

*A brand new living concept in Kovan,
Lifestyle of a club, Luxury of a condo*

THE
FLORENCE
RESIDENCES 悦湖苑



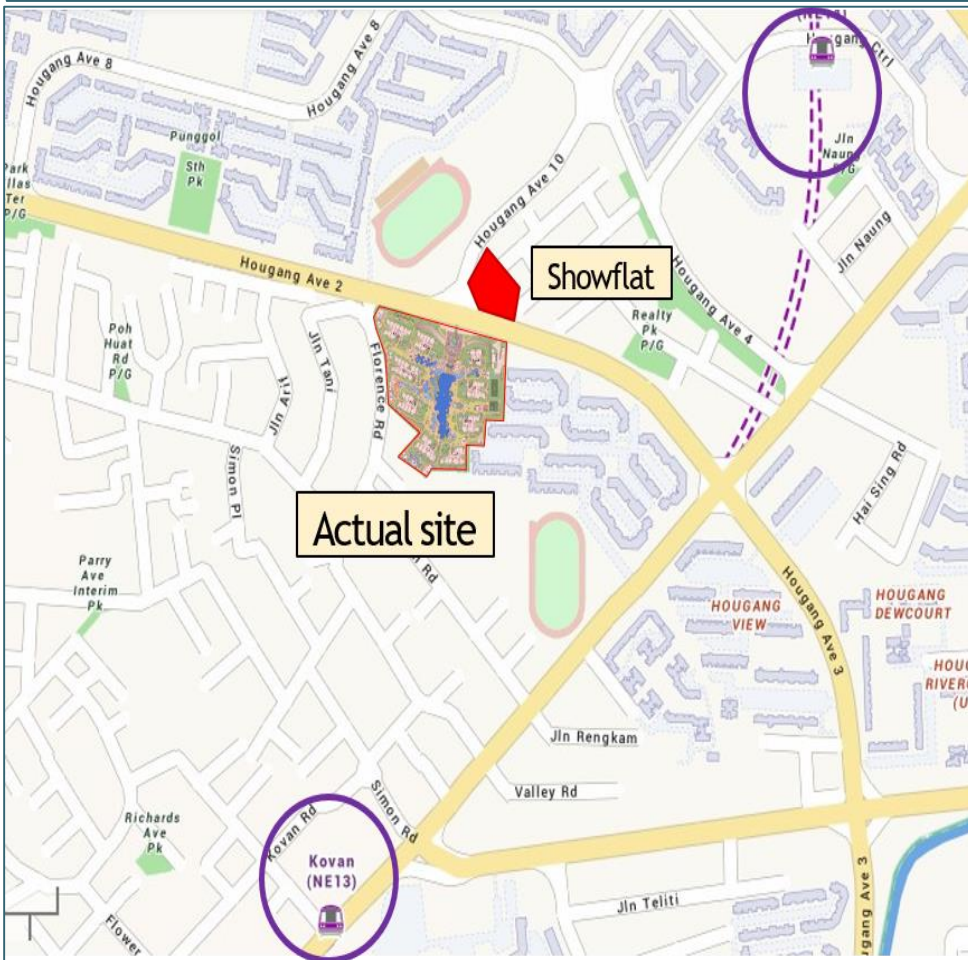
Aerial View

Artist's Impression

Club Condo. 12 Clubs . 128 Facilities . Concierge Service

PROJECT INFORMATION		Bedroom Type	Min area (sqm)	Max area (sqm)	Min area (sqft)	Max area (sqft)	No. of units
Developer	Florence Development Pte Limited (Logan Property (Singapore) Company Pte. Limited)	1 Brm	44	56	474	603	216
Architect	P&T Consultants Pte Ltd	1 Brm + Study	49	62	527	667	72
Main Contractot	Tiong Aik Construction Pte Ltd	2 Brm Classic	58	75	624	807	264
Project Name	The Florence Residences 悦湖苑	2 Brm Deluxe	60	85	646	915	292
Location / Address	81, 83, 85, 87, 89, 91, 93, 95, 97 Hougang Ave 2	2 Brm + Study	65	86	700	926	52
Tenure of Land	99-year leasehold commencing from 24 Dec 2018	3 Brm Classic	83	112	893	1206	232
Site Area	Approx. 36,161.20 sq m / 389,239 sq ft	3 Brm Deluxe	92	119	990	1281	154
Expected Vacant Possession	31 March 2023	4 Brm Classic	118	147	1270	1582	64
Carpark Lots	1410 excluding 9 handicapped lots + 10 visitor lots	4 Brm Deluxe	129	158	1389	1701	16
District	19	5 Brm	155	178	1668	1916	48
No. of Blocks	9	Total units					1410
No. of Storeys	18						
No. of Units	1410						

Disclaimer: While all reasonable care was undertaken to ensure accuracy in this handout, OrangeTee & Tie Pte Ltd and its agent cannot be held responsible for any discrepancy.



UNIQUE SELLING POINTS

1. Located in well established matured estate Kovan area with wide choices of F&B in vicinity.
2. Minutes walk to Kovan MRT and 1 MRT stop to Nex Mall/ Serangoon MRT & bus interchange.
3. Educational Institutions from pre-school, to primary schools (within 1 km from Holy Innocents' Primary School, Montfort Primary School and Xinmin Primary School, source from OneMap 7Jan 2019) to international school such as Hillside World Academy.
4. Club-Condo concept - 128 facilities and 12 clubs such as 80m Island Lap Pool, Amphitheatre with Outdoor Movie Screening, Sparring Ring Pavilion with Punch Bag Corner, Pool Table with Dart Board Pavilion and many more.
5. Unique landscape concept inspired by Biophilia design (a love of life and the living world).
6. 2-years complimentary classes and workshops (with terms and conditions apply).
7. Concierge service available to add convenience to resident's needs.
8. Majority of the units are facing towards North-South Orientation.
9. Selection of views mostly towards low rise/ landed homes, Hougang Stadium, waterbodies/ pool or landscape.
10. Smart home features provision including smart home gateway with camera and digital lockset at unit main entrance.
11. Quality kitchen appliances, sanitary wares and fittings such as Electrolux, Roca and Grohe.

For Enquiries Call:

Project IC

Lyndy Sze : 9633 5822 | Eugene Ow : 9191 8155

Jason Ho : 9191 0797 | Davey Lee : 9674 2908

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