

LIVE IT UP

IN THE FUTURE
OF THE WEST



THE
ARDEN



With new heights of exclusivity and enjoyment to be found at
our boutique development, this is truly where you can

LIVE IT UP

A HIGHER LEVEL OF MODERN LIVING

Elevate the way you live at your new home along Phoenix Road.
Located atop a private housing enclave yet close to myriad retail and
transport hubs, this is where you can enjoy generous living space
as well as breathtaking views of the lush landscape.

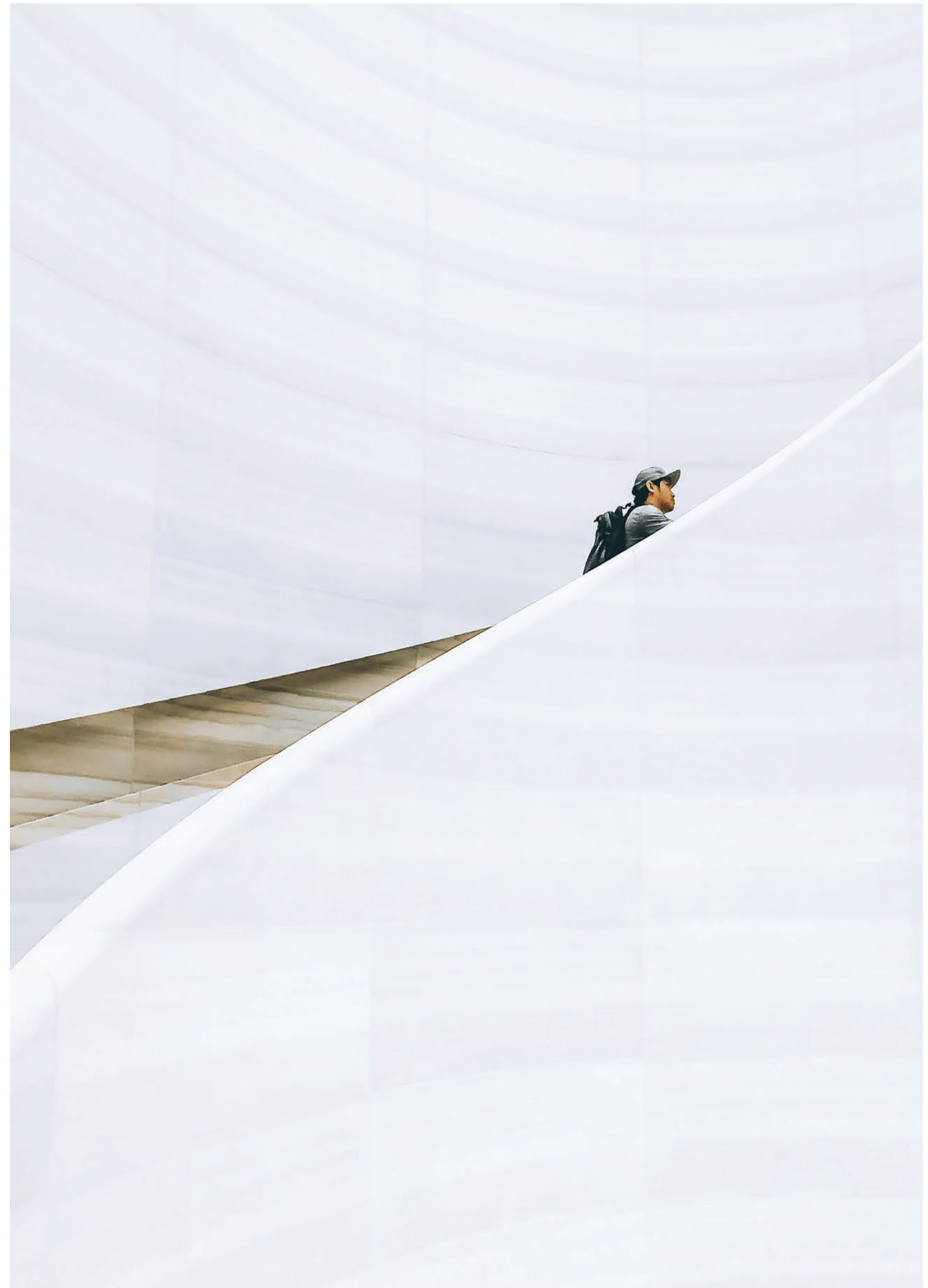
WELCOME TO THE ARDEN



RISE TO THE FOREFRONT OF WORK, LIVE AND PLAY

A HOME CENTRED ON FUTURE LIVING

Be amongst the first to experience all that the future has in store with
a home close to the West Region Master Plan developments and more.



DISCOVER
FUTURE-READY
OPPORTUNITIES

With Jurong Lake District shaping up to be the 2nd CBD in Singapore, and Jurong Innovation District spearheading cutting-edge manufacturing, you can now stay close to myriad business opportunities while being at the centre of the future.



DELIGHT IN UNIQUE
FITNESS FACILITIES
AND LOCAL DELICACIES

From a sheltered swimming pool and futsal court to a sky running track, the latest SAFRA in the West is home to many first-of-its-kind amenities. And with two new hawker centres coming to Choa Chu Kang, you can look forward to affordable and delectable dining delights only minutes from where you live.

ENTER NEW WORLDS
OF CONVENIENCE

You can soon live just a short MRT ride away from Tengah, Singapore's first smart and sustainable town that revolves around nature – as well as Woodlands Regional Centre, the largest economic hub in Singapore's North Region with a diverse platter of retail, business and dining spaces.



STAY AT THE CENTRE OF LIFE AND LEISURE

CONNECTIVITY

- Phoenix LRT • Bukit Panjang MRT (Downtown Line)
- Bukit Panjang Integrated Transport Hub
- Choa Chu Kang MRT (North-South Line & upcoming Jurong Region Line)
- Kranji Expressway • Bukit Timah Expressway

LIFESTYLE

- Junction 10 • Hillion Mall • Bukit Panjang Plaza
- Teck Whye Shopping Centre • Lot One Shoppers' Mall
- HomeTeamNS Bukit Batok • Warren Golf and Country Club
- HillV2 • The Rail Mall • SAFRA Choa Chu Kang

NATURE

- Phoenix Park • Rail Corridor • Pang Sua Park Connector
- Choa Chu Kang Park • Bukit Panjang Butterfly Garden
- Chestnut Nature Park • Zhenghua Nature Park
- Tengah, Forest Town (upcoming)

EDUCATION

- Primary Schools within 1km -
- Teck Whye Primary School • West View Primary School
- Primary Schools between 1 - 2km -
- South View Primary School • St. Anthony's Primary School
- Bukit Panjang Primary School
- Secondary & Tertiary Schools -
- Jurong Pioneer Junior College • Bukit Panjang Government High School

BUSINESS

- Jurong Lake District (upcoming) • Jurong Innovation District (upcoming)
- Woodlands Regional Centre (upcoming)

Institutions featured are not the full list of schools.



Map not drawn to scale.

STEP UP TO GREATER CONNECTIVITY

A DIRECT LINE TO TWO CBDS

With easy access to every MRT line, you can shorten commuting time to the heart of the city, Jurong Lake District or any other destination around the island.



THE GREAT OUTDOORS
AT YOUR DOORSTEP

Walk the line between the past and present at the renewed Rail Corridor where you can revisit cultural landmarks such as the Bukit Timah Truss Bridge or the Tanjong Pagar Railway Station. Alternatively, you can get off the trail and hop on to the many park connectors to explore mountain biking trails and hiking hotspots.

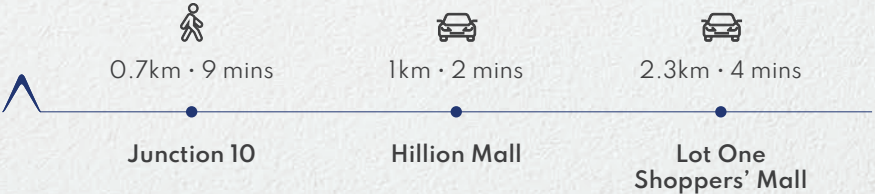


Source: National Parks Board. For illustrative purposes only. Distance and timings stated are estimations and subject to change.



EVERYTHING YOU LOVE
IS IN THE NEIGHBOURHOOD

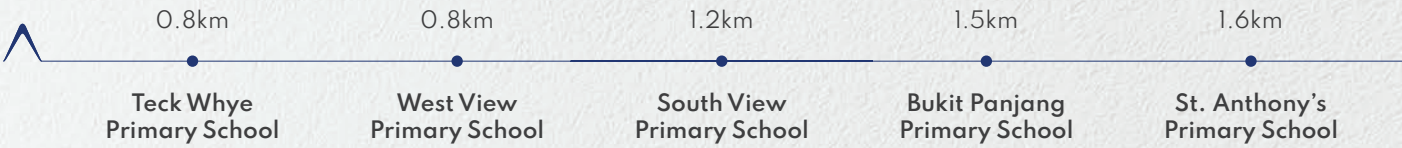
Catch the latest blockbuster, pick up fresh groceries, grab a piping hot cup of Joe, snap Insta-worthy shots and more with an eclectic mix of retailers and lifestyle hubs around you.



Distance and timings stated are estimations and subject to change.

BRINGING EDUCATION CLOSER TO YOU

Whether your kids are living their most formative years or on the cusp of adulthood, they can easily commute to school and back with excellent primary to tertiary schools nearby including Jurong Pioneer JC and Bukit Panjang Government High Sch.



Institutions featured are not the full list of primary schools within 2km.

UNWIND TO A NEW TIER OF AMENITIES

A SHELTER FROM THE DAILY GRIND

From the moment you enter The Arden, you can bask in serenity with the sounds of rippling water and rustling leaves all around you. Lush yellow-green flora artfully adorn the elevated landscape, giving a glimpse of the tranquil living that awaits within.



SPA POOL | POOLSIDE PAVILION | ARTIST'S IMPRESSION

BE ONE
WITH NATURE

Curated amenities are nestled amidst lush landscaping at The Arden to create a private sanctuary away from the outside world.



ARTIST'S IMPRESSION



ENJOY MORE FUN-FILLED FAMILY MOMENTS

Lounge in the Function Room while your children have a good time splashing about in the Kid's Bubble Pool. Or, join them for a game of tag at the Kid's Playground. With the array of thoughtfully curated amenities at The Arden, you can look forward to more intimate moments with the family.



VERDANT COURTYARD | ARTIST'S IMPRESSION



LIVE IN THE LAP OF LUXURY

Pamper your senses with a cooling dip, and let the day's stress melt away amidst the serene ambience and gentle movement of the water.

30M LEISURE POOL | ARTIST'S IMPRESSION

RAISING THE BAR FOR HOME LIVING

WHERE
FUNCTIONALITY
MEETS STYLE

Built around thoughtful layouts, gracious proportions and elegant design,
The Arden is truly where you can elevate the way you live.



For illustrative purposes only.

MORE HEIGHT
FOR AMBIENCE



For illustrative purposes only.

MORE SPACE FOR
SELF-DISCOVERY



MORE ROOM
FOR EXPRESSION



For illustrative purposes only.

cospace™

BE FREE TO REIMAGINE YOUR SPACE

Open the door to new possibilities with CoSpace™, a proprietary Qingjian Realty feature that lets you:

- Transform space according to your needs
- Enjoy spaces that are designed to complement every stage of your life
- Make full use of your imagination in choosing the space that best suits you

CoSpace™ is based around three major components, each dependent on the other:

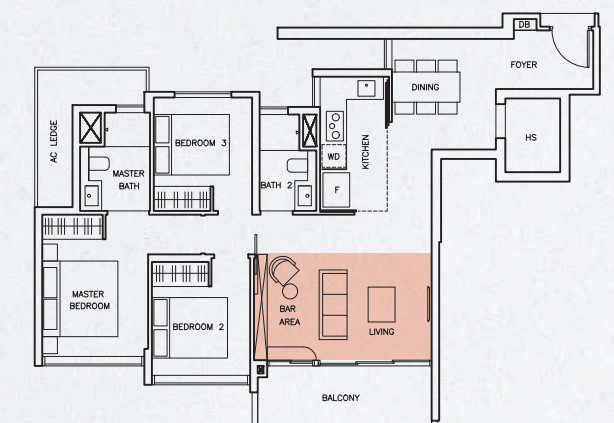
- CoSpace™ Efficiency maximises your space to the fullest
- CoSpace™ Flexibility lets you create spaces that suit your varying lifestyles
- CoSpace™ Interactivity allows you to enjoy spaces that freely interact with each other

INDULGE YOUR NEEDS AT EVERY STAGE OF LIFE

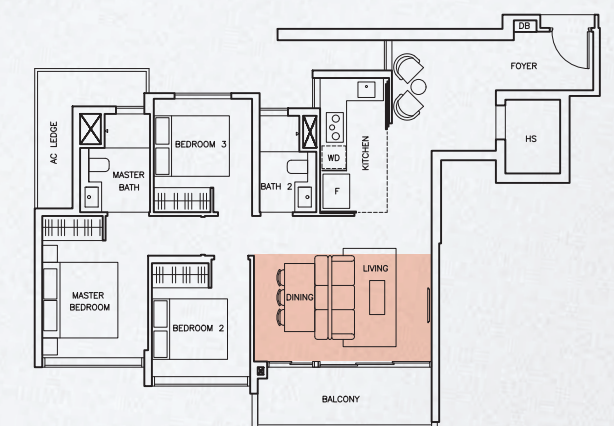
Enjoy the freedom to reconfigure two rooms into the space you desire with CoSpace™.



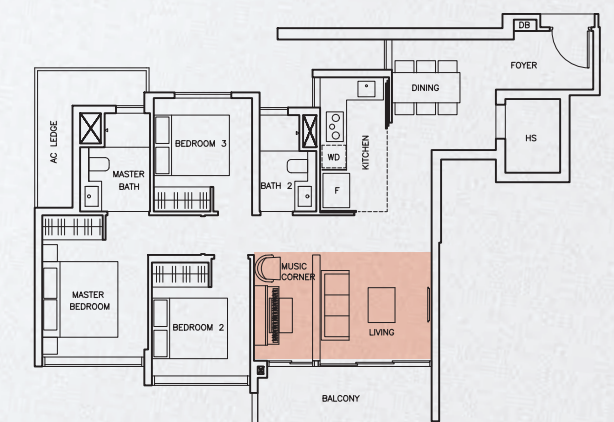
BAR AREA



DINING AREA



MUSIC CORNER



For illustrative purposes only.



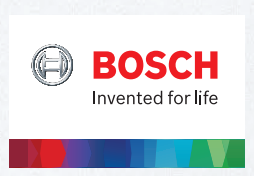
PREMIUM
FITTINGS
CURATED FOR
A NEW TIER
OF LUXURY

For illustrative purposes only.

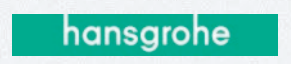
Fulfil your masterchef aspirations with premium Bosch appliances, or delight in branded bathroom fittings from hansgrohe and sanitary ware from Roca. With an array of fine fittings and furnishes, life is set to become more luxurious than before.



APPLIANCES:



WARES AND FITTINGS:



For illustrative purposes only.

SITE PLAN

1ST STOREY

- 1 · POOLVIEW PAVILION
- 2 · 30M LEISURE POOL
- 3 · POOL DECK
- 4 · SPA POOL
- 5 · POOLSIDE PAVILION
- 6 · GYM
- 7 · CHANGING ROOM
- 8 · VERDANT COURTYARD
- 9 · KID'S BUBBLE POOL
- 10 · MEADOW LAWN
- 11 · FAMILY COVE
- 12 · PEDESTRIAN GATE 1

BASEMENT

- 13 · KID'S PLAYGROUND
- 14 · FITNESS CORNER
- 15 · FUNCTION ROOM 1
- 16 · FUNCTION ROOM 2
- 17 · ACCESSIBLE TOILET
- 18 · PEDESTRIAN GATE 2

OTHERS

- A · GUARD HOUSE (AT 1ST STOREY)
- B · BIN CENTRE (AT 1ST STOREY)
- C · MA OFFICE (AT BASEMENT)
- D · SUB STATION (AT BASEMENT)
- E · GEN SET (AT ROOF)
- F · VENTILATION SHAFT

WATER TANK LOCATION
(AT ROOF)



0 1 2 3 4 5 10 15 20M

ARTIST'S IMPRESSION

Building Plan Approval No.:
A2788-04508-2019-BP01 dated 29-12-2021
A2788-04508-2019-BP02 dated 07-03-2022

SCHEMATIC DIAGRAM

BLOCK 2 PHOENIX ROAD SINGAPORE 668156

| UNIT | O1 | O2 | O3 | O4 | O5 | O6 | O7 |
|------------------------|--------|--------|--------|--------|--------|--------|--------|
| 5 th Storey | B1(PH) | C1(PH) | D1(PH) | B2(PH) | D2(PH) | C2(PH) | B1(PH) |
| 4 th Storey | B1 | C1 | D1 | B2 | D2 | C2 | B1 |
| 3 rd Storey | B1 | C1 | D1 | B2 | D2 | C2 | B1 |
| 2 nd Storey | B1 | C1 | D1 | B2 | D2 | C2 | B1 |
| 1 st Storey | B1(p) | C1a(p) | D1(p) | B2(p) | D2(p) | C2(p) | B1(p) |

BLOCK 4 PHOENIX ROAD SINGAPORE 668158

| UNIT | O8 | O9 | O10 | O11 | O12 | O13 | O14 |
|------------------------|--------|--------|--------|--------|--------|--------|--------|
| 5 th Storey | B1(PH) | C2(PH) | D2(PH) | B2(PH) | D1(PH) | C1(PH) | B1(PH) |
| 4 th Storey | B1 | C2 | D2 | B2 | D1 | C1 | B1 |
| 3 rd Storey | B1 | C2 | D2 | B2 | D1 | C1 | B1 |
| 2 nd Storey | B1 | C2 | D2 | B2 | D1 | C1 | B1 |
| 1 st Storey | B1a(p) | C2a(p) | D2(p) | B2(p) | D1(p) | C1a(p) | B1a(p) |

BLOCK 6 PHOENIX ROAD SINGAPORE 668159

| UNIT | 15 | 16 | 17 | 18 | 19 | 20 | 21 |
|------------------------|--------|--------|--------|--------|--------|--------|--------|
| 5 th Storey | B1(PH) | C2(PH) | D2(PH) | B2(PH) | D1(PH) | C1(PH) | B1(PH) |
| 4 th Storey | B1 | C2 | D2 | B2 | D1 | C1 | B1 |
| 3 rd Storey | B1 | C2 | D2 | B2 | D1 | C1 | B1 |
| 2 nd Storey | B1 | C2 | D2 | B2 | D1 | C1 | B1 |
| 1 st Storey | B1(p) | C2(p) | D2(p) | B2(p) | D1(p) | C1(p) | B1(p) |

LEGEND

| | | | | | |
|--|----------------------|--|------------------------------|--|------------------------------|
| | 2-BEDROOM CLASSIC | | 3-BEDROOM CLASSIC | | 4-BEDROOM CLASSIC |
| | 2-BEDROOM DELUXE | | 3-BEDROOM + STUDY COSPACE | | 4-BEDROOM + STUDY COSPACE |

2 BEDROOM CLASSIC

TYPE B1

61 sqm (657 sqft)

MIRRORED

BLOCK 2

#02-01 TO #04-01

BLOCK 2

#02-07 TO #04-07

BLOCK 4

#02-08 TO #04-08

BLOCK 4

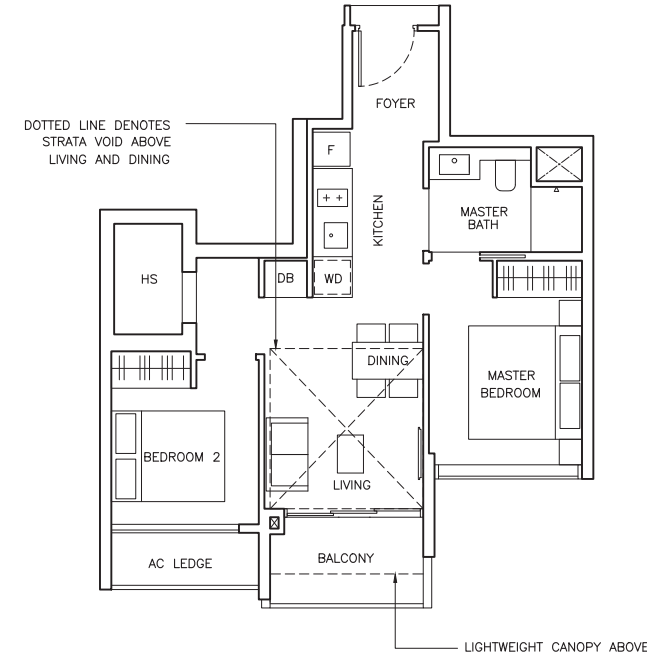
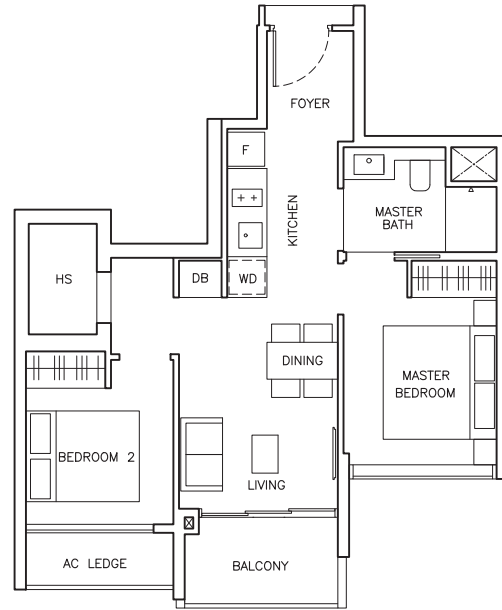
#02-14 TO #04-14

BLOCK 6

#02-15 TO #04-15

BLOCK 6

#02-21 TO #04-21



TYPE B1(p)

61 sqm (657 sqft)

MIRRORED

BLOCK 2

#01-01

BLOCK 2

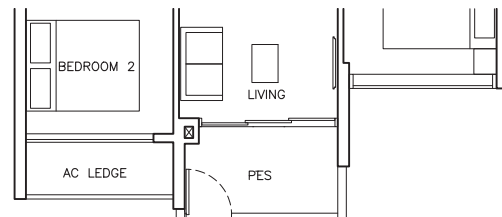
#01-07

BLOCK 6

#01-15

BLOCK 6

#01-21



TYPE B1a(p)

61 sqm (657 sqft)

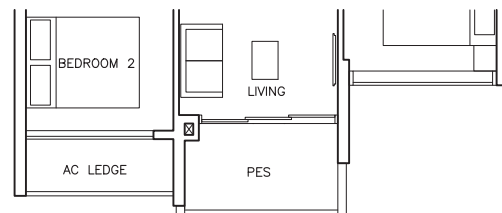
MIRRORED

BLOCK 4

#01-08

BLOCK 4

#01-14



NOTE

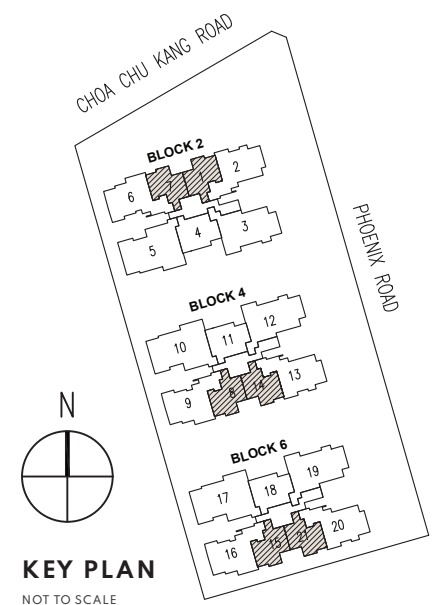
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- Please refer to key plan for orientation.
- Service voids, RC ledge and RC trellis are excluded from strata area.
- The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 44 of this brochure.

0 1 3 5M

SCALE

LEGEND

WD - Washer cum Dryer
F - Fridge
DB - Electrical Distribution Board
ST - Store
HS - Household Shelter
AC Ledge - Air Conditioner Ledge



2 BEDROOM CLASSIC

TYPE B1(PH)

70 sqm (753 sqft)

Strata void area of 9 sqm / 96 sqft above living and dining with high volume ceiling of 4600mm high.

MIRRORED

BLOCK 2

#05-07

BLOCK 2

#05-01

BLOCK 4

#05-14

BLOCK 4

#05-08

BLOCK 6

#05-21

BLOCK 6

#05-15

2 BEDROOM DELUXE

TYPE B2

67 sqm (721 sqft)

MIRRORED

BLOCK 4

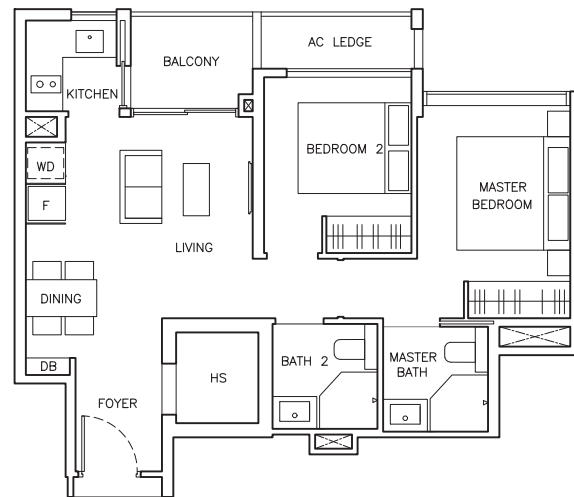
#02-11 TO #04-11

BLOCK 2

#02-04 TO #04-04

BLOCK 6

#02-18 TO #04-18



TYPE B2(p)

67 sqm (721 sqft)

MIRRORED

BLOCK 4

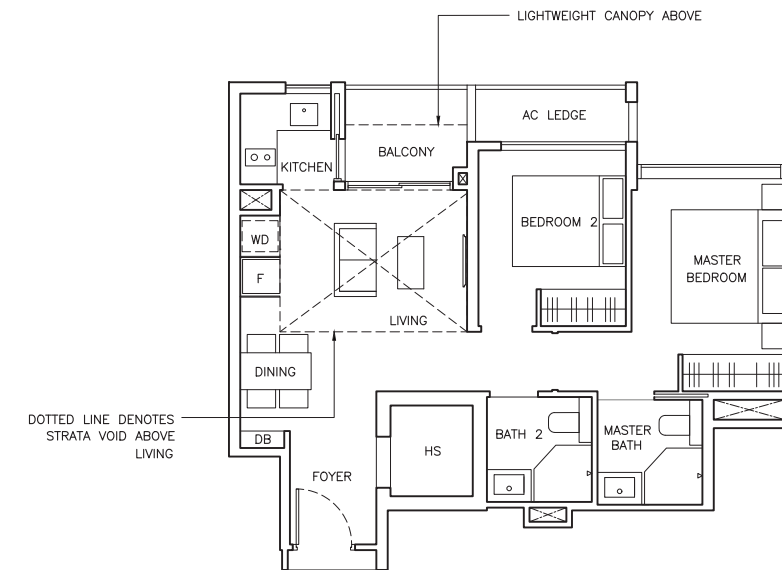
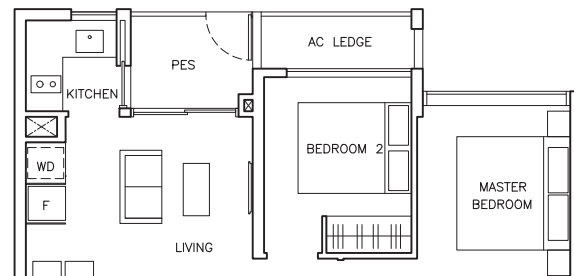
#01-11

BLOCK 2

#01-04

BLOCK 6

#01-18



TYPE B2(PH)

76 sqm (818 sqft)

Strata void area of 9 sqm / 97 sqft above living with high volume ceiling of 4600mm high.

MIRRORED

BLOCK 2

#05-04

BLOCK 4

#05-11

BLOCK 6

#05-18

NOTE

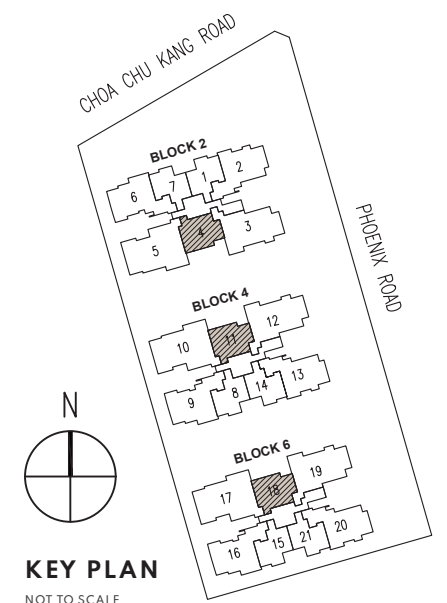
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LEGEND

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- F - Fridge
- DB - Electrical Distribution Board
- ST - Store
- HS - Household Shelter
- AC Ledge - Air Conditioner Ledge

0 1 3 5M

SCALE



3 BEDROOM CLASSIC

TYPE C1

94 sqm (1012 sqft)

MIRRORED

BLOCK 4

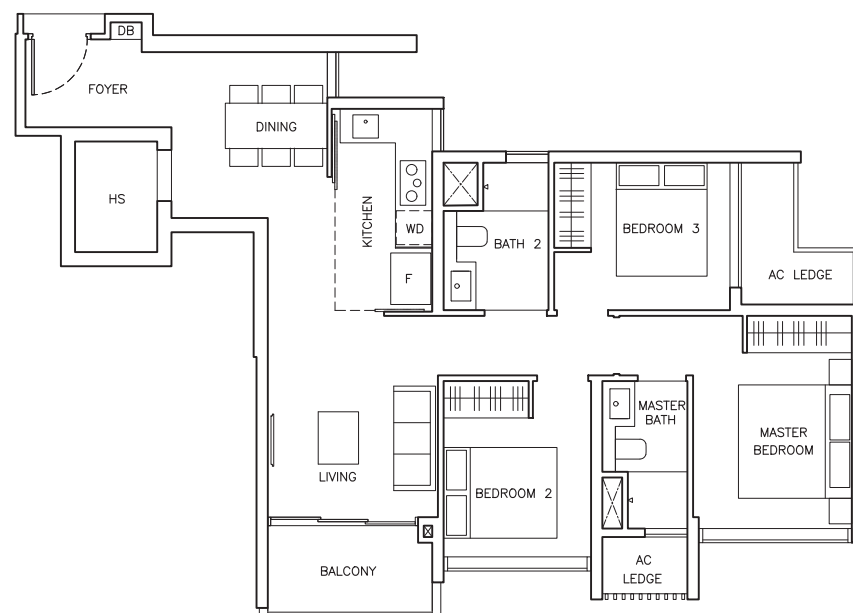
#02-13 TO #04-13

BLOCK 2

#02-02 TO #04-02

BLOCK 6

#02-20 TO #04-20

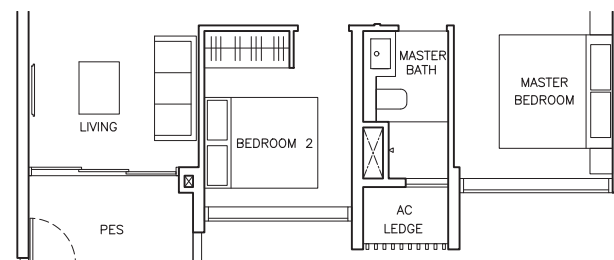


TYPE C1(p)

94 sqm (1012 sqft)

BLOCK 6

#01-20



TYPE C1a(p)

94 sqm (1012 sqft)

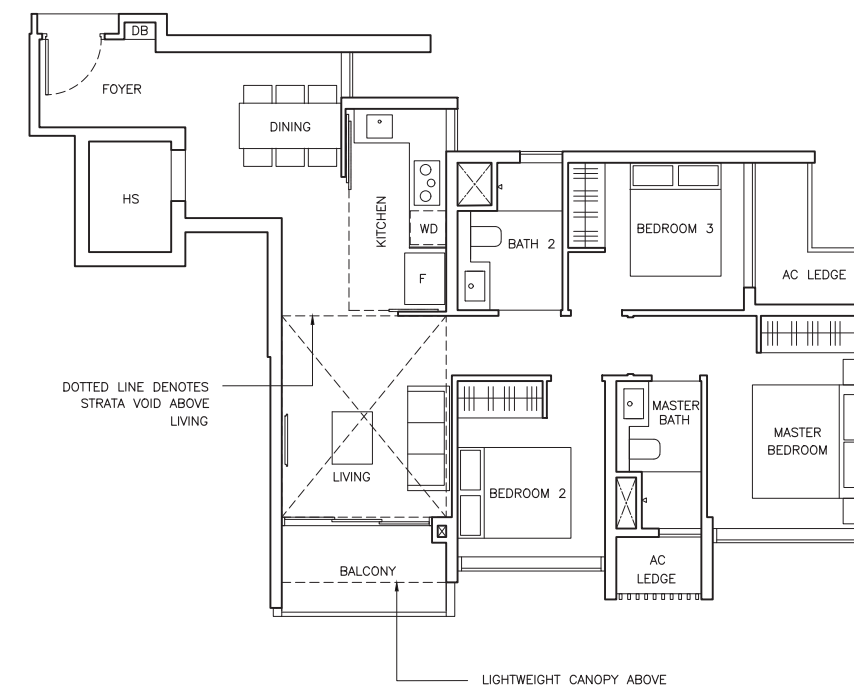
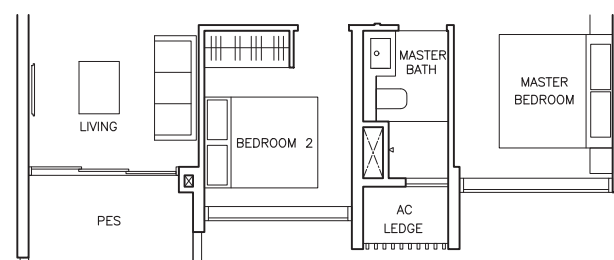
MIRRORED

BLOCK 4

#01-13

BLOCK 2

#01-02



TYPE C1(PH)

106 sqm (1141 sqft)

Strata void area of 12 sqm / 129 sqft above living with high volume ceiling of 4600mm high.

MIRRORED

BLOCK 2

#05-02

BLOCK 4

#05-13

BLOCK 6

#05-20

NOTE

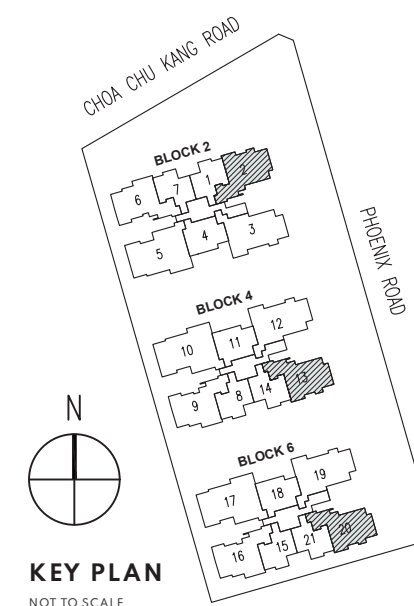
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LEGEND

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F - Fridge
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ST - Store
HS - Household Shelter
AC Ledge - Air Conditioner Ledge

0 1 3 5M

SCALE



KEY PLAN
NOT TO SCALE

3 BEDROOM CLASSIC

3 BEDROOM + STUDY COSPACE

TYPE C2

103 sqm (1109 sqft)

MIRRORED

BLOCK 4

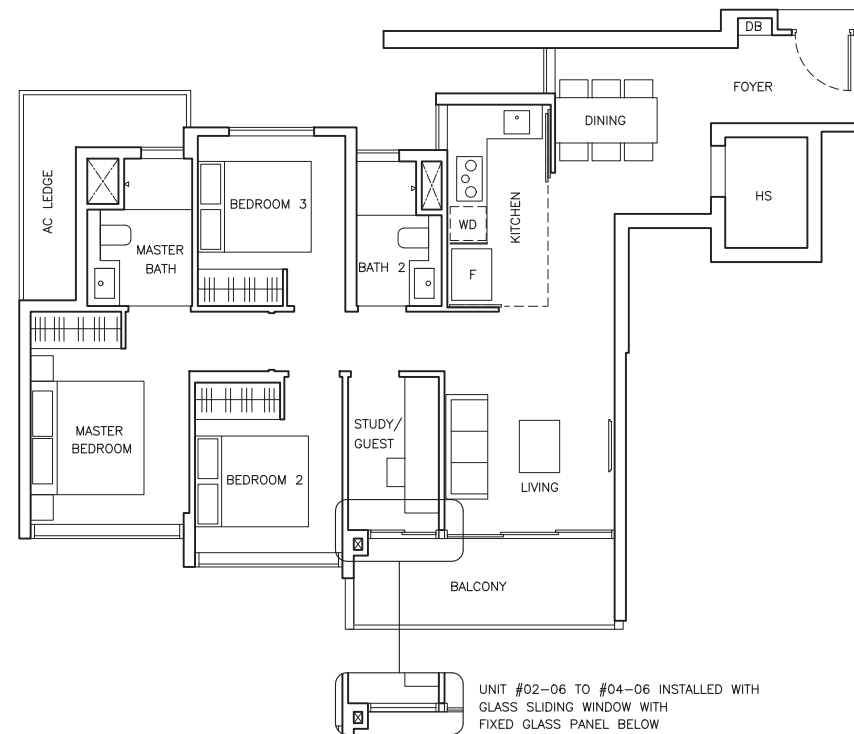
#02-09 TO #04-09

BLOCK 2

#02-06 TO #04-06

BLOCK 6

#02-16 TO #04-16



TYPE C2(p)

103 sqm (1109 sqft)

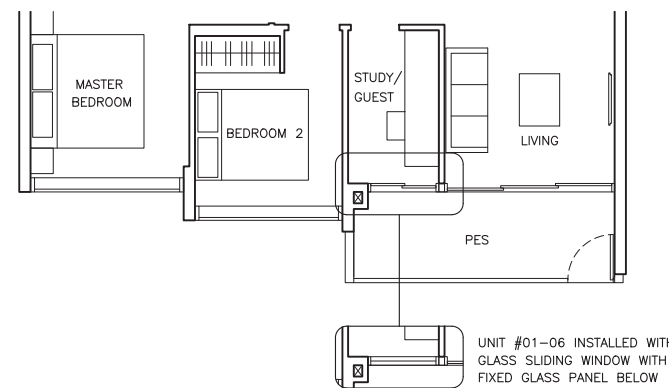
MIRRORED

BLOCK 6

#01-16

BLOCK 2

#01-06

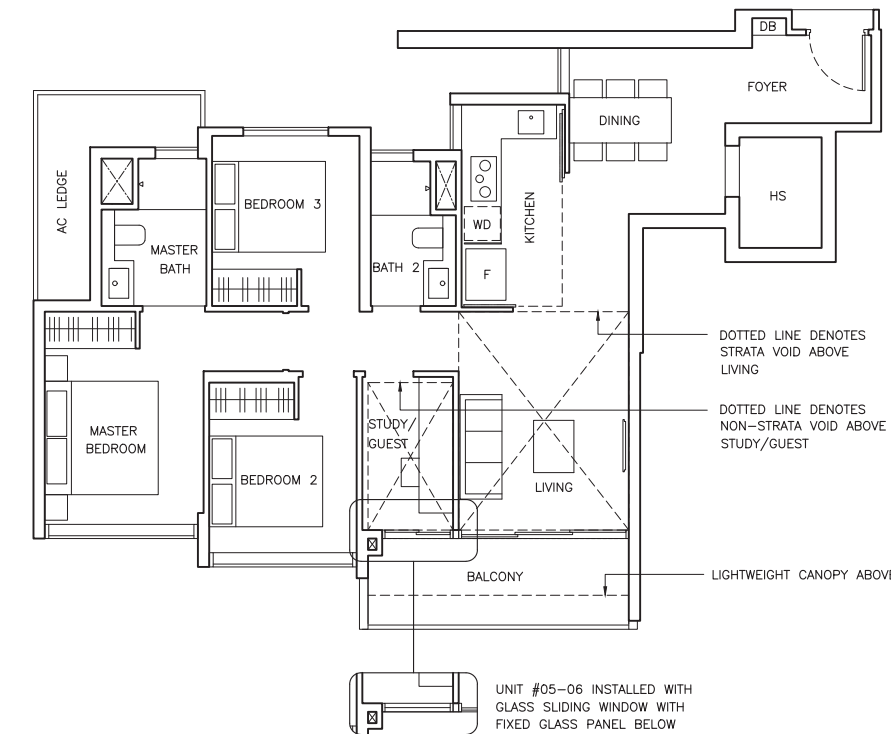
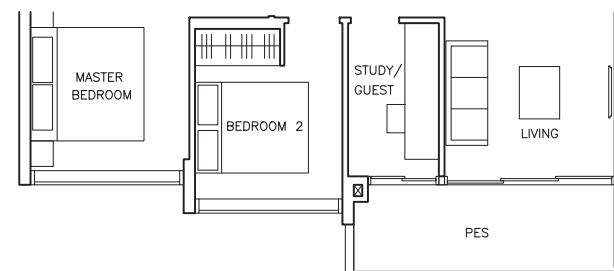


TYPE C2a(p)

103 sqm (1109 sqft)

BLOCK 4

#01-09



TYPE C2(PH)

116 sqm (1249 sqft)

Strata void area of 13 sqm / 140 sqft above living with high volume ceiling of 4600mm high.

MIRRORED

BLOCK 2

#05-06

BLOCK 4

#05-09

BLOCK 6

#05-16

NOTE

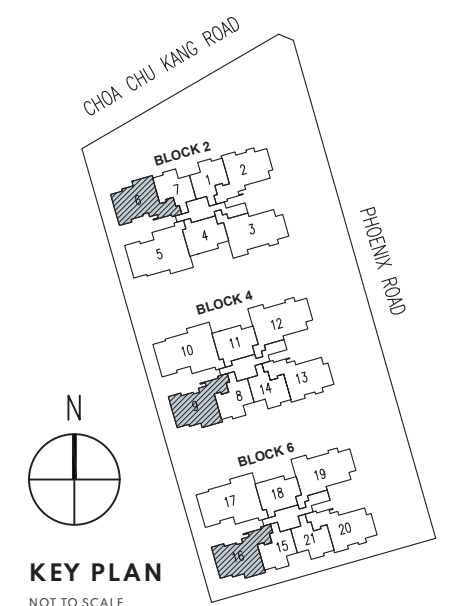
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LEGEND

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- ST - Store
- HS - Household Shelter
- AC Ledge - Air Conditioner Ledge

0 1 3 5M

SCALE



3 BEDROOM + STUDY COSPACE

4 BEDROOM CLASSIC

TYPE D1

112 sqm (1206 sqft)

MIRRORED

BLOCK 4

#02-12 TO #04-12

BLOCK 6

#02-19 TO #04-19

BLOCK 2

#02-03 TO #04-03



TYPE D1(p)

112 sqm (1206 sqft)

MIRRORED

BLOCK 4

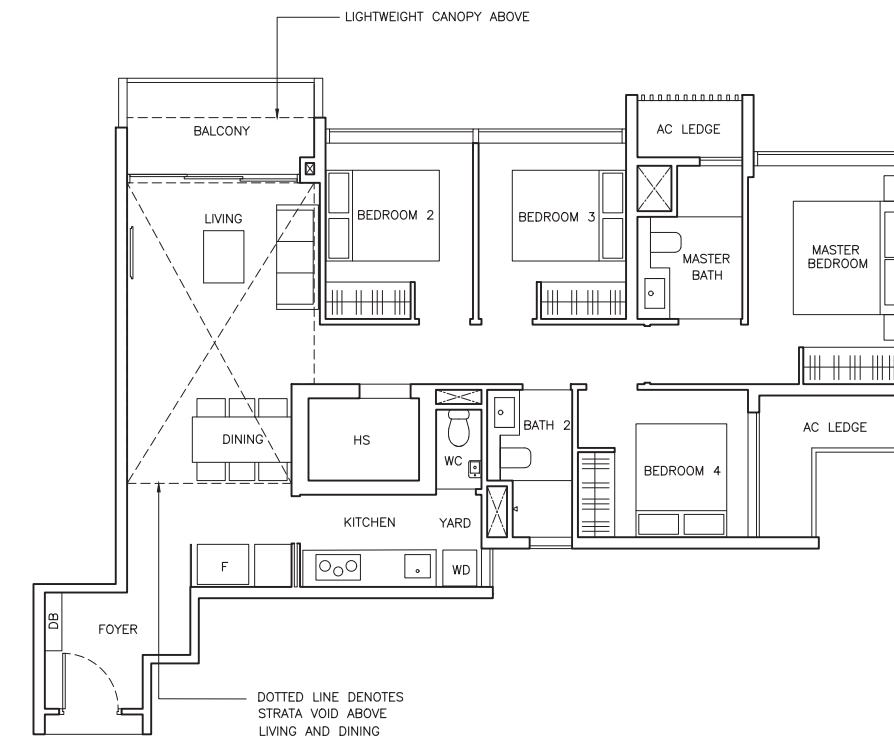
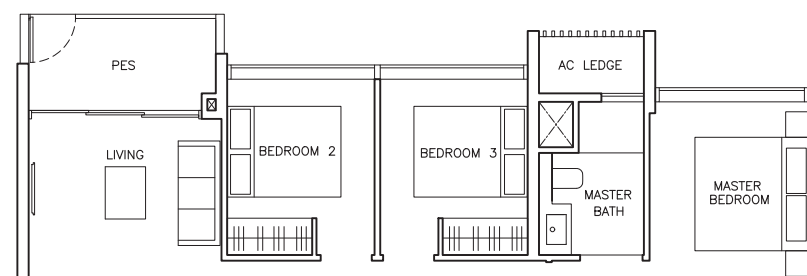
#01-12

BLOCK 6

#01-19

BLOCK 2

#01-03



TYPE D1(PH)

131 sqm (1410 sqft)

Strata void area of 19 sqm / 204 sqft above living and dining with high volume ceiling of 4600mm high.

MIRRORED

BLOCK 2

#05-03

BLOCK 4

#05-12

BLOCK 6

#05-19

NOTE

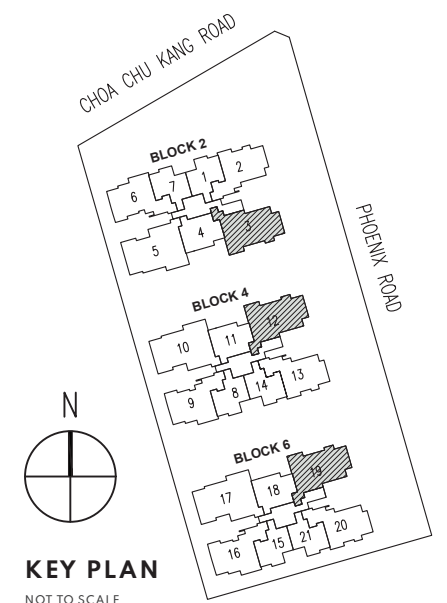
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LEGEND

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HS - Household Shelter
AC Ledge - Air Conditioner Ledge

0 1 3 5M

SCALE



KEY PLAN
NOT TO SCALE

4 BEDROOM CLASSIC

4 BEDROOM + STUDY COSPACE

TYPE D2

129 sqm (1389 sqft)

MIRRORED

BLOCK 4

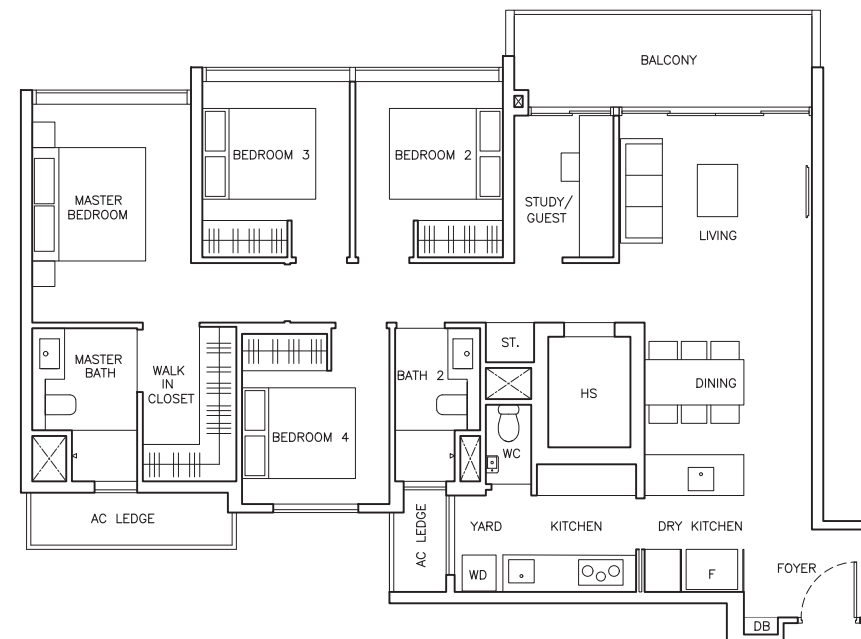
#02-10 TO #04-10

BLOCK 6

#02-17 TO #04-17

BLOCK 2

#02-05 TO #04-05



TYPE D2(p)

129 sqm (1389 sqft)

MIRRORED

BLOCK 4

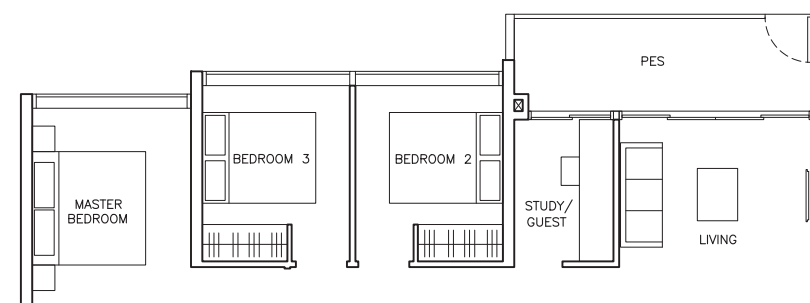
#01-10

BLOCK 6

#01-17

BLOCK 2

#01-05



NOTE

- Area includes AC ledge, balcony, private enclosed space (PES) and strata void (where applicable).
- The above plans and illustrations are subject to change as may be required or approved by the relevant authorities.
- All floor areas are approximate only and subject to final survey.
- Please refer to key plan for orientation.
- Service voids, RC ledge and RC trellis are excluded from strata area.
- The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 44 of this brochure.

LEGEND

- WD - Washer cum Dryer
- F - Fridge
- DB - Electrical Distribution Board
- ST - Store
- HS - Household Shelter
- AC Ledge - Air Conditioner Ledge

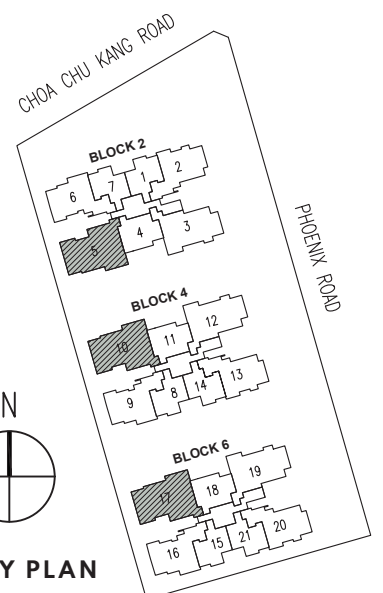
0 1 3 5M

SCALE



KEY PLAN

NOT TO SCALE



4 BEDROOM + STUDY COSPACE

TYPE D2(PH)

152 sqm (1636 sqft)

Strata void area of 23 sqm / 247 sqft above living and dining with high volume ceiling of 4600mm high.

MIRRORED

BLOCK 2

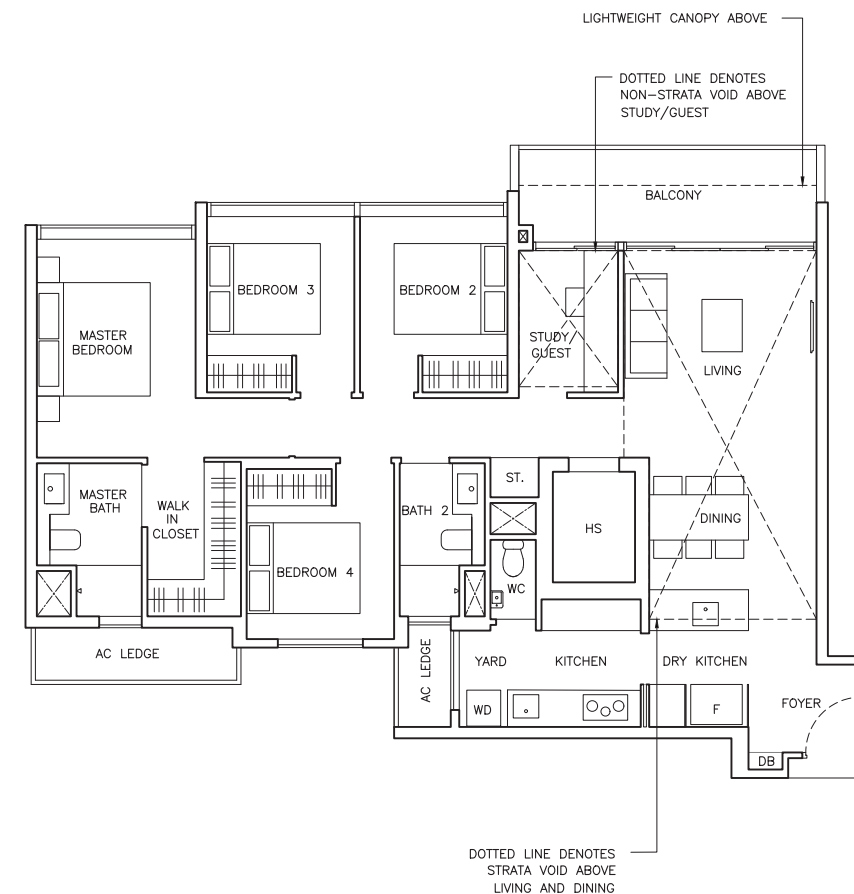
#05-05

BLOCK 4

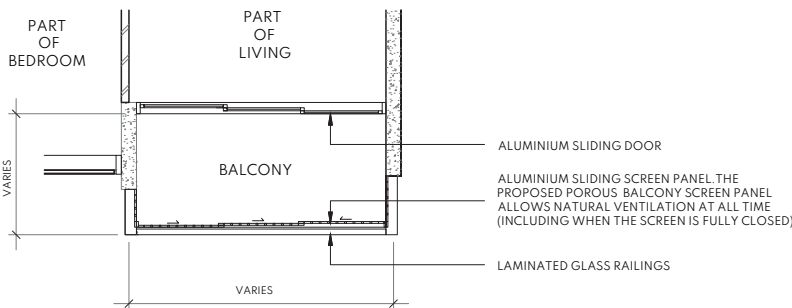
#05-10

BLOCK 6

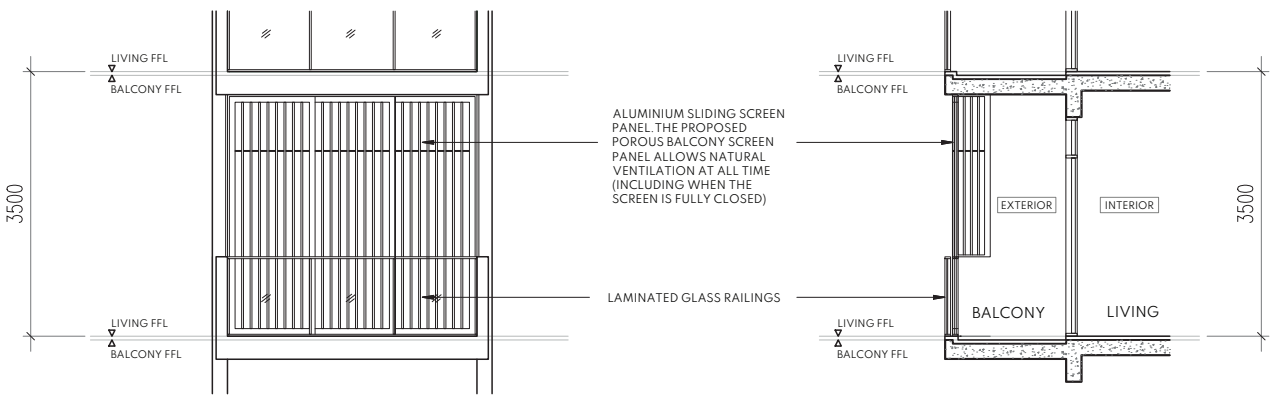
#05-17



BALCONY SCREEN DESIGN



TYPICAL RETRACTABLE BALCONY SCREEN - PLAN

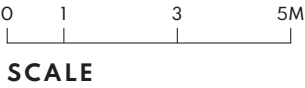


TYPICAL RETRACTABLE BALCONY SCREEN - ELEVATION

TYPICAL RETRACTABLE BALCONY SCREEN – SECTION

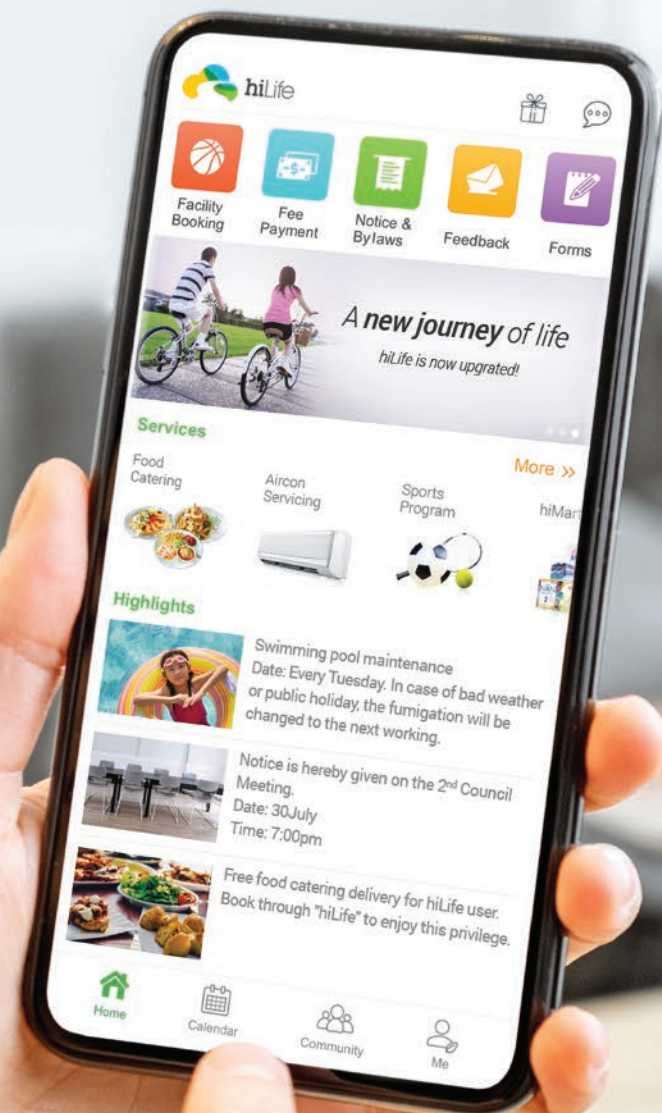
BALCONY SCREEN NOTE

- Balcony(ies) (if any) and Private Enclosed Space(s) (if any) in the unit is/are not to be enclosed, either partially or in full, except with the approved balcony screens.
- The installation and cost of such screens shall be at the Purchaser's own cost and expense.



For illustrative purposes only.

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Qingjian Realty (South Pacific) Group Pte Ltd ("Qingjian Realty") is the Southeast Asian regional headquarters for Qingjian Group's real estate development arm. Qingjian Realty focuses on property development in the residential, commercial and industrial sectors.

The trusted developer constantly looks for new ways to provide well-designed and thought-out homes that complement the lifestyles of homeowners. In 2013, Qingjian Realty led the industry in flexible layout options with its innovative CoSpace™ concept. It also paved the way for smart living in Singapore with the launch of The Visionaire, Singapore's first executive condominium with smart homes. JadeScape, the well-acclaimed 2018 mega-scale development, set the standard for dynamism in a residential space. While the 2020 Forett at Bukit Timah launch raised the bar further – featuring the largest freehold land that also accentuates the harmonious coalescence between architecture and the luxuriant foliage landscape.

Qingjian Realty's commitment to quality, innovative homes has been widely recognised with multiple awards. It has received the BCI Asia Top Ten Award for many years, and has amassed various awards from the Southeast Asia Property Awards, Asia Property Awards and FIABCI-Singapore Property Awards. Qingjian Realty has also been conferred multiple BCA Green Mark Awards for its sustainability efforts.



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PRIVATE REAL ESTATE AGENCY

ESTATE AGENT LICENCE NO.: L3008898K

Developer: CNQC Realty (Phoenix) Pte. Ltd. (UEN: 201926886N) | Housing Developer's Licence No.: C1418 | Encumbrances: Caveat(s)/Mortgage(s) in favour of United Overseas Bank Limited | Location: Lots O1653L, O1654C, O1655M, O1494M-PT MK 10 at Phoenix Road | Tenure of Land: 99 years commencing from 14 July 2023 | Expected Date of Vacant Possession: 30 September 2027 | Expected Date of Legal Completion: 30 September 2030

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