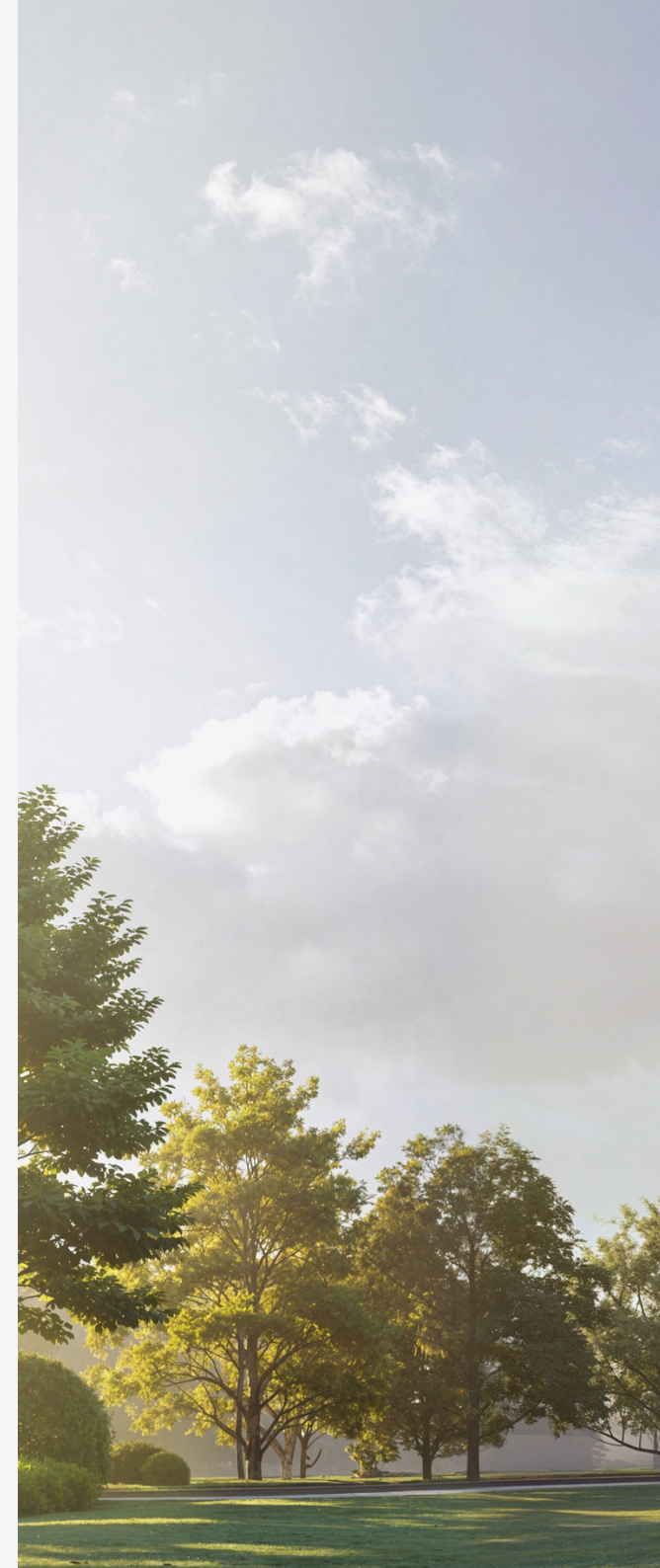


SPACE *NOVA*

Own Your Space, Elevate Your Business.

A rare **FREEHOLD** B1 clean industrial development, with only 47 exclusive strata units.





Designed for **Modern Businesses**

- **Ramp-up access**
for convenience and efficiency
- **Impressive**
floor-to-floor heights up to 6.5m
for flexible space planning
- **Full-height**
glass facade for natural light
- **Private attached**
toilets in every unit
- **Flexible layouts**
option to combine units



| Ideal For:

- E-commerce & last-mile logistics
- Tech & R&D operations
- Showrooms & creative studios
- Light manufacturing & clean industries





Industrial Elegance in Every Detail

Contemporary design to meet the demands of modern industries, offering a blend of functional space, advanced infrastructure, and connectivity.

Connectivity & Accessibility

1 MRT STOP
TO CONNECT TO NE & DT LINE

2 MRT STOPS
TO CONNECT TO EW LINE

5 MINS DRIVE
TO CTE / PIE / KPE

8 MINS WALK
TO TAI SENG MRT / BARTLEY MRT

15 MINS DRIVE
TO CENTRAL BUSINESS DISTRICT

15 MINS DRIVE
TO Changi Airport



Convenience at Your Fingertips

Nestled in a prime industrial hub, provides convenient access to major transportation routes, expressways and mass rapid transports, facilitating efficient logistics and distribution.



SEAMLESS ACCESS TO MAJOR EXPRESSWAYS ALL WITHIN 5 MINS DRIVE



PIE PAN-ISLAND
EXPRESSWAY
(PIE)

Direct access to the East,
West and Central of Singapore.



KPE KALLANG-PAYA
LEBAR EXPRESSWAY
(KPE)

Seamless connectivity to the
CBD, Changi Airport and the
northeastern business hubs.



CTE CENTRAL
EXPRESSWAY
(CTE)

Effortless access to the North
and the City.



CONNECTED TO THE BEST OF SINGAPORE



CBD

15 MINS
DRIVE



**CHANGI
AIRPORT**

15 MINS
DRIVE

CONNECTIVITY

Pan-Island Expressway (PIE)	approx. 5 mins drive
Kallang-Paya Lebar Expressway (KPE)	approx. 5 mins drive
Central Expressway (CTE)	approx. 5 mins drive
Bartley MRT	approx. 8 mins walk
Tai Seng MRT	approx. 8 mins walk
Central Business District (CBD)	approx. 15 mins drive
Changi Airport	approx. 15 mins drive

BUSINESS / INDUSTRIAL PRECINCT

Tai Seng Industrial Estate	approx. 2 mins drive
MacPherson Industrial Estate	approx. 5 mins drive
Kampong Ubi Industrial Estate	approx. 8 mins drive
Paya Lebar Industrial Park	approx. 10 mins drive
Mapletree Hi-Tech Park @ Kallang Way	approx. 10 mins drive

RETAIL / F&B

Upper Paya Lebar Eateries	approx. 5 mins walk
18 Tai Seng	approx. 2 mins drive
FairPrice Tai Seng	approx. 3 mins drive
Grantral Mall @ MacPherson	approx. 5 mins drive
MacPherson Eateries	approx. 5 mins drive
NEX mall	approx. 8 mins drive

HEALTHCARE

Geylang Polyclinic	approx. 8 mins drive
Kallang Polyclinic	approx. 10 mins drive
Kwong Wai Shiu Hospital	approx. 12 mins drive
Novena Medical District	approx. 15 mins drive

GREEN SPACES

Paya Lebar Park Connector	approx. 5 mins walk
Bidadari Park	approx. 5 mins drive
MacPherson Park	approx. 6 mins drive
Aljunied Park	approx. 8 mins drive



Strategical location offers unparalleled **connectivity and accessibility** for your business operations.

Surrounded by a network of suppliers, clients, and service providers, an ideal choice for companies seeking a central, accessible, and thriving industrial environment. Its strategic position ensures your business stays connected, competitive, and ready for growth.



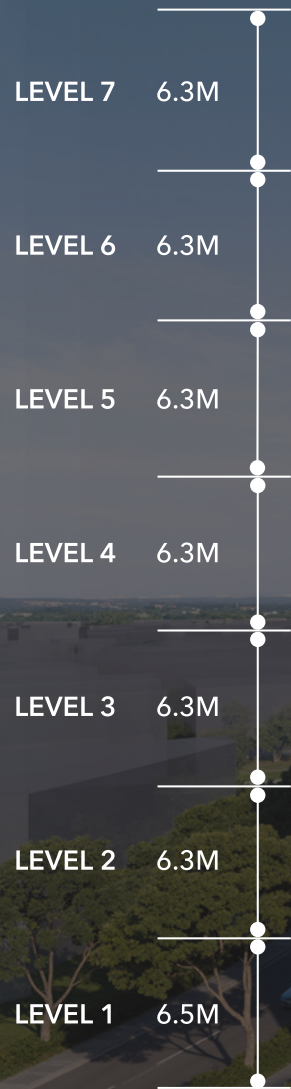
Strategically Positioned, Connected to What Matters Most

A well-rounded environment that combines business efficiency with lifestyle convenience and recreation.



DISTRIBUTION CHART

LEVEL	FLOOR TO FLOOR HEIGHT	01	02	03	04	05	06	07	08	09	10
7TH STOREY	6.3M	#07-01 (151sqm)	#07-02 (151sqm)	#07-03 (151sqm)	#07-04 (160sqm)	#07-05 (154sqm)	#07-06 (151sqm)	#07-07 (271sqm)			
6TH STOREY	6.3M	#06-01 (151sqm)	#06-02 (151sqm)	#06-03 (151sqm)	#06-04 (160sqm)	#06-05 (154sqm)	#06-06 (151sqm)	#06-07 (152sqm)	#06-08 (151sqm)	#06-09 (158sqm)	#06-10 (157sqm)
5TH STOREY	6.3M	#05-01 (151sqm)	#05-02 (151sqm)	#05-03 (151sqm)	#05-04 (160sqm)	#05-05 (154sqm)	#05-06 (151sqm)	#05-07 (152sqm)	#05-08 (151sqm)	#05-09 (158sqm)	#05-10 (157sqm)
4TH STOREY	6.3M	#04-01 (151sqm)	#04-02 (151sqm)	#04-03 (151sqm)	#04-04 (162sqm)	#04-05 (151sqm)	#04-06 (152sqm)	#04-07 (151sqm)	#04-08 (158sqm)	#04-09 (157sqm)	
3RD STOREY	6.3M	#03-01 (151sqm)	#03-02 (151sqm)	#03-03 (160sqm)	#03-04 (154sqm)						
2ND STOREY	6.3M	#02-01 (151sqm)	#02-02 (151sqm)	#02-03 (160sqm)	#02-04 (154sqm)						
1ST STOREY	6.5M	#01-01 (195sqm)	#01-02 (248sqm)	#01-03 (176sqm)							



Artist impression only

KEY FEATURES



EFFICIENT LAYOUT

Flexible to merge
multi-units for a
bigger space.



HIGH CEILING

6.3m to 6.5m floor
to floor height for
greater flexibility.



FUNCTIONAL ACCESS

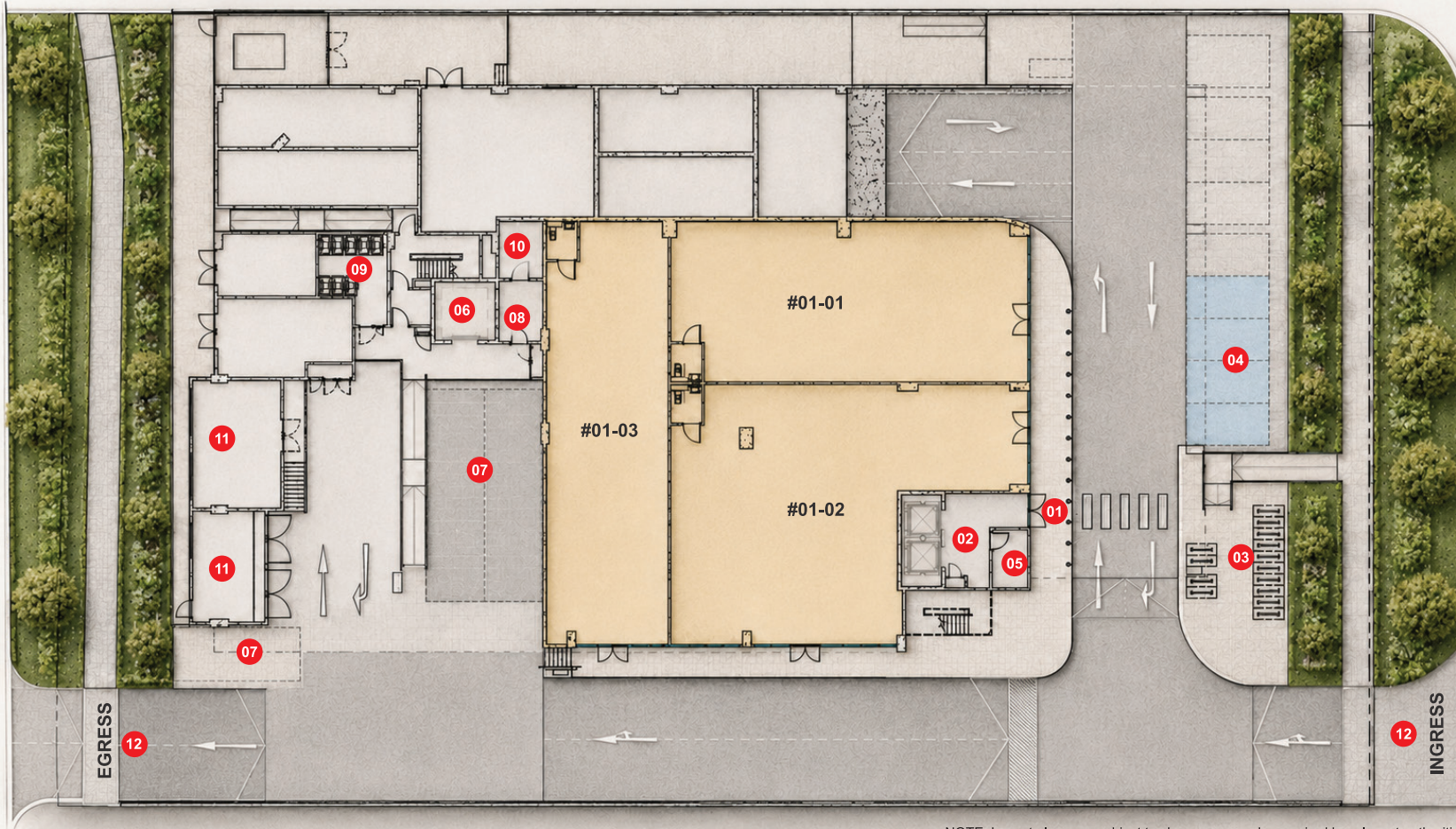
Ramp-up access for
convenience and
efficiency.

ENTRANCE & FACILITIES

Seamless Access, Green Solutions

A smooth driveway, secure lift lobby, EV charging stations, and bicycle parking, providing convenience and eco-friendly options for users and visitors.





NOTE: Layout plans are subject to change as may be required by relevant authorities.



UNIT NO.	STRATA AREA	
	(sqm)	(sqft)
#01-01	195	2099
#01-02	248	2669
#01-03	176	1894

1ST STOREY

- 01 DROP-OFF POINT
- 02 PASSENGER LIFT LOBBY
- 03 BICYCLE PARKING
- 04 EV CHARGING LOTS
- 05 FIRE COMMAND CENTER
- 06 SERVICE LIFT
- 07 LOADING / UNLOADING
- 08 LETTERBOX
- 09 BIN CENTER
- 10 MCST OFFICE
- 11 ELECTRICAL SUBSTATION
- 12 VEHICULAR INGRESS / EGRESS

360° LAYOUT PLAN

WORK STATIONS



SERVICE LIFT

Dedicated lift for goods & services for smooth operations

CREATIVE STUDIO



PRIVATE ATTACHED TOILETS IN EVERY UNIT

Ensures privacy and convenience for all occupants



FLEXIBLE LAYOUTS WITH OPTION TO COMBINE UNITS

Adaptable spaces that grow with your business

E-COMMERCE WAREHOUSE



PASSENGER LIFT LOBBY

Welcoming lobby with easy access for occupants and visitors

SHOWROOMS

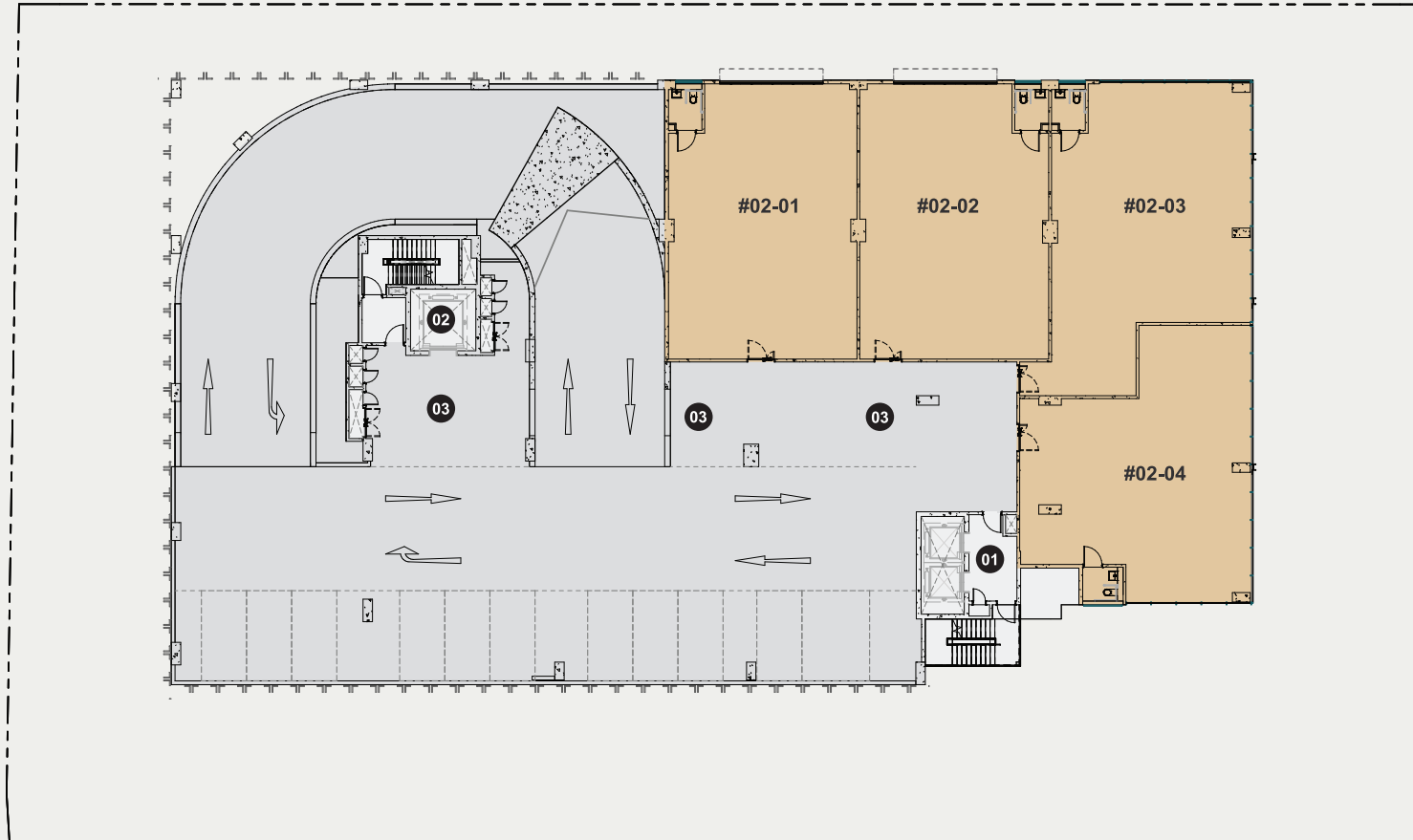


COMMUNAL SKY TERRACE

Green outdoor space to relax, connect and recharge

Empowering Your Industrial Vision

2ND STOREY



NOTE: Layout plans are subject to change as may be required by relevant authorities.

UNIT NO.	STRATA AREA	
	(sqm)	(sqft)
#02-01	151	1625
#02-02	151	1625
#02-03	160	1722
#02-04	154	1658

01 PASSENGER LIFT LOBBY 02 SERVICE LIFT 03 COMMON LOADING & UNLOADING BAY





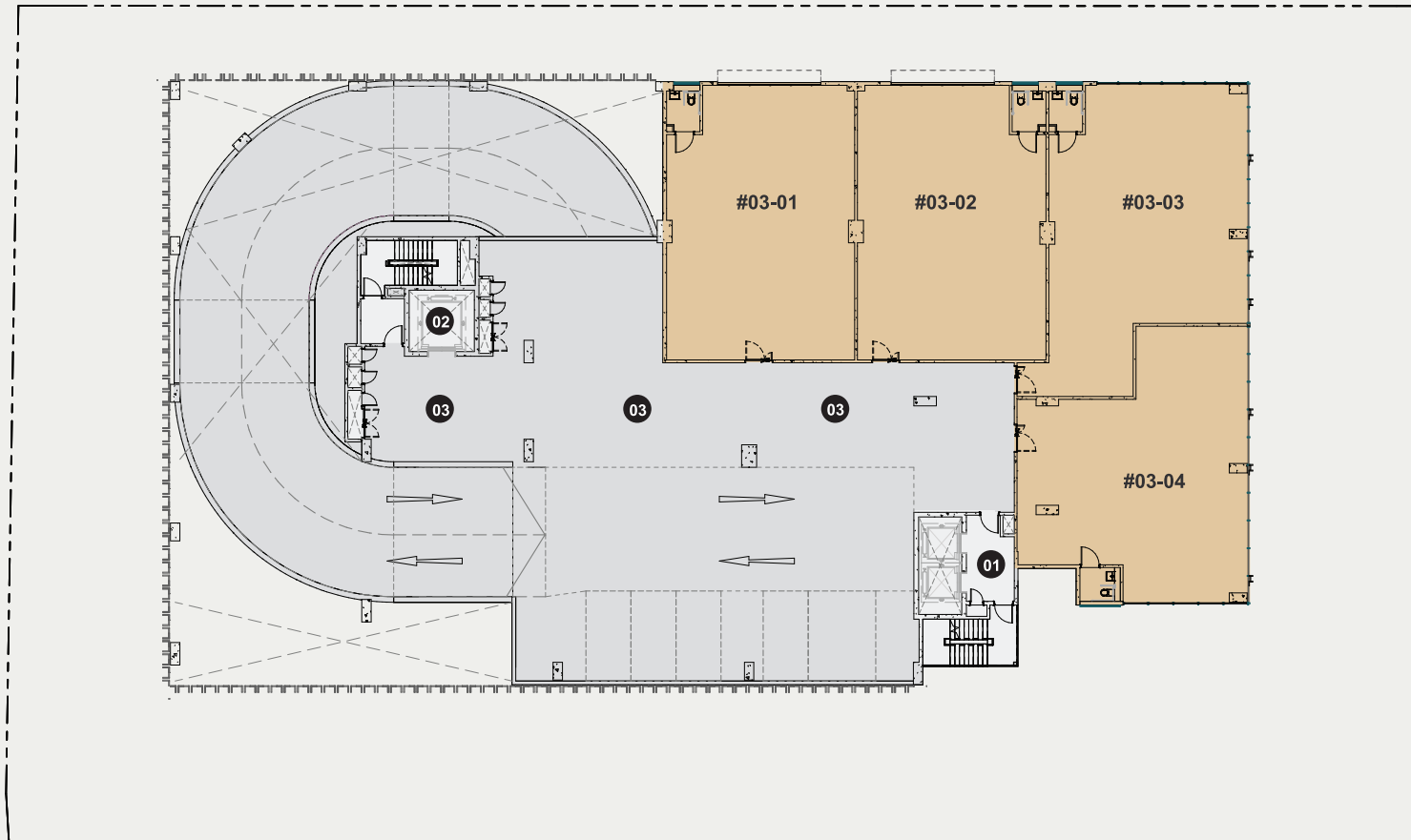
Artist impression only

Artist impression only

MAXIMISES FLEXIBILITY IN WORKFLOW

Impressive floor-to-floor heights (up to 6.5m) enable versatile space configurations, complemented by a full-height glass facade that maximizes natural light and reinforces a strong corporate presence.

3RD STOREY



NOTE: Layout plans are subject to change as may be required by relevant authorities.

UNIT NO.	STRATA AREA	
	(sqm)	(sqft)
#03-01	151	1625
#03-02	151	1625
#03-03	160	1722
#03-04	154	1658

01 PASSENGER LIFT LOBBY 02 SERVICE LIFT 03 COMMON LOADING & UNLOADING BAY



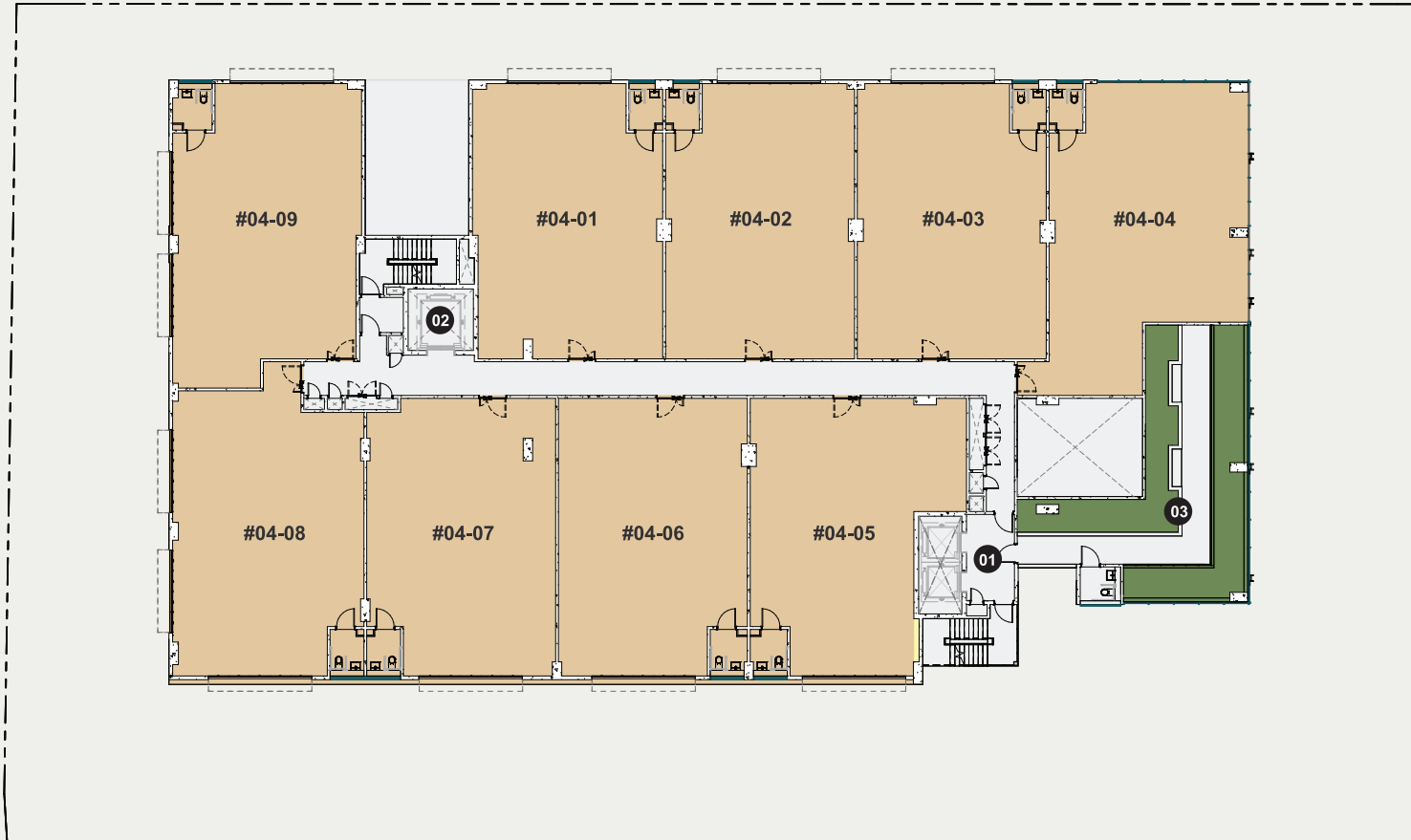
COMMUNAL SKY TERRACE

A Premier Space for Relaxation and Networking

A refreshing outdoor space for employees to relax and unwind during breaks, promoting wellness and work-life balance.



4TH STOREY



NOTE: Layout plans are subject to change as may be required by relevant authorities.

UNIT NO.	STRATA AREA	
	(sqm)	(sqft)
#04-01	151	1625
#04-02	151	1625
#04-03	151	1625
#04-04	162	1744
#04-05	151	1625
#04-06	152	1636
#04-07	151	1625
#04-08	158	1700
#04-09	157	1690

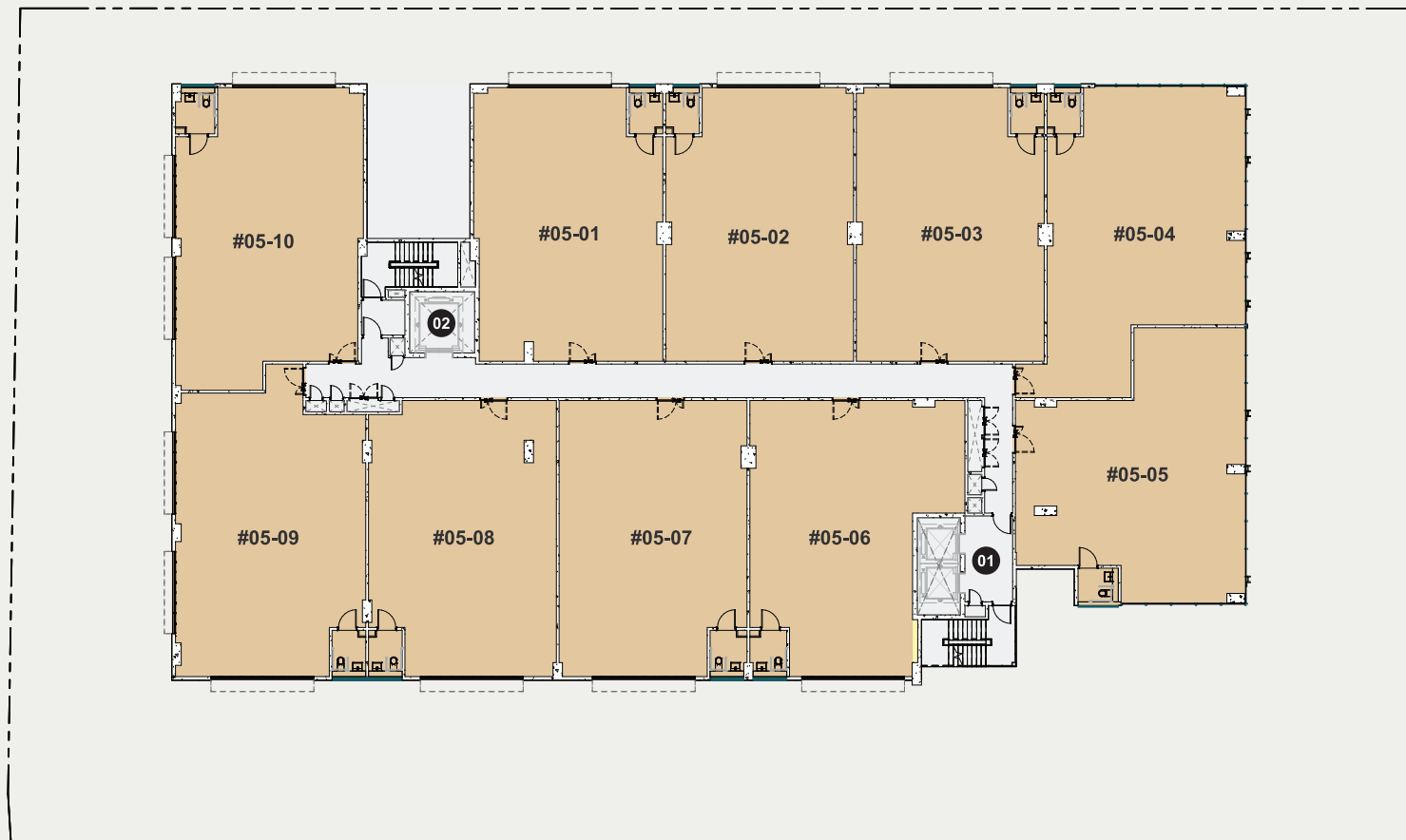
01 PASSENGER LIFT LOBBY

02 SERVICE LIFT

03 COMMUNAL SKY TERRACE



5TH STOREY



NOTE: Layout plans are subject to change as may be required by relevant authorities.

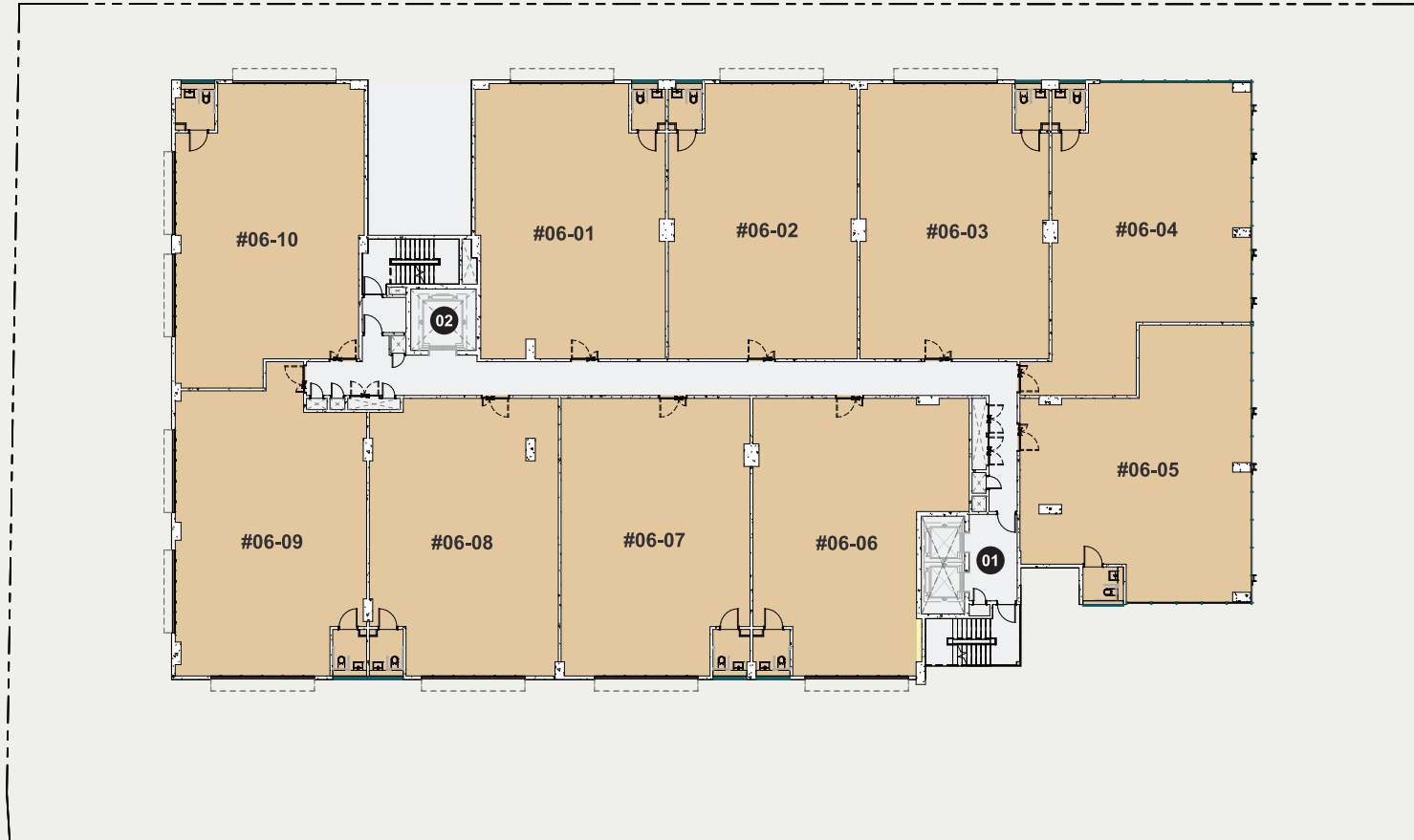
UNIT NO.	STRATA AREA	
	(sqm)	(sqft)
#05-01	151	1625
#05-02	151	1625
#05-03	151	1625
#05-04	160	1722
#05-05	154	1658
#05-06	151	1625
#05-07	152	1636
#05-08	151	1625
#05-09	158	1700
#05-10	157	1690

01 PASSENGER LIFT LOBBY

02 SERVICE LIFT



6TH STOREY



NOTE: Layout plans are subject to change as may be required by relevant authorities.

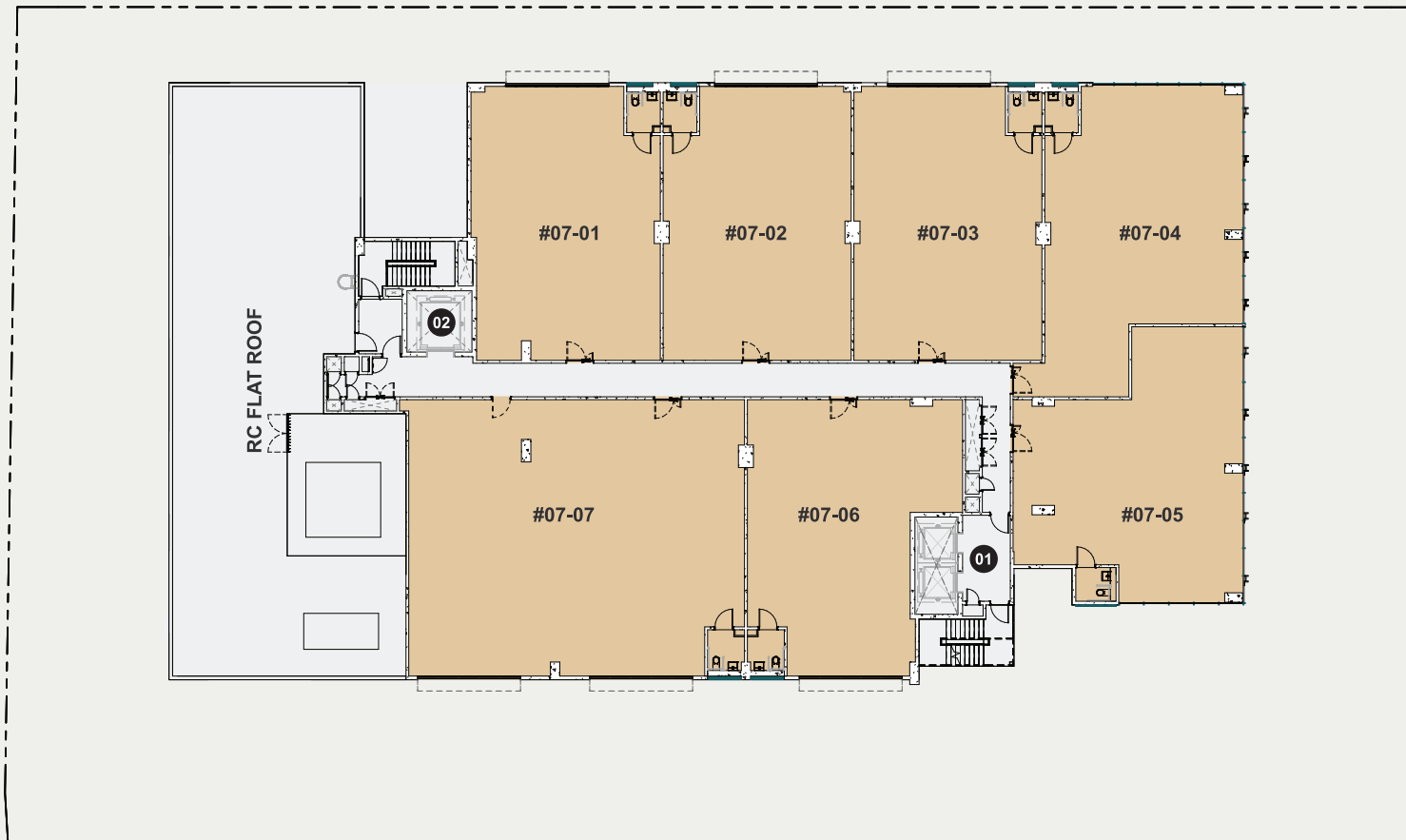
UNIT NO.	STRATA AREA	
	(sqm)	(sqft)
#06-01	151	1625
#06-02	151	1625
#06-03	151	1625
#06-04	160	1722
#06-05	154	1658
#06-06	151	1625
#06-07	152	1636
#06-08	151	1625
#06-09	158	1700
#06-10	157	1690

01 PASSENGER LIFT LOBBY

02 SERVICE LIFT



7TH STOREY



NOTE: Layout plans are subject to change as may be required by relevant authorities.

UNIT NO.	STRATA AREA	
	(sqm)	(sqft)
#07-01	151	1625
#07-02	151	1625
#07-03	151	1625
#07-04	160	1722
#07-05	154	1658
#07-06	151	1625
#07-07	271	2917

01 PASSENGER LIFT LOBBY

02 SERVICE LIFT



SPECIFICATIONS

Foundation	Generally reinforced concrete driven-in pile foundation
Structure	Ground floor slab - Generally cast-in-situ reinforced concrete column-beam-slab frame system Typical floor slab - Generally flat slab design, consisting of a cast-in-situ reinforced concrete column-beam frame with a cast-in-situ post-tensioned slab system
Roof	Generally flat slab design, consisting of a cast-in-situ reinforced concrete column-beam frame with a cast-in-situ post-tensioned slab system. Appropriate waterproofing and insulation systems are provided.
Internal Wall	Generally lightweight concrete panel/block wall/impact-resistant drywall with skim coat and emulsion paint Toilets: Homogeneous/porcelain wall tiles to 2400mm height and emulsion paint on skim coat above 2400mm Lift lobbies: Homogeneous/porcelain wall tiles/emulsion paint Common corridors: Emulsion paint with 100mm high tile skirting
External Wall	Reinforced concrete/lightweight concrete panel/block wall where appropriate, with skim coat and paint. Unitized curtain wall system (to be advised by curtain wall specialist). Aluminum cladding.
Floor Loading	Clean Industrial Units: 7.5kN/m ² Driveway & Carpark: 7.5 kPa Aircon ledges: 1.5 kPa Toilet/Lobby/Staircase: 3.0 kPa
Floor to Floor Height	1st storey: 6.5m 2nd to roof storey: 6.3m
Windows	Aluminum-framed glazing / aluminum louvres / aluminum-framed window system with glazing / aluminum screen
Doors	Clean Industrial Units: Metal door and frame with paint finish Toilets: Flush timber door with lockset in paint finish Lift lobbies/common areas: Metal door and frame with paint finish
Ceiling	Clean Industrial Units: Emulsion paint finish Toilets: Emulsion paint finish Lift lobbies/common areas: Plaster ceiling / emulsion paint finish

Floor Finishes	Clean Industrial Units: Broom finish concrete Toilets: Homogeneous/porcelain tile Lift lobbies/common areas: Homogeneous/porcelain tile
Electrical Supply	100A/3-phase isolator - Industrial Units #01-01, #01-02, #01-03 & #07-07 60A/3-phase isolator - all other Industrial Units Solar PV system provision for common areas
Fire Protection	Sprinkler, manual and automatic fire alarm, dry risers, hose reel systems, fire extinguishers, voice communication systems, emergency lighting and exit signs, in compliance with statutory requirements
Air Conditioning / Mechanical	Clean Industrial Units: Natural or mechanical ventilation Toilets: Natural or mechanical exhaust Lift lobbies/common areas: Air-conditioning and/or mechanical ventilation in compliance with authority requirements for designated areas
Lifts	1 service lift and 2 passenger/fire lifts
Plumbing and Sanitary	Accessible toilets in Clean Industrial Units and sanitary/plumbing installation systems are provided in compliance with Government Authority requirements
Telecommunication	Infrastructure (cable tray and/or trunking and/or conduit) for telecommunication is provided in compliance with IMDA requirements
Lightning Protection	Lightning protection system provided in compliance with statutory requirements
Loading Bays	2 loading bays and 1 Heavy Vehicle lot at 1st storey; common loading/unloading areas at 2nd and 3rd storey
Parking	23 car spaces at 1st, 2nd & 3rd storey (including 4 EV lots) 2 accessible car spaces at 2nd & 3rd storey 1 motorcycle lot at 1st storey 28 bicycle lots at 1st storey
Refuse Disposal	Bin centre at 1st storey

OFFICIAL MARKETING AGENCY

Huttons

SINGAPORE'S LARGEST
PRIVATE REAL ESTATE AGENCY

ESTATE AGENT LICENCE NO.: L3008899K



JVA Venture Pte Ltd

— *Developing Your Desired Space* —

Developer : JVA NIR PTE LTD (UEN NO.: 202501429E)
a subsidiary of JVA VENTURE PTE LTD

Project Address : 21 New Industrial Road, Singapore 536208

Tenure : Freehold

Land Lot No. : MK23-02214L

Expected Date of Vacant Possession : 30-Jun-2029

Expected Date of Legal Completion : 30-Jun-2032

BP Approval : A2127-00078-2025-BP01 dated 04-June-2026

Disclaimer:

Whilst reasonable care has been taken in the preparation of this brochure, the developer cannot be held responsible for any inaccuracies or omissions. The statement, information and depictions shall not be regarded or relied upon as statement or representations of fact, and are subjected to such changes as may be required by the developer or the relevant authorities, and cannot form part of an order or contract. Visual representations, illustrations, photographs, pictures, drawings, display and art rendering are artists' impressions only, and cannot be regarded as representations of fact. All plans and layouts are not to scale and are subject to change/amendments as may be directed or approved by relevant authorities. The floor areas indicated in the brochure are approximate measurements only and are subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between the developer and purchaser and shall in no way be modified by any statements or representations (whether contained in this brochure or otherwise). All information, plans and specifications are current at the time of printing of this brochure and are subject to changes as may be required or approved by the developer or the relevant authorities.



WATTEN ESTATE ROAD



FOOD CONCEPT @ PANDAN



LOTUS VILLE



SPACE 21



SANDY EIGHT



SPACE 18