



THE
NAVIAN

FREEHOLD RESIDENCES



A RARE FREEHOLD.

ONLY FOR THE EXCLUSIVE FEW.

WHERE LIMITED EDITION
LIVING AWAITS.

DISCOVER FORTY-EIGHT UNITS
OF UNMATCHED LUXURY
AND STYLE THAT CELEBRATE
YOUR INDIVIDUALISM.



A LOCATION WHERE EACH MOMENT IS MADE EVEN MORE BRILLIANT.



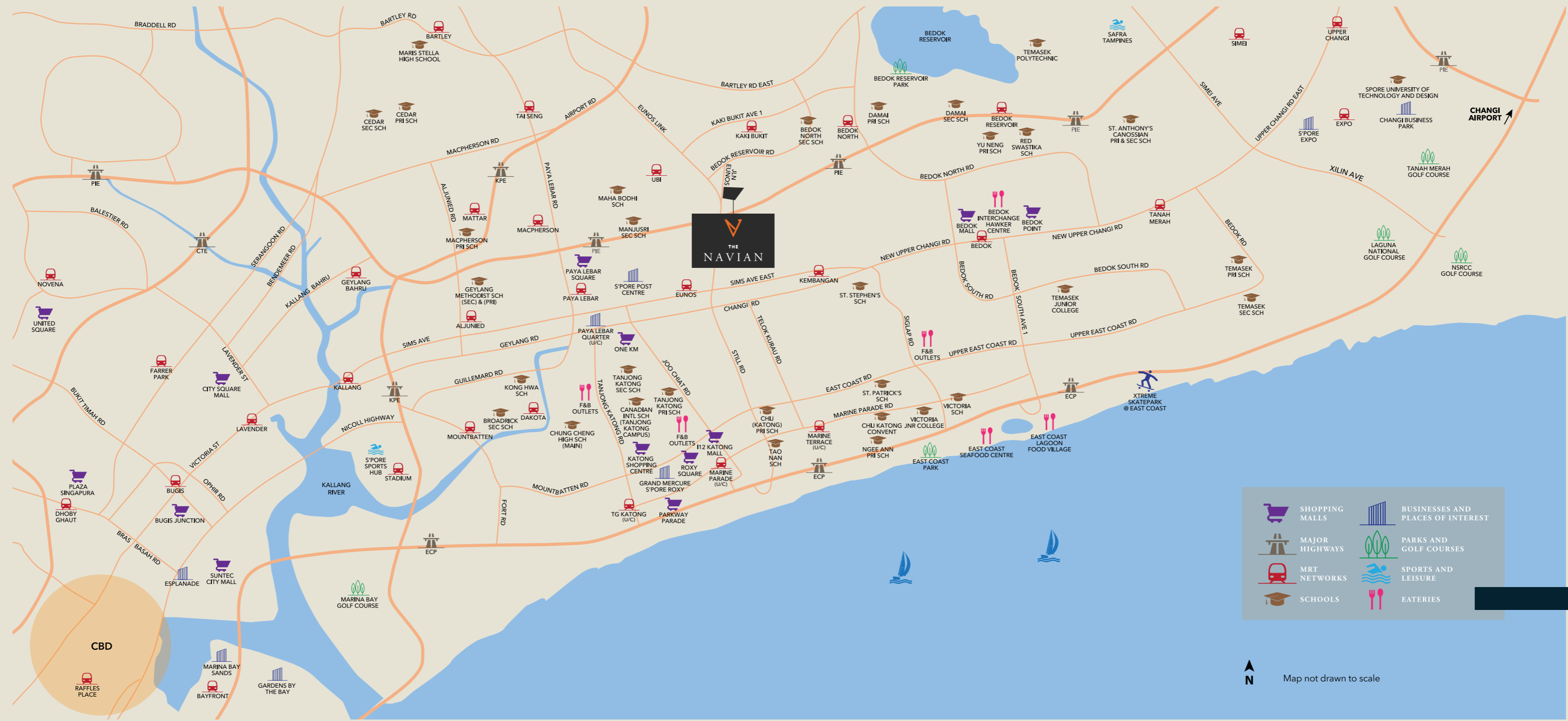
Conveniently situated within the rich, cultural enclave of Jalan Eunos, set to become the latest iconic lifestyle hub in the East, live right next to **nature** and all that it has to offer. Take a scenic stroll along East Coast Park or breathe in the fresh air at Bedok Reservoir Park, where many fun activities await.

At **Navian**, live in one of the most coveted residential addresses of the future where you can find not only the best of nature but **city living** as well. Now, you can stay close to everything that matters the most - the CBD, Marina Bay and Singapore Changi Airport. From now on, enjoy accessibility like never before with the Eunos MRT station, upcoming Downtown Line, as well as the PIE (Pan Island Expressway) and the ECP (East Coast Parkway) all within reach. With connectivity like this, you can now spend more time enjoying the things that you love doing the most.

Welcome to a world of **convenience** and endless excitement at **Navian**. Discover a host of thrilling amenities nearby such as Parkway Parade and Bedok Mall - where fun entertainment, remarkable shopping and delectable dining options abound. In addition, surround yourself with many hip and happening cafés and restaurants that will truly make your days even more interesting.

To complete it all, enjoy an unmatched lifestyle as you live within minutes to the up-and-coming Paya Lebar Quarter, a mixed-use development set to become a dynamic **regional business hub**. At **Navian**, you're always connected to places thriving with life and never-ending possibilities.





- | | | | |
|--|----------------|--|-----------------------------------|
| | SHOPPING MALLS | | BUSINESSES AND PLACES OF INTEREST |
| | MAJOR HIGHWAYS | | PARKS AND GOLF COURSES |
| | MRT NETWORKS | | SPORTS AND LEISURE |
| | SCHOOLS | | EATERIES |

▲
N Map not drawn to scale

A FREEHOLD
ADDRESS
OF INFINITE
POTENTIAL.

A LASTING
LEGACY FOR
GENERATIONS
TO COME.

AN EXQUISITE WORLD WHERE ALL THE
GOOD THINGS IN LIFE COME TOGETHER.



Artist's Impression



Inspired by nature's refreshing greenery and the energetic movement of lines, the Navian's distinct architecture is designed to bring about tranquility. Following the Scandinavian look and feel, its simple design reflects the beauty of functionality in a home.



Artist's Impression

NEVER ORDINARY. ALWAYS EXTRAORDINARY.

Make every day worthwhile. At the rooftop deck, find breathtaking unblocked views for your viewing pleasure, as well as many facilities perfect for relaxation. Unwind completely in the 20-metre swimming pool, jet pool and pool deck. Recharge thoroughly in the fitness pavilion. Make a splash and have fun with your kids at the children's water play area. The possibilities are infinite.



Artist's Impression



Artist's Impression



For your utmost pleasure, make use of exclusive facilities designed to entertain you and your guests. Create lasting memories at the well-designed BBQ pavilions and social pavilion.

RECREATION FACILITIES AT THE ROOFTOP



Artist's Impression

- 1 Swimming Pool
- 2 Jet Pool
- 3 Pool Deck
- 4 Outdoor Showers
- 5 Children's Water Play Area
- 6 Fitness Pavilion
- 7 Yoga Alcove
- 8 Seating Alcove
- 9 Hammock Alcove
- 10 BBQ Pavilion 1
- 11 BBQ Pavilion 2
- 12 Social Pavilion
- 13 Gen Set
- T Accessible Toilet



THE FINEST ART
AND DESIGN.

JUST AS
YOU DESERVE.

PAMPER YOURSELF TO THE
FULLEST WITH STYLISH SPACES
CREATED FOR YOUR ULTIMATE
COMFORT AND ENJOYMENT.



**INSPIRED BY THE
SCANDINAVIAN
POINT OF VIEW.**

**THE ART OF
FUNCTIONALITY
AND SIMPLICITY
COMBINED.**

Create the space that reflects your distinct style and point of view the most. Find luxurious 2-bedroom, 2-bedroom + study, 2-bedroom + guest room and 3-bedroom + guest room units of unmatched modern comfort. Each space was thoughtfully designed to enhance your family's living experience like never before.

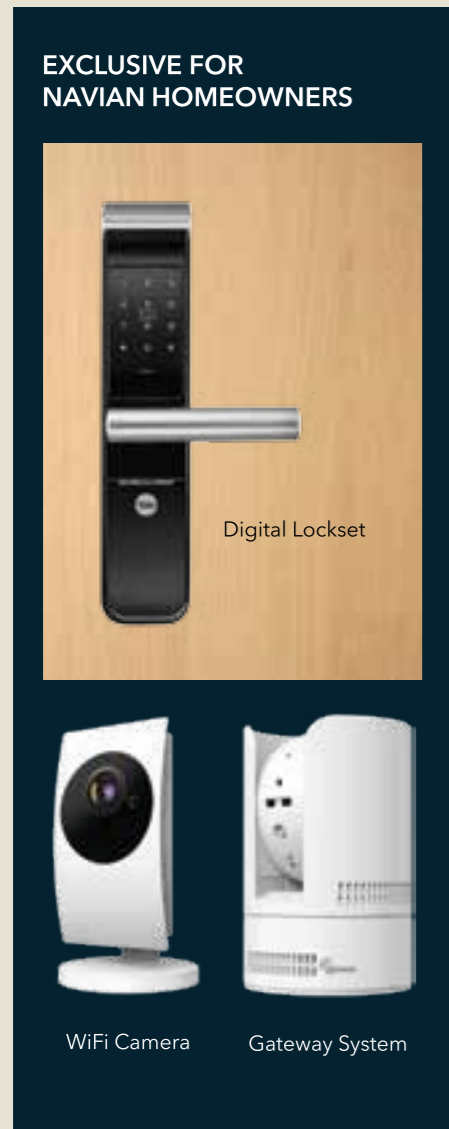


TYPE B4



THE DIFFERENCE IS SMART.

The smart home gateway system includes WiFi and a pan and tilt camera with motion detection function, night vision, cloud storage and 2-way audio, which allows you to monitor your home remotely through the smart home mobile application. From now on, be rest assured that your family is always safe and sound, as you enjoy peace of mind at all times.



Pan & Tilt Camera
Get to monitor your home while you're away



Cloud Storage for Video Images
Use your Dropbox for storing and recording



Motion Sensor
Monitor and detect motion



Night Vision
Enjoy night vision capability for extra security



In-Built Siren
Speaker alarm function prompted by motion detection with push notifications to mobile devices



SD Card Storage
Make use of an SD card as an alternative storage



2-Way Audio
Have 2-way communication with family members

FUTURE EXPANSION ADD-ONS*



Remote Window Sensor
Monitor window movements



Motorised Blinds System
Remotely automate and control motorised window blinds



Remote Lighting Control
Monitor, automate and control remotely your lights



Remote Air-Con Control
Control temperature remotely and power on/off air conditioner



Panic/Emergency Button
Fast access panic button to ask for assistance urgently



Energy Management System
Monitor your energy consumption

*Terms and conditions apply. The add-on compatible smart devices and features are not part of the provision for Navian homeowners. Homeowners can choose to separately purchase the add-on compatible smart devices from the Smart Home vendor or any other vendors and install at their own cost after the handover of the unit.

FIND THE SPACE THAT SUITS YOUR NEEDS PERFECTLY.

FLOOR PLANS

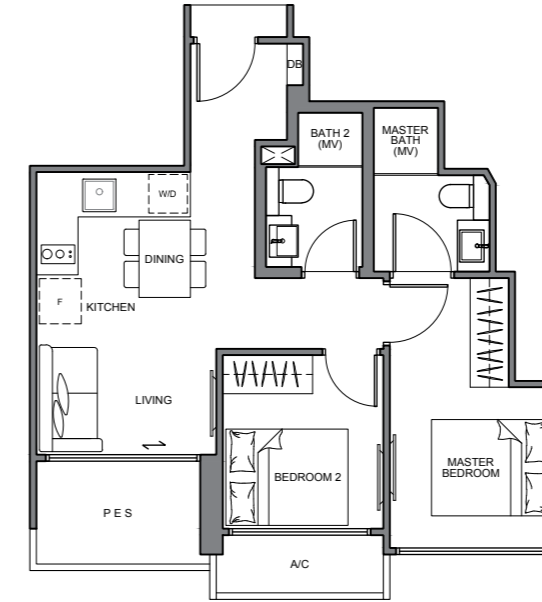
SCHEMATIC DIAGRAM

| Roof | Recreation Facilities | | | | | | | | | | |
|----------|-----------------------|----------------------|---------------------|---------------------|-----------------------|-----------------------|-----------------------|---------------------|----------------------|---------------------|-----------------------|
| Level 05 | B4 84 sqm | B4a 84 sqm | A2 60 sqm | A4 61 sqm | B2 84 sqm | A3 61 sqm | B3 83 sqm | A5 62 sqm | A5a 62 sqm | B5 86 sqm | A3a 61 sqm |
| Level 04 | B4 84 sqm | B4a 84 sqm | A2 60 sqm | A4 61 sqm | B2 84 sqm | A3 61 sqm | B3 83 sqm | A5 62 sqm | A5a 62 sqm | B5 86 sqm | A3a 61 sqm |
| Level 03 | B4 84 sqm | B4a 84 sqm | A2 60 sqm | A4 61 sqm | B2 84 sqm | A3 61 sqm | B3 83 sqm | A5 62 sqm | A5a 62 sqm | B5 86 sqm | A3a 61 sqm |
| Level 02 | B4 84 sqm | B4a 84 sqm | A2 60 sqm | A4 61 sqm | B2 84 sqm | A3 61 sqm | B3 83 sqm | A5 62 sqm | A5a 62 sqm | B5 86 sqm | A3a 61 sqm |
| Level 01 | | | | | B2-G 84 sqm | A3-G 60 sqm | B1-G 83 sqm | | | | A1-G 56 sqm |
| Unit | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |

- 2-BEDROOM
- 2-BEDROOM + STUDY
- 2-BEDROOM + GUEST ROOM
- 3-BEDROOM + GUEST ROOM

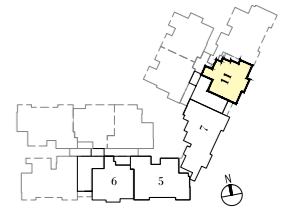


2-BEDROOM & 2-BEDROOM + STUDY



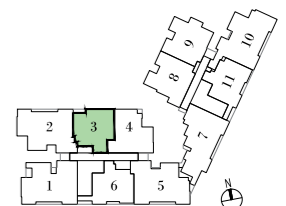
TYPE A1-G
56 sqm

178 Jalan Eunus #01-11



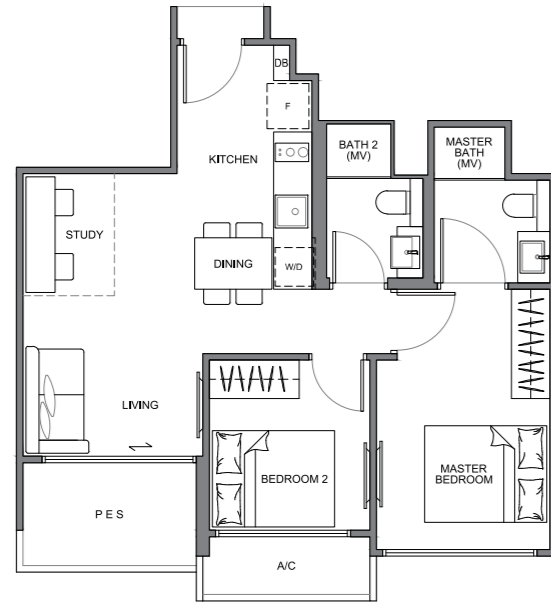
TYPE A2
60 sqm

178 Jalan Eunus #02-03
#03-03
#04-03
#05-03



All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. Plans are not drawn to scale and do not form part of the contract.

2-BEDROOM + STUDY

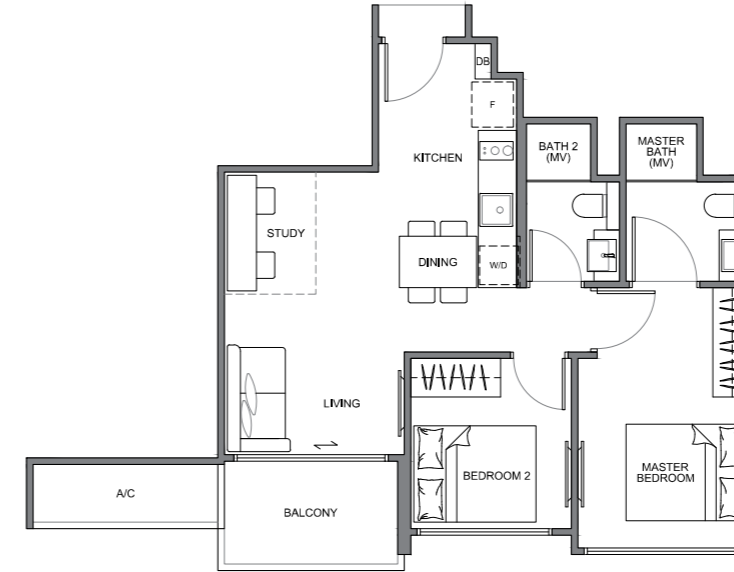


TYPE A3-G
60 sqm

178 Jalan Eunus #01-06

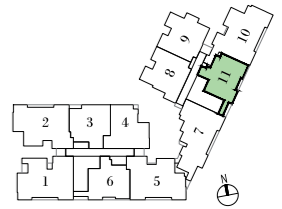


2-BEDROOM + STUDY



TYPE A3a
61 sqm

178 Jalan Eunus #02-11
#03-11
#04-11
#05-11



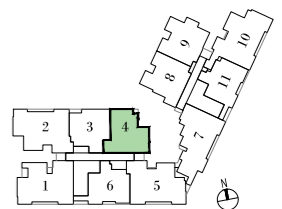
TYPE A3
61 sqm

178 Jalan Eunus #02-06
#03-06
#04-06
#05-06

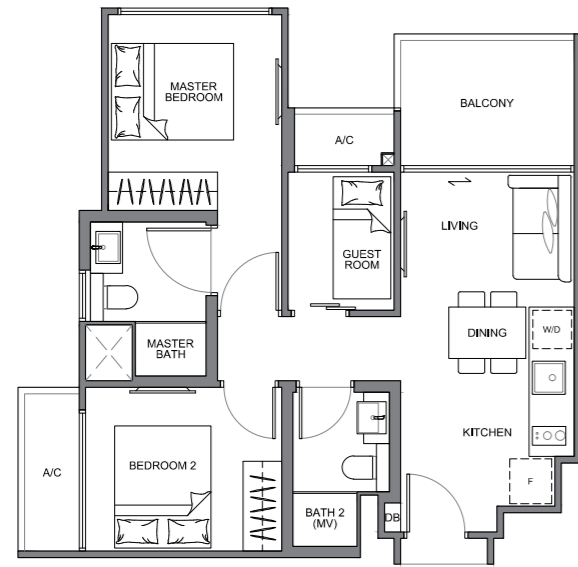


TYPE A4
61 sqm

178 Jalan Eunus #02-04
#03-04
#04-04
#05-04

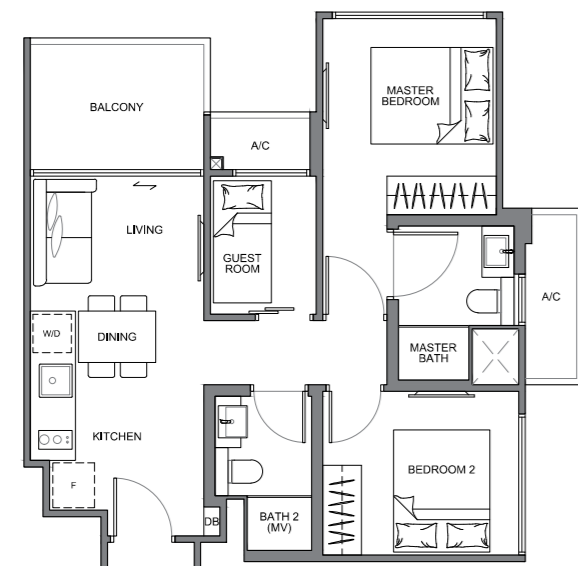
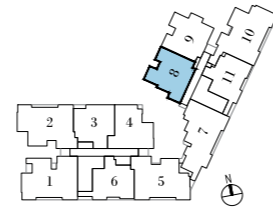


2-BEDROOM + GUEST ROOM



TYPE A5
62 sqm

178 Jalan Eunus #02-08
#03-08
#04-08
#05-08



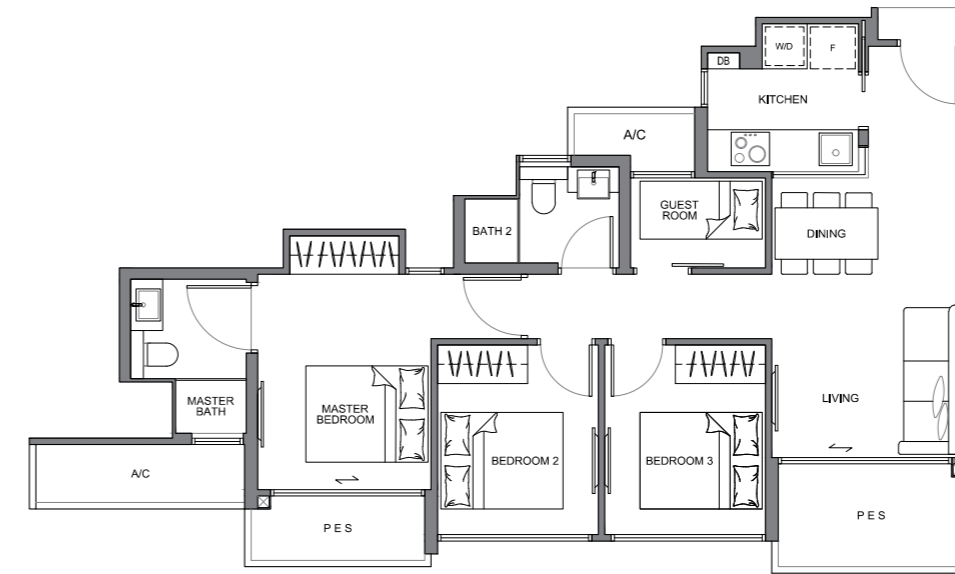
TYPE A5a
62 sqm

178 Jalan Eunus #02-09
#03-09
#04-09
#05-09



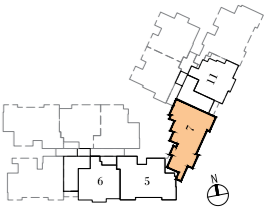
All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. Plans are not drawn to scale and do not form part of the contract.

3-BEDROOM + GUEST ROOM



TYPE B1-G
83 sqm

178 Jalan Eunus #01-07



TYPE B2
84 sqm

178 Jalan Eunus #02-05
#03-05
#04-05
#05-05

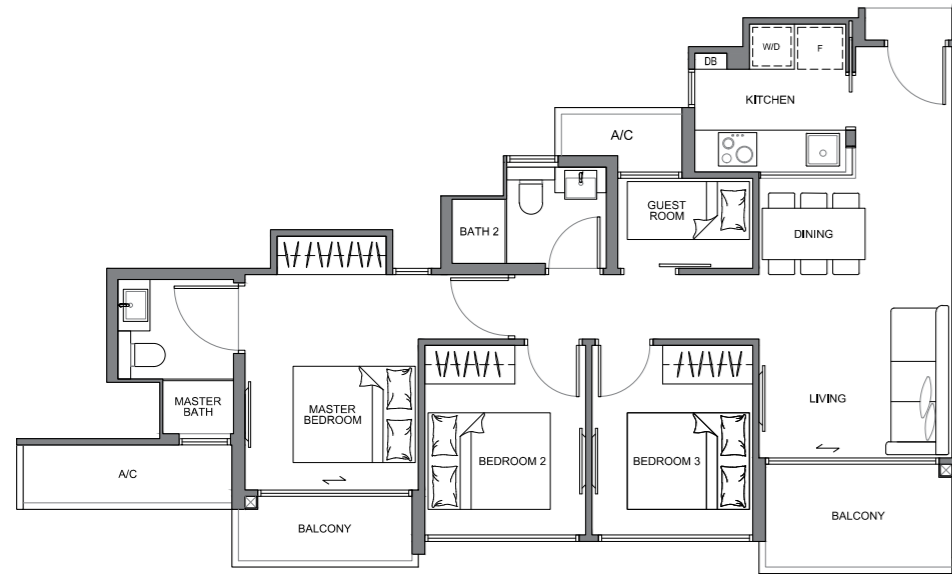


TYPE B2-G
84 sqm

178 Jalan Eunus #01-05

All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. Plans are not drawn to scale and do not form part of the contract.

3-BEDROOM + GUEST ROOM

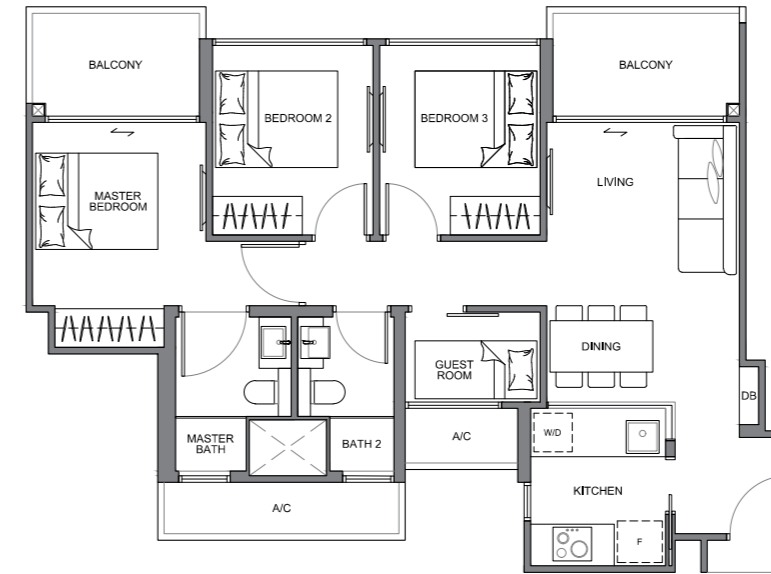


TYPE B3
83 sqm

178 Jalan Eunus #02-07
#03-07
#04-07
#05-07

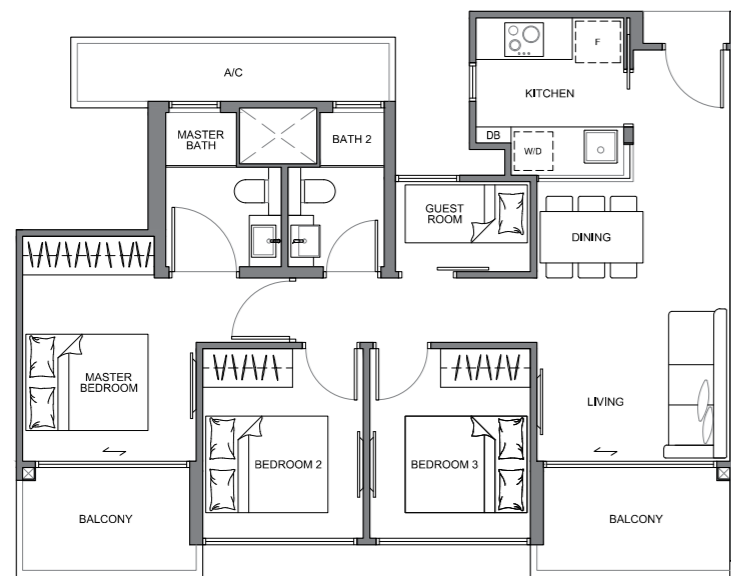
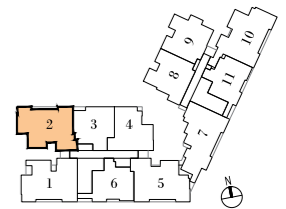


3-BEDROOM + GUEST ROOM



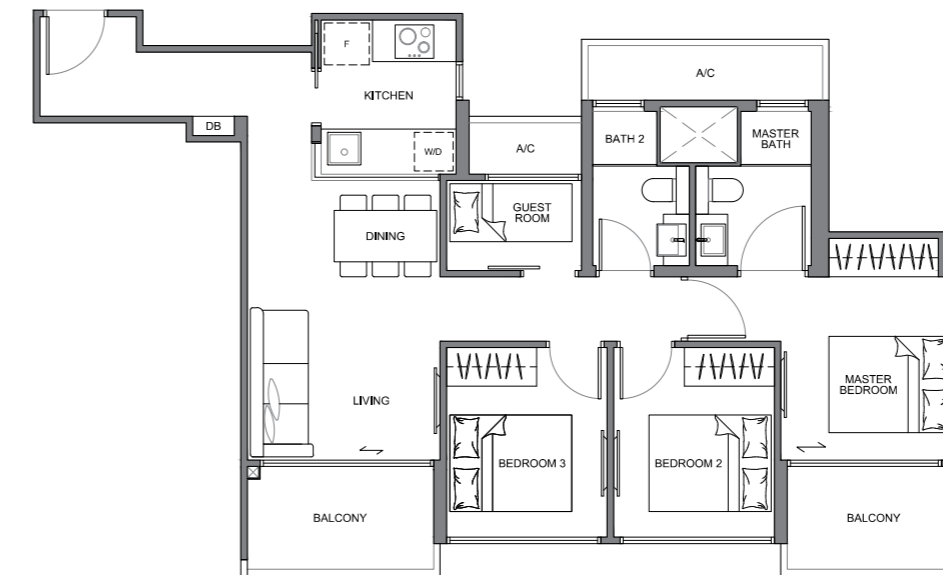
TYPE B4a
84 sqm

178 Jalan Eunus #02-02
#03-02
#04-02
#05-02



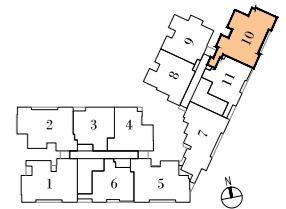
TYPE B4
84 sqm

178 Jalan Eunus #02-01
#03-01
#04-01
#05-01

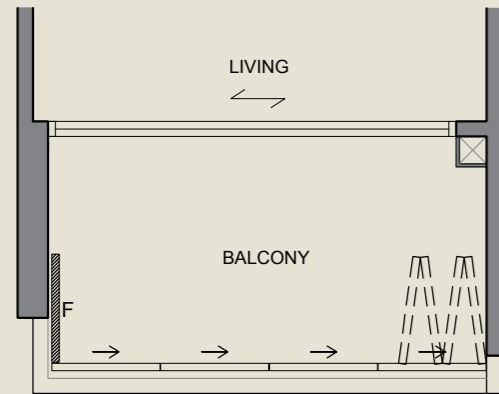


TYPE B5
86 sqm

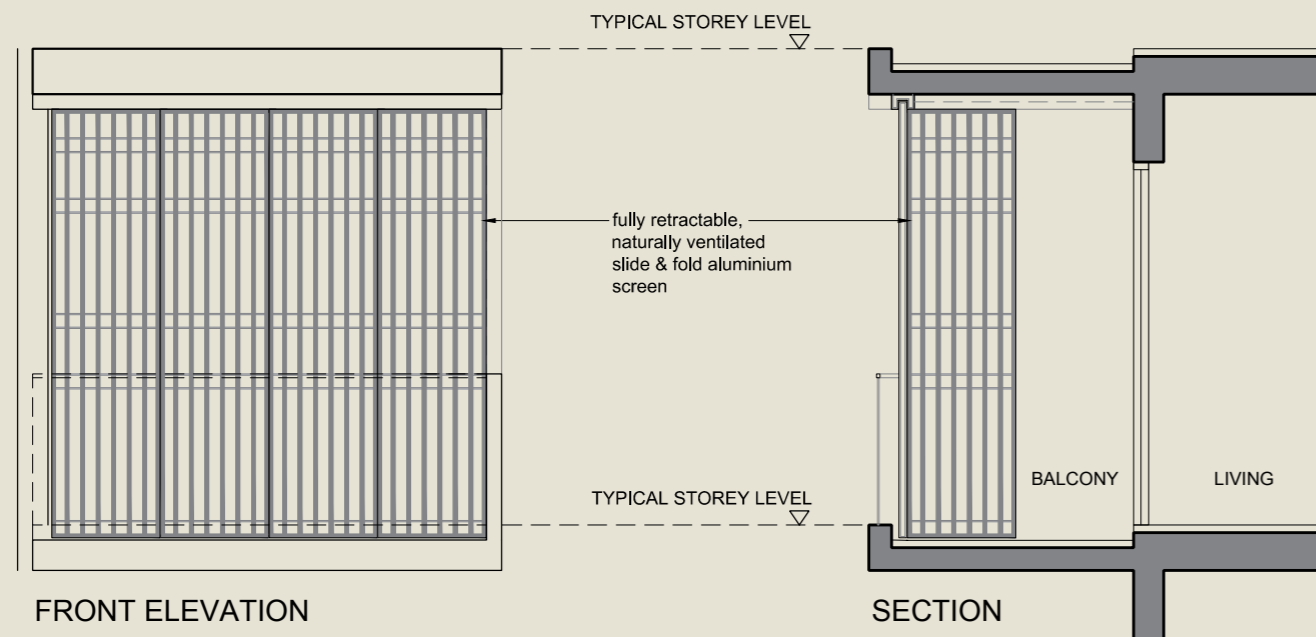
178 Jalan Eunus #02-10
#03-10
#04-10
#05-10



BALCONY SCREENING



PLAN



FRONT ELEVATION

SECTION

This drawing is for reference only. The screen design is provided for aesthetic uniformity of the development. Materials to be aluminium with powder coated finish. Fixing details are by contractor, and fixing shall not damage the existing waterproofing and structure. Owner shall verify all dimensions prior to fabrication and commencement of work. Drawings are not to scale. The cost of screen and installation shall be borne by the owner.

A PREMIER DEVELOPMENT BY ROXY-PACIFIC HOLDINGS LIMITED.

SINGAPORE



STRAITS MANSIONS
A freehold Peranakan heirloom



LIV ON WILKIE
The exclusive world of glamour



EON SHENTON
City living at your doorstep

OVERSEAS



WISMA INFINITEM, MALAYSIA
Residence · Retail · Club



WEST END RESIDENCES, AUSTRALIA
A collection of unique apartments and
terrace homes in the heart of Glebe

Roxy-Pacific Holdings Limited is an established property and hospitality group with an Asia-Pacific focus and a track record that extends back to May 1967. Listed on the SGX Mainboard on 12 March 2008, the group is principally engaged in the development and sale of residential and commercial properties ("Property Development"), the ownership of Grand Mercure Roxy Hotel and other investment properties ("Hotel Ownership and Property Investments"). Since 2013, the three main arms - Property Development, Property Investment and Hotel Ownership have extended their reach beyond Singapore, to countries such as Malaysia, Australia, Thailand, Japan and Maldives.

ANOTHER QUALITY PROJECT BY:



**Roxy-Pacific
Holdings Limited**

Developer: RH Eunus Pte Ltd (ROC No.: 201540679H) • Developer's Licence Number: C1227 • Tenure of Land: Estate in Fee Simple • Encumbrances: Caveat(s) and Mortgage(s) in favour of Hong Leong Finance Limited • Expected date of Vacant Possession: 31 December 2020 • Expected date of Legal Completion: 31 December 2023 • Location : Lot 2713T, 2715K, 2718L-PT, 2719C, 2720X, 2721L, 2722C & 2723M of MK 23 at 178 Jalan Eunus

The disclaimer is referring to "While every reasonable care has been taken in preparing this brochure, the Developer and the Marketing Agents cannot be held responsible for any inaccuracies or omissions. Visual representations, illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artist's impressions of the development and cannot be regarded as representations of fact. The property is subject to final inspection by relevant authorities to comply with the current code of practice. All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to change as may be required by us and/or the competent authorities and shall not form part of any offer and contract nor constitute any warranty by us and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Sale & Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser and shall supercede all statements, representations or promises made prior to the signing of the Sale & Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the marketing agents.