

For Immediate Release

Tengah's First Private Residential Development To Begin Previews

Tengah Garden Residences features direct MRT access, Green Mark Platinum SLE certification, and retail amenities.



Overlooking Tengah Pond and adjacent to the upcoming Hong Kah MRT Station, Tengah Garden Residences is the first private residential development in Singapore's newest smart and sustainable township. (Artist's impression)

Singapore, 6 April 2026 – Hong Leong Holdings will preview **Tengah Garden Residences** from 11 April 2026. The project marks the first private residential development with retail amenities in Tengah New Town, Singapore's newest 700-hectare master-planned township that is envisioned as a "Smart Forest Town". Sales bookings will commence on 25 April 2026.

The 863-unit development spans a 25,458 sqm (274,028 sq ft) site along Tengah Garden Avenue, representing an early private residential entry into a district envisioned for long-term transformation under Singapore's smart and sustainable township framework, with a focus on green mobility and sustainable living.

The project is certified BCA Green Mark Platinum Super Low Energy (SLE), the highest rating under the scheme, reflecting its energy-efficient design and sustainability-led planning.

Comprising nine 16-storey residential blocks, Tengah Garden Residences is oriented along a North-South axis and overlooks Tengah Pond, optimising natural light and ventilation, and reducing heat gain in home units. Homes are fitted with Smart Gateway, a standalone hub that lets homeowners control their choice of compatible smart and energy-efficient devices via a mobile app, enhancing convenience and energy efficiency.

Ms Betsy Chng, Head of Sales and Marketing at Hong Leong Holdings, said, “As Tengah’s first private residential project with retail offerings, we see this as a rare opportunity to participate in the early growth phase of a new township, supported by strong infrastructure planning, and continuing focus on sustainable urban development. With the market’s increasing interest in well-connected, future-ready estates, Tengah is expected to attract a broad spectrum of homebuyers over time.”

Connectivity and growth potential

Tengah Garden Residences offers side-gate access to a nearby bus stop and taxi stand, as well as the upcoming Hong Kah MRT station on the Jurong Region Line, providing direct connectivity to the western region and Jurong Lake District.

It is also well connected to the Pan-Island Expressway (PIE) and Kranji Expressway (KJE) via Bukit Batok Road and Brickland Road. Future upgrades, including new PIE slip roads, additional bus services and the upcoming Jurong Canal Drive interchange, will further enhance accessibility. Together, these developments support Tengah’s long-term growth as a well-planned and future-ready township.

Homes, amenities, and lifestyle offering

The development comprises one- to four-bedroom units, ranging from 485 sq ft to 1,260 sq ft. Prices start from S\$980,000 for one-bedroom units, S\$1,110,000 for two-bedroom units, S\$1,588,000 for three-bedroom units, and S\$2,288,000 for four-bedroom units.

The first-floor commercial podium spans about 30,000 sq ft, featuring F&B outlets and retail stores. Residents can enjoy two clubhouses, a children’s clubhouse, a gym, function rooms, a children’s play zone, and multiple sports and recreational amenities. 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.

Tengah Garden Residences is jointly developed by Hong Leong Holdings, GuocoLand and CSC Land Group. The development is expected to TOP in 2029. The show suite is located at Bukit Batok West Avenue 9. Previews are held from 11 to 24 April 2026, 10am to 7pm daily. For enquiries, please call +65 9643 9911 or visit <https://tengahgarden.com.sg/>


Note: See Page 3 for more photos. Click [here](#) for high-res files.

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Photos

	<p>The swimming pool zone is a relaxing oasis that consists of a lap pool, jetty lounge, and an aqua terrace with sunbeds. (Artist's Impression)</p>
	<p>Spanning 30,000 sq ft on the first floor, the commercial podium is accessible via the upcoming Hong Kah MRT and will offer F&B outlets along other retail services. (Artist's impression)</p>
	<p>All units showcase clean lines and layered finishes, creating refined interiors where natural light fills the living and dining spaces, harmonizing comfort and elegance. Pictured is the 3-bedroom living and dining area.</p>
	<p>One of the social pavilions, Bacopa Pond with Water Pavilion, features a BBQ station for family gatherings and recreational activities. (Artist's impression)</p>