

**norwood
grand**

**1st Luxury Private Residential Launch
In Woodlands Since 2012**



PROJECT NAME	Norwood Grand 景林嘉园 (Jǐng Lín Jiā Yuán)
Developer	CDL Stellar Pte. Ltd.
	(City Developments Limited)
General Description	Propose Flat Housing Development Comprising 4 Blocks of 11-Storey Apartments (Total 348 Units) With Childcare Centre, 1 Level Basement Parking, Landscape Deck With Swimming Pool And Communal Facilities On LOT 06633C MK 13 At Champions Way (Woodlands Planning Area)
Address	2, 6, 8, 10 Champions Way 4 Champions Way (ECDC)
Status	Residential
Location	District 25
Total no. of units	348 units
No. of Carpark Lots	283 carpark lots (inclusive of 2 lots for ECDC, 3 electric vehicle charging lots and 3 accessible lots) 87 bicycle lots
Land Tenure	99 years commencing from 18 December 2023
Site Area	Approximately 14,432.5 m ² (155,351sqft)
Plot Ratio	2.1
Expected Vacant Possession	31 March 2030
Architect	ADDP Architect LLP
Project Interior Design	Index Design Pte Ltd
Landscape Consultant	Ecoplan Asia Pte Ltd
Main Contractor	Woh Hup (Private) Limited
Smart Home	(Fermax) Smart Community App, Digital Lockset, Aircon, IP Camera, On /Off Lighting (Foyer)
Project Account Details	For payment made by way if Cheque/Cashier's Order should cross "Account Payee only" and drawn in favour of DBS Bank Ltd for Project Account No. 072-110274-9 of CDL Stellar Pte. Ltd. PayNow UEN for Norwood Grand: 202324357EP01

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norwood grand

RATIONALE:

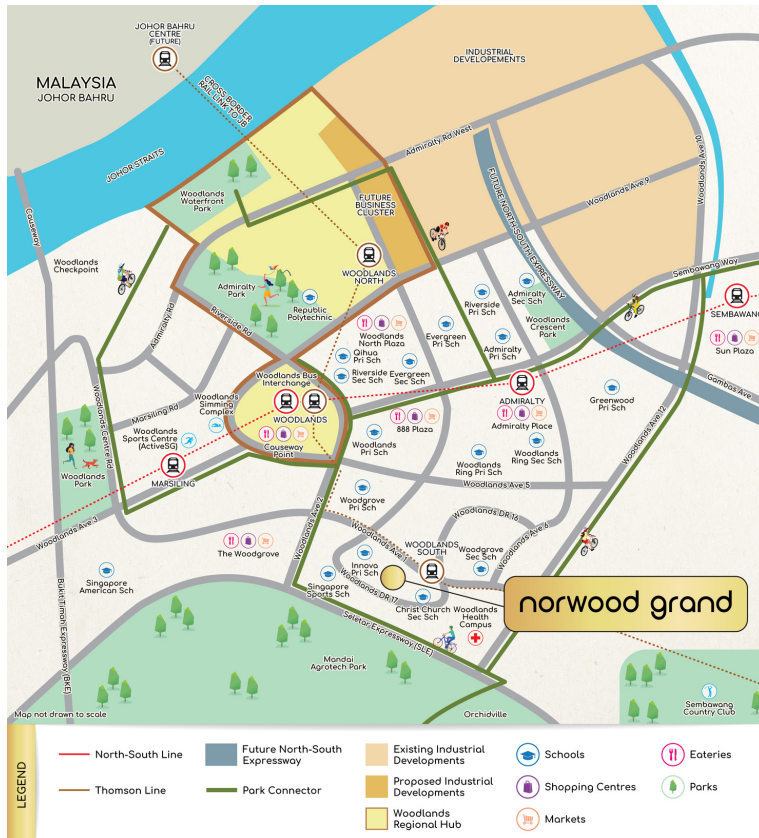
- 'Norwood' is a play on the development's location – where residents can find a new life in the new north at Woodlands.
- The word Grand is to identify it as part of CDL's portfolio of properties built by a BCA Band 1 Developer.

景林嘉园

(Jǐng Lín Jiā Yuán)

景 - 风景 (Scenery)
林 - 森林 (Forest)
嘉 - 美好 (Blissful)
园 - 花园 (Garden)

LOCATION MAP



UNIT MIX

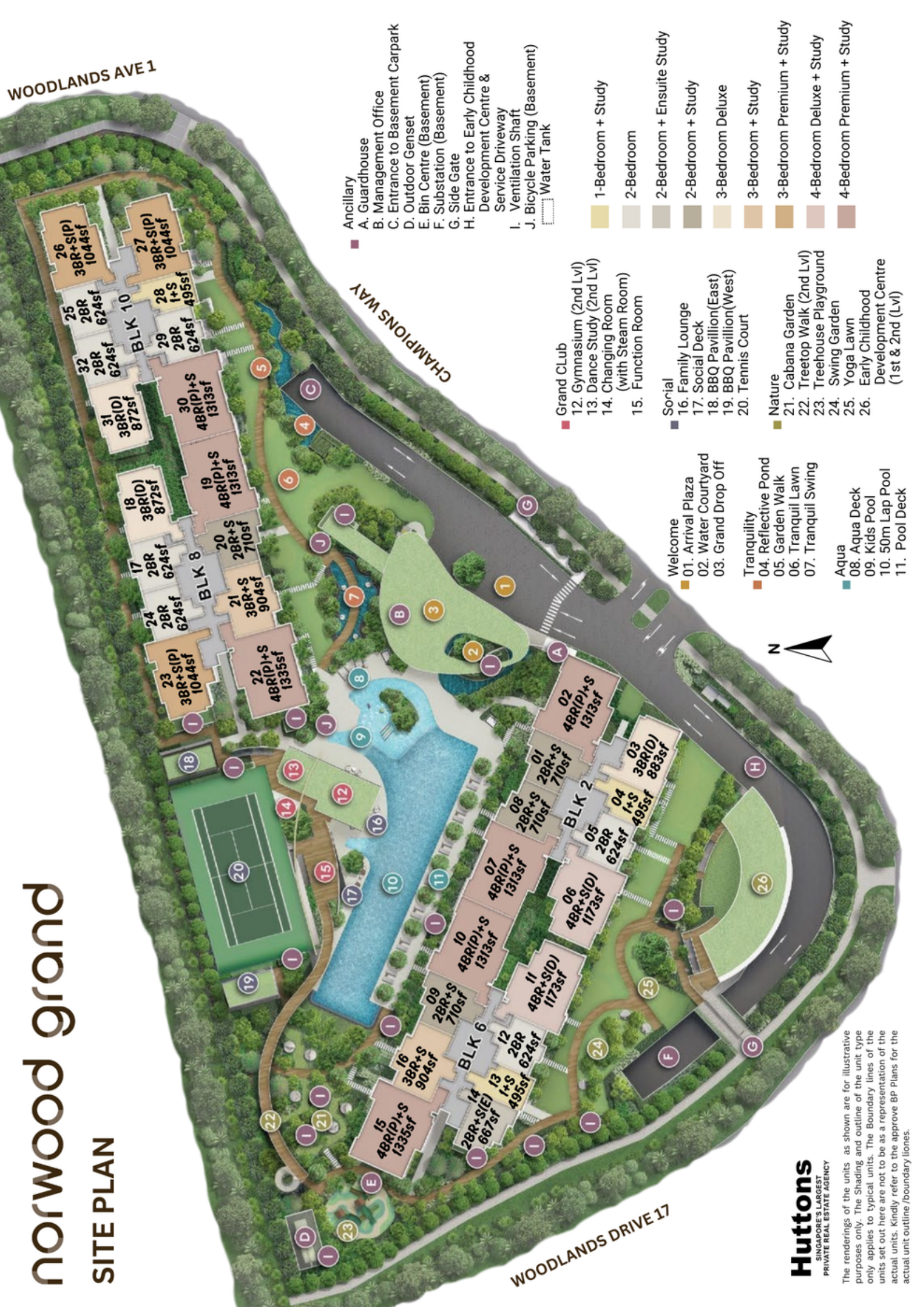
UNIT TYPE	EST. SIZE (Sqft)	TOTAL UNITS	EST. %
1 Bedroom + Study	495	31	9%
2 Bedroom (2bath)	624	77	38%
2 Bedroom+ Ensuite Study	667	11	
2 Bedroom + Study	710	43	
3 Bedroom Deluxe	872 - 883	33	25%
3 Bedroom + Study	904	22	
3 Bedroom Premium + Study	1044	33	
4 Bedroom Deluxe + Study	1173	22	28%
4 Bedroom Premium + Study	1313 - 1335	76	
		348	100%

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norwood grand

SITE PLAN



- Ancillary**
- A. Guardhouse
 - B. Management Office
 - C. Entrance to Basement Carpark
 - D. Outdoor Genset
 - E. Bin Centre (Basement)
 - F. Substation (Basement)
 - G. Side Gate
 - H. Entrance to Early Childhood Development Centre & Service Drive
 - I. Ventilation Shaft
 - J. Bicycle Parking (Basement)
 - K. Water Tank

- 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

- Grand Club
- 12. Gymnasium (2nd Lvl)
- 13. Dance Studio (2nd Lvl)
- 14. Changing Room (with Steam Room)
- 15. Function Room

- Social
- 16. Family Lounge
- 17. Social Deck
- 18. BBQ Pavilion(East)
- 19. BBQ Pavilion(West)
- 20. Tennis Court

- Nature
- 21. Cabana Garden
- 22. Treetop Walk (2nd Lvl)
- 23. Treehouse Playground
- 24. Swing Garden
- 25. Yoga Lawn
- 26. Early Childhood Development Centre (1st & 2nd (Lvl))

- Welcome
- 01. Arrival Plaza
- 02. Water Courtyard
- 03. Grand Drop Off

- Tranquility
- 04. Reflective Pond
- 05. Garden Walk
- 06. Tranquil Lawn
- 07. Tranquil Swing

- Aqua
- 08. Aqua Deck
- 09. Kids Pool
- 10. 50m Lap Pool
- 11. Pool Deck



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The renderings of the units as shown are for illustrative purposes only. The Shading and outline of the unit type only applies to typical units. The Boundary lines of the units set out here are not to be as a representation of the actual units. Kindly refer to the approve BP Plans for the actual unit outline/boundary lines.

2-BEDROOM + STUDY

Type B2S

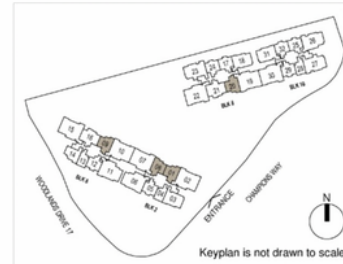
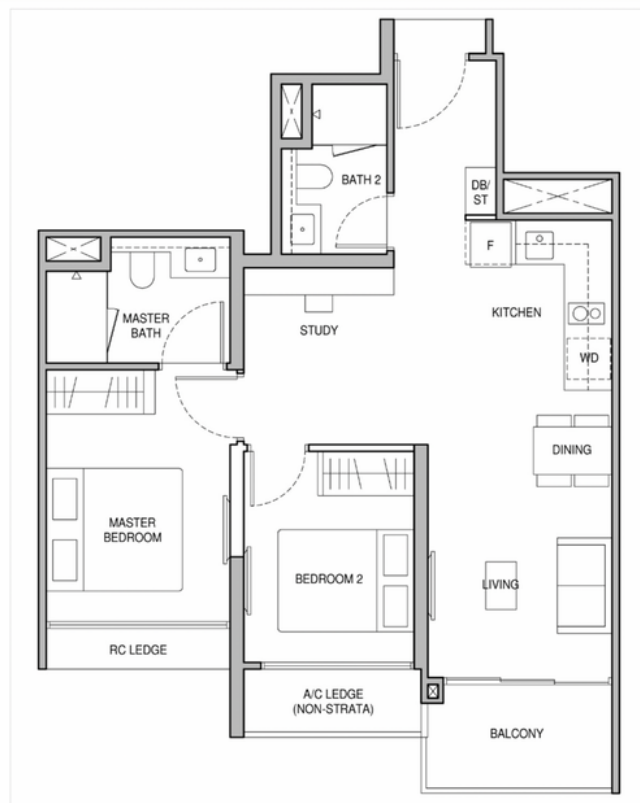
66 sq m / 710 sq ft

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*



4 BEDROOM PREMIUM + STUDY (D2PS - SHOWFLAT)

Floorplan not drawn to scale

4-BEDROOM PREMIUM + STUDY

Type D2PS

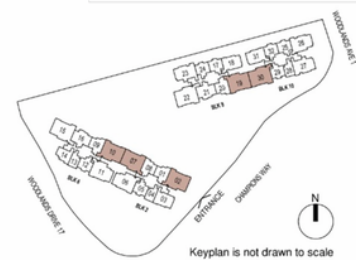
122 sq m / 1313 sq ft

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



SANITARY WARES & FITTINGS

KITCHEN APPLIANCES



GEBERIT
Under-counter basin



GEBERIT
Wall hung WC



FRANKE
Kitchen Sink



BOSCH
Induction Hob / Gas Hob



BOSCH
Telescopic Hood



BOSCH
Built-in Oven



HANSGRÖHE
Basin Mixer



HANSGRÖHE
Master Bath Concealed Shower set
w/ Overhead Shower



HANSGRÖHE
Common Bath Concealed Shower set



HANSGRÖHE
Kitchen Mixer



BOSCH
Washer cum Dryer

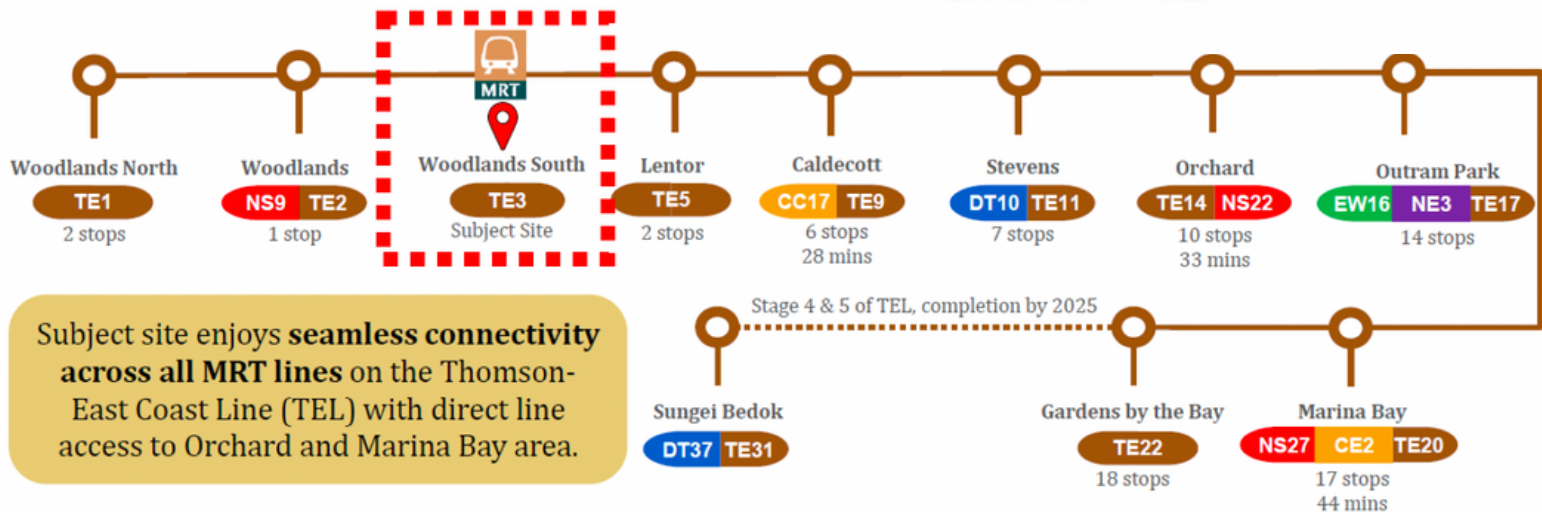


SAMSUNG
Free-standing Fridge



TRUE CONNECTIVITY & OPPORTUNITY

**NORWOOD GRAND IS LESS THAN
3 MINS WALK TO (TEL)
WOODLANDS SOUTH MRT STATION**



WOODLANDS REGIONAL CENTRE

1 MRT STATION TO THE NEXUS OF NEW POSSIBILITIES

Primed for Growth - Largest Future Economic Hub In The North

Woodlands Regional Centre will introduce new spaces for business, industry, research and development, and learning and innovation across more than 100 hectares of developable land.

Set within a vibrant and green landscape that is seamlessly connected to key locations in Singapore and Johor Bahru, it is poised to become the strategic center for the Northern Agri-Tech and Food Corridor. This Corridor will integrate various uses in Singapore's north, linking the future Agri-Food Innovation Park and Woodlands Regional Centre with synergistic elements of the ecosystem in the north, including farms, Republic Polytechnic, and the Senoko Food Zone.



Woodlands North Coast
A unique Waterfront precinct, with lush recreational spaces and a range of business spaces.

Senoko Food Zone

NORTHERN AGRI-TECH AND FOOD CORRIDOR

Farms in Lim Chu Kang

NORTHERN AGRI-TECH AND FOOD CORRIDOR

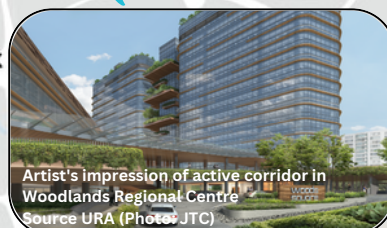
Agri-Food Innovation Park

Sungei Kadut Eco-District

Woodlands Regional Centre



North South Corridor reduce the traveling time and cost to the City



Woodlands Regional Centre With Grade A offices and Upcoming Integrated Transport Hub

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WOODLANDS NORTH COAST

2 MRT Station to RTS and Woodlands North Coast
an Economic Hub brimming with life and activities



EDUCATION INSTITUTION



Located at 9 Woodlands Ave 9. Next to Woodlands North MRT Station. Republic Polytechnic, helps Students to discover their potential, Transform opportunities into realities and Achieve their goals. They have a lively community of about 14,000 students and more than 1,000 staff.



Located at Woodlands Street 41. Singapore American School has served the needs of diverse learners since 1956. It is one of the largest International school in Singapore that offers an American-based curriculum from preschool through grade 12. They are known for an unmistakable culture of excellence, extraordinary care, and possibilities.



The school will relocate to its upgraded campus at 21 Champions Way, Singapore 737902 from January 2028 (tentative). Yishun Innova Junior College (YIJC) is one of the 14 junior colleges in Singapore, offering two-year pre-university programmes for students who graduate.



**Neighbourhood
Primary School**

**Innova Primary School
Si Ling Primary School
Woodgrove Primary School
Woodlands Primary School
Woodlands Ring Primary School**

WOODLANDS HEALTH CAMPUS



Singapore's newest integrated Heal Campus where both acute and community hospitals were built together and share the same building. The 7.7ha Woodlands Health Campus facility is located at Woodlands Drive 17 just 300m away from Norwood Grand, plans to create an ecosystem to support for 600,000 of residents for the North region. It include green spaces, such as a 1.5-hectare Healing Forest Garden with open spaces for exercise, community gardening plots, and quiet areas for people to just sit back and enjoy nature. Walking distance to Woodlands South MRT Station.