

neu
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

STORY

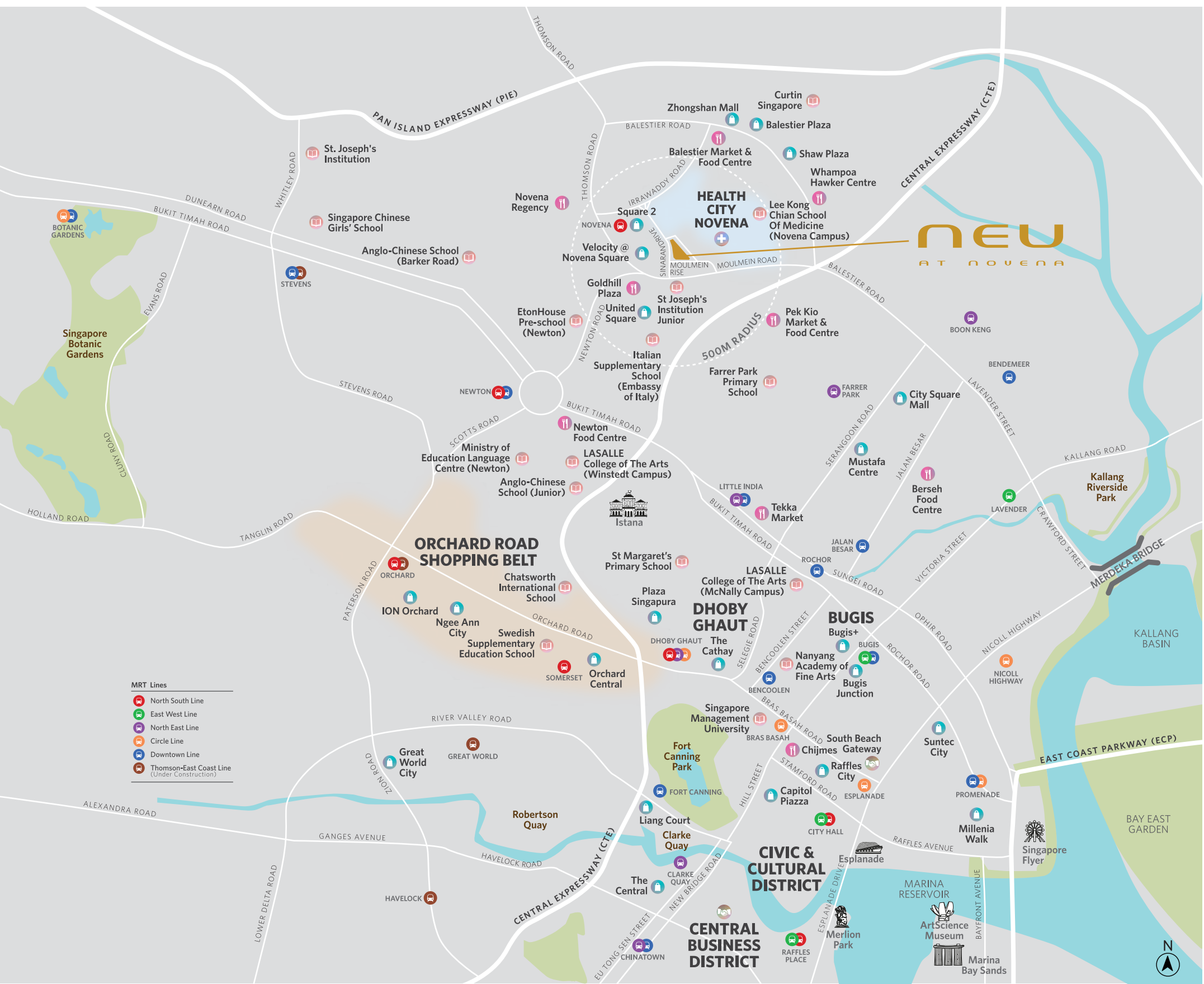
UNTOLD

CONVENIENCE
IS VERY IMPORTANT
FOR US

I MAKE
INFORMED
INVESTMENT
DECISIONS

OUR FAVOURITE
MOMENTS BEGIN
AT HOME

ALL-ROUND AMAZING ACCESSIBILITY



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

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

CONVENIENCE IN ABUNDANCE

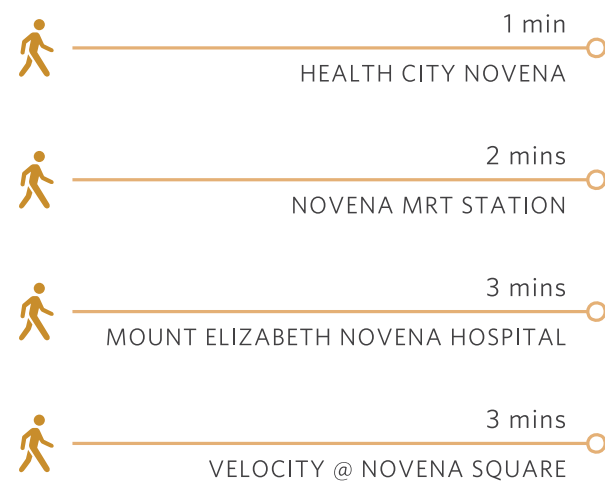
NEU
AT NOVENA

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
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ENDLESS CONVENIENCES SMOOTHING THE WAY

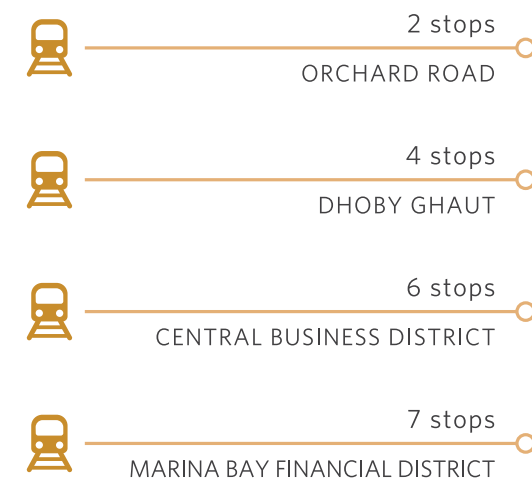
WALK & GO

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.



BY TRAIN

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



BY CAR

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





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

MORE THAN
30,000

PEOPLE EXPECTED
TO GO THROUGH
HEALTH CITY
NOVENA DAILY

Source from 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



ANGLO-CHINESE SCHOOL (BARKER ROAD)



SINGAPORE CHINESE GIRLS' SCHOOL

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.

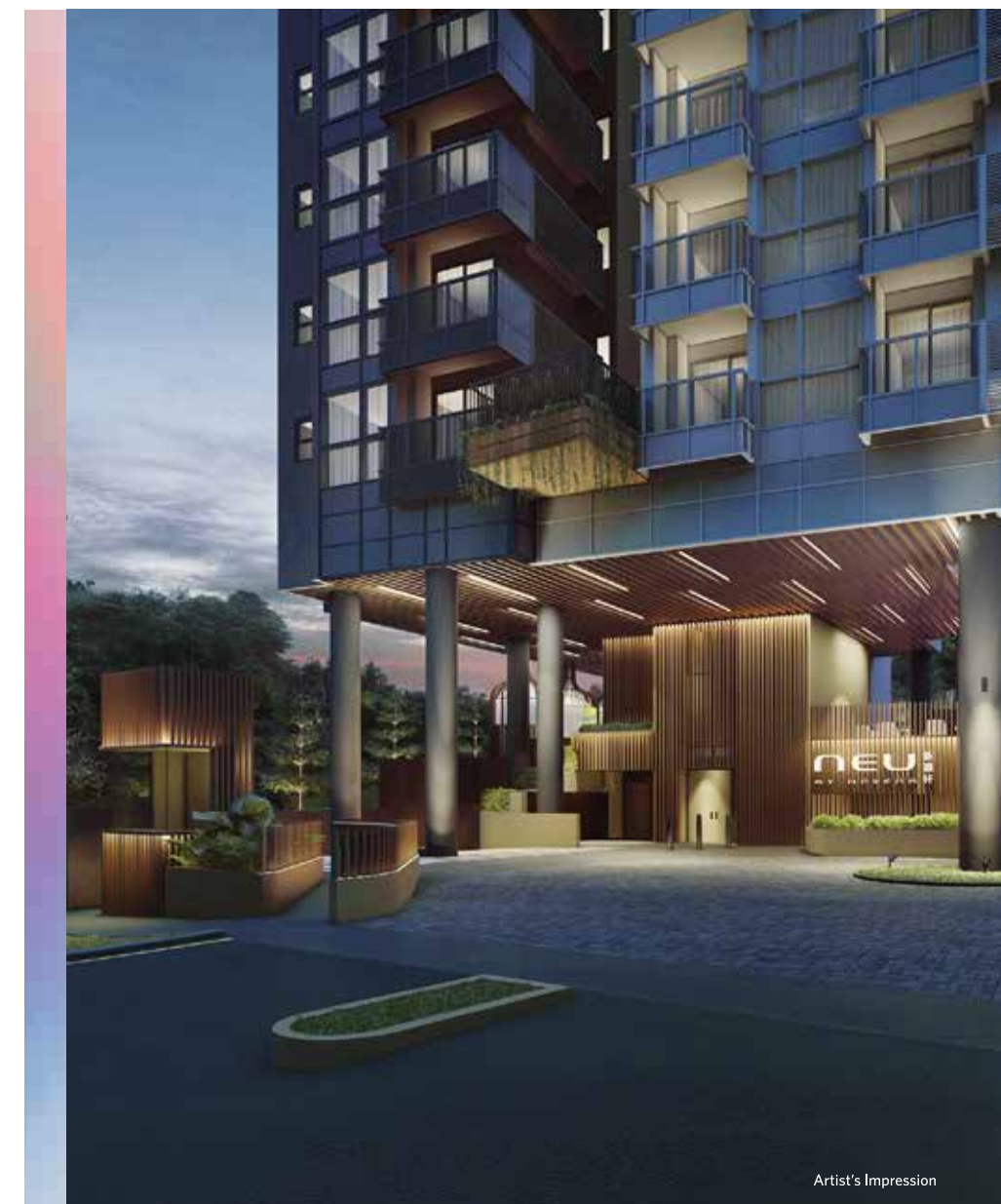
When home is NEU AT NOVENA,
top-notch education is just a stone's
throw away.

EVERYTHING
ESSENTIAL
ELEVATED



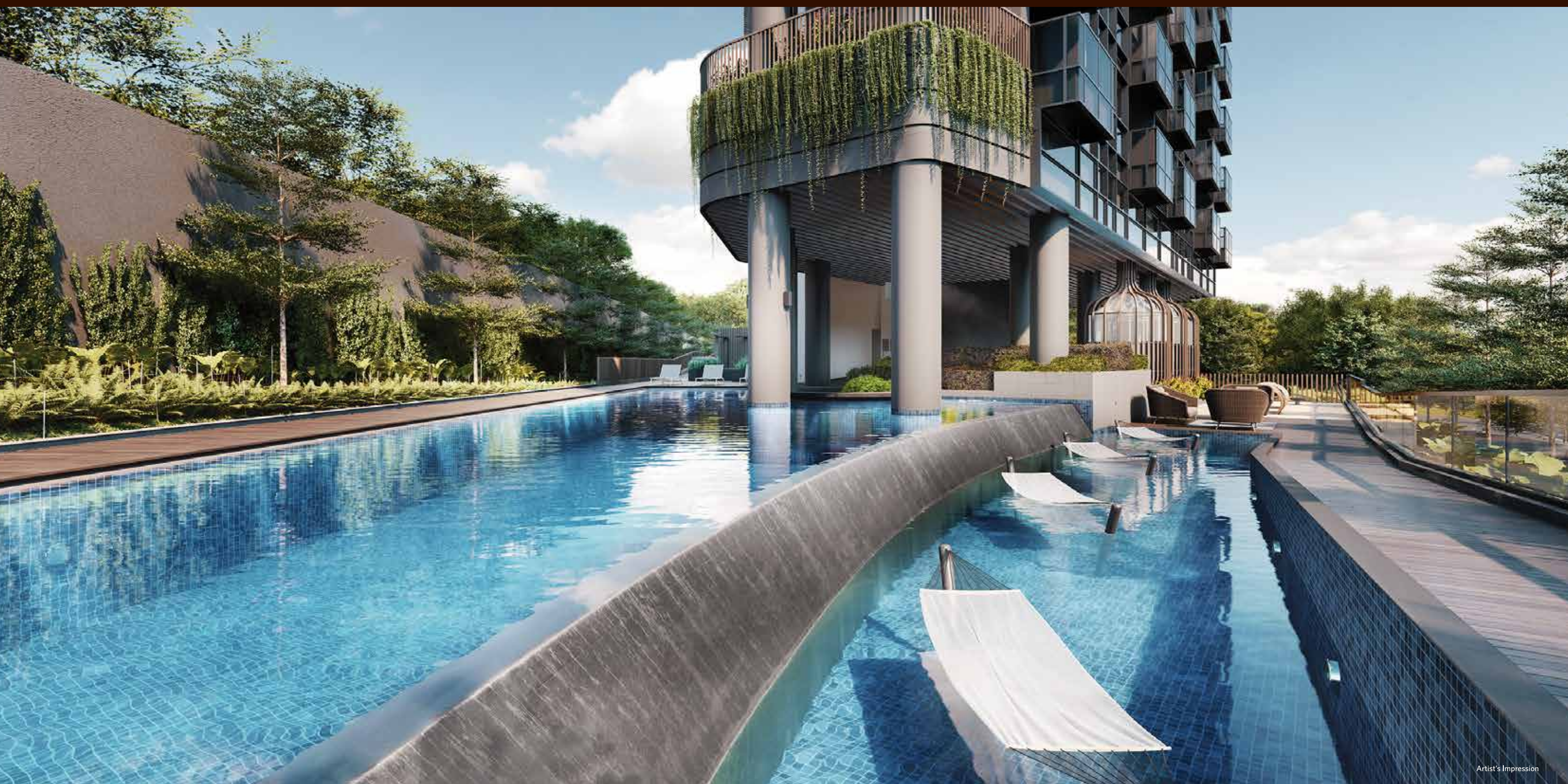


NEU AT NOVENA rises tall and sleek with its futuristic façade. Architecturally standing out with a curved curtain wall that wraps the tower from the 7th floor to the rooftop, this aesthetically pleasing design sets the tone for iconic architecture in Novena.



ARRIVAL COURT

INDULGING
IDYLIC MOMENTS



Artist's Impression

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.



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 | |

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 | |





CHIC

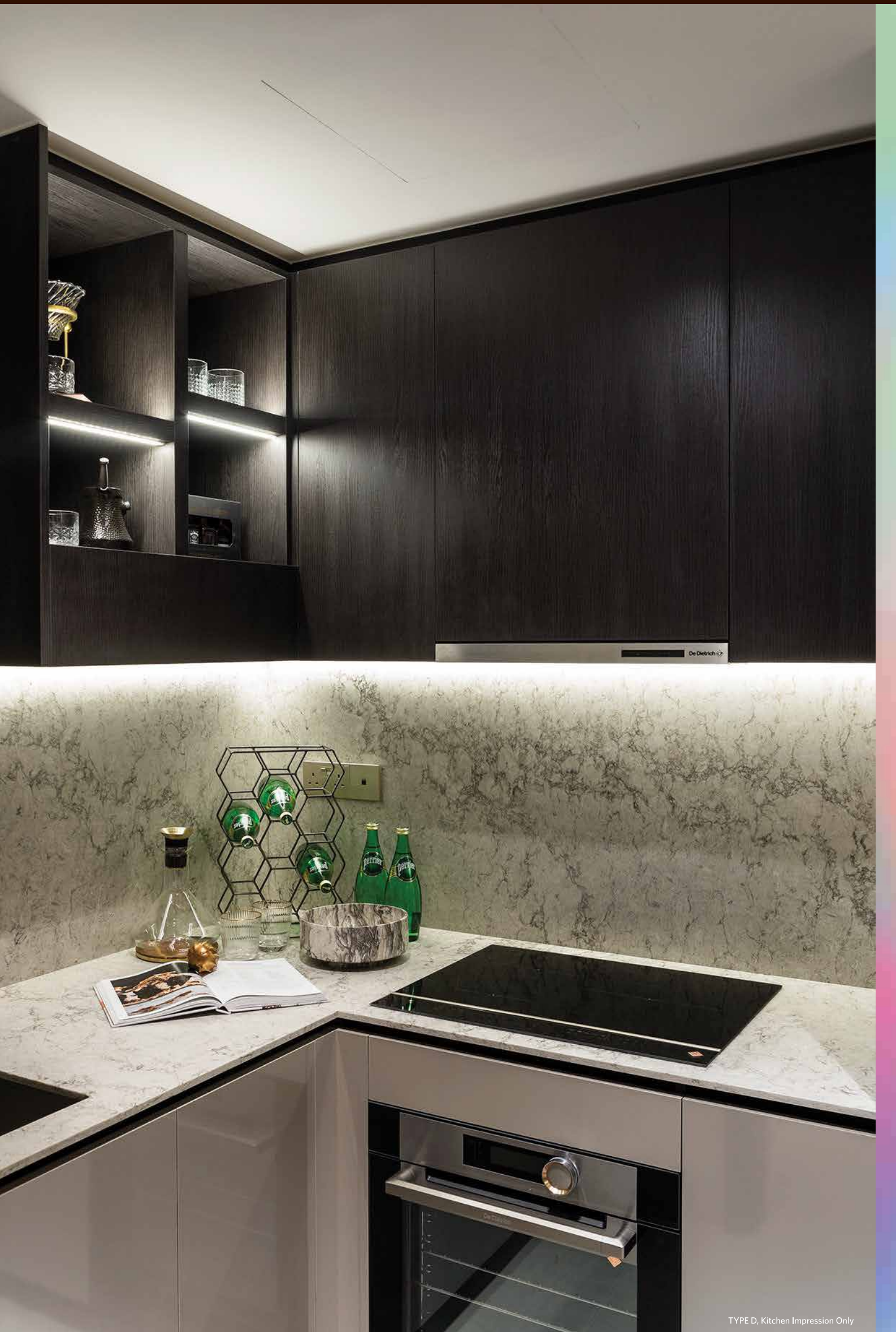
COMFORTABLE

BALANCE

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



TYPE D Impression Only



PRACTICAL AND DESIRABLE



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.





TYPE D, Master Bedroom Impression Only



TYPE D, Junior Master Bath Impression Only

DETAILS MAKE THE DIFFERENCE

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

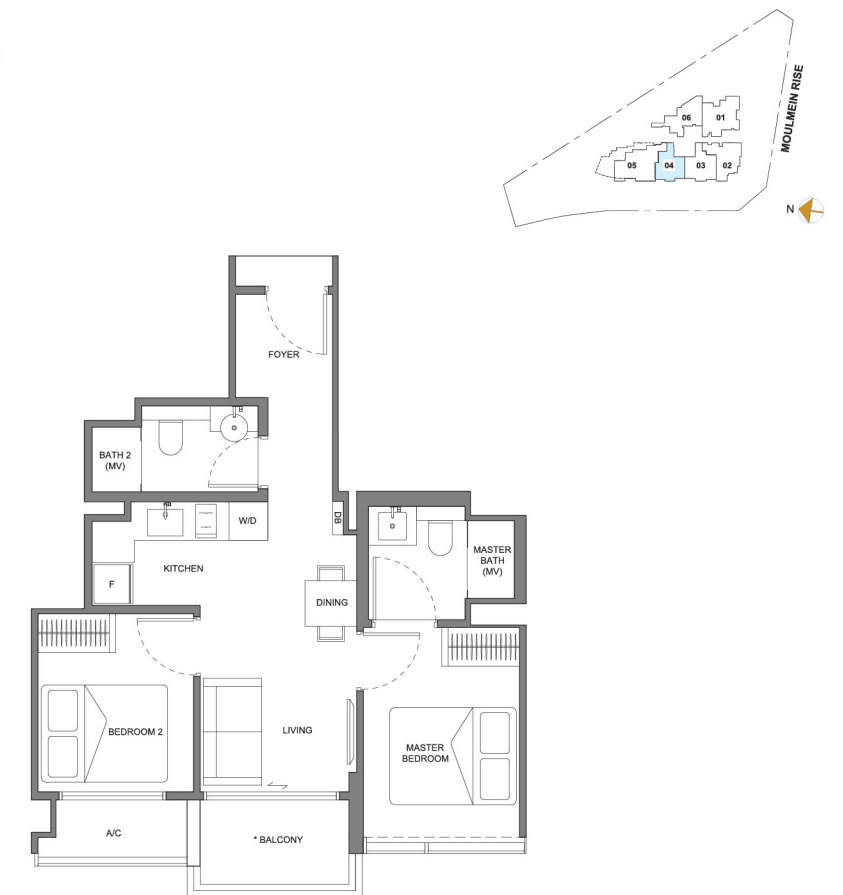


NEU AT NOVENA knows what it takes for the astute urbanite to keep pace and stay ahead of the appeals of city living. It begins at home where comfort and convenience are seamlessly crafted to elevate the everyday experience.

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**



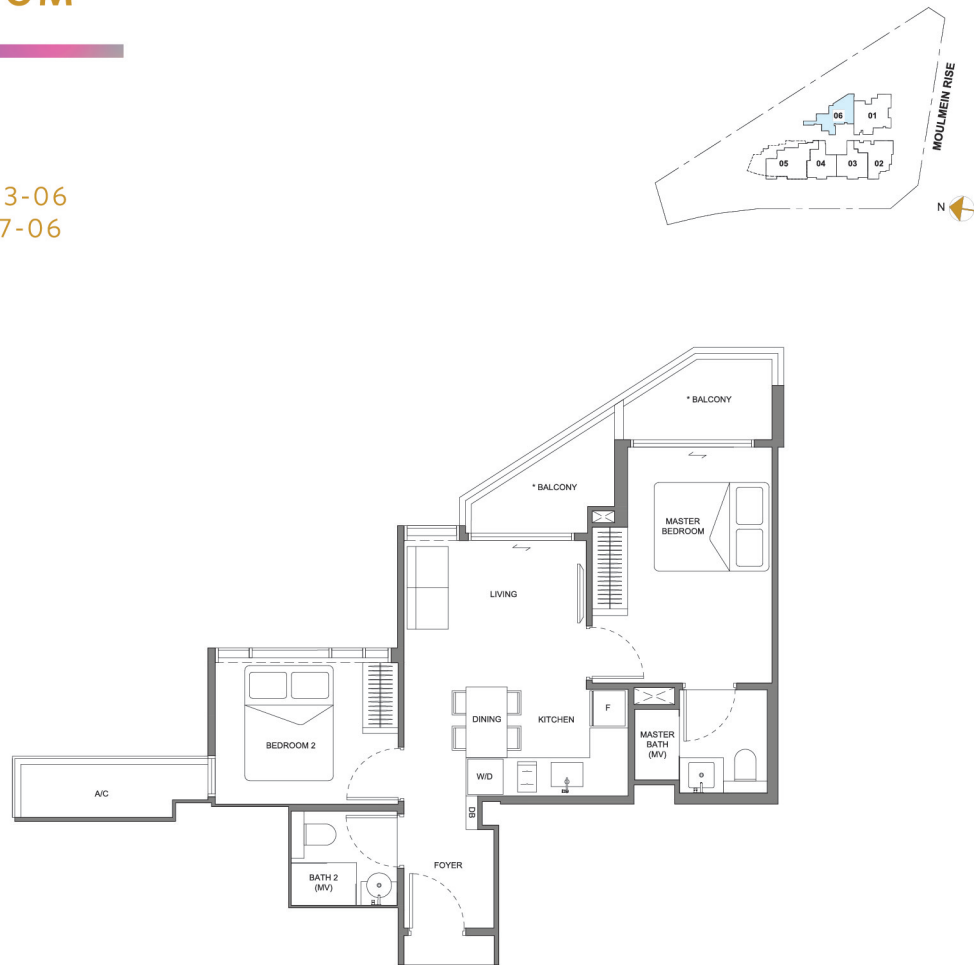
All floor areas indicated are inclusive of AC Ledge, Balcony and Strata Void where applicable.
All floor areas are estimate only and subject to final survey.
All floor plans are subject to changes as may be required or approved by the relevant authorities.

*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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3 BEDROOM DUAL KEY

TYPE B

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

TYPE Ba

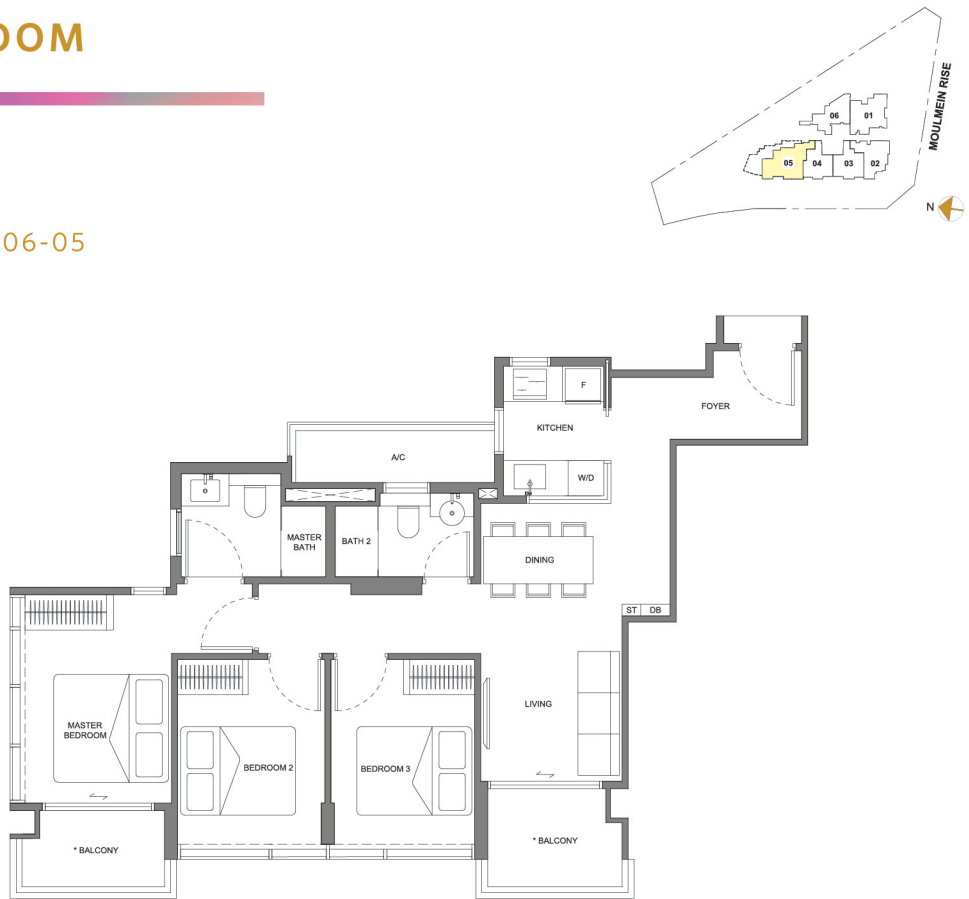
76 sqm
#02-01**



3 BEDROOM

TYPE C

80 sqm
#02-05 to #06-05



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SOPHISTICATED MINDS

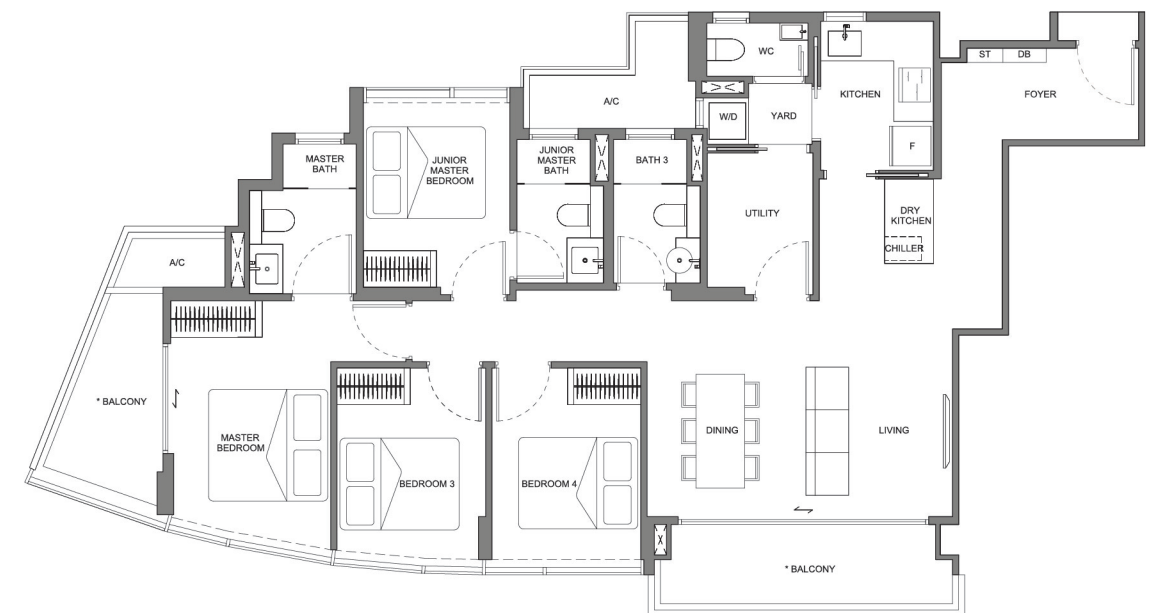
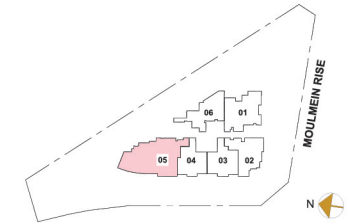


Bold and beautiful, NEU AT NOVENA is an oasis of urbanity where those seeking the finer things in life are welcomed home to a highly desirable lifestyle within an address that inspires envy.

4 BEDROOM + UTILITY

TYPE D

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



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C O N T E N T E D

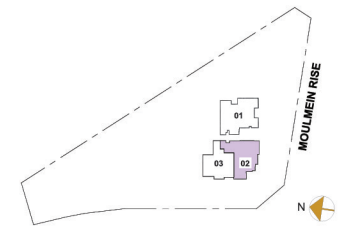
B L I S S

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.

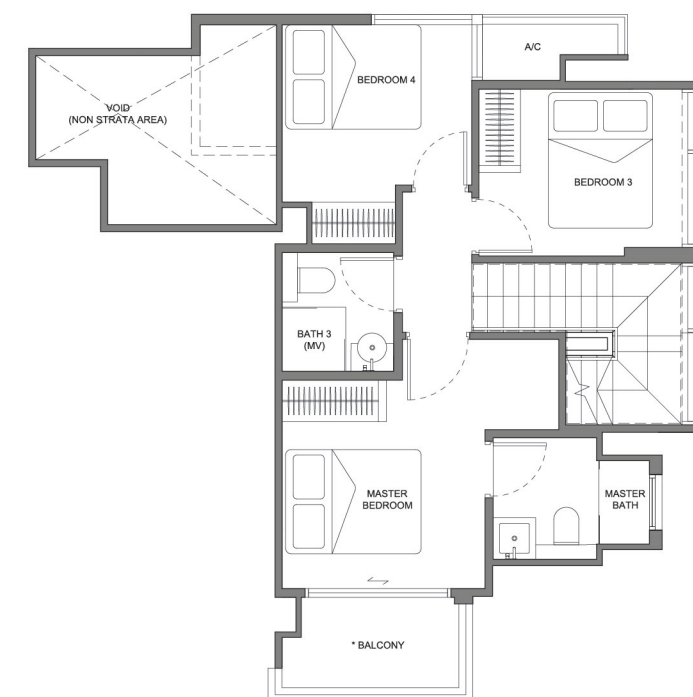
4 BEDROOM DUPLEX

TYPE E1

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



LOWER LEVEL



UPPER LEVEL

STRATA VOID OF 6 SQM
ABOVE STAIRCASE AS
PER DOTTED LINE.

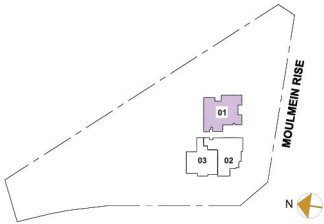
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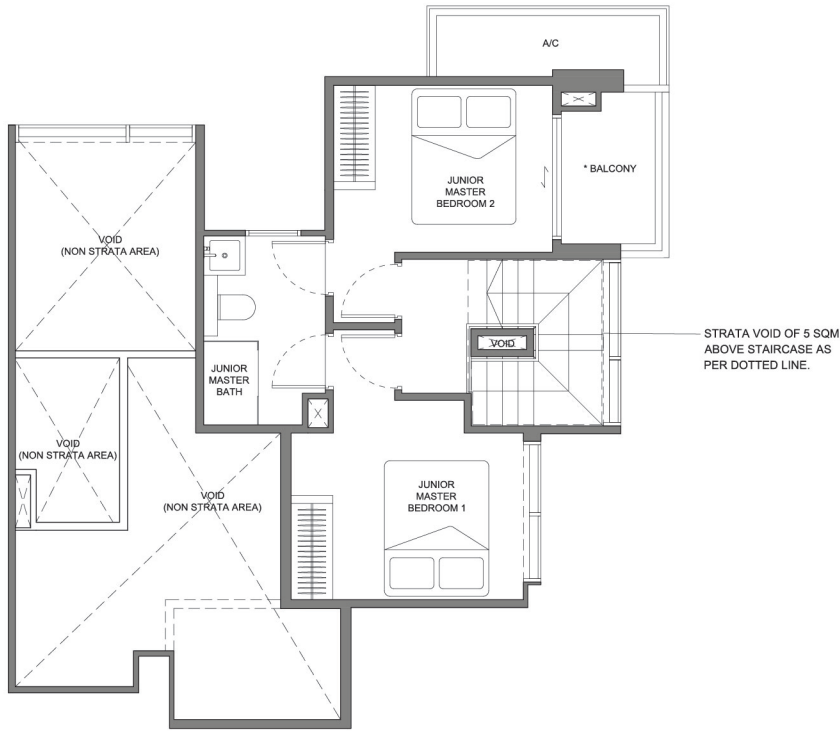
4 BEDROOMS DUPLEX

TYPE E2

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

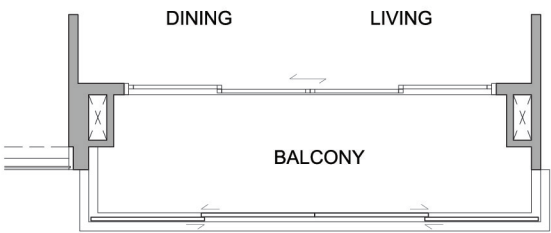


LOWER LEVEL

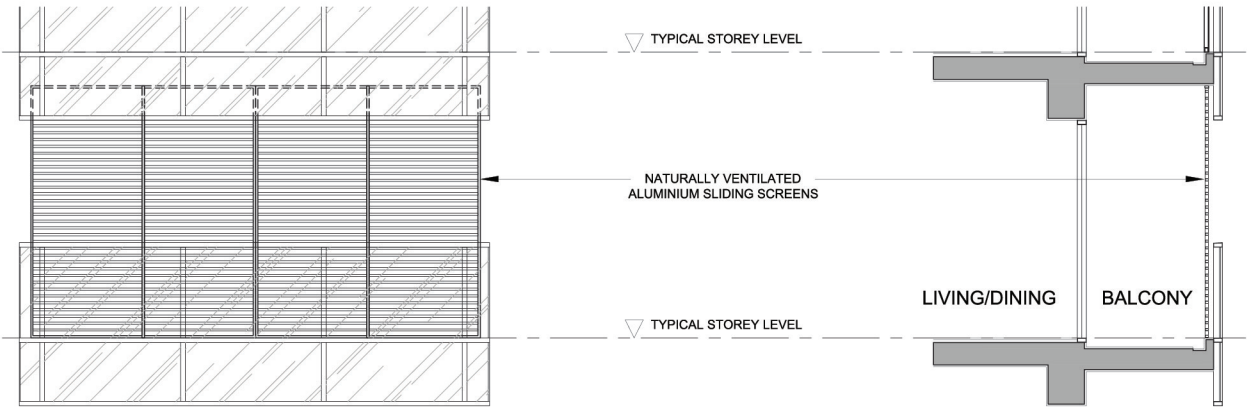


UPPER LEVEL

BALCONY SCREEN DETAIL



PLAN



FRONT ELEVATION

SECTION

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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

RV ALTITUDE



FYVE DERBYSHIRE



120 GRANGE



ARENA RESIDENCES



OVERSEAS

WISMA INFINITUM,
MALAYSIA



WEST END RESIDENCES,
AUSTRALIA



NOKU, MALDIVES



NOKU, KYOTO



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

EON SHENTON



GUILLEMARD EDGE



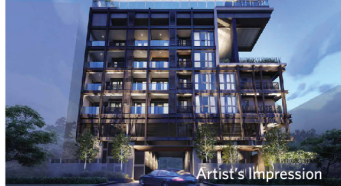
NOTTINGHILL SUITES



FIVENINE



33 RESIDENCES



OVERSEAS

THE COLONY BY INFINITUM,
KUALA LUMPUR



HOSPITALITY

LLOYD'S INN,
SINGAPORE



LLOYD'S INN,
BALI



LLOYD'S INN,
KUALA LUMPUR



www.roxypacific.com.sg/neuatnoven/

A PREMIER DEVELOPMENT BY
ROXY-PACIFIC HOLDINGS CONSORTIUM

ROXY-PACIFIC
HOLDINGS LIMITED



Roxy-Pacific
Holdings Limited

MACLY GROUP



MACLY
Quality • Value

LWH DEVELOPMENT
PTE LTD



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 TS29 at 27 Moulmein Rise

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