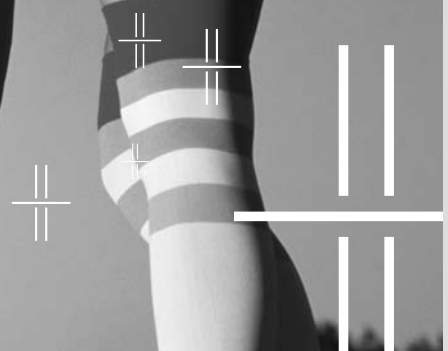


OVERFLOWING WITH
MODERN SUBTLETY,
IT STANDS FOR MORE
THAN JUST LUXURY.
IT IS THE NEW LABEL
FOR PRESTIGIOUS
LIVING. IT IS LUCIDA.

the label of prestige



Artist's Impression



A true escapist therapy, you need little persuasion to surrender to the delicious lifestyle residing in it. With 62 units articularly developed in a 25-storey vertical paradise, every level spells 3 magnetic apartments where nothing ordinary is spared. The overriding feeling of freedom and joy everyday, you're promised the intrigue.



Artist's Impression

Enveloped deep in tranquil ambience innate to this exclusive hideaway, its seductive blend of lifestyle indulgences and recreations will leave any body abound with holistic rejuvenation, and any mind pampered in complete leisure. Bestowed with a large communal deck housing high-end gymnasium and swimming pool on the 2nd floor, shed your weariness and embrace yourself in an immortality of gratifying diversions right at home. Anyone would be compelled to relax indoors.

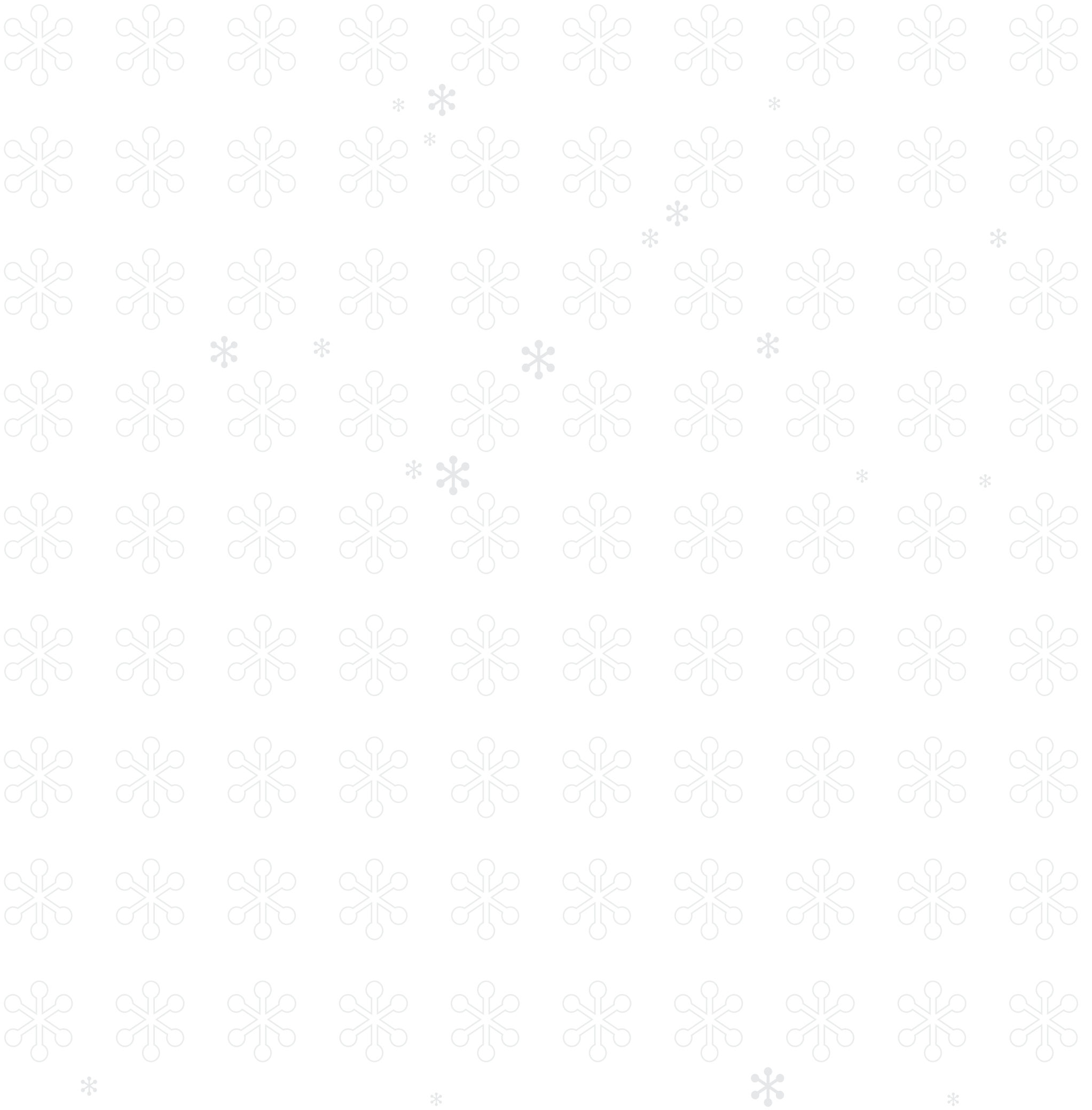


Impression Only



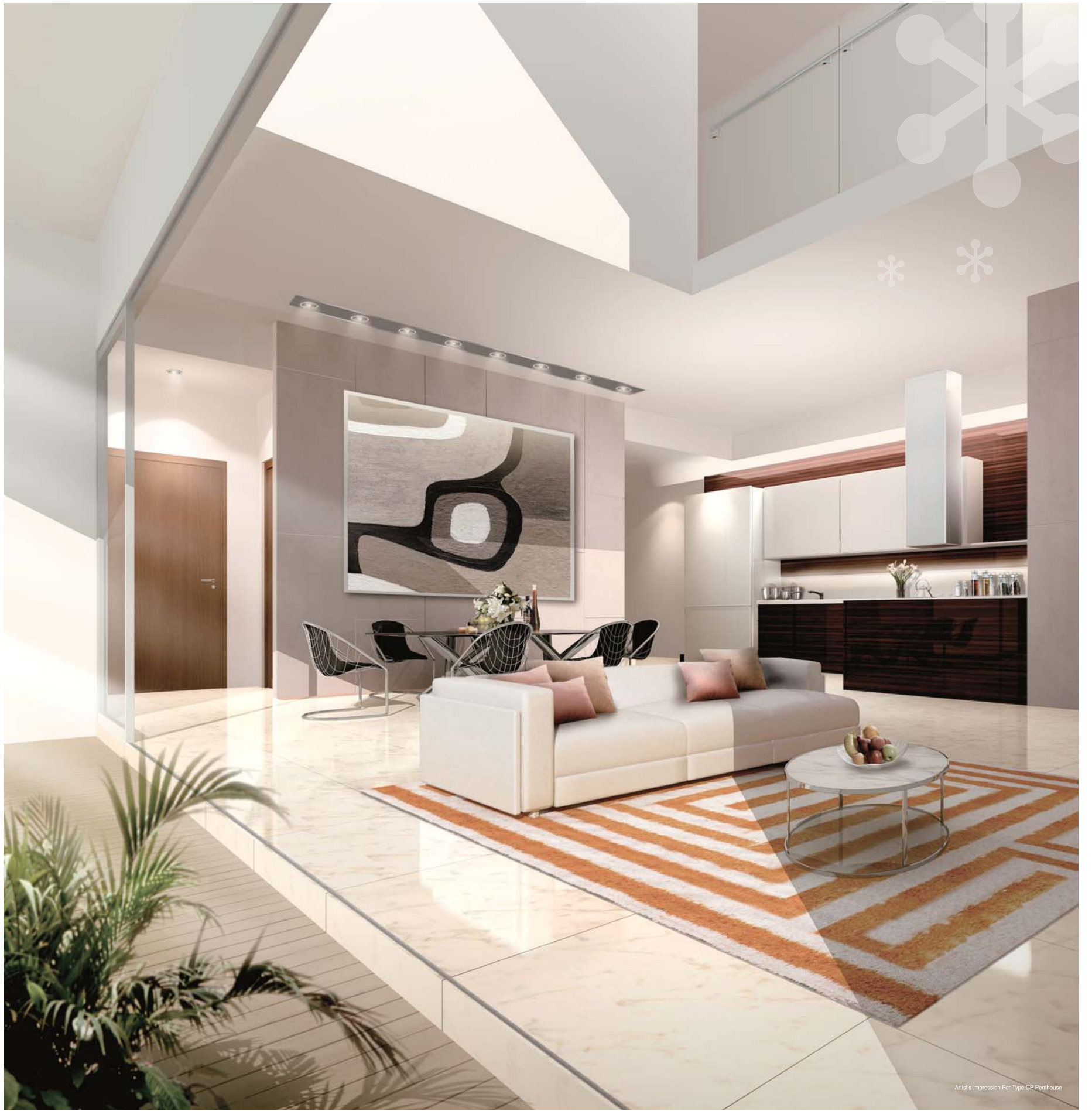


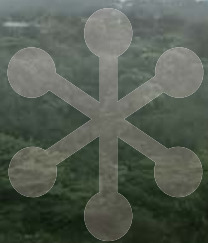
EMBRACED
WITH THE FINEST
DETAILS, MAKING
THE DIFFERENCE
BETWEEN GOOD
AND BEST.



Charm your life with a living area beguilingly orchestrated in touches of regality, pulsating in infinite serenity amidst the coziness. Perfect to luxuriate in timeless relaxation, hidden away from the humdrum. Be prepared to lose yourself in a clever marry of refinement and stylishness that comes in 1, 2, 3-bedroom apartments & 4-bedroom penthouses. Be ready to be the envy of the world. Anyone would yield to its temptation.



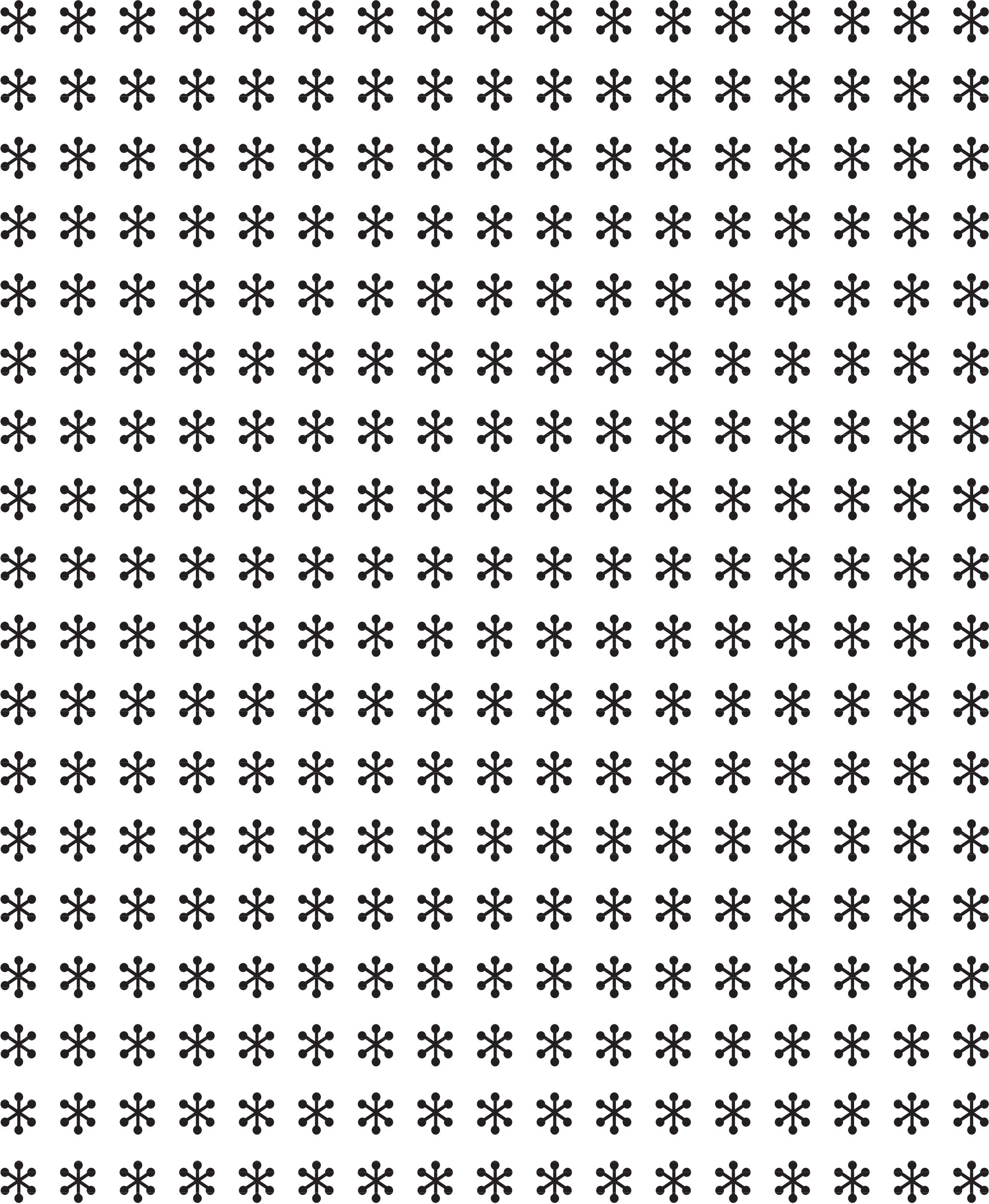






No doubt, a private domain lavishly bejeweled in prestigious furnishings and pristine finishes, deeply resembles the imagination of heaven. Opulently private, the 4-bedroom penthouses are bestowed with absolute exclusivity, complete with a home lift that brings you to every level of your unit and 180° panoramic view of the city. Retreat under the changing colours of the sky or immerse in the calming sensations of your private roof top pool, it is a lifestyle that transcend luxury. It is a life simply divine.







BONTEMPI[®]
CUCINE

It's a gallery of immaculate designs when it comes to BONTEMPI kitchen from Italy. Clearly demarcated from mediocrity and irresistibly modish, every detail boasts creative ingenuity in the most refined form.

LEMA

A concoction high on the luxe factor, LEMA modular wardrobe system from Italy has the style and functionality that can only be synonymous to superiority. Accentuating the room of its sophistication, the astute design enhances the space for intimacy with touches of elegance.



Impression Only

Bursting with oodles of delightful appeal, the bathroom immediately captivates attention with its satiny bath fittings fashioned by the illustrious Italian brand – GESSI. Augmented by an eclectic of chic and tasteful sanitary wares designed by Philippe Starck for German brand - DURAVIT, a bathroom can easily be mistaken as an art gallery.



Tantalise your palate with state-of-the-art technologies. With SCHOLTÈS built-in appliances from France, no matter which angle you look at, from practicality to beauty, it will be a mouthwatering experience every time you step into the kitchen.



All photographs featured are impressions only

Exceptionally stylish, one finds the home automation in Lucida executed in an uncomplicated, elegant fashion. The signature handiwork of JUNG, a leading German switches & systems manufacturer, the stainless steel design, truly enhances the state-of-the-art room devices. Each wall piece, with friendly buttons and LED light indicators are simply remarkable. You can control the room air-conditioning units with switching function at a touch of a button. Even the appliances in the entire kitchen are centrally controlled and its status can be monitored at one switch location. With the use of a wireless remote hand-held controller, this convenient feature is further enhanced, adding another level to the luxury living with full control of the house within your fingertips.



Impression Only
Applicable to all units



Impression Only
Applicable to Types BP and CP

Exclusively for the penthouse units, besides the switches, you can now gain full control of your entire unit at a touch of a screen. With compact modern LCD colour touchscreens mounted at strategic locations of your home, you can perform master functions and scene control at ease. Dim the lightings to desired levels; summon a nostalgic light scene with jazz in the background; switch the air-conditioning units on/off; move the blinds or do anything your imaginative mind can fetch, all these can be done at any of these breath-taking beauties. Everything can even be programmed. To make your life more wonderful, all the amazing features can also be found on the elegantly designed wireless hand-held touchscreen remote controller. Even if you are away from home, as long as you have Internet access, you can visualise the status and control anything that are connected to the home automation system.

Siteplan

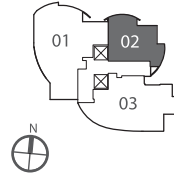
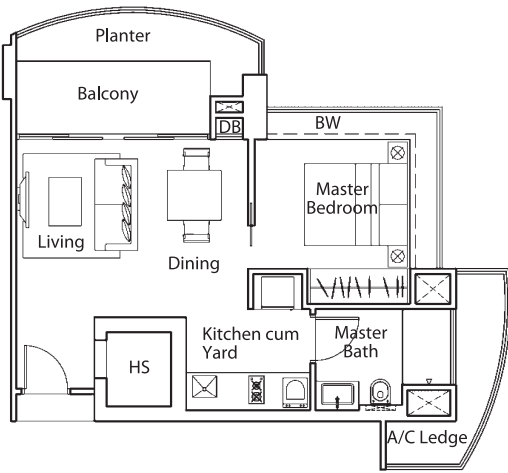


Sky Terrace



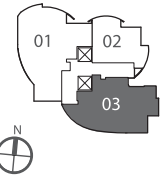
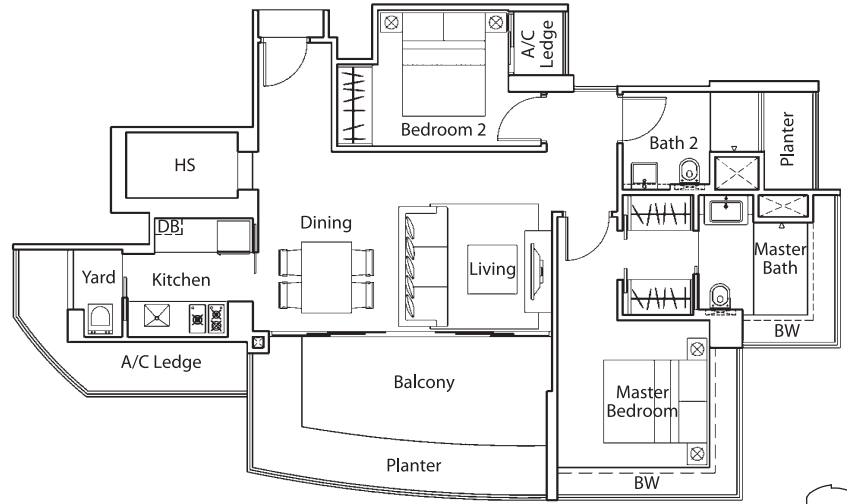
Type A (1-Bedroom)

Unit #03-02 to #22-02
Area 624 sqft / 58 sqm
(inclusive of planter, a/c ledge & balcony)



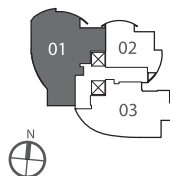
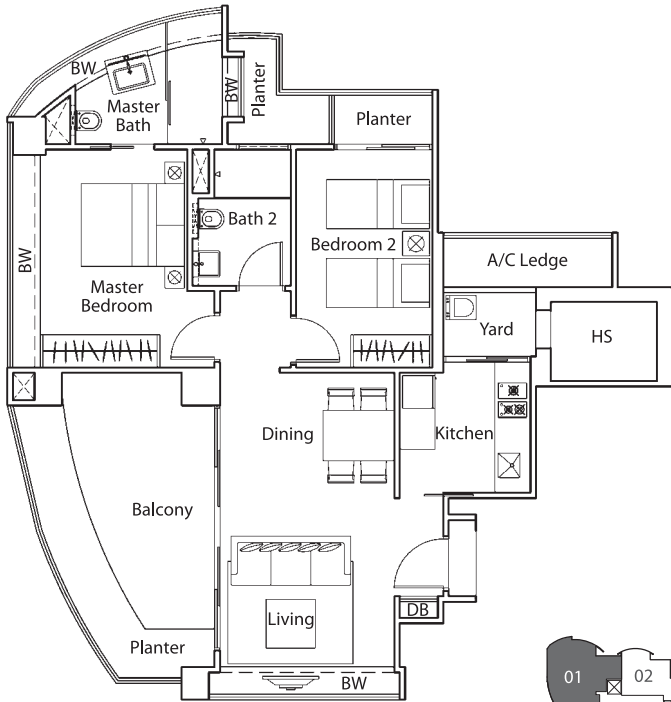
Type B (2-Bedroom)

Unit #03-03 to #22-03
Area 1066 sqft / 99 sqm
(inclusive of planter, a/c ledge & balcony)



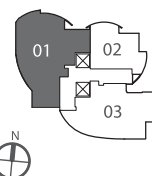
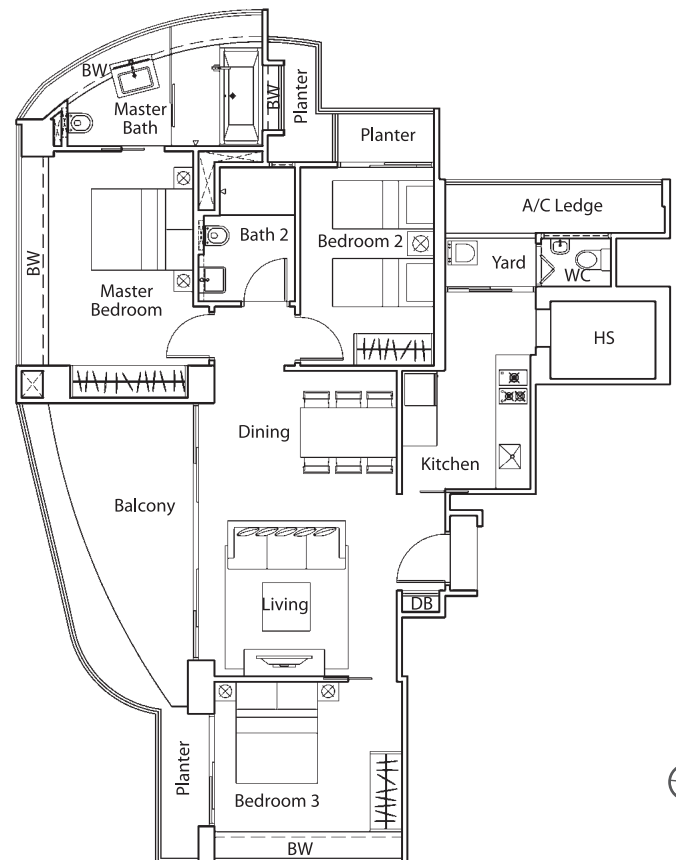
Type B1 (2-Bedroom)

Unit #03-01 to #12-01
Area 1098 sqft / 102 sqm
(inclusive of planter, a/c ledge & balcony)



Type C (3-Bedroom)

Unit #13-01 to #22-01
Area 1324 sqft / 123 sqm
(inclusive of planter, a/c ledge & balcony)

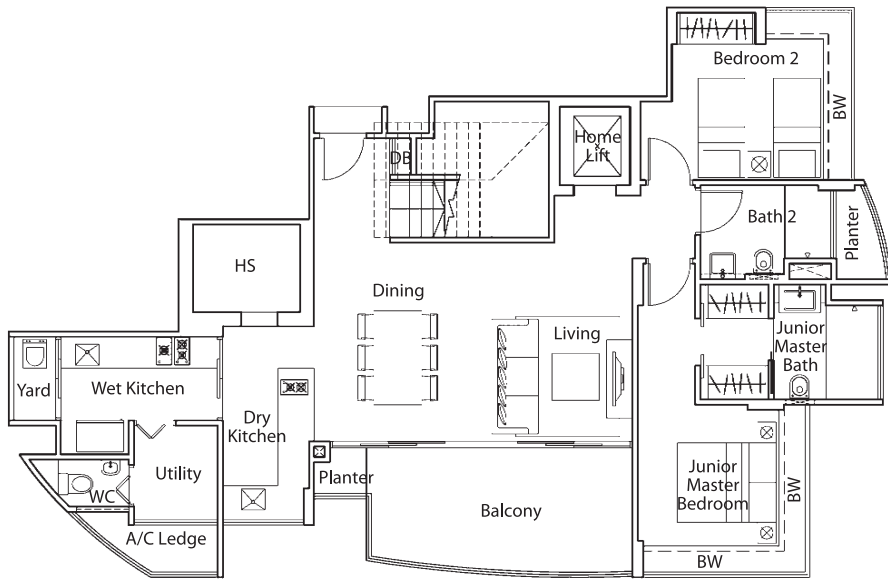


Type BP (4-Bedroom Penthouse)

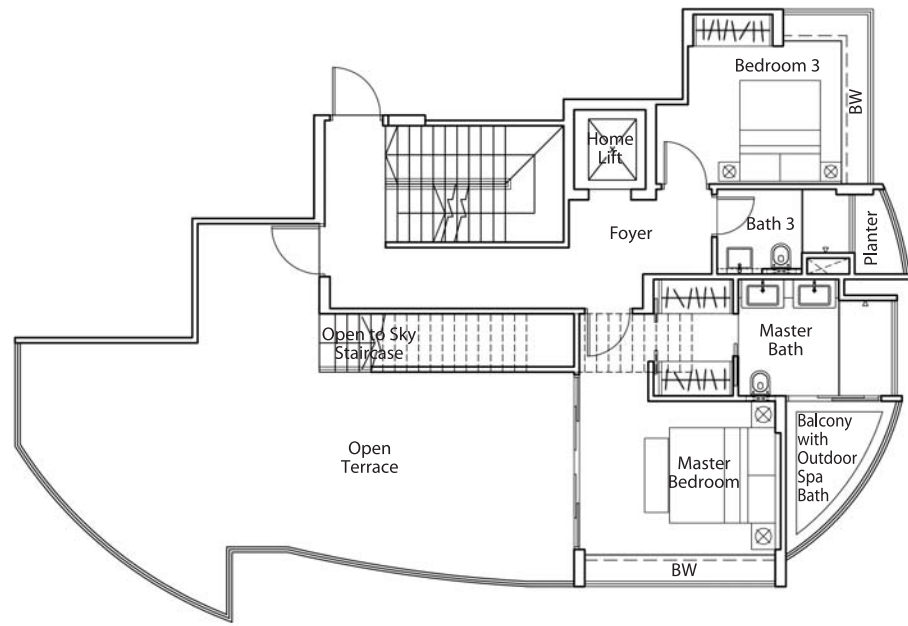
Unit #23-02

Area 3854 sqft / 358 sqm

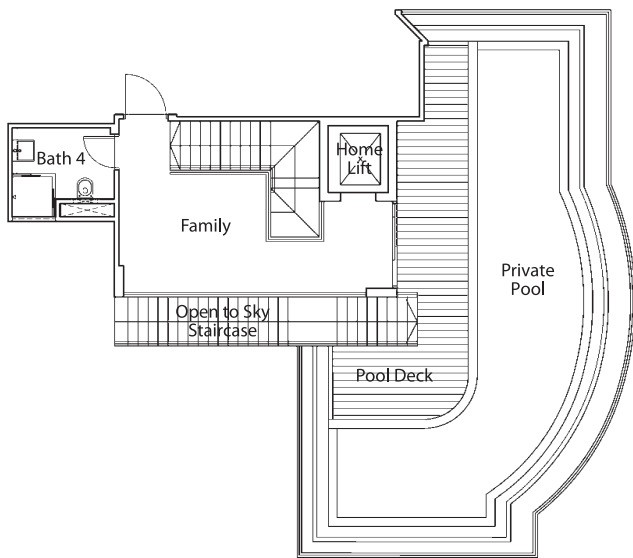
(inclusive of home lift, a/c ledge, balcony, open terrace, pool / pool deck & planter)



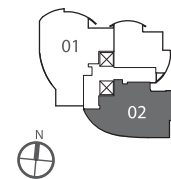
Lower Storey



Upper Storey



Roof Terrace

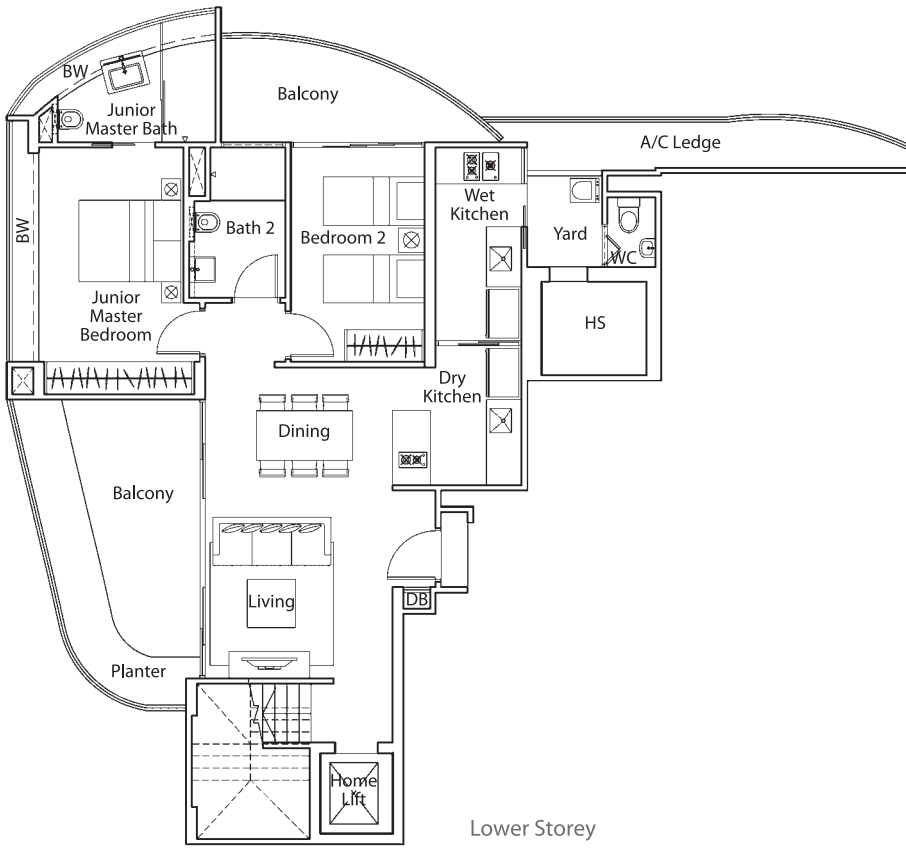


Type CP (4-Bedroom Penthouse)

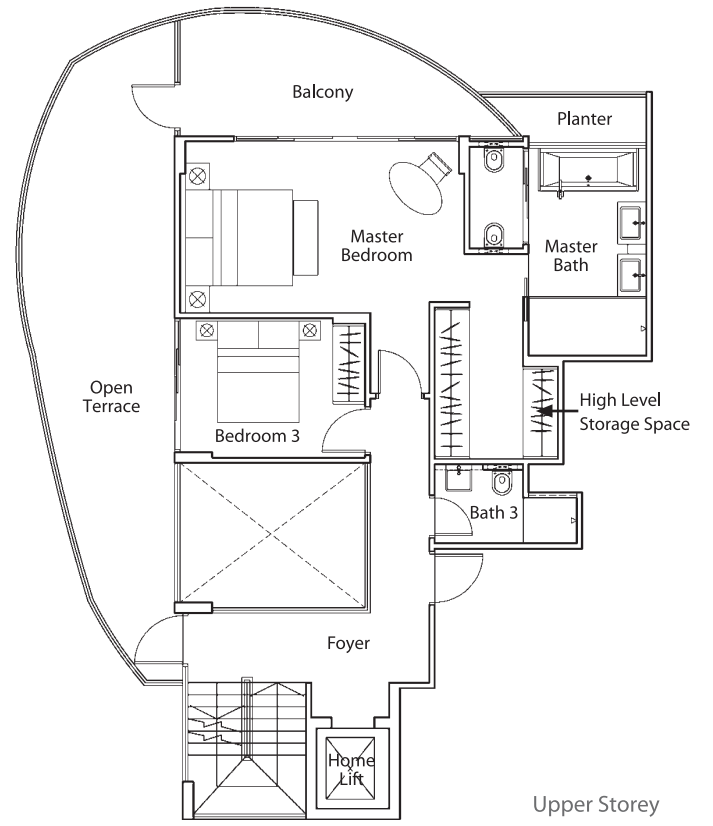
Unit #23-01

Area 4176 sqft / 388 sqm

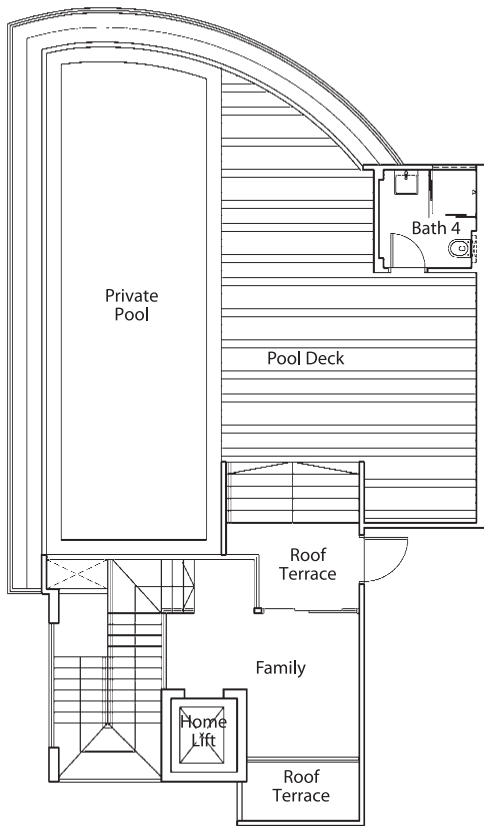
(inclusive of strata void, home lift, a/c ledge, balcony, planter, open terrace, roof terrace & pool / pool deck)



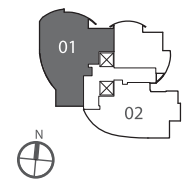
Lower Storey



Upper Storey



Roof Terrace



Specifications

- FOUNDATION**
Piled Foundation
- SUBSTRUCTURE AND SUPERSTRUCTURE**
Reinforced Concrete Framework
- WALL**
External : Common clay bricks.
Internal : Common clay bricks and / or cement blocks and / or dry wall.
- ROOF**
Flat Roof : Reinforced concrete roof with insulation.
- CEILING [For Apartments]**
 - Living, Dining, Bedrooms, Kitchen cum Yard (Type A), Kitchen, Bathrooms, Yard, WC (Types C, BP and CP), Family (Types BP and CP), Foyer (Types BP and CP), Dry / Wet Kitchen (Types BP and CP), and Utility (Type BP) Skim coat and / or plaster board ceiling with emulsion paint.
 - Household shelter, Planter and Balcony Skim coat with emulsion paint.
- FINISHES**
 - Internal Walls [For Apartments]**
 - Living, Dining, Bedrooms, Kitchen cum Yard (Type A), Kitchen, Yard, Dry / Wet Kitchen (Types BP and CP), Family (Types BP and CP), Foyer (Types BP and CP) and Utility (Type BP) Cement and sand plaster and / or skim coat with emulsion paint.
 - Master Bathroom and Junior Master Bathroom (Types BP and CP) Imported marble tiles laid up to false ceiling height and on exposed surface only.
 - Bathrooms and WC (Types C, BP and CP) Imported homogeneous and / or ceramic tiles laid up to false ceiling height and on exposed surface only.
 - Household Shelter Skim coat with emulsion paint.
 - Internal Walls [Common Areas]**
 - Lift Lobbies (Basement, 1st Storey, Sky Terrace) Imported marble or granite tiles to designated areas. Cement and sand plaster and / or skim coat to other areas.
 - Other Lift Lobbies, Corridors, Staircases and Landing Cement and sand plaster and / or skim coat with emulsion paint.
 - External Walls**
 - Cement and sand plaster with textured coating and / or emulsion painting.
 - Floor [For Apartments]**
 - Living, Dining, Master Bathroom, Junior Master Bathroom, Kitchen cum Yard (Type A) and Dry Kitchen (Types BP and CP) Imported marble tiles with skirting.
 - Bathrooms, Balcony, Household Shelter, Utility (Type BP), Open Terrace (Types BP and CP) and Roof Terrace (Type CP) Imported Homogeneous and / or Ceramic tiles.
 - Bedrooms, Family (Types BP and CP), Internal Staircases (Types BP and CP) and Foyer (Types BP and CP) Timber strips with timber skirting.
 - Kitchen (Types B, B1 and C), Yard (Types B, B1 and C) and Wet Kitchen (Types BP and CP) Imported compressed marble tiles.
 - Pool Deck (Types BP and CP) Timber deck.
 - Floor [Common Areas]**
 - Lift Lobbies (Basement, 1st Storey, Sky Terrace) Imported marble and / or granite tiles.
 - Other Lift Lobbies Imported homogeneous and / or ceramic tiles.
 - Staircases and Landing (Basement to 2nd Storey) Imported homogeneous and / or ceramic tiles.
 - Staircases and Landing (3rd Storey upwards) Cement and sand screed.
 - Sky Terrace (2nd Storey) Imported marble or granite tiles to designated areas. Timber deck to designated areas.

Note:

Marble, limestone and 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 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 can be felt at the joint. Subject to Clause 14.3, the tonality and pattern of marble, limestone or granite selected and installed shall be subject to availability.

7. WINDOWS

- Bedrooms, Bathrooms, Family (Types BP and CP), Wet Kitchen (for Type CP), Dry and Wet Kitchen (for Type BP), Utility (Type BP) and WC (Types BP and BP) Aluminium framed windows.
- Master Bedroom (Types A, B and BP), Master Bath (Types A, B and BP), Bath 2 (Types B and BP), Junior Master Bedroom (Type BP), Bedroom 3 (Type BP), Bath 3 (Type BP), Family (Type BP) Aluminium framed windows with double glazing.

Note:

- All aluminium frames shall be powder coated finish.
- All glazing shall be approximately 6mm thick.
- All windows are either side-hung, top-hung, bottom-hung or sliding or any combination of the mentioned.
- All glazing up to 1m from floor level shall be of tempered or laminated glass.

8. DOORS

- Main Entrance Door / Door to Fire Escape Staircase (Types BP and CP only) Approved fire-rated timber door.
- Bedrooms and Bathrooms Hollow core timber door.
- Door to Balcony / Planter, Door to Roof Terrace / Open Terrace (Types BP and CP), Kitchen (except Type A), Wet Kitchen (Types BP and CP) and Yard (Types B, B1 and C) Aluminium framed door with or without fixed glass panel.
- WC (Types C, BP and CP) Aluminium Slide and Fold door.
- Household Shelter Metal door as approved by relevant authority.
- Door to A/C Ledge (Type B) / Balcony with Outdoor Spa Bath (Type BP) / Pool Deck (Type BP) Aluminium framed doors with double glazing.

Note:

- All glazing shall be approximately 6mm thick.
- All aluminium frames shall be powder coated finish.
- Doors can either be of swing or sliding type with or without fixed glass panel.

9. IRONMONGERY

- Main entrance door and other hollow core timber doors shall be provided with good quality imported lockset.

10. SANITARY FITTINGS

- Master Bathroom, Junior Master Bathroom (Types BP and CP) and Common Baths
 - 1 long bath with bath mixer and hand shower (Types C and CP)
 - 1 shower screen with shower mixer and hand shower
 - 1 overhead shower (for all Master Bathrooms, Junior Master Bathrooms only)
 - 1 outdoor spa bath with bath mixer (Type BP)
 - 1 vanity counter c/w basin and mixer tap
 - 1 water closet
 - 1 bidet (Type CP)
 - 1 mirror
 - 1 paper holder
- WC
 - 1 hand shower set
 - 1 wall hung basin with cold water tap
 - 1 water closet
 - 1 paper holder
- Kitchen, Dry Kitchen (Types BP and CP) and Wet Kitchen (Types BP and CP)
 - 1 single bowl kitchen sink with single lever mixer
- Yard, Terrace (Types BP and CP), Roof Terrace (Type CP) and Pool Deck (Types BP and CP)
 - 1 bib tap

11. ELECTRICAL INSTALLATION

- Concealed electrical wiring in conduits.
- Refer to Electrical Schedule for details.

12. TV / TELEPHONE

- SHCV TV point is provided.
- Refer to Electrical Schedule for details.

13. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with the Singapore Standard CP33.

14. WATERPROOFING

Waterproofing to floors of Kitchen (except for Type A), Dry and Wet Kitchens (Types BP and CP), Bathrooms, Yard, Balcony, Planters, Open Terrace (Types BP and CP), Roof Terrace (Type CP), Pool Deck (Types BP and CP), Reinforced concrete flat roof and Sky Terrace.

15. RECREATIONAL FACILITIES

- Swimming Pool
- Wading pool
- Hot and Cold Water Jet Corner
- Gymnasium
- BBQ Area
- Children's Playground
- Changing Room cum Toilet

16. ADDITIONAL ITEMS

- Wardrobes Built-in wardrobes to all Bedrooms.
- Kitchen Cabinets
 - Kitchen cum Yard (Type A) Built-in high and low level kitchen cabinets complete with integrated refrigerator, cooker hob, cooker hood, integrated washer cum dryer, built-in microwave oven and integrated dishwasher.
 - Kitchen (Types B, B1 and C) Built-in high and low level kitchen cabinets complete with integrated refrigerator, cooker hob, cooker hood, built-in oven, built-in microwave and integrated dishwasher.

- Dry Kitchen (Types BP and CP) Built-in high and low level kitchen cabinets complete with integrated refrigerator, cooker hob, cooker hood, built-in oven, built-in microwave oven, island hood and hob and integrated dishwasher.
- Wet Kitchen (Types BP and CP) Built-in high and low level kitchen cabinets complete with cooker hob and cooker hood.
- Air-conditioning to Living / Dining, Family (Types BP and CP) and Bedrooms.
- Hot Water Supply to Bathrooms, Kitchen, Dry Kitchen (Types BP and CP) and Wet Kitchen (Types BP and CP).
- Audio / video intercom (from Apartment to Side-gate & Sentry Post only).
- Card Access for lobby and side-gate.

Note:

- Layout / location of wardrobes, kitchen cabinets and fan coil units are subject to architect's sole discretion and final design.
- 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 may at his own discretion assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser. The Vendor shall not be answerable for any failure of these manufacturers and / or contractors and / or suppliers to honour any warranty.
- Regular maintenance by the Purchaser of the air-conditioning systems, including the clearing of filters and condensation pipes, is essential for the efficient running and prolonging their operating life.
- The Purchaser is liable to pay annual fee, subscription fee and such other fees to Starhub Cable Vision Ltd or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their service connection for their respective subscription channels. Any equipments for SHCV shall be paid and installed by the Purchaser.
- If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with an Internet Service Provider and / or such relevant entities / authorities for internet service to the Unit and to make all necessary payments to such Internet Service Provider and / or relevant authorities.
- Timber strips are natural materials containing veins / grains and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
- Swimming pool filtration system has to be maintained and cleaned on a regular basis by purchasers at the purchasers' own cost to ensure good working condition of the system (Types BP and CP).
- Swimming pool depth for unit type BP and CP is maximum 1.2 m depth.
- Home Lift (Types BP and CP) to be maintained by purchasers at the purchasers' own cost.
- Purchasers of Types BP and CP to provide their own curtain, blinds and motor for the curtain.

DESCRIPTION OF THE HOUSING PROJECT

GENERAL DESCRIPTION

PROPOSED ERECTION OF A BLOCK OF 25 STOREY FLAT (TOTAL 62 UNITS) WITH A BASEMENT CARPARK AND SKY TERRACE AND SWIMMING POOL ON LOT 00736P TS28 AT SUFFOLK ROAD (NOVENA PLANNING AREA)

DETAILS OF BUILDING SPECIFICATIONS

As per Specifications in the First Schedule

TYPES OF RESIDENTIAL UNITS LOCATED IN THE BUILDING PROJECT

Type A	- 1 Bedroom
Type B	- 2 Bedrooms
Type B1	- 2 Bedrooms
Type C	- 3 Bedrooms
Type BP	- 4 Bedrooms penthouse
Type CP	- 4 Bedrooms penthouse

TOTAL NUMBER OF UNITS IN EACH CLASS:

Apartment Unit Types	No. of Units
Type A	20
Type B	20
Type B1	10
Type C	10
Type BP	1
Type CP	1
Total	62

DESCRIPTION OF COMMON PROPERTY

Swimming Pool, Wading Pool, Hot and Cold Water Jet Corner, Children's Playground, BBQ Area, Gymnasium, Changing Room cum Toilet and all other areas & amenities deemed such by the relevant authorities.

DESCRIPTION OF PARKING SPACES

Total number of car park spaces provided at basement and 1st storey : 62

PURPOSE OF BUILDING PROJECT AND RESTRICTIONS AS TO USE

- The building project is strictly for residential occupation only.
- Management room is not provided.
- Balconies cannot be converted to any other uses for any reason whatsoever.
- For cyclical maintenance work to be carried out to the building facade, owners of penthouse units shall allow access to maintenance team.
- The open terraces and open roof terraces are not to be enclosed or roofed over.
- The approved planter boxes, which are exempted from GFA are not to be converted to balcony without prior approval from the Competent Authority.
- The area shown as open car parks in the approved plans shall not be roofed over without planning permission.

Another Quality Development By



Novelty Organisation Pte Ltd

Marketing Agent



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OUR DISTINCTIVE PROFILE & RECENT PROJECTS



LUMA



BLUWATERS 2 CONDOMINIUM



THE AXIS



IRIDIUM



ATRIUM RESIDENCES



MURANO



BLUWATERS



PLATINUM EDGE



VITRA

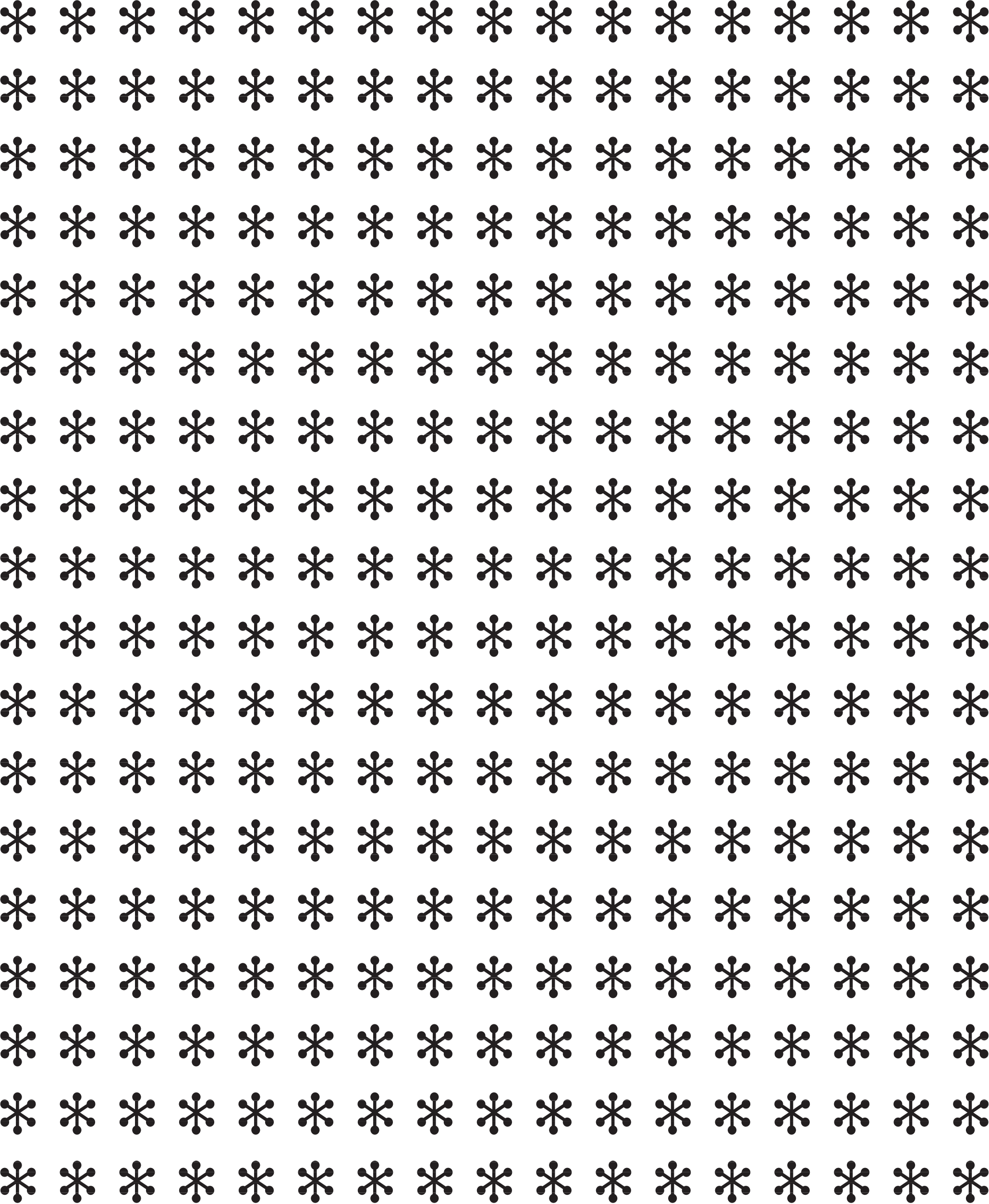


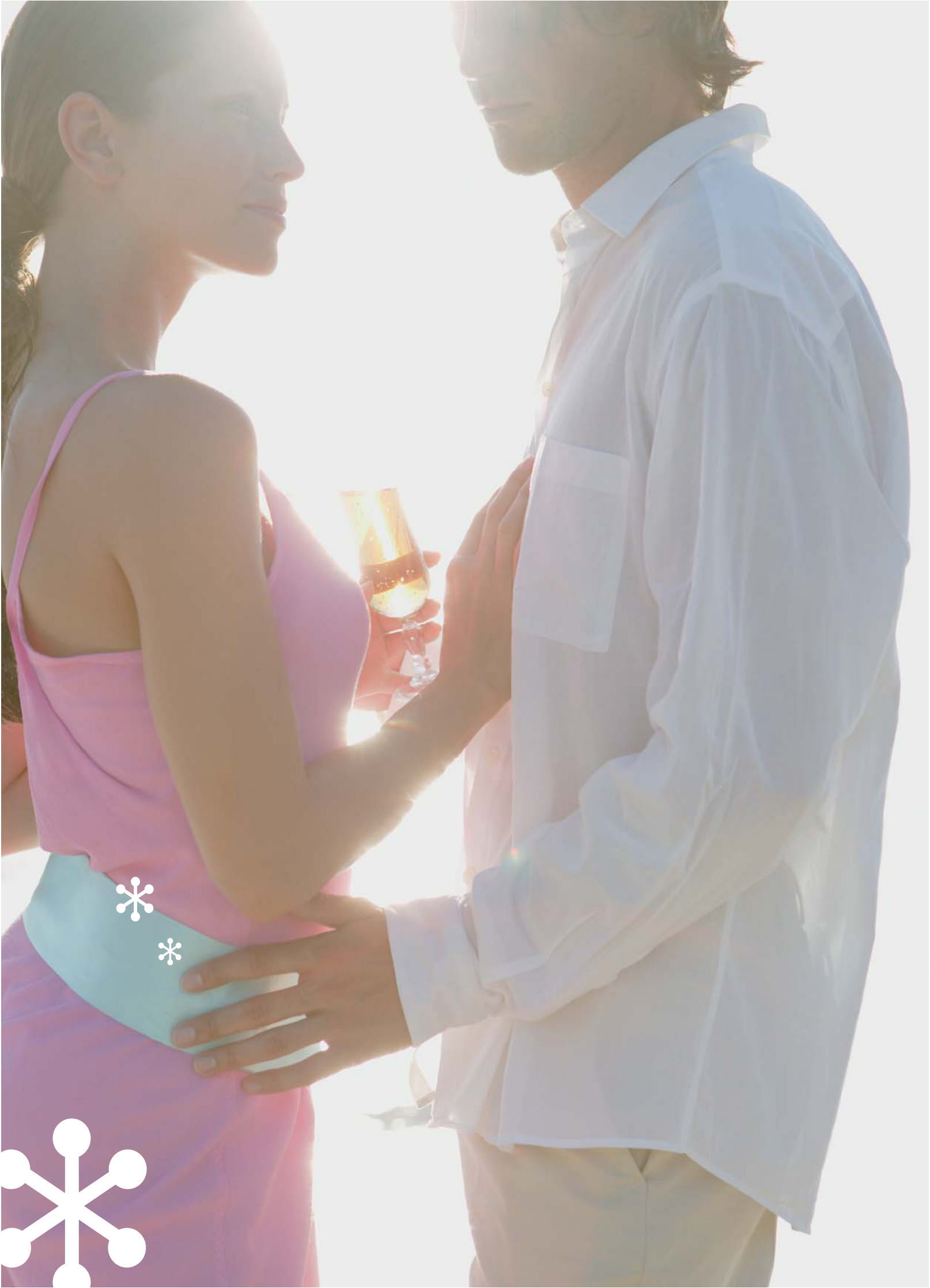
VANADIUM



Novelty Group – A luxury property developer with its own distinction in Singapore, every project embodies elegance, regality and exclusivity. Our continual commitment lies in revolutionising development of prestigious, world-class properties.

Surpassing benchmarks through ingenious mergence of novel architecture and modish designs have set us apart from any competition. Meticulous for details and quality, we have firmly positioned ourselves as a developer with high capacity in creating awe-inspiring projects. The astute juxtaposition of prestige and homely serenity has made our projects highly sought-after by property seekers locally and overseas.







Partaking lofty architectural ideals, the facade exudes a monolithic inviting aura that is only a prelude of the spectacular manifesting within. Towering with modern fluid architecture style, the curves of the building emulate wind movement, accentuated by perforated screen and metal fin that express modernism. Be lured by the juxtaposition of pure pleasure and serenity. Reach outside your haven to relish in an affluent of modern delights effortlessly, or let time standstill while you give in to the peaceful waltz of pleasing breeze perpetually inhaled into your abode. Everything enjoyable is within reach. Everything tranquil is within your command.



WHERE TIME DOES NOT RULE
AND STRINGENCY DOES NOT
DICTATE THE RHYTHM OF LIFE.





“Near” is an understatement. With the most popular districts for retail indulgence, vast selections of famed dining avenues, recognised education institutions, well-known nature reserves and many lifestyle amenities just next door, convenience is definitely less than “a stone’s throw away”. Travel places with the easily accessible Novena MRT Station and a network of well-connected Expressways. Being centralised has its advantages.



NOVENA
NOVENA SQUARE

MOULMEIN RD

ST. JOSEPH'S
INSTITUTION
JUNIOR

CENTRAL EXPRESSWAY (CTE)

FARRER PK
SWIMMING CPLX

THOMSON RD

NEWTON RD

GOLDHILL UNITED
CENTRE SQUARE



SUFFOLK RD

GOLDHILL PLAZA

ANGLO-CHINESE
SCH (BARKER RD)

BUKIT TIMAH RD

LUCIDA

NEWTON



NEWTON FC

ANGLO-CHINESE SCH (JUNIOR)

RAFFLES GIRLS'
SEC SCH

GOODWOOD PARK HOTEL

FAR EAST PLAZA

SHAW HOUSE

SCOTTS RD

GRAND HYATT S'PORE
S'PORE MARRIOTT HOTEL

THE
PARAGON

PARK HOTEL
ORCHARD S'PORE

THE
HEEREN

CENTREPOINT
SHOPPING CTR

ORCHARD RD

WHEELLOCK PLACE



ORCHARD

WISMA ATRIA
SHOPPING CTR

NGEE ANN
CITY

MERITUS
MANDARIN
S'PORE



Artist's Impression

freehold - foreigners eligible

