



# 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





Artist impression only

## 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 / TPE

**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



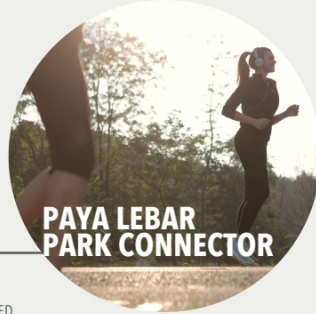
Strategical location offers unparalleled **connectivity and accessibility** for your business operations.

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)	#0510 (157sqm)
4TH STOREY	6.3M	#04-01 (151sqm)	#04-02 (151qm)	#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)							

LEVEL 7 6.3M

LEVEL 6 6.3M

LEVEL 5 6.3M

LEVEL 4 6.3M

LEVEL 3 6.3M

LEVEL 2 6.3M

LEVEL 1 6.5M



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# 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.



EV CHARGING LOTS



PASSENGER LIFT LOBBY

Artist impression only



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

# 1<sup>ST</sup> 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**

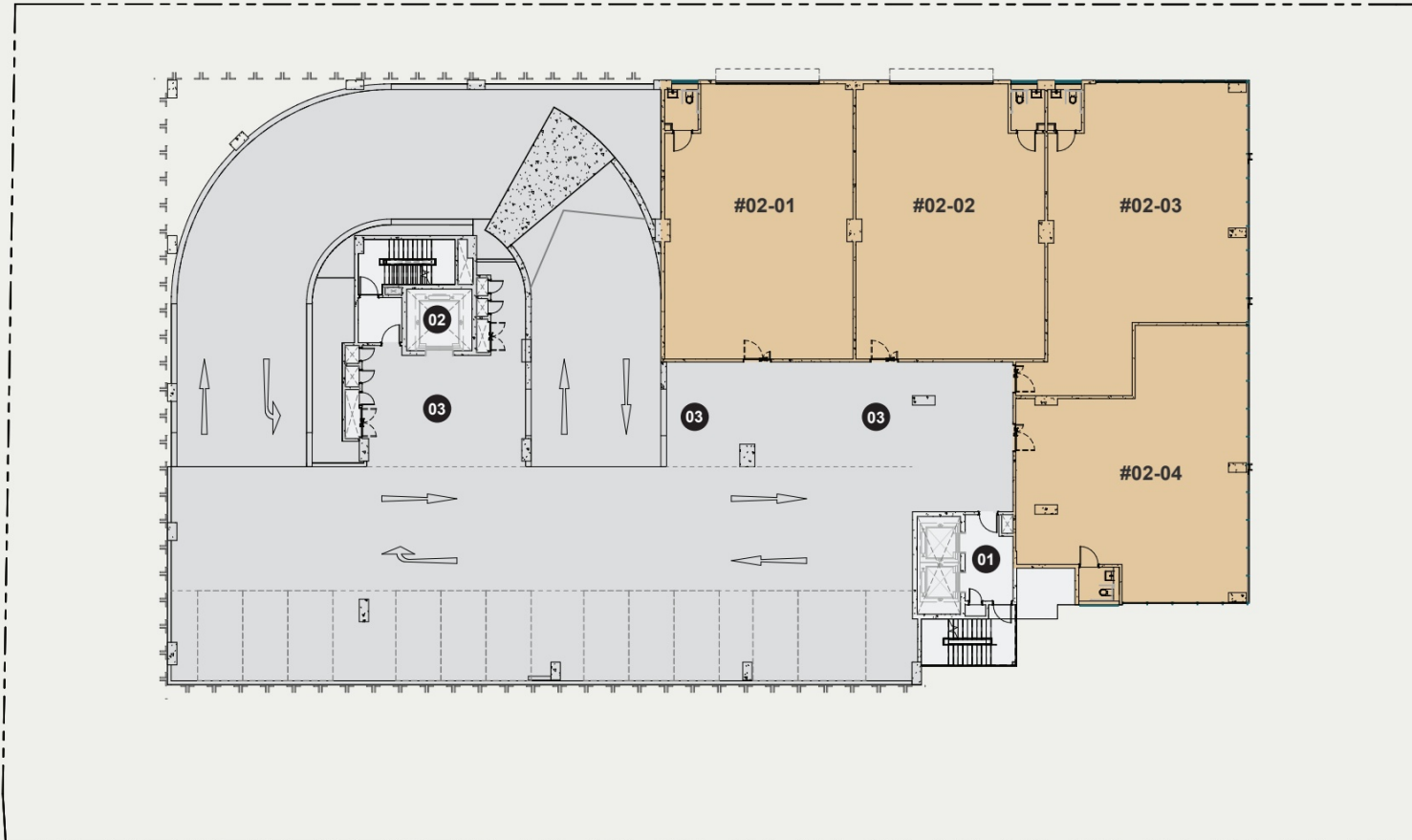
**PASSENGER LIFT LOBBY**  
Welcoming lobby with easy access for occupants and visitors

**SHOWROOMS**

**COMMUNAL SKY TERRACE**  
Green outdoor space to relax, connect and recharge

# Empowering Your Industrial Vision

# 2<sup>ND</sup> 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





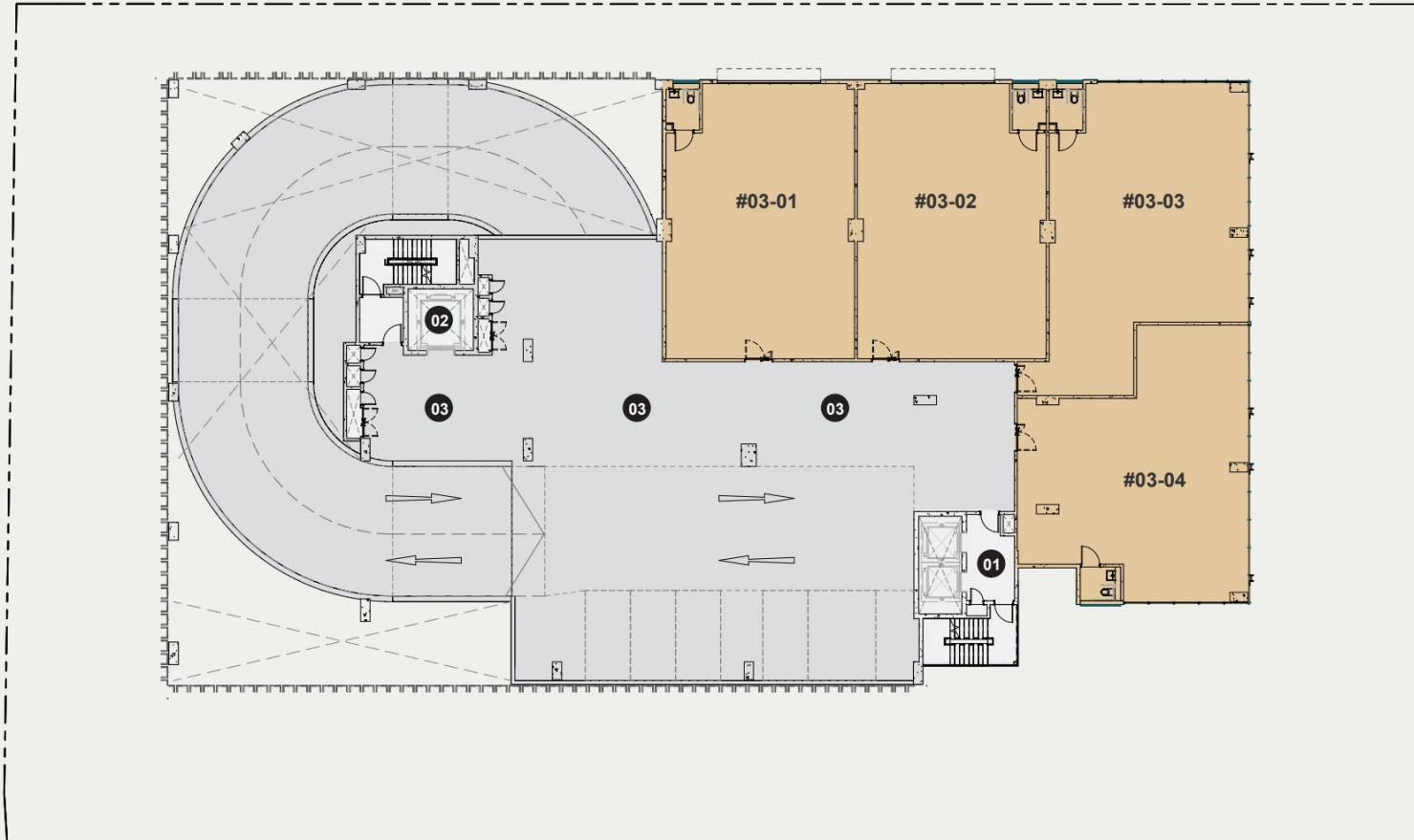
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# MAXIMISES FLEXIBILITY IN WORKFLOW

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.

# 3<sup>RD</sup> 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



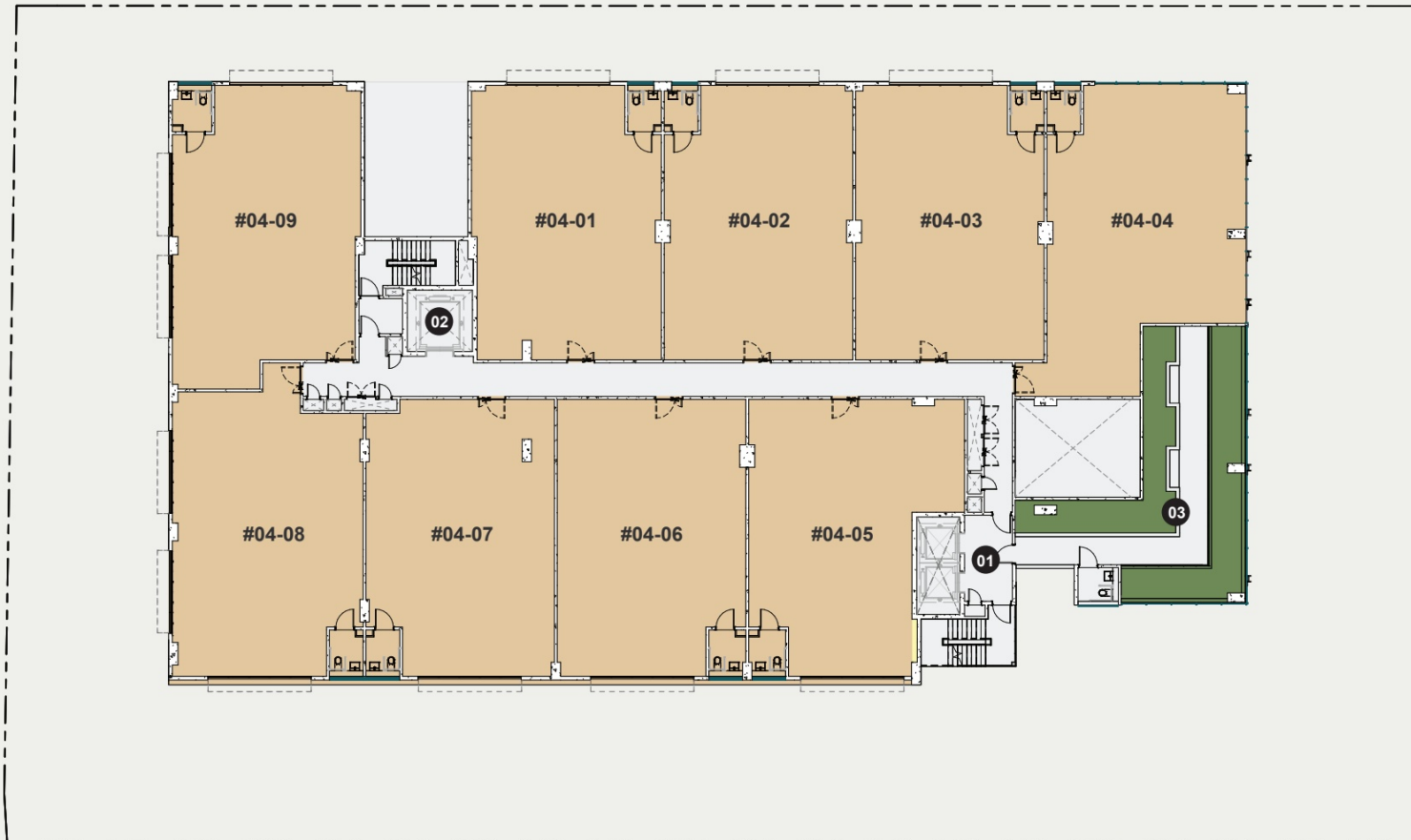
## COMMUNAL SKY TERRACE

### 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

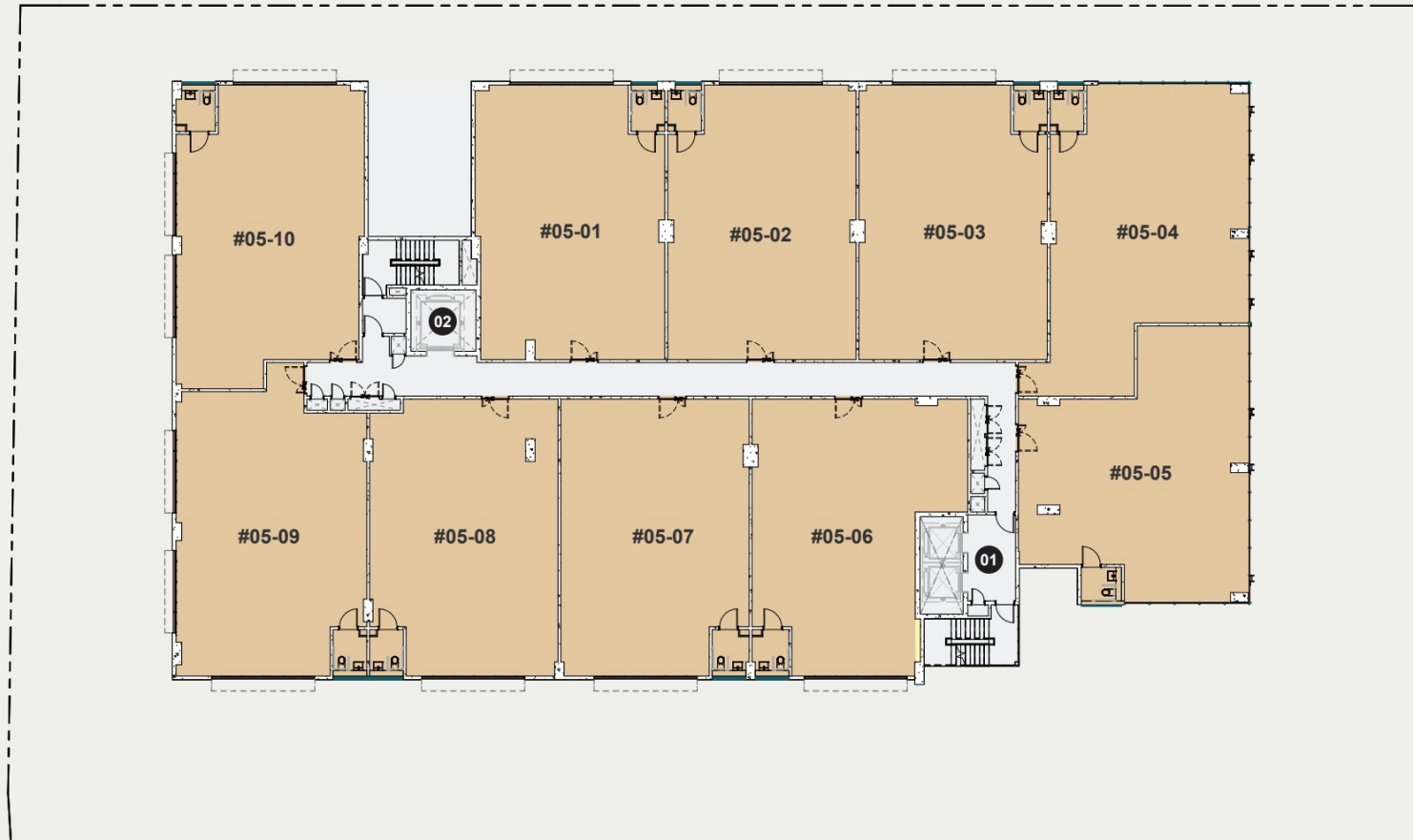
01 PASSENGER LIFT LOBBY

02 SERVICE LIFT

03 COMMUNAL SKY TERRACE



# 5<sup>TH</sup> STOREY



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

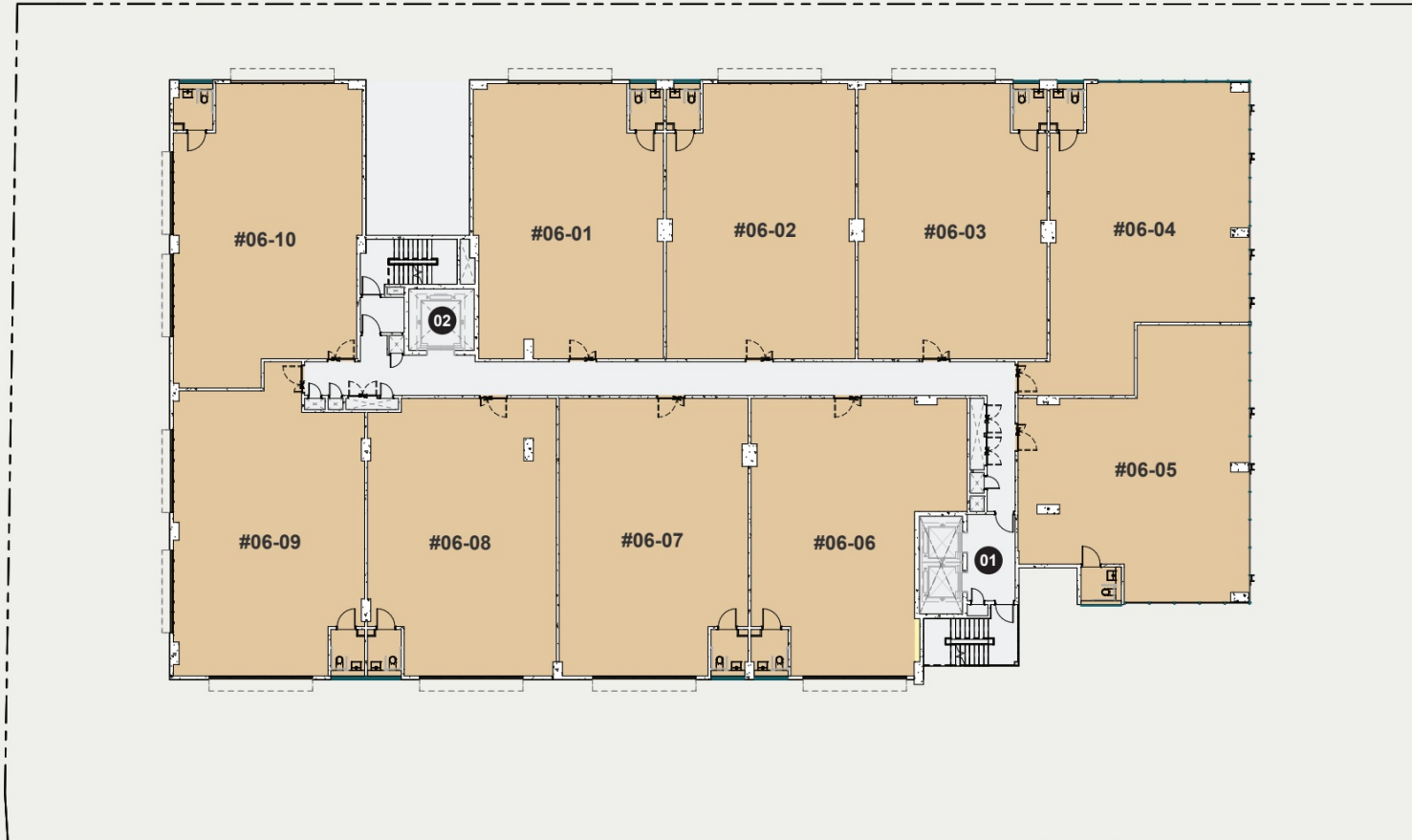
UNIT NO.	STRATA AREA	
	(sqm)	(sqft)
#05-01	151	1625
#05-02	151	1625
#05-03	151	1625
#05-04	160	1722
#05-05	154	1658
#05-06	151	1625
#05-07	152	1636
#05-08	151	1625
#05-09	158	1700
#05-10	157	1690

01 PASSENGER LIFT LOBBY

02 SERVICE LIFT



# 6TH STOREY



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

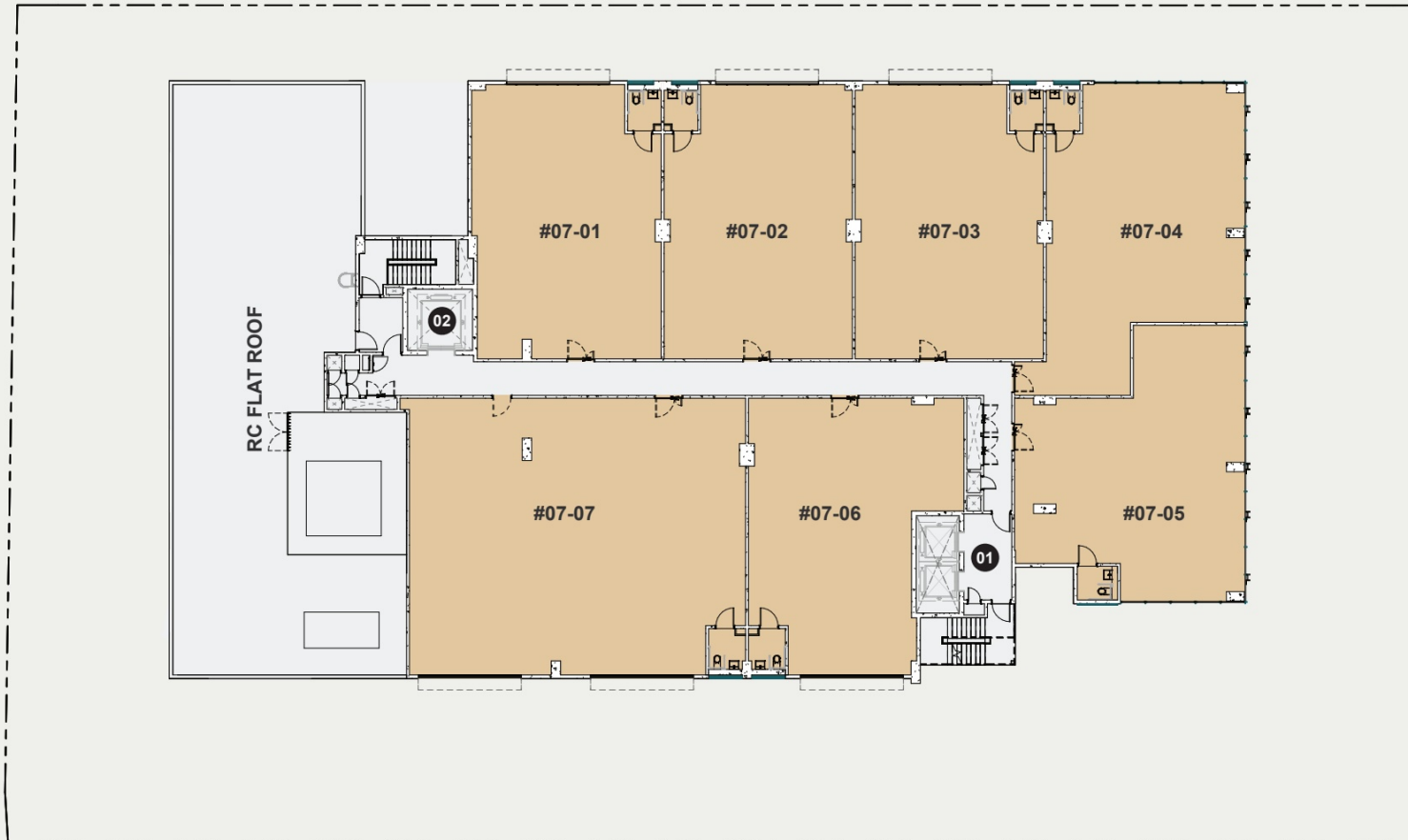
UNIT NO.	STRATA AREA	
	(sqm)	(sqft)
#06-01	151	1625
#06-02	151	1625
#06-03	151	1625
#06-04	160	1722
#06-05	154	1658
#06-06	151	1625
#06-07	152	1636
#06-08	151	1625
#06-09	158	1700
#06-10	157	1690

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
#03-07	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 cast-in-situ reinforced concrete column-beam frame with cast-in-situ post-tensioned slab system.
ROOF	Generally flat slab design, consisting of cast-in-situ reinforced concrete column-beam frame with cast-in-situ post-tensioned slab system.
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 height. 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 painting. Unitized curtain wall system, to be advised by curtain wall specialist. Aluminium cladding.
FLOOR LOADING	Clean industrial units: 7.5 kN/m <sup>2</sup> . 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 6th storey: 6.3m.
WINDOWS	Aluminium-framed glazing/aluminium louvres/aluminium-framed window system with glazing/aluminium screen.
DOORS	Clean industrial units: Metal door and frame with paint finish. Toilets: Flush timber door with lockset in laminate finish. Lift lobbies/common areas: Metal door and frame with paint finish.
CEILING	Industrial canteen: Skim coat finish only. Clean industrial units: Emulsion paint finish. Toilets: Emulsion paint finish. Lift lobbies/common areas: Plaster ceiling/emulsion paint finish/aluminium ceiling.

FLOOR FINISHES	Industrial canteen: Broom finish concrete. Clean industrial units: Broom finish concrete. Toilets: Homogeneous/porcelain tile. Lift lobbies/common areas: Homogeneous/porcelain tile.
ELECTRICAL SUPPLY	100A/3-phase isolator - for Industrial Units #01-01, #01-02, #01-03 & #07-07. 60A/3-phase isolator - all other industrial units. Solar PV system provision for common area.
FIRE PROTECTION	Sprinkler, manual & automatic fire alarm, dry risers, hose reel systems, fire extinguishers, voice communication systems, emergency lighting and exit signs are provided 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 compliance with statutory requirements in Clean Industrial Units. Sanitary and 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 & 3rd storey.
PARKING	23 car spaces at 1st/2nd/3rd storey inclusive of 4 EV lots; 2 accessible car spaces at 1st/2nd/3rd storey; 1 motorcycle lot at 1st storey; 28 bicycle lots at 1st storey.
REFUSE DISPOSAL	Bin centre at 1st storey.



**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:**

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WATTEN ESTATE ROAD



FOOD CONCEPT @ PANDAN



LOTUS VILLE



SPACE 21



SANDY EIGHT



SPACE 18