



La
MARIPOSA





Mariposa noun
Mar·i·po·sa |

**from Spanish:
butterfly;
from the likeness
of the blooms to
butterflies**



Carefree living and carefree playtime...

This 17-unit freehold residential development embodies the light-hearted spirit of butterflies.

The well-planned spaces and dwelling units mimic the carefree yet refined flight of nature's blessed little creature. The well thought-out estate is also complemented by lush greenery and curated landscaping.

Appreciate this delightful estate for its well-planned tranquillity and relaxed living environment!



La
MARIPOSA

Everything you need is a flutter away...

La Mariposa features on the practicality, comfortable and convenient living in the East. This boutique apartment complex is ideally situated in the locale of Marine Parade and the unique Joo Chiat areas. The lively neighbourhood has ample space for recreational activities, and there is a large variety of shops and amenities which make it a very attractive locale to residents.

It is conveniently located near prestigious schools with Tao Nan School and Haig Girls School being the notably renowned amongst the many excellent ones within close proximity. The area, which has lots of bus stops making commuting easily accessible, is situated between two major expressways and within a short distance of Eunos MRT and the upcoming Marine Parade MRT stations. Whilst being well connected to other parts of the city, it is still tucked away from major roads, which means *La Mariposa* is a quiet and peaceful complex.



MARINE PARADE MRT U/C



JOO CHIAT EATERIES



THE CHEESE SHOP



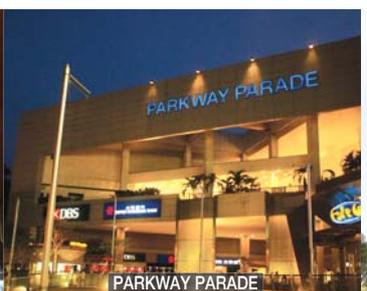
CORNER PANTRY



TAO NAN SCHOOL



112 KATONG



PARKWAY PARADE



PAYA LEBAR QUARTER



EAST COAST PARK



MARINE COVE



EAST COAST LAGOON FOOD VILLAGE

Location Map

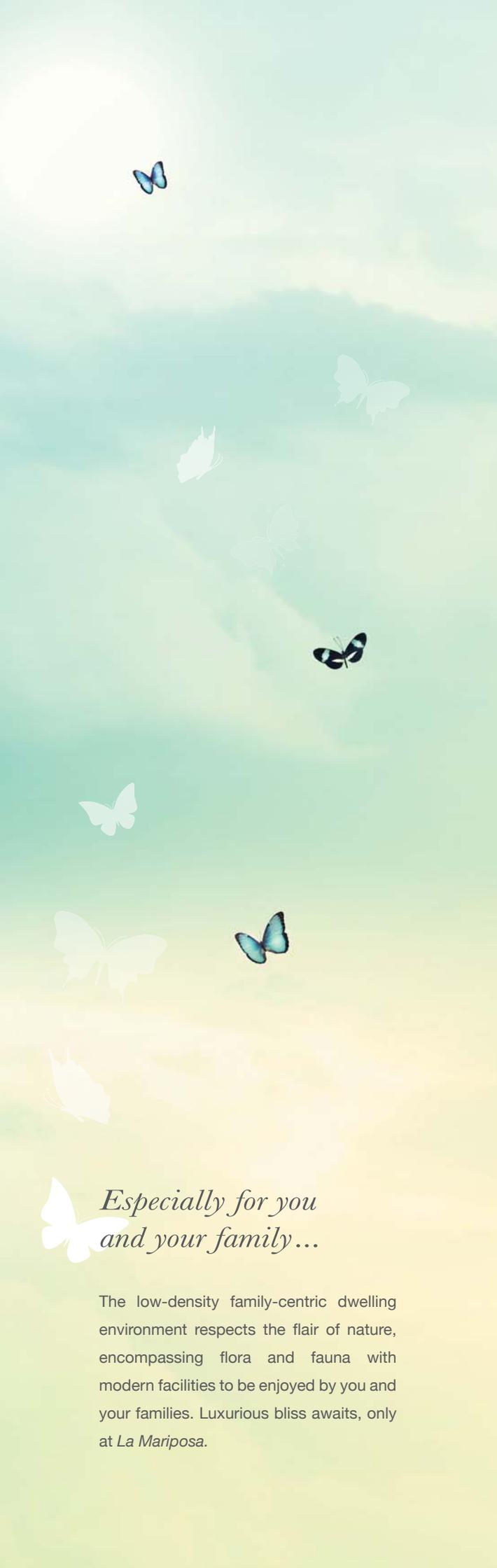






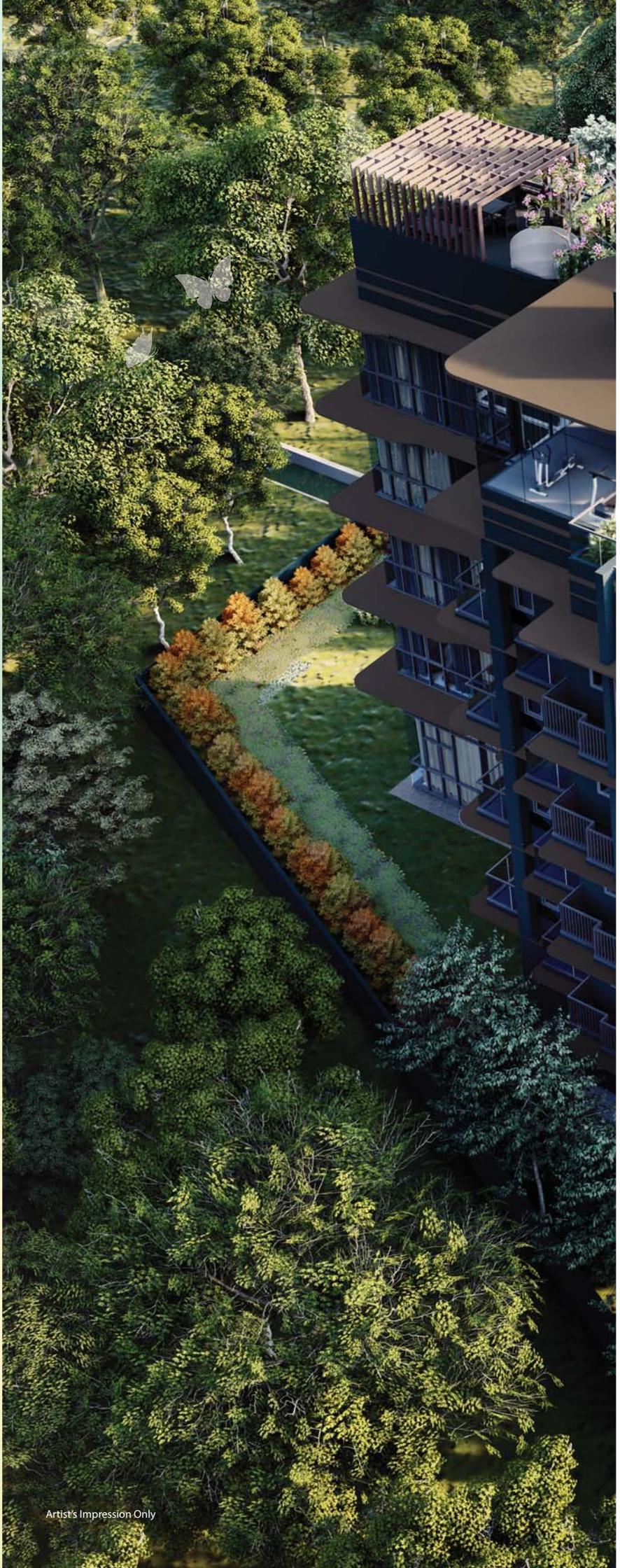
*A perfect formula balancing
ambience and practicality.*

 La
MARIPOSA



*Especially for you
and your family...*

The low-density family-centric dwelling environment respects the flair of nature, encompassing flora and fauna with modern facilities to be enjoyed by you and your families. Luxurious bliss awaits, only at *La Mariposa*.

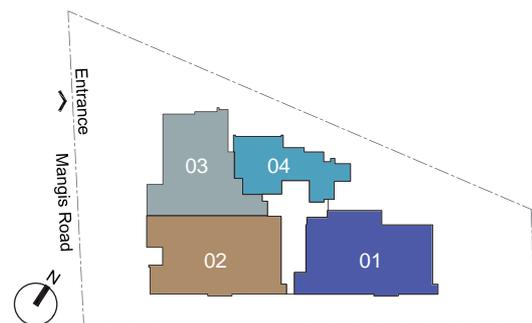






COMMUNAL ROOF GARDEN FACILITIES

- | | |
|------------------------------------|------------------------------|
| 1 SWIMMING POOL (approx. 20m x 6m) | 8 FAMILY LOUNGE |
| 2 SPA JET POOL | 9 PRIVY LOUNGE |
| 3 WET DECK | 10 GARDEN LOUNGE |
| 4 POOL DECK | 11 ALFRESCO DINING |
| 5 SHOWER DECK | 12 BBQ PIT |
| 6 GYMNASIUM | 13 THERAPEUTIC WATER CURTAIN |
| 7 LAZY LOUNGER | |



SITE PLAN



Artist's Impression Only

DWELLING UNIT DIAGRAMMATIC CHART

	01	02	03	04
Roof	COMMUNAL ROOF GARDEN			
5th Storey	A	B1	C	D
4th Storey	A	B1	C	D
3rd Storey	A	B1	C	D
2nd Storey	A	B	C	D
1st Storey	A1	ENTRANCE / CAR PARK		

4 Bedroom
 4 Bedroom (Dual Key)
 3 Bedroom
 2 Bedroom



A piece of paradise for everyone...

Soak up the nature whilst taking in the beauty of this architectural piece of art that only *La Mariposa* can offer.







La Mariposa is impressive inside out, and its timeless classic design is reflected within each unit. All apartment units and amenities are of high quality finishes and ensure complete satisfaction.

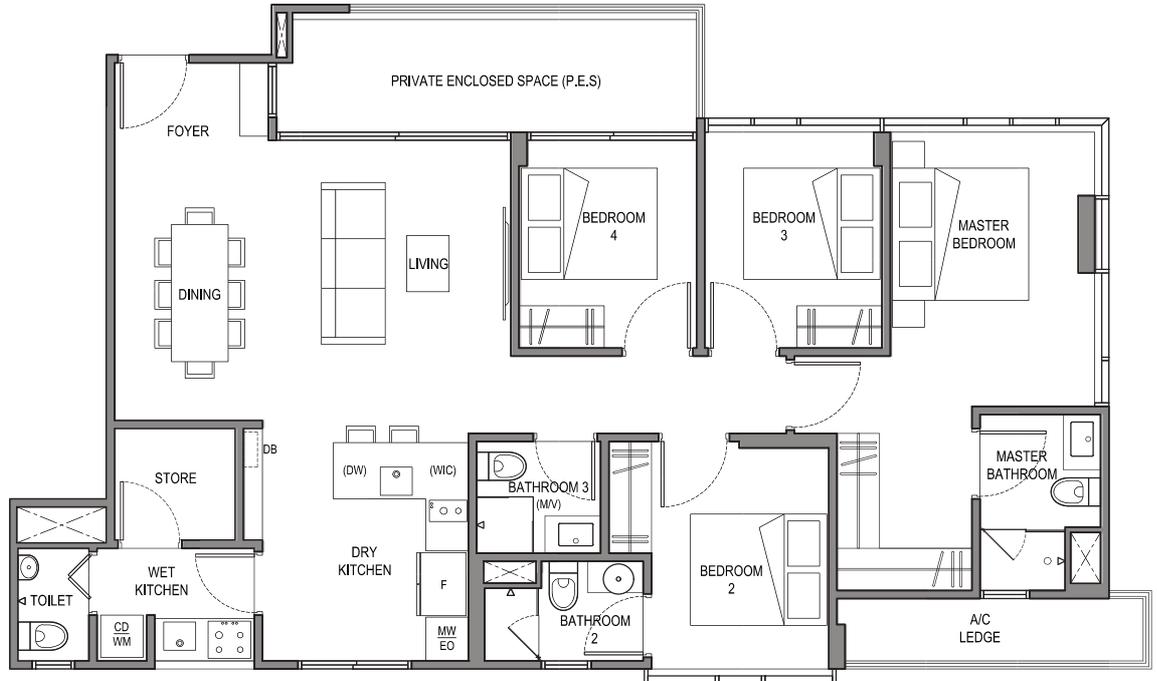
TYPE A1



4-BEDROOM

124 sqm • 1335 sqft

#01-01



TYPE A



4-BEDROOM

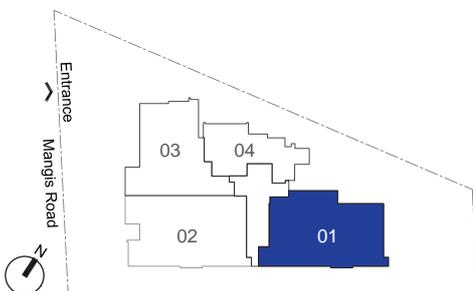
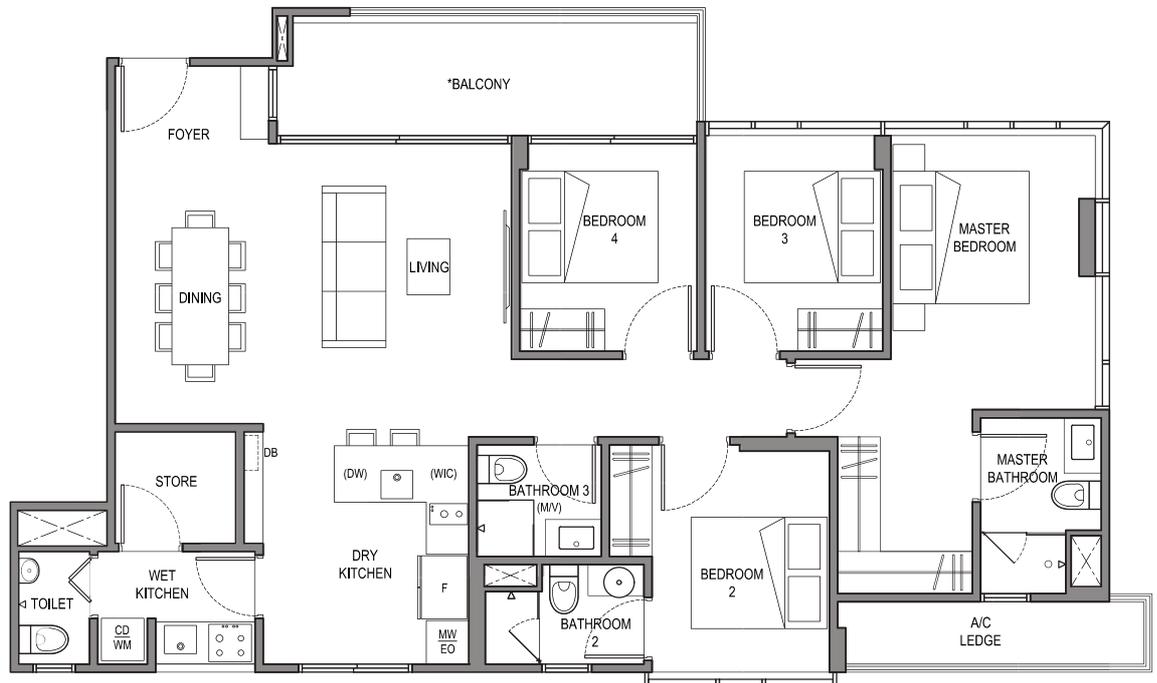
124 sqm • 1335 sqft

#02-01

#03-01

#04-01

#05-01



* The Balcony shall not be enclosed unless with the URA approved balcony screen. For an illustration of the approved balcony screen, please refer to 'Annexure 1' of this brochure.

Areas include A/C ledge, balcony, private enclosed space and strata void area (where applicable). Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates only and are subject to final survey.

- LEGEND:
- A/C - AIR CONDITIONER
 - CD - CONDENSER DRYER
 - DB - DISTRIBUTION BOARD
 - DW - DISH WASHER
 - EO - ELECTRIC OVEN
 - F - FRIDGE
 - MV - MECHANICAL VENTILATION
 - MW - MICROWAVE OVEN
 - WIC - WINE CABINET
 - WM - WASHING MACHINE

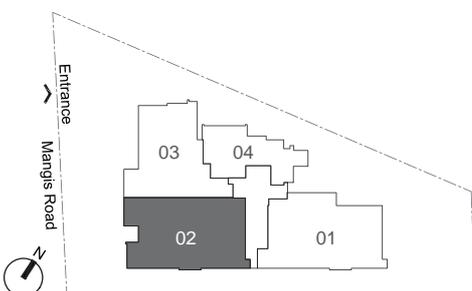
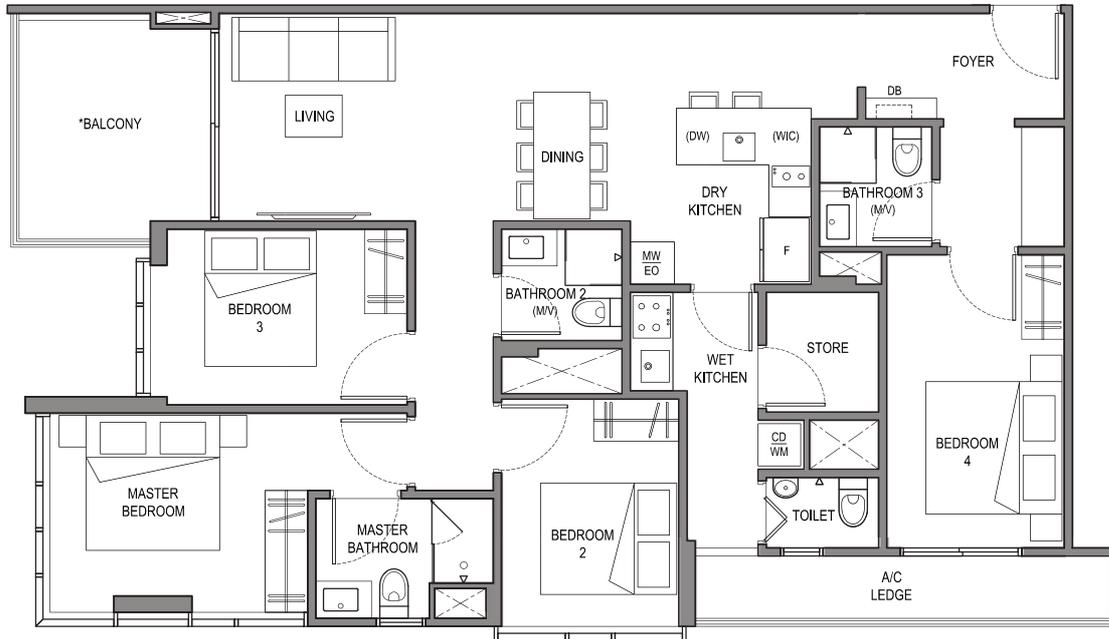
TYPE B



4-BEDROOM

125 sqm • 1345 sqft

#02-02



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LEGEND:

- A/C - AIR CONDITIONER
- CD - CONDENSER DRYER
- DB - DISTRIBUTION BOARD
- DW - DISH WASHER
- EO - ELECTRIC OVEN
- F - FRIDGE
- M/V - MECHANICAL VENTILATION
- MW - MICROWAVE OVEN
- WIC - WINE CABINET
- WM - WASHING MACHINE

TYPE B1



4-BEDROOM

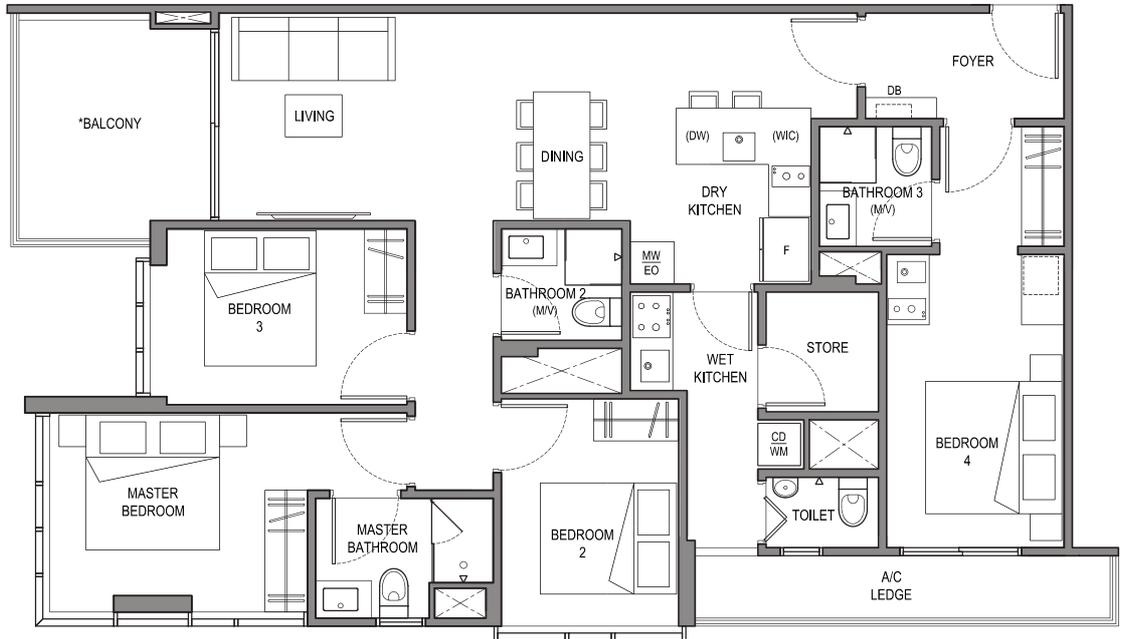
(DUAL KEY)

125 sqm • 1345 sqft

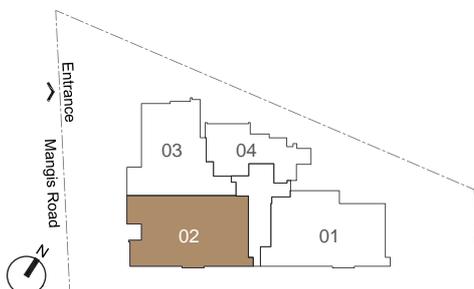
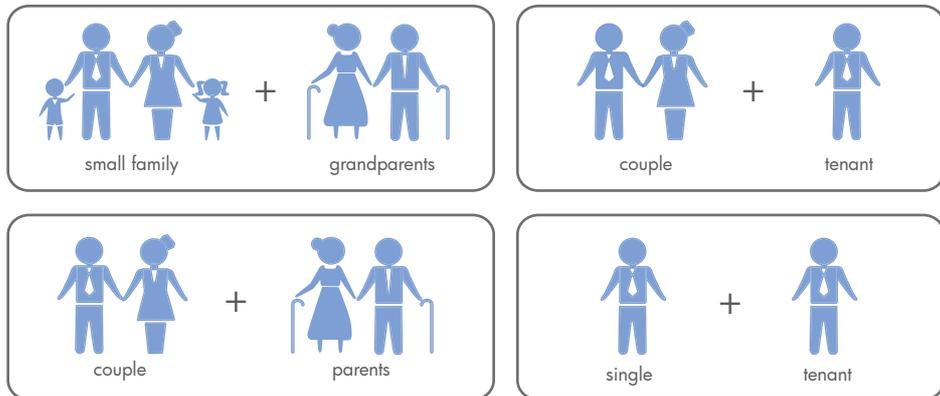
#03-02

#04-02

#05-02



Dual key apartments - customise your living space to achieve carefree living for all



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 - DW - DISH WASHER
 - EO - ELECTRIC OVEN
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 - MV - MECHANICAL VENTILATION
 - MW - MICROWAVE OVEN
 - WIC - WINE CABINET
 - WM - WASHING MACHINE

TYPE C



3-BEDROOM

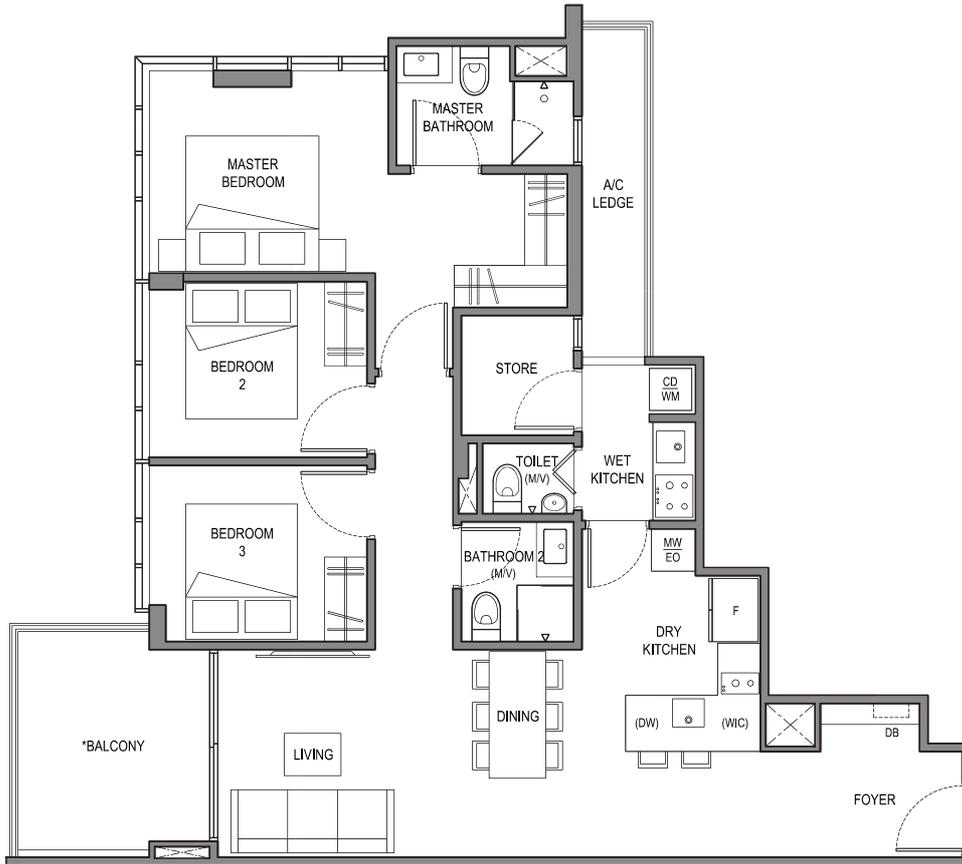
105 sqm • 1130 sqft

#02-03

#03-03

#04-03

#05-03



TYPE D



2-BEDROOM

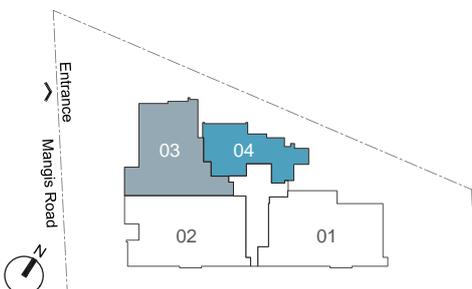
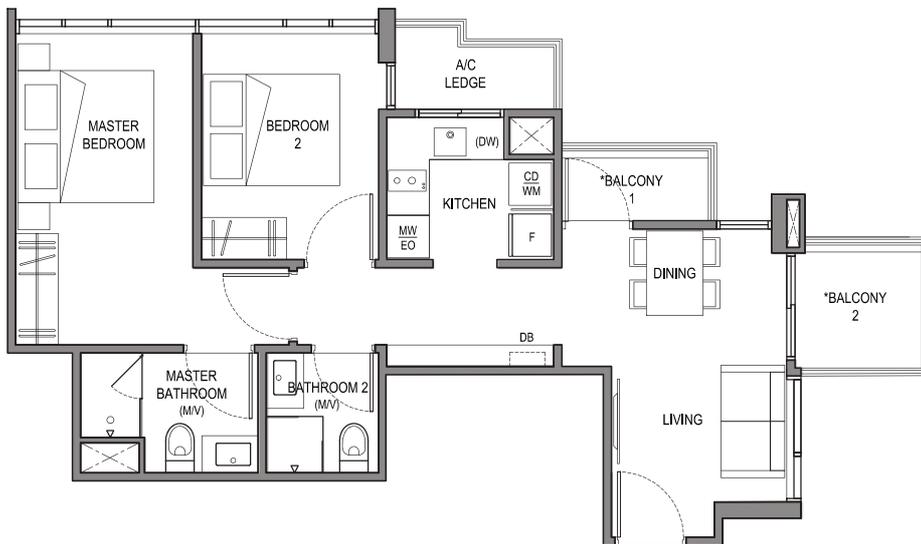
64 sqm • 689 sqft

#02-04

#03-04

#04-04

#05-04



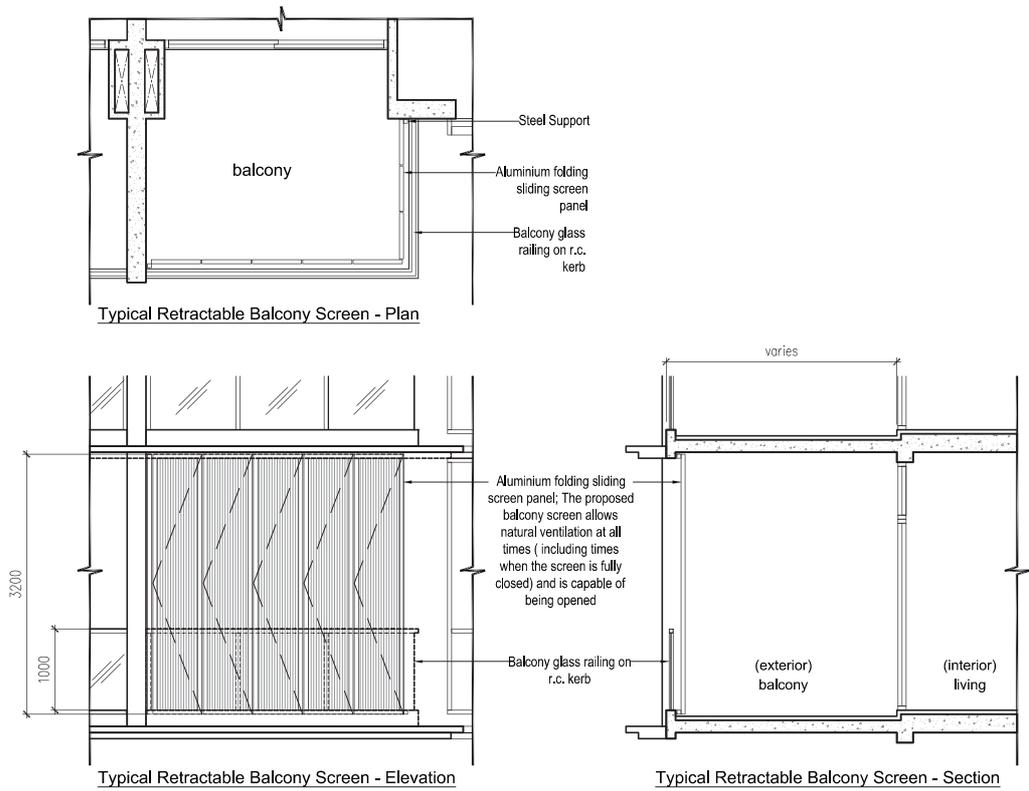
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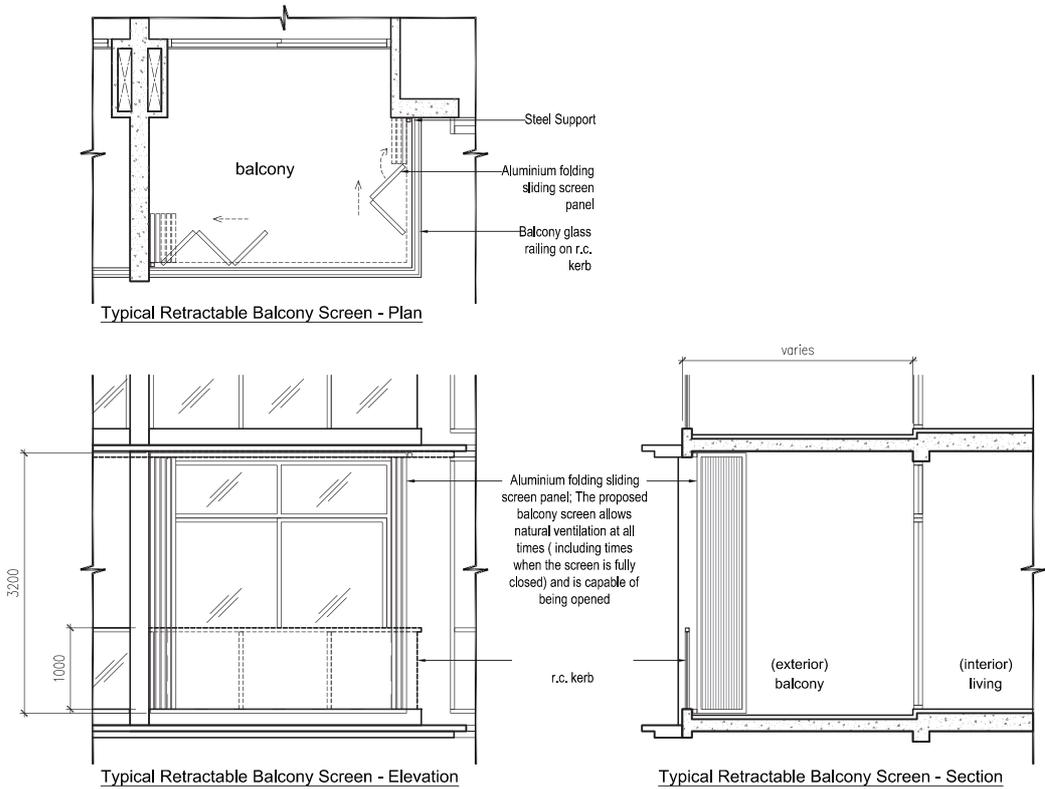
- LEGEND:
- A/C - AIR CONDITIONER
 - CD - CONDENSER DRYER
 - DB - DISTRIBUTION BOARD
 - DW - DISH WASHER
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ANNEXURE 1 - TYPICAL BALCONY SCREEN DESIGN & DETAIL

RETRACTABLE BALCONY SCREENING DETAIL (CLOSED MODE)



RETRACTABLE BALCONY SCREENING DETAIL (OPENED MODE)



NOTE: 1.) The Balcony screens are to allow natural ventilation within the balcony at all times and the proposed balcony screen is capable to being drawn or retracted fully. 2.) The Balcony shall not be enclosed unless with the approved balcony screen. 3.) The Balcony screen will not be provided. The cost of the screen and installation shall be borne by owner.

ABOUT DEVELOPERS

Lakeview-LR Pte Ltd, an esteemed joint venture development brought to you by Lakeview Investments Pte Ltd & LR Properties Pte Ltd.



Hamilton Scotts



Domus



The Line @ Tanjong Rhu



Hamilton Scotts

Lakeview Investments Pte Ltd is a property investment and development company that seeks to develop quality boutique apartments with distinctive identity in Singapore. It was formerly owned by YMC Holdings Ltd, a diversified group with experiences in hospitality, leisure and property development, including the successful development of the award-winning Lakeview Golf Club and Lakeview Golf Villa. Since its inception in 2007, Lakeview has successfully developed private residential projects such as Domus at Novena and the award-winning project, The Line @ Tanjong Rhu at East Coast. It was also involved in the investment and development of the prestigious Hamilton Scotts at Scotts Road. Through embracing unique and well-thought out architectural designs that are sensitive to the environment, Lakeview seeks to understand and fulfill the diverse needs of the Singapore property market.



Hills Apartments



One Robin



10 Suffolk



8 Lincoln

LR Properties Pte Ltd (formerly known as Yong Hock Realty Pte Ltd) was incorporated on 21st February 1987 as an investment holding company of its subsidiary, Chong Tong Construction Pte Ltd, whose business activities are in the construction industry. Over the years, Chong Tong Construction Pte Ltd had undertaken several prestigious projects in the residential and commercial segments of the property development such as One Robin, Hills Apartment, 8 Lincoln, 10 Suffolk, Djitsun Mall Bedok, Djitsun Mall at Ang Mo Kio, 321 Clementi and others. With the quality work and expertise of its subsidiary, LR Properties Pte Ltd has expanded its business activities into property development. LR Properties Pte Ltd has also formed strong partnerships with other established real estate companies to develop properties both locally and abroad. Our construction team has an average of 35 years of experience in construction of quality works.

Name of Project: La Mariposa • Address of Project: 35 Mangis Road, Singapore 424970 • Developer: Lakeview-LR Pte Ltd • Housing Developer's Licence No: C1305 • Tenure of Land: Freehold • Legal Description: Lot 06462L & 10525T MK26 at 35 Mangis Road • Building Plan No: A2180-00757-2018-BP01 dated 20 Sep 2019 • Expected Date of TOP: 12 July 2023 • Expected Date of Legal Completion: 12 July 2026 • Encumbrances: Caveat(s) and Mortgage(s) registered in favour of United Overseas Bank Limited

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