



L E N T O R  
M O D E R N

曲水伦庭

**INTEGRATED MIXED-USE DEVELOPMENT**

RESIDENTIAL | F&B | SUPERMARKET | CHILDCARE | DIRECT ACCESS TO MRT



# LENTOR'S ONLY INTEGRATED MIXED-USE DEVELOPMENT DIRECTLY CONNECTED TO MRT

A 3-Tower 1.7ha Integrated Mixed-Use Development  
96,000sqft of Commercial Spaces,  
including 12,000sqft of Supermarket  
and 10,000sqft of Childcare Centre



605 Units



1 to 4-Bedroom



25 Storey



Retail Shops



Supermarket



F&B



Parks & Reservoirs



Childcare Centre



Clinic



Artist's Impression



## CONNECTIVITY

- Lentor MRT (TEL)
- Woodlands MRT (TEL-NSL)
- Bright Hill MRT (TEL-CRL)
- Caldecott MRT (TEL-CCL)
- Stevens MRT (TEL-DTL)
- Orchard MRT (TEL-NSL)
- Outram Park MRT (TEL-EWL-NEL)
- Marina Bay MRT (TEL-NSL-CCL)
- Seletar Expressway
- Central Expressway
- North-South Corridor



## DINING AND SHOPPING

- 628 Ang Mo Kio Market & Food Centre
- Mayflower Market & Food Centre
- Sembawang Hills Food Centre
- Springleaf
- Upper Thomson
- Bright Hill
- Thomson Plaza
- Ang Mo Kio Hub



## LEARNING

### Within 1 Km

- Anderson Primary School

### Within 1 -2 Km

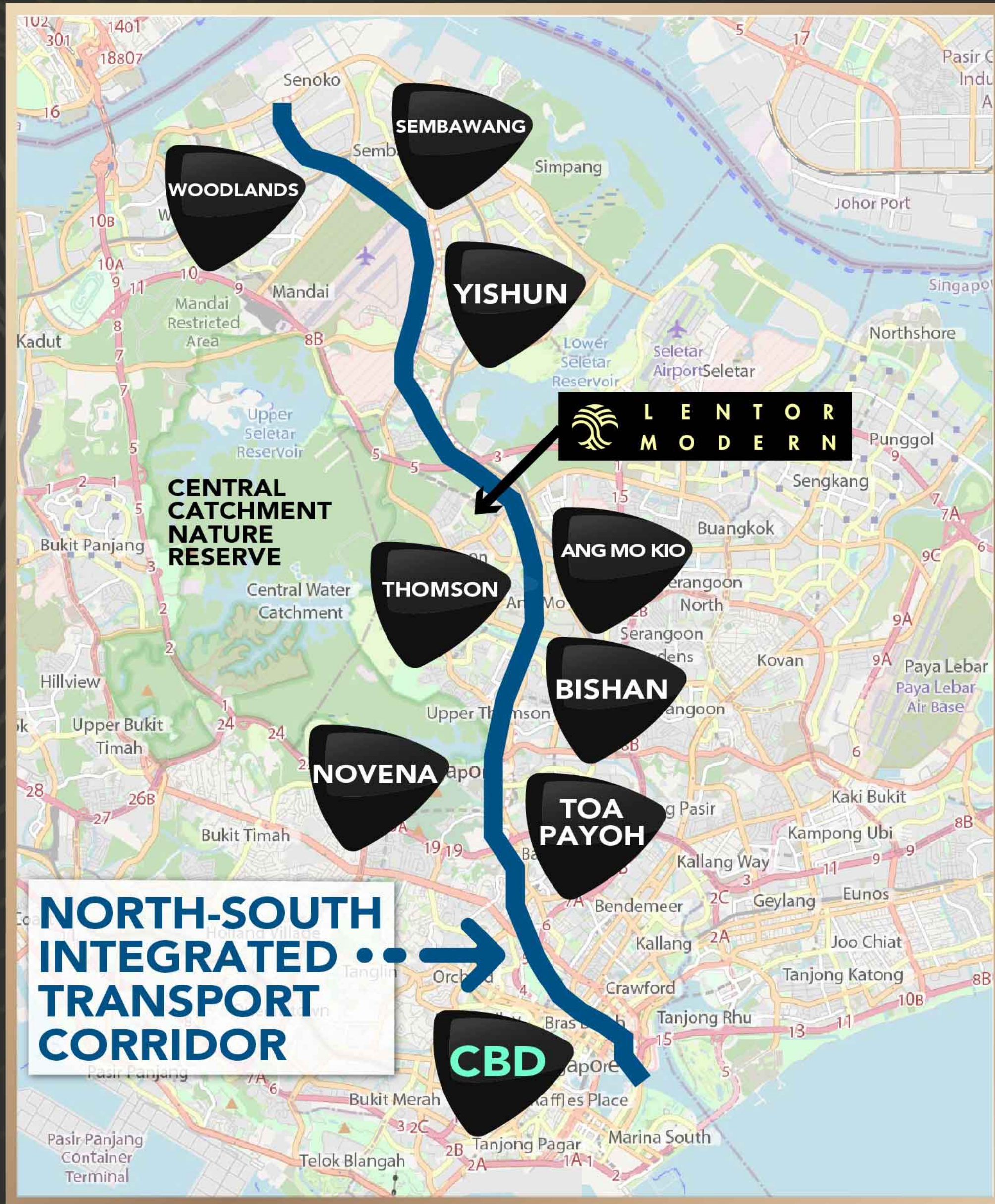
- CHIJ St Nicholas Girl's School
- Mayflower Primary School
- Ang Mo Kio Primary School
- Presbyterian High School
- YioChu Kang Secondary School
- CHIJ St Nicholas Girl's School
- Mayflower Secondary School
- Nanyang Polytechnic



## PARKS AND RECREATION

- Lentor Hillock Park
- Lentor Linear Park
- Thomson Nature Park
- Lower Peirce Reservoir Park
- Bishan-Ang Mo Kio Park

# Integrated Convenience, Transforming Lentor.



# NORTH-SOUTH CORRIDOR

Singapore's Longest Transit Priority Corridor  
Connects The City To The Northern Region

Expected Completion 2027\*

**Smoother,  
Faster Journeys.**  
**SAVE 10-15 MINS  
OR 30%  
OF TRAVELING TIME.**

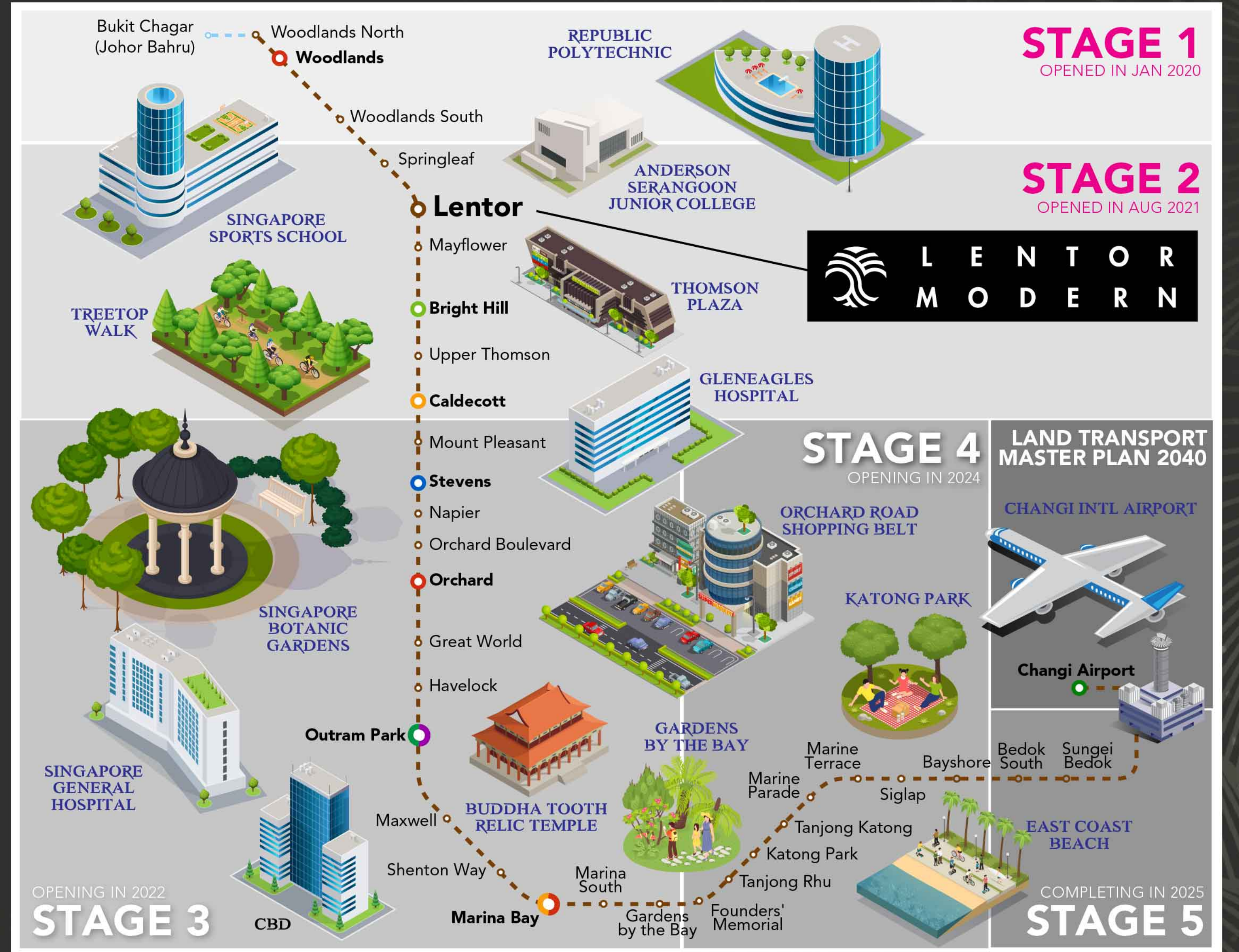


# 32 STATIONS OVER 42KM

Expected Completion 2025\*



The TEL will bring residents in the east and along the North-South Corridor closer to a train station and hence giving them faster access to the city.



## THOMSON-EAST COAST LINE (TEL)

DIRECT ACCESS TO ►►  
**96,000**sqft OF  
COMMERCIAL SPACE

INTEGRATED  
**MIXED-USE**  
DEVELOPMENT



**F&B, RETAIL AND CLINIC**

12,000sqft SUPERMARKET | 10,000sqft CHILDCARE CENTRE



# F&B JUST BELOW YOUR HOME, WIDE VARIETY AT SPRINGLEAF & UPPER THOMSON

# EDUCATION



## CHILDCARE CENTRE @ LEVEL 2



### PRIMARY SCHOOL

**ANDERSON PRIMARY**  
0.74 kilometres

**CHIJ ST NICHOLAS GIRL'S SCHOOL**  
1.35 kilometres

### SECONDARY SCHOOL

**PRESBYTERIAN HIGH SCHOOL**  
0.955 kilometres

**YIO CHU KANG SECONDARY SCHOOL**  
1.14 kilometres

**CHIJ ST NICHOLAS GIRL'S SCHOOL**  
1.35 kilometres

**MAYFLOWER SECONDARY SCHOOL**  
1.31 kilometres

### JUNIOR COLLEGE

**ANDERSON SERANGOON JUNIOR COLLEGE**  
1.28 kilometres

### POLYTECHNIC

**NANYANG POLYTECHNIC**  
1.56 kilometres







LENTOR  
MODERN

曲水伦庭

Huttons®  
The Agency of Choice

HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO. L300899K

# 1 Bedroom

Type A4  
44 sqm | 474 sqft

**SAMPLE FLOOR PLAN FROM  
MIDTOWN MODERN BY  
GUOCOLAND**

Floor Plan Is Not Drawn To Scale





LENTOR  
MODERN

曲水伦庭

**Huttons**<sup>®</sup>

The Agency of Choice

HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO. L3008899X

## 2 Bedroom

Type B3-G  
67 sqm | 721 sqft

**SAMPLE FLOOR PLAN FROM  
MIDTOWN MODERN BY  
GUOCOLAND**

Floor Plan Is Not Drawn To Scale



# 3 Bedroom

Type C2  
99 sqm | 1066 sqft

SAMPLE FLOOR PLAN FROM  
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GUOCOLAND

Floor Plan Is Not Drawn To Scale





LENTOR  
MODERN

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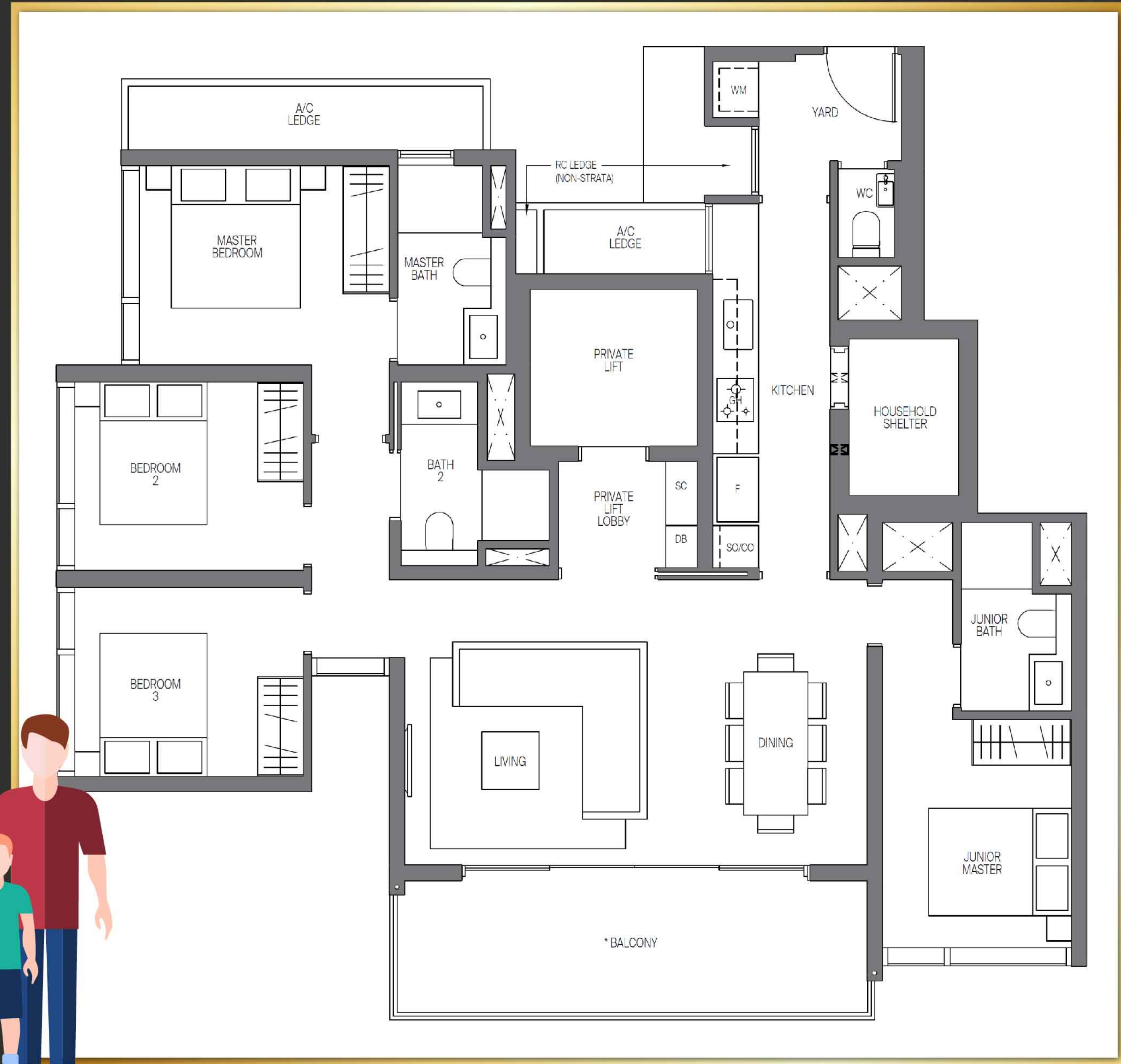
# 4 Bedroom

Type D2 (PL)

136 sqm | 1464 sqft

**SAMPLE FLOOR PLAN FROM  
MIDTOWN MODERN BY  
GUOCOLAND**

Floor Plan Is Not Drawn To Scale



# GuocoLand

Listed on the Singapore Exchange Securities Trading Limited since 1978, GuocoLand Limited ("GuocoLand") is a premier regional property company with operations in the geographical markets of Singapore, China and Malaysia.

In Singapore, the Group has successfully developed 36 residential projects yielding approximately 11,000 apartments and homes.

GuocoLand's flagship integrated mixed-use development Guoco Tower, integrates premium Grade A offices, a dynamic lifestyle and F&B retail space, luxurious apartments at Wallich Residence, the 5-star business hotel Sofitel Singapore City Centre and a landscaped urban park.

GuocoLand has been honoured with numerous awards and accolades both locally and internationally, in recognition of its portfolio of quality, innovative developments and commitment to business excellence.

These include environmental sustainability awards such as the Building and Construction Authority (BCA) Green Mark Awards and Leadership in Energy and Environmental Design (LEED) Pre-Certification, as well as real estate awards honouring the best property companies such as the International Property Awards, FIABCI Property Awards, BCI Asia Awards and South East Asia Property Awards.

## A LEADING DEVELOPER IN MIXED-USE DEVELOPMENT



GUOCO TOWER



GUOCO MIDTOWN

### LUXURY RESIDENCES COLLECTION

WALLICH  
RESIDENCE

MIDTOWN  
MODERN

MIDTOWN  
BAY



### AWARDS AND ACCOLADES

# Contact Me For More Information



## SEEKING INDICATION OF INTEREST

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