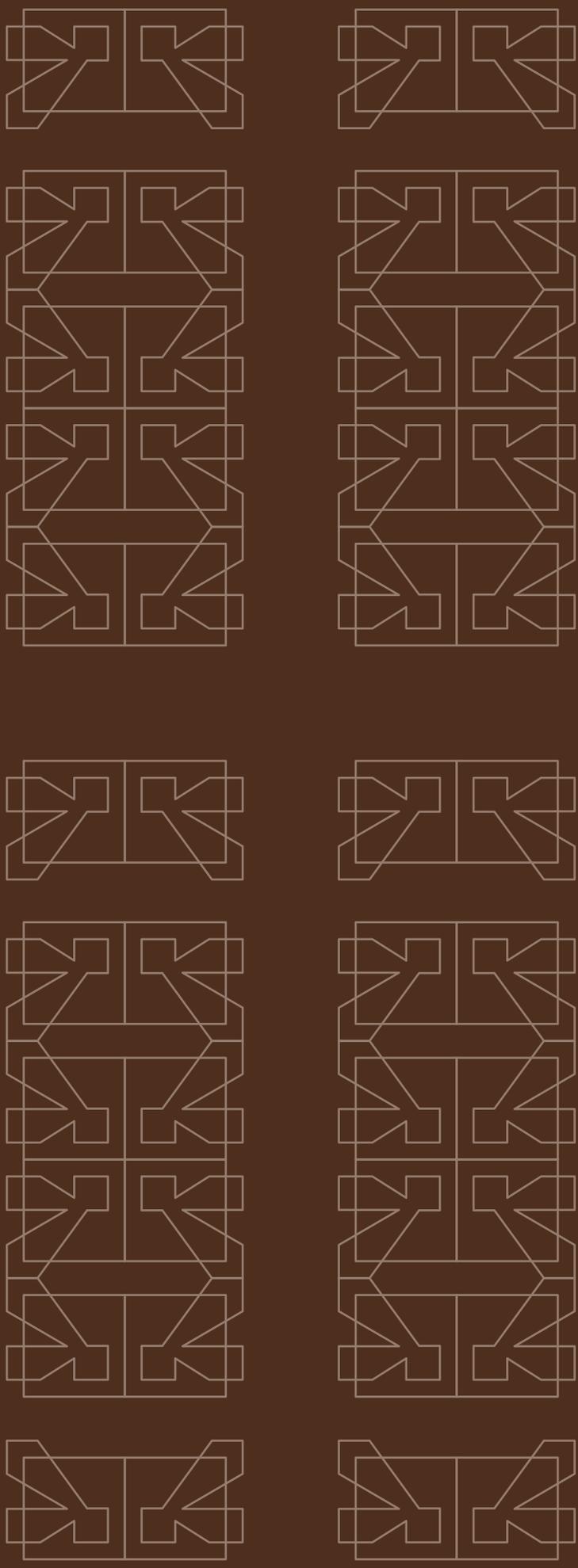
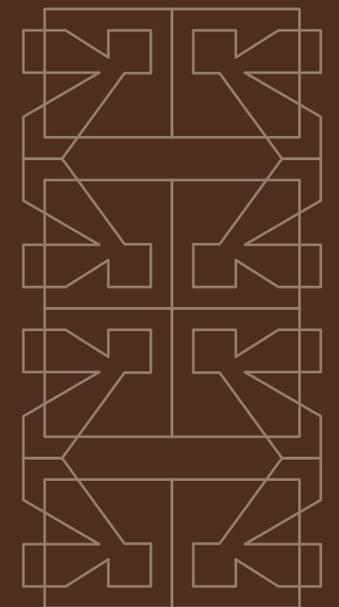
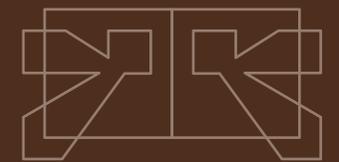
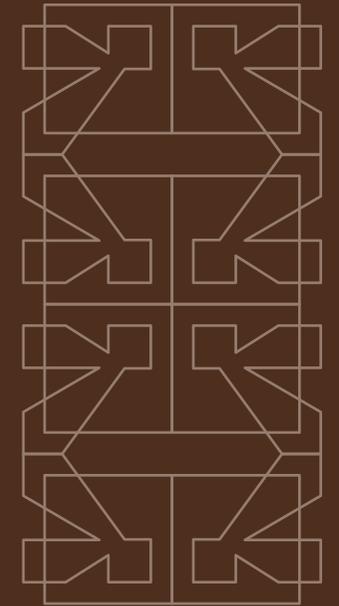
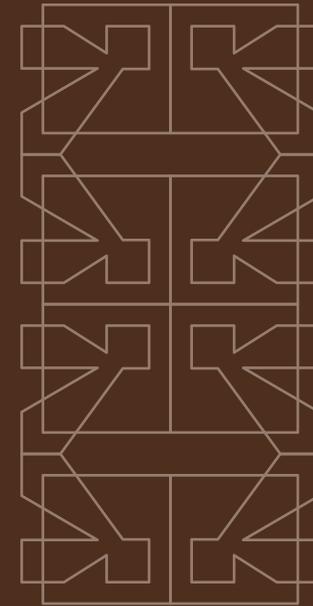
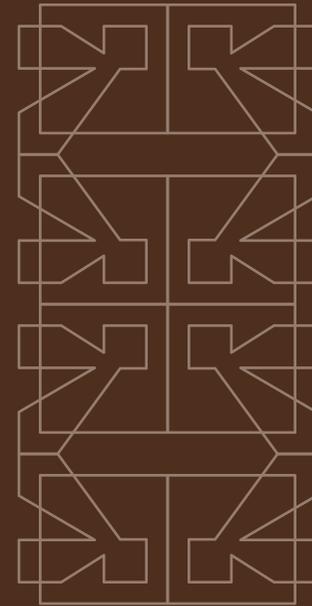
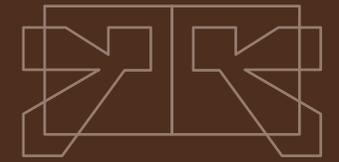
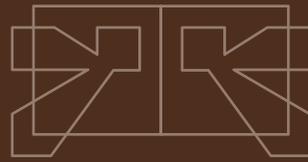


# Live the New Hyperlocal



## The House Series

This special collection started with the question: *What makes a house?* It is a place that is filled with warmth, comfort, and familiarity. An intimate space that is welcoming, yet always part of a neighbourhood filled with charm, colour and character. Hyper-connected, hyper-convenient, hyper-cool — when a house becomes a home.



# Home in the New Hyperlocal



JANSEN HOUSE

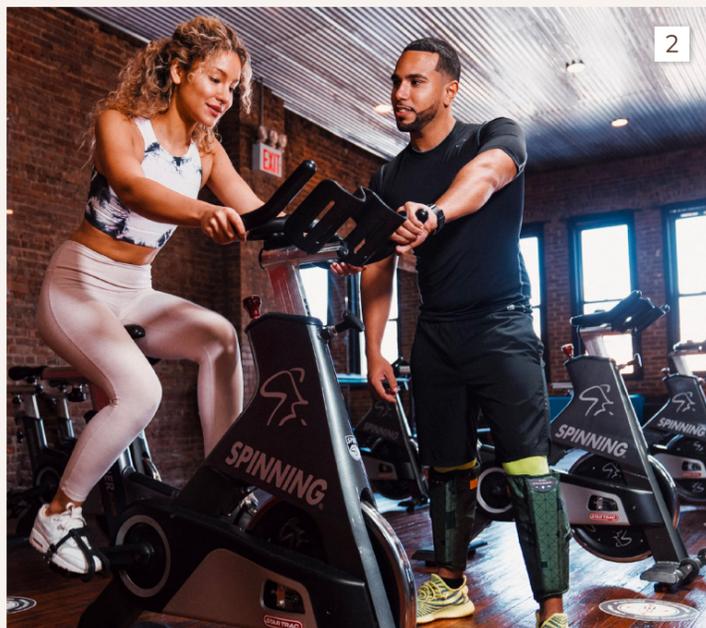
# Meet the Neighbours



Local Cuisine



Good Schools



Wellness & Work-Outs



Great Cafes



Arts & Crafts

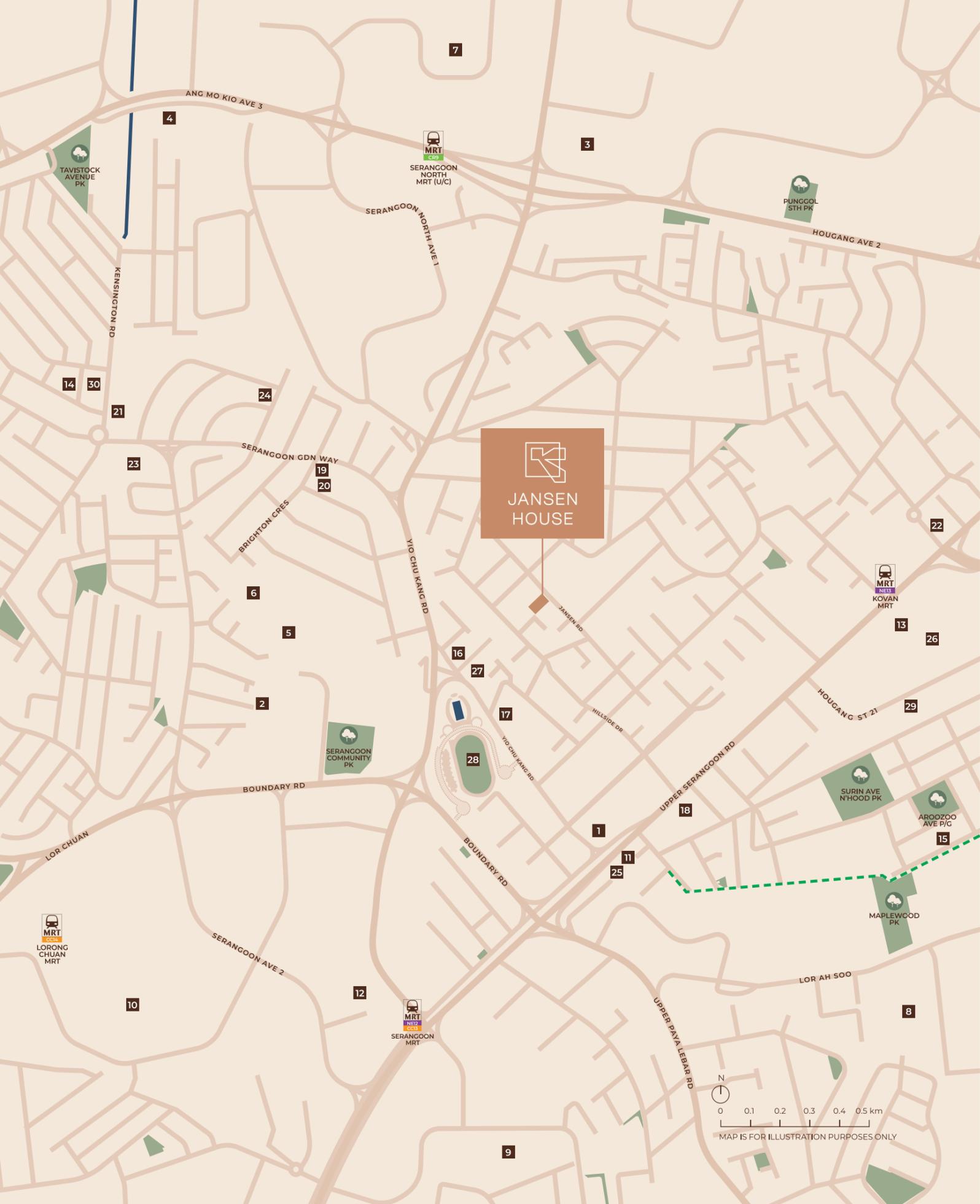


Good Food & Drinks

Nestled in a well-loved neighbourhood in the heart of Kovan and minutes to Serangoon Gardens, *Jansen House* is conveniently located near everyday amenities. From renowned schools and well-connected MRT stations to popular F&B destinations and recreational facilities, everything you need for a hyperlocal lifestyle is within easy reach.

- 1 Serangoon Garden Market and Food Centre
- 2 Sync Cycle Indoor Cycling
- 3 Artfully Yours
- 4 Rosyth School
- 5 Sun Ray Cafe
- 6 Mustard Seed

# Locality Map



<b>Connectivity</b>	Kovan MRT	3 mins
	Serangoon MRT	6 mins
	Serangoon North MRT (U/C)	6 mins
	Lorong Chuan MRT	6 mins
<b>Schools</b>	1 The Schoolhouse by Busy Bees	3 mins
	2 Rosyth Child Care	5 mins
	3 Bowen Secondary School	5 mins
	4 International French School (IFS) (Lycée français de Singapour)	6 mins
	5 Peicai Secondary School	<i>within 1 km</i> 7 mins
	6 Zhonghua Primary School	<i>within 1 km</i> 7 mins
	7 Rosyth School	7 mins
	8 Paya Lebar Methodist (Girls' School)	8 mins
	9 St. Gabriel's Secondary School	8 mins
	10 Nanyang Junior College	8 mins
<b>Shopping</b>	11 Upper Serangoon Shopping Centre	3 mins
	12 NEX	4 mins
	13 Heartland Mall	5 mins
	14 myVillage	5 mins
	15 The Promenade @ Pelikat	5 mins
<b>Dining</b>	16 Kaiyo Sushi and Grill	6 mins
	17 Eleven Strands	7 mins
	18 Egg Stop	10 mins
	19 Sun Ray Cafe	3 mins
	20 Mustard Seed	3 mins
	21 Chomp Chomp Food Centre	4 mins
	22 Lola's Cafe	4 mins
	23 Serangoon Garden Market and Food Centre	4 mins
	24 Baci Baci	5 mins
	25 Amber Ember	6 mins
	26 Kovan 209 Market	6 mins
<b>Wellness</b>	27 Sync Cycle Indoor Cycling	3 mins
	28 Serangoon Sports Centre (Serangoon Stadium & Serangoon Swimming Complex)	4 mins
	29 Kovan Sports Centre	5 mins
	30 Artfully Yours	7 mins

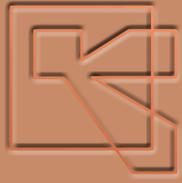
LEGEND

Park Connector

All travelling time is approximate only and is taken from *Jansen House* to respective destination. Source: [www.onemap.sg](http://www.onemap.sg) and [google.com/maps](http://google.com/maps)

0 0.1 0.2 0.3 0.4 0.5 km  
MAP IS FOR ILLUSTRATION PURPOSES ONLY





JANSEN  
HOUSE



ARTIST'S IMPRESSION

*Jansen House*, situated at 25 Jansen Road, is a rare 999 years leasehold development comprising 21 exclusive units. Offering a spacious, low-rise, low-density living experience within a verdant landed residential enclave, with a thoughtfully curated suite of facilities, *Jansen House* is the perfect blend of tranquillity and modern comfort.



# Host in Style

Elevate your gatherings in the Dining and BBQ Area. With delicious grills, drinks, and delectable company, life's special moments become all the more memorable.





## Relax under the Sky

Shimmering under the skies, the 20m Pool invites you to relax and let your daily stress melt away amid serene waters and lush greenery.

ARTIST'S IMPRESSION

# Something for Everyone

Watch your kids play as you work or relax from the air-conditioned comfort and flexibility of the Reading Room 2.





## Delight in Nature

Like gardens in a landed house, the Reading Room 1 at *Jansen House* is designed to spark joy and inspiration.

# A Harmonious Palette

Inspired by Ikigai, the Japanese concept of pursuing one's sense of purpose, the minimalist palette combines natural elements to create a serene living environment that fosters inner harmony. Beautiful wood finishes, soft neutral tones, and stone accents create a canvas that is open to possibilities and expression.





## Spacious Balcony

With a minimum length of 2.7m, the spacious balcony is a versatile space with limitless possibilities. The adjacent kitchen and serving window make the balcony perfect for an extended breakfast bar, while those with green thumbs can use the space to cultivate a semi-outdoor garden.



# Work Alcove

Create a dedicated nook for focused work or study, free from interruptions and distractions.



ARTIST'S IMPRESSION

## Dream Kitchen

Just beside the balcony, the layout of the kitchen is both functional and efficient, with ample space for preparation and cooking. A serving window opens to the balcony for convenient access.



ARTIST'S IMPRESSION



## Spacious Bedrooms

Well-sized bedrooms with generous wardrobe and storage spaces offer a tranquil and inviting retreat after a long day. Full-height windows let in natural light to promote the feeling of wellness.



ARTIST'S IMPRESSION





## Stylish and Practical

The luxurious bathroom features details such as a practical hanging rail for towels and clothes, to keep things neat and organised.

ARTIST'S IMPRESSION

# Site Plan

## ALL STOREYS

- 1 Refuse Chute
- 2 Passenger Lifts

## 1<sup>st</sup> STOREY

- 3 Vehicular Ingress / Egress
- 4 Bin Point
- 5 Refuse Chamber
- 6 MDF Room
- 7 Bicycle Lots
- 8 Electrical / Water Riser
- 9 Letter Box
- 10 Consumer Switch Room
- 11 Reading Room 1
- 12 Bulk Meter

## ROOF TERRACE

- 13 Ventilation Shaft
- 14 M&E Space for Water Tank and Pump
- 15 Outdoor Shower
- 16 Pool Deck
- 17 Pool
- 18 Reading Room 2
- 19 Play Area
- 20 Dining and BBQ Area



ARTIST'S IMPRESSION

Approved Building Plan  
 A2292-00495-2022-BP01 Dated 31 January 2024  
 A2292-00495-2022-BP02 Dated 27 March 2024

# Unit Distribution

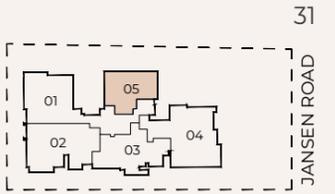
ROOF TERRACE	COMMUNAL FACILITIES			M&E SERVICES	
5 <sup>th</sup> STOREY	C1 #05-02	B1 #05-03	C2-A #05-04	B2-A #05-01	A1-A #05-05
4 <sup>th</sup> STOREY	C1 #04-02	B1 #04-03	C2 #04-04	B2 #04-01	A1 #04-05
3 <sup>rd</sup> STOREY	C1 #03-02	B1 #03-03	C2 #03-04	LIFT / STAIRCASE	B2 #03-01
2 <sup>nd</sup> STOREY	C1 #02-02	B1 #02-03	C2 #02-04		B2 #02-01
1 <sup>st</sup> STOREY	C3 #01-02	CARPARK/ COMMUNAL FACILITIES			B3 #01-01

A 2 BEDROOM    B 3 BEDROOM    C 4 BEDROOM

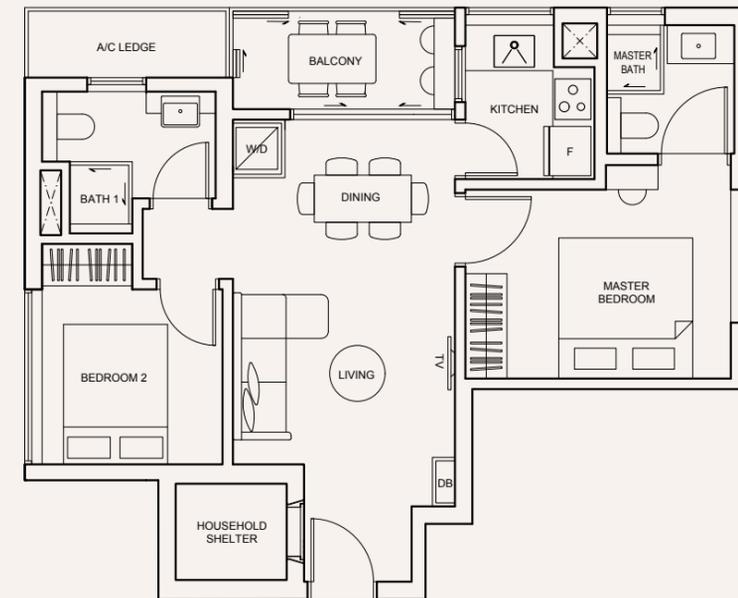
## 2 Bedroom

TYPE A1  
67 SQM (721 SQFT)

#03-05  
#04-05



KEY PLAN: 3<sup>RD</sup> TO 4<sup>TH</sup> STOREY  
NOT TO SCALE



### LEGEND

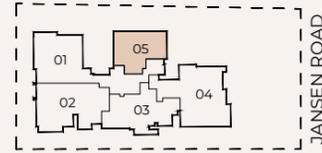
A/C AIR CONDITIONING    DB DISTRIBUTION BOARD    F FRIDGE    W/D WASHER CUM DRYER    SERVICES VOID SPACE (EXCLUDED FROM STRATA AREA)

All floor area include a/c ledge and balcony. Balconies are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to diagram annexed hereto as "Annexure A"

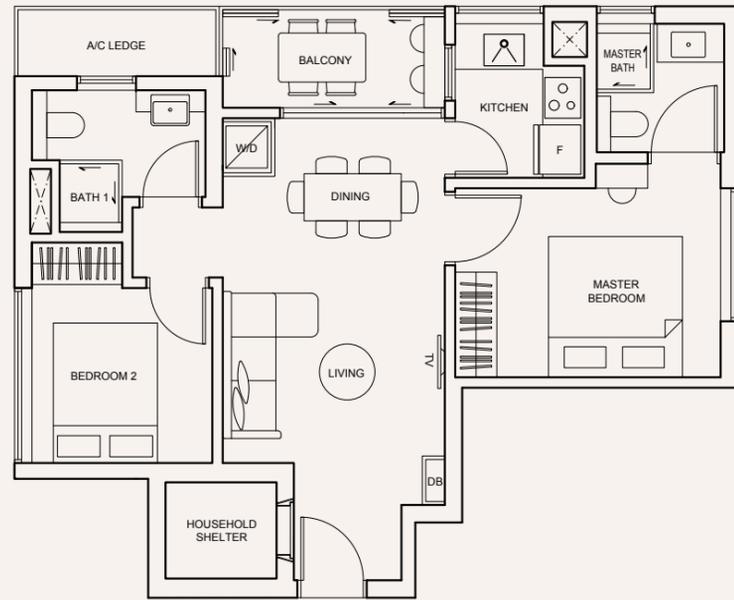
# 2 Bedroom

TYPE A1-A  
67 SQM (721 SQFT)

#05-05



KEY PLAN: 5<sup>TH</sup> STOREY  
NOT TO SCALE



## LEGEND

**A/C** AIR CONDITIONING    **DB** DISTRIBUTION BOARD    **F** FRIDGE    **W/D** WASHER CUM DRYER    SERVICES VOID SPACE (EXCLUDED FROM STRATA AREA)

All floor area include a/c ledge and balcony. Balconies are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to diagram annexed hereto as "Annexure A"

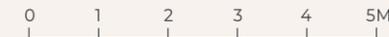
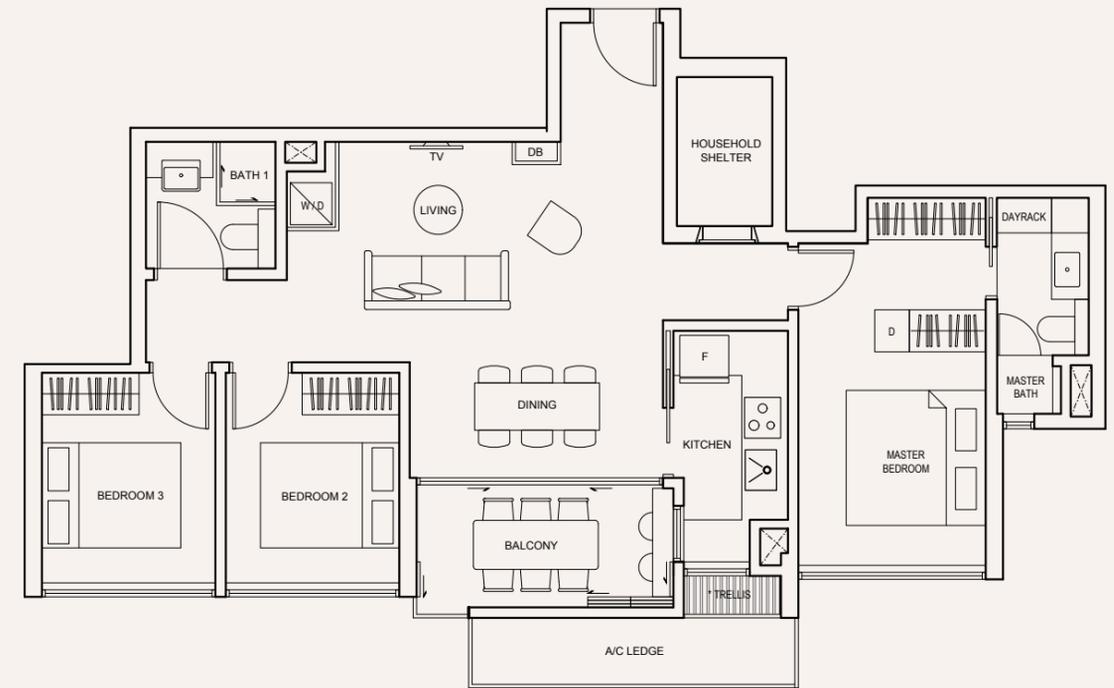
# 3 Bedroom

TYPE B1  
96 SQM (1033 SQFT)

#02-03  
#03-03  
#04-03  
#05-03



KEY PLAN: 2<sup>ND</sup> TO 5<sup>TH</sup> STOREY  
NOT TO SCALE



## LEGEND

**A/C** AIR CONDITIONING    **DB** DISTRIBUTION BOARD    **F** FRIDGE    **D** DRESSER    **W/D** WASHER CUM DRYER    SERVICES VOID SPACE (EXCLUDED FROM STRATA AREA)

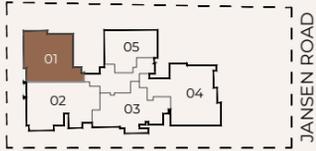
\* TRELLIS EXCLUDED FROM STRATA AREA

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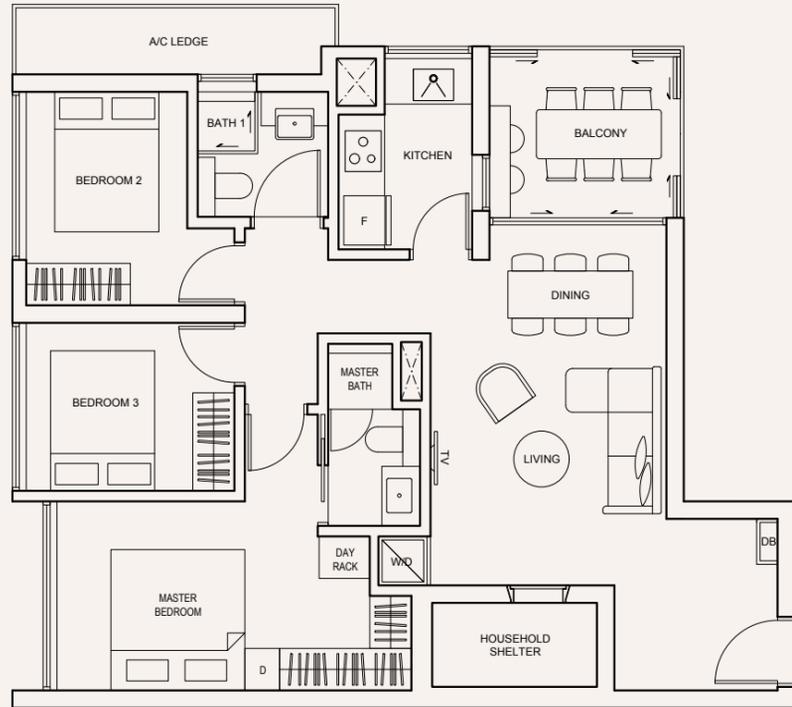
# 3 Bedroom

TYPE B2  
94 SQM (1012 SQFT)

- #02-01
- #03-01
- #04-01



KEY PLAN: 2<sup>ND</sup> TO 4<sup>TH</sup> STOREY  
NOT TO SCALE



## LEGEND

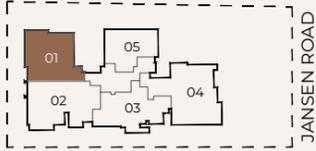
- A/C AIR CONDITIONING
- DB DISTRIBUTION BOARD
- F FRIDGE
- D DRESSER
- W/D WASHER CUM DRYER
- SERVICES VOID SPACE  
(EXCLUDED FROM STRATA AREA)

All floor area include a/c ledge and balcony. Balconies are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to diagram annexed hereto as "Annexure A"

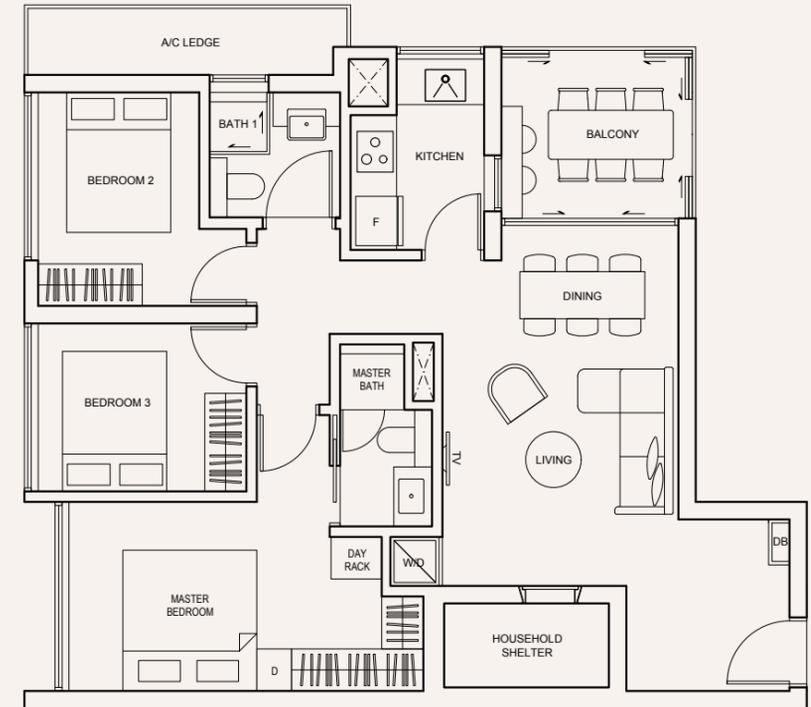
# 3 Bedroom

TYPE B2-A  
94 SQM (1012 SQFT)

#05-01



KEY PLAN: 5<sup>TH</sup> STOREY  
NOT TO SCALE



## LEGEND

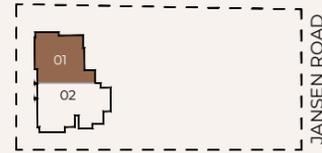
- A/C AIR CONDITIONING
- DB DISTRIBUTION BOARD
- F FRIDGE
- D DRESSER
- W/D WASHER CUM DRYER
- SERVICES VOID SPACE  
(EXCLUDED FROM STRATA AREA)

All floor area include a/c ledge and balcony. Balconies are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to diagram annexed hereto as "Annexure A"

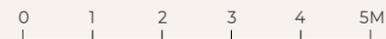
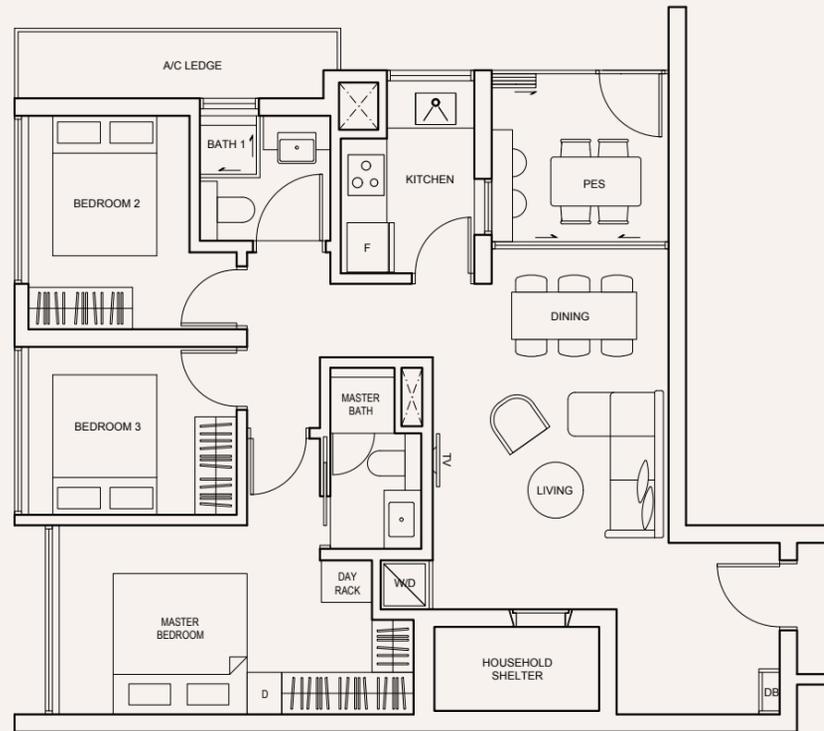
# 3 Bedroom

TYPE B3  
95 SQM (1023 SQFT)

#01-01



KEY PLAN: 1<sup>ST</sup> STOREY  
NOT TO SCALE



## LEGEND

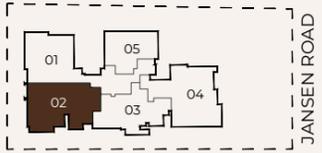
**A/C** AIR CONDITIONING    **DB** DISTRIBUTION BOARD    **F** FRIDGE    **D** DRESSER    **W/D** WASHER CUM DRYER    SERVICES VOID SPACE (EXCLUDED FROM STRATA AREA)

All floor area include a/c ledge and pes. Pes are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to diagram annexed hereto as "Annexure A"

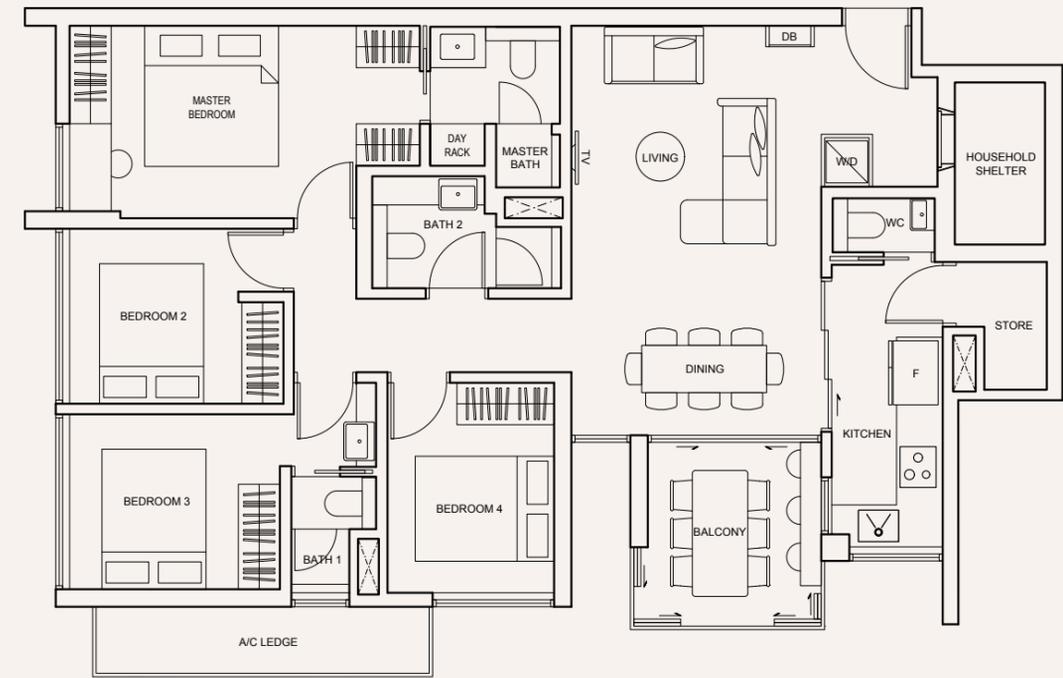
# 4 Bedroom

TYPE C1  
115 SQM (1238 SQFT)

#02-02  
#03-02  
#04-02  
#05-02



KEY PLAN: 2<sup>ND</sup> TO 5<sup>TH</sup> STOREY  
NOT TO SCALE



## LEGEND

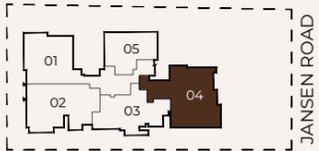
**A/C** AIR CONDITIONING    **DB** DISTRIBUTION BOARD    **F** FRIDGE    **W/D** WASHER CUM DRYER    SERVICES VOID SPACE (EXCLUDED FROM STRATA AREA)

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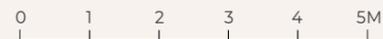
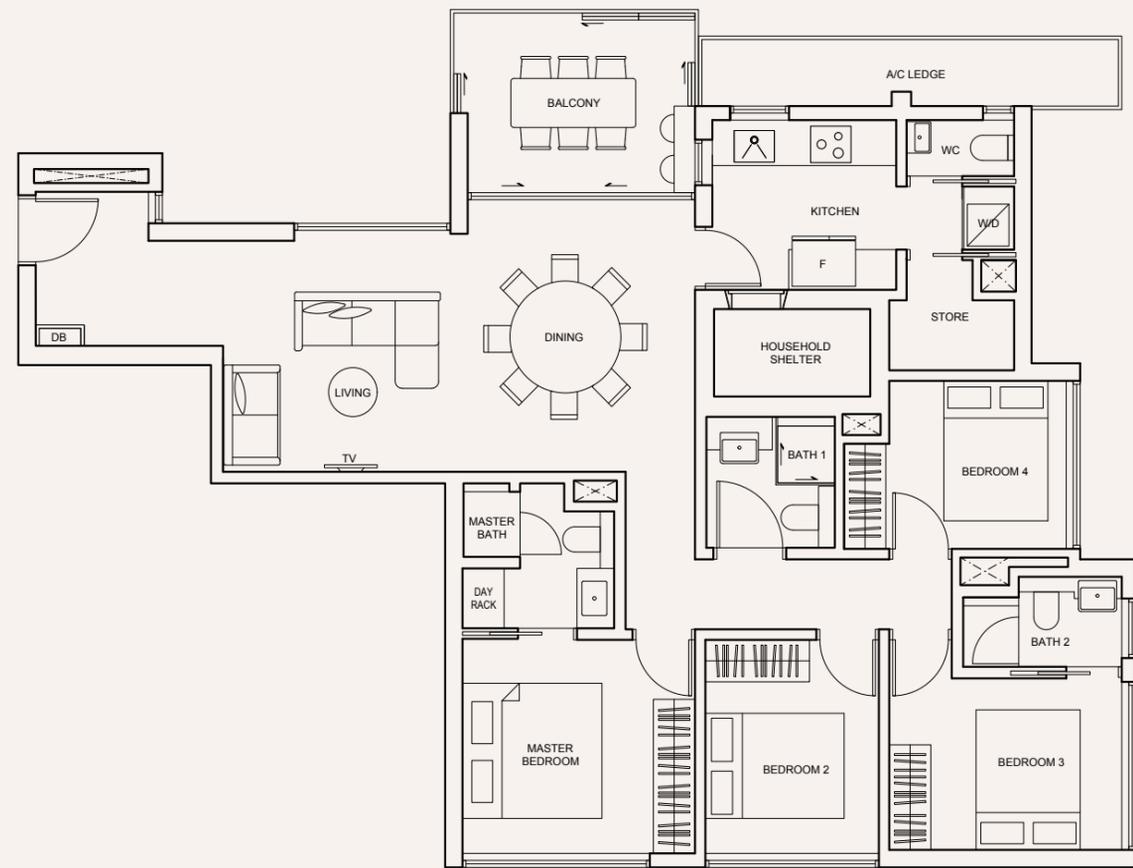
# 4 Bedroom

TYPE C2  
124 SQM (1335 SQFT)

#02-04  
#03-04  
#04-04



KEY PLAN: 2<sup>ND</sup> TO 4<sup>TH</sup> STOREY  
NOT TO SCALE



## LEGEND

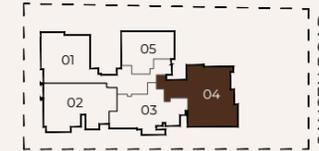
**A/C** AIR CONDITIONING    **DB** DISTRIBUTION BOARD    **F** FRIDGE    **W/D** WASHER CUM DRYER    SERVICES VOID SPACE (EXCLUDED FROM STRATA AREA)

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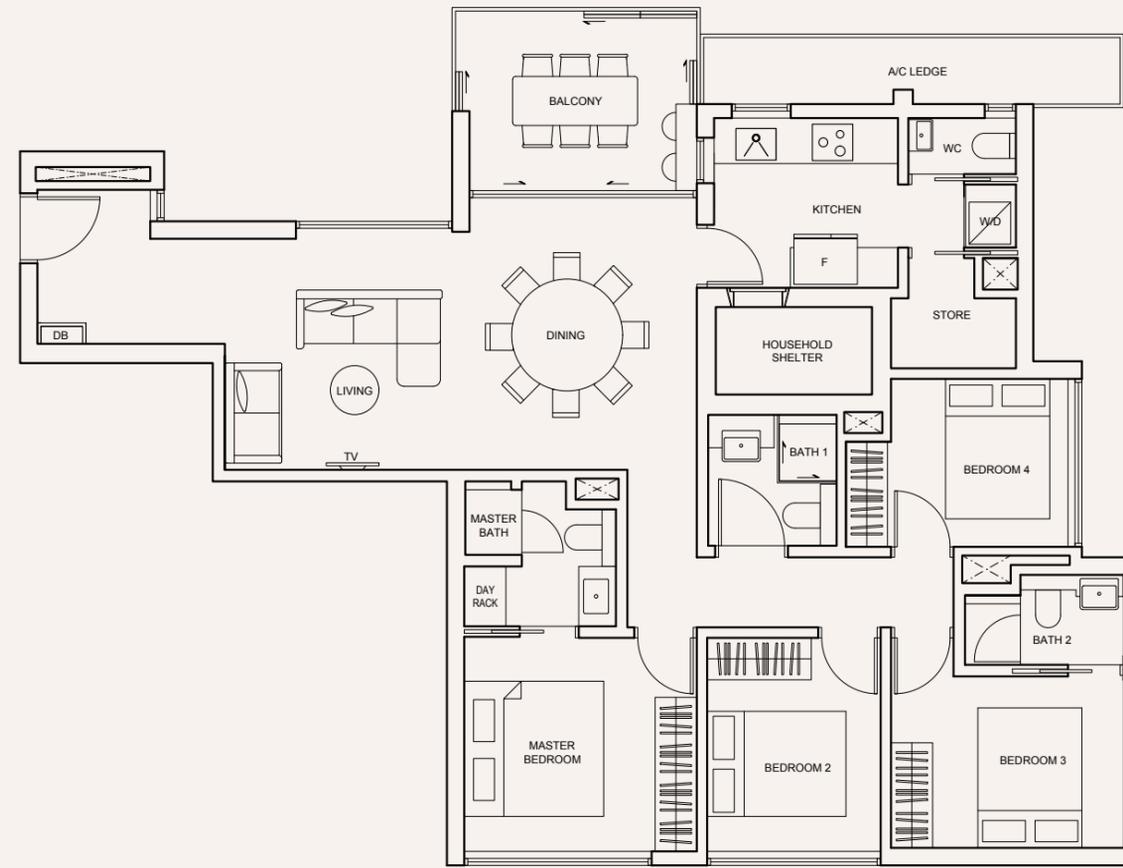
# 4 Bedroom

TYPE C2-A  
124 SQM (1335 SQFT)

#05-04



KEY PLAN: 5<sup>TH</sup> STOREY  
NOT TO SCALE



## LEGEND

**A/C** AIR CONDITIONING    **DB** DISTRIBUTION BOARD    **F** FRIDGE    **W/D** WASHER CUM DRYER    SERVICES VOID SPACE (EXCLUDED FROM STRATA AREA)

All floor area include a/c ledge and balcony. Balconies are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to diagram annexed hereto as "Annexure A"

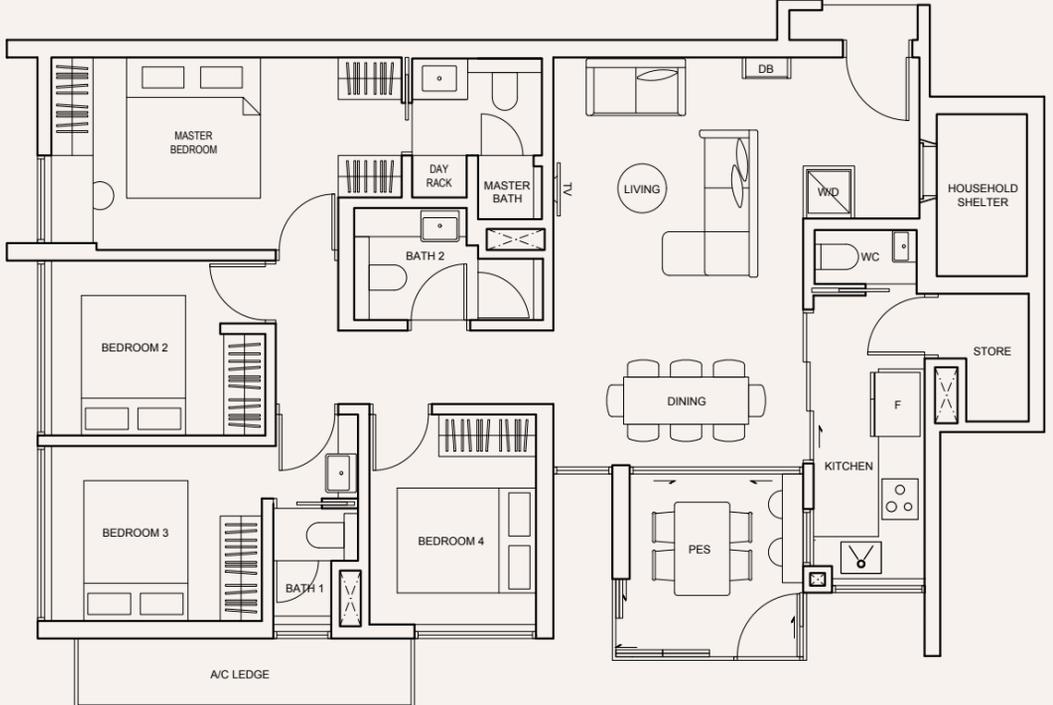
# 4 Bedroom

TYPE C3  
117 SQM (1259 SQFT)

#01-02

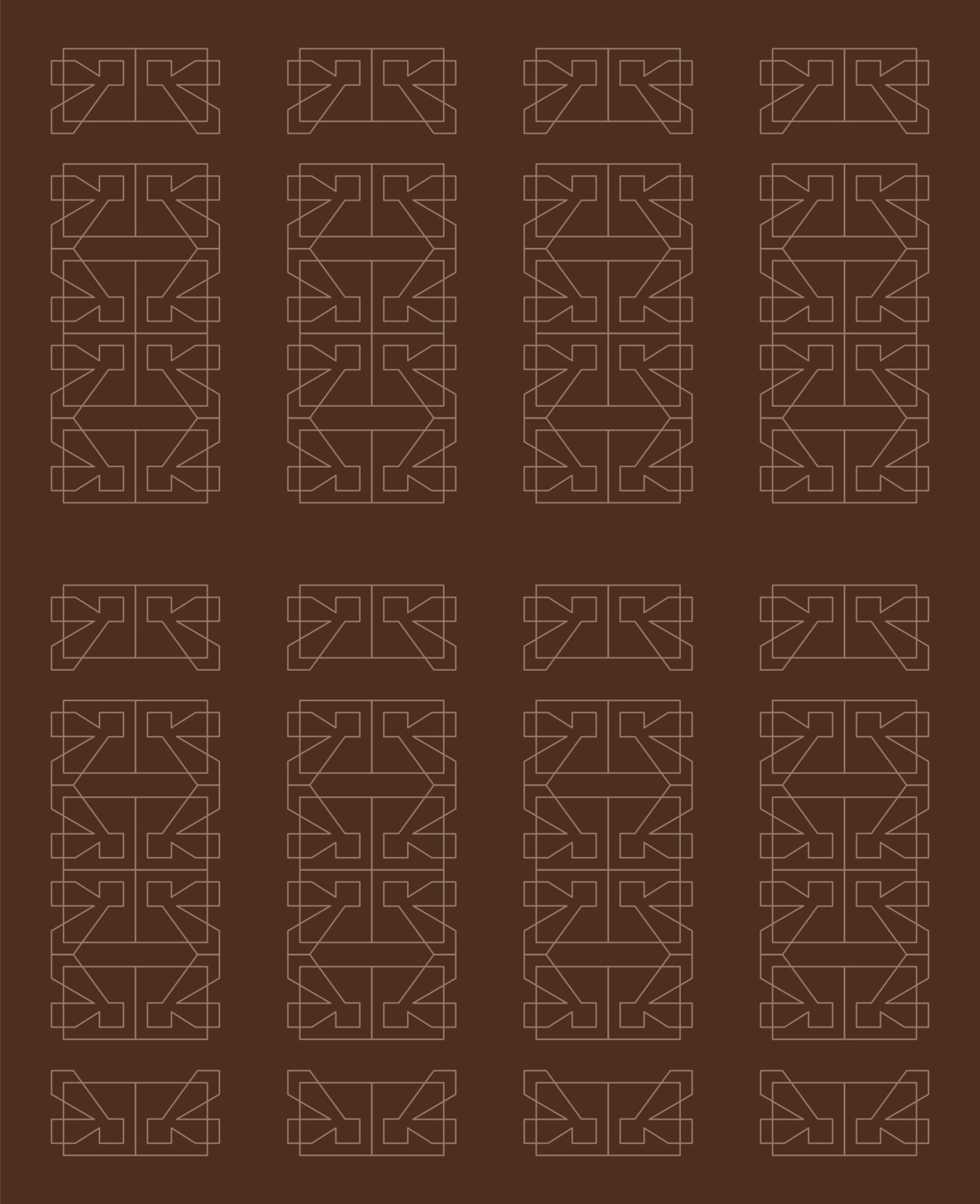


KEY PLAN: 1<sup>ST</sup> STOREY  
NOT TO SCALE



- LEGEND**
- A/C** AIR CONDITIONING
  - DB** DISTRIBUTION BOARD
  - F** FRIDGE
  - W/D** WASHER CUM DRYER
  - SERVICES VOID SPACE (EXCLUDED FROM STRATA AREA)

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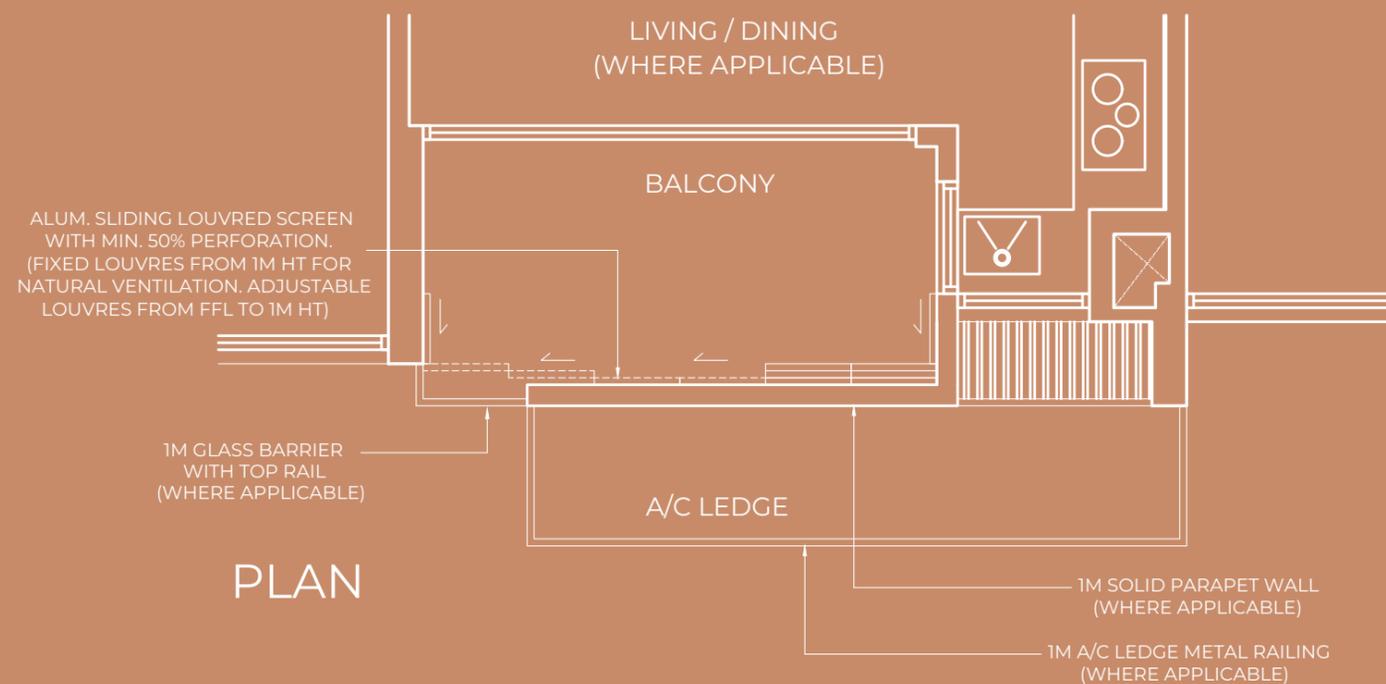


# Annexure A

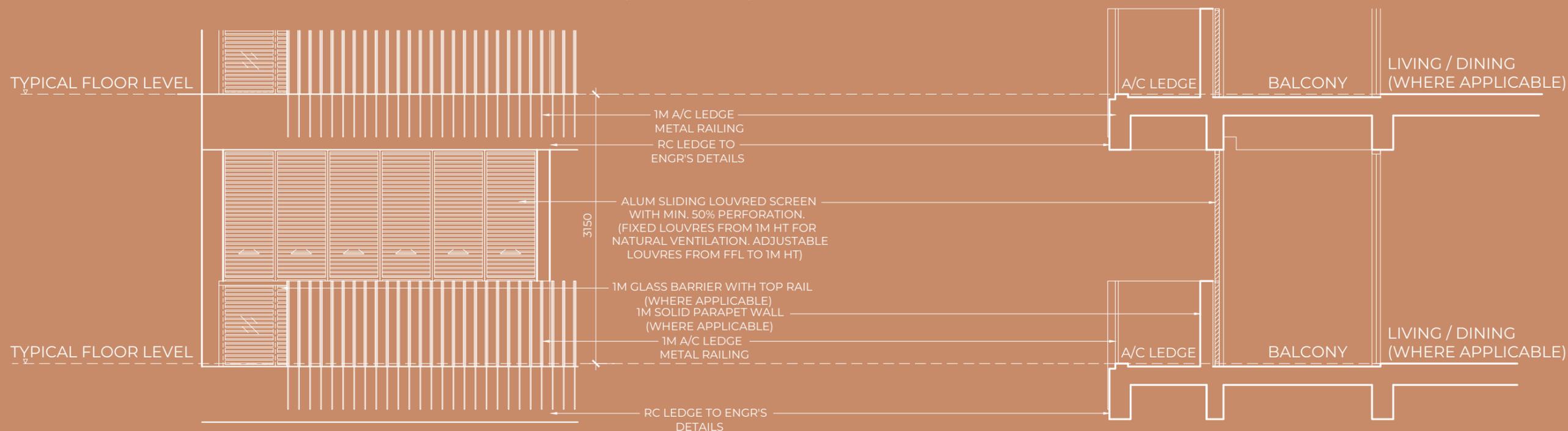
## Balcony Screen For All Unit Types

Design approved by URA —  
for purchaser's reference only

This drawing is for reference only. The screen is for aesthetic uniformity of the development. The material to be aluminium with powder coated finish. The balcony(ies) (if any) and/or private enclosed space(s) (if any) are not to be enclosed except with a balcony screen which has been approved and complies with the competent authorities' guidelines. Approved balcony screens will be provided for and installed by the developer.



PLAN



ELEVATION  
(OPEN POSITION)

SECTION



# Premium Fittings

Your home at *Jansen House* comes equipped with premium fittings and appliances, elevating your quality of life with modern comfort and sophistication.



Selection of the sanitary wares/fittings and kitchen appliances/fittings to be equivalent and subjected to the Architect's final selection.

# Macly Group

[www.maclygroup.com](http://www.maclygroup.com)

*Macly Group* (est. 1987) is an established and award-winning property developer based in Singapore with a track record of developing apartments, condominiums, mixed developments, commercial, landed properties, and cluster housing projects. The group also developed and operates several hospitality brands (Lloyd's Inn, Momentus Serviced Residences Novena, Cara Cara Inn, Cititel) across Singapore, Indonesia, and Kuala Lumpur. Between 2004 to 2023, the Group has developed and launched more than 37 residential and commercial developments in Singapore and Kuala Lumpur. *Macly Group* continues to uphold its mission of delivering quality and value to homeowners.

- 1 **Neu at Novena**  
Moulmein Rise
- 2 **The Iveria**  
Kim Yam Road
- 3 **Noma**  
Guillemard Road
- 4 **FiveNine**  
Telok Kurau Road



# Statutory Information

Developer	Mequity GS Pte. Ltd. (202223474M)
Developer's License No.	C1465
Tenure Of Land	999 years leasehold
Lot & Mukim No.	06356A MK22
Expected Date Of Vacant Possession	28 July 2027
Expected Date Of Legal Completion	28 July 2030
BP No.	A2292-00495-2022-BP01 dated 31 January 2024 A2292-00495-2022-BP02 dated 27 March 2024