

For Immediate Release

Tengah Garden Residences 99% Sold At Launch *Top-Selling New Launch in 2026 To Date*



Tengah Garden Residences drew strong demand with its attractive pricing and new town appeal.

Singapore, 26 April 2026 – Tengah Garden Residences is nearly sold out, achieving an exceptional 99% sales rate with 853 of its 863 units sold by 3pm today at an average price of S\$2,120 psf. This sets a record as the highest number of units sold at a private residential launch in 2026 to date.

Demand was robust across all unit types with only 10 units available of the largest configuration, the 4-Bedroom Premium with Yard. Units were transacted at prices ranging from S\$1,779 psf to S\$2,340 psf, reflecting healthy buyer confidence across a broad pricing spectrum. Singaporeans accounted for 90% of purchasers, highlighting strong local demand for well-located, thoughtfully designed homes.

The outstanding performance follows overwhelming interest which attracted close to 2,000 groups of visitors during the two-week preview which began on 11 April 2026. The 99-year leasehold development is also the first private residential project in [Tengah New Town](#) to incorporate retail amenities, setting a new benchmark for integrated living in Singapore's newest 700-hectare master-planned township.

Ms Betsy Chng, Head of Sales and Marketing at Hong Leong Holdings, said, "The strong response to Tengah Garden Residences reflects healthy buyer confidence in Tengah as an emerging residential precinct with long-term value. Buyers were drawn by the project's attractive pricing across a broad spectrum, as well as its integrated amenities within a new growth area. We also observed strong demand from upgraders and right-sizers across nearby western estates such as Bukit Batok, Choa Chu Kang, Jurong East and West, and Bukit Panjang, reinforcing the appeal of a future-ready township with strong connectivity and long-term potential."

Certified BCA Green Mark Platinum Super Low Energy, the project underscores a strong sustainability focus with energy-efficient design features. Comprising nine 16-storey residential blocks, the development is oriented along a north-south axis and overlooks Tengah Pond, maximising natural ventilation and minimising heat gain. Homes are equipped with Smart Gateway technology, enabling residents to manage compatible smart and energy-efficient devices via a mobile app.

The development offers one- to four-bedroom units ranging from 485 sq ft to 1,260 sq ft. Prices start from \$980,000 (\$2,025 psf) for one-bedroom units, \$1.11 million (\$1,779 psf) for two-bedroom units, \$1.588 million (\$1,993 psf) for three-bedroom units, and \$2.288 million (\$2,025 psf) for four-bedroom units.

Residents will benefit from a 30,000 sq ft first-floor commercial podium with F&B and retail offerings, alongside lifestyle facilities including two clubhouses, a gym, function rooms, children's play areas, and sports amenities.

Tengah Garden Residences is located near the upcoming Hong Kah MRT station on the Jurong Region Line and enjoys convenient access to the PIE and KJE. Future infrastructure upgrades, including new PIE slip roads and the Jurong Canal Drive interchange, are expected to further enhance connectivity.

Nearby retail malls like JEM, Westgate, and IMM provide convenient shopping and dining options, while the area is home to educational institutions such as the upcoming Anglo-Chinese Primary School, Princess Elizabeth Primary School, Swiss Cottage Secondary School, and Nanyang Technological University.

Jointly developed by Hong Leong Holdings, GuocoLand and CSC Land Group, the development is expected to obtain TOP in 2029.

For enquiries, please call +65 9643 9911 or visit <https://tengahgarden.com.sg/>

Please click [here](#) for more photos of Tengah Garden Residences.

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