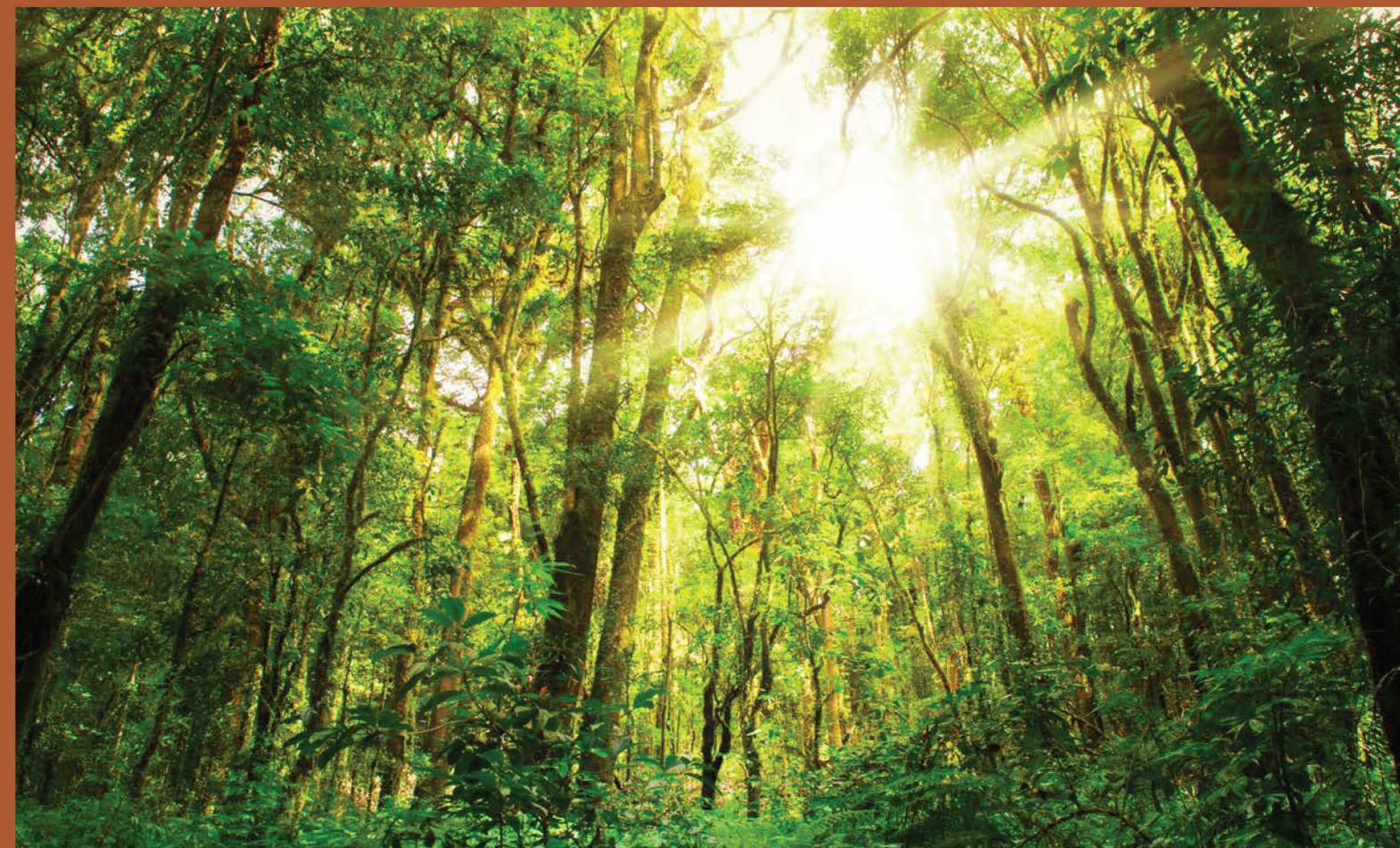




NAVA GROVE

E-BOOK

**1ST PROJECT IN PINE GROVE WITH
NEW URA HARMONISATION**



Huttons

SINGAPORE'S LARGEST
PRIVATE REAL ESTATE AGENCY

ABOUT THE DEVELOPERS

MCL LAND

Established in 1963, MCL Land is a member of the Jardine Matheson Group under Hongkong Land Holdings, a major listed property investment, management and development group. The Group owns and manages more than 850,000 sq. m. of prime office and luxury retail property in key Asian cities, principally in Hong Kong, Singapore, Beijing and Jakarta. Its properties hold industry leading green building certifications and attract the world's foremost companies and luxury brands. As a leading residential developer with a legacy of consistently building quality developments in Singapore and Malaysia, MCL Land continues to evolve with practical and innovative residential solutions and creating long-term sustainable value. MCL Land has an extensive portfolio of prime residential properties in Singapore and Malaysia. Notable developments include Tembusu Grand, Copen Grand, Piccadilly Grand, Leedon Green, Parc Esta and Margaret Ville in Singapore, as well as Sfera, Quinn, Seri Riana and Riana Green East in Wangsa Maju, Kuala Lumpur, Malaysia.

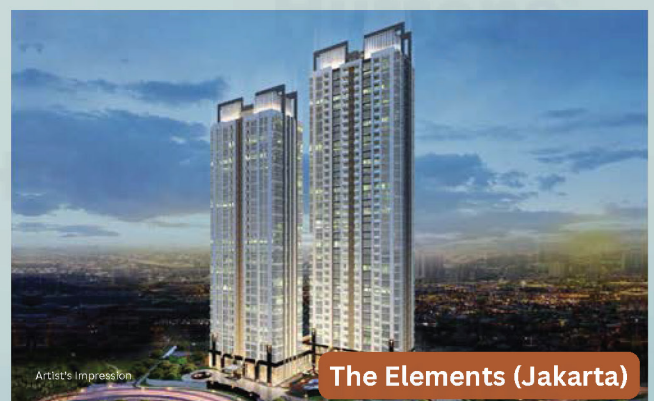


ABOUT THE DEVELOPERS

SINARMAS LAND

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 opulent yet practical abodes for our occupants. We have designed and developed notable residential projects in Jakarta, such as The Zora, The Element Jakarta, 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. We also invested in Dana Investasi Real Estat Simas Plaza Indonesia, an Indonesian-listed REIT which owns Grand Hyatt Jakarta and Plaza Indonesia. With over 50 years of proven track record, we continue to seek new heights as a regional real estate player to meet the ever-changing demands of real estate users and endeavour to build a better future for the years to come.



NAVA GROVE

A PINNACLE OF LUXURY LIVING

Discover a lifestyle of unparalleled elegance and sophistication at Nava Grove. Nestled in the heart of Pine Grove (Holland), this luxurious condominium offers an exceptional living experience that combines modern design with timeless elegance. Located in Central Region of Singapore, Prime Location. Enjoy the convenience of being surrounded by world-class amenities, vibrant shopping districts (Holland Village & Orchard) and prestigious renown schools.

Marvel at the architectural masterpiece that defines Nava Grove. Every detail has been carefully crafted to create a sense of grandeur and sophistication.

Indulge in the epitome of luxury with spacious and thoughtfully designed interiors. Each unit is adorned with high-quality finishes and premium materials.

Experience a resort-style lifestyle with an array of exclusive amenities over 5 facilities zones, including a 50m swimming pool, fitness gym, spa pool, tennis court and landscaped gardens.

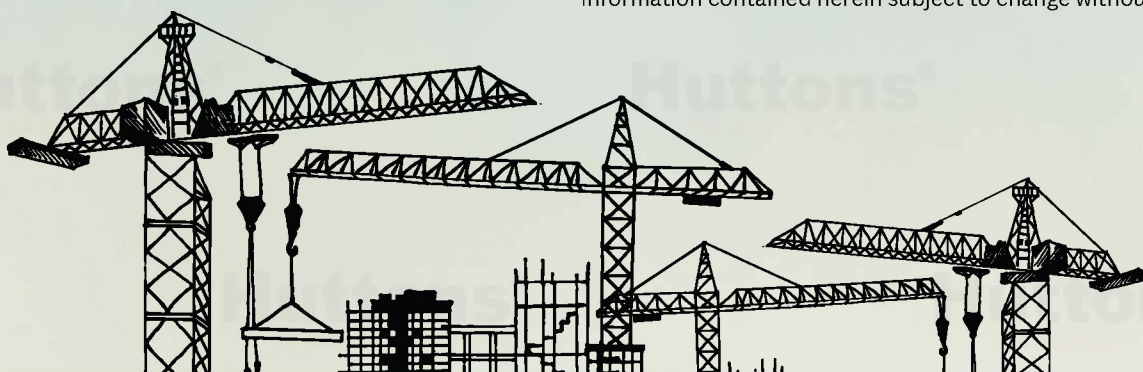
Enjoy breathtaking panoramic views of clementi forest from your private balcony.



PROJECT INFORMATION

Developers	Golden Ray Edge 3 Pte. Ltd. (JV between MCL Land & Sinarmas Land)
Address	Pine Grove, Singapore
Architect	P & T Group
Landscape	STX Landscape Architects
Project Interior Designer	2nd Edition Pte Ltd
URA Planning Area	Bukit Timah (Central Region)
URA Planning Subzone	Ulu Pandan
District	21
Total Units	552 Residential Units
BLOCKS	3 Blocks of 24 Storey
Plot Ratio	2.1
Land Size	25,039.2 Sqm
Tenure	99 years wef 13th February 2024

Information contained herein subject to change without prior notice.





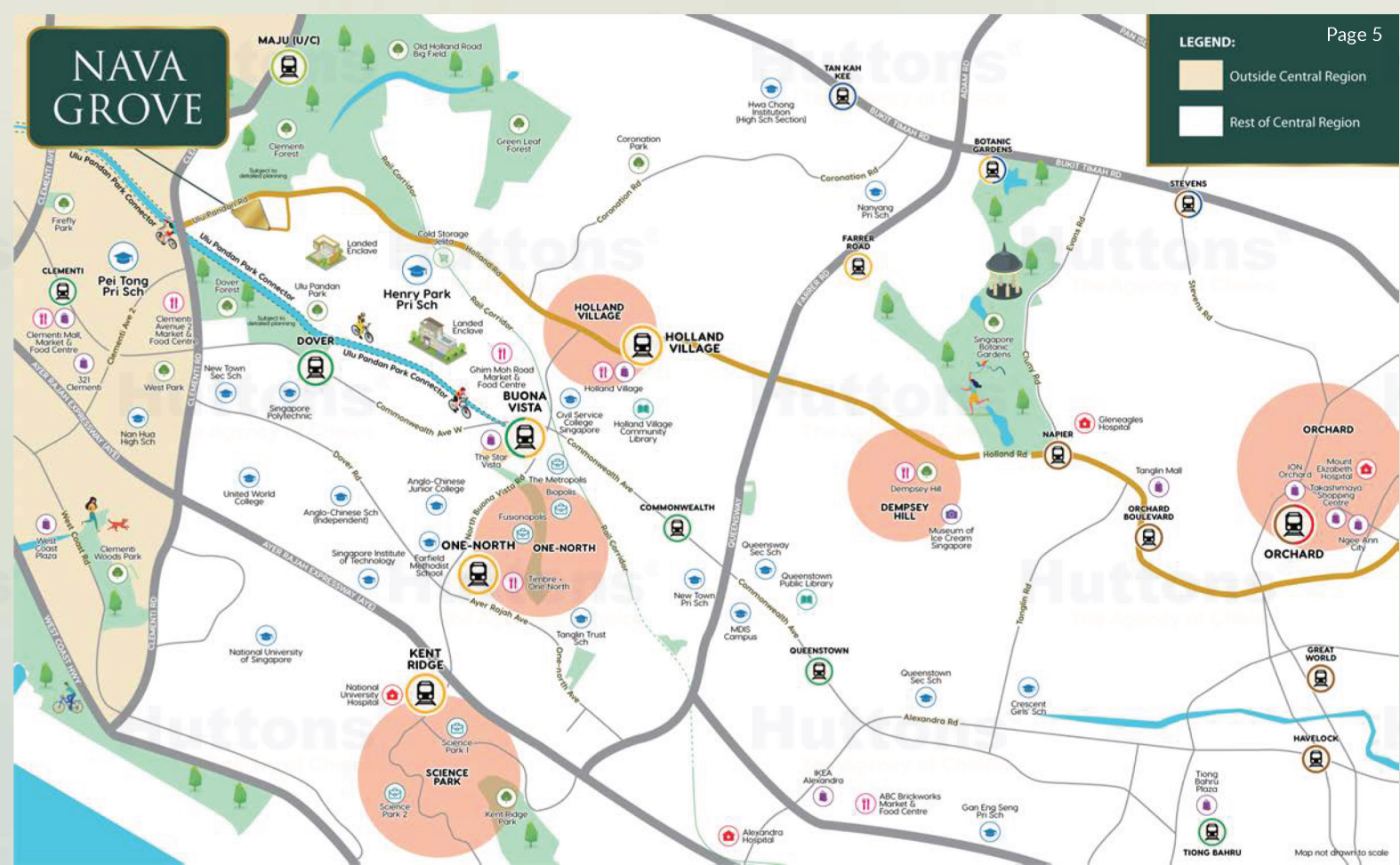
LOCATED IN CENTRAL REGION

PINE GROVE (HOLLAND)



NAVA GROVE

LEGEND:
 Outside Central Region
 Rest of Central Region



LOCATION MAP

5 mins to Holland Village

12 mins to Tanglin & Orchard

7 mins to Buona Vista & One North

 Stroll to 5 Green Corridors

7 mins to Science Park & NUH

 Near Henry Park Primary, Pei Tong Primary & Methodist Girl's School

7 mins to Ghim Moh Market

 Near Singapore Poly, Ngee Ann Poly, NUS, SUSS, UWSEA

10 mins Drive to Botanic Gardens & Dempsey Hills

 3 Bus Stops to Clementi Mall, Market & Food Centre

NAVA GROVE

SEAMLESS CONNECTIVITY



ORCHARD



BOTANIC GARDENS & DEMPSEY HILLS



HOLLAND VILLAGE

NAVA GROVE



ONE NORTH & BUONA VISTA



SCIENCE PARK & NATIONAL UNIVERSITY HOSPITAL



STROLL TO 5 GREEN CORRIDORS



RENOWNED SCHOOLS IN THE VICINITY



**HENRY PARK
PRIMARY SCHOOL**



**PEI TONG
PRIMARY SCHOOL**



**METHODIST GIRL'S
SCHOOL (PRIMARY)**

NAVA GROVE



**NAN HUA
PRIMARY SCHOOL**



NUS HIGH SCHOOL



TERTIARY EDUCATION IN THE VICINITY



**SINGAPORE
POLYTECHNIC**

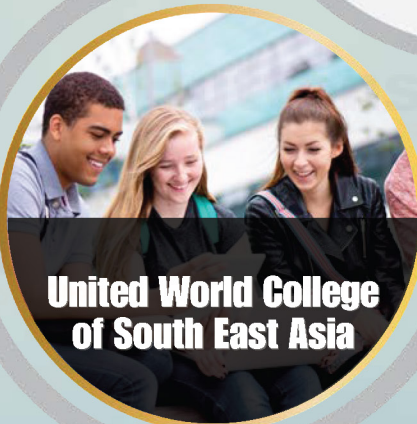


**Singapore University of
Social Sciences**



**NGEE ANN
POLYTECHNIC**

NAVA GROVE



**United World College
of South East Asia**



**National University of
Singapore**



NAVA GROVE

CONTACT ME FOR MORE INFORMATION



ADEN PANG

R000885D

98635846

OFFICIAL MARKETING AGENCY

Huttons
SINGAPORE'S LARGEST
PRIVATE REAL ESTATE AGENCY

SEEKING INDICATION OF INTEREST

Follow us on social media

HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO.: L3008899K

Disclaimer: While Huttons Asia has endeavoured to ensure that the information and materials contained herein are accurate and up to date as at 20/08/24, Huttons Asia is not responsible for any errors or omissions, or for the results obtained from their use or the reliance placed on them. All information is provided "as is", with no guarantee of completeness, and accuracy. In no event will Huttons Asia and/or salespersons thereof be liable in contract or in tort, to any party for any decision made or action taken in reliance on the information in this presentation or document or for any direct, indirect, consequential, special or similar damages. | HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO.: L3008899K