

THE PEAK OF LENTOR LIFE

LENTOR HILLS

R E S I D E N C E S



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R063168C



LENTOR HILLS

R E S I D E N C E S

Discover a habitat beyond the boundaries of the familiar.

An elevated terrain along Lentor Hills, experience the perfect balance of three distinct worlds – the lush, the refined, and the central.

The lush: Acres of pristine nature in your backyard and a majestic conserved Pulai tree at your doorstep.

The refined: Modern architecture with premium residential units and urban landscapes.

The central: The Lentor MRT Station is just around the corner, glorious lifestyle and food haunts everywhere with acclaimed schools nearby and a thriving growth region in your midst.

BEGIN
YOUR
DISCOVERY

Concept

Nature within nature

Location

Heart of the
Lentor enclave

Connectivity

Well-connected, with the
Lentor MRT Station just a
stroll away

Convenience

Accessible to everything you
need and love

Ecosystems

Interconnected terraces
of lifestyle decks and
lush landscapes

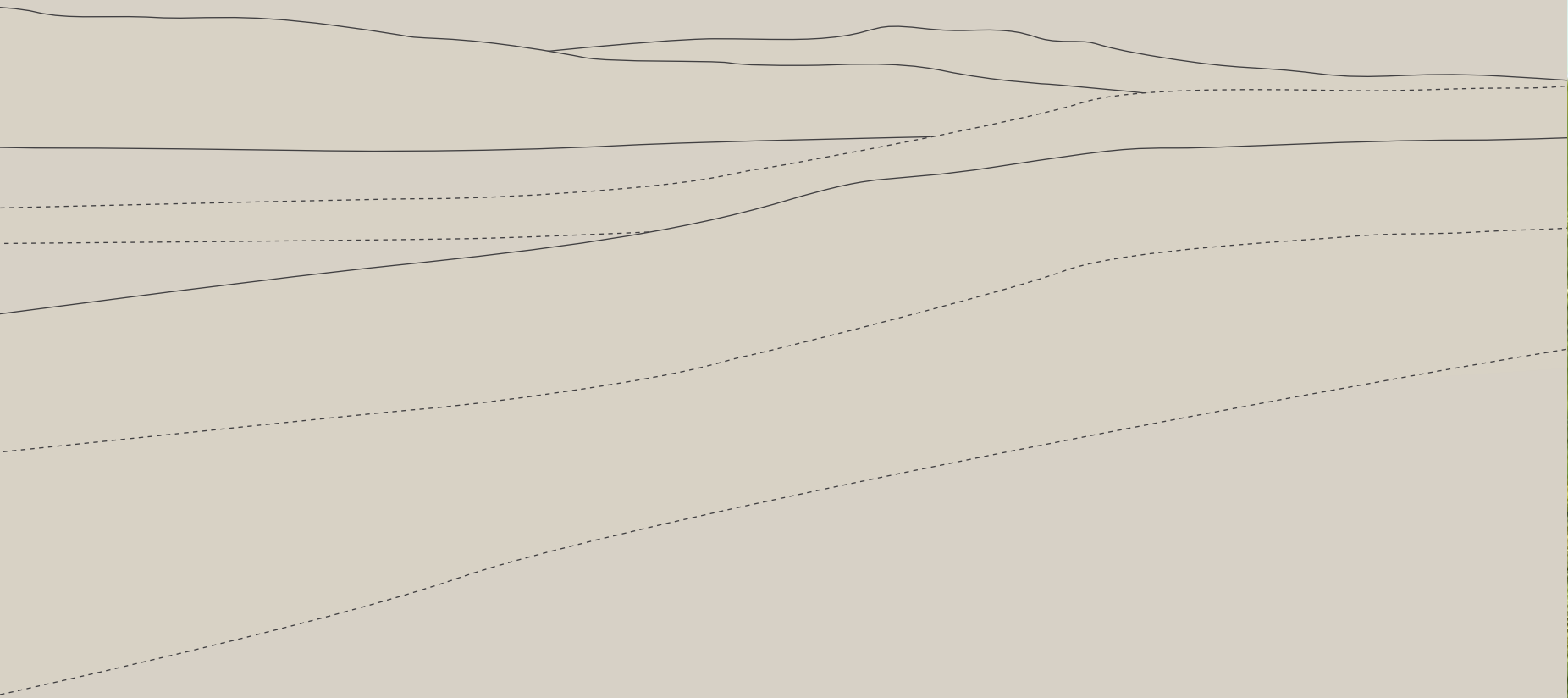
Home

5 towers of premium
1 to 4-bedroom and
dual key unit types



Artist's Impression

CONCEPT



A reimagining of a modern urban sanctuary for nature-lovers, where home is close to the city.



Home is nature
within nature

Lentor Hills Residences - a refined residential retreat
that appears to cascade into the Hillock Park and
the Thomson Nature Park.



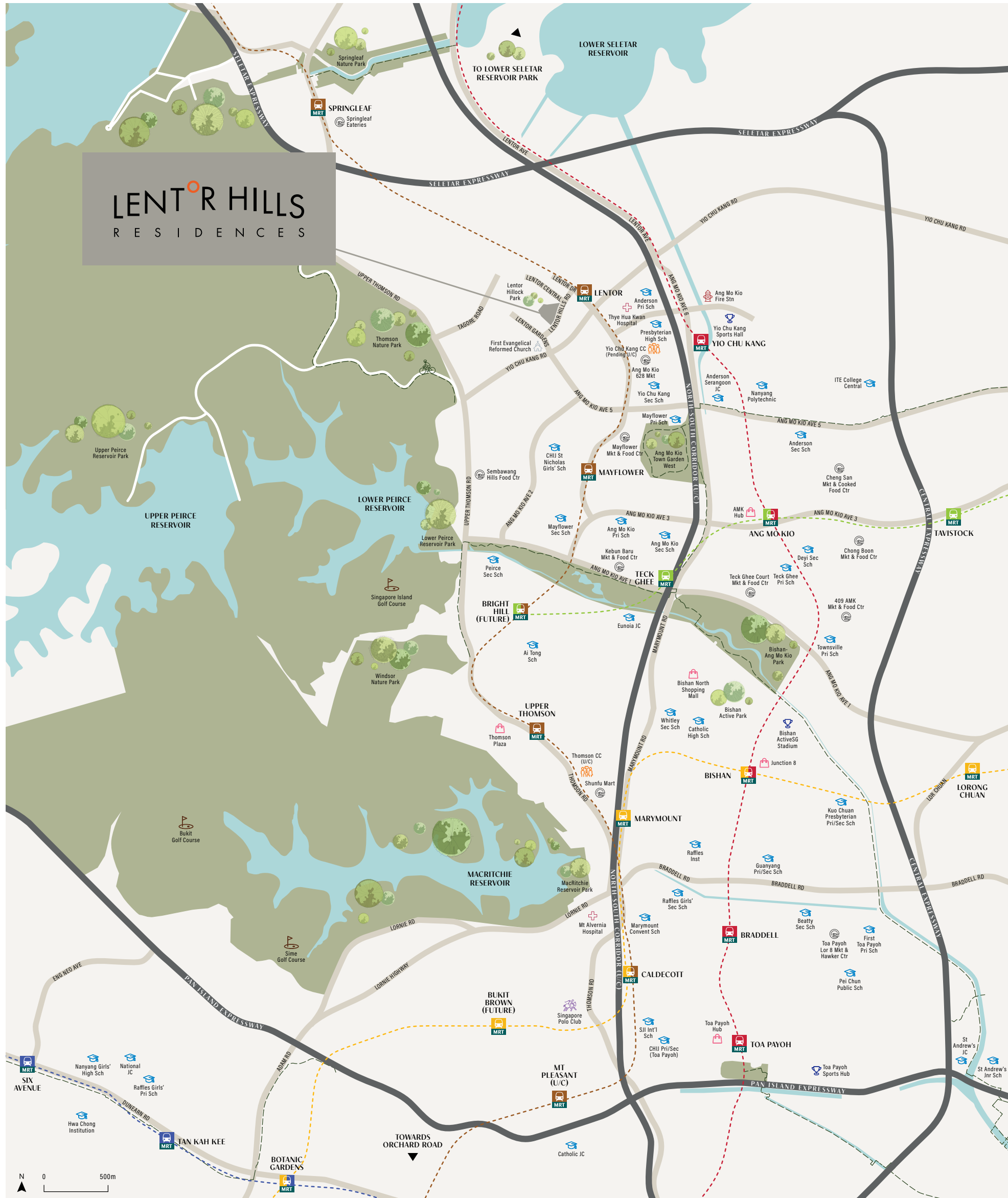
LOCATION

Along
Lentor Hills

perched on
a slope

peeking through foliage





CONNECTIVITY

Live at the heart of Lentor



Lentor MRT Station is accessible via a covered linkway

LENTOR HILLS RESIDENCES

- 5 mins

Lentor MRT Station
- 2 stops

Bright Hill MRT Interchange (Future)
- 3 stops

Woodlands MRT Interchange
- 4 stops

Caldecott MRT Interchange
- 4 stops

Ang Mo Kio MRT Interchange (Future)
- 5 stops

Bishan MRT Interchange
- 5 stops

Botanic Gardens MRT Interchange
- 9 stops

Orchard MRT Interchange

*The train stops were determined based on the future MRT System available at www.lta.gov.sg which is accurate as of print time.



For Illustration Only

A whole new
ground

for growth
and accessibility

For quicker commutes to the rest of the island, the future North-South Corridor will seamlessly connect Lentor and its neighbouring towns with the rest of the major expressways.

FUTURE NORTH-SOUTH CORRIDOR

The construction of Singapore's first-ever integrated transport corridor is aligned with the development of the North Coast Innovation Corridor. This corridor will stretch from Woodlands Regional Centre to the redeveloped Sembawang Shipyard, the future Seletar Regional Centre, and Punggol Digital District. More live, work and play nodes are in the pipeline for residents in this thriving growth region.

Nature
lives
with you

Here, you are surrounded by greenery, with
the buzz of the city just minutes away.



Lower Peirce Reservoir



Bishan - Ang Mo Kio Park



Windsor Nature Park




LENTOR HILLS
RESIDENCES

	4 mins	
Hillock Park		
	5 mins	Thomson Nature Park
	6 mins	Bishan - Ang Mo Kio Park
	7 mins	Lower Peirce Reservoir Park Lower Seletar Reservoir Park
	8 mins	Windsor Nature Park
	11 mins	Upper Peirce Reservoir Park
	16 mins	Mandai Wildlife Reserve
	20 mins	Singapore Botanic Gardens

CONVENIENCE




LENTOR HILLS
RESIDENCES

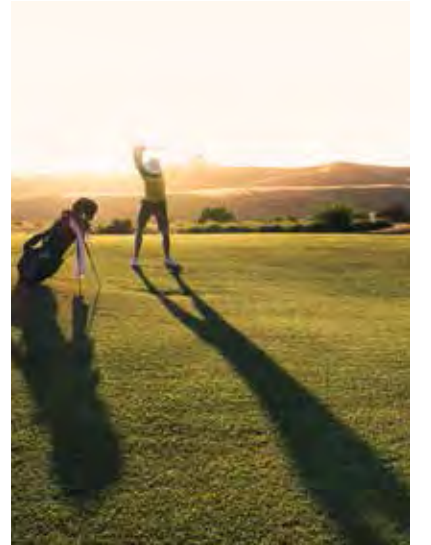
- 10 mins  AMK Hub
Thomson Plaza
- 15 mins Junction 8
Northpoint City
- 19 mins Novena Square
Square 2 Mall
Velocity
- 20 mins Orchard Road

More me-time
less travelling

Every member of the family will be spoilt for choice with a variety of lifestyle, leisure and entertainment options nearby.

LENTOR HILLS
RESIDENCES

- 9 mins  Mandai Executive
Golf Course
- 10 mins Singapore Island
Country Club
- 11 mins Sembawang
Country Club
- 12 mins Orchid
Country Club



Singapore Island Country Club

From home
to school
within minutes

Live in close proximity to acclaimed schools including
CHIJ St Nicholas Girls' School and Anderson Primary School.



Food havens
just around
the corner

LENTOR HILLS
RESIDENCES



- Anderson Primary School
- Ang Mo Kio Primary School
- CHIJ St Nicholas Girls' School
- Mayflower Primary School



CHIJ St Nicholas Girls' School



Anderson Primary School



Ang Mo Kio Primary School



LENTOR HILLS
RESIDENCES



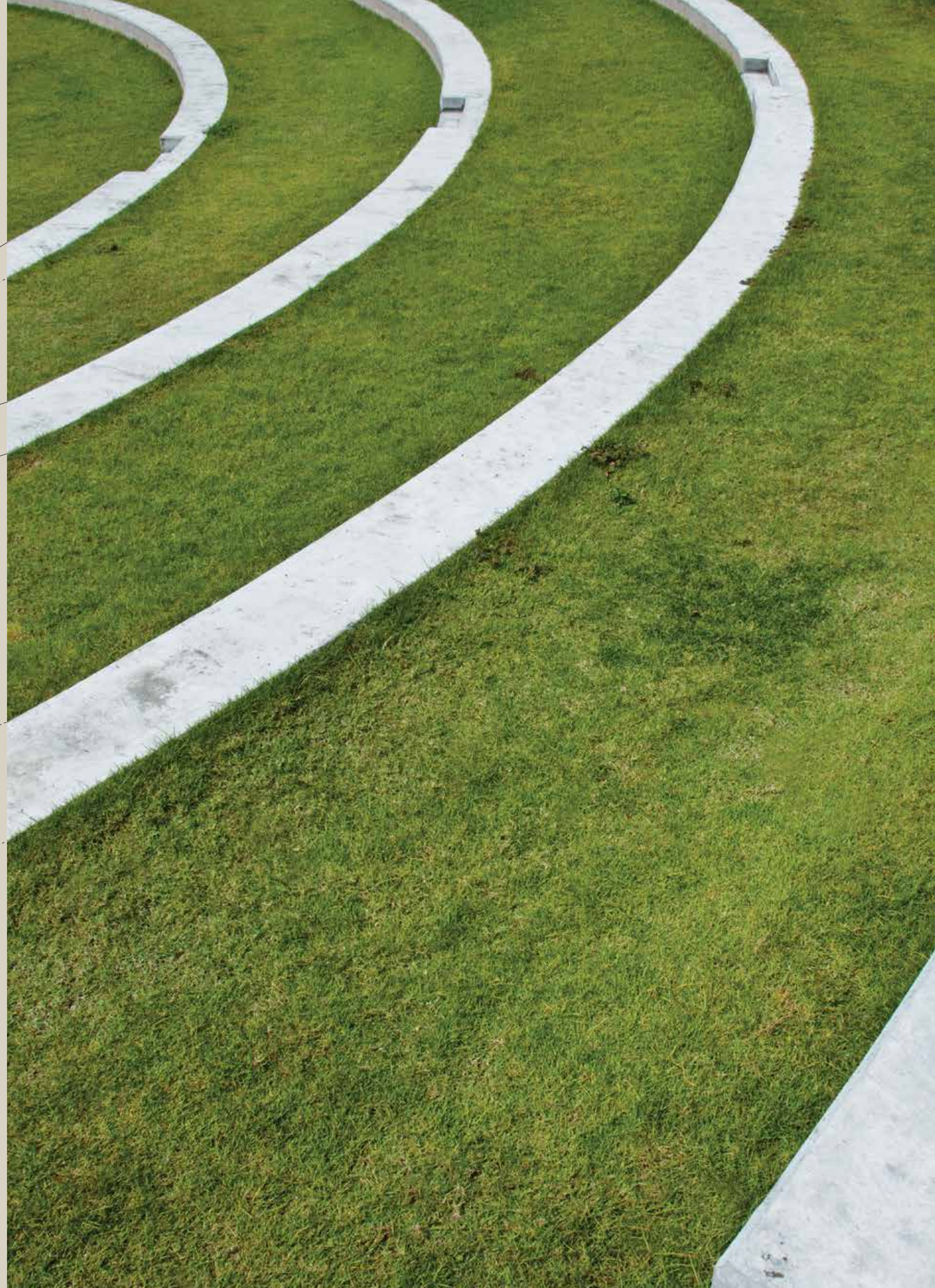
- 5 mins Sembawang Hills Food Centre
- Jalan Kuras Eateries
- 7 mins Springleaf Eateries
- 10 mins Seletar Aerospace Park Eateries
- 12 mins Shunfu Mart
- 15 mins Chomp Chomp Food Centre

It only takes a short drive to reach popular
F&B destinations with a wide range of local
and international cuisines.

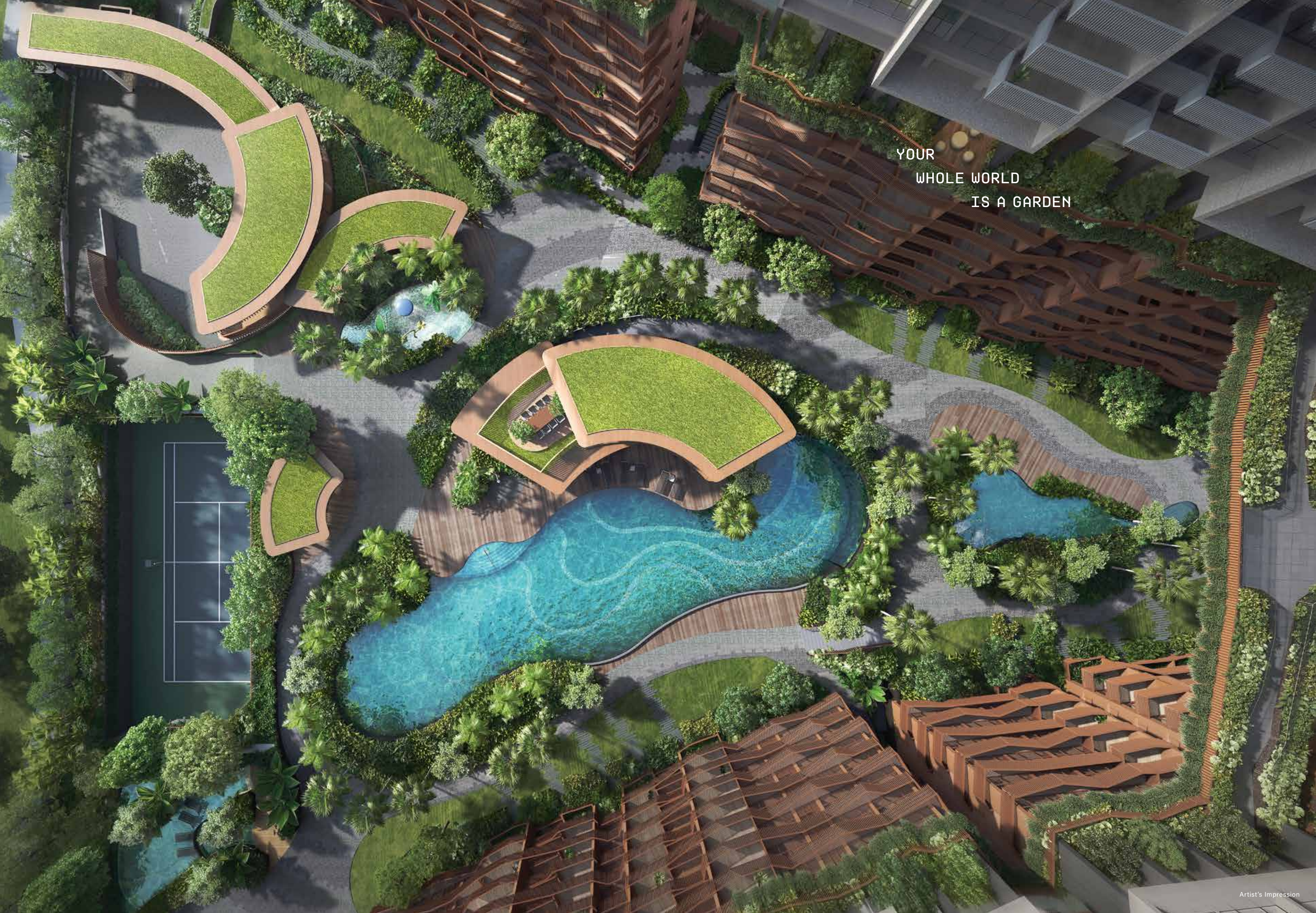


ECOSYSTEMS

Enjoy a continuous series of urban landscapes with natural sunlight, fresh air and lush open spaces specially curated for families and social gatherings.



YOUR
WHOLE WORLD
IS A GARDEN



Grandeur
in nature

Quality always takes centre stage in the finest residences. Be welcomed by an elegant visage as you come home.



Artist's Impression

Residential drop off and pick up



Play zone clubhouse



Onsen alcove with heated onsen and Jacuzzi

Experience the bliss
of being on cloud nine

The Lentor life - embraced by the calming sounds,
sights and shades of water and greenery.



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Aqua deck with Jacuzzi

Artist's Impression

Waterscapes
abound
for all ages

Amongst the greenery are pools, ponds and water cascades that invite residents to embrace the energy and activity of a resort-like abode.



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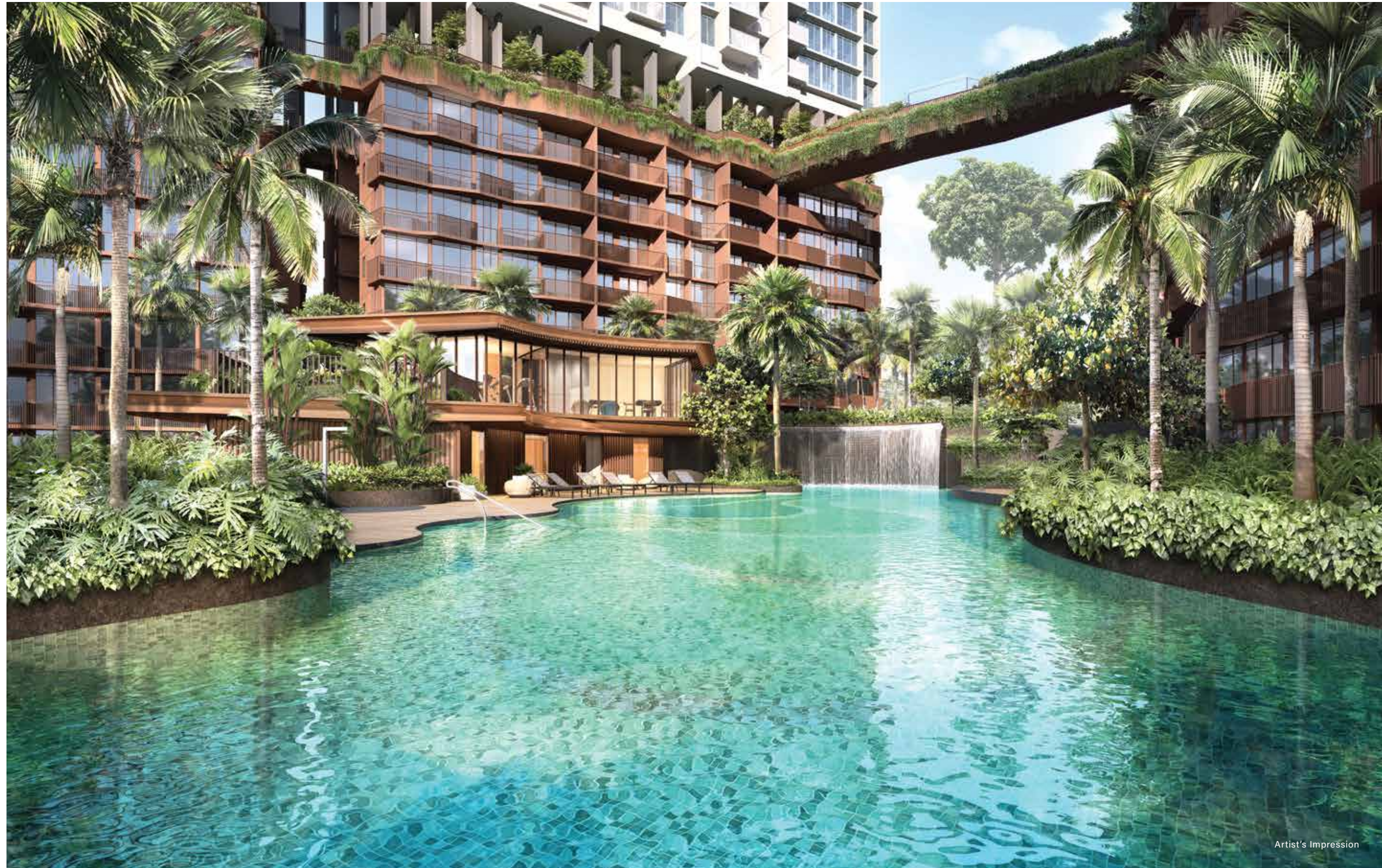


Artist's Impression

Children's aqua fun pool

Your
perfect
lookout

Peek through the clubhouse, with the sun casting its warmth into the water and blue skies gleaming from overhead.



Artist's Impression

50m swimming pool with pool decks and water wall



Trapas pond



Alstonia angustiloba (conserved Pulai tree)

Carefree
or pensive
there's a realm to
complement your mood



Community grill with bbq



Children's playground



Water hyacinth pond with deck



Alstonia picnic lawn



Yoga deck

Facilities at sky terraces, at 8th Storey of Blocks 33 & 35, and 9th Storey of Blocks 31 & 37



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Work-from-anywhere (wfa) zone



Artist's Impression

Sky spa cove with Jacuzzi



Artist's Impression

Sky garden bridge

Water, wind
and stars

gather for
work and play

Facilities at roof top garden, at 23rd Storey of Block 35

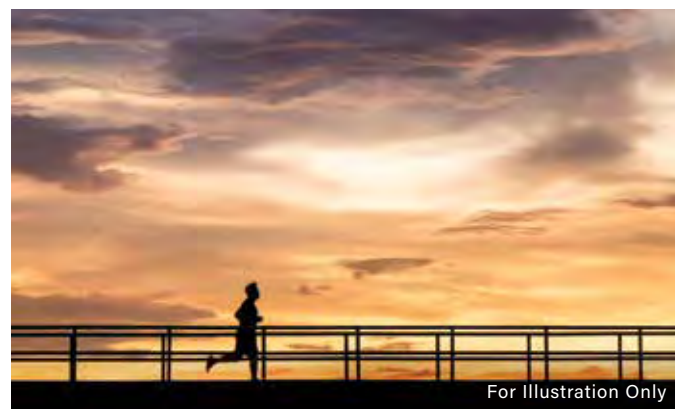
Head to Work-from-anywhere pods.
Be inspired.

From the Sky Garden Bridge, a breathtaking
view of the towering Pulai tree awaits.

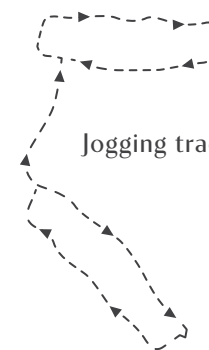


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Sky dining pavilion



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Jogging track (400m track)





A Facilities at 1st Storey

- 01 Play zone clubhouse (2 storey), consisting of:
 - function rooms (2 nos) (1st storey)
 - changing rooms (male and female changing room, each with steam room) (1st storey)
 - accessible toilet (1st storey)
 - management office (1st storey)
 - gym (2nd storey)
 - games room (2nd storey)
 - communal bench (2nd storey)
- 02 50m swimming pool (water surface area approx. 525m²) with pool decks and water wall
- 03 Tai-Chi Stretch
- 04 Work zone clubhouse, consisting of:
 - co-working space (1st storey)
 - reading lounge (1st storey)
 - pavilion lounge (1st storey)
 - accessible toilet (1st storey)
- 05 Aqua deck (water surface area approx. 75m²) with Jacuzzi
- 06 Children aqua adventure zone (water surface area approx. 50m²), consisting of:
 - Aqua fun pool
 - Fun deck
- 07 Bocce turf
- 08 Sport viewing deck
- 10 Onsen alcove (water surface area approx. 120m²), consisting of:
 - Jacuzzi
 - heated onsen
 - cascading water feature (1m high)
- 11 Community grill with bbq (2 nos)
- 12 Philodendron trail
- 13 Alocasia trail
- 14 Outdoor fitness deck
- 15 Water hyacinth pond with deck

- 16 Elderly fitness
- 17 Aroma trail (approx. 25m)
- 18 *Alstonia angustiloba* tree (conservation tree)
- 19 Alstonia picnic lawn
- 20 Children play area, consisting of:
 - a. children playground
 - b. pavilion with bbq (1 no)
- 21 Putting green (1 golf hole)
- 22 Yoga deck
- 23 Community garden (6 plots) (0.6m x 1.1m each)
- 24 Trapas pond
- 25 Fern trail
- 27 Entry & exit to bin centre and substation
- 28 Entry & exit to Early Childhood Development Centre (ECDC)
- 29 Entry to residential carpark
- 30 Entry & exit of residential carpark
- 31 Residential drop off and pick up
- 32 Guard house
- 34 Pedestrian side gate (4 nos)

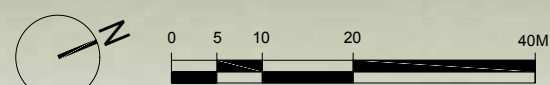
B Facilities at Basement 1 & 2

- 09 Tennis court (1 no, hard court) (basement 2)
- 26 Early Childhood Development Centre (ECDC), consisting of:
 - Early Childhood Development Centre (ECDC) (1st storey & basement 1)
 - ECDC dropoff and pickup (basement 1)
 - ECDC carpark (basement 1)
- 33 Bicycle parks (2 nos) (basement 1)
- 35 Generator (basement 1)
- 36 Bin centre & substation (basement 1)

LEGEND

- 1 Bedroom
- 1 Bedroom + Study
- 2 Bedroom
- 2 Bedroom + Study
- 3 Bedroom
- 3 Bedroom + Yard
- 4 Bedroom
- Dual Key

- Water Tank Position (Roof Level)
- VS Ventilation Shaft





C Facilities at sky terrace, at 9th Storey of Block 31

- 37 Star gazing deck
- 38 Sky spa cove with Jacuzzi
- 39 Sunrise deck
- 42 Sky garden bridge
- 43 Jogging track (400m track)
- 48 Scented work decks, consisting of:
 - Pandanus deck (1 no)
 - Peace lily deck (1 no)
 - Jasmine deck (1 no)

D Facilities at sky terrace, at 8th Storey of Block 33

- 40 Work-from-anywhere (wfa) zone
- 41 Alstonia viewing deck
- 42 Sky garden bridge
- 43 Jogging track (400m track)
- 49 Foliage work decks, consisting of:
 - Heliconia deck (1 no)
 - Calathea deck (1 no)
 - Ginger deck (1 no)
 - Ctenanthe deck (1 no)
- 52 Accessible toilet

E Facilities at sky terrace, at 8th Storey of Block 35

- 42 Sky garden bridge
- 43 Jogging track (400m track)
- 44 Work-from-anywhere (wfa) pods
- 45 Hillock park deck
- 50 Fern work decks, consisting of:
 - Davallia deck (1 no)
 - Bird's nest fern deck (1 no)

F Facilities at sky terrace, at 9th Storey of Block 37

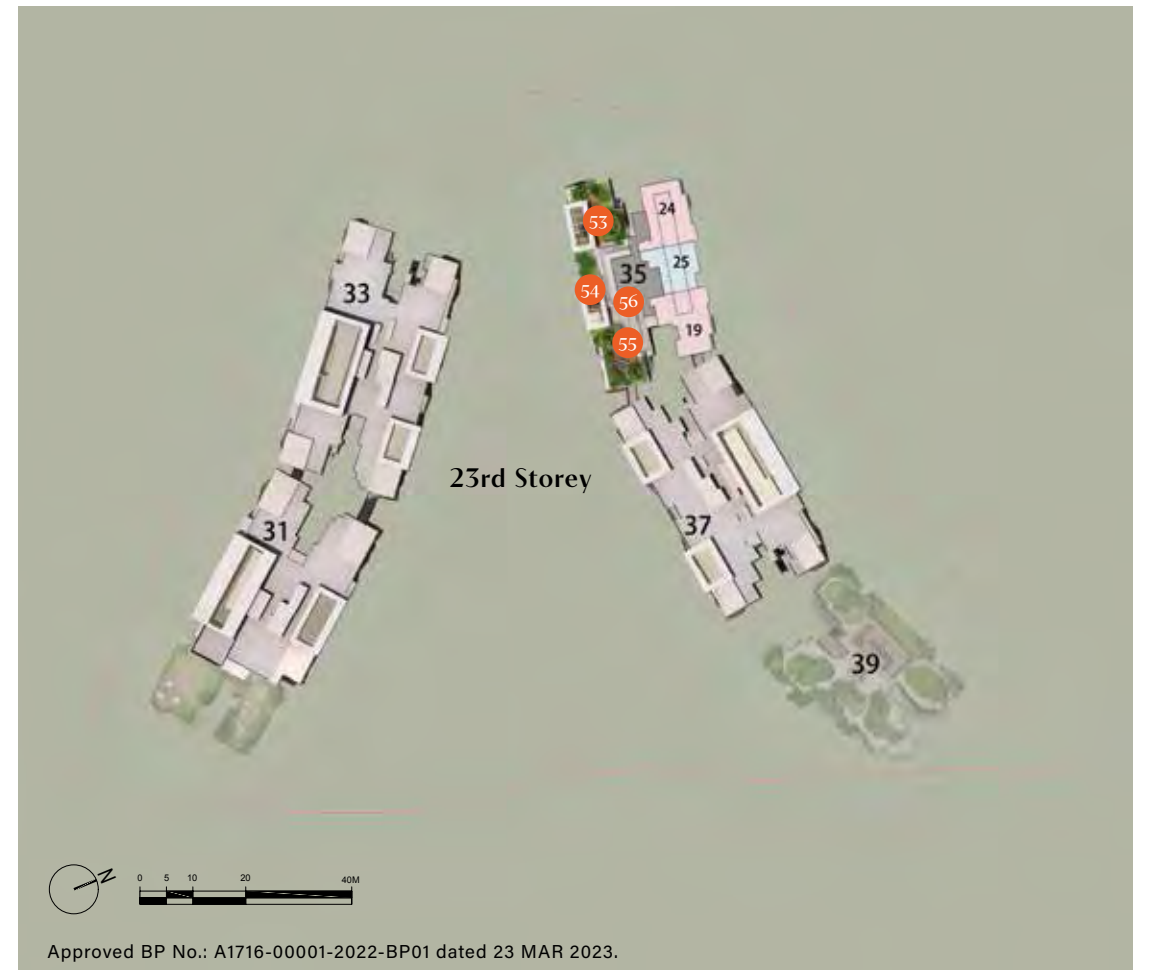
- 42 Sky garden bridge
- 45 Jogging track (400m track)
- 46 Sky gym (open air)
- 47 Spa sanctuary with Jacuzzi
- 51 Herbs work decks, consisting of:
 - Lemongrass deck (1 no)
 - Piper nigrum deck (1 no)
 - Borage deck (1 no)
 - Basil deck (1 no)

G Facilities at roof top garden, at 23rd Storey of Block 35

- 53 Alfresco dining
- 54 BBQ pavilion
- 55 Alfresco seating alcove
- 56 Accessible toilet

LEGEND

- 1 Bedroom
- 1 Bedroom + Study
- 2 Bedroom
- 2 Bedroom + Study
- 3 Bedroom
- 3 Bedroom + Yard
- 4 Bedroom
- Dual Key

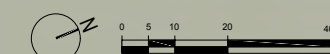
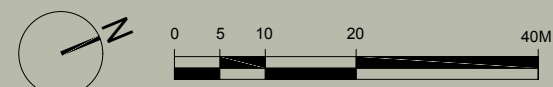


Where the city

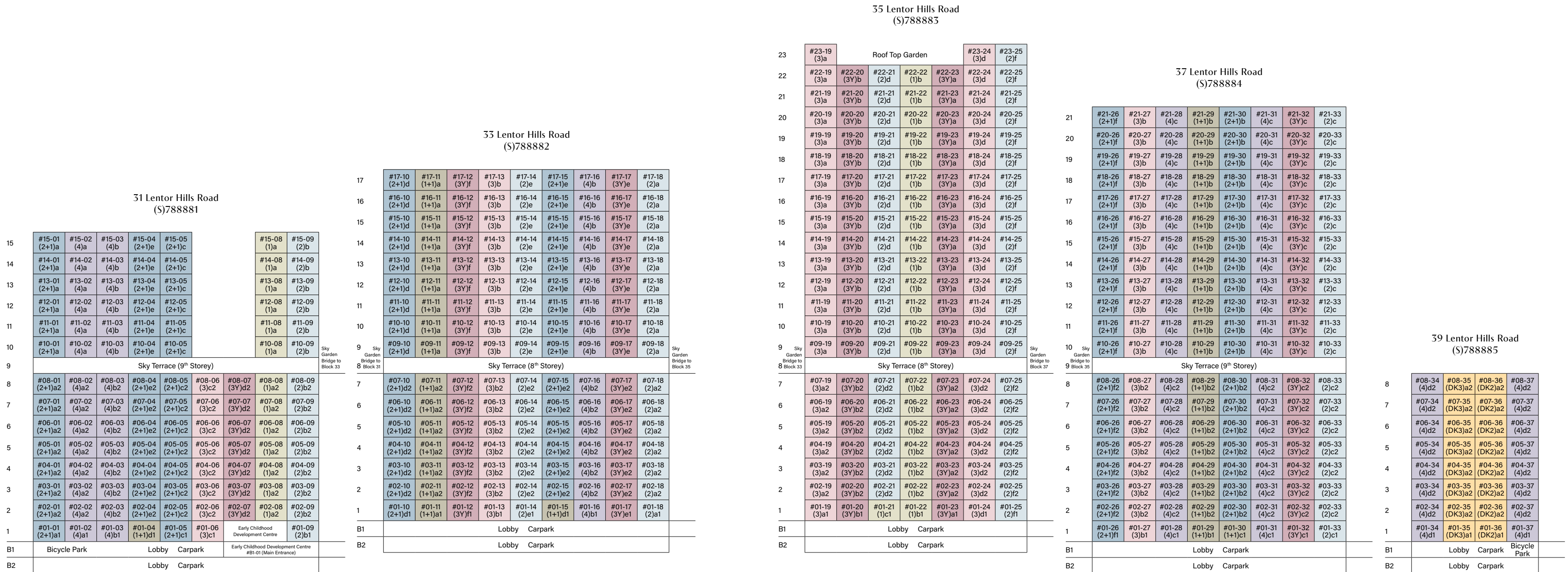
returns to nature



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SCHEMATIC DIAGRAM



LEGEND

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- 1 Bedroom + Study
- 2 Bedroom + Study
- 3 Bedroom + Yard
- Dual Key

HOME

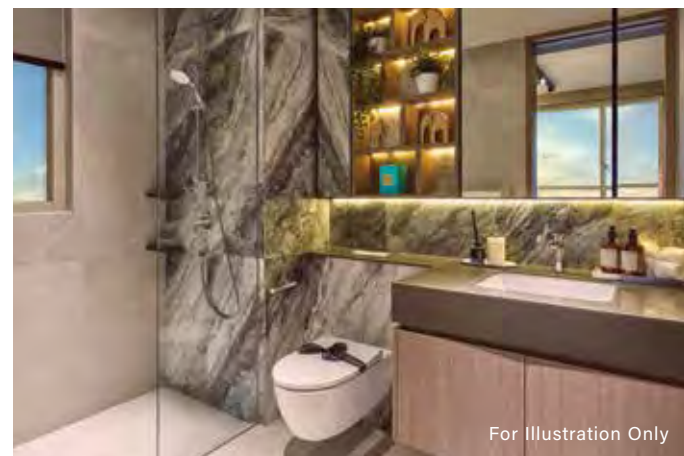
More than just an iconic statement on grandeur, Lentor Hills Residences is thoughtfully designed to give you the comfort and space you need from a home.





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Crafted spaces
for enhanced living



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A
smart home
for an
enriched life









BUILT-IN SYSTEM

Gain control of these home safety, comfort and functionality features via a mobile app[#].

- 
Smart Gateway
 Standalone hub to access and control Z-Wave compatible smart devices in your home via a mobile app[#]
- 
Digital Lockset
 Unlock your main door using PIN / Key or via a mobile app[#]
- 
Smart Air Con Control
 Control, check and set the temperature in the Living/Dining and Master Bedroom via a mobile app[#]

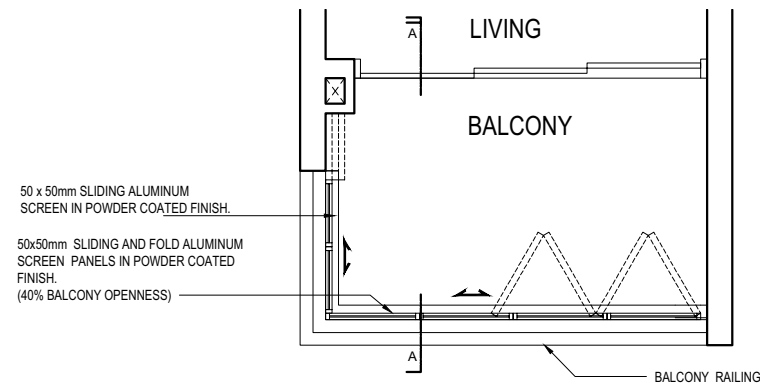
FUTURE EXPANSION

Potential future expansion by user, utilising the compatible Z-Wave technology[#].

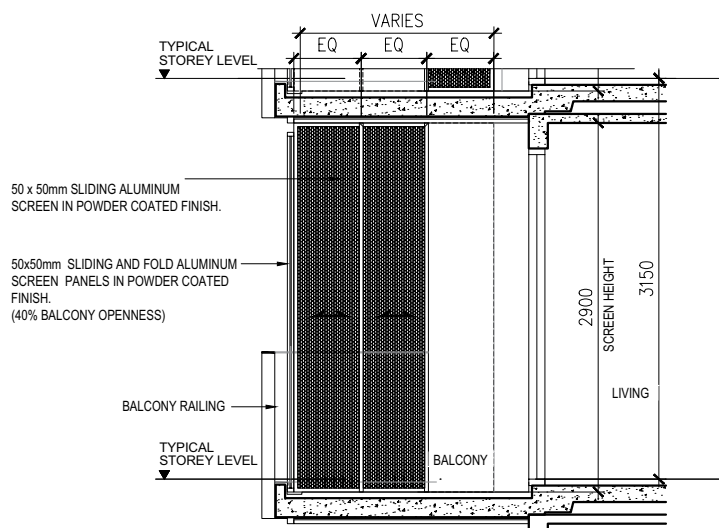
- 
Smart Air Conditioning
 Additional remote access to other bedrooms
- 
Home Security Camera
 Efficient monitoring of home environment
- 
Smart Power Plug
 Touch-free control of wall sockets for safer usage and energy savings
- 
Smart Lighting Control
 Set the mood or switch off lights when not in use
- 
Smart Home Appliances
 Fuss-free control of digital-enabled devices and machines
- 
Smart Curtains & Blinds Control
 Wake up or roll down smart-wired window shades

[#] Compatible smartphone/ tablet, internet connection and Wi-Fi system required, to be provided separately by user.

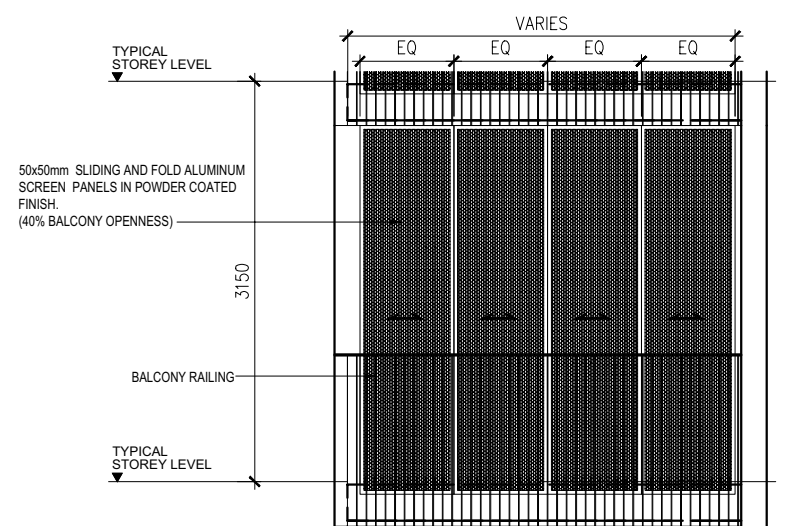
APPROVED SCREEN FOR BALCONY AND PRIVATE ENCLOSED SPACE (PES)



BALCONY / PES SCREEN - PLAN



BALCONY / PES SCREEN - SECTION A-A (Internal View)



BALCONY / PES SCREEN - FRONT ELEVATION (External View)

- NOTES:
- ON-SITE VERIFICATION IS NECESSARY TO OBTAIN ACTUAL MEASUREMENT PRIOR TO FABRICATION AND INSTALLATION OF THE APPROVED SCREEN FOR BALCONY & PES.
 - THE BALCONY / PES SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED SCREEN AS SHOWN ABOVE.
 - THE COST OF SCREEN AND INSTALLATION SHALL BE BORNE BY THE PURCHASER.

EQ - EQUIDISTANT

Approved BP No.: A1716-00001-2022-BP01 dated 23 MAR 2023.

Block	Colour of the Balcony Screen	
	Brown	White
31	1 st to 8 th Storey	10 th to 15 th Storey
33	1 st to 7 th Storey	9 th to 17 th Storey
35	1 st to 7 th Storey	9 th to 23 rd Storey
37	1 st to 8 th Storey	10 th to 21 st Storey
39	1 st to 8 th Storey	NA



Hong Leong Holdings Limited (HLHL) was founded in 1968 as the private property development and investment arm of one of Asia's largest and most successful diversified conglomerate, Hong Leong Group headquartered in Singapore.

Built on a strong reputation, HLHL is an established and trusted developer that takes pride in being responsible for some of the most recognisable and iconic developments in Singapore.

It continues to pursue higher standards on developments while maintaining its distinct levels in design, sustainability, and customer service.



A Leading Developer in Integrated Mixed-Use Developments

GuocoLand is an award-winning real estate company that distinguishes itself through its quality developments with innovative design and concepts. In Singapore, GuocoLand has successfully developed close to 40 residential projects, yielding more than 11,000 homes that have garnered numerous awards and accolades.

GuocoLand has a stellar track record in developing large-scale, integrated mixed-use developments and high-end residential developments. The Group invests in ambitious undertakings that have rejuvenated districts, shaped communities and transformed cityscapes.



Established in 1972, TID Pte. Ltd. is a joint venture between property developers, Hong Leong Group and Mitsui Fudosan, weaving a unique combination of Singapore-Japanese talents and management styles to drive excellence in real estate developments. In collaboration with partners, TID Pte. Ltd. has successfully executed a total of 36 residential projects, including a diverse portfolio of commercial, industrial and hotel properties.

With a notable residential track record, it has always set its sights on innovative design, construction safety and delivered well-located quality projects such as Nathan Suites and Optima @Tanah Merah, and together with our partners, The Oceanfront @Sentosa Cove, Forest Woods, The Jovell and Piermont Grand Executive Condominium.

TID Pte. Ltd. stands at the forefront of the built industry, embracing smart architecture design and construction, and was the first in Asia to pioneer the PPVC approach (Prefabricated Prefinished Volumetric Construction) at Brownstone Executive Condominium.

Going forward, TID Pte. Ltd. remains committed to developing and delivering quality real estate projects such as the highly successful One- North Eden and also new projects around the future Lentor Hilllock Park.

LENT^oR HILLS
RESIDENCES

THE PEAK OF LENTOR LIFE

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A Premium Development By:



Developer: Lentor Hills Development Pte. Ltd. (UEN. 202204530M) • Developer's Licence No.: C1459 • Tenure of Land: Leasehold (99 years commencing from 25 April 2022) • Encumbrances: Paramount mortgage & charges in favour of DBS Bank Ltd (as security trustee) • Date of Notice of Vacant Possession under the Sale and Purchase Agreement: No later than 1 December 2028 • Expected Date of Legal Completion: No later than 1 December 2031 or 3 years after the date of delivery of vacant possession, whichever is earlier • Location & Lot No.: Lot 05380L MK 20 at Lentor Hills Road

While every reasonable care has been taken in preparing this brochure, the developer cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statement or representation of facts. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development. All information and specifications are current at the time of press and are subject to change as may be required and cannot form part of an offer or contract.