

## PROJECT FACTSHEET - NEW LAUNCH

TOMLINSON ROAD · DISTRICT 10 · D10

# Park Nova

**54**

RESIDENTIAL UNITS

**Freehold**

TENURE

**Q2 2023**

TOP / VP

**D10**

DISTRICT

**Not stated**

INDICATIVE PRICE

Park Nova is a freehold Tomlinson Road luxury development by Shun Tak, with 54 large-format homes, private lifts, basement parking and layered garden facilities close to Orchard Boulevard MRT.

### PROJECT PARTICULARS

DEVELOPER	Shun Tak Cuscaden Residential Pte Ltd	PLOT RATIO	3.27 with balcony
ADDRESS	18 Tomlinson Road, Singapore 247858	BLOCKS & STOREYS	One tower with 54 homes, dedicated basement carpark lots, private lifts and sky facilities
TENURE	Freehold	TOTAL UNITS	54 residential units
SITE AREA	4,281.40 sqm	EXPECTED TOP	Estimated TOP Q2 2023

### UNIT MIX & SIZES

TYPE	SIZE	UNITS	PRICE
2 Bedroom + Study Type 2S-1	1,432 sqft	9 units	Not stated
2 Bedroom + Study Type 2S-2	1,432 sqft	8 units	Not stated
3 Bedroom + Study Type 3S-1	2,207 sqft	9 units	Not stated
3 Bedroom + Study Type 3S-2	2,207 sqft	8 units	Not stated
4 Bedroom Type 4BR-1	2,906 sqft	9 units	Not stated
4 Bedroom Type 4BR-2	2,895 sqft	8 units	Not stated
Penthouse	3,229-5,899 sqft	3 units	Not stated

# PARK NOVA - CONTINUED

PRICING - HIGHLIGHTS - LOCATION

## INDICATIVE PRICING

2 BEDROOM + STUDY TYPE

**Not stated**

2 BEDROOM + STUDY TYPE

**Not stated**

3 BEDROOM + STUDY TYPE

**Not stated**

3 BEDROOM + STUDY TYPE

**Not stated**

4 BEDROOM TYPE 4BR-1

**Not stated**

4 BEDROOM TYPE 4BR-2

**Not stated**

The local source files reviewed for this run include historical source pricing in older charts, but no current official price list; current indicative pricing is marked as not stated.

## WHY BUYERS ARE WATCHING PARK NOVA

- Source factsheet states 54 total homes in one tower.
- Every unit type is positioned as large-format with private lifts.
- The factsheet states 54 common carpark lots plus EV charging stations and accessible lots.
- Facilities are listed across the 1st storey and 14th storey sky-garden level.
- Orchard Boulevard MRT is listed as about 3 minutes' walk in source materials.
- Consultants include PLP Architecture, P&T Consultants, ICN Design and Brewin Design Office.

## LOCATION & CONNECTIVITY

### MRT

#### Orchard Boulevard

Source factsheet states Orchard Boulevard MRT at about 3 minutes' walk.

### RETAIL

#### Orchard Road

The project is within walking distance of Orchard Road malls such as ION Orchard, Tanglin Mall and Palais Renaissance.

### ROADS

#### Tomlinson Road / Orchard Boulevard

Tomlinson Road connects quickly into Orchard Boulevard, Tanglin and the CTE/PIE network.

### LIFESTYLE

#### Tanglin / Botanic Gardens

Source materials highlight nearby clubs, hotels and Singapore Botanic Gardens.

## FACILITIES HIGHLIGHTS (30+ IN TOTAL)

Outdoor Lounge

Poolside Lounge

Jacuzzi

Sky Lounge

Arrival Lobby

Pool Deck

Residents' Lounge

BBQ Pavilion

Reading Corner

Family Spaces

Water Play Area

Lap Pool

Garden Pavilion

Gym

Drop-off

Clubhouse

Gymnasium

Landscape Deck

Outdoor Dining

Management Office

Leisure Pool

Hot Spa

Sky Garden

Sky Terrace

Swimming Pool

Function Room

Children's Play

Garden Seating

Fitness Zone

Bicycle Parking