



Service You Trust
SINGAPORE

KOPAR

AT NEWTON



PropNex

®
Service You Trust
SINGAPORE

A Subsidiary of PropNex Limited
SGX Mainboard Listed Company

DINSTINCTIVE RESIDENCES
FOR A DISTINGUISHED LIFE

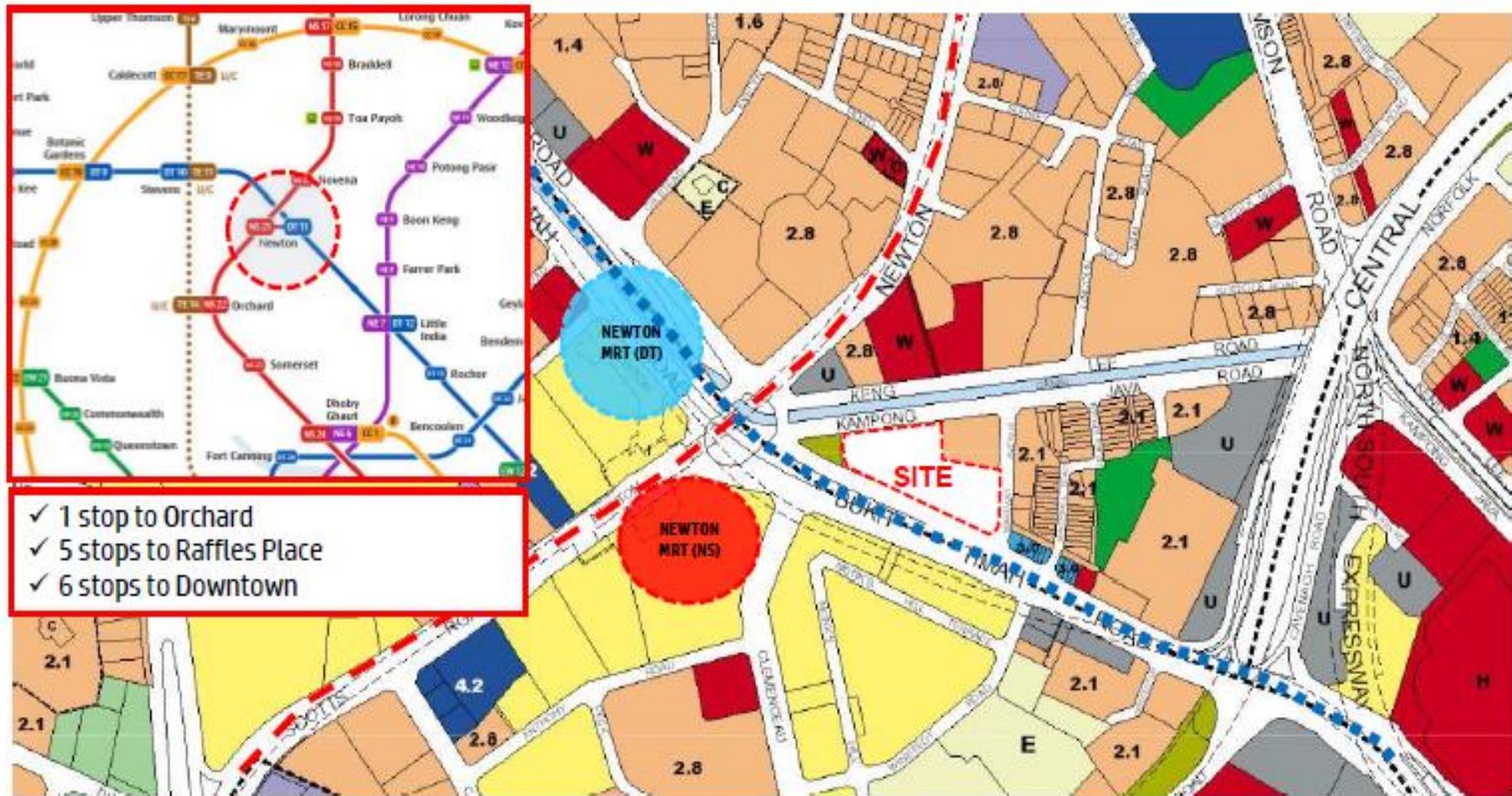
CITY'S MIRROR
REFLECTING ITS BOUNDLESS ENERGY

KOPAR
at KAYAN



KOPAR
AT NEWTON

DESIGN



- ✓ 1 stop to Orchard
- ✓ 5 stops to Raffles Place
- ✓ 6 stops to Downtown

-  RESIDENTIAL
-  RESIDENTIAL WITH COMMERCIAL AT 1ST STOREY
-  COMMERCIAL & RESIDENTIAL
-  TRANSPORT FACILITIES
-  PROPOSED SITE

- Strategic & Prime **District 9**
- 4 mins walk to Newton MRT
- Direct access to North-South Line & Downtown Line
- 1 MRT stop to Orchard & Novena
- Located within Residential precinct (Master Plan 2018)



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KAMPONG JAVA ROAD

BUKIT TIMAH ROAD

FACILITIES LIST

- 1. THE ARRIVAL
- 2. CONCERGE
- 3. GUEST LOUNGE
- 4. PARCEL STATION (BASEMENT)

STELLA (SOCIAL)

- 5. RECEPTION
- 6. THE SOMMELIER
- 7. THE CONNOISSEUR
- 8. THEATRETTE
- 9. RESTROOM
- 10. THE COURTYARD
- 11. GYMNASIUM (2ND FLOOR)
- 12. GRAND LAWN

AURA (WELLNESS)

- 13. AURA LOUNGE
- 14. RELAXATION DECK
- 15. HYDROTHERAPY POOL
- 16. MICROBUBBLE SPA
- 17. HOT SPA
- 18. COLD SPA POOL
- 19. MEDITATION LAWN
- 20. STEAM ROOM
- 21. MASSAGE ROOM
- 22. NAIL SALON
- 23. ZEN GARDEN
- 24. AURA GOURMET PAVILION
- 25. HERBS GARDEN

VITA (LIFE)

- 26. INFINITY-EDGE LAP POOL
- 27. RELAXATION POOL
- 28. SUN DECK (3 NOS.)
- 29. WATER DECK
- 30. REFLECTIVE POOL
- 31. PICNIC LAWN
- 32. KID'S POOL
- 33. JOLLY PAVILION
- 34. KID'S PARTY PAVILION
- 35. FOREST WALK
- 36. CABANA (2 NOS.)
- 37. TENNIS COURT
- 38. PLAYGROUND
- 39. PLAY PAVILION
- 40. VITA GOURMET PAVILION
- 41. GARDEN CABIN (2 NOS.)
- 42. GARDEN ALCOVE (2 NOS.)
- 43. BICYCLE PARK (BASEMENT)

- GH. GUARD HOUSE
- BC. BIN CENTER
- MO. MANAGEMENT OFFICE (BASEMENT)
- SS. SUBSTATION
- GS. GENSET
- SG. SIDE GATE



SITE PLAN

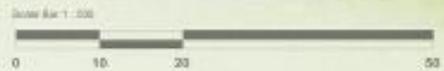


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- 1 Bedroom Suite (3 stacks)
- 2 Bedroom Classic (2 stacks)
- 2 Bedroom Deluxe (4 stacks)
- 3 Bedroom Classic (2 stacks)
- 3 Bedroom Deluxe (3 stacks)
- 4 Bedroom Deluxe (2 stacks) (Private Lift)
- 5 Bedroom Luxury (1 stack) (Private Lift)
- Show Units (2D1, 3D2 & 5L1a)





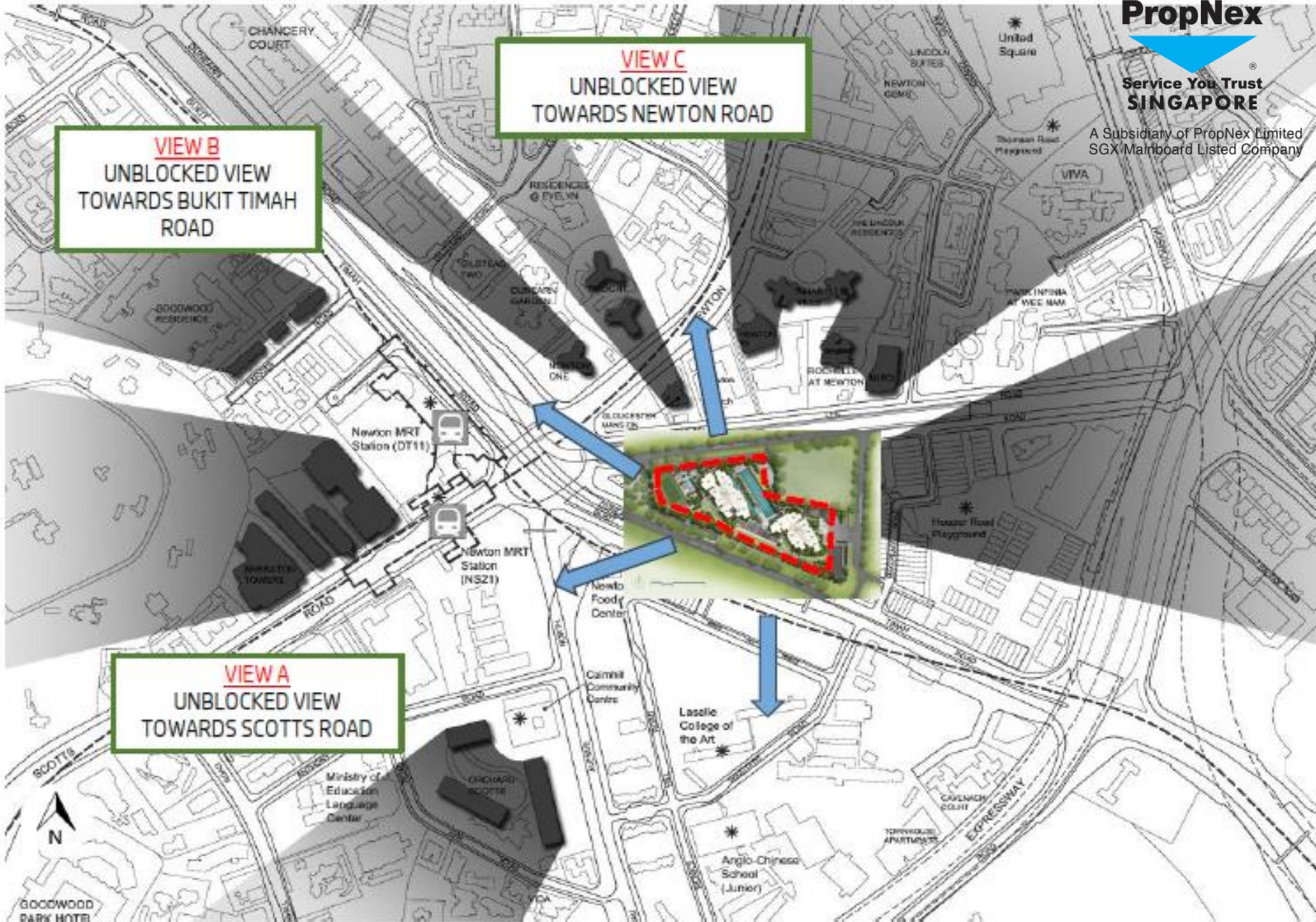
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VIEW C
UNBLOCKED VIEW
TOWARDS NEWTON ROAD

VIEW B
UNBLOCKED VIEW
TOWARDS BUKIT TIMAH
ROAD

VIEW A
UNBLOCKED VIEW
TOWARDS SCOTTS ROAD



SITE PLAN



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AURA BOARDING

VITA LIFE

STELLA


VITA LIFE

LIFE & ACTIVE ZONE
Main pool + Recreation Club


STELLA

SOCIAL
Majestic Clubhouse
38m length & 8m high


AURA BOARDING

WELLNESS
Wellness & Spa



MAKEWAY AVENUE

BUKIT TIMAH ROAD

KAMPONG JAVA ROAD

THE ARRIVAL

10

11

09

12

13

14

15

16

17

18

01

02

03

04

05

06

07

08

BLOCK 8

BLOCK 6

SITE SECTION

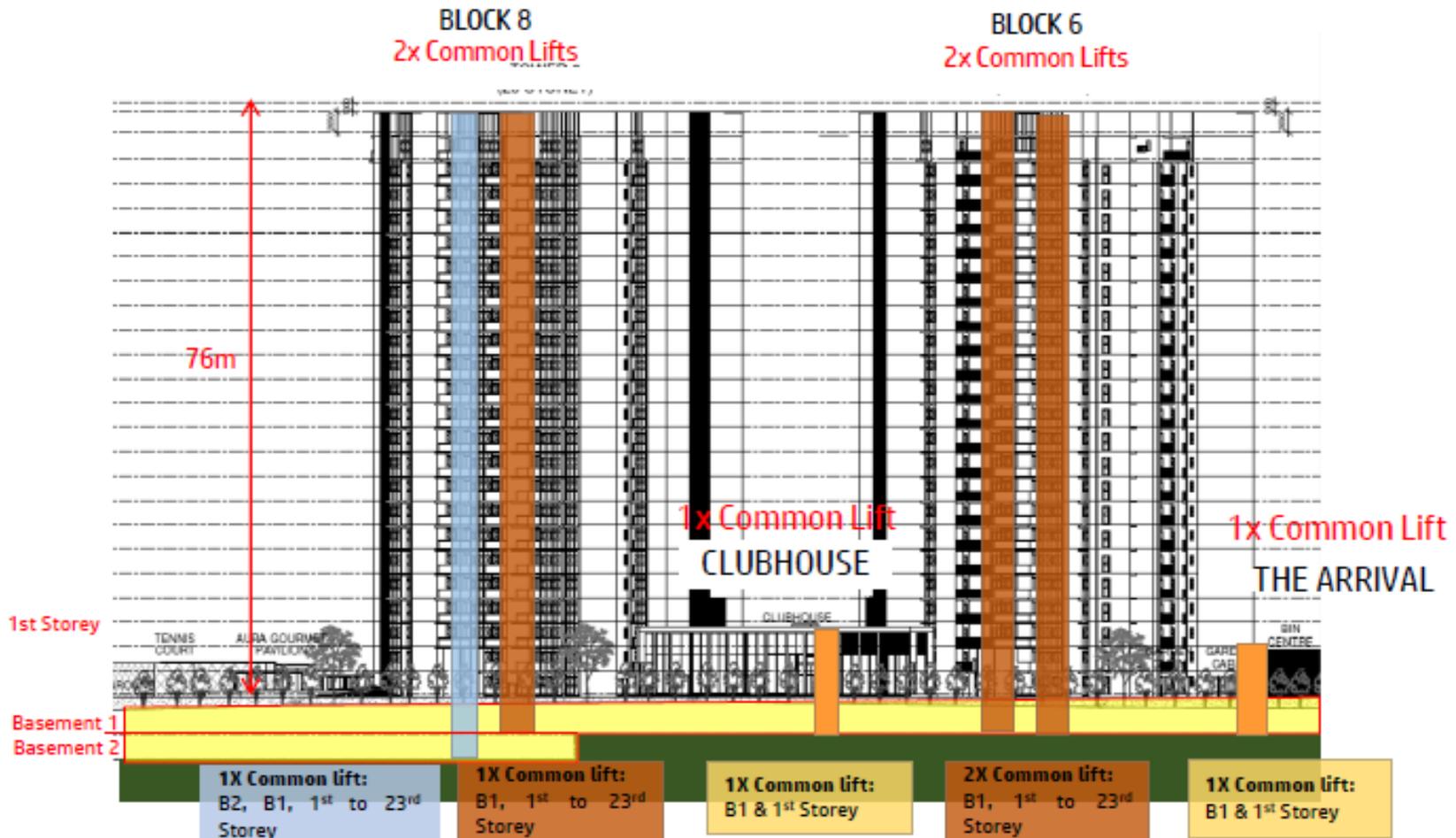
FLOOR TO FLOOR HEIGHT	
1 st to 22 nd Storey	3.15m
23 rd storey	3.50m

CEILING HEIGHT	
1 st to 22 nd Storey (Living/Dining)	2.8m / 2.9m
23 rd Storey (double volume at Living & Dining)	5.4m
23 rd Storey (Bedrooms)	3.3m



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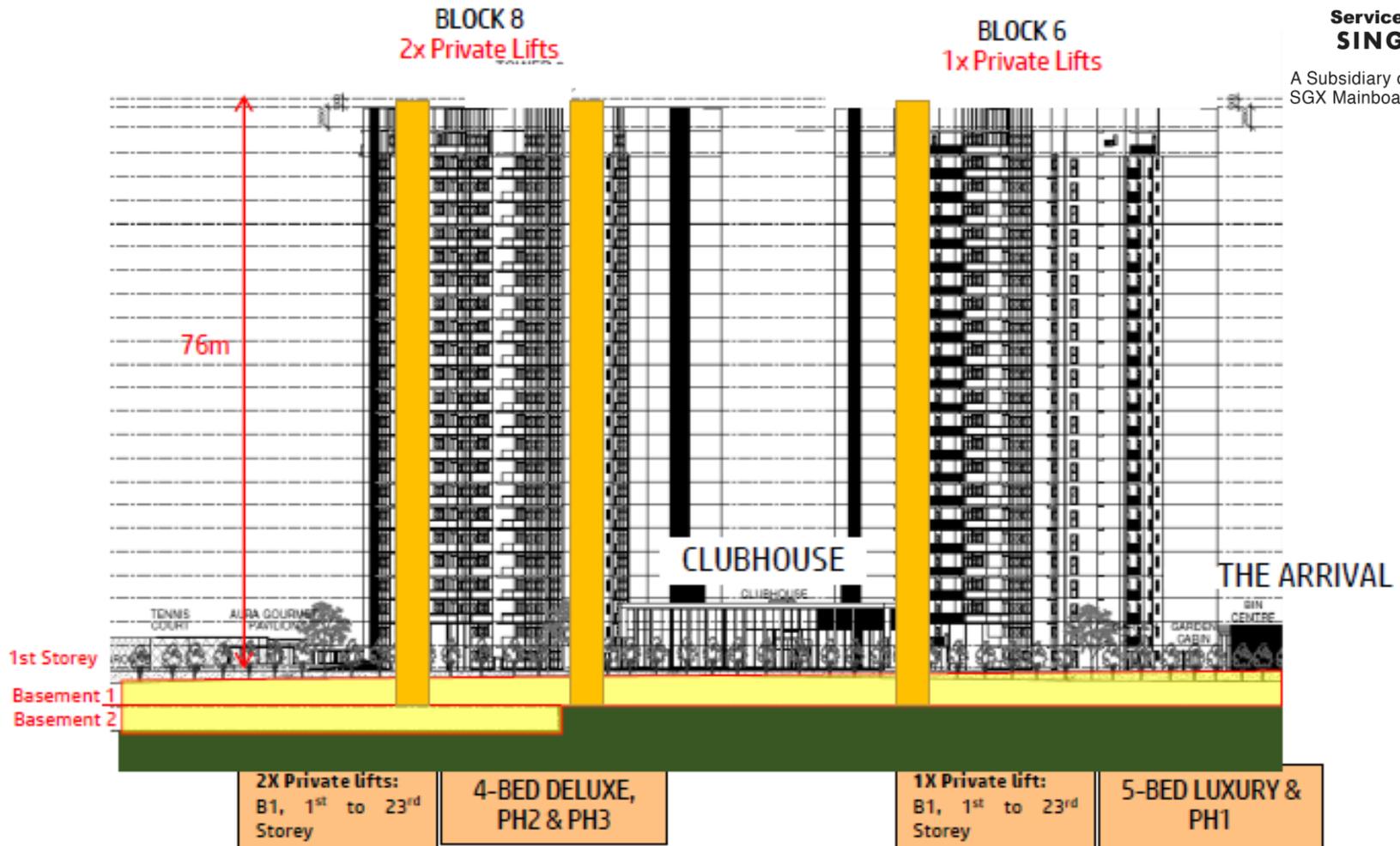


SITE SECTION



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UNIT DISTRIBUTION CHART



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TOWER 1							
1	2	3	4	5	6	7	8

TOWER 2									
UNIT FLR	10	11	12	13	14	15	16	17	9

PH1	3 D5-PH		3 D3-PH		4 D4-PH		
5 L1a	3 D2	2 D1a	1 B1	1 B1	3 C1	3 D2	2 D1
5 L1a	3 D2	2 D1a	1 B1	1 B1	3 C1	3 D2	2 D1
5 L1a	3 D2	2 D1a	1 B1	1 B1	3 C1	3 D2	2 D1
5 L1a	3 D2	2 D1a	1 B1	1 B1	3 C1	3 D2	2 D1
5 L1a	3 D2	2 D1a	1 B1	1 B1	3 C1	3 D2	2 D1
5 L1a	3 D2	2 D1a	1 B1	1 B1	3 C1	3 D2	2 D1
5 L1a	3 D2	2 D1a	1 B1	1 B1	3 C1	3 D2	2 D1
5 L1a	3 D2	2 D1a	1 B1	1 B1	3 C1	3 D2	2 D1
5 L1a	3 D2	2 D1a	1 B1	1 B1	3 C1	3 D2	2 D1
5 L1a	3 D2	2 D1a	1 B1	1 B1	3 C1	3 D2	2 D1
5 L1a	3 D2	2 D1a	1 B1	1 B1	3 C1	3 D2	2 D1
5 L1a	3 D2	2 D1a	1 B1	1 B1	3 C1	3 D2	2 D1
5 L1a	3 D2	2 D1a	1 B1	1 B1	3 C1	3 D2	2 D1
5 L1a	3 D2	2 D1a	1 B1	1 B1	3 C1	3 D2	2 D1
5 L1a	3 D2	2 D1a	1 B1	1 B1	3 C1	3 D2	2 D1
5 L1a	3 D2	2 D1a	1 B1	1 B1	3 C1	3 D2	2 D1
5 L1a	3 D2	2 D1a	1 B1	1 B1	3 C1	3 D2	2 D1
5 L1a	3 D2	2 D1a	1 B1	1 B1	3 C1	3 D2	2 D1
5 L1a	3 D2	2 D1a	1 B1	1 B1	3 C1	3 D2	2 D1
5 L1	3 D2	2 D1a	1 B1	1 B1	3 C1	3 D2	2 D1
5 L1	3 D2	2 D1a	1 B1	1 B1	3 C1	3 D2	2 D1
5 L1	3 D2	2 D1a	1 B1	1 B1	3 C1	3 D2	2 D1
4 D3-G	3 D2-G	2 D1a-G	1 B1-G	1 B1-G	3 C1-G	3 D2-G	

23									
22	4 D1	3 D1	2 C1	2 D1b	1 B1	4 D2a	3 C2	2 D1	2 C1
21	4 D1	3 D1	2 C1	2 D1b	1 B1	4 D2a	3 C2	2 D1	2 C1
20	4 D1	3 D1	2 C1	2 D1b	1 B1	4 D2a	3 C2	2 D1	2 C1
19	4 D1	3 D1	2 C1	2 D1b	1 B1	4 D2a	3 C2	2 D1	2 C1
18	4 D1	3 D1	2 C1	2 D1b	1 B1	4 D2a	3 C2	2 D1	2 C1
17	4 D1	3 D1	2 C1	2 D1b	1 B1	4 D2a	3 C2	2 D1	2 C1
16	4 D1	3 D1	2 C1	2 D1b	1 B1	4 D2a	3 C2	2 D1	2 C1
15	4 D1	3 D1	2 C1	2 D1b	1 B1	4 D2a	3 C2	2 D1	2 C1
14	4 D1	3 D1	2 C1	2 D1b	1 B1	4 D2a	3 C2	2 D1	2 C1
13	4 D1	3 D1	2 C1	2 D1b	1 B1	4 D2a	3 C2	2 D1	2 C1
12	4 D1	3 D1	2 C1	2 D1b	1 B1	4 D2a	3 C2	2 D1	2 C1
11	4 D1	3 D1	2 C1	2 D1b	1 B1	4 D2a	3 C2	2 D1	2 C1
10	4 D1	3 D1	2 C1	2 D1b	1 B1	4 D2a	3 C2	2 D1	2 C1
9	4 D1	3 D1	2 C1	2 D1b	1 B1	4 D2a	3 C2	2 D1	2 C1
8	4 D1	3 D1	2 C1	2 D1b	1 B1	4 D2a	3 C2	2 D1	2 C1
7	4 D1	3 D1	2 C1	2 D1b	1 B1	4 D2a	3 C2	2 D1	2 C1
6	4 D1	3 D1	2 C1	2 D1b	1 B1	4 D2a	3 C2	2 D1	2 C1
5	4 D1	3 D1	2 C1	2 D1b	1 B1	4 D2a	3 C2	2 D1	2 C1
4	4 D1	3 D1	2 C1	2 D1b	1 B1	4 D2	3 C2	2 D1	2 C1
3	4 D1	3 D1	2 C1	2 D1b	1 B1	4 D2	3 C2	2 D1	2 C1
2	4 D1	3 D1	2 C1	2 D1b	1 B1	4 D2	3 C2	2 D1	
1	4 D1-G	3 D1-G	2 C1-G	2 D1b-G	1 B1-G	4 D2-G	3 C2-G	2 D1-G	

1 B1 - 1 BEDROOM SUITE (48 SQM)

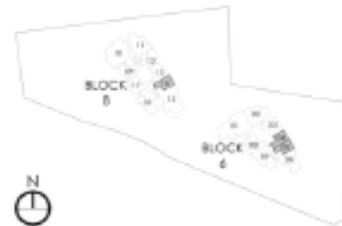


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- Efficient & functional Living, Dining & Kitchen space
- Open kitchen concept
- Extended living space to balcony area

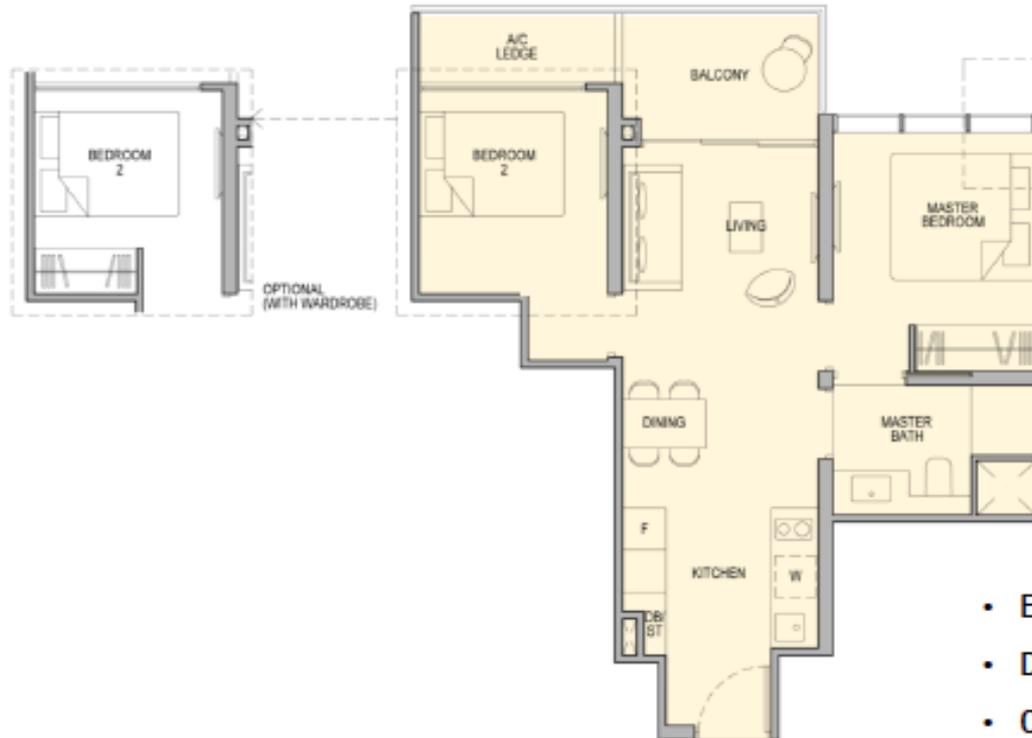


2 C1 - 2 BEDROOM CLASSIC (57 SQM)

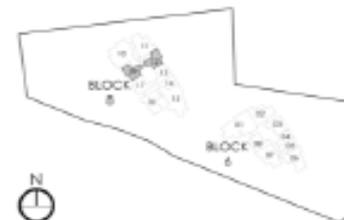


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- Efficient & functional layout design
- Double rows of Kitchen counter & storage space
- Open kitchen concept

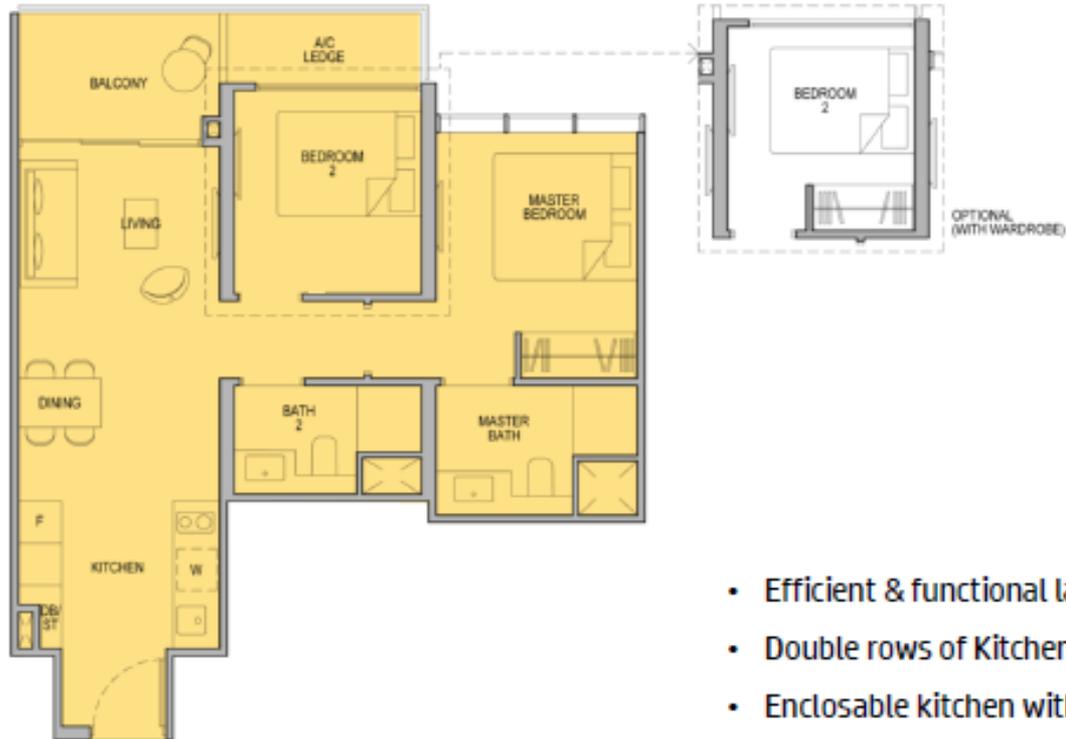


2 D1 - 2 BEDROOM DELUXE (64 SQM)
(SHOW UNIT)



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- Efficient & functional layout design
- Double rows of Kitchen counter
- Enclosable kitchen with additional storage



3 C1 - 3 BEDROOM CLASSIC (89 SQM)

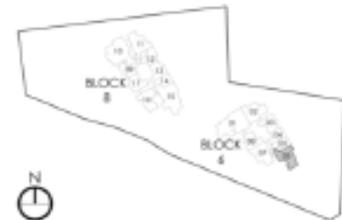


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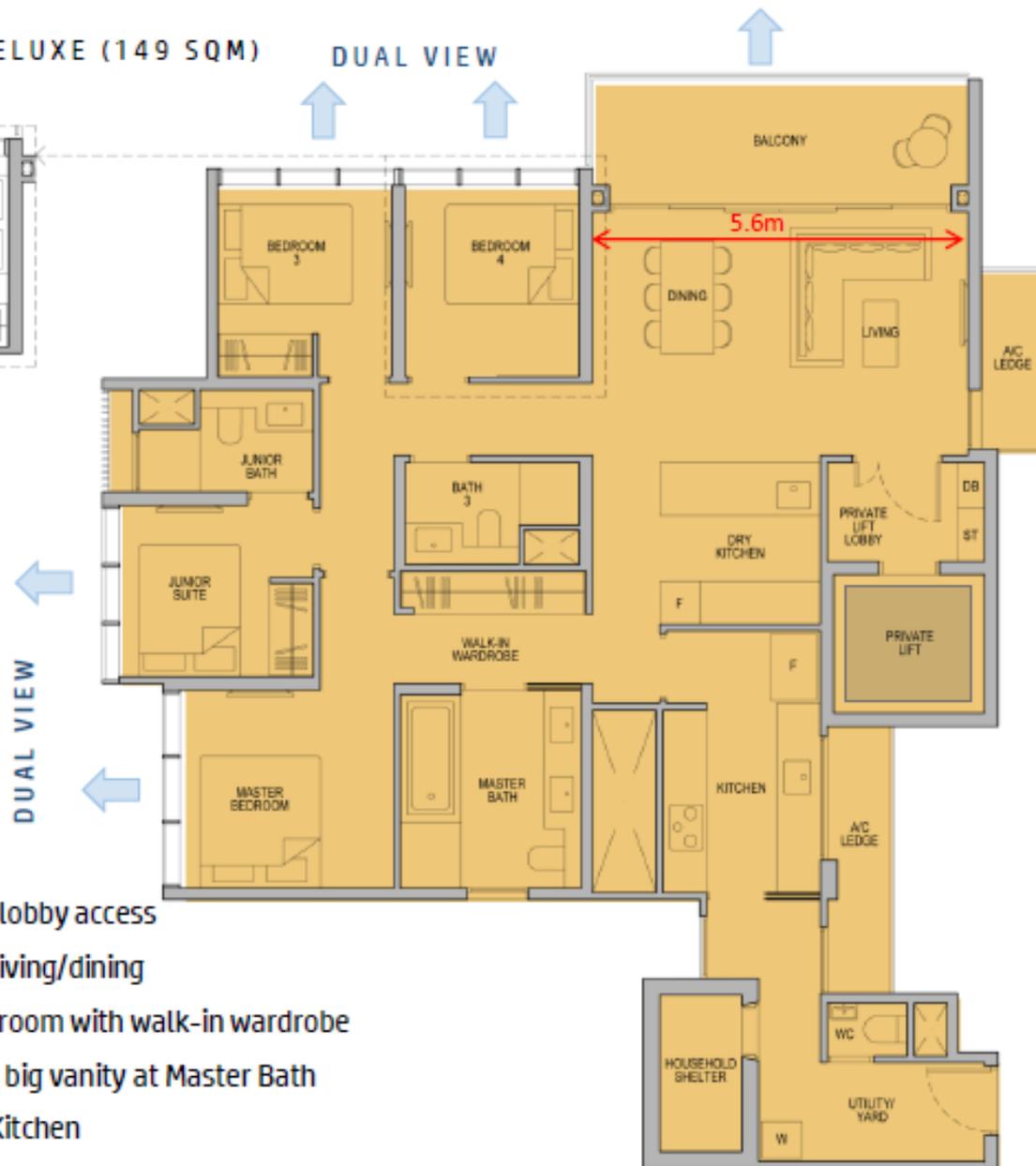
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- Private foyer space / feature wall
- Deluxe storage space
- Comfortable Living & Dining space
- Enclosed and well ventilated Kitchen



**4D1- 4 BEDROOM DELUXE (149 SQM)
(PRIVATE LIFT)**

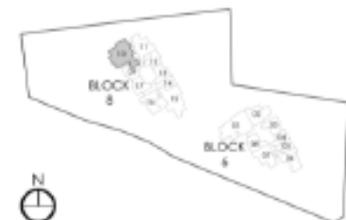


- Exclusive private lift lobby access
- 5.6m wide frontage living/dining
- Spacious Master Bedroom with walk-in wardrobe
- Built-in bathtub with big vanity at Master Bath
- Spacious Dry & Wet Kitchen
- Spacious Utility with WC

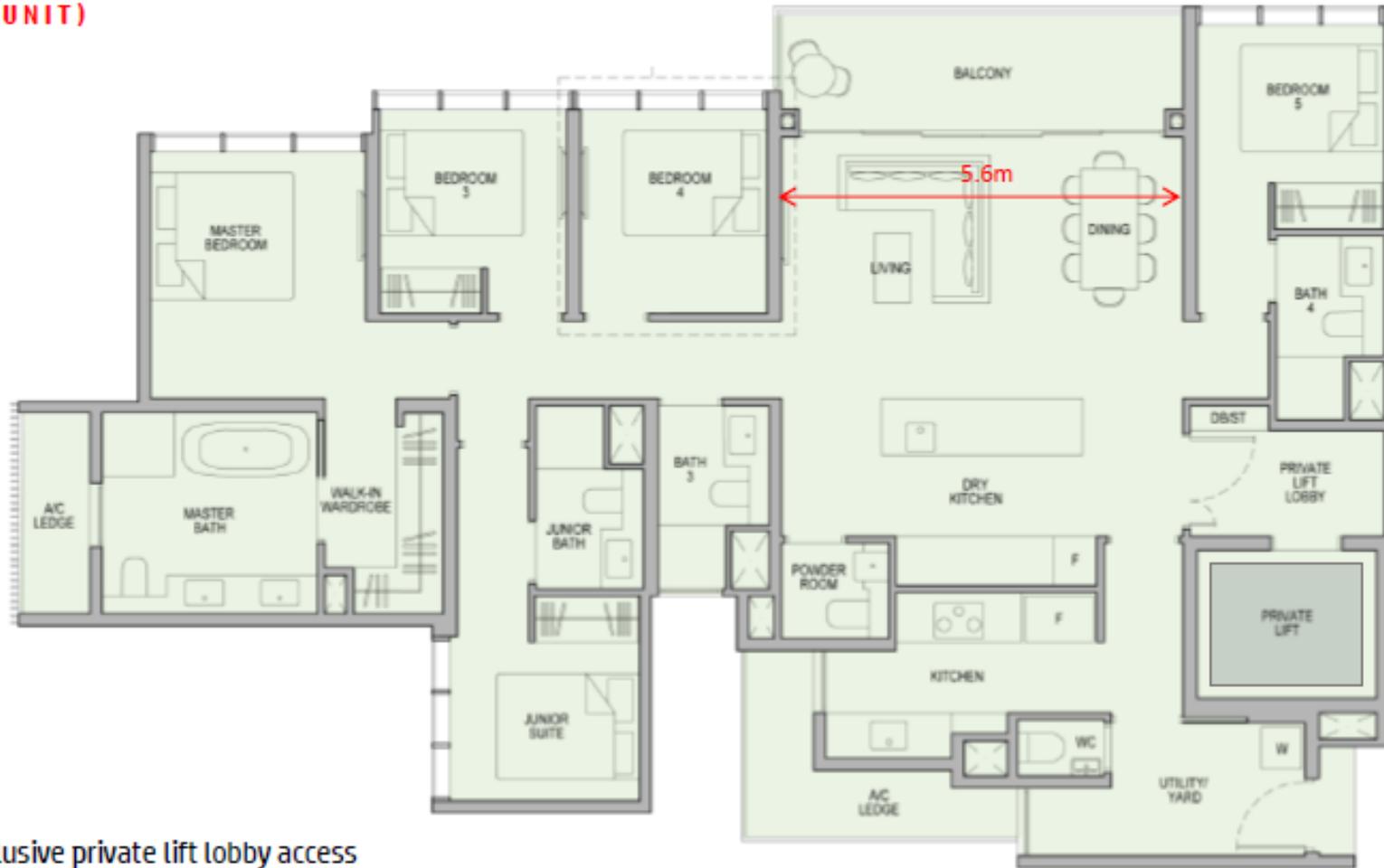


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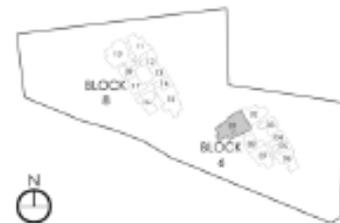
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5 L1a - 5 BEDROOM LUXURY (169 SQM)
(SHOW UNIT)



- Exclusive private lift lobby access
- 5.6m wide frontage living/dining
- Spacious Master Bedroom with walk-in wardrobe
- Free standing bathtub with big vanity at Master Bath
- 2x ensuite
- Luxurious 2.8m long island Dry Kitchen design
- Spacious & functional Kitchen design
- Powder room
- Spacious Utility with WC

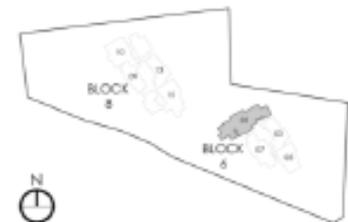


PH 1 - PREMIER PENTHOUSE (258 SQM)



- Exclusive private lift lobby access
- 10m wide frontage & 5.4m high living/dining
- Spacious Master Bedroom with walk-in wardrobe & private study room
- Free standing bathtub with big vanity at Master Bath
- Spacious Junior Suite, Junior Bath with built-in bathtub

- Enclosable family area
- Luxurious 3.5m long island Dry Kitchen design
- Spacious & functional Kitchen
- Powder room, Study, Utility & WC
- Flexible layout plan (non-PPVC)



CRAFTED
TO
IMPRESS



KOPAR
BY WATSON

CLUBHOUSE - PLANS



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design





SOCIAL
SPACES

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KOPAR
BY WILSON



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UNIQUE SELLING FEATURES

COOKING APPLIANCES

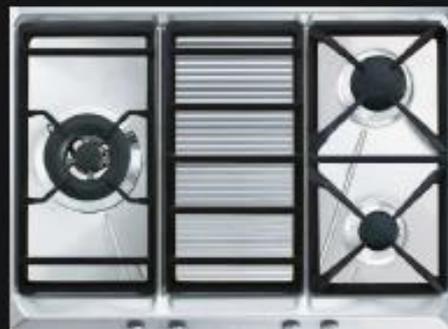


HISTORY

Smeg has been producing domestic appliances with the finest Italian design for more than 70 years, with a particular focus on aesthetics, ergonomics and functionality. Today Smeg, originally an acronym for Smalterie Metallurgiche Emiliane Guastalla indicating its initial activities in enamel work and metallurgy, has reached its third generation of entrepreneurs and represents an international group with direct subsidiaries and distributors in all five continents.



Induction hob



Gas Hob



Hood

Use of noble materials, colour and light which characterize the Dolce Stil Novo line which design avoids exhibited formalisms and excesses to bring out a concept of refinement and elegance that make Smeg a real and virtuous example of a totally Made in Italy company.



Built-in oven



Built-in oven

SMART HOME SYSTEM



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SANITARY WARES & FITTINGS



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TOTO

Life Anew

To create a culture of comfortable, healthy living.

Since our founding, we have continuously pursued innovations that offer greater wellness and comfort to daily life.

Honoring the trust that our customers and society place in us, TOTO remains dedicated to delivering products that offer inclusive functionality and respect for the environment.

We embrace these values every day to create a future that surpasses all expectations.



CEFIONTECT

Ultra-smooth ceramic glaze makes it easy for waste to cling.

Advantages:

Easier to clean, dirt resistant, minimises the amount of toilet cleaner required.

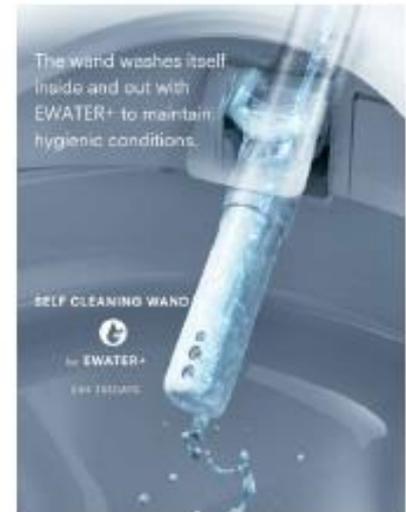


TORNADO FLUSH

30% clearing power reaches every spot using less water.

Advantages:

A more quiet flush, clears the entire bowl more thoroughly hence reducing the need for chemical cleaners.



The wand washes itself inside and out with EWATER+ to maintain hygienic conditions.

SELF-CLEANING WAND



EWATER+

LOW CARBON



KOPAR
AT NEWTON

1. Located at **District 9**.
2. **NEXT TO 2 MRT LINES NORTH SOUTH LINE & DOWNTOWN LINE** (1 stop to Orchard, 5 stops to Raffles Place, 6 stops to Downtown-MBS)
3. **COPPER – KOPAR CONCEPT – TIMELESS, PURE, ELEMENTAL, ESSENTIAL**
4. 2 Towers with **30% SITE COVERAGE**, 70% Ground Space
5. **38 M LONG & 8 M HIGH VOLUME SPACE** – Luxurious clubhouse
6. **2 CONCIERGE SERVICES** - Drop off and Clubhouse
7. **CEL & ADDP – PARK COLONIAL (90% SOLD) GRANDEUR PARK RESIDENCES (98% SOLD)**
8. **FUNCTIONAL UNIT LAYOUT** design
9. **SMEG ITALIAN BRAND** Kitchen Appliances, **TOTO JAPANESE BRAND** sanitary ware and fittings
10. **600MM X 600MM MARBLE** for living and dining for 4-BEDDED, 5-BEDDED AND PENTHOUSES



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Call now to
register for
preview!



K O P A R

AT NEWTON