

# KOVAN JEWEL DRAFT FACT SHEET

(For Internal Distribution only)

Project Name	Kovan Jewel
Developer	Soon Lian Realty Pte Ltd
Tenure	Freehold
Description	Proposed new erection of 1 block of 5-storey residential flats with attic (Total: 34 units + 1 Shop) with basement carparks and other communal facilities on Lot 05252K at 51A Kovan Road (Hougang Planning Area)
Address	51 Kovan Road Singapore 548534
Land Area	27,091sqft (2,516sqm)
Total Units	34 Residential + 1 Shop Unit
No of Parking Lots	34 Lots + 1 handicap lot + 6 bicycle lots
Legal Date of Vacant Possession	31 December 2025
Estimated Date of Vacant Possession	Q4 2023
Sales Gallery Location	5 Stadium Walk #02-32 Kallang Leisure Park Singapore 397693
Development Facilities	Pool Pavilion with firefly lights, Lap Pool (20m x 2.4m), Children's Splash Pool (4.5m x 2.4m), Gym, Function Room, 2 x Jacuzzi, Charcoal BBQ, Swing
Architect	Team Design Architects Pte Ltd (The Sail, Stars of Kovan)
Landscape Consultant	SALD Pte Ltd
Main Contractor	Tokyu Construction Co. Ltd
Conveyancing Solicitor	Maurice Lee & Tan
Share Values	Type 1, 2, 4, 5, 7 : 27 shares
	Type 3, 6, 7g, 8 : 31 shares
	PH 2, 3, 6, 7 : 36 shares
	PH 4 : 31 Shares
Ceiling Heights	Living/Dining/Bedrooms/Balconies: 2.9m for all units
Charging Point	None (but 2 Isolators are provided for future deployment if necessary)

Power Socket in Balcony	No
Bib-tap in Balcony	Yes
Floor Trap in Balcony	Yes
Kitchen Provisions	Hood, Ceramic Electric Hob, Oven (Bosch), Fridge: No,
Casement windows	Yes
Flooring	Living/Dining/ Kitchen: Porcelain, Bedrooms: Timber, Rest: Ceramic
Unit Type & Nos	1BR (624sqft) - 8 units (24%)
	1+S (721sqft) - 7 units (21%)
	3BR (1076 to 1345sqft) – 8 units (24%)
	3+S (1141sqft) – 6 units (18%)
	2BR + 2 Study PH (1238sqft) – 1 units (3%)
	4BR PH (2153sqft) – 2 units (5%)
	4+S PH (1991sqft) – 2 units (5%)
Security Guard Post	No (but have security office for MC to decide)
Windows tinted	Yes Blue
Study Room with A/C	Yes
Family Room with A/C	Yes
Amenities	Kovan MRT Station (496m) Kovan City – coffee Shops, bakeries & convenience Stores (500m) FairPrice Supermarket (490m) Cold Storage (568m) Sheng Siong Supermarket (1.7km) Heartland Mall (568m) NEX Mall (1.2km) Hougang Mall (1.7km) Sengkang General Hospital Buangkok Integrated Development
Pri School (Within 1km)	<ul style="list-style-type: none"> <li>▪ Paya Lebar Methodist Girls School (Primary) 900m</li> <li>▪ Xinghua Primary School 870m</li> </ul>
Pri School (1km to 2km)	<ul style="list-style-type: none"> <li>▪ CHIJ Our lady of Good Counsel</li> <li>▪ Holy Innocents Primary School</li> <li>▪ Maris Stella High School</li> <li>▪ Montford Junior School</li> <li>▪ Rosyth School</li> <li>▪ Zhonghua Primary School</li> <li>▪ Yangzheng Primary School</li> </ul>

<b>Bus Service Routes</b>	Only Highlighted Prominent Routes are listed
80	Sengkang/Paya Lebar Central/Crawford/City Hall/Boat Key/Maxwell Road/Amara/Keppel
81	Tampines/Pasir Ris/Tampines (Loop)
82	Punggol/Serangoon/Rivervale (Loop)
101	Serangoon Int/Upp Serangoon/S'goon JC/S'goon Int (Loop)
107	Hougang Ctrl/Bartley/Potong Pasir/Lavender/Plaza Park Royal/Esplanade/Bayfront/UIC/Mas Bldg/Shenton Way
136	AMK Int/Yio Chu Kang/Rivervale/Punggol
153	Bt Merah/Queenstown/Farrer Rd Mkt/Raffles Town Club/Thomson Flyover/Toa Payoh/Hougang Ctrl Int
<b>Expressways Nearby</b>	PIE, CTE(SLE), KPE(ECP), TPE
<b>KOVAN MRT (496m) (NEL)</b>	5 Stops to Toa Payoh 7 Stops to Dhoby Ghaut 9 Stops to Orchard 9 Stops to Chinatown 8 Stops to City Hall 9 Stops to Raffles Place 9 Stops to Esplanade 11 Stops to Harbourfront 13 Stops to RTS Johor 15 Stops to Gardens by the Bay
<b>Recreation</b>	Central Water Catchment (Seletar/Pierce Reservoir) East Coast Parkway /Beach ABC Waters @ Serangoon Reservoir Ang Mo Kio Linear Park Thomson Nature Park
<b>Project IC</b>	Joseph Chew (9321 7882)  Brian Yeo (9768 6665)