

Proudly By

SOON LIAN REALTY PTE LTD  
TEAM DESIGN ARCHITECTS PTE LTD  
TOKYU CONSTRUCTION CO LTD

KOVAN  
JEWEL

FREEHOLD DEVELOPMENT IN THE HEART OF KOVAN



*Your Home,  
Your Jewel.*

## THE INSPIRATION



Elegantly poised in the coveted Kovan neighbourhood, Kovan Jewel is designed by Team Design, the architect behind The Sail @ Marina Bay and Stars of Kovan developments. Conceived to achieve the same level of architectural distinctiveness, Kovan Jewel brings together the elegance of black and white colonial bungalows and the best in contemporary design.

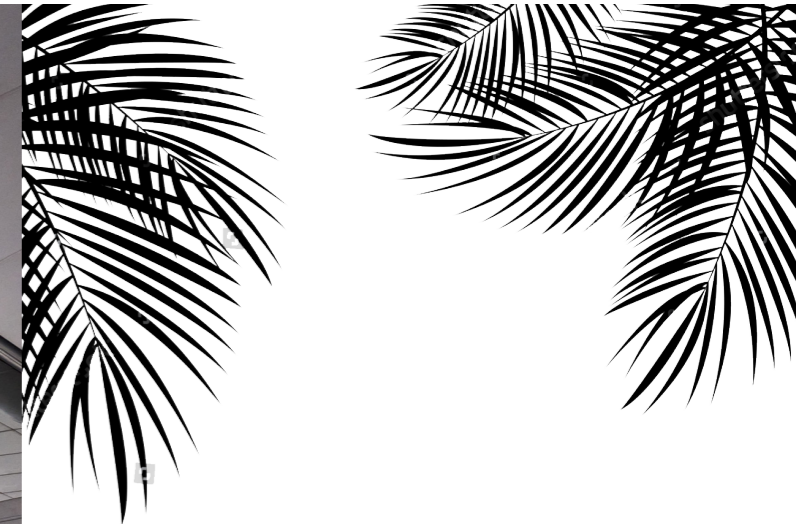
*The home is  
your treasure  
chest.*



## AN ELEGANT REALISATION OF VINTAGE LUXURY & MODERNITY



## LIVE IN THE HEART OF A BUSTLING LIFESTYLE NEIGHBOURHOOD



*Put a new sparkle  
in your life.*



Enjoy the exclusivity of this boutique development set in a charming lifestyle neighbourhood where you are close to all the things you love. Just a short stroll to Kovan MRT Station, Heartland Mall, Kovan Market & Food Centre, supermarkets and eateries. Serangoon MRT Station and NEX Shopping Mall are just an MRT stop away.



CONNECTIVITY		
Kovan MRT Station		7 min
Serangoon MRT Station		5 min
Central Expressway		8 min
Kallang-Paya Lebar Expressway		8 min

EDUCATION		
PRESCHOOLS		
Catholic Kindergarten		3 min
Camberley International Pre-Sch		4 min
Kinderland Preschool		6 min
Cherie Hearts @ Charlton		8 min
Pat's Schoolhouse Aroozoo		4 min
Rosyth Child Care Centre		6 min

PRIMARY SCHOOLS		
Xinghua Primary School		3 min
Holy Innocents' Primary School		4 min
PLMGS Primary School		6 min
Xinmin Primary School		7 min
Zhonghua Primary School		7 min
CHIJ OLCG Primary School		9 min
Rosyth Primary School		9 min

SECONDARY SCHOOLS		
Yuying Secondary School		3 min
Bowen Secondary School		6 min
PLMGS Secondary School		6 min
St. Gabriel's Secondary School		7 min
Xinmin Secondary School		7 min
Serangoon Garden Sec School		7 min

LIFESTYLE		
SHOPPING MALLS		
Heartland Mall		8 min
Upp Serangoon Shopping Ctr		8 min
NEX Shopping Mall		4 min
Hougang Rivercourt Mall		4 min
The Promenade @ Pelikat		5 min

MARKET & FOOD CENTRES		
Kovan 209 Market		4 min
Chomp Chomp Food Centre		7 min

SPORTS CENTRES		
Kovan Sports Centre		3 min
Serangoon Swimming Complex		3 min
Serangoon Stadium		4 min

PARKS		
Surin Ave Neighbourhood Park		3 min
Aroozoo Park		5 min
Maplewood Park		6 min

COMMUNITY CENTRES		
Paya Lebar Kovan CC		3 min
Aljunied CC		4 min

## THE ENCHANTMENT UNFURLS INSIDE



*Treasure the  
moments that  
capture your heart.*

Whether you are buying to stay or invest, Kovan Jewel offers a range of unit types to meet your needs. Choose from a selection of 1-bedroom, 1-bedroom + study, 3-bedroom, 3-bedroom + study, 4-bedroom and 4-bedroom + study.





RECHARGE, REFRESH, RENEW

Artist's Impression



Artist's Impression

*If it makes you happy,  
it's worth it.  
Happiness is priceless.*

At Kovan Jewel, you will find green spaces and recreational facilities to recharge, refresh and renew. Enjoy a relaxing swim in the pool, enjoy your favourite book by the poolside pavilions, sweat it out at the gym or simply sit back on the vintage swing set and take in the tranquil surroundings.



Artist's Impression

SITE PLAN & FACILITIES



Artist's Impression

- |                        |                          |   |  |                                    |
|------------------------|--------------------------|---|--|------------------------------------|
| <b>A</b> Main Entrance | <b>G</b> Poolside Oasis  | <b>M</b> Washroom   | <b>S</b> Bin Point                               | <b>Y</b> Rooftop Water Tank & Pump |
| <b>B</b> Side Gate     | <b>H</b> Poolside Shower | <b>N</b> Management Office  | <b>T</b> Fire Hydrant                            | <b>Z</b> Vent Duct at 1st Storey   |
| <b>C</b> Shop          | <b>I</b> Jewel Club      | <b>O</b> Car Parking<br>Basement = 30 nos.<br>1st Storey = 4 nos. | <b>U</b> Driveway / Fire Engine Accessway        |                                    |
| <b>D</b> Swimming Pool | <b>J</b> BBQ Grill       | <b>P</b> Electrical Sub-station                                   | <b>V</b> Refuse Chamber / Recycle Point          |                                    |
| <b>E</b> Wading Pool   | <b>K</b> Workout Zone    | <b>Q</b> Electrical Room / MDF Room                               | <b>W</b> Generator Set at Basement (Open to Sky) |                                    |
| <b>F</b> Aqua Massage  | <b>L</b> Courtyard       | <b>R</b> Meter Chamber  | <b>X</b> Level 2 Landscape Patio                 |                                    |

UNIT DISTRIBUTION

Unit No.	06		05	07	08		01	02	04	03
Attic	PENTHOUSE PLUS			PENTHOUSE DELUXE		Lifts	PENTHOUSE DELUXE		PENTHOUSE	PENTHOUSE PLUS
5th			SUITE PLUS							
4th	FAMILY PLUS		SUITE PLUS	FAMILY	SUITE		SUITE	FAMILY	SUITE PLUS	FAMILY PLUS
3rd	FAMILY PLUS		SUITE PLUS	FAMILY	SUITE		SUITE	FAMILY	SUITE PLUS	FAMILY PLUS
2nd	FAMILY PLUS		SUITE PLUS	FAMILY	SUITE		SUITE	FAMILY	SUITE PLUS	FAMILY PLUS
Pool Deck	1st	Shop	Office	Carpark	FAMILY PREMIUM		(#01-08)	BBQ	Carpark	
	B1	Carpark					Carpark			

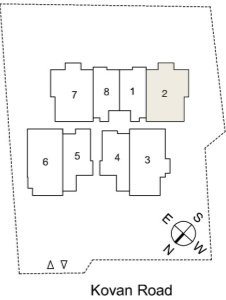
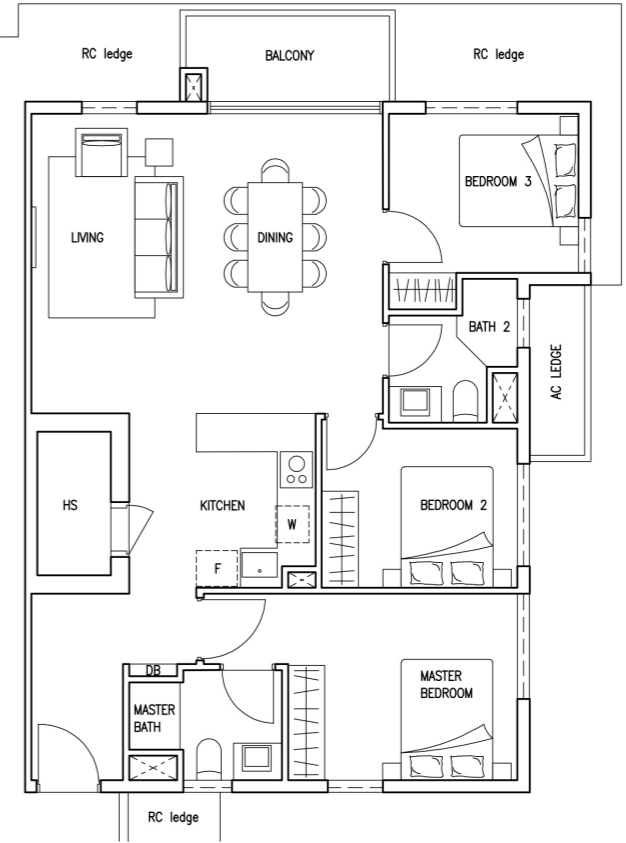
- SUITE  
1-Bedroom
- SUITE PLUS  
1-Bedroom + Study
- PENTHOUSE  
2-Bedroom + 2 Study
- FAMILY  
3-Bedroom
- FAMILY PLUS  
3-Bedroom + Study
- FAMILY PREMIUM  
3-Bedroom
- PENTHOUSE DELUXE  
4-Bedroom
- PENTHOUSE PLUS  
4-Bedroom + Study

FAMILY

51 KOVAN ROAD, SINGAPORE 548534

UNIT #02-02

3 BEDROOMS  
100 sqm  
(1076 sqft)



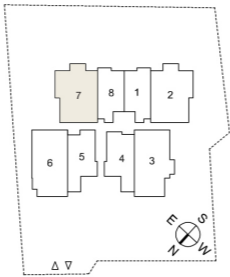
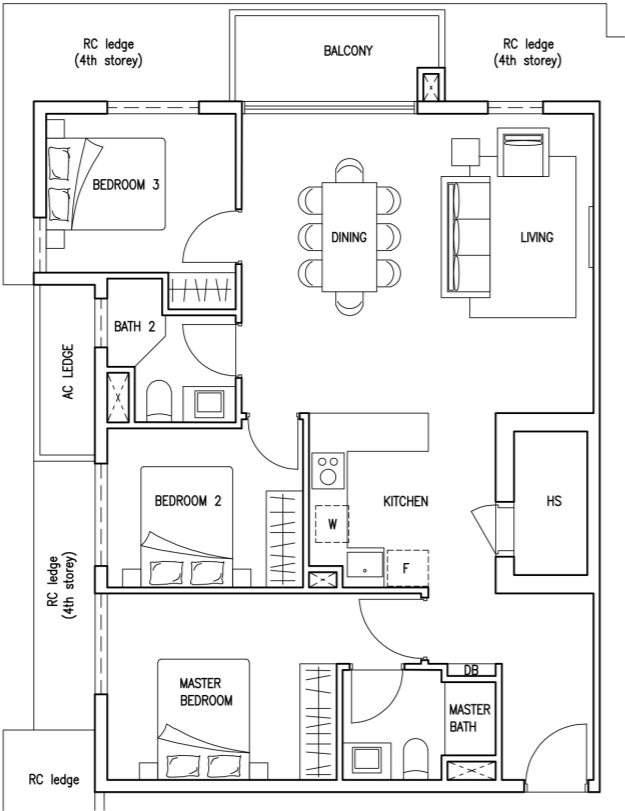
KEY PLAN

# FAMILY

51 KOVAN ROAD, SINGAPORE 548534

UNIT #03-07  
UNIT #04-07

3 BEDROOMS  
100 sqm  
(1076 sqft)



KEY PLAN

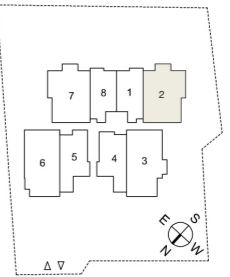
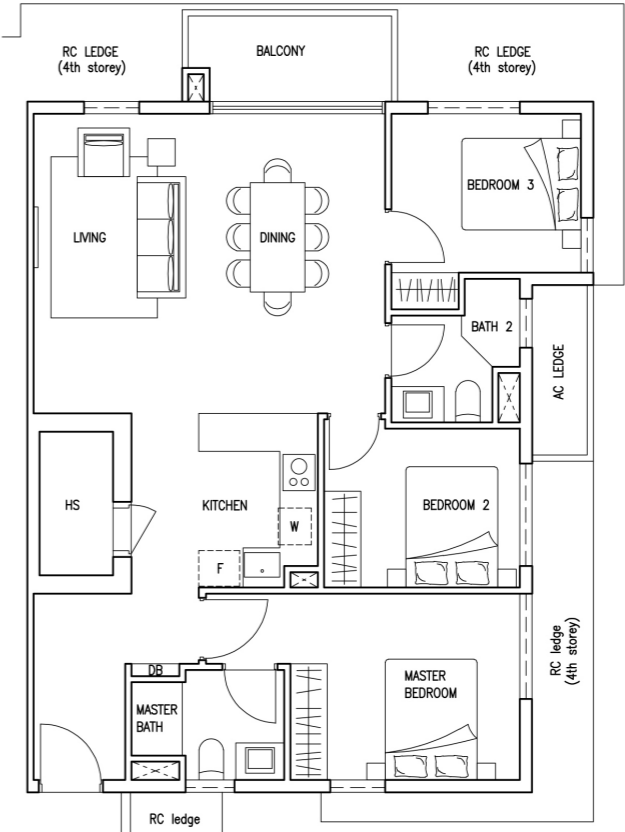


# FAMILY

51 KOVAN ROAD, SINGAPORE 548534

UNIT #03-02  
UNIT #04-02

3 BEDROOMS  
100 sqm  
(1076 sqft)



KEY PLAN

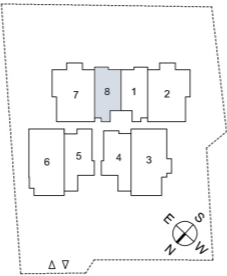
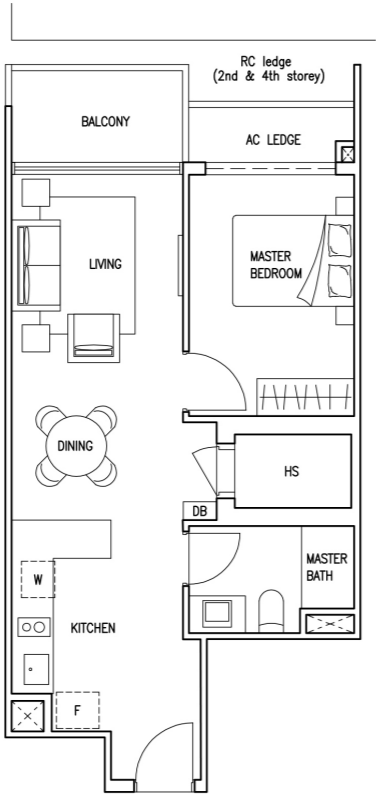


# SUITE

51 KOVAN ROAD, SINGAPORE 548534

UNIT #02-08  
UNIT #03-08  
UNIT #04-08  
UNIT #05-08

1 BEDROOM  
58 sqm  
(624 sqft)



KEY PLAN

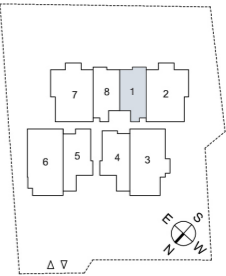
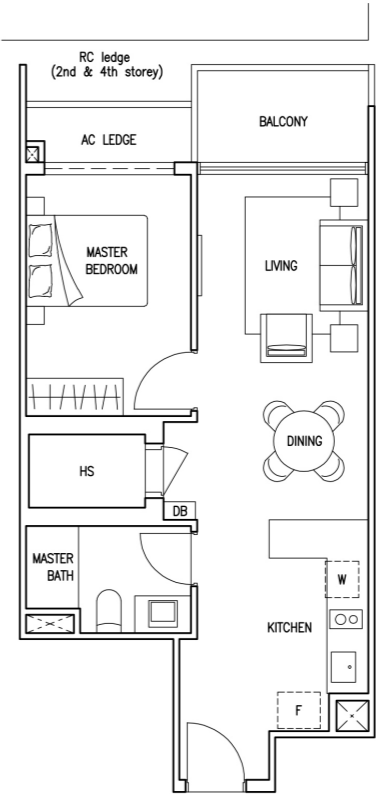


# SUITE

51 KOVAN ROAD, SINGAPORE 548534

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

1 BEDROOM  
58 sqm  
(624 sqft)



KEY PLAN

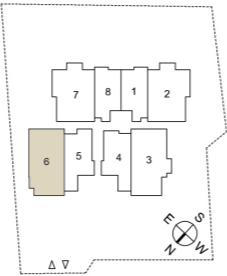
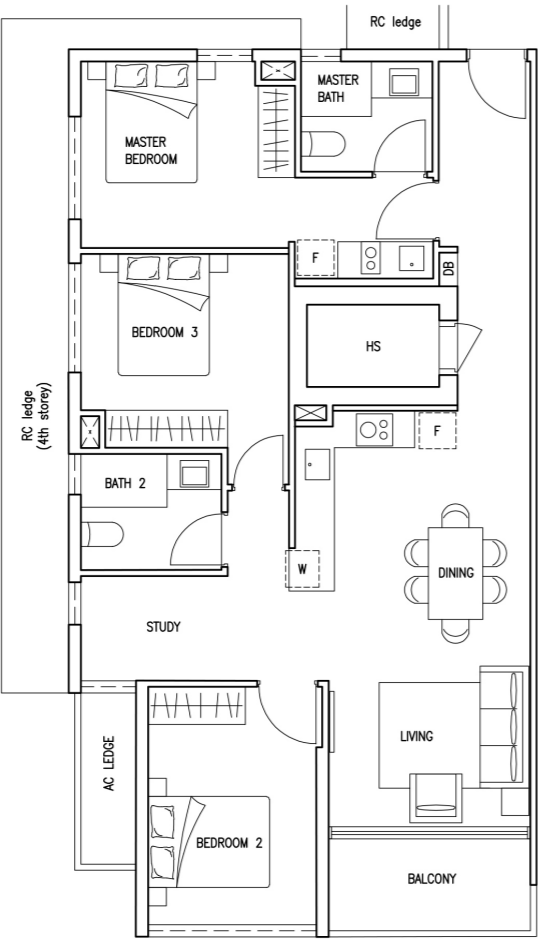


# FAMILY PLUS

51 KOVAN ROAD, SINGAPORE 548534

UNIT #03-06  
UNIT #04-06

3 BEDROOMS + STUDY  
106 sqm  
(1141 sqft)



KEY PLAN

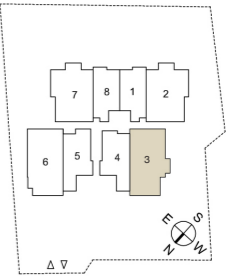
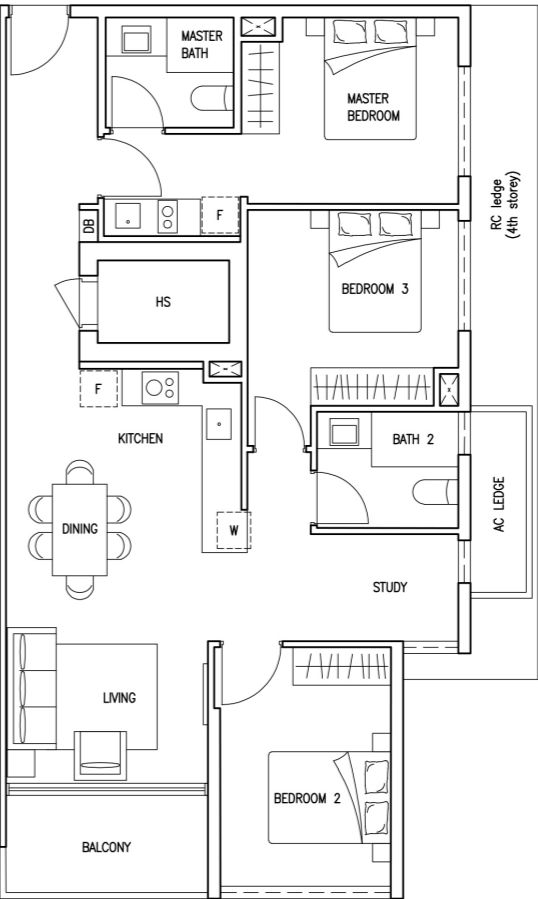


# FAMILY PLUS

51 KOVAN ROAD, SINGAPORE 548534

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

3 BEDROOMS + STUDY  
106 sqm  
(1141 sqft)



KEY PLAN

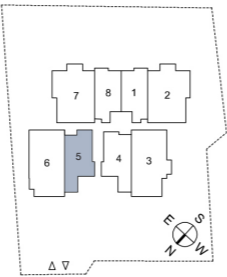
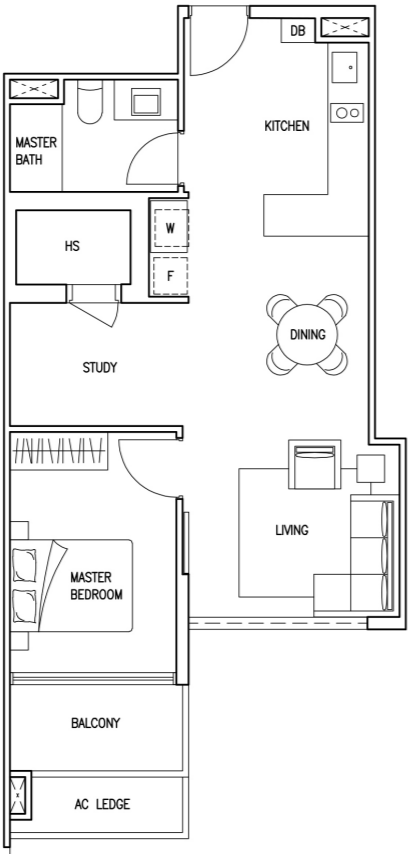


# SUITE PLUS

51 KOVAN ROAD, SINGAPORE 548534

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

1 BEDROOM + STUDY  
67 sqm  
(721 sqft)



KEY PLAN

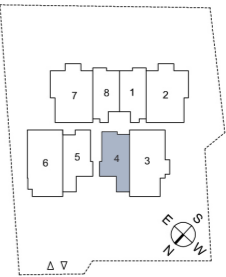
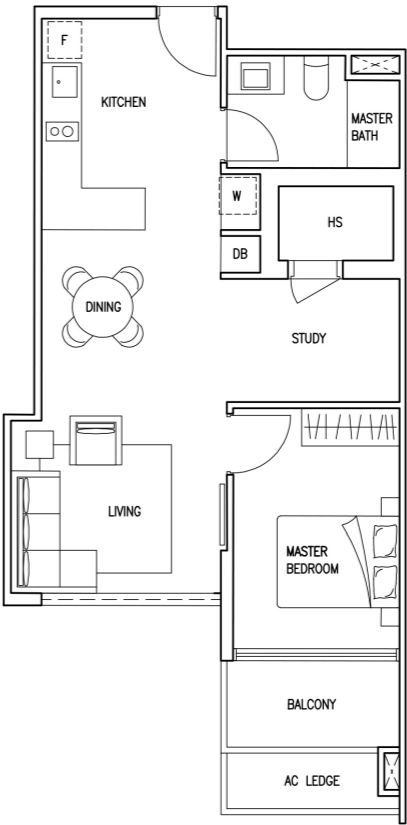


# SUITE PLUS

51 KOVAN ROAD, SINGAPORE 548534

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

1 BEDROOM + STUDY  
67 sqm  
(721 sqft)



KEY PLAN

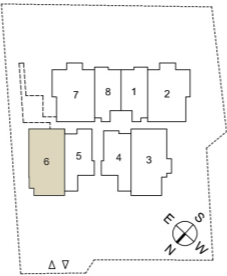
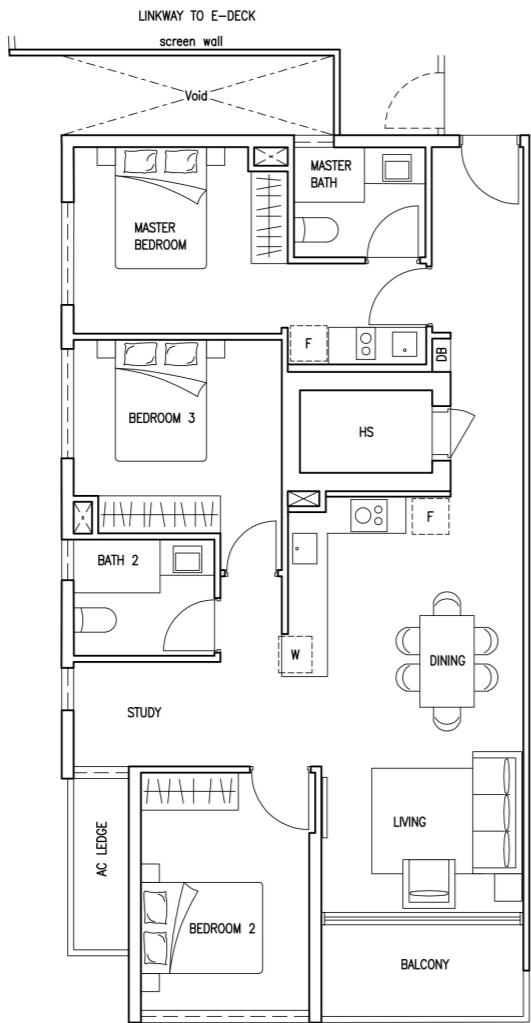


# FAMILY PLUS

51 KOVAN ROAD, SINGAPORE 548534

UNIT #02-06

3 BEDROOMS + STUDY  
106 sqm  
(1141 sqft)



KEY PLAN

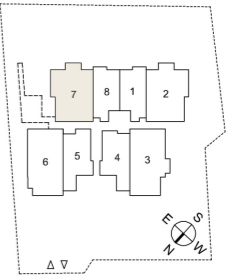
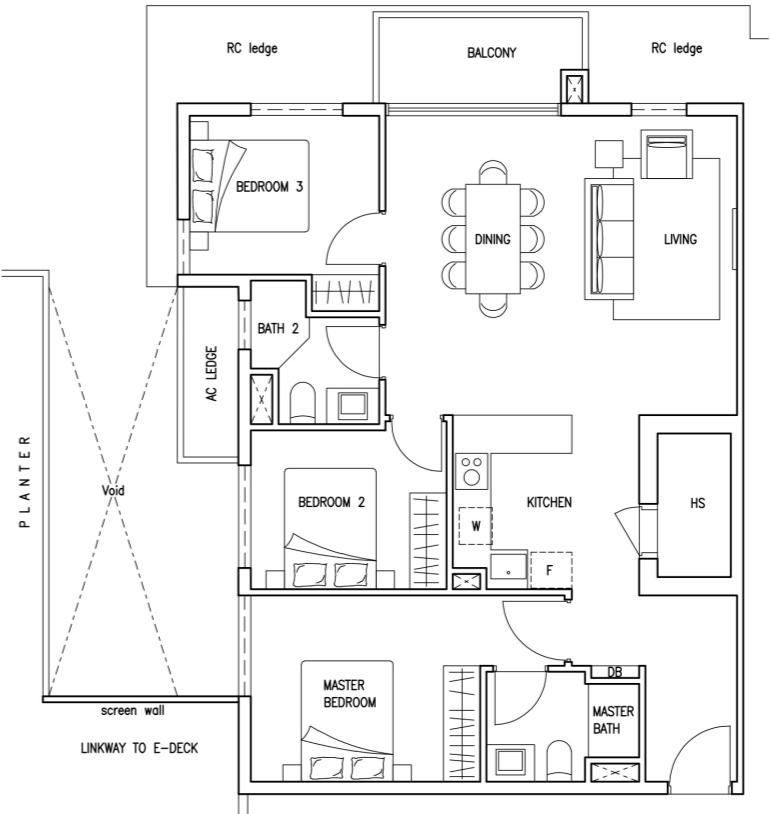


# FAMILY

51 KOVAN ROAD, SINGAPORE 548534

UNIT #02-07

3 BEDROOMS  
100 sqm  
(1076 sqft)



KEY PLAN

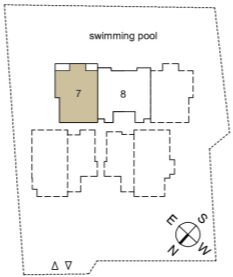
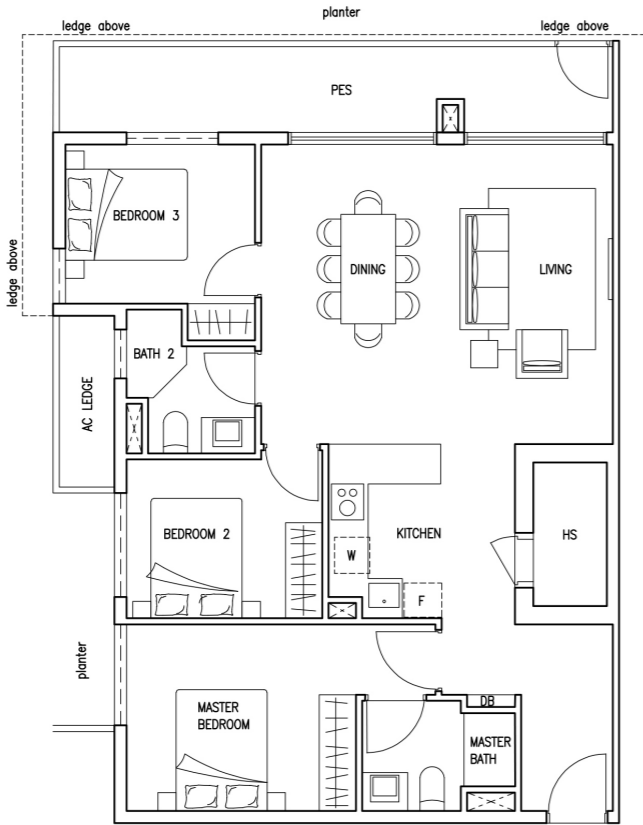


# FAMILY PREMIUM

51 KOVAN ROAD, SINGAPORE 548534

UNIT #01-07

3 BEDROOMS  
109 sqm  
(1173 sqft)



KEY PLAN

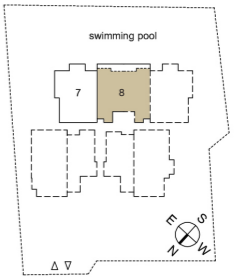
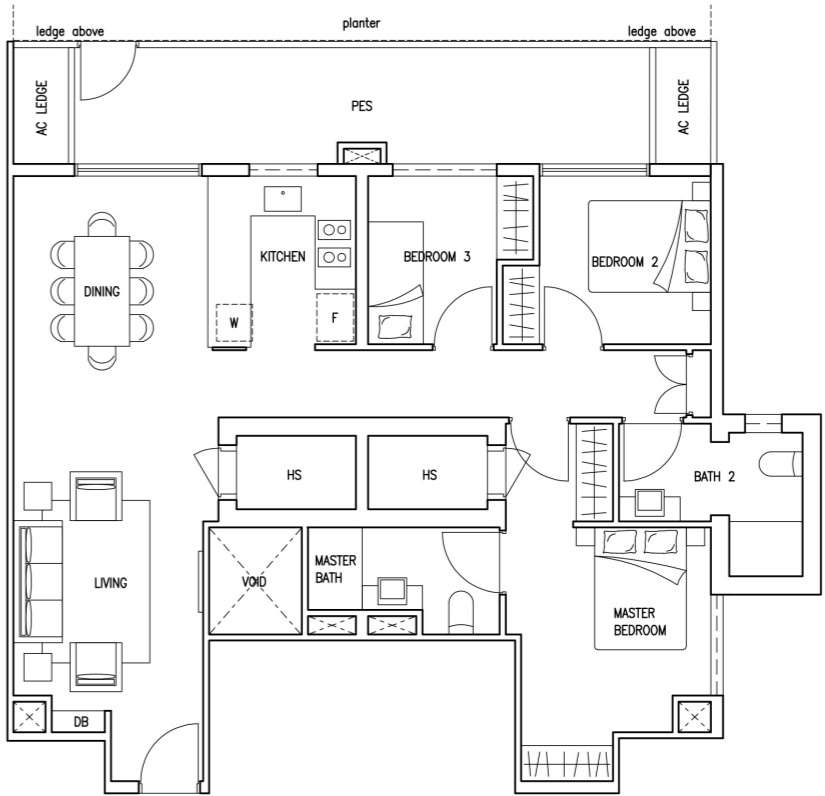


# FAMILY PREMIUM

51 KOVAN ROAD, SINGAPORE 548534

UNIT #01-08

3 BEDROOM  
125 sqm  
(1345 sqft)



KEY PLAN



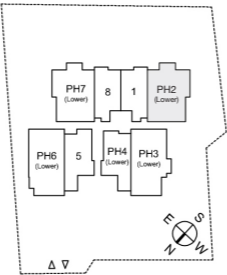
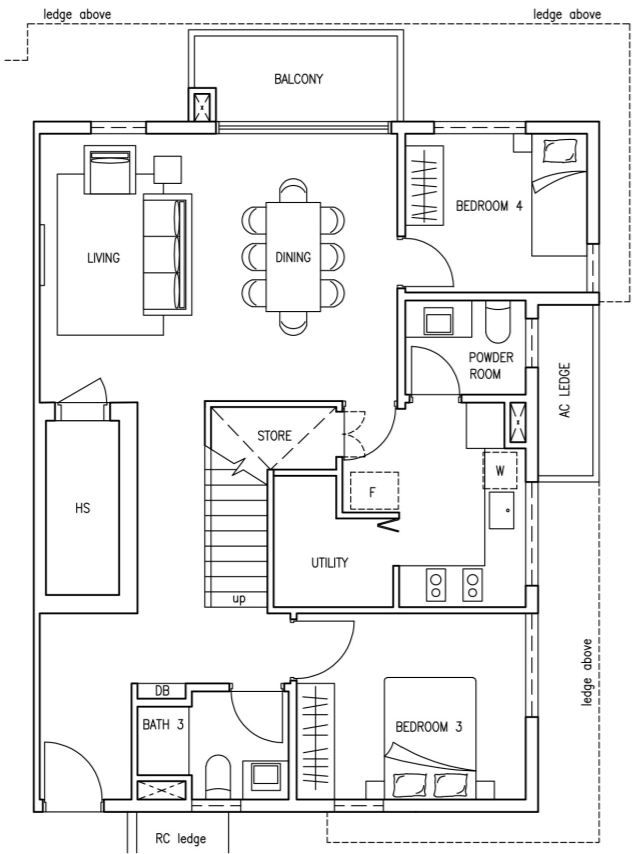
# PENTHOUSE DELUXE LOWER

51 KOVAN ROAD, SINGAPORE 548534

UNIT #05-02

5TH STOREY & ATTIC  
4 BEDROOMS  
200 sqm  
(2153 sqft)

This plan shows : #05-02 LOWER  
(5TH FLOOR PLAN)  
101 sqm  
(1087 sqft)



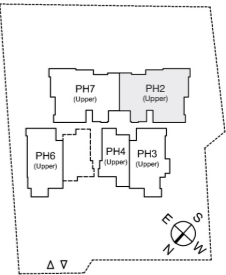
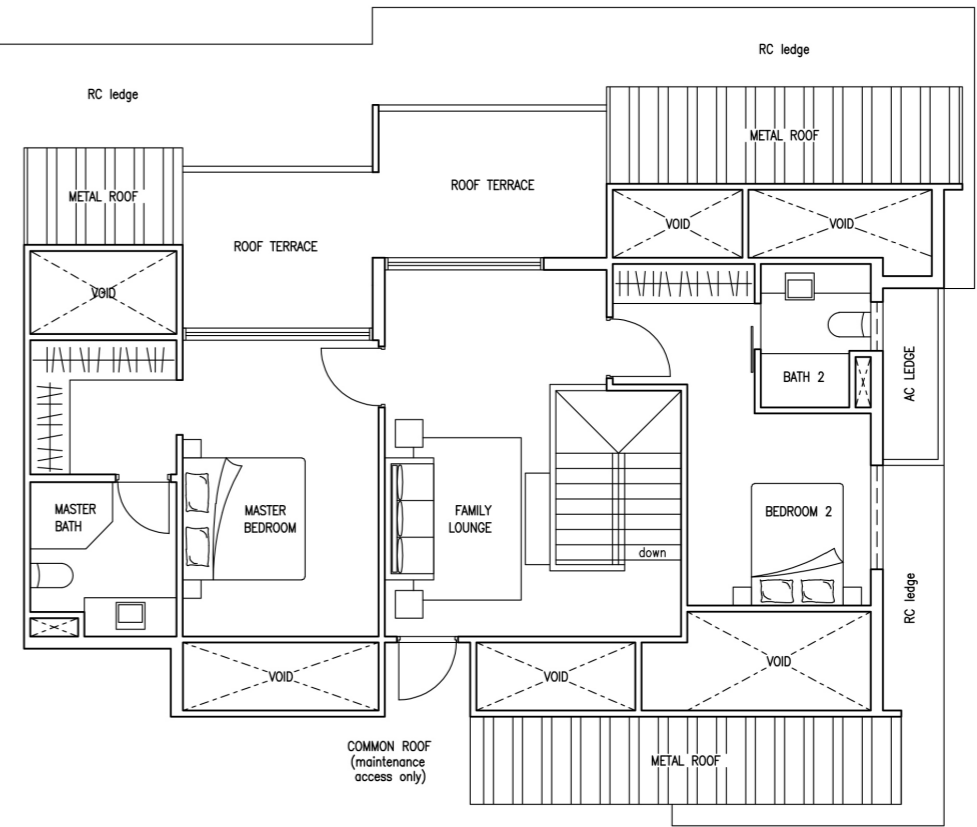
KEY PLAN



# PENTHOUSE DELUXE UPPER

51 KOVAN ROAD, SINGAPORE 548534

This plan shows : #05-02 UPPER  
(ATTIC PLAN)  
99 sqm  
(1066 sqft)



KEY PLAN



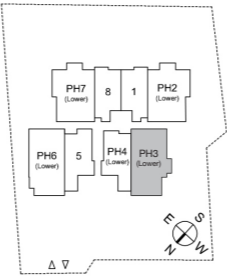
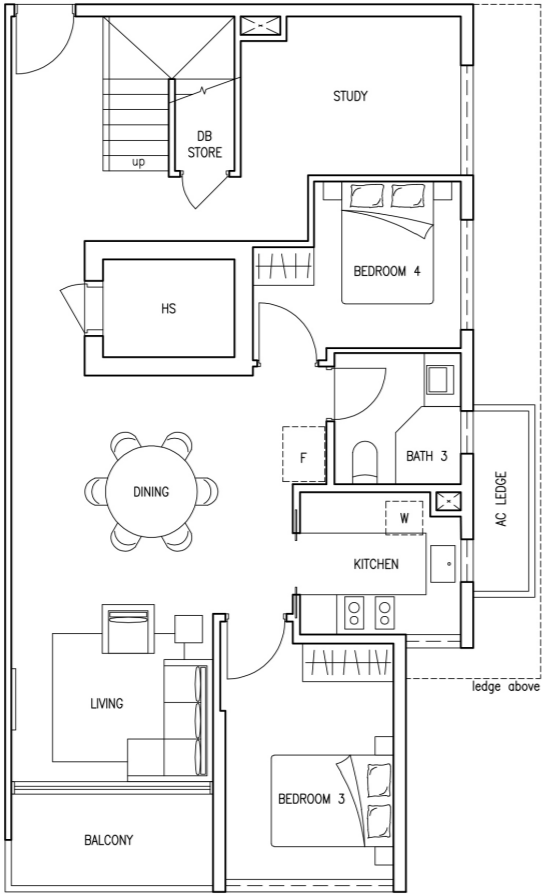
# PENTHOUSE PLUS LOWER

51 KOVAN ROAD, SINGAPORE 548534

UNIT #05-03

5TH STOREY & ATTIC  
4 BEDROOMS + STUDY  
185 sqm  
(1991 sqft)

This plan shows : #05-03 LOWER  
(5TH FLOOR PLAN)  
107 sqm  
(1152 sqft)



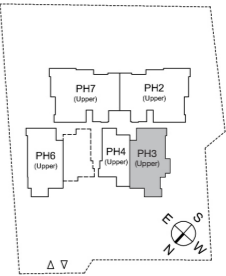
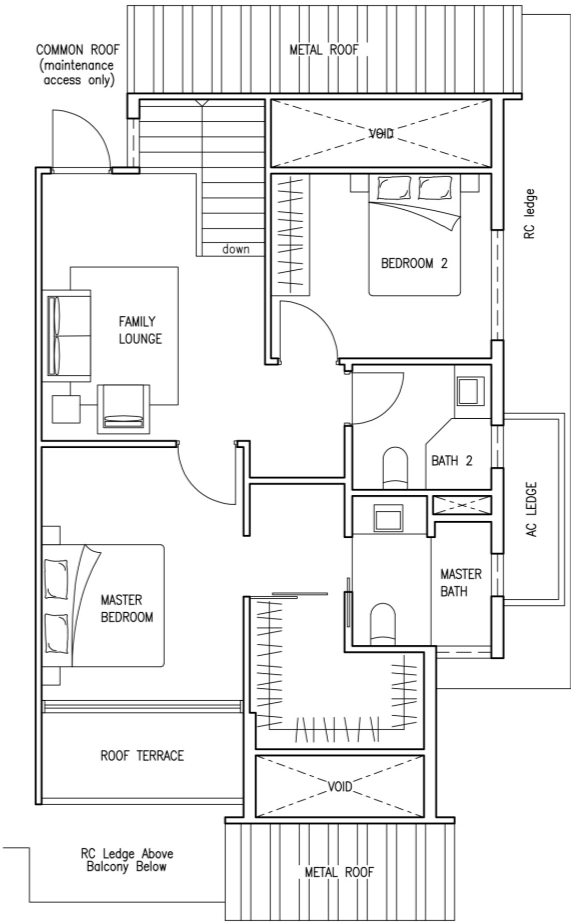
KEY PLAN



# PENTHOUSE PLUS UPPER

51 KOVAN ROAD, SINGAPORE 548534

This plan shows : #05-03 UPPER  
(ATTIC PLAN)  
78 sqm  
(839 sqft)



KEY PLAN



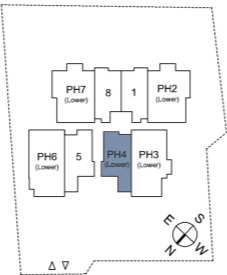
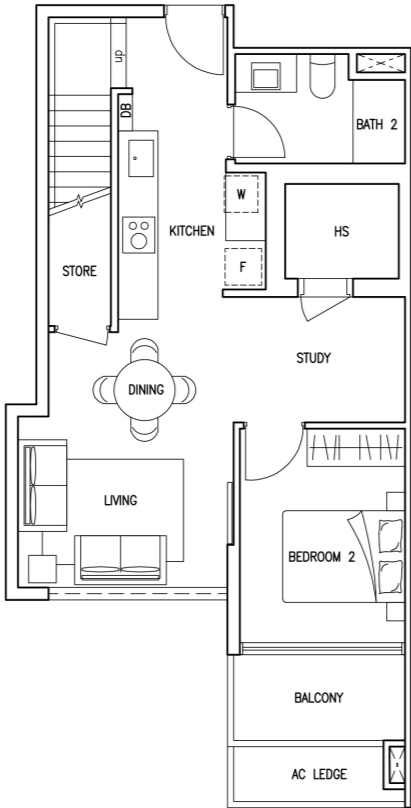
# PENTHOUSE LOWER

51 KOVAN ROAD, SINGAPORE 548534

UNIT #05-04

5TH STOREY & ATTIC  
2 BEDROOMS + 2 STUDIES  
115 sqm  
(1238 sqft)

This plan shows : #05-04 LOWER  
(5TH FLOOR PLAN)  
66 sqm  
(710 sqft)



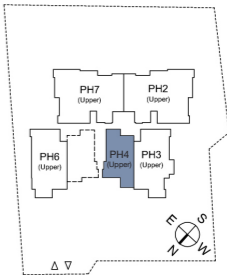
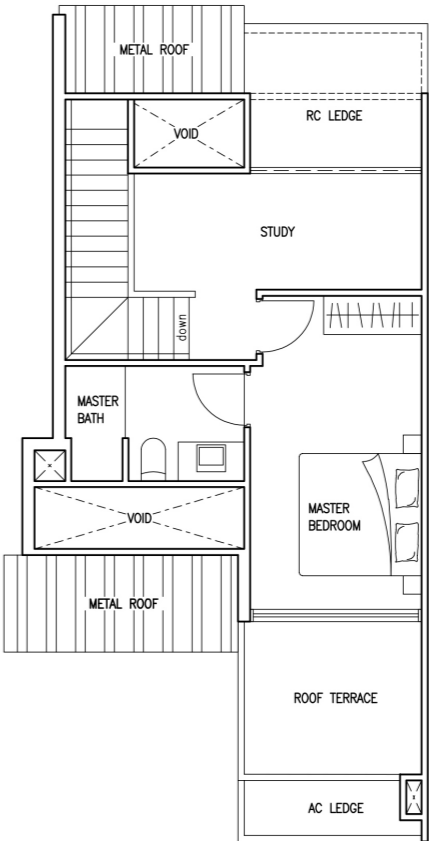
KEY PLAN



# PENTHOUSE UPPER

51 KOVAN ROAD, SINGAPORE 548534

This plan shows : #05-04 UPPER  
(ATTIC PLAN)  
49 sqm  
(527 sqft)



KEY PLAN



# PENTHOUSE PLUS

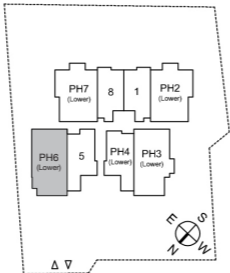
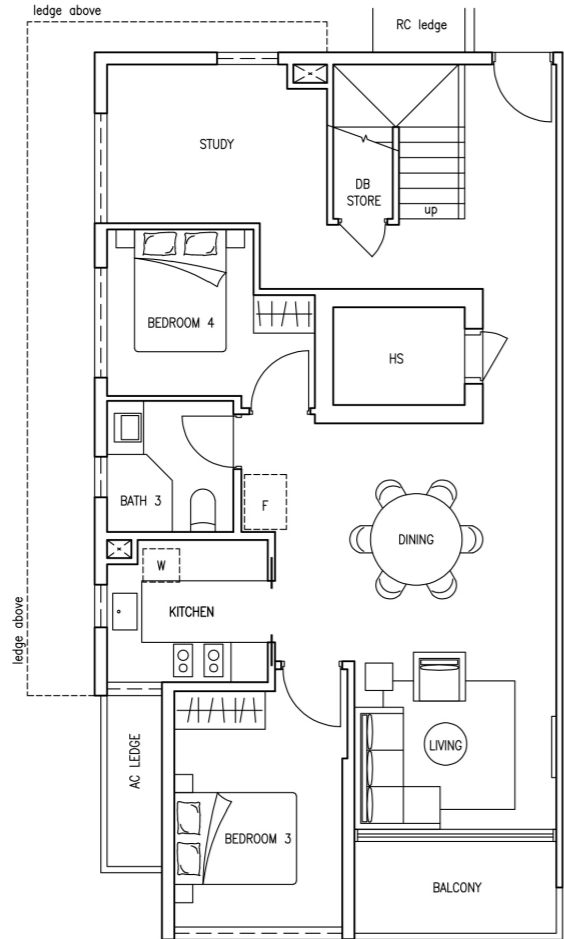
## LOWER

51 KOVAN ROAD, SINGAPORE 548534

UNIT #05-06

5TH STOREY & ATTIC  
4 BEDROOMS + STUDY  
185 sqm  
(1991 sqft)

This plan shows : #05-06 LOWER  
(5TH FLOOR PLAN)  
107 sqm  
(1152 sqft)



KEY PLAN

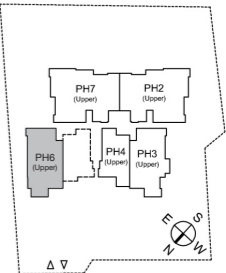
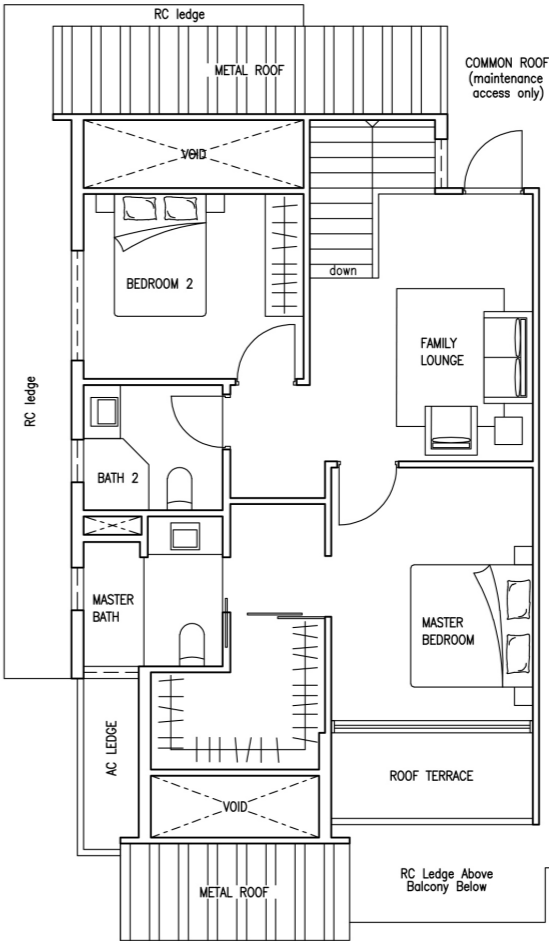


# PENTHOUSE PLUS

## UPPER

51 KOVAN ROAD, SINGAPORE 548534

This plan shows : #05-06 UPPER  
(ATTIC PLAN)  
78 sqm  
(839 sqft)



KEY PLAN



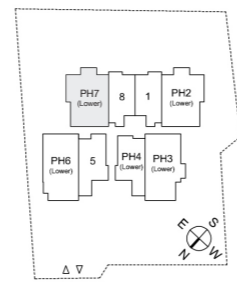
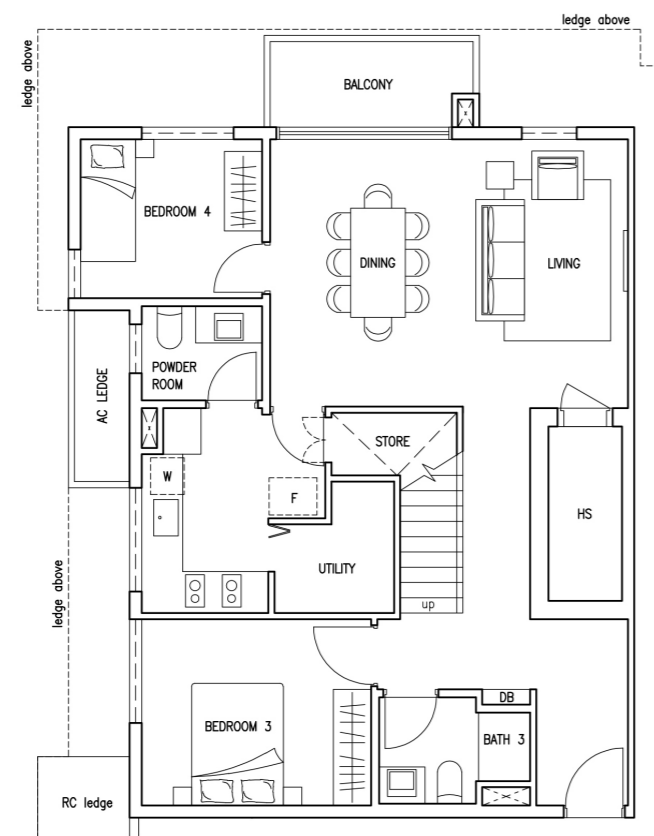
# PENTHOUSE DELUXE LOWER

51 KOVAN ROAD, SINGAPORE 548534

UNIT #05-07

5TH STOREY & ATTIC  
4 BEDROOMS  
200 sqm  
(2153 sqft)

This plan shows : #05-07 LOWER  
(5TH FLOOR PLAN)  
101 sqm  
(1087 sqft)



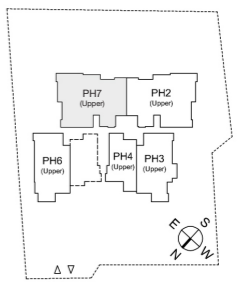
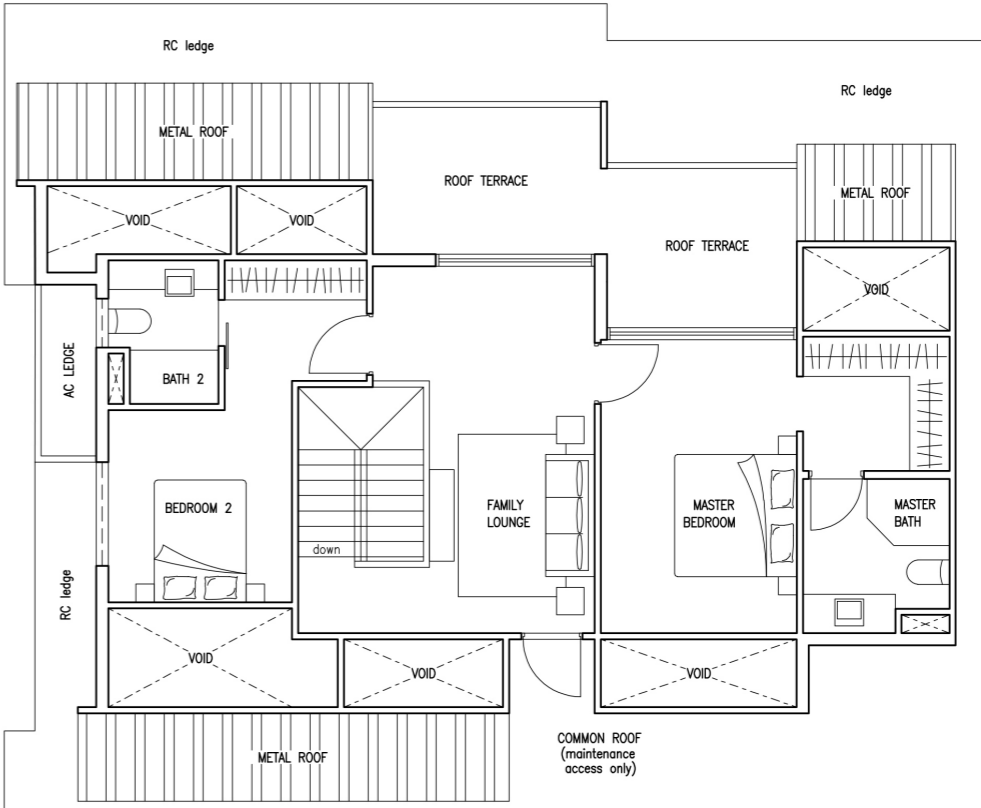
KEY PLAN



# PENTHOUSE DELUXE UPPER

51 KOVAN ROAD, SINGAPORE 548534

This plan shows : #05-07 UPPER  
(ATTIC PLAN)  
99 sqm  
(1066 sqft)



KEY PLAN



Specifications of Building

- 1.0 Foundation  
Bore Piles.
- 2.0 Superstructure  
Reinforced concrete using Grade C32/40 concrete complying with SS EN 206 and steel reinforcement bar complying with SS 2-2.
- 3.0 Walls  
a. External: Reinforced concrete / Precast concrete panels  
  
b. Internal: Precast concrete panels / Plasterboard drywall partition.
- 4.0 Roof  
a. Pitch Roof: Metal roof panels with appropriate insulation on reinforced concrete slab.  
  
b. Flat Roof: Reinforced concrete slab with appropriate waterproofing and insulation board (excluding external RC ledge and canopy).
- 5.0 Ceiling  
a. Plasterboard false ceiling to Living room, Dining, Kitchen, Bedroom, Family lounge, Study and Bathroom.  
  
b. Skim coat / plasterboard with emulsion paint to Lift lobby and common area.  
  
c. Ceiling height:  
i) Living Room, Dining, Bedroom and Study area: 2.9m  
ii) Kitchen: 2.4m / 2.9m  
iii) Bathroom, designated area & Bulkhead: 2.4m  
iv) Lift lobby and common area: 2.2m / 2.4m
- 6.0 Finishes  
a. Wall:  
i) Living Room, Dining, Bedroom, Study area, Storeroom, Family lounge and Balcony: Skim coat/plastering with emulsion.  
  
ii) Kitchen: Wall tile / skim coat plastering.  
  
iii) Bathrooms: Wall tile.  
  
iv) Lift lobby and common area: Skim coat with emulsion paint / wall tile to selected wall.  
  
b. Floor:  
i) Living Room, Dining, Kitchen, Bathroom, Storeroom, Family lounge and Balcony: Floor tile.  
  
ii) Bedroom and internal stairs: Timber floor strips.  
  
iii) Study area: Floor tile / Timber floor strips (attic floor).  
  
iv) Air-con ledge: Cement screed.  
  
v) Lift lobby and common area: Skim coat with emulsion paint / wall tile to selected wall.
- 7.0 Windows  
a. Aluminium frame casement / sliding / top hung window with glazing.  
  
b. Min 6 mm thick blue colour tinted glazing.
- 8.0 Doors  
a. Unit main entrance: Timber swing door in veneer finish. Bedroom and bathroom: Timber swing door / timber sliding door in plastic laminate finish. Balcony/ Terrace: Aluminium frame sliding door with glazing.  
  
b. Quality door locksets for main entrance door and bedroom doors.
- 9.0 Sanitary Fittings  
a. All Bathrooms: Vanity basin, shower, water closet, mirror, toilet paper roll holder and towel rail – one each.  
  
b. Powder room: Vanity basin, water closet, mirror, toilet paper roll holder – one each.

- 10.0 Electrical Installation  
a. Wiring in concealed conduit except wiring at DB cabinet, air-con ledge and above false ceiling in exposed conduits/trunking.  
  
b. Refer to Table 1 for electrical schedule.
- 11.0 TV / Cable Services / Telephone points  
a. Wiring in concealed conduit except wiring at DB cabinet and above false ceiling in exposed conduits/trunking.  
  
b. Master Antenna system : Digital TV in DVB-T2 Television Standard.  
  
c. Fibre optic termination point and data point patch-panel at DB cabinet.  
  
d. Refer to Table 1 for electrical schedule.

Table 1 : Electrical Schedule

Unit No.	1st Storey Units (#01-0_)		Typical Units				Penthouses (#05-0_)		
	7	8	1 & 8	2 & 7	3 & 6	4 & 5	2 & 7	3 & 6	4
Lighting Point	22	25	12	21	23	13	35	35	21
13a Power Point	15	16	10	14	18	12	21	21	18
Oven Point	1	1	1	1	1	1	1	1	1
Hood Point	1	1	1	1	2	1	1	1	1
Electric Hob Point	1	1	1	1	2	1	1	1	1
Heater Point	2	2	1	2	2	1	4	3	2
TV Point	4	4	2	4	4	2	5	6	3
Telephone/Data Point	5	5	3	5	6	4	7	8	6
Air-Con Isolator	3	5	2	3	3	2	4	5	3

- 12.0 Lightning protection  
Lightning protection system shall be in accordance with SS 555.
- 13.0 Painting  
a. Water-based emulsion paint to internal and external walls.  
b. Solvent-based enamel paint to ferrous metal.
- 14.0 Waterproofing  
Kitchen, Bathroom, Balcony, Roof Terrace, RC flat roof, swimming pool and pool deck (excluding RC ledge and A/C ledge).
- 15.0 Driveway and carpark  
a. 1st storey carpark and surface driveway: Cobblestones / granite tile  
b. 1st storey surface parking: Aerated slab  
c. Basement driveway and parking lot: Concrete floor with epoxy finish  
d. Basement driveway ramp to 1st storey: Concrete floor
- 16.0 Recreational facilities  
a. One Swimming Pool (80 sqm) with 2 jacuzzi.  
b. One Wading Pool (20 sqm).  
c. Three pool-side trellis cabanas.  
d. One BBQ pit.  
e. One Function Room.  
f. One outdoor fitness equipment cluster.

- 17.0 Additional items  
a. Kitchen Cabinet:  
i) Timber carcass in plastic laminate finish to exposed surface.  
ii) Polyester resin solid surface counter-top with stainless-steel sink.  
iii) Electric hob, electric oven and electric hood. No town-gas.  
  
b. Bedroom Wardrobe: Timber carcass with plastic laminate finish at exposed surfaces.  
  
c. Electric Water Heater: Hot water supply to all Bathrooms.  
  
d. Air-conditioners: Wall mounted FCU multi-split air-conditioning system. Refer to schedule below on number of Fan-coil unit.

Unit No.	1st Storey Units (#01-0_)		Typical Units				Penthouses (#05-0_)		
	7	8	1 & 8	2 & 7	3 & 6	4 & 5	2 & 7	3 & 6	4
No. of FCU	5	5	2	5	6	3	7	8	5

Notes to specifications

- a. 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 t he builder and the Vendor.
- b. 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 own contractor to service the air-conditioning system regularly. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.
- c. 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.
- d. 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 the Architect's selection and market availability.
- e. Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards  
Layout/Location of fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to the Architect's final decision and design.
- f. 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 clauses 9 and 17.
- g. 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.

- h. 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.
- i. 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 clauses 9 and 17.
- j. 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.

- k. Wall  
All wall finishes and painting shall be terminated at false ceiling level. There will be no tile works and painting behind kitchen cabinets / vanity cabinet / mirror.
- l. Cable Services  
The Vendor shall endeavour to procure a service provider for cable television and/or internet services (the "Cable Services") to provide the necessary cabling or connection from its network to the Housing Project (or any part or parts thereof), so as to enable the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Housing Project.

Whilst every reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statements or representations of fact.

All information and specifications are current at the time of going to press and are subject to change as may be required and cannot form part of the contract. All plans are subject to any amendments approved or may be approved by the relevant authority. Visual representations including (architectural) models, drawings, photographs / pictures and artists' renderings are impression only, while illustrations of interiors are only decor suggestions and none to be regarded as representation facts. Floor areas are approximate measurements and subject to final survey.

Developer: SOON LIAN REALTY. · License No.: C1395 · Location: 5252K · BP No.: A0623-01902-2019-BP01 dated 20 May 2022 and A0623-01902-2019-BP02 dated 17 August 2022 · Expected Vacant Possession Date: 31 Dec 2024 · Expected Legal Completion Date: 31 Dec 2027

