

Factsheet for Park Nova				
Location	Junction of Orchard Boulevard and Tomlinson Road			
Address	18 Tomlinson Road			
Developer	Shun Tak Cuscaden Residential Pte Ltd			
Land Tenure	Freehold			
District	10			
Site Area	4,281.40 sqm			
Gross Plot Ratio (with balcony)	3.27			
Total GFA (with balcony)	13,186.71 sqm			
TOP (estimated)	Q2 2023			
Project Account Details	Oversea-Chinese Banking Corporation Limited for Project Account No. 713-408649-001 of Shun Tak Cuscaden Residential Pte. Ltd.			
Telegraphic Transfer Details	Shun Tak Cuscaden Residential Pte Ltd Beneficiary's account no: 713-408649-001 Bank name: OCBC Ltd Swift code: OCBCSGSG Bank Code: 7339			
Design Architect	PLP Architecture International Limited			
Project Architect	P&T Consultants Pte Ltd			
Landscape Architect	ICN Design International Pte Ltd			
Quantity Surveyor	Arcadis Singapore Pte Ltd			
Main Contractor	China Construction Realty Co. Pte Ltd			
M&E Engineer	J Roger Preston (S) Pte Ltd			
C&S Engineer	P&T Consultants Pte Ltd			
Lighting Consultant	Light Collab LLP			
Interior Design	Brewin Design Office			
Unit Mix	1 Tower <ul style="list-style-type: none"> • 17 2BR with study, 17 3BR with study, 17 4BR, 3 Penthouses • 54 dedicated basement carpark lots per unit • All units with private lifts and dedicated residential lobbies 			
Specifications	<ul style="list-style-type: none"> • Units equipped with ID finishes including floor, wall and ceiling finishes, imported Kitchen Cabinetry and Wardrobes, imported Kitchen appliances. 			
Carparking lots	<ul style="list-style-type: none"> • 54 common carpark lots, 3 electrical charging stations, 2 accessible lots, 2 washing bays 			
Bicycle lots	<ul style="list-style-type: none"> • 14 			
Block	Unit Type		Size (subj to final survey)	
18	2S-1	9 units	133 sqm	1432 sq ft
	2S-2	8 units	133 sqm	1432 sqft
	3S-1	9 units	205 sqm	2207 sqft
	3S-2	8 units	205 sqm	2207 sqft
	4BR-1	9 units	270 sqm	2906 sqft
	4BR-2	8 units	269 sqm	2895 sqft
	PH-1	1 unit	300 sqm	3229 sqft
	PH-2	1 unit	418 sqm	4499 sqft
	PH-3	1 unit	548 sqm	5899 sqft

Facilities	1 st storey:
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All dimensions, areas and distances are approximate and for reference only.

	<p>Outdoor Lounge, Water Play Area, Leisure Pool, Poolside Lounge, Lap Pool, Hot Spa, Jacuzzi, Garden Pavilion, Garden Bridge, Garden Seating, Pool Deck, Outdoor Deck</p> <p>14th storey: Sky Garden, Sky Lounge, Sky Terrace, Gym, Sky Deck, Sky Bridge</p>
Orientation	Refer to the plan
Unit Design & Interior	2.5BR with study, 3BR with study, 4BR Units with Private Lifts 3 Penthouses with Private Lifts
Swimming Pool Dimensions	<p>Lap Pool Dimensions</p> <p>Length: 25m (approx)</p> <p>Width: 7 to 11m (approx)</p> <p>Depth: 1.2m</p> <p>Water Depth: 1.2m</p>
Ceiling Height (floor to false ceiling)	<p><u>Units</u></p> <p>Foyer: 2.7m</p> <p>Living/ dining: 3m/ 2.7m</p> <p>All bedrooms: 3m/ 2.7m</p> <p>Study (2S-1, 2S-2, 3S-1 and 3S-2): 2.7m</p> <p>All bathrooms: 2.7m</p> <p>Powder Room (3S-1, 3S-2, 4BR-1 and 4R-2): 2.7m</p> <p>Kitchen (2S-1, 2S-2, 3S-1 and 3S-2): 2.7m</p> <p>Dry kitchen, wet kitchen and bar (4BR-1 and 4R-2): 2.7m</p> <p>Yard: 2.7m</p> <p>Store (3S-1, 3S-2, 4BR-1 and 4R-2): 3.15m</p> <p>WC (3S-1, 3S-2, 4BR-1 and 4R-2): 2.7m</p> <p>Balcony: 2.8m</p> <p><u>Penthouses</u></p> <p>Foyer: 2.7m</p> <p>Living/ dining: 3m/ 2.7m, 6.5m at void</p> <p>Family area (PH-2): 3m/ 2.7m</p> <p>Family area (PH-3): 2.7m</p> <p>All bedrooms: 3m/ 2.7m</p> <p>Study (PH-2 and PH-3): 2.7m</p> <p>All bathrooms: 2.7m</p> <p>Powder Room (PH-1, PH-2 and PH-3): 2.7m</p> <p>Kitchen (PH-1): 2.7m</p> <p>Dry kitchen, wet kitchen and bar (PH-2 and PH-3): 2.7m</p> <p>Yard: 2.7m</p> <p>Store: 3.15m</p> <p>WC: 2.7m</p> <p>Balcony: 6.3/ 2.8m</p>
Finishes & Fittings	<p>Luxurious polished stone flooring to private lift foyer, living, dining, family room (where applicable), corridor leading to bedrooms</p> <p>Kitchen (where applicable), dry kitchen (where applicable) and wet kitchen (where applicable): Stone to floor</p> <p>Powder room: Stone to floor and wall</p> <p>All bedrooms, study (where applicable) and walk-in wardrobe: Engineered timber to floor</p> <p>All bathrooms: Stone to floor and wall</p> <p>Balcony: Stone to floor</p> <p>Yard, Store (where applicable): Porcelain tiles to floor</p> <p>WC (where applicable): Porcelain tiles to floor and ceramic/porcelain tiles to wall</p>

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	<p>Units are fitted with imported build in appliances</p> <p>Designer built-in kitchen cabinets:</p> <ul style="list-style-type: none"> • Molteni-Dada <p>Built-in Miele appliances:</p> <ul style="list-style-type: none"> • Cooker hood and hob • Fridges • Oven • Steam Oven • Wine Chiller • Dish Washer • Coffee Maker <p>Imported fine brands of sanitary wares & fittings:</p> <ul style="list-style-type: none"> • Vola • Laufen <p>Built-in wardrobe:</p> <ul style="list-style-type: none"> • Molteni & C
Security Features	<p>Secured lift lobbies and private lifts leading to the individual residence's private foyer.</p> <p>Audio-visual intercom system to residences.</p> <p>Security surveillance cameras at strategic locations.</p> <p>Residents' vehicle access via smart security system.</p> <p>Automatic carpark barrier and proximity card access system at pedestrian side gate</p> <p>24 hour guard post and guard tour system</p>
Smart Home	Fermax (TBC)
Maintenance Fee	Monthly Estimate at \$350 psv pm
Conveyancing Solicitor	Allen & Glenhill LLP

Embassies Enclave	
Shopping & Leisure	<p>Walking distance to the major malls of Orchard Road, Singapore's premier shopping belt, such as Ion Orchard, Wisma Atria, Ngee Ann City, Paragon, Mandarin Gallery and Palais Renaissance.</p> <p>Close proximity to prestigious clubs such as Tanglin Club, The American Club, and international hotel chains, such as Shangri-La Hotel, St Regis Hotel, Four Seasons Hotel, Grand Hyatt, Marriott and Goodwood Park Hotel.</p>
Business & Entertainment	<p>Refer to table for distance to the new downtown Marina Bay, the Central Business District and Marina Bay Integrated Resort.</p> <p>Refer to table for duration of drive to golf courses such as Sentosa Golf Club, Raffles Country Club and Singapore Island Country Club.</p>
Education & Nature	<p>Refer to table for distance to international schools, such as Overseas Family School, and Chatsworth International School.</p> <p>Singapore's Botanic Gardens is just a short drive away.</p>
Convenience	<p>Within walking distance to Orchard Boulevard MRT Station</p> <p>Approximately 25 min drive to Singapore Changi Airport via the Pan Island Expressway (PIE)</p> <p>Easy connectivity to most parts of Singapore via the PIE & Central Expressway (CTE)</p>

Shopping Malls	Approx. Distance (via Google maps)
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	Drive (min)	Walk (min)
ION Orchard	6 min	9 min
Paragon	8 min	17 min
Ngee Ann City	4 min	13 min
Mandarin Gallery	4 min	18 min
Tanglin Mall	3 min	6 min
The Centrepoint	6 min	24 min
TripleOne Somerset	8 min	19 min
313 Somerset	8 min	21 min
Palais Renaissance	4 min	11 min
Liat Towers	4 min	7 min

MRT Stations	Approx. Distance	
	Drive (min)	Walk (min)
Orchard Boulevard MRT Station	1 min	3 min
Orchard MRT Station	6 min	9 min
Somerset MRT Station	7 min	21 min
Botanic Gardens MRT Station	9 min	39 min
Stevens MRT Station	9 min	29 min

Schools	Approx. Distance	
	Drive (min)	Walk (min)
Overseas Family School	6 min	10 min
Chatsworth International School	7 min	20 min
Singapore Chinese Girls' School	8 min	35 min
Anglo Chinese School (Barker Road)	8 min	33 min

Financial District	Approx. Distance
	Drive (min)
Marina Bay Financial Centre	13 min
Shenton Way (Central Business District)	13 min
Suntec City	11 min

Leisure & Entertainment	Approx. Distance	
	Drive (min)	Walk (min)
Singapore Botanic Gardens	5 min	25 min
Gardens by the Bay	13 mins	1 h 7 min
Marina Bay Sands Integrated Resort	14 mins	1 h 7 min
Resorts World at Sentosa	16 mins	1 h 36 min

Clubs	Approx. Distance	
	Drive (min)	Walk (min)
Tanglin Club	6 min	15 min
The American Club	6 min	13 min
Sentosa Golf Club	20 min	1 h 49 min
Raffles Town Club	10 min	33 min
One Degree 15 Marina Club	21 min	1 h 57 min

Medical Facilities	Approx. Distance	
	Drive (min)	Walk (min)

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Gleneagles Medical Centre/ Hospital	4 min	12 min
Camden Medical Centre	1 min	3 min
Mount Elizabeth Medical Centre/ Hospital	7 min	16 min
Paragon Medical Centre	7 min	17 min

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