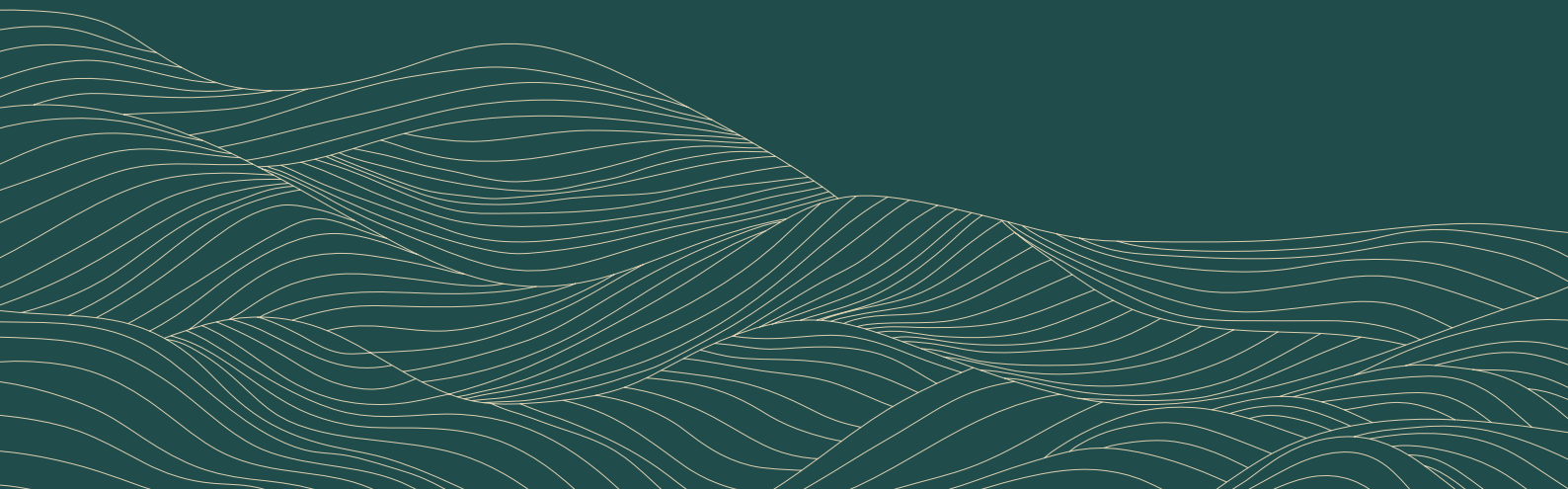


# CHUAN PARK

鑫丰瑞府

TRANQUIL NATURE AMIDST URBAN CONVENIENCE



## DISCOVER AN EXQUISITE, MODERN OASIS



Enveloped by nature, Chuan Park is a rare tranquil haven that is set amidst the quietude of Lorong Chuan and the convenience of Serangoon. Modern touches flow throughout the three 22-storey and two 19-storey residential blocks, comprising 916 residential units. Alongside indulgent lifestyle facilities, unmatched convenience comes in the forms of a 1-minute walk to Lorong Chuan MRT Station and the proximity to a wealth of lifestyle amenities and educational institutions.







## A BREATHTAKING VIEW OF THE LOW-RISE LANDED ESTATE





## A WELL-CONNECTED AND WELL-ROUNDED ADDRESS

Embrace a seamlessly connected lifestyle with Lorong Chuan MRT Station just a minute walk away from home. Enjoy swift and smooth access to major destinations, allowing you to explore Singapore with unparalleled ease. Less time for travelling, more time for everything that matters.



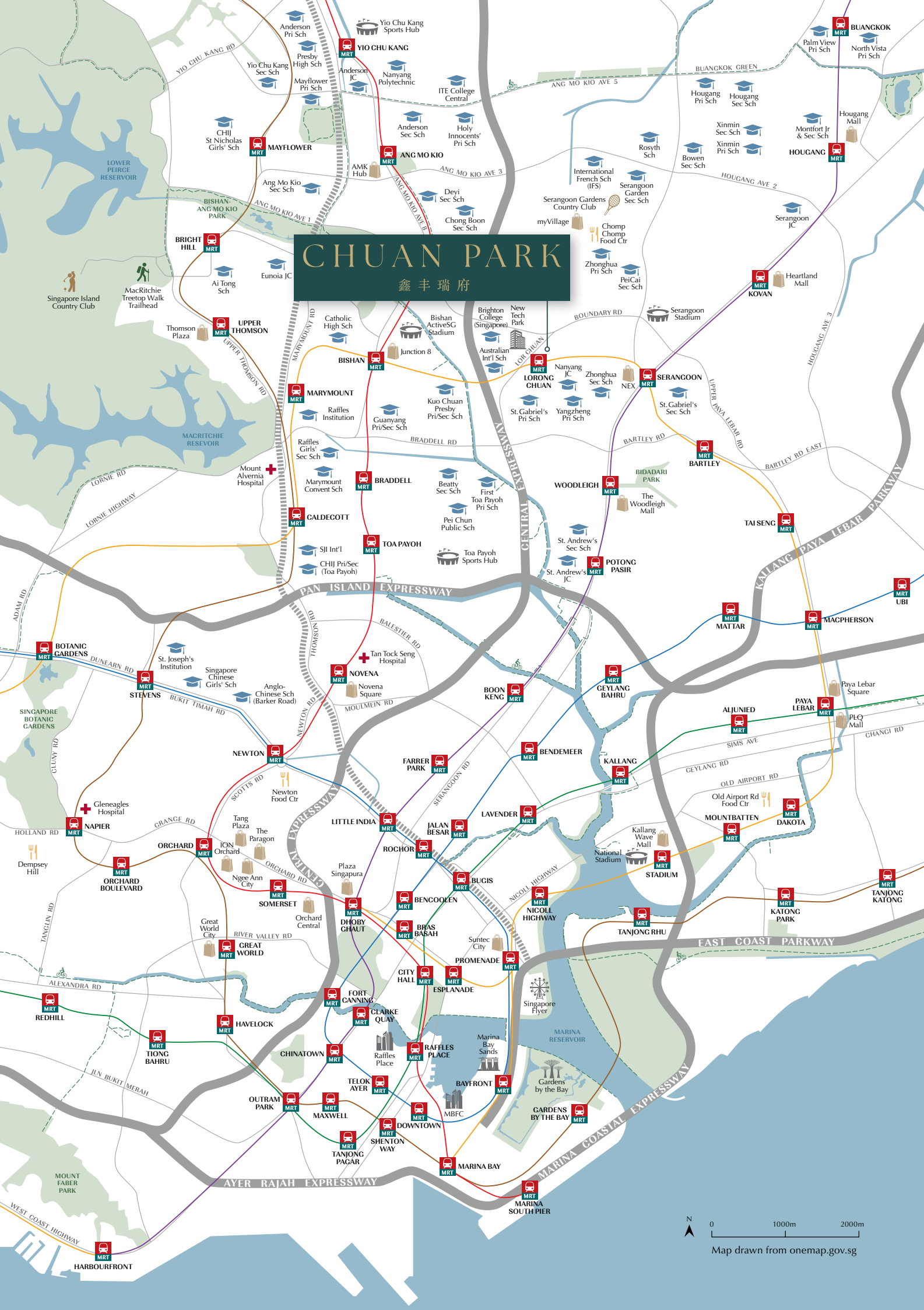
MRT



ST. GABRIEL'S PRIMARY SCHOOL



CHOMP CHOMP FOOD CENTRE



## NEX



## RETAIL &amp; DINING

| NEX                     | 1 stop  | 4-min |
|-------------------------|---------|-------|
| Chomp Chomp Food Centre |         | 5-min |
| myVillage               |         | 5-min |
| Junction 8              | 1 stop  | 6-min |
| The Woodleigh Mall      | 2 stops | 6-min |
| Heartland Mall Kovan    | 2 stops | 8-min |
| Velocity@Novena Square  | 4 stops | 9-min |

## ION ORCHARD



| Thomson Plaza   |          | 9-min  |
|-----------------|----------|--------|
| Hougang Mall    | 3 stops  | 10-min |
| Plaza Singapura | 7 stops  | 10-min |
| PLQ Mall        | 5 stops  | 10-min |
| ION Orchard     | 6 stops  | 11-min |
| Suntec City     | 10 stops | 12-min |

## CENTRAL EXPRESSWAY



## CONNECTIVITY

| Central Expressway        |        | 3-min |
|---------------------------|--------|-------|
| Pan Island Expressway     |        | 8-min |
| Ang Mo Kio Ave 1          |        | 5-min |
| Braddell Road             |        | 5-min |
| Upper Serangoon Road      |        | 9-min |
| Bishan Bus Interchange    | 1 stop |       |
| Serangoon Bus Interchange | 1 stop |       |

## NEW TECH PARK



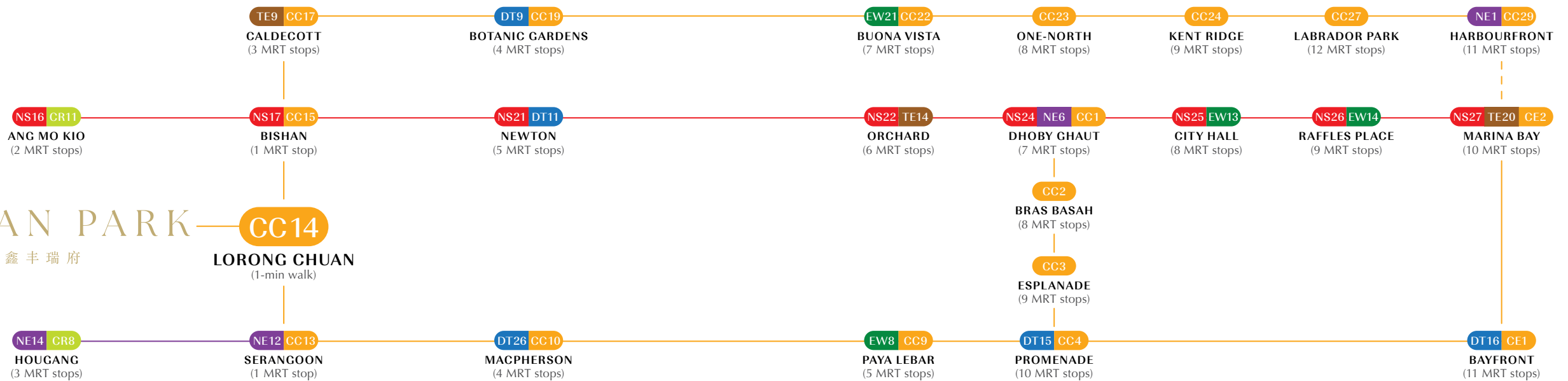
## BUSINESS

| New Tech Park               | 7-min |          | 2-min  |
|-----------------------------|-------|----------|--------|
| Paya Lebar Central          |       | 5 stops  | 10-min |
| Seletar Aerospace Park      |       |          | 10-min |
| Raffles Place               |       | 9 stops  | 16-min |
| Marina Bay Financial Centre |       | 11 stops | 16-min |

## CHUAN PARK

鑫丰瑞府

## CC14

LORONG CHUAN  
(1-min walk)

## NANYANG JUNIOR COLLEGE



## EDUCATION

| Nanyang Junior College         | 4-min | 2-min |
|--------------------------------|-------|-------|
| St. Gabriel's Pri Sch          | 5-min | 2-min |
| St. Gabriel's Sec Sch          | 5-min | 2-min |
| Yangzheng Pri Sch              | 9-min | 2-min |
| Zhonghua Sec Sch               |       | 2-min |
| Australian Int'l Sch Singapore |       | 3-min |

## AUSTRALIAN INT'L SCHOOL SINGAPORE



| Brighton College (Singapore)   | 3-min |
|--------------------------------|-------|
| Peicai Sec Sch                 | 4-min |
| Kuo Chuan Presbyterian Pri Sch | 7-min |
| St. Andrew's Sec Sch           | 7-min |
| Kuo Chuan Presbyterian Sec Sch | 8-min |
| St. Andrew's Junior College    | 8-min |

## SINGAPORE BOTANIC GARDENS



## LEISURE &amp; NATURE

| Serangoon Stadium                 | 5-min |
|-----------------------------------|-------|
| Serangoon Gardens Country Club    | 6-min |
| Bidadari Park                     | 7-min |
| Bishan-Ang Mo Kio Park            | 7-min |
| MacRitchie Treetop Walk Trailhead | 9-min |

## MACRITCHIE RESERVOIR



| MacRitchie Reservoir            |         | 10-min |
|---------------------------------|---------|--------|
| National Stadium                | 8 stops | 10-min |
| Singapore Botanic Gardens       | 4 stops | 12-min |
| Sungei Serangoon Park Connector |         | 15-min |

All travel times are estimates only and are subject to actual traffic conditions.  
Current travelling routes may also be subject to temporary or permanent changes which will also affect travel times.



**SELETAR AEROSPACE PARK**

The expansion of Seletar Aerospace Park is poised to balance work and play by fostering a world-class ecosystem of leading aerospace companies, offering more opportunities in the field.

## THE FUTURE OF WORK, PLAY, LIVE

A likely elevated future of growth and potential draws anticipation with new developments in the north-east region coming your way. Look forward to more community spaces and amenities that will transform how you work, play, and live. With the completion of the Cross Island Line (CRL), you will also enjoy shorter as well as faster travels and enhanced connectivity.

**NORTH-SOUTH CORRIDOR**

Upon completion, the North-South Corridor is set to support new developments and provide more green spaces and pedestrian nodes that will encourage walk-cycle-ride journeys.

**PUNGGOL DIGITAL DISTRICT**

The largest master plan project in the north-east region, Punggol Digital District will house leading industries of the digital economy as well as introduce vibrant and inclusive spaces for work and play.



## EMBRACE AN ENCHANTING WELCOME

Upon stepping into Chuan Park, you will be instantly met with a unique atmosphere that blends in urban sophistication with the charms of nature. Graced by elegant water features, this grand welcome sets the tone for a refined living experience amidst the allure of your environment.



Artist's Impression

ARRIVAL COURTYARD





OASIS POOL &amp; OASIS JACUZZI

## INDULGENCE FOR THE SENSES

As you approach the Botanical Stairway, a sense of serenity instantly greets you. Nature surrounds the modern facilities such as the Oasis Pool and Oasis Jacuzzi, creating an idyllic setting for discerning individuals who seek a tranquil lifestyle. Families can find the perfect balance of relaxation and fun with the Kids Adventure Water and Kids Club that entertain and delight the young ones.



BOTANICAL STAIRWAY



KIDS ADVENTURE WATER &amp; KIDS CLUB



## TRANQUILLITY IN THE WATER, SERENITY IN THE AIR

Put the world on pause and hit the refresh button. An oasis of tranquillity awaits you to dive into a day of pure relaxation. Let the soft lulls of the pool as well as the cool breeze pamper and soothe you into a calm state of mind.





OASIS POOL



50M LAP POOL

## ELEGANT RELAXATION AT ITS FINEST

Take a dip into pure bliss. Tailored for all ages, different pool facilities can fulfil all moments that call for rejuvenation, reinvigoration, and recreation. Unwind at the Garden Pavilion, swim laps at the 50m Lap Pool, or watch your young ones splash and dash at the Kids Wading Pool.



Artist's Impression

KIDS WADING POOL &amp; GARDEN PAVILION



## FROM CHERISHED CELEBRATIONS TO LUSH CULTIVATIONS



Artist's Impression

### TRANQUIL ENCLAVE

A mix of lively entertainment and lush environment, this nature-filled area allows you to effortlessly go from grilling a feast for your loved ones to growing your own produce. Discover the Tranquil Enclave where you can enjoy fresh, homegrown fruits.





#### 24/7 FACILITY BOOKING

Select and book your preferred facility any time.



#### DIGITAL LOCK

Use your phone to check if your door is securely locked.



#### FACE-TO-FACE GREETINGS

Welcome your guests through the lift lobby's video intercom system.



#### DIGITAL NEWS & E-FEEDBACK

Stay updated on important news and announcements as well as leave your feedback for the management.



## SMARTER HOME, BETTER LIFESTYLE

Enhance your lifestyle with user-friendly technology integrated into your home. Featuring efficient smart systems, daily tasks are simplified and a life of ease is further elevated. Enjoy seamless convenience and enhanced security, all at your fingertips.





## AN ALL-ENCOMPASSING LANDSCAPE FOR ALL LIFESTYLES

### 1<sup>ST</sup> STOREY

1. FUNCTION ROOM
2. LAWN
3. RESPITE DECK
4. RESIDENTIAL COURTYARD
5. 50M LAP POOL
6. WATER LOUNGE
7. POOLSIDE CABANAS & POOLSIDE WALK
8. OASIS POOL
9. OASIS DECK
10. RECESSED LOUNGES
11. RELAXATION DECK & RELAXATION LAWN
12. OASIS COVES & OASIS JACUZZI
13. GYM
14. HYDROTHERAPY COVE
15. KIDS ADVENTURE WATER

16. POOLSIDE PAVILIONS & POOLSIDE DECK
17. BOTANICAL DECK
18. KIDS PLAYGROUND
19. KIDS CLUB
20. KIDS WADING POOL
21. TENNIS COURT
22. GARDEN PAVILION
23. ORCHARD PAVILION
24. TRANQUIL ENCLAVE
25. FOREST PAVILION
26. FOREST SERENITY
27. RIVERSIDE PAVILIONS
28. RIVERSIDE PLAZA
29. ADULT FITNESS CORNER
30. ELDERLY FITNESS CORNER

31. YOGA DECK
32. FOYER LOBBY
33. CHANGING ROOMS
34. COMMON TOILET
35. VENTILATION SHAFT

### ROOF LEVEL

36. WATER TANK

### BASEMENT 1

- A. ENTRANCE
- B. ARRIVAL COURTYARD
- C. STUDY ROOM
- D. DROP-OFF
- E. BICYCLE PARKING LOTS

- F. GUARD HOUSE
- G. PEDESTRIAN SIDE GATES
- H. ELECTRICAL SUBSTATION
- I. COMMERCIAL UNIT
- J. GENERATOR SET
- K. MAINTENANCE / SERVICE ACCESS
- L. FIRE ENGINE ACCESS
- M. COMMON LIFT TO E-DECK
- N. COMMON TOILET
- O. MANAGEMENT OFFICE
- P. OPEN PLAZA
- Q. GUARD POST
- R. BIN CENTRE

Artist's Impression



# UNIT DISTRIBUTION

242 LORONG CHUAN S556744

| UNIT\ | 01     | 02   | 03     | 04   | 05    | 06      | 07    | 08   | 09   |
|-------|--------|------|--------|------|-------|---------|-------|------|------|
| 22    | B2-m-U | B2-U | C2-m-U | C2-U |       | B2a-m-U | C1a-U | C1-U | B1-U |
| 21    | B2-m   | B2   | C2-m   | C2   | C2a   | B2a-m   | C1a   | C1   | B1   |
| 20    | B2-m   | B2   | C2-m   | C2   | C2a   | B2a-m   | C1a   | C1   | B1   |
| 19    | B2-m   | B2   | C2-m   | C2   | C2a   | B2a-m   | C1a   | C1   | B1   |
| 18    | B2-m   | B2   | C2-m   | C2   | C2a   | B2a-m   | C1a   | C1   | B1   |
| 17    | B2-m   | B2   | C2-m   | C2   | C2a   | B2a-m   | C1a   | C1   | B1   |
| 16    | B2-m   | B2   | C2-m   | C2   | C2a   | B2a-m   | C1a   | C1   | B1   |
| 15    | B2-m   | B2   | C2-m   | C2   | C2a   | B2a-m   | C1a   | C1   | B1   |
| 14    | B2-m   | B2   | C2-m   | C2   | C2a   | B2a-m   | C1a   | C1   | B1   |
| 13    | B2-m   | B2   | C2-m   | C2   | C2a   | B2a-m   | C1a   | C1   | B1   |
| 12    | B2-m   | B2   | C2-m   | C2   | C2a   | B2a-m   | C1a   | C1   | B1   |
| 11    | B2-m   | B2   | C2-m   | C2   | C2a   | B2a-m   | C1a   | C1   | B1   |
| 10    | B2-m   | B2   | C2-m   | C2   | C2a   | B2a-m   | C1a   | C1   | B1   |
| 9     | B2-m   | B2   | C2-m   | C2   | C2a   | B2a-m   | C1a   | C1   | B1   |
| 8     | B2-m   | B2   | C2-m   | C2   | C2a   | B2a-m   | C1a   | C1   | B1   |
| 7     | B2-m   | B2   | C2-m   | C2   | C2a   | B2a-m   | C1a   | C1   | B1   |
| 6     | B2-m   | B2   | C2-m   | C2   | C2a   | B2a-m   | C1a   | C1   | B1   |
| 5     | B2-m   | B2   | C2-m   | C2   | C2a   | B2a-m   | C1a   | C1   | B1   |
| 4     | B2-m   | B2   | C2-m   | C2   | C2a   | B2a-m   | C1a   | C1   | B1   |
| 3     | B2-m   |      | C2-m   | C2   | C2a   | B2a-m   | C1a   | C1   | B1   |
| 2     | B2-m   |      | C2-m   | C2   | C2a   | B2a-m   | C1a   | C1   | B1   |
| 1     | B2-m-P |      | C2-m-P | C2-P | C2a-P | B2a-m-P | C1a-P | C1-P | B1-P |

244 LORONG CHUAN S556745

| UNIT\ | 10     | 11     | 12      | 13    | 14    | 15    | 16   | 17     | 18   |
|-------|--------|--------|---------|-------|-------|-------|------|--------|------|
| 22    | B1-m-U | C1-m-U | C1a-m-U | B2a-U |       | C3b-U | C3-U | B2-m-U | B2-U |
| 21    | B1-m   | C1-m   | C1a-m   | B2a   | C1b   | C3b   | C3   | B2-m   | B2   |
| 20    | B1-m   | C1-m   | C1a-m   | B2a   | C1b   | C3b   | C3   | B2-m   | B2   |
| 19    | B1-m   | C1-m   | C1a-m   | B2a   | C1b   | C3b   | C3   | B2-m   | B2   |
| 18    | B1-m   | C1-m   | C1a-m   | B2a   | C1b   | C3b   | C3   | B2-m   | B2   |
| 17    | B1-m   | C1-m   | C1a-m   | B2a   | C1b   | C3b   | C3   | B2-m   | B2   |
| 16    | B1-m   | C1-m   | C1a-m   | B2a   | C1b   | C3b   | C3   | B2-m   | B2   |
| 15    | B1-m   | C1-m   | C1a-m   | B2a   | C1b   | C3b   | C3   | B2-m   | B2   |
| 14    | B1-m   | C1-m   | C1a-m   | B2a   | C1b   | C3b   | C3   | B2-m   | B2   |
| 13    | B1-m   | C1-m   | C1a-m   | B2a   | C1b   | C3b   | C3   | B2-m   | B2   |
| 12    | B1-m   | C1-m   | C1a-m   | B2a   | C1b   | C3b   | C3   | B2-m   | B2   |
| 11    | B1-m   | C1-m   | C1a-m   | B2a   | C1b   | C3b   | C3   | B2-m   | B2   |
| 10    | B1-m   | C1-m   | C1a-m   | B2a   | C1b   | C3b   | C3   | B2-m   | B2   |
| 9     | B1-m   | C1-m   | C1a-m   | B2a   | C1b   | C3b   | C3   | B2-m   | B2   |
| 8     | B1-m   | C1-m   | C1a-m   | B2a   | C1b   | C3b   | C3   | B2-m   | B2   |
| 7     | B1-m   | C1-m   | C1a-m   | B2a   | C1b   | C3b   | C3   | B2-m   | B2   |
| 6     | B1-m   | C1-m   | C1a-m   | B2a   | C1b   | C3b   | C3   | B2-m   | B2   |
| 5     | B1-m   | C1-m   | C1a-m   | B2a   | C1b   | C3b   | C3   | B2-m   | B2   |
| 4     | B1-m   | C1-m   | C1a-m   | B2a   | C1b   | C3b   | C3   | B2-m   | B2   |
| 3     | B1-m   | C1-m   | C1a-m   | B2a   | C1b   | C3b   | C3   |        | B2   |
| 2     | B1-m   | C1-m   | C1a-m   | B2a   | C1b   | C3b   | C3   |        | B2   |
| 1     | B1-m-P | C1-m-P | C1a-m-P | B2a-P | C1b-P | C3b-P | C3-P |        | B2-P |

246 LORONG CHUAN S556746

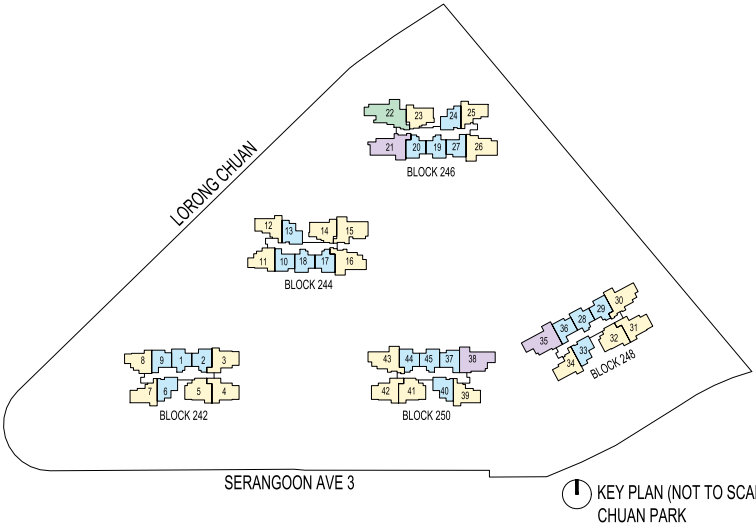
| UNIT\ | 19     | 20   | 21   | 22   | 23      | 24      | 25    | 26    | 27   |
|-------|--------|------|------|------|---------|---------|-------|-------|------|
| 22    | B2-m-U | B2-U | D2-U | E1-U |         | B2a-m-U | C1a-U | C3a-U | B1-U |
| 21    | B2-m   | B2   | D2   | E1   | C1b-m   | B2a-m   | C1a   | C3a   | B1   |
| 20    | B2-m   | B2   | D2   | E1   | C1b-m   | B2a-m   | C1a   | C3a   | B1   |
| 19    | B2-m   | B2   | D2   | E1   | C1b-m   | B2a-m   | C1a   | C3a   | B1   |
| 18    | B2-m   | B2   | D2   | E1   | C1b-m   | B2a-m   | C1a   | C3a   | B1   |
| 17    | B2-m   | B2   | D2   | E1   | C1b-m   | B2a-m   | C1a   | C3a   | B1   |
| 16    | B2-m   | B2   | D2   | E1   | C1b-m   | B2a-m   | C1a   | C3a   | B1   |
| 15    | B2-m   | B2   | D2   | E1   | C1b-m   | B2a-m   | C1a   | C3a   | B1   |
| 14    | B2-m   | B2   | D2   | E1   | C1b-m   | B2a-m   | C1a   | C3a   | B1   |
| 13    | B2-m   | B2   | D2   | E1   | C1b-m   | B2a-m   | C1a   | C3a   | B1   |
| 12    | B2-m   | B2   | D2   | E1   | C1b-m   | B2a-m   | C1a   | C3a   | B1   |
| 11    | B2-m   | B2   | D2   | E1   | C1b-m   | B2a-m   | C1a   | C3a   | B1   |
| 10    | B2-m   | B2   | D2   | E1   | C1b-m   | B2a-m   | C1a   | C3a   | B1   |
| 9     | B2-m   | B2   | D2   | E1   | C1b-m   | B2a-m   | C1a   | C3a   | B1   |
| 8     | B2-m   | B2   | D2   | E1   | C1b-m   | B2a-m   | C1a   | C3a   | B1   |
| 7     | B2-m   | B2   | D2   | E1   | C1b-m   | B2a-m   | C1a   | C3a   | B1   |
| 6     | B2-m   | B2   | D2   | E1   | C1b-m   | B2a-m   | C1a   | C3a   | B1   |
| 5     | B2-m   | B2   | D2   | E1   | C1b-m   | B2a-m   | C1a   | C3a   | B1   |
| 4     | B2-m   | B2   | D2   | E1   | C1b-m   | B2a-m   | C1a   | C3a   | B1   |
| 3     | B2-m   |      | D2   | E1   | C1b-m   | B2a-m   | C1a   | C3a   | B1   |
| 2     | B2-m   |      | D2   | E1   | C1b-m   | B2a-m   | C1a   | C3a   | B1   |
| 1     | B2-m-P |      | D2-P | E1-P | C1b-m-P | B2a-m-P | C1a-P | C3a-P | B1-P |

248 LORONG CHUAN S556747

| UNIT\ | 28     | 29   | 30     | 31   | 32    | 33      | 34    | 35     | 36   |
|-------|--------|------|--------|------|-------|---------|-------|--------|------|
| 19    | B2-m-U | B2-U | C3-m-U |      |       | B2a-m-U | C1a-U | D1-m-U | B1-U |
| 18    | B2-m   | B2   | C3-m   | C2   | C2a   | B2a-m   | C1a   | D1-m   | B1   |
| 17    | B2-m   | B2   | C3-m   | C2   | C2a   | B2a-m   | C1a   | D1-m   | B1   |
| 16    | B2-m   | B2   | C3-m   | C2   | C2a   | B2a-m   | C1a   | D1-m   | B1   |
| 15    | B2-m   | B2   | C3-m   | C2   | C2a   | B2a-m   | C1a   | D1-m   | B1   |
| 14    | B2-m   | B2   | C3-m   | C2   | C2a   | B2a-m   | C1a   | D1-m   | B1   |
| 13    | B2-m   | B2   | C3-m   | C2   | C2a   | B2a-m   | C1a   | D1-m   | B1   |
| 12    | B2-m   | B2   | C3-m   | C2   | C2a   | B2a-m   | C1a   | D1-m   | B1   |
| 11    | B2-m   | B2   | C3-m   | C2   | C2a   | B2a-m   | C1a   | D1-m   | B1   |
| 10    | B2-m   | B2   | C3-m   | C2   | C2a   | B2a-m   | C1a   | D1-m   | B1   |
| 9     | B2-m   | B2   | C3-m   | C2   | C2a   | B2a-m   | C1a   | D1-m   | B1   |
| 8     | B2-m   | B2   | C3-m   | C2   | C2a   | B2a-m   | C1a   | D1-m   | B1   |
| 7     | B2-m   | B2   | C3-m   | C2   | C2a   | B2a-m   | C1a   | D1-m   | B1   |
| 6     | B2-m   | B2   | C3-m   | C2   | C2a   | B2a-m   | C1a   | D1-m   | B1   |
| 5     | B2-m   | B2   | C3-m   | C2   | C2a   | B2a-m   | C1a   | D1-m   | B1   |
| 4     | B2-m   | B2   | C3-m   | C2   | C2a   | B2a-m   | C1a   | D1-m   | B1   |
| 3     | B2-m   | B2   | C3-m   | C2   | C2a   | B2a-m   | C1a   | D1-m   | B1   |
| 2     | B2-m   |      | C3-m   | C2   | C2a   | B2a-m   | C1a   | D1-m   | B1   |
| 1     | B2-m-P |      | C3-m-P | C2-P | C2a-P | B2a-m-P | C1a-P | D1-m-P | B1-P |

250 LORONG CHUAN S556748

| UNIT\ | 37     | 38   | 39      | 40    | 41      | 42     | 43   | 44     | 45   |
|-------|--------|------|---------|-------|---------|--------|------|--------|------|
| 19    | B1-m-U | D1-U | C1a-m-U | B2a-U |         |        | C3-U | B2-m-U | B2-U |
| 18    | B1-m   | D1   | C1a-m   | B2a   | C2a-m   | C2-m   | C3   | B2-m   | B2   |
| 17    | B1-m   | D1   | C1a-m   | B2a   | C2a-m   | C2-m   | C3   | B2-m   | B2   |
| 16    | B1-m   | D1   | C1a-m   | B2a   | C2a-m   | C2-m   | C3   | B2-m   | B2   |
| 15    | B1-m   | D1   | C1a-m   | B2a   | C2a-m   | C2-m   | C3   | B2-m   | B2   |
| 14    | B1-m   | D1   | C1a-m   | B2a   | C2a-m   | C2-m   | C3   | B2-m   | B2   |
| 13    | B1-m   | D1   | C1a-m   | B2a   | C2a-m   | C2-m   | C3   | B2-m   | B2   |
| 12    | B1-m   | D1   | C1a-m   | B2a   | C2a-m   | C2-m   | C3   | B2-m   | B2   |
| 11    | B1-m   | D1   | C1a-m   | B2a   | C2a-m   | C2-m   | C3   | B2-m   | B2   |
| 10    | B1-m   | D1   | C1a-m   | B2a   | C2a-m   | C2-m   | C3   | B2-m   | B2   |
| 9     | B1-m   | D1   | C1a-m   | B2a   | C2a-m   | C2-m   | C3   | B2-m   | B2   |
| 8     | B1-m   | D1   | C1a-m   | B2a   | C2a-m   | C2-m   | C3   | B2-m   | B2   |
| 7     | B1-m   | D1   | C1a-m   | B2a   | C2a-m   | C2-m   | C3   | B2-m   | B2   |
| 6     | B1-m   | D1   | C1a-m   | B2a   | C2a-m   | C2-m   | C3   | B2-m   | B2   |
| 5     | B1-m   | D1   | C1a-m   | B2a   | C2a-m   | C2-m   | C3   | B2-m   | B2   |
| 4     | B1-m   | D1   | C1a-m   | B2a   | C2a-m   | C2-m   | C3   | B2-m   | B2   |
| 3     | B1-m   | D1   | C1a-m   | B2a   | C2a-m   | C2-m   | C3   | B2-m   | B2   |
| 2     | B1-m   | D1   | C1a-m   | B2a   | C2a-m   | C2-m   | C3   |        | B2   |
| 1     | B1-m-P | D1-P | C1a-m-P | B2a-P | C2a-m-P | C2-m-P | C3-P |        | B2-P |



LEGEND:

|           |           |
|-----------|-----------|
| 2-BEDROOM | 3-BEDROOM |
| 4-BEDROOM | 5-BEDROOM |





REVEL IN  
REFINED  
STYLE

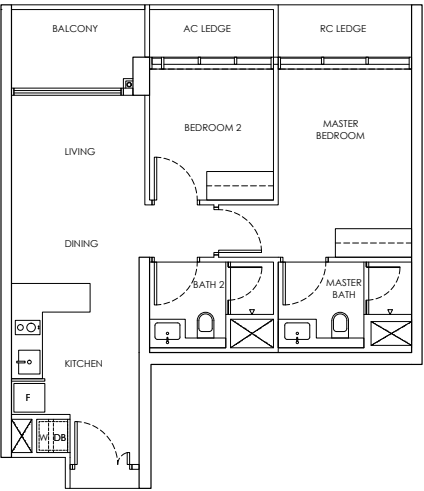
For Illustration Purposes

## 2-BEDROOM

### Type B1 / B1-m

Area: 65 sqm

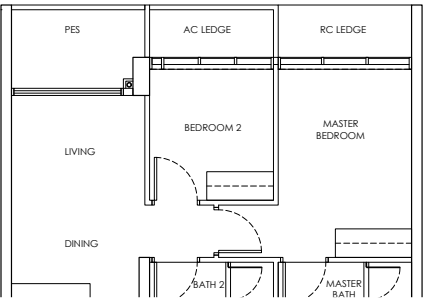
- Blk 242 #02-09 to #21-09
- Blk 246 #02-27 to #21-27
- Blk 248 #02-36 to #18-36
- Blk 244 #02-10 to #21-10\* (Mirror)
- Blk 250 #02-37 to #18-37\* (Mirror)



### Type B1-P / B1-m-P

Area: 65 sqm

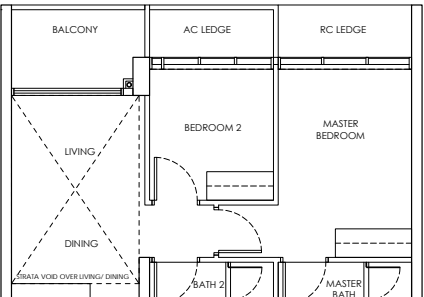
- Blk 242 #01-09
- Blk 246 #01-27
- Blk 248 #01-36
- Blk 244 #01-10\* (Mirror)
- Blk 250 #01-37\* (Mirror)



### Type B1-U / B1-m-U

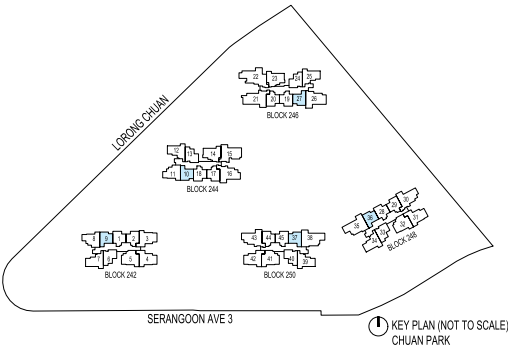
Area: 77 sqm

- Blk 242 #22-09
- Blk 246 #22-27
- Blk 248 #19-36
- Blk 244 #22-10\* (Mirror)
- Blk 250 #19-37\* (Mirror)



- LEGEND
- DB: Distribution Board
  - AC LEDGE: Air-Conditioner Ledge
  - F: Fridge
  - W: Washer cum dryer machine
  - ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
RC ledge and non- strata void are excluded from the strata area



KEY PLAN (NOT TO SCALE)  
CHUAN PARK

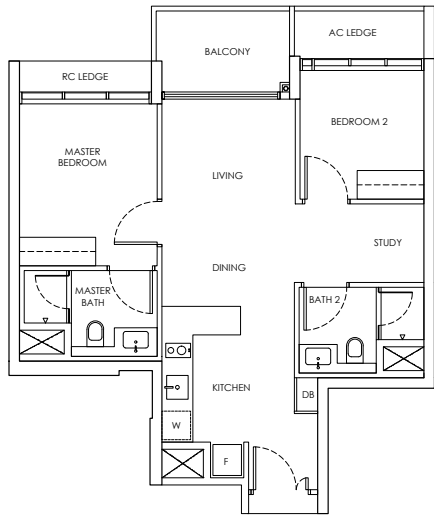


# 2-BEDROOM + STUDY

## Type B2 / B2-m

Area: 68 sqm

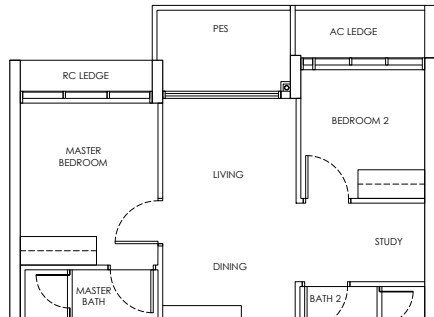
Blk 242 #04-02 to #21-02  
Blk 244 #02-18 to #21-18  
Blk 246 #04-20 to #21-20  
Blk 248 #03-29 to #18-29  
Blk 250 #02-45 to #18-45  
Blk 242 #02-01 to #21-01\* (Mirror)  
Blk 244 #04-17 to #21-17\* (Mirror)  
Blk 246 #02-19 to #21-19\* (Mirror)  
Blk 248 #02-28 to #18-28\* (Mirror)  
Blk 250 #03-44 to #18-44\* (Mirror)



## Type B2-P / B2-m-P

Area: 68 sqm

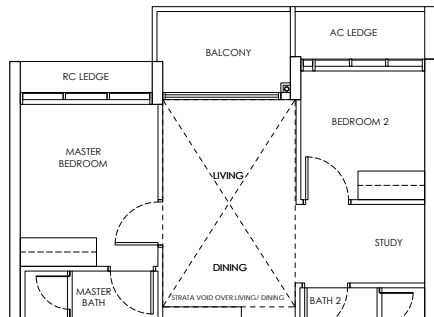
Blk 244 #01-18  
Blk 250 #01-45  
Blk 242 #01-01\* (Mirror)  
Blk 246 #01-19\* (Mirror)  
Blk 248 #01-28\* (Mirror)



## Type B2-U / B2-m-U

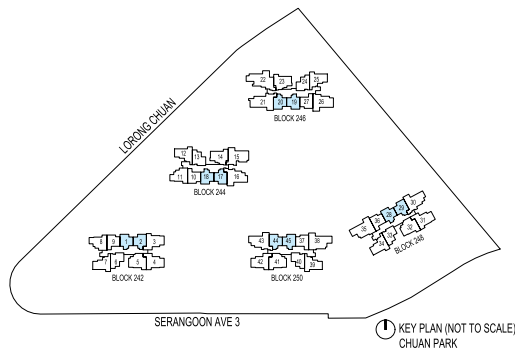
Area: 81 sqm

Blk 242 #22-02  
Blk 244 #22-18  
Blk 246 #22-20  
Blk 248 #19-29  
Blk 250 #19-45  
Blk 242 #22-01\* (Mirror)  
Blk 244 #22-17\* (Mirror)  
Blk 246 #22-19\* (Mirror)  
Blk 248 #19-28\* (Mirror)  
Blk 250 #19-44\* (Mirror)



LEGEND  
DB: Distribution Board  
AC LEDGE: Air-Conditioner Ledge  
F: Fridge  
W: Washer cum dryer machine  
⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
RC ledge and non- strata void are excluded from the strata area



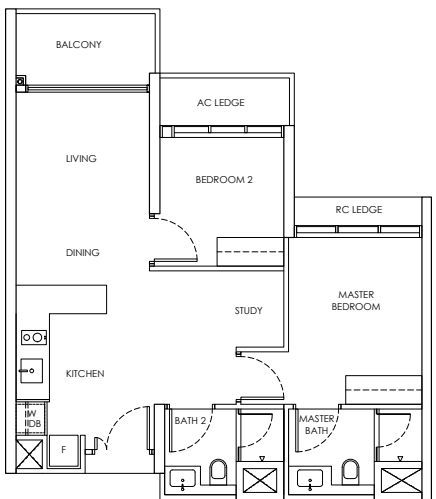
KEY PLAN (NOT TO SCALE)  
CHUAN PARK

# 2-BEDROOM + STUDY

## Type B2a / B2a-m

Area: 69 sqm

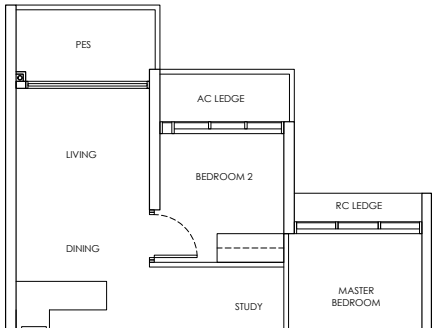
Blk 244 #02-13 to #21-13  
Blk 250 #02-40 to #18-40  
Blk 242 #02-06 to #21-06\* (Mirror)  
Blk 246 #02-24 to #21-24\* (Mirror)  
Blk 248 #02-33 to #18-33\* (Mirror)



## Type B2a-P / B2a-m-P

Area: 69 sqm

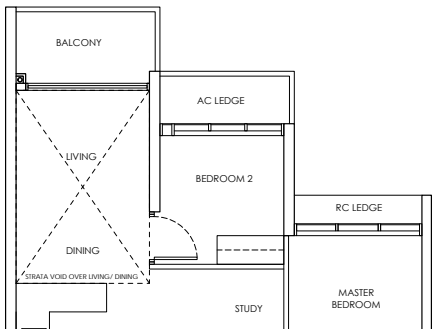
Blk 244 #01-13  
Blk 250 #01-40  
Blk 242 #01-06\* (Mirror)  
Blk 246 #01-24\* (Mirror)  
Blk 248 #01-33\* (Mirror)



## Type B2a-U / B2a-m-U

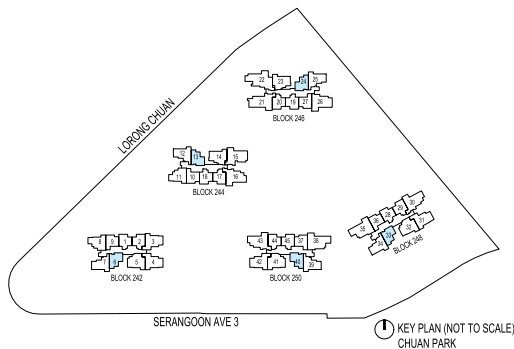
Area: 82 sqm

Blk 244 #22-13  
Blk 250 #19-40  
Blk 242 #22-06\* (Mirror)  
Blk 246 #22-24\* (Mirror)  
Blk 248 #19-33\* (Mirror)



LEGEND  
DB: Distribution Board  
AC LEDGE: Air-Conditioner Ledge  
F: Fridge  
W: Washer cum dryer machine  
⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
RC ledge and non- strata void are excluded from the strata area



KEY PLAN (NOT TO SCALE)  
CHUAN PARK





A  
FEAST  
FOR THE  
EYES



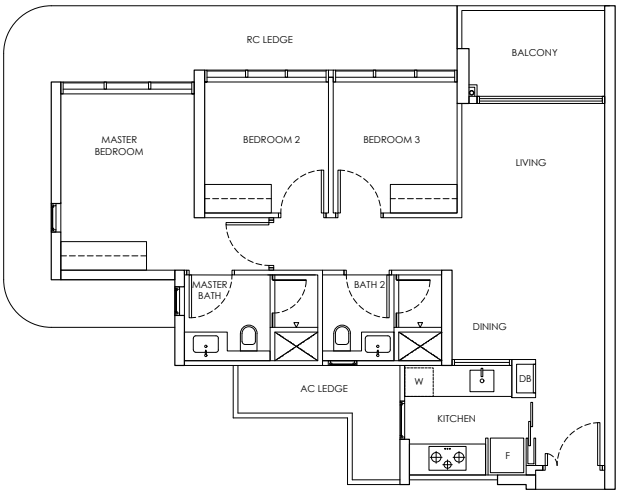
# 3-BEDROOM

## Type C1 / C1-m

Area: 85 sqm

Blk 242 #02-08 to #21-08

Blk 244 #02-11 to #21-11\* (Mirror)

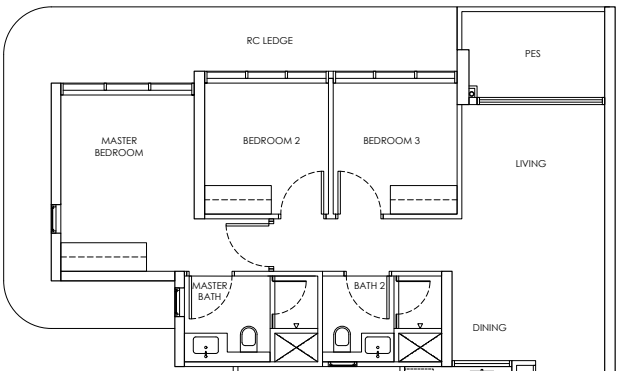


## Type C1-P / C1-m-P

Area: 85 sqm

Blk 242 #01-08

Blk 244 #01-11\* (Mirror)

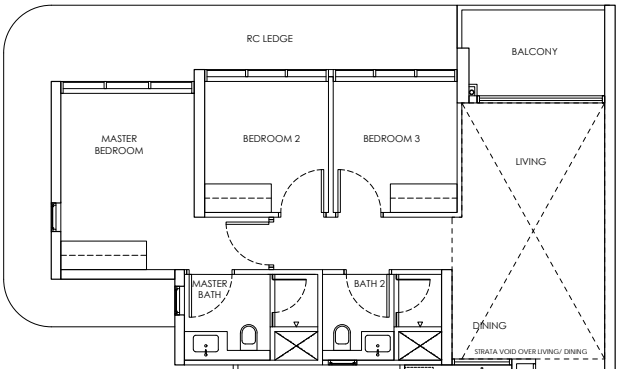


## Type C1-U / C1-m-U

Area: 103 sqm

Blk 242 #22-08

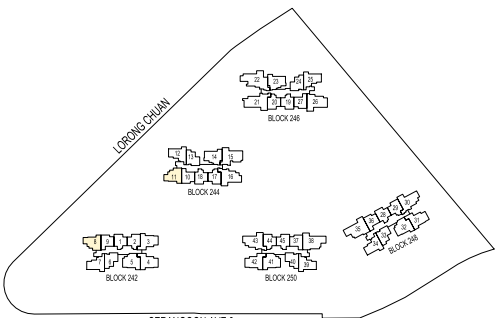
Blk 244 #22-11\* (Mirror)



### LEGEND

- DB: Distribution Board
- AC LEDGE: Air-Conditioner Ledge
- F: Fridge
- W: Washer cum dryer machine
- ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
RC ledge and non- strata void are excluded from the strata area



KEY PLAN (NOT TO SCALE)  
CHUAN PARK

# 3-BEDROOM

## Type C1a / C1a-m

Area: 87 sqm

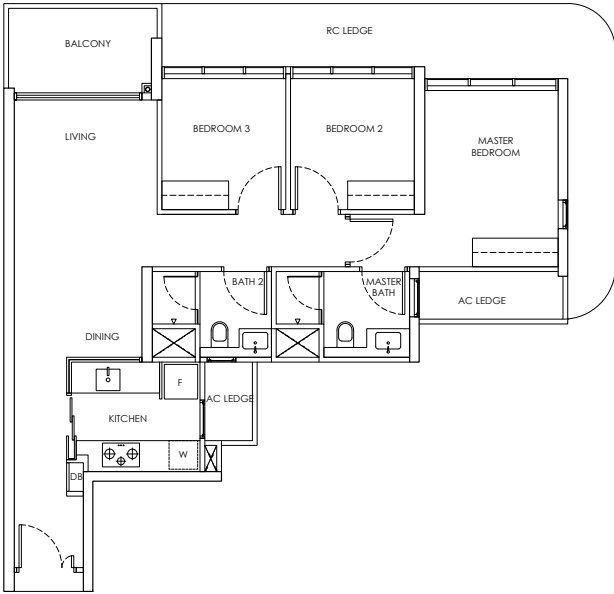
Blk 242 #02-07 to #21-07

Blk 246 #02-25 to #21-25

Blk 248 #02-34 to #18-34

Blk 244 #02-12 to #21-12\* (Mirror)

Blk 250 #02-39 to #18-39\* (Mirror)



## Type C1a-P / C1a-m-P

Area: 87 sqm

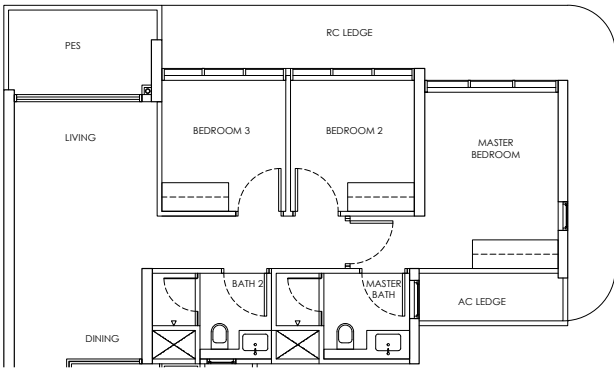
Blk 242 #01-07

Blk 246 #01-25

Blk 248 #01-34

Blk 244 #01-12\* (Mirror)

Blk 250 #01-39\* (Mirror)



## Type C1a-U / C1a-m-U

Area: 104 sqm

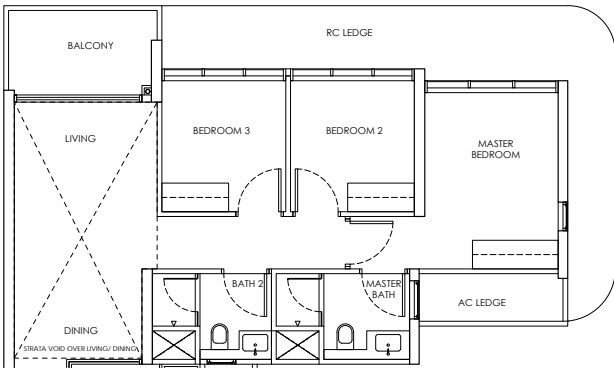
Blk 242 #22-07

Blk 246 #22-25

Blk 248 #19-34

Blk 244 #22-12\* (Mirror)

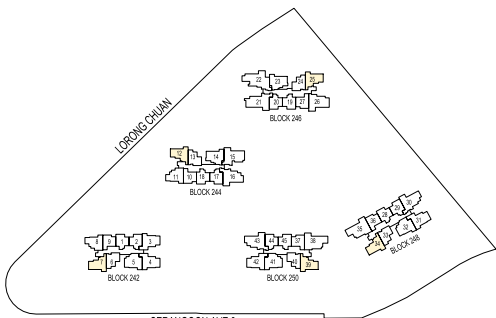
Blk 250 #19-39\* (Mirror)



### LEGEND

- DB: Distribution Board
- AC LEDGE: Air-Conditioner Ledge
- F: Fridge
- W: Washer cum dryer machine
- ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
RC ledge and non- strata void are excluded from the strata area



KEY PLAN (NOT TO SCALE)  
CHUAN PARK



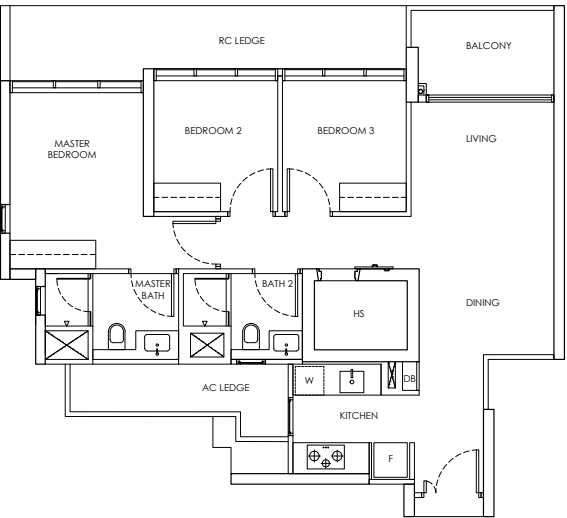
# 3-BEDROOM

## Type C1b / C1b-m

Area: 89 sqm

Blk 244 #02-14 to #21-14

Blk 246 #02-23 to #21-23\* (Mirror)

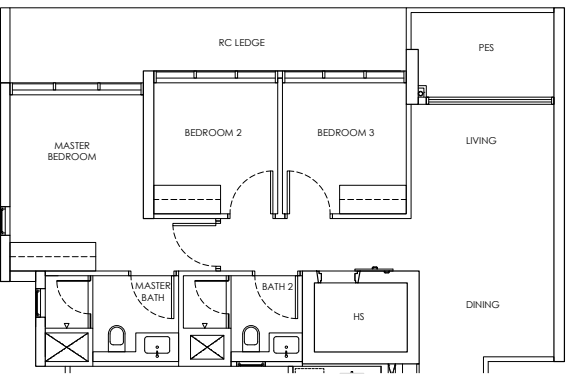


## Type C1b-P / C1b-m-P

Area: 89 sqm

Blk 244 #01-14

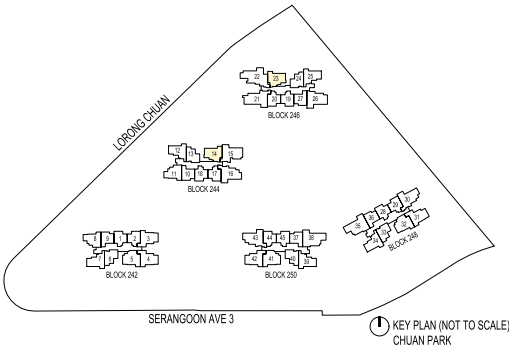
Blk 246 #01-23\* (Mirror)



### LEGEND

- DB: Distribution Board
- AC LEDGE: Air-Conditioner Ledge
- F: Fridge
- W: Washer cum dryer machine
- ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
RC ledge and non- strata void are excluded from the strata area



KEY PLAN (NOT TO SCALE)  
CHUAN PARK

# 3-BEDROOM

## Type C2 / C2-M

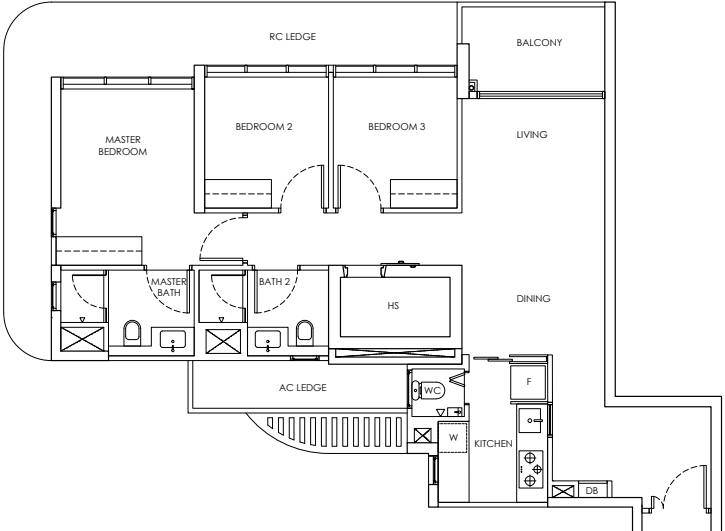
Area: 95 sqm

Blk 242 #02-04 to #21-04

Blk 248 #02-31 to #18-31

Blk 242 #02-03 to #21-03\* (Mirror)

Blk 250 #02-42 to #18-42\* (Mirror)



## Type C2-P / C2-m-P

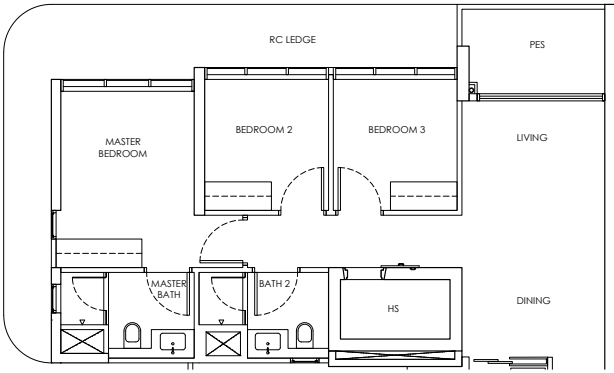
Area: 95 sqm

Blk 242 #01-04

Blk 248 #01-31

Blk 242 #01-03\* (Mirror)

Blk 250 #01-42\* (Mirror)

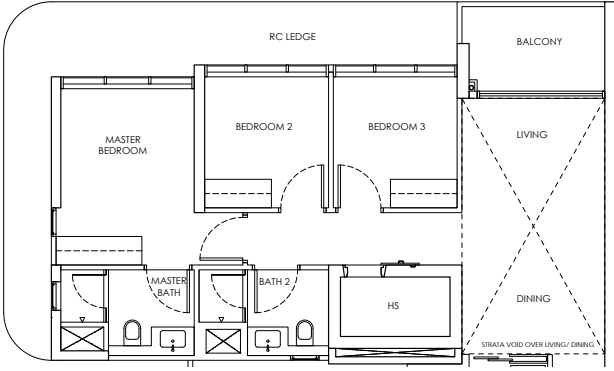


## Type C2-U / C2-m-U

Area: 112 sqm

Blk 242 #22-04

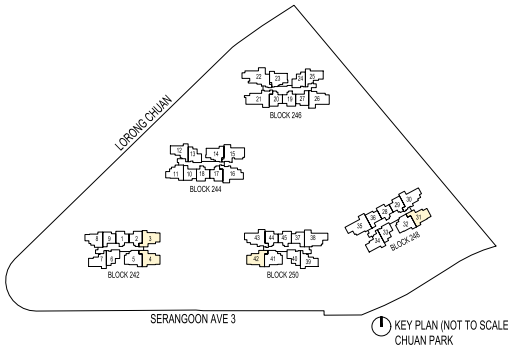
Blk 242 #22-03\* (Mirror)



### LEGEND

- DB: Distribution Board
- AC LEDGE: Air-Conditioner Ledge
- F: Fridge
- W: Washer cum dryer machine
- ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
RC ledge and non- strata void are excluded from the strata area



KEY PLAN (NOT TO SCALE)  
CHUAN PARK



# 3-BEDROOM

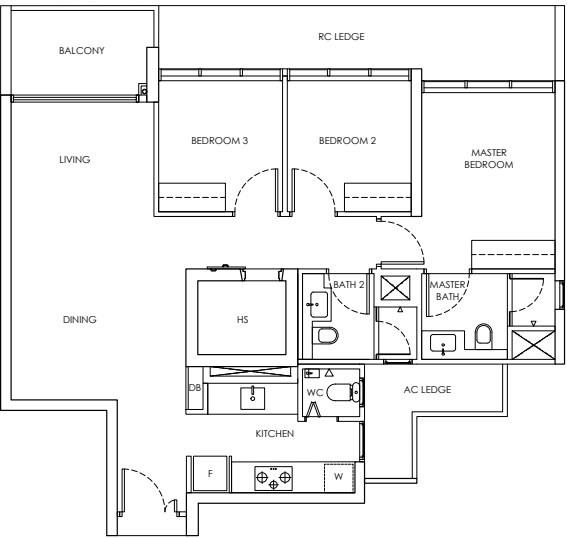
## Type C2a / C2a-m

Area: 96 sqm

Blk 242 #02-05 to #21-05

Blk 248 #02-32 to #18-32

Blk 250 #02-41 to #18-41\* (Mirror)



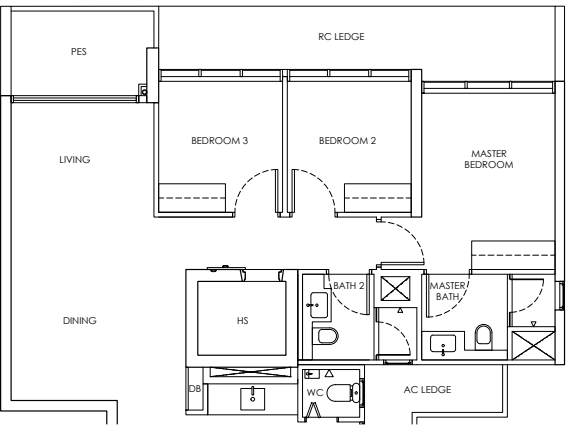
## Type C2a-P / C2a-m-P

Area: 96 sqm

Blk 242 #01-05

Blk 248 #01-32

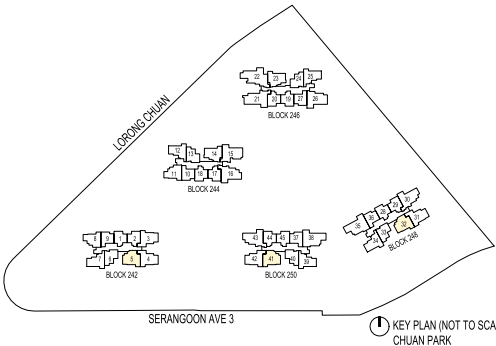
Blk 250 #01-41\* (Mirror)



### LEGEND

- DB: Distribution Board
- AC LEDGE: Air-Conditioner Ledge
- F: Fridge
- W: Washer cum dryer machine
- ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
RC ledge and non- strata void are excluded from the strata area



KEY PLAN (NOT TO SCALE)  
CHUAN PARK

# 3-BEDROOM

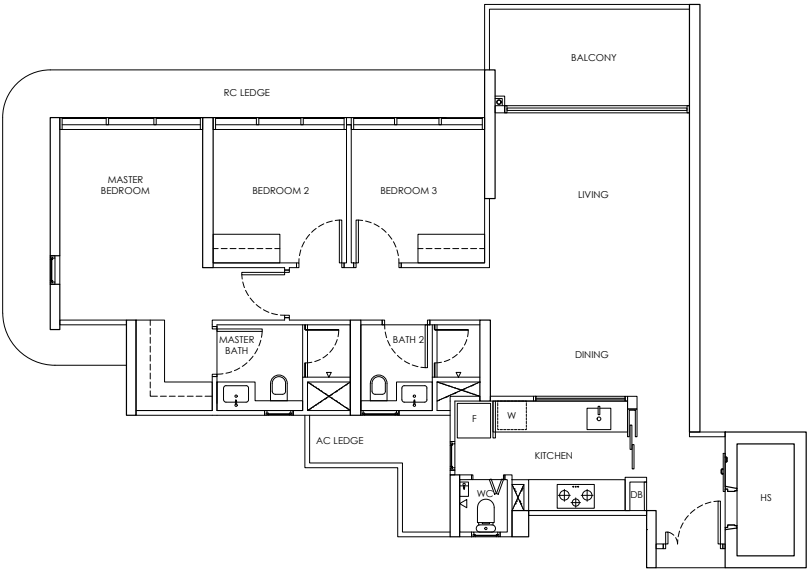
## Type C3 / C3-m

Area: 112 sqm

Blk 244 #02-16 to #21-16

Blk 250 #02-43 to #18-43

Blk 248 #02-30 to #18-30\* (Mirror)



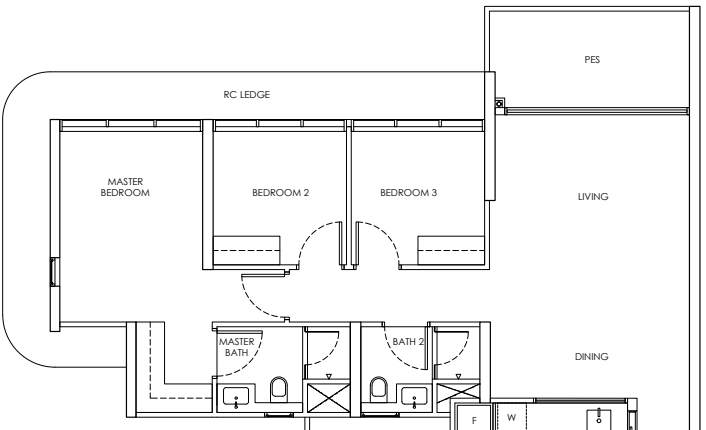
## Type C3-P / C3-m-P

Area: 112 sqm

Blk 244 #01-16

Blk 250 #01-43

Blk 248 #01-30\* (Mirror)



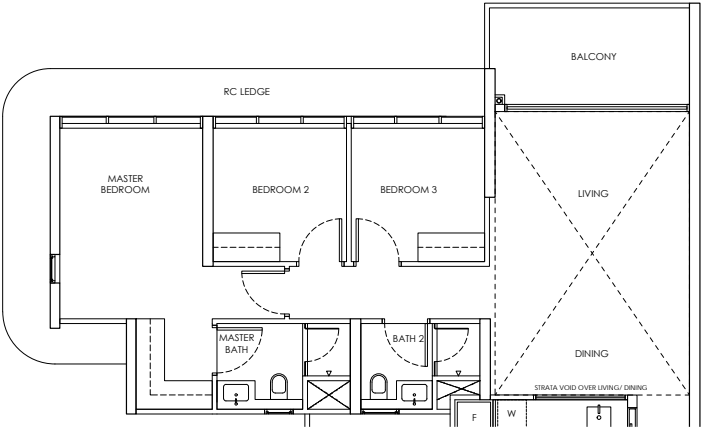
## Type C3-U / C3-m-U

Area: 138 sqm

Blk 244 #22-16

Blk 250 #19-43

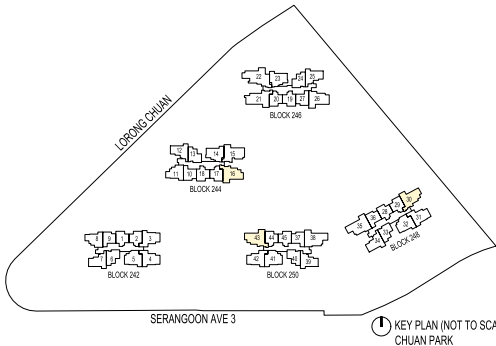
Blk 248 #19-30\* (Mirror)



### LEGEND

- DB: Distribution Board
- AC LEDGE: Air-Conditioner Ledge
- F: Fridge
- W: Washer cum dryer machine
- ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
RC ledge and non- strata void are excluded from the strata area



KEY PLAN (NOT TO SCALE)  
CHUAN PARK

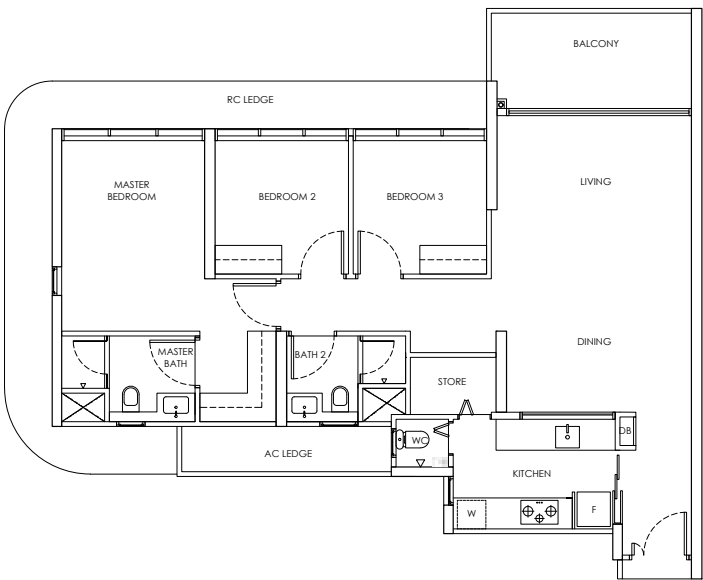


# 3-BEDROOM

## Type C3a

Area: 112 sqm

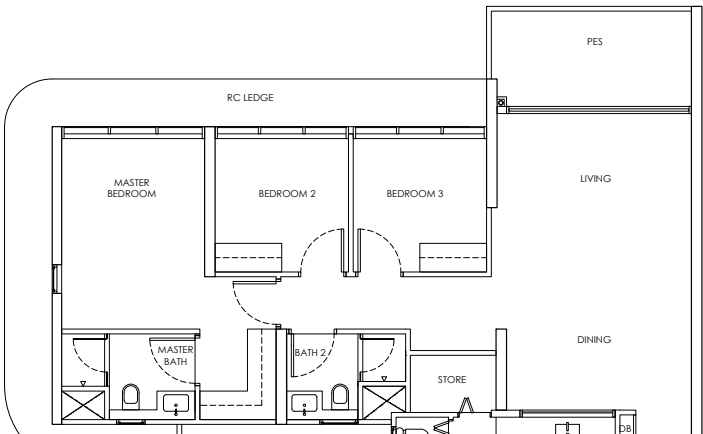
Blk 246 #02-26 to #21-26



## Type C3a-P

Area: 112 sqm

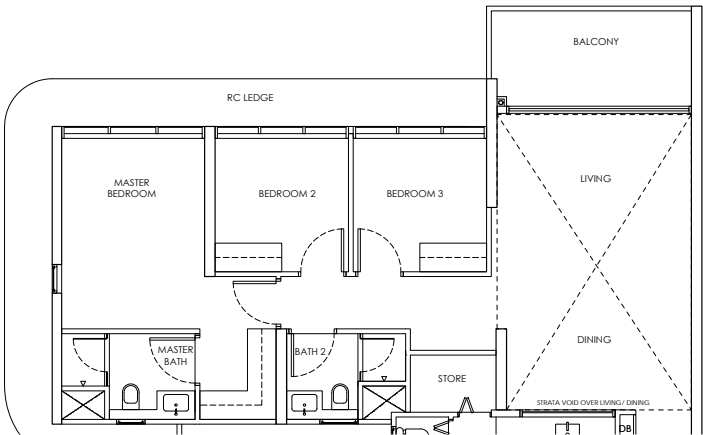
Blk 246 #01-26



## Type C3a-U

Area: 139 sqm

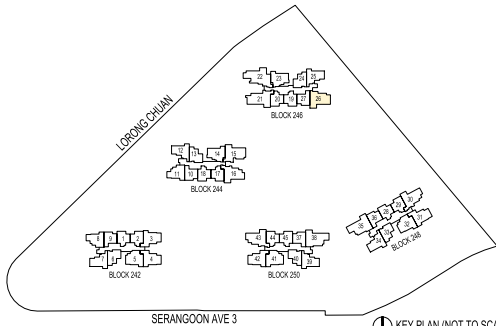
Blk 246 #22-26



### LEGEND

- DB: Distribution Board
- AC LEDGE: Air-Conditioner Ledge
- F: Fridge
- W: Washer cum dryer machine
- ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
RC ledge and non- strata void are excluded from the strata area

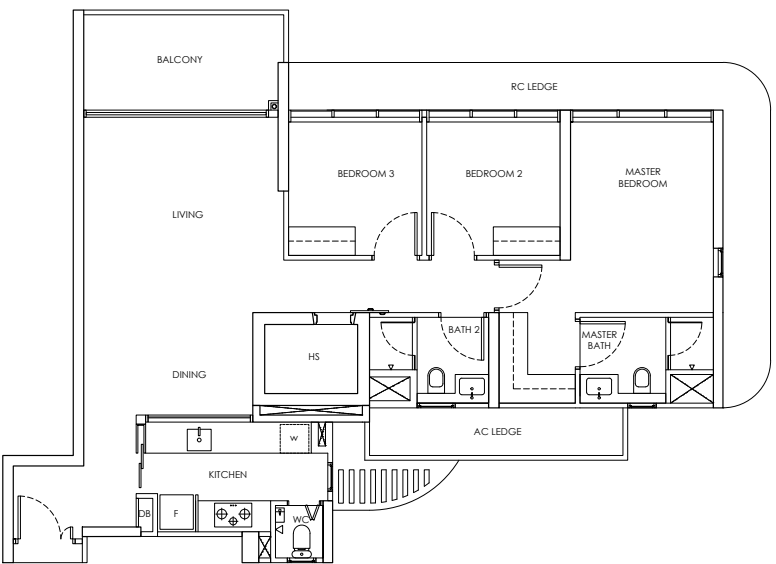


# 3-BEDROOM

## Type C3b

Area: 114 sqm

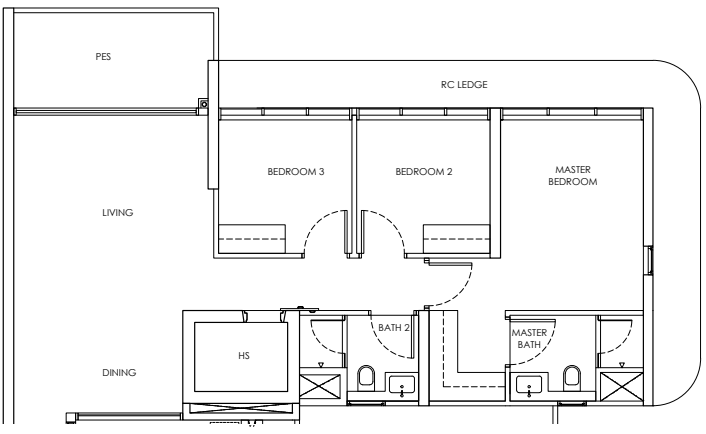
Blk 244 #02-15 to #21-15



## Type C3b-P

Area: 114 sqm

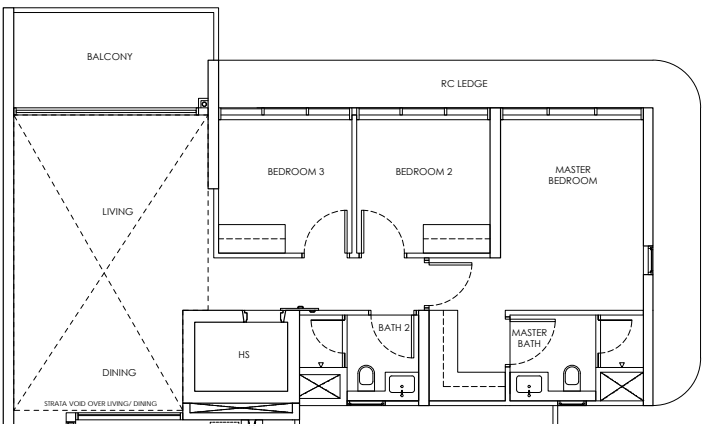
Blk 244 #01-15



## Type C3b-U

Area: 140 sqm

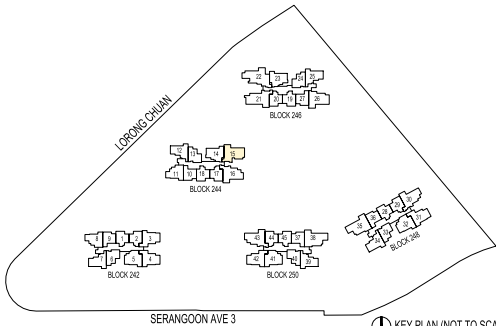
Blk 244 #22-15



### LEGEND

- DB: Distribution Board
- AC LEDGE: Air-Conditioner Ledge
- F: Fridge
- W: Washer cum dryer machine
- ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
RC ledge and non- strata void are excluded from the strata area







YOUR  
PERSONAL  
HAVEN  
OF PURE  
CALM



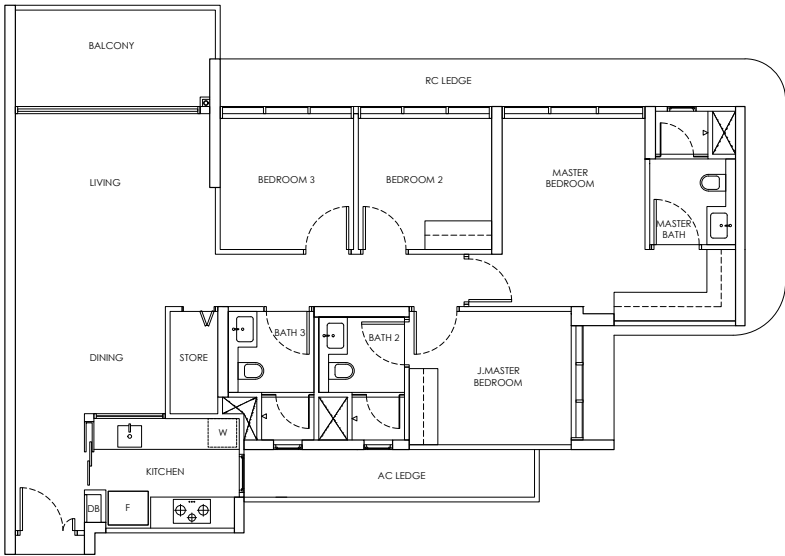
# 4-BEDROOM

## Type D1 / D1-m

Area: 124 sqm

Blk 250 #02-38 to #18-38

Blk 248 #02-35 to #18-35\* (Mirror)

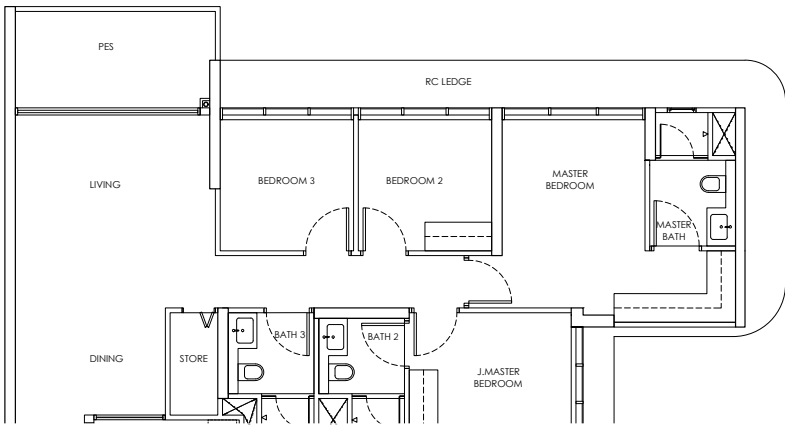


## Type D1-P / D1-m-P

Area: 124 sqm

Blk 250 #01-38

Blk 248 #01-35\* (Mirror)

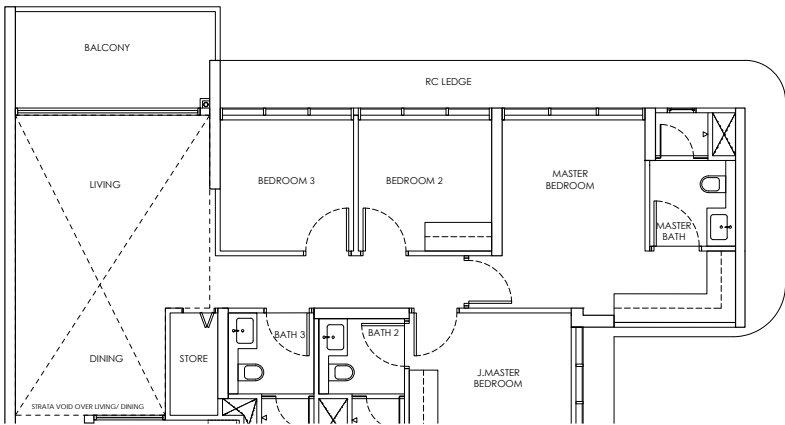


## Type D1-U / D1-m-U

Area: 150 sqm

Blk 250 #19-38

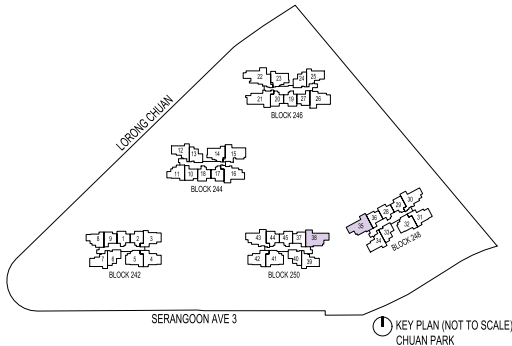
Blk 248 #19-35\* (Mirror)



### LEGEND

- DB: Distribution Board
- AC LEDGE: Air-Conditioner Ledge
- F: Fridge
- W: Washer cum dryer machine
- ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
RC ledge and non- strata void are excluded from the strata area



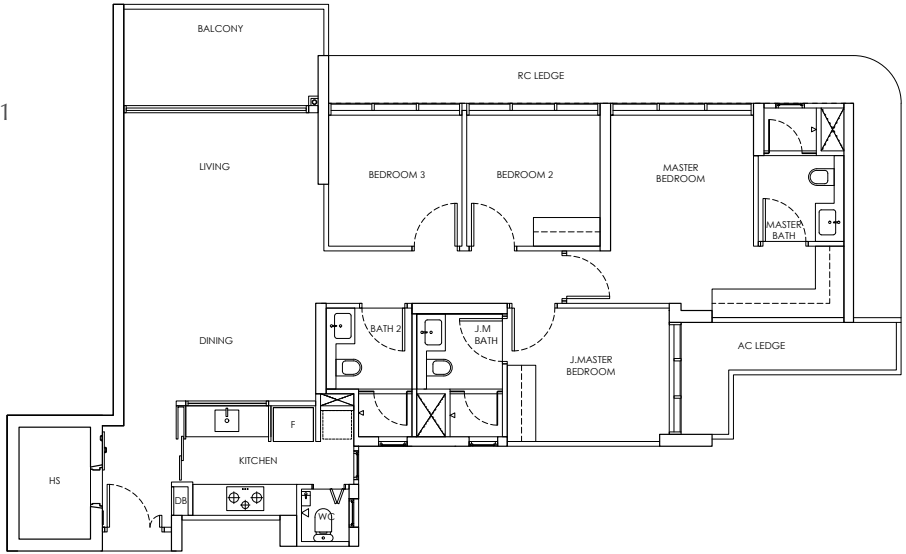
KEY PLAN (NOT TO SCALE)  
CHUAN PARK

# 4-BEDROOM

## Type D2

Area: 129 sqm

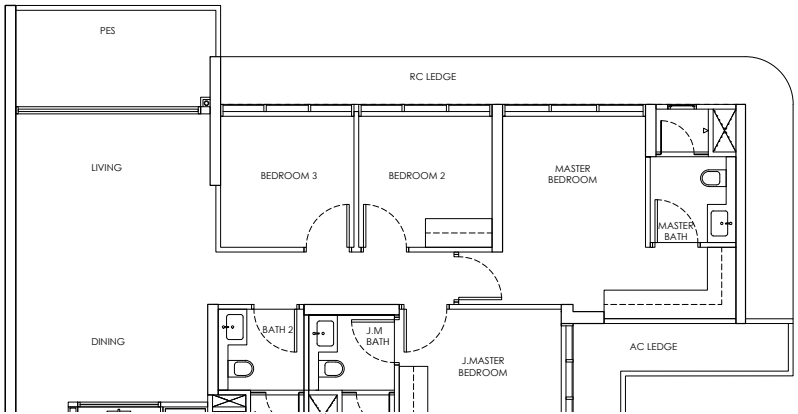
Blk 246 #02-21 to #21-21



## Type D2-P

Area: 129 sqm

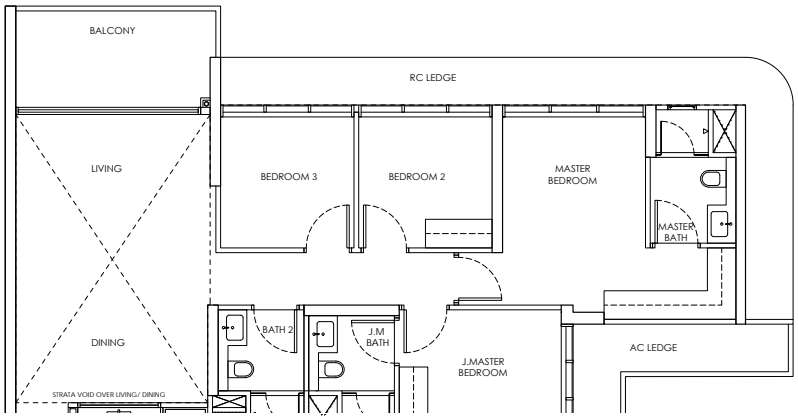
Blk 246 #01-21



## Type D2-U

Area: 156 sqm

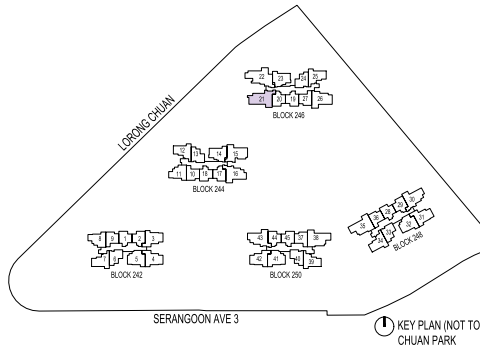
Blk 246 #22-21



### LEGEND

- DB: Distribution Board
- AC LEDGE: Air-Conditioner Ledge
- F: Fridge
- W: Washer cum dryer machine
- ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
RC ledge and non- strata void are excluded from the strata area



KEY PLAN (NOT TO SCALE)  
CHUAN PARK

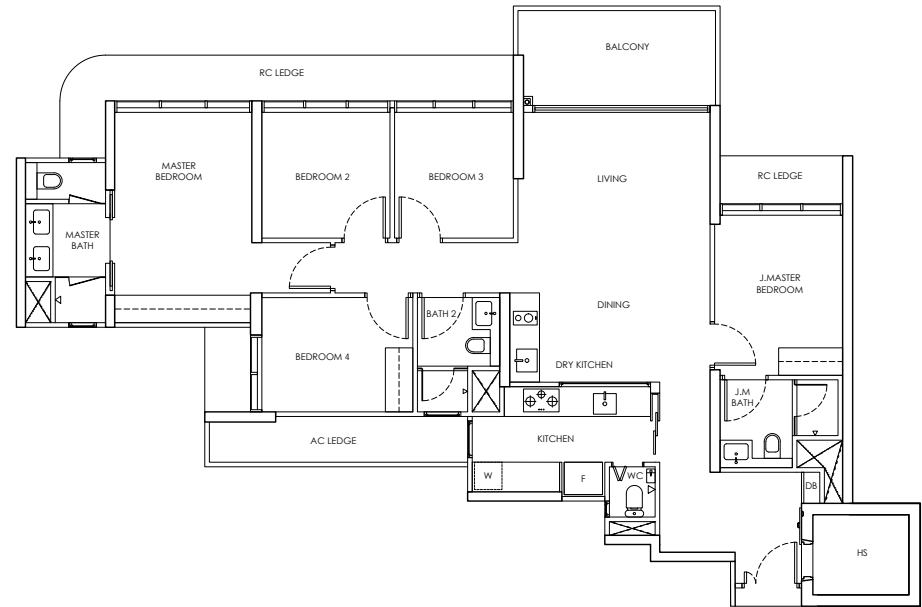




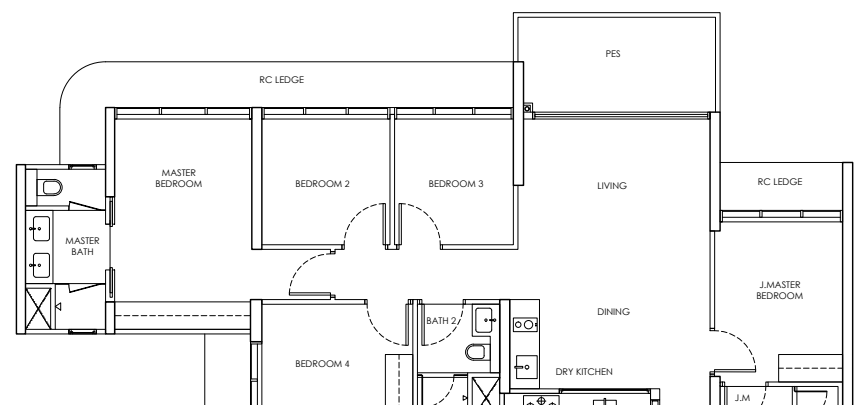
BESPOKE  
SPACES FOR  
BELOVED  
MOMENTS

# 5-BEDROOM

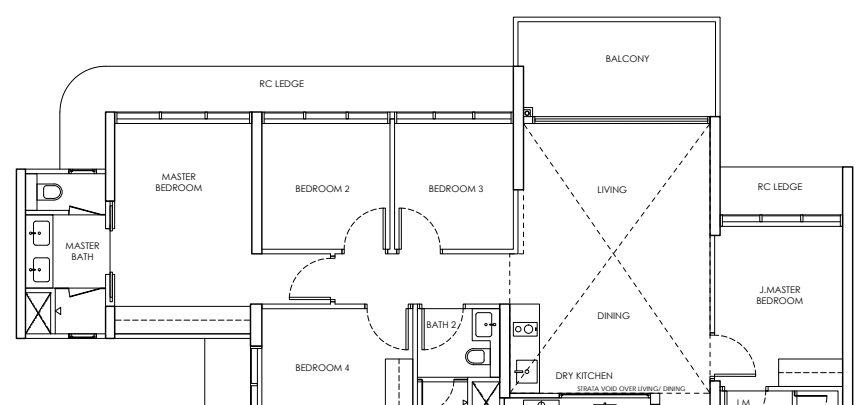
Type E1  
Area: 144 sqm  
Blk 246 #02-22 to #21-22



Type E1-P  
Area: 144 sqm  
Blk 246 #01-22

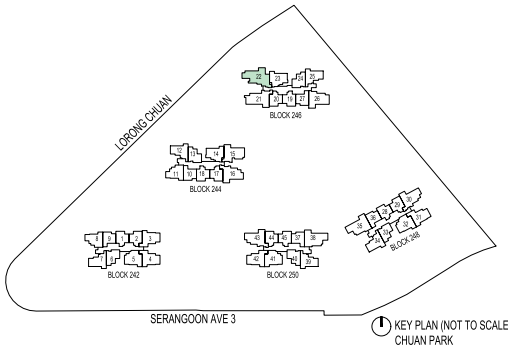


Type E1-U  
Area: 171 sqm  
Blk 246 #22-22



- LEGEND
- DB: Distribution Board
  - AC LEDGE: Air-Conditioner Ledge
  - F: Fridge
  - W: Washer cum dryer machine
  - ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
RC ledge and non- strata void are excluded from the strata area







## A TRUSTED BUILDER OF EXCELLENCE AND QUALITY

Established in 2011, Kingsford Development is known for its quality and reliability in the field of property development. Over the years, Kingsford Development has successfully delivered notable projects including the 512-unit Kingsford Hillview Peak at Hillview Avenue, 1,165-unit Kingsford Waterbay at Upper Serangoon View, and 1,862-unit Normanton Park at Normanton Park. Ongoing development projects include the 142-unit The Hill @ One-North, 916-unit Chuan Park and a waterfront condominium at Marina Gardens Lane.

In recognition of its excellence, Kingsford Development won the Singapore Prestige Brand Award – Global Brands in 2019, and garnered more accolades such as Best Mega-Scale Condo Development and Best Mega-Scale Condo Landscape Architectural Design for Normanton Park at the PropertyGuru Asia Property Awards (Singapore) in 2021.



THE HILL @ ONE-NORTH



NORMANTON PARK



KINGSFORD HILLVIEW PEAK



KINGSFORD WATERBAY

Developer: Chuan Park Development Pte. Ltd. (UEN No.: 202227606Z) • Housing Developer's Licence No.: C1491 • Tenure of Land: Leasehold of 99 years with effect from 25 July 2024 • Lot/Mukim No.: Lot 16257W of Mukim 18 • Expected Date of Vacant Possession: 30 September 2028 • Expected Date of Legal Completion: 30 September 2031 or 3 years after the date of delivery of vacant possession of the unit, whichever is the earlier • Encumbrances: Mortgage registered in favour of United Overseas Bank Limited

Whilst reasonable care has been taken in the preparation of this brochure and in constructing the model and Showsuite displays, neither the Developer nor its agents will be held responsible for inaccuracies and omissions. To the extent permissible by law, visual representations, models, Showsuite displays, illustrations, photographs, art renderings and other graphic representations and references are intended to portray only the artist's impressions of the development and cannot be regarded as representations of fact.

All information, specifications, renderings, visual representations and plans are believed to be correct at the time of publication and are subject to changes as may be required by the Developer and/or the competent authorities without prior notice. Nothing herein shall form part of any offer or contract nor constitute any warranty by the Developer (whether express or implied) and shall not be regarded as statements or representations of fact and are subject to amendments as directed and/or approved by the competent authorities.

All areas and dimensions are approximate measurements only and subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the purchaser and shall supersede all statements, representations or promises (whether written or oral) made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations, actions or promises (whether written or oral) made by the Developer or its agents unless approved by the Controller of Housing (if required) and expressly agreed to in writing between the parties.



