



THE
NAVIAN
FREEHOLD RESIDENCES

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A RARE FREEHOLD.

ONLY FOR THE EXCLUSIVE FEW.

WHERE LIMITED EDITION
LIVING AWAITS.

DISCOVER FORTY-EIGHT UNITS
OF UNMATCHED LUXURY
AND STYLE THAT CELEBRATE
YOUR INDIVIDUALISM.



A LOCATION WHERE EACH MOMENT IS MADE EVEN MORE BRILLIANT.

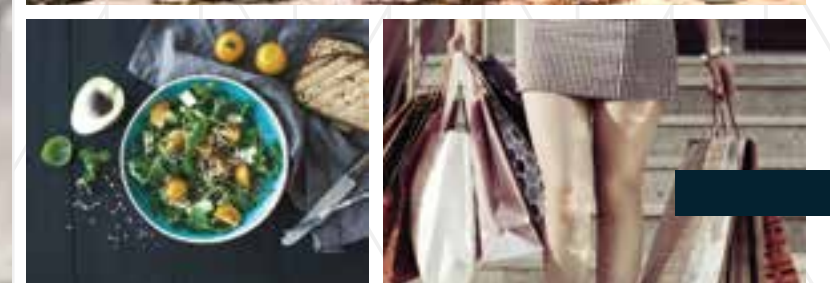


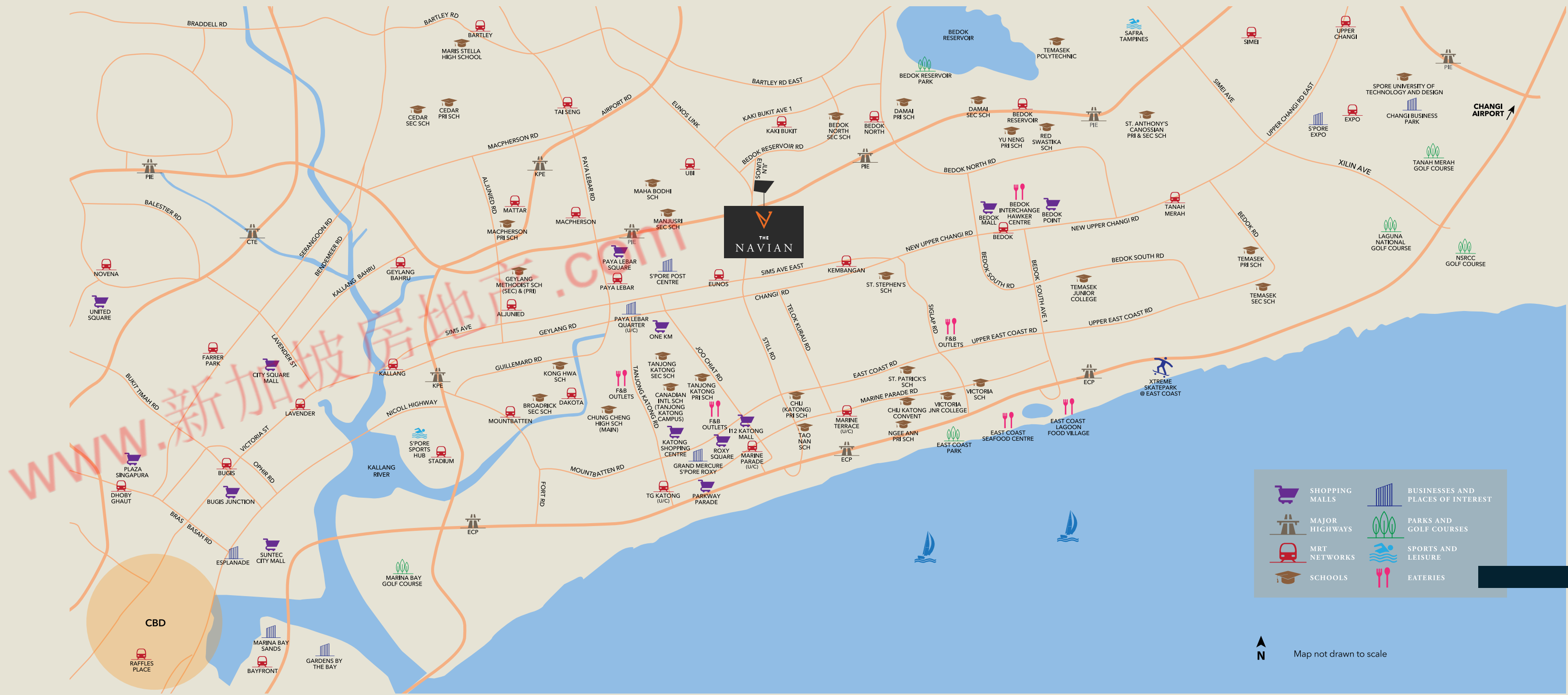
Conveniently situated within the rich, cultural enclave of Jalan Eunos, set to become the latest iconic lifestyle hub in the East, live right next to **nature** and all that it has to offer. Take a scenic stroll along East Coast Park or breathe in the fresh air at Bedok Reservoir Park, where many fun activities await.

At **Navian**, live in one of the most coveted residential addresses of the future where you can find not only the best of nature but **city living** as well. Now, you can stay close to everything that matters the most - the CBD, Marina Bay and Singapore Changi Airport. From now on, enjoy accessibility like never before with the Eunos MRT station, upcoming Downtown Line, as well as the PIE (Pan Island Expressway) and the ECP (East Coast Parkway) all within reach. With connectivity like this, you can now spend more time enjoying the things that you love doing the most.

Welcome to a world of **convenience** and endless excitement at **Navian**. Discover a host of thrilling amenities nearby such as Parkway Parade and Bedok Mall - where fun entertainment, remarkable shopping and delectable dining options abound. In addition, surround yourself with many hip and happening cafés and restaurants that will truly make your days even more interesting.

To complete it all, enjoy an unmatched lifestyle as you live within minutes to the up-and-coming Paya Lebar Quarter, a mixed-use development set to become a dynamic **regional business hub**. At **Navian**, you're always connected to places thriving with life and never-ending possibilities.





	SHOPPING MALLS		BUSINESSES AND PLACES OF INTEREST
	MAJOR HIGHWAYS		PARKS AND GOLF COURSES
	MRT NETWORKS		SPORTS AND LEISURE
	SCHOOLS		EATERIES

Map not drawn to scale

A FREEHOLD
ADDRESS
OF INFINITE
POTENTIAL.

A LASTING
LEGACY FOR
GENERATIONS
TO COME.

AN EXQUISITE WORLD WHERE ALL THE
GOOD THINGS IN LIFE COME TOGETHER.





Inspired by nature's refreshing greenery and the energetic movement of lines, the Navian's distinct architecture is designed to bring about tranquility. Following the Scandinavian look and feel, its simple design reflects the beauty of functionality in a home.



Artist's Impression

NEVER ORDINARY. ALWAYS EXTRAORDINARY.

Make every day worthwhile. At the rooftop deck, find breathtaking unblocked views for your viewing pleasure, as well as many facilities perfect for relaxation. Unwind completely in the 20-metre swimming pool, jet pool and pool deck. Recharge thoroughly in the fitness pavilion. Make a splash and have fun with your kids at the children's water play area. The possibilities are infinite.



For your utmost pleasure, make use of exclusive facilities designed to entertain you and your guests. Create lasting memories at the well-designed BBQ pavilions and social pavilion.

Artist's Impression

Artist's Impression

RECREATION FACILITIES AT THE ROOFTOP



Artist's Impression

- 1 Swimming Pool
- 2 Jet Pool
- 3 Pool Deck
- 4 Outdoor Showers
- 5 Children's Water Play Area
- 6 Fitness Pavilion
- 7 Yoga Alcove
- 8 Seating Alcove
- 9 Hammock Alcove
- 10 BBQ Pavilion 1
- 11 BBQ Pavilion 2
- 12 Social Pavilion
- 13 Gen Set
- T Accessible Toilet



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THE FINEST ART
AND DESIGN.

JUST AS
YOU DESERVE.

PAMPER YOURSELF TO THE
FULLEST WITH STYLISH SPACES
CREATED FOR YOUR ULTIMATE
COMFORT AND ENJOYMENT.



**INSPIRED BY THE
SCANDINAVIAN
POINT OF VIEW.**

**THE ART OF
FUNCTIONALITY
AND SIMPLICITY
COMBINED.**

Create the space that reflects your distinct style and point of view the most. Find luxurious 2-bedroom, 2-bedroom + study, 2-bedroom + guest room and 3-bedroom + guest room units of unmatched modern comfort. Each space was thoughtfully designed to enhance your family's living experience like never before.



TYPE B4



THE DIFFERENCE IS SMART.

The smart home gateway system includes WiFi and a pan and tilt camera with motion detection function, night vision, cloud storage and 2-way audio, which allows you to monitor your home remotely through the smart home mobile application. From now on, be rest assured that your family is always safe and sound, as you enjoy peace of mind at all times.

EXCLUSIVE FOR
NAVIAN HOMEOWNERS



Digital Lockset



WiFi Camera



Gateway System



Pan & Tilt Camera
Get to monitor your home while you're away



Cloud Storage for Video Images
Use your Dropbox for storing and recording



Motion Sensor
Monitor and detect motion



Night Vision
Enjoy night vision capability for extra security



In-Built Siren
Speaker alarm function prompted by motion detection with push notifications to mobile devices



SD Card Storage
Make use of an SD card as an alternative storage



2-Way Audio
Have 2-way communication with family members

FUTURE EXPANSION ADD-ONS*



Remote Window Sensor
Monitor window movements



Motorised Blinds System
Remotely automate and control motorised window blinds



Remote Lighting Control
Monitor, automate and control remotely your lights



Remote Air-Con Control
Control temperature remotely and power on/off air conditioner



Panic/Emergency Button
Fast access panic button to ask for assistance urgently



Energy Management System
Monitor your energy consumption

*Terms and conditions apply. The add-on compatible smart devices and features are not part of the provision for Navian homeowners. Homeowners can choose to separately purchase the add-on compatible smart devices from the Smart Home vendor or any other vendors and install at their own cost after the handover of the unit.

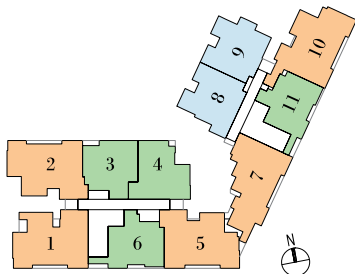
**FIND THE SPACE THAT
SUITS YOUR NEEDS
PERFECTLY.**

FLOOR PLANS

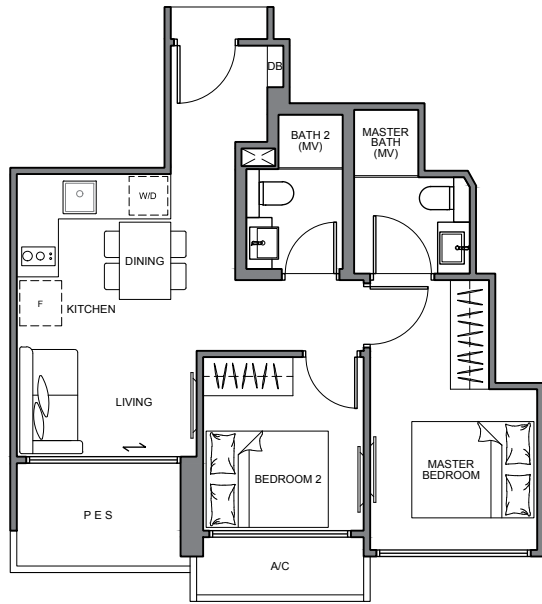
SCHEMATIC DIAGRAM

Roof						Recreation Facilities									
Level 05	B4 84 sqm	B4a 84 sqm	A2 60 sqm	A4 61 sqm	B2 84 sqm	A3 61 sqm		B3 83 sqm	A5 62 sqm	A5a 62 sqm	B5 86 sqm	A3a 61 sqm			
Level 04	B4 84 sqm	B4a 84 sqm	A2 60 sqm	A4 61 sqm	B2 84 sqm	A3 61 sqm		B3 83 sqm	A5 62 sqm	A5a 62 sqm	B5 86 sqm	A3a 61 sqm			
Level 03	B4 84 sqm	B4a 84 sqm	A2 60 sqm	A4 61 sqm	B2 84 sqm	A3 61 sqm		B3 83 sqm	A5 62 sqm	A5a 62 sqm	B5 86 sqm	A3a 61 sqm			
Level 02	B4 84 sqm	B4a 84 sqm	A2 60 sqm	A4 61 sqm	B2 84 sqm	A3 61 sqm		B3 83 sqm	A5 62 sqm	A5a 62 sqm	B5 86 sqm	A3a 61 sqm			
Level 01					B2-G 84 sqm	A3-G 60 sqm		B1-G 83 sqm				A1-G 56 sqm			
Unit	1	2	3	4	5	6		7	8	9	10	11			

- 2-BEDROOM
- 2-BEDROOM + STUDY
- 2-BEDROOM + GUEST ROOM
- 3-BEDROOM + GUEST ROOM

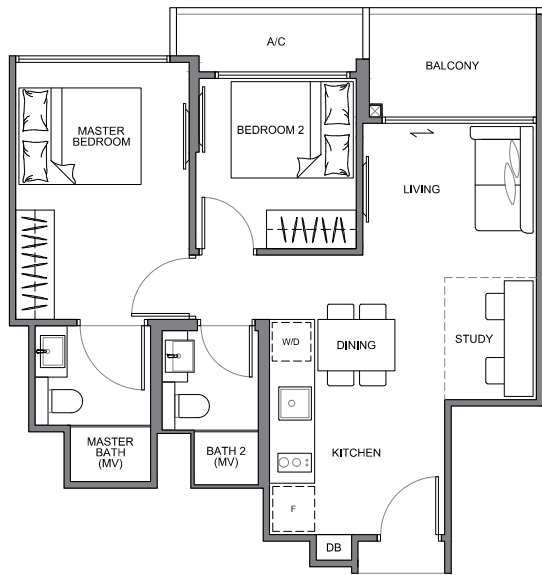
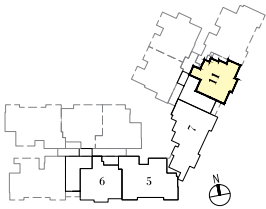


2-BEDROOM & 2-BEDROOM + STUDY



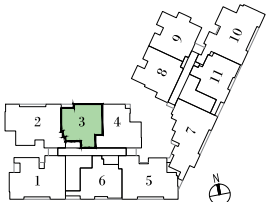
TYPE A1-G 56 sqm

178 Jalan Eunus #01-11



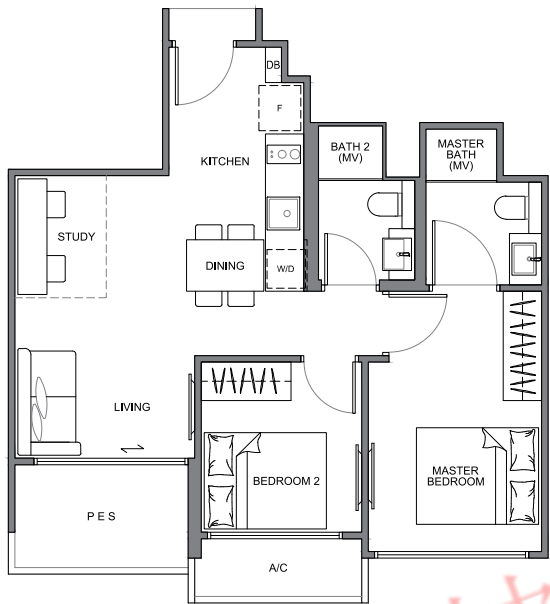
TYPE A2 60 sqm

178 Jalan Eunus #02-03
#03-03
#04-03
#05-03



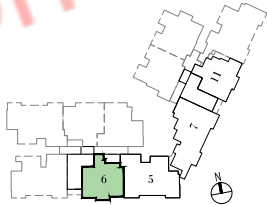
All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. Plans are not drawn to scale and do not form part of the contract.

2-BEDROOM + STUDY

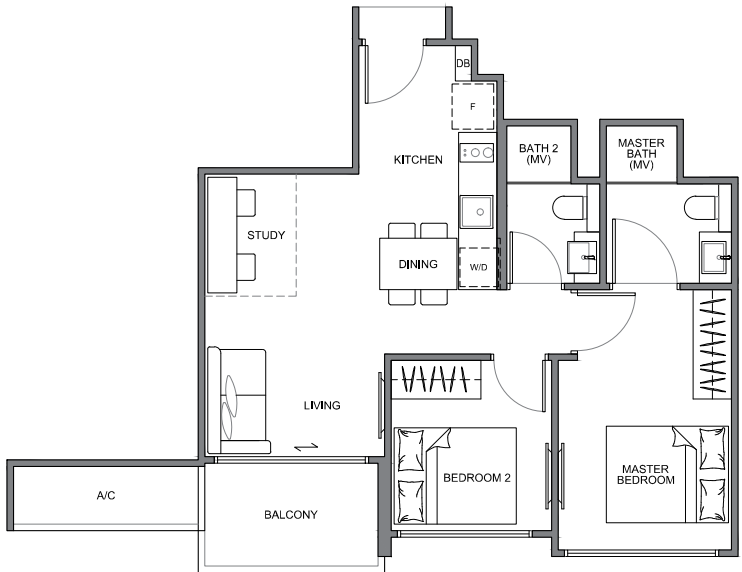


TYPE A3-G
60 sqm

178 Jalan Eunus #01-06

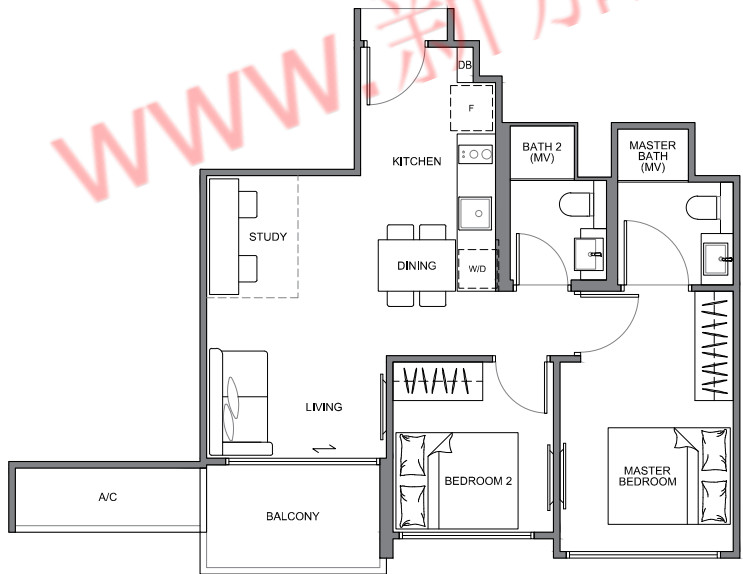
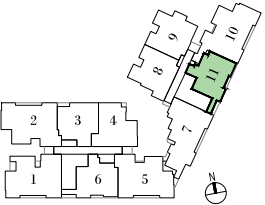


2-BEDROOM + STUDY



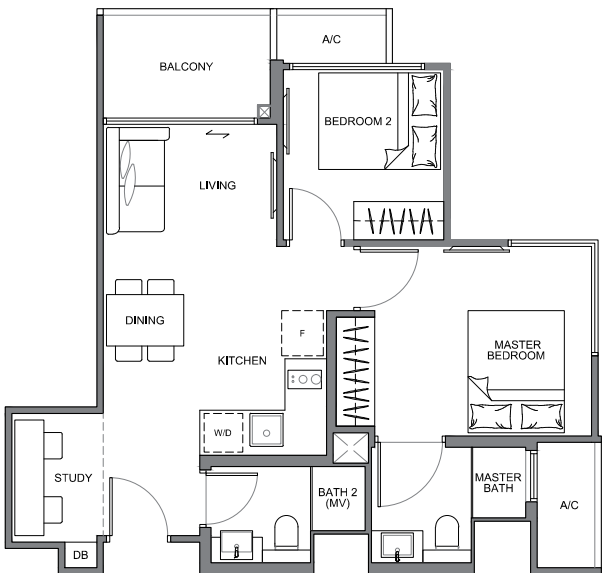
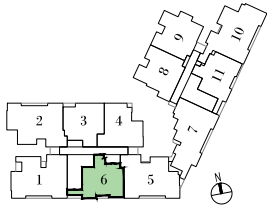
TYPE A3a
61 sqm

178 Jalan Eunus #02-11
#03-11
#04-11
#05-11



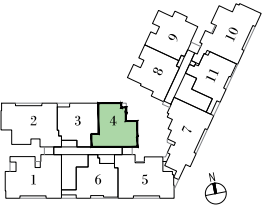
TYPE A3
61 sqm

178 Jalan Eunus #02-06
#03-06
#04-06
#05-06

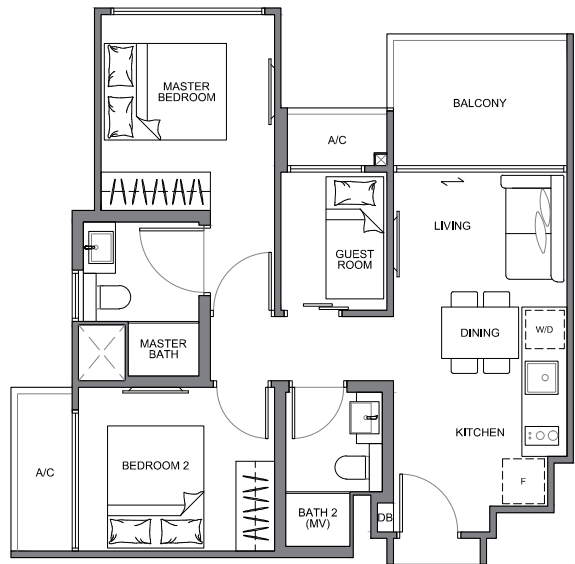


TYPE A4
61 sqm

178 Jalan Eunus #02-04
#03-04
#04-04
#05-04

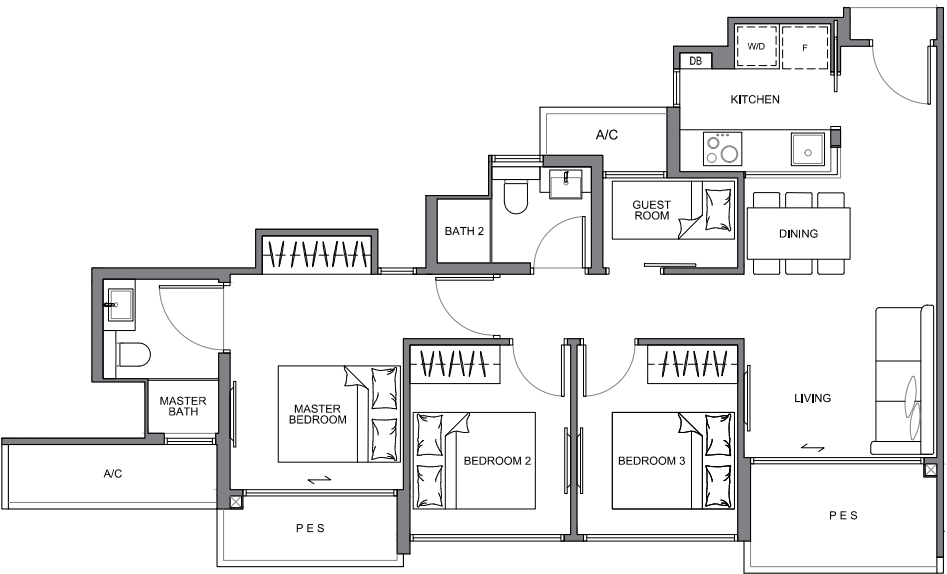


2-BEDROOM + GUEST ROOM



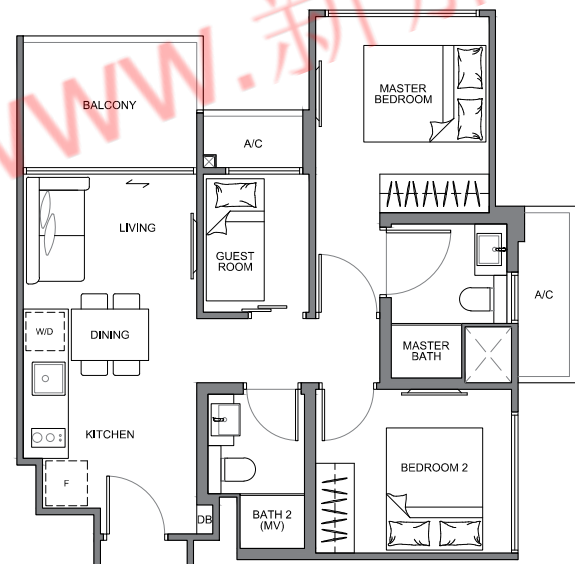
TYPE A5
62 sqm

178 Jalan Eunios #02-08
#03-08
#04-08
#05-08



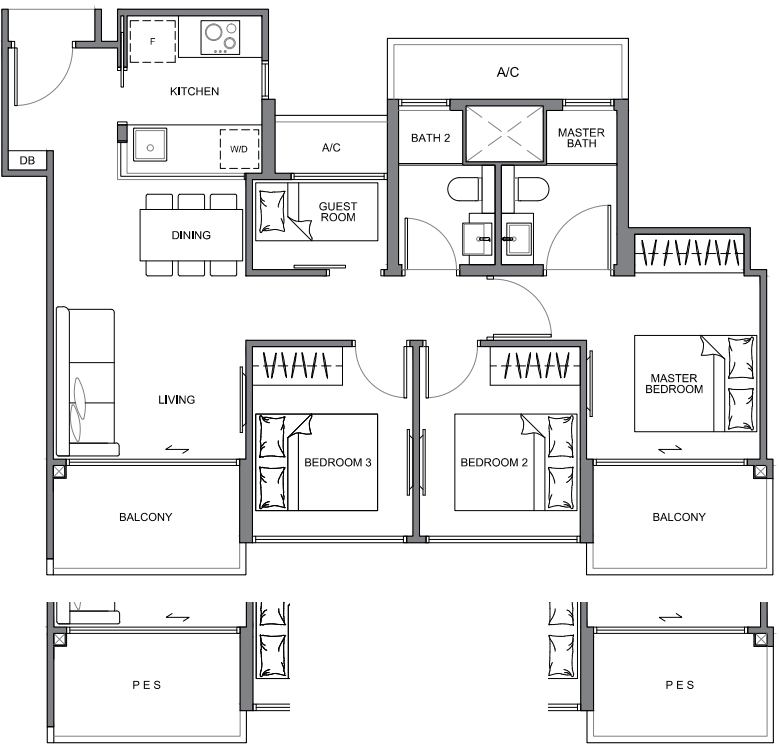
TYPE B1-G
83 sqm

178 Jalan Eunios #01-07



TYPE A5a
62 sqm

178 Jalan Eunios #02-09
#03-09
#04-09
#05-09



TYPE B2
84 sqm

178 Jalan Eunios #02-05
#03-05
#04-05
#05-05

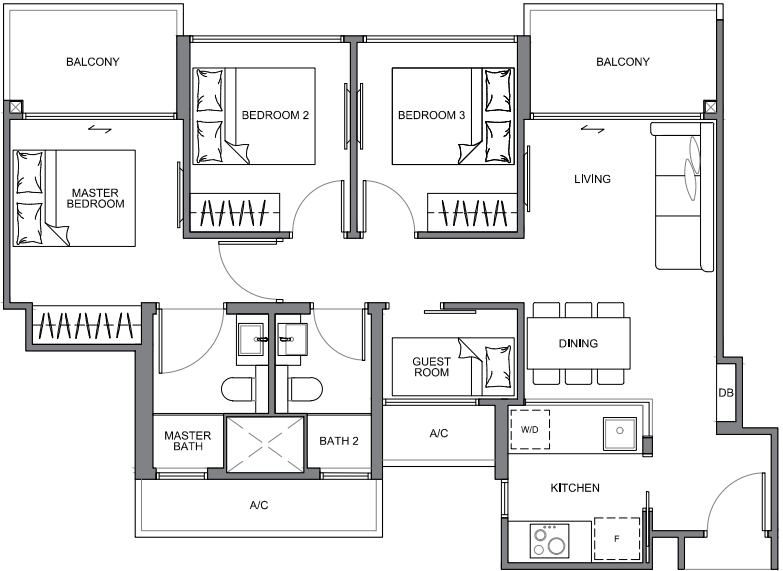
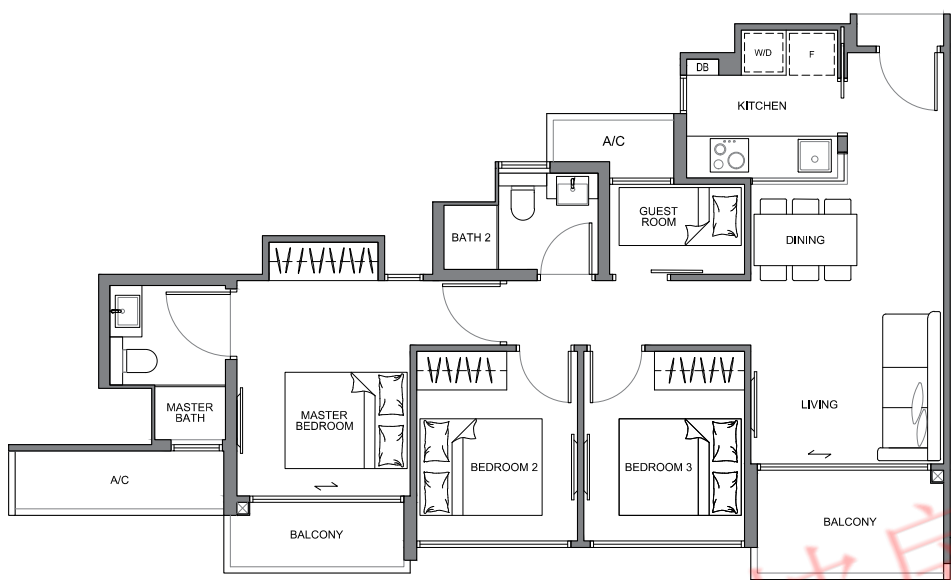
TYPE B2-G
84 sqm

178 Jalan Eunios #01-05

3-BEDROOM + GUEST ROOM

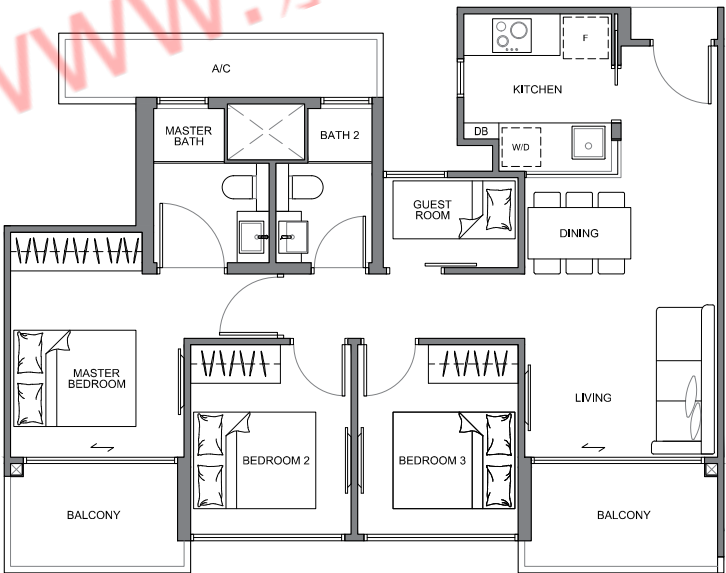
TYPE B3
83 sqm

178 Jalan Eunos #02-07
#03-07
#04-07
#05-07



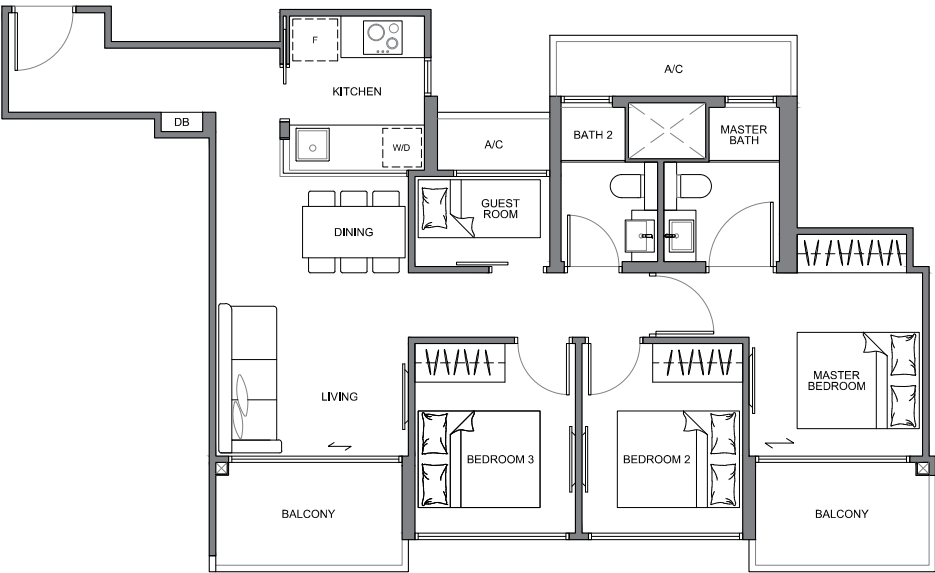
TYPE B4a
84 sqm

178 Jalan Eunos #02-02
#03-02
#04-02
#05-02



TYPE B4
84 sqm

178 Jalan Eunos #02-01
#03-01
#04-01
#05-01



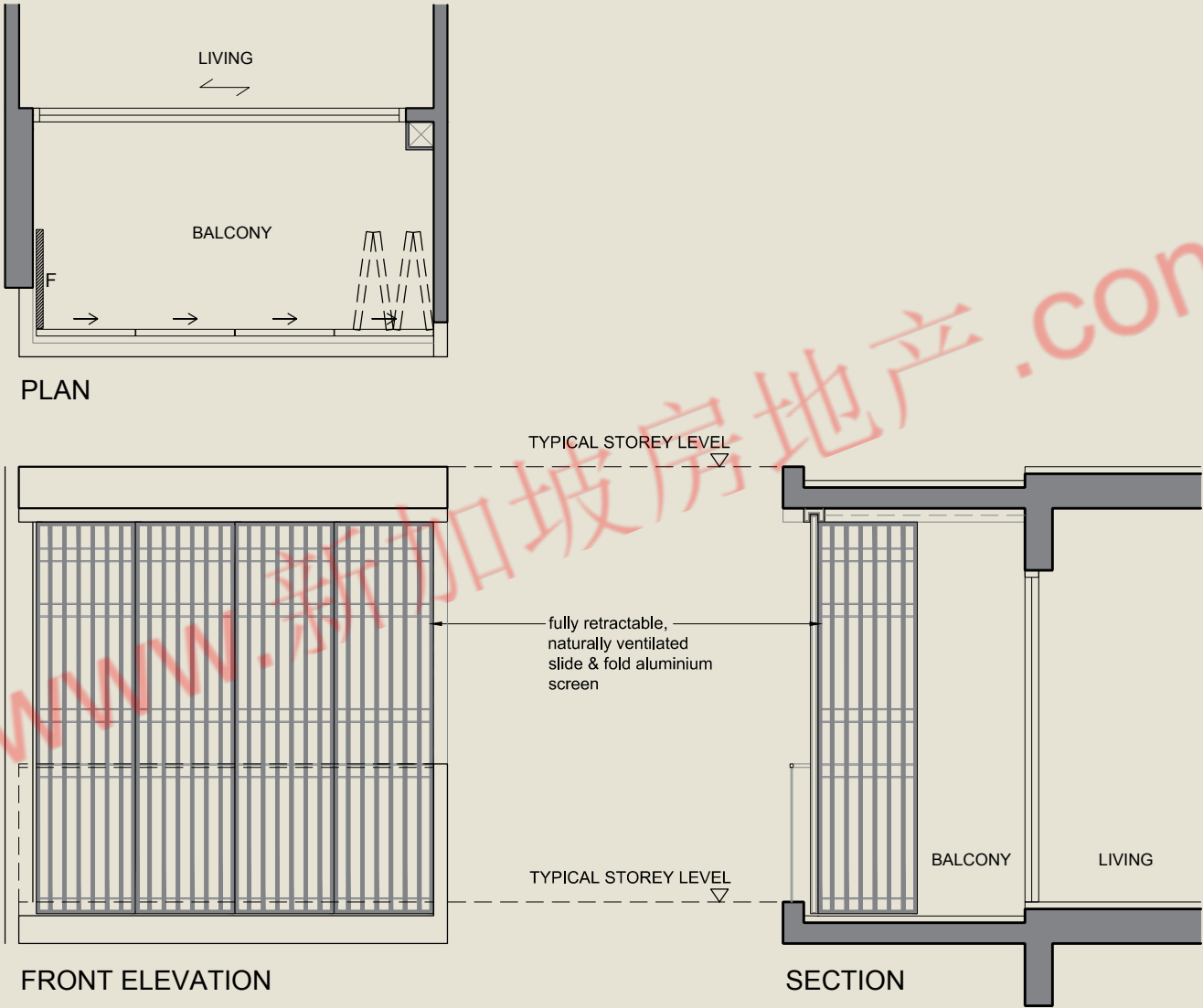
TYPE B5
86 sqm

178 Jalan Eunos #02-10
#03-10
#04-10
#05-10

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BALCONY SCREENING



This drawing is for reference only. The screen design is provided for aesthetic uniformity of the development. Materials to be aluminium with powder coated finish. Fixing details are by contractor, and fixing shall not damage the existing waterproofing and structure. Owner shall verify all dimensions prior to fabrication and commencement of work. Drawings are not to scale. The cost of screen and installation shall be borne by the owner.

A PREMIER DEVELOPMENT BY ROXY-PACIFIC HOLDINGS LIMITED.

SINGAPORE



STRAITS MANSIONS
A freehold Peranakan heirloom



LIV ON WILKIE
The exclusive world of glamour



EON SHENTON
City living at your doorstep

OVERSEAS



WISMA INFINITEM, MALAYSIA
Residence · Retail · Club



WEST END RESIDENCES, AUSTRALIA
A collection of unique apartments and terrace homes in the heart of Glebe

Roxy-Pacific Holdings Limited is an established property and hospitality group with an Asia-Pacific focus and a track record that extends back to May 1967. Listed on the SGX Mainboard on 12 March 2008, the group is principally engaged in the development and sale of residential and commercial properties ("Property Development"), the ownership of Grand Mercure Roxy Hotel and other investment properties ("Hotel Ownership and Property Investments"). Since 2013, the three main arms - Property Development, Property Investment and Hotel Ownership have extended their reach beyond Singapore, to countries such as Malaysia, Australia, Thailand, Japan and Maldives.

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ANOTHER QUALITY PROJECT BY:



**Roxy-Pacific
Holdings Limited**

Developer: RH Eunoss Pte Ltd (ROC No.: 201540679H) • Developer's Licence Number: C1227 • Tenure of Land: Estate in Fee Simple • Encumbrances: Caveat(s) and Mortgage(s) in favour of Hong Leong Finance Limited • Expected date of Vacant Possession: 31 December 2020 • Expected date of Legal Completion: 31 December 2023 • Location : Lot 2713T, 2715K, 2718L-PT, 2719C, 2720X, 2721L, 2722C & 2723M of MK 23 at 178 Jalan Eunoss

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