

For Immediate Release

Hong Leong Holdings To Launch Lentor Hills Residences

Previews to commence this weekend on 24 June 2023



Enclosed by lush surroundings, the 598-unit Lentor Hills Residences is positioned to cater for more residential spaces with seamless connectivity in the new township of Lentor Hills Estate.

Singapore, 21 June 2023 – Hong Leong Holdings Limited (HLHL) will commence previews of the much-anticipated Lentor Hills Residences on **Saturday, 24 June 2023**. Sales bookings are scheduled to begin on **Saturday, 8 July 2023**. The project is jointly developed by HLHL, Guocoland and TID Pte. Ltd.

Situated on an approximate 184,461 square feet (sq ft) site, the 99-year leasehold project is located in District 26 within the new Lentor Hills Estate, a new growth area positioned as a sustainable and pedestrian-friendly neighbourhood with new parks and seamless walking and cycling connectivity.

Enclosed by lush surroundings with design inspired by water cascades and tranquillity of Lower Peirce Reservoir, Lentor Hills Residences features 598 premium residential units in five towers ranging from eight to 23 storeys, and parking lots for all units – a rare feature in many new projects.

Ms Betsy Chng, Head of Sales and Marketing at Hong Leong Holdings said, “Lentor Hills Residences comes at an opportune time to inject vibrancy and more residential spaces to encourage thriving communities in a new growth neighbourhood. Designed as a nature retreat with the modern family in mind, we aim to provide a conducive environment in private surroundings, yet within close reach to the myriad of F&B and retail options next door. With Lentor Hills MRT Station across the road, convenience is nearly at one’s fingertips. The potential here is limitless. With all these factors combined, we believe this will add to the project’s overall appeal to buyers.”

Future residents can take pride in being among the first to reap the benefits of a new growth area with connectivity as the key. A quick 5-minute walk under a sheltered walkway takes

residents to the new Lentor MRT Station on the Thomson-East Coast Line and rest of Singapore in minutes. Residents also enjoy sheltered, direct access to the extensive range of amenities at the supermarket and retail mall at the integrated Lentor Modern next door.

Nature lovers are pampered with nearby trails at Lower Peirce Reservoir, Bishan-Ang Mo Kio Park, Windsor Nature Park, and Thomson Nature Park. Food lovers are spoilt for choice with Sembawang Hills Food Centre, eateries at Casuarina Road, Springleaf and Seletar Aerospace Park, and the Upper Thomson food enclave just round the corner.

Established schools like CHIJ St Nicholas Girls' School, Anderson Primary School, and Ang Mo Kio Primary School are nearby, making Lentor Hills Residences a well-located home for families.

Modern living for the modern family

The abundance of amenities at Lentor Hills Residences is truly designed with the busy family in mind. Options onsite include a childcare centre, a 50-metre swimming pool, sky terraces, work pods, an aqua deck with jacuzzi, and a play zone club house. A key feature is the Sky Garden Bridge that links the sky terraces to form a continuous amenity deck that includes a 400-metre jogging track, almost like an indoor track for the active in the event of rain.

Each unit is carefully laid out to maximise space and balance comfort with functionality. Study areas can turn into flexi-breakout spaces for family and friends. Each unit is also equipped with the Smart Gateway Standalone Hub that includes a digital lock set and smart air-con features, so residents can control security and comfort all on one mobile app.

Unit sizes range from 452 sq ft for 1-bedroom to 1,399 sq ft for 4-bedroom. Dual key units are available from 1,302sq ft to 1,399 sq ft. The project is anticipated to TOP in December 2026.

Prices start from S\$945,000 for 1-bedder, S\$1,356,000 for 2-bedder, S\$1,822,000 for 3-bedder, and S\$2,535,000 for 4-bedder. Dual key units start at S\$2,642,000.

Located along Lentor Hills Road, the Lentor Hills Residences Sales Gallery opens daily from Saturday, 24 June 2023 from 10am to 7pm (weekdays) and 9am to 9pm (weekends). For enquiries, please call the sales hotline at (65) 9643 9911 or visit the website at <http://lentorhillsresidences.sg/>.

Fact sheet and location map are enclosed on Pg 4 and 5.





High res-images: <https://spaces.hightail.com/receive/grx0YRHltr>

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PHOTOS

	<p>Facilities at Lentor Hills Residences include a childcare centre, a 50-metre swimming pool, sky terraces, onsen alcove, an aqua deck with jacuzzi, and a play zone clubhouse (pictured) that cascades into a luxurious 50-metre swimming pool.</p> <p><i>(Artist's Impression)</i></p>
	<p>An impressive feature is the Sky Garden Bridge that links the sky terraces to form a continuous 400-metre jogging track and amenity deck.</p> <p><i>(Artist's Impression)</i></p>
	<p>All units are carefully designed for functional and enhanced living. Pictured here is the 2-bedroom with study.</p> <p><i>(Artist's Impression)</i></p>
	<p>Each unit is a smart home equipped with Smart Gateway Standalone hub for residents to gain control of their home safety and comfort on one functional mobile app, including a digital lockset and smart air-con functionality. Pictured here is the 4-bedroom living and dining areas.</p> <p><i>(Artist's Impression)</i></p>

High res-images: <https://spaces.hightail.com/receive/qrx0YRHltr>

Project Fact Sheet (21 June 2023)

1.	Project Company :	Lentor Hills Development Pte Ltd	
2.	Location :	31, 33, 35, 37, 39 & 41 Lentor Hills Road	
3.	Lot Number :	Lot 05380L MK20	
4.	Tenure :	Leasehold (99 years lease commencing from 25 April 2022)	
5.	Handing Over :	Anticipated Handing Over is 01 Dec 2026 (non-commitment basis)	
6.	Date of Handing Over of Vacant Possession under the S&P :	No later than 01 Dec 2028	
7.	Legal Completion :	No later than 01 Dec 2031 (or 3 years after the date of delivery of vacant possession, whichever earlier)	
8.	Site Area :	17,136.90 sqm (or approx. 184,459 sqft)	
9.	Plot Ratio :	3.22 (gross) GFA of 55,280.27 sqm (including Balcony GFA of 3,563.77 sqm,, Indoor Recreation Spaces GFA of 305.5 sqm and Childcare Centre of 500 sqm)	
10.	Total Number of Units :	598	
11.	Total Car Park Lots :	606 lots 598 basement parking lots (for Residential) 5 basement accessible lots (for Residential) 2 basement parking lots (for Early Childhood Development Centre) 1 basement accessible lots (for Early Childhood Development Centre) 126 bicycle lots	
12.	Building Height :	1 Block of Part 8 / Part 15 Storey, 1 Block of 17 Storey, 1 Block of Part 22 / Part 23 Storey, 1 Block of 21 Storey And 1 Block of 8 Storey Building with 2 Level Basement Carpark	
13.	Consultants	Architect Design Architect Interior Designer Landscape Designer C&S Consultant M&E Consultant Quantity Surveyor Main Contractor	P&T Consultants Pte Ltd Benoy Limited Index Designs Pte Ltd COEN Design International Pte Ltd TW-Asia Consultants Pte Ltd United Project Consultants Pte Ltd Arcadis Singapore Pte Ltd Lian Beng Construction (1988) Pte Ltd

Amenities

MRT

Amenities
Lentor MRT station (Thomson-East Coast Line)

Nature

Amenities
Hillock Park
Thomson Nature Park
Bishan – Ang Mo Kio Park
Lower Seletar Reservoir Park
Windsor Nature Park
Upper Peirce Reservoir Park
Mandai Wildlife Reserve
Singapore Botanic Gardens

Retail / Dining

Amenities
Sembawang Hills Food Centre
Springleaf Eateries
AMK Hub
Thomson Plaza
Seletar Aerospace Park Eateries
Junction 8
Northpoint City
Novena Square
Square 2 Mall
Velocity
Orchard Road

Unit Types and Range of Sizes

Type	Size (sqft)
1 Bedroom	452 – 538
1 Bedroom + Study	570 – 603
2 Bedroom	678 – 721
2 Bedroom + Study	743 – 775
3 Bedroom	958 – 980
3 Bedroom + Yard	1098 – 1130
4 Bedroom	1345 – 1399
Dual Keys	1302 – 1399

LENTOR HILLS RESIDENCES

