

PROJECT FACTSHEET - NEW LAUNCH

KOVAN ROAD · DISTRICT 19 · D19

Kovan Jewel

34

RESIDENTIAL UNITS

Freehold

TENURE

31 DecembeD2025

TOP / VP

DISTRICT

Not stated

INDICATIVE PRICE

Kovan Jewel is a freehold boutique Kovan launch with 34 homes, one shop unit, basement carparks and facilities near Kovan MRT and Heartland Mall.

PROJECT PARTICULARS

DEVELOPER	Soon Lian Realty Pte Ltd	PLOT RATIO	Not stated in available source files
ADDRESS	51 Kovan Road, Singapore 548534	BLOCKS & STOREYS	1 block of 5-storey residential flats with attic, basement carparks and communal facilities
TENURE	Freehold	TOTAL UNITS	34 residential units and 1 shop unit
SITE AREA	27,091 sqft / 2,516 sqm	EXPECTED TOP	Estimated Date of Vacant Possession Q4 2023; Legal Date of Vacant Possession 31 December 2025

UNIT MIX & SIZES

TYPE	SIZE	UNITS	PRICE
1 Bedroom	624 sqft	8 units	Not stated
1 Bedroom + Study	721 sqft	7 units	Not stated
3 Bedroom	1,076-1,345 sqft	8 units	Not stated
3 Bedroom + Study	1,141 sqft	6 units	Not stated
2 Bedroom + 2 Study Penthouse	1,238 sqft	1 unit	Not stated
4 Bedroom Penthouse	2,153 sqft	2 units	Not stated
4 Bedroom + Study Penthouse	1,991 sqft	2 units	Not stated

KOVAN JEWEL - CONTINUED

PRICING - HIGHLIGHTS - LOCATION

INDICATIVE PRICING

1 BEDROOM

Not stated

1 BEDROOM + STUDY

Not stated

3 BEDROOM

Not stated

3 BEDROOM + STUDY

Not stated

2 BEDROOM + 2 STUDY PE

Not stated

4 BEDROOM PENTHOUSE

Not stated

The local source files reviewed for this run do not include a released official price list; pricing is treated as not stated in available source files.

WHY BUYERS ARE WATCHING KOVAN JEWEL

- 1 Source factsheet states freehold tenure.
- 2 Total inventory is 34 residential units plus 1 shop unit.
- 3 Kovan MRT is stated at 496m in the source factsheet.
- 4 Facilities include pool pavilion, lap pool, children's splash pool, gym, function room, jacuzzis, charcoal BBQ and swing.
- 5 Source factsheet states 34 lots, 1 handicap lot and 6 bicycle lots.
- 6 Architect is Team Design Architects and landscape consultant is SALD.

LOCATION & CONNECTIVITY

MRT

Kovan MRT

Source factsheet states Kovan MRT at 496m.

RETAIL

Heartland Mall / Kovan City

Source factsheet lists Heartland Mall, Kovan City and nearby supermarkets.

ROADS

PIE / CTE / KPE / TPE

The local factsheet lists major expressways nearby.

NEIGHBOURHOOD

Kovan / Hougang

The site sits in a mature northeast neighbourhood with shops, schools and daily amenities.

FACILITIES HIGHLIGHTS (30+ IN TOTAL)

Pool Pavilion
Gym
Charcoal BBQ
Kovan City
Arrival Lobby
Pool Deck
Gymnasium
Landscape Deck
Outdoor Dining
Management Office

Lap Pool
Function Room
Swing
FairPrice
Drop-off
Clubhouse
Children's Play
Garden Seating
Fitness Zone
Bicycle Parking

Children's Splash Pool
Jacuzzi
Heartland Mall
Cold Storage
Swimming Pool
Residents' Lounge
BBQ Pavilion
Reading Corner
Family Spaces
Accessible Facilities