



SPACE  
@ K O V A N

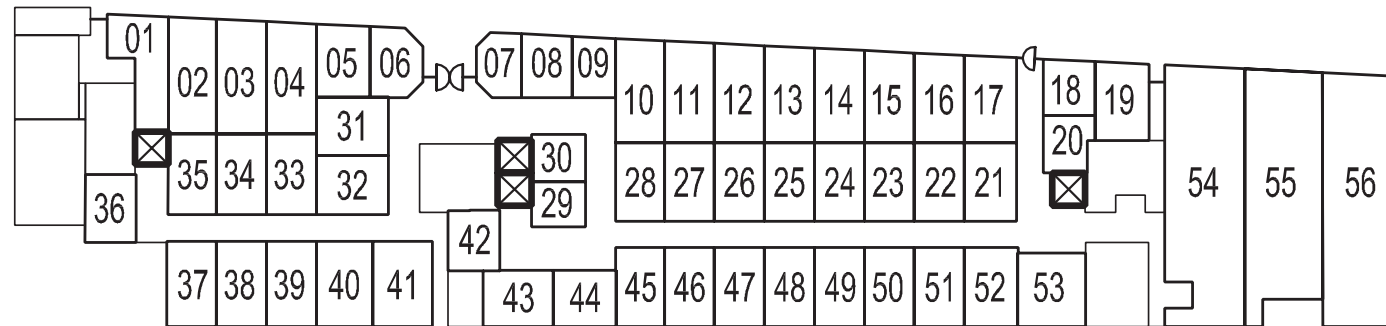
floor plans • commercial



artist's impression only



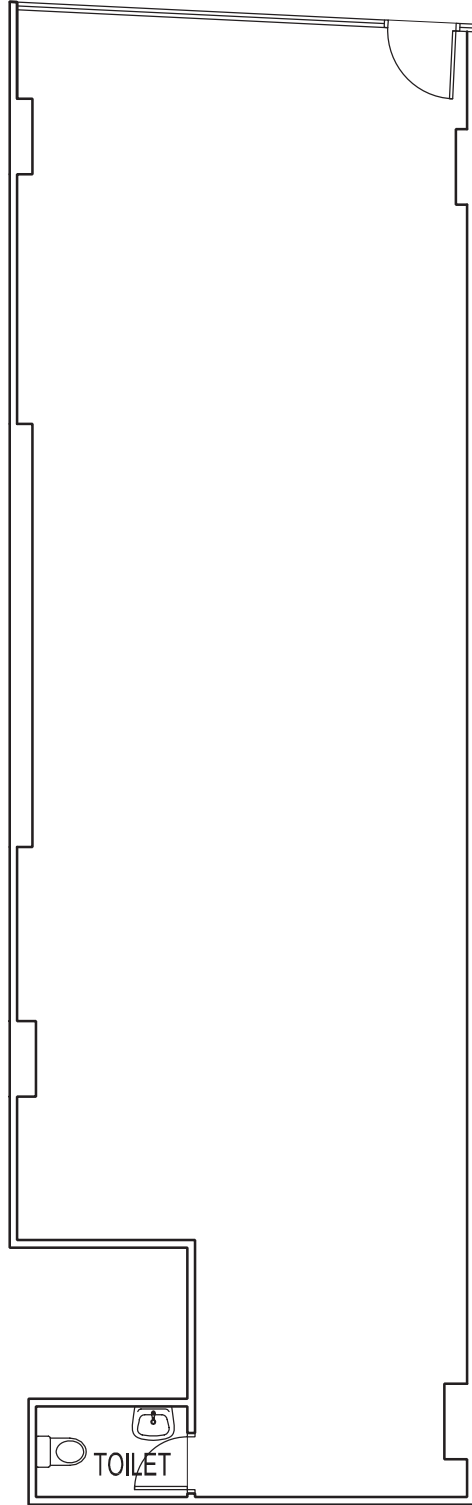
# COMMERCIAL SITE PLAN



- LA Lift Lobby A
- LB Lift Lobby B
- LC Lift Lobby C
- S1 Stair 1
- S2 Stair 2
- S3 Stair 3
- ML Main Lobby
- T Toilet

The terms "Shop" and "Restaurant" are as stated in Class I and Class III respectively of the Definition of Use Classes as stipulated by Urban Redevelopment Authority (URA). "Restaurant" includes a snack bar or cafeteria.

RESTAURANT 1 • 113 sq m / 1216 sq ft  
#01-54



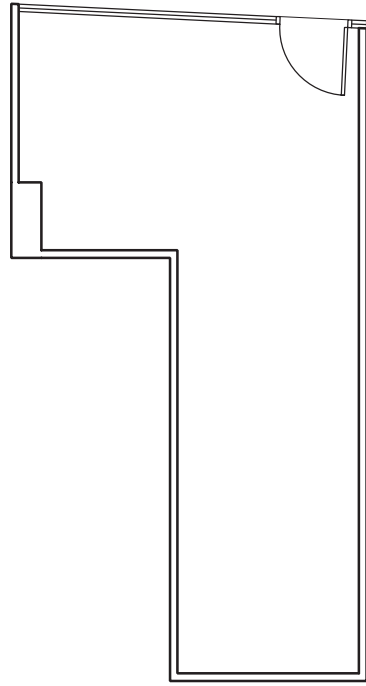
RESTAURANT 2 • 105 sq m / 1130 sq ft  
#01-55



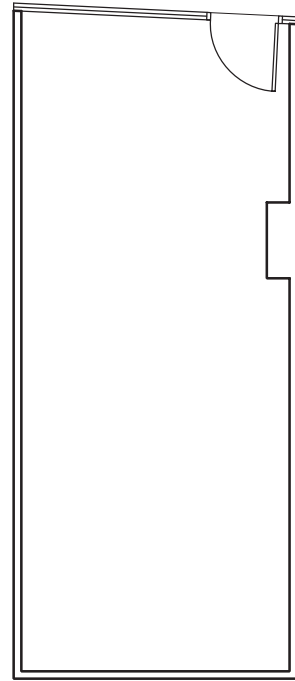
RESTAURANT 3 • 112 sq m / 1206 sq ft  
#01-56



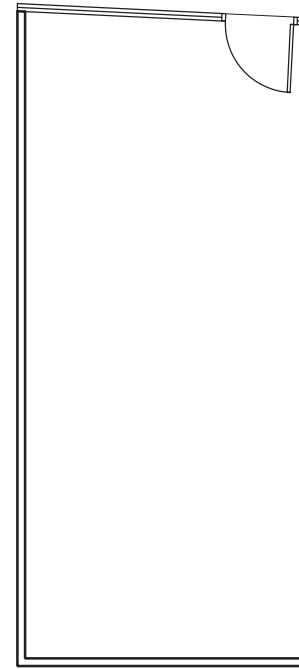
RESTAURANT 4 • 29 sq m / 312 sq ft  
#01-01



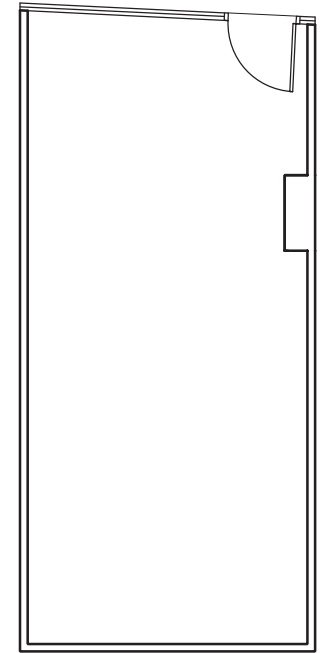
RESTAURANT 5 • 32 sq m / 344 sq ft  
#01-02



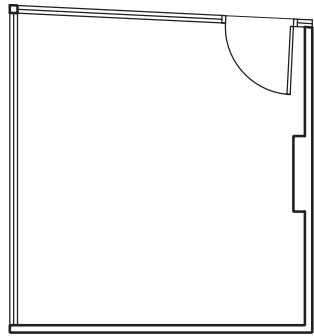
RESTAURANT 6 • 33 sq m / 355 sq ft  
#01-03



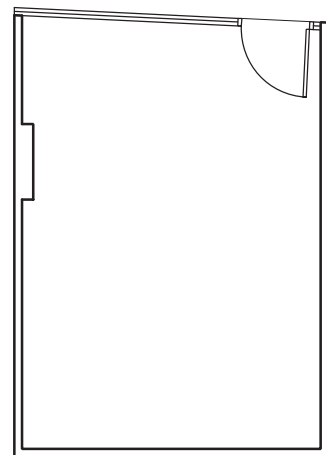
RESTAURANT 7 • 32 sq m / 344 sq ft  
#01-04



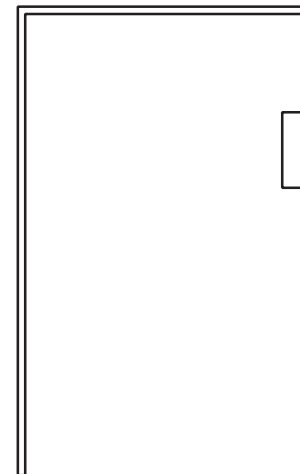
RESTAURANT 8 • 16 sq m / 172 sq ft  
#01-18



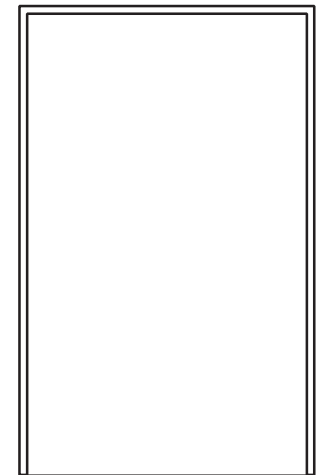
RESTAURANT 9 • 24 sq m / 258 sq ft  
#01-19



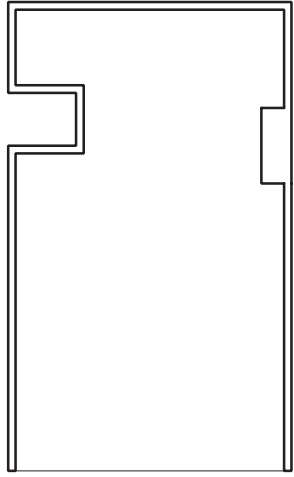
RESTAURANT 10 • 23 sq m / 248 sq ft  
#01-33



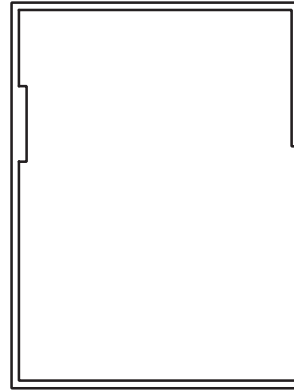
RESTAURANT 11 • 23 sq m / 248 sq ft  
#01-34



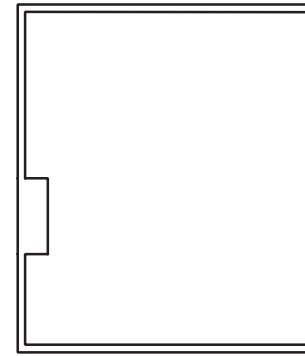
RESTAURANT 12 • 22 sq m / 237 sq ft  
#01-35



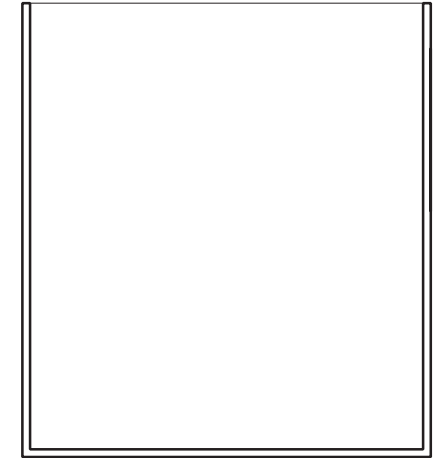
RESTAURANT 13 • 19 sq m / 204 sq ft  
#01-36



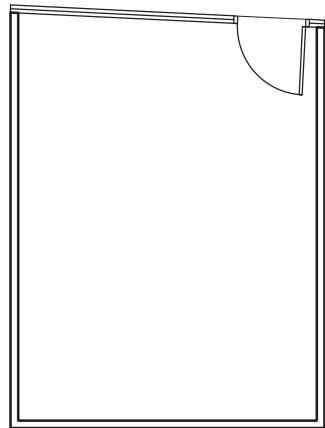
RESTAURANT 14 • 18 sq m / 194 sq ft  
#01-42



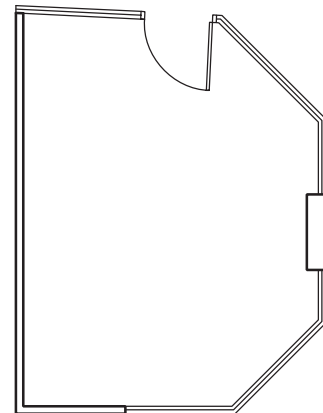
RESTAURANT 15 • 32 sq m / 344 sq ft  
#01-53



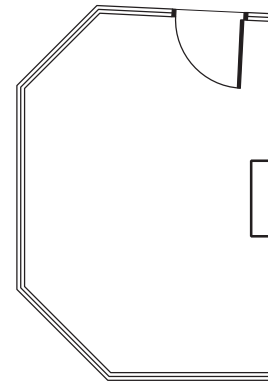
SHOP 1 • 22 sq m / 237 sq ft  
#01-05



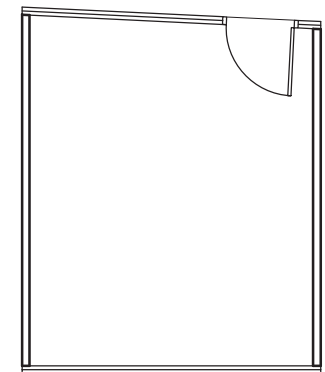
SHOP 2 • 19 sq m / 204 sq ft  
#01-06



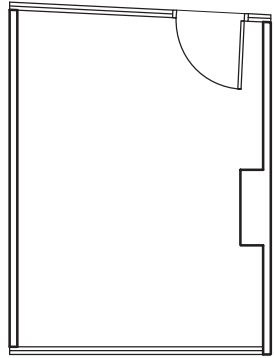
SHOP 3 • 15 sq m / 161 sq ft  
#01-07



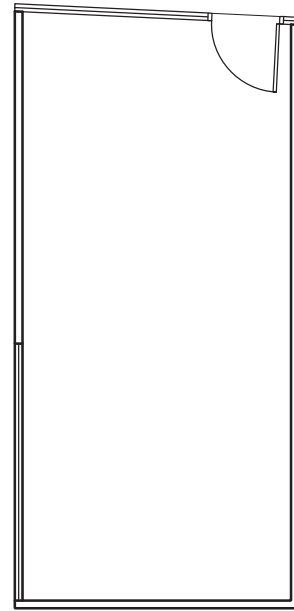
SHOP 4 • 18 sq m / 194 sq ft  
#01-08



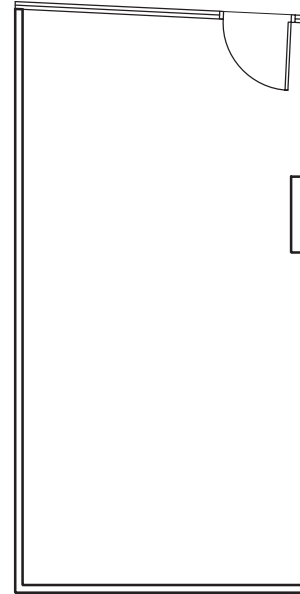
SHOP 5 • 15 sq m / 161 sq ft  
#01-09



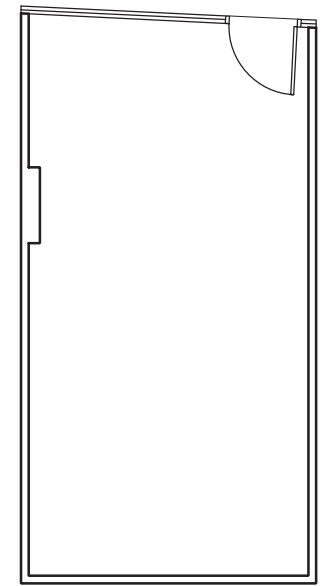
SHOP 6 • 29 sq m / 312 sq ft  
#01-10



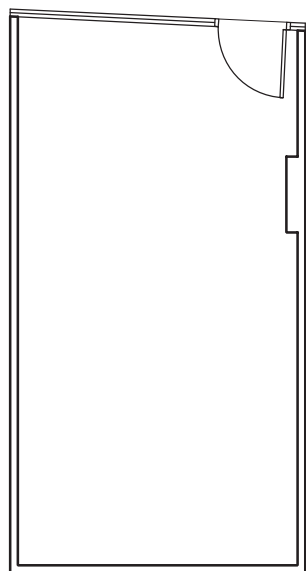
SHOP 7 • 29 sq m / 312 sq ft  
#01-11



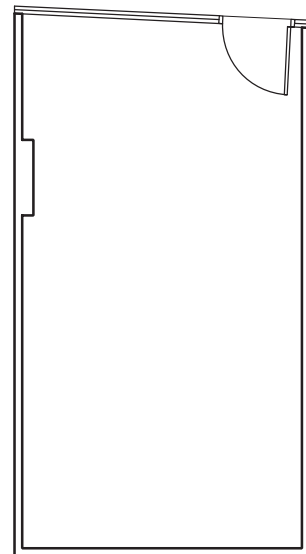
SHOP 8 • 28 sq m / 301 sq ft  
#01-12



SHOP 9 • 28 sq m / 301 sq ft  
#01-13



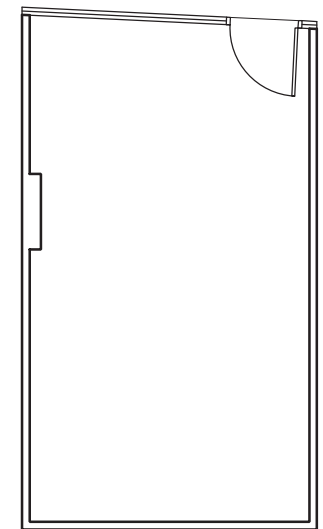
SHOP 10 • 27 sq m / 291 sq ft  
#01-14



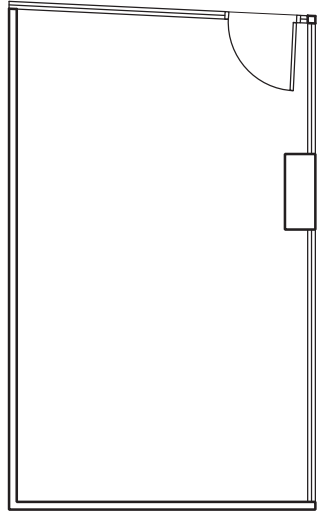
SHOP 11 • 26 sq m / 280 sq ft  
#01-15



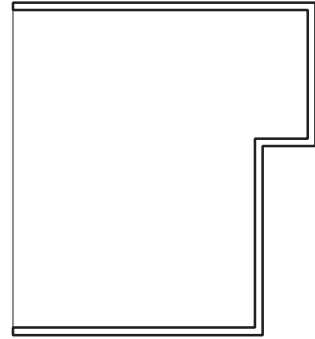
SHOP 12 • 26 sq m / 280 sq ft  
#01-16



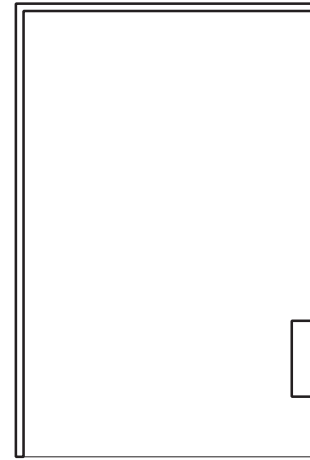
SHOP 13 • 26 sq m / 280 sq ft  
#01-17



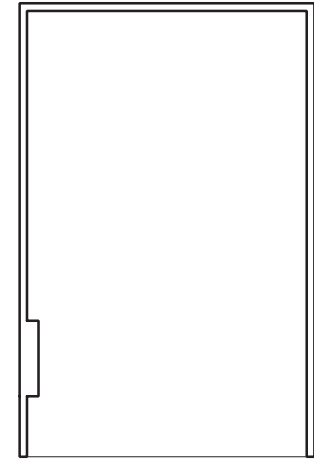
SHOP 14 • 16 sq m / 172 sq ft  
#01-20



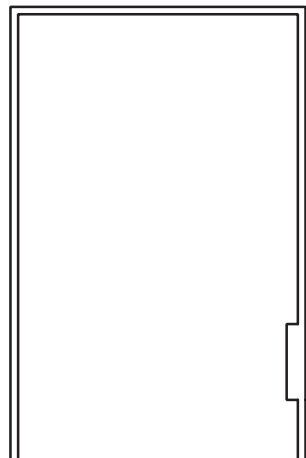
SHOP 15 • 24 sq m / 258 sq ft  
#01-21



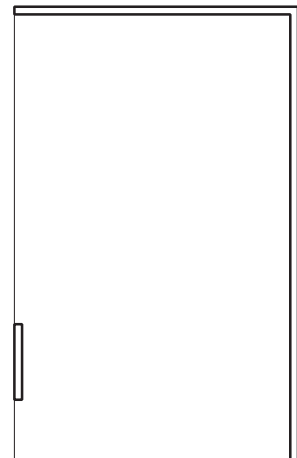
SHOP 16,18, 20 • 23 sq m / 248 sq ft  
#01-22, #01-24, #01-26



SHOP 17,19, 21 • 23 sq m / 248 sq ft  
#01-23, #01-25, #01-27



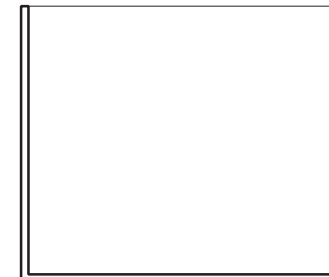
SHOP 22 • 22 sq m / 237 sq ft  
#01-28



SHOP 23 • 14 sq m / 151 sq ft  
#01-29

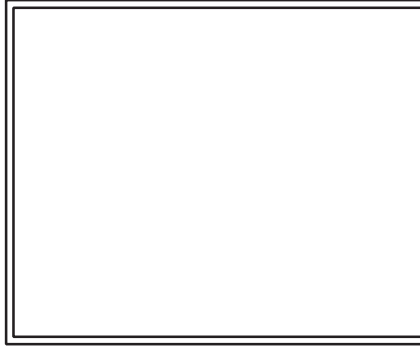


SHOP 24 • 15 sq m / 161 sq ft  
#01-30





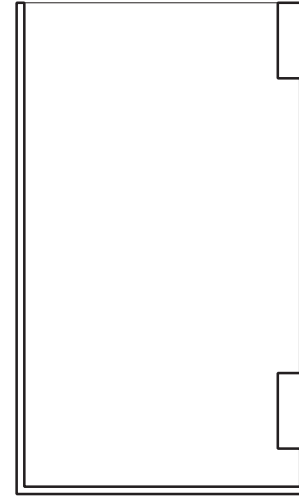
SHOP 25 • 24 sq m / 258 sq ft  
#01-31



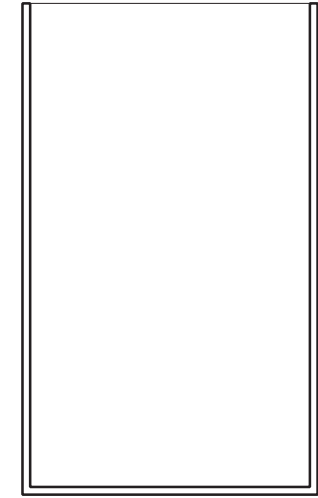
SHOP 26 • 25 sq m / 269 sq ft  
#01-32



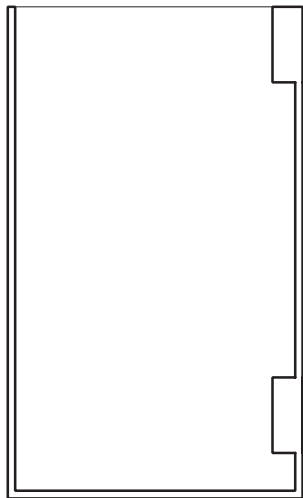
SHOP 27 • 24 sq m / 258 sq ft  
#01-37



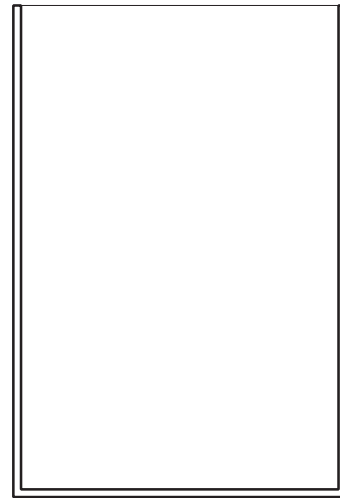
SHOP 28 • 25 sq m / 269 sq ft  
#01-38



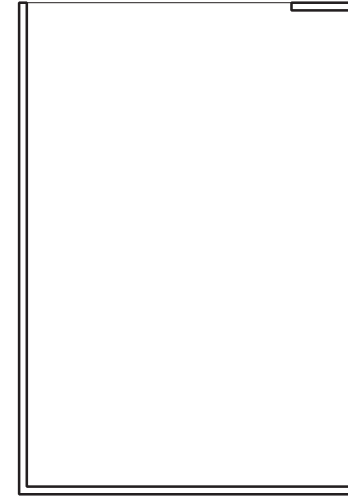
SHOP 29 • 25 sq m / 269 sq ft  
#01-39



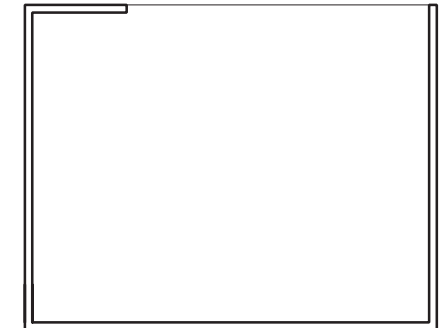
SHOP 30 • 28 sq m / 301 sq ft  
#01-40



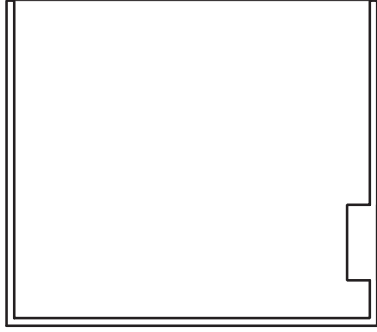
SHOP 31 • 29 sq m / 312 sq ft  
#01-41



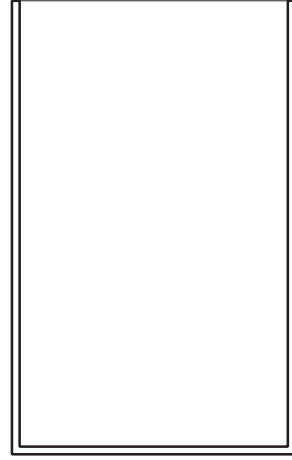
SHOP 32 • 23 sq m / 248 sq ft  
#01-43



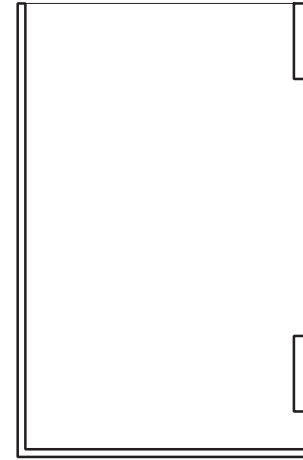
SHOP **33** • 20 sq m / 215 sq ft  
#01-44



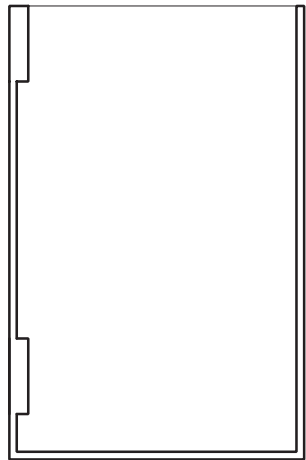
SHOP **34** • 22 sq m / 237 sq ft  
#01-45



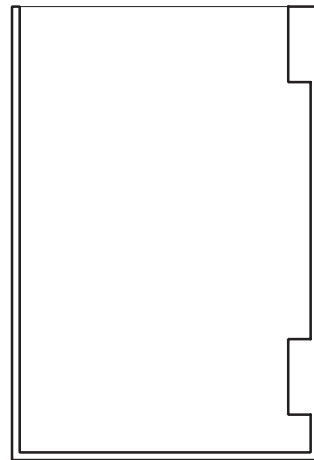
SHOP **35,37, 39** • 23 sq m / 248 sq ft  
#01-46, #01-48, #01-50



SHOP **36,38, 40** • 23 sq m / 248 sq ft  
#01-47, #01-49, #01-51



SHOP **41** • 24 sq m / 258 sq ft  
#01-52



## COMMERCIAL SPECIFICATIONS

### Foundation:

Bored Piles and/or Concrete Piles and/or Steel H Piles.

### Substructure & 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 light weight blocks and/or precast panels and/or reinforced concrete and/or dry wall generally.

### Roof:

Reinforced concrete roof with waterproofing system and insulation and/or metal roofing with insulation.

### Ceiling:

Off-form concrete surface.

### Finishes:

Internal Wall Finishes:

- a) Shop/ Restaurant
  - Cement and sand plaster up to 3.2m high with emulsion paint.
- b) Toilet (For Unit No: #01-54 to #01-56 Only)
  - Ceramic tiles and/or homogenous tiles finish (up to 2.1 m height only).

Internal Floor Finishes:

- a) Floor Finishes (For Shops/ Restaurant)
  - Concrete surface in trowel finish.
- b) Toilet (For Unit No: #01-54 to #01-56 Only)
  - Ceramic tiles and/or homogenous tiles finish.

### Decoration:

- Aluminum framed glass (For Unit No: #01-01 to #01-19 and #01-54 to #01-56 Only)

#### Note:

All glazing to be tempered plain and/or tinted glass.

### Doors:

(For Unit No: #01-01 to #01-19 and #01-54 to #01-56 Only)  
- Glass door c/w lockset.

### Sanitary Installation:

(For Unit No: #01-54 to #01-56 Only)

- 1 Water Closet
- 1 Wall Hung Wash basin with tap
- 1 Mirror
- 1 Toilet Roll holder

### Electrical Installation:

- Three phase, 200Amp, 400V to Unit No: #01-54 to #01-56 Only.
- Three phase, 100Amp, 400V to Unit No: #01-01 to #01-04, #01-18 to #01-19, #01-33 to #01-36, #01-42 & #01-53 Only.

#### Note:

- Electrical wiring will be in 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 shop units shall be at the sole discretion of the Architect and Engineer.
- Cable-Readiness to comply with authorities' requirements.

### TV System:

SCV TV points provided.

### Lightning Protection

Lightning protection system shall be provided in accordance with the current edition of Singapore Code of Practice.

### Waterproofing

Waterproofing to floor of Toilet for Unit No: #01-54 to #01-56.

### Painting:

- a) Internal Walls: Emulsion Paint.
- b) External Walls: Weather shield paint and/or sprayed textured coating at selected areas only.

### Basement Carpark and Ramp:

Concrete finished with floor hardener and/or heavy duty tiles at selected area only.

### Additional Items:

- a) **Grease Trap**  
For Unit No: #01-54 to #01-56 Only.

### b) Exhaust Shaft

For Unit No: #01-54 to #01-56 Only.

### c) Floor Trap

For all shop units.

### d) Air-Conditioning

- Common Area: Air conditioning provided.
- Shop units: Purchaser to purchase and install their respective split air-conditioning system at their respective shop unit and designated area for condenser – in accordance with the rules and conditions of the Vendor and/or Management Corporation (when formed).

### e) Provisional of Town Gas Supply

For Unit No: #01-54 to #01-56 Only.

#### Note:

1. The purchaser is liable to pay annual fee, subscription fee and such other fees to Starhub Cable Vision (SCV) or any other relevant authorities. The vendor is not responsible to pay arrangements with any of the said parties for the service connection for their respective subscription channels.
2. Equipment for SCV will be paid and installed by Purchaser.
3. The purchaser is liable to pay Asymmetrical Digital Subscriber Line (ADSL) connection, annual fee, subscription fee and such other fees to Internet Service Provider (ISP). The vendor is not responsible to make arrangements with any said parties for the service connection for their respective subscription.
4. 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.
5. 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.
6. 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 necessary 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

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

Developer:



**RP Properties  
Pte. Ltd.**



**RP North  
Pte. Ltd.**



**Roxy-Pacific  
Developments Pte Ltd**

Sole Marketing Agent:

Brochure design by:

**Huttons**<sup>®</sup>  
realestategroup

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