LENTOR
MODERN
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Artist's Impression

A Bridge Between Nature And Modern Conveniences

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02 INTRODUCTION
Another illustrious chapter in the making, Lentor Modern is set to add unprecedented vibrancy to a lush residential enclave amidst nature.

04 LIVE. SHOP. PLAY
Modern-day conveniences and necessities are lined up at your doorstep so you have more time for the things you love.

06 FACILITIES
Discover a 243m-long stream-inspired landscape that pays homage to the Lentor Forest and streams.

01 GUOCOLAND'S PORTFOLIO
A premier developer with an excellent track record in creating timeless homes and transforming places.

03 CONNECTIVITY
Linking up to the rest of the island is a breeze with direct access to Lentor MRT station.

05 LOCATION
The best of both worlds – a location that promises exclusivity and the essentials for a holistic lifestyle.

07 INTERIOR
A glimpse into your dream home, tailored to every stage of a desired lifestyle.

GuocoLand

Perfecting The Art Of Placemaking

GUOCO TOWER

The Group's first integrated mixed-use project in Singapore, Guoco Tower holds the distinction as the tallest building in the city state. Located above Tanjong Pagar MRT station, the development is a prominent feature of the cityscape with a Grade A office block, 6 levels of premium retail and F&B space, 181 prestigious residential homes and a luxury hotel.

A Celebrated Portfolio Of Distinctive Transformations

GuocoLand has a stellar track record in developing large-scale, integrated mixed-use developments and high-end residential developments.
The Group is heavily invested in ambitious undertakings that have rejuvenated districts, shaped communities and transformed cityscapes. A philosophy that has been accredited with numerous awards both locally and internationally.

WALLICH RESIDENCE

Crowning the iconic landmark and ascending 290 metres above sea level is the residential component – Wallich Residence. Comprising 181 luxurious homes in the heart of the Central Business District, distinguished homeowners are treated to the ideal blend of exclusivity and convenience.

GUOCO MIDTOWN

A game-changer and final piece of the jigsaw in the transformation of the Ophir-Rochor Corridor, Guoco Midtown seamlessly connects the 3 office micromarkets of City Hall, Marina Centre and Bugis. Comprising of Grade A offices, 2 exclusive residences, public and retail spaces, and the conserved former Beach Road Police Station, the integrated mixed-use development is an apposite response to new urban lifestyles that require effortless transitions between living, working and entertaining.

MIDTOWN MODERN

As one of the residential components, Midtown Modern houses 558 luxurious garden homes nestled in the serenity of 10 thematic gardens and a 1-hectare landscape within the integrated development of Guoco Midtown. Midtown Modern has two 30-storey towers, is well-served by a retail podium, and is directly linked to Bugis MRT interchange station which runs along both the East-West Line (EWL) and Downtown Line (DTL).

Artist's Impression

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MIDTOWN BAY

Exclusive, yet connected.
The other residential component of Guoco Midtown is Midtown Bay – A discerning collection of 219 elegant units perched above the buzz of city life.

“

Lentor Modern will lead the new wave of transformation at Lentor Estate, adding unprecedented vibrancy and modern conveniences to a lush residential enclave embraced by nature.

Cheng Hsing Yao
Chief Executive Officer
GuocoLand

”

The Art Of Modernity

How do you balance the demands of a cosmopolitan world while respecting nature enough for it to flourish? Such is the conundrum facing the lush Lentor Estate – a tranquil neighbourhood home to landed dwellings.

GuocoLand brings its signature expertise in transit-oriented mixed-use developments from central Singapore to the Lentor area, spearheading the transformation of the neighbourhood while paving the way for accessibility to quintessential lifestyle conveniences.

Directly connected to Lentor MRT station which links up with key landmarks including Orchard Road, Marina Bay, Central Business District, and East Coast, the integrated mixed-use development will feature three 25-storey towers housing 605 residential units. Complemented by a splendid collection of stream-inspired facilities that pays homage to the Lentor Forest and its streams, Lentor Modern will also house a much-welcomed range of F&B and retail options, including a supermarket and a childcare centre.

Flora thrives in the nearby nature parks such as Thomson Nature Park, Lower Seletar Reservoir Park and Lower Peirce Reservoir Park. Further supplementing the verdancy will be the future Hillock Park and Linear Park, both just a stone's throw from the development.

Some may say nothing can be perfect. Lentor Modern on the other hand, strikes quite the perfect balance between Mother Nature, the built environment and its community.

Artist's Impression

Artist's Impression

Integrated Convenience Transforming Lentor

Amidst the tranquility of a landed estate, discover modern conveniences of over 96,000 sq ft of commercial, retail and F&B options including a 12,000 sq ft supermarket and a 10,000 sq ft childcare centre right at home.

OVERVIEW OF LENTOR MODERN

A **1.7ha integrated mixed-use development**

Directly connected to
Lentor MRT station
on the Thomson-East Coast Line

Over **96,000 sq ft** of commercial spaces including a **12,000 sq ft** supermarket and a **10,000 sq ft** of childcare centre

3 towers
25 storeys
605 units of modern residences
1- to 4-bedroom units to choose from

Lush landscape with approximately **150 plant species** on level 4 spanning **243m long** and **3 Sky Clubs** on level 14

1 Tennis Court
2 Gyms
2 Glamping Tents
2 Signature Lawns
3 Pavilions
4 Pools
9 Sky Lounges
13 Work Corners
15 Gardens

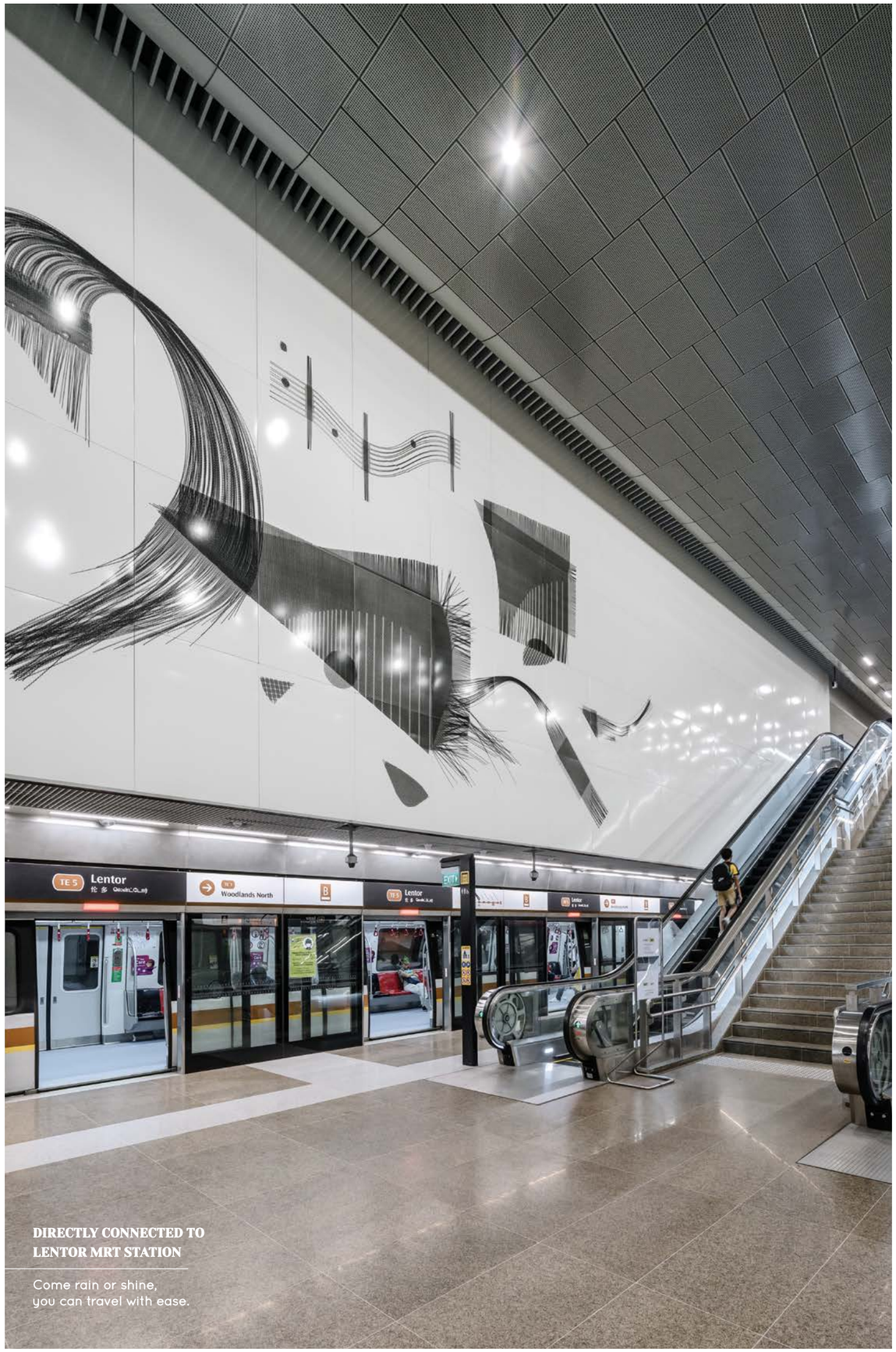
Unobstructed views
of nature and the landed estates

The information herein are current at the time published and may be subject to changes.

03

Seize The Day In Less Than 01 Minute

An MRT line at your doorstep that links up to all major rail networks means you enjoy unparalleled connectivity to different agendas. Now, will it be business or pleasure?

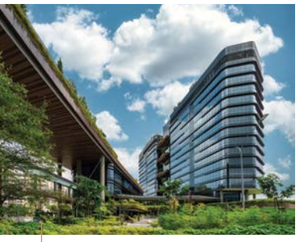


DIRECTLY CONNECTED TO LENTOR MRT STATION

Come rain or shine, you can travel with ease.

Any Time Place Where

WITH THE THOMSON-EAST COAST LINE



Woodlands (TEL / NSL)

Woodlands Regional Centre

Woodlands Checkpoint

Republic Polytechnic

Caldecott (TEL / CCL)

MacRitchie Reservoir

Stevens (TEL / DTL)

Singapore Chinese Girls' School

St. Joseph's Institution

Anglo-Chinese School (Barker Road)

Napier (TEL)

Singapore Botanic Gardens

Dempsey Hill

Tanjong Rhu (TEL)

Marina Bay Golf Course

Singapore Indoor Stadium

Singapore Sports Hub

Orchard (TEL / NSL)

ION Orchard

Ngee Ann City

Paragon Shopping Centre

Marine Parade (TEL)

East Coast Park

Parkway Parade

Katong / Joo Chiat

Marina Bay (TEL / NSL / CCL)

Central Business District

Gardens By The Bay (TEL)

Marina Bay Sands

Gardens By The Bay

Marina Barrage

WOODLANDS NORTH

WOODLANDS Interchange Station TEL / NSL

WOODLANDS SOUTH

SPRINGLEAF

LENTOR

MAYFLOWER

BRIGHT HILL Interchange Station TEL / CRL

UPPER THOMSON

CALDECOTT Interchange Station TEL / CCL

MOUNT PLEASANT

STEVENS Interchange Station TEL / DTL

NAPIER

ORCHARD BOULEVARD

ORCHARD Interchange Station TEL / NSL

GREAT WORLD

HAVELOCK

OUTRAM PARK Interchange Station TEL / NEL / EWL

MAXWELL

SHENTON WAY

MARINA BAY Interchange Station TEL / NSL / CCL

MARINA SOUTH

GARDENS BY THE BAY

FOUNDERS' MEMORIAL

TANJONG RHU

KATONG PARK

TANJONG KATONG

MARINE PARADE

MARINE TERRACE

SIGLAP

BAYSHORE

BEDOK SOUTH

SUNGEI BEDOK Interchange Station TEL / DTL

*Target completion date:
2024 - Founders' Memorial to Bayshore MRT stations
2025 - Bedok South and Sugei Bedok MRT stations

When Indulgence

MACRITCHIE RESERVOIR (4 MRT STOPS)

An oasis of nature, MacRitchie Reservoir's many attractions have made it a favourite destination for outdoor enthusiasts.

ORCHARD ROAD (9 MRT STOPS)

Shop to your heart's content along one of the world's most renowned shopping streets.

CENTRAL BUSINESS DISTRICT (15 MRT STOPS)

Commuting to work in the city centre and downtown core is a breeze.

Meets Modern Conveniences

Artist's Impression

Necessities In Seconds

A lift ride opens doors to everything you could possibly need without venturing far from the comforts of home, thanks to the availability of commercial, retail and F&B offerings that include a supermarket and childcare centre right downstairs.

Artist's Impression

Access A World Of Modern Conveniences With Ease

Lentor Modern keeps you in touch with all things that matter.
Necessities, nature, and even your next adventure.

LIVE. SHOP. PLAY ON REPEAT

Life should be all about the joyous moments and precious memories. As an integrated mixed-use development that is poised to transform the neighbourhood, exciting times are ahead for all – you, your community, and the ones you cherish.

Make light work of grocery runs. Grab a coffee with friends whenever you fancy it. Embrace a lifestyle that is an endless cycle of delights and convenience.

For Illustration Only

Over 96,000 sq ft of commercial spaces

Artist's Impression

Artist's Impression

SHOP, DINE, LEARN & PLAY WITHOUT LEAVING HOME

Everything you need, at your fingertips. Lentor Modern has plenty to offer to meet the needs and wants of every urbanite and modern family. From retail and beauty services, to F&B establishments and enrichment centres.

Lifestyle Playground At Your Doorstep

For Illustration Only

1 F&B

Tuck into gastronomical delights whenever your cravings kick in.

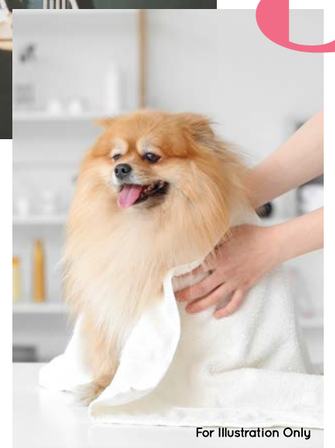
2 FITNESS & HEALTH

Keep fit to keep up. Stay in tip-top shape, rain or shine.

For Illustration Only

3 RETAIL & SERVICES

There is something for everyone – from daily necessities to grooming services for all in the family.



For Illustration Only

4 SUPERMARKET

Grocery runs are more convenient than ever before, with the freshest produce available right at the supermarket below.

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5 CHILDCARE CENTRE

Parents will have a true peace of mind with a childcare centre just a lift ride from home.

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LOCATION

05

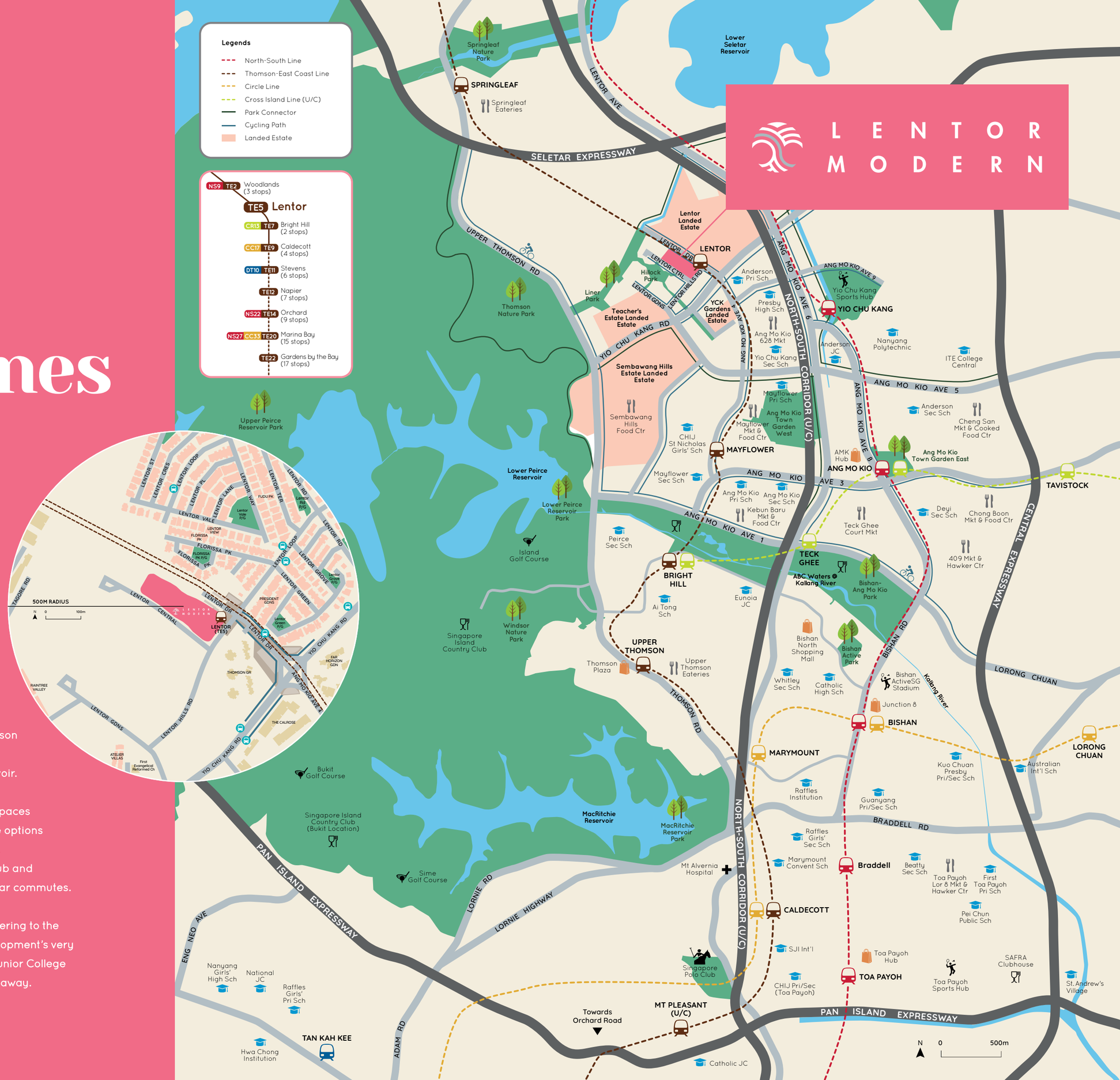
Touchstones
Of A Life Well-Lived

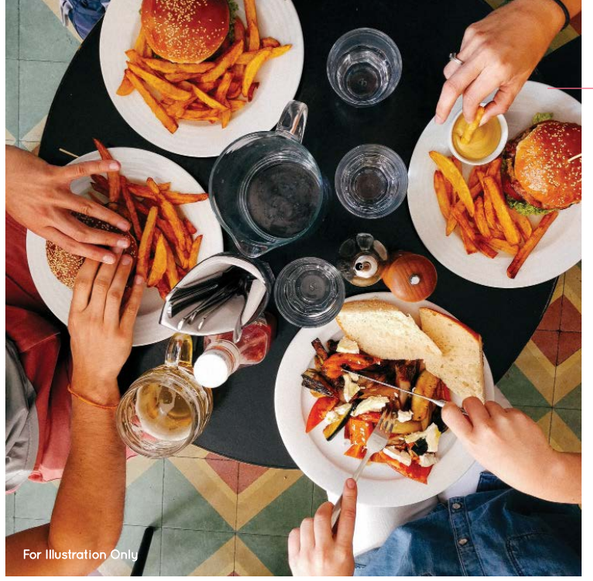
Nestled in a serene neighbourhood of landed estates, Lentor Modern is pleasantly well-connected thanks to its seamless access to Lentor MRT station which connects to all 6 MRT lines across the island. Drivers will also find themselves cruising towards destinations as major expressways including the Central Expressway, Seletar Expressway, and upcoming North-South Corridor, are all within proximity.

Surrounding the development is a plethora of nature parks full of adventure and discovery, such as the 50-hectare Thomson Nature Park, the peaceful waters of Lower Seletar Reservoir, and Singapore's second oldest reservoir, Lower Peirce Reservoir.

A commercial podium with over 96,000 sq ft of commercial spaces right at the foot of the property brings F&B, retail and lifestyle options within easy reach for both homeowners and the community. Meanwhile, popular shopping and dining venues like AMK Hub and the eateries at Springleaf are just minutes away via train or car commutes.

Parents can rest easy knowing that educational institutions catering to the different schooling levels are easily accessible - from the development's very own childcare centre to Anderson Primary School, Anderson Junior College and Nanyang Polytechnic that are all situated just short drives away.

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RETAIL / DINING

Lentor Modern, directly connected
AMK Hub, 5-min drive
Springleaf Eateries, 7-min drive (1 MRT stop)
Upper Thomson Eateries, 9-min drive (3 MRT stops)
Thomson Plaza, 10-min drive (3 MRT stops)
Junction 8, 11-min drive
Northpoint City, 14-min drive
Orchard Road, 19-min drive (9 MRT stops)
Marina Bay Sands, 25-min drive (17 MRT stops)

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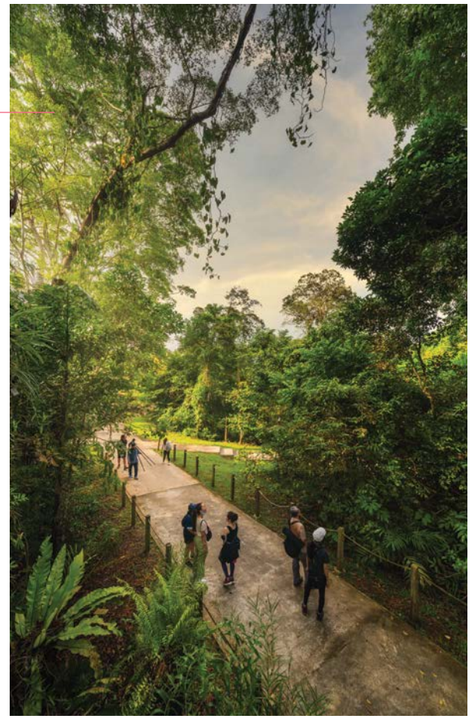
EXPRESSWAYS

North-South Corridor (u/c), 2-min drive
Central Expressway, 7-min drive
Seletar Expressway, 7-min drive

NATURE / LEISURE

Thomson Nature Park, 4-min drive
Bishan-Ang Mo Kio Park, 5-min drive
Lower Seletar Reservoir Park, 8-min drive
Lower Peirce Reservoir Park, 8-min drive
Windsor Nature Park, 9-min drive
Upper Peirce Reservoir Park, 13-min drive
Mandai Wildlife Reserve, 18-min drive
Singapore Botanic Gardens, 22-min drive (7 MRT stops)
Gardens By The Bay, 27-min drive (17 MRT stops)



BUSINESS

Bishan Sub-Regional Centre, 8-min drive
Seletar Aerospace Park, 14-min drive
Woodlands Regional Centre, 18-min drive (3 MRT stops)
Central Business District, 24-min drive (15 MRT stops)

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EDUCATION

Lentor Modern Childcare, directly connected
Anderson Primary School, 15-min walk
Mayflower Primary School, 4-min drive
Presbyterian High School, 4-min drive
CHIJ St Nicholas Girls' School, 5-min drive
Anderson Secondary School, 6-min drive
Anderson Junior College, 5-min drive
Nanyang Polytechnic, 6-min drive
ITE College Central, 7-min drive

*Estimated travelling time is based on One Map

Homage To Lentor

Lentor Modern is more than just a home for the discerning. It is a homage to the original Lentor Forest and its meandering streams. Memories of which are preserved and embodied in the development's stream-inspired landscaping and facilities.

THE LENTOR STREAM

Inspiring the convergence of all aspects of life into one new community.

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A Winding Stream Party

Inspired by an ancient tradition where people converge along a stream to interact, make merry, and compose poems, Lentor Modern replicates the fostering of a community through an unperturbed flow of stream-inspired facilities and salubrious experiences. This is where a sense of belonging is forged, the brilliance of the human mind is celebrated, and relationships between man and the environment can flourish.

Endless Activities Of Live-Work-Play Along The Stream

A) JACUZZI ALCOVE

Soak in the rejuvenating comforts of the Jacuzzi that offers much-needed respite after a day's work.

B) 25M & 50M LAP POOLS

You will have not one, but two, Lap Pools to showcase your best strokes and lap times.

C) LEISURE POOL & STREAM PAVILION

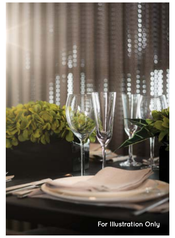
The Leisure Pool is ideal for days when you just want to take things slow, or have fun in the waters with the little ones.

D) PLAY LAWN & TEA PAVILION

Tea lovers will appreciate a specially demarcated Tea Pavilion perfect for sipping afternoon tea, while making acquaintances or spending quality me-time.

E) GRAND LAWN & HARVEST PAVILION

Reap the fruits of labour and neighbourly ties. The Harvest Pavilion turns cultivated produce of the Allotment Garden into farm-to-table experiences for a community.

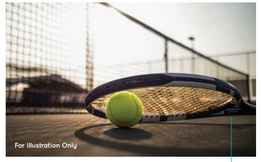


F) GRAND CLUBHOUSE

Be it business or leisure, the Grand Clubhouse is comprehensively designed to accommodate any occasion with a Business Lounge, 2 Dining Lounges, a Games Room and even a Dance Studio.

G) INDOOR & OUTDOOR GYMS

Whether you prefer doing reps indoor or sweating it out in the open, the availability of both indoor and outdoor gyms means uninterrupted workout regimes.

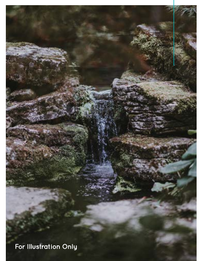


H) TENNIS COURT

Go for friendly rallies with neighbours, or ace the game competing with friends.

I) SPRING GROVE

Take a breather and let your mind wander along with the calming trickling of water.



PLAY

Artist's Impression

GRAND CLUBHOUSE

The stage is set as nature plays witness to some of your most memorable moments.

Take the things you love and the people you cherish into the warm embrace of a green oasis, and may the heartfelt memories flow unhindered like meandering streams. The Grand Clubhouse features 2 elegant Dining Lounges ideal for celebratory occasions or hosting soirees. Equally delightful dressed-down days of fun can also be spent in the Games Room and Dance Studio.

DINING LOUNGES

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DANCE STUDIO

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GLAMPING TENTS

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GAMES ROOM

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Joyous Moments Steeped In Nature

RETREAT

Revel And Relax,

An air of freshness and sophistication in every breath.

In the daily pursuit for perfection, the body and soul occasionally crave for rejuvenation. Which is why Lentor Modern turns towards the best that nature has to offer, replicated in a thoughtfully curated selection of facilities intended to refresh and recharge. Step into the healing comforts of the rejuvenating Jacuzzi and feel a sense of liberation taking over.

In The Same Breath

Artist's Impression

HARVEST PAVILION

The Allotment Garden allows you to cultivate your own produce for a unique farm-to-table experience at the Harvest Pavilion.

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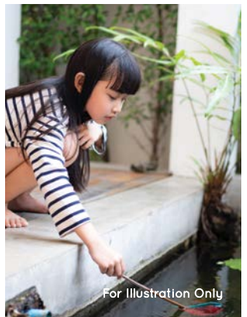
GRAND LAWN



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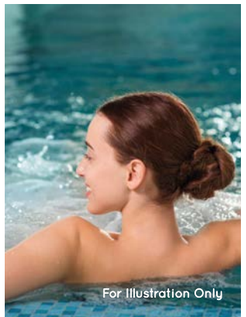
FISHING CREEK



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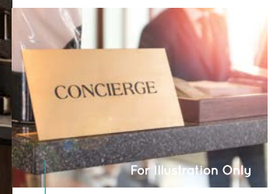
JACUZZI ALCOVE

WORK

Artist's Impression

Enveloped by serenity, creativity and teamwork will feel nothing short of natural. Regardless if you are leading a team, flying solo, or playing host to guests and associates, the Business Lounge is an ideal venue for a sales pitch or to showcase your next big idea.



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ARRIVAL LOUNGE

Make first impressions count with an Arrival Lounge that exudes a warm welcome.

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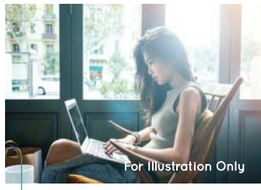
BUSINESS LOUNGE

Host a team, or present a winning proposal. The Business Lounge is optimised for collaboration in impressive out-of-office settings.



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WORK CORNER

Work Corners at Sky Clubs are ideal for individuals who prefer privacy at work or attend online meetings.

BUSINESS LOUNGE

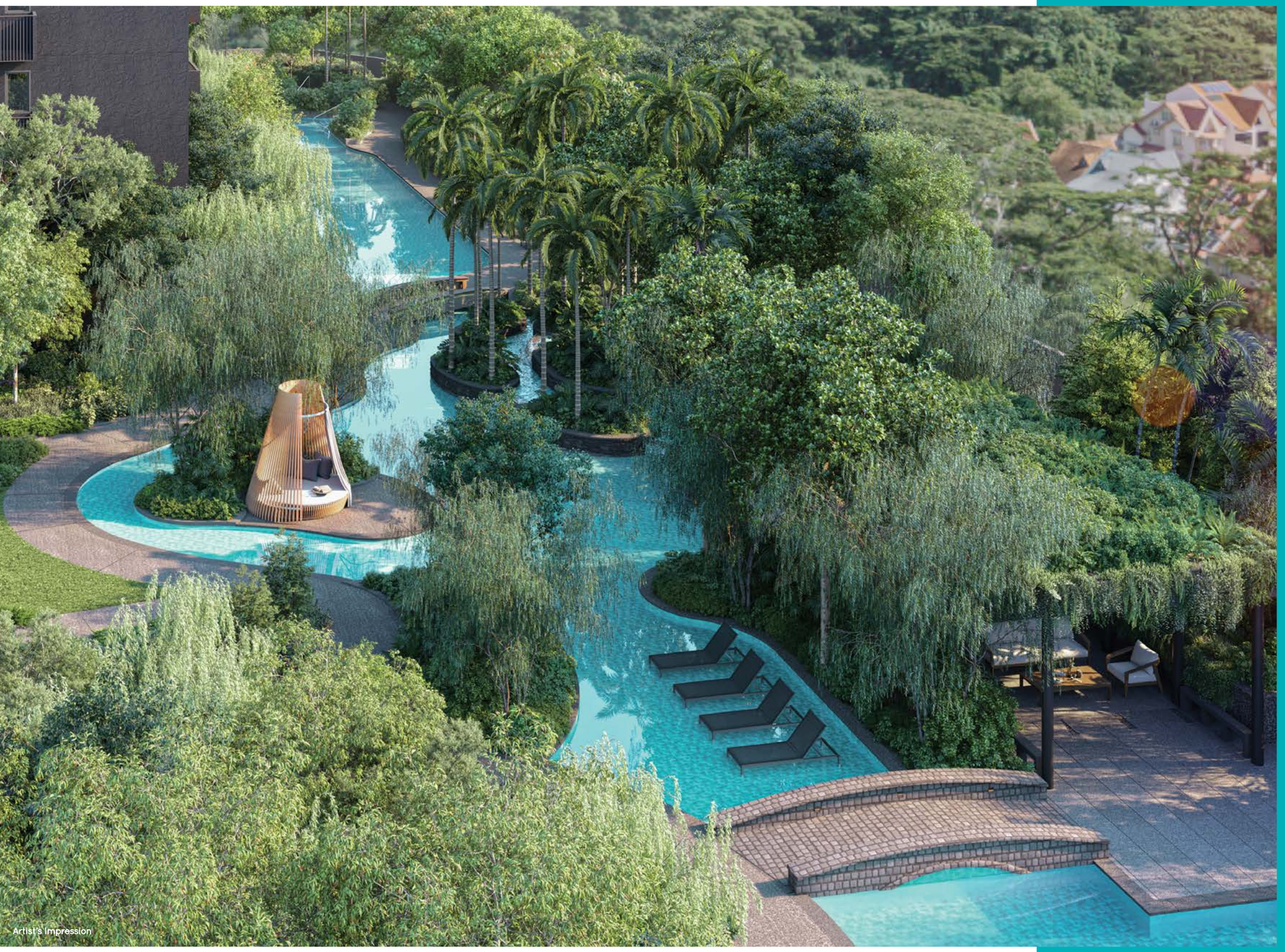
Ace your work in a conducive environment that inspires and raises productivity.

Bridge Your Connections Between Work & Nature

06

SITE PLAN

LEVEL 1 / 2
LEVEL 4
LEVEL 14



Artist's Impression

SITE PLAN LEVEL 1

LEGEND:

1. COMMERCIAL DROP OFF
2. COMMERCIAL LIFT LOBBY
3. RESIDENTIAL LIFT LOBBY
4. CLUBHOUSE LIFT LOBBY
5. TAXI STAND
6. FUTURE BUS SHELTER (BY LTA)

A. GENSET (BASEMENT)
B. SUBSTATION (BASEMENT)
C. BIN CENTRE (BASEMENT)

SUPERMARKET
SHOPS
CHILDCARE (L2)

SITE PLAN LEVEL 4

LEGEND:

1. GRAND CLUBHOUSE
   - 1a Arrival Lounge
   - 1b Dining Lounge
   - 1c Business Lounge
   - 1d Dance Studio
   - 1e Games Room
2. SUN DECK
3. 50M LAP POOL
4. GLAMPING TERRACE
5. POOLSIDE LOUNGE
6. STREAM PAVILION
7. POOLSIDE TERRACE
8. LEISURE POOL
9. WATER CASCADES
10. POOLSIDE PROMENADE
11. 25M LAP POOL
12. SPA POOL
13. JACUZZI ALCOVE
14. MEADOW GARDEN
15. PLAY LAWN
16. TEA PAVILION
17. SPICE GARDEN
18. ORCHARD GARDEN
19. ALLOTMENT GARDEN
20. HARVEST PAVILION
21. GRAND LAWN
22. HERB GARDEN
23. SPRING GROVE
24. MINI GOLF
25. OUTDOOR GYM
26. INDOOR GYM
27. PLAY GARDEN
28. TENNIS COURT

WATER TANK (ROOF)

SITE PLAN LEVEL 14

TOWER 3

LEGEND:

29. CLUB LOUNGE
30. GOURMET LOUNGE
31. LOOK-OUT TERRACE
32. EDIBLE PLANT GARDEN
33. SWING GARDEN
34. RETREAT LOUNGE
35. WELLNESS TERRACE
36. WORK CORNER
37. CHILL OUT TERRACE
38. SERENE GARDEN

TOWER 5

LEGEND:

39. CLUB LOUNGE
40. GOURMET LOUNGE
41. LOOK-OUT TERRACE
42. EDIBLE PLANT GARDEN
43. SWING GARDEN
44. RETREAT LOUNGE
45. WELLNESS TERRACE
46. WORK CORNER
47. CHILL OUT TERRACE
48. SERENE GARDEN

TOWER 7

LEGEND:

49. CLUB LOUNGE
50. GOURMET LOUNGE
51. LOOK-OUT TERRACE
52. EDIBLE PLANT GARDEN
53. SWING GARDEN
54. RETREAT LOUNGE
55. WELLNESS TERRACE
56. WORK CORNER
57. CHILL OUT TERRACE
58. SERENE GARDEN

N

SITE PLAN
0 10 20 30m

BP Approval No. A1709-00010-2021-BP01 dated 15/07/2022

The Spectacular Display

Artist's Impression

Others Can Only Imagine

Tranquility ensues all around you. And as far as the sightlines can see, a scenery to savour for all its beauty. Take in the fresh air and be treated to picturesque views of the lush surroundings and the low-rise landed estates.

A Lavish Interior As Vast As Its View

While the view may take breaths away, home warms the heart in every way. Every unit at Lentor Modern is exceptionally well-designed with spacious interiors to allow you to live large, all while integrating the small details that make a big difference.

Artist's Impression

Every Home, A Blank Canvas

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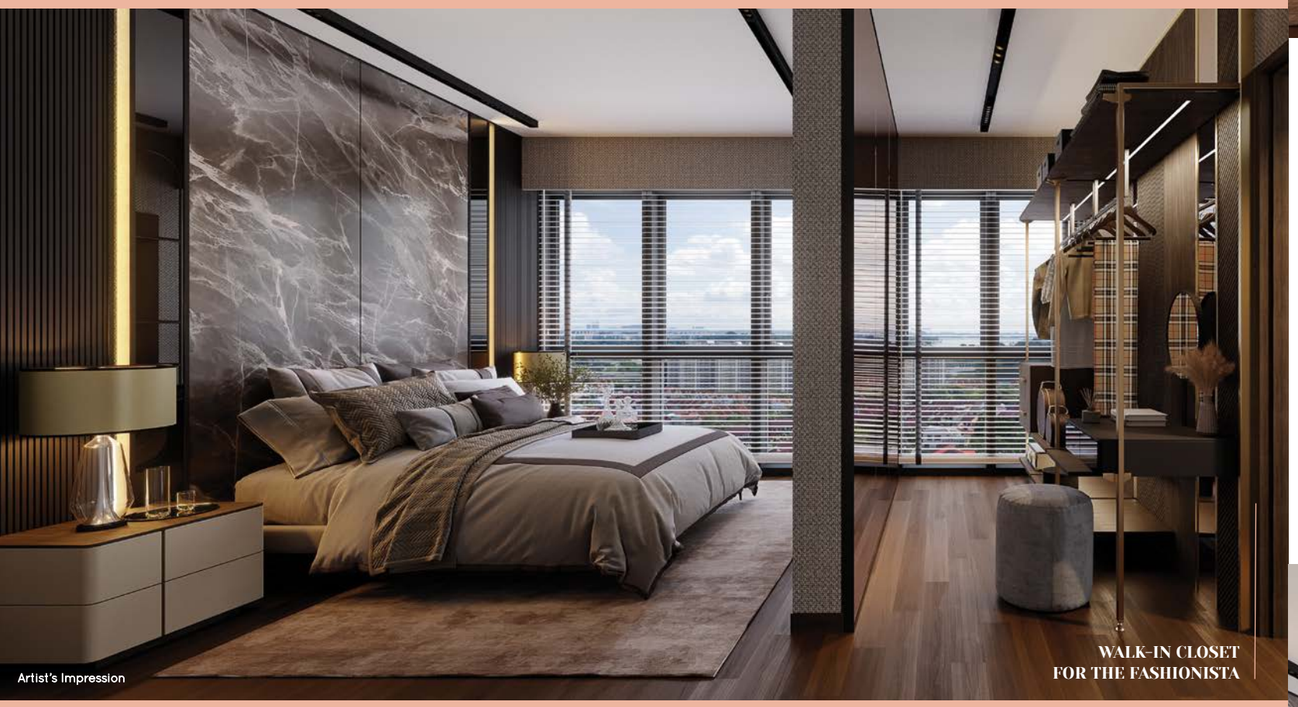
Let Your Personality Shine Through.

Artist's Impression

REDEFINING 9 TO 5 AT WORK

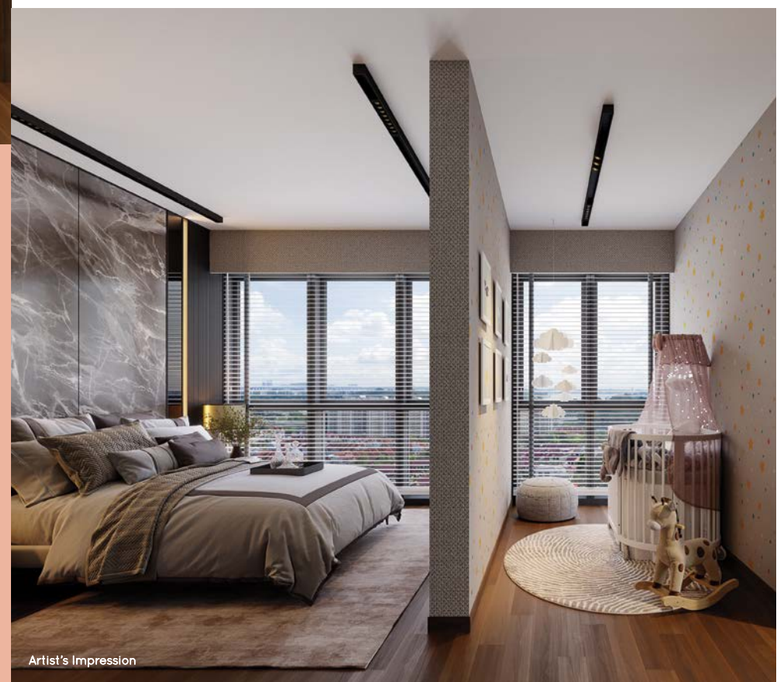

Artist's Impression

WALK-IN CLOSET
FOR THE FASHIONISTA

& Turn Your Dreams Into Reality.

A home should represent its most important element – you. Whether it is that walk-in closet you have always dreamed about, a home office that inspires, the collectors den that you have been planning, or even additional space for a new member of the family. Lentor Modern's Flex Room lets you define luxury living the way you want it.

Allow Your Ambitions To Dictate.


Artist's Impression

CARVE OUT A COSY COCOON
FOR THE LITTLE ONE

Function Comes In All Flavours

Setting the stage for your culinary prowess and creations is a modern, well-equipped kitchen fitted with appliances from one of the world's finest brands – SMEG.

TOP-OF-THE-LINE APPLIANCES FROM SMEG

A Stylish Symphony, Wherever You Look

SANITARY WARES FROM HANSGROHE AND ROCA

Topping off the premium living experience are luxurious sanitary wares from Hansgrohe and Roca. And when even the finer details exude sophistication, you know that life from here on is going to be anything but ordinary.

For Illustration Only

UNIT DISTRIBUTION CHART & FLOOR PLANS

1-BEDROOM
2-BEDROOM + FLEX
3-BEDROOM + FLEX
4-BEDROOM + FLEX

UNIT DISTRIBUTION CHART

TOWER 3

3 Lentor Central S(788888)

UNIT / FLOOR	1	2	3	4	5	6	7	8	9	10
25	B2-R	D1-R	C6-R	A1S	B1-R	B1-R	A1S	C1-R	C4-R	C3-R
24	B2-R	D1-R	C6-R	A1S	B1-R	B1-R	A1S	C1-R	C4-R	C3-R
23	B2	D1	C6	A1S	B1	B1	A1S	C1	C4	C3
22	B2	D1	C6	A1S	B1	B1	A1S	C1	C4	C3
21	B2	D1	C6	A1S	B1	B1	A1S	C1	C4	C3
20	B2	D1	C6	A1S	B1	B1	A1S	C1	C4	C3
19	B2	D1	C6	A1S	B1	B1	A1S	C1	C4	C3
18	B2	D1	C6	A1S	B1	B1	A1S	C1	C4	C3
17	B2	D1	C6	A1S	B1	B1	A1S	C1	C4	C3
16	B2	D1	C6	A1S	B1	B1	A1S	C1	C4	C3
15	B2	D1	C6	A1S	B1	B1	A1S	C1	C4	C3
14	SKY CLUB									
13	B2	D1	C6	A1S	B1	B1	A1S	C1	C4	C3
12	B2	D1	C6	A1S	B1	B1	A1S	C1	C4	C3
11	B2	D1	C6	A1S	B1	B1	A1S	C1	C4	C3
10	B2	D1	C6	A1S	B1	B1	A1S	C1	C4	C3
9	B2	D1	C6	A1S	B1	B1	A1S	C1	C4	C3
8	B2	D1	C6	A1S	B1	B1	A1S	C1	C4	C3
7	B2	D1	C6	A1S	B1	B1	A1S	C1	C4	C3
6	B2	D1	C6	A1S	B1	B1	A1S	C1	C4	C3
5	B2	D1	C6	A1S	B1	B1	A1S	C1	C4	C3
4	B2-G	D1-G	C6-G	A1S-G	B1-G	B1-G	A1S-G	C1-G	C4-G	C3-G
3	RESIDENTS' CARPARK									
2	CHILDCARE CENTRE + RESIDENTS' CARPARK									
1	SHOPS + SUPERMARKET									
BASEMENT	SHOPS + PUBLIC CARPARK									

1-Bedroom

2-Bedroom + Flex

3-Bedroom + Flex

4-Bedroom + Flex

TOWER 5

5 Lentor Central S(788889)

UNIT / FLOOR	11	12	13	14	15	16	17	18	19
25	B2-R	D1-R	C6-R	B2-R	B2-R	B1-R	C1-R	D1-R	C3-R
24	B2-R	D1-R	C6-R	B2-R	B2-R	B1-R	C1-R	D1-R	C3-R
23	B2	D1	C6	B2	B2	B1	C1	D1	C3
22	B2	D1	C6	B2	B2	B1	C1	D1	C3
21	B2	D1	C6	B2	B2	B1	C1	D1	C3
20	B2	D1	C6	B2	B2	B1	C1	D1	C3
19	B2	D1	C6	B2	B2	B1	C1	D1	C3
18	B2	D1	C6	B2	B2	B1	C1	D1	C3
17	B2	D1	C6	B2	B2	B1	C1	D1	C3
16	B2	D1	C6	B2	B2	B1	C1	D1	C3
15	B2	D1	C6	B2	B2	B1	C1	D1	C3
14	SKY CLUB								
13	B2	D1	C6	B2	B2	B1	C1	D1	C3
12	B2	D1	C6	B2	B2	B1	C1	D1	C3
11	B2	D1	C6	B2	B2	B1	C1	D1	C3
10	B2	D1	C6	B2	B2	B1	C1	D1	C3
9	B2	D1	C6	B2	B2	B1	C1	D1	C3
8	B2	D1	C6	B2	B2	B1	C1	D1	C3
7	B2	D1	C6	B2	B2	B1	C1	D1	C3
6	B2	D1	C6	B2	B2	B1	C1	D1	C3
5	B2	D1	C6	B2	B2	B1	C1	D1	C3
4	B2-G	D1-G	C6-G	B2-G	B2-G	B1-G	C1-G	D1-G	C3-G
3	RESIDENTS' CARPARK								
2	CHILDCARE CENTRE + RESIDENTS' CARPARK								
1	SHOPS + SUPERMARKET								
BASEMENT	SHOPS + PUBLIC CARPARK								

TOWER 7

7 Lentor Central S(788890)

UNIT / FLOOR	20	21	22	23	24	25	26	27	28	29
25	B2-R	B1-R	C5-R	C2-R	B2-R	B2-R	A1S	C4-R	C4-R	C3-R
24	B2-R	B1-R	C5-R	C2-R	B2-R	B2-R	A1S	C4-R	C4-R	C3-R
23	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
22	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
21	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
20	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
19	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
18	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
17	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
16	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
15	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
14	SKY CLUB									
13	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
12	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
11	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
10	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
9	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
8	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
7	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
6	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
5	B2	B1	C5	C2	B2	B2	A1S	C4		
4	B2-G	B1-G	C5-G	C2-G	B2-G	B2-G	A1S-G	C4-G		
3	RESIDENTS' CARPARK									
2	CHILDCARE CENTRE + RESIDENTS' CARPARK									
1	SHOPS + SUPERMARKET									
BASEMENT	SHOPS + PUBLIC CARPARK									

1-BEDROOM

TYPE A1S-G

49 sq m/ 527 sq ft

INCLUSIVE OF 5 SQM PES

& 2 SQM AC LEDGE

TOWER 3

UNIT

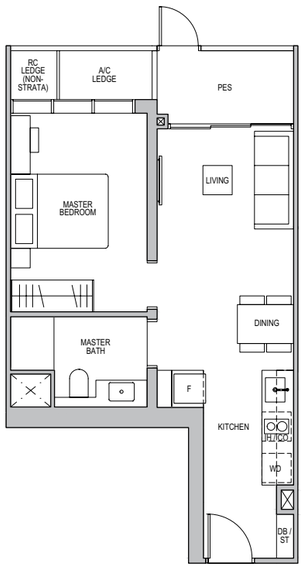
#04-04

#04-07

TOWER 7

UNIT

#04-26



0 1 3 5m

LEGEND (where applicable) :

F - Fridge

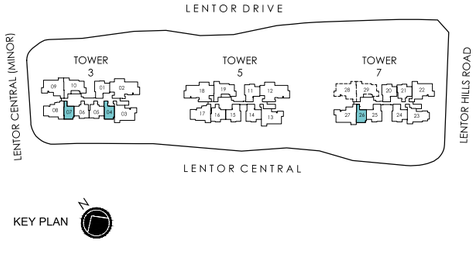
IH - Induction Hob

CO - Convection Oven

WD - Washer Dryer

DB - Distribution Board

ST - Store



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

1-BEDROOM

TYPE A1S

49 sq m/ 527 sq ft

INCLUSIVE OF 5 SQM BALCONY

& 2 SQM AC LEDGE

TOWER 3

UNIT

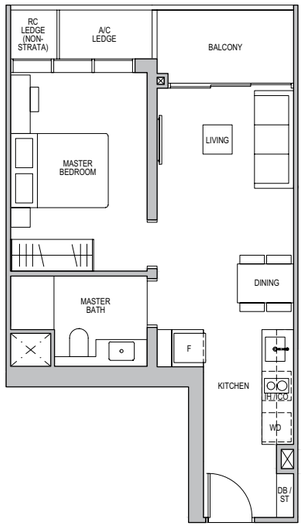
#05-04 TO #25-04

#05-07 TO #25-07

TOWER 7

UNIT

#05-26 TO #25-26



EXCLUDING LEVEL 14

0 1 3 5m

LEGEND (where applicable) :

F - Fridge

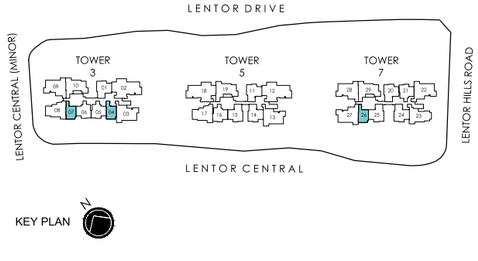
IH - Induction Hob

CO - Convection Oven

WD - Washer Dryer

DB - Distribution Board

ST - Store



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2-BEDROOM + FLEX

TYPE B1-G

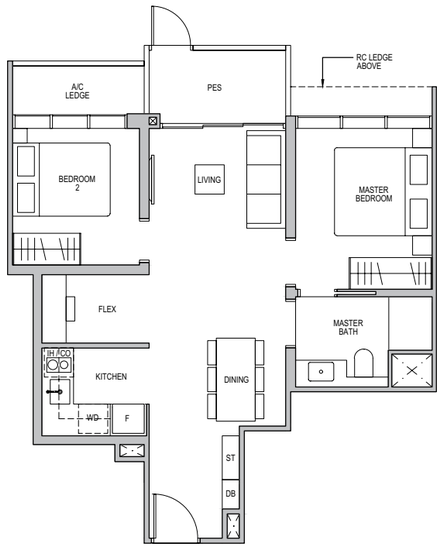
63 sq m/ 678 sq ft
INCLUSIVE OF 5 SQM PES
& 3 SQM AC LEDGE

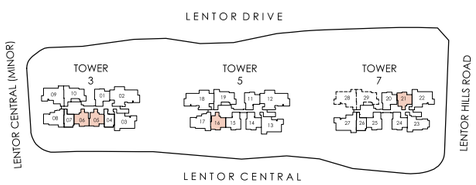
TOWER 3
UNIT
#04-05*
#04-06

TOWER 5
UNIT
#04-16*

TOWER 7
UNIT
#04-21

* MIRROR IMAGE





KEY PLAN

LEGEND (where applicable) :

F - Fridge
IH - Induction Hob
CO - Convection Oven
WD - Washer Dryer
DB - Distribution Board
ST - Store

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

2-BEDROOM + FLEX

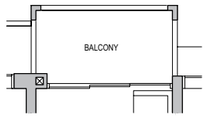
TYPE B1

63 sq m/ 678 sq ft
INCLUSIVE OF 5 SQM BALCONY
& 3 SQM AC LEDGE

TOWER 3
UNIT
#05-05 TO #23-05*
#05-06 TO #23-06

TOWER 5
UNIT
#05-16 TO #23-16*

TOWER 7
UNIT
#05-21 TO #23-21



APPLICABLE TO TYPE B1-R

TYPE B1-R

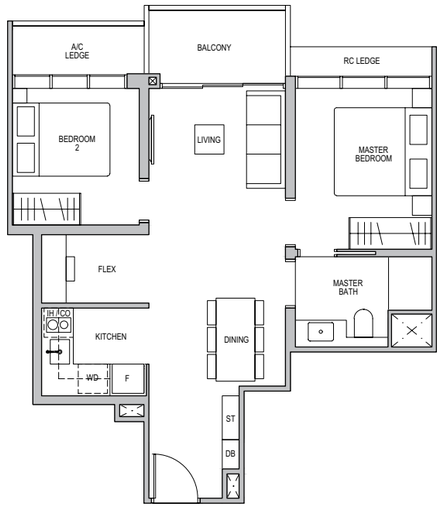
63 sq m/ 678 sq ft
INCLUSIVE OF 5 SQM BALCONY
& 3 SQM AC LEDGE

TOWER 3
UNIT
#24-05* TO #25-05*
#24-06 TO #25-06

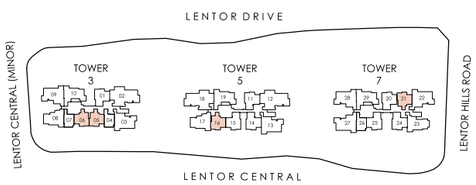
TOWER 5
UNIT
#24-16* TO #25-16*

TOWER 7
UNIT
#24-21 TO #25-21

* MIRROR IMAGE



EXCLUDING LEVEL 14



KEY PLAN

LEGEND (where applicable) :

F - Fridge
IH - Induction Hob
CO - Convection Oven
WD - Washer Dryer
DB - Distribution Board
ST - Store

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

2-BEDROOM + FLEX

TYPE B2-G

68 sq m/ 732 sq ft

INCLUSIVE OF 5 SQM PES

& 3 SQM AC LEDGE

TOWER 3

UNIT

#04-01

TOWER 5

UNIT

#04-11

#04-14*

#04-15

TOWER 7

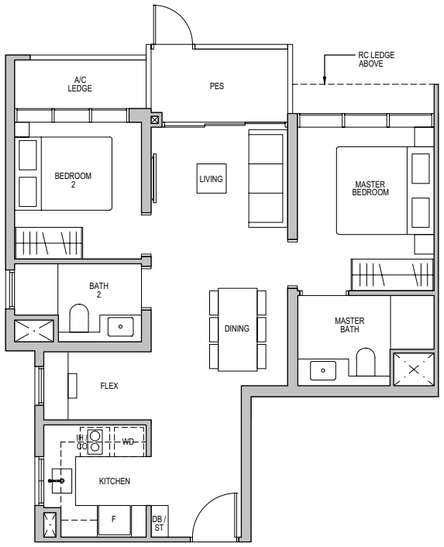
UNIT

#04-20

#04-24*

#04-25

* MIRROR IMAGE



LEGEND (where applicable) :

F - Fridge

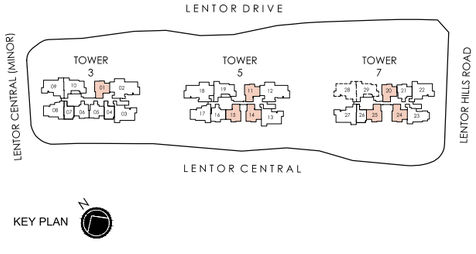
IH - Induction Hob

CO - Convection Oven

WD - Washer Dryer

DB - Distribution Board

ST - Store



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

2-BEDROOM + FLEX

TYPE B2

68 sq m/ 732 sq ft

INCLUSIVE OF 5 SQM BALCONY

& 3 SQM AC LEDGE

TOWER 3

UNIT

#05-01 TO #23-01

TOWER 5

UNIT

#05-11 TO #23-11

#05-14* TO #23-14*

#05-15 TO #23-15

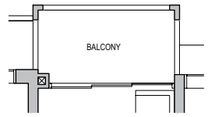
TOWER 7

UNIT

#05-20 TO #23-20

#05-24* TO #23-24*

#05-25 TO #23-25



APPLICABLE TO TYPE B2-R

TYPE B2-R

68 sq m/ 732 sq ft

INCLUSIVE OF 5 SQM BALCONY

& 3 SQM AC LEDGE

TOWER 3

UNIT

#24-01 TO #25-01

TOWER 5

UNIT

#24-11 TO #25-11

#24-14* TO #25-14*

#24-15 TO #25-15

TOWER 7

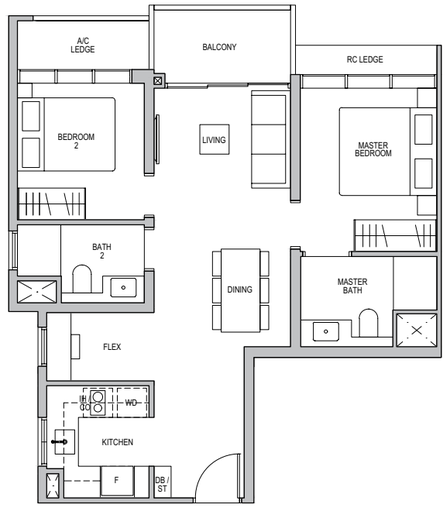
UNIT

#24-20 TO #25-20

#24-24* TO #25-24*

#24-25 TO #25-25

* MIRROR IMAGE



EXCLUDING LEVEL 14

LEGEND (where applicable) :

F - Fridge

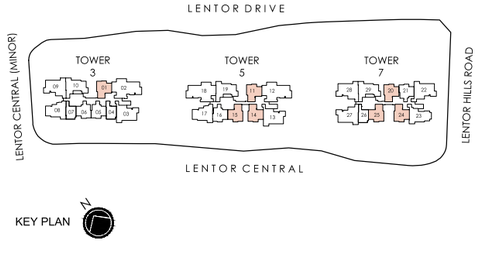
IH - Induction Hob

CO - Convection Oven

WD - Washer Dryer

DB - Distribution Board

ST - Store



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3-BEDROOM + FLEX

TYPE C1-G

90 sq m/ 969 sq ft

INCLUSIVE OF 6 SQM PES

& 5 SQM AC LEDGE

TOWER 3

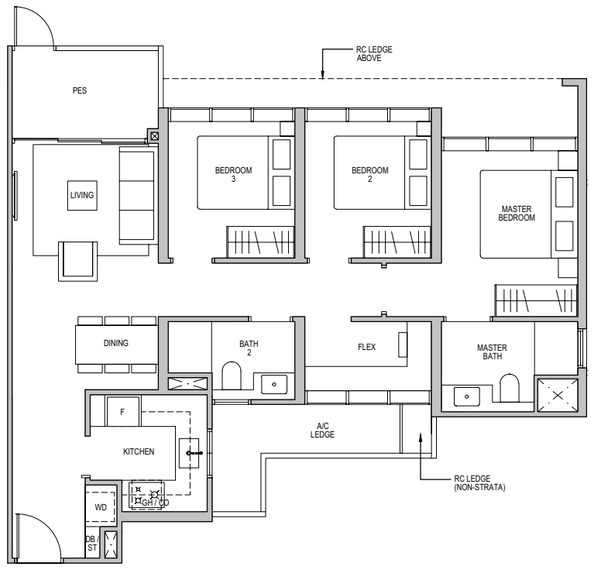
UNIT

#04-08

TOWER 5

UNIT

#04-17



0 1 3 5m

LEGEND (where applicable) :

F - Fridge

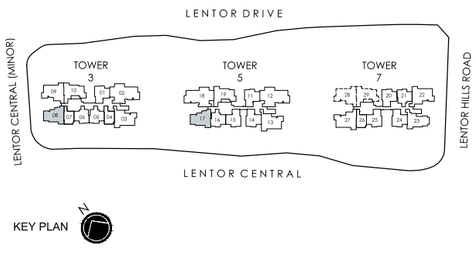
GH - Gas Hob

CO - Convection Oven

WD - Washer Dryer

DB - Distribution Board

ST - Store



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

3-BEDROOM + FLEX

TYPE C1

90 sq m/ 969 sq ft

INCLUSIVE OF 6 SQM BALCONY

& 5 SQM AC LEDGE

TOWER 3

UNIT

#05-08 TO #23-08

TOWER 5

UNIT

#05-17 TO #23-17

APPLICABLE TO TYPE C1-R

TYPE C1-R

90 sq m/ 969 sq ft

INCLUSIVE OF 6 SQM BALCONY

& 5 SQM AC LEDGE

TOWER 3

UNIT

#24-08 TO #25-08

TOWER 5

UNIT

#24-17 TO #25-17

EXCLUDING LEVEL 14

0 1 3 5m

LEGEND (where applicable) :

F - Fridge

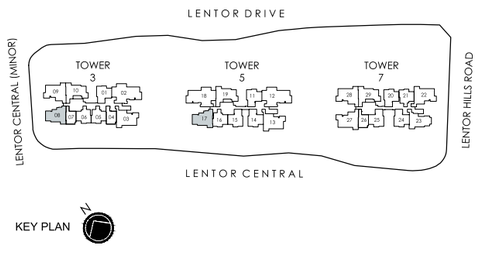
GH - Gas Hob

CO - Convection Oven

WD - Washer Dryer

DB - Distribution Board

ST - Store



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

3-BEDROOM + FLEX

TYPE C2-G

91 sq m/ 980 sq ft

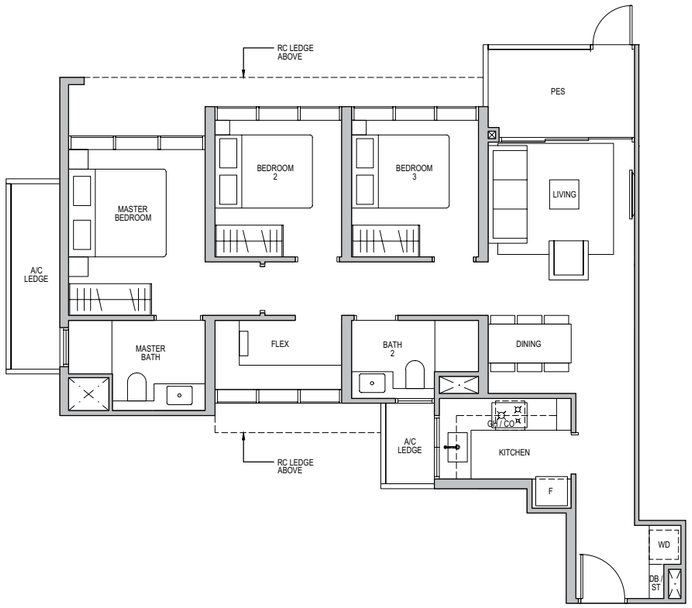
INCLUSIVE OF 6 SQM PES

& 6 SQM AC LEDGE

TOWER 7

UNIT

#04-23



0 1 3 5m

LEGEND (where applicable) :

F - Fridge

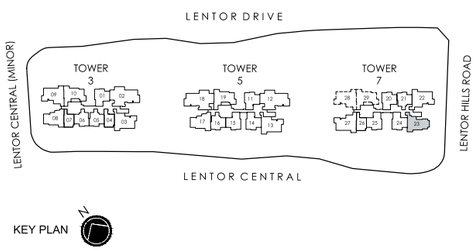
GH - Gas Hob

CO - Convection Oven

WD - Washer Dryer

DB - Distribution Board

ST - Store



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

3-BEDROOM + FLEX

TYPE C2

91 sq m/ 980 sq ft

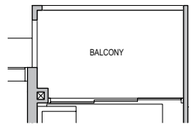
INCLUSIVE OF 6 SQM BALCONY

& 6 SQM AC LEDGE

TOWER 7

UNIT

#05-23 TO #23-23



APPLICABLE TO TYPE C2-R

TYPE C2-R

91 sq m/ 980 sq ft

INCLUSIVE OF 6 SQM BALCONY

& 6 SQM AC LEDGE

TOWER 7

UNIT

#24-23 TO #25-23

EXCLUDING LEVEL 14

0 1 3 5m

LEGEND (where applicable) :

F - Fridge

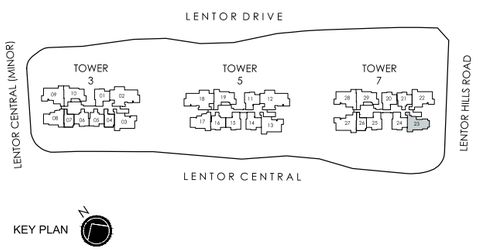
GH - Gas Hob

CO - Convection Oven

WD - Washer Dryer

DB - Distribution Board

ST - Store



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

3-BEDROOM + FLEX

TYPE C3-G

92 sq m/ 990 sq ft

INCLUSIVE OF 6 SQM PES

& 6 SQM AC LEDGE

TOWER 3

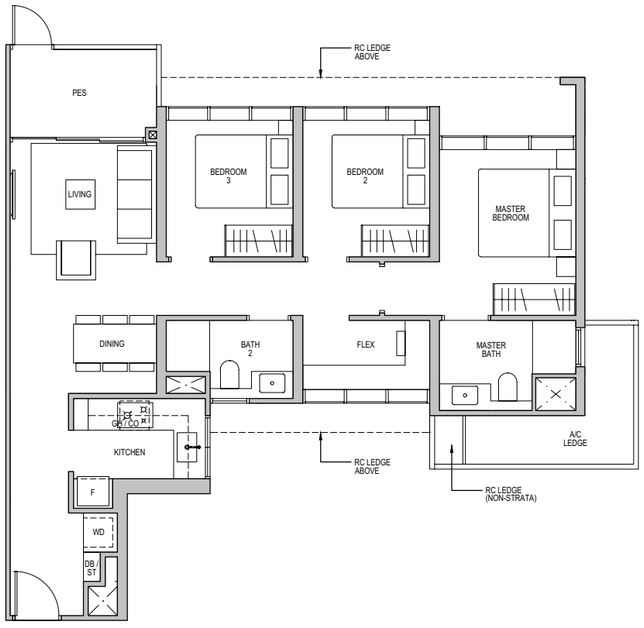
UNIT

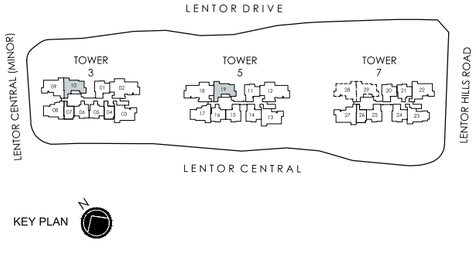
#04-10

TOWER 5

UNIT

#04-19





LEGEND (where applicable) :

F - Fridge

GH - Gas Hob

CO - Convection Oven

WD - Washer Dryer

DB - Distribution Board

ST - Store

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

3-BEDROOM + FLEX

TYPE C3

92 sq m/ 990 sq ft

INCLUSIVE OF 6 SQM BALCONY

& 6 SQM AC LEDGE

TOWER 3

UNIT

#05-10 TO #23-10

TOWER 5

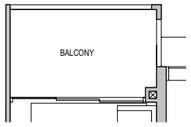
UNIT

#05-19 TO #23-19

TOWER 7

UNIT

#06-29 TO #23-29



APPLICABLE TO TYPE C3-R

TYPE C3-R

92 sq m/ 990 sq ft

INCLUSIVE OF 6 SQM BALCONY

& 6 SQM AC LEDGE

TOWER 3

UNIT

#24-10 TO #25-10

TOWER 5

UNIT

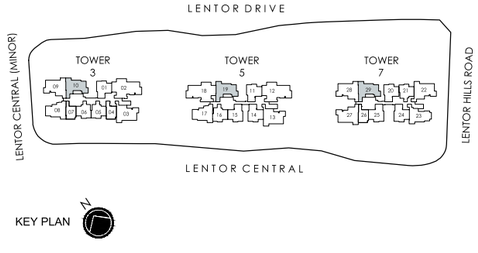
#24-19 TO #25-19

TOWER 7

UNIT

#24-29 TO #25-29

EXCLUDING LEVEL 14



LEGEND (where applicable) :

F - Fridge

GH - Gas Hob

CO - Convection Oven

WD - Washer Dryer

DB - Distribution Board

ST - Store

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

3-BEDROOM + FLEX

TYPE C4-G

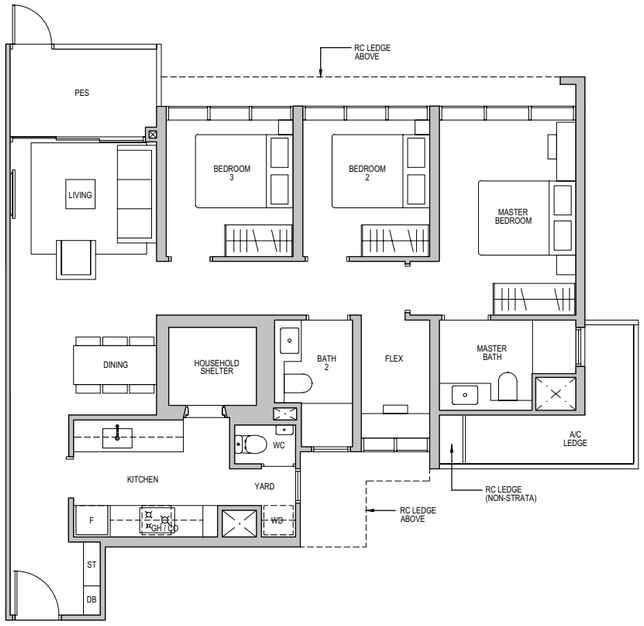
103 sq m/ 1109 sq ft

INCLUSIVE OF 6 SQM PES
& 6 SQM AC LEDGE

TOWER 3
UNIT
#04-09*

TOWER 7
UNIT
#04-27

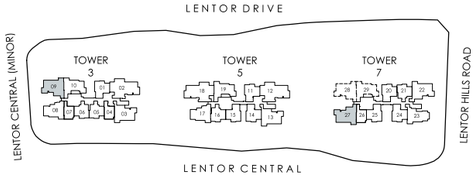
* MIRROR IMAGE



0 1 3 5m

LEGEND (where applicable) :

F - Fridge
GH - Gas Hob
CO - Convection Oven
WD - Washer Dryer
DB - Distribution Board
ST - Store



KEY PLAN

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

3-BEDROOM + FLEX

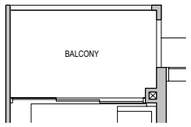
TYPE C4

103 sq m/ 1109 sq ft

INCLUSIVE OF 6 SQM BALCONY
& 6 SQM AC LEDGE

TOWER 3
UNIT
#05-09* TO #23-09*

TOWER 7
UNIT
#05-27 TO #23-27
#06-28* TO #23-28*



APPLICABLE TO TYPE C4-R

TYPE C4-R

103 sq m/ 1109 sq ft

INCLUSIVE OF 6 SQM BALCONY
& 6 SQM AC LEDGE

TOWER 3
UNIT
#24-09* TO #25-09*

TOWER 7
UNIT
#24-27 TO #25-27
#24-28* TO #25-28*

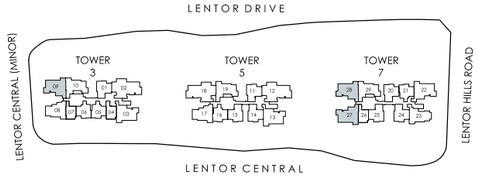
* MIRROR IMAGE

EXCLUDING LEVEL 14

0 1 3 5m

LEGEND (where applicable) :

F - Fridge
GH - Gas Hob
CO - Convection Oven
WD - Washer Dryer
DB - Distribution Board
ST - Store



KEY PLAN

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

3-BEDROOM + FLEX

TYPE C5-G

105 sq m/ 1130 sq ft

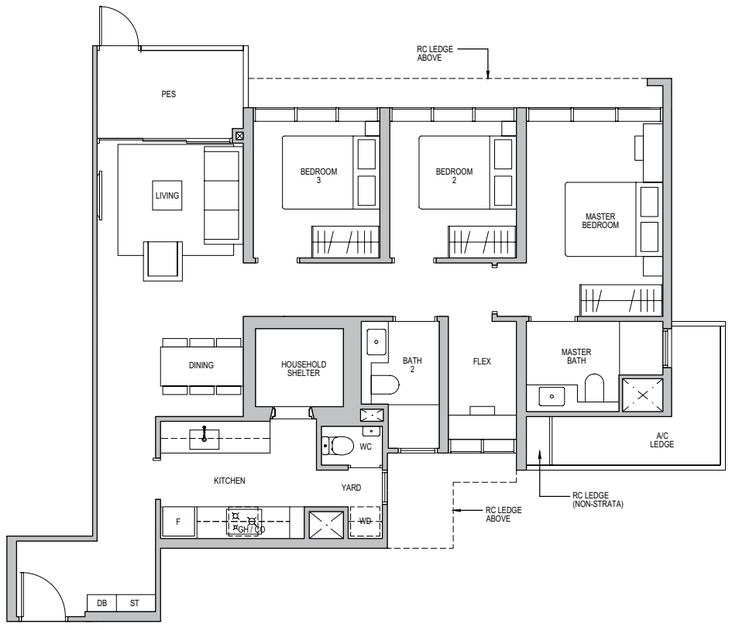
INCLUSIVE OF 6 SQM PES

& 6 SQM AC LEDGE

TOWER 7

UNIT

#04-22



0 1 3 5m

LEGEND (where applicable) :

F - Fridge

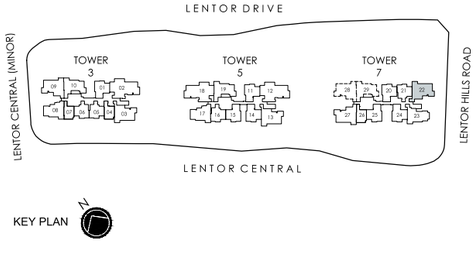
GH - Gas Hob

CO - Convection Oven

WD - Washer Dryer

DB - Distribution Board

ST - Store



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

3-BEDROOM + FLEX

TYPE C5

105 sq m/ 1130 sq ft

INCLUSIVE OF 6 SQM BALCONY

& 6 SQM AC LEDGE

TOWER 7

UNIT

#05-22 TO #23-22

TYPE C5-R

105 sq m/ 1130 sq ft

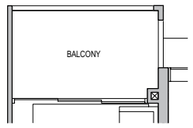
INCLUSIVE OF 6 SQM BALCONY

& 6 SQM AC LEDGE

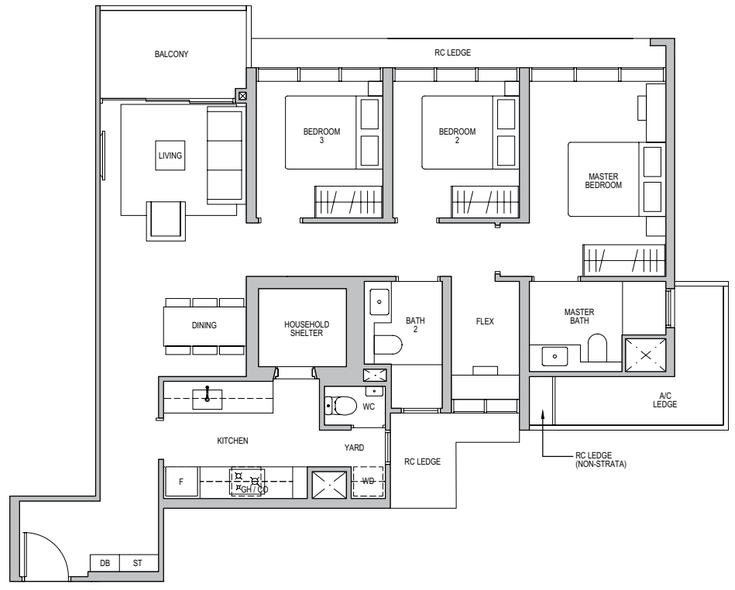
TOWER 7

UNIT

#24-22 TO #25-22



APPLICABLE TO TYPE C5-R



EXCLUDING LEVEL 14

0 1 3 5m

LEGEND (where applicable) :

F - Fridge

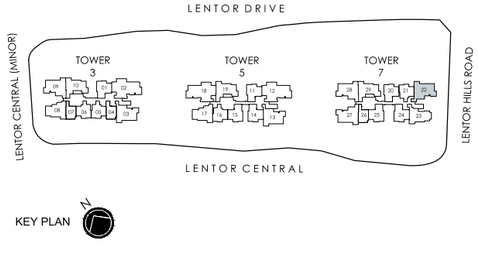
GH - Gas Hob

CO - Convection Oven

WD - Washer Dryer

DB - Distribution Board

ST - Store



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3-BEDROOM + FLEX

TYPE C6-G

105 sq m/ 1130 sq ft

INCLUSIVE OF 6 SQM PES

& 6 SQM AC LEDGE

TOWER 3

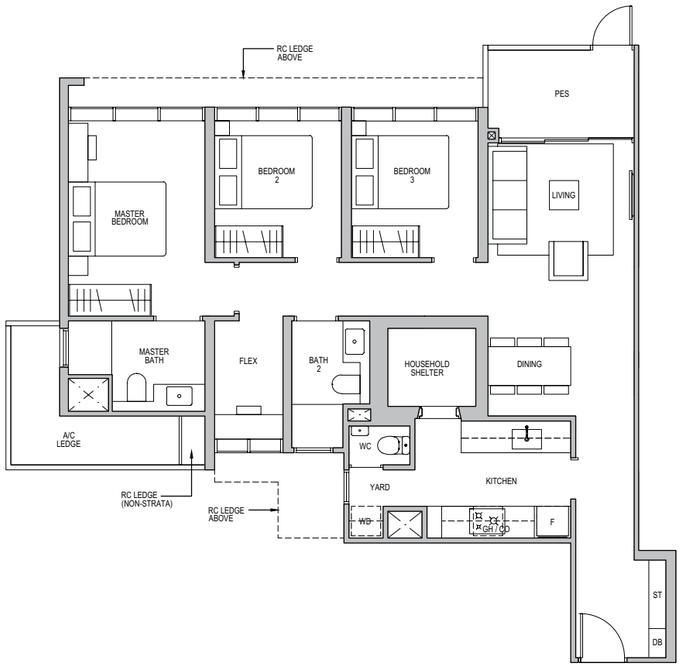
UNIT

#04-03

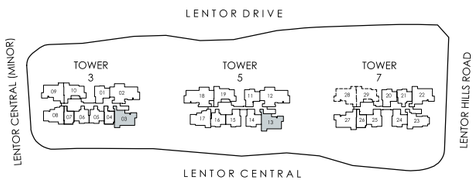
TOWER 5

UNIT

#04-13



0 1 3 5m



KEY PLAN

LEGEND (where applicable) :

F - Fridge

GH - Gas Hob

CO - Convection Oven

WD - Washer Dryer

DB - Distribution Board

ST - Store

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

3-BEDROOM + FLEX

TYPE C6

105 sq m/ 1130 sq ft

INCLUSIVE OF 6 SQM BALCONY

& 6 SQM AC LEDGE

TOWER 3

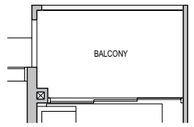
UNIT

#05-03 TO #23-03

TOWER 5

UNIT

#05-13 TO #23-13



APPLICABLE TO TYPE C6-R

TYPE C6-R

105 sq m/ 1130 sq ft

INCLUSIVE OF 6 SQM BALCONY

& 6 SQM AC LEDGE

TOWER 3

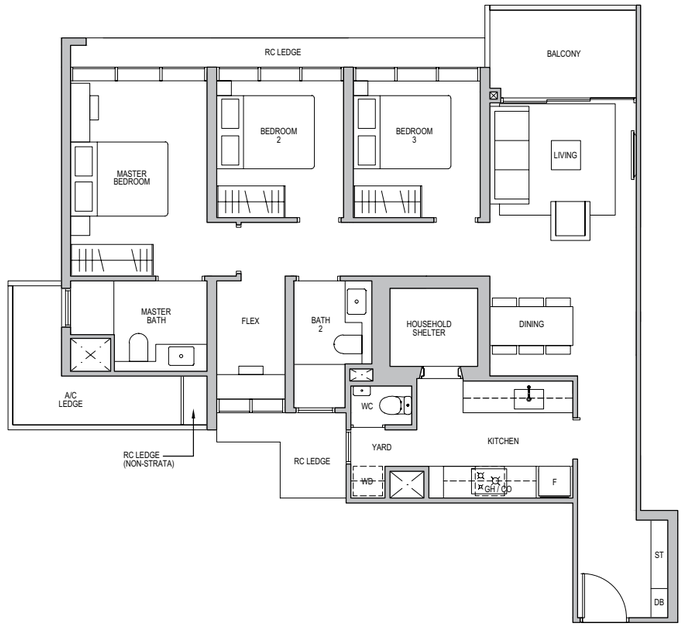
UNIT

#24-03 TO #25-03

TOWER 5

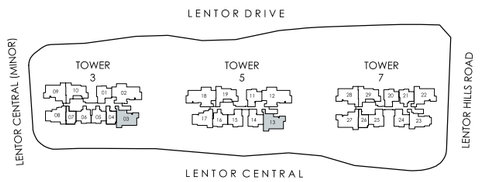
UNIT

#24-13 TO #25-13



EXCLUDING LEVEL 14

0 1 3 5m



KEY PLAN

LEGEND (where applicable) :

F - Fridge

GH - Gas Hob

CO - Convection Oven

WD - Washer Dryer

DB - Distribution Board

ST - Store

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

4-BEDROOM + FLEX

TYPE D1-G

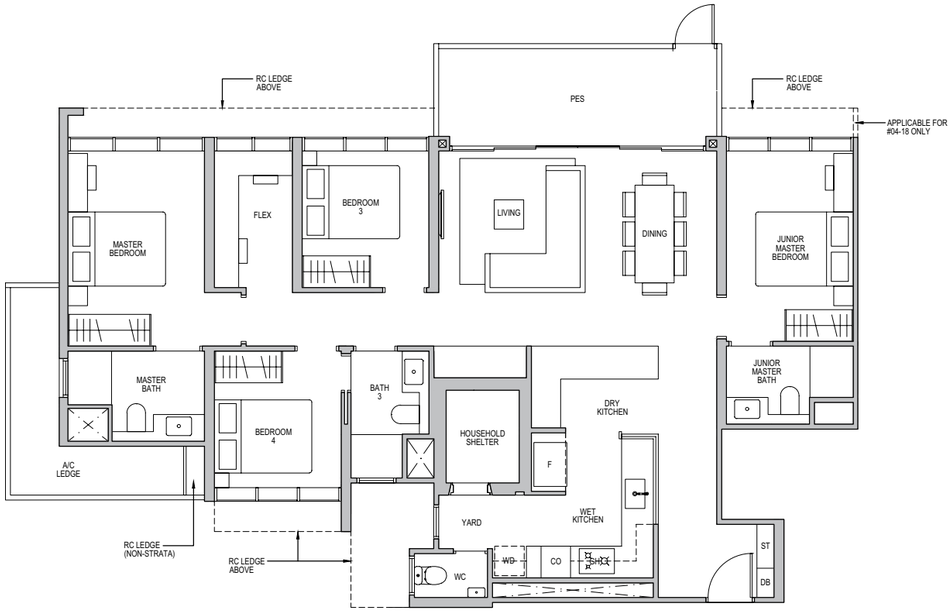
142 sq m/ 1528 sq ft

INCLUSIVE OF 12 SQM PES
& 7 SQM AC LEDGE

TOWER 3
UNIT
#04-02*

TOWER 5
UNIT
#04-12*
#04-18

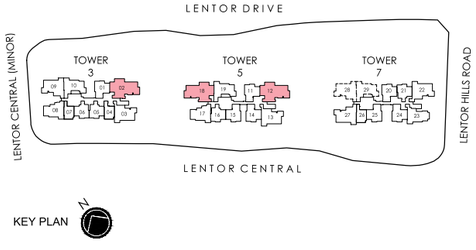
* MIRROR IMAGE



0 1 3 5m

LEGEND (where applicable) :

F - Fridge
GH - Gas Hob
CO - Convection Oven
WD - Washer Dryer
DB - Distribution Board
ST - Store



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

4-BEDROOM + FLEX

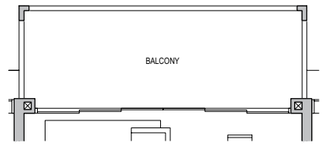
TYPE D1

142 sq m/ 1528 sq ft

INCLUSIVE OF 12 SQM BALCONY
& 7 SQM AC LEDGE

TOWER 3
UNIT
#05-02* TO #23-02*

TOWER 5
UNIT
#05-12* TO #23-12*
#05-18 TO #23-18



APPLICABLE TO TYPE D1-R

TYPE D1-R

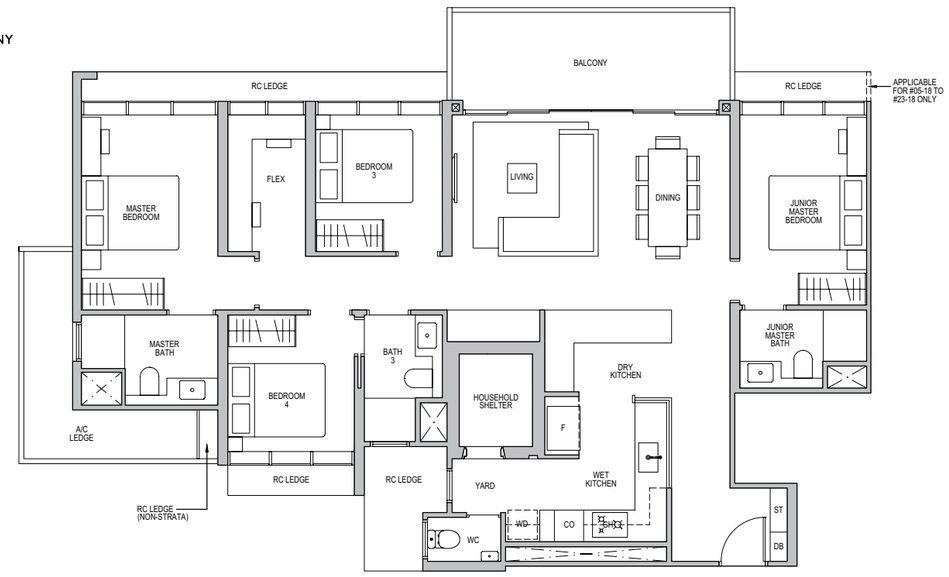
142 sq m/ 1528 sq ft

INCLUSIVE OF 12 SQM BALCONY
& 7 SQM AC LEDGE

TOWER 3
UNIT
#24-02 TO #25-02*

TOWER 5
UNIT
#24-12 TO #25-12*
#24-18 TO #25-18

* MIRROR IMAGE

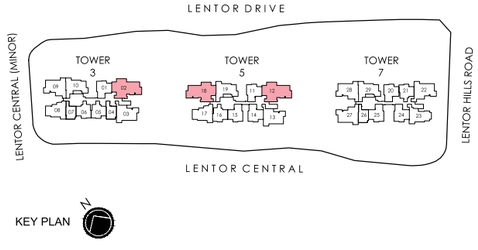


EXCLUDING LEVEL 14

0 1 3 5m

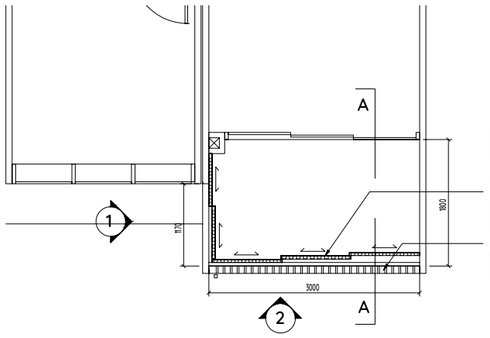
LEGEND (where applicable) :

F - Fridge
GH - Gas Hob
CO - Convection Oven
WD - Washer Dryer
DB - Distribution Board
ST - Store



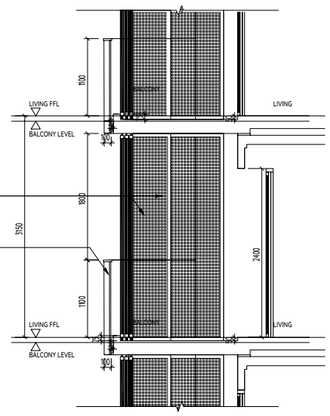
All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

BALCONY SCREEN DETAILS



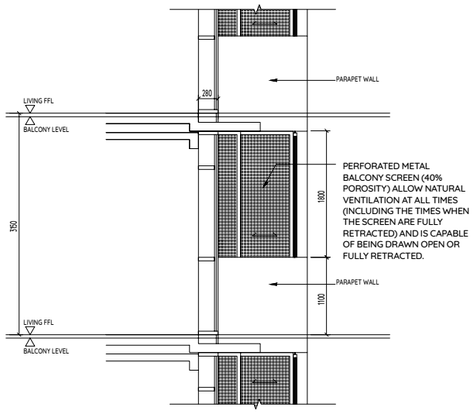
PERFORATED METAL BALCONY SCREEN (40% POROSITY) ALLOW NATURAL VENTILATION AT ALL TIMES (INCLUDING THE TIMES WHEN THE SCREEN ARE FULLY RETRACTED) AND IS CAPABLE OF BEING DRAWN OPEN OR FULLY RETRACTED.

1100mm HIGH SIDE MOUNTED ALUMINIUM RAILING IN POWDER COATED FINISH TO DETAIL.



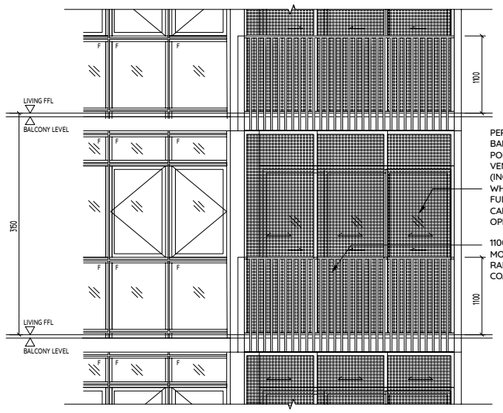
TYPICAL BALCONY SCREEN (CLOSED) - PLAN

TYPICAL BALCONY SCREEN (CLOSED) - SECTION A



PERFORATED METAL BALCONY SCREEN (40% POROSITY) ALLOW NATURAL VENTILATION AT ALL TIMES (INCLUDING THE TIMES WHEN THE SCREEN ARE FULLY RETRACTED) AND IS CAPABLE OF BEING DRAWN OPEN OR FULLY RETRACTED.

TYPICAL BALCONY SCREEN (CLOSED) - ELEVATION 1



PERFORATED METAL BALCONY SCREEN (40% POROSITY) ALLOW NATURAL VENTILATION AT ALL TIMES (INCLUDING THE TIMES WHEN THE SCREEN ARE FULLY RETRACTED) AND IS CAPABLE OF BEING DRAWN OPEN OR FULLY RETRACTED.

1100mm HIGH SIDE MOUNTED ALUMINIUM RAILING IN POWDER COATED FINISH TO DETAIL.

TYPICAL BALCONY SCREEN (CLOSED) - ELEVATION 2

0 1 2 3 4 5 METERS

NOTES:

1. BALCONY SCREEN IS NOT PROVIDED FOR THIS DEVELOPMENT.
2. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE SCREEN APPROVED BY THE RELEVANT AUTHORITIES.
3. FINAL SELECTION OF MATERIAL, COLOUR AND DETAILING OF THE SCREEN IS SUBJECT TO MCST APPROVAL.
4. APPROVAL FROM MCST IS REQUIRED BEFORE INSTALLATION.
5. OWNER MAY OPT TO PRE-INSTALL THE SCREEN.
6. ALL INSTALLATION FEES TO BE BORNE BY THE OWNER.
7. MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.

Disclaimer: This is not an "as-built" site plan. Any measurements stated or depicted in this site plan are approximate measurements and are subject to final survey.

LENTOR MODERN

GuocoLand

Name of housing project: Lentor Modern • Name of housing developer: Lentor Modern Pte. Ltd. (Co. Reg. No. 202126398M) • Licence No. of housing developer: C1430 • Tenure of land: leasehold 99 years commencing on 26 October 2021 • Encumbrances on land: encumbered to DBS Bank Ltd. (as mortgagee) pursuant to Mortgage No. IG/953253V • Location of the housing project: Lot(s) 05354P, MK20, at Lentor Central • Expected date of vacant possession: 30 June 2028 • Expected date of legal completion: 30 June 2031

DISCLAIMER: The information and contents herein are current at the time of printing and are provided on an "as is" and "as available" basis. While all reasonable care has been taken in preparing this brochure, the developer and its agents shall not be held responsible for any inaccuracies or the completeness of the information and contents herein. All renderings, illustrations, pictures, photographs and other graphic representations and references are artist's impression(s) only and may be subject to changes and deviation as further made by the developer or as required by the relevant authorities. Nothing herein shall form part of an offer or contract or be construed as any representations by the developer or its agents. The plans drawn herein may not be to scale, and the areas and measurements stated herein are approximate and are subject to adjustments on final survey.