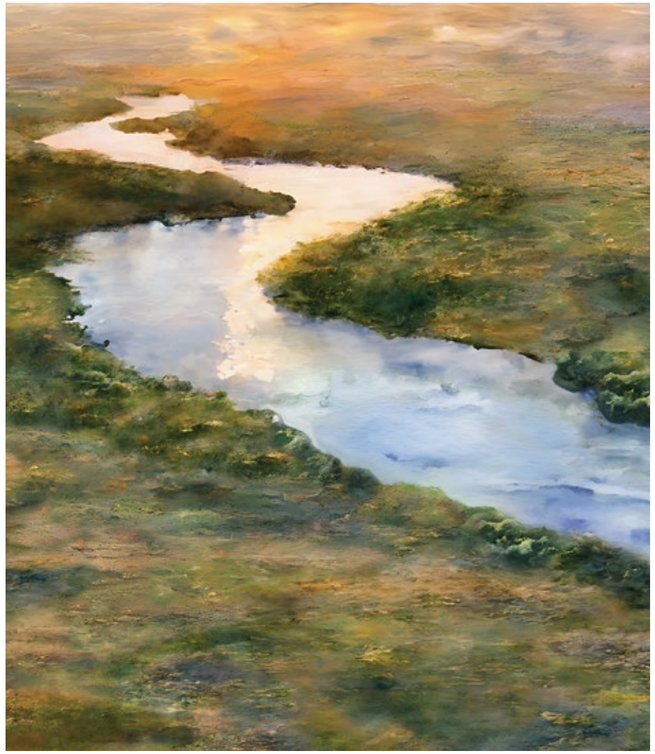
NAVA GROVE

Designed by Nature,
Where Life Flows

Dreams are the touchstones of our character. When we dream of nature's beauty, we paint it with the colours of our soul, and through our actions, we can bring that masterpiece to life.

Commune with Nature and Discover the Richness of Life



On a hill, in nature, by the tranquil waters, an idyllic life awaits. This is a haven where life flows with colour – a place for families to grow, connect, and celebrate life's richness.



Artist's Impression

Welcome Home to Nava Grove

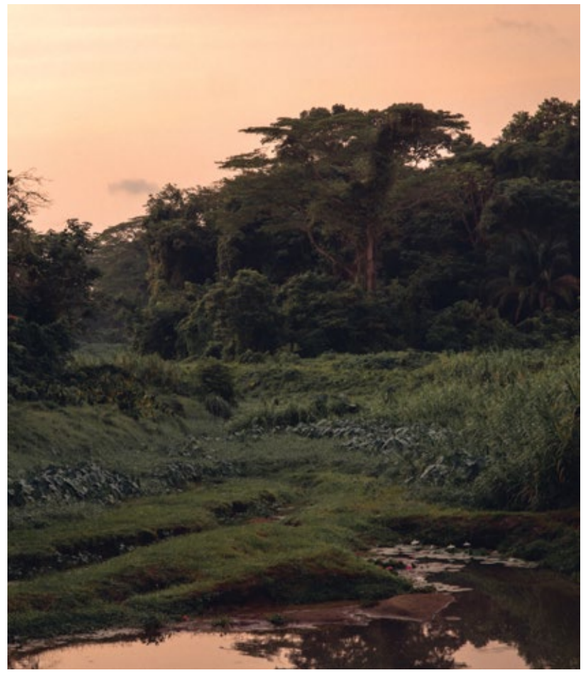
Artist's Impression

Nothing makes me so happy as to observe nature and to paint what I see.

– Henri Rousseau

01

Nature



Nestled in the prestigious Mount Sinai and Pandan Valley estates, Nava Grove sits within Singapore's verdant green belt, neighbouring the Good Class Bungalows enclaves, perched on elevated grounds.

Lush, picturesque, and almost untouched, the richness of nature flows all around – from the Clementi and Dover Forests, to the Rail Corridor and Ulu Pandan Park Connector, to the Greater Southern Waterfront and beyond.

NAVA GROVE

Marina Bay Sands
One Holland Village
Singapore Botanic Gardens
Orchard Road
Dempsey Hill
Henry Park Primary School
Buona Vista MRT Interchange
The Star Vista
Singapore Science Park I & II
one-north
Dover MRT
Singapore Polytechnic
National University of Singapore
School of Science and Technology
Dover Forest
Ulu Pandan Park Connector

All Within Minutes' Reach

Next Stop, Everywhere

Dover MRT	
Clementi MRT Interchange	4 min
King Albert Park MRT Interchange	4 min
Jurong East MRT Interchange	7 min
Maju MRT (U/C)	10 min
	3 min

Renowned Education Belts

Singapore University of Social Sciences (SUSS)	3 min
Pei Tong Primary School	4 min
Henry Park Primary School	4 min
Singapore Polytechnic	4 min
National University of Singapore (NUS)	4 min
Ngee Ann Polytechnic	4 min
Methodist Girls' School	7 min
United World College of South East Asia (UWCSEA)	7 min

Embraced by Nature

Clementi Forest	2 min
Ulu Pandan Park Connector	4 min
Dover Forest	13 min
Rail Corridor	15 min

Everyday Essentials, Elevated

One Holland Village	5 min
Clementi Mall	5 min
The Star Vista	6 min
Dempsey Hill	9 min
Jem	9 min
IMM Mall	9 min
Westgate	10 min
ION Orchard	12 min

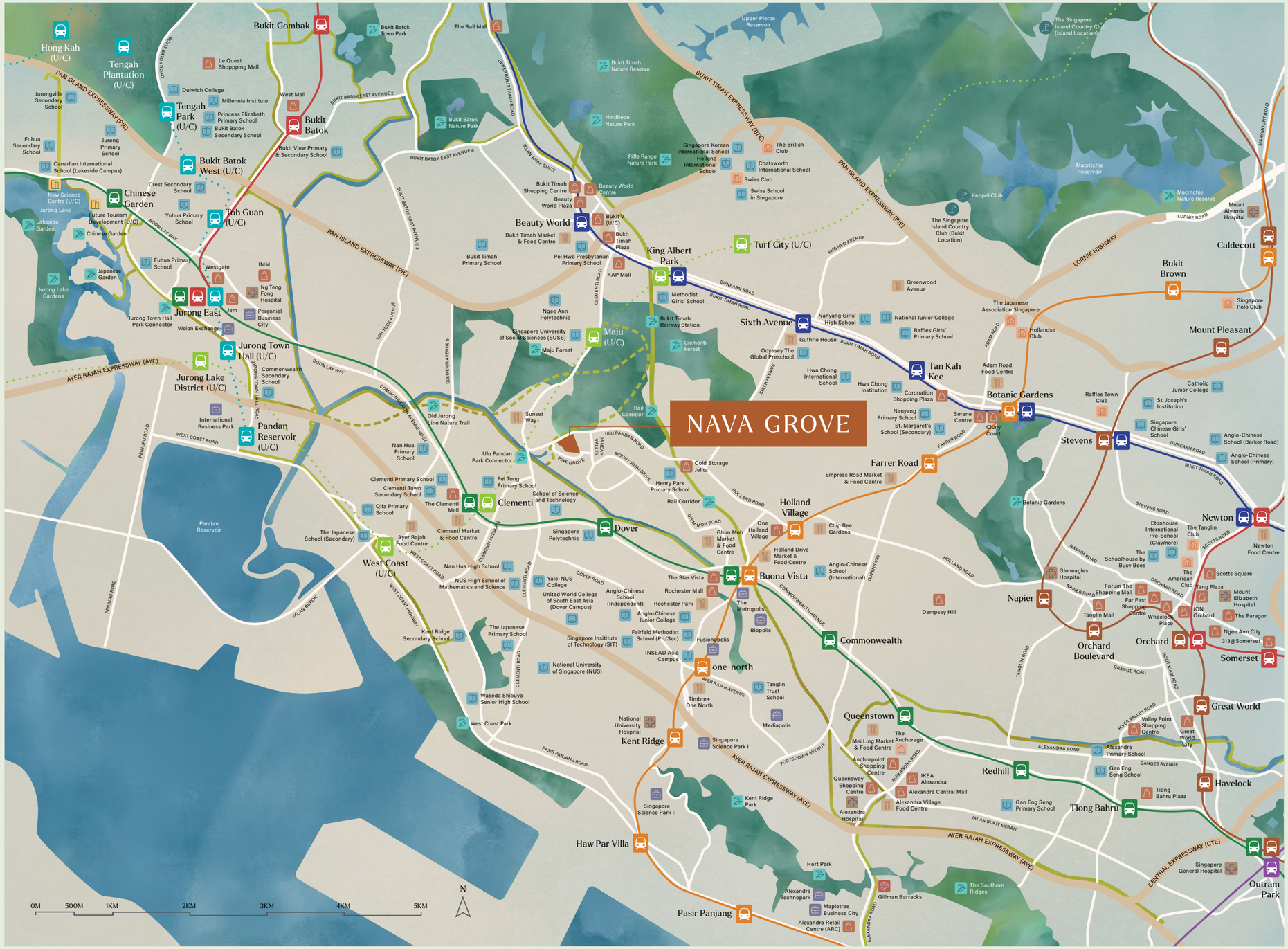
Thriving Business Hubs

Singapore Science Park I & II	8 min
one-north Business Park	8 min
Jurong Lake District	12 min

Travel time is an estimate based on Google Maps and optimal conditions and should not be relied on as statements of facts. Every reasonable effort has been made in the preparation of the location map, which is printed as of October 2024. For information on permissible land use and the density of sites around the housing project, the intending purchaser may refer to the Master Plan available on the Urban Redevelopment Authority's website at www.ura.gov.sg.

Legend

- East-West Line
- North-South Line
- Jurong Region Line (U/C)
- Downtown Line
- Cross Island Line (U/C)
- North-East Line
- Circle Line
- Thomson-East Coast Line
- Park Connector & Nature Way
- Park Connector & Nature Way (Future)



Everything You Need, and More



Renowned Education Belts

Next Stop, Everywhere



Embraced by Nature



Everyday Essentials, Elevated



Thriving Business Hubs

Embraced by Nature

Just minutes from Nava Grove, pristine urban parks and untouched forests beckon, offering the perfect escape for families seeking a day out in nature. Whether it's strolling through leafy trails or soaking in the serene surroundings, you are never far from nature.

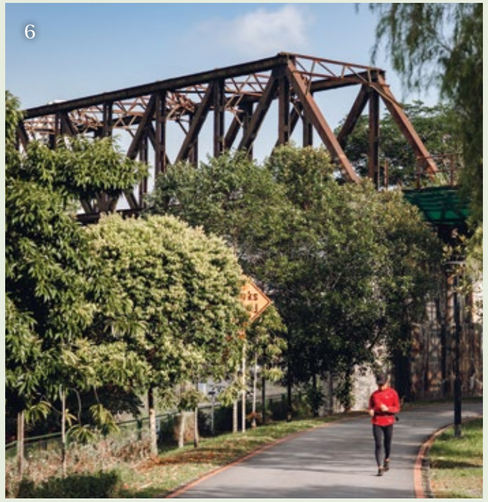

1


2


3


4


5


6

1 Jurong Lake Gardens
2 Dover Forest
3 Clementi Forest
4 Rail Corridor
5 Singapore Botanic Gardens
6 Ulu Pandan Park Connector

Everyday Essentials, Elevated

Embrace a chic lifestyle as you explore the trendy enclaves and vibrant malls in the vicinity. From stylish boutiques to delectable eateries, all your daily necessities are conveniently within reach.



1 Clementi Mall



2 Sunset Way



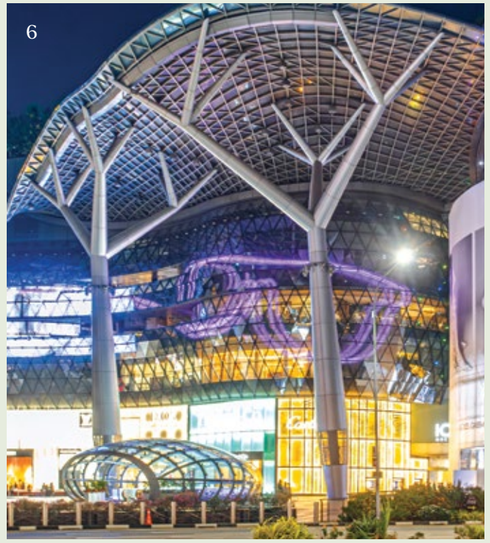
3 One Holland Village



4 Dempsey Hill



5 Jem



6 ION Orchard



7 The Star Vista

Renowned Education Belts

Located near Kent Ridge, Dover and Bukit Timah education belts, Nava Grove offers unparalleled access to top educational institutions. Henry Park Primary School, Pei Tong Primary School, Methodist Girls' School, along with renowned universities and international schools, are all a short distance away.



1



2



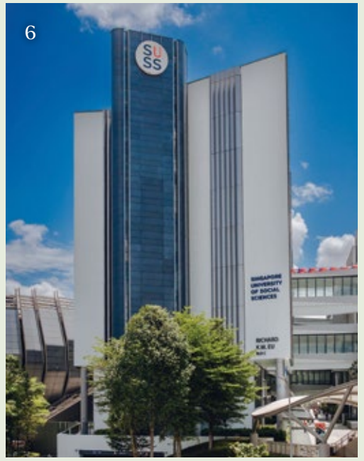
3



4



5



6



7

1 Pei Tong Primary School
2 Methodist Girls' School
3 Henry Park Primary School
4 United World College of South East Asia
5 Singapore Polytechnic
6 Singapore University of Social Sciences
7 National University of Singapore

Thriving Business Hubs

Get connected to the pulse of innovation even from the tranquil heart of Nava Grove. About 10 minutes' drive away, the Singapore Science Park is home to over 350 multinationals, companies, and laboratories, while the sprawling one-north district hosts over 400 companies, 800 startups and 50,000 professionals.





1 Singapore Science Park I & II
2 one-north Business Park

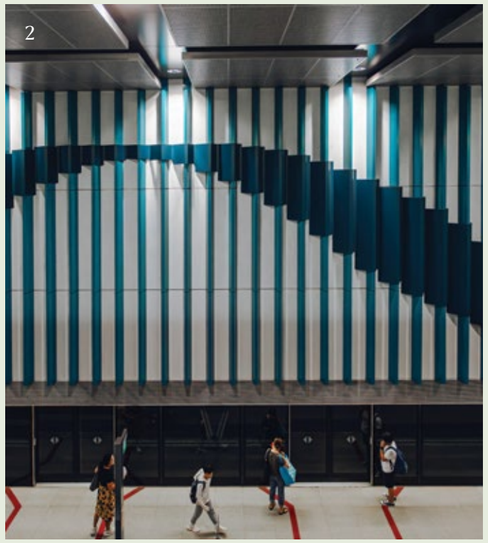
Next Stop, Everywhere

Nava Grove is also within proximity to multiple MRT lines that connect islandwide, including:

- East-West Line (Dover MRT and Buona Vista, Clementi & Jurong East MRT Interchanges)
- North-South Line and the upcoming Jurong Region Line (Jurong East MRT Interchange)
- Downtown Line (King Albert Park MRT Interchange)
- Circle Line (Buona Vista MRT Interchange & Holland Village MRT)
- Upcoming Cross Island Line (Clementi & King Albert Park MRT Interchanges and Maju MRT U/C)









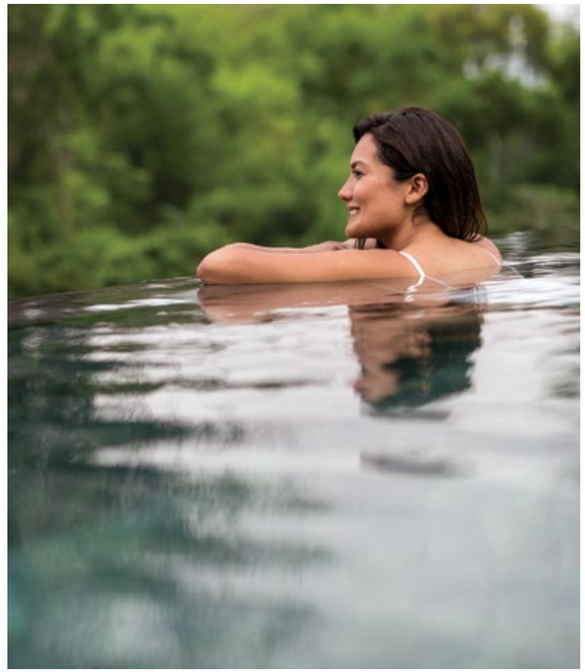
1 Jurong East MRT Interchange
2 King Albert Park MRT Interchange
3 Clementi MRT Interchange
4 Dover MRT

The sound of water is worth more than all the poets' words.

– *Octavio Paz*

02

Nurture



A wondrous world of water beckons you at Nava Grove, with breathtaking pools and gently meandering streams reflecting the soft morning light, all wrapped in ribbons of green.

Come Home to Nature

Embrace a sense of peace and tranquillity as you arrive home to Nava Grove. Be greeted by a grand Arrival Plaza, where cascading waters and majestic rain trees set the stage for a luxurious and calming welcome.



Artist's Impression



Artist's Impression

Resplendent Views of Green

From the sprawling grounds, pavilions look out to an endless sea of green. Within the development, you'll find serene landscapes and a host of facilities that everyone can enjoy. Here, nature's beauty and idyllic spaces blend seamlessly, crafting a sanctuary of relaxation.



Artist's Impression

Be Truly Immersed in Nature

The flowing landscape embraces the natural contours, beautifully framing generous recreational spaces. Nestled within this lush greenery is Forest Dining, where a private second-floor dining area, complete with a full-fledged kitchen and media room, offers a perfect setting for hosting and entertainment.



Artist's Impression

The landscape design utilises Nava Grove's natural contours to bring you up close and personal with nature.





Admire the details of majestic conserved trees or simply bask in nature's grandeur.

Designed for Play and Wellness

At Nava Grove, the soothing presence of water greets you at every turn, as streams meander through a landscape of flowing tranquillity. Three glistening pools – a 50m Lagoon Pool, a Children's Pool, and an Infinity Edge Wellness Pool – are complemented by gentle flowing waterways, creating a serene retreat.



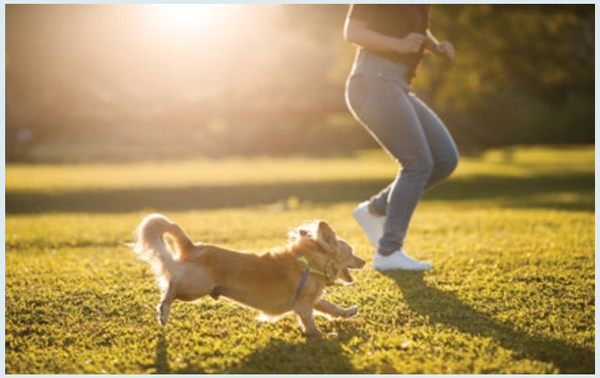
Artist's Impression



Artist's Impression

Indulge in facilities for fitness and recreation, including a gymnasium, a tennis court, and a versatile multipurpose court ideal for pickleball and other activities.

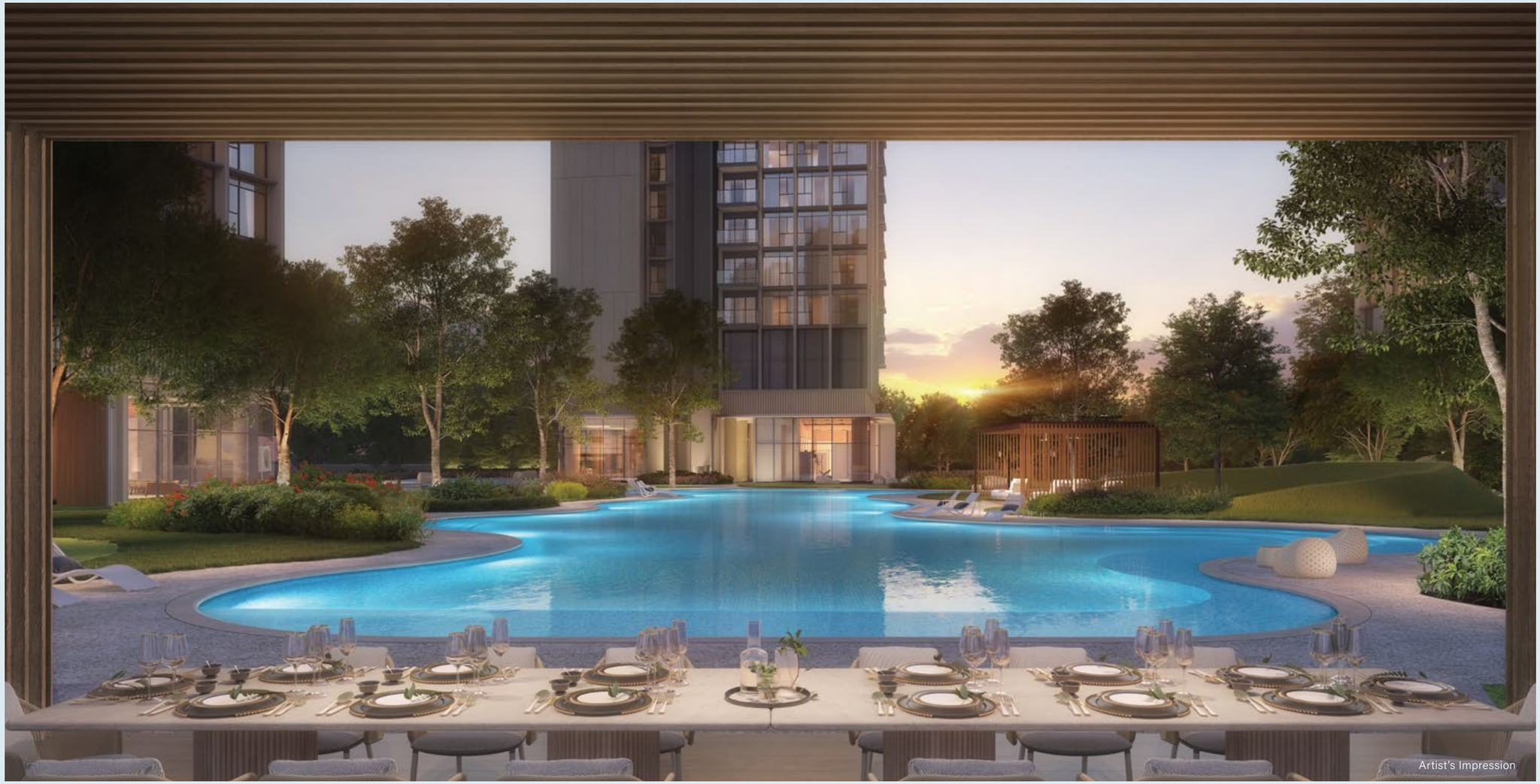
Bask in the warmth of nature, where expansive greenery invites both relaxation and playful moments. These outdoor open spaces are perfect for pet owners and their pets to enjoy the fresh air and serene surroundings.



Artist's Impression

Let Nature Play Host

As the sun sets, the Dining Cabana offers mesmerising views of the flowing lagoon and beautiful trees. Immerse yourself in the enchanting ambience while you let nature play host, surrounded by the cherished company of friends and family.



Artist's Impression

Create lasting memories with joyous celebrations as each moment unfolds into a treasured experience.



Artist's Impression

When Nature is at the Heart,
We Return to the Heart of Life

Artist's Impression

The family is one of nature’s masterpieces.

– George Santayana

03

Nourish



At home in nature, you’ll find nourishment for your well-being and also build bonds with your loved ones. This is where life flourishes with vitality and harmony. A retreat from the everyday, where every moment becomes a memory, and every space invites renewal.

At Home in Nature

Experience stunning, uninterrupted views of the surrounding beauty both within and beyond Nava Grove, all while feeling at home in nature. Selected units offer seamless vistas of Clementi Forest or the serene, meandering pools at the heart of the development.

Arrival Zone

01 Arrival Plaza
02 Water Cascade
03 Rain Trees Courtyard
04 Drop-off Lounge
05 Resident's Lounge (Level 2)
06 Silver Garden

Play Zone

07 Gymnasium
08 Exercise Deck
09 Changing Room & Steam Shower
10 Children's Playroom
11 Children's Pool
12 Lazy River
13 Splash Play
14 Children's Playground
15 Pet's Lawn
16 Multipurpose Court (Basement 1)
17 Tennis Court (Basement 1)

Forest Zone

18 Forest Dining & Media Room (Level 2)
19 Swing Garden
20 Forest Walk
21 Swing Pod
22 Cocoon Pod
23 Fern Garden

Entertainment Zone

24 Central Lawn
25 Lagoon Marquee
26 Social Lawn
27 BBQ Pavilion
28 Dining Cabana
29 Lagoon Pool
30 Jacuzzi Cove
31 Lagoon Pool Deck
32 Putting Green
33 Function Room
34 Social Terrace

Wellness Zone

35 Look Out Walk
36 Look Out Pod
37 Bicycle Station (Basement 1)
38 Chill-out Pavilion
39 Reading Pavilion
40 Study Pavilion
41 Glamping Pavilion
42 BBQ Pavilion
43 Outdoor Fitness
44 Foliage Garden
45 Yoga Lawn
46 Infinity Edge Wellness Pool
47 Hydrotherapy Pockets
48 Jacuzzi Lounger
49 Jacuzzi Seats
50 Wading Pool
51 Wellness Pool Deck
52 Sunning Lawn

Ancillary

53 Guardhouse
54 Management Office (Basement 1)
55 Pedestrian Gate (Side Gate)
56 Cyclist Access Gate (Side Gate)
57 Entrance to Basement Car Park
58 Bin Center (Basement 1)
59 Transformer & Switch Room (Basement 1)
60 Genset (Basement 1)
61 Bicycle Parking

Water Tank
Ventilation Shaft



The renderings of the units as shown are for illustrative purposes only. The shading and outline of the unit type only applies to typical units. The boundary lines of the units set out here are not to be taken as a factual representation of the actual units. Kindly refer to the approved BP plans for the actual unit outline/boundary lines.

Unit Distribution

Type	Bedroom
B	2 Bedroom
BP	2 Bedroom Premium
BS	2 Bedroom + Study
C	3 Bedroom
CP	3 Bedroom Premium
D	4 Bedroom
DS	4 Bedroom + Study
DP	4 Bedroom Premium + Private Lift
E	5 Bedroom Premium + Private Lift

Block 38

Unit/ Floor	1	2	3	4	5	6	7	8
24	B	CP-2	E	BS	BS	CP-3	C-2	B
23	B	CP-2	E	BS	BS	CP-3	C-2	B
22	B	CP-2	E	BS	BS	CP-3	C-2	B
21	B	CP-2	E	BS	BS	CP-3	C-2	B
20	B	CP-2	E	BS	BS	CP-3	C-2	B
19	B	CP-2	E	BS	BS	CP-3	C-2	B
18	B	CP-2	E	BS	BS	CP-3	C-2	B
17	B	CP-2	E	BS	BS	CP-3	C-2	B
16	B	CP-2	E	BS	BS	CP-3	C-2	B
15	B	CP-2	E	BS	BS	CP-3	C-2	B
14	B	CP-2	E	BS	BS	CP-3	C-2	B
13	B	CP-2	E	BS	BS	CP-3	C-2	B
12	B	CP-2	E	BS	BS	CP-3	C-2	B
11	B	CP-2	E	BS	BS	CP-3	C-2	B
10	B	CP-2	E	BS	BS	CP-3	C-2	B
9	B	CP-2	E	BS	BS	CP-3	C-2	B
8	B	CP-2	E	BS	BS	CP-3	C-2	B
7	B	CP-2	E	BS	BS	CP-3	C-2	B
6	B	CP-2	E	BS	BS	CP-3	C-2	B
5	B	CP-2	E	BS	BS	CP-3	C-2	B
4	B	CP-2	E	BS	BS	CP-3	C-2	B
3	B	CP-2	E	BS	BS	CP-3	C-2	B
2	B	CP-2	E	BS	BS	CP-3	C-2	B
1	Garden							
B	Basement Car Park							

Block 40

Unit/ Floor	9	10	11	12	13	14	15	16
24	BP-1	CP-4	D-1	BP-2	C-1	DS	D-2	BP-1
23	BP-1	CP-4	D-1	BP-2	C-1	DS	D-2	BP-1
22	BP-1	CP-4	D-1	BP-2	C-1	DS	D-2	BP-1
21	BP-1	CP-4	D-1	BP-2	C-1	DS	D-2	BP-1
20	BP-1	CP-4	D-1	BP-2	C-1	DS	D-2	BP-1
19	BP-1	CP-4	D-1	BP-2	C-1	DS	D-2	BP-1
18	BP-1	CP-4	D-1	BP-2	C-1	DS	D-2	BP-1
17	BP-1	CP-4	D-1	BP-2	C-1	DS	D-2	BP-1
16	BP-1	CP-4	D-1	BP-2	C-1	DS	D-2	BP-1
15	BP-1	CP-4	D-1	BP-2	C-1	DS	D-2	BP-1
14	BP-1	CP-4	D-1	BP-2	C-1	DS	D-2	BP-1
13	BP-1	CP-4	D-1	BP-2	C-1	DS	D-2	BP-1
12	BP-1	CP-4	D-1	BP-2	C-1	DS	D-2	BP-1
11	BP-1	CP-4	D-1	BP-2	C-1	DS	D-2	BP-1
10	BP-1	CP-4	D-1	BP-2	C-1	DS	D-2	BP-1
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3	BP-1	CP-4	D-1	BP-2	C-1	DS	D-2	BP-1
2	BP-1	CP-4	D-1	BP-2	C-1	DS	D-2	BP-1
1	Garden							
B	Basement Car Park							

Block 42

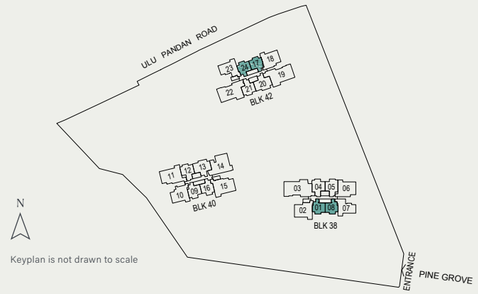
Unit/ Floor	17	18	19	20	21	22	23	24
24	B	CP-1	DP-2	C-1	BP-2	DP-1	C-3	B
23	B	CP-1	DP-2	C-1	BP-2	DP-1	C-3	B
22	B	CP-1	DP-2	C-1	BP-2	DP-1	C-3	B
21	B	CP-1	DP-2	C-1	BP-2	DP-1	C-3	B
20	B	CP-1	DP-2	C-1	BP-2	DP-1	C-3	B
19	B	CP-1	DP-2	C-1	BP-2	DP-1	C-3	B
18	B	CP-1	DP-2	C-1	BP-2	DP-1	C-3	B
17	B	CP-1	DP-2	C-1	BP-2	DP-1	C-3	B
16	B	CP-1	DP-2	C-1	BP-2	DP-1	C-3	B
15	B	CP-1	DP-2	C-1	BP-2	DP-1	C-3	B
14	B	CP-1	DP-2	C-1	BP-2	DP-1	C-3	B
13	B	CP-1	DP-2	C-1	BP-2	DP-1	C-3	B
12	B	CP-1	DP-2	C-1	BP-2	DP-1	C-3	B
11	B	CP-1	DP-2	C-1	BP-2	DP-1	C-3	B
10	B	CP-1	DP-2	C-1	BP-2	DP-1	C-3	B
9	B	CP-1	DP-2	C-1	BP-2	DP-1	C-3	B
8	B	CP-1	DP-2	C-1	BP-2	DP-1	C-3	B
7	B	CP-1	DP-2	C-1	BP-2	DP-1	C-3	B
6	B	CP-1	DP-2	C-1	BP-2	DP-1	C-3	B
5	B	CP-1	DP-2	C-1	BP-2	DP-1	C-3	B
4	B	CP-1	DP-2	C-1	BP-2	DP-1	C-3	B
3	B	CP-1	DP-2	C-1	BP-2	DP-1	C-3	B
2	B	CP-1	DP-2	C-1	BP-2	DP-1	C-3	B
1	Garden							
B	Basement Car Park							

2 Bedroom

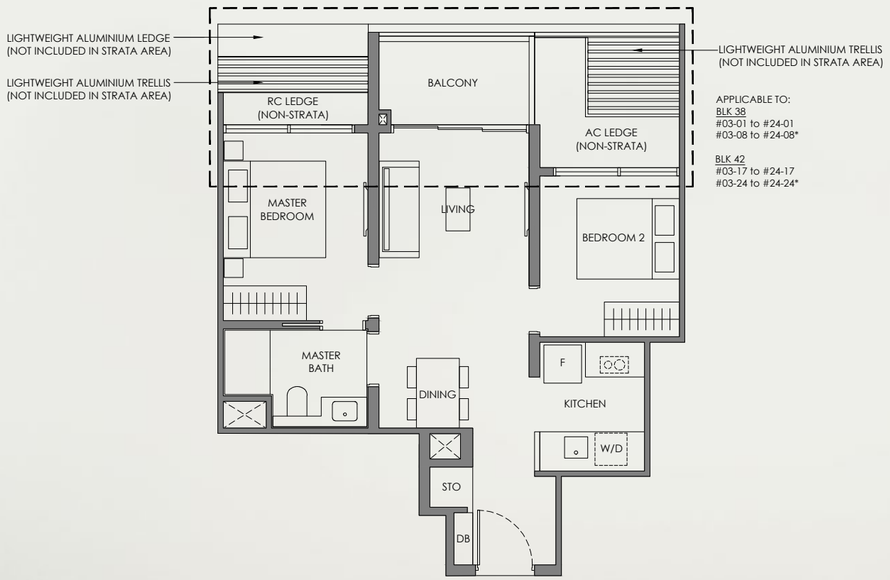
Type B
58 sqm / 624 sqft

BLK 38
#02-01 to #24-01
#02-08 to #24-08*

BLK 42
#02-17 to #24-17
#02-24 to #24-24*



Keyplan is not drawn to scale



0 1 2 3 4 5M

Legend (Where Applicable):

F	- Fridge	WI	- Wine Chiller
W/D	- Washer cum Dryer	STO	- Store
DB	- Distribution Board	DM	- Display Module
WC	- Water Closet	WPD	- Water Purifier & Dispenser
HS	- Household Shelter	DW	- Dish Washer
PR	- Powder Room	*Mirror Image	

Wall not allowed to be hacked or altered (including by way of drilling)
Services void space (excluded from strata area)
Rainwater downpipe shaft space (excluded from strata area)

DISCLAIMER: Area includes balcony where applicable, and excludes among others, the air-conditioner (AC) ledge and RC – Reinforced Concrete Ledge. Please refer to the key plan for orientation. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The cost of screen and installation shall be borne by the Purchaser.

Scan For Facade Catalogue

Applicable to:

BLK 38	BLK 42
#02-01	#02-17
#02-08*	#02-24*

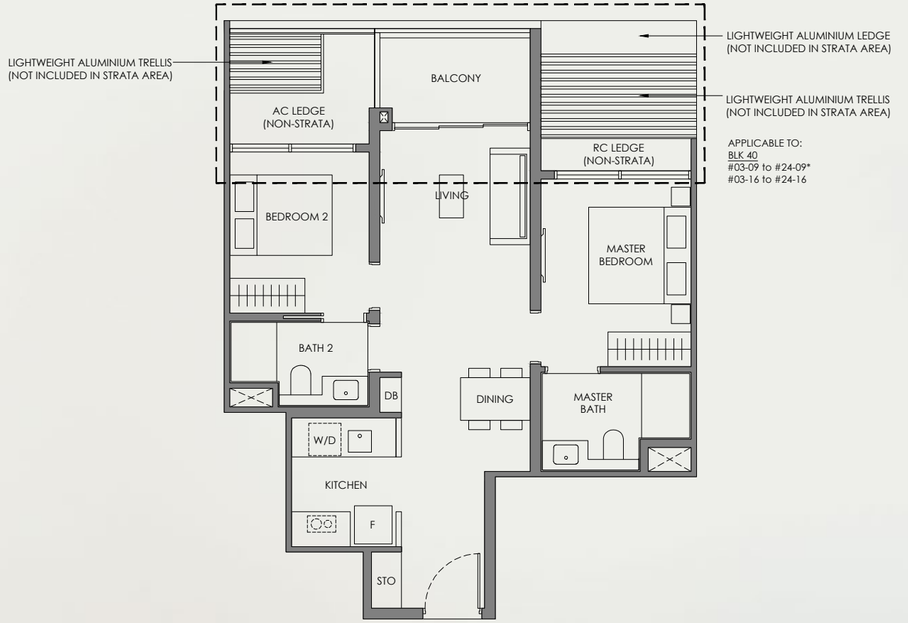
2 Bedroom Premium

Type BP-1
65 sqm / 700 sqft

BLK 40
#02-09 to #24-09*
#02-16 to #24-16



Keyplan is not drawn to scale



0 1 2 3 4 5M

Legend (Where Applicable):

F	- Fridge	WI	- Wine Chiller
W/D	- Washer cum Dryer	STO	- Store
DB	- Distribution Board	DM	- Display Module
WC	- Water Closet	WPD	- Water Purifier & Dispenser
HS	- Household Shelter	DW	- Dish Washer
PR	- Powder Room	*Mirror Image	

Wall not allowed to be hacked or altered (including by way of drilling)
Services void space (excluded from strata area)
Rainwater downpipe shaft space (excluded from strata area)

DISCLAIMER: Area includes balcony where applicable, and excludes among others, the air-conditioner (AC) ledge and RC – Reinforced Concrete Ledge. Please refer to the key plan for orientation. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The cost of screen and installation shall be borne by the Purchaser.

Scan For Facade Catalogue

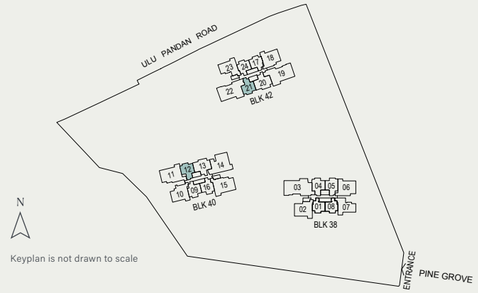
Applicable to:
BLK 40
#02-09*
#02-16

2 Bedroom Premium

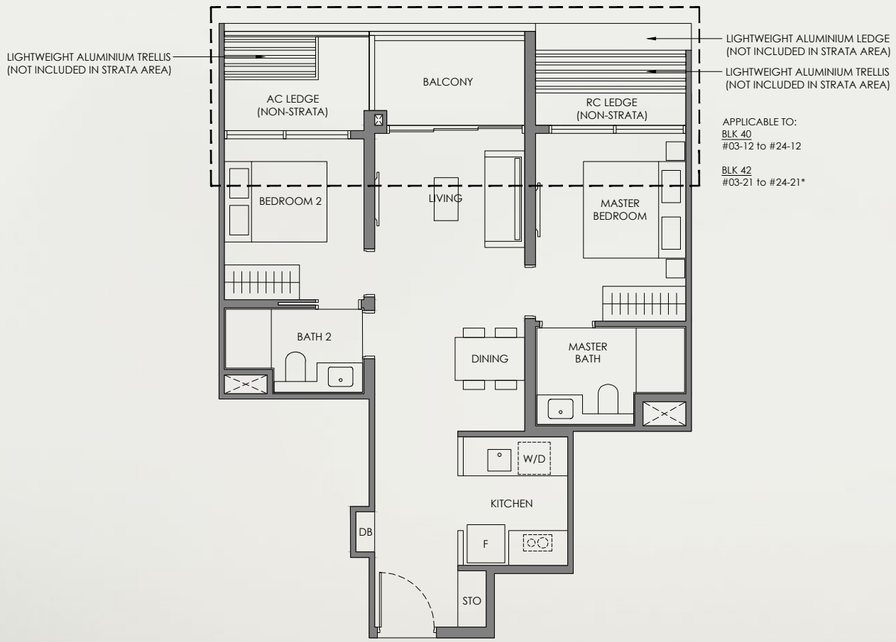
Type BP-2
65 sqm / 700 sqft

BLK 40
#02-12 to #24-12

BLK 42
#02-21 to #24-21*



Keyplan is not drawn to scale



0 1 2 3 4 5M

Legend (Where Applicable):

F	- Fridge	WI	- Wine Chiller
W/D	- Washer cum Dryer	STO	- Store
DB	- Distribution Board	DM	- Display Module
WC	- Water Closet	WPD	- Water Purifier & Dispenser
HS	- Household Shelter	DW	- Dish Washer
PR	- Powder Room	*Mirror Image	

Wall not allowed to be hacked or altered (including by way of drilling)
Services void space (excluded from strata area)
Rainwater downpipe shaft space (excluded from strata area)

DISCLAIMER: Area includes balcony where applicable, and excludes among others, the air-conditioner (AC) ledge and RC – Reinforced Concrete Ledge. Please refer to the key plan for orientation. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The cost of screen and installation shall be borne by the Purchaser.

Scan For Facade Catalogue

Applicable to:
BLK 40 #02-12
BLK 42 #02-21*

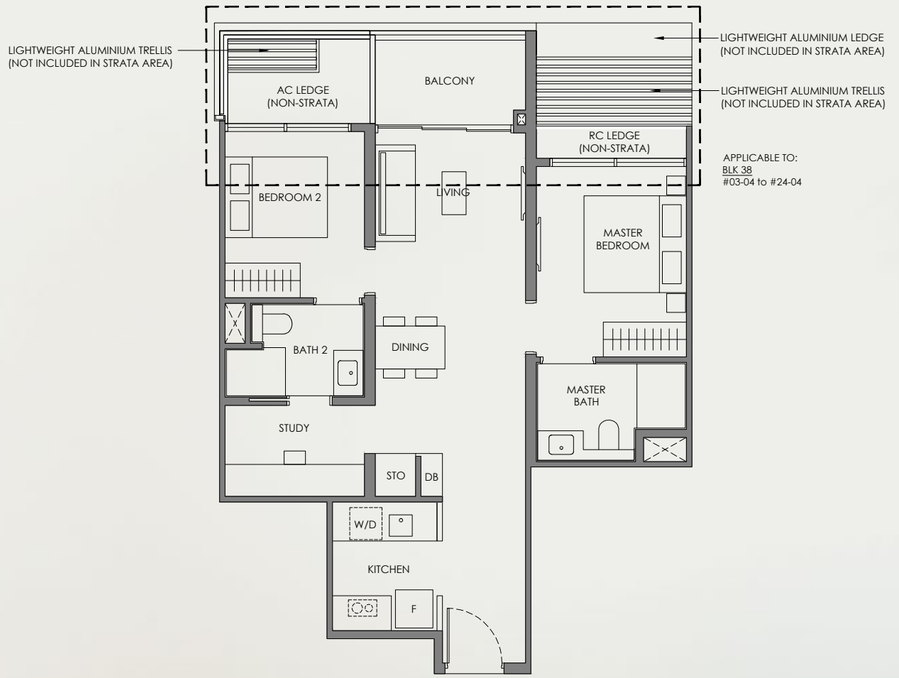
2 Bedroom + Study

Type BS
73 sqm / 786 sqft

BLK 38
#02-04 to #24-04
#02-05 to #24-05*



Keyplan is not drawn to scale



0 1 2 3 4 5M

Legend (Where Applicable):

F	- Fridge	WI	- Wine Chiller
W/D	- Washer cum Dryer	STO	- Store
DB	- Distribution Board	DM	- Display Module
WC	- Water Closet	WPD	- Water Purifier & Dispenser
HS	- Household Shelter	DW	- Dish Washer
PR	- Powder Room	*Mirror Image	

Wall not allowed to be hacked or altered (including by way of drilling)
Services void space (excluded from strata area)
Rainwater downpipe shaft space (excluded from strata area)

DISCLAIMER: Area includes balcony where applicable, and excludes among others, the air-conditioner (AC) ledge and RC – Reinforced Concrete Ledge. Please refer to the key plan for orientation. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The cost of screen and installation shall be borne by the Purchaser.

Scan For Facade Catalogue

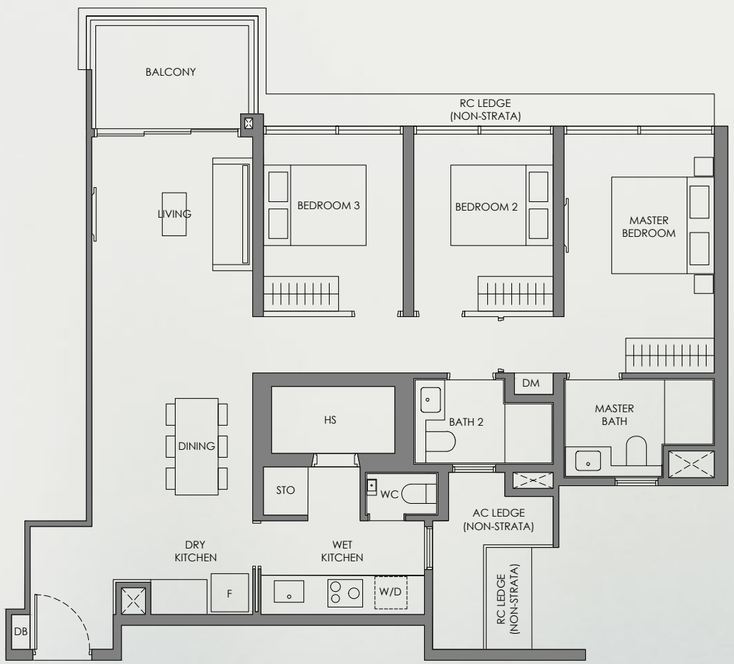
Applicable to:
BLK 38
#02-04
#02-05 to #24-05*

3 Bedroom Premium

Type CP-4
103 sqm / 1109 sqft

BLK 40
#02-10 to #24-10





0 1 2 3 4 5M

Legend (Where Applicable):

F	- Fridge	WI	- Wine Chiller
W/D	- Washer cum Dryer	STO	- Store
DB	- Distribution Board	DM	- Display Module
WC	- Water Closet	WPD	- Water Purifier & Dispenser
HS	- Household Shelter	DW	- Dish Washer
PR	- Powder Room	*Mirror Image	

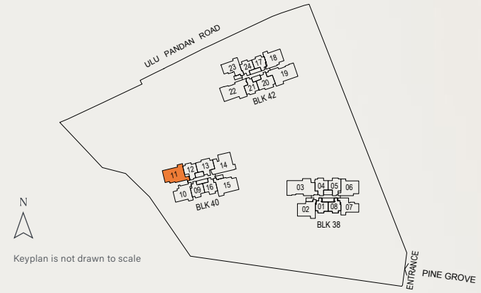
Wall not allowed to be hacked or altered (including by way of drilling)
Services void space (excluded from strata area)
Rainwater downpipe shaft space (excluded from strata area)

DISCLAIMER: Area includes balcony where applicable, and excludes among others, the air-conditioner (AC) ledge and RC – Reinforced Concrete Ledge. Please refer to the key plan for orientation. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The cost of screen and installation shall be borne by the Purchaser.

4 Bedroom

Type D-1
124 sqm / 1335 sqft

BLK 40
#02-11 to #24-11





0 1 2 3 4 5M

Legend (Where Applicable):

F	- Fridge	WI	- Wine Chiller
W/D	- Washer cum Dryer	STO	- Store
DB	- Distribution Board	DM	- Display Module
WC	- Water Closet	WPD	- Water Purifier & Dispenser
HS	- Household Shelter	DW	- Dish Washer
PR	- Powder Room	*Mirror Image	

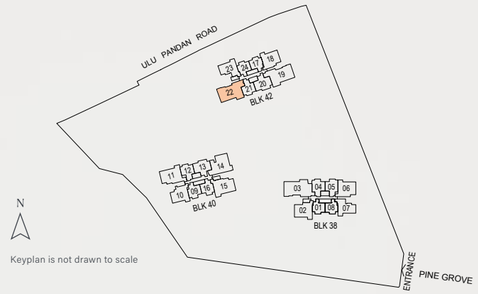
Wall not allowed to be hacked or altered (including by way of drilling)
Services void space (excluded from strata area)
Rainwater downpipe shaft space (excluded from strata area)

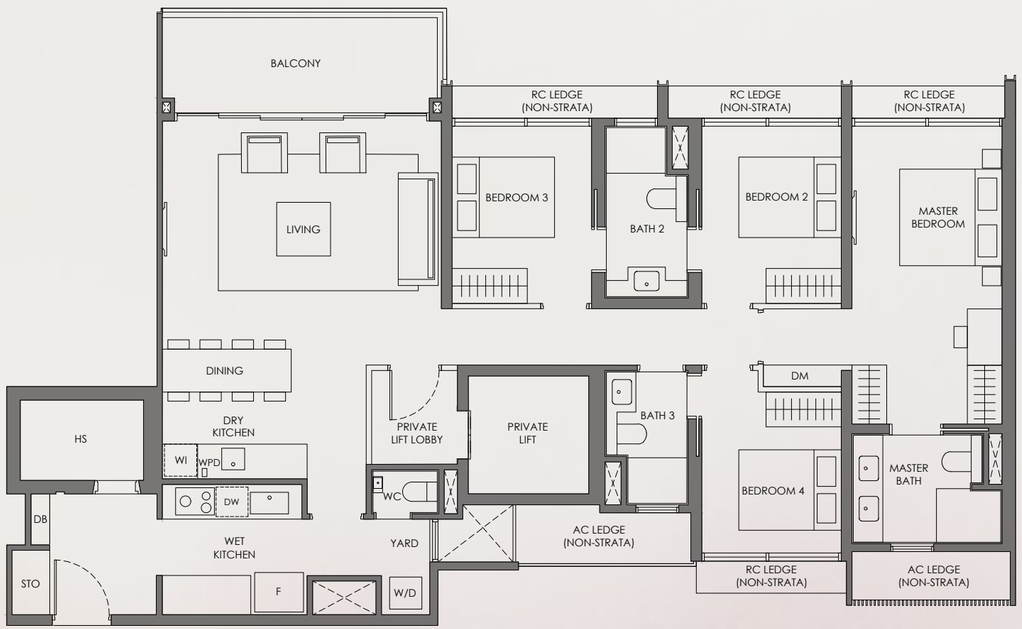
DISCLAIMER: Area includes balcony where applicable, and excludes among others, the air-conditioner (AC) ledge and RC – Reinforced Concrete Ledge. Please refer to the key plan for orientation. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The cost of screen and installation shall be borne by the Purchaser.

4 Bedroom Premium + Private Lift

Type DP-1
144 sqm / 1550 sqft

BLK 42
#02-22 to #24-22





0 1 2 3 4 5M

Legend (Where Applicable):

F	- Fridge	WI	- Wine Chiller
W/D	- Washer cum Dryer	STO	- Store
DB	- Distribution Board	DM	- Display Module
WC	- Water Closet	WPD	- Water Purifier & Dispenser
HS	- Household Shelter	DW	- Dish Washer
PR	- Powder Room	*Mirror Image	

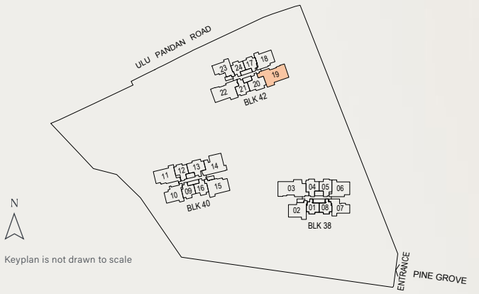
Wall not allowed to be hacked or altered (including by way of drilling)
Services void space (excluded from strata area)
Rainwater downpipe shaft space (excluded from strata area)

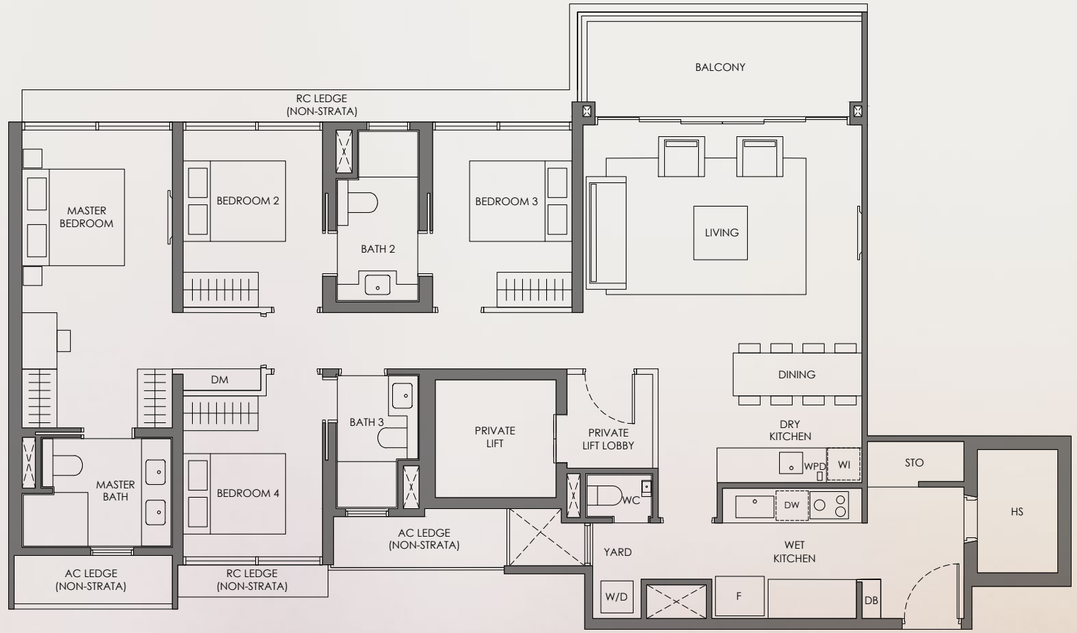
DISCLAIMER: Area includes balcony where applicable, and excludes among others, the air-conditioner (AC) ledge and RC – Reinforced Concrete Ledge. Please refer to the key plan for orientation. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The cost of screen and installation shall be borne by the Purchaser.

4 Bedroom Premium + Private Lift

Type DP-2
144 sqm / 1550 sqft

BLK 42
#02-19 to #24-19





0 1 2 3 4 5M

Legend (Where Applicable):

F	- Fridge	WI	- Wine Chiller
W/D	- Washer cum Dryer	STO	- Store
DB	- Distribution Board	DM	- Display Module
WC	- Water Closet	WPD	- Water Purifier & Dispenser
HS	- Household Shelter	DW	- Dish Washer
PR	- Powder Room	*Mirror Image	

Wall not allowed to be hacked or altered (including by way of drilling)
Services void space (excluded from strata area)
Rainwater downpipe shaft space (excluded from strata area)

DISCLAIMER: Area includes balcony where applicable, and excludes among others, the air-conditioner (AC) ledge and RC – Reinforced Concrete Ledge. Please refer to the key plan for orientation. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The cost of screen and installation shall be borne by the Purchaser.

Artist's Impression

Wellness and Fittings

At Nava Grove, the kitchen becomes a sanctuary where delightful meals and cherished memories are crafted amidst the soothing embrace of nature. Culinary spaces are elegantly fitted with SMEG appliances, a concealed induction hob*, seamless stainless steel sink, and thoughtfully designed kitchen accessories. The countertops and backsplash, along with the bathroom surfaces, feature elegant Sintered Stone from Spain. A fully-shelved store, with a custom door gap to accommodate a robot vacuum cleaner, seamlessly integrates modern technology into everyday living.

*For applicable units only.



Photo of 5 Bedroom unit Master Bath



Photo of 5 Bedroom unit Wet Kitchen

Experience elevated living in selected premium units, each thoughtfully equipped with a selection of exclusive features, including:

- SMEG wine chiller to maintain your collection at the ideal temperature.
- Electronic bidet seat and cover in master bathroom for enhanced comfort and hygiene.
- Steigen electronic drying rack for efficient laundry care.
- Integrated dishwasher that blends convenience with a seamless kitchen aesthetic.
- Wells Premium Water Purifier for convenient hydration.



For Illustration Only

SMEG Washer cum Dryer

Steigen Electronic Drying Rack



For Illustration Only



For Illustration Only

Wells Premium Water Purifier

Smart Living

Merging the tranquillity of nature with the sophistication of modern technology, Nava Grove offers residents a seamless blend of comfort and security. With Habitap's intelligent living solutions, every return home becomes a fuss-free experience.



Digital Door Lock

Enjoy smart convenience with a digital door lock, offering keyless access and added security for peace of mind.

Digital Doorbell

Video capabilities for visitor identification and communication directly through your smartphone.

Wireless Gateway

Connects all smart devices, ensuring seamless integration and centralised control for a unified smart home experience.

Aircon Control

Effortlessly adjust temperature settings via the app for personalised comfort and energy efficiency.

Smart Lighting*

Smart lighting that adapts to your daily routine, featuring dimming and scheduling options for optimised usage and energy savings.

Smart Appliances*

Exceptional smart living with automated control over your appliances, including smart switches, vacuum, fans, and curtains.

Smart Community

Beyond the home, Habitap's smart solutions enhance community living by streamlining daily activities, boosting convenience, and providing secure, seamless interactions in shared spaces for both residents and visitors.



Visitor Instant Pass

Quickly generate digital passes for visitors for secure, contactless entry.

Facility Booking System

Easily reserve community amenities like the BBQ Pavilion or the Function Room through a user-friendly app.

Online Payment

Conduct transactions such as maintenance fee payments and booking deposits securely online for a hassle-free experience.

Smart Parcel Locker

Securely receive packages in designated lockers, with instant notifications and easy app access.

Smart Letter Box

Any resident in the household can use the app for convenient, secure retrieval of mail and small parcels at any time.

***Optional add-on features and subject to additional third party cost, which shall be borne by the buyers.**
The make, model, brand, design and technology of the SMART Home System to be supplied and installed in the actual unit may differ from the above illustration and are subject to change. Terms and conditions apply. Buyers shall be required to liaise with the smart home vendor instead of the developer to make all arrangements for the set-up, configuration, subscription and use of the SMART Home System, and for any queries, defects, maintenance and/or upgrade issues with respect to the SMART Home System, in each case, at buyers' own costs. Items/devices which are not listed above are not included in SMART Home System and may be purchased from the smart home vendor directly and installed at buyers' own costs after the handover of the unit.

Active Living in Nature

At Nava Grove, thoughtfully designed facilities support your active lifestyle and wellness pursuits. For cycling enthusiasts, the Bicycle Station offers a convenient service area for bicycle maintenance, including an air pump to keep your ride in top condition. For sports lovers, the Multipurpose Court provides a versatile space ideal for activities like pickleball, badminton, and other recreational games.





Commitment to Sustainable Living

Energy Efficiency and Savings

- **Low Residential Envelope Transmittance Value (RETV)**
  Designed to reduce heat gain through the façade, minimising air conditioning use.
- **Energy-Efficient LED Lighting**
  Used throughout the development to save a minimum of 60%. High energy efficient LED lighting will be used throughout the development to achieve a minimum savings of 60%.
- **5-Tick Rated Air-Conditioning Systems**
  Energy-efficient systems installed in both dwelling units and common areas.
- **Energy-Efficient Lifts**
  Equipped with Variable Voltage Variable Frequency (VVVF) drives, sleep mode, and regenerative drive.
- **Demand Control Systems for Lighting and Ventilation**
  Implemented in designated communal spaces to optimise energy usage.
- **Energy-Efficient Motors for Mechanical Ventilation**
  Ensures minimal energy consumption in mechanical ventilated areas.
- **Solar Photovoltaic (PV) Systems**
  Installed on the rooftops, these systems harness renewable energy to cover up to 30% of the development's major energy consumption areas, including the clubhouse, function room, swimming pool pumps, gymnasium, and the Management Corporation Strata Title (MCST) office.

Sustainable Construction

- **Prefabricated Pre-finished Volumetric Construction (PPVC)**
  Minimises resource use and construction waste.

Natural Ventilation and Thermal Comfort

- **Optimised Natural Ventilation**
  Designed using Computational Fluid Dynamics (CFD) simulation for ideal thermal comfort.
- **Naturally Ventilated Lobbies and Corridors**
  Reducing the need for mechanical systems and air conditioning.
- **Ceiling Fans in Dwelling Units**
  Enhances cross ventilation and reduces air conditioning usage.



Resident Well-being and Comfort

- **Green and Sustainable Product**
  Ensures residents' health and well-being while maintaining low carbon emissions.
- **Acoustic Control Measures**
  Implements passive and active controls to minimise external noise, enhancing aural comfort.
- **Accessible Drinking Water Points**
  Provided at convenient locations for residents.
- **Provision of Community Spaces**
  Includes exercise facilities, playgrounds, and communal gardens to promote a lifestyle of well-being.

Smart and Sustainable Lifestyle

- **Digital Feedback Platform**
  Habitap app allows residents to track and manage their experience within the building, while also providing convenient access to various services.
- **Energy-Efficient Dwelling Units**
  Equipped with selected appliances to reduce electricity consumption.

Integration with Nature

- **Visual Access to Greenery**
  Common areas are designed to provide direct views of greenery.
- **Facilities within a Lush Landscape**
  Clubhouse, gymnasium, and pools are integrated into the natural surroundings to encourage lifestyle living.

SUNWAY MCL

A Sunway Property company



Tembusu Grand

Artist's Impression



Leedon Green

Artist's Impression

Sunway MCL represents Sunway Property in Singapore and builds upon Sunway Property's more than 20-year presence in the city-state's residential market. The company is the new name for Sunway Property's Singapore operations, following Sunway Group's acquisition of MCL Land in 2025, combining Sunway's 50 years of expertise as Malaysia's leading Master Community Developer - renowned for creating integrated and sustainable communities - with MCL's established reputation in premium residential development.

As one of Singapore's leading private developers, Sunway MCL focuses on delivering premium, timeless developments defined by design excellence, enduring craftsmanship, and a deep sense of care and connection. Its portfolio of residential projects includes Tembusu Grand, The Continuum, Piccadilly Grand, Terra Hills, Leedon Green and Parc Esta.

Backed by Sunway Group's financial strength and integrated ecosystem spanning property, construction, healthcare, education and hospitality, the company continues to strengthen its position in Singapore's property landscape and contribute to the city-state's long-term urban progress.

sinarmas land



Nava Park



Southgate

Artist's Impression

Listed on the Singapore Exchange and headquartered in Singapore, Sinarmas Land Limited is engaged in diverse sub-sectors of the property business, including township development, residential, commercial, industrial, and hospitality-related properties through its developments and investments in Indonesia, Malaysia, Singapore, China, Australia and the United Kingdom.

As one of the largest developers in Indonesia, we strive for excellence in creating opulence yet practical abodes for our occupants. We have developed notable residential projects in Jakarta, such as The Zora, Southgate and Nava Park. Our diversified property portfolio also includes city and township developments, such as BSD City, Grand Wisata and Kota Deltamas in Greater Jakarta, prime commercial office buildings such as Sinar Mas Land Plaza Jakarta, Sinarmas MSIG Tower in CBD Jakarta as well as Alphabeta Building in London, United Kingdom.

Developer / Vendor:
Golden Ray Edge 3 Pte. Ltd.

Tenure of Land:
99 years commencing from 13 February 2024

Lot No.:
07403V MK04 AT PINE GROVE

Housing Developer's Licence No.:
C1503

Encumbrances:
IJ/276145P in favour of Malayan Banking Berhad

Expected Date of Vacant Possession:
14 November 2028

Expected Date of Legal Completion:
14 November 2031

Scan Here To View Specifications

While reasonable care has been taken in the preparation of brochure, neither the developer nor its consultants shall be held responsible for any inaccuracies or omissions. To the extent permissible by law, the statements, information, visual representations and depictions in this brochure may not be relied upon as statements or representations of fact, offers or warranties (whether expressly or impliedly) by the developer or the developer's consultants and they are not intended to form any part of the contract for the sale of the housing units. In particular, visual representations such as renderings, illustrations, pictures and drawings are artists' impressions only and photographs are only decor suggestions and cannot be regarded as representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied/to be supplied shall be provided subject to the developer's architect's selection, market availability and at the sole discretion of the developer. All information and specifications contained in this brochure are current at the time of print as of October 2024 and are subject to such changes as are required by the relevant authorities or the developer. All plans and models are not to scale unless expressly stated and are subject to any amendments which are required or approved by the relevant authorities. All areas and measurements stated in the brochure are approximate only and subject to final survey. Any statements or representations on distances from any education institutions is based on information extracted from OneMap on 30 September 2024 and should not be relied on as statements of facts. The actual Home-School Distance and eligibility for primary 1 school registration will be determined by the Ministry of Education and/or the Singapore Land Authority during registration. Parties should not rely on any material contained herein but should make independent investigations to satisfy themselves as to the correctness of any statements or representations. The Sale and Purchase Agreement embodies all the terms and conditions between the developer and the purchaser in relation to the sale and purchase of the unit, and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's consultants which are not expressly embodied in the Sale and Purchase Agreement.

This brochure is printed on eco-friendly paper, as of June 2025.

