PENRITH



HOME OF PRESTIGE AND HERITAGE

THE INSPIRATION

Rooted in the charm of a historic market town in Cumbria, England, Penrith is known for its quaint streets, heritage architecture and enduring sense of community. Nestled amidst rolling hills and a tranquil lake, it stands as a timeless source of inspiration.

Carrying this distinguished name, PENRITH embodies the same spirit, blending heritage and nature into a sanctuary of refined, contemporary living.

Step into a world of heritage,
nature & serenity

HOME OF PRESTIGE AND HERITAGE



THE STORY

Set along Margaret Drive, PENRITH emerges as the next iconic development in Queenstown. Conceived as Singapore's first satellite town in the 1950s, the estate was named in honour of Queen Elizabeth II's coronation. The estate pioneered today's urban living, setting benchmarks for community and quality of life.

Over time, Queenstown has evolved into a showcase of urban planning, where homes, schools, parks and centres thrive amidst rich heritage and community spirit.

From a budding beginning to a timeless legacy



PENRITH

With deep heritage in this enclave, PENRITH brings together prestige, luxury and convenience in one distinguished address.

Featuring two iconic 40-storey towers and 462 exclusive residences, it marks a new chapter that honours generations of community spirit and cultural significance at the heart of the city.

Rising from heritage, defined by luxury

HOME OF PRESTIGE AND HERITAGE



ARTIST'S IMPRESSION

Shaped by the city, centred on you

PENRITH

SENTOSA ISLAND

DAWSON PLACE

IKEA ALEXANDRA

THE SOUTHERN RIDGES

QUEENSWAY SHOPPING CENTRE

MAPLETREE BUSINESS CITY

QUEENSTOWN MRT

QUEENSTOWN PRI SCH

MARGARET DR HAWKER CENTRE

QUEENSTOWN PUBLIC LIBRARY

DEMPSEY HILL

SINGAPORE BOTANIC GARDENS

GLENEAGLES HOSPITAL / MEDICAL CENTRE

TANGLIN MALL

ORCHARD ROAD SHOPPING BELT

MARINA BAY SANDS

CENTRAL BUSINESS DISTRICT




PENRITH
ONE-NORTH
ONE-NORTH PARK
BUONA VISTA
COMMONWEALTH
HOLLAND VILLAGE
QUEENSTOWN
REDHILL
TIONG BAHRU
HAVELOCK
GREAT WORLD
FORT CANNING
FORT CANNING PARK
CLARKE QUAY
CITY HALL
RAFFLES PLACE
ESPLANADE
BENCOOLEN
BRAS BASAH
DHOBY GHAUT
SOMERSET
ORCHARD
ORCHARD BOULEVARD
ORCHARD SHOPPING BELT
DEMPSEY HILL
NAPIER
SINGAPORE BOTANIC GARDENS
CENTRAL BUSINESS DISTRICT
DOWNTOWN
SHENTON WAY
MARINA BAY
MARINA BAY FINANCIAL CENTRE
TANJONG PAGAR
CHINATOWN
OUTRAM PARK
TELOK AYER
MAXWELL
BAYFRONT
CANTONMENT (U/C)
PRINCE EDWARD ROAD (U/C)
KEPPEL (U/C)
HARBOURFRONT
VivoCity
HarbourFront Centre
LABRADOR PARK
TELOK BLANGAH
PASIR PANJANG
KENT RIDGE
HAW PAR VILLA
SINGAPORE SCIENCE PARK II
KENT RIDGE PARK
THE SOUTHERN RIDGES
HORTPARK
ALEXANDRA TECHNOPARK
MAPLETREE BUSINESS CITY
PASIR PANJANG DISTRIPARK
REDHILL INDUSTRIAL ESTATE
HENDERSON INDUSTRIAL PARK
UPCOMING ALEXANDRA NATURE PARK
TELOK BLANGAH HILL PARK
MOUNT FABER PARK
LABRADOR NATURE RESERVE
LABRADOR NATURE PARK
BERLAYER CREEK
GREATER SOUTHERN WATERFRONT (FUTURE)
PULAU BRANI
SENTOSA
HOLLAND RD
NAPIER RD
COMMONWEALTH AVE
QUEENSWAY
ORCHARD RD
SCOTTS RD
PATERSON RD
CENTRAL EXPRESSWAY (CTE)
TANGLIN RD
CHATSWORTH RD
GRANGE RD
KAY SIANG RD
MARGARET DR
DAWSON RD
JERVOIS RD
NATHAN RD
ZION RD
RIVER VALLEY RD
ALEXANDRA CANAL LINEAR PARK
GANGES AVE
LENG KEE RD
ALEXANDRA RD
RAIL CORRIDOR
PORTSDOWN AVE
JLN BUKIT MERAH
AYER RAJAH EXPRESSWAY (AYE)
HENDERSON RD
LOWER DELTA RD
TIONG BAHRU RD
HAVELOCK RD
OUTRAM RD
MARINA COASTAL EXPRESSWAY (MCE)
WEST COAST HIGHWAY
500M
Ulu Pandan CC
Ghim Moh Rd Mkt & Hawker Ctr
One Holland Village
Holland Village Mkt & FC
Holland Rd Shopping Ctr
Holland Dr Mkt & FC
Commonwealth Crescent Mkt
Anglo-Chinese Sch (Int'l)
Queenstown Lutheran Church
The Star Vista
Rochester Park
ACJC
Fairfield Methodist Sch (Sec)
Fairfield Methodist Sch (Pri)
INSEAD
BIOPOLIS
FUSIONOPOLIS
Faith Methodist Church
Queensway Sec Sch
Tanglin Halt Mkt
New Town Pri Sch
Queenstown CC
Timbre+ One North
Tanglin Trust School
United Medicare Centre at Queensway
MDIS College
Blessed Sacrament Church
Special Operations Command
National University Hospital
GENEO
Under Der Linden
Colbar
MEDIAPOLIS
The Fisherman Of Christ Fellowship
Transit Point @ Margaret Dr
Queenstown Public Library
St Andrew's Nursing Home (Queenstown)
Supermarket
Margaret Dr Hawker Ctr
QMall (U/C)
Queenstown Sport Centre
Queenstown Baptist Church
Rainbow Centre - Margaret Dr Sch
Queenstown Pri Sch
Church Of The Good Shepherd
Princess Hse
Supermarket
Meiling Mkt & FC
Queenstown Sec Sch
Grace Assembly Of God Church
Institute For Adult Learning Singapore
Crescent Girls' Sch
Church Of God (Singapore)
Leng Kee CC
Tanglin Sch
Alexandra Pri Sch
Gan Eng Seng Sec Sch
Anchorpoint Shopping Ctr
Alexandra Fire Station
Queensway Shopping Ctr
Alexandra Hospital
IKEA
Alexandra Central
ABC Brickworks Mkt & FC
Alexandra Village FC
Bt Merah Sec Sch
Gan Eng Seng Pri Sch
Redhill Mkt & FC
Henderson CC
Zhangde Pri Sch
Tiong Bahru Plaza
Tiong Bahru Mkt & FC
Gleneagles Hospital / Medical Ctr
St George's Church
Melbourne Specialist Intl Sch
Invictus Intl Sch
Tanglin Mall
Camden Medical Ctr
Zion Riverside FC
Great World City
River Valley Pri Sch
Robertson Quay
Plaza Singapura
Canninghill Square (U/C)
Clarke Quay
The Central
Raffles City Twr
Suntec City
Marina Square
Esplanade - Theatres On The Bay
Marina Bay Sands (ArtScience Museum)
Marina Bay Sands
Singapore General Hospital
Reflections at Bukit Chandu
Gillman Barracks
Academy of Singapore Teachers
Telok Blangah CC
Alexandra Retail Centre (ARC)
Pasir Panjang FC
Seah Im FC
East-West Line (EWL)
North-South Line (NSL)
Circle Line (CCL)
Downtown Line (DTL)
North East Line (NEL)
Thomson-East Coast Line (TEL)
Park Connector
N
0
400m
800m

CITY LIVING

Seamless access, effortless commute

At PENRITH, city living flows effortlessly. Whether commuting for work or leisure, convenient access to MRT stations and major expressways keeps the city well within reach. Here, convenience is naturally woven into the rhythm of your surroundings.

A timeless journey woven in heritage

One-north · Holland Village · Dempsey Hill · Queenstown MRT · Park Connector · Robertson Quay · Tanglin Mall · Orchard Shopping Belt · CBD · Marina Bay Sands











PRIVILEGE

Where convenience meets refinement

City lifestyle puts everything you need just moments away. From heritage flavours and renowned dining to vibrant retail, green spaces and key business and education hubs, life unfolds effortlessly around you.

A curated taste of life

BUSINESS

One-north
Singapore Science Park
Mapletree Business City
Central Business District

GREENERY

Alexandra Canal Linear Park
Rail Corridor
The Southern Ridges

CONNECTIVITY

Queenstown MRT
Ayer Rajah Expressway
Central Expressway
West Coast Highway

EDUCATION

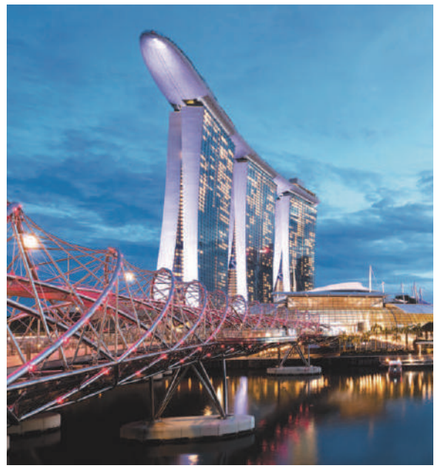
Queenstown Pri Sch
New Town Pri Sch
Crescent Girls' Sch
Fairfield Methodist Sch (Pri)
Anglo-Chinese JC
National University of Singapore
Singapore Polytechnic



Your home, minutes from
the city's high life



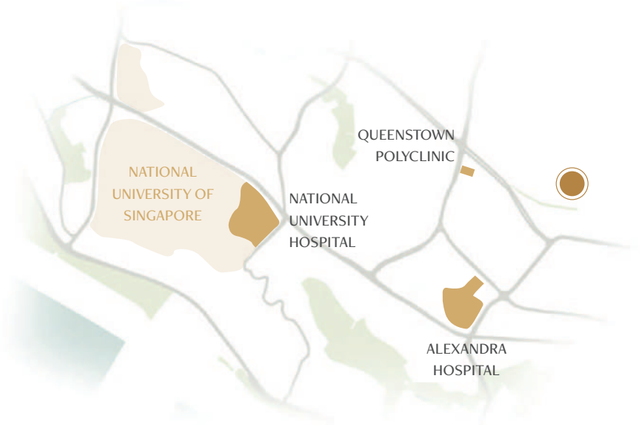




HOME OF PRESTIGE AND HERITAGE

The Health District for a healthier community

The Health District @ Queenstown promotes a culture of healthy living through integrated healthcare, community programmes and lifestyle amenities. Residents can enjoy better health and well-being into their everyday life.



The Greater Southern Waterfront

The Greater Southern Waterfront is a 30km stretch along Singapore's southern coast, 6 times the size of Marina Bay. Spanning 2,000 hectares from Gardens by the Bay East to Pasir Panjang, it will rejuvenate 13 parks, offering new homes, offices, green spaces and lifestyle hubs, transforming port land into a vibrant district.



01 RELOCATION OF PORTS (BY 2040)
Pasir Panjang Terminal will be redeveloped into a new waterfront city for tourism, commercial and residential use.

02 EXTENSION OF PASIR PANJANG PARK
A 2.2km section in Pasir Panjang Park will link to a 17km route from Labrador to West Coast Park, expanding walking and cycling spaces.

03 PASIR PANJANG POWER DISTRICT
The underground relocation of the power station frees up space for a new lifestyle and commercial precinct.

04 KEPPEL CLUB REDEVELOPMENT
The 48ha site will be redeveloped with 9,000 units, including 6,000 public flats and 3,000 private homes.

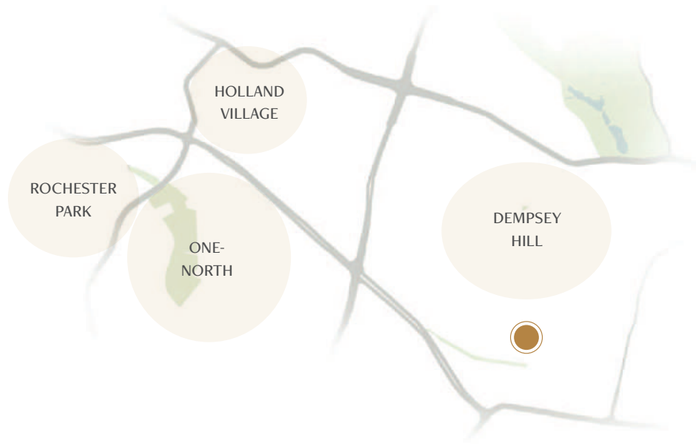
05 LABRADOR NATURE PARK NETWORK
Over 200 hectares of green spaces will be added, expanding Singapore's nature trails and park connectors by 30km.

06 SENTOSA-BRANI MASTER PLAN
The islands will become a leisure destination with world-class attractions, beaches and expanded nature trails.

SOURCE
https://www.straitstimes.com/lifestyle/home-design/art-gallery-sky-taxis-and-seawater-lagoons-experts-say-endless-possibilities?utm_source=chatgpt.com, https://www.ura.gov.sg/Corporate/Planning/Master-Plan/Master-Plan-2019/Urban-Transformations/Greater-Southern-Waterfront?utm_source=chatgpt.com & https://www.nparks.gov.sg/visit/when-visiting-parks/about-parks-nature-reserves-pcns/nature-park-networks-areas

The vibrant enclave for a life in-sync

Set in an prestigious locale, residents enjoy seamless access to upscale workspaces and a dynamic urban lifestyle. Here, professional growth and personal well-being converge, elevating both your network and work-life balance.



HOLLAND VILLAGE
Holland Village is a vibrant hub of cafes, bars and shops, well known for its dining, shopping, and social scene.

DEMPSEY HILL
A colonial-style destination celebrated for upscale dining, art galleries, and boutique shops. Enjoy 20 restaurants in a welcoming, relaxed setting.

ROCHESTER PARK
A heritage site where colonial bungalows have been transformed into dining and lifestyle destinations, seamlessly blending history with modern comforts.

ONE-NORTH
An innovation hub in Singapore, centred on research, technology and enterprise, home to global companies and dynamic workspaces.

Orchard Road reimagined in green

Orchard Road is transforming into a vibrant 6km green corridor, enhancing the city's natural beauty while fostering a stronger sense of community. Everyone is welcome to connect, unwind, and be part of a shared urban experience.



PENRITH

SOURCE
https://www.ura.gov.sg/Corporate/Media-Room/Media-Releases/pr20-09
https://www.nparks.gov.sg/news/news-detail/plans-for-a-green-connection-from-orchard-to-singapore-river-unveiled

An arrival framed by
the grandeur of the city

ARTIST'S IMPRESSION

At PENRITH, every arrival makes an impression. From the elegant grand entrance to panoramic skyline views, each moment reminds you that the city's finest is yours to behold. You will enjoy a home of distinction, elevated by thoughtful design, prestige and presence.



ARTIST'S IMPRESSION

HOME OF PRESTIGE AND HERITAGE

Inspired by nature, crafted for life

Standing as a central feature inspired by the meandering lakes in Penrith, this tranquil oasis offers a peaceful retreat. Whether for a leisurely swim or quiet moments by the water, it brings the essence of Penrith's natural beauty into everyday living.





ARTIST'S IMPRESSION

Bringing a world of experiences to your home

ARTIST'S IMPRESSION

Wellness defined in full bloom

ARTIST'S IMPRESSION



LIFE'S A BED OF ROSES

Wander through a serene rose garden where timeless elegance blossoms at every turn. Unwind in graceful pavilions and let the ritual of afternoon tea, inspired by English tradition, bring you to a world of calm and refinement.

An English garden at home





HOME OF PRESTIGE AND HERITAGE

POOLSIDE ELEGANCE

Set against the backdrop of crystal-clear waters and refined surroundings, the clubhouse offers a space to celebrate life. Pop champagne or light up glittering fireworks, every moment here is made to be savoured.

Celebrate life in style





ARTIST'S IMPRESSION

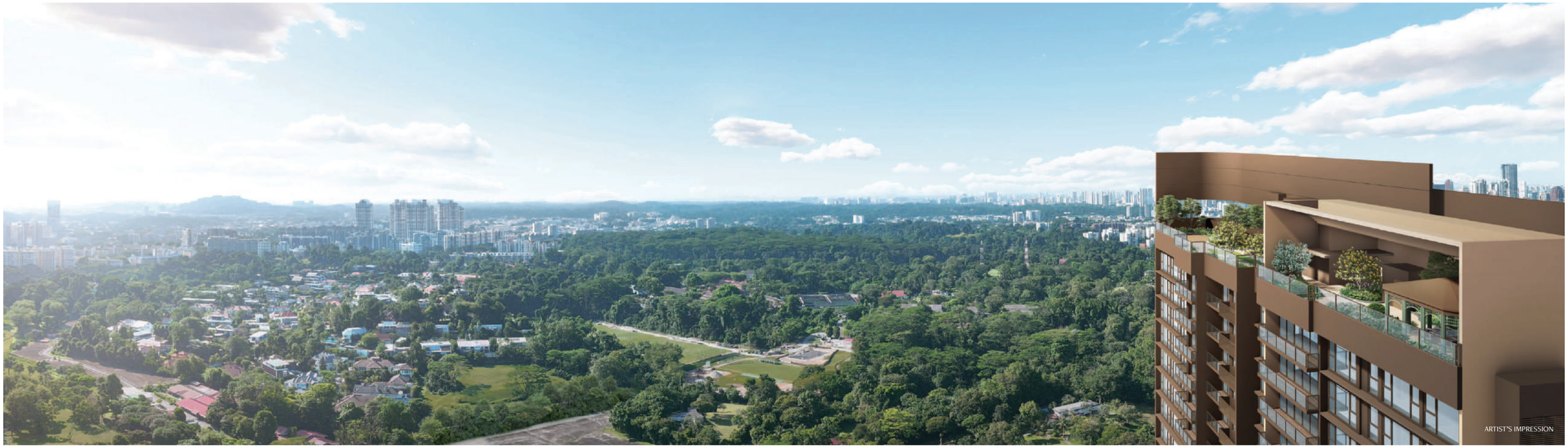


ARTIST'S IMPRESSION

Sunrise to sunset, indulgence is never compromised at PENRITH. From a refreshing daylight dip to serene moonlit swims, the pool offers a tranquil escape where every experience is crafted for your enjoyment.



HOME OF PRESTIGE AND HERITAGE



THE SKY SANCTUARY

Elevated above the city, where panoramic views meet quietude, every moment here is infused with serenity and sophistication. Immerse yourself in a lifestyle of unparalleled luxury and mindful indulgence.

A world of calm in the clouds

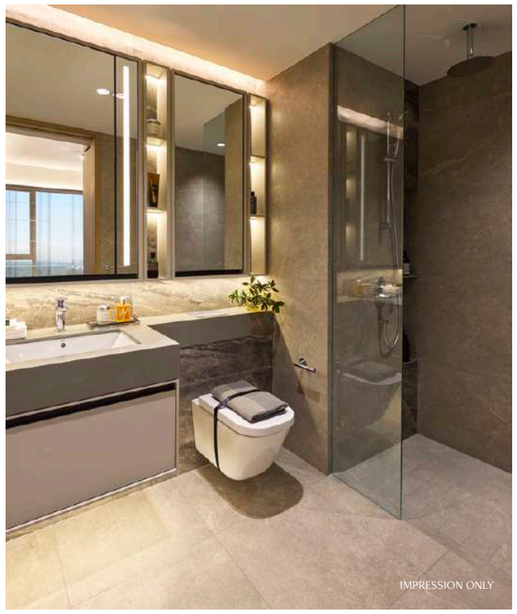




Designed for both everyday comfort and special gatherings, the living and dining area offers a seamless, open layout that invites light, space, and connection. Here, refined finishes meet thoughtful design, creating the perfect setting to relax, entertain and enjoy life's moments together.

The art of everyday comfort





Every detail within the home reflects refinement, from the selection of premium materials to the precision of its craftsmanship. Sleek fittings, carefully curated textures, and refined finishes come together to create interiors of timeless elegance.

INTELLIGENCE AT HOME

Experience a home that anticipates your needs. From automated lighting and climate control to seamless security and connectivity, every feature is designed to make daily living effortless, convenient and truly modern.

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

Designed for future growth, your smart home can be easily expanded using 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.

Facilities at 1st storey

1. Arrival Court
2. Garden Alcove
3. Scented Garden Alcove
4. Tranquility Patio
5. Iris Lounge
6. 3-Generation Fitness Zone
7. Adult Fitness Zone
8. Recreation Plaza
9. Children's Play Zone, consisting of:
   - Rolling Lawn
   - Splash Pool (Water surface area approx. 35 m²)
   - Pool Pavilion With BBQ
10. Children's Playground
11. Outdoor Camping Ground
12. Tennis Court (1 no., Hard court)
13. Early Childhood Development Centre, consisting of:
    - Early Childhood Development Centre
    - Playground (Open to sky)
    - Drop-off
    - Carpark & Accessible Carpark Lots (Open to sky)
14. Pedestrian Side Gate (3 nos.)
15. Guard House

Facilities at landscape deck at 2nd storey

16. Clubhouse (2 storey), consisting of:
    - Function Room (2 nos.)
    - Library
    - Reading Room
    - Gym
    - Games Room
    - Lounge
    - Changing Room (Male & female changing room, each with steam room)
    - BBQ Terrace
17. Swimming Pool Zone, consisting of:
    - Swimming Pool (Water surface area approx. 825 m²)
    - Pool Terrace
    - Aqua Deck
    - Lake Pool Alcove
    - Wading Deck
    - Spa Seats
18. Sun Deck
19. Tea Tree Grove
20. Fern Garden Trail
21. Water Lily Pond
22. Rose Sanctuary
23. Picnic Lawn (3 nos.)
24. Willow Lane
25. Garden Gazebo
26. Spice Trail
27. Outdoor Reading Alcove
28. Tea Pavilion

Ancillary facilities at basement

29. Bicycle Park (Mezzanine level)
30. Services Area, consisting of:
    a. Substation (Basement)
    b. Bin Centre (Basement)
    c. Generator (Basement)



Facilities at roof garden, at 40th storey of block 72

37. Juniper Lounge
38. Hammock Deck
39. Horizon Terrace
40. Stargazing Deck
41. Sky Dining Terrace With BBQ
42. Accessible Toilet

Facilities at roof garden, at 40th storey of block 70

31. Outdoor Reading Lounge
32. Yoga Lawn
33. Sunset Terrace
34. Scented Garden
35. Alfresco Dining With BBQ
36. Accessible Toilet



- 2-Bedroom
- 2-Bedroom Premium
- 3-Bedroom
- 3-Bedroom Premium
- 4-Bedroom
- 4-Bedroom Premium

- Ventilation Shaft (VS)
- Water Tank Position (Roof Level)
- Existing Tree to be Retained and Protected
- Existing Trees at Adjacent Land with tree crowns encroaching over the land

The encroaching tree crowns are allowed to remain over the said land without any fee or charge whatsoever, and permit the respective owner(s) of the adjacent land or any person authorised by such owner(s) to have reasonable access over or through the said land for the purpose of maintaining the encroaching tree crowns until such time when the encroaching tree crowns are removed or the adjacent land is redeveloped, whichever is the earlier.

N

0 5 10 20 40m

BP NO.: A1909-00025-2024-BP01 APPROVED ON 29 AUG 2025

70 MARGARET DRIVE
(S)149926

40	#40-01 (2)b	#40-02 (3)c	ROOF TOP GARDEN			#40-06 (3)a
39	#39-01 (2)b	#39-02 (3)c	#39-03 (4)b	#39-04 (2)a	#39-05 (4)a	#39-06 (3)a
37	#38-01 (2)b	#38-02 (3)c	#38-03 (4)b	#38-04 (2)a	#38-05 (4)a	#38-06 (3)a
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04	#04-01 (2)b	#04-02 (3)c	#04-03 (4)b	#04-04 (2)a	#04-05 (4)a	#04-06 (3)a
03	#03-01 (2)b	#03-02 (3)c	#03-03 (4)b	#03-04 (2)a	#03-05 (4)a	#03-06 (3)a
02	#02-01 (2)b	#02-02 (3)c	#02-03 (4)b	#02-04 (2)a	#02-05 (4)a	#02-06 (3)a
01			LOBBY			
B1			LOBBY	CARPARK		

72 MARGARET DRIVE
(S)149927

40	#40-07 (2)b	#40-08 (3)b	ROOF TOP GARDEN			#40-12 (3)a
39	#39-07 (2)b	#39-08 (3)b	#39-09 (3)d	#39-10 (2)a	#39-11 (4)a	#39-12 (3)a
37	#38-07 (2)b	#38-08 (3)b	#38-09 (3)d	#38-10 (2)a	#38-11 (4)a	#38-12 (3)a
38	#37-07 (2)b	#37-08 (3)b	#37-09 (3)d	#37-10 (2)a	#37-11 (4)a	#37-12 (3)a
36	#36-07 (2)b	#36-08 (3)b	#36-09 (3)d	#36-10 (2)a	#36-11 (4)a	#36-12 (3)a
35	#35-07 (2)b	#35-08 (3)b	#35-09 (3)d	#35-10 (2)a	#35-11 (4)a	#35-12 (3)a
34	#34-07 ((2)b	#34-08 (3)b	#34-09 (3)d	#34-10 (2)a	#34-11 (4)a	#34-12 (3)a
33	#33-07 (2)b	#33-08 (3)b	#33-09 (3)d	#33-10 (2)a	#33-11 (4)a	#33-12 (3)a
32	#32-07 (2)b	#32-08 (3)b	#32-09 (3)d	#32-10 (2)a	#32-11 (4)a	#32-12 (3)a
31	#31-07 (2)b	#31-08 (3)b	#31-09 (3)d	#31-10 (2)a	#31-11 (4)a	#31-12 (3)a
30	#30-07 (2)b	#30-08 (3)b	#30-09 (3)d	#30-10 (2)a	#30-11 (4)a	#30-12 (3)a
29	#29-07 (2)b	#29-08 (3)b	#29-09 (3)d	#29-10 (2)a	#29-11 (4)a	#29-12 (3)a
28	#28-07 (2)b	#28-08 (3)b	#28-09 (3)d	#28-10 (2)a	#28-11 (4)a	#28-12 (3)a
27	#27-07 (2)b	#27-08 (3)b	#27-09 (3)d	#27-10 (2)a	#27-11 (4)a	#27-12 (3)a
26	#26-07 (2)b	#26-08 (3)b	#26-09 (3)d	#26-10 (2)a	#26-11 (4)a	#26-12 (3)a
25	#25-07 (2)b	#25-08 (3)b	#25-09 (3)d	#25-10 (2)a	#25-11 (4)a	#25-12 (3)a
24	#24-07 (2)b	#24-08 (3)b	#24-09 (3)d	#24-10 (2)a	#24-11 (4)a	#24-12 (3)a
23	#23-07 (2)b	#23-08 (3)b	#23-09 (3)d	#23-10 (2)a	#23-11 (4)a	#23-12 (3)a
22	#22-07 (2)b	#22-08 (3)b	#22-09 (3)d	#22-10 (2)a	#22-11 (4)a	#22-12 (3)a
21	#21-07 (2)b	#21-08 (3)b	#21-09 (3)d	#21-10 (2)a	#21-11 (4)a	#21-12 (3)a
20	#20-07 (2)b	#20-08 (3)b	#20-09 (3)d	#20-10 (2)a	#20-11 (4)a	#20-12 (3)a
19	#19-07 (2)b	#19-08 (3)b	#19-09 (3)d	#19-10 (2)a	#19-11 (4)a	#19-12 (3)a
18	#18-07 (2)b	#18-08 (3)b	#18-09 (3)d	#18-10 (2)a	#18-11 (4)a	#18-12 (3)a
17	#17-07 (2)b	#17-08 (3)b	#17-09 (3)d	#17-10 (2)a	#17-11 (4)a	#17-12 (3)a
16	#16-07 (2)b	#16-08 (3)b	#16-09 (3)d	#16-10 (2)a	#16-11 (4)a	#16-12 (3)a
15	#15-07 (2)b	#15-08 (3)b	#15-09 (3)d	#15-10 (2)a	#15-11 (4)a	#15-12 (3)a
14	#14-07 (2)b	#14-08 (3)b	#14-09 (3)d	#14-10 (2)a	#14-11 (4)a	#14-12 (3)a
13	#13-07 (2)b	#13-08 (3)b	#13-09 (3)d	#13-10 (2)a	#13-11 (4)a	#13-12 (3)a
12	#12-07 (2)b	#12-08 (3)b	#12-09 (3)d	#12-10 (2)a	#12-11 (4)a	#12-12 (3)a
11	#11-07 (2)b	#11-08 (3)b	#11-09 (3)d	#11-10 (2)a	#11-11 (4)a	#11-12 (3)a
10	#10-07 (2)b	#10-08 (3)b	#10-09 (3)d	#10-10 (2)a	#10-11 (4)a	#10-12 (3)a
09	#09-07 (2)b	#09-08 (3)b	#09-09 (3)d	#09-10 (2)a	#09-11 (4)a	#09-12 (3)a
08	#08-07 (2)b	#08-08 (3)b	#08-09 (3)d	#08-10 (2)a	#08-11 (4)a	#08-12 (3)a
07	#07-07 (2)b	#07-08 (3)b	#07-09 (3)d	#07-10 (2)a	#07-11 (4)a	#07-12 (3)a
06	#06-07 (2)b	#06-08 (3)b	#06-09 (3)d	#06-10 (2)a	#06-11 (4)a	#06-12 (3)a
05	#05-07 (2)b	#05-08 (3)b	#05-09 (3)d	#05-10 (2)a	#05-11 (4)a	#05-12 (3)a
04	#04-07 (2)b	#04-08 (3)b	#04-09 (3)d	#04-10 (2)a	#04-11 (4)a	#04-12 (3)a
03	#03-07 (2)b	#03-08 (3)b	#03-09 (3)d	#03-10 (2)a	#03-11 (4)a	#03-12 (3)a
02	#02-07 (2)b	#02-08 (3)b	#02-09 (3)d	#02-10 (2)a	#02-11 (4)a	#02-12 (3)a
01			LOBBY			
B1			LOBBY	CARPARK		

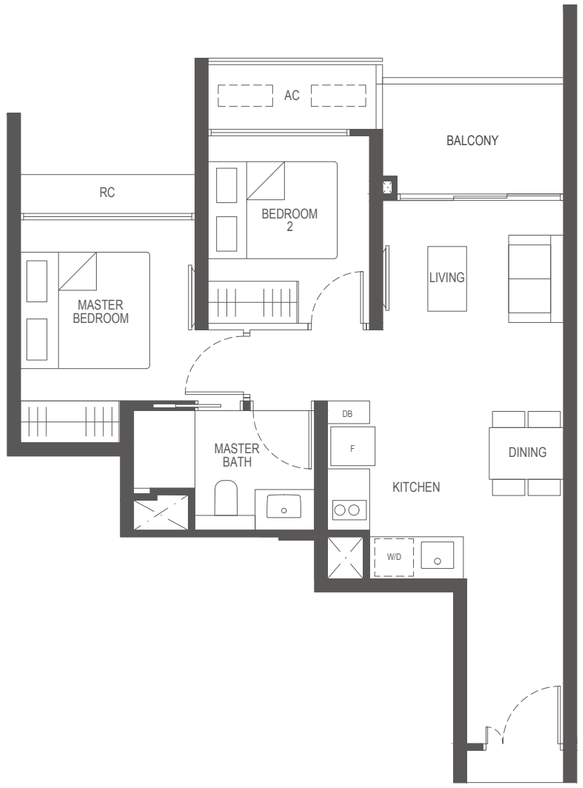
- 2-Bedroom
- 2-Bedroom Premium
- 3-Bedroom
- 3-Bedroom Premium
- 4-Bedroom
- 4-Bedroom Premium

2 - BEDROOM

TYPE (2)a

57 SQM / 614 SQFT

#02-04 TO #39-04
#02-10 TO #39-10

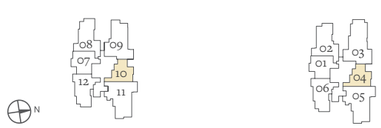


LEGEND

F	FRIDGE
DB	DISTRIBUTION BOARD
W/D	CLOTHES WASHER CUM DRYER
RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)
AC	AIRCON LEDGE (NON-STRATA AREA)
	AIRCON CONDENSER
	SERVICES VOID SPACE (NON-STRATA AREA)
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)
	WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING) WALL THICKNESS IS 100MM-300MM (EXCLUDED FINISHES)
	NON- STRUCTURAL WALL

0 1 2 3 4 5M

Printing may alter the scale of the drawing.
Please verify the scale on the above scale bar.



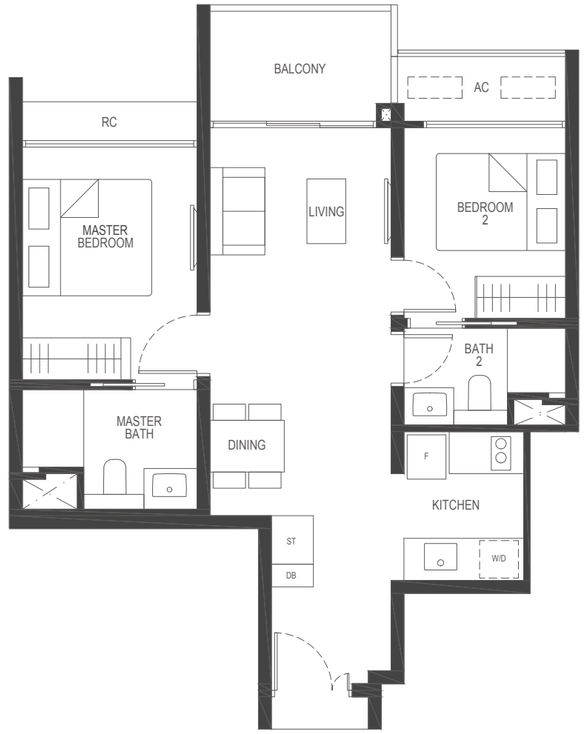
The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page “APPROVED SCREEN FOR BALCONY” of this brochure.

2 - BEDROOM PREMIUM

TYPE (2)b

63 SQM / 678 SQFT

#02-01 TO #40-01
#02-07 TO #40-07

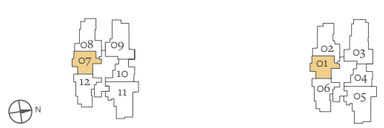


LEGEND

F	FRIDGE
DB	DISTRIBUTION BOARD
W/D	CLOTHES WASHER CUM DRYER
ST	STORAGE CABINET
RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)
AC	AIRCON LEDGE (NON-STRATA AREA)
	AIRCON CONDENSER
	SERVICES VOID SPACE (NON-STRATA AREA)
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)
	WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING) WALL THICKNESS IS 100MM-200MM (EXCLUDED FINISHES)
	NON- STRUCTURAL WALL

0 1 2 3 4 5M

Printing may alter the scale of the drawing.
Please verify the scale on the above scale bar.



The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page “APPROVED SCREEN FOR BALCONY” of this brochure.

3 - BEDROOM

TYPE (3)a

73 SQM / 786 SQFT

#02-06 TO #40-06

#02-12 TO #40-12

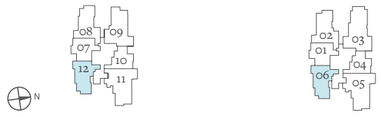


LEGEND

F	FRIDGE
DB	DISTRIBUTION BOARD
W/D	CLOTHES WASHER CUM DRYER
RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)
AC	AIRCON LEDGE (NON-STRATA AREA)
	AIRCON CONDENSER
	SERVICES VOID SPACE (NON-STRATA AREA)
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)
	WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING) WALL THICKNESS IS 100MM-250MM (EXCLUDED FINISHES)
	NON- STRUCTURAL WALL

0 1 2 3 4 5M

Printing may alter the scale of the drawing.
Please verify the scale on the above scale bar.



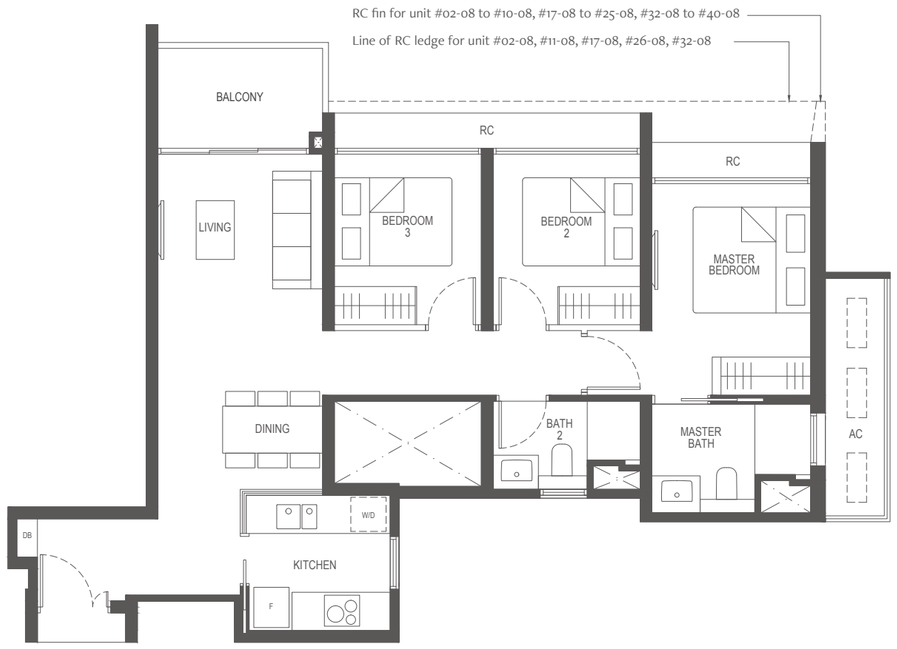
The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page “APPROVED SCREEN FOR BALCONY” of this brochure.

3 - BEDROOM

TYPE (3)b

79 SQM / 850 SQFT

#02-08 TO #40-08

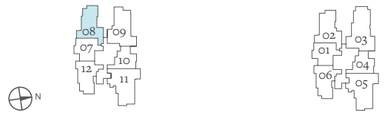


LEGEND

F	FRIDGE
DB	DISTRIBUTION BOARD
W/D	CLOTHES WASHER CUM DRYER
RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)
AC	AIRCON LEDGE (NON-STRATA AREA)
	AIRCON CONDENSER
	SERVICES VOID SPACE (NON-STRATA AREA)
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)
	WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING) WALL THICKNESS IS 100MM-250MM (EXCLUDED FINISHES)
	NON- STRUCTURAL WALL

0 1 2 3 4 5M

Printing may alter the scale of the drawing.
Please verify the scale on the above scale bar.



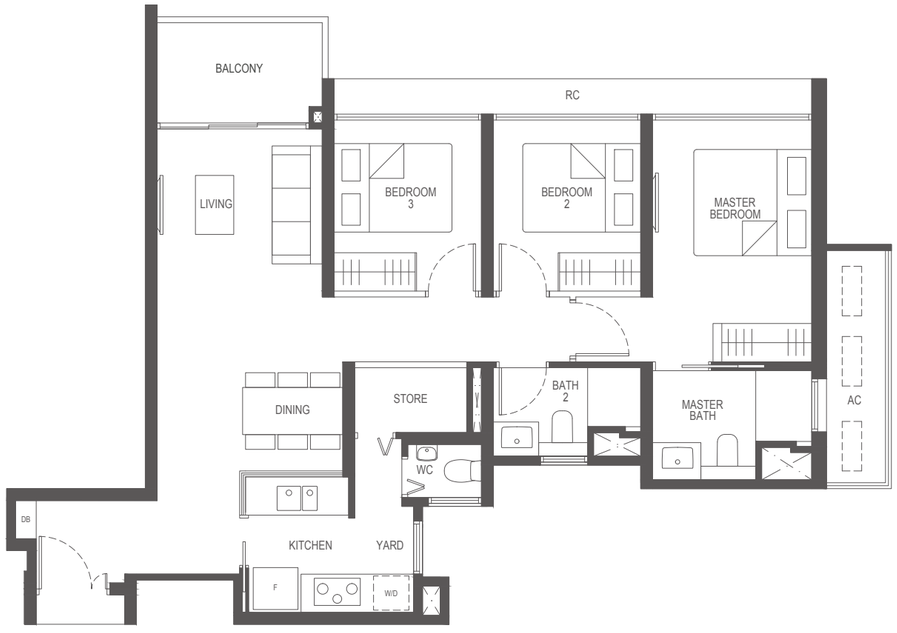
The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page “APPROVED SCREEN FOR BALCONY” of this brochure.

3-BEDROOM PREMIUM

TYPE (3)c

87 SQM / 936 SQFT

#02-02 TO #40-02

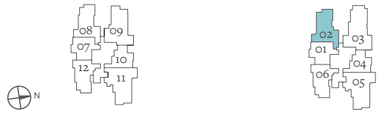


LEGEND

F	FRIDGE
DB	DISTRIBUTION BOARD
W/D	CLOTHES WASHER CUM DRYER
WC	WATER CLOSET
RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)
AC	AIRCON LEDGE (NON-STRATA AREA)
	AIRCON CONDENSER
	SERVICES VOID SPACE (NON-STRATA AREA)
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)
	WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING) WALL THICKNESS IS 100MM-250MM (EXCLUDED FINISHES)
	NON- STRUCTURAL WALL

0 1 2 3 4 5M

Printing may alter the scale of the drawing.
Please verify the scale on the above scale bar.



The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page "APPROVED SCREEN FOR BALCONY" of this brochure.

3-BEDROOM PREMIUM

TYPE (3)d

99 sqm / 1066 sqft

#02-09 TO #39-09



LEGEND

F	FRIDGE
DB	DISTRIBUTION BOARD
W	CLOTHES WASHER
D	DRYER
ST	STORAGE CABINET
WC	WATER CLOSET
RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)
AC	AIRCON LEDGE (NON-STRATA AREA)
	AIRCON CONDENSER
	SERVICES VOID SPACE (NON-STRATA AREA)
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)
	WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING) WALL THICKNESS IS 100MM-300MM (EXCLUDED FINISHES)
	NON- STRUCTURAL WALL

0 1 2 3 4 5M

Printing may alter the scale of the drawing.
Please verify the scale on the above scale bar.



The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page "APPROVED SCREEN FOR BALCONY" of this brochure.

4 - BEDROOM

TYPE (4)a

109 SQM / 1173 SQFT

#02-05 TO #39-05
#02-11 TO #39-11



LEGEND

F	FRIDGE
DB	DISTRIBUTION BOARD
W	CLOTHES WASHER
D	DRYER
ST	STORAGE CABINET
WC	WATER CLOSET
RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)
AC	AIRCON LEDGE (NON-STRATA AREA)
	AIRCON CONDENSER
	SERVICES VOID SPACE (NON-STRATA AREA)
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)
	WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING) WALL THICKNESS IS 100MM-250MM (EXCLUDED FINISHES)
	NON- STRUCTURAL WALL

0 1 2 3 4 5M

Printing may alter the scale of the drawing.
Please verify the scale on the above scale bar.



The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page “APPROVED SCREEN FOR BALCONY” of this brochure.

4 - BEDROOM PREMIUM

TYPE (4)b

119 SQM / 1281 SQFT

#02-03 TO #39-03



LEGEND

F	FRIDGE
DB	DISTRIBUTION BOARD
W	CLOTHES WASHER
D	DRYER
ST	STORAGE CABINET
WC	WATER CLOSET
RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)
AC	AIRCON LEDGE (NON-STRATA AREA)
	AIRCON CONDENSER
	SERVICES VOID SPACE (NON-STRATA AREA)
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)
	WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING) WALL THICKNESS IS 100MM-300MM (EXCLUDED FINISHES)
	NON- STRUCTURAL WALL

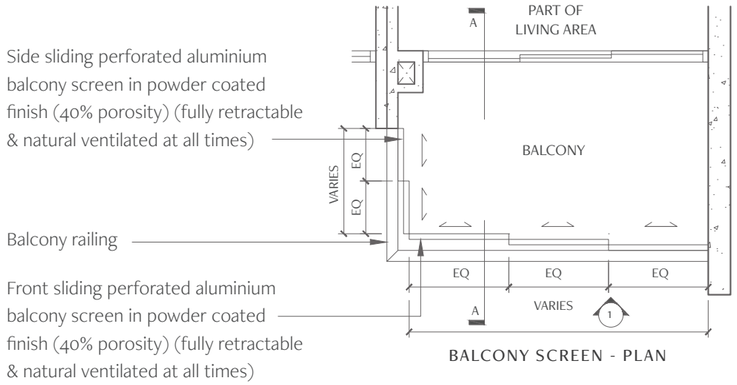
0 1 2 3 4 5M

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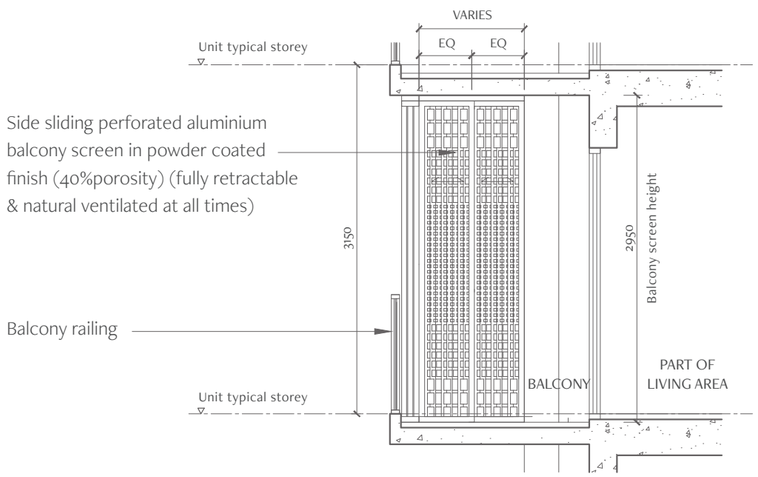


The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page “APPROVED SCREEN FOR BALCONY” of this brochure.

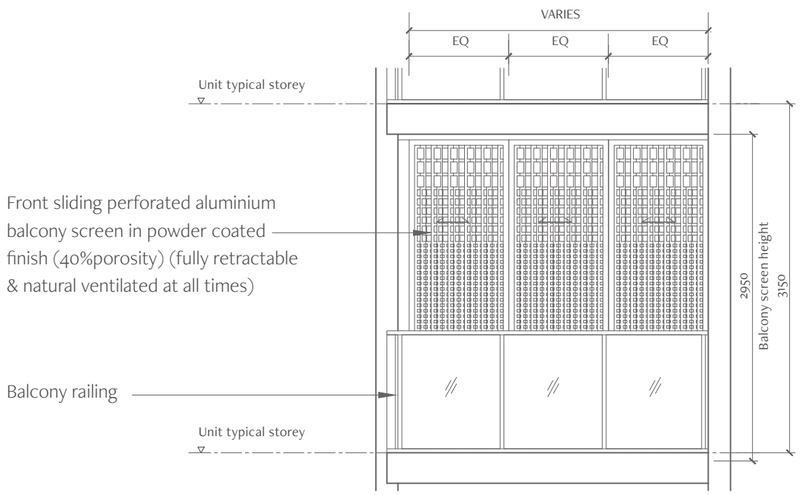
APPROVED SCREEN FOR BALCONY



BALCONY SCREEN - PLAN



BALCONY SCREEN - SECTION A-A
(Internal View)



BALCONY SCREEN - FRONT ELEVATION
(External View)

BALCONY SCREEN NOTICE

1. The balcony shall not be enclosed unless with the approved balcony screen as shown above.
2. The balcony screen will not be provided in the units except where purchasers have opted for the approved balcony screen to be pre-installed and made payment in respect thereof. Purchasers who wish to install the approved balcony screen after taking over their respective units will have to bear the costs of the screen and the installation thereof.
3. The proposed balcony screen shall be porous enough to allow for natural ventilation at all time even when the screen are fully drawn closed. The proposed balcony screen shall also be capable of being drawn open or retracted fully.
4. On-site verification is necessary to obtain actual measurement prior to fabrication and installation of the approved balcony screen.

EQ - Equidistant

HONG LEONG HOLDINGS LIMITED
豐隆實業有限公司

Hong Leong Holdings Limited (HLHL) was established in 1968 as the privately-held property development and investment arm of the Hong Leong Group.

As one of the pioneers of real estate development in Singapore, HLHL has since emerged as a major player in the industry with nearly 100 residential properties and a portfolio of 10 commercial projects under its management.

Driven by a forward-thinking vision, HLHL remains committed to continuous growth and innovation while upholding the highest standards in design, customer service, and sustainability. HLHL takes pride in shaping some of Singapore's most distinctive and iconic residential developments in Singapore.

HONG REALTY
(PRIVATE) LIMITED

Incorporated in 1962, Hong Realty (Private) Limited is a property development and investment holding company of Hong Leong Group.

Headquartered in Singapore, Hong Realty has been involved in numerous en-bloc acquisitions and residential development projects, including The Avenir, Amber Park, Midwood and Coco Palms.

GuocoLand

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.

HONG LEONG HOLDINGS LIMITED
豐隆實業有限公司

HONG REALTY (PRIVATE) LIMITED

GuocoLand

Developer: Margaret Rise Development Pte. Ltd. (UEN: 202434335Z) • Developer's Licence No.: C1536 • Tenure of Land: Leasehold (99 years commencing from 4th November 2024) • Encumbrances: Paramount mortgage in favour of United Overseas Bank Limited (as security trustee) • Expected date of Notice of vacant possession under the sale & purchase agreement: No later than 1 April 2031 • Expected date of legal completion: No later than 1 April 2034 or 3 years after the date of delivery of vacant possession, whichever is earlier • Lot No. : Lot 05803T of MK 3 at Margaret Drive

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