LyndenWoods




HERE'S TO
A LIFE,
OF LUSH
AND
VIVID
DREAMS
REALISED

COMING HOME TO A LIFE OF PLENTY

At **LyndenWoods**, home is more than just a residence; it's a verdant sanctuary where the seeds of imagination are sown. Immerse yourself in a thriving ecosystem where retail, recreation and community blend seamlessly, offering an abundant tapestry of experiences. At the heart of it all stands your abode, the first residential address within Singapore Science Park 1, set alongside the energy and spirit of the new integrated hub, Geneo.

Besides the lush comforts within your address, a vibrant ecological network of nearby parks such as Kent Ridge Park, Dover Forest and HortPark extends your dreamscape, providing endless opportunities for rejuvenation and inspiration.

Welcome to a home that will truly embody a synergised 'work, live, play, learn and thrive' mantra. Welcome to a home where your aspirations take root.



ARTIST'S IMPRESSION

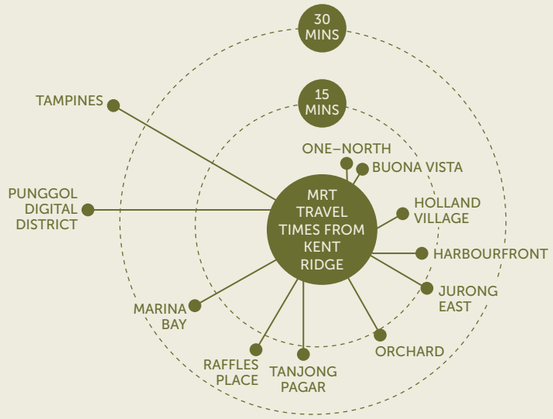
A LIFE WELL CONNECTED

Wherever life takes you, **LyndenWoods** keeps you connected.
With direct sheltered access to Kent Ridge MRT, commuting is effortless.

Beyond transport, you're surrounded by prestigious schools, green spaces and lifestyle destinations, ensuring that everything you need is always close to home.

LEGEND

- LEISURE
- DINING
- EDUCATION
- NATURE
- MARKET
- HOSPITAL
- BUSINESS HUB
- EAST-WEST MRT LINE
- NORTH-SOUTH MRT LINE
- NORTH EAST MRT LINE
- CIRCLE MRT LINE
- DOWNTOWN MRT LINE
- THOMSON–EAST COAST MRT LINE





MARVEL AT THE HORIZON FROM THE HEART OF YOUR HOME



ARTIST'S IMPRESSION





INDULGE IN MOTHER NATURE

Thoughtfully positioned along a 10km network of trails, bridges and walkways of the Southern Ridges, a bountiful green paradise awaits at **LyndenWoods**. These pathways weave a scenic path of discovery, guiding you to popular outdoor oases such as Henderson Waves, the Marang Trail, HortPark and the charming Kent Ridge Park. Explore these enchanting landscapes and let your mind wander.



ENRICHED WITH MODERN LIFESTYLE

After spending a day immersed in nature and its beauty, continue to soak up the atmosphere in a vibrant world of dining experiences, retail, offices and lifestyle offerings, conveniently located just next to your home. Life at **LyndenWoods** promises an idyllic reality.

GENEO, A NEW CHAPTER FOR SINGAPORE SCIENCE PARK 1

As the first milestone in CapitaLand Development's multi-phase transformation of Singapore Science Park 1, Geneo is a cutting-edge hub designed for the next generation of innovators. It offers five Grade A buildings, state-of-the-art workspaces and dynamic communal spaces that spark collaboration.

Beyond work, Geneo pulses with life, featuring a vibrant event plaza, curated retail, dining and an amphitheatre for meaningful gatherings. Here, business, community and inspiration thrive in harmony, setting the stage for a bold new era of progress.

~1.95 MILLION SQ FT OF CHANGE-MAKING SPACE
Mixed-use development with workspaces, serviced apartments and more

PURPOSE-BUILT LABORATORIES
Cutting-edge labs designed for life sciences and innovation

EXCITING RETAIL AND F&B SCENE
~39,000 sq ft of buzzy retail, F&B, lifestyle concepts and amenities



REVEL IN YOUR EVERYDAY DREAMSCAPE

Be in the heart of it all, living it up in a fully integrated, vibrant village culture. Designed to bring people together, your neighbourhood features seamlessly connected spaces that invite interaction, inspiration and shared experiences. Pedestrian-friendly links, evolving communal areas and a vibrant mix of lifestyle offerings create an environment where moments of connection happen naturally, everywhere you go.





















FOR ILLUSTRATION ONLY

LIVE, PLAY, THRIVE HERE AT HOME

Upon arrival, you'll be greeted by a reinvigorating landscape, inspired by the richness and beauty of rainforests. Aside from a breathtaking first impression, it's also a dynamic habitat, meticulously crafted to foster social gatherings and neighbourly festivities. For those who prefer to recharge in other ways, be spoilt by a myriad of wellness facilities and recreation spots right at home.



ARTIST'S IMPRESSION

CANOPY PLAY

19 Forest Playground
20 Amphitheatre Lawn
21 Pets' Park
22 Outdoor Fitness
23 Pickle Ball Court
24 Recreational Tennis Court
25 Co-Work Lounge



FOREST FLOOR

1 Arrival Plaza
2 Lynden Club
Level 1 – Gymnasium
Level 2 – Social Lounge
– Function Room
3 Aroma Garden
4 Forest Garden
5 Allotment Gardens
6 Canopy Walkway
7 BBQ Pavilion 1
8 BBQ Pavilion 2
9 Bicycle Parking
10 Management Office



ARTIST'S IMPRESSION

FOREST STREAM

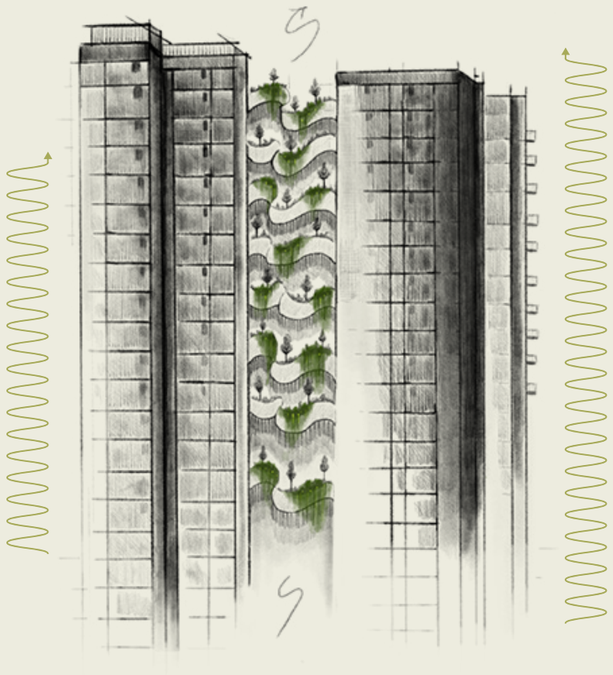
11 Changing Room
12 Cascading Spa Pool
13 Infinity Lap Pool (50m)
14 Pool Deck
15 Poolside Lounge
16 Kids' Pool
17 Outdoor Shower
18 Chill-Out Deck



ARTIST'S IMPRESSION

AN ASSEMBLY OF NATURE'S WONDERS FOR LIVING

Right here at **LyndenWoods**, you'll be stepping into a haven where the beauty of the natural world intertwines harmoniously with the rhythm of your life. Here, amidst lush towers that gracefully extend towards the sky, you'll discover a dwelling experience that nourishes both body and soul. This is an environment, where nature's tranquillity envelops and soothes you. This is a lifestyle, that lets your dreams flourish in nature's embrace.



The wonders of a living and breathing architecture



TREE OF LIFE

Rising majestically above lush landscaping, the towers simulate the glorious emergent layer of a rainforest. Stunning views seek to inspire and rejuvenate, while Sky Terraces on every residential floor allow you to bond as a community and form a sense of belonging. Here, you'll indeed be coming home to a life of plenty.



CANOPY LAYER

The Canopy Layer is a landscaped podium that offers a unique perspective of your surroundings. Designed as a cosy habitat, residents are invited to discover hidden pockets of serenity and bask in the therapeutic interplay of nature and urban living.



FOREST FLOOR

Teeming with life, the ground area of the Forest Floor is characterised by thoughtfully arranged greenery, guiding residents through curated pathways. Shared facilities are also speckled within this leafy expanse, encouraging interactions and conversations.



SMART BY NATURE

At **LyndenWoods**, sustainability and smart living go hand in hand. One of the few residential projects in Singapore to achieve Green Mark Platinum with all five badges, every detail here is designed for ease, efficiency and your well-being. From systems that adapt to your lifestyle to green features that work in quiet harmony with the environment, this is a home where technology and nature coexist seamlessly, built for the way you want to live today and into the future.

Common Areas

BIOPHILIC DESIGN
Sky terraces and lush landscaping weave greenery throughout the development, creating a nature-rich environment that supports well-being.

SMART LIGHTING
LED lighting with motion sensors is integrated in common areas like staircases, optimising energy use while maintaining comfort.

LOW-MAINTENANCE FINISHES
Selection of low VOC paints with good resistance to water absorption to reduce the need for maintenance.

SUSTAINABLE MATERIALS
Green-certified, low-carbon materials and Advanced Precast Concrete System (APCS) components are used throughout the development.

WATER-EFFICIENT FITTINGS
Every unit is equipped with showerheads and basin taps that carry the highest WELS rating, while auto-flush functions in common toilets help optimise water usage.

SUSTAINABLE TRANSPORT
EV charging lots are provided to support greener modes of transport and future-ready lifestyles.

ACTIVE MOBILITY
Dedicated cycling paths and excellent connectivity to public transport encourage a more sustainable way to move through the city.

ENERGY-EFFICIENT FANS
Carpark ventilation systems are powered by energy-efficient fans that activate when CO levels exceed set limits, reducing power use while maintaining air quality.

All Units

SMART HOME GATEWAY
One-stop platform to remotely manage, access devices and connect with compatible appliances for added convenience.

SMART AIR-CON CONTROLS
Cool your home before you arrive or adjust settings anytime, from anywhere.

ENERGY-EFFICIENT AIR CONDITIONING
5-tick rated systems to keep you cool efficiently while reducing energy consumption.

SMART DIGITAL LOCKSET
Secure your home with remote access and seamless, keyless control.

OPTIMISED ORIENTATION
Windows are positioned to minimise direct East-West sun and heat exposure, keeping units more comfortable.

WATER-SAVING DUAL FLUSH SYSTEM
Each unit is fitted with water closets that offer half-flush and full-flush options to optimise water usage.

PASSIVE COOLING
Shading elements and balconies help reduce heat gain for naturally cooler interiors.

NATURAL VENTILATION
Homes and common spaces are designed to optimise airflow and reduce reliance on mechanical cooling.

DISCOVER YOUR DREAM ABODE

69 SCIENCE PARK DRIVE

UNIT / FLOOR	01	02	03	04		05	06	07	08
24	B3	CGP(m)	C1(a)	B1(a)	SKY TERRACE	B3(a)	BS2(a)	BS3	BS1
23	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
22	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
21	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
20	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
19	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
18	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
17	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
16	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
15	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
14	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
13	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
12	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
11	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
10	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
09	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
08	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
07	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
06	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
05	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
04	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
03	B3	CGP(m)	C1(a)	B1(a)		B3(a)	BS2(a)	BS3	BS1
02	B3	CGP(m)				B3(a)	BS2(a)	BS3	BS1
01	FACILITIES DECK								
B1	CARPARK								
B2									

71 SCIENCE PARK DRIVE

UNIT / FLOOR	09	10	11	12		13	14	15
24	CGP	C2	B2(a)	B4(a)	SKY TERRACE	B3(a)	BS2(a)	DP
23	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP
22	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP
21	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP
20	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP
19	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP
18	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP
17	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP
16	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP
15	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP
14	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP
13	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP
12	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP
11	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP
10	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP
09	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP
08	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP
07	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP
06	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP
05	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP
04	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP
03	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP
02	CGP	C2	B2(a)	B4(a)		B3(a)	BS2(a)	DP
01	FACILITIES DECK							
B1	CARPARK							
B2								

LEGEND

2-Bedroom | 2-Bedroom + Study | 3-Bedroom | 3-Bedroom + Guest (Premium) | 4-Bedroom (Premium)



ANCILLARY

1. Guard House
2. Side Gate
3. Bin Centre (Basement 1)
4. Substation (Basement 1)
5. Generator Set
6. Water Tank (Rooftop)

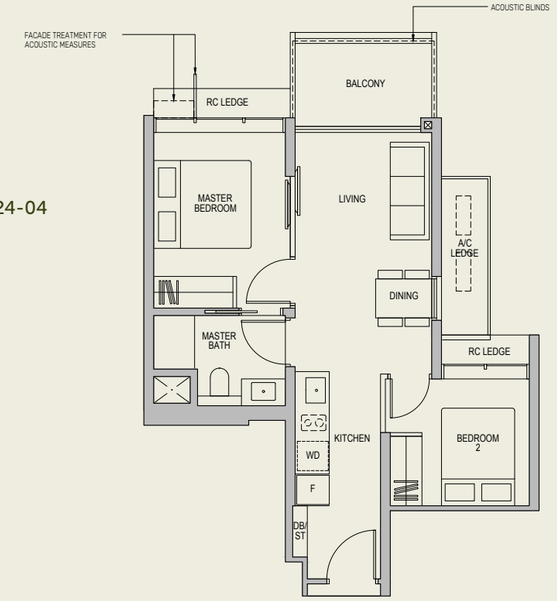


2-BEDROOM

TYPE B1(a)

59 sq m / 635 sq ft

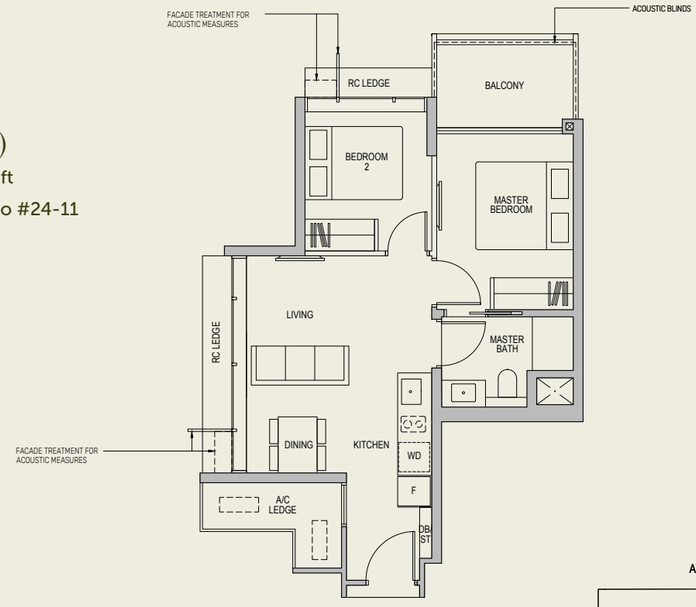
BLK 69 : #03-04 to #24-04



TYPE B2(a)

59 sq m / 635 sq ft

BLK 71 : #02-11 to #24-11



WC - Water Closet

HS - Household Shelter

DB/ST - Distribution Board/Storage

F - Fridge

A/C - Air-Conditioner

WD - Washer Cum Dryer

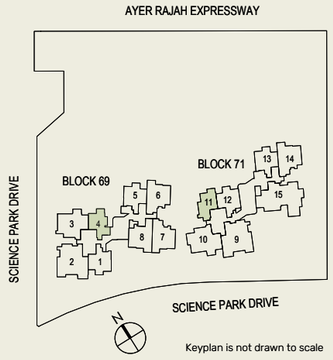
RC - Reinforced Concrete

Integrated Induction Hob

Wall not allowed to be hacked or altered (including by way of drilling)

0 0.5 1 2 3 5M

Area includes Balcony and A/C ledges. All RC ledges are excluded from strata area. All areas and measurements stated herein as approximate and subject to final survey.



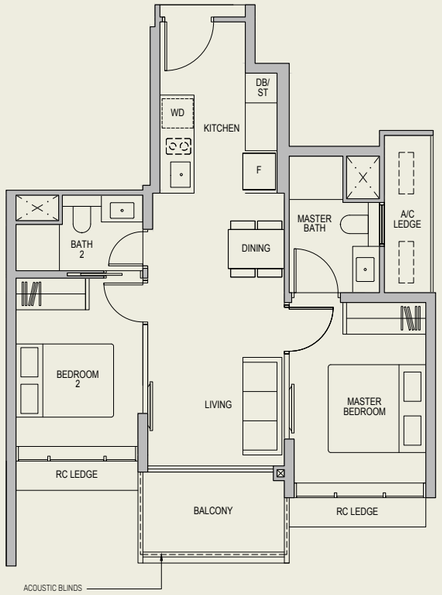
Keyplan is not drawn to scale

2-BEDROOM

TYPE B3

67 sq m / 721 sq ft

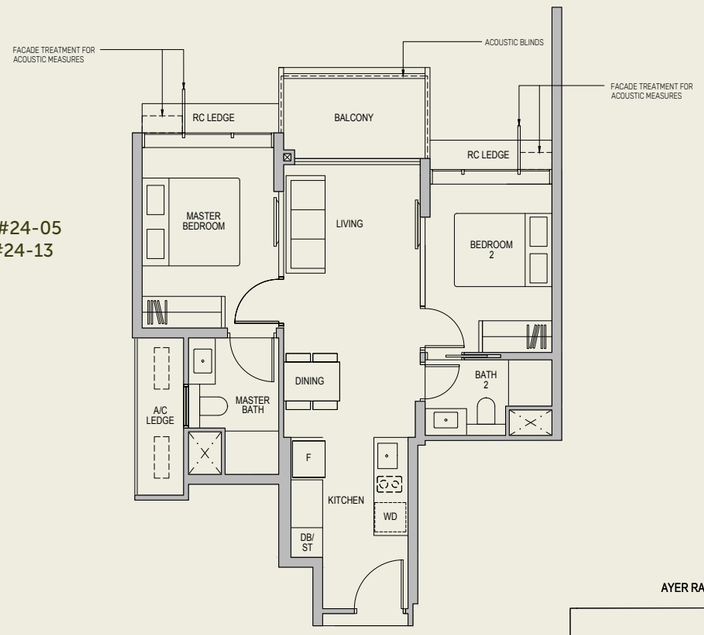
BLK 69 : #02-01 to #24-01



TYPE B3(a)

67 sq m / 721 sq ft

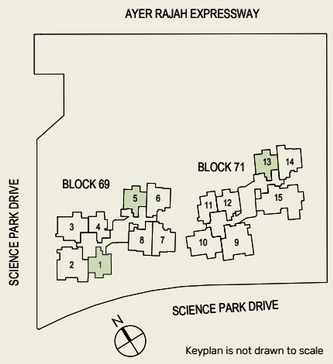
BLK 69 : #02-05 to #24-05
BLK 71 : #02-13 to #24-13



WC - Water Closet
HS - Household Shelter
DB/ST - Distribution Board/Storage
F - Fridge
A/C - Air-Conditioner
WD - Washer Cum Dryer
RC - Reinforced Concrete
Integrated Induction Hob
Wall not allowed to be hacked or altered (including by way of drilling)

0 0.5 1 2 3 5M

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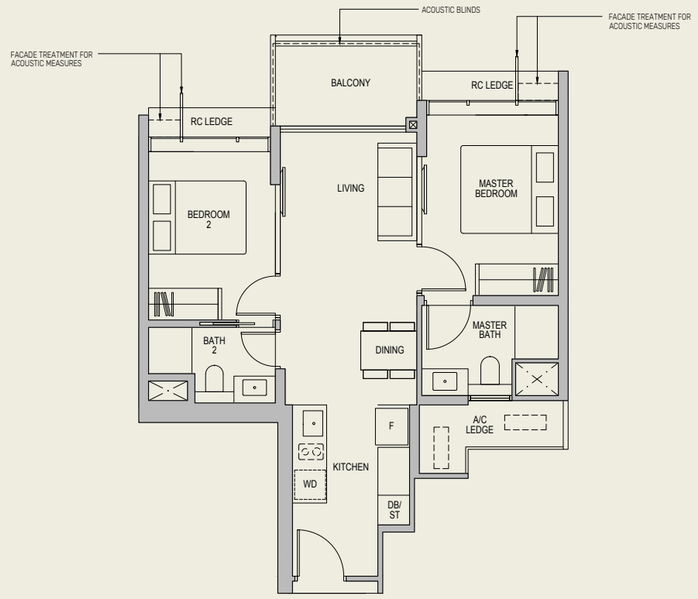
LYNDENWOODS

2-BEDROOM

TYPE B4(a)

67 sq m / 721 sq ft

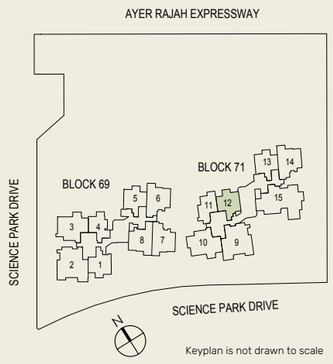
BLK 71 : #02-12 to #24-12



WC - Water Closet
HS - Household Shelter
DB/ST - Distribution Board/Storage
F - Fridge
A/C - Air-Conditioner
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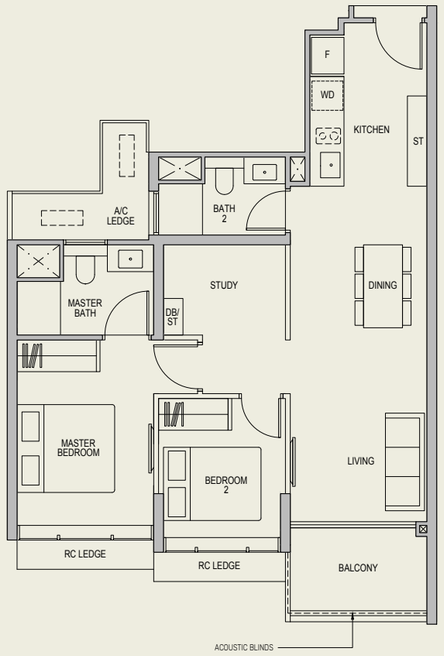


2-BEDROOM + STUDY

TYPE BS1

79 sq m / 850 sq ft

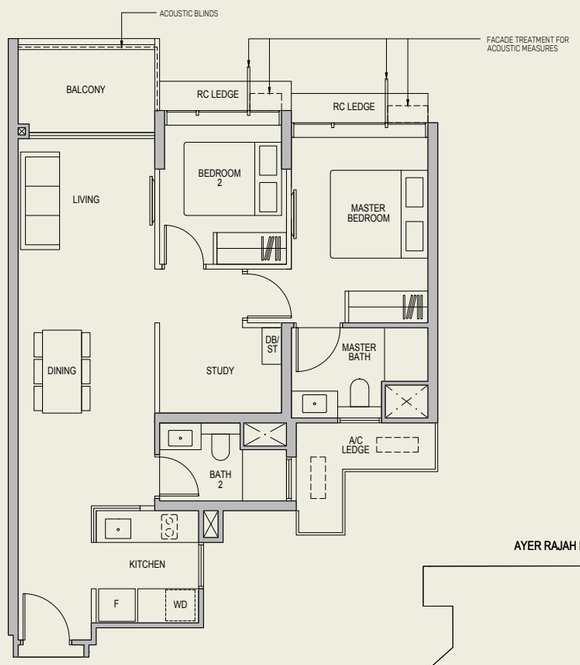
BLK 69 : #02-08 to #24-08



TYPE BS2(a)

82 sq m / 883 sq ft

BLK 69 : #02-06 to #24-06
BLK 71 : #02-14 to #24-14



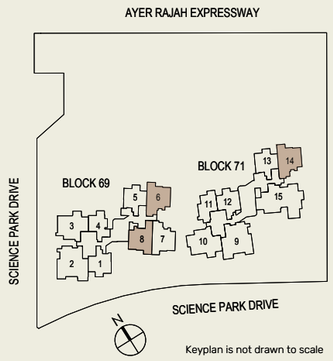
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Integrated Induction Hob
Wall not allowed to be hacked or altered (including by way of drilling)

0 0.5 1 2 3 5M

Area includes Balcony and A/C ledges. All RC ledges are excluded from strata area. All areas and measurements stated herein as approximate and subject to final survey.



Keyplan is not drawn to scale

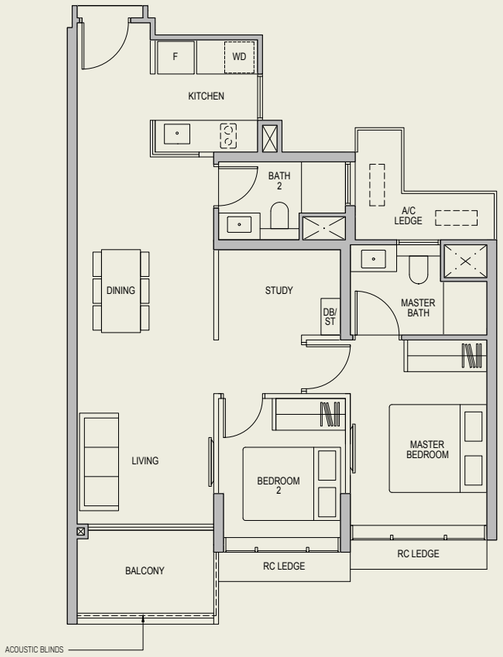
LYNDENWOODS

2-BEDROOM + STUDY

TYPE BS3

82 sq m / 883 sq ft

BLK 69 : #02-07 to #24-07



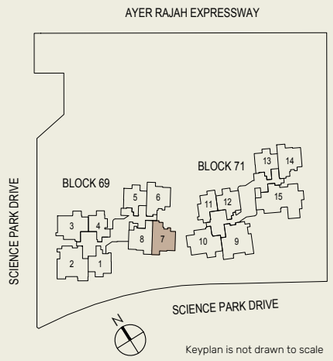
WC - Water Closet
HS - Household Shelter
DB/ST - Distribution Board/Storage

F - Fridge
A/C - Air-Conditioner
WD - Washer Cum Dryer

RC - Reinforced Concrete
Integrated Induction Hob
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0 0.5 1 2 3 5M

Area includes Balcony and A/C ledges. All RC ledges are excluded from strata area. All areas and measurements stated herein as approximate and subject to final survey.



Keyplan is not drawn to scale

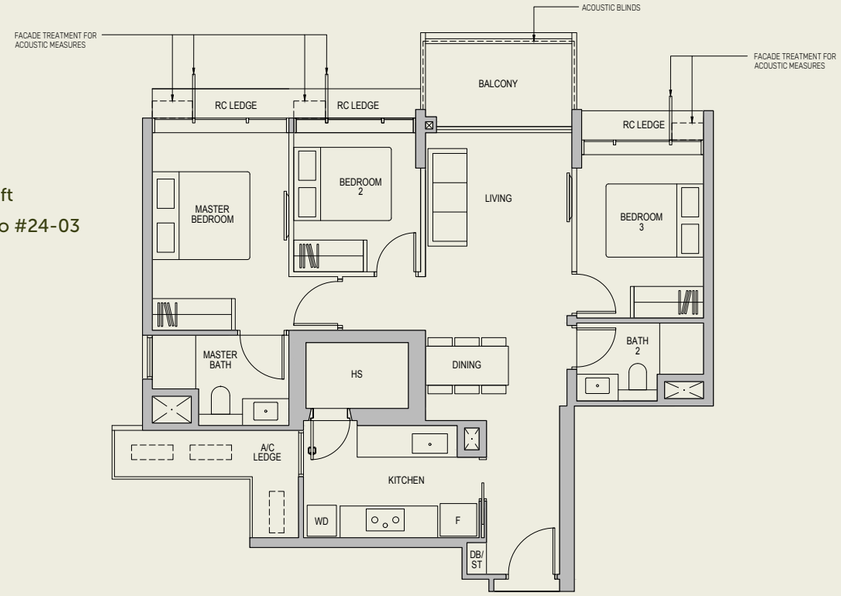
3-BEDROOM



TYPE C1(a)

95 sq m / 1023 sq ft

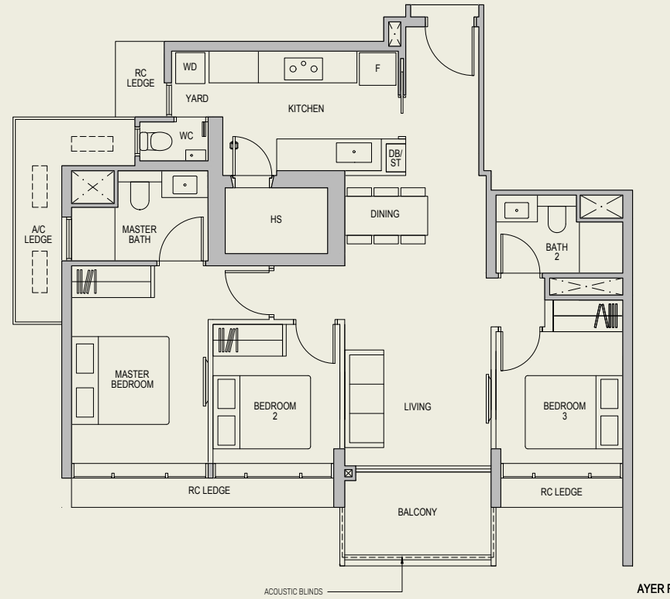
BLK 69 : #03-03 to #24-03



TYPE C2

99 sq m / 1066 sq ft

BLK 71 : #02-10 to #24-10



WC - Water Closet

HS - Household Shelter

DB/ST - Distribution Board/Storage

F - Fridge

A/C - Air-Conditioner

WD - Washer Cum Dryer

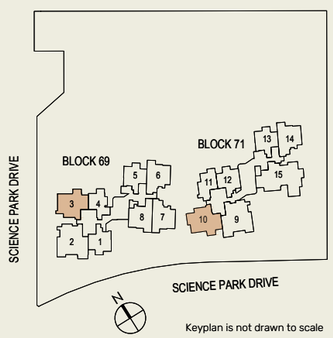
RC - Reinforced Concrete

Integrated Induction Hob

Wall not allowed to be hacked or altered (including by way of drilling)

0 0.5 1 2 3 5M

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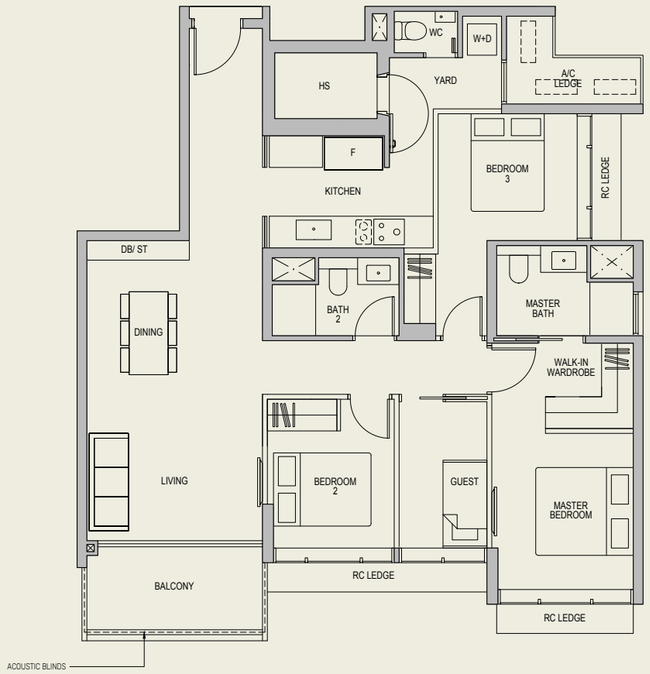


3-BEDROOM + GUEST (PREMIUM)

TYPE CGP

120 sq m / 1292 sq ft

BLK 71 : #02-09 to #24-09



WC - Water Closet

HS - Household Shelter

DB/ST - Distribution Board/Storage

F - Fridge

A/C - Air-Conditioner

W+D - Washer and Dryer

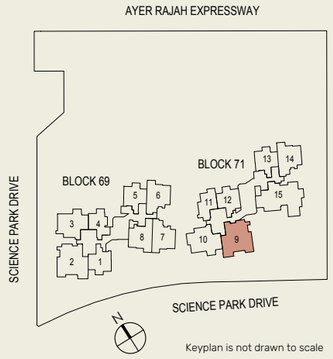
RC - Reinforced Concrete

Integrated Induction Hob

Wall not allowed to be hacked or altered (including by way of drilling)

0 0.5 1 2 3 5M

Area includes Balcony and A/C ledges. All RC ledges are excluded from strata area. All areas and measurements stated herein as approximate and subject to final survey.



Keyplan is not drawn to scale

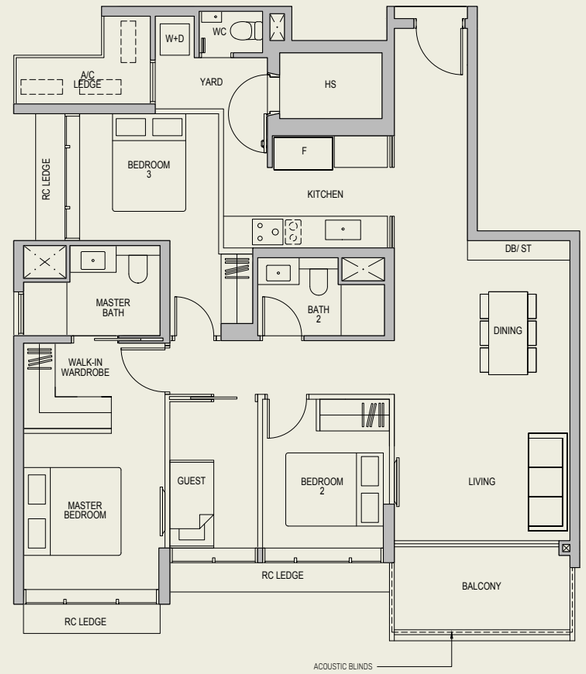
LYNDENWOODS

3-BEDROOM + GUEST (PREMIUM)

TYPE CGP(m)

120 sq m / 1292 sq ft

BLK 69 : #02-02 to #24-02



WC - Water Closet

HS - Household Shelter

DB/ST - Distribution Board/Storage

F - Fridge

A/C - Air-Conditioner

W+D - Washer and Dryer

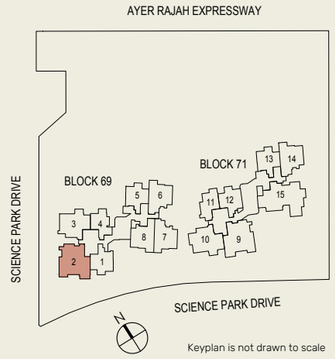
RC - Reinforced Concrete

Integrated Induction Hob

Wall not allowed to be hacked or altered (including by way of drilling)

0 0.5 1 2 3 5M

Area includes Balcony and A/C ledges. All RC ledges are excluded from strata area. All areas and measurements stated herein as approximate and subject to final survey.



Keyplan is not drawn to scale

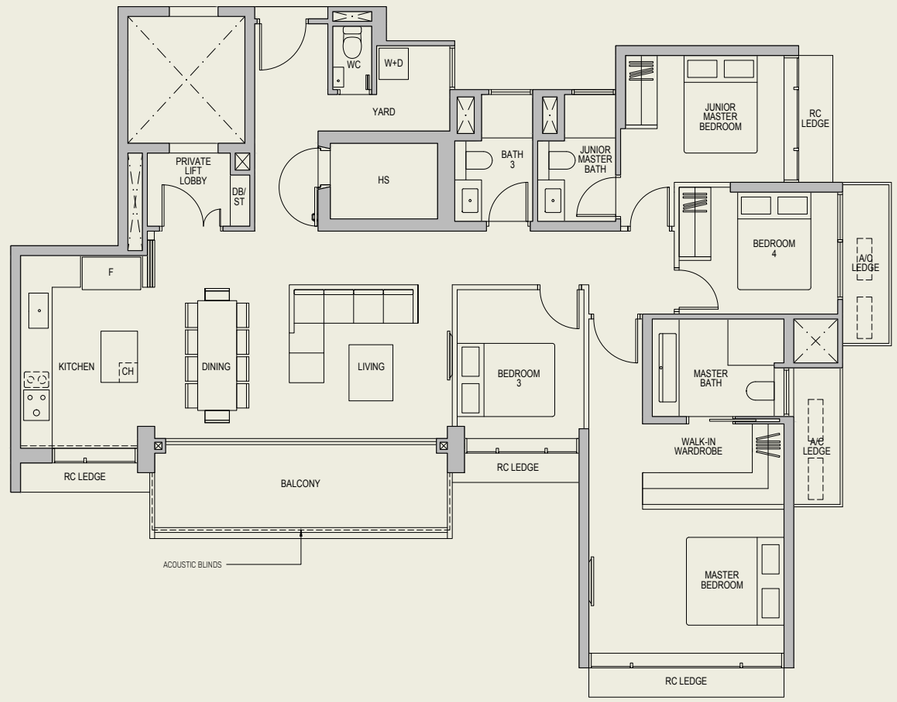


4-BEDROOM (PREMIUM)

TYPE DP

153 sq m / 1647 sq ft

BLK 71 : #02-15 to #24-15



WC - Water Closet

HS - Household Shelter

DB/ST - Distribution Board/Storage

F - Fridge

CH - Wine Chiller

A/C - Air-Conditioner

W+D - Washer and Dryer

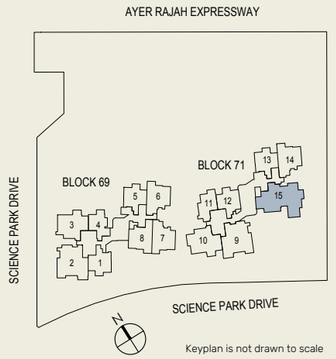
RC - Reinforced Concrete

Integrated Induction Hob

Wall not allowed to be hacked or altered

0 0.5 1 2 3 5M

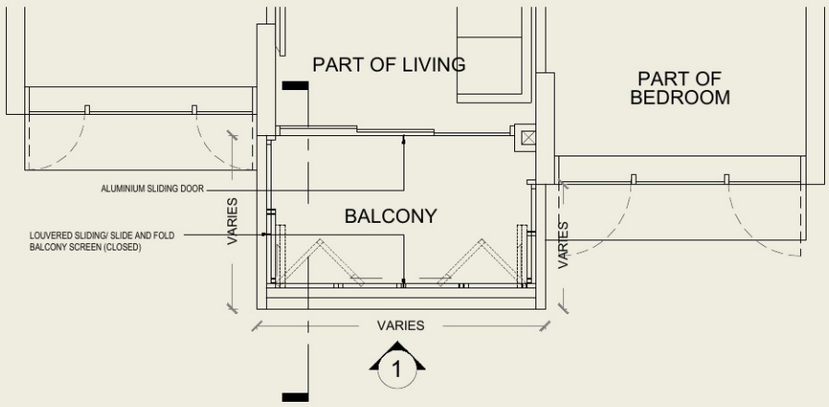
Area includes Balcony and A/C ledges. All RC ledges are excluded from strata area. All areas and measurements stated herein as approximate and subject to final survey.



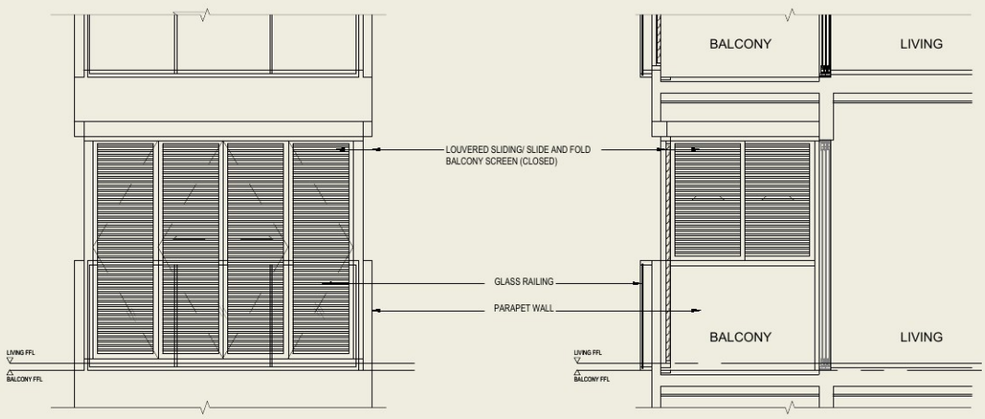
Keyplan is not drawn to scale

ANNEXURE A

APPROVED BALCONY SCREEN



PLAN (CLOSED)



ELEVATION 1 (FRONT)

SECTION (SIDE)

Note:
The balcony shall not be enclosed unless with the approved balcony screen as shown above.
The installation and cost of the balcony screen shall be borne by the Purchaser.
Number of balcony screen panels varies according to different unit types.
Hatching pattern is indicative.
Construction Gateway Approval No.: ES20241113-50003-CG01
Dated: 23/5/2025

0 1 3 M

DEVELOPED BY

CapitaLand Development

CapitaLand Development (CLD) is the development arm of CapitaLand Group, with a portfolio worth S$21.5 billion as at 31 March 2025. Focusing on its core markets of Singapore, China and Vietnam, CLD's well-established real estate development capabilities span across various asset classes, including integrated developments, retail, office, lodging, residential, business parks, industrial, logistics and data centres. Its strong expertise in master planning, land development and project execution has won numerous accolades, including the Building and Construction Authority Quality Excellence Award and FIABCI Prix d'Excellence Award. CLD aspires to be a developer of choice that goes beyond real estate development to enrich lives and uplift communities. It is committed to continue creating quality spaces for work, live and play in the communities in which it operates, through sustainable and innovative solutions. In 2025, CapitaLand Group celebrates 25 years of excellence in real estate and continues to innovate and shape the industry.

As part of CapitaLand Group, CLD places sustainability at the core of what it does. As a responsible real estate company, CLD complements CapitaLand's businesses through its contributions to the environmental and social well-being of the communities where it operates, as it delivers long-term economic value to its stakeholders.

CapitaLand
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