

NAVA GROVE



Nestled in the prestigious Mount Sinai and Pandan Valley estates, surrounded by good class bungalows and near Holland Village, Nava Grove is perched on elevated grounds among Singapore's verdant green belt. Lush, picturesque, and almost untouched, the richness of nature flows all around – from the Clementi and Dover Forests to the Rail Corridor and Ulu Pandan Park Connector, to the Greater Southern Waterfront and beyond.

Embrace a chic lifestyle as you explore the trendy enclaves and vibrant malls in the vicinity from stylish boutiques to delectable eateries. Top educational institutions like Henry Park Primary School, Pei Tong Primary School, Methodist Girls' School, along with renowned universities and international schools are all a short distance away.

At Nava Grove, a wondrous world of water beckons you, with breathtaking pools and gently meandering streams reflecting the soft morning light, all wrapped in ribbons of green. Embrace a sense of peace and tranquillity as you arrive home to Nava Grove. Be greeted by a grand, spacious drop-off, where cascading waters and majestic rain trees set the stage for a luxurious, resort-like welcome.

From the sprawling grounds, pavilions look out to an endless sea of green. Within the development, you'll find serene landscapes and a host of facilities that everyone can enjoy. Here, nature's beauty and idyllic spaces blend seamlessly, crafting a sanctuary of relaxation.

While every reasonable care has been taken in the preparation of this factsheet, the developer does not guarantee the accuracy or reliability or completeness of the information in this factsheet. All statements and visuals in this factsheet are believed to be correct at the time of printing, as of 30 Sep 2024 but are not to be regarded as statements or representations of fact, offers or warranties (whether expressly or impliedly) by the developer or the developer's agents and they are not intended to form any part of the contract for the sale of the housing units. The developer will not be held responsible for any inaccuracies or omissions in this factsheet, for any reliance placed by you on the information in this factsheet, or for any loss or damage incurred by you as a result of such reliance.

DEVELOPMENT DATA

Developer	Golden Ray Edge 3 Pte Ltd (Joint Venture between MCL Land and Sinarmas Land)
Project Name	Nava Grove
Tenure	99 years commencing from 13 February 2024
Description	PROPOSED CONDOMINIUM HOUSING DEVELOPMENT COMPRISING 3 BLOCKS OF 24-STOREY RESIDENTIAL BUILDING (TOTAL: 552 UNITS) WITH 2 BASEMENT CARPARKS, SWIMMING POOL, COMMUNAL FACILITIES AND LANDSCAPE DECK ON LOT 07403V MK04 AT PINE GROVE (BUKIT TIMAH PLANNING AREA)
Address	38 Pine Grove (Singapore 597774) 40 Pine Grove (Singapore 597775) 42 Pine Grove (Singapore 597776) 44 Pine Grove (Singapore 597777) – Management office
Site Area	25,039.2 sqm
Overall Plot Ratio (Gross)	2.1
Total No. of Units	552
No. of Carpark Lots	442 car park lots (inclusive of 6 EV charging lots) and 4 accessible lots
Expected Vacant Possession Date	14 November 2028
Expected Legal Completion Date	14 November 2031
Architect	P&T Consultants Pte Ltd
Project Interior Design	2 nd Edition Pte Ltd
Landscape Consultant	STX landscape Architects
Main Contractor	China Communications Construction Company Ltd (Singapore)
Showflat Interior Designer	2 nd Edition Pte Ltd
Quantity Surveyor	Asia Infrastructure Solutions Singapore Pte Ltd

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Project Account	Malayan Banking Berhad for Project Account No. 044-040-0031-3 of Golden Ray Edge 3 Pte. Ltd.
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Telegraphic Transfer Details

Beneficiary name	Golden Ray Edge 3 Pte. Ltd.
Beneficiary bank	Malayan Banking Berhad, Singapore Branch 2 Battery Road Maybank Tower #21-01 Singapore 049907
Swift code	MBBESGSG
Bank account no.	Project account no. 044-040-0031-3
PayNow ID	202336667MPAC

UNIT MIX

Bedroom Type	Area (sqm)	Area (sqft)	No. of shares*
2 Bedroom	58	624	6
2 Bedroom Premium	65	700	6
2 Bedroom + Study**	73	786	6
3 Bedroom	88 – 92	947 – 990	6
3 Bedroom Premium	102 – 103	1,098 – 1,109	7
4 Bedroom	124	1,335	7
4 Bedroom Dual-Key**	136	1,464	7
4 Bedroom Premium + Private Lift	144	1,550	7
5 Bedroom Premium + Private Lift**	160	1,722	8

*Est. cost per share is \$62 (before GST).

** Show unit types.

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