



## STARS OF KOVAN

BRITISH INSPIRED • STARLIKE SENSATION

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The Star of Great Britain

Illuminating Kovan

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# The Brilliance of British Inspiration

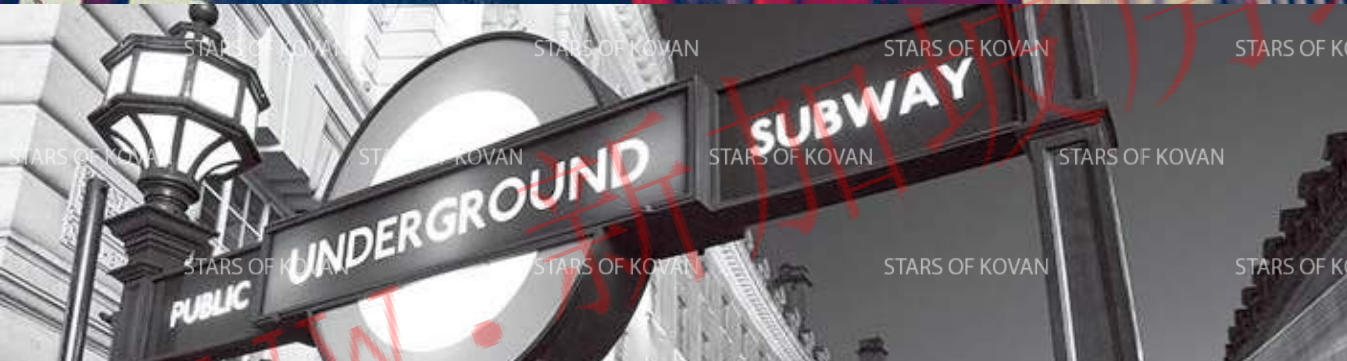


The illustrious history of Great Britain has made the land become one of the most sophisticated and cultured countries in the world. The lifestyle of British nobility has influenced prestigious living for generations.

Today, Great Britain is synonymous with sophistication, fashion styles, and lavishness. The cities of England have also been striving with a wealth of arts, culture and entertainment, leading other European countries.

At the forefront of luxury, England will continue to inspire new innovation for luxury living.









# STARS OF KOVAN – The Shining Superstar with British Enchantment

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*Superiority*  
*Sustainability* *Synchronicity*  
*Synergy*  
*Spectacularity* *Splendour*  
*Superbness*

From England to Singapore, the British inspiration continues as the new residential landmark in Kovan. Illuminating the area with the touch of British elegance, STARS OF KOVAN is reserved for elites who indulge in the art of opulent living.

Inspired by the prestigious charms of Great Britain, STARS OF KOVAN in Singapore will redefine a lifestyle of jubilation and nobility. Rejuvenating the city of Kovan with a sense of bliss, discover the wonders at STARS OF KOVAN.



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# Superiority

Where British Inspiration Meets Kovan Excellence

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## A Privileged Neighbourhood with Prestigious Landed Properties

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Equivalent to the distinguished neighbourhoods in the upscale residence of England, Kovan has also evolved into a prosperous community, comprised of mainly luxury low-rise landed properties. The elegant cityscape creates a splendid neighbourhood of consummate serenity.

Primed for affluent living, STARS OF KOVAN becomes an oasis for unsurpassed comfort. This magnificent residence, towering over the vicinity, provides an exclusive panoramic view that stretches across the horizon.









# Ideal Locality for Generations of Elites





A prestigious neighbourhood would not be complete without a reputable education system. The distinguished schools within the vicinity are notable with their own academic achievements. From primary schools to institutions or colleges, you can always find the right school for your precious ones.

To nurture the stars of tomorrow, there is a myriad of honoured schools to choose from. Lycée français de Singapour, Rosyth School, Maris Stella High School and Holy Innocents' Primary School are fine examples of distinguished institutions within the district.

With academic excellence and a magnificent locale, STARS OF KOVAN is already the prestigious address of the region.











# *Sustainability*

Limitless growth opportunities from  
the vibrancy of Kovan

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# The Future Shines Brighter with 5 Business Hubs



The remarkable five business and industrial parks will present boundless opportunities. Attracting many highly skilled professionals to further their careers here, a sustainable community will pass on to future generations.

## Science and Technology

### Seletar Aerospace Park

The new 320ha industrial park is tailor-made for the aerospace business community. This high-tech facility will generate up to 10,000 job opportunities for the elite professionals. With innovative minds and the most advanced technology, the future of aerospace development will excel beyond measures.

## Greenery and Sustainability

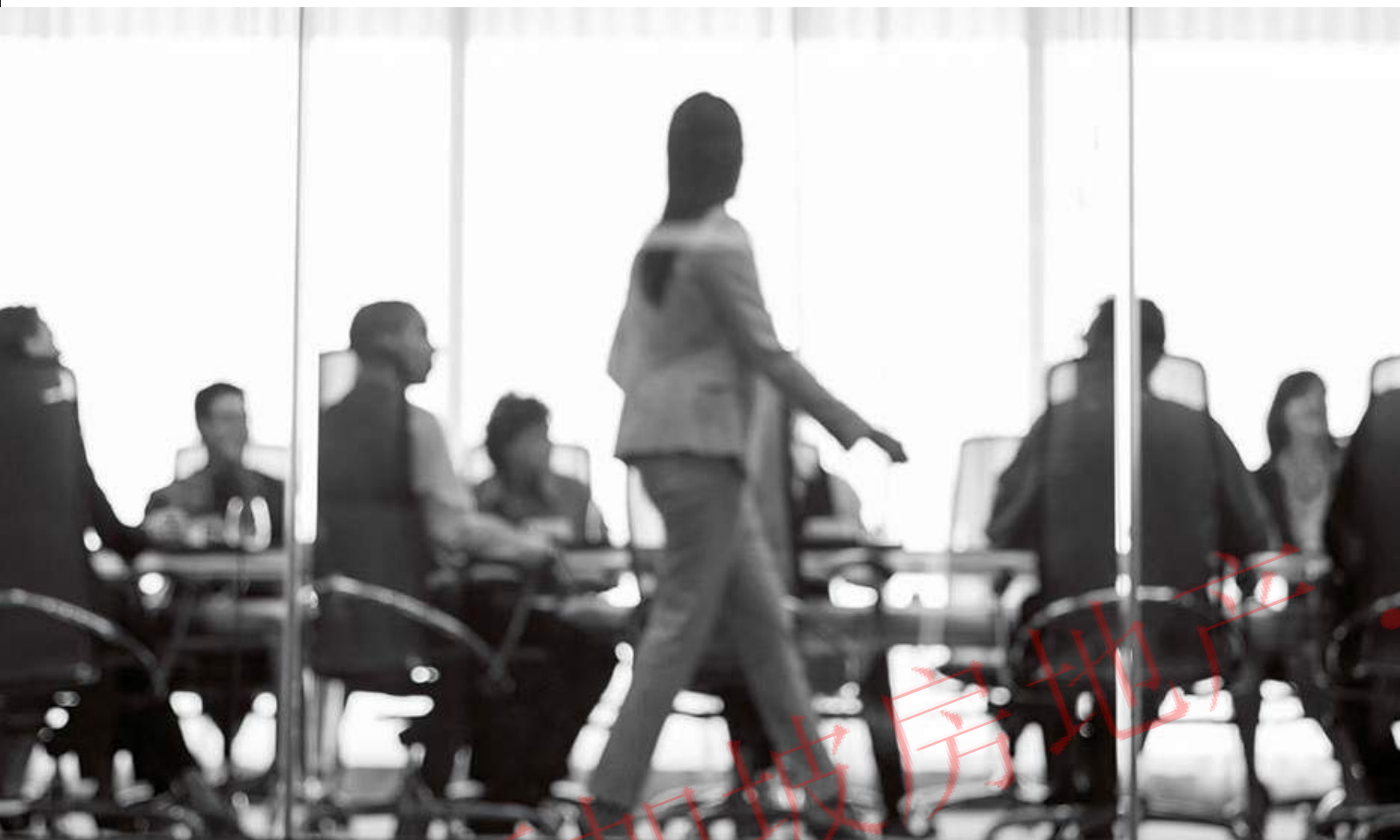
### Defu Industrial Park

Integrating environmental friendly designs with multifunctional facilities, this enchanted park is ideal for industries like clean energy and biomedical. It will redefine the industrial workplace and offers a refreshing atmosphere to maximise productivity.

### Lorong Halus Industrial Park

Unveiling the first industrial park to be built on an existing landfill, what was once a no-go zone will transform into a dynamic community. The next generation of industrial parks to incorporate with urban liveability has arrived, generating favourable employment for residents nearby.





## Business and Development

### Serangoon Sub-regional Centre

Encouraging companies to excel and expand, the new business hub provides additional commercial space and offices outside the business district, where career opportunities become easy access for neighbouring residents.

## Innovation and Education

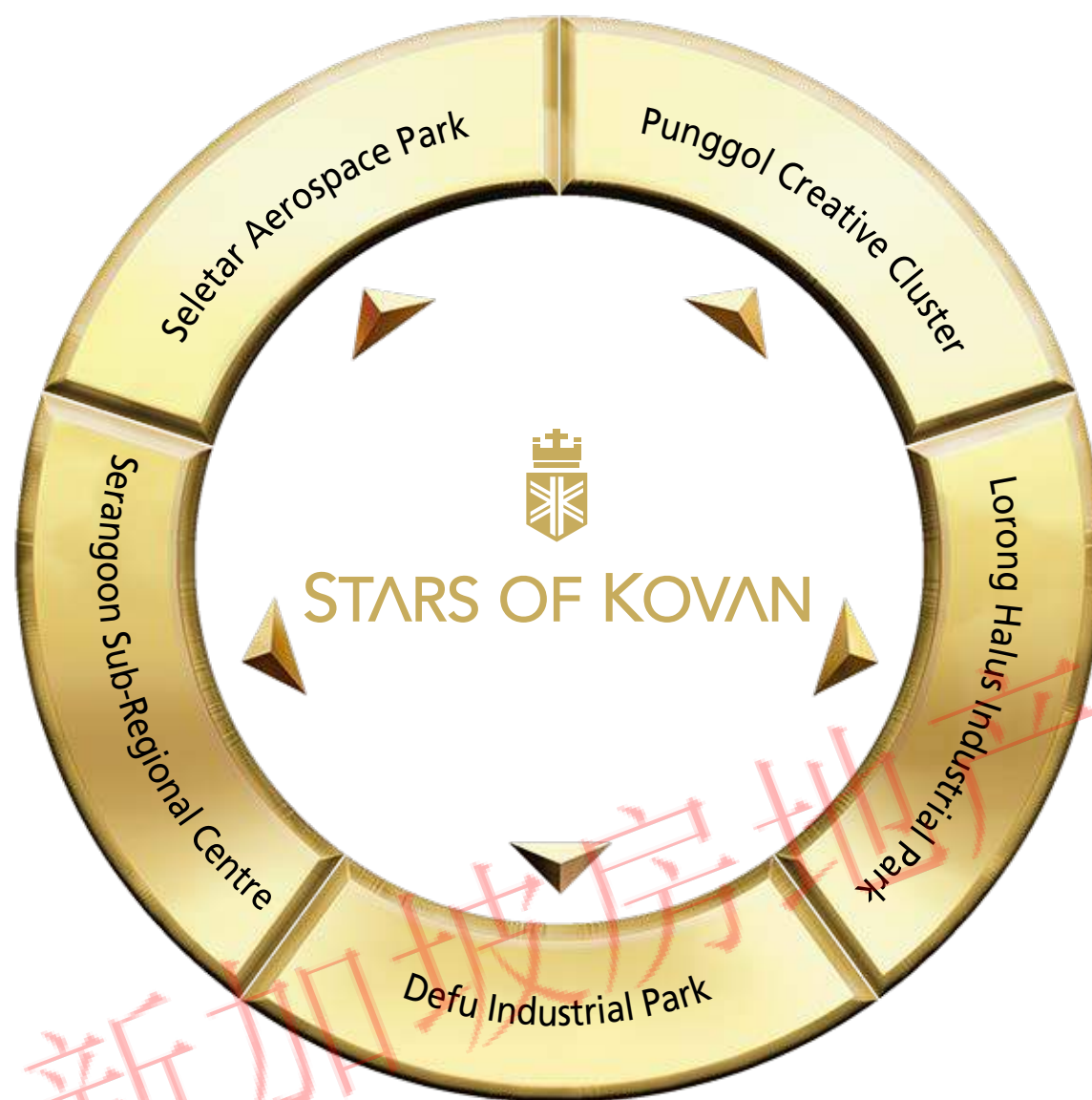
### Punggol Creative Cluster

To meet tomorrow's innovation and nurturing young minds, the new creative district is the new drive for new state-of-the-art industries like information technology and communications. A Learning Corridor for tertiary institutions will also inspire the entrepreneurs of tomorrow.

Remark: The planning of the 5 business hubs mentioned above is subject to further changes or final decision by the authorities.



## The Stars of Prosperity within Reach

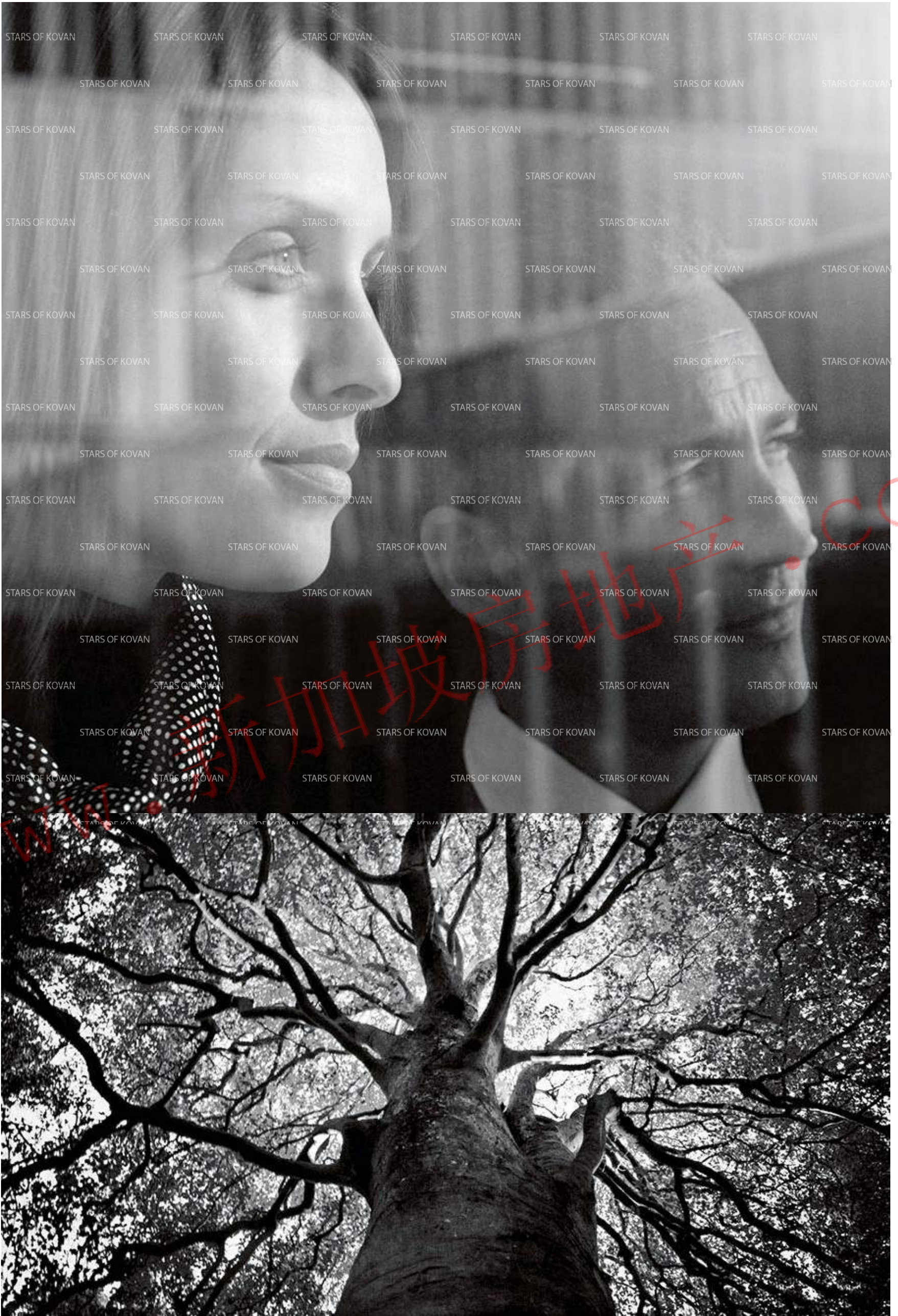


All within 15 minutes proximity of STARS OF KOVAN, the five state-of-the-art commercial hubs will bring innovative business prospects and job creations closer to home, complete with lush greenery and environmentally sustainable features. The new transportation infrastructure will deliver more convenience and pleasant journeys for residents. The five hubs are easy access by the MRT and various expressways including Kallang-Paya Lebar and Pan-Island Expressways, giving commuters more productive time.

The strategic city planning is revitalising the North-East region with exciting advancements. Benefiting from the ongoing decentralisation strategy, the steady economic growth and increase of population will mark continuous prosperity for the city.

Remark: The planning of the 5 business hubs mentioned above is subject to further changes or final decision by the authorities.













# *Synchronicity*

Modern City Comfort with Vibrant Energy

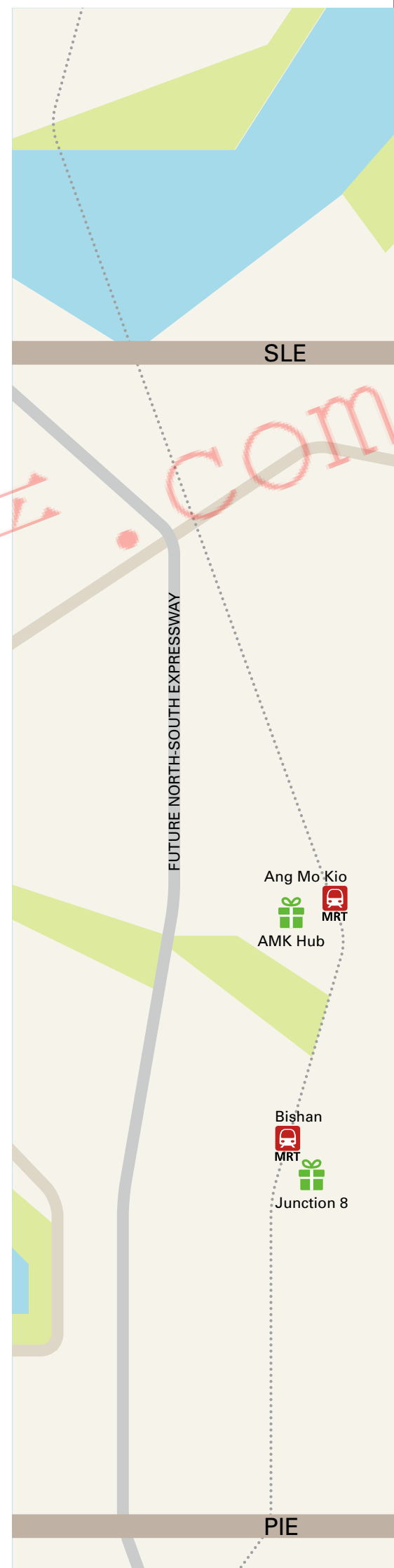
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## The Circle of Sparkling Lifestyle Surrounds You



Conveniently at the centre of it all, STARS OF KOVAN brings the dynamic lifestyle to your doorsteps. Whether you prefer a two minute walk to Kovan MRT station or hop on the expressway for a short drive, getting around the city is always hassle free.



MRT Station



Shopping Centre



School



Business Hub



Recreational Facility



Marina Club



Golf Club

Notes: The above map is a simplified version and not drawn to scale.  
All information on the map is for reference only.







## Shining on the Full Circle of Luxury Living

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When the world is at your feet, take pleasure in seamless connectivity wherever you wish to go. Heading to the office or friends gathering or even a shopping spree, the notion of “Live, Work & Play” can be achieved in just minutes. Quality time means more time to enjoy life rather than wasting time travelling. A fabulous living circle is within grasp.

To live life to the fullest is the ability to balance “Live, Work & Play” in perfect harmony.









## Designed to Perfectly Balance “Live, Work & Play”

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### *Work* – Be more productive

When your office is only minutes away, much time can be saved from rush hour commutes.

With the five new business hubs near STARS OF KOVAN, you can enjoy coffee at home, then take a 2-minute stroll to Kovan MRT or 15 minutes to Dhoby Ghaut. What's more, Raffles Place MRT is only 9 stops away. The ever expanding expressways let you drive to Central Business District in 16 minutes with ample time to spare.

Time management becomes a breeze when connectivity is hassle-free, freeing up more time to live and play.





## *Live* – Be more attractive

Life in STARS OF KOVAN can be an exclusive shopping spree with 46 shops and easy access to a wide range of shopping hotspots.

The Kovan MRT station connects you to an array of popular shopping centres without interchange including Dhoby Ghaut, Chinatown, and HarbourFront. The Nex Shopping Mall is just one stop away. Indulge in a world of luxury brands along Orchard Road within a short 14-minute drive or 16 minutes for Raffles City.

Living in this distinguished neighbourhood, the luxury shopping paradise is within your grasp.



NEX shopping mall



## *Play* – Be more active

After working hard all week, it's time to play, unwind and ease the mind and body.

Discover a host of sports and recreation centres around the area. Sengkang Sports & Recreation Centre, Sengkang Riverside Park and Punggol Waterway Park offer the ultimate recreational enjoyment for the whole family.

For the distinguished few, exclusive hotspots await. Marina Country Club is the weekend getaway where sea sports excitement brings endless joy. Seletar Country Club sets the right mood for private golf. The scenic 18-hole golf course displays the beauty of natural terrain with a touch of rustic country.

Relax and be pampered with all their catered services for the ultimate enjoyment.







Punggol Waterway Park









*Synergy*

Elites Distinguished Worldwide

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## Excellence Illuminates around the World



### The Renowned Developer - CKPH

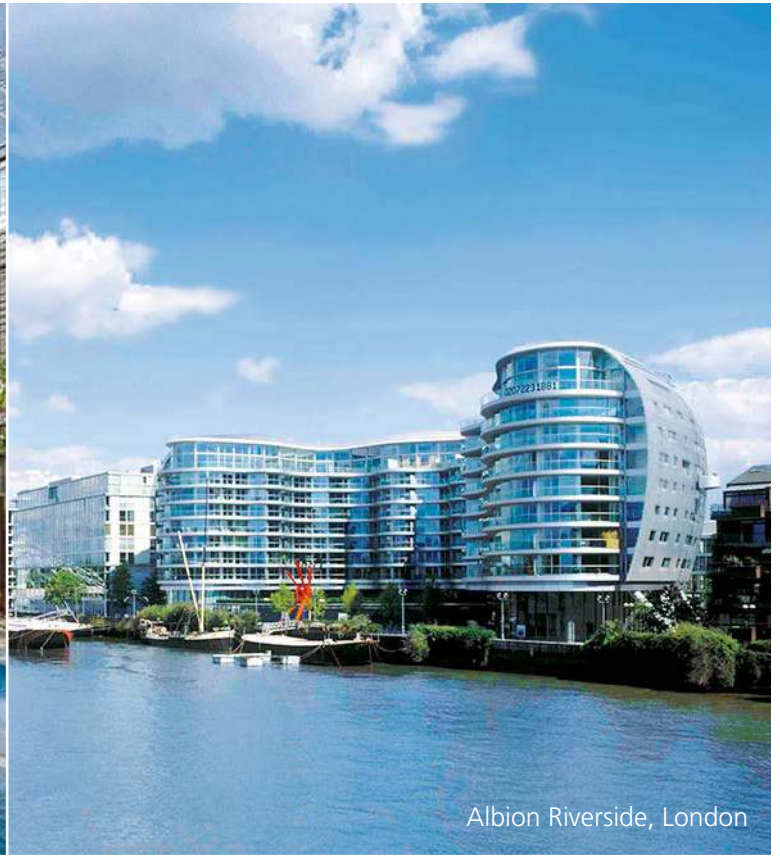
A brand new mixed development by Property Enterprises Development (S) Pte Ltd, a subsidiary of Cheung Kong Property Holdings Limited (CKPH) in Singapore, STARS OF KOVAN encompasses the expertise from one of the largest property developers in Hong Kong.

With the long outstanding history in property development, CKPH has continued to enhance cityscapes around the world with iconic landmarks like the 1881 Heritage in Hong Kong and the Albion Riverside in London. Several luxury residential properties in Singapore also represent the excellence of CKPH including: The Vision, Thomson Grand, Cairnhill Crest, Costa Del Sol, Thomson 800, Marina Bay Residences, and Marina Bay Suites.





Thomson Grand, Singapore



Albion Riverside, London



The Vision, Singapore



Marina Bay Financial Centre, Singapore



1881 Heritage, Hong Kong





## The Elite Team behind the Masterpiece – TEAM DESIGN and COEN

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TEAM DESIGN Architects began as a partnership in 1992. Incorporated as TEAM DESIGN Architects Pte Ltd in 1997, the company's strength lies in its commitment to design excellence, timely delivery of quality buildings and reliable professional service. The collaborative approach is to ensure integration of architecture, landscape & interiors to achieve the ultimate product. The extensive portfolio includes projects in residential, commercial, institutional, retail, hospitality, healthcare and industrial.

TEAM DESIGN Architect Pte Ltd's design prowess has won many accolades over the years. Moving forward with the worldwide trends in perspective, TEAM DESIGN's design and work methodology is evolving towards key ideas of "Energy Efficiency", "Environmental Friendliness" & "Green-Features", working in close partnership with nature and client's visions.

STARS OF KOVAN is the iconic address along Upper Serangoon Road that we wish to call 'Our Home', with its creative fluid geometrical features, wrapping artistically around the podium facade and rooftop.

Set in contrast to the normal urban rectilinear geometry, the façade composition flows in wavy-lines, offering visually unique perspectives from different angles. Together with the Elevated Landscape Decks, we are proud to present this Signature-Development set amongst the neighbourhood.

The extraordinary Club House over-looks the residential entry from Tampines Road. The entry is luxuriously lit at night, greeting residents and visitors with the welcoming sounds from the water features. The British inspiration is expressed in the design of the shop fronts and landscape designs. The whole development is artistically themed.

Beyond the extensive facilities, STARS OF KOVAN is imbued with an artistic vision for an inspiring life, savoured to the fullest.

Meng Heng & Wei Wen

Directors of TEAM DESIGN Architects







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1. The Vision Condominium
2. The Glyndebourne Condominium
3. The Sail @ Marina Bay

## AWARDS

### BCA CONSTRUCTION EXCELLENCE AWARDS

- 2015, The Glyndebourne
- 2011, The Solitaire
- 2010, The Sail @ Marina Bay (Platinum Award)

### BCA CONSTRUCTION PRODUCTIVITY AWARDS

- 2011, The Sail @ Marina Bay (Platinum Award)
- 2011, The Solitaire (Gold Award)

### BCA GREEN MARK PLATINUM AWARDS

- 2015, Genting Hotel @ Jurong
- 2011, The Glyndebourne

### BCA GREEN MARK GOLD AWARDS

- 2013, Multi-tenant Factory @ Toa Payoh North
- 2010, The Waterline

### BCA UNIVERSAL DESIGN MARK AWARDS

- 2015, The Glyndebourne (Gold award)
- 2014, The Glyndebourne (Certified (Design) Award)

### FIABCI AWARDS

- 2010, The Sail @ Marina Bay (FIABCI Prix d' Excellence Award for Residential High Rise Category)

### NPARKS LEAF AWARDS

- 2015, Genting Hotel @ Jurong (Certificate of Recognition, Outstanding Project)

### SIA AWARDS

- 2010, Tampines Neighbourhood 9 (SIA planned HDB Tampines NRP Architectural Competition, 1st Prize Winner)

### SOUTH EAST ASIA PROPERTY AWARDS

- 2013, The Glyndebourne (Best Residential Interior Design Award Winner)
- 2013, The Glyndebourne (Best Condo Development, Highly Commended)
- 2013, The Glyndebourne (Best Residential Architectural Design, Highly Commended)





Coen Design International Pte Ltd is a well-established landscape architecture practice based in Singapore which has more than 10 years of projects portfolio to their name. With on-going projects throughout the ASEAN region, the expert teams of the firm have an in-depth understanding of the different cultures pertaining to landscape design and are always able to offer added value to the projects by bringing out the essence of each and every one of the developments.

By providing innovative and creative design concepts, the company is determined to be the leader in the field of landscape architecture, as well as building long-term relationships with its clients and providing exceptional services. The firm has garnered many accolades both in Singapore as well as on an international platform.

STARS OF KOVAN is a unique urban design where commercial and residential development is seamlessly connected for opulent living. The landscape is designed to take full advantage of its synergy, creating imaginative experiences through the interlocking of spaces of every place in STARS OF KOVAN.

Upon entering STARS OF KOVAN, residents are greeted by layered slope features to create a sense of elegance. The sound of gentle streams of trickling water immediately transports residents to a soothing idyll. Amidst this scene, residents can delight in a prestigious lifestyle, where a sense of bliss welcomes them home.

The dynamic landscape weaves both the commercial and residential environment into a holistic approach. The myriad of facilities will leave a gratifying impression, offering an unparalleled lifestyle.

Ann Teo

Managing Director of COEN Design International Pte Ltd







## AWARDS

### Singapore Landscape Architecture Awards 2013 (Residential Design - Merit Award)

- The Wharf Residences

### Singapore Landscape Architecture Awards 2013 (Residential Design - Merit Award)

- Privé

### NPARKS' LEAF Award 2014

- Highline Residences
- Eco Sanctuary
- Sky Habitat
- Tree House

### Guinness World Record Largest Vertical Garden in the World

- Tree House

### Singapore Landscape Architecture Awards 2015

#### *Institutions Design - Outstanding Award of Excellence & Gold Award*

- BASF Learning Campus

#### *Commercial Design - Gold Award*

- Westgate

#### *Institutions Design - Merit Award*

- BCA Academy

#### *Residential Design - Merit Award*

- Sky Habitat

### BCA Construction Excellence Award

- Tampines Grande

### BCA Universal Design Gold Plus Award

- Westgate

### Skyrise Greenery OUTSTANDING Award 2015

- Westgate

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2

3

1. Tree House, green façade
2. Tree House, garden pavillion
3. BASF Asia Learning Campus, garden pavillion







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# *Spectacularity*

The Modern Masterpiece of Kovan

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## The New Lustrous Landmark with the British Touch

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As the new brilliant landmark of the city, STARS OF KOVAN redefines the art of living for the modern era. The marvellous design theme – Living with Art – represents art and life in perfect harmony, the essence of British inspiration.

The extraordinary architectural design features fluid geometrical motifs throughout the structure from entrance to the clubhouse. The artistic vision comes alive where art and better living are fully integrated. A masterpiece landmark is unveiled.

Inspired by iconic designs of England, the skylight roof and shop fronts of STARS OF KOVAN recreate the enchanted atmosphere for a new era.

The sense of tranquillity is attained with vertical greenery landscape on selected floors to complement the elegant architecture. Poised between serenity and vibrancy, STARS OF KOVAN transcends the art of living.















Artist's impression





## A Fabulous Home of Beauty and Prestige







Artist's impression

## Stunning View

Situated far away from the urban jungle, STARS OF KOVAN displays a magnificent view across the horizon. Thanks to the surrounding low-rise landed properties, the scenic view is unobstructed for miles away.

## Luxury Provisions

From one bedroom to three bedroom apartments or exclusive Strata Terrace Units, luxury lifestyles come in all sizes at STARS OF KOVAN. Inspired by European designs and the refined taste of living, renowned brands like Kohler, Duravit, Hansgrohe and Smeg were curated to deliver superb quality at STARS OF KOVAN.









# *Splendour*

A Heaven of Arts and Enjoyment

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## Glittering Lifestyle in Starlike Club







Artist's impression

Set in the contrast of urban rectilinear geometry, the fluid geometrical design of British inspiration echoes into the exclusive Starlike Club, complete with lush greenery landscape to perfect the art of enjoyment, stepping away from the hectic city and into its languid oasis. Residents can relax in nature from the comfort of an imaginatively designed environment.

The organic form and absence of artificiality is at the heart of Starlike Club's innovative landscape design, and each facility is a new discovery waiting to be found. As an extension of the home, the clubhouse maximises space for leisure activities, creating a sanctuary to unwind, while surrounded by themes of natural greenery enthused by the slopes of the English countryside.

Every level of Starlike Club offers a luxury of pure indulgence and sheer bliss.



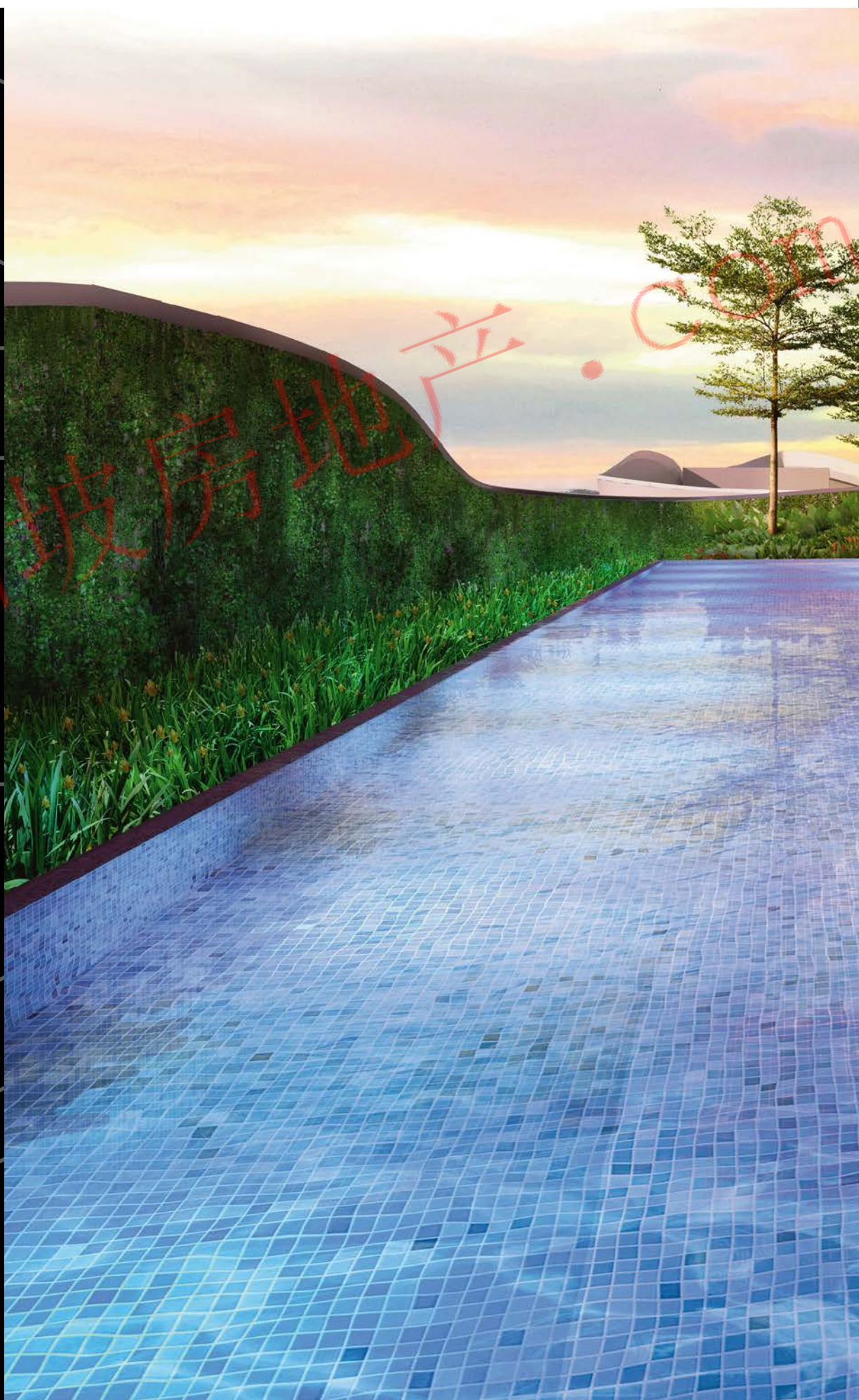


## Entertainment Where Sky is the Limit

Starlike Club is a masterpiece collection of ultramodern facilities designed with one goal, to pamper and relax the residents of STARS OF KOVAN. Each unique motif, inspired by the British style of enjoyment, uncovers a different pleasurable experience to soothe the mind and soul.

### Splash Kingdom - Fun in the Water

Dive in the kingdom of joy where splashing is required. Lap Pool resembling a crystal clear blue jewel, is the place where residents can plunge in for satisfying laps and be delighted under the sun. From sunbathing on the Aqua Deck to playing with kids at the Children Pool, you can unwind your mind and body.







Artist's impression



## Sunshine Manor - Delight in the Sun

The serene setting enables residents to enjoy pure tranquillity and the vitality of nature. Outdoor fitness is fitted along the paths for a healthy workout. The splendid Pavilion is tucked within these greens, a peaceful enclave of contemplation and enlightenment.

Stay at Playground for hours of fun in the open air where kids can play sliders or hop on the trampoline. Let the kids clamber it's challenging three dimensional spaces and create their own play styles.

There is no better place to spend quality family time on a lazy afternoon.







Artist's impression

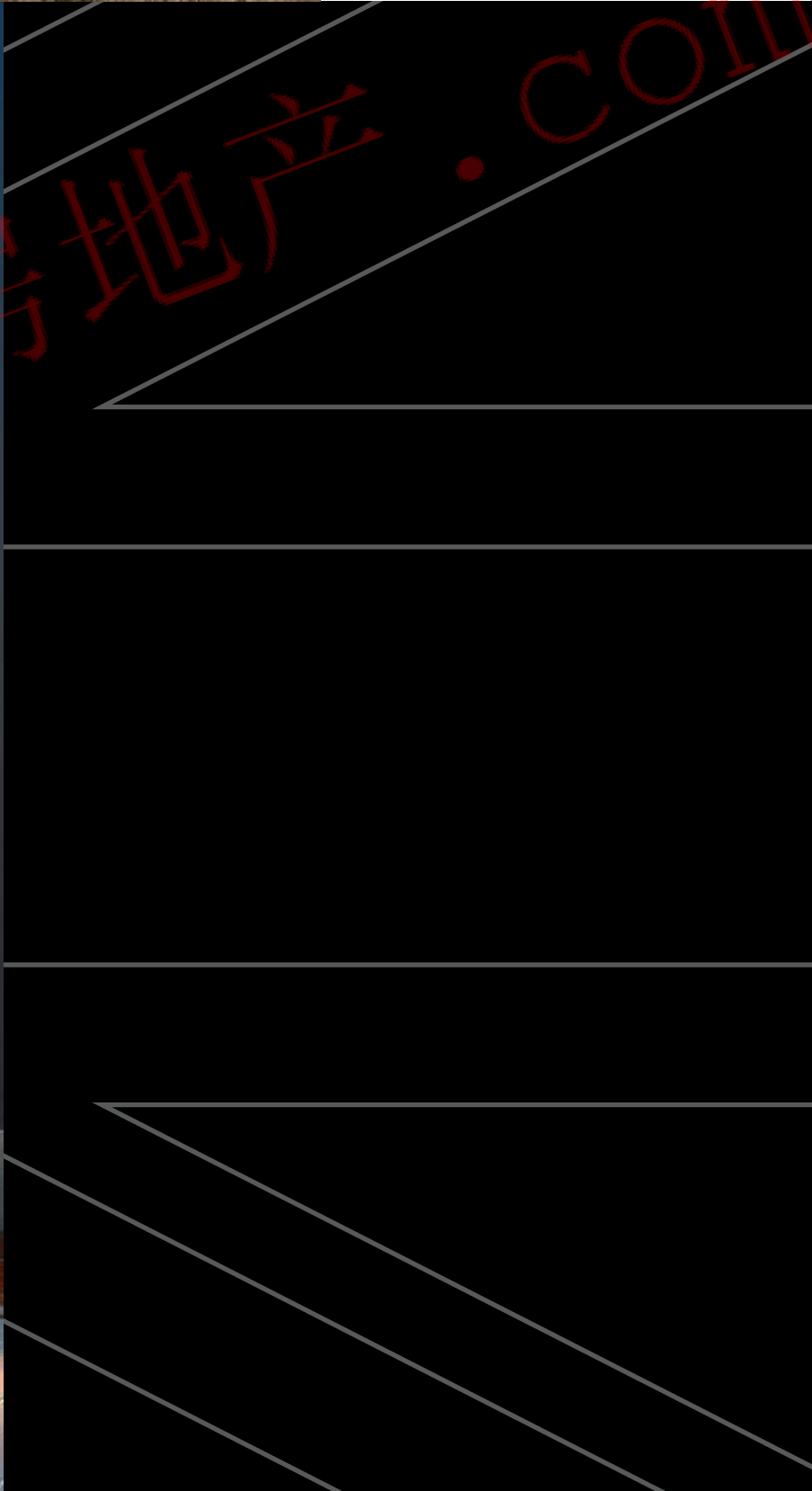


## Regale Monarchy - Entertainment in Style

Invite your star-studded friends to party in style with the private pool or outdoor alfresco dining in Starlike Club, this exclusive level brings privacy for residents to host glamorous dinner parties in the Function Room. The luxe décor will impress your guests every time.





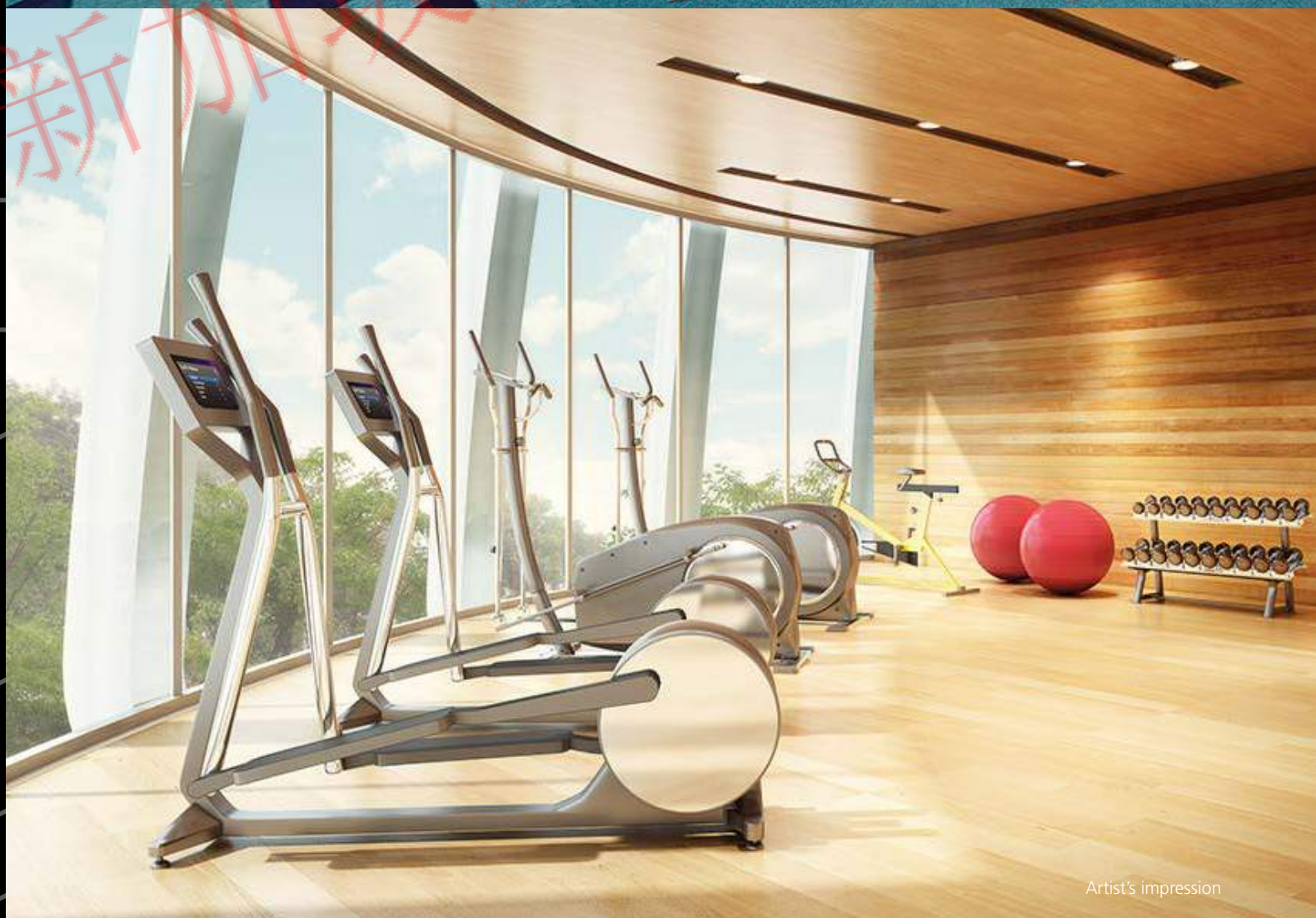




Escape the bustling life for  
some family bonding time  
in Children Play Room



When it's time to unwind,  
delight in a private fitness  
workout in Gymnasium  
where your body can  
rejuvenate.







Lounge is where you can always unwind in luxury.

Artist's impression



## Celestial Realm - Relish in the Sky

The sky is the limit for indulgence. Step into a heavenly realm where delight is double the enjoyment. Celestial Realm is designed with two distinctive themed areas that caters to endless joy for all ages.

### Soho Alfresco

For a life worth celebrating, there is always a welcome space for your loved ones at home.

Get your friends and family together for a casual alfresco meal at the BBQ Deck, or delight them with a cook out amidst the luscious greenery. There are also carved quiet niches, inviting residents to enjoy them for cosy conversational nooks or meeting point at the Lounging Deck and Viewing Deck.



Artist's impression





## Kensington Sky Garden

Pleasures from dining, lounging, and rejuvenation are derived in symphony at the roof garden with a panoramic view of the nature around.

Gather family and friends for a homely dining experience at the Sky BBQ. Tucked away at the corner, the Spa-Pool pampers the tired shoulders and back with its soothing water jet massages. With an unparalleled cityscape view, you can lay back and count the stars.



Artist's Impression





# Starlike Club's Plan



## Splash Kingdom

- 1 Lap Pool
- 2 Aqua Deck
- 3 Children Pool
- 4 Outdoor Shower
- 5 Reading Deck
- 6 Pool Deck

## Sunshine Manor

- 7 Playground
- 8 Pavilion
- 9 Outdoor Fitness

## Celestial Realm

### Kensington Sky Garden

- 10 Sky Seating

- 11 Sky BBQ
- 12 Sky Tea Cove
- 13 Sky Pavilion
- 14 Sky Fitness
- 15 Sky Bridge
- 16 Sky Chill-Out Deck
- 17 Sky Meditation

- 18 Spa-Pool

## Soho Alfresco

- 19 BBQ Deck
- 20 Reflexology Path
- 21 Lounging Deck
- 22 Viewing Deck





## Regale Monarchy

- 23 Lounge
- 24 Gymnasium
- 25 Children Play Room
- 26 Function Room
- 27 Private Lounge Pool







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*Superbness*

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A Luxury Gem Creating Precious Commodity

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# The Crown Jewel of Tomorrow

The rising gem of Kovan, STARS OF KOVAN overlooks the city as a rare mixed development project in Singapore.

What started out as a common marketplace has become a priceless commodity today. Kovan is destined to repeat history again with its advanced development to become the prestigious community of the region. STARS OF KOVAN is the centrepiece landmark creating the lasting legacy.







Artist's impression





## Golden Opportunity Shines on Kovan

Like seeing a shooting star, STARS OF KOVAN is an exquisitely rare mixed development project in Singapore. Built in the heart of Kovan amongst five business hubs, prestigious schools, and a fast-growing transportation infrastructure, this precious iconic landmark is the prime commodity with boundless potential.

With the Kovan MRT station at around a two minute walk to tap into the pulse of the city, the supply for this exquisite residence is extremely limited. Destined for success for generations to come, STARS OF KOVAN is an exceptional chance to seize this golden opportunity.











The elegance and grandeur of British inspiration is redefined in Singapore.

STARS OF KOVAN will enlighten the matchless splendour of the North-East region.

Prosperity will excel in the extraordinary community of Kovan.







For an exclusive preview, please call:

Property Enterprises Development (Singapore) Pte Ltd, Singapore



Cheung Kong Property Development Ltd, Hong Kong



Website:



Another prestigious project by:



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Developer: Kovan Treasure Pte Ltd (Company Reg. No. 201437687M) • Developer's License No.: C1184 • Tenure of Land: 99 years commencing from 25 February 2015 • Lot & Mukim No.: Lot No. 9779T Mk 22 • BP Approval No.: A1292-01501-2015-BP01 • Date: 4 April 2016 • Expected Date of Vacant Possession: 30 November 2020 • Expected Date of Legal Completion: 30 November 2023









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