

Field	Details
Project Name	Lucerne Grand Lucerne Galleria
Developer	CDL Polaris Properties Pte Limited (Lucerne Grand) CDL Polaris Commercial Pte Limited (Lucerne Galleria) (Wholly owned subsidiary of City Developments Limited)
Description	5 blocks of 17-storey apartments with commercial at 1st Storey, basement carpark and communal facilities
Region	District 22
Address	30, 32, 34, 36, 38 Lakeside Drive
Tenure	Leasehold of 99 years commencing from 8 September 2025
Est. Land Area	13,485.1 sqm / 145,152 sq ft
Number of units	570
Expected Date of Vacant Possession	7 Dec 2031
Number of Carpark Lots	Estimated 456 lots and 6 accessible lots
Role	Consultant
Architect	ADDP Architects LLP
Landscape Consultant	Tinderbox Pte Ltd
Project Interior Designer	2nd Edition Pte Ltd
Builder	United Tec Construction Pte Ltd

Schools



Rulang Primary School



Shuqun Primary School



Yuhua Secondary School



River Valley High School



Jurong Pioneer Junior College (U/C)



Nanyang Technological University

Unit Type	Estimated Size (Sq ft)	No. of Units	% Unit mix
2 BR	624	96	39%
2 BR + S	667 – 710	126	
3 BR	872 – 904	125	44%
3 BR Premium + Study	947 – 1,001	128	
4 BR Premium	1,152 – 1,195	47	17%
4 BR Premium + Study	1,345	16	
4 BR Premium + Entertainment	1,432	32	

570

100%

BLOCK 30, LAKESIDE DRIVE SINGAPORE 649646							
UNIT FLR	01	02	03	04	05	06	07
17	C3a	DP2	B1	B1	CP2S	CP4S	C2
16	C3a	DP2	B1	B1	CP2S	CP4S	C2
15	C3a	DP2	B1	B1	CP2S	CP4S	C2
14	C3a	DP2	B1	B1	CP2S	CP4S	C2
13	C3a	DP2	B1	B1	CP2S	CP4S	C2
12	C3a	DP2	B1	B1	CP2S	CP4S	C2
11	C3a	DP2	B1	B1	CP2S	CP4S	C2
10	C3a	DP2	B1	B1	CP2S	CP4S	C2
9	C3a	DP2	B1	B1	CP2S	CP4S	C2
8	C3a	DP2	B1	B1	CP2S	CP4S	C2
7	C3a	DP2	B1	B1	CP2S	CP4S	C2
6	C3a	DP2	B1	B1	CP2S	CP4S	C2
5	C3a	DP2	B1	B1	CP2S	CP4S	C2
4	C3a	DP2	B1	B1	CP2S	CP4S	C2
3	C3a	DP2a	B1	B1	CP2S	CP4S	C2
2	C3a (P)	DP2a (P)	B1 (P)	B1 (P)	CP2S (P)	CP4S (P)	C2 (P)
1							

BLOCK 32, LAKESIDE DRIVE SINGAPORE 649707							
08	09	10	11	12	13	14	15
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1	C1	DP1	B3S	B3S	DP1E	CP2S	B1
B1 (P)				B3S (P)	DP1E (P)	CP2S (P)	B1 (P)

BLOCK 34, LAKESIDE DRIVE SINGAPORE 649708							
16	17	18	19	20	21	22	23
B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
B1	CP2S	DP1E	B3S	B3S	DP1	C1	B2S
B1 (P)	CP2S (P)	DP1E (P)	B3S (P)		DP1 (P)	C1 (P)	B2S (P)

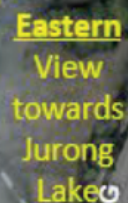
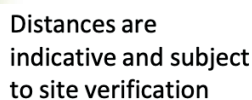
BLOCK 36, LAKESIDE DRIVE SINGAPORE 649709							
UNIT FLR	24	25	26	27	28	29	30
17	C2	DP1S	CP2S	B1	B2S	C1	CP3S
16	C2	DP1S	CP2S	B1	B2S	C1	CP3S
15	C2	DP1S	CP2S	B1	B2S	C1	CP3S
14	C2	DP1S	CP2S	B1	B2S	C1	CP3S
13	C2	DP1S	CP2S	B1	B2S	C1	CP3S
12	C2	DP1S	CP2S	B1	B2S	C1	CP3S
11	C2	DP1S	CP2S	B1	B2S	C1	CP3S
10	C2	DP1S	CP2S	B1	B2S	C1	CP3S
9	C2	DP1S	CP2S	B1	B2S	C1	CP3S
8	C2	DP1S	CP2S	B1	B2S	C1	CP3S
7	C2	DP1S	CP2S	B1	B2S	C1	CP3S
6	C2	DP1S	CP2S	B1	B2S	C1	CP3S
5	C2	DP1S	CP2S	B1	B2S	C1	CP3S
4	C2	DP1S	CP2S	B1	B2S	C1	CP3S
3	C2	DP1S	CP2S	B1	B2S	C1	CP3S
2	C2 (P)	DP1S (P)	CP2S (P)	B1 (P)	B2S (P)	C1 (P)	CP3S (P)
1							

BLOCK 38, LAKESIDE DRIVE SINGAPORE 649710					
31	32	33	34	35	36
B2S	C3	CP1S	CP1S	C3	B2S
B2S	C3	CP1S	CP1S	C3	B2S
B2S	C3	CP1S	CP1S	C3	B2S
B2S	C3	CP1S	CP1S	C3	B2S
B2S	C3	CP1S	CP1S	C3	B2S
B2S	C3	CP1S	CP1S	C3	B2S
B2S	C3	CP1S	CP1S	C3	B2S
B2S	C3	CP1S	CP1S	C3	B2S
B2S	C3	CP1S	CP1S	C3	B2S
B2S	C3	CP1S	CP1S	C3	B2S
B2S	C3	CP1S	CP1S	C3	B2S
B2S	C3	CP1S	CP1S	C3	B2S
B2S	C3	CP1S	CP1S	C3	B2S
B2S	C3	CP1S	CP1S	C3	B2S
B2S (P)		CP1S (P)	CP1S (P)	C3 (P)	B2S (P)

Unit Types (including PES)

- 2 BEDROOM (B1) - 6 stacks
- 2 BEDROOM + STUDY (B2S, B3S) - 8 stacks
- 3 BEDROOM (C1, C2, C3a) - 8 stacks
- 3 BEDROOM + STUDY (CP1S, CP2S, CP4S) - 8 stacks
- 4 BEDROOM (DP1, DP2, DP2a) - 3 stacks
- 4 BEDROOM + STUDY (DP1S) - 1 stack
- 4 BEDROOM + ENTERTAINMENT (DP1E) - 2 stacks





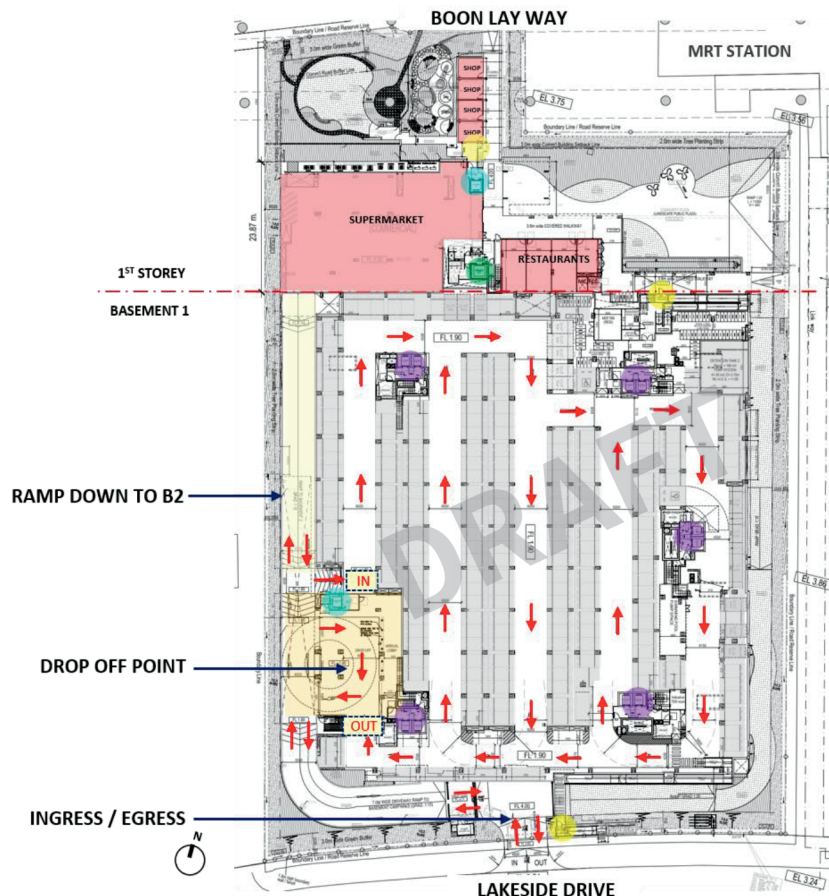
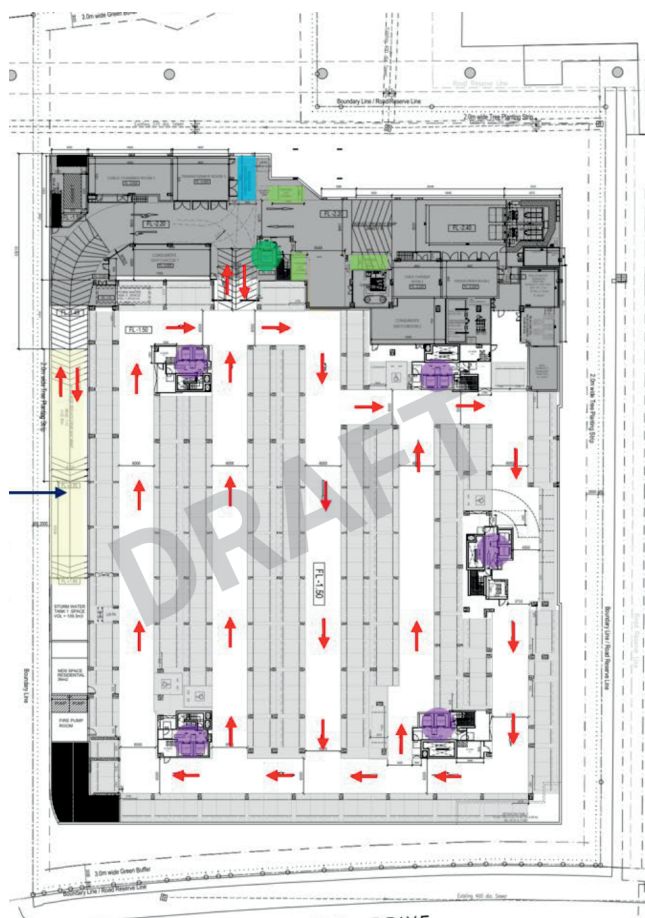
B2 Carpark

LEGEND:

- RESIDENTIAL LIFT LOBBY
- COMMERCIAL SERVICE LIFT LOBBY
- VEHICULAR CIRCULATION
- COMMON SERVICE AREA
- COMMERCIAL LOTS
- COMMERCIAL DELIVERY BAY

Standard Car Park Lots:
Total 456 Lots (80% CP provision)
Handicap Lots:
Total 6 Lots

RAMP UP TO B1 →



LEGEND:

- COMMERCIAL (SUPERMARKET/RESTAURANT/SHOPS)
- RESIDENTIAL LIFT LOBBY
- COMMERCIAL SERVICE LIFT LOBBY
- RESIDENTIAL CLUBHOUSE LIFT LOBBY
- RESIDENTIAL SIDE GATE (PEDESTRIAN/BICYCLE ACCESS)
- VEHICULAR CIRCULATION

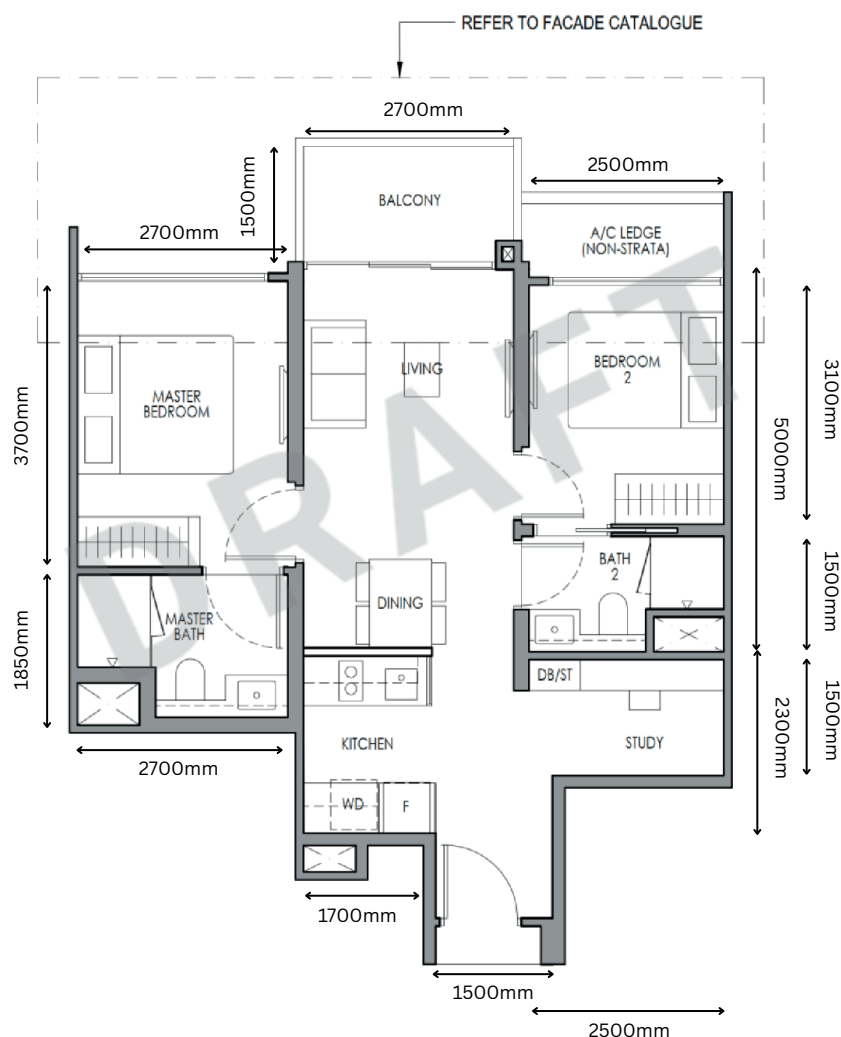
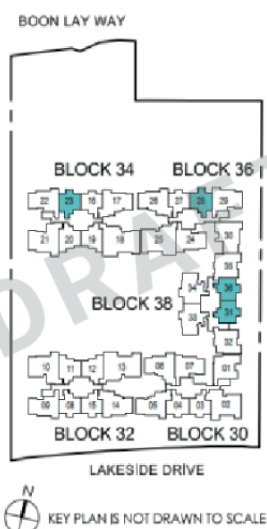
Standard Car Park Lots:
Total 456 Lots (80% CP provision)
Handicap Lots:
Total 6 Lots

B1 Carpark

TYPE B2S
62 sq m / 667 sq ft

SHOWUNIT TYPE

- Efficient Dumbbell layout
- Good size Study space and multi-functional



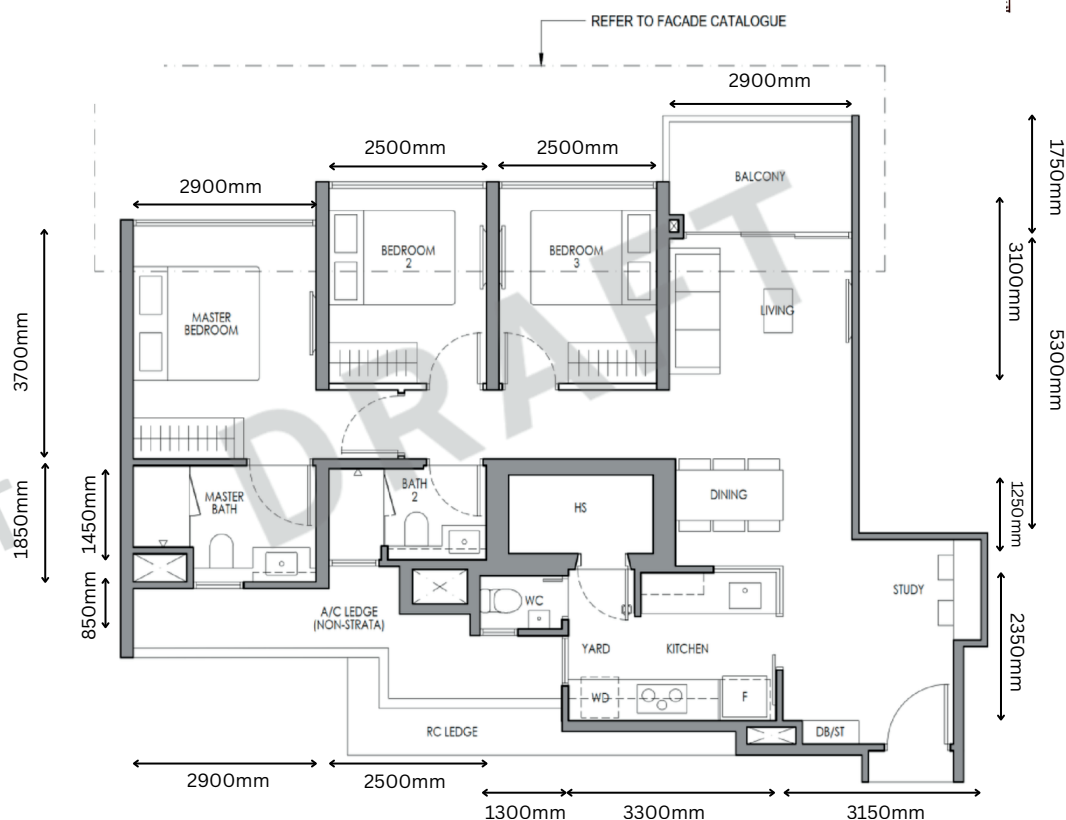
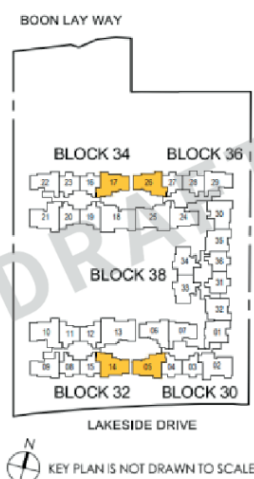
2 Bedroom + Study	SQM
Living Room	24.7 sqm Including Study
Dining	
Master Bedroom	11 sqm
Master Bath	5.2 sqm
Bedroom 2	8.6 sqm
Bath 2	3.8 sqm
Kitchen	4.3 sqm
Balcony	4.4 sqm

TYPE CP2S

93 sq m / 1001 sq ft

SHOWUNIT TYPE

- Unique, Flexi-space, open concept study, for diverse planning options



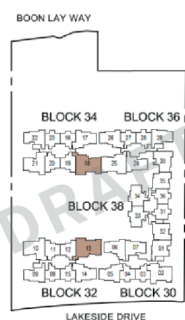
3 Bedroom Premium +	SQM
Living Room	32.3 sqm Including Study
Dining	
Master Bedroom	13.3 sqm
Master Bath	5.5 sqm
Bedroom 2	8.6 sqm
Bedroom 3	8.6 sqm
Bath 2	4.6 sqm
Kitchen	8.6 sqm
Yard	
WC	1.6 sqm
Household Shelter	3.8 sqm
Balcony	5.6 sqm

TYPE DP1E

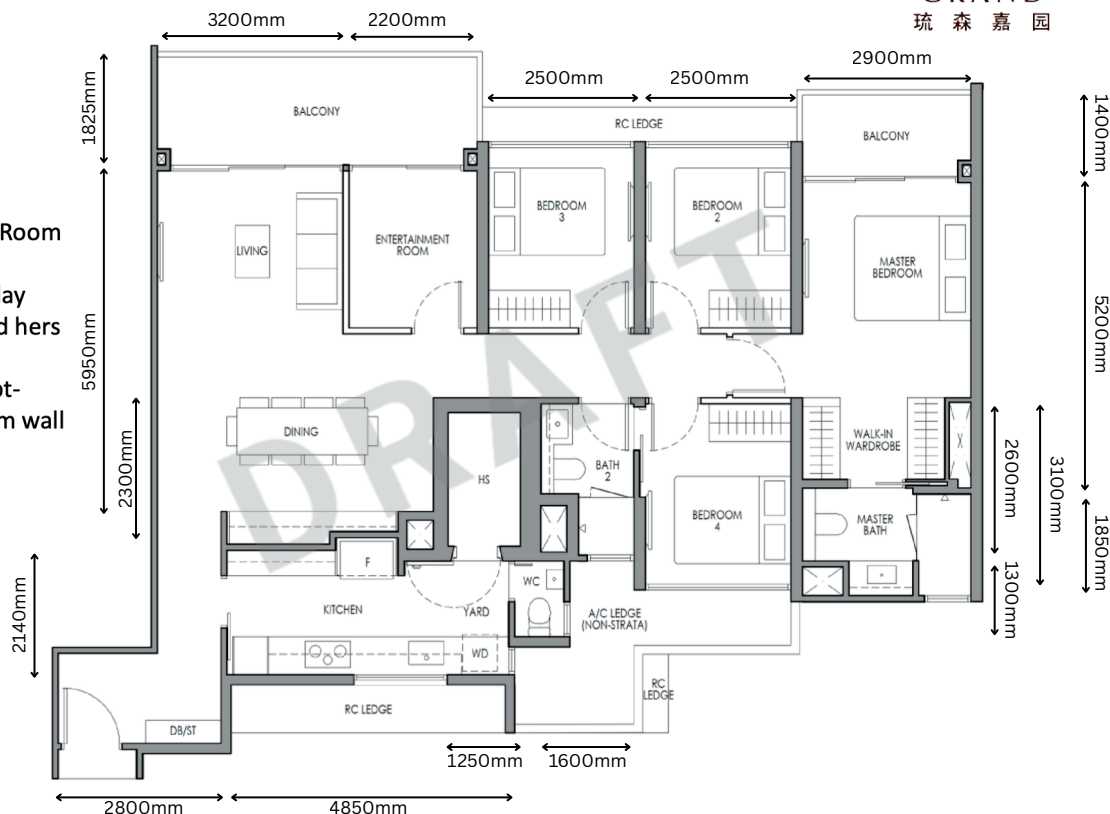
133 sq m / 1432 sq ft

SHOWUNIT TYPE

- Flexspace for Entertainment Room
- Large kitchen
- Dining with storage and display
- Master Bedroom with his and hers walk-in wardrobe
- Purchasers have option to opt-in/out of Entertainment Room wall for a limited period



KEY PLAN IS NOT DRAWN TO SCALE



4 Bedroom Premium + Entertainment	SQM
Living Room	41.5 sqm
Dining	
Master Bedroom	16.9 sqm
Master Bath	5.6 sqm
Bedroom 2	8.6 sqm
Bedroom 3	8.6 sqm
Bedroom 4	8.6 sqm
Entertainment Room	6.6 sqm
Bath 2	4.3 sqm
Kitchen	11.2 sqm
Yard	
WC	1.4 sqm
Household Shelter	4 sqm
Balcony	15.4 sqm (Includes Master BR Balcony)

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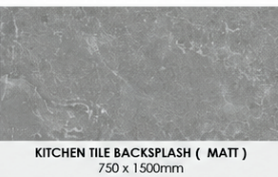
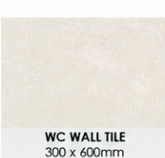
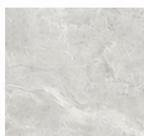
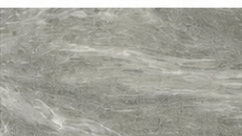
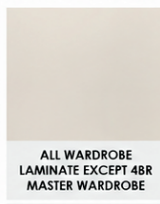
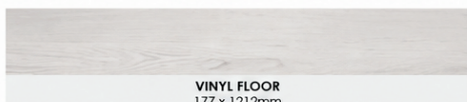


Category	Item	Brand	2 Br	3 Br	4 Br
Sanitary Wares	Undercounter Basin	Geberit	✓	✓	✓
Sanitary Wares	Wall Hung WC	Geberit	✓	✓	✓
Sanitary Wares	Basin Mixer	Hansgrohe	✓	✓	✓
Sanitary Wares	Shower Mixer Set	Hansgrohe	✓	✓	✓
Sanitary Wares	Robe Hook	Hansgrohe	✓	✓	✓
Sanitary Wares	Toilet Paper Holder	Hansgrohe	✓	✓	✓
Sanitary Wares	Pedestal Water Closet (WC)	Inspirione			✓
Sanitary Wares	Wall Hung Basin & Tap (WC)	Inspirione			✓
Sanitary Wares	Shower Set	Monic			✓
Sanitary Wares	Kitchen Sink	Franke	✓	✓	✓
Sanitary Wares	Kitchen Sink Mixer	Franke	✓	✓	✓
Kitchen Appliances	Telescopic Cooker Hood (60cm)	Bosch	✓		
Kitchen Appliances	Telescopic Cooker Hood (90cm)	Bosch		✓	✓
Kitchen Appliances	Induction Hob (2 Zone)	Bosch	✓		
Kitchen Appliances	Gas Hob (3 Burners)	Bosch		✓	✓
Kitchen Appliances	Built-in Oven	Bosch	✓	✓	✓
Kitchen Appliances	Free Standing Fridge Freezer (60cm)	Samsung	✓		
Kitchen Appliances	Free Standing Fridge Freezer (70cm)	Samsung		✓	
Kitchen Appliances	Free Standing Fridge Freezer (90cm)	Samsung			✓
Kitchen Appliances	Free Standing Washer cum Dryer 8KG/6KG	Samsung	✓		
Kitchen Appliances	Free Standing Washer cum Dryer 11KG/7KG	Samsung		✓	✓

Visuals are for illustrative purposes only and are not to be relied upon as statements or representations of fact, offers or warranties (whether expressly or impliedly) by the developer or the developer's agents and they are not intended to form any part of the contract for the sale of the housing units. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the developer's architect's selection, market availability and at the sole discretion of the developer

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Unit Palette

LIVING, DINING, OPEN KITCHEN					
	LIVING FLOOR TILE (HONED) 600 x 1200mm	WET KITCHEN . YARD . HS FLOOR TILE 600 x 600mm	KITCHEN TILE BACKSPASH (MATT) 750 x 1500mm		
BALCONY					KITCHEN CABINET LAMINATE
	BALCONY FLOOR TILE 150 x 900mm	WC WALL TILE 300 x 600mm	KITCHEN COUNTERTOP - QUARTZ		
GENERAL WALL & FLOOR					
BATHROOM					
	BATHROOM (R10) DRY AREA FLOOR TILE : 600 x 600mm WET AREA & WC FLOOR TILE : 300 x 600mm	(R10) GENERAL WALL TILE: 600 x 600mm	(MATT) MASTER FEATURE WALL TILE 600 x 1200mm		
BEDROOM					
	VINYL FLOOR 177 x 1212mm				

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UNIQUE SELLING POINTS

1. A rare mixed-use development with a supermarket and F&B / retail offerings conveniently located on the first level
2. Comprehensive facilities include Lap Pool, Co-working Lounge, Clubhouses, Gourmet Pavilions and Gymnasium.
3. Efficient designed layouts with premium appliances and fittings from Bosch, Samsung, Hansgrohe, Geberit & Franke
4. Achieved BCA's Green Mark Platinum Super Low Energy (SLE) Building Certification
5. Located near Jurong Lake District, planned as Singapore's largest business district outside city centre.
6. Directly linked to Lakeside MRT with quick access to AYE, PIE and KJE expressways.
7. 2 MRT stops to Jurong East MRT interchange and major retail destinations (IMM, JEM and Westgate)
8. Close to reputable schools including Rulang Primary School, River Valley High School and Nanyang Technological University (NTU)
9. Walking distance to Jurong Lake Gardens, a 90- hectare national park and green oasis
10. Developed by CDL, Singapore's established developer with over 60 years of experience and global portfolio