

new  
AT NOVENA

AS THE SAYING GOES, HOME IS  
WHERE YOUR STORY BEGINS.  
MAKE EACH CHAPTER A GREAT ONE  
AND UNFOLD YOUR STORY AT  
NEU AT NOVENA. WHERE PEACE OF  
MIND IS CONTENTED,  
EVERYDAY EXPERIENCES ARE  
ELEVATED AND YOUR MOOD IS  
ALWAYS DELIGHTED.

**NEU**  
AT NOVENA

**FREEHOLD**

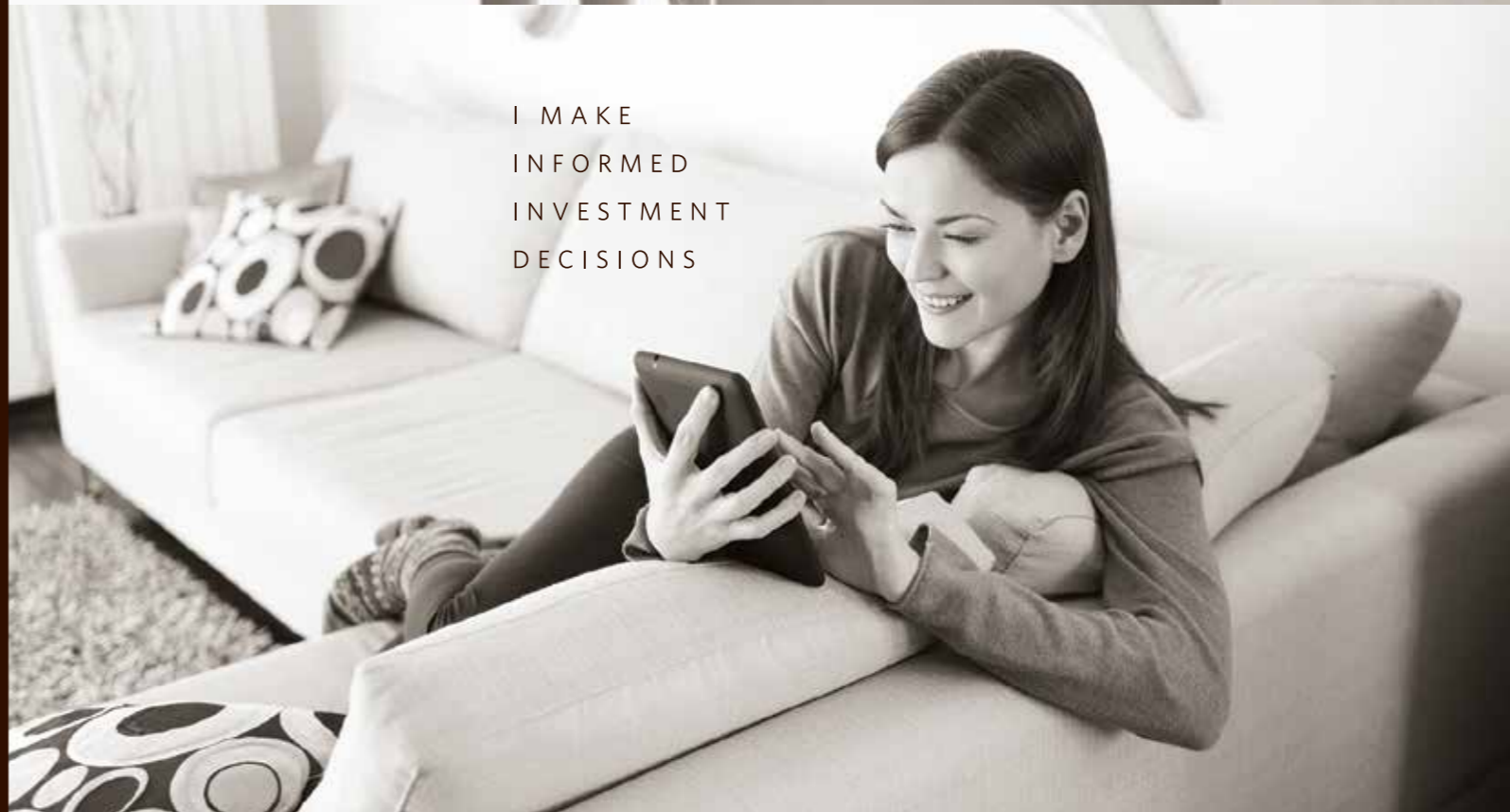
YOUR

S  
T  
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Y

UNTOLD



CONVENIENCE  
IS VERY IMPORTANT  
FOR US



I MAKE  
INFORMED  
INVESTMENT  
DECISIONS



OUR FAVOURITE  
MOMENTS BEGIN  
AT HOME



# ALL-ROUND AMAZING ACCESSIBILITY



- HEALTHCARE**
- Health City Novena 1 min
  - Mount Elizabeth Novena Hospital 3 mins
  - Novena Medical Centre 3 mins
  - Novena Specialist Centre 3 mins

- RETAIL**
- Square 2 2 mins
  - Velocity @ Novena Square 3 mins
  - United Square Shopping Mall 8 mins
  - Shaw Plaza / Zhongshan Mall 3 mins
  - Balestier Plaza 4 mins
  - Orchard Shopping Belt 2 MRT stops / 5 mins
  - City Square Mall 5 mins
  - Mustafa Centre 6 mins
  - Bugis Junction / Bugis + 7 mins
  - Capitol Piazza / Raffles City 8 mins
  - Plaza Singapura / The Cathay 4 MRT stops / 8 mins
  - Great World City 9 mins
  - Liang Court / The Central 9 mins
  - Suntec City 10 mins
  - Marina Bay Sands 11 mins

- EATERIES**
- Goldhill Plaza 7 mins
  - Novena Regency 8 mins
  - Balestier Market & Food Centre 3 mins
  - Whampoa Hawker Centre 3 mins
  - Newton Food Centre 5 mins
  - Berseh Food Centre 5 mins
  - Tekka Market 5 mins
  - Pek Kio Market & Food Centre 6 mins
  - Chijmes 8 mins

- EDUCATION**
- PRE-SCHOOLS**
- Italian Supplementary School (Embassy of Italian) 8 mins
  - EtonHouse Pre-School (Newton) 2 mins
  - Swedish Supplementary Education School 8 mins

- PRIMARY SCHOOLS**
- St Joseph's Institution Junior (within 1km) 4 mins
  - Farrer Park Primary School (within 1km) 5 mins
  - Singapore Chinese Girls' School (Primary Division) 8 mins
  - St Margaret's Primary School 9 mins

- SECONDARY SCHOOLS**
- St Joseph's Institution 7 mins
  - Anglo-Chinese School (Barker Road) 8 mins
  - Singapore Chinese Girls' School (Secondary Division) 8 mins

- TERTIARY INSTITUTES**
- Lee Kong Chian School Of Medicine (Novena Campus) 8 mins
  - LASALLE College of The Arts (Winstedt Campus) 4 mins
  - Curtin Singapore 5 mins
  - Ministry of Education Language Centre 5 mins
  - Nanyang Academy of Fine Arts 6 mins
  - LASALLE College of The Arts (McNally Campus) 7 mins
  - Singapore Management University 7 mins

- INTERNATIONAL SCHOOL**
- Chatsworth International School 7 mins

- BUSINESS DISTRICT**
- Central Business District 6 MRT stops
  - South Beach Gateway 8 mins

- LIFESTYLE**
- Kallang Riverside Park 6 mins
  - Clarke Quay 9 mins
  - Fort Canning Park 10 mins
  - Robertson Quay 10 mins
  - Singapore Botanic Gardens 10 mins
  - Esplanade 11 mins

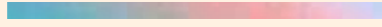
- CONNECTIVITY**
- Novena MRT Station 2 mins
  - Central Expressway (CTE) 1 min
  - Pan Island Expressway (PIE) 6 mins

Map not drawn to scale.

All travel times are estimates and subject to actual traffic conditions. Source from www.onemap.sg

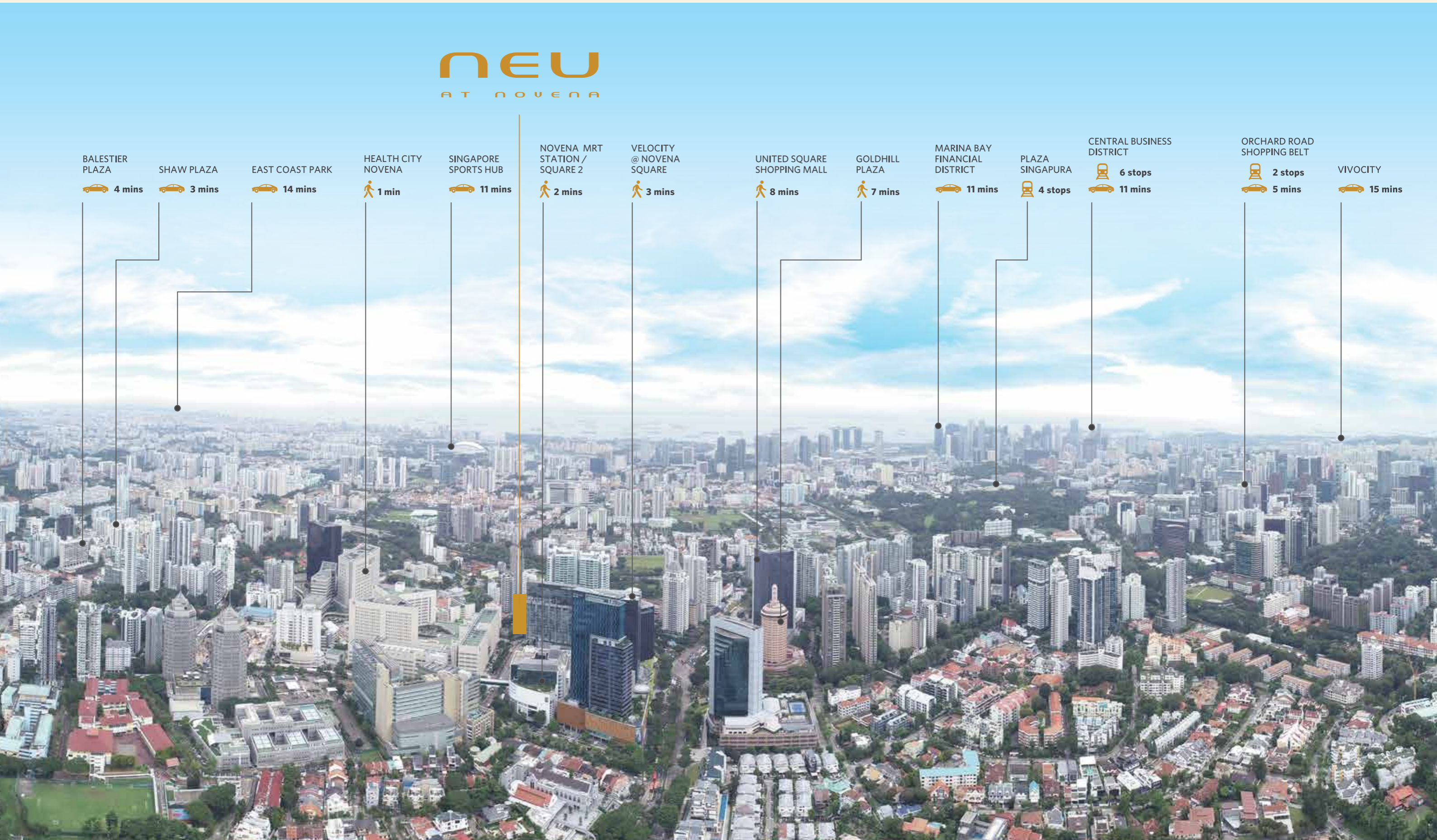


CONVENIENCE  
IN ABUNDANCE



NEU  
AT NOVENA

- BALESTIER PLAZA  
🚗 4 mins
- SHAW PLAZA  
🚗 3 mins
- EAST COAST PARK  
🚗 14 mins
- HEALTH CITY NOVENA  
🚶 1 min
- SINGAPORE SPORTS HUB  
🚗 11 mins
- NOVENA MRT STATION / SQUARE 2  
🚶 2 mins
- VELOCITY @ NOVENA SQUARE  
🚶 3 mins
- UNITED SQUARE SHOPPING MALL  
🚶 8 mins
- GOLDHILL PLAZA  
🚶 7 mins
- MARINA BAY FINANCIAL DISTRICT  
🚗 11 mins
- PLAZA SINGAPURA  
🚆 4 stops
- CENTRAL BUSINESS DISTRICT  
🚆 6 stops  
🚗 11 mins
- ORCHARD ROAD SHOPPING BELT  
🚆 2 stops  
🚗 5 mins
- VIVOCITY  
🚗 15 mins



All travel times are estimates and subject to actual traffic conditions. Source from [www.onemap.sg](http://www.onemap.sg)







# ENDLESS CONVENIENCES

## SMOOTHING THE WAY

### WALK & GO

Where all it takes to go further is just a short stroll to the Novena MRT Station and the lifestyle hotspots of Velocity @ Novena Square, Square 2 and United Square.







-  1 min  
HEALTH CITY NOVENA
-  2 mins  
NOVENA MRT STATION
-  3 mins  
MOUNT ELIZABETH NOVENA HOSPITAL
-  3 mins  
VELOCITY @ NOVENA SQUARE

### BY TRAIN

Where close proximity to the Novena MRT Station ensures daily commute is a hassle-free journey that takes you places.



-  2 stops  
ORCHARD ROAD
-  4 stops  
DHOBY GHAUT
-  6 stops  
CENTRAL BUSINESS DISTRICT
-  7 stops  
MARINA BAY FINANCIAL DISTRICT

### BY CAR

Where lifestyle convenience is always in your favour with easy accessibility to the Pan Island Expressway (PIE) and widespread road connectivity.



-  1 min  
CENTRAL EXPRESSWAY (CTE)
-  5 mins  
ORCHARD SHOPPING BELT
-  6 mins  
PAN ISLAND EXPRESSWAY (PIE)
-  8 mins  
SOUTH BEACH GATEWAY





## HEALTH CITY NOVENA WORLD CLASS MEDICAL HUB

Going beyond just healthcare, Health City Novena is a lively ecosystem that encompasses areas of research, education, commercial and even leisure and public spaces. This growing medical cluster is set to grow its burgeoning workforce of healthcare professionals. NEU AT NOVENA fulfills the demand for the immediate and working population as well as the discerning needs of the investor and occupier.



PRIMED  
FOR MAXIMUM  
POTENTIAL

**3**

HEALTH SCIENCES  
SCHOOL,  
MEDICAL EDUCATION  
& TRAINING  
INSTITUTIONS

**170,000**

SQ.M.  
INTEGRATED  
MODERN HEALTHCARE  
COMPLEX

**4**

HOSPITALS &  
HOSPICES

**30,000**

WORKING POPULATION  
(TARGET BY YEAR 2020)

**4**

SPECIALIST  
HEALTHCARE  
CENTRES

**30,000**

MORE THAN  
PEOPLE EXPECTED  
TO GO THROUGH  
HEALTH CITY  
NOVENA DAILY

Source from [www.ttsh.com.sg](http://www.ttsh.com.sg)





VELOCITY @ NOVENA SQUARE



NOVENA SQUARE

**500**  
RETAIL SHOPS &  
FOOD OUTLETS  
WITHIN 500M

DELIGHTFULLY  
DIVERSE  
SHOPPING SCENE

Living at NEU AT NOVENA is a breeze where retail variety is easily within reach. From going on a grocery run to weekend mall hopping, the choices are endless and exciting.



GOLDHILL PLAZA



UNITED SQUARE SHOPPING MALL

**11**  
SUPERMARKETS /  
GROCERY SHOPS  
WITHIN 1KM



SQUARE 2



- NTUC Square 2
- Mmmm! Square 2
- Solmart Square 2
- Cold Storage Velocity
- Cold Storage United Square
- Little Farms United Square
- Jaysbloom United Square
- Cavemen Butchery Singapore
- NTUC Zhongshan Mall
- NTUC Shaw Plaza
- NTUC Cambridge Road





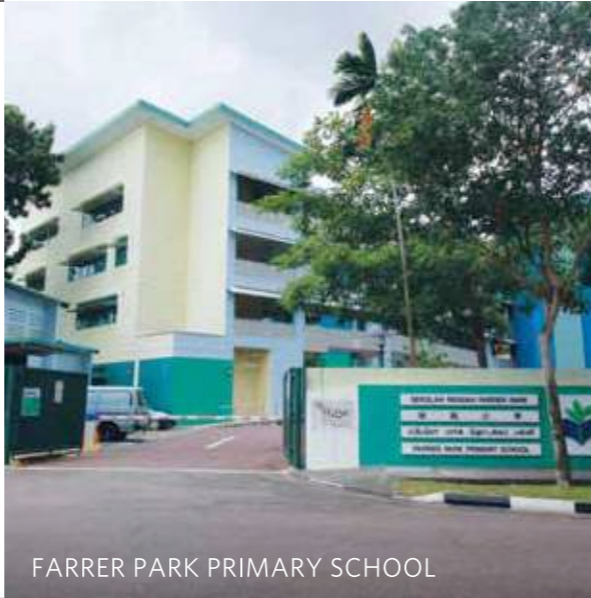
ETONHOUSE PRE-SCHOOL (NEWTON)

**PRE-SCHOOLS**

- Italian Supplementary School
- EtonHouse Pre-School (Newton)
- Swedish Supplementary Education School

**PRIMARY SCHOOLS**

- Farrer Park Primary School (Within 1km)
- St Joseph's Institution Junior (Within 1km)
- St Margaret's Primary School



FARRER PARK PRIMARY SCHOOL



ST JOSEPH'S INSTITUTION JUNIOR

**SECONDARY SCHOOLS**

- Anglo-Chinese School (Barker Road)
- Singapore Chinese Girls' School



SINGAPORE CHINESE GIRLS' SCHOOL



ANGLO-CHINESE SCHOOL (BARKER ROAD)

**TERTIARY INSTITUTES**

- Curtin Singapore
- LASALLE College of The Arts (Winstedt Campus)
- LASALLE College of The Arts (McNally Campus)
- Nanyang Academy of Fine Arts
- Singapore Management University
- Ministry of Education Language Centre



CURTIN UNIVERSITY, SINGAPORE

WELL-ESTABLISHED  
EDUCATION  
INSTITUTIONS

Every parent desires to give their young ones the best start in life.

When home is NEU AT NOVENA, top-notch education is just a stone's throw away.



EVERYTHING  
ESSENTIAL  
ELEVATED

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NEU AT NOVENA rises tall and sleek with its futuristic façade. Architecturally standing out with a curved curtain wall that wraps the tower from the 7th floor to the rooftop, this aesthetically pleasing design sets the tone for iconic architecture in Novena.

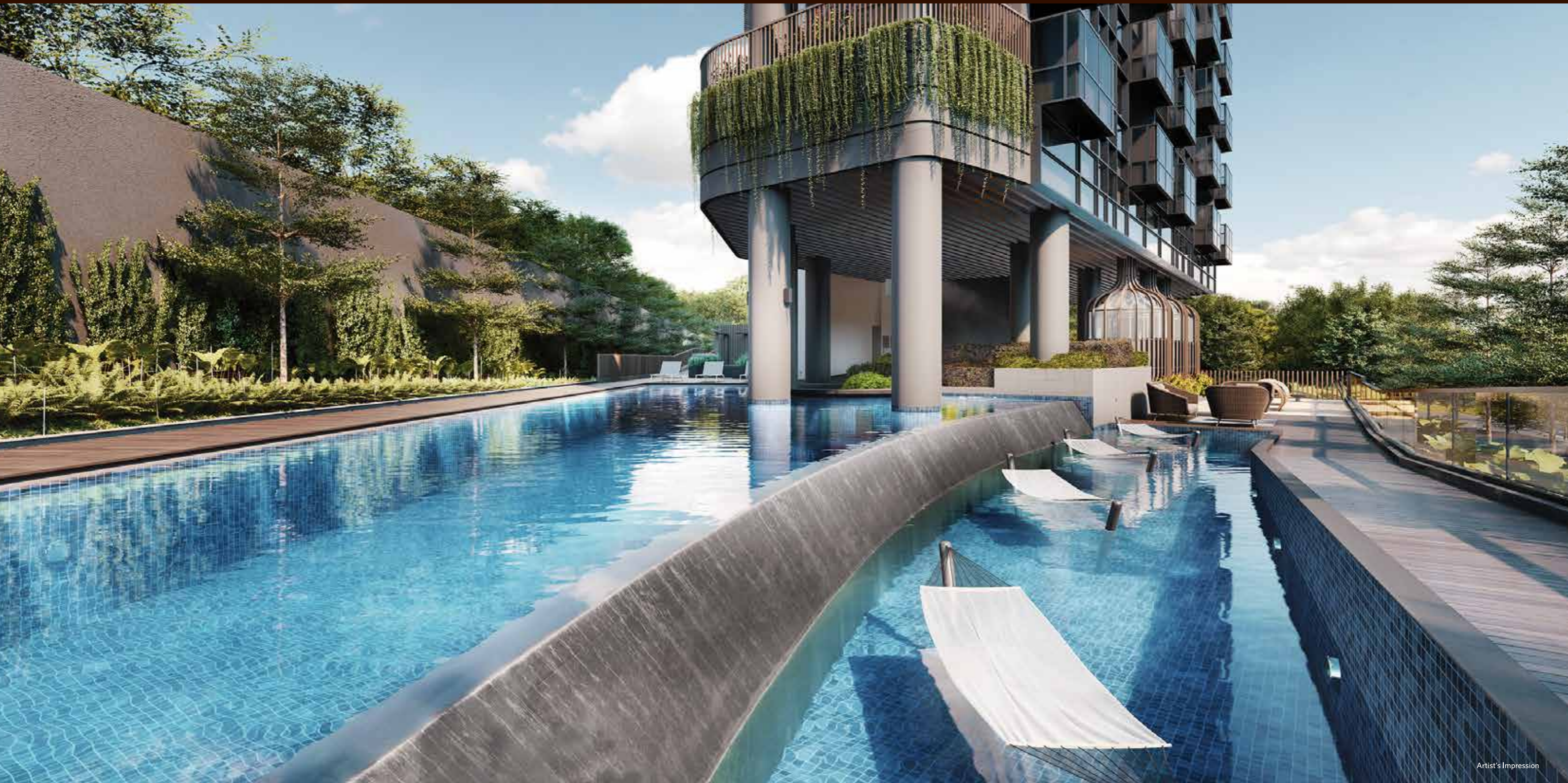


### ARRIVAL COURT



INDULGING  
IDYLIC MOMENTS

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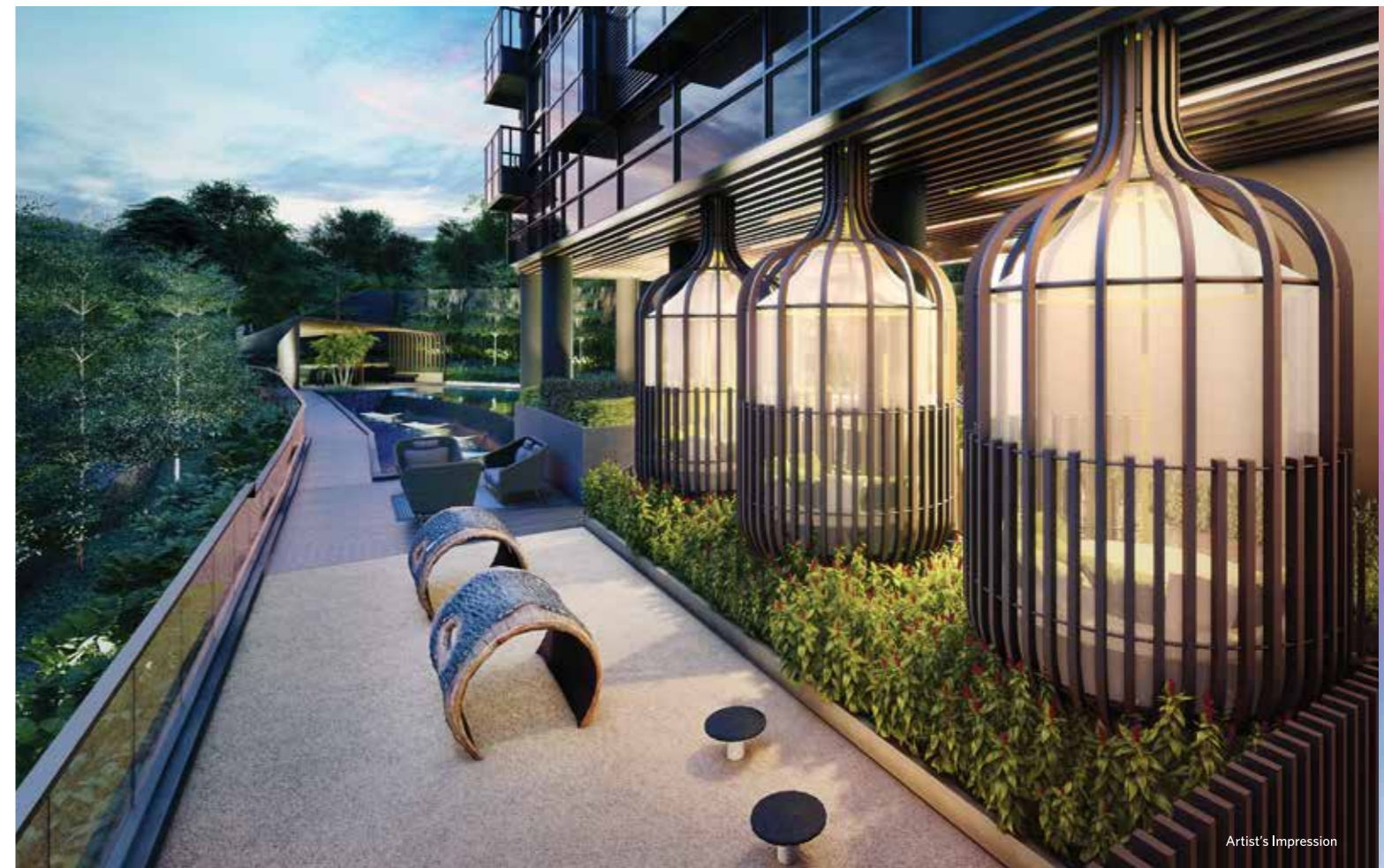
HAMMOCK POOL



LUSH  
OUTDOOR  
RELAXATION



COCOON PODS



CHILDREN'S ADVENTURE COVE



25M LAP POOL & FIREFLY BOARDWALK

Feel blue with a difference with the refreshing delights of water. The smooth integration of the 25m Lap Pool and Pool Cove beckon invitingly for residents to swim, chill and enjoy drinks in the water while the Sun Deck and Hammock Pool presents more creative choices to just lounge, splash and relax.

Those wanting to bond as a family can do so and enjoy delightful moments at the Family Lounge. The Children's Adventure Cove offers a safe and exciting environment for children to play and have fun while parents can keep an eye on their children from the Family Lounge.

Escape to your private space and stay snug nestled amidst the cosy embrace of the Cocoon Pods. The rich touch of greenery blooming with abundant foliage brings nature closer to you as you luxuriate in the peace and quiet.





Artist's Impression

## STARLIGHT INFINITY POOL

## SOAK IN THE ATMOSPHERE

The Starlight Infinity Pool gleams invitingly, beckoning you to swim under the stars. Take a dip and enjoy gazing up as the stars reveal themselves across the night sky. The Horizon Lounge sets the scene for a cool, casual hang-out session where you can catch up with friends and loved ones.

A more reinvigorating choice is to enjoy a relaxing workout at the Aqua Gym. There is always the Spa Pod for some quality rejuvenation therapy.



TANTALISING  
TRANQUILLITY  
ABOUNDS



GOURMET DINING



NEU SANCTUARY

The pursuit of leisure continues at the Sky Terrace on the 14th storey where choices to calm, cheer and captivate are aplenty. Bask in the still of the night as you gaze up and search for the twinkle of stars.

Step into the NEU Sanctuary and indulge in the plush comfort of the teepee hut-style day beds while taking in the spectacular night view of the city.

Dining under the stars has never been more breezy and classy at the semi-outdoor Gourmet Dining Area. Savour the taste of good food and easy camaraderie among friends in the balmy evening air. Or give date night an epicurean twist and experience the romantic ambience of the al-fresco dining area.





**SKY  
TERRACE  
LEVEL 14**

- 16 Spa Pod
- 20 Horizon Lounge
- 24 Vertical Garden
- 17 Starlight Infinity Pool
- 21 City Patio
- 25 Changing Room
- 18 Aqua Gym
- 22 NEU Sanctuary
- 26 Rain Shower
- 19 Horizon Deck
- 23 Gourmet Dining



**FACILITIES  
PODIUM  
LEVEL 1**

- 1 Arrival Court (Lower)
- 8 25M Lap Pool
- 15 Leisure Garden
- 2 Arrival Lobby (Lower)
- 9 Hammock Pool
- A Guard House (Lower)
- 3 Cocoon Pods
- 10 BBQ Pavilion
- B Bicycle Lot (Lower)
- 4 Children's Adventure Cove
- 11 Firefly Boardwalk
- C Side Gate (Lower)
- 5 Family Lounge
- 12 Sun Deck
- 6 Wellness Garden
- 13 Rain Shower
- 7 Pool Cove
- 14 Fitness Deck





CHIC  
COMFORTABLE  
BALANCE

Stylish interiors designed with functionality and meticulous touches throughout the living spaces for the comfort of everyone in the family.







TYPE D, Kitchen Impression Only

PRACTICAL  
AND DESIRABLE



TYPE D, Dry Kitchen Impression Only

When practicality meets style and substance,  
you'll find home tastefully furnished with quality  
finishes and detail touches.





COSY  
LUXURIOUS  
TOUCH

Thoughtful storage spaces crafted for your everyday needs with flair and finesse.



Impression Only





TYPE D, Master Bedroom Impression Only

DETAILS MAKE THE DIFFERENCE

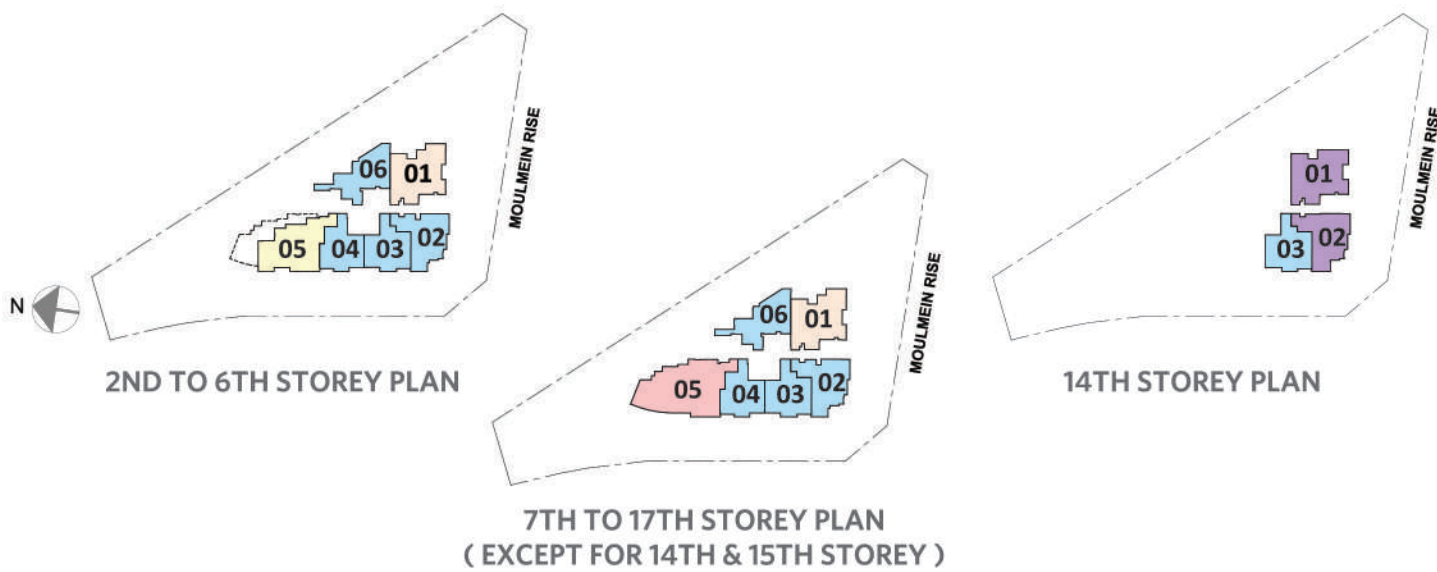


TYPE D, Junior Master Bath Impression Only

SUBTLE YET SUBLIME



CAREFULLY  
CONSIDERED  
DESIGN



UNIT DISTRIBUTION CHART

UNIT / STOREY	06	05	04	03	02	01
	ROOF					
17TH	A3 60 sqm	D 121 sqm	A1 51 sqm	A2 53 sqm	A4 61 sqm	B 76 sqm
16TH	A3 60 sqm	D 121 sqm	A1 51 sqm	A2 53 sqm	A4 61 sqm	B 76 sqm
15TH				A2 53 sqm	E1 111 sqm	E2 111 sqm
14TH	SKY TERRACES					
13TH	A3 60 sqm	D 121 sqm	A1 51 sqm	A2 53 sqm	A4 61 sqm	B 76 sqm
12TH	A3 60 sqm	D 121 sqm	A1 51 sqm	A2 53 sqm	A4 61 sqm	B 76 sqm
11TH	A3 60 sqm	D 121 sqm	A1 51 sqm	A2 53 sqm	A4 61 sqm	B 76 sqm
10TH	A3 60 sqm	D 121 sqm	A1 51 sqm	A2 53 sqm	A4 61 sqm	B 76 sqm
9TH	A3 60 sqm	D 121 sqm	A1 51 sqm	A2 53 sqm	A4 61 sqm	B 76 sqm
8TH	A3 60 sqm	D 121 sqm	A1 51 sqm	A2 53 sqm	A4 61 sqm	B 76 sqm
7TH	A3 60 sqm	D 121 sqm	A1 51 sqm	A2 53 sqm	A4 61 sqm	B 76 sqm
6TH	A3 60 sqm	C 80 sqm	A1 51 sqm	A2 53 sqm	A4 61 sqm	B 76 sqm
5TH	A3 60 sqm	C 80 sqm	A1 51 sqm	A2 53 sqm	A4 61 sqm	B 76 sqm
4TH	A3 60 sqm	C 80 sqm	A1 51 sqm	A2 53 sqm	A4 61 sqm	B 76 sqm
3RD	A3 60 sqm	C 80 sqm	A1 51 sqm	A2 53 sqm	A4 61 sqm	B 76 sqm
2ND	A3 60 sqm	C 80 sqm	A1 51 sqm	A2 53 sqm	A4a 61 sqm	Ba 76 sqm
1ST (UPPER)	COMMUNAL FACILITIES					
1ST (LOWER)	ARRIVAL COURT / MAIN ACCESS					
BASEMENT 1	CAR PARK					
BASEMENT 2	CAR PARK					

- 2 BEDROOM
- 3 BEDROOM (DUAL KEY)
- 4 BEDROOM + UTILITY
- 3 BEDROOM
- 4 BEDROOM (DUPLEX)
- SKY TERRACES / COMMUNAL FACILITIES



# ASTUTE URBANITE



NEU AT NOVENA knows what it takes for the astute urbanite to keep pace and stay ahead of the appeals of city living. It begins at home where comfort and convenience are seamlessly crafted to elevate the everyday experience.

## 2 BEDROOM

### TYPE A1

51 sqm  
#02-04 to #13-04  
#16-04 to #17-04



## 2 BEDROOM

### TYPE A2

53 sqm  
#02-03 to #06-03  
#07-03 to #14-03\*\*  
#16-03 to #17-03\*\*



All floor areas indicated are inclusive of AC Ledge, Balcony and Strata Void where applicable.  
All floor areas are estimate only and subject to final survey.  
All floor plans are subject to changes as may be required or approved by the relevant authorities.

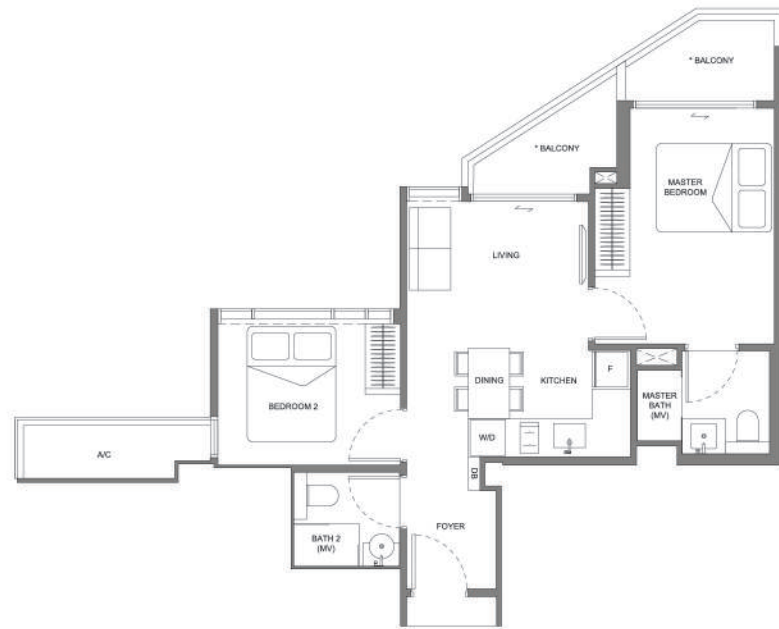
\*The balcony shall not be enclosed unless with the approved balcony screen.  
For an illustration of the approved balcony screen, please refer to page 50 of this brochure.



## 2 BEDROOM

### TYPE A3

60 sqm  
 #02-06 to #13-06  
 #16-06 to #17-06



## 2 BEDROOM

### TYPE A4

61 sqm  
 #03-02 to #13-02  
 #16-02 to #17-02



### TYPE A4a

61 sqm  
 #02-02\*\*

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 For an illustration of the approved balcony screen, please refer to page 50 of this brochure.

## 3 BEDROOM DUAL KEY

### TYPE B

76 sqm  
 #03-01 to #13-01  
 #16-01 to #17-01



### TYPE Ba

76 sqm  
 #02-01\*\*



## 3 BEDROOM

### TYPE C

80 sqm  
 #02-05 to #06-05



All floor areas indicated are inclusive of AC Ledge, Balcony and Strata Void where applicable.  
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SOPHISTICATED  
MINDS

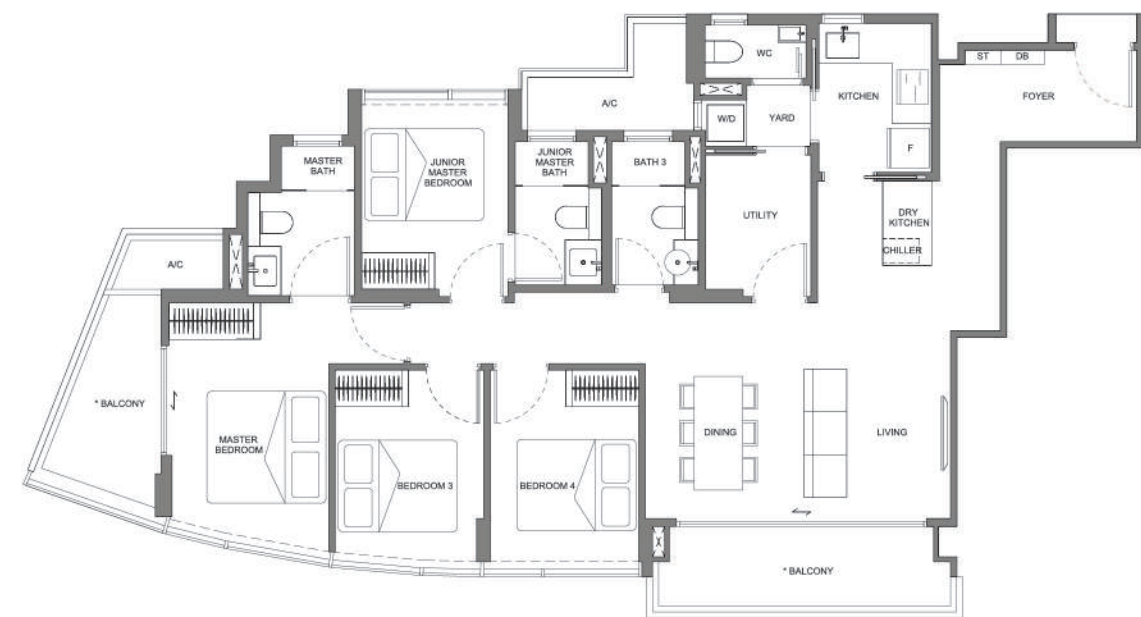


Bold and beautiful, NEU AT NOVENA is an oasis of urbanity where those seeking the finer things in life are welcomed home to a highly desirable lifestyle within an address that inspires envy.

4 BEDROOM + UTILITY

TYPE D

121 sqm  
#07-05 to #13-05  
#16-05 to #17-05



All floor areas indicated are inclusive of AC Ledge, Balcony and Strata Void where applicable.  
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For an illustration of the approved balcony screen, please refer to page 50 of this brochure.



C O N T E N T E D

B L I S S



Home is where your family's sense of place and belonging takes shape while feeling secure and serene. Discover the living environment ideal to grow, nurture and thrive together with loved ones.

## 4 BEDROOM DUPLEX

### TYPE E1

111 sqm  
#14-02  
Inclusive of void of 6 sqm



LOWER LEVEL



UPPER LEVEL

All floor areas indicated are inclusive of AC Ledge, Balcony and Strata Void where applicable.  
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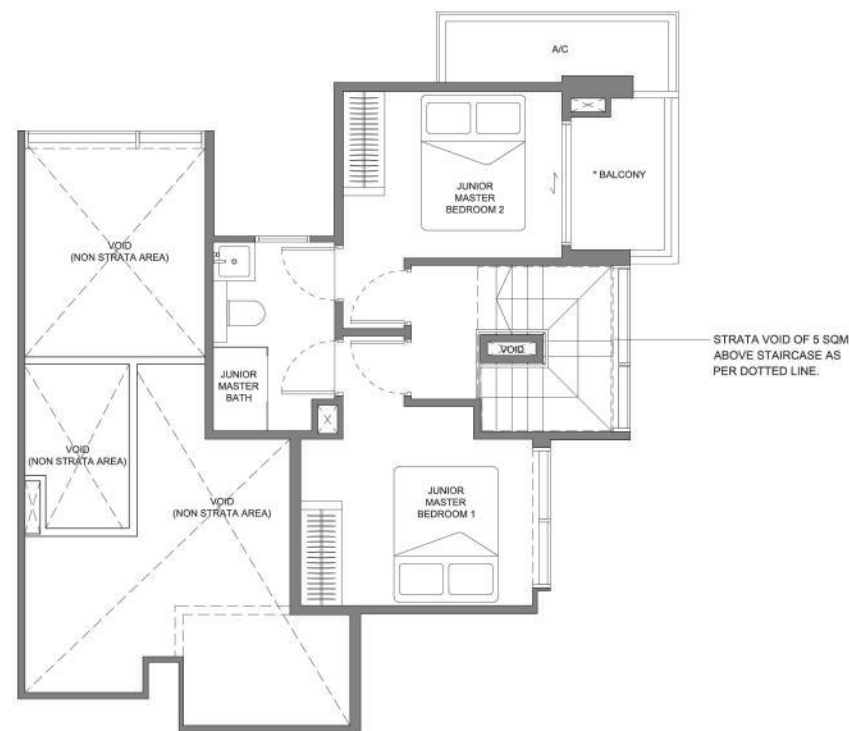
# 4 BEDROOMS DUPLEX

## TYPE E2

111 sqm  
 #14-01  
 Inclusive of void of 5 sqm

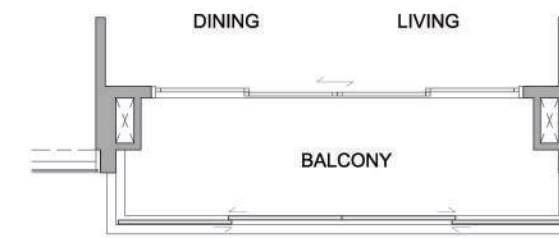


LOWER LEVEL

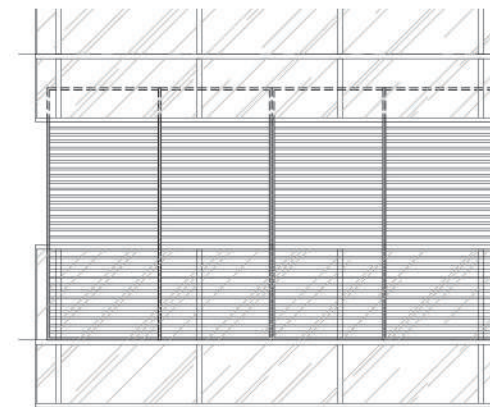


UPPER LEVEL

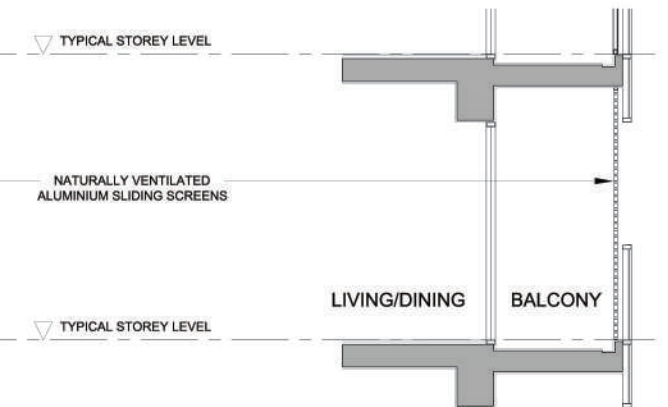
# BALCONY SCREEN DETAIL



PLAN



FRONT ELEVATION



SECTION

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\*The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to page 50 of this brochure.

This drawing is for reference only. The screen design is provided for aesthetic uniformity of the development. Materials to be aluminium with powder coated finish. Fixing details are by contractor, and fixing shall not damage the existing waterproofing and structure. Owner shall verify all dimensions prior to fabrication and commencement of works. Drawings are not to scale. The cost of screen and installation shall be borne by the owner.



# COMPREHENSIVE SMART HOME ECOSYSTEM

Bask in the warm welcome of a smarter home where the state-of-the-art security system ensures residents experience greater peace-of-mind living.



## SMART LOCK



### Auto Lock

The automatic locking feature eliminates the need to recheck the door lock when you go out and leave home.



### Double Authentication

The double authentication mode strengthens home security with the optional choice of authenticating user access code plus card to open the door.



### Anti-Theft Mode

When leaving, the resident can enable the anti-theft mode simply by pressing the button. This security feature alerts you with a warning sound if it detects tampering.



## GATEWAY & IP CAMERAS



Day and Night Video



Two-Way Audio



Cloud Storage On Dropbox



Time Lapse Video Recording



SD Card Video Recording With 5 Seconds Of Pre-Recording



Alarm Message For Motion and Sound Detection



Artist's Impression

The brand, colour and model as specified shall be provided, subject to Architect's selection and market availability.



ROXY-PACIFIC HOLDINGS LIMITED



Roxy-Pacific Holdings Limited ("the Group") is an established property and hospitality corporation with an Asia-Pacific focus and a track record dating back to May 1967. Listed on the SGX Mainboard since 12 March 2008, the Group is engaged primarily in the development and sale of residential and commercial properties ("Property Development"), Hotel ownership and other investment properties in Asia-Pacific ("Hotel Ownership and Property Investment"), including the ownership of Grand Mercure Singapore Roxy. Since 2013, the three main arms - Property Development, Property Investment and Hotel Ownership have extended their reach beyond Singapore, to countries such as Malaysia, Australia, Thailand, Japan and Maldives.

SINGAPORE



OVERSEAS



HOSPITALITY

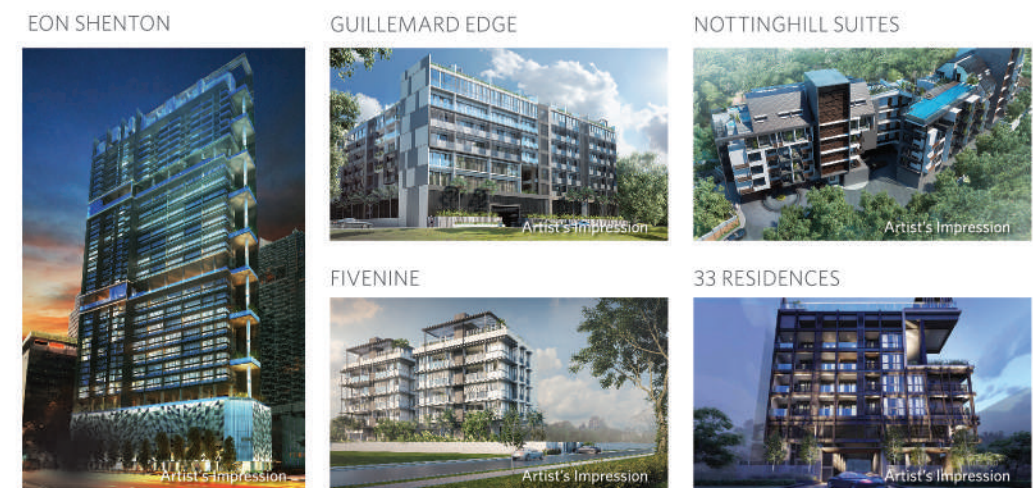


MACLY GROUP



Macly Group (est. 1987) is an established property developer based in Singapore with a track record of developing landed properties, apartments, condominiums, mixed developments, commercial and cluster housing projects. Between 2004 to 2018, the Group developed and launched more than 30 residential and commercial developments in Singapore. Macly Group has also launched property development and hospitality projects in Malaysia and Indonesia. Its hospitality arm owns and operates hotels under the brand "Lloyd's Inn" and has won many accolades.

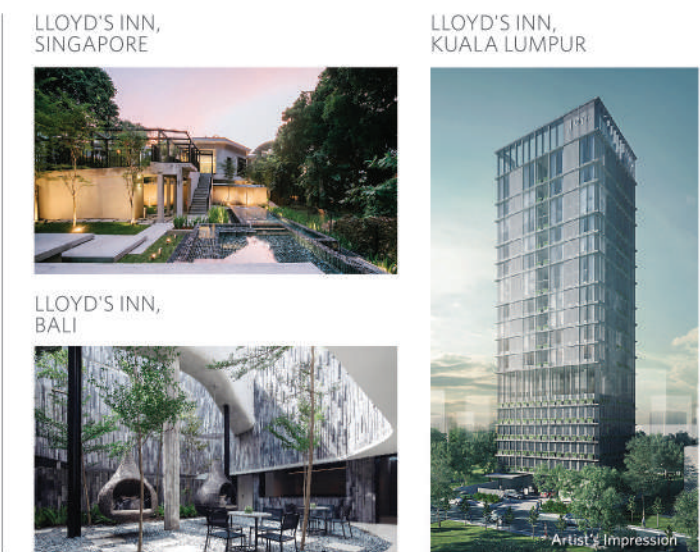
SINGAPORE



OVERSEAS



HOSPITALITY





OFFICIAL MARKETING AGENCY

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A PREMIER DEVELOPMENT BY  
**ROXY-PACIFIC HOLDINGS CONSORTIUM**

ROXY-PACIFIC  
HOLDINGS LIMITED



MACLY GROUP



LWH DEVELOPMENT  
PTE LTD



Developer: RH Novena Pte Ltd • Company Registration Number: 201818104Z • Developer's Licence No.: C1324 • Tenure of Land: Estate in Fee Simple • Encumbrances: Mortgage(s) in Favour of United Overseas Bank Limited • Expected Date of Vacant Possession: 30 April 2023 • Expected Date of Legal Completion: 30 April 2026 • Location: Lot 527T and 1072P of T529 at 27 Moulmein Rise

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