

PRELIMINARY FACT SHEET

Project	TENGAH GARDEN AVENUE (actual name tbc)	Huttons <small>SINGAPORE'S LARGEST PRIVATE REAL ESTATE AGENCY</small>
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	Target Showflat Preview : MAR / APR 2026 Seeking indication of interest
Expected Vacant Possession	(URA target 2030)	
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 2nd CBD, with future amenities, schools, and transport links - early buyers can secure prime value before the area is fully developed.

TENGGAH 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)

