

**norwood  
grand**

# Simplified Sales Kits

**Huttons**  
SINGAPORE'S LARGEST  
PRIVATE REAL ESTATE AGENCY



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## norwood grand

**RATIONALE:**

- 'Norwood' is a play on the development's location – where residents can find a new life in the new north at Woodlands.
- The word Grand is to identify it as part of CDL's portfolio of properties built by a BCA Band 1 Developer.

景林嘉园

(Jǐng Lín Jiā Yuán)


景 – 风景 (Scenery)

林 – 森林 (Forest)

嘉 – 美好 (Blissful)

园 – 花园 (Garden)

## TAGLINE



True luxury

has arrived  
in the new  
north

<b>Project Name</b>	Norwood Grand 景林嘉园 (Jǐng Lín Jiā Yuán)
<b>Developer</b>	CDL Stellar Pte. Ltd. (Wholly-owned subsidiary of City Developments Limited)
<b>Description</b>	4 blocks of 11-storey residential development with an early childhood development centre (ECDC)
<b>District</b>	25
<b>Address</b>	2, 6, 8 and 10 Champions Way 4 Champions Way (ECDC)
<b>Tenure</b>	99 years leasehold from 18 December 2023
<b>Expected Vacant Possession</b>	31 March 2030
<b>Land Area</b>	Approximately 14,432.5 sqm
<b>Total Units</b>	348
<b>Est. Carpark Lots</b>	283 carpark lots (inclusive of 2 lots for ECDC, 3 electric vehicle charging lots and 3 accessible lots) 87 bicycle lots
<b>Architect</b>	ADDP Architects LLP
<b>Landscape Consultant</b>	Ecoplan Asia Pte. Ltd.
<b>Builder</b>	Woh Hup Pte Ltd
<b>Project Interior Designer</b>	Index Design Pte Ltd

UNIT TYPE	TOTAL UNITS	ESTIMATED AREA (SQFT)	%
1 BEDROOM + STUDY	31	495	72%
2 BEDROOM	77	624	
2 BEDROOM + ENSUITE STUDY	11	667	
2 BEDROOM + STUDY*	43	710	
3 BEDROOM DELUXE	33	872 - 883	
3 BEDROOM + STUDY	22	904	
3 BEDROOM PREMIUM + STUDY	33	1044	
4 BEDROOM DELUXE + STUDY	22	1173	28%
4 BEDROOM PREMIUM + STUDY*	76	1313 - 1335	
	348		100%

\* Showflat types

**SHOWFLAT**  
**2BR+STUDY**  
**4BR + STUDY**





**CITY  
DEVELOPMENTS  
LIMITED**

SINGAPORE'S TRUSTED PROPERTY PIONEER SINCE 1963

**9**

**LISTED  
COMPANIES**

IN SINGAPORE, NEW ZEALAND,  
PHILIPPINES, AND THE  
INTERNATIONAL STOCK EXCHANGE

OWNS AROUND

**23**

**MILLION SQ FT**

OF COMMERCIAL SPACE  
GLOBALLY

DEVELOPED OVER

**50,000**

**LUXURIOUS  
RESIDENCES  
GLOBALLY**

GLOBAL PRESENCE IN

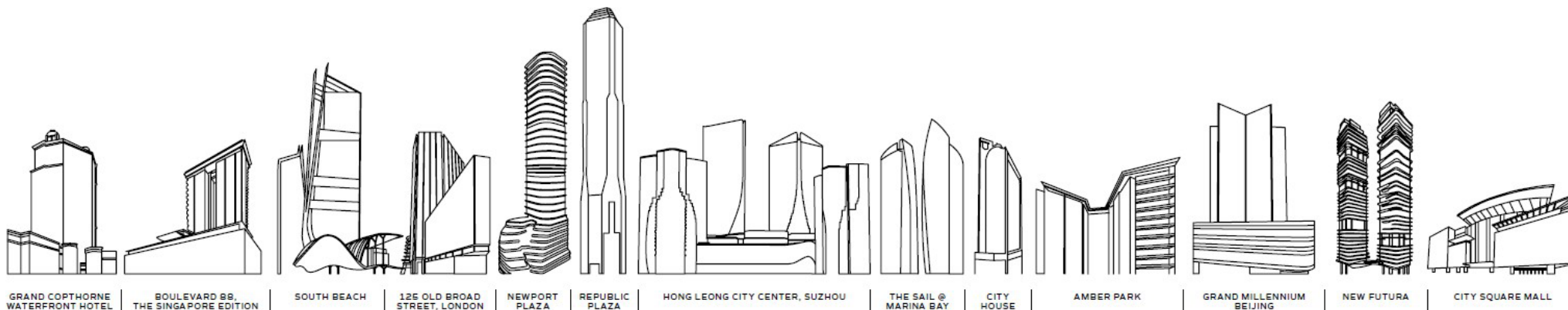
**29**

**COUNTRIES  
& REGIONS**

HOSPITALITY  
FOOTPRINT OF OVER

**160**

**HOTELS  
GLOBALLY**



GRAND COPTHORNE  
WATERFRONT HOTEL

BOULEVARD 88,  
THE SINGAPORE EDITION

SOUTH BEACH

125 OLD BROAD  
STREET, LONDON

NEWPORT  
PLAZA

REPUBLIC  
PLAZA

HONG LEONG CITY CENTER, SUZHOU

THE SAIL @  
MARINA BAY

CITY  
HOUSE

AMBER PARK

GRAND MILLENNIUM  
BEIJING

NEW FUTURA

CITY SQUARE MALL

Architect:  
**ADDP Architect LLP**

Landscape Consultant:  
**Ecoplan Asia Pte Ltd**

Builder:  
**Woh Hup Pte Ltd**

Project Interior Designer:  
**Index Design Pte Ltd**



**The Myst**



**The Myst**



**Haus on Handy**



**Irwell Hill Residences**



**Irwell Hill Residences**



**Irwell Hill Residences**



**Irwell Hill Residences**



## A BCA Green Mark Platinum Super Low Energy luxury home



### Green Living



#### Passive Cool Design Architecture

- Minimal direct west-facing units
- Natural ventilation with ceiling fan in every unit
- Reduced heat gain with a good selection of glass specifications



#### Environmental Quality and Protection

- Local-certified environmentally-friendly products for internal finishes and common areas
- Reduced indoor air pollution with low Volatile Organic Compounds paints for internal walls
- Careful material selection to minimise carbon footprint



#### Water Efficiency

- Water-efficient fittings for all units



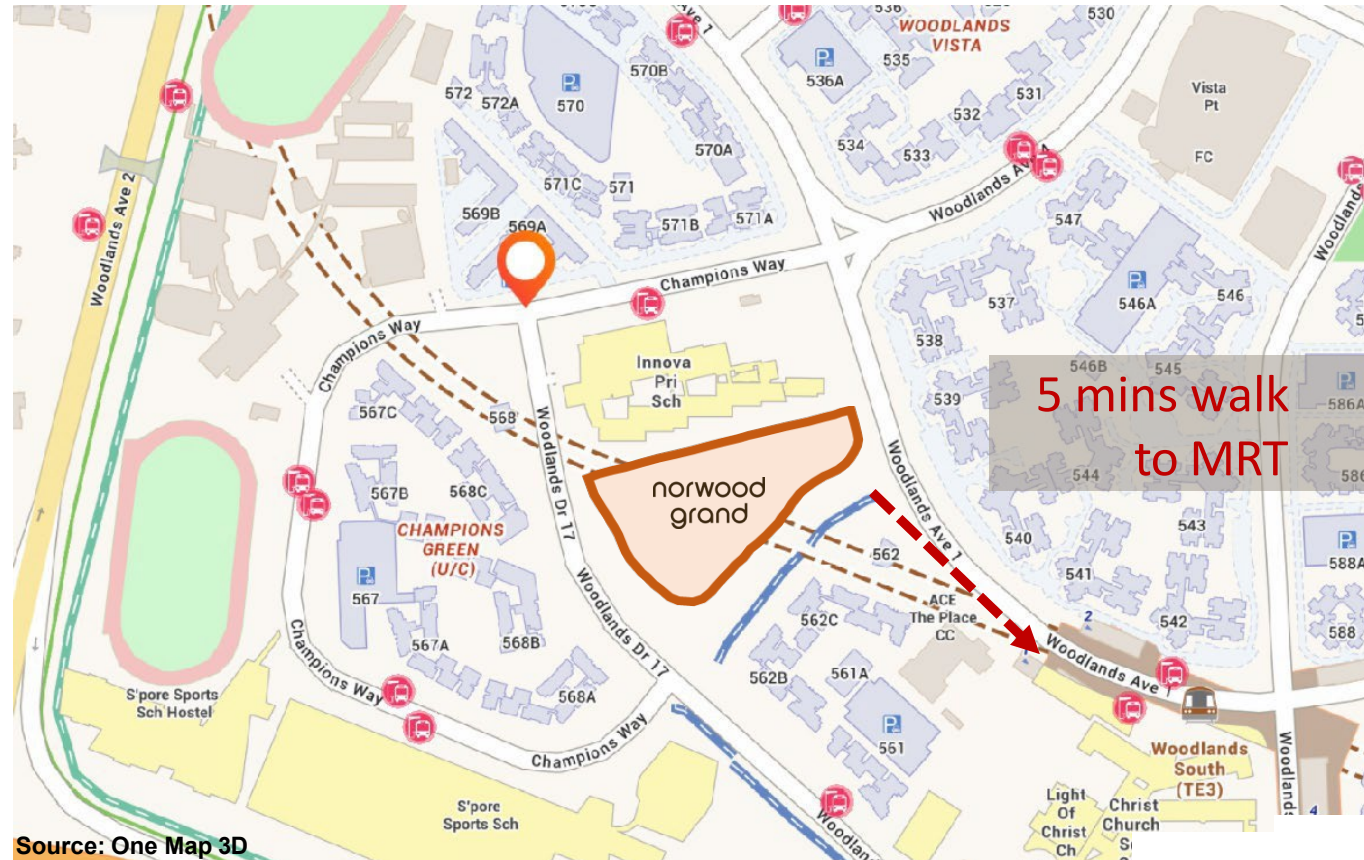
#### Energy Efficiency

- Energy-efficient air conditioners for all units
- Energy-efficient lighting at communal facilities
- Demand-control strategies for minimal energy wastage at communal facilities
- Energy-efficient lifts
- Renewable energy to offset partial common area consumption

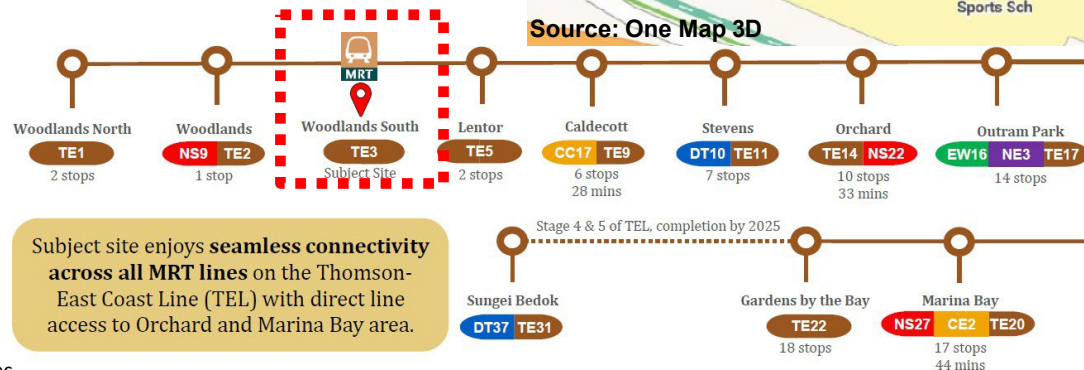


#### Other Green Features

- Lush greenery and water bodies to reduce heat gain
- Pneumatic waste collection and disposal system
- Bicycle lots to promote green transport and healthy lifestyle
- Smart community application for residents to book the facilities and provide operational feedback



Source: One Map 3D







## PROXIMITY TO FACILITIES & AMENITIES

Based on Google Maps

### < 500m

- Woodlands South MRT (TE3)
- Christ Church Secondary School
- Innova Primary School
- Singapore Sports School
- ACE The Place Community Club
- Seletar Expressway
- Vista Point Shopping Mall

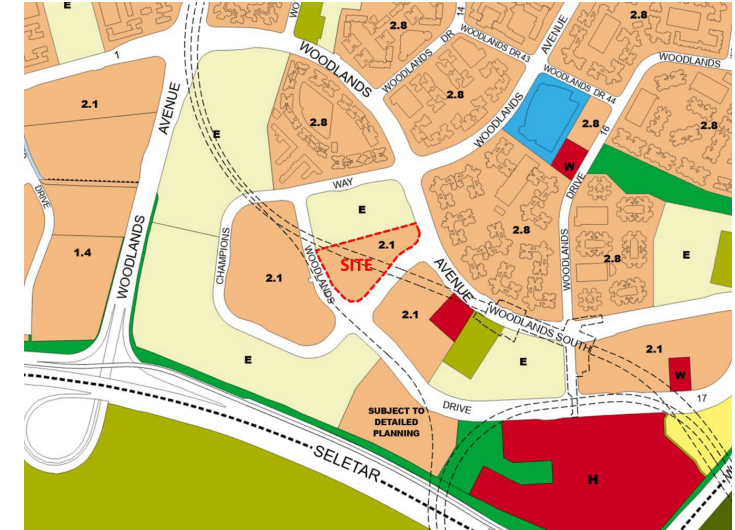
### > 500m

- 850m to Woodgrove Primary School
- 1.6km to Woodlands Civic Centre
- 2kmm to Causeway Point
- 2km to Woodlands MRT Station (NS9/TE2)
- 2.3km to Admiralty MRT Station (NS10)

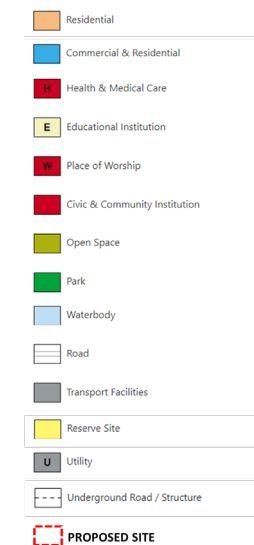
## LEGEND

MRT Station

PROPOSED SITE



## MASTER PLAN






## Site Plan



## LEGEND

- 
- 1-Bedroom + Study
  - 2-Bedroom
  - 2-Bedroom + Ensuite Study
  - 2 Bedroom + Study
  - 3 Bedroom Deluxe
  - 3 bedroom + Study
  - 3 Bedroom Premium + Study
  - 4 Bedroom Deluxe + Study
  - 4 Bedroom Premium + Study












BLOCK 2								
UNIT FLR	1	2	3	4	5	6	7	8
11	B2S	D2PS	C2	A1S	B1	D1S	D2PS	B2S
10	B2S	D2PS	C2	A1S	B1	D1S	D2PS	B2S
9	B2S	D2PS	C2	A1S	B1	D1S	D2PS	B2S
8	B2S	D2PS	C2	A1S	B1	D1S	D2PS	B2S
7	B2S	D2PS	C2	A1S	B1	D1S	D2PS	B2S
6	B2S	D2PS	C2	A1S	B1	D1S	D2PS	B2S
5	B2S	D2PS	C2	A1S	B1	D1S	D2PS	B2S
4	B2S	D2PS	C2	A1S	B1	D1S	D2PS	B2S
3	B2S	D2PS	C2	A1S	B1	D1S	D2PS	B2S
2	B2S	D2PS	C2	A1S	B1	D1S	D2PS	B2S
1	B2S (P)		C2 (P)	A1S (P)	B1 (P)	D1S (P)	D2PS (P)	B2S (P)

BLOCK 6							
9	10	11	12	13	14	15	16
B2S	D2PS	D1S	B1	A1S	B1S	D3PS	C3S
B2S	D2PS	D1S	B1	A1S	B1S	D3PS	C3S
B2S	D2PS	D1S	B1	A1S	B1S	D3PS	C3S
B2S	D2PS	D1S	B1	A1S	B1S	D3PS	C3S
B2S	D2PS	D1S	B1	A1S	B1S	D3PS	C3S
B2S	D2PS	D1S	B1	A1S	B1S	D3PS	C3S
B2S	D2PS	D1S	B1	A1S	B1S	D3PS	C3S
B2S	D2PS	D1S	B1	A1S	B1S	D3PS	C3S
B2S	D2PS	D1S	B1	A1S	B1S	D3PS	C3S
B2S	D2PS	D1S	B1	A1S	B1S	D3PS	C3S
B2S (P)	D2PS (P)	D1S (P)	B1 (P)		B1S (P)	D3PS (P)	C3S (P)

BLOCK 8								
UNIT FLR	17	18	19	20	21	22	23	24
11	B1	C1	D2PS	B2S	C3S	D3PS	C5PS	B1
10	B1	C1	D2PS	B2S	C3S	D3PS	C5PS	B1
9	B1	C1	D2PS	B2S	C3S	D3PS	C5PS	B1
8	B1	C1	D2PS	B2S	C3S	D3PS	C5PS	B1
7	B1	C1	D2PS	B2S	C3S	D3PS	C5PS	B1
6	B1	C1	D2PS	B2S	C3S	D3PS	C5PS	B1
5	B1	C1	D2PS	B2S	C3S	D3PS	C5PS	B1
4	B1	C1	D2PS	B2S	C3S	D3PS	C5PS	B1
3	B1	C1	D2PS	B2S	C3S	D3PS	C5PS	B1
2	B1	C1	D2PS	B2S	C3S	D3PS	C5PS	B1
1	B1 (P)	C1 (P)	D2PS (P)		C3S (P)	D3PS (P)	C5PS (P)	B1 (P)

BLOCK 10							
25	26	27	28	29	30	31	32
B1	C4PS	C5PS	A1S	B1	D2PS	C1	B1
B1	C4PS	C5PS	A1S	B1	D2PS	C1	B1
B1	C4PS	C5PS	A1S	B1	D2PS	C1	B1
B1	C4PS	C5PS	A1S	B1	D2PS	C1	B1
B1	C4PS	C5PS	A1S	B1	D2PS	C1	B1
B1	C4PS	C5PS	A1S	B1	D2PS	C1	B1
B1	C4PS	C5PS	A1S	B1	D2PS	C1	B1
B1	C4PS	C5PS	A1S	B1	D2PS	C1	B1
B1	C4PS	C5PS	A1S	B1	D2PS	C1	B1
B1	C4PS	C5PS	A1S	B1	D2PS	C1	B1
B1 (P)	C4PS (P)	C5PS (P)		B1 (P)	D2PS (P)	C1 (P)	B1 (P)

 1-Bedroom + Study	 2-Bedroom	 2-Bedroom + Ensuite Study	 2-Bedroom + Study
 3-Bedroom Deluxe	 3-Bedroom + Study	 3-Bedroom Premium + Study	 4-Bedroom Deluxe + Study
			 4-Bedroom Premium + Study

## 1-BEDROOM + STUDY

### Type A1S

46 sq m / 495 sq ft

BLK 2 : #02-04 to #11-04

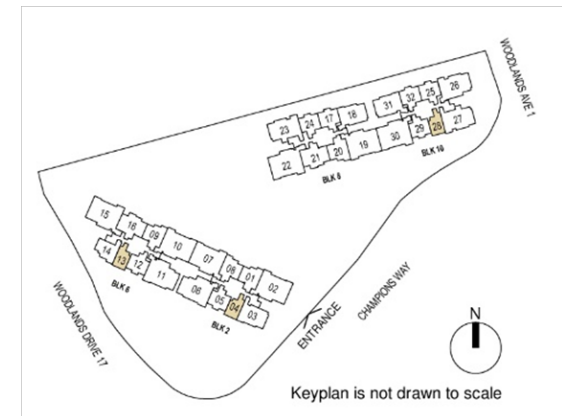
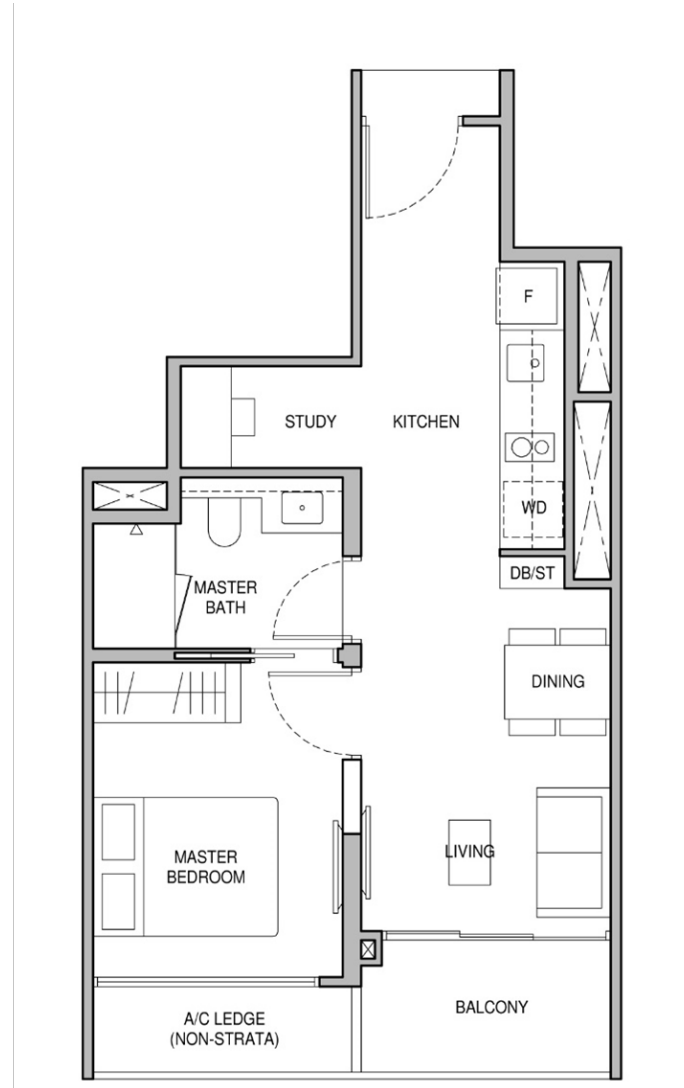
BLK 6 : #02-13\* to #11-13\*

BLK 10 : #02-28 to #11-28

### Type A1S (P)

46 sq m / 495 sq ft

BLK 2 : #01-04





## 2-BEDROOM

### Type B1

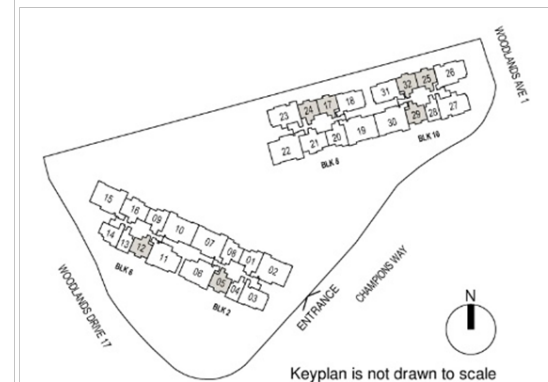
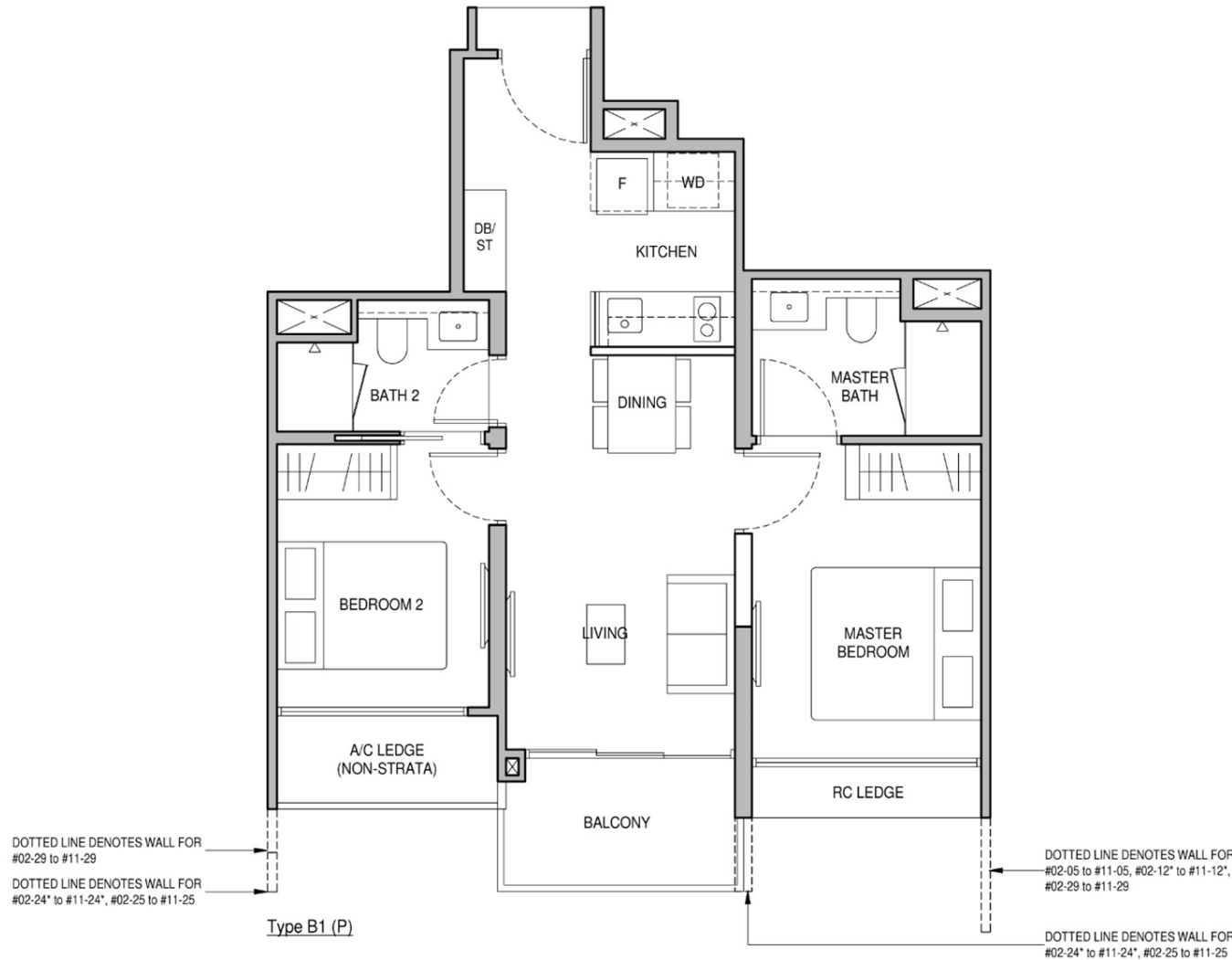
58 sq m / 624 sq ft

BLK 2 : #02-05 to #11-05  
BLK 6 : #02-12\* to #11-12\*  
BLK 8 : #02-17 to #11-17, #02-24\* to #11-24\*  
BLK 10 : #02-25 to #11-25, #02-29 to #11-29,  
#02-32\* to #11-32\*

### Type B1 (P)

58 sq m / 624 sq ft

BLK 2 : #01-05  
BLK 6 : #01-12\*  
BLK 8 : #01-17, #01-24\*  
BLK 10 : #01-25, #01-29, #01-32\*



## 2-BEDROOM + ENSUITE

### Type B1S

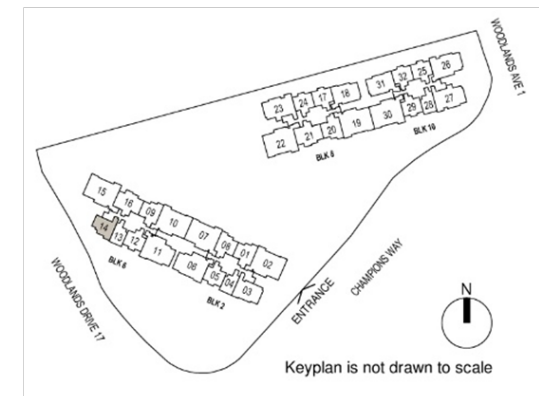
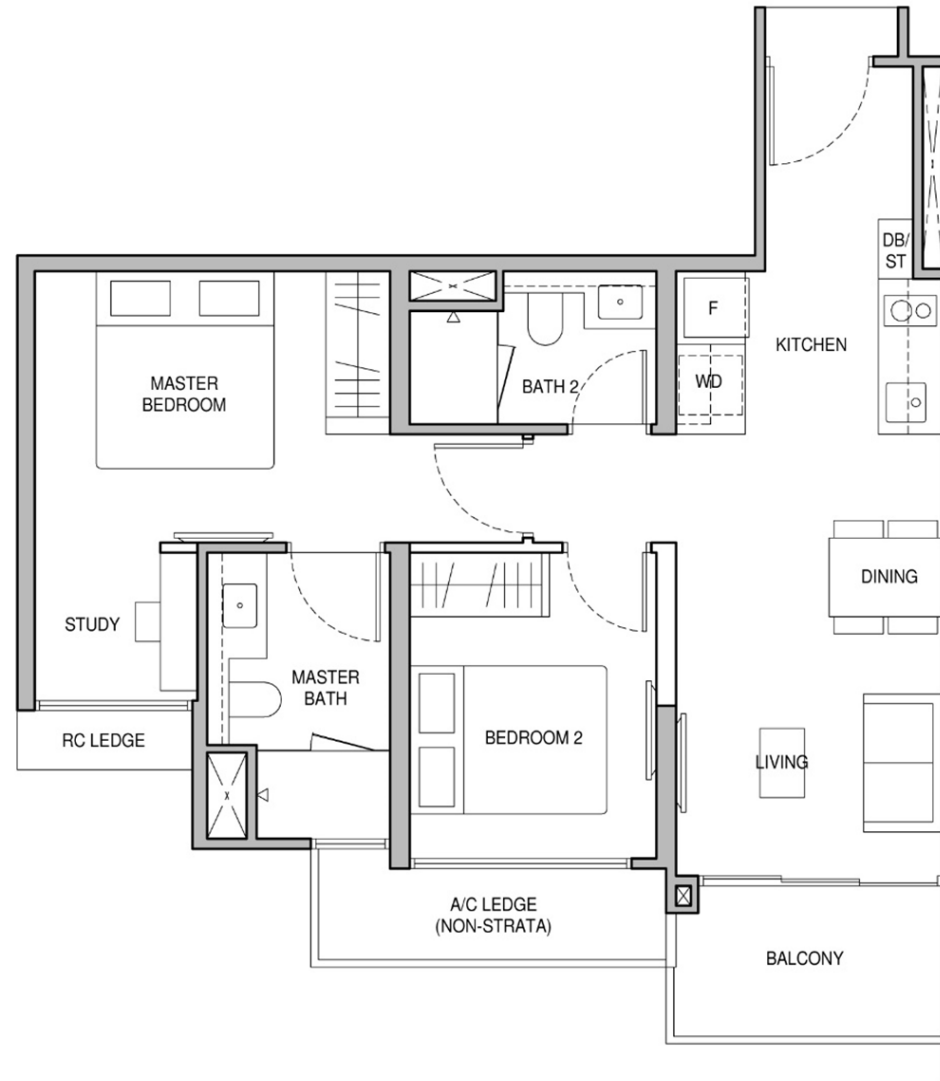
62 sq m / 667 sq ft

BLK 6 : #02-14 to #11-14

### Type B1S (P)

62 sq m / 667 sq ft

BLK 6 : #01-14





## 2-BEDROOM + STUDY

### Type B2S

66 sq m / 710 sq ft

BLK 2 : #02-01\* to #11-01\*, #02-08 to #11-08

BLK 6 : #02-09\* to #11-09\*

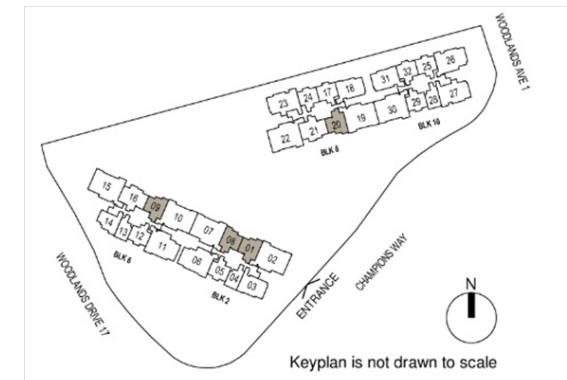
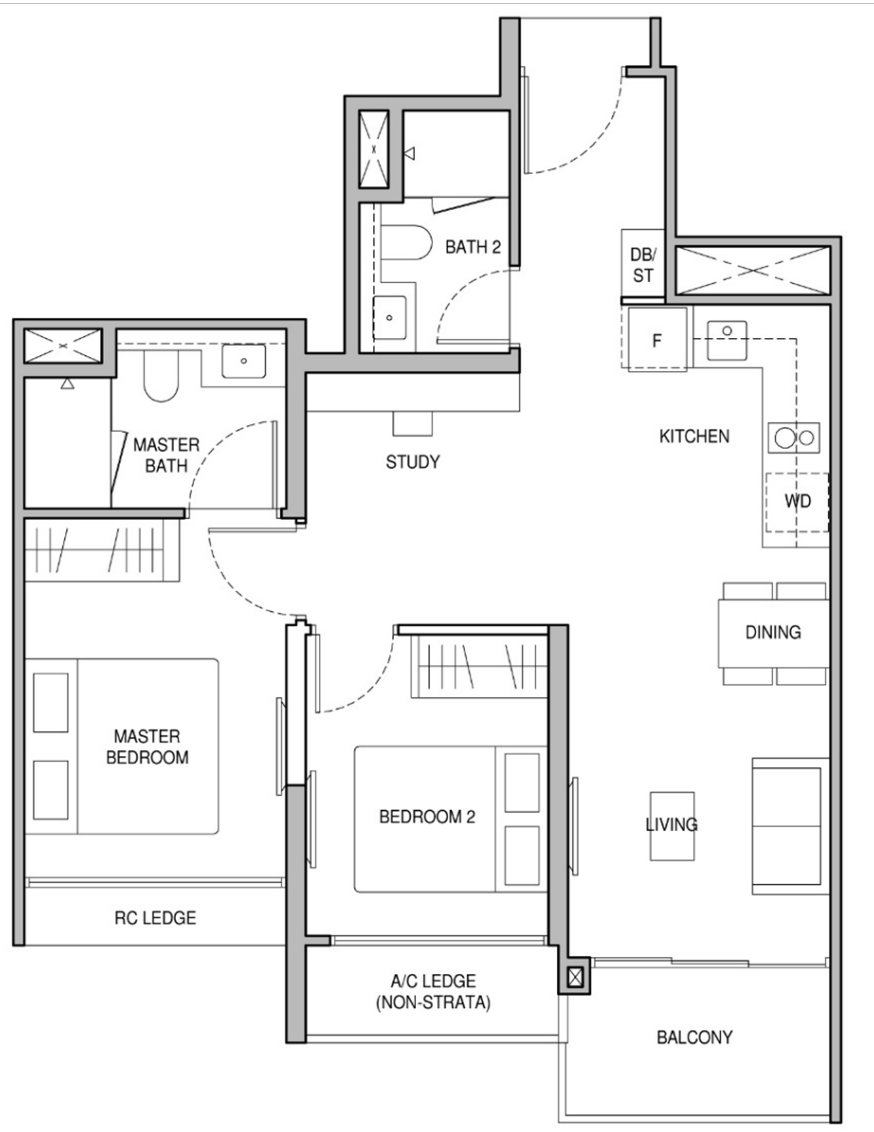
BLK 8 : #02-20 to #11-20

### Type B2S (P)

66 sq m / 710 sq ft

BLK 2 : #01-01\*, #01-08

BLK 6 : #01-09\*



## 3-BEDROOM DELUXE

### Type C1

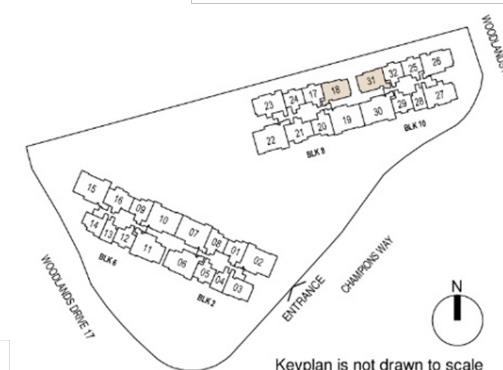
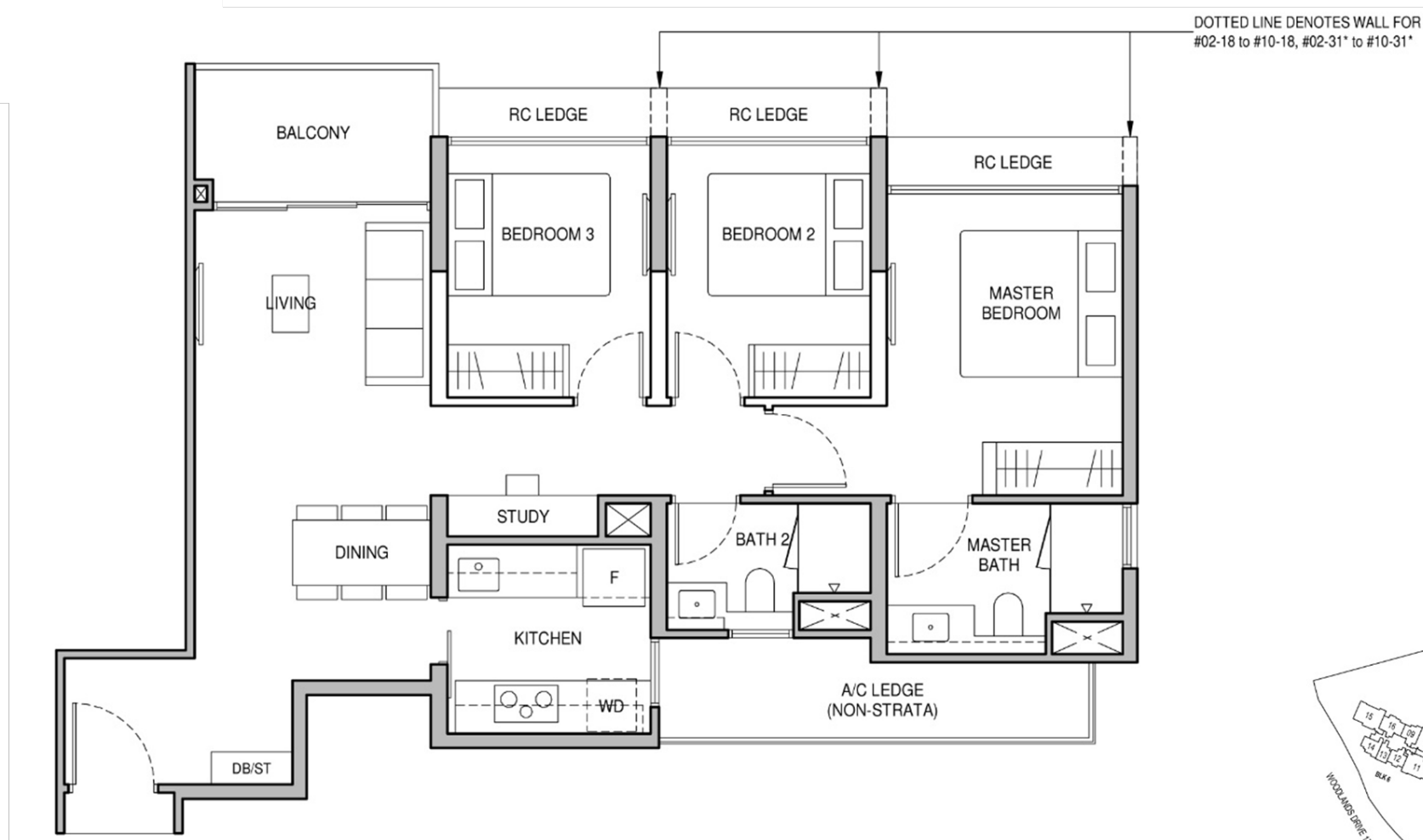
81 sq m / 872 sq ft

BLK 8 : #02-18 to #11-18  
BLK 10 : #02-31\* to #11-31\*

### Type C1 (P)

81 sq m / 872 sq ft

BLK 8 : #01-18  
BLK 10 : #01-31\*





## 3-BEDROOM DELUXE

### Type C2

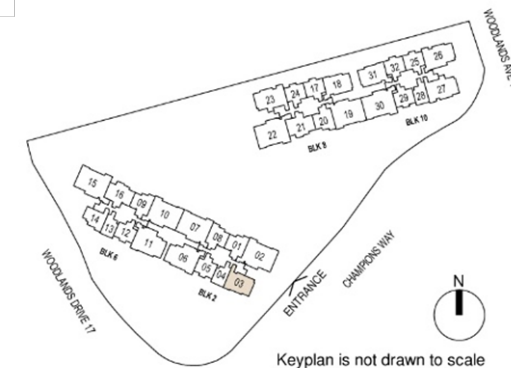
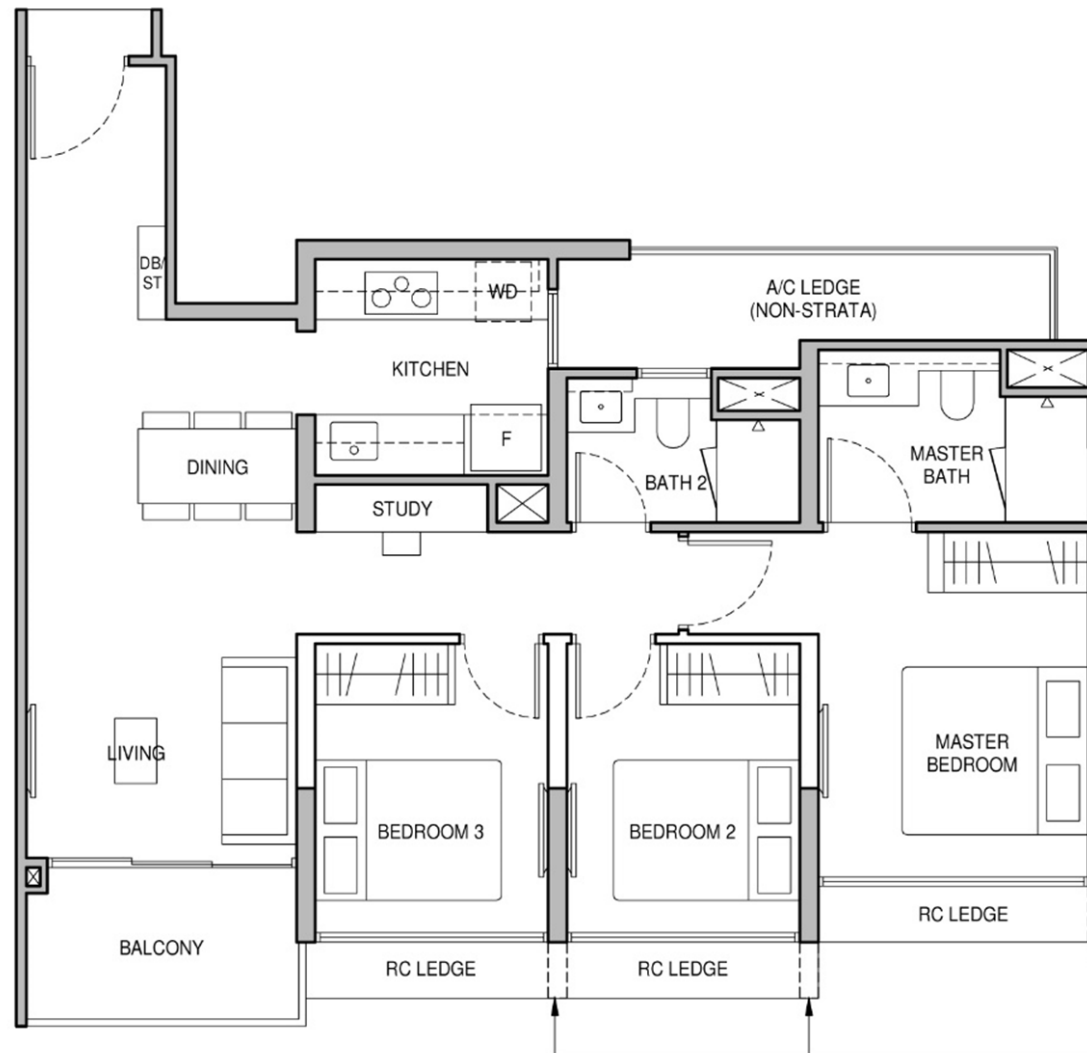
82 sq m / 883 sq ft

BLK 2 : #02-03 to #11-03

### Type C2 (P)

82 sq m / 883 sq ft

BLK 2 : #01-03



DOTTED LINE DENOTES WALL FOR  
#02-03 to #10-03

## 3-BEDROOM + STUDY

### Type C3S

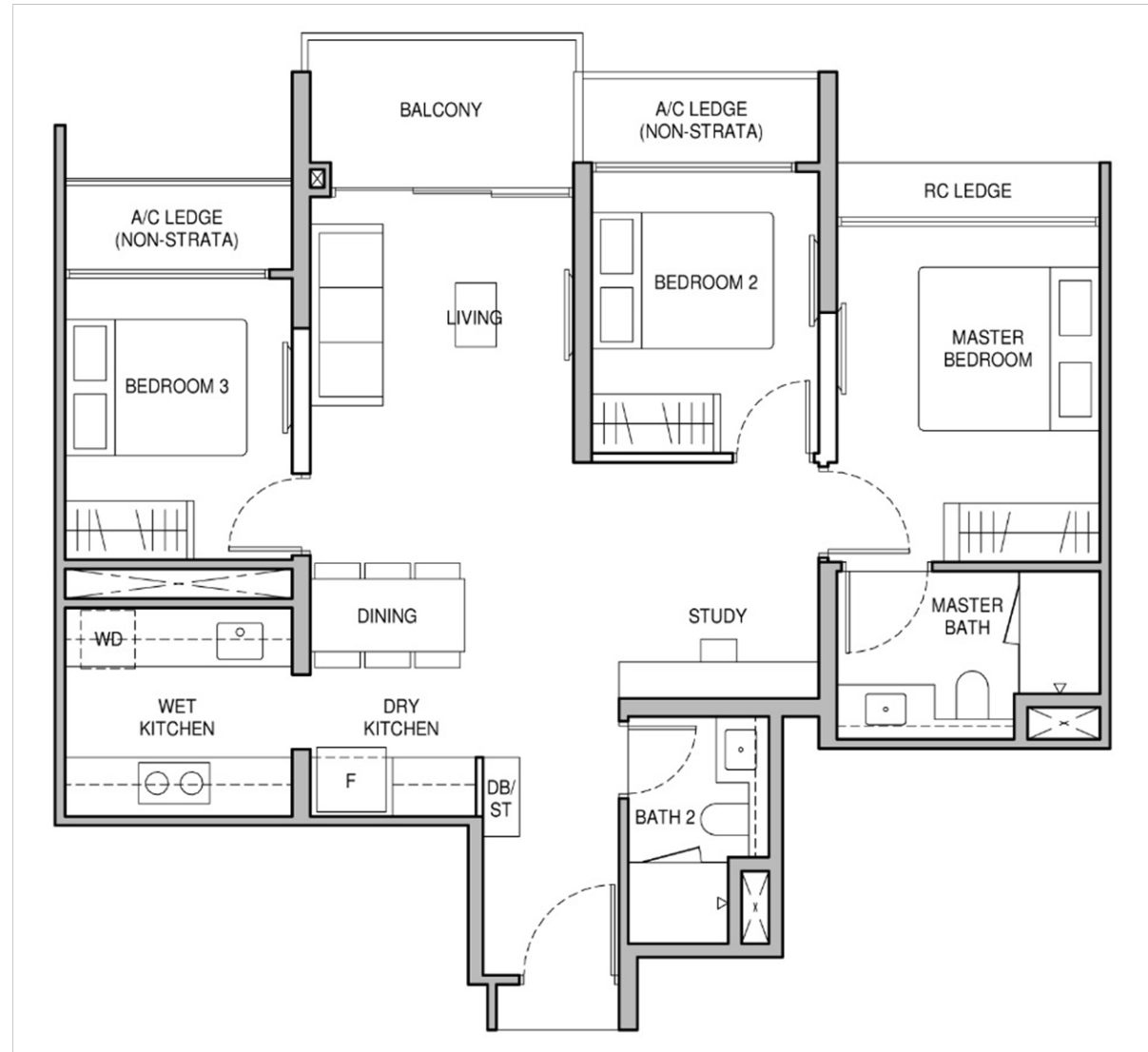
84 sq m / 904 sq ft

BLK 6 : #02-16 to #11-16  
BLK 8 : #02-21\* to #11-21\*

### Type C3S (P)

84 sq m / 904 sq ft

BLK 6 : #01-16  
BLK 8 : #01-21\*



Keyplan is not drawn to scale



## 3-BEDROOM PREMIUM + STUDY

### Type C4PS

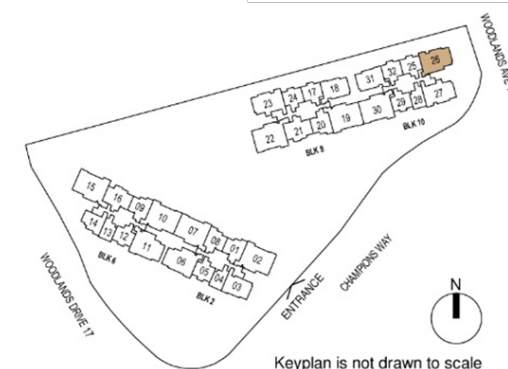
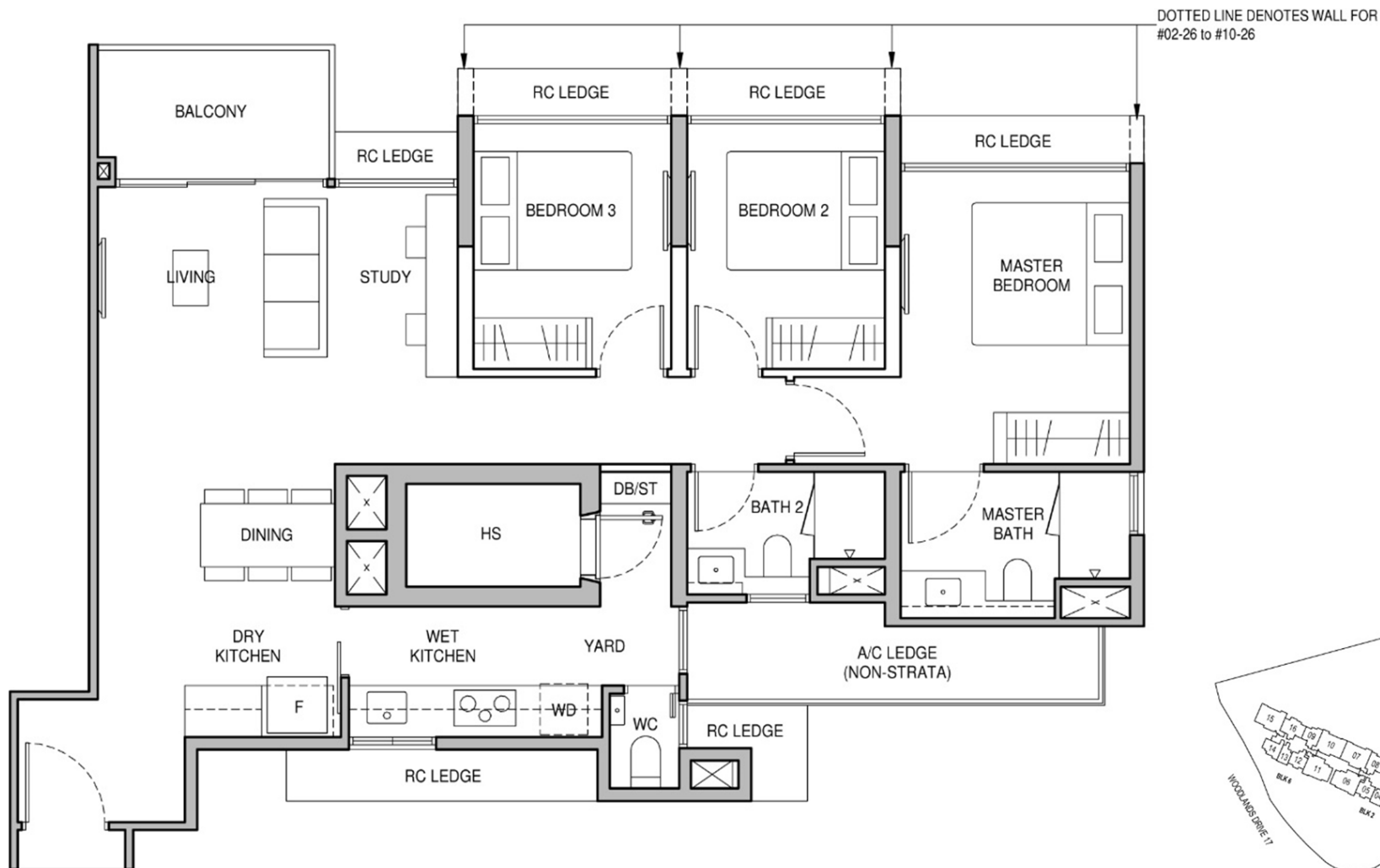
97 sq m / 1044 sq ft

BLK 10 : #02-26 to #11-26

### Type C4PS (P)

97 sq m / 1044 sq ft

BLK 10 : #01-26



## 3-BEDROOM PREMIUM + STUDY

### Type C5PS

97 sq m / 1044 sq ft

BLK 8 : #02-23 to #11-23

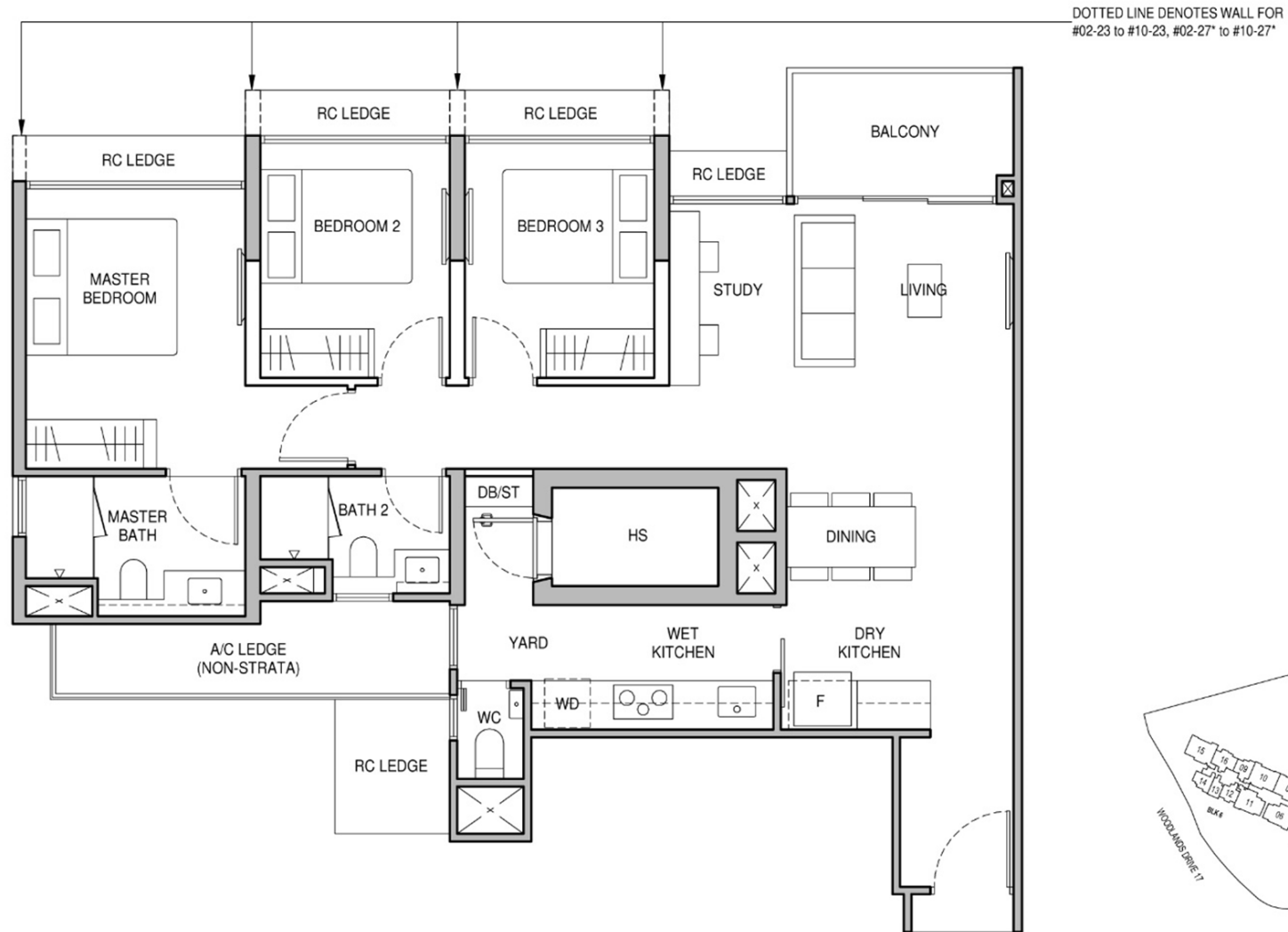
BLK 10 : #02-27\* to #11-27\*

### Type C5PS (P)

97 sq m / 1044 sq ft

BLK 8 : #01-23

BLK 10 : #01-27\*





## 4-BEDROOM DELUXE + STUDY

### Type D1S

109 sq m / 1173 sq ft

BLK 2 : #02-06\* to #11-06\*

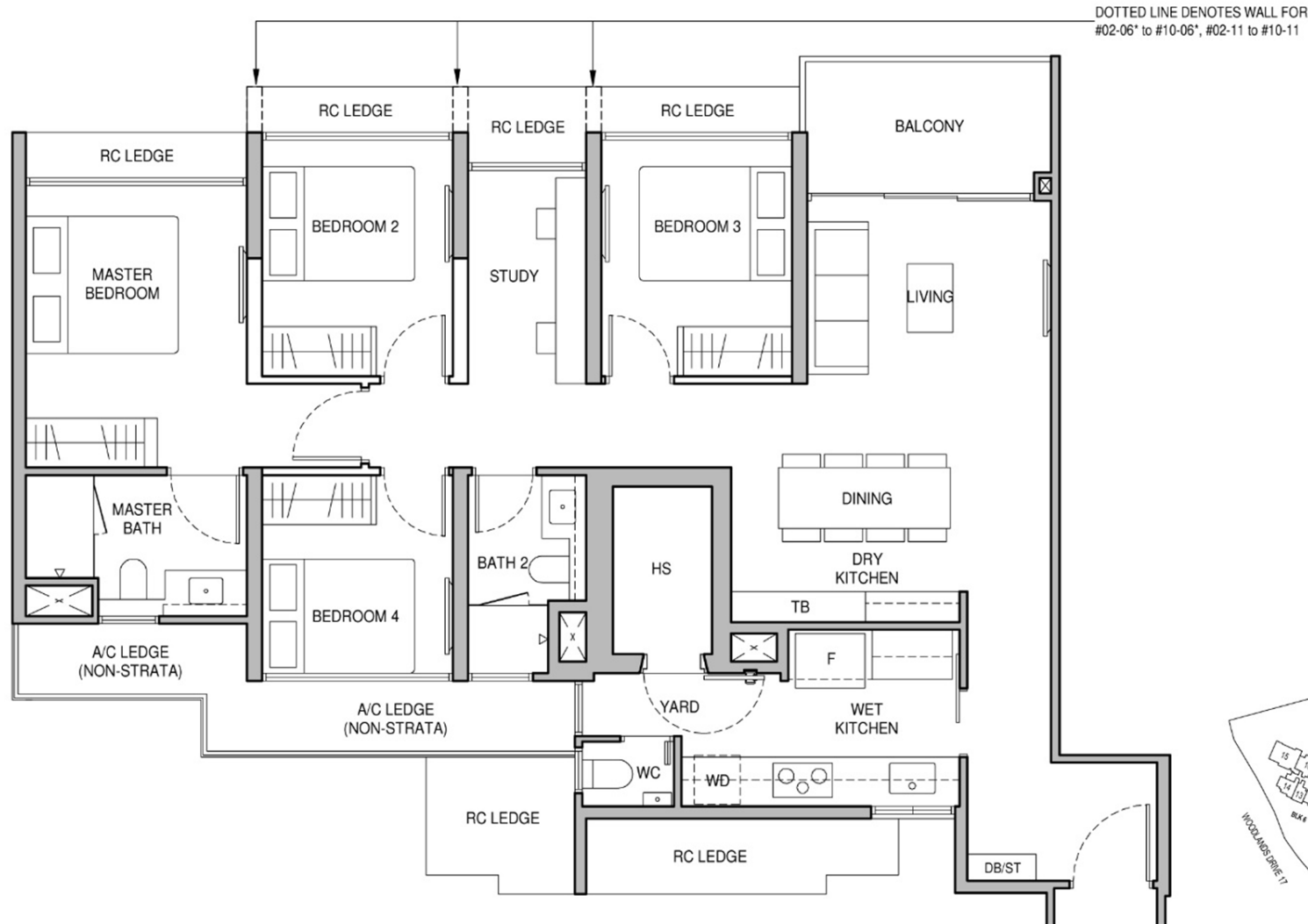
BLK 6 : #02-11 to #11-11

### Type D1S (P)

109 sq m / 1173 sq ft

BLK 2 : #01-06\*

BLK 6 : #01-11



## 4-BEDROOM PREMIUM + STUDY

## Type D2PS

122 sq m / 1313 sq ft

BLK 2 : #02-02 to #11-02, #02-07\* to #11-07\*

BLK 6 : #02-10 to #11-10

BLK 8 : #02-19\* to #11-19\*

BLK 10 : #02-30 to #11-30

## Type D2PS (P)

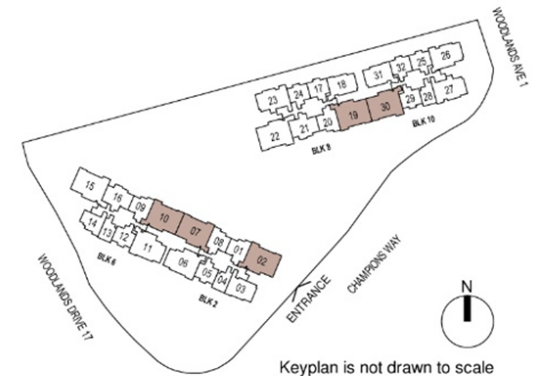
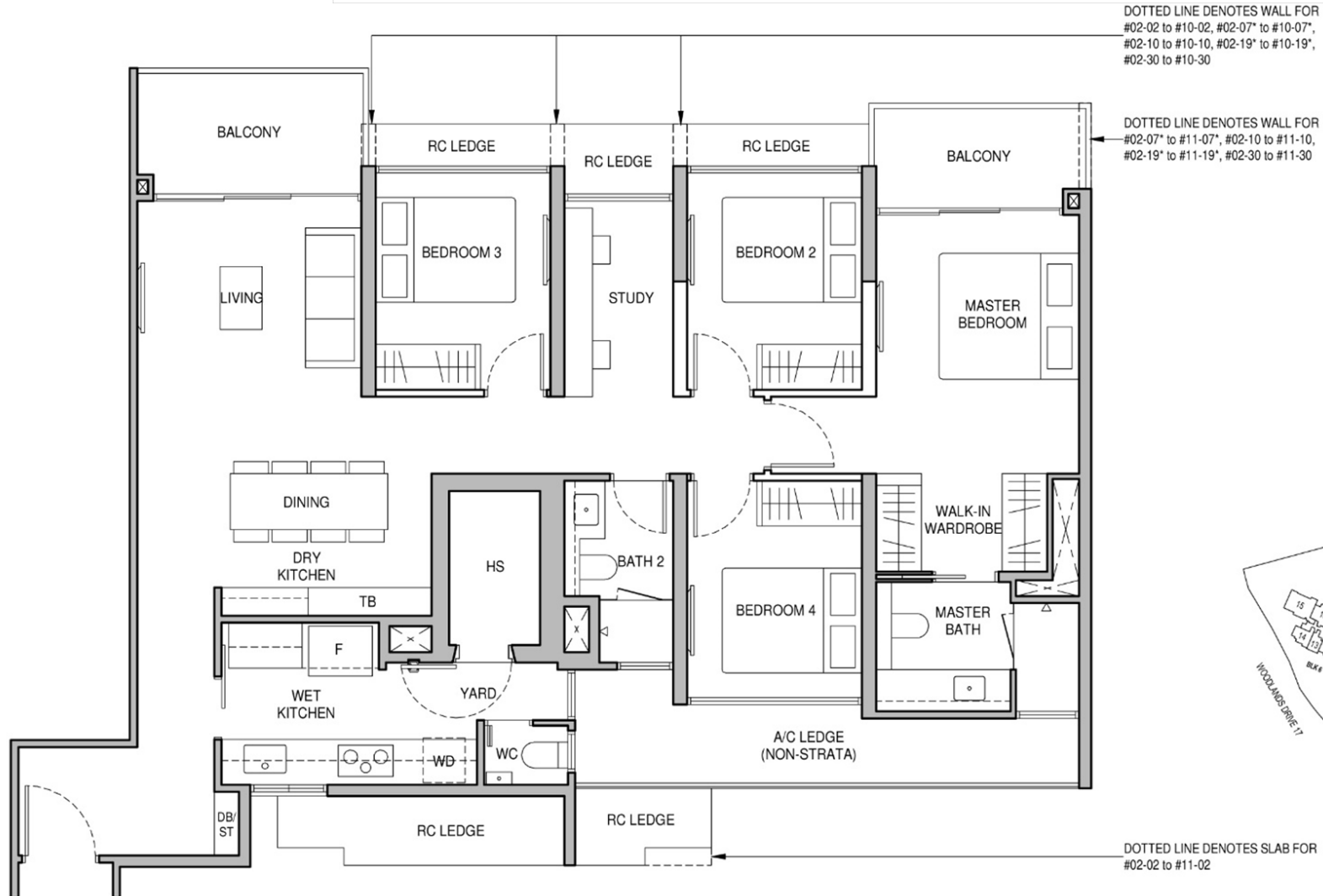
122 sq m / 1313 sq ft

BLK 2 : #01-07\*

BLK 6 : #01-10

BLK 8 : #01-19\*

BLK 10 : #01-30





## 4-BEDROOM PREMIUM + STUDY

### Type D3PS

124 sq m / 1335 sq ft

BLK 6 : #02-15\* to #11-15\*

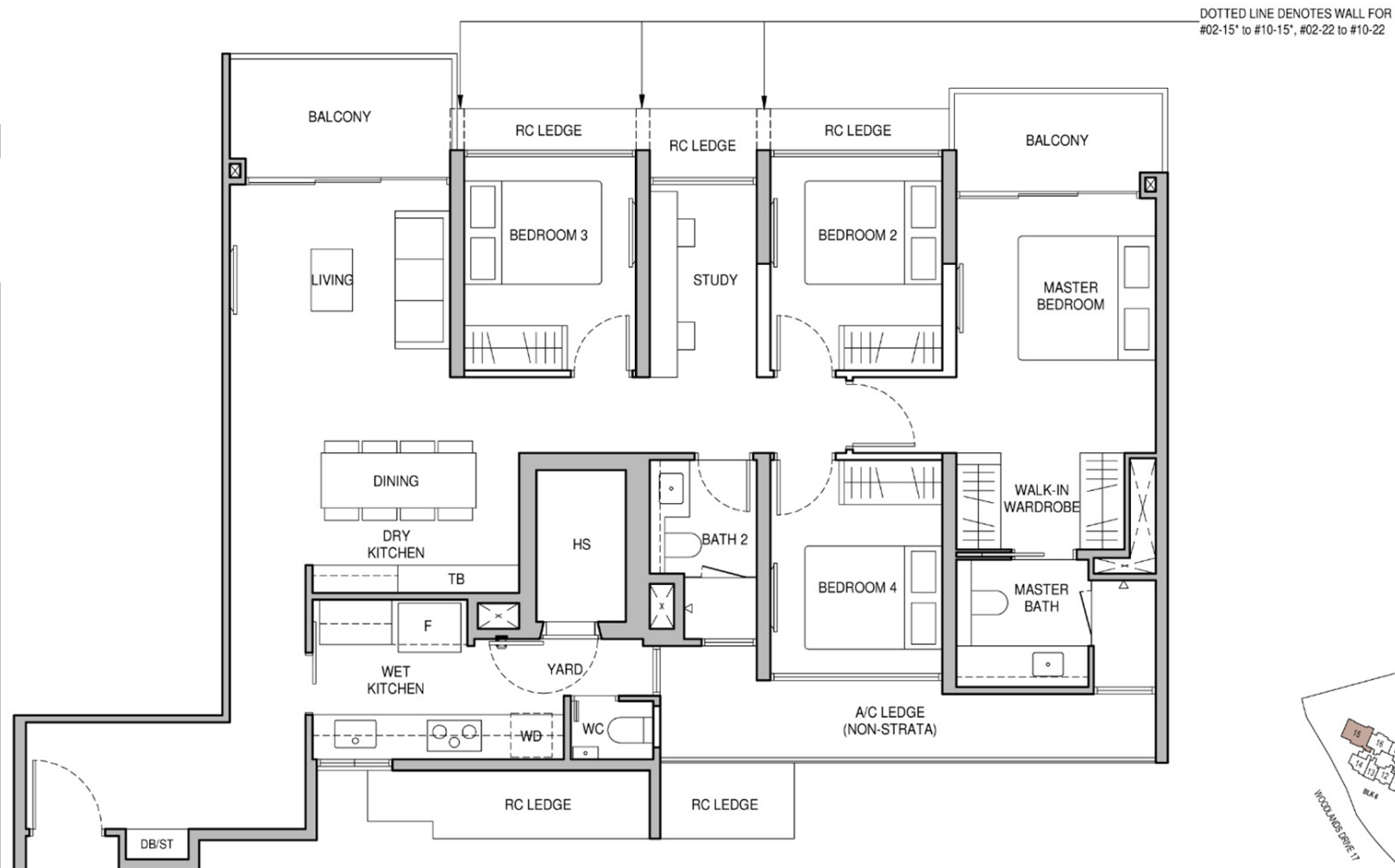
BLK 8 : #02-22 to #11-22

### Type D3PS (P)

124 sq m / 1335 sq ft

BLK 6 : #01-15\*

BLK 8 : #01-22







Artist's Impression





Artist's Impression





Artist's Impression





Artist's Impression





Artist's Impression





Artist's Impression





Artist's Impression

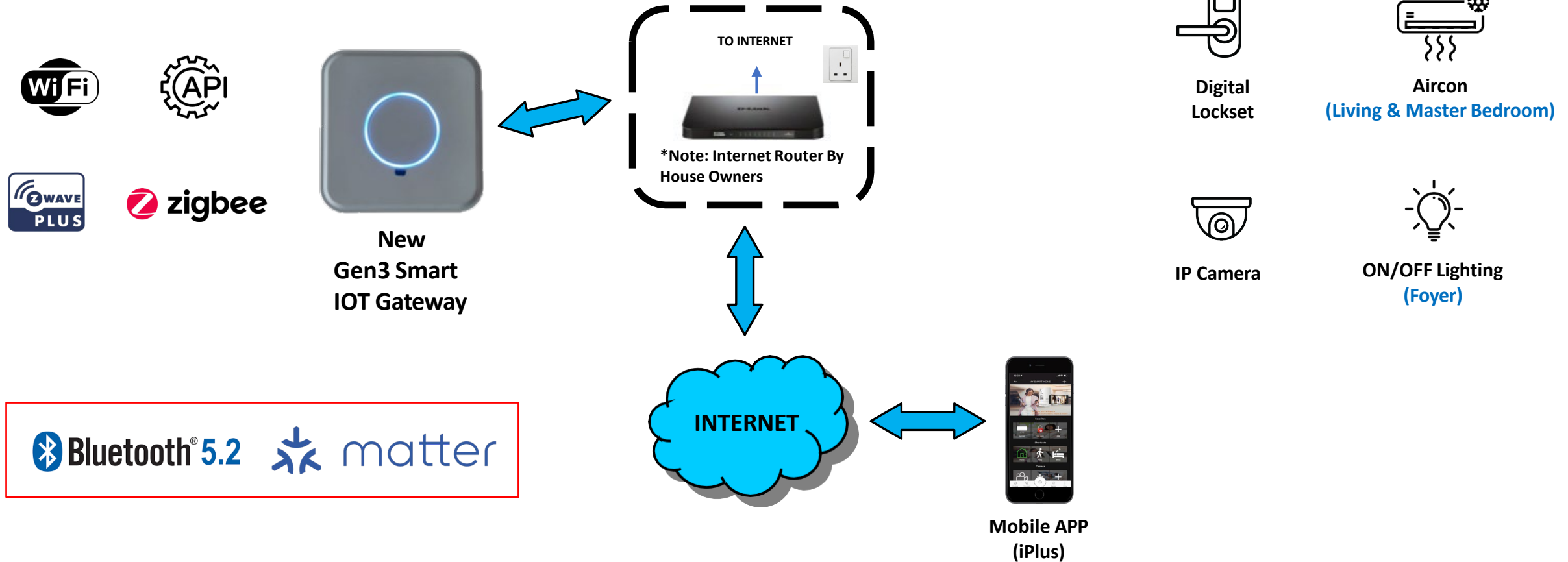




Artist's Impression



## Concept of Smart Home System



## True innovation where green design meets smart technology

Smart technology  
built into every part  
of your life



### Smart Home



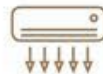
#### Smart Home Gateway

Remotely control all smart appliances via the Smart Home App



#### Smart Surveillance

Enjoy added security with remote surveillance



#### Smart Air Conditioner Control

(Living Room and Master Bedroom only)



#### Smart Digital Lockset

Unlock the door via mobile app, fingerprint, PIN code, key or integrated access card



#### Smart Lighting Control

Lights up the foyer automatically for a warm welcome home

### Smart Community



#### Smart Invitation

Pre-register your visitors to allow easy entry with a QR code



#### Smart Audio Video Telephony

Let visitors in at the lift lobby with a simple tap



#### Smart Chat

Connect with your neighbours via in-built resident chat feature



#### Smart Booking

Check on availability and book facilities in advance



#### Smart Parcel

Secure and convenient package pickup point



#### Smart Parking

Fuss-free submission and approval of season parking application



**GEBERIT**  
*Under-counter basin*



**GEBERIT**  
*Wall hung WC*



**FRANKE**  
*Kitchen Sink*



**HANSGROHE**  
*Basin Mixer*



**HANSGROHE**  
*Master Bath Concealed Shower set  
w/ Overhead Shower*



**HANSGROHE**  
*Common Bath Concealed Shower set*



**HANSGROHE**  
*Kitchen Mixer*





**BOSCH**

*Induction Hob / Gas Hob*



**BOSCH**

*Telescopic Hood*



**BOSCH**

*Built-in Oven*



**BOSCH**

*Washer cum Dryer*



**SAMSUNG**

*Free-standing Fridge*





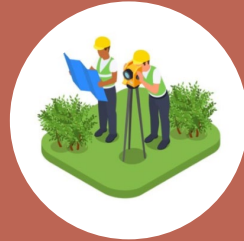
### Convenience

- Mins walk to supermarket
- 1 MRT station to shopping malls and business hub



### Connectivity

- 3 mins to Woodlands South MRT
- 2 MRT stations to RTS
- Direct train to orchard, CBD and Airport
- Mins drive to SLE & BKE and future NS corridor



### Low Supply

- 12 years after Parc Rosewood preview
- Low Supply of GLS land



### Education

- 5 Primary School within 1km
- Republic Polytechnic
- Singapore American School
- Singapore Sports School



### Emerging Region

- Woodlands Regional Centre
- Northern Agri-Tech & Food Corridor
- Sungei Kadut Eco-District
- Woodlands Health Campus

# Huttons

SINGAPORE'S LARGEST  
PRIVATE REAL ESTATE AGENCY

**Call Me For More Info &  
Preview Appointment**

THE STRAITS TIMES  
Singapore's **Best  
Customer Service**  
2023/24 statista

THE STRAITS TIMES  
Singapore's **Fastest  
Growing Companies**  
2024 statista