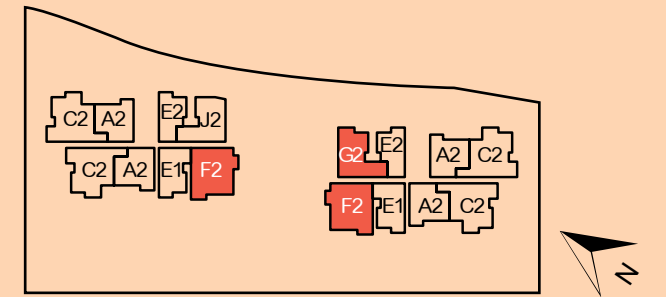
LOWER STOREY



UPPER STOREY

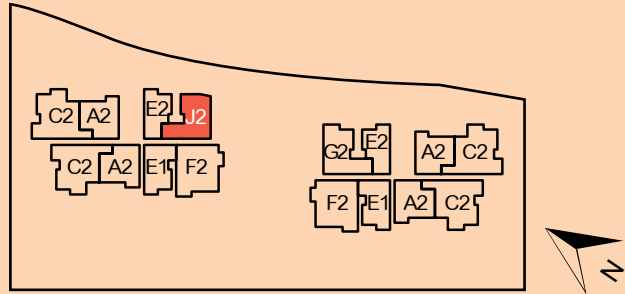


UPPER STOREY



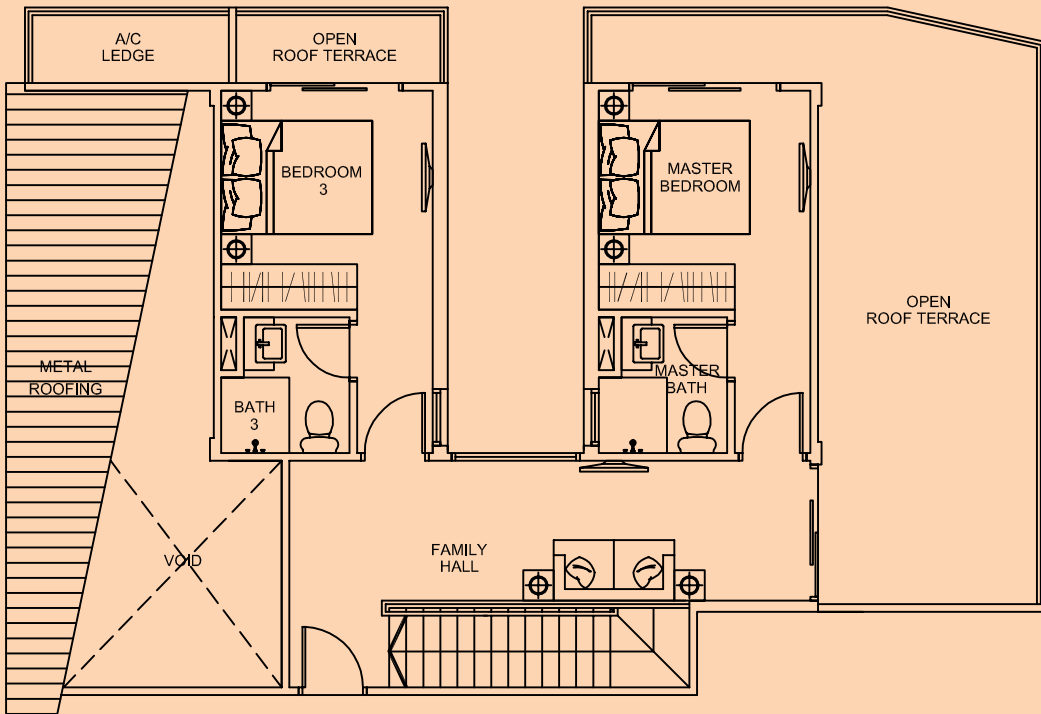
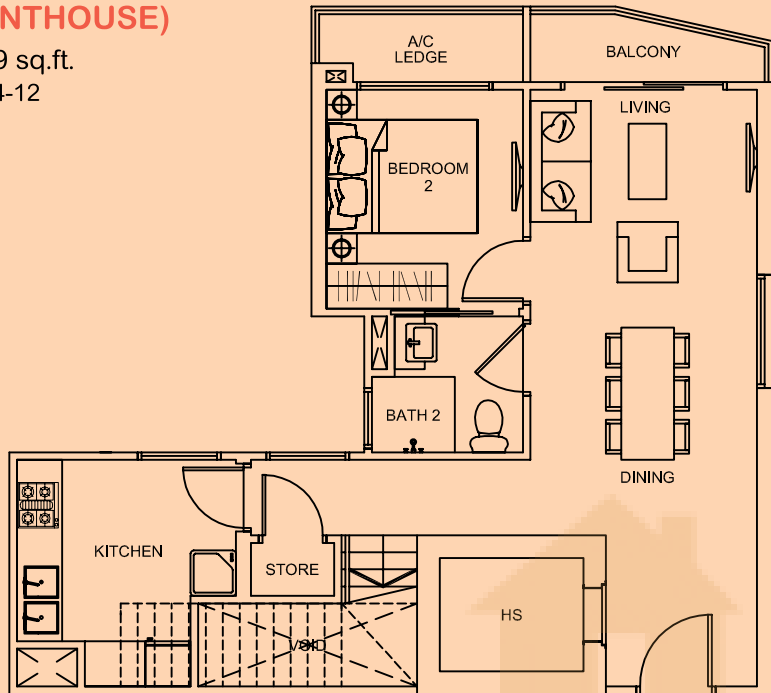
Floor Plan

RESIDENTIAL



TYPE J2 (PENTHOUSE)

143 sq.m. / 1539 sq.ft.
UNIT #04-12



Specifications

RESIDENTIAL

- FOUNDATION**
Pre-cast concrete piles/bored piles/steel piles
- SUPERSTRUCTURE**
Reinforced concrete using minimum Grade 35 concrete complying with SS EN 206 and steel reinforcement bars complying with SS2
- WALLS**
External wall – RC and/or clay bricks and/or pre-cast concrete panel
Internal wall – RC and/or clay bricks and/or pre-cast concrete panel
- ROOF**
Flat roof: Reinforced concrete roof with appropriate water proofing system
Metal roof: Insulated roofing system
- CEILING**
Apartment Units
Living/ Dining, Bedroom, Kitchen, Kitchenette, Yard, Balcony and Bathroom : False ceiling
A/C Ledges, PES and Household Shelter : Skim coat with emulsion paint
COMMON AREAS
Lift Lobbies, Escape Staircases, Basement Car Parks and Other Areas : Skim coat with emulsion paint
- FINISHES**
 - Walls**
 - Apartment Units
Living/ Dining, Bedroom, Household Shelter, PES, Balcony, Kitchenette, Roof Terrace and Yard : Cement and sand plaster/skim coat with emulsion paint up to ceiling height or exposed areas only
Kitchen, Bathroom : Ceramic and/or homogeneous tiles laid up to false ceiling level
 - Common Areas
Internal Walls : Homogeneous tiles at lift entrance wall
Lift Lobbies : Cement and sand plaster/skim coat with emulsion paint up to ceiling height
Other Areas : Cement and sand plaster/skim coat with emulsion paint up to ceiling height
 - External Walls : Cement and sand plaster/ skim coat
All Areas : Cement and sand plaster/ skim coat
 - Floors**
 - Apartment Units
Internal Floors : Marble with skirting
Living/Dining and Kitchenette : Homogeneous and/or ceramic tiles
Kitchen, PES, Balcony, Bathroom, Household Shelter, Yard and Roof Terrace : Timber strips with skirting
 - Common Areas
Internal Floors : Homogeneous and/or ceramic tiles
Lift Lobbies : Cement/sand screed and/ or ceramic tiles
Escape Staircases and Other Areas : Homogeneous and/or ceramic tiles
External Floors : Mosaic tiles
Pool Deck : Cement/sand screed and/ or ceramic tiles
Pools : Homogeneous and/or ceramic tiles
Other Areas : Cement/sand screed and/ or ceramic tiles
- WINDOWS**
Powder-coated aluminium and/or UPVC framed windows with tinted and/or tempered glass to all areas except for Bath/Powder Room using frosted glass (where applicable)
- DOORS**
 - Approved fire-rated timber swing door with veneer finished to Main Entrance
 - Timber swing and/or sliding door with veneer finished to all Kitchen, Bedroom and Bathroom
 - Powder coated aluminium and/or UPVC framed glass door from Bedroom/Living to Balcony/ PES/ Roof Terrace where applicable
 - Powder coated aluminium and/or UPVC bi-folding door from Kitchen to Yard where applicable
 - Metal gate from Roof Terrace/ PES to Common Area where applicable
 - Light steel protective door according to Competent Authority's requirement to Household Shelter
 - Imported good quality ironmongery provided to doors
- SANITARY FITTINGS**
Bath :
 - One shower cubicle with shower mixer & soap holder
 - Granite vanity top with one wash basin and tap mixer
 - One pedestal water closet
 - One mirror
 - One paper holder
 - One towel rail
- ELECTRICAL INSTALLATION**
 - Refer to Electrical Schedule for details
 - All electrical wirings are concealed in conduits/trunkings wherever possible
- TV/FM/TELEPHONE**
Refer to Electrical Schedule for details
- LIGHTNING PROTECTION**
Lightning protection system shall be provided in accordance with Singapore Standard CP
- PAINTING**
 - Internal walls and ceiling : Emulsion paint
 - External walls : Sprayed textured coating and/ or emulsion paint
- WATER PROOFING**
Water proofing to floor slab of Kitchen, Kitchenette, Bath, Balcony, Yard, PES, Roof Terrace and Reinforced Concrete Roof where applicable
- DRIVEWAY AND CAR PARK**
Homogeneous tiles or cement/sand screed to driveway and car park where applicable

- RECREATION FACILITIES**
 - Swimming Pool
 - Children's Pool
 - Yoga/Pool Deck
 - Function Room
 - Gymnasium
 - BBQ Area
 - Children's Playground/Fitness Station
- ADDITIONAL ITEMS**
 - Kitchen Cabinets and Appliances**
 - Solid surface countertop complete with veneer plywood kitchen cabinets, kitchen sink with mixer, electric induction hob, electric hood, built-in electric microwave oven and washing machine to all unit types
 - Built-in wardrobe complete with aluminium sliding glass door to all Bedroom
 - One ceiling-mounted air-conditioning system provided to Living/Dining Area
 - One wall-mounted air-conditioning system provided to Bedrooms of all unit types
 - Bedroom Wardrobe**
 - Hot water supply provided to every bathroom
 - Air-conditioners**
 - Mechanical ventilated exhaust fan system provided to Bathroom according to the Competent Authority's requirements where applicable
 - Hot Water Provision**
 - Hot water supply provided to every bathroom
 - Mechanical Ventilated Exhaust Fan**
 - Fire sprinkler system provided to basement car parks with polished stainless steel hand railing
 - One tap provided
 - Intercom System**
 - i) Card-accessed and/or audio intercom system to passenger lift lobby entrances at basement and 1st Storey
 - ii) Audio intercom system provided in each unit, linking to passenger lift lobby entrances intercom
 - Fire Sprinkler System**
 - RC parapet wall and/or tempered laminated glass with polished stainless steel hand railing
 - PES, Balcony, Yard and Roof Terrace**
 - One tap provided

NOTES:

- Marble/Granite**
Marble/granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles 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 differences may be felt at the joints. Subject to clause 14.3, the tonality and pattern of the marble or granite selected and installed shall be subject to availability.
- Timber strips**
Timber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.
- Air-conditioning system**
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.
- Television and/or Internet Access**
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.
- Materials, Fittings, Equipment, Finishes, Installations and Appliances**
Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.
- Layout/Location of Wardrobes, Cabinets, Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards**
Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.
- Warranties**
Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.
- Web Portal of the Housing Project**
The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the Management Corporation when it is formed.
- False Ceiling**
The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.
- Glass**
Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.
- Mechanical Ventilation System**
Mechanical Ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.
- Planters**
Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.
- Wall**
All wall finishes shall be terminated at false ceiling level.

While every reasonable care has been taken in preparing this brochure, the developer and its agents shall not be held responsible for any inaccuracies. All statements are believed to be correct but are statements or representations of facts. All information and specifications are current at the time of printing and are subject to change as may be required and cannot form part of the contract. All amendments approved by the relevant authority. Renderings, illustrations, building model are artist's impressions only and cannot be regarded as representation of fact. Floor measurements and subject to final survey. The Sale and Purchase Agreement shall for between the developer and the purchaser and shall in no way be modified by any statement contained in the marketing materials or provided by the developer and/or its agent(s) or otherwise.



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