

The perfect elements to a blissful life.

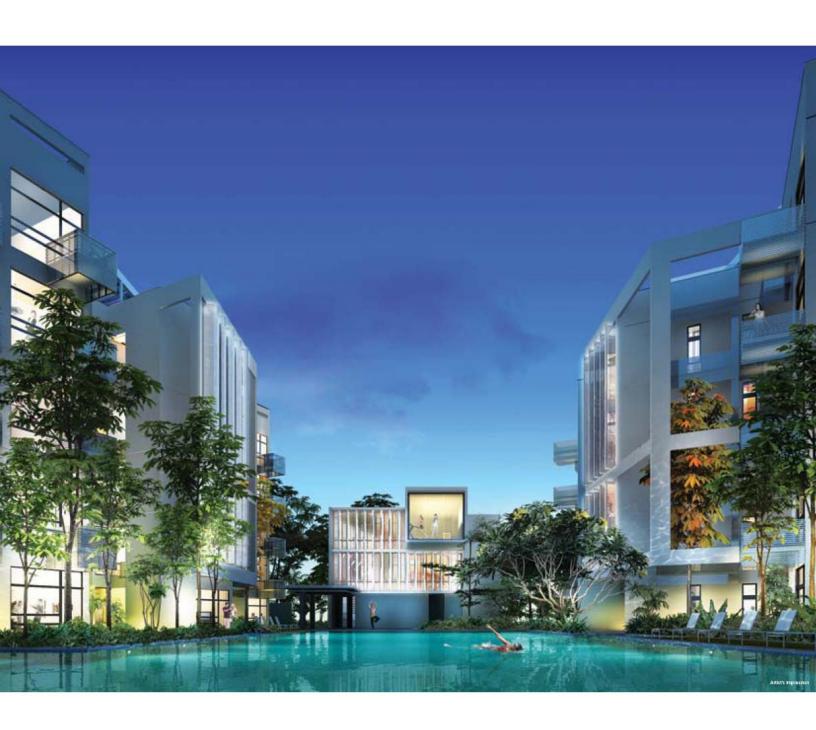
# Your bliss, found.

In your hands right now,
within these few leaves of paper,
we disclose to you the
hidden secrets of the northeast.
Here is where the perfect elements to
a blissful life have been enjoyed quietly,
for ages. And soon,
it will be yours.

Bestowed with the knowledge of how certain elements in nature can heighten every experience, we have created a habitat of refuge – where you can be one with the environment, where poetic eco-living is at its finest.

Your home in Bliss@Kovan binds together these essential elements, harnessing their energies – to create a harmonious balance, for a life embraced in fullness and purpose.

That joyous place which you have been seeking your entire life, has finally been found. Welcome.



# Taming The Wind Above.

Be greeted by a gentle, soothing breeze. From the moment you set foot into 8liss@Kowan, right to your doorstep. Sweeping the fleeting winds down from the skies above, uniquely designed trellises sprawling over the roof terrace provide a steady stream of air through the residence—breathing new life, new beginnings. And like a tree's canopy, it also shades away the sun—transforming the idyllic green landscape into a cool, microclimate environment that is yours to take in, with every breath, every single day.

Ever so inviting, ever so uplifting, this is where home is. And you have arrived.



Wind embodies a nature of renewal and invigoration, an arrival of hope and a breath of soothing energy.







Think of home as more than a freehold residence of 140 exclusive units quietly tucked away in a mature private estate in northeast Singapore. Think of it as a biotope of possibilities – a place where nature inspires the way you live and nurtures your very well being.

Here you are one, with all that surrounds you.

# Chiselled to Complement Nature.

Everything you find at Bliss@Kovan has a purpose. From the well-positioned north-south facing housing block, and the finely crafted landscape adorned with plush trees and gardens, to the vertical green wall and rainwater harvesting features. Every single architectural detail is carefully thought out and integrated to create a conducive, sustainable environment — when he both you and nature can grow and flourish in perfect harmony, in one dynamic ecosystem.

Spend your days in the embrace of nature; swoon over its arresting beauty and tranquility and uncover a more profound experience and love for life



Earth symbolises a resoluteness of matter, a wilful magnificence to thrive, and a dominance to fulfill its sole purpose: to create.



Imagine a home built with you and the environment in mind. A place with green innovative features that improve energy and water efficiencies, protect and care for the eco-system, and preserves all that you hold dear. Such a place has been conferred the internationally renowned BCA Green Mark Gold Plus Award. And this place is Bliss@WGwan.







# A Wellspring of Life's Simple Joys.

Your journey into the plentiful life begins with an ever-flowing choice of indulgences. An oasis for the mind, body and soul to recharge, replenish and renew its energies, here you will find a range of top-class facilities and recreational areas, all meticulously put together for your picking. Be it a quiet spot to collect your thoughts, a gathering place for a cherished few, or a pit stop to invigorate your senses, there's always an abundance of life's simple luxuries to relish.

Your sanctuary of wellness awaits. Go on, soak it all in.



Water conveys the purest essence of connectedness, a restoration or passions, and the source of power and rejuvenation.









Escape into your world. It's all yours to enjoy at Bliss@Kovan. Take a refreshing swim, a relaxing massage or just bask under the shade amid serene greenery. Pump up your adrenaline in the state-of-the-art gym, or spend quality time with friends and family at the outdoor dining pavilion while watching the kids play at the playground.

This is how life should be – having it your way, every day.



# The Spaces Between.

Welcome. To a whole new dimension of living. Where the essence of space is defined by seamless fluidity, well-appointed interiors and abundant natural lighting.

But a place where every detail, from the high ceilings – up to 4m for penthouse units, down to natural marble and timber floorings; from the ingeniously designed kitchen, living, dining areas to the cosy bedrooms and balcom – is created redefine the way you and your family members experience and interact with personal living spaces. Bringing about a heightened sense of belonging, warmth and closeness.

This is how home should feel like.





Whatever your preferred lifestyle, there is always ample space to live out your aspirations. Choose from a 1-, 2-, or 3- bedroom units, or open up to the high life with our 22 exclusive penthouses with private rooftop terraces. Unwind and relax amongst the exquisitely manicured planters, tiened timber deck platforms, and take a dip in your very own Jacuzzi or plunge pool as you take in the breathtaking views around. Your personal retreat away from it all, is now just within your reach.









# Radiating Many Paths.

Of the many journeys life takes you on, there is only one destination that truly matters. Whatever you do, wherever your pursuits take you, Bliss@Kovan is the place that brings you closer to all that you could want. Located at the crossroads of countless conveniences, it is a beacon of light paving the way for your heart's every desire. Be it work, live or play, seek your passions and you will find. So take pleasure in living the lifestyle you deserve. Choose abundantly, Have no reservations.







# Site Plan

## **LEGEND**

- 1 Lap Pool
- Children's Play Pool
- 6 Hydro Massage
- Spa Pool and Pavilion
- Outdoor Shower
- 6 Pool Deck
- Ocmmunal Male and Female Changing Rooms with Shower Facilities (1st Storey)
- 8 Cascading Water Entrance Court
- O Drop-off
- 0 Guardhouse
- Entrance Foyer
- 1 Water Feature
- Secondary Pedestrian Access
- Biological Pond
- 15 Vertical Green Wall and Garden Walk
- 10 Rain Garden with integrated Bioswale
- Signature Tree
- (2nd storey)
- 6 Gym (3rd storey)
- Dining Pavilion with Barbeque and Kitchen Facilities
- 2 Children's Playground

# Unit Distribution Chart

2 Simon Lane	Storey Unit	01	02	03	04	05
	Roof Terrace	Type A8	Type A9	Type 814		Type B11
	Sth	2,174 sqft	2,357 sqft	1,765 sqft	Type C5 495 sqft	1,615 sqft
	4th	Type A5 1,163 sqft	Type A6 1,249 sqft	Type 89 915 sqft	Type CS 495 sqft	Type B6 797 sqft
	3rd	Type A5 1,163 sqft	Type A6 1,249 sqft	Type B9 915 sqft	Type C5 495 sqft	Type B6 797 sqft
	2nd	Type AS 1,163 sqft	Type A6 1,249 sqft	Type B9 915 sqft	Type C5 495 sqft	Type B6 797 sqft
	1st	Type A2 1,313 sqft	Type A3 1,227 sqft	Type B4 936 sqft	Type C1 506 sqft	Type B1 893 sqft

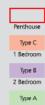
	Storey Unit	06	07	08	09	10
2A Simon Lane	Roof Terrace	Type A8	Type A9	Type A7		Type B12
	Sth	2,174 sqft	2,357 sqft	2,217 sqft	Type C6 592 sqft	1,679 sqft
	4th	Type AS 1,163 sqft	Type A6 1,249 sqft	Type A4 1,227 sqft	Type C6 592 sqft	Type B7 840 sqft
	3rd	Type A5 1,163 sqft	Type A6 1,249 sqft	Type A4 1,227 sqft	Type C6 592 sqft	Type B7 840 sqft
	2nd	Type AS 1,163 sqft	Type A6 1,249 sqft	Type A4 1,227 sqft	Type C6 592 sqft	Type B7 840 sqft
	1st	Type A2 1.313 soft	Type A3 1 227 soft	Type A1 1.130 soft	Type C2 614 soft	Type B2 915 soft

	Storey Unit	11	12	13	14	15	
ē	Roof Terrace	Type B14A 1,765 sqft	Type A9 2,357 sqft	Type A7		Type B12	
2B Simon Lane	Sth			2,217 sqft	Type C6 592 sqft	1,679 sqft	
	4th	Type B9A 915 soft	Type A6 1,249 sqft	Type A4 1,227 sqft	Type C6 592 sqft	Type B7 840 sqft	
	3rd	Type B9A 915 saft	Type A6 1,249 sqft	Type A4 1,227 sqft	Type C6 592 sqft	Type 87 840 sqft	
	2nd	Type B9A 915 soft	Type A6 1,249 sqft	Type A4 1,227 sqft	Type C6 592 sqft	Type 87 840 sqft	
	1st	Type B4 936 soft	Type A3 1,227 sqft	Type A1 1,130 sqft	Type C2 614 sqft	Type BZ 915 sqft	

	Storey Unit	16	17	18	19
6 Simon Lane	Roof Terrace	Type B15	Type A8	Type A9	
	Sth	1,776 sqft	2,174 sqft	2,357 sqft	Type C7 527 sqft
	4th	Type B10 926 sqft	Type A5 1,163 sqft	Type A6 1,249 sqft	Type C7 527 sqft
	3rd	Type B10 926 sqft	Type A5 1,163 sqft	Type A6 1,249 sqft	Type C7 527 sqft
	2nd	Type B10 926 sqft	Type A5 1,163 sqft	Type A6 1,249 sqft	Type C7 527 sqft
	1st	Type B5 936 sqft	Type A2 1,313 sqft	Type A3 1,227 sqft	Type C3 560 sqft

6A Simon Lane	Storey Unit	20	21	22	23	24
	Roof Terrace	Type B12	Type A8	Type A9	Type A8	
	Sth	1,679 sqft	2,174 sqft	2,357 sqft	2,174 sqft	Type C6 S92 sqft
	4th	Type B7 840 sqft	Type A5 1,163 sqft	Type A6 1,249 sqft	Type A5 1,163 sqft	Type C6 592 soft
	3rd	Type 87 840 sqft	Type A5 1,163 sqft	Type A6 1,249 sqft	Type A5 1,163 sqft	Type C6 592 sqft
	2nd	Type B7 840 sqft	Type AS 1,163 sqft	Type A6 1,249 sqft	Type A5 1,163 sqft	Type C6 592 sqft
	1st	Type B2 915 soft	Type A2 1.313 soft	Type A3 1.227 spft	Type A2 1.313 soft	Type C2 614 soft

	Unit				
	Storey	25	26	27	28
Lane	Roof Terrace	Type B13		Type A9	Type A8
	Sth	1,808 sqft	Type C8 527 sq/t	2,357 sqft	2,174 sqft
Simon	4th	Type B8 904 sqft	Type C8 527 sqft	Type A6 1,249 sqft	Type A5 1,163 sqft
6B Sir	3rd	Type B8 904 sqft	Type C8 527 sqft	Type A6 1,249 sqft	Type AS 1,163 sqft
	2nd	Type B8 904 sqft	Type C8 527 sq/t	Type A6 1,249 sqft	Type AS 1,163 sqft
	1st	Type B3 1,023 sqft	Type C4 527 sqft	Type A3 1,227 sqft	Type A2 1,313 sqft



Type C1
47 sq m/506 sq ft
Including PES & sq m/86 sq ft
1 Bedroom -1G (Ground Level)
#01-04





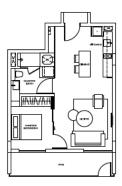




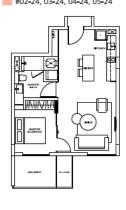
Type C2

57 sq m/614 sq ft
(Including PES 10 sq m/108 sq ft)

1 Bedroom -2G (Ground Level)
#01-09, 01-14, 01-24



### Type C6 55 sq m/592 sq ft 1 Bedroom -2 #02-09, 03-09, 04-09, 05-09 #02-14, 03-14, 04-14, 05-14 #02-24, 03-24, 04-24, 05-24



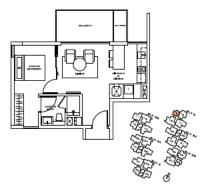


Area includes PES, balcony, AC ledge, planter, private pool and reof terrace. Plans are not drawn to scale and are subject to such amendment(s) as may be required or approved by the relevant authorities. All areas are approximate and are subject to simil survey. The brand and model of all fittings, equipment and appliances supplied are subject to availability.

# Type C3 52 sq m/560 sq ft (Including PES 12 sq m/129 sq ft) 1 Bedroom -3G (Ground Level) #01-19

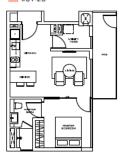
# Type C7 49 sq m/527 sq ft 1 Bedroom -3 #02-19, 03-19, 04-19, 05-19





Type C4
49 sq m/527 sq ft
(Including PES 8 sq m/86 sq ft)

1 Bedroom -4G (Ground Level) #01-26

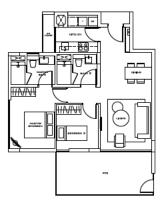




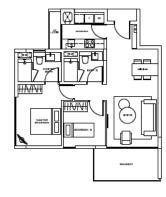




Type B1 83 sq m/893 sq ft (Including PES 17 sq m/183 sq ft) 2 Bedroom -1G (Ground Level) #01-05



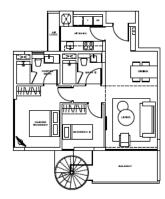
Type B6 74 sq m/797 sq ft 2 Bedroom -1 #02-05, 03-05, 04-05





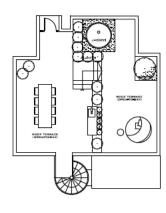
Type B11 150 sq m/1615 sq ft (Including Roof Terrace 72 sq m/775 sq ft)

2 Bedroom -1PH (Penthouse, Lower Floor) #05-05



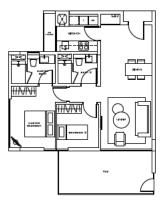
# Type B11

2 Bedroom -1 PH (Penthouse, Upper Floor)



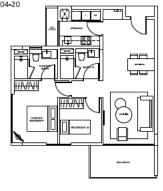


Type B2 85 sq m/915 sq ft (Including PES 16 sq m/172 sq ft) 2 Bedroom -1A-G (Ground Level) #01-10, 01-15, 01-20



# Type B7 78 sq m/840 sq ft

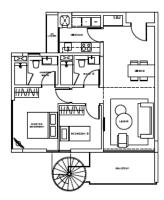
2 Bedroom -1A #02-10, 03-10, 04-10 #02-15, 03-15, 04-15 #02-20, 03-20, 04-20





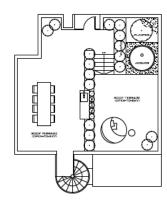
Type B12 156 sq m/1679 sq ft (Including Roof Terrace 75 sq m/807 sq ft)

2 Bedroom -1A-PH (Penthouse, Lower Floor) #05-10, 05-15, 05-20



# Type B12

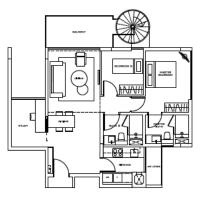
2 Bedroom -1A-PH (Penthouse, Upper Floor)





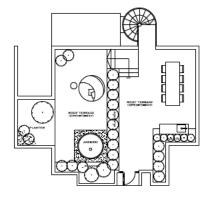
Type B13 168 sq m/1808 sq ft (Including Roof Terrace 80 sq m/861 sq ft)

2 Bedroom -1B-PH (Penthouse, Lower Floor) #05-25



# Type B13

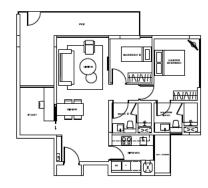
2 Bedroom -1B-PH (Penthouse, Upper Floor)





# Type B3

95 sq m/1023 sq ft (Including PES 19 sq m/205 sq ft) 2 Bedroom -1B-G (Ground Level) #01-25



Type B8 84 sq m/904 sq ft 2 Bedroom -1B #02-25, 03-25, 04-25

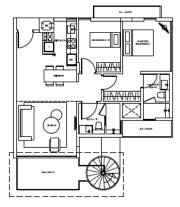




# Type B14

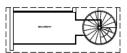
164 sq m/1765 sq ft (Including Roof Terrace 76 sq m/818 sq ft)

2 Bedroom -2-PH (Penthouse, Lower Floor) #05-03



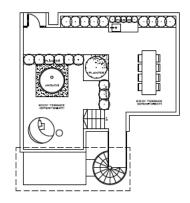
## Type B14A

164 sq nv/1765 sq ft (Including Roof Terrace 76 sq m/818 sq ft) 2 Bedroom -2A-PH (Penthouse, Lower Floor) #05-11



# Type B14

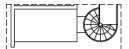
2 Bedroom -2-PH (Penthouse, Upper Floor) #05-03





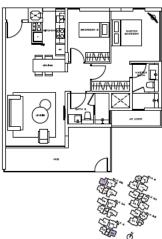
# Type B14A

2 Bedroom -2A-PH (Penthouse, Upper Floor) #05-11



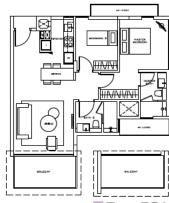
# Type B4 87 sq m/936 sq ft (Including PES 14 sq m/151 sq ft)

2 Bedroom -2-G (Ground Level) #01-03, #01-11



# Type B9

85 sq m/915 sq ft 2 Bedroom -2 #02-03, 03-03, 04-03



# Type B9A

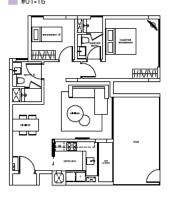
85 sq m/915 sq ft

2 Bedroom-2A #02-11, 03-11, 04-11

Type B5 87 sq m/936 sq ft (Induding PES 16 sq m/172 sq ft) 2 Bedroom -3-G (Ground Level) #01-16

# Type B10 86 sq m/926 sq ft

2 Bedroom -3 #02-16, 03-16, 04-16

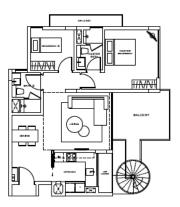




Area includes PES, belicens, AC Bridge, planter, private peed and need tensors. Hars are need drawn to scale and are subject to such amonebrontisk as may be required or approved by the relevant authorities. All areas are approximate and area subject to final survey, The based aim needed of all filtings, experiment and appliances supplied are subject to availability. In the exercit that they are not available, the developer all filtings regulated standards or value.

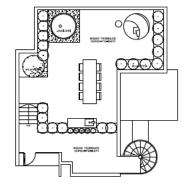
Type B15
165 sq m/1776 sq ft
(Including Roof Terrace 75 sq m/807 sq ft)

2 Bedroom -3-PH (Penthouse, Lower Floor) #05-16



# Type B15

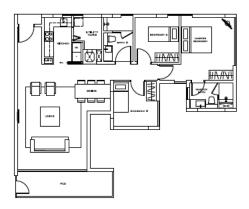
2 Bedroom -3-PH (Penthouse, Upper Floor)





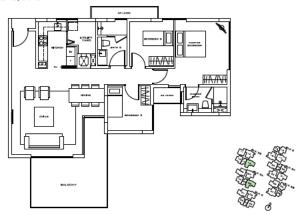
Area includes P.S., bulkery, A.K. beige, planter, private peel and not ferror. Hans are not from to scale and are subject to such amendments as may be required an approved by the relevent authorities. All area are supported and are subject to final savey. The based and model of all fittings, equipment and appliances supplied are subject to availability. In the executable that yer not available, the developes will effer replacements of equipment stantaged or value.

Type A1 105 sq m/1130 sq ft (Including PES 12 sq m/129 sq ft) 3 Bedroom -1-G (Ground Level) #01-08, #01-13



Type A4 114 sq m/1227 sq ft

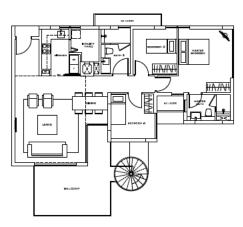
3 Bedroom -1 #02-08, 03-08, 04-08 #02-13, 03-13, 04-13



Area includes PES, halons, AC lodge, planter, private peed and reef tensor. Hans are not drawn to scale and are subject to such amendmental as may be required or approved by the releases authorities. All was are approximate and was subject to find larvey. The tensor and mend of all fittings, exaptement and appliances supplied are subject to availability. But several that they are not available, the developes are informations, the developes are informations are required in the subject to availability.

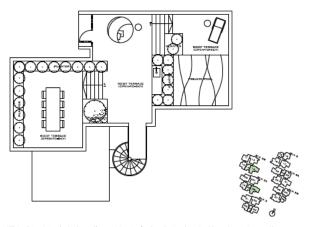
Type A7 206 sq m/2217 sq ft (Including Roof Terrace 89 sq m/958 sq ft)

3 Bedroom -1-PH (Penthouse, Lower Floor) #05-08, #05-13



# Type A7

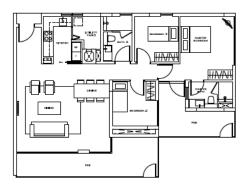
3 Bedroom -1-PH (Penthouse, Upper Floor)



Area includes PES, bullongs, AE lodge, planter, private poel and reef terrace. Here are not desen to side and are subject to such amendmentall as may be required or approved by the relevant estabellists. All each area are approximate and area subject to final pures, The bread and mended of all fillings, experiment and appliances puppled are subject to evailability. In the exert that they are not available, the developes will differ explacement of explained instances or value.

Type A2 122 sq m/1313 sq ft (Induding PES 28 sq m/301 sq ft)

3 Bedroom - 1A-G (Ground Level) #01-01, #01-06, #01-17 #01-21, #01-23, #01-28



Type A5 108 sq m/1163 sq ft 3 Bedroom-1A #02-01, 03-01, 04-01 #02-06, 03-06, 04-06 #02-17, 03-17, 04-17 #02-21, 03-21, 04-21 #02-23, 03-23, 04-23 #02-28, 03-28, 04-28

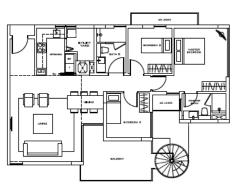


Area includes PES, balancy, AC Bridge, plantse, private pred and need terrace. Here are not drawn to scale and are subject to such amendments) as may be required or approved by the relevent authorities. All areas are approximate and are subject to final bursey, The band and model of all fittings, equipment and appliances supplied are subject to availability. In the center that they are not available, the developer will find regulates transfered or volus.

## Type A8

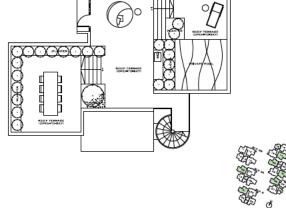
202 sq m/2174 sq ft (Including Roof Terrace 90 sq m/969 sq ft)

3 Bedroom -1A-PH (Penthouse, Lower Floor) #05-01, 05-06, 05-17, 05-21, 05-23, 05-28



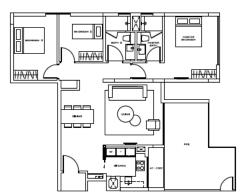
# Type A8

3 Bedroom -1A-PH (Penthouse, Upper Floor)



Type A3
114 sq m/1227 sq ft
(Including PES 20 sq m/215 sq ft)

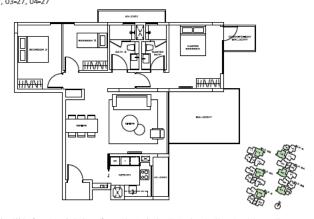
3 Bedroom - 2-G (Ground Level) #01-02, 01-07, 01-12 #01-18, 01-22, 01-27



# Type A6

116 sq m/1249 sq ft

3 Bedroom-2 #02-02, 03-02, 04-02 #02-07, 03-07, 04-07 #02-12, 03-12, 04-12 #02-18, 03-18, 04-18 #02-22, 03-22, 04-22 #02-27, 03-27, 04-27



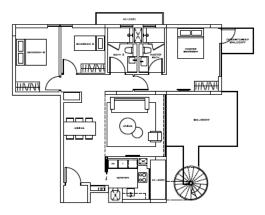
Area included PES, balloney, AC Indje, planete, private pool and roof torrace. Hans are not drawn to soils and are subject to such amendmentals as may be required or approved by the relevant authorities. All areas are appreciated and are subject to find survey. The strend and medical of all fittings, equipment and appliances supplied are subject to availability.

The twent that they are not wealable, the developer and Enter prophermatic of equivalent statement or value.

# Type A9

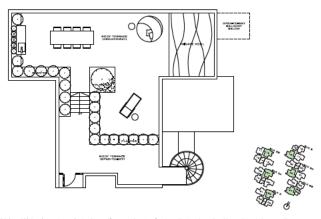
219 sq m/2357 sq ft (Including Roof Terrace 99 sq m/1066 sq ft)

3 Bedroom -2-PH (Penthouse, Lower Floor) #05-02, 05-07, 05-12, 05-18, 05-22, 05-27



# Type A9

3 Bedroom -2-PH (Penthouse, Upper Floor)



Area induring MS, halong, AC Leige, planter, private pool and not femour. Hans are not drawn to scale and are subject to such amendmental as may be required or approved by the relevant authorities. All was are approximate and we subject to final larvey. The france in model of all fittings, explainment and appliances supplied are subject to availability. In the event to this larvey are not available, the developer and larve replacements of equivalent standards or rails.

# **Specifications**

Reinforced concrete piles and / or bored piles and / or footings and / or raft

2 Superstructure Reinforced concrete structure.

- (a) External walls : Reinforced concrete wall and / or precast
- (b) Internal walls: Reinforced concrete wall and / or brick wall and / or dry wall partition system. For Type C (1-bedroom units), swing / sliding partition door panel(s) will be provided between Master Bedroom and Living.

- Roof
   (a) Flat roof : Reinforced concrete roof with appropriate waterproofing and insulation.
  - (b) High-Level Trellis Canopy: Mild steel frame with perforated

### 5 Celling

### Residential Units

Living / Dining, Bedrooms, Study, Master Bathroom, Common Bathroom, Kitchen, Utility Yard, Balcony and PES: Skim coat and / or ceiling board with emulsion paint finish.

Common Areas
Lift Lobbies : Skim coat and / or ceiling board with emulsion paint finish.
Basement Carpady and Stooms Shallon and Stooms Shallon areas

paint finish. Basement Carpark and Storey Shelter Staircases : Skim coat and / or celling board with emulsion paint finish.

- (i) Living / Dining, Bedrooms, Study, Kitchen, Bakony, Utility Yard and PES: Plaster and / or skim coat with emulsion paint finish. (II) Master Bathroom, Common Bathroom : Marble

\*Note: No tiles behind and below kitchen cabinets, bathroom cabinets, behind mirrors and above false ceiling.

### (b) Floor

- .. Living / Dining. Study. Kitchen : Marble
- (II) Master Bathroom, Common Bathroom : Marble (III) Bedrooms : Timber strip
- (II) Bedrooms: Timber strip
  (N) Balcone, Unitly Yard: Homogeneous tile
  (V) PES (Private Enclosed Space; 1st storey units only): Homogeneous tile and / or turfing.
  (N) Roof Terrace (penthouse units only): Timber strip and / or homogeneous tile and / or turfing
  (NI) Private External Sprial Starcase (penthouse units only): Checkered mild steel plate

- Wall

  Ulf Lobbies: Granite and / or homogeneous tile and / or
  plaster and / or skim coat with emulsion paint finish,
  Basement Carpark, Storey Shelter Staircases: Plaster and /
  or skim coat with emulsion paint finish.

- (b) Floor
  (i) Lift Lobbies : Granite and / or homogeneous tile.
  - (II) Basement Carpark: Reinforced concrete slab.
    (III) Storey Shelter Staircases: Cement screed finish with
  - nosing tile.
    (iv) Surface Driveway and Drop-off : Granite and / or

# homogeneous tile to designated areas

Aluminium framed windows in powder coat finish with clear / tinted / frosted glass where appropriate

- 8 Doors
  (a) Main Entrance : Fire-rated timber door
- (b) Bedrooms, Master Bathroom, Common Bathroom: Hollow core / timber door
- (c) Kitchen: Hollow core / timber door with / without glass panel
- (d) Utility Yard: Hollow core / timber door with / without louvre or aluminium framed door with / without louvre
- (e) Balcony : Aluminium framed door with clear / tinted glass
- (f) PES (1st storey units only): Aluminium / mild steel gate (g) Roof Ferrace (penthouse units only): Aluminium / mild steel gate

### 9 Sanitary Fittings

- Master Bathroom
  (I) 1 shower cubicle complete with glass panel, 1 overhead fixed shower, 1 hand-held shower and 1 mixer
  (II) 1 vanity top in solid surface finish complete with 1 basin

- (III) 1 water doset (Iv) 1 mirror
- (v) 1 towel rail (vi) 1 toilet roll holder

### (b) Common Bathroom

- 1 shower cubicle complete with glass panel, 1 hand-held
- shower and 1 mixer

  (ii) 1 vanity top in solid surface finish complete with 1 basin and 1 basin mixer

- (iii) 1 water doset (iv) 1 mirror (v) 1 towel rail (vi) 1 toilet roll holder

- (0 1 single bowl sink complete with cold water tap only (10 1 washing machine bib tap

- (d) Roof Terrace (penthouse units)
  (i) 1 single bowl sink complete with cold water tap only
  (ii) 1 bib tap
  (iii) 1 jacuzzi bath (for 2-bedroom units) or 1 private pool (for
  3-bedroom units)

### 10 Electrical Installation

All electrical wiring in concealed / exposed conduit / trunking Refer to Electrical Schedule for details

# 11 TV/Telephone Points Refer to Electrical Schedule for details.

12 Lightning Protection
Lightning Protection System shall be provided in accordance with
Singapore Standard SS 555: 2010.

- 13 Painting
  (a) External walls: Spray textured emulsion paint finish and / or emulsion paint finish.
- (b) Internal walls : Emulsion paint finish

14 Water Proofing
Waterproofing to floor slabs of Balconies, Bathrooms, Kitchens,
Utility Yards, Roof Terraces, RC Hat Roof and Planters

- 15 Driveway and Carpark
  (a) Entrance driveway and drop-off area: pavers
- (b) Carpark, carpark ramps and driveway; reinforced concrete slab

### 16 Recreation Facilities

- (b) Children's Play Pool
- (c) Hydro Massage
- (d) Spa Pool and Pavilion
- (e) Outdoor Shower
- (f) Pool Deck (g) Communal Male and Female Changing Rooms with Shower Facilities (1st storey)
- (h) Cascading Water Entrance Court

- (j) Biological Pond (k) Vertical Green Wall and Garden Walk
- () Rain Garden with Integrated Bio-swale
- (m) Signature Tree
- (n) Clubhouse (2nd storev)
- (a) Gym (3rd storey)
- (p) Dining Pavilion with Barbeque and Kitchen Facilities
- (a) Children's Playground

Additional items
 (a) kitchen Cabinetry: High and low level kitchen cabinets complete with solid surface worktop.

- (b) Kitchen Appliances:
- | Ritchen Appliances | (0) 1-bedroom units: 1 electrical cooking hob, 1 hood, 1 built-in microwave oven and 1 built-in refrigerator | (0) 2-bedroom and 3-bedroom units: 1 gas cooking hob, 1 hood, 1 built-in oven, 1 built-in microwave oven and 1 built-in refrigerator |
- (c) Wardrobe : Wardrobes to all Bedrooms
- (d) Air-Conditioning : Split air-conditioning system to Living / Dining and all Bedrooms
- (e) Hot water supply: Hot water supply to Bathrooms showers
- and Bathrooms basin mixers only (f) Intercom System : Audio Intercom between each Residential Unit and Guardhouse and Common Lift Lobbles on Basement and 1st Storey (all blocks).
- (g) Security System: Carpark Barrier System at Ingress and egress of Carpark and Proximity Card Access System at Pedestrian Side Gates and Lift Lobbies on Basement and 1st Storey.

Marble 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 in the mabile, limestone or grante as well as non-uniformity between pieces cannot be totally avoided. Grante telles are pre-polished before laying and care has been taken for their installation. However grante, being a much harder material than marble cannot be repolished after installation. Hence some differences may be felt at the joints. The tonality and pattern of the marble, immestone or grante selected and installed shall be subject to availability. impurities. While such materials can be pre-selected before
- (b) Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
- (c) Layout / location of wardrobes, kitchen cabinets, fan coil units and all electrical points are subject to Architect's sole discretion and final design.
- (d) The brand, colour and model of materials, fittings, equipment. finishes installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.
- (e) To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the system, the system has to be maintained and cleaned by the Purchazer on a regular basis. This includes the cleaning of filters, cleaning the condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to senter the air-conditioning system on a regular basis in order to ensure good working condition of the system
- (f) The Purchaser is liable to pay annual fee, subscription fee and such other fees to senice providers and relevant authorities for cable television and internet access. The Vendor's in oil responsible to make arrangement with any of the said parties for the senice connection for their respective subscription charnels and / or internet access.
- (g) 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 shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchase
- (h) Glass may break or shatter, due to accidental knocks or other causes. In addition, glass is a manufactured material and the Purchaser may wish to note that it may not be 100% free from impurities. These impurities may on rare occasions free from impurities. These impurities may on rare occasi-cause spontaneous glass breakage in certain pieces of tempered glass that may be used where applicable. It is difficult to detect these impurities, which may be period in tempered glass. As there will be glass installed in the U the Purchaser may therefore with to take up insurance(s) covering glass breakage.

ELECTRICAL SCHEDULE												
Туре	A1, A2 A4, A5	A3, A6	A7, A8	A9	B1, B2 B6, B7	B3, B8	B4, B9, B9A, B5, B10	B11, B12	B13	B14, B14A, B15	C1, C2 C5, C6	C3,C4 C7,C8
Lighting Point	16	15	21	20	12	13	13	17	18	18	7	8
13A Single S/S/O	10	10	12	12	7	7	7	9	9	9	4	4
13A Twin S/S/O	3	3	3	3	3	4	3	3	4	3	2	2
15A \$/\$/O	1	1	1	1	1	1	1	1	1	1	1	1
Bell Point	1	1	1	1	1	1	1	1	1	1	1	1
Hob Point	1	1	1	1	1	1	1	1	1	1	1	1
Oven Point	1	1	1	1	1	1	1	1	1	1	1	1
Hood Point	1	1	1	1	1	1	1	1	1	1	1	1
Water Heater Point	2	2	2	2	2	2	2	2	2	2	1	1
A/C Isolator Point	2	2	2	2	2	2	2	2	2	2	1	1
Telephone Point	4	4	4	4	3	4	3	3	4	3	2	2
TV Point	2	2	2	2	2	2	2	2	2	2	-1	-1

# Developer's Profile

Bliss@Kovan rises in the Singapore skyline, along with 8 Nassim Hill and Lushon Holland Hill, as the newest installation in BBR Holdings (S) Ltd's portfolio of prestigious residential developments.

Built firmly on a 67-year foundation by three Swiss engineers, Brandestini, Birkenmaier, and Ros – The BBR Network is today comprised of a global network of affiliated companies, joint ventures and franchises offering specialist construction engineering across 46 countries. Biss@Kovan is created on this solid reputation.

Incorporated in 1993 in partnership with the Switzerland-based BBR Network, BBR Holdings was listed on the Singapore Stock Exchange in 1997 and has since then been transferred to the Main Board of the Singapore Exchange Securities Trading Limited in September 2006. The Group has established strong market presence in Singapore, Malaysia, Thailand, Philippines and Korea – with 3-core principal services in General Construction, Specialised Engineering and Property Development. All of which come together to lend a synergised alliance and expertise in the projects undertaken.

With Bliss@Kovan, BBR Holdings holds true to its intention to be positioned as a boutique developer focusing on creating residential properties in prime locations around Singapore.





### About the architect

LOOK Architects is a multi-award winning practice committed to rigorous analysis and research to produce innovative, iconic buildings and urban design. Embracing local sensibilities with a global outlook, LOOK Architects has garnered international acclaim for consistent achievements in design excellence – principal architect Look Boon Gee is the recipient of the prestigious President's Design Award Singapore 2009 – Designer of the Year, while the firm has received recognition from The Chicago Athenaeum for its efforts in both civic building and urban landscape design. Establishing a prolific and wide-ranging portfolio including high-rise condominiums, mixed-use developments, varsity institution, waterfront promenade, bridges and a public library, LOOK Architects strives to bring about innovation on projects of various scales and programmatic demands.

# Now, live your truest element.

Here you are in your element, everything feels just right, naturally in Bliss@Kovan.

# Call (65) 6287 5798



This development has been awarded the BCA GREEN MARK GOLD PUR for its Environmentally Sustainable Design.

Developer: BBK Kovan Pla. Ltd. (Co Rag No 2001)6020M = Licence Not. C0788 = Tenure: Estate in Rea Smittle (Freahold) = Expected date of vacant possession: 31 December 2015 = Expected date of legal completion: 31 December 2018 = Location: Lots 310MV & 59307 (formerly known as 73DKK.pb; of Muldim 22 at Simon Lane = Building Ran Not. A1224-00002-2016-BP01 dated 17 aug 2011

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Purchasers are advised to refer to the approved building plans which are available at the sales office or showflat upon request for all details, plans, measurements and specifications of thousing project analyst the units.



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