

LENTOR GARDENS
RESIDENCES

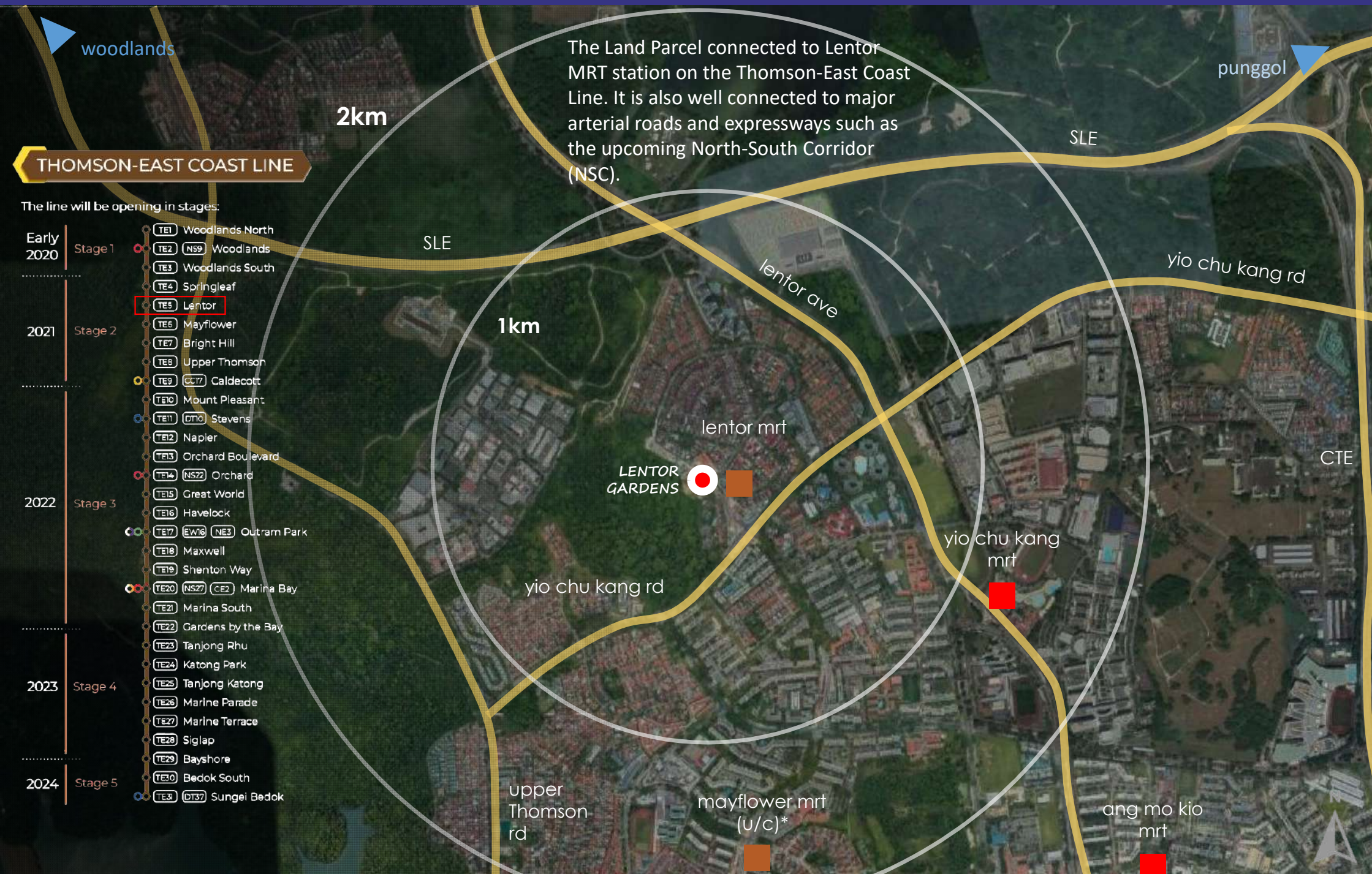
鑫 丰 伦 多 花 园

Overall view

Bird's eye view of Lentor Gardens Residences



Location



Connectivity Guide to Lentor MRT via Hillock Park



LENTORIA

93% Sold

LENTOR MANSION

100% Sold

LENTOR HILLS

100% Sold

HILLOCK
PARK

HILLOCK GREEN

100% Sold

LENTOR CENTRAL
(PARCEL C)

100% Sold

LENTOR MODERN

100% Sold



LENTOR
MRT STATION

TE5



~6 mins walk
via Hillock Park

Prestigious schools in the vicinity



Anderson Primary
School



Presbyterian High School



Anderson Serangoon Junior
College



Mayflower Primary School



CHIJ St Nicholas Girls'
School



Nanyang Polytechnic

LIFESTYLE and RETAIL in LENTOR



Project Overview

PROJECT NAME	Lentor Gardens Residences
DEVELOPER	Kingsford Lentor Pte Ltd
DESCRIPTION	Residential with est 129 sqm commercial space at level 1 PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 3 BLOCKS OF 16 STOREY, 1 BLOCK OF 8 STOREY RESIDENTIAL FLATS AND 3 UNITS OF 2 STOREY STRATA TERRACE (TOTAL 499 UNITS) WITH 1 EARLY CHILDHOOD DEVELOPMENT CENTRE, 1 BASEMENT CARPARK AND COMMUNAL FACILITIES AT LENTOR GARDENS, MK20 LOT 05456V (ANG MO KIO PLANNING AREA)
LOCATION	Lentor Gardens (Ang Mo Kio planning)
ADDRESS	Address: Blk 66 (S788840), Blk 68 (S788841), Blk 70 (S788842), Blk 72 (S788843), Blk 74 (S788844), Blk 76 (S788845), Blk 78 (S788846)
TENURE	99 YEARS LEASEHOLD
EXPECTED VACANT POSSESSION	31 DEC 2030
SITE AREA	20,639.4 SQM
RESIDENCIAL GFA	42743.0 SQM Indoor Recreational Space – GFA 256.45 SQM
TOTAL NUMBER OF UNITS	499
PARKING LOT	314 CARPARK LOTS (LOWER BASEMENT) 88 CARPARK LOTS (UPPER BASEMENT) TOTAL 402 CARPARK LOTS 3 ACCESSIBLE LOTS 84 BICYCLE LOTS
REFUSE DISPOSAL	NON PWCS
ARCHITECT	P&T CONSULTANTS PTE LTD
LANDSCAPE CONSULTANT	ECOPLAN ASIA PTE LTD
PROJECT INTERIOR DESIGNER	SUJUNOHO DESIGN PTE LTD
M&E ENGINEER	UNITED PROJECT CONSULTANTS PTE LTD
C&S ENGINEER	KCL CONSULTANTS PTE LTD

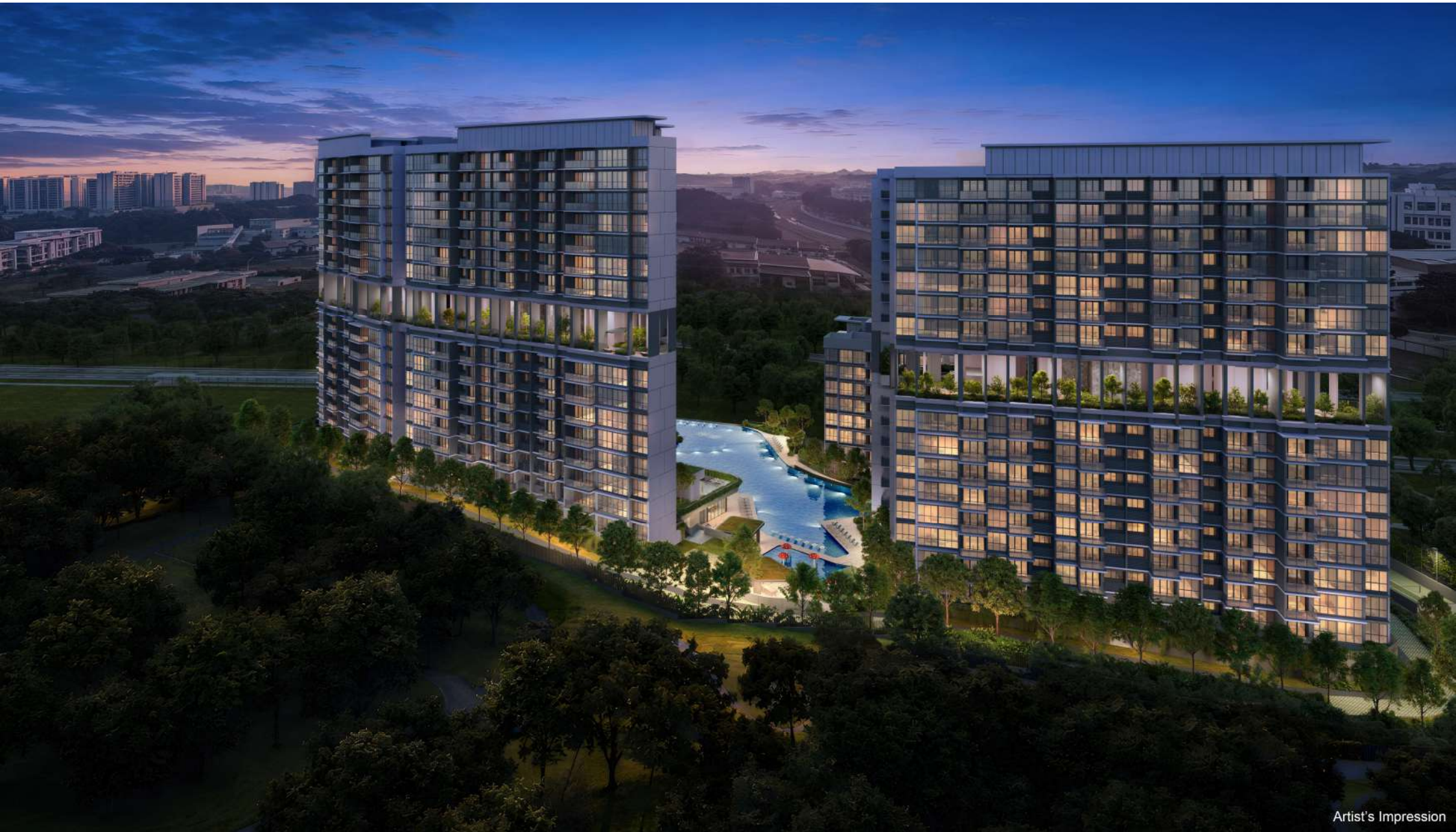
Overall view

Bird's eye view of Lentor Gardens Residences



Overall view

Bird's eye view of Lentor Gardens Residences

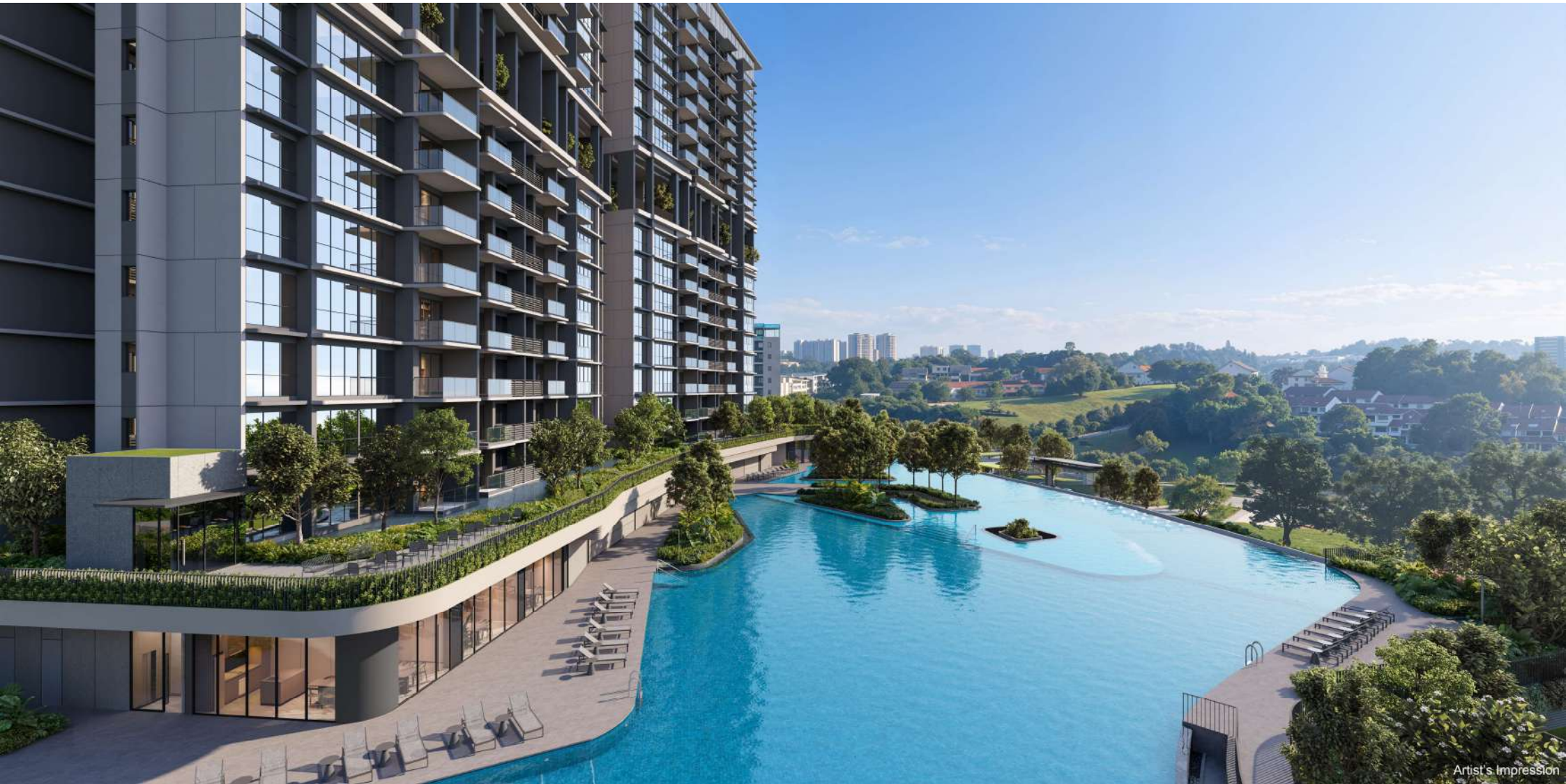


Artist's Impression

*Information contained herein subject to change without prior notice

Overall view

Bird's eye view of Lentor Gardens Residences



Artist's Impression

*Information contained herein subject to change without prior notice

Overall view

Bird's eye view of Lentor Gardens Residences



Artist's Impression

Overall view

Bird's eye view of Lentor Gardens Residences



Artist's Impression

*Information contained herein subject to change without prior notice

Overall view

Bird's eye view of Lentor Gardens Residences



Artist's Impression

*Information contained herein subject to change without prior notice

Overall view

Bird's eye view of Lentor Gardens Residences



Artist's Impression

Resident Experience

Facilities plan

Site Plan



Legend

- 2-bedroom Premium | P1, P2, P3, P4
- 2-bedroom Premium + household Shelter | P(HS)
- 2-bedroom + Study | S1, S2, S3, S4, S5, S6
- 3-bedroom Compact | C1, C2
- 3-bedroom Premium | P3, P4, P5, P6, P1+S, P2+S
- 4-bedroom Compact | C1, C2
- 4-bedroom Premium | P1, P2
- Terrace

Lower 1st storey and upper 1st storey

- 1 Reflexology pool
- 2 Aqua Therapy Bed
- 3 Serenity Lagoon
- 4 Massage Pool
- 5 Hydro Massage Seat
- 6 Tranquil Spa Deck
- 7 50m Lap Pool
- 8 50m Pool Deck
- 9 Central Pool Deck
- 10 BBQ Pavilion 1
- 11 BBQ Pavilion 2
- 12 Splash Cove
- 13 Play Cove
- 14 Family Sun Deck
- 15 Floating Lounger pool
- 16 75m Skyline
- 17 Hydro Jet Pool
- 18 Infinity Pool Deck
- 19 Ripple Boardwalk
- 20 Viewing Pavilion 1
- 21 Viewing Pavilion 2
- 22 Water Feature
- 23 Gym
- 24 Yoga Studio
- 25 Clubhouse
- Function Room 1
- Function Room 2
- Function Room 3
- 26 Changing Room
- 27 Skyview Deck

Facilities at Basement

- 28 Early Childhood Development Centre
- 29 Playground 'Early Childhood Development Centre'
- 30 Shops
- 31 Guard House
- 32 Lift from Basement to Edeck
- 33 Lift from Basement to Clubhouse
- 34 Management Office
- 35 Side Gate (Lentor Garden)
- 36 Side Gate (Green Finger)
- 37 Drop off
- 38 Tennis Court
- 39 Bin Centre
- 40 Substation
- 41 Outdoor Genset
- 42 Ventilation Opening
- 43 Fresh Air Shaft
- Water Tank



*Information contained herein subject to change without prior notice

The sky terraces are elevated at the 9th storey, strategically positioned away from the main roads and traffic while overlooking the Hillock Park. Thoughtfully designed with carved alcoves and intimate gathering spaces, the terraces provide pockets for relaxation, social interaction, and quiet retreat within the lush elevated landscape.

Facilities at Sky Terrace at 9th Storey

Block 1

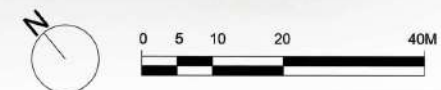
- 44 Twilight Lounge
- 45 Floral Promenade
- 46 Skyline Pavilion
- 47 Sunset Serenity Cabana
- 48 Altitude Lounge
- 49 Skyline Grill Lounge
- 50 Alfresco Feast Deck

Block 2

- 51 Sunset Serenity Cabana
- 52 Altitude Lounge
- 53 Twilight Lounge
- 54 Alfresco Feast Deck
- 55 Floral Promenade

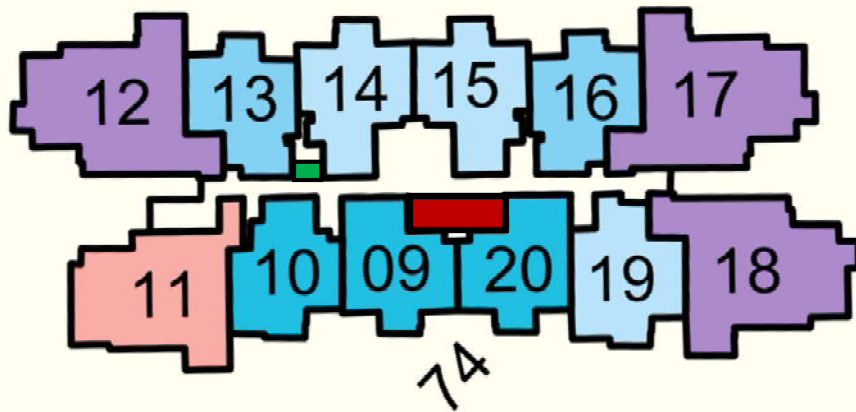
Block 3

- 56 Gathering Lounge
- 57 Skyline Grill Lounge
- 58 Sunset Serenity Cabana
- 59 Sky Lounge
- 60 Altitude Lounge

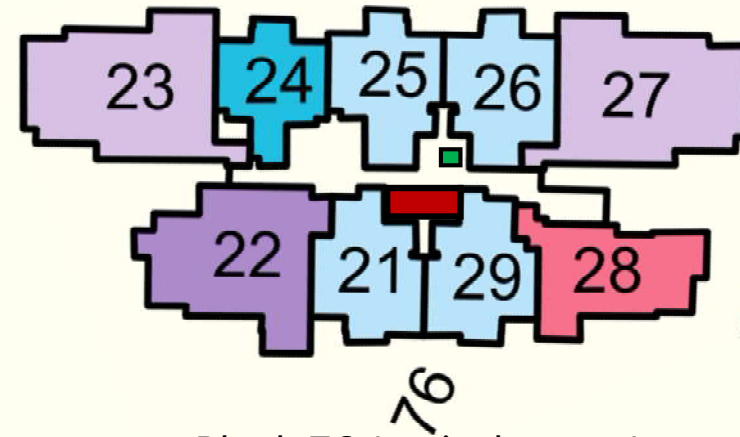


Unit Distribution

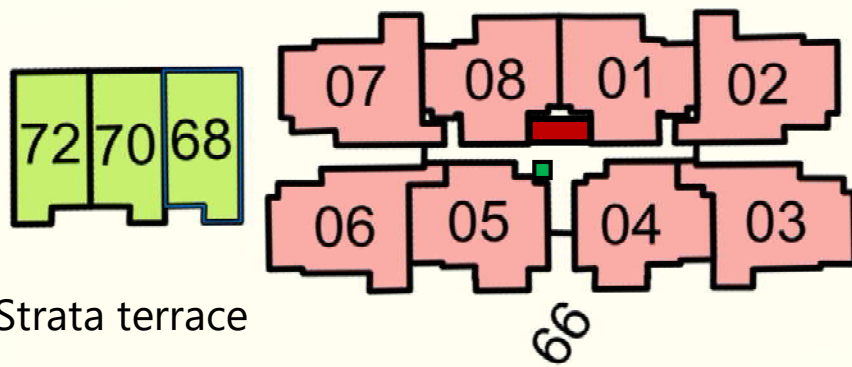
UNIT TYPE	BEDROOM TYPE	NO. OF UNITS	AREA	NO OF STACKS	%	%
2BR P1	2 BEDROOM	15	646 sqft	1	3.01%	15.03%
2BR P2	2 BEDROOM	15	678 sqft	1	3.01%	
2BR P3	2 BEDROOM	30	678 sqft	2	6.01%	
2BR P4	2 BEDROOM	15	678 sqft	1	3.01%	
2BR P (HS)	2 BEDROOM	30	689 sqft	2	6.01%	6.01%
2BR S1	2 BEDROOM	44	732 sqft	3	8.82%	29.46%
2BR S2	2 BEDROOM	29	732 sqft	2	5.81%	
2BR S3	2 BEDROOM	15	732 sqft	1	3.01%	
2BR S4	2 BEDROOM	15	732 sqft	1	3.01%	
2BR S5	2 BEDROOM	30	732 sqft	2	6.01%	
2BR S6	2 BEDROOM	14	732 sqft	1	2.81%	
3BR C1	3 BEDROOM	15	872 sqft	1	3.01%	6.01%
3BR C2+S	3 BEDROOM	15	936 sqft	1	3.01%	
3BR P1+S (HS)	3 BEDROOM	16	969 sqft	2	3.21%	21.84%
3BR P2+S (HS)	3 BEDROOM	16	969 sqft	2	3.21%	
3BR P3 (HS)	3 BEDROOM	16	1001 sqft	2	3.21%	
3BR P4 (HS)	3 BEDROOM	16	1001 sqft	2	3.21%	
3BR P5 (HS)	3 BEDROOM	15	1012 sqft	1	3.01%	
3BR P6 (HS)	3 BEDROOM	30	1001 sqft	2	6.01%	
4BR C1	4 BEDROOM	15	1184 sqft	1	3.01%	12.02%
4BR C2	4 BEDROOM	45	1184 sqft	3	9.02%	
4BR P1	4 BEDROOM	15	1356 sqft	1	3.01%	9.02%
4BR P2	4 BEDROOM	30	1346 sqft	2	6.01%	
TERRACE 1	STRATA TERRACE	1	1496 sqft	1	0.20%	0.60%
TERRACE 2	STRATA TERRACE	1	1496 sqft	1	0.20%	
TERRACE 3	STRATA TERRACE	1	1496 sqft	1	0.20%	



Block 74 (typical storey)



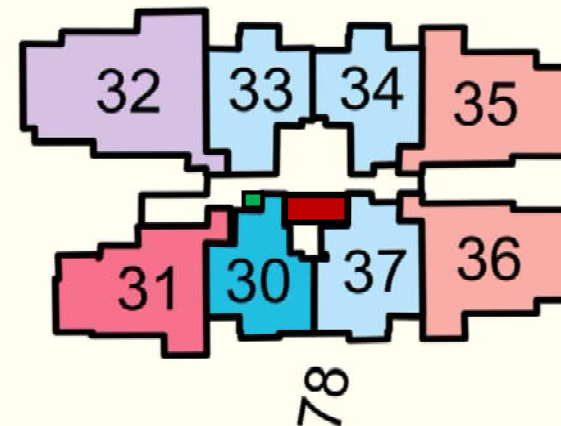
Block 76 (typical storey)



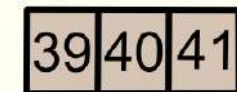
Strata terrace

Block 66 (typical storey)

 Lift  Refuse chute



Block 78 (typical storey)




Shops

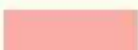
Legend

 2-bedroom Premium
P1, P2, P3, P4

 2-bedroom Premium
+ Household Shelter
P(HS)

 2-bedroom + Study
S1, S2, S3, S4, S5, S6

 3-bedroom Compact
C1, C2+S

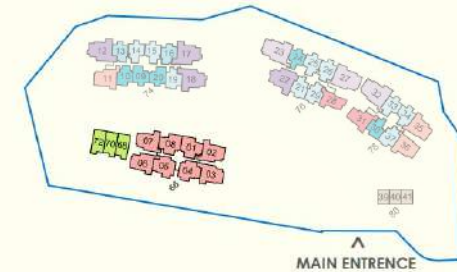
 3-bedroom Premium
P3, P4, P5, P6,
P1+S, P2+S,

 4-bedroom Compact
C1, C2

 4-bedroom Premium
P1, P2

 Terrace

 Shop



BLK 66 LENTOR GARDENS S(788840)

Stack Level	1	2	3	4	5	6	7	8
8	3BR P1+S	3BR P3	3BR P4	3BR P2+S	3BR P2+S	3BR P4	3BR P3	3BR P1+S
7	3BR P1+S	3BR P3	3BR P4	3BR P2+S	3BR P2+S	3BR P4	3BR P3	3BR P1+S
6	3BR P1+S	3BR P3	3BR P4	3BR P2+S	3BR P2+S	3BR P4	3BR P3	3BR P1+S
5	3BR P1+S	3BR P3	3BR P4	3BR P2+S	3BR P2+S	3BR P4	3BR P3	3BR P1+S
4	3BR P1+S	3BR P3	3BR P4	3BR P2+S	3BR P2+S	3BR P4	3BR P3	3BR P1+S
3	3BR P1+S	3BR P3	3BR P4	3BR P2+S	3BR P2+S	3BR P4	3BR P3	3BR P1+S
2	3BR P1+S	3BR P3	3BR P4	3BR P2+S	3BR P2+S	3BR P4	3BR P3	3BR P1+S
1	3BR P1+S	3BR P3	3BR P4	3BR P2+S	3BR P2+S	3BR P4	3BR P3	3BR P1+S

TERRACE LENTOR GARDENS

72 S(788843)	70 S(788842)	68 S(788841)
-----------------	-----------------	-----------------

Unit Distribution

Legend

2-bedroom Premium
P1, P2, P3, P4

2-bedroom Premium
+ Household Shelter
P(HS)

2-bedroom + Study
S1, S2, S3, S4, S5, S6

3-bedroom Compact
C1, C2+S

3-bedroom Premium
P3, P4, P5, P6,
P1+S, P2+S

4-bedroom Compact
C1, C2

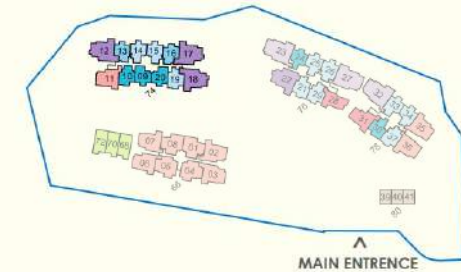
4-bedroom Premium
P1, P2

Terrace

Shop

BLK 74 LENTOR GARDENS S(788797)

Stack Level	9	10	11	12	13	14	15	16	17	18	19	20
16	2BR P3	2BR P2	3BR P5	4BR C2	2BR P (HS)	2BR S1	2BR S1	2BR P (HS)	4BR C2	4BR C2	2BR S4	2BR P3
15	2BR P3	2BR P2	3BR P5	4BR C2	2BR P (HS)	2BR S1	2BR S1	2BR P (HS)	4BR C2	4BR C2	2BR S4	2BR P3
14	2BR P3	2BR P2	3BR P5	4BR C2	2BR P (HS)	2BR S1	2BR S1	2BR P (HS)	4BR C2	4BR C2	2BR S4	2BR P3
13	2BR P3	2BR P2	3BR P5	4BR C2	2BR P (HS)	2BR S1	2BR S1	2BR P (HS)	4BR C2	4BR C2	2BR S4	2BR P3
12	2BR P3	2BR P2	3BR P5	4BR C2	2BR P (HS)	2BR S1	2BR S1	2BR P (HS)	4BR C2	4BR C2	2BR S4	2BR P3
11	2BR P3	2BR P2	3BR P5	4BR C2	2BR P (HS)	2BR S1	2BR S1	2BR P (HS)	4BR C2	4BR C2	2BR S4	2BR P3
10	2BR P3	2BR P2	3BR P5	4BR C2	2BR P (HS)	2BR S1	2BR S1	2BR P (HS)	4BR C2	4BR C2	2BR S4	2BR P3
9	SKY GARDEN											
8	2BR P3	2BR P2	3BR P5	4BR C2	2BR P (HS)	2BR S1	2BR S1	2BR P (HS)	4BR C2	4BR C2	2BR S4	2BR P3
7	2BR P3	2BR P2	3BR P5	4BR C2	2BR P (HS)	2BR S1	2BR S1	2BR P (HS)	4BR C2	4BR C2	2BR S4	2BR P3
6	2BR P3	2BR P2	3BR P5	4BR C2	2BR P (HS)	2BR S1	2BR S1	2BR P (HS)	4BR C2	4BR C2	2BR S4	2BR P3
5	2BR P3	2BR P2	3BR P5	4BR C2	2BR P (HS)	2BR S1	2BR S1	2BR P (HS)	4BR C2	4BR C2	2BR S4	2BR P3
4	2BR P3	2BR P2	3BR P5	4BR C2	2BR P (HS)	2BR S1	2BR S1	2BR P (HS)	4BR C2	4BR C2	2BR S4	2BR P3
3	2BR P3	2BR P2	3BR P5	4BR C2	2BR P (HS)	2BR S1	2BR S1	2BR P (HS)	4BR C2	4BR C2	2BR S4	2BR P3
2	2BR P3	2BR P2	3BR P5	4BR C2	2BR P (HS)	2BR S1	2BR S1	2BR P (HS)	4BR C2	4BR C2	2BR S4	2BR P3
1	2BR P3	2BR P2	3BR P5	4BR C2	2BR P (HS)	2BR S1		2BR P (HS)	4BR C2	4BR C2	2BR S4	2BR P3



Unit Distribution

Legend

2-bedroom Premium
P1, P2, P3, P4

2-bedroom Premium
+ Household Shelter
P(HS)

2-bedroom + Study
S1, S2, S3, S4, S5, S6

3-bedroom Compact
C1, C2+S

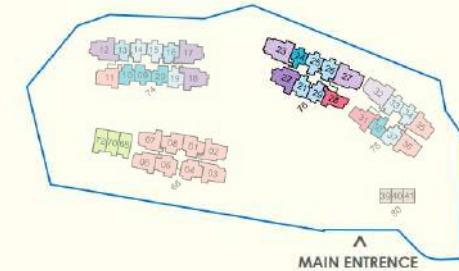
3-bedroom Premium
P3, P4, P5, P6,
P1+S, P2+S

4-bedroom Compact
C1, C2

4-bedroom Premium
P1, P2

Terrace

Shop



BLK 76 LENTOR GARDENS S(788798)

Stack Level	21	22	23	24	25	26	27	28	29
16	2BR S3	4BR C1	4BR P2	2BR P1	2BR S2	2BR S2	4BR P2	3BR C1	2BR S5
15	2BR S3	4BR C1	4BR P2	2BR P1	2BR S2	2BR S2	4BR P2	3BR C1	2BR S5
14	2BR S3	4BR C1	4BR P2	2BR P1	2BR S2	2BR S2	4BR P2	3BR C1	2BR S5
13	2BR S3	4BR C1	4BR P2	2BR P1	2BR S2	2BR S2	4BR P2	3BR C1	2BR S5
12	2BR S3	4BR C1	4BR P2	2BR P1	2BR S2	2BR S2	4BR P2	3BR C1	2BR S5
11	2BR S3	4BR C1	4BR P2	2BR P1	2BR S2	2BR S2	4BR P2	3BR C1	2BR S5
10	2BR S3	4BR C1	4BR P2	2BR P1	2BR S2	2BR S2	4BR P2	3BR C1	2BR S5
9	SKY GARDEN								
8	2BR S3	4BR C1	4BR P2	2BR P1	2BR S2	2BR S2	4BR P2	3BR C1	2BR S5
7	2BR S3	4BR C1	4BR P2	2BR P1	2BR S2	2BR S2	4BR P2	3BR C1	2BR S5
6	2BR S3	4BR C1	4BR P2	2BR P1	2BR S2	2BR S2	4BR P2	3BR C1	2BR S5
5	2BR S3	4BR C1	4BR P2	2BR P1	2BR S2	2BR S2	4BR P2	3BR C1	2BR S5
4	2BR S3	4BR C1	4BR P2	2BR P1	2BR S2	2BR S2	4BR P2	3BR C1	2BR S5
3	2BR S3	4BR C1	4BR P2	2BR P1	2BR S2	2BR S2	4BR P2	3BR C1	2BR S5
2	2BR S3	4BR C1	4BR P2	2BR P1	2BR S2	2BR S2	4BR P2	3BR C1	2BR S5
1	2BR S3	4BR C1	4BR P2	2BR P1		2BR S2	4BR P2	3BR C1	2BR S5

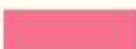
Unit Distribution

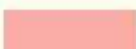
Legend

 2-bedroom Premium
P1, P2, P3, P4

 2-bedroom Premium
+ Household Shelter
P(HS)

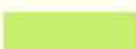
 2-bedroom + Study
S1, S2, S3, S4, S5, S6

 3-bedroom Compact
C1, C2+S

 3-bedroom Premium
P3, P4, P5, P6,
P1+S, P2+S,

 4-bedroom Compact
C1, C2

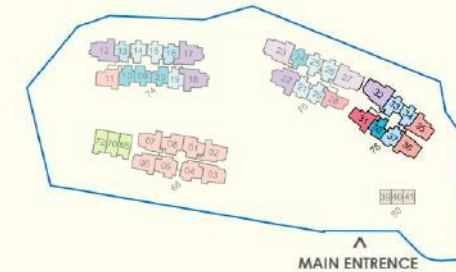
 4-bedroom Premium
P1, P2

 Terrace

 Shop

BLK 78 LENTOR GARDENS S(788799)

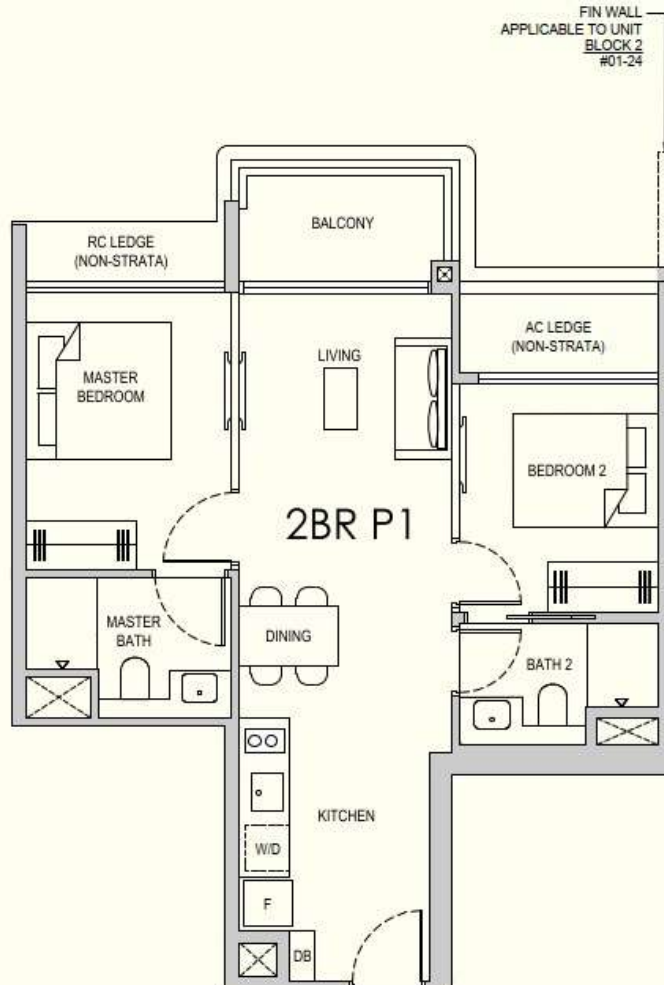
Stack Level	30	31	32	33	34	35	36	37
16	2BR P4	3BR C2+S	4BR P1	2BR S1	2BR S6	3BR P6	3BR P6	2BR S5
15	2BR P4	3BR C2+S	4BR P1	2BR S1	2BR S6	3BR P6	3BR P6	2BR S5
14	2BR P4	3BR C2+S	4BR P1	2BR S1	2BR S6	3BR P6	3BR P6	2BR S5
13	2BR P4	3BR C2+S	4BR P1	2BR S1	2BR S6	3BR P6	3BR P6	2BR S5
12	2BR P4	3BR C2+S	4BR P1	2BR S1	2BR S6	3BR P6	3BR P6	2BR S5
11	2BR P4	3BR C2+S	4BR P1	2BR S1	2BR S6	3BR P6	3BR P6	2BR S5
10	2BR P4	3BR C2+S	4BR P1	2BR S1	2BR S6	3BR P6	3BR P6	2BR S5
9	SKY GARDEN							
8	2BR P4	3BR C2+S	4BR P1	2BR S1	2BR S6	3BR P6	3BR P6	2BR S5
7	2BR P4	3BR C2+S	4BR P1	2BR S1	2BR S6	3BR P6	3BR P6	2BR S5
6	2BR P4	3BR C2+S	4BR P1	2BR S1	2BR S6	3BR P6	3BR P6	2BR S5
5	2BR P4	3BR C2+S	4BR P1	2BR S1	2BR S6	3BR P6	3BR P6	2BR S5
4	2BR P4	3BR C2+S	4BR P1	2BR S1	2BR S6	3BR P6	3BR P6	2BR S5
3	2BR P4	3BR C2+S	4BR P1	2BR S1	2BR S6	3BR P6	3BR P6	2BR S5
2	2BR P4	3BR C2+S	4BR P1	2BR S1	2BR S6	3BR P6	3BR P6	2BR S5
1	2BR P4	3BR C2+S	4BR P1	2BR S1		3BR P6	3BR P6	2BR S5



2 - BEDROOM

TYPE 2BR P1
60 sqm / 646 sqft

#01-24 to #08-24
#10-24 to #16-24



Unique selling point

- Designed as a Dumbbell layout for a maximum efficiency and better utilization of space.
- Living, Dining and kitchen are rectangular continuous space, which opens up to the balcony.
- Master bedroom and Common bedroom are spacious enough to fit a king and queen-sized bed, respectively.
- Direct access to common bathroom via common bedroom.
- Provision of 2 bathrooms gives privacy to each bedroom.
- Hackable wall between living and master and common bedroom allows for flexibility of the space.

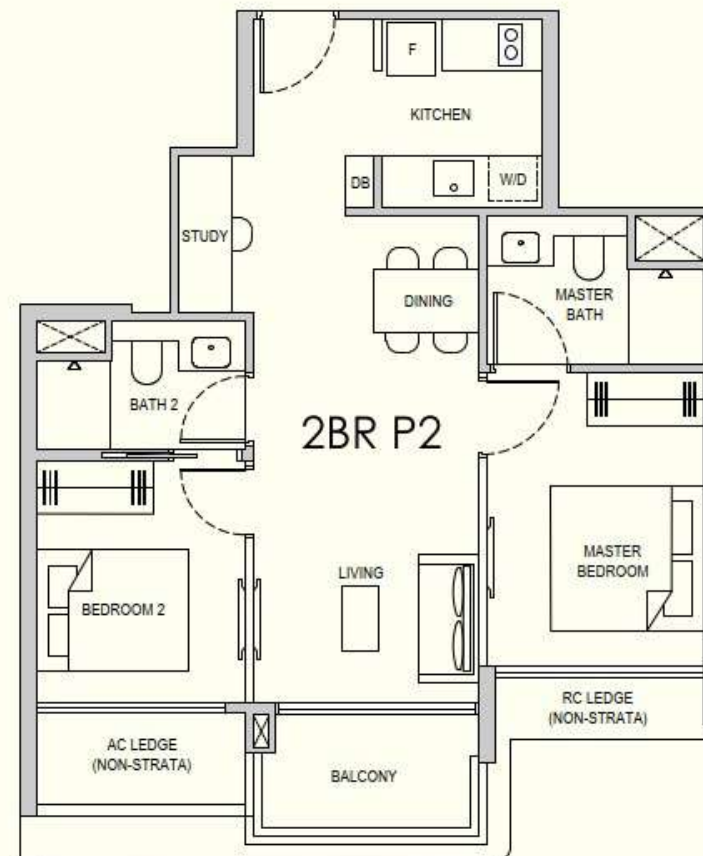
2-BEDROOM

TYPE 2BR P2
63 sqm / 678 sqft

#01-10 to #08-10
#10-10 to #16-10

Unique selling point

- Designed as a Dumbbell layout for a maximum efficiency and better utilization of space.
- Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Living and Dining are rectangular continuous space, which opens up to the balcony.
- Master bedroom and Common bedroom are spacious enough to fit a king and queen-sized bed, respectively.
- Direct access to common bathroom via common bedroom.
- Provision of 2 bathrooms gives privacy to each bedroom.
- Hackable wall between living and master and common bedroom allows for flexibility of the space.
- Additional alcove for suggested study or library corner



2-BEDROOM

TYPE 2BR P3

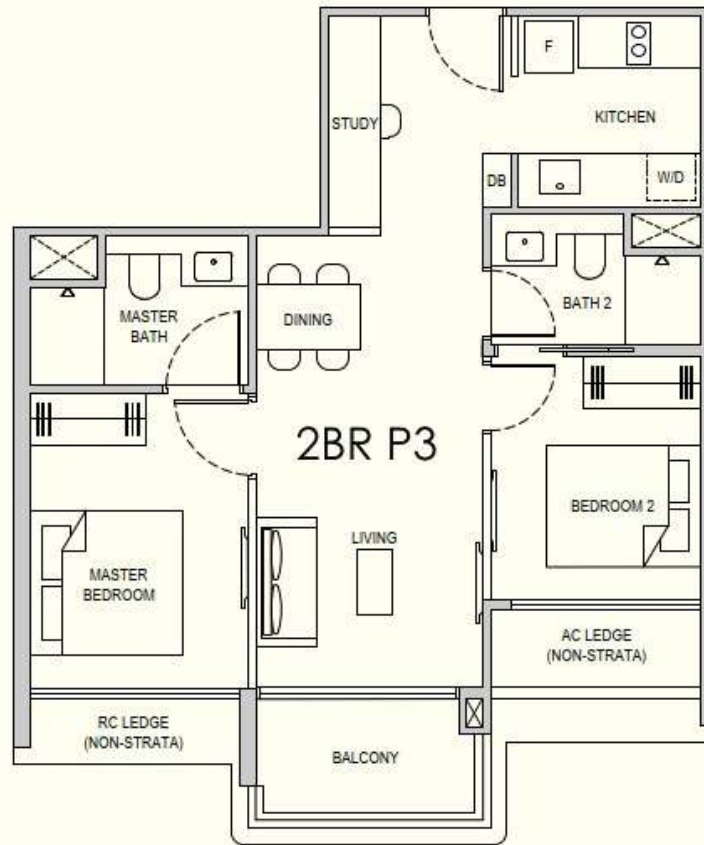
63 sqm / 678 sqft

#01-09 to #08-09

#10-09 to #16-09

#01-20 to #08-20* (Mirror)

#10-20 to #16-20* (Mirror)



Unique selling point

- Designed as a Dumbbell layout for a maximum efficiency and better utilization of space.
- Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Living and Dining are rectangular continuous space, which opens up to the balcony.
- Master bedroom and Common bedroom are spacious enough to fit a king and queen-sized bed, respectively.
- Direct access to common bathroom via common bedroom.
- Provision of 2 bathrooms gives privacy to each bedroom.
- Hackable wall between living and master and common bedroom allows for flexibility of the space.

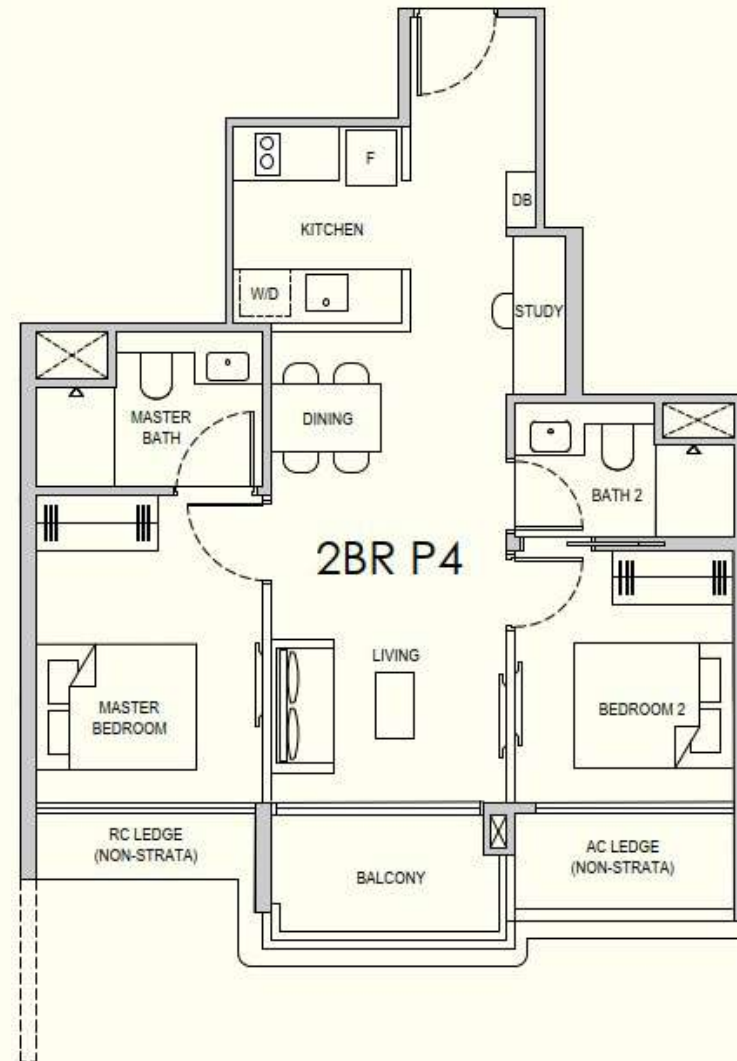
2-BEDROOM

TYPE 2BR P4
63 sqm / 678 sqft

#01-30 to #08-30
#10-30 to #16-30

Unique selling point

- Designed as a Dumbbell layout for a maximum efficiency and better utilization of space.
- Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Living and Dining are rectangular continuous space, which opens up to the balcony.
- Master bedroom and Common bedroom are spacious enough to fit a king and queen-sized bed, respectively.
- Direct access to common bathroom via common bedroom.
- Provision of 2 bathrooms gives privacy to each bedroom.
- Hackable wall between living and master and common bedroom allows for flexibility of the space.



2-BEDROOM

TYPE 2BR P(HS)

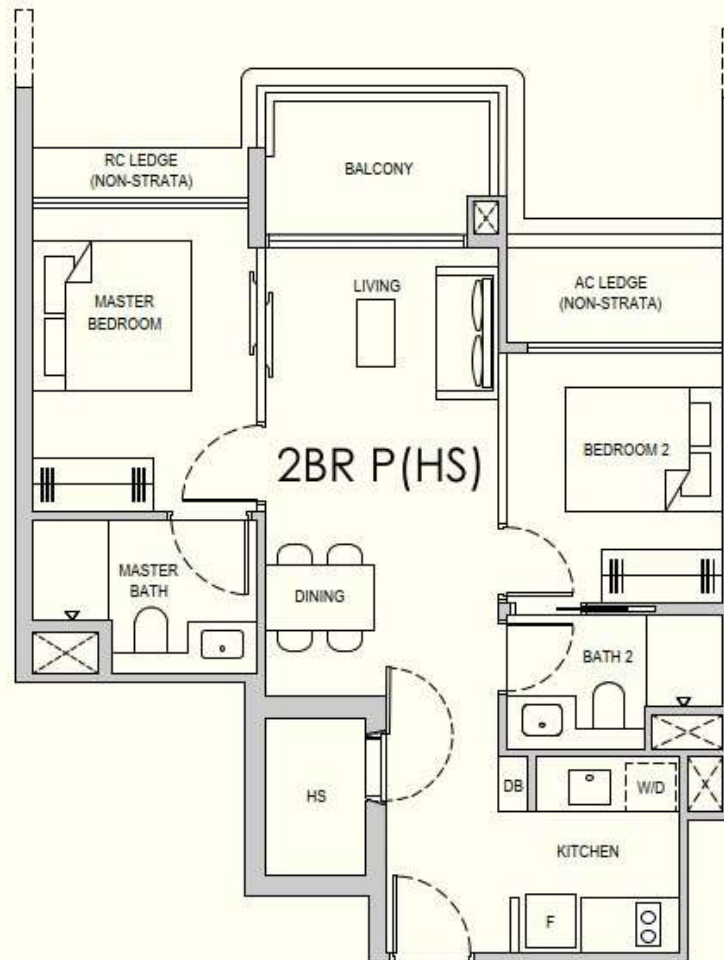
64 sqm / 689 sqft

#01-13 to #08-13

#10-13 to #16-13

#01-16 to #08-16* (Mirror)

#10-16 to #16-16* (Mirror)



Unique selling point

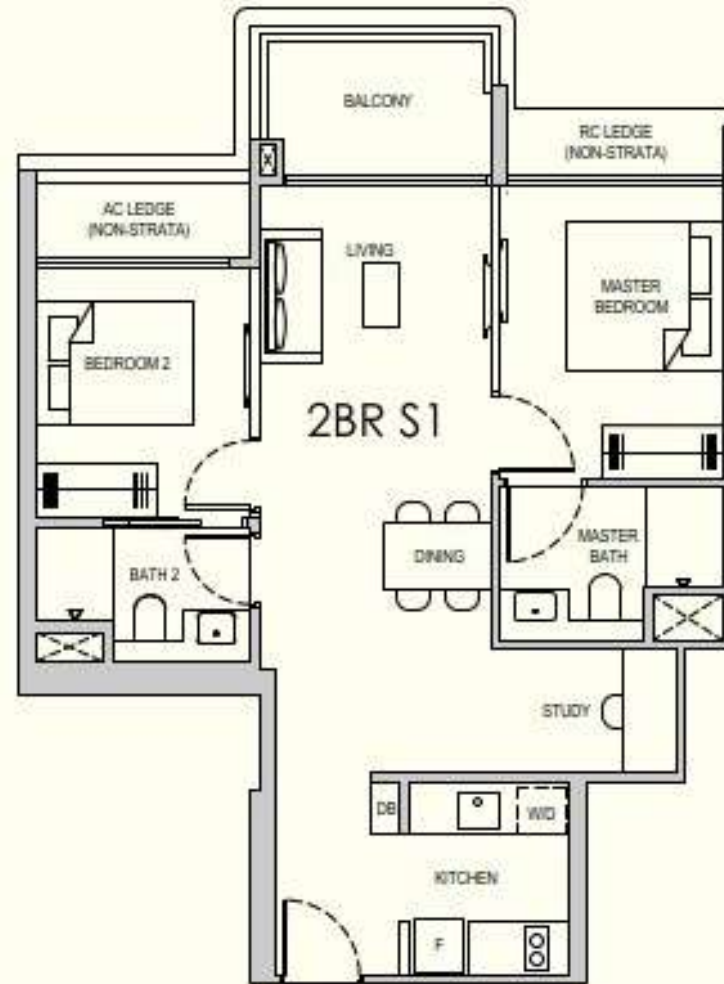
- Designed as a Dumbbell layout for a maximum efficiency and better utilization of space.
- Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Living and Dining are rectangular continuous space, which opens up to the balcony.
- Master bedroom and Common bedroom are spacious enough to fit a king and queen-sized bed, respectively.
- Direct access to common bathroom via common bedroom.
- Provision of household shelter that able to fit single bed for helper's room
- Provision of 2 bathrooms gives privacy to each bedroom.
- Hackable wall between living and master and common bedroom allows for flexibility of the space.

2-BEDROOM

TYPE 2BR S1
68 sqm / 732 sqft

Unique selling point

- Designed as a Dumbbell layout for a maximum efficiency and better utilization of space.
- Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Living and Dining are rectangular continuous space, which opens up to the balcony.
- Master bedroom and Common bedroom are spacious enough to fit a king and queen-sized bed, respectively.
- Direct access to common bathroom via common bedroom.
- Additional study room for flexibility.
- Provision of 2 bathrooms gives privacy to each bedroom.
- Hackable wall between living and master and common bedroom allows for flexibility of the space.



#01-14 to #08-14* (Mirror)
#10-14 to #16-14* (Mirror)

#02-15 to #08-15
#10-15 to #16-15

#01-33 to #08-33* (Mirror)
#10-33 to #16-33* (Mirror)

2-BEDROOM

TYPE 2BR S2

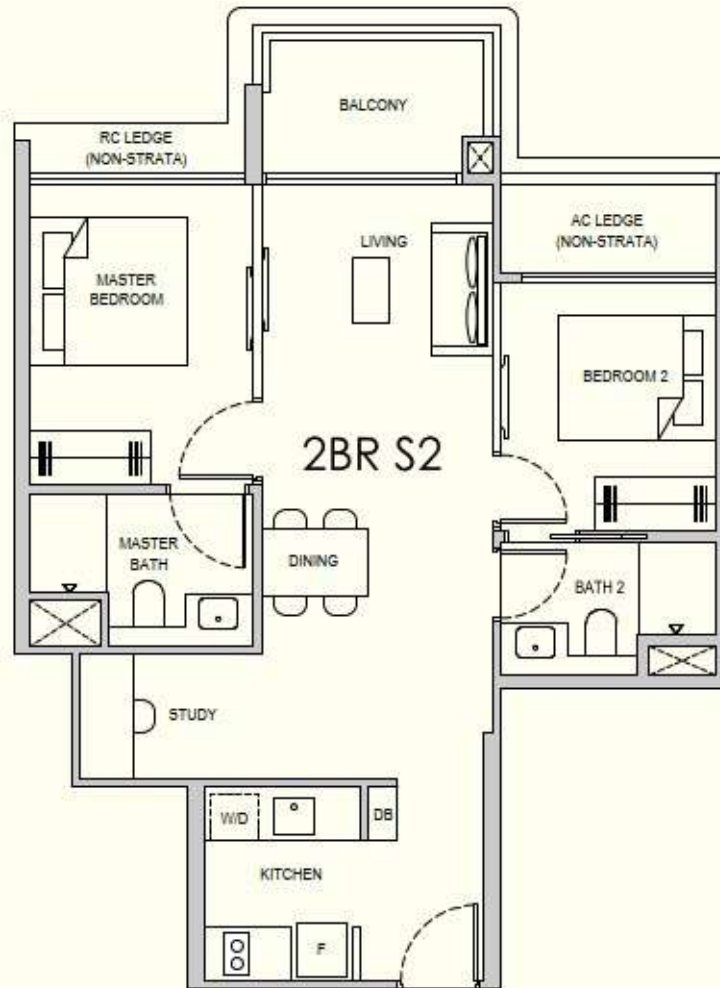
68 sqm / 732 sqft

#02-25 to #08-25 (Mirror)

#10-25 to #16-25 (Mirror)

#01-26 to #08-26

#10-26 to #16-26



Unique selling point

- Designed as a Dumbbell layout for a maximum efficiency and better utilization of space.
- Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Living and Dining are rectangular continuous space, which opens up to the balcony.
- Master bedroom and Common bedroom are spacious enough to fit a king and queen-sized bed, respectively.
- Direct access to common bathroom via common bedroom.
- Additional study room for flexibility.
- Provision of 2 bathrooms gives privacy to each bedroom.
- Hackable wall between living and master and common bedroom allows for flexibility of the space.

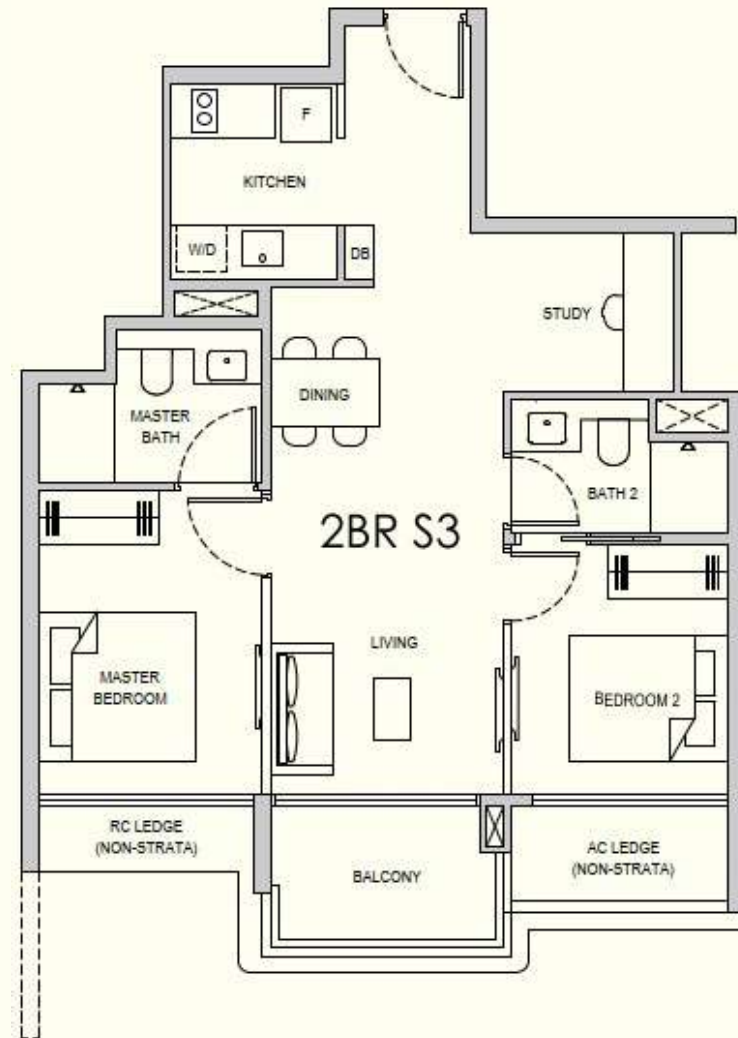
2-BEDROOM

TYPE 2BR S3
68 sqm / 732 sqft

#01-21 to #08-21
#10-21 to #16-21

Unique selling point

- Designed as a Dumbbell layout for a maximum efficiency and better utilization of space.
- Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Living and Dining are rectangular continuous space, which opens up to the balcony.
- Master bedroom and Common bedroom are spacious enough to fit a king and queen-sized bed, respectively.
- Direct access to common bathroom via common bedroom.
- Additional study room for additional flexibility
- Provision of 2 bathrooms gives privacy to each bedroom.
- Hackable wall between living and master and common bedroom allows for flexibility of the space.



2-BEDROOM

TYPE 2BR S4

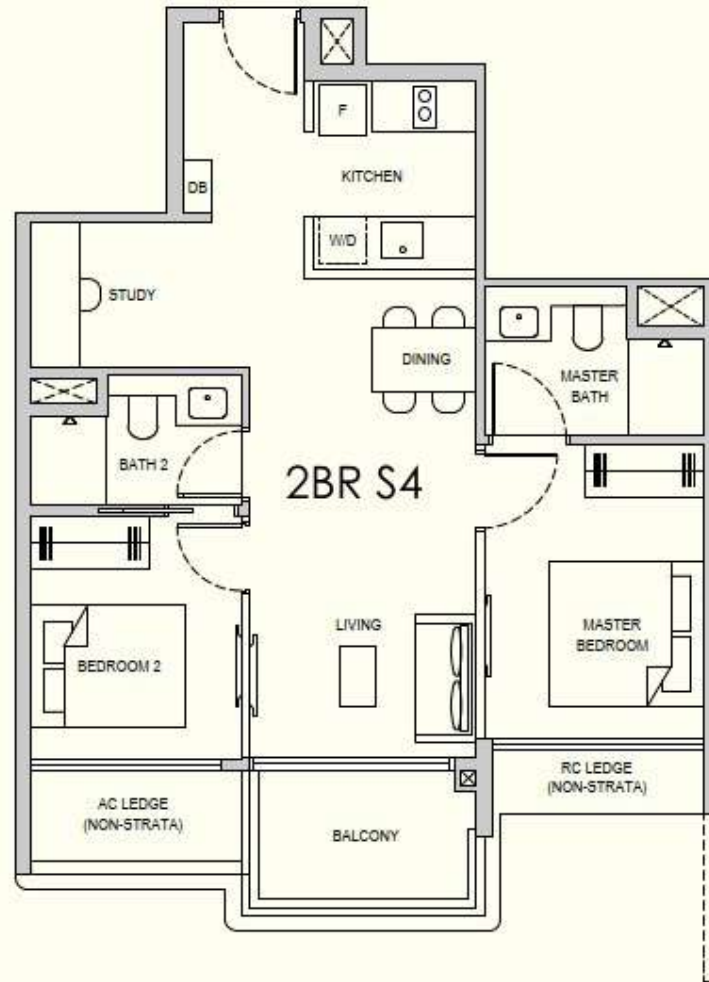
68 sqm / 732 sqft

#01-19 to #08-19

#10-19 to #16-19

#01-16 to #08-16* (Mirror)

#10-16 to #16-16* (Mirror)



Unique selling point

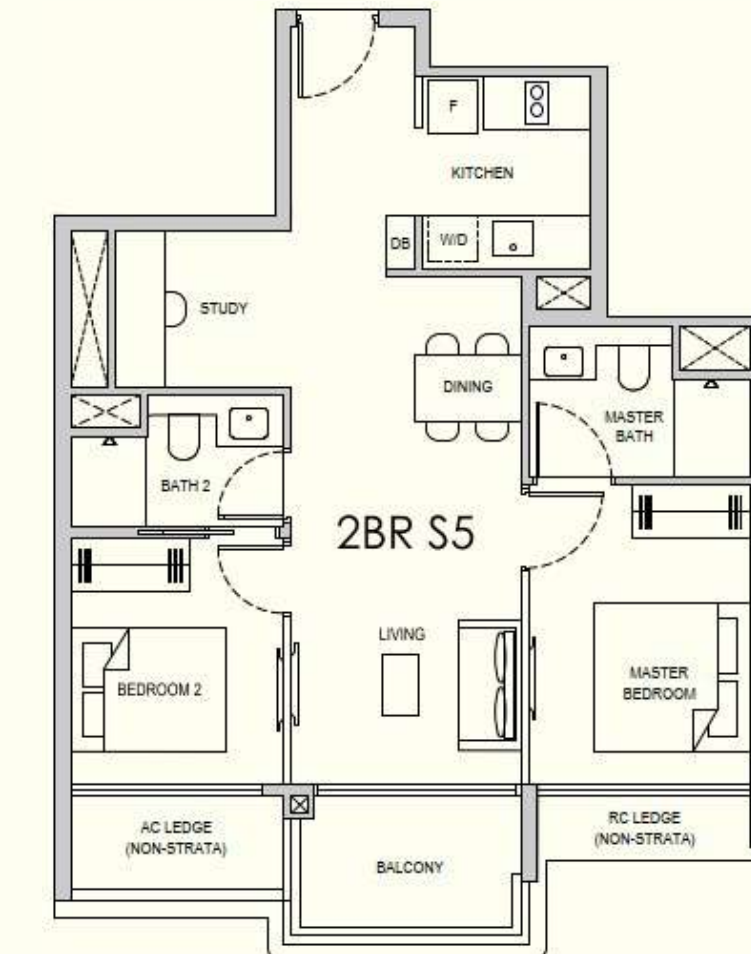
- Designed as a Dumbbell layout for a maximum efficiency and better utilization of space.
- Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Living and Dining are rectangular continuous space, which opens up to the balcony.
- Master bedroom and Common bedroom are spacious enough to fit a king and queen-sized bed, respectively.
- Direct access to common bathroom via common bedroom.
- Additional study room for additional flexibility
- Provision of 2 bathrooms gives privacy to each bedroom.
- Hackable wall between living and master and common bedroom allows for flexibility of the space.

2-BEDROOM

TYPE 2BR S5
68 sqm / 732 sqft

Unique selling point

- Designed as a Dumbbell layout for a maximum efficiency and better utilization of space.
- Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Living and Dining are rectangular continuous space, which opens up to the balcony.
- Master bedroom and Common bedroom are spacious enough to fit a king and queen-sized bed, respectively.
- Direct access to common bathroom via common bedroom.
- Additional study room for flexibility
- Provision of 2 bathrooms gives privacy to each bedroom.
- Hackable wall between living and master and common bedroom allows for flexibility of the space.



#01-29 to #08-29
#10-29 to #16-29

#01-37 to #08-37
#10-37 to #16-37

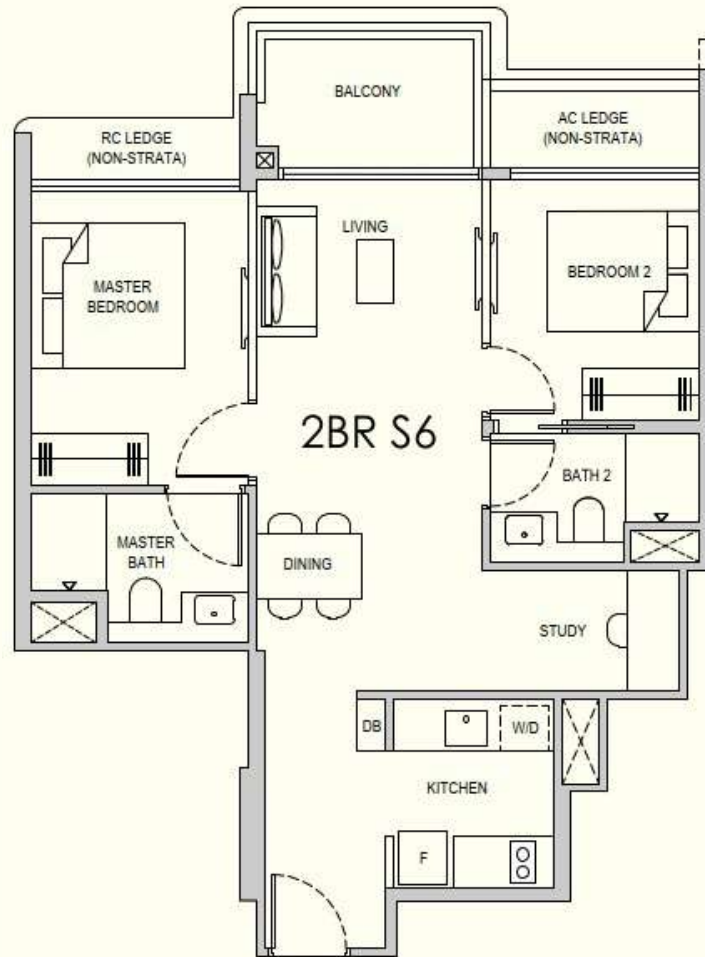
2-BEDROOM

TYPE 2BR S6

68 sqm / 732 sqft

#02-34 to #08-34

#10-34 to #16-34



Unique selling point

- Designed as a Dumbbell layout for a maximum efficiency and better utilization of space.
- Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Living and Dining are rectangular continuous space, which opens up to the balcony.
- Master bedroom and Common bedroom are spacious enough to fit a king and queen-sized bed, respectively.
- Direct access to common bathroom via common bedroom.
- Additional study room for flexibility
- Provision of 2 bathrooms gives privacy to each bedroom.
- Hackable wall between living and master and common bedroom allows for flexibility of the space.

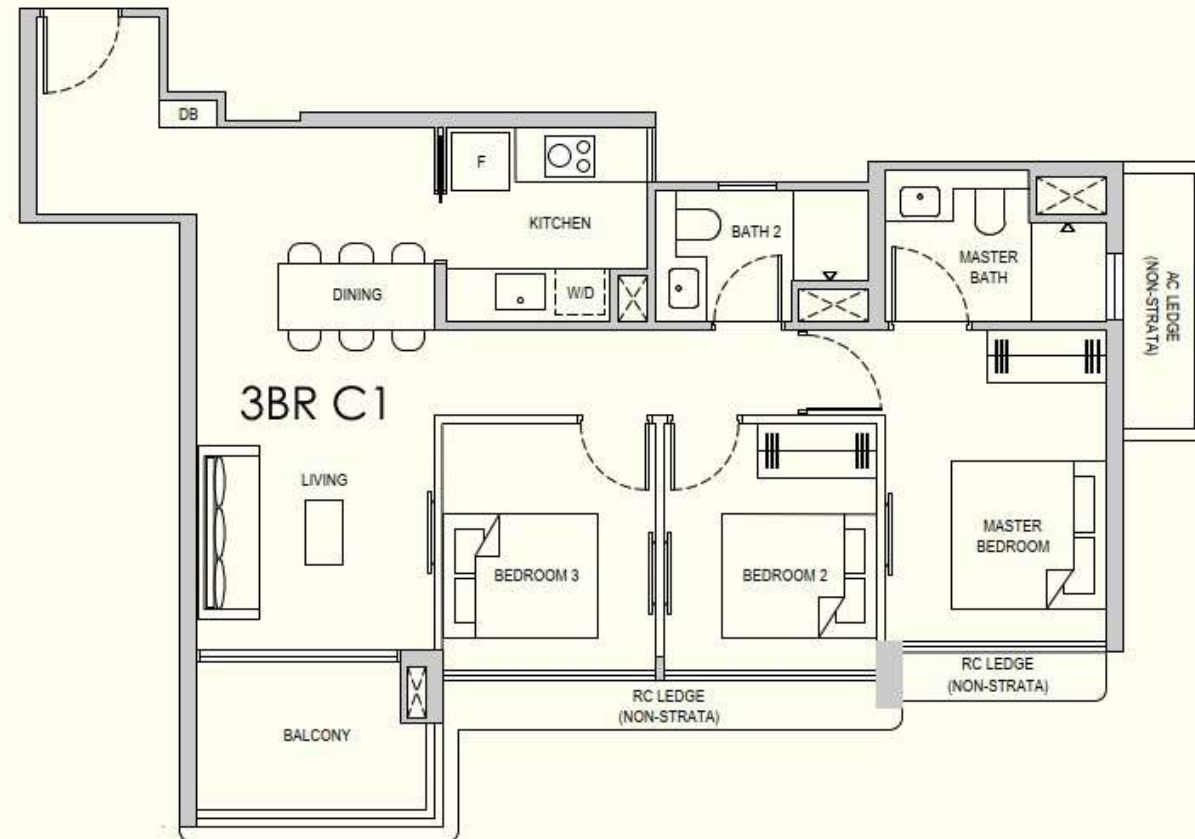
3-BEDROOM

TYPE 3BR C1
81 sqm / 872 sqft

#01-28 to #08-28
#10-28 to #16-28

Unique selling point

- 3-bedroom unit – Wide frontage Living, Dining and kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Wet kitchen is naturally ventilated.
- Enclosable Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Naturally ventilated Master and common bathroom.
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.



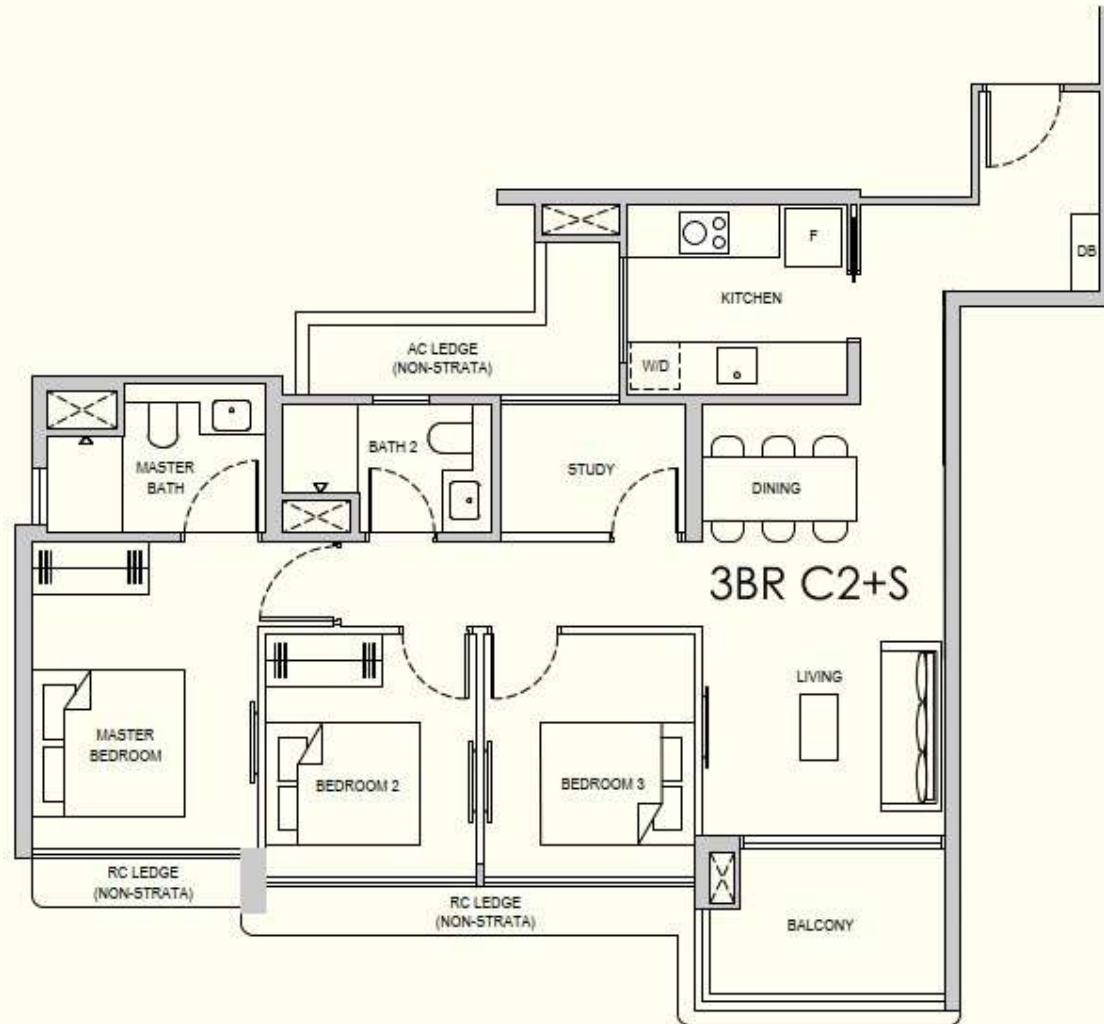
3-BEDROOM

TYPE 3BR C2+S

87 sqm / 936 sqft

#01-31 to #08-31

#10-31 to #16-31



Unique selling point

- 3-bedroom unit – Wide frontage Living, Dining and kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Wet kitchen is naturally ventilated.
- Enclosable Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Naturally ventilated Master and common bathroom.
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.

3-BEDROOM

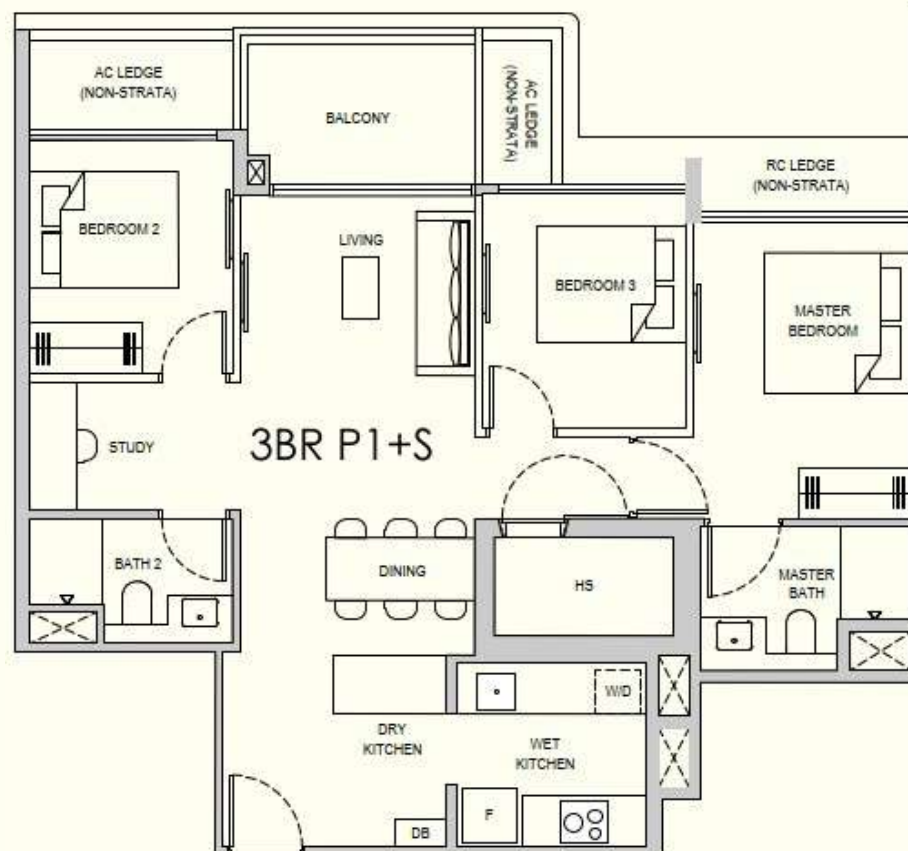
TYPE 3BR P1+S
90 sqm / 969 sqft

#01-01 to #08-01

#01-08 to #08-08* (Mirror)

Unique selling point

- 3-bedroom unit – Wide frontage Living, Dining and Dry kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.
- Additional dry kitchen island for culinary enthusiast



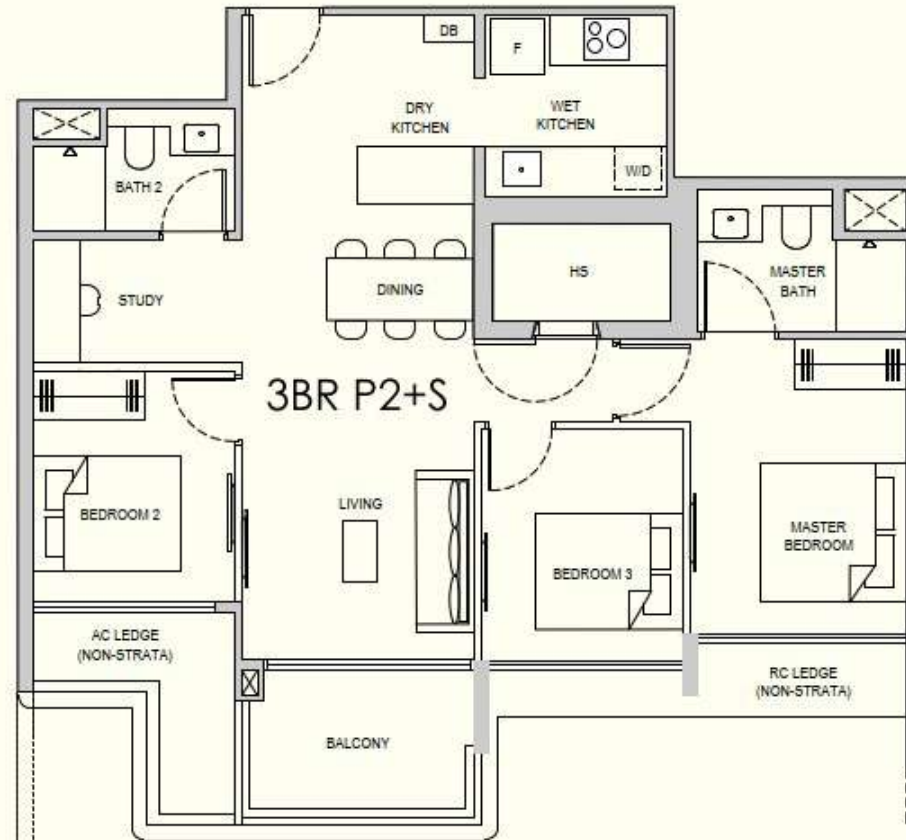
3-BEDROOM

TYPE 3BR P2+S

90 sqm / 969 sqft

#01-04 to #08-04

#01-05 to #08-05* (Mirror)



FIN WALL
APPLICABLE TO UNIT
BLOCK 4
#01-04
#01-05 (Mirror)

Unique selling point

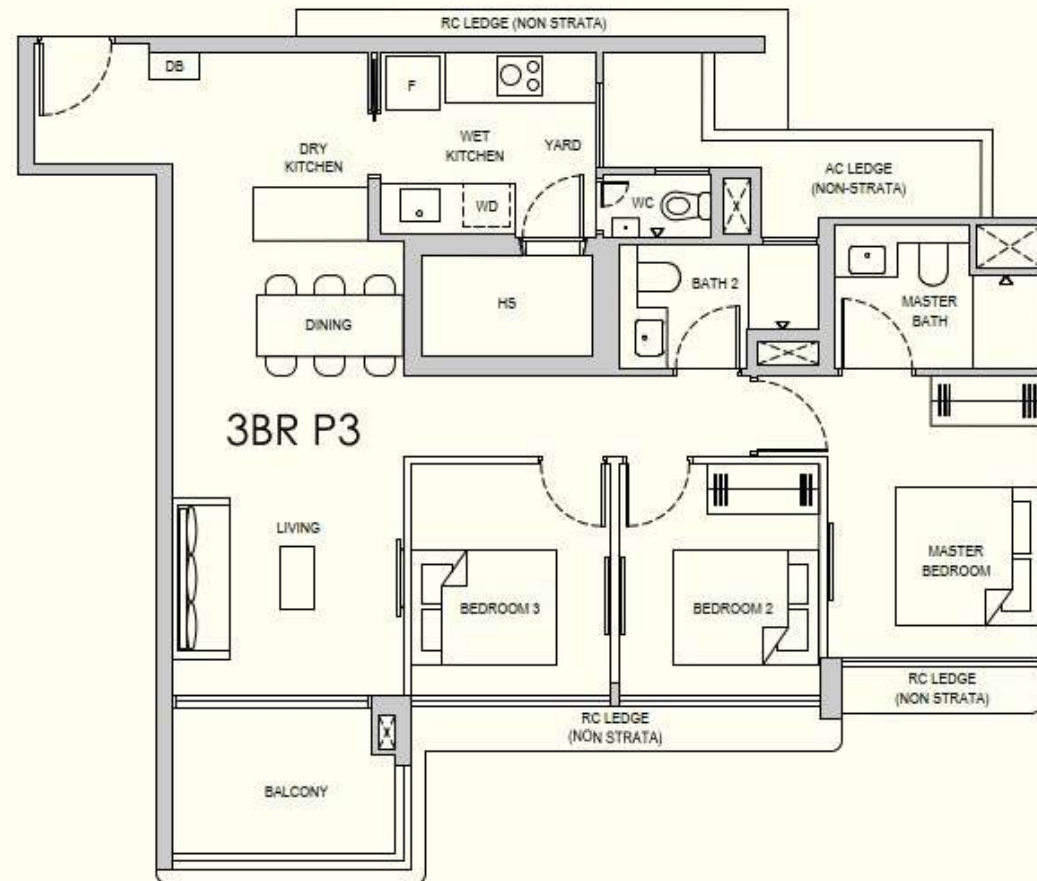
- 3-bedroom unit – Wide frontage Living, Dining and kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Kitchen alcove is separated from dining space, which hides away the culinary mess.
- Additional Study room for greater flexibility
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.
- Additional dry kitchen island for culinary enthusiast

3-BEDROOM

TYPE 3BR P3
93 sqm / 1001 sqft

Unique selling point

- 3-bedroom unit – Wide frontage Living, Dining and Dry kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Wet kitchen is naturally ventilated.
- Provision of household shelter that able to fit single bed for helper's room has direct access to kitchen and WC.
- Naturally ventilated Master and common bathroom.
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.
- Additional dry kitchen island for culinary enthusiast



#01-02 to #08-02* (Mirror)

#01-07 to #08-07

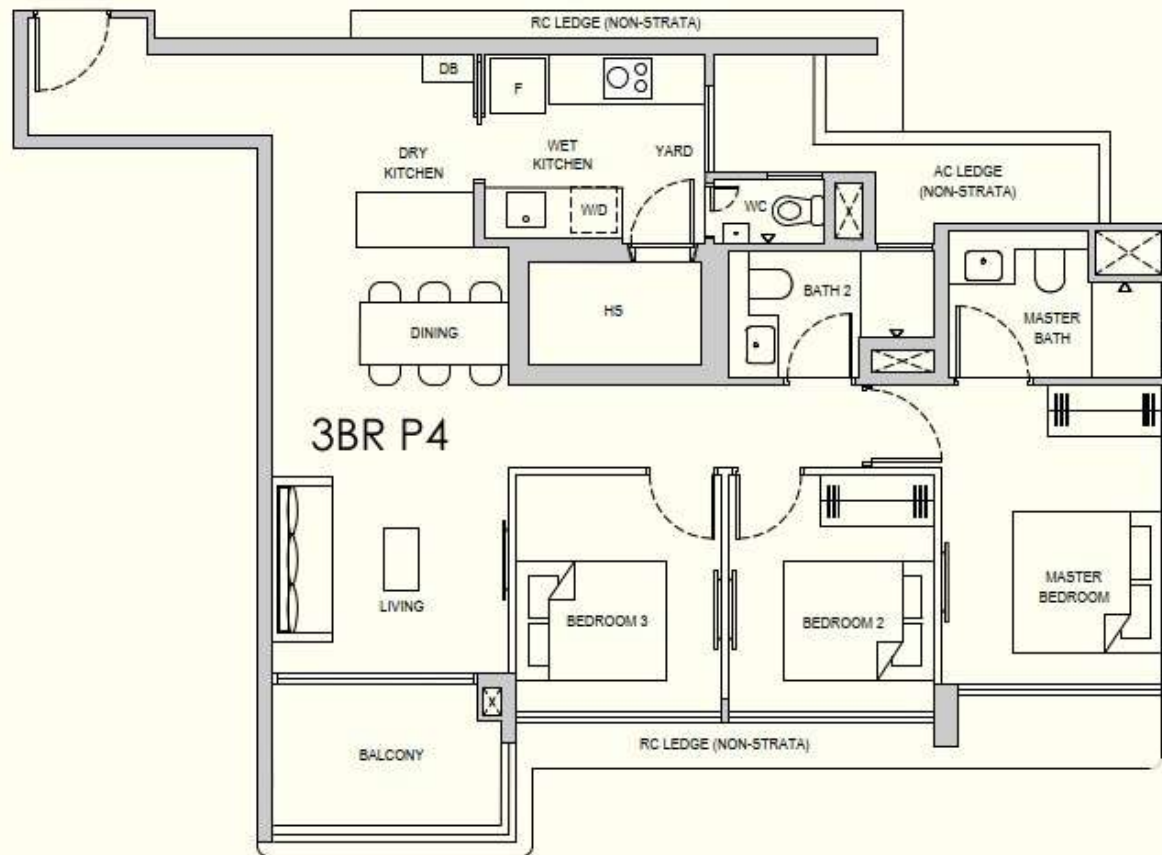
3-BEDROOM

TYPE 3BR P4

93 sqm / 1001 sqft

#01-03 to #08-03

#01-06 to #08-06* (Mirror)



Unique selling point

- 3-bedroom unit – Wide frontage Living, Dining and kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Wet kitchen is naturally ventilated.
- Naturally ventilated Master and common bathroom.
- Provision of household shelter that able to fit single bed for helper's room
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.

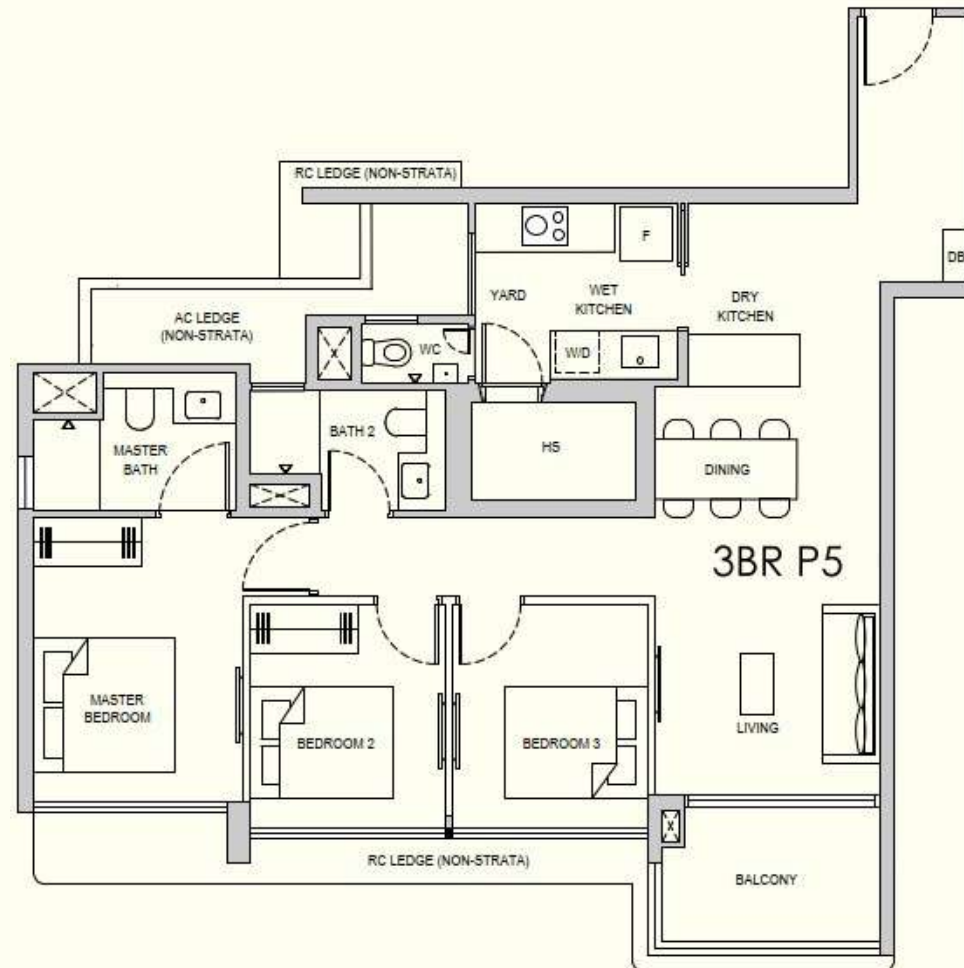
3-BEDROOM

TYPE 3BR P5
94 sqm / 1012 sqft

#01-11 to #08-11
#10-11 to #16-11

Unique selling point

- 3-bedroom unit – Wide frontage Living, Dining and Dry kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Wet kitchen is naturally ventilated.
- Provision of household shelter that able to fit single bed for helper's room has direct access to kitchen and WC.
- Naturally ventilated Master and common bathroom.
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.



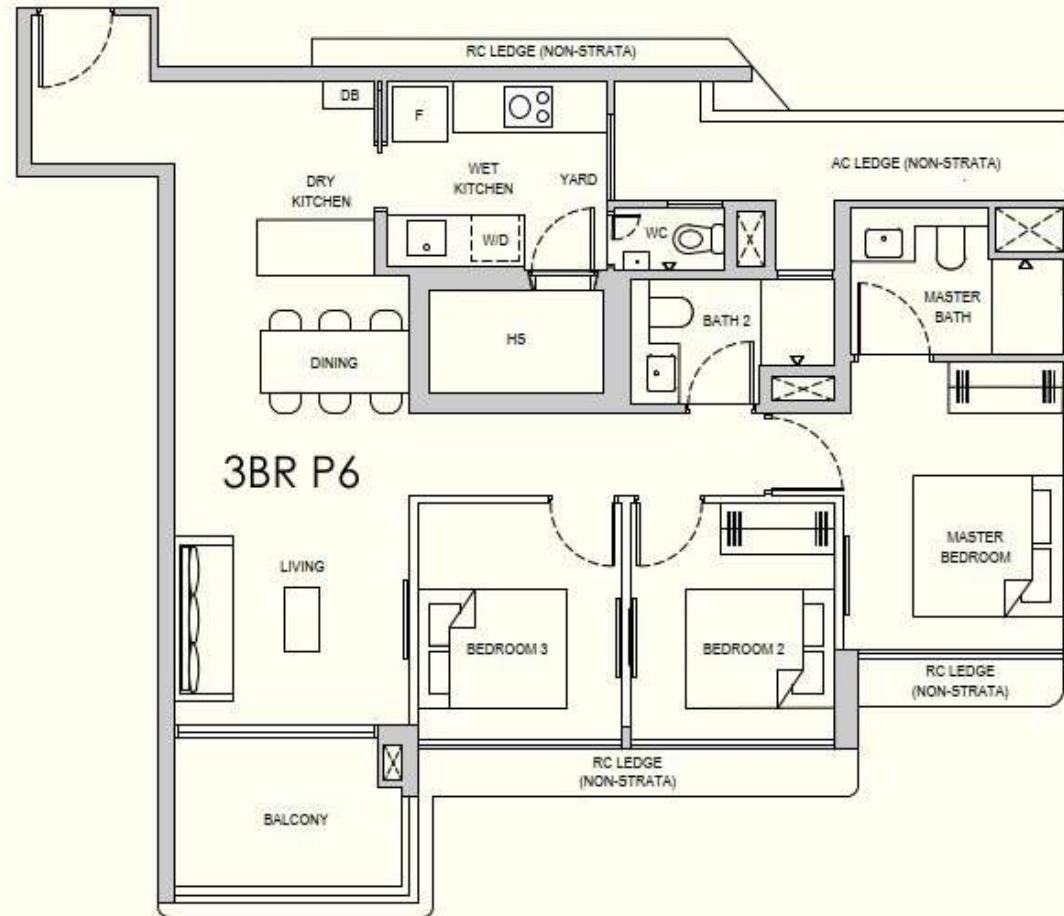
3-BEDROOM

TYPE 3BR P6

93 sqm / 1001 sqft

#01-35 to #08-35* (Mirror)
#10-35 to #16-35* (Mirror)

#01-36 to #08-36
#10-36 to #16-36



Unique selling point

- 3-bedroom unit – Wide frontage Living, Dining and kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Wet kitchen is naturally ventilated
- Naturally ventilated Master and common bathroom.
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.
- Provision of household shelter that able to fit single bed for helper's room has direct access to kitchen and WC.

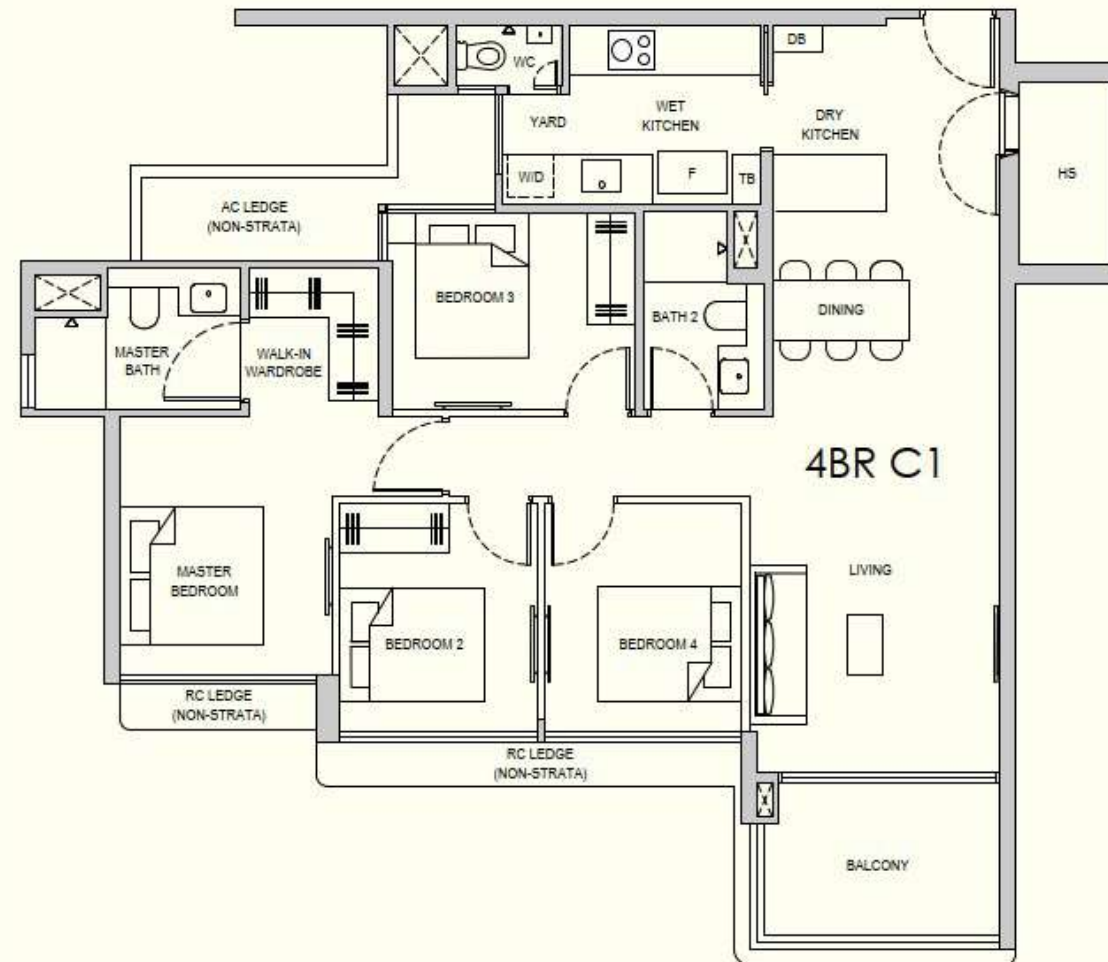
4-BEDROOM

TYPE 4BR C1
110 sqm / 1184 sqft

#01-22 to #08-22
#10-22 to #16-22

Unique selling point

- 4-bedroom unit – Wide frontage Living, Dining and Dry kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Wet kitchen is naturally ventilated and has direct access to Yard and WC.
- Naturally ventilated Master bathroom.
- Additional dry kitchen island for culinary enthusiast
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.
- Master bedroom with walk-in wardrobe provision.



4-BEDROOM

TYPE 4BR C2

110 sqm / 1184 sqft

#01-12 to #08-12

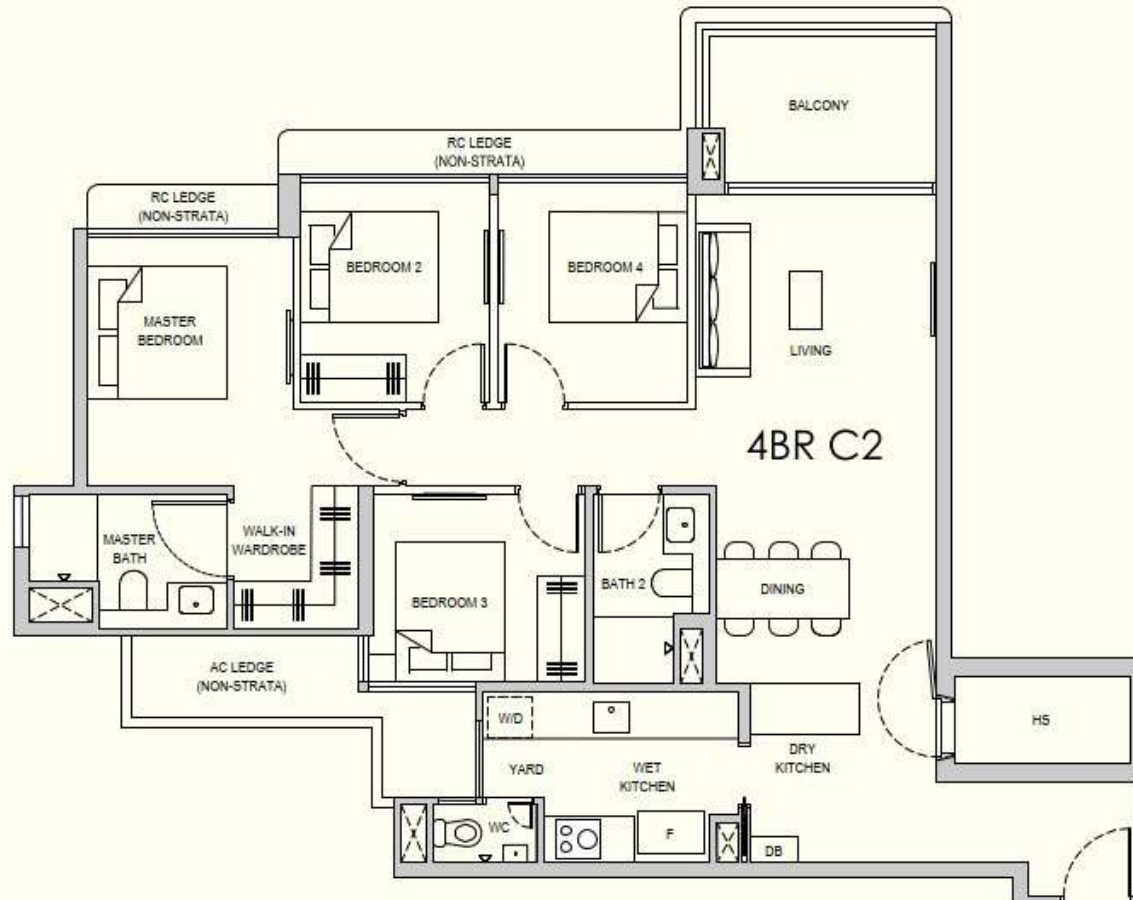
#10-12 to #16-12

#01-17 to #08-17* (Mirror)

#10-17 to #16-17* (Mirror)

#01-18 to #08-18

#10-18 to #16-18



Unique selling point

- 4-bedroom unit – Wide frontage Living, Dining and Dry kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Wet kitchen is naturally ventilated and has direct access to Yard and WC.
- Naturally ventilated Master bathroom.
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.
- Master bedroom with walk-in wardrobe provision.
- Additional dry kitchen island for culinary enthusiast

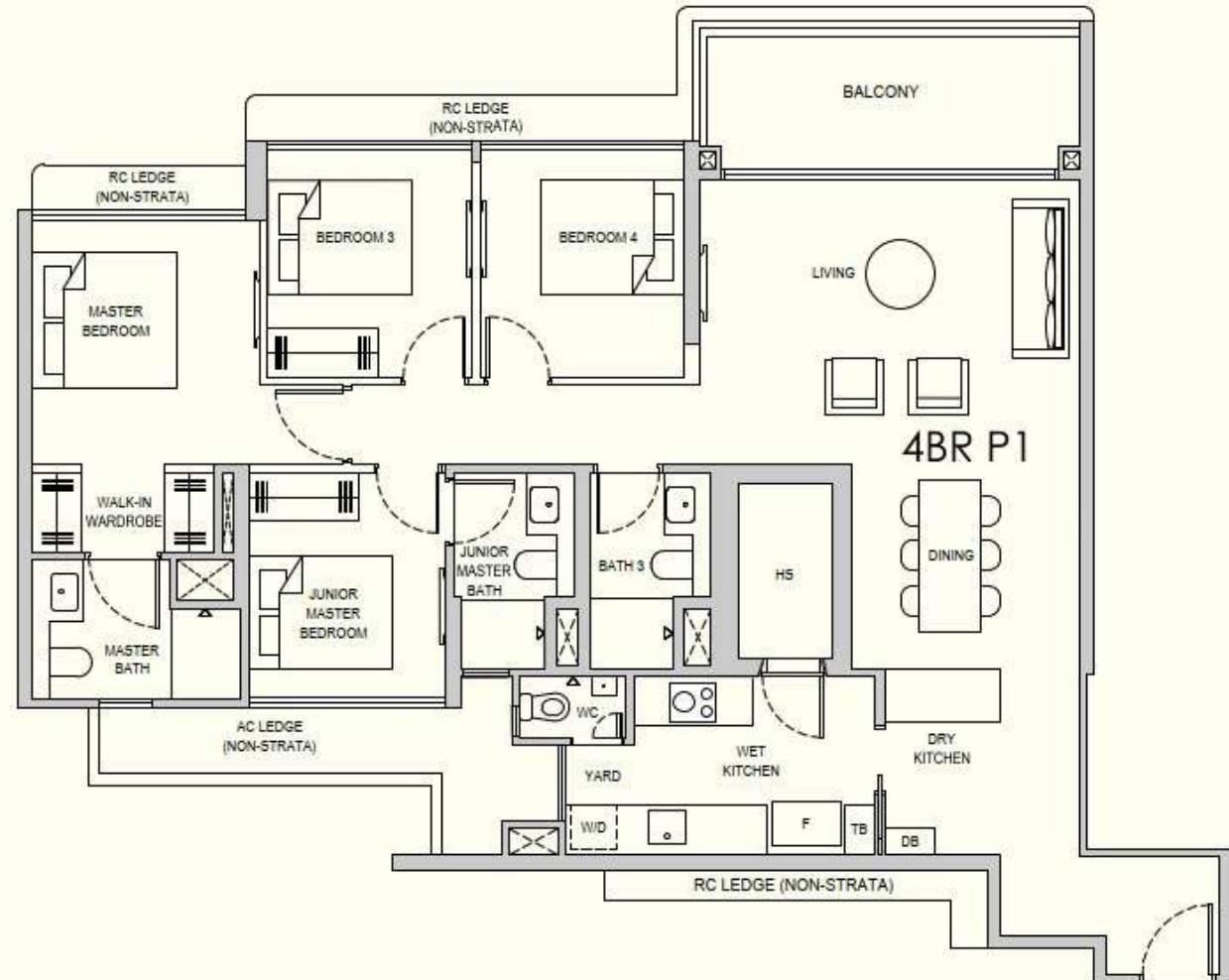
4-BEDROOM

TYPE 4BR P1
126 sqm / 1356 sqft

#01-32 to #08-32
#10-32 to #16-32

Unique selling point

- 4-bedroom unit – Wide frontage Living, Dining and Dry kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Enclosable Wet kitchen is naturally ventilated and has direct access to Yard and WC.
- Provision of household shelter that able to fit single bed for helper's room or store.
- Junior Master Bedroom with attached bathroom.
- Naturally ventilated Master and Junior master bathroom.
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.
- Master bedroom with walk-in wardrobe provision.
- Additional dry kitchen island for culinary enthusiast

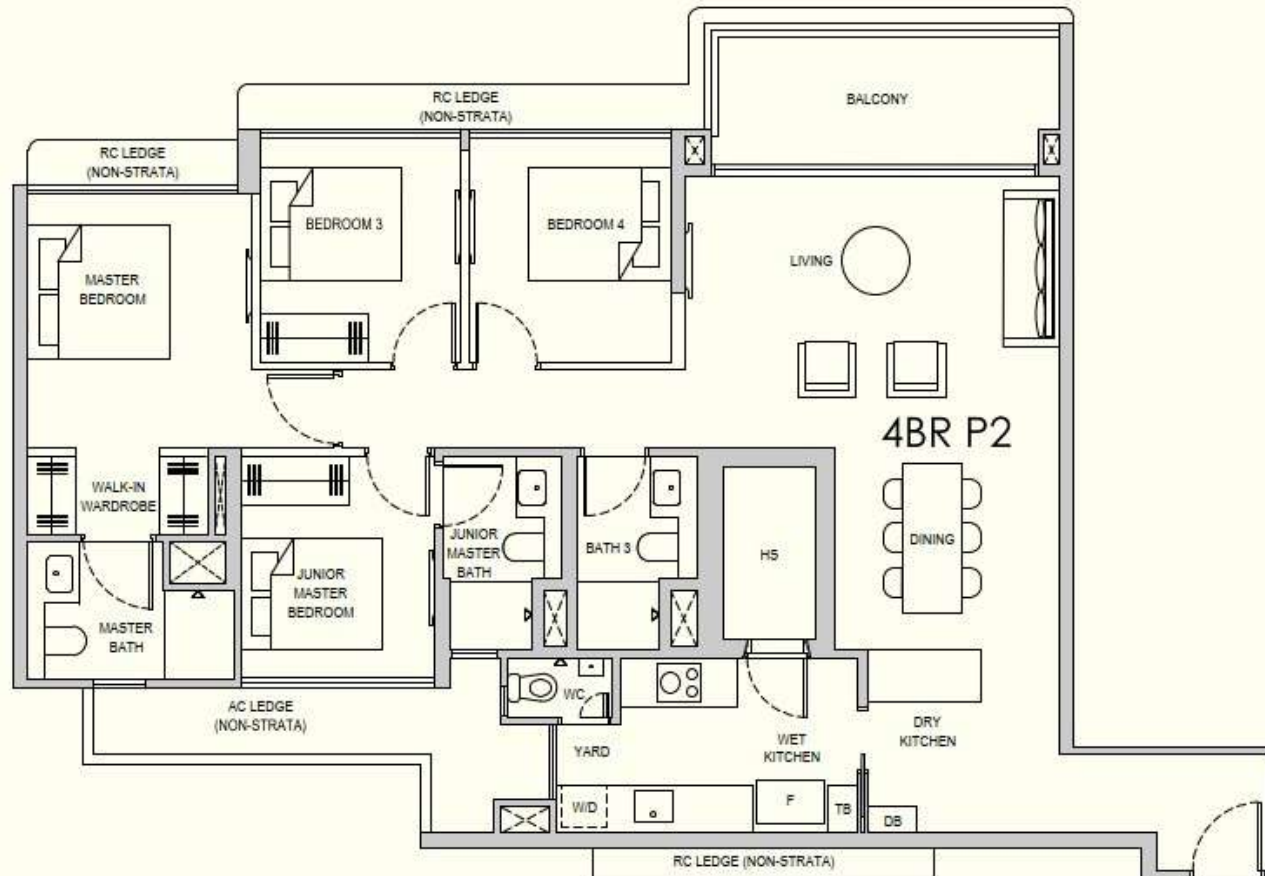


4-BEDROOM

TYPE 4BR P2
125 sqm / 1346 sqft

#01-23 to #08-23
#10-23 to #16-23

#01-27 to #08-27* (Mirror)
#10-27 to #16-27* (Mirror)



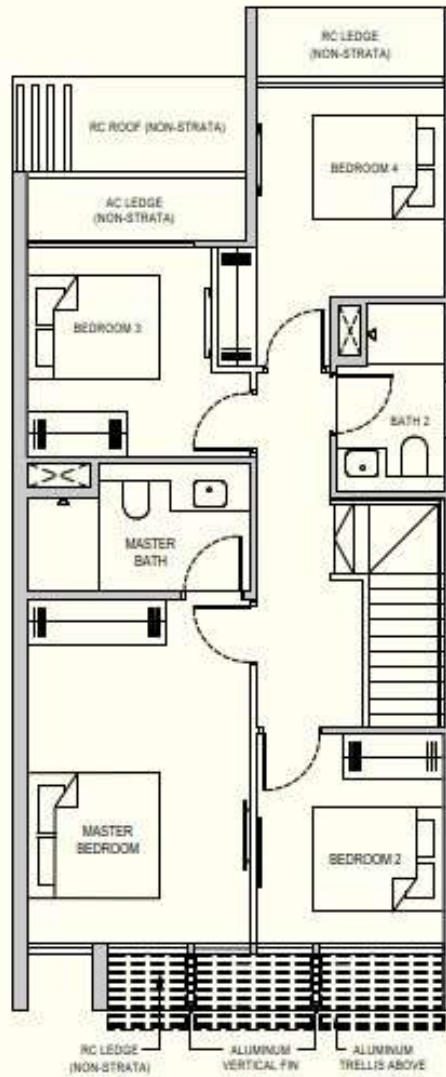
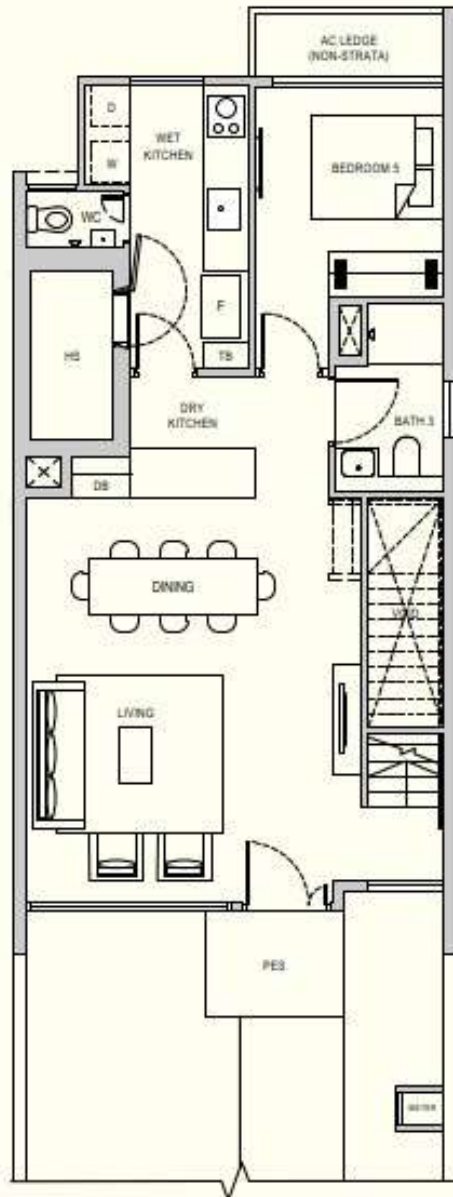
Unique selling point

- 4-bedroom unit – Wide frontage Living, Dining and Dry kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Enclosable Wet kitchen is naturally ventilated and has direct access to Yard and WC.
- Naturally ventilated Master and Junior master bathroom.
- Provision of household shelter that able to fit single bed for helper's room or store.
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.
- Master bedroom with walk-in wardrobe provision.
- Additional dry kitchen island for culinary enthusiast

TERRACE

TERRACE 1
139 sqm / 1496 sqft

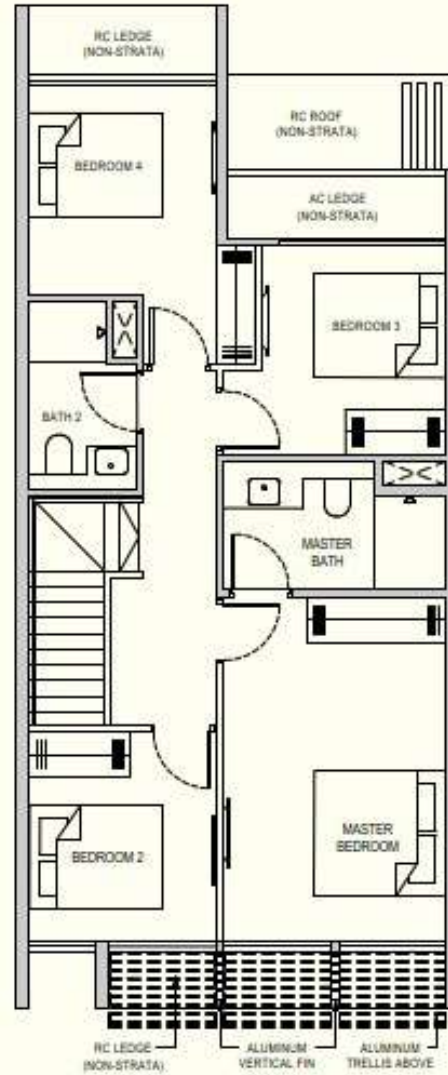
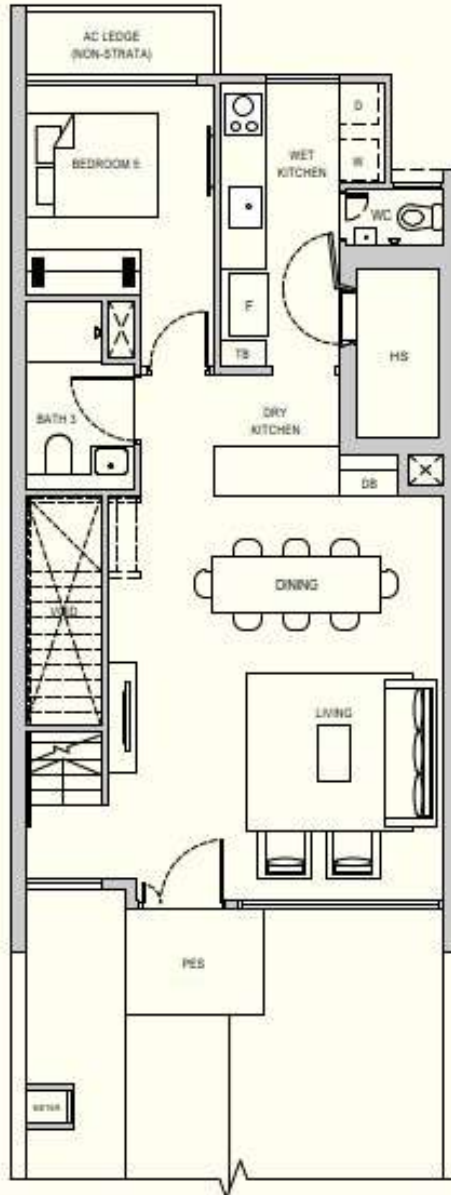
#72



TERRACE

TERRACE 2
139 sqm / 1496 sqft

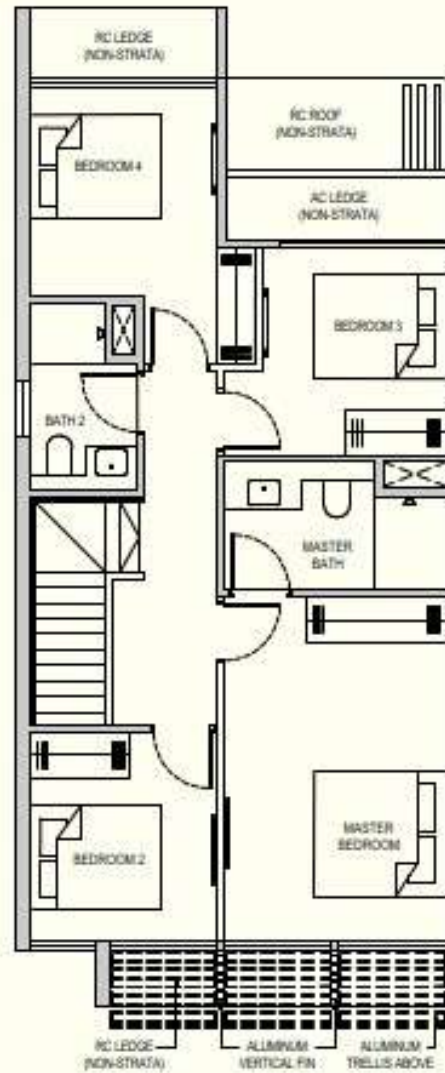
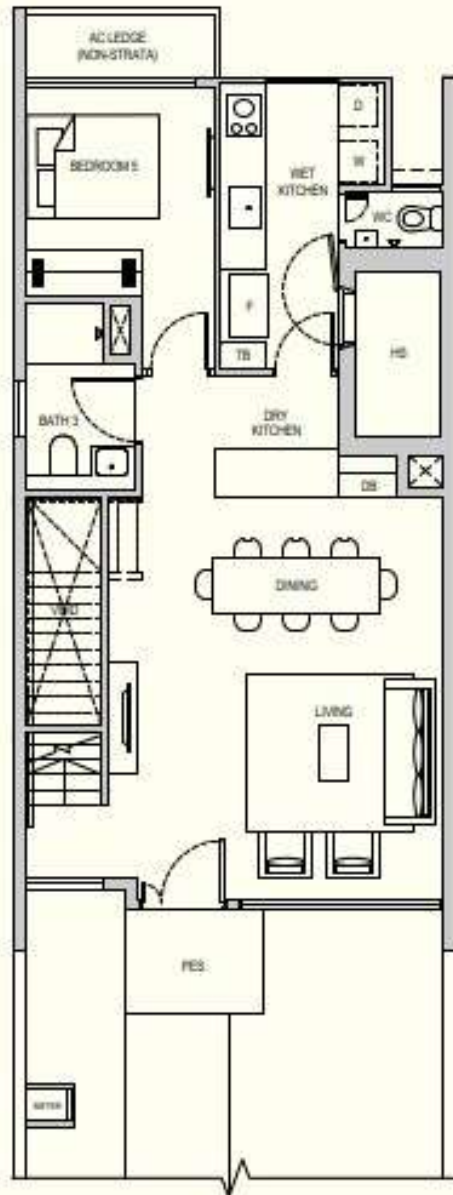
#70



TERRACE

TERRACE 3
139 sqm / 1496 sqft

#68



Investment & Location

- **\$350+ PSF lower land cost** than the latest Lentor parcel, providing strong value protection.
- **Walking distance** to Lentor MRT.
- **Directly borders** Future Hillock Park, Linear Park, and Green Link.

Architecture & Site Design

- **Non-PPVC project in Lentor:** Features hackable internal walls for flexibility.
- **100% park or pool views:** Zero units face undesirable directions.
- **Lentor's longest pool footprint:** Features a 75m Skyline Pool and 50m Lap Pool.

Unit Efficiency

- **Dumbbell layout:** Eliminates hallway waste; positions bedrooms on opposite sides for maximum privacy.
- **Continuous living & dining:** Straight rectangular layout opening directly to the balcony.
- **True-sized rooms:** Easily fits a King bed in the master and a Queen bed in the common room.
- **Smart niches:** Separated kitchen alcove to hide cooking mess, plus a dedicated study/library nook.

Amenities & Conveniences

- **On-site shops & childcare:** Integrated commercial retail shops and an Early Childhood Development Centre for doorstep convenience.
- **Full-scale facilities:** Includes a full tennis court, yoga studio, gym, and clubhouse.

Strata Landed Exclusivity

- **Only Lentor project with terrace houses:** The sole development in the entire enclave to offer highly coveted and affordable strata terrace units.



KINGSFORD
鑫丰地产

Kingsford Development Pte Ltd ("Kingsford Development"), incorporated in Singapore in 2011, is a subsidiary of the Kingsford Group which is involved in various businesses including real estate development, property management and manufacturing. The Kingsford Group's real estate operations span China and Australia, focusing on commercial and residential properties.



S i n g a p o r e . A u s t r a l i a . C h i n a



THE HILL @ ONE NORTH



WATERBAY



NORMANTON PARK



HILLVIEW PEAK



ONE MARINA GARDENS



CHUAN PARK



LENTOR GARDENS RESIDENCES



REGISTER FOR VVIP SHOW FLAT PREVIEW

Please Contact :

JAMES SHEA at 90035569

Developer Project Sales Team

CEA R007428H HUTTONS ASIA PTE LTD L3008899k