

# PRELIMINARY FACT SHEET

Project	TENGAH GARDEN AVENUE (actual name tbc)	Huttons SINGAPORE'S LARGEST PRIVATE REAL ESTATE AGENCY		
Developer	Hong Leong Holdings, GuocoLand Group / CSC Land Group			
Address   MK 04 on Lot 07544K	Tengah Garden Avenue ( <i>Tengah Planning Area</i> ) - District 24			
Land Use	Residential with Commercial at first storey			
Land Area   Permissible GFA	25,458.4 sqm (274,034 sqft)   GFA: 76,376 sqm (822,111 sq ft)			
Plot Ratio	3.0			
Tenure Of Land	99 years Leasehold w.e.f. dd mmm 2025			
Expected Vacant Possession	(URA target 2030)	<b>Target Showflat Preview : MAR / APR 2026</b> Seeking indication of interest		
No. of Blocks	9 Blocks   16-storey			
Total Units	863 Units / 1-BR to 4-BRP			
PROJECT CONSULTANTS				
Architect   Landscape Architect	ADDP Architects			
Contractor	TBA			
UNIT MIX	SIZE (SQM)	EST. SIZE (SQFT)	TOTAL UNITS	EST. MAINT. FEE
1 Bedroom	TBA	TBA	TBA	TBA
2 Bedroom				
2 Bedroom Premium				
3 Bedroom				
3 Bedroom Premium				
4 Bedroom Premium				

## PROJECT ACCOUNT DETAILS

TBA

## 5 UNIQUE SELLING POINTS

### 1 First-Mover Advantage

- First **private** development in Tengah, Singapore's first & newest "Forest Town" featuring a car-lite town centre, lush greenery, walking & cycling paths, and smart, sustainable living.
- First **large-scale** mixed-development with 863 residential units and commercial at Level 1
- Pricing - **Low land cost (\$821 psf ppr)** allows attractive, competitive pricing for early buyers.

### 2 Lifestyle Needs at Level 1

- Convenience - Shop and dine effortlessly, sheltered from sun and rain.

### 3 MRT Convenience - 1 min sheltered walk to Hong Kah MRT (u/c JRL, est. 2027)

- 6 stops southwards to Jurong East Interchange, the gateway to Singapore's second CBD
- 6 stops eastwards to the world-renowned Nanyang Technological University (NTU).

### 4 Schools from within 1 KM to 3 KM radius are aplenty by 2030 to 2032

- E.g. Pioneer Primary, Kranji Primary, ACS Primary, Bukit View Sec., Dunearn Sec., Millennia Institute, Dulwich College, UWSEA & etc.

### 5 Future Growth Potential

- Located in a fast-growing West Region and emerging 2<sup>nd</sup> CBD, with future amenities, schools, and transport links - early buyers can secure prime value before the area is fully developed.

Disclaimer: Information is accurate as of 01/01/2026 and is subjected to change without prior notice.

For internal reference only.

JMA: PN | ERA | OTT | SRI | KW-PLB

For more information, please contact HUTTONS Project PH / DPH :

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## TENGAH GARDEN AVENUE

(ACTUAL LOCATION)

## SHOWFLAT LOCATION - ALONG BUKIT BATOK WEST AVE. 9

(NEXT TO BLK 448B BUKIT BATOK WEST AVE.9 (S) 652448 / FORMER ALTURA EC SHOWFLAT)  
 Nearest MRT: Bukit Gombak (10mins walk) / Buses: 993 & 941 (BB Ave 9) / 871 & 991 (BB Ave 6)

