



JERVOIS  卓苑 MANSION



BUNGALOW-
INSPIRED LIVING

✿
Freehold

✿
District 10

✿
First BCA Green Mark
(Goldplus)
Super Low Energy
For Private Residence

✿
130 Exclusive Units

✿
Counting GCBs
& Embassies As Neighbours



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Developer: Kimen Realty Pte. Ltd. • Company Registration Number: 201207652W • Developer's License No.: C1390 • Tenure of Land: Estate in Fee Simple • Encumbrances: Mortgage(s) in Favour of DBS Bank Ltd • Expected Date of Vacant Possession: 31 December 2026 • Expected Date of Legal Completion: 31 December 2029 • Location: Lot 1887X TS 24 at 4, 6, 8, 10, 12, 14 & 16 Jervois Close

Jointly brought to you by Kimen Group and Roxy-Pacific Holdings Limited (as Development Manager)



SITE PLAN



First storey

- | | | |
|--------------------------------|-----------------------|----------------------------------|
| 1. Drop-off | 9. Central Pool | 18. Lawn Swings |
| 2. Arrival Pavilion | 10. Wading Pool | 19. Event Lawn |
| 3. Serenity Garden | 11. Sun Deck | 20. Hammock Lawn |
| 4. Cocoon Garden | 12. Rain Shower | 21. Picnic Garden |
| 5. Tembusu Trail and Lily Pond | 13. Yoga Deck | 22. Discovery Garden |
| 6. Active Lawn | 14. Meditation Deck | 23. Bicycle Bay |
| 7. Clubhouse | 15. Gym | 24. Bicycle Bay (Basement) |
| 8. Floating Island | 16. Bio Pond | 25. Management Office (Basement) |
| | 17. Lawnside Pavilion | |

Others

- | | |
|--|---|
| a. Guardhouse | i. RC Storm Water Detention Tank (Basement) |
| b. Side Gate | j. Parcel Locker (Basement) |
| c. Accessible Toilet | k. Consumer Switch Room (Basement) |
| d. Electrical Substation | l. MDF Room (Basement) |
| e. Bin Centre, Recyclable Bin and Genset (above) | m. Fire Sprinkler Pump Room (Basement) |
| f. Water Bulk Meter | n. Fire Sprinkler Tank (Basement) |
| g. Swimming Pool Pump Room (Basement) | o. Mechanical Ventilation Shaft |
| h. Pool Balancing Tank (Basement) | |



Roof Terrace

- | | | |
|---------------------------|---------------------------|-------------------------------|
| Family Quarter | Sunrise Quarter | Junior Quarter |
| 26. Alfresco Lounge | 32. Suntanning Lawn | 39. Nature's Learning Station |
| 27. Spa with Lounge Seats | 33. Hammock Lawn | 40. Sandcastle Station |
| 28. Rain Shower | 34. Rocking Garden | 41. Foot Wash |
| 29. Leisure Lawn | | 42. Accessible Toilet |
| 30. Tandem Swing | Wilderness Quarter | 43. Creative Wall |
| 31. BBQ Pavilion | 35. Regenerative Woods | 44. Jump & Dunk Trampoline |
| | 36. Little Hideout | 45. Adventure Kid's Play Area |
| | 37. Wilderness Spa | 45a. Tree House |
| | 38. Rain Shower | 45b. Spiral Slide |
| | | 45c. Climbing Wall |
| | | 45d. Peek-a-boo Hole |

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|-----------------------------------|
| Harvest Quarter |
| 46. Community Urban Farm & Garden |
| 47. Garden Shed |
| 48. Harvest Workshop |
| 49. Sundry Pavilion |
| 50. Sundry Garden |

- | |
|------------------------------|
| Social Quarter |
| 51. Work Pods |
| 52. Outdoor Fitness Stations |
| 53. Conference Suite |
| 54. Social Spa |
| 55. Rain Shower |
| 56. Party Pavilion |
| 57. Dipping Lounge |



Unit Distribution Chart

BLOCK 6				
	01	02	03	04
LEVEL 05	C1 93 sqm	B7 80 sqm	B7 80 sqm	C1 93 sqm
LEVEL 04	C1 93 sqm	B7 80 sqm	B7 80 sqm	C1 93 sqm
LEVEL 03	C1 93 sqm	B7 80 sqm	B7 80 sqm	C1 93 sqm
LEVEL 02	C1 93 sqm	B7 80 sqm	B7 80 sqm	C1 93 sqm
LEVEL 01	C1-G 93 sqm	B7-G 80 sqm	B7-G 80 sqm	C1-G 93 sqm

BLOCK 8									
	05	06	07	08	09	10	11	12	13
LEVEL 05	A2 46 sqm	A1 46 sqm	A3 60 sqm	B5 75 sqm	B1 63 sqm	B1 63 sqm	B4 74 sqm	B6 76 sqm	A2 46 sqm
LEVEL 04	A2 46 sqm	A1 46 sqm	A3 60 sqm	B5 75 sqm	B1 63 sqm	B1 63 sqm	B4 74 sqm	B6 76 sqm	A2 46 sqm
LEVEL 03	A2 46 sqm	A1 46 sqm	A3 60 sqm	B5 75 sqm	B1 63 sqm	B1 63 sqm	B4 74 sqm	B6 76 sqm	A2 46 sqm
LEVEL 02	A2 46 sqm	A1 46 sqm	A3 60 sqm	B5 75 sqm	B1 63 sqm	B1 63 sqm	B4 74 sqm	B6 76 sqm	A2 46 sqm
LEVEL 01	A2-G 46 sqm	A1-G 46 sqm	A3-G 60 sqm	B5-G 75 sqm	B1-G 63 sqm	B1-G 63 sqm	B4-G 74 sqm	B6-G 76 sqm	A2-G 46 sqm

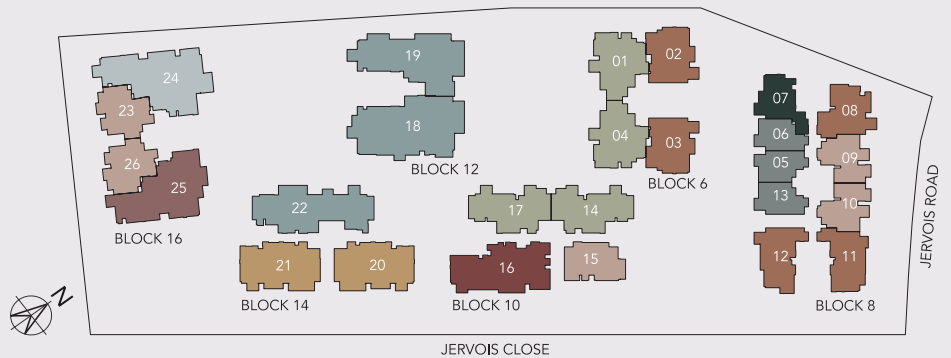
BLOCK 10				
	14	15	16	17
LEVEL 05	C2 95 sqm	B2 70 sqm	D1 137 sqm	C2 95 sqm
LEVEL 04	C2 95 sqm	B2 70 sqm	D1 137 sqm	C2 95 sqm
LEVEL 03	C2 95 sqm	B2 70 sqm	D1 137 sqm	C2 95 sqm
LEVEL 02	C2 95 sqm	B2 70 sqm	D1 137 sqm	C2 95 sqm
LEVEL 01	C2-G 95 sqm	B2-G 70 sqm	D1-G 137 sqm	C2-G 95 sqm

BLOCK 12		
	18	19
LEVEL 05	G3-P 211 sqm	G2-P 180 sqm
LEVEL 04	G3 191 sqm	G2 160 sqm
LEVEL 03	G3 191 sqm	G2 160 sqm
LEVEL 02	G3 191 sqm	G2 160 sqm
LEVEL 01	G3-G 191 sqm	G2-G 160 sqm

BLOCK 14			
	20	21	22
LEVEL 05	F1-P 128 sqm	F1-P 128 sqm	G1-P 156 sqm
LEVEL 04	F1 116 sqm	F1 116 sqm	G1 143 sqm
LEVEL 03	F1 116 sqm	F1 116 sqm	G1 143 sqm
LEVEL 02	F1 116 sqm	F1 116 sqm	G1 143 sqm
LEVEL 01	F1-G 116 sqm	F1-G 116 sqm	G1-G 143 sqm

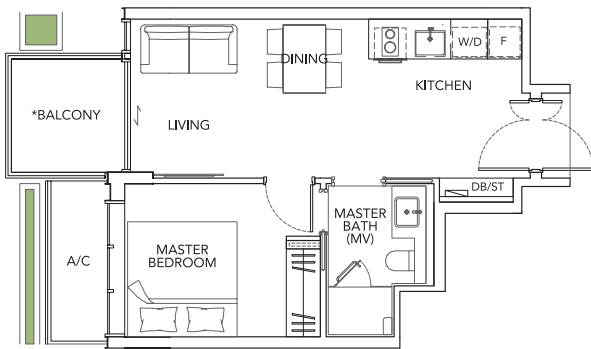
BLOCK 16				
	23	24	25	26
LEVEL 05	B3 73 sqm	E1 168 sqm	D2 143 sqm	B3 73 sqm
LEVEL 04	B3 73 sqm	E1 168 sqm	D2 143 sqm	B3 73 sqm
LEVEL 03	B3 73 sqm	E1 168 sqm	D2 143 sqm	B3 73 sqm
LEVEL 02	B3 73 sqm	E1 168 sqm	D2 143 sqm	B3 73 sqm
LEVEL 01	B3-G 73 sqm	E1-G 168 sqm	D2-G 143 sqm	B3-G 73 sqm

- 1 Bedroom
- 1 Bedroom + Guest
- 2 Bedroom
- 2 Bedroom + Guest
- 3 Bedroom
- 3 Bedroom (Premium)
- 4 Bedroom
- 4 Bedroom (Dual-key)
- 4 Bedroom (Premium)
- 5 Bedroom (Dual-key)



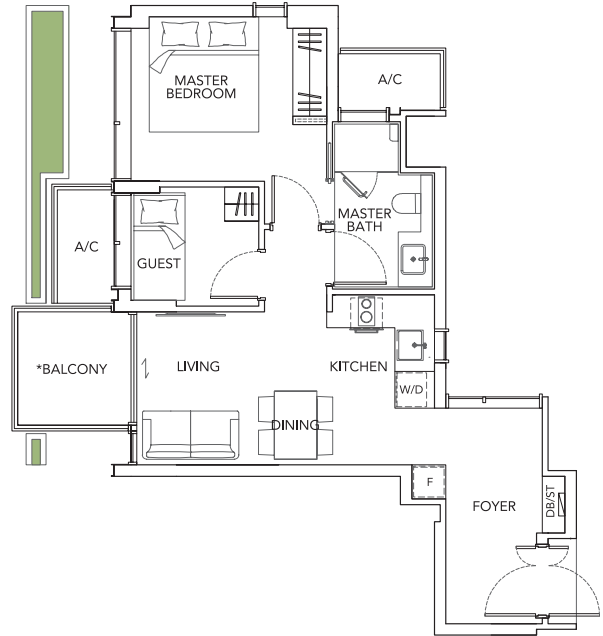
1 BEDROOM (A2)

A2
46 sqm
Block 8 #02-05 to #05-05
Block 8 #02-13 to #05-13 (Mirror Image)



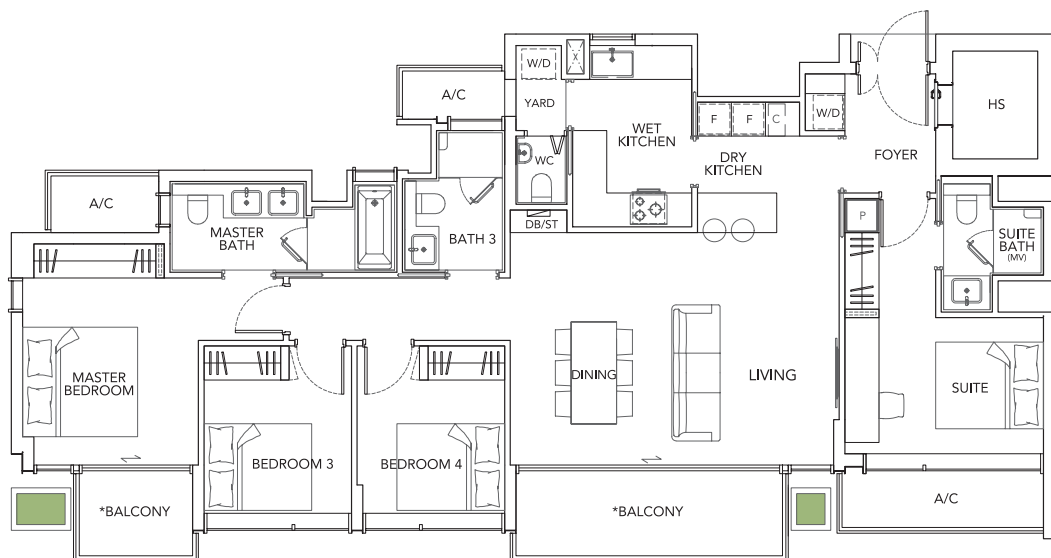
1 BEDROOM + GUEST (A3)

A3
60 sqm
Block 8 #02-07 to #05-07



4 BEDROOM DUAL-KEY (D1)

D1
137 sqm
Block 10 #02-16 to #05-16



LEGEND:



Communal Planter

All floor areas indicated are inclusive of AC Ledge, Balcony and Strata Void where applicable. All floor areas are estimates only and subject to final survey. All floor plans are subject to changes as may be required or approved by the relevant authorities. *The Balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to the mock-up of the balcony screen at Type D2 show unit.

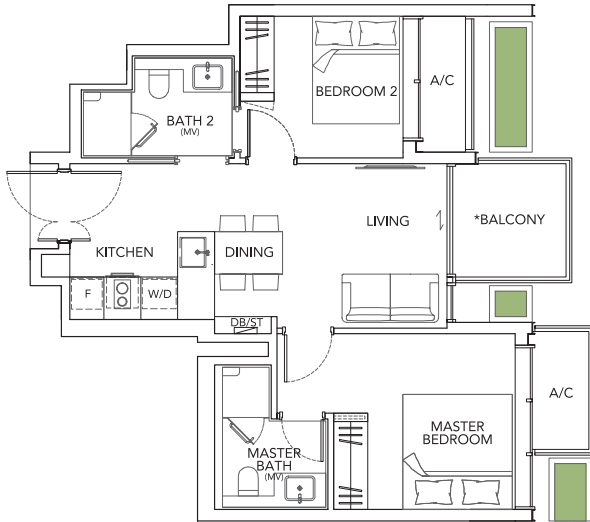
2 BEDROOM (B1, B3)

B1

63 sqm

Block 8 #02-09 to #05-09

Block 8 #02-10 to #05-10 (Mirror Image)

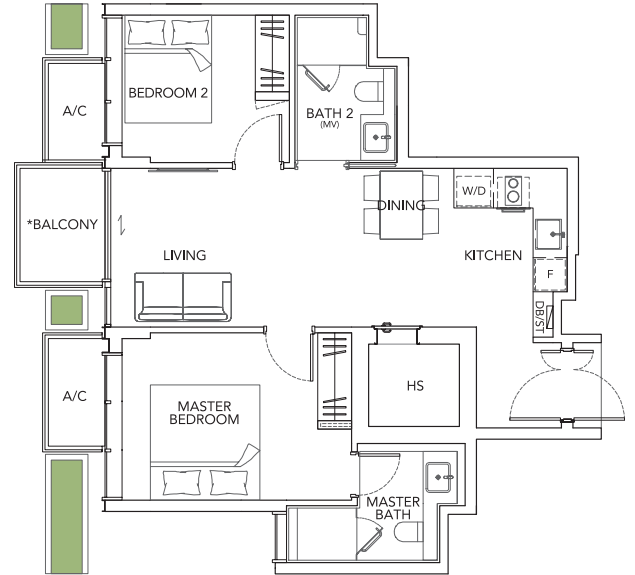


B3

73 sqm

Block 16 #02-23 to #05-23

Block 16 #02-26 to #05-26 (Mirror Image)

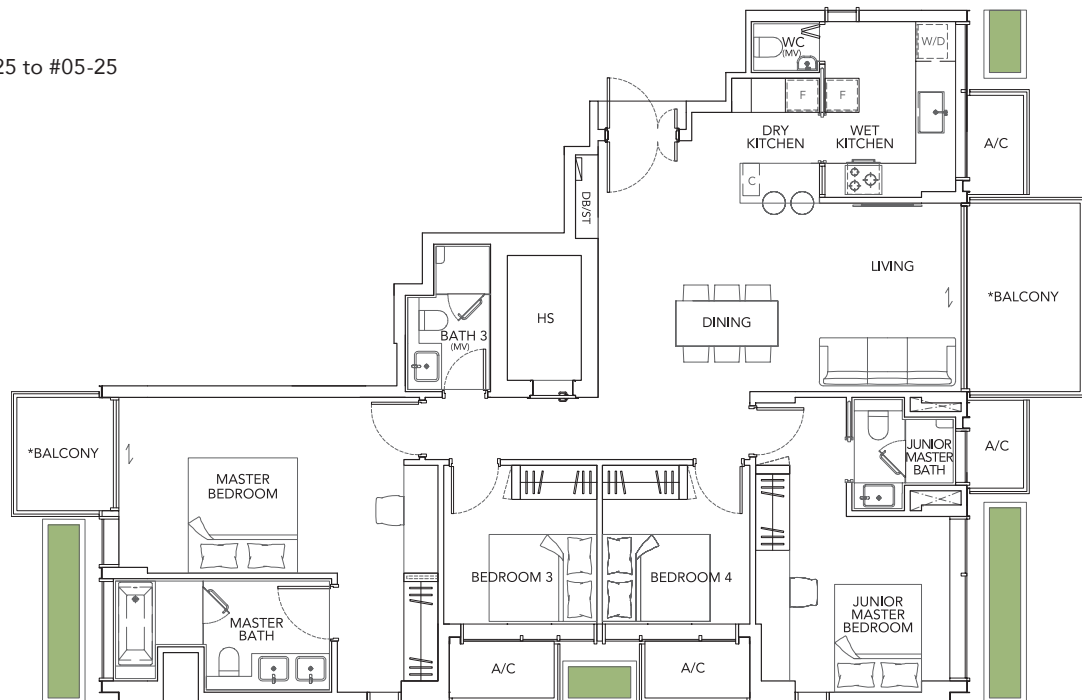


4 BEDROOM (D2)

D2

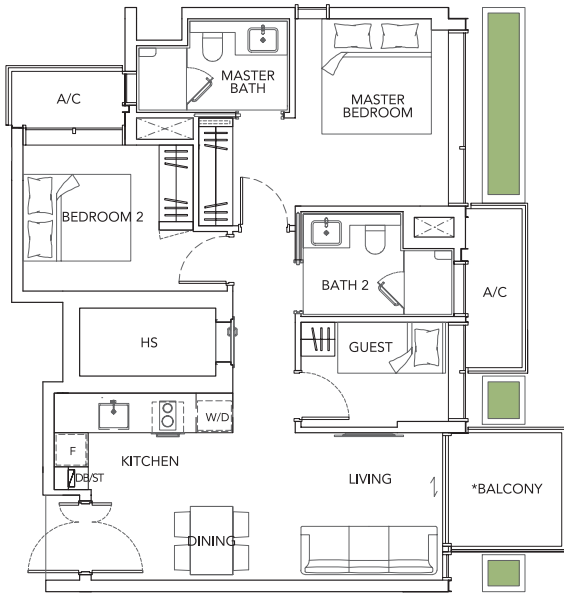
143 sqm

Block 16 #02-25 to #05-25



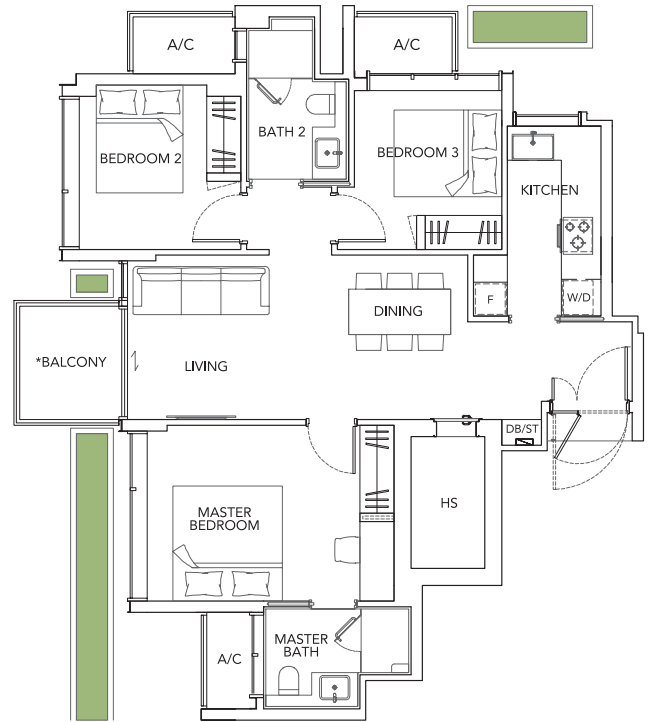
2 BEDROOM + GUEST (B7)

B7
80 sqm
Block 6 #02-02 to #05-02
Block 6 #02-03 to #05-03 (Mirror Image)



3 BEDROOM (C1)

C1
93 sqm
Block 6 #02-01 to #05-01
Block 6 #02-04 to #05-04 (Mirror Image)



5 BEDROOM DUAL-KEY (E1)

E1
168 sqm
Block 16 #02-24 to #05-24

