

Project Name	Lentoria
Developer	Lentor View Pte Ltd [c/o TID Pte. Ltd. (A JV between Hong Leong Group and Mitsui Fudosan)]
Description	2 BLOCKS OF 17 – STOREYS & 1 BLOCK OF 8 – STOREYS RESIDENTIAL TOWERS (TOTAL 267 UNITS) WITH 2 BASEMENT CARPARKS AND COMMUNAL FACILITIES ON LOT 05407W MK 20 AT LENTOR HILLS ROAD (ANG MO KIO PLANNING AREA)
Address	32 Lentor Hills Road 36 Lentor Hills Road 38 Lentor Hills Road
District	26
Site Area	Approximately 10,819m <sup>2</sup> / 116,456sqft
Tenure	99 years from 19 December 2022
Total Number of Units	267
Parking Lots	Cars – 227 (Inclusive of 3 EV Charging Stations) Accessible Lots – 3 Bicycle – 101
Expected Date of Vacant Possession	2 July 2027
Expected Date of Legal Completion	2 July 2030
Main Contractor	Lian Beng Construction (1988) Pte Ltd
Architect	DP Architects Pte Ltd
C&S Engineer	P & T Consultants Pte Ltd
M&E Engineer	BELMACS Pte Ltd
Landscape Consultant	DP Green Pte Ltd
Project Interior Design	Index Design Pte Ltd
Conveyance Solicitor	Foo & Quek LLC
Project Account	<p><b>Bank Name:</b> Sumitomo Mitsui Banking Corporation  <b>Bank Branch:</b> Singapore Branch  <b>Bank Address:</b> 88 Market Street #33-01 Capita Spring S048948  <b>Account Name:</b> Lentor View Pte Ltd – Project Account  <b>Address:</b> 16 Raffles Quay #40-01 Hong Leong Building S048541  <b>Bank Code:</b> 7472  <b>Branch Code:</b> XXX  <b>Swift Code:</b> SMBCSGSG  <b>Project Account Number:</b> 10588400</p> <p><b>For Cheque Payment:</b> Sumitomo Mitsui Banking Corporation for Project Account No. 10588400 of Lentor View Pte Ltd</p>

Unit Mix	<p>1BR (23 units) – 50m<sup>2</sup>  2BR (92 units) – 65m<sup>2</sup> to 68m<sup>2</sup>  2BR + Study (28 units) - 68m<sup>2</sup>  3BR (48 units) – 85m<sup>2</sup> to 89m<sup>2</sup>  3BR Premium (22 units) - 104m<sup>2</sup>  4BR (38 units) – 112m<sup>2</sup>  4BR Premium (16 units) – 125m<sup>2</sup></p> <p>Total 267 units</p>
Facilities	<p><b><u>Level 1</u></b>  <b>The Oasis</b>  1) 50m Lap Swimming Pool  2) Kid’s Wading Pool (Approx. 75m<sup>2</sup>)  3) Shallow Pool Lounge (Approx. 110m<sup>2</sup>)  4) Hydrotherapy Spa (Approx. 35m<sup>2</sup>)  5) BBQ Pavilion 1 (Approx. 49m<sup>2</sup>)  6) BBQ Pavilion 2 (Approx. 21m<sup>2</sup>)  7) Cabana &amp; Sun Deck</p> <p><b>Forest Playscape</b>  8) Maze Garden  9) Forest Pavilion  10) Water Pavilion  11) Fitness Station  12) Forest Fitness  13) Nature Play  14) Bowling Lawn  15) Dog Run</p> <p><b>Botanical Collection</b>  16) Fernery  17) Palm Grove  18) Jogging/Walking Trail  19) Orchid Collection</p> <p><b>Clubhouse</b>  20) Gymnasium  21) Yoga Studio  22) Garden Lounge (Function Room 1) (Approx. 29m<sup>2</sup>)  23) Forest Lounge (Function Room 2) (Approx. 50m<sup>2</sup>)</p> <p><b><u>Level 14 Sky Terrace and Amenities</u></b>  24) Sky Jacuzzi  25) Dining Pavilion  26) Party Deck  27) Swing Garden  28) Board Game Deck  29) Whimsical Lightscape  30) Garden Library</p>

	31) Outdoor Fitness 32) Tea Pavilion
Sanitary Ware, Fittings and Accessories	TOTO Blanco (Kitchen Sink & Mixer)
Kitchen Appliances	Bosch, Samsung (Fridge)
Air-conditioning / Smart Home System	Daikin

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## Units' Ceiling Height

Location	Approximate Ceiling Height (m) by Unit Type				
	A1, A2	B1, B2, B3, C1, C2, C3, C4	B4S	C5P, C6P, D3P	D1, D2
Typical Units					
Living / Dining Balcony Bedrooms	2.9	2.9	2.9	2.9	2.9
Master Bedroom / Junior Master Bedroom	2.9	2.9	2.9	2.9	2.9
Master Bathroom / Junior Master Bathroom	2.425	2.425	2.425	2.425	2.425
Bathroom	-	2.425	2.425	2.425	2.425
Corridor	2.4	2.4	2.4	2.4	2.4
Kitchen	2.4	2.4	2.4	2.4	2.4
Study	-	-	2.9	2.9	-
Yard	-	-	-	2.425	2.425
Utility	-	-	-	2.9	2.9
WC	-	-	-	2.45	2.45
PES and Top Floor Units					
Living / Dining Balcony Bedrooms	5.525	5.525	5.525	5.525	5.525
Master Bedroom / Junior Master Bedroom	5.525	5.525	5.525	5.525	5.525
Master Bathroom / Junior Master Bathroom	2.825	2.825	2.825	2.825	2.825
Bathroom	-	2.825	2.825	2.825	2.825
Corridor	2.8	2.8	2.8	2.8	2.8
Kitchen	2.8	2.8	2.8	2.8	2.8
Study	-	-	3.2	3.2	-
Yard	-	-	-	2.825	2.825
Utility	-	-	-	2.8	2.8
WC	-	-	-	2.85	2.85

## Kitchen Appliances

Items	Unit Types		
	A1(PES), A1, A2, B1 (PES), B1, B2(PES), B2, B3, B4S	C1(PES), C1, C2(PES), C2, C3(PES), C3, C4(PES), C4	C5P, C6P(PES), C6P, D1(PES), D1, D2(PES), D2, D3P(PES), D3P
Built-in kitchen cabinets in laminated finish with quartz counter top, backsplash, with stainless steel sink, mixer and fridge	Y	Y	Y
Built-in induction hob with hood	Y	N	N
Built-in gas hob with hood	N	Y	Y
Built-in-oven	Y	Y	Y
Clothes washer-cum-dryer	Y	Y	N
Clothes washer & clothes dryer	N	N	Y
Provision of town gas	N	Y	Y