

FACT SHEET

Design Concept

The Lumos is a freehold luxury apartment development comprising 53 units of apartments and penthouses within a 36-storey block with basement car parking and swimming pool.

The Lumos is set to light up the Orchard Road skyline, heralding the future of luxurious living with its bold, iconic design. The iconic architecture of the building is evolved from the idea of a glittering chandelier.

The Lumos cradles a central column of sparkling glass “Living Pods”, designed to resemble jewel-like crystals, with units at either side of the “Living Pods” symbolizing the crystal plates of a chandelier. The shape of the balconies and planters of the units at both ends form a gentle spiral, twisting and curving across different floors to give the entire structure a 3-dimensional, crystalline feel. The result is a breath-taking blend of art and architecture, the epitome of modern luxury and a fitting new addition to the upper echelon of Singapore’s most prestigious developments.

Gem of Leonie Hill

“The Lumos is a piece of art. It is not merely an iconic architectural design and a prestigious residential development, it is set to enchant and inspire The Lumos to become the GEM of the Leonie Hill in the years to come.

Location

The Lumos is located at No. 9 Leonie Hill. The world truly revolves around you and you are literally at the centre of Singapore. Just minutes away, is the always exciting Orchard Road retail and entertainment belt with malls like ION, Takashimaya and 313 Somerset lighting up the shopping experience. CBD, Marina Bay Financial Centre and the 2 integrated Resorts are just quick drive from The Lumos.

PROJECT INFORMATION

PROJECT NAME	The Lumos
ADDRESS	9 Leonie Hill Singapore 239220
DISTRICT	09
SITE AREA	3,232.38 SQM / 34,794 SQFT
PLOT RATIO	2.8
DEVELOPER	Buildhome Pte Ltd
TENURE	Freehold
NO. OF STOREY	36 Storeys
NO. OF UNIT	53
CARPARK LOTS	73 for Residential + 2 Handicapped
TOTAL STRATA AREA	11,780 SQM / 126,798.74 SQFT
FACILITIES	Cascading Swimming Pool Wading Pool Hydro Massage Jacuzzi Outdoor Gymnasium 2 BBQ Pits Kids Play Landscaped Gardens Sky Gardens to all units (except Types G & H) Water Features
PAYMENT SCHEME	Normal & Deferred Payment Scheme
PAYMENT TO	Buildhome Pte Ltd
APPOINTED LAWYER	Lee & Lee Advocates & Solicitors

Units Breakdown, Share Value & Contribution

TYPE	BED	SIZE (SQM/SQFT)	NO. OF UNITS	SHARES	COST PER SHARE	EST.MAINT COST	TOTAL SHARES
A	1BR	65 / 700	4	6	\$88	\$528	24
B	2BR Duplex	106 / 1,141	3	6	\$88	\$528	18
C	3BR	165 / 1,755	12	8	\$88	\$704	96
D	4BR	226 / 2,433	12	9	\$88	\$792	108
E	3BR Duplex	220 – 245 / 2,368 – 2,637	10	9	\$88	\$792 (except #30- 01 & #32-01 @ 8 Shares = \$704	88
F	4BRR Duplex	300 – 320 / 3,229 – 3,444	10	10	\$88	\$880	100
G	4+1+1 PH c/w Pool	554 / 5,963	1	16	\$88	\$1408	16
H	4+1+1 PH c/w Pool (Duplex)	526 / 5,662	1	15	\$88	\$1320	15
TOTAL			53				465

SCHEMATIC DIAGRAM

#35-01 Type H (Penthouse)		
#34-01 Type G (Penthouse)		
#32-01 Type E		#32-02 Type F
#30-01 Type E		#30-02 Type F
#28-01 Type E	#28-03 Type B	#28-02 Type F
#26-01 Type E		#26-02 Type F
#24-01 Type E		#24-02 Type F
#22-01 Type E	#22-03 Type B	#22-02 Type F
#20-01 Type E		#20-02 Type F
#18-01 Type E		#18-02 Type F
#16-01 Type E	#16-03 Type B	#16-02 Type F
#14-01 Type E		#14-02 Type F
#13-01 Type C		#13-02 Type D
#12-01 Type C		#12-02 Type D
#11-01 Type C	#11-03 Type A	#11-02 Type D
#10-01 Type C	#10-03 Type A	#10-02 Type D
#09-01 Type C		#09-02 Type D
#08-01 Type C		#08-02 Type D
#07-01 Type C		#07-02 Type D
#06-01 Type C		#06-02 Type D
#05-01 Type C	#05-03 Type A	#05-02 Type D
#04-01 Type C	#04-03 Type A	#04-02 Type D
#03-01 Type C		#03-02 Type D
#02-01 Type C		#02-02 Type D
LIFT LOBBY	LIFT LOBBY	LIFT LOBBY
BASEMENT CARPARK		

	TYPE A – 1 BEDROOM
	TYPE B – 2 BEDROOM DUPLEX
	TYPE C – 3 BEDROOM
	TYPE D – 4 BEDROOM
	TYPE E – 3 BEDROOM DUPLEX
	TYPE F - 4 BEDROOM DUPLEX
	TYPE G – PENTHOUSE WITH PRIVATE POOL
	TYPE H – PENTHOUSE WITH PRIVATE POOL
	SKY GARDEN