

For Immediate Release

Strong Interest At Lentor Hills Residences Launch Weekend



Lentor Hills Residences sold 50% of units during launch weekend.

Singapore, 9 July 2023 – As at 5pm today, Hong Leong Holdings Limited (HLHL) sold 298 units or 50% of the 598-unit Lentor Hills Residences during its sales booking weekend on July 8 and 9. Lentor Hills Residences is jointly developed by HLHL, Guocoland and TID.

The units were sold at the price starting from S\$1,834 per square foot (psf). The buyers are predominantly Singaporeans while the rest are Permanent Residents.

All apartment types were well-received by homebuyers, with the two-bedroom and the two-bedroom plus study being the most popular. Healthy take-up was also registered for the dual key units.

Unit sizes range from 452 sq ft (1 bedroom) to 1,399 sq ft (4-bedroom). Dual key units are available from 1,302 sq ft to 1,399 sq ft. Prices start from S\$945,000 for 1-bedder, S\$1.36 million for 2-bedder, S\$1.82 million for 3-bedder, and S\$2.53 million for 4-bedder. Dual key units start at S\$2.64 million.

Ms Betsy Chng, Head of Sales and Marketing at Hong Leong Holdings said, “The good response is due to our convenient location. Our buyers enjoy the surrounding nature parks with nearby MRT, yet still stay close to their families who live in neighbouring mature townships like Upper Thomson, Ang Mo Kio, Bishan and Yishun. They also liked the functional layouts and facilities offered here. I believe our buyers are happy with their new homes. We are very pleased with the response.”

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. It comprises five towers ranging from eight to 23 storeys, and parking lots for all units – a rare feature in many new projects.

Nature lovers will enjoy 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.

Five minutes under a sheltered walkway takes residents to the new Lentor MRT Station on the Thomson-East Coast Line and rest of Singapore in minutes. An extensive range of amenities at the supermarket and integrated mall at Lentor Modern are also just next door.

Nearby prime schools like CHIJ St Nicholas Girls' School, Anderson Primary School, and Ang Mo Kio Primary School, also make 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.

The project is anticipated to TOP in December 2026.

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://lentorhillsresidencesg.com.sg/>.





Fact sheet and location map enclosed on Pg 4 and 7 respectively.

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

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|  | <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/grx0YRHltr>

Project Fact Sheet (21 June 2023)

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|-----|---|--|---|
| 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

