

THE  
FLORENCE

RESIDENCES 悦湖苑

PLAY BOOK



**CLUB-CONDO LIVING CONCEPT  
IN KOVAN**



LIFESTYLE OF A  
CLUB

LUXURY OF A  
CONDO



## CENTRAL. VIBRANT. CHARMING

Live in the heart of Kovan, a desirable enclave rich in connectivity, surrounded by amenities both old and new, that takes you to any part of the city within minutes. Standing at 18-storeys and comprised of 9 blocks, The Florence Residences is more than just a sight to behold, but a home that brings you closer to everything that matters the most.

### ARRIVAL CLUB

- 1 Arrival Plaza
- 2 Arrival Waterfall
- 3 Arrival Reflective Pool
- 4 24/7 Parcel Collection Corner
- 5 Arrival Water Court
- 6 Concierge
- 7 Lobby Reflective Pool
- 8 Lobby Garden

### THE CLUBHOUSE

- 9 Changing Room
- 10 Steam Room
- 11 Dining Suite
- 12 Multipurpose Suite
- 13 Theatrette with Karaoke (L2)
- 14 Laundrette
- 15 Palm Courtyard
- 16 Gym (L2)
- 17 Jamming Studio (L2)
- 18 Reading Room / Library (L2)
- 19 Verandah Dining

### ISLAND CLUB

- 20 80m Island Lap Pool
- 21 Island Lounge Pool
- 22 Coastal Pool
- 23 Island Pool Deck
- 24 Sun Bathing Lawn
- 25 Elderly Fitness
- 26 Island Look-out Deck
- 27 Day Bed Deck
- 28 Sand Lounge
- 29 Waterwall
- 30 Ripple Deck
- 31 Ripple Bay
- 32 Mystery Island
- 33 Discovery Island
- 34 Palm Island

### WELLNESS CLUB

- 35 Tai-chi Lawn
- 36 Stepping Stone
- 37 Chill-out Swing
- 38 Chill-out Cabana
- 39 Water Swing
- 40 Yoga Lawn
- 41 Wellness Salt Pool (0.9m Deep)
- 42 Wellness Salt Pool (1.2m Deep)
- 43 Wellness Pool Deck

### HYDROTHERAPY CLUB

- 44 Hydrotherapy Cove Pool
- 45 Jacuzzi Cove
- 46 Hydrotherapy Pods with Water Cascade
- 47 Bubble Cove
- 48 Aqua Bike
- 49 Aqua Moonwalker
- 50 Aqua Incline Treadmill
- 51 Aqua Treadmill
- 52 Onsen
- 53 Hot Plunge
- 54 Cold Plunge
- 55 Hydrotherapy Pavilion
- 56 Hydrotherapy Pool Deck

### KIDS' PLAY CLUB

- 57 Adventure Island
- 58 Tree Hammock
- 59 Kids' Play
- 60 Toddlers' Play
- 61 Inclusive Play
- 62 Kids' Club Pavilion
- 63 Kids' Outdoor Fitness
- 64 Trampoline
- 65 Meandering Deck

### KIDS' AQUA CLUB

- 66 Meandering Pool
- 67 Aquaplay Water Mounds
- 68 Aquaplay Water Jets
- 69 Aquaplay Water Spouts
- 70 Aquaplay Water Curtain
- 71 Water-Tipping Bucket
- 72 Tropical Bridge
- 73 Water Basketball
- 74 Kids' Pool
- 75 Toddlers' Pool
- 76 Water Splash (Steep)
- 77 Water Slide (Shallow)

### YOUTH & FITNESS CLUB

- 78 Tennis Court
- 79 Multipurpose Court
- 80 Bouldering Wall
- 81 Outdoor Movie Screening
- 82 Punch Bag Corner
- 83 Sparring Ring Pavilion
- 84 Amphitheatre
- 85 Youth Games Corner
- 86 Outdoor Fitness
- 87 Pool Table with Dart Board Pavilion

### GOURMET CLUB

- 88 Italian Pavilion
- 89 Chinese Tea Pavilion
- 90 Wine & Chill Pavilion
- 91 Oriental Gourmet Pavilion
- 92 Japanese Pavilion
- 93 Outback Grill
- 94 Garden BBQ

### TRANQUILITY CLUB

- 95 Garden Hammock
- 96 Rock Cascade Reflective Pool
- 97 Summer Alfresco Lawn
- 98 Summer Picnic Lawn
- 99 Giant Outdoor Chess
- 100 Meditative Walk
- 101 Fern Garden
- 102 Tropical Garden
- 103 Sensory Spa Pavilion
- 104 Meditative Garden
- 105 Firefly Garden
- 106 Reed Garden
- 107 Lily Pond
- 108 Fishing Eco Pond
- 109 Nature Garden Trail
- 110 Reading Pavilion
- 111 Bamboo Garden
- 112 Forest Swing
- 113 Reflexology Path

### PASSION CLUB

- 114 Jogging Track
- 115 Bikers' Hangout
- 116 Bikers' Pavilion
- 117 Bikers' Grooming Corner (B1)
- 118 Car Wash Bay (B2)
- 119 Short Mat Bowling Lawn
- 120 Putting Green
- 121 Ikebana Pavilion

### GARDEN CLUB

- 122 Heliconia Garden Walk
- 123 Fragrance Garden
- 124 Herb Garden
- 125 Green Fingers Garden
- 126 Hanging Garden
- 127 Mondo Grass Garden
- 128 Palm Garden

- A Guard House
- B Side Gate
- C Electrical Substation
- D Bin Centre
- E Generator Set



FACILITIES.  
12 AMAZING CLUBS  
TO PLAY IN.



**LEGEND**

- 1-BEDROOM CLASSIC
- 1-BEDROOM + STUDY
- 2-BEDROOM CLASSIC
- 2-BEDROOM DELUXE
- 2-BEDROOM + STUDY
- 3-BEDROOM CLASSIC
- 3-BEDROOM DELUXE
- 4-BEDROOM CLASSIC
- 4-BEDROOM DELUXE
- 5-BEDROOM

DESIGNED BY NATURE.  
CREATED FOR WELLNESS.



**biophilia**  
noun

a love of life and the living world.

Biophilic by design, The Florence Residences creates quality spaces and design patterns, which go beyond aesthetics by incorporating natural green elements, giving you the freedom to connect and interact with nature. It brings about a mental state of balance and calm, as you feel a sense of closeness to the living things that surround you.



80m Island Lap Pool

Artist's Impression

Inspired by the very essence of biophilia, discover a modern sanctuary of many organic curves. Wherein every turn is a lovely surprise that lets you experience something new each time, so you feel that you never really left nature.

# ARRIVAL CLUB

From the moment you enter, let the invigorating sight of the lush landscaping welcome you. As you make your way inside the sophisticated Arrival Plaza, our resident concierge is always on hand to attend to all your lifestyle needs.



Artist's Impression

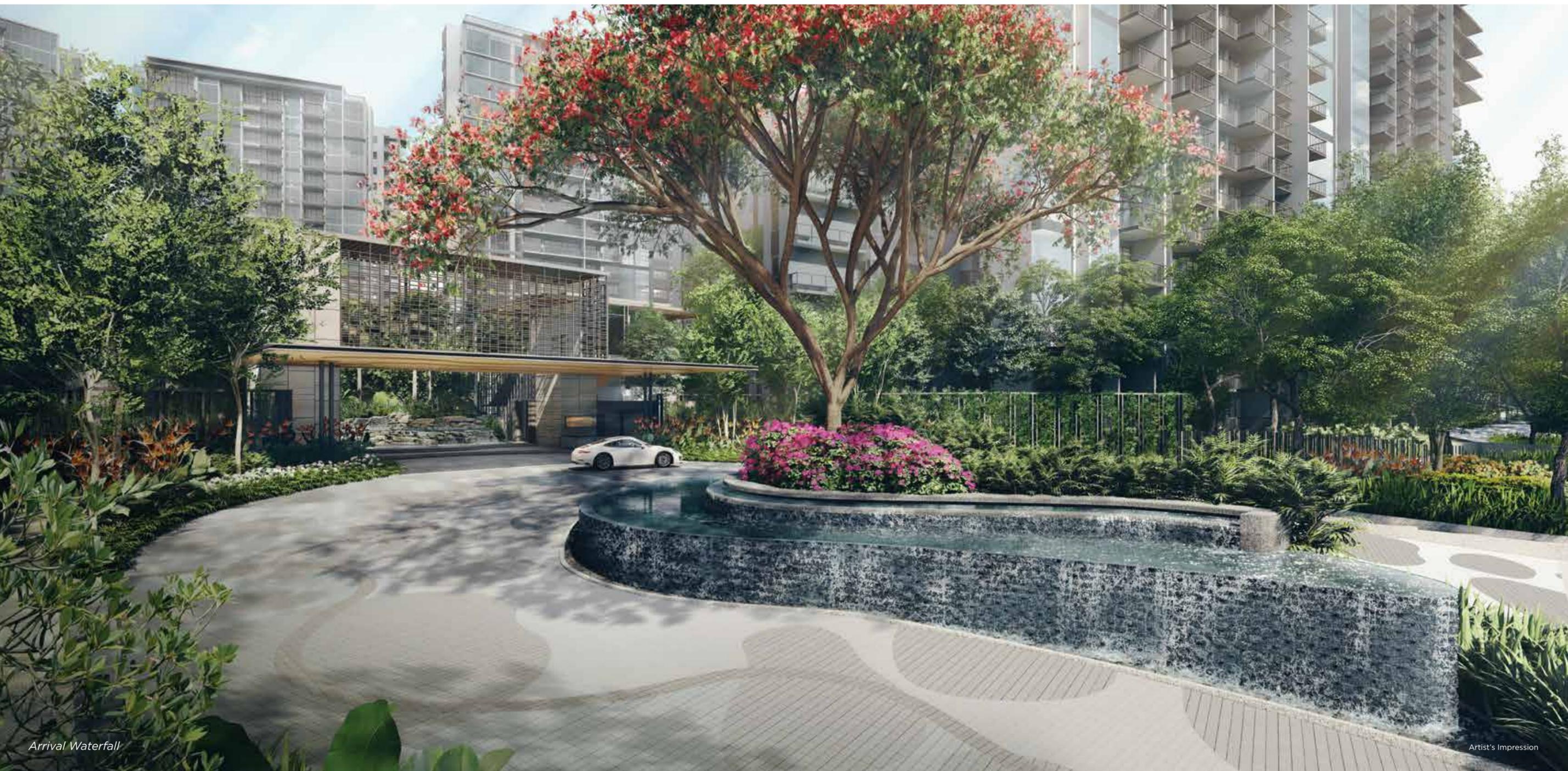
Arrival Water Court



Resident Concierge

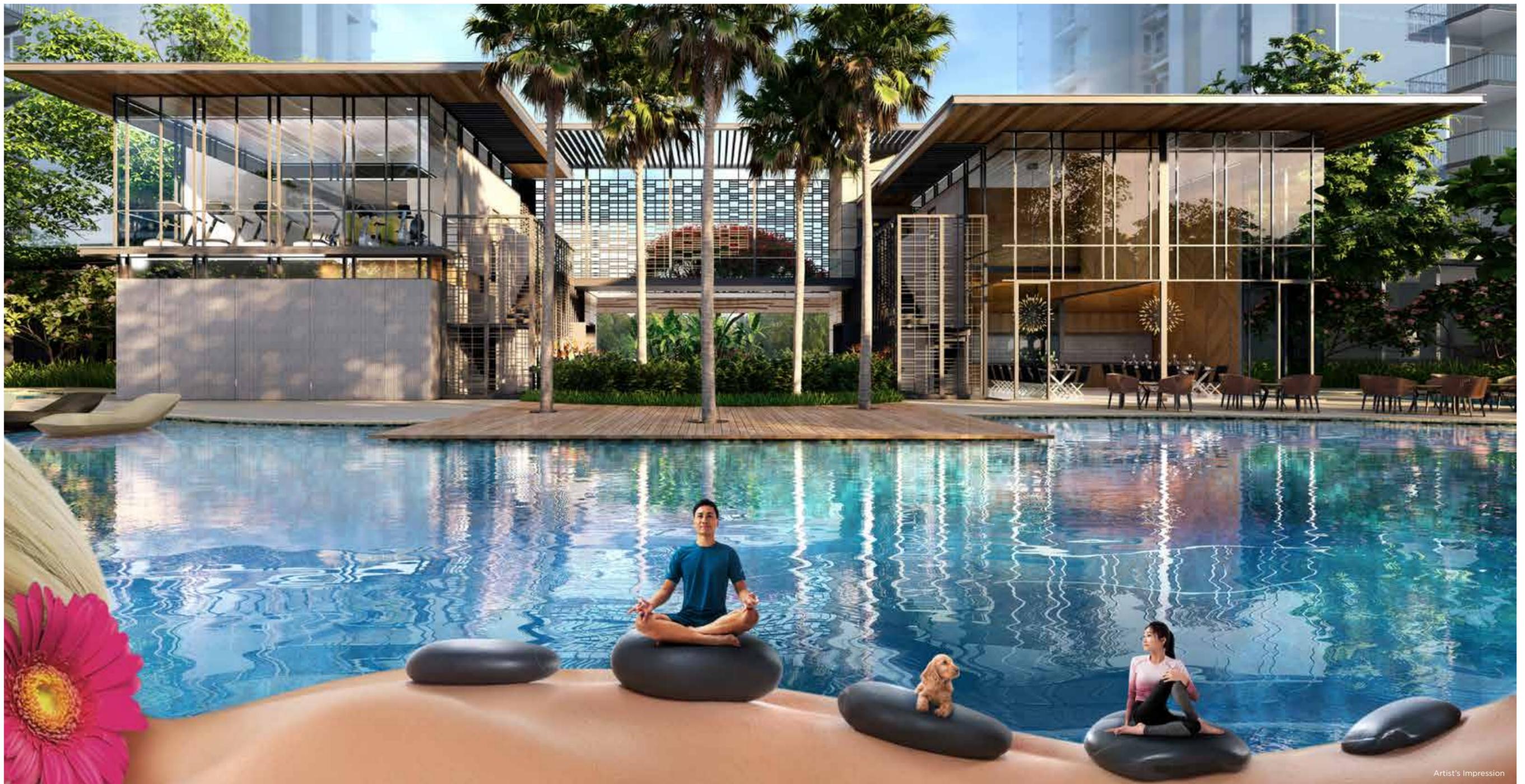


24/7 Parcel Collection Corner



Arrival Waterfall

Artist's Impression



Artist's Impression



Dining Suite

Artist's Impression

## THE CLUBHOUSE

Designed to surpass expectations, The Clubhouse offers a haven of soulful relaxation with a playful twist of energy. Revel in a full complement of lifestyle facilities to refresh your day, host gatherings at the high-ceilinged Dining Suite or keep the kids entertained in the Theatre with Karaoke and Jamming Studio. Join The Club and make time for life!

# ISLAND CLUB

Enjoy over 15 remarkable facilities that capture the mystery of discovering a private island. With its meandering curved edges and islands of various sizes for different activities, the unique 80-metre Island lap pool with Sun Bathing Lawn and more brings the beauty of island living right in front of you.



80m Island Lap Pool

Artist's Impression

# WELLNESS CLUB



Artist's Impression

**A WEALTH OF BENEFITS THAT COME WITH A SALT POOL**

Take a dip in a detoxifying salt pool which moisturises your skin for a radiant boost and decreases your stress levels.

Nourish your wellness with refreshing outdoor spaces that let you get in touch with your inner chi. Relax the mind as you go through your tai chi moves every morning at the tai chi lawn. Bring your body and mind together at the yoga lawn, where you can meditate and rest the mind. Hang out and catch up with your friends at the chill out cabanas as you soak in the intimate ambience.



Yoga Lawn



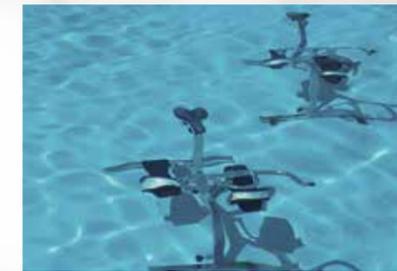
Tai Chi Lawn

# HYDROTHERAPY CLUB

Explore a wonderful sanctuary that takes care of every part of your body. Immerse yourself in an onsen that completely soothes the senses. Try the exhilarating Aqua Bike that will help you remain fit while being submerged in water. Unwind after a very long day at the Hot and Cold Plunge pools to help replenish your energy.



Onsen



Aqua Bike



Hydrotherapy Pavilion

Artist's Impression



*Kids' Club Pavilion*

*Artist's Impression*

## KIDS' PLAY CLUB

Enjoy an amazing place that gives the little ones the freedom to let their imagination run wild with excitement.



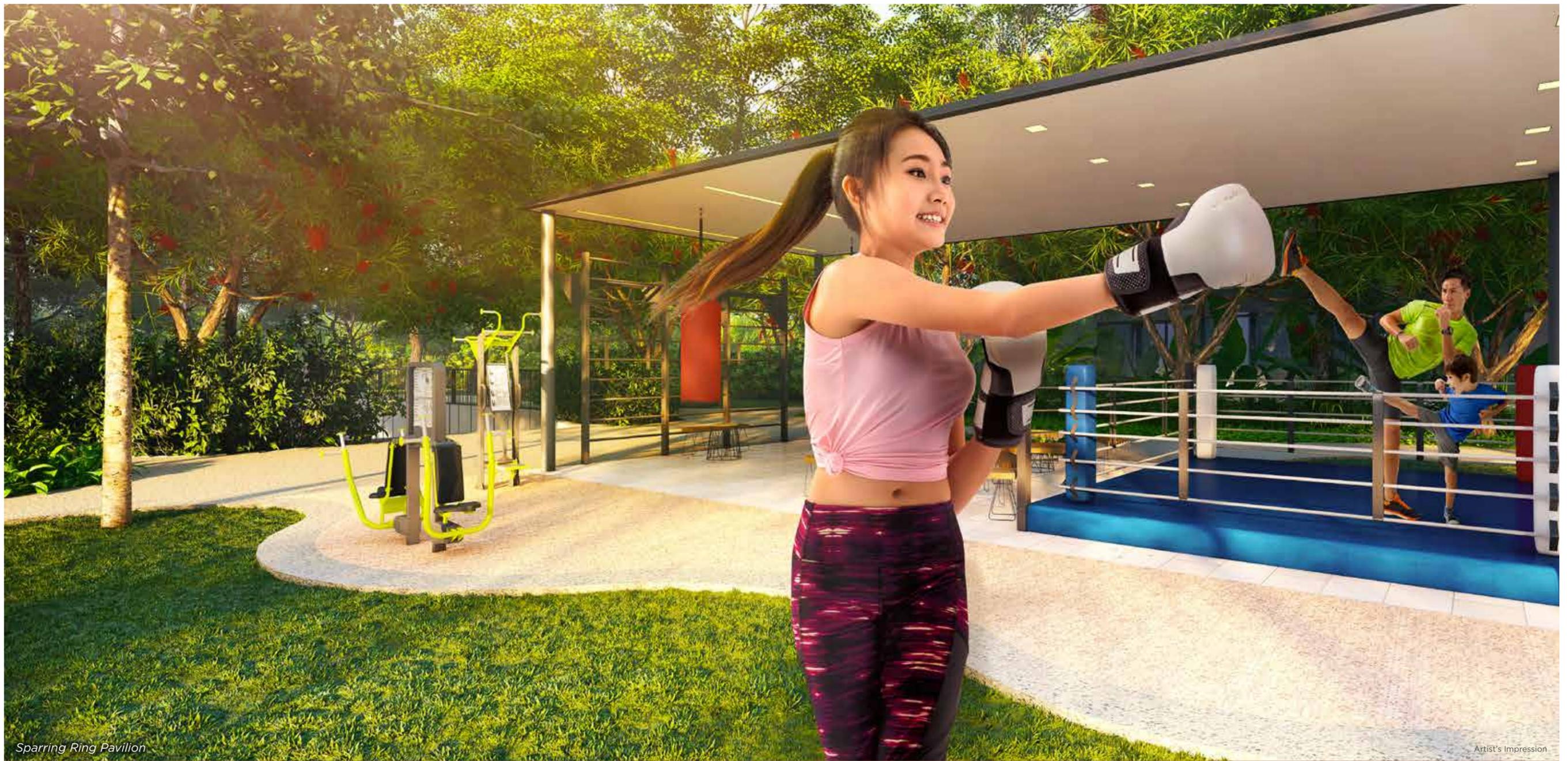
## KIDS' AQUA CLUB

Dive into fun activities that let you and your kids enjoy many memorable moments spent together.



*Aquaplay Water Curtain*

*Artist's Impression*



Sparring Ring Pavilion

Artist's Impression

# YOUTH & FITNESS CLUB



Pool Table with Dart Board Pavilion

Artist's Impression



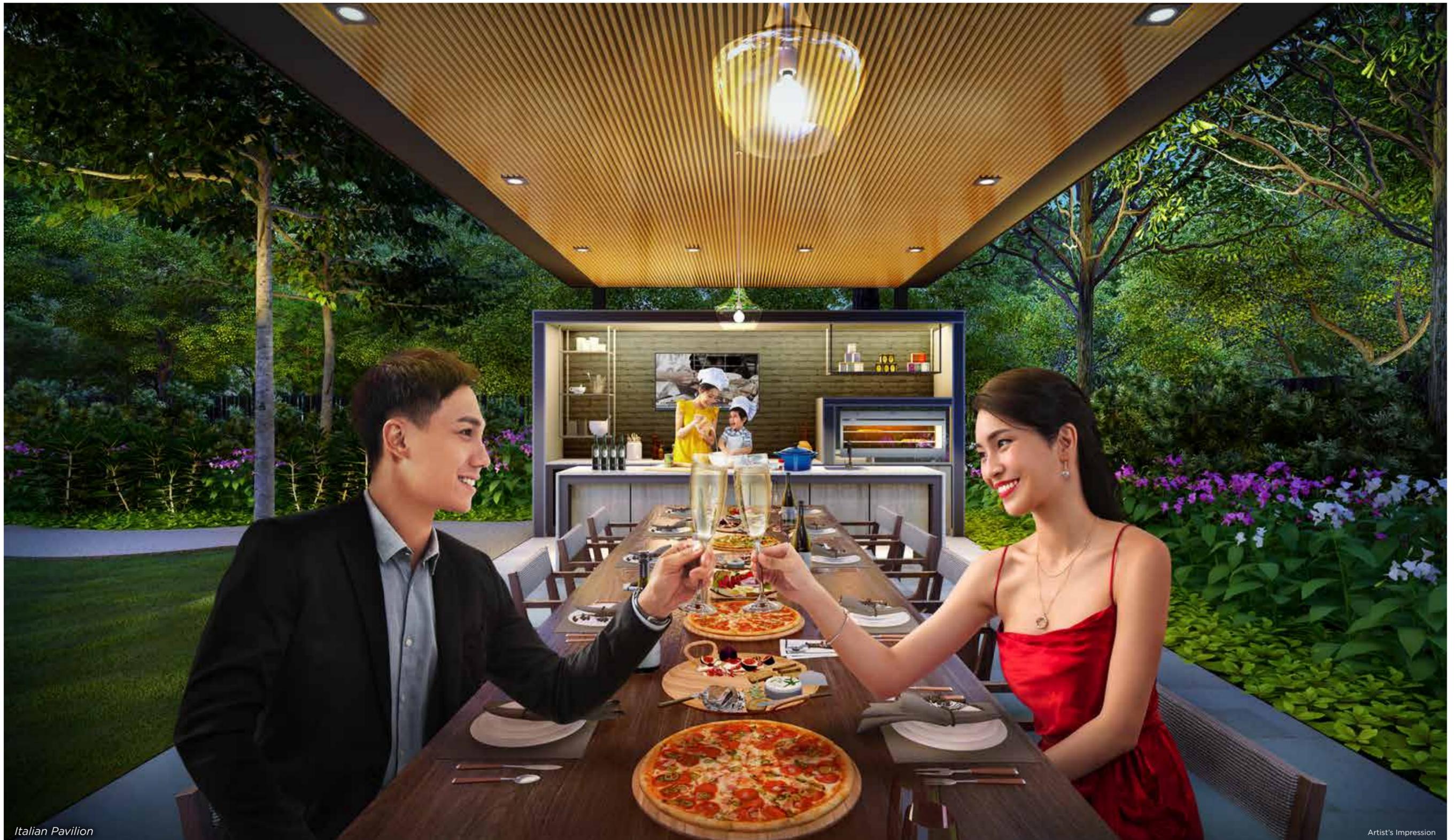
Outdoor Movie Screening

Artist's Impression

Stay in your best shape ever as you put your skills to the test. This is the area that teaches you what being active is all about, perfect for the young and the young at heart.

# GOURMET CLUB

Savour and create delectable dishes at the many dining pavilions that let you enjoy food from around the world. Sink your teeth into mouthwatering pasta and pizza at the Italian Pavilion. Have your fill of delicious Japanese cuisine such as sizzling seafood and meats at the Japanese Pavilion. Get a feeling of cooking in the great outdoors at the Outback Grill, where you can grill steaks and burgers to perfection. For wine aficionados and connoisseurs, head over to the Wine & Chill Pavilion, that allows you to indulge in great wine and food pairings.



Italian Pavilion

Artist's Impression



Japanese Pavilion

Artist's Impression



Garden BBQ & Outback Grill

Artist's Impression

Wine & Chill Pavilion

Artist's Impression

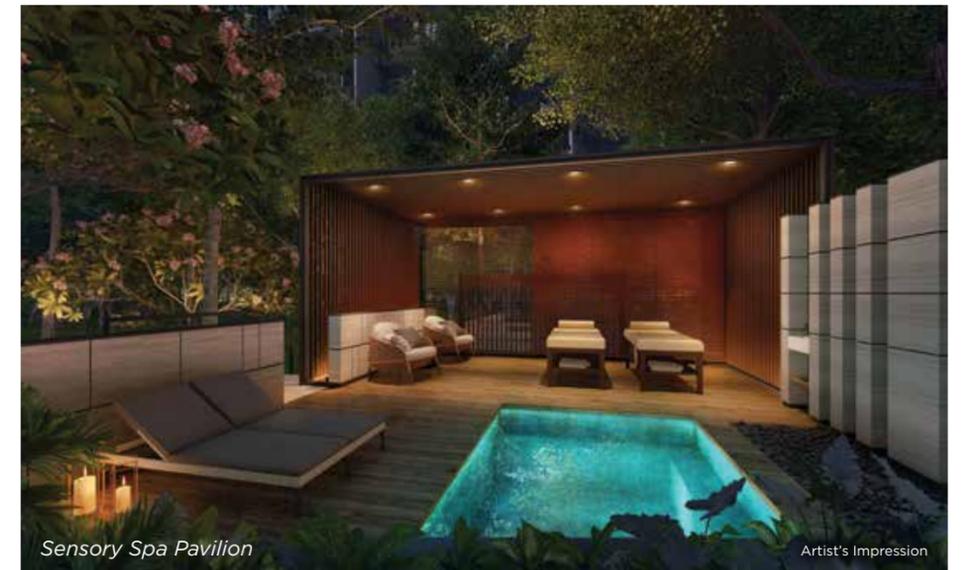


*Bikers' Pavilion*

Artist's Impression

# TRANQUILITY CLUB

Overflowing with calmness and relaxation, you now have a private retreat to escape to every day, at your whim and fancy.



*Sensory Spa Pavilion*

Artist's Impression



*Ikebana Pavilion*

Artist's Impression

# PASSION CLUB

Belong to a home that allows you to share common interests and form lasting friendships with others.



Artist's Impression

# GARDEN CLUB

A thriving green haven for plant lovers everywhere, let your deep fondness for gardening grow here.

# ENRICH YOUR INTERESTS



At The Florence Residences, each day is never a dull moment. We see to it that you always have a wide array of facilities within reach to help keep you busy while you fuel your interests with various complimentary classes and workshops\* held literally at your doorstep. Now is your chance to enjoy trying out the activities you have always dreamed of doing to the fullest. Truly an extraordinary place to learn new things and be inspired.



PLAY AT KOVAN

# TRAVELLING IS ALL PLAY WHEN YOU ARE WELL-CONNECTED.

- 1 8 MINS WALK TO KOVAN MRT
- 2 1 MRT STOP TO SERANGOON INTERCHANGE
- 3 3 MINS DRIVE TO KOVAN
- 4 13 MINS DRIVE TO CTE
- 5 9 MINS DRIVE TO KPE
- 6 15 MINS DRIVE TO TPE
- 7 7 MRT STOPS TO DHOBY GHAUT INTERCHANGE
- 8 7 MINS DRIVE TO SERANGOON GARDEN
- 9 6 MINS WALK TO FUTURE CROSS ISLAND LINE (CRL)
- 10 6 MINS WALK TO FUTURE CROSS ISLAND LINE (CRL)
- 18 MINS DRIVE TO CBD



Future Cross Island Line (U/C)



## PLAY WITH MANY FLAVOURS.

### WESTERN HIPSTER

- 1 Lola's Cafe
- 2 Ice Edge Cafe
- 3 Knuckles Bistro
- 4 Hatter Street Cafe

### LOCAL DELIGHTS

- 5 Ponggol Nasi Lemak Ctr
- 6 Heng Long Teochew Porridge
- 7 Sin Chie Toke Huan Hainanese Curry Rice
- 8 Bee Kee Wonton Mee

### FOOD CENTRES

- 9 Kovan 209 Food Ctr
- 10 Teck Chye Food St
- 11 Hougang Hainanese Village Ctr
- 12 Chomp Chomp Food Ctr

### INTERNATIONAL DELIGHTS

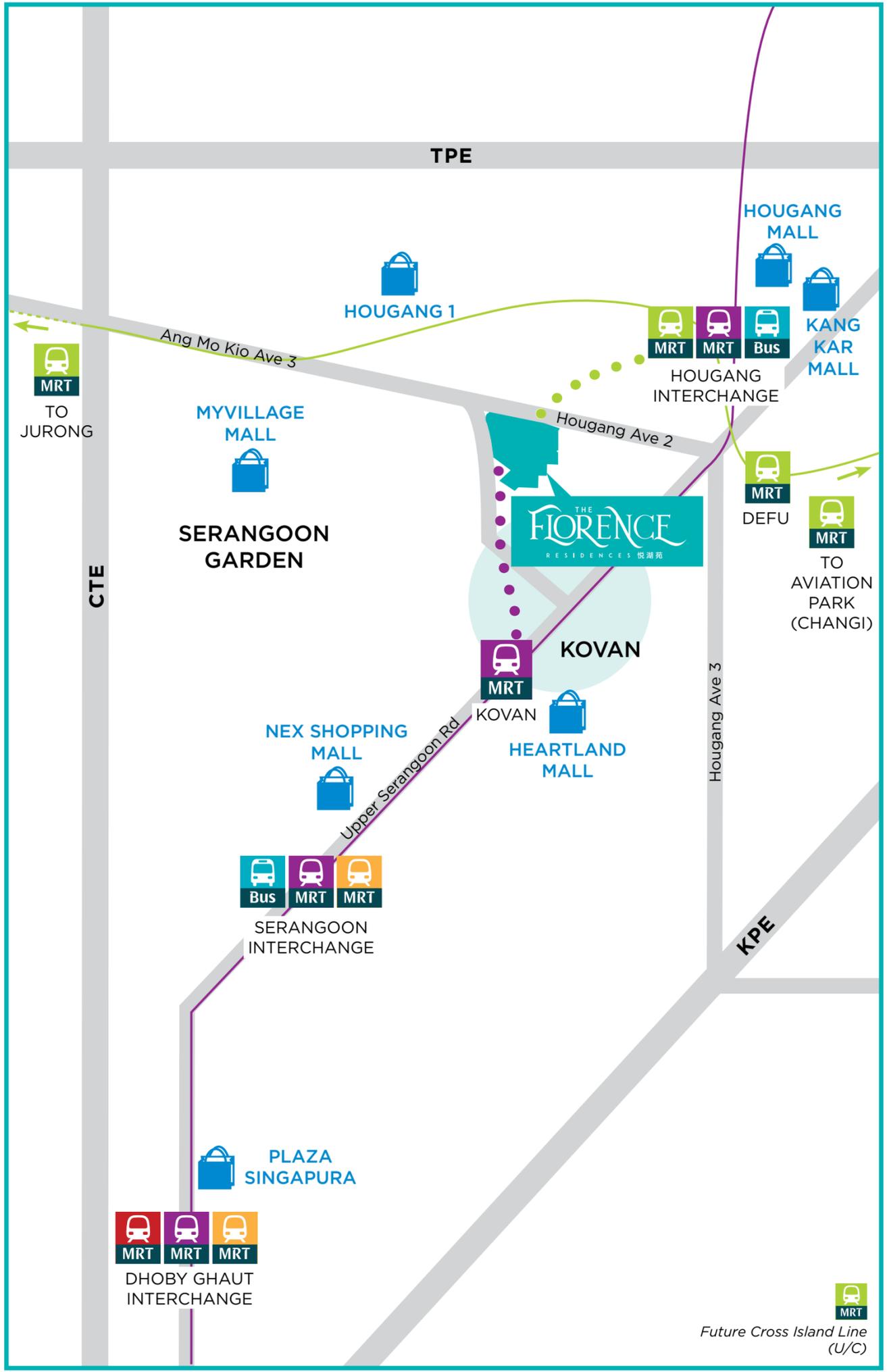
- 13 Yaowarat Thai Kway Chap
- 14 Hansik Korean Family Restaurant
- 15 Ding Tele Shanghainese Restaurant
- 16 Tachinomiya Japanese Bar



Future Cross Island Line (U/C)



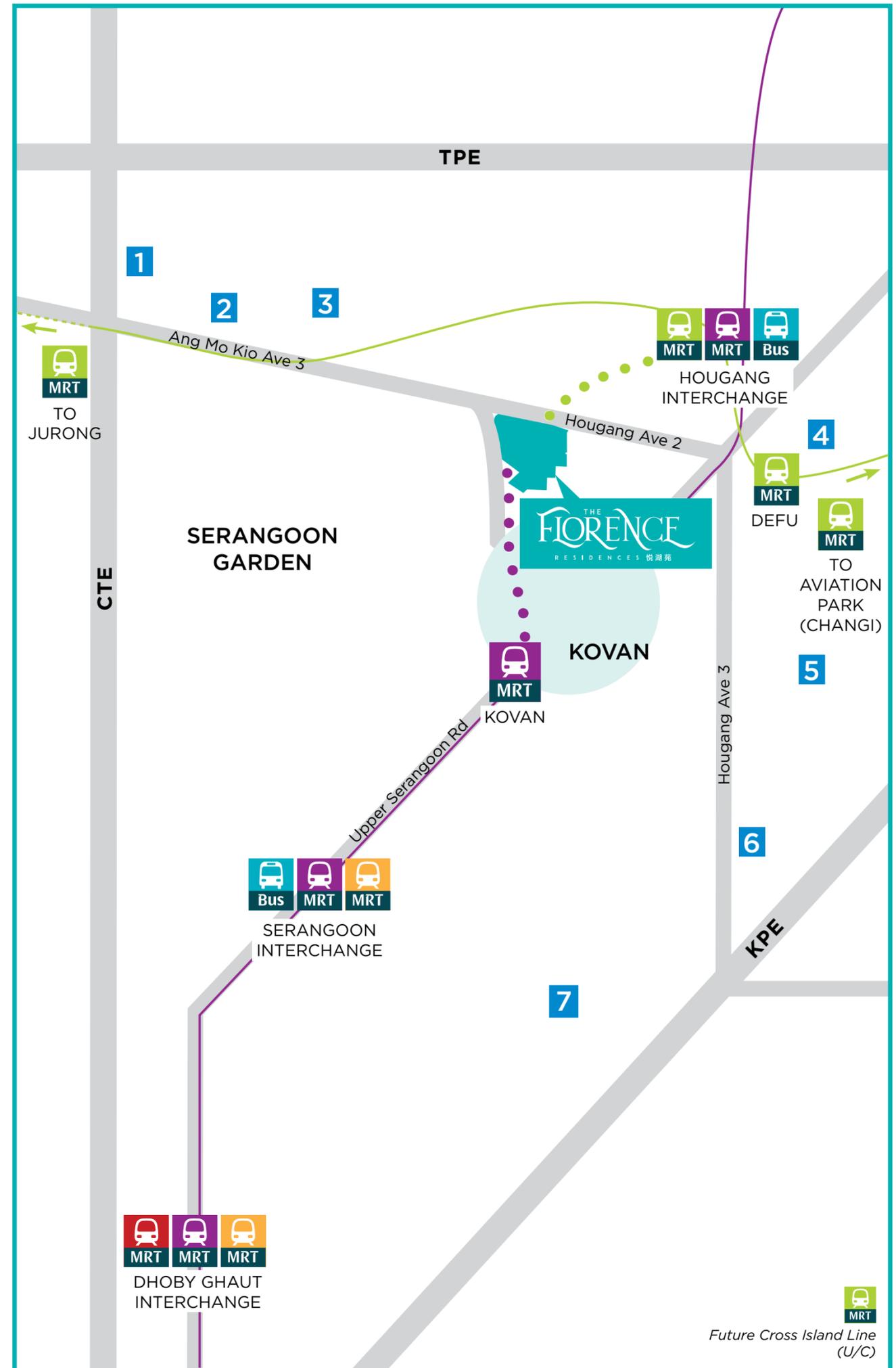
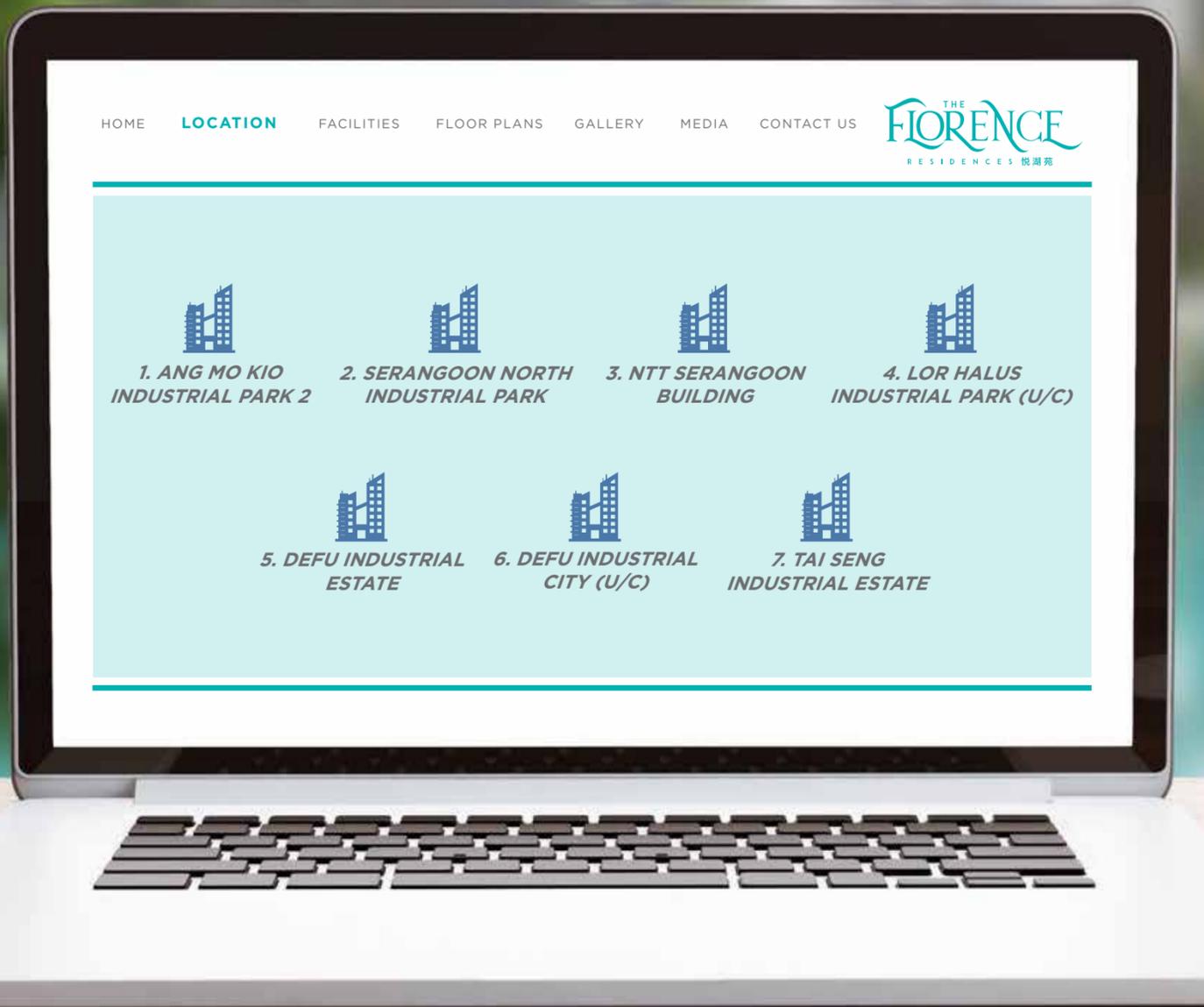
PLAY IN NO TIME  
ALL THE TIME.



Future Cross Island Line  
(U/C)



A FUTURE WHERE  
YOU CAN WORK,  
LIVE AND PLAY.



A SPACE OF SOPHISTICATION





For Impression Only



For Impression Only



For Impression Only

Every space was carefully planned to elevate your living experience, giving you the many comforts of a modern home. Indulge in luxurious 1- to 5-bedroom residences adorned with quality fittings and finishes for your enjoyment.



**Electrolux**



**GROHE**



**GEBERIT**



**Roca**



For Impression Only

# LIVE EFFORTLESSLY IN A SMART HOME WITH WELL-DESIGNED STORAGE SPACE.

At The Florence Residences, we make room for more of the best for you to live effortlessly smart. From smart home technology made simple to thoughtfully designed smart storage solutions for your every need.

## SMART SPACES. IMPECCABLE CRAFTSMANSHIP.



For Impression Only



For Impression Only



For Impression Only

Illustration of additional built-in storage

## SMART LIVING AT YOUR FINGERTIPS.



### SMART HOME

With Smart Home capabilities, now you can access your home remotely anytime, anywhere at your convenience.



### Digital Lockset

Lock and unlock your home via fingerprint, pin code, key override and mobile phone.



### Control

Away on vacation? We have security measures in place to make you feel that you never left home.



### Peace Of Mind

Feel secure in knowing that no one can just enter your home without your knowledge.



### VIDA Gateway with Camera

- Remotely view your home via your mobile phone.
- Cloud and SD card storage.

Pan & Tilt Megapixel Camera, Night Vision, Time-lapse Recording, Recording on NAS and the Cloud, Certified Z-Wave Plus Device, Recording on SD Card, Siren, Motion Sensor, 2-Way Audio & WIFI Protected Setup.

### Future Expansions

Your Smart Home lets you enjoy other expansions for your greater convenience such as AC control, lighting control, smart plug, panic button & voice control.



### SMART COMMUNITY

Connect to a world larger than just the four corners of your home easily with Smart Community.



### Convenience

Enjoy the ease of making hassle-free bookings remotely.



### Facility Booking

- Resident access to facilities based on valid booking periods.
- Residents can use virtual button to access booked facility.



### Visitor Registration

Pre-register your visitors via mobile app and receive a QR or pin code via email.



### Licence Plate Recognition

Upon registration of the car plate number, visitors can drive into the development seamlessly.

# LOGAN

## 龙光地产

### BUILDING A BETTER LIFE

Established in 1996, Logan Property Holdings Company Limited is a well-renowned integrated real estate developer and was listed on the Hong Kong Stock Exchange in 2013. The Group has received Grade-A qualifications in property development, general construction contracting and engineering design. Over the years, the Group has built a strong track record in building numerous residential properties in China and is well-known for its quality developments in the Guangdong-Hong Kong-Macau Greater Bay Area, having developed 250 million square feet real estate.

To date, the Group is considered as one of the best property developers in China and has expanded its business to overseas markets such as Hong Kong and Singapore. Logan Property's mission of 'Building a Better Life' has led to the creation of over 150 residential projects and has improved the quality of over 600,000 lives. Logan Property has been awarded The Typical Projects of China Real Estate Developers Award from 2016-2018 for its work on the Great Bay Area of Guangdong-Hong Kong-Macau. The Group was ranked 26th in the China Top 100 Real Estate Developers, 3rd in Top 10 value investment stock and 266th in Fortune China's Top 500 Enterprises in 2018 - a testament to Logan Property's expertise and continuous commitment to excellence.

In Singapore, Logan Property's Stirling Residences has received 5 awards in the 2018 Property Guru's Asia Property Awards, including 'Best Condo Development (Singapore)', 'Best Private Condo Development' and 'Best Private Condo Architectural Design'.



Developer: Florence Development Pte. Limited • Company registration no.: 201730501G • Lot/ Mukim no.: Lot 09671C, 09673W MK 22 at Hougang Avenue 2 • Housing Developer's Licence no.: C1299 • Tenure of Land: Leasehold of 99 years commencing from 24 December 2018 • Encumbrances: Mortgage in favour of United Overseas Bank Ltd • Expected date of Vacant Possession: 31 March 2023 • Expected date of Legal Completion: 31 March 2026. \*Terms and conditions apply.

Disclaimer: While every reasonable care has been taken in preparing this brochure, the specifications and the attached plans, and in constructing the sales models and showflats, the Developer and its agents shall not be held responsible for any inaccuracies or omissions. All statements, specifications, information, depictions and plans in the brochure are believed to be accurate at the time of publication but shall not be regarded or relied upon as statements or representations of fact. All information, specifications and plans are subject to change/amendments as may be required and/or approved by the Developer and/or the building authorities and other relevant authorities and do not form part of an offer or contract. Visual representations, illustrations, photographs, graphic representations, sales models, showflat displays, pictures and other art renderings are only artist's impressions of the development and are not to be regarded or relied upon as statements and representations of fact. Photographs for images contained in this brochure do not necessarily represent as built standard specifications. All areas are approximate measurements only and are subject to final survey. The property is subject to final inspection by the relevant authorities to comply with current codes of practice. The sale and purchase agreement shall form the entire agreement between the Developer and the purchaser and shall supersede all statements, representations or promises made prior to the signing of the sale and purchase agreement and shall in no way be modified by any such statements, representations or promises made.

6100 8300

6100 8311

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