



THE I V E R I A

NEW YORK, NEW YORK. A CITY SO GREAT, THEY NAMED IT TWICE.
THE ENERGY, THE EXCITEMENT, THE ENDLESS POSSIBILITIES.
YET THE CITY IS ALSO ENIGMATIC AND ETHEREALLY BEAUTIFUL.
THIS IS A CITY WITH TWO SIDES.





A COSM^oPOLITAN ADDRESS

RARE FREEHOLD IN PRIME DISTRICT 9

The Iveria is the flagship residence of The Ove Collection. It is inspired by cosmopolitan New York. Located at 2 Kim Yam Road, the freehold residence is a collection of 51 exclusive homes in Prime District 9. Its prestigious city address, striking architecture, and stylish interiors epitomise the best of cosmopolitan living.

Inspired by *New York City*

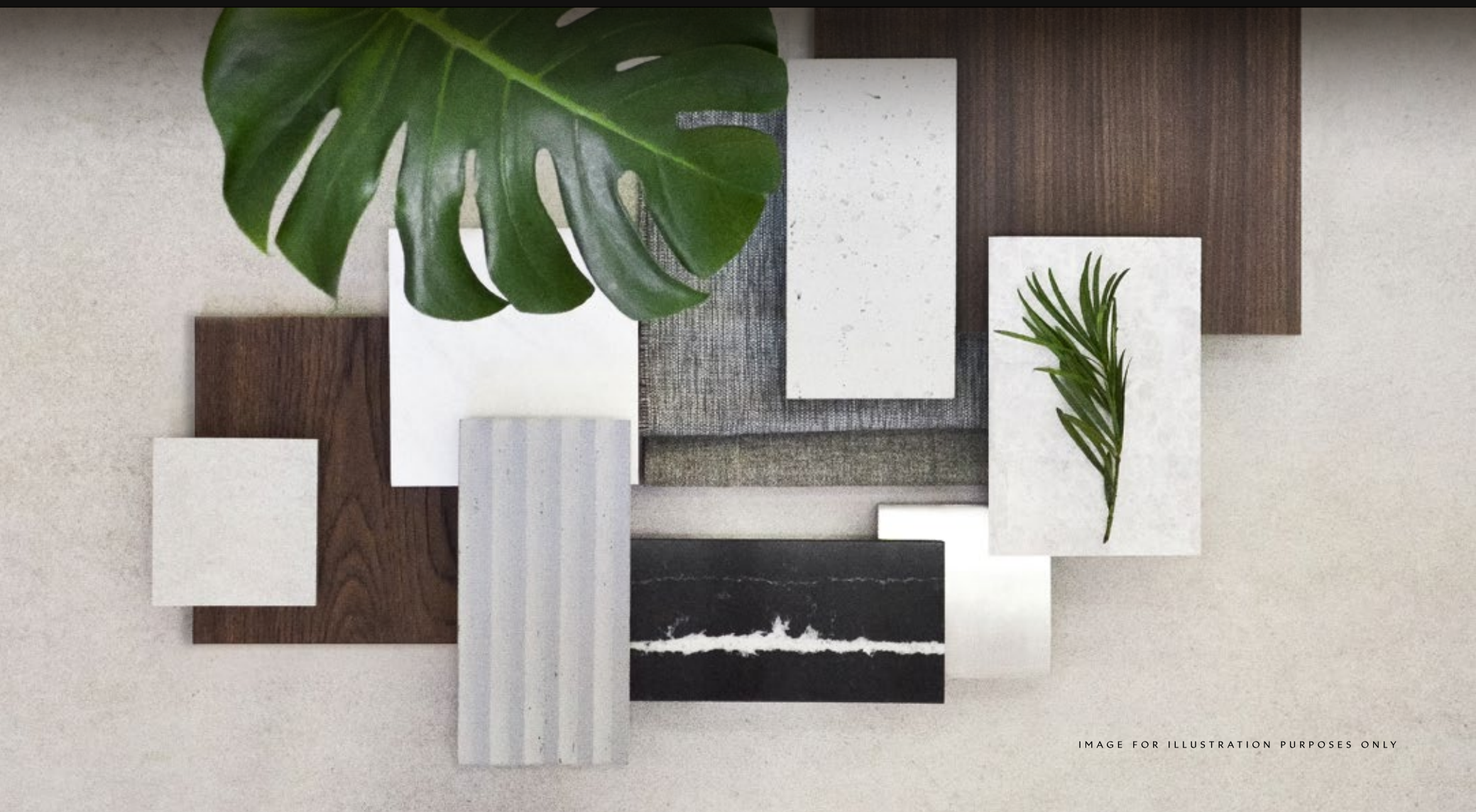
RAW REFLECTIVE

The Iveria brings together the two sides of the city. The light and the dark. The contemporary and the contemplative. The raw and the reflective. One side of its facade is sleek and reflective, while the other is contemporary and bold. This is an architectural icon in the making.



THE INTERIOR PALETTE

A modern and minimalist material palette lets you to express your personal style and taste. Off-form concrete, rare in condominium interiors, is cleverly used as a feature wall for a clean and bold aesthetic, while stainless steel and marble complement the cool, grey tones. For balance, a sophisticated selection of timber finishes introduces a warm and welcoming ambience.



THE CITY VIEWS

The city is alive even as the sun sets over the iconic skyline. From your residence, you'll feel the pulse and energy of downtown Singapore, from Marina Bay and Clarke Quay to Orchard Road and beyond.



SINGAPORE
SPORTS
HUB

SINGAPORE
MANAGEMENT
UNIVERSITY

FORT
CANNING
HILL

FORT
CANNING
MRT

THE
ESPLANADE

MARINA
BAY SANDS

BOAT
QUAY

CLARKE
QUAY

CENTRAL
BUSINESS
DISTRICT

ROBERTSON
QUAY

TANJONG
PAGAR
CENTRE

SINGAPORE
RIVER

FUTURE
GREATER
SOUTHERN
WATERFRONT

SOMERSET
MRT

UPCOMING
GREAT
WORLD
MRT

THE CONNECTIVITY

CLOSE PROXIMITY

Robertson Quay	🚶	10 Mins
Orchard Road	🚶	12 Mins
Fort Canning MRT Station (DTL)	🚶	12 Mins
Somerset MRT Station (NSL)	🚶	12 Mins
Upcoming Great World MRT Station (TEL)	🚶	15 Mins
Clarke Quay	🚶	15 Mins
Directly connected to CBD	🚗	8 Mins

SHOPPING & DINING

1 Mohamed Sultan Rd	within 1km	🚶	6 Mins
2 Orchard Grand Court	within 1km	🚶	7 Mins
3 Killiney (Food Street)	within 1km	🚶	7 Mins
4 Robertson Quay	within 1km	🚶	10 Mins
5 313 @ Somerset		🚶	11 Mins
6 Great World City		🚗	2 Mins
7 Liang Court		🚗	2 Mins
8 Clarke Quay		🚗	3 Mins
9 Boat Quay		🚗	4 Mins
10 Orchard Road		🚗	5 Mins
11 Marina Bay Sands		🚗	7 Mins

SCHOOLS

12 River Valley Primary School	🚶	6 Mins
13 School of the Arts Singapore	🚗	4 Mins
14 Singapore Management University	🚗	4 Mins
15 Chatsworth International School	🚗	4 Mins

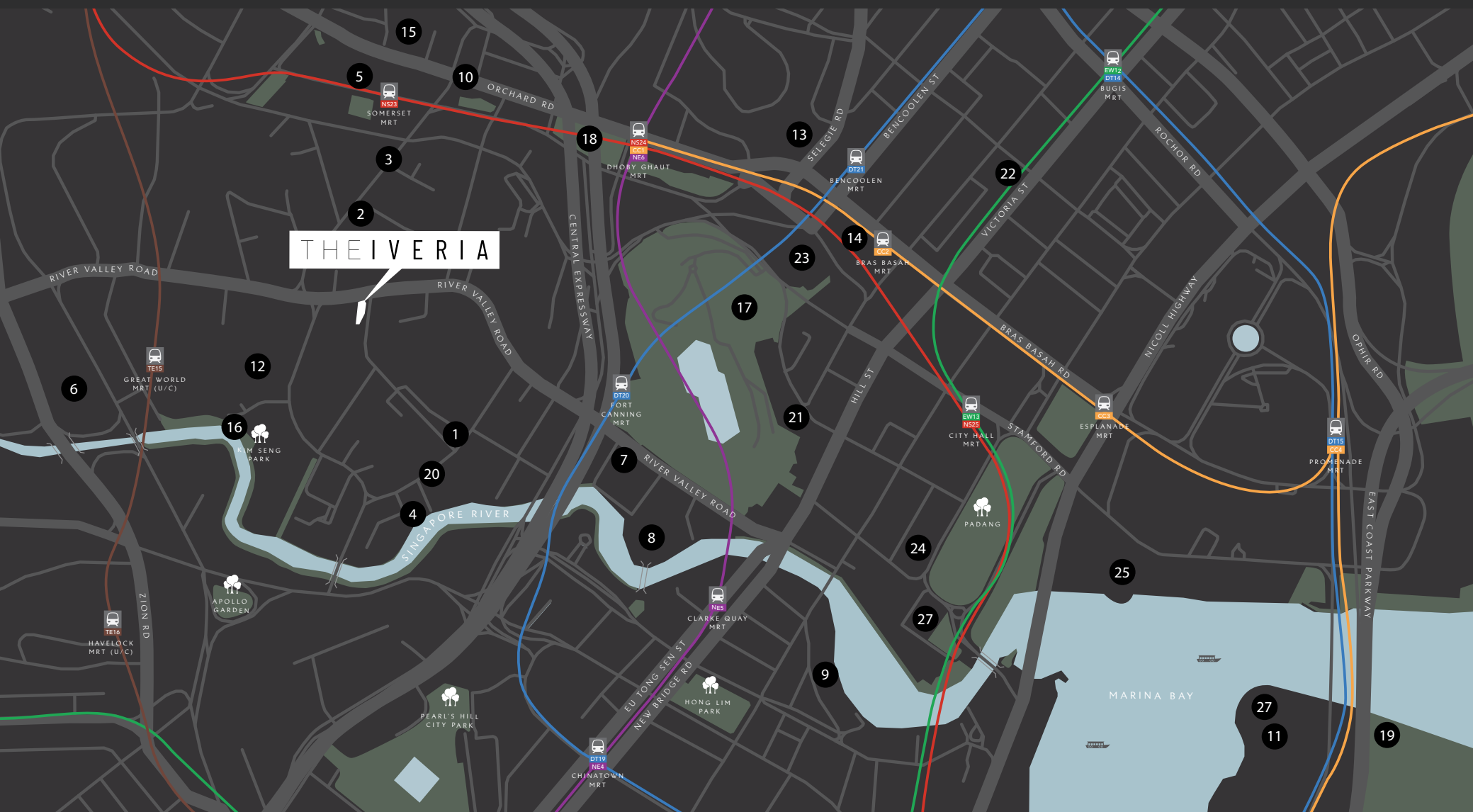
NATURE

16 Kim Seng Park	🚶	8 Mins
17 Fort Canning Park (Movies, Ballet)	🚶	12 Mins
18 Istana Park	🚗	3 Mins
19 Gardens by the Bay	🚗	8 Mins

ARTS

20 Singapore Tyler Print Institute	🚶	10 Mins
21 Singapore Philatelic Museum	🚗	3 Mins
22 National Design Centre	🚗	4 Mins
23 National Museum of Singapore	🚗	4 Mins
24 National Gallery Singapore	🚗	4 Mins
25 Esplanade	🚗	5 Mins
26 Victoria Theatre	🚗	5 Mins
27 ArtScience Museum	🚗	7 Mins

MAP IS FOR ILLUSTRATION PURPOSES ONLY
ALL TRAVELLING TIME IS AN APPROXIMATION ONLY AND TAKEN FROM THE IVERIA TO RESPECTIVE DESTINATION



THE NEIGHBOURHOOD

THE IVERIA / AMENITIES

Calling the city your neighbourhood means you'll enjoy unrivalled convenience and accessibility all-round. Whether it's strolling to Somerset MRT, shopping at Orchard Road, spending a day in a city park, or getting to some of Singapore's most prestigious schools, *The Iveria* brings together the best of a refined, cosmopolitan lifestyle.



SOMERSET MRT



MARINA BAY



ORCHARD ROAD SHOPPING BELT



PRESTIGIOUS SCHOOLS



CENTRAL BUSINESS DISTRICT



DINING & SHOPPING ALONG CLARKE QUAY

CONTEMPLATIVE CONTEMPORARY

Aesthetically and sensibly designed spaces make for an unsurpassed quality of life. Special care has been taken to ensure there is ample wardrobe space for all your belongings. A luxurious ensuite bathroom lets you take your time to soak in the city skyline views.



THE ARRIVAL

Arrive home to a modern, tranquil sanctuary. Live in an exclusive neighbourhood with lush city views and convenience at your doorstep, but away from the hustle and bustle.

There is also a smart parcel collection box system that makes it convenient for any parcel delivery.





MAIN ENTRANCE

ARTIST'S IMPRESSION

THE IVERIA / RESIDENCE

AUTOMATED PARKING

The Automated Guided Vehicle (AGV) parking system also offers added convenience after a day out downtown. With the help of a robotic valet, vehicles are efficiently and quietly transported to and from the nearest parking lot with a simple tap.



ARTIST'S IMPRESSION

THE LIVING EXPERIENCE

Behind *The Iveria's* ethos is the belief that a home is a place where you can express who you are. With a neutral and minimalist palette, you are free to adapt your home to suit your lifestyle.

Large windows are designed for the home to feel bright, spacious, and airy. Spruce the space up with some indoor plants and marvel at the panoramic city skyline views. After all, a lifestyle isn't just what you do outside your home, but how you live every day.



THE ALFRESCO LIFESTYLE

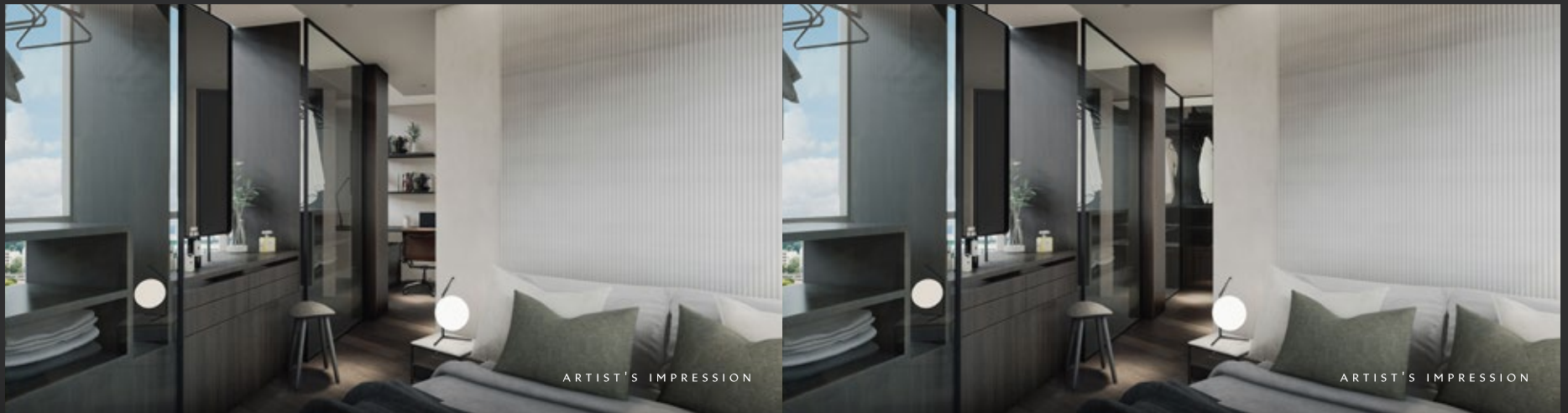
A key design feature of *The Iveria* is the generously sized balconies. Which are essential not only for ventilation, but can become usable, practical spaces with their fully closable louvered windows.

Use the balcony as a flexible indoor-outdoor dining area, a home garden, an extended living room, or simply to admire the panoramic sunset views, made even more spectacular with the balcony's glass railings. The possibilities of this purposefully sizeable space are as limitless as your imagination goes.



FLEXIBLE LAYOUT

The Iveria's flexible layout allows for the spaces to be customised to suit different lifestyle needs. For example, the study can be converted into a walk-in wardrobe or even a utility room.





MASTER BATHROOM

ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

NATURE WELLNESS

A suite of thoughtfully curated facilities set amidst a lush landscape brings wellness into everyday living. Listen to your inner being and feel comfortable in the space around you. When you are one with nature, you enjoy health, wellness, and absolute peace of mind.





INFINITY POOL

ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

POOL SIDE DECK & SUN DECK

THE GARDEN OASIS

A suite of thoughtfully curated facilities set amidst a lush landscape brings enjoyment to everyday living at *The Iveria*. Enjoy a sunset cocktail at the Sky Deck, lounge with the little ones at the Cascading Terrace, or entertain family and friends at the Gourmet Dining area that comes complete with a teppanyaki grill.





ARTIST'S IMPRESSION



GOURMET DINING

ARTIST'S IMPRESSION

SITE PLAN

GROUND LEVEL & ROOF TERRACE

GROUND LEVEL

- 1 Main Entrance 2 Side Gate 3 Rear Entrance 4 Gourmet Dining 5 Cascading Terrace 6 Lobby 7 Car Park
8 Ramp to Basement Car Park 9 Bicycle Parking 10 Generator Set 11 Bin Centre 12 Water Bulk Meter 13 Platform

ROOF TERRACE

- 14 Infinity Pool 15 Sky Deck 16 Pool Side Deck 17 Sun Deck
18 M&E Space 19 Water Pump (Access for maintenance only) 20 Water Tank

BP NO. A1404-00457-2018-BP 01, APPROVAL DATE 27 SEPTEMBER 2019



UNIT DISTRIBUTION

51 RESIDENTIAL UNITS | 3 BEDROOM + STUDY | 18 STOREYS

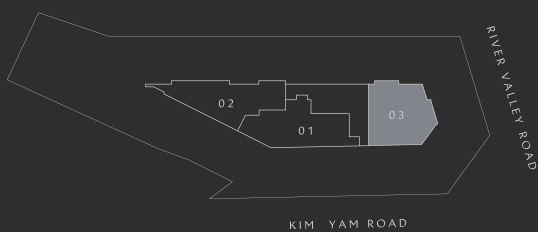
Sky Deck	Infinity Pool		1 Staircase Storey Shelter, 1 Fire Lift, 1 Passenger Lift	Sun Deck
18 TH	C	B		A
17 TH	C	B		A
16 TH	C	B		A
15 TH	C	B		A
14 TH	C	B		A
13 TH	C	B		A
12 TH	C	B		A
11 TH	C	B		A
10 TH	C	B		A
9 TH	C	B		A
8 TH	C	B		A
7 TH	C	B		A
6 TH	C	B		A
5 TH	C	B		A
4 TH	C	B		A
3 RD	C	B		A
2 ND	C	B		A
1 ST	Car Park & Bicycle Parking		Car Park	
B1	Basement Car Park		Car Park	
B2	Basement Car Park		Car Park	

3 BEDROOM + STUDY

TYPE A

85 sqm / 915 sqft
Inclusive of balconies and AC ledge

#02-03 to #18-03



RC SUNSHADE
(NON-STRATA AREA)



0 1 2 3 4 5M

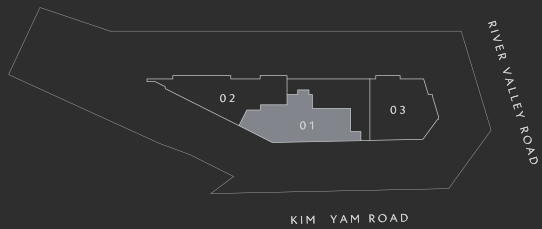
*Key plan not to scale

3 BEDROOM + STUDY

TYPE B

88 sqm / 947 sqft
Inclusive of balcony and AC ledge

#02-01 to #18-01



*Key plan not to scale

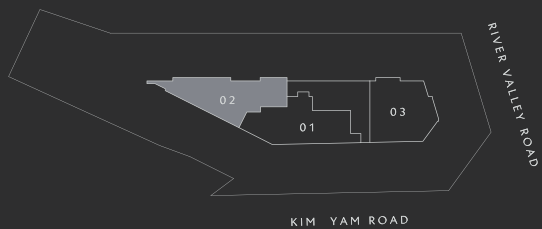


3 BEDROOM + STUDY

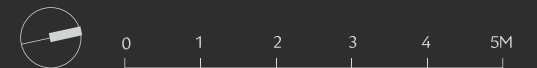
TYPE C

84 sqm / 904 sqft
Inclusive of balcony and AC ledge

#02-02 to #18-02



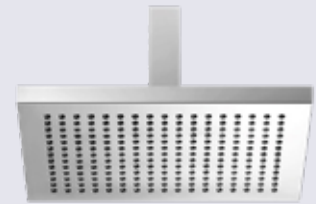
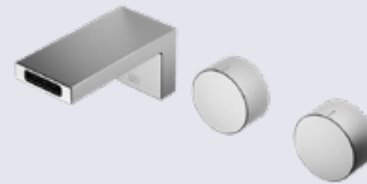
*Key plan not to scale



THE FITTINGS

THE IVERIA / PLANS & DETAILS

Every home comes with a curated selection of branded fittings aesthetically chosen for The Ove Collection, to elevate luxury to a new level.



GAGGENAU



ALL IMAGES ARE ARTIST'S IMPRESSION ONLY

THE SPECIFICATIONS

1. FOUNDATION

Reinforced Concrete Piles to Engineer's Design.

2. SUPERSTRUCTURE

Reinforced concrete using Grade 28/35 concrete manufactured from Portland Cement complying with SSEN 197, steel reinforcement bar complying with SS560 & SS561 and steel structures.

3. WALLS

- (a) External Wall: Reinforced concrete and/or lightweight concrete panels.
- (b) Internal Wall: Reinforced concrete and/or lightweight concrete panels and/or drywall system.

4. ROOF

Flat Roof: Reinforced concrete roof with appropriate waterproofing and insulation system.

5. CEILING

(a) Floor to Ceiling Height

- Living/Dining – 2.80m (min) *1
- Kitchen – 2.40m (min)
- Bedroom – 2.80m (min) *2
- Bathroom – 2.425m

Note:

*1 At localised areas, 2.40m (min)

*2 At localised areas, 2.40m (min)

(b) Residential Units

- Skim coat and/or ceiling board and/or moisture resistant ceiling board and/or calcium silicate board and/or bulkhead, with emulsion paint finish on exposed surfaces for Balcony, Kitchen, Living/Dining, Master Bedroom, Bedroom 2 & 3, Master Bath, Bath 2, Walk-in wardrobe (type B only), Study, DB, Washing machine cum dryer compartment, AC Ledge (where applicable).

(c) Common Areas

- Skim coat and/or ceiling board and/or moisture resistant ceiling board and/or calcium silicate board and/or bulkhead, with emulsion paint finish on exposed surfaces for Lift Lobbies, Car Park, Driveway (where applicable).
- Skim coat with emulsion paint finish to staircases and landings.

6. FINISHES

(a) Wall

(i) Internal

- Ceramic/Homogenous tiles and/or Marble to ceiling height for Bathrooms (visible area only).
- Ceramic/Homogenous tiles and/or Marble and/or plaster and paint with emulsion paint and/or skim coat with emulsion paint to ceiling height for Kitchen (visible area only).
- Cement and sand plaster and/or skim coat with emulsion paint (visible area only) for Living/Dining, Study, Bedrooms, Balcony and Bay window (type A & C only).

(ii) External/Common Area

- Cement and sand plaster and/or skim coat with emulsion paint.
- Selected area with Ceramic/Homogenous tiles and/or spray texture paint and/or stones or any other finishes as specified by the Architect.

(b) Floor**(i) Internal**

- Marble for Living/Dining, Kitchen.
- Ceramic/Homogenous tiles and/or marble for Bathroom.
- Engineered timber floor at Bedrooms and Study.

(i) External (If any)

- Ceramic/Homogenous tiles for Balcony.
- Cement sand screed to Air con ledge.

(iii) Common Area

- Ceramic/Homogenous tiles and/or stones and/or cement screed and/or any other materials specified by the Architect for Gourmet Dining, Sun Deck, Pool Side Deck, Infinity Pool, Sky Deck, Driveway, Car park, Corridor and Lobby.
- Cement screed with nosing tiles, and/or Ceramic/Homogenous tiles and/or stones for staircase.

7. WINDOWS

- (a) Powder-coated aluminium framed windows with tinted and/or clear glass to all area.
- (b) Opening restrictors to all Study and Bedrooms of all unit types.
- (c) All glazing to be minimum 6mm thick.

8. DOORS

- (a) Approved fire-rated timber main entrance door.
- (b) Hollow core timber door to Bedrooms, Study (type B & C) and Bathrooms (where applicable).

(c) Kitchen

- 1 sink ("Reginox") with mixer ("Reginox")

10. ELECTRICAL INSTALLATION

All electrical wiring to be in concealed conduits whenever possible except for electrical wiring above false ceiling. If required, mechanical ventilation provided in bathroom. Refer to Electrical Schedule for details.

UNIT TYPE	TYPE A	TYPE B	TYPE C
Lighting Point	9	9	9
13A Single Socket	10	10	10
13A Double Socket	4	4	4
RJ45 Outlet	5	5	5
TV Point	4	4	4
Water Heater Switch	2	2	2
Bell Point	1	1	1
Hood Point	1	1	1
Fridge Point	1	1	1
Washing Machine Point	1	1	1
Isolator	2	2	2

11. TV / TELEPHONE POINTS

Refer to the Electrical Schedule for details.

(c) Aluminium framed glass door to enclosed Kitchen.

(d) Aluminium framed glass door to Balcony.

(e) Glazing (if any) shall be tinted and/or clear.

This shall be minimum of 6mm thick.

(f) Good quality lockset and ironmongery shall be provided.

9. SANITARY FITTINGS**(a) Master Bath**

- 1 tempered glass shower compartment with shower mixer ("Dornbracht"), handheld shower set and rain shower ("Dornbracht")
- 1 wash basin ("Scarabeo")
- 1 mixer ("Dornbracht")
- 1 wall hung water closet ("Duravit")
- 1 mirror with ledge and open vanity counter
- 1 toilet roll holder
- 1 towel rail
- 1 bidet spray

(b) Bath 2

- 1 tempered glass shower compartment with shower mixer ("Dornbracht") and handheld shower set ("Dornbracht")
- 1 wash basin ("Scarabeo")
- 1 mixer ("Dornbracht")
- 1 wall hung water closet ("Duravit")
- 1 mirror with ledge and vanity cabinet
- 1 toilet roll holder
- 1 towel rail
- 1 bidet spray

12. LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with SSS 555 :2010.

13. PAINTING

(a) External walls: Plaster and paint with emulsion paint and/or spray texture paint and/or skim coat with external emulsion paint.

(b) Internal walls: Emulsion paint.

14. WATERPROOFING

Waterproofing shall be provided to Kitchen, Bathroom, Balcony, Communal Planters and Swimming pool.

15. DRIVEWAY AND CAR PARK

(a) Surface Lots and/or Basement Car parking and/or Automated Guided Vehicle.

16. RECREATION FACILITIES

(a) Infinity Pool (estimated 66 sqm.)

(b) Sun Deck

(c) Pool Side Deck

(d) Sky Deck

(e) Gourmet Dining

(f) Cascading Terrace

(g) Private Parcel Locker

17. ADDITIONAL ITEMS**(a) Air-Conditioners**

- Split type air conditioner ("Daikin" or "Mitsubishi") provided in Living/ Dining, Study and bedrooms. Each residential unit type provided with 5 fan coil units (2 ducted and 3 wall mounted).

(b) Kitchen Cabinet

- (i) Built in kitchen cabinet in laminate and/or polykem finish and/or stainless steel with engineered stone counter top.
- (ii) Kitchen Appliances: Gas hob (“Gaggenau”) and cooker hood (“Gaggenau”), oven (“Gaggenau”), fridge (Bosch), washing machine cum dryer (Bosch), sink (“Reginox”) and mixer (“Reginox”).

(c) Wardrobes

Built-in wardrobes in laminate and/or polykem finish and/or tinted glass and/or powder coated aluminium provided in all Bedrooms.

(d) Locks

- Digital lockset for main door for all residential units. All other doors lockset

shall be “VBH” or equivalent.

(e) Railing

- Steel for common area stair railing. Mild steel and/or Steel and/or aluminium and/or glass for other railings.

(f) Lift

- 2 passenger lifts (“Kone” or equivalent) from Basement 2 to Roof Terrace.

(g) Intercom

- Audio intercom to residential units.

(h) Town Gas

- Provision of town gas to all residential units.

NOTES TO SPECIFICATIONS

(A) Marble/Limestone/Granite

Marble/limestone/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 marble/limestone/granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished after installation. Hence, some differences may be felt at the joints. Subject to clause 14.3, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

(B) Timber Strips

TTimber strips are natural materials containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and the Vendor.

(E) Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards

Layout/Location of fan coil units, electrical points, television points, telecommunication points, audio intercom system, door swing positions and plaster ceiling boards are subject to the Architect’s final decision and design.

(F) Warranties

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 will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

(G) Cable Services

The Vendor shall endeavour to procure a service provider for cable television and/or internet services (the “Cable Services”) to provide the necessary cabling or connection from its network to the Unit/Building and/or the Housing Project (or any part or parts thereof), so as to enable the Unit/ Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit/Building and/or the Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/Building and/or the Housing Project.

(H) False Ceiling

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect’s sole discretion and final design.

(I) Materials, Fittings, Equipment, Finishes, Installations and Appliances

Subject to clause 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the Architect’s selection and market availability.

Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

(C) Air-conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his own contractor to service the air-conditioning system regularly.

(D) Television and/or Internet Access

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

(J) Glass

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under clauses 9 and 17.

(K) Mechanical Ventilation System

Mechanical ventilation fans and ductings are provided to toilets which are not naturally ventilated.

To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

(L) Wall

All wall finishes shall be terminated at false ceiling level. There will be no tiles/ stone works behind kitchen cabinets/vanity cabinet/mirror.

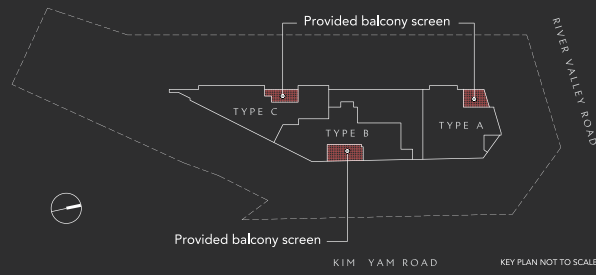
(M) Prefabricated Bathroom Units

Certain bathroom and WC may be prefabricated construction and all penetrations are sealed at manufacturer’s factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.

(N) Automated Guided Vehicle Parking

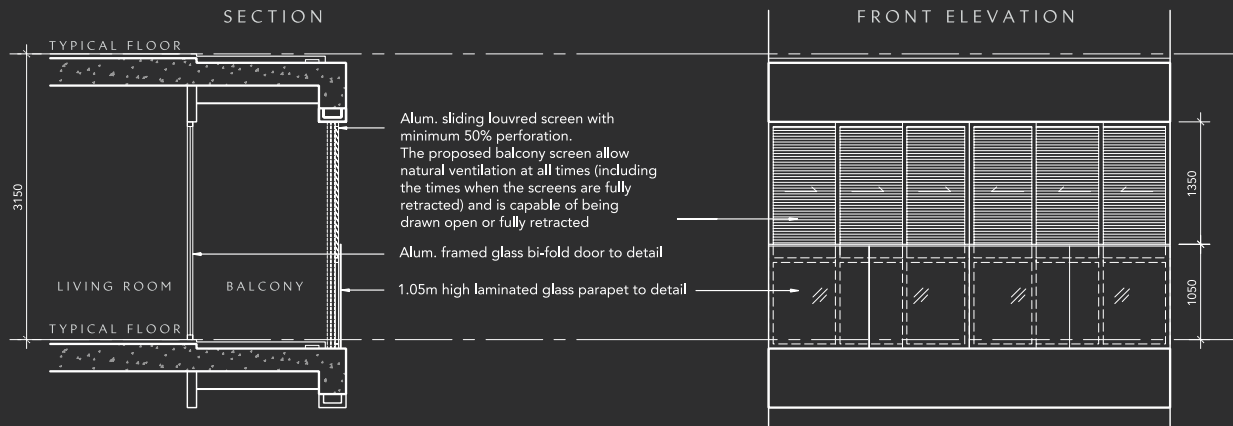
The maintenance of the AGV parking system will be managed by the Property Management Service Provider using the maintenance fund collected every month. This maintenance fund shall be used only for the maintenance of AGV parking system arising out of normal usage. It does not cover any damages or defects caused by unauthorized usage and/or misuse of the AGV parking system.

ILLUSTRATION OF BALCONY SCREEN KEY PLAN



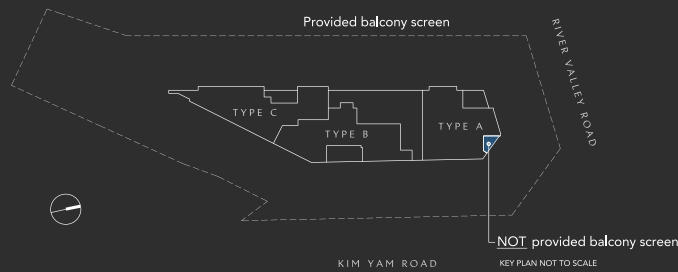
DESIGN APPROVED BY URA - PROVIDED AND INSTALLED BY DEVELOPER

This drawing is for reference only. The screen design is for aesthetic uniformity of the development. Balcony screens are provided by developer. Material to be aluminum with powder coated finish. The balcony shall not be enclosed unless with the approved typical balcony screen.



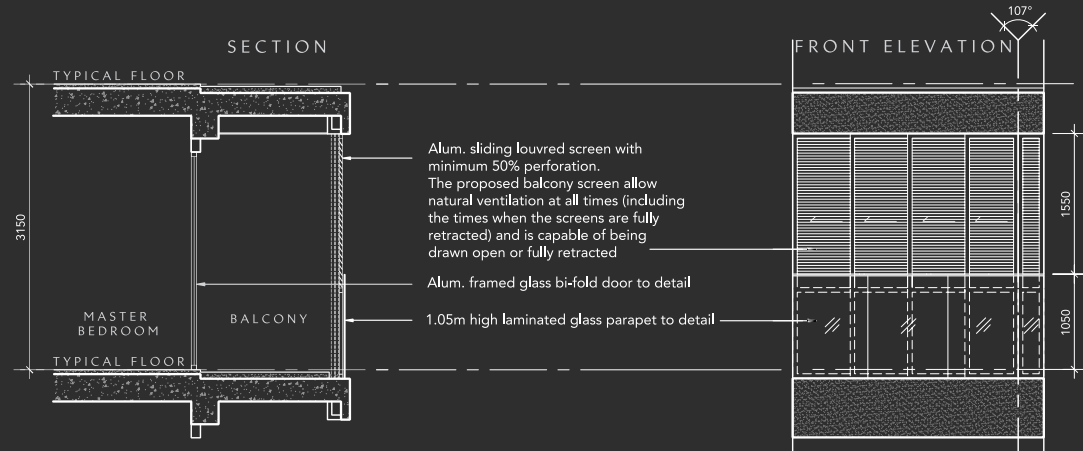
FOR UNIT TYPE A AT MASTER BEDROOM

ILLUSTRATION OF BALCONY SCREEN KEY PLAN

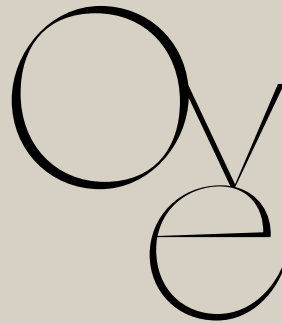


DESIGN APPROVED BY URA - NOT PROVIDED AND NOT INSTALLED BY DEVELOPER. FOR PURCHASER'S REFERENCE ONLY

This drawing is for reference only. The screen design is for aesthetic uniformity of the development. The screens to be installed by the purchaser. Material to be aluminum with powder coated finish. Fixing details are by contractor and shall not damage the existing water proofing and structure. Owner shall verify all dimensions prior to fabrication and commencement of work. The owner is required to refer to the management for any additional details. The balcony shall not be enclosed unless with the approved typical balcony screen.



A COLLECTION BY



THEOVECOLLECTION.COM

OVE is a lifestyle brand with a core ethos that modern luxury is no longer about what we have, but who we are. The Ove Collection houses contemporary lifestyle-driven homes for the modern generation. Every brand under its umbrella has its own identity — yet remains timeless in its own way.

BRAND PHILOSOPHY

Dear Reader,

OVE was founded with a philosophy that modern luxury for upcoming generations is no longer about what we have, but who we are. The brand was conceptualized in the Canary Islands, overlooking the North Atlantic Ocean; and it seemingly felt like an “alcove” of sorts – a getaway with complete freedom to be who you are without boundaries. With this lifestyle in mind, we then weave it into our spaces by layering minimalism, natural light, nature and wellness.

Our maiden development, *The Iveria*, is inspired by New York City. The building shape resembles a modern version of the iconic Flatiron Building that has withstood time. With its location in the heart of Singapore’s cityscape, we hope to inspire a cosmopolitan lifestyle for the upcoming generation who are forward, bold, trendy, & always on top of the latest trends. As with our approach, the colour palette is kept minimalist; while the design inspiration is contemporary.

The cover of this brochure features New York’s classic city skyline, and was personally photographed by me. In delivering this brand, I hope to bring forth a personal touch to our buyers – as a home is personal, like me to you.

Follow our journey: @theovecollection

A stylized, handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

THE DEVELOPER

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.

A JOINT VENTURE WITH

LIM WEN HENG HOLDINGS PTE LTD



Lim Wen Heng (est. 1994) has established itself as one of the construction specialists in Singapore, registered as an A1 contractor with the Building and Construction Authority. Priding itself on its ability to build exquisite, modern, yet functional homes, Lim Wen Heng hopes to capitalize on their two decades of experience as a builder and realize their vision of "Creating Beautiful Homes for Everyone".

TRACK RECORD



FIVENINE | TELOK KURAU



GUILLEMARD EDGE | GUILLEMARD



NOTTINGHILL SUITES | TOH TUCK



EON SHENTON | SHENTON WAY

STATUTORY INFORMATION

DEVELOPER	Maclly Iveria Pte. Ltd. (UEN: 201806296Z)
DEVELOPER'S LICENSE NO.	C1314
TENURE OF LAND	Freehold
LOT & MUKIN NO.	LOT 0874X & 01641C TS 21
BP NO.	A1404-00457-2018-BP 01
EXPECTED DATE OF VACANT POSSESSION	30th April 2023
EXPECTED DATE OF LEGAL COMPLETION	30th April 2026

DISCLAIMER

Whilst every reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statements of representation of facts. All information and specifications are current at the time of going to press and are subjected to change as may be required and cannot form part of an offer or contract. All plans are subject to any amendments approved or may be approved by the relevant authority. All art renderings and illustrations contained in this brochure are artist's impressions only and photographs are only decor suggestions and none can be regarded as representation of fact. Areas are approximate measurements and subject to final survey.