

CHUAN PARK

鑫丰瑞府

TRANQUIL NATURE AMIDST URBAN CONVENIENCE

OFFICIAL MARKETING AGENCY

Huttons

SINGAPORE'S LARGEST
PRIVATE REAL ESTATE AGENCY

ESTATE AGENT LICENCE NO.: L3008899K

GARDEN HOME OF THE CITY



Welcome to Chuan Park, where nature meets luxury. Step into a tranquil sanctuary and experience nature's symphony. At Chuan Park, indulge in the perfect blend of elegance and outdoor charm.

Developed by Kingsford Development (Singapore), Chuan Park benefits from a developer with a proven track record in mega-developments. Kingsford Development boasts an extensive portfolio of residential projects both locally and internationally.

THE HOME THAT YOU HAVE BEEN WAITING FOR

New Beginning



Chuan Park is a 99-years leasehold development located in the prime Lorong Chuan precinct, next to the Lorong Chuan MRT and New Tech Park. Chuan Park comprises a total of 916 units ranging from 2 to 5-bedroom spacious layouts.

NEW LIVING ENVIRONMENT WITH MODERN TOUCH

Connecting YOU TO ALL THE ESSENTIALS OF LIFE



For shopping leisure and culinary adventure, Chuan Park residents will find themselves in close proximity to two major shopping and popular malls: Nex and Junction 8.

The first is a large mall with over 340 stores, and it is integrated with the Serangoon MRT station and bus interchange.

The second mall is a smaller heartland mall in Bishan with approximately 174 stores, and is accessible by both bus and MRT.

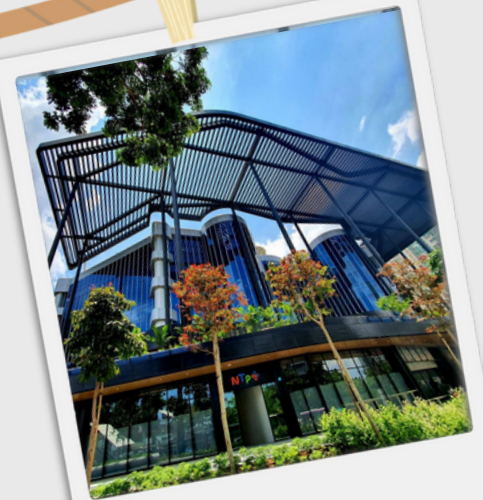
- Prime central location
- Seamless connectivity to all parts of Singapore
- Luxury living with plethora of facilities



Hawker Centres



*Next To
Lorong Chuan MRT*



*Proximity To
Essential Amenities*

In its vicinity are hawker centers such as Chomp Chomp Food Centre, Serangoon Garden Market and Food Centre as well as quaint neighborhood cafes and bars.

Within 1km to 3 primary schools, St Gabriel's Primary School,
Yangzheng Primary School, CHIJ Our Lady of Good Counsel.



Near SJI, Nanyang JC, St Andrew JC,
Stamford Amercian International School

Schools

-Panoramic Views-



Experience breathtaking panoramic views at Chuan Park condominium. Enjoy sweeping vistas of the city skyline from your home, creating a serene and picturesque living environment. Discover the beauty of elevated living at Chuan Park.

EVERY *Arrival* IS A GRAND SETTING



At Chuan Park, every day is a getaway embraced with plenty of lifestyle facilities. Take a stroll at amazo valley; enjoy a mindful moment at zen garden; gather for a meal at dining by the woods; sweat it out at botanical outdoor fitness. Live life to the fullest within your home.

Discover

ALL THAT THE GARDENS HAVE TO OFFER



Break of dawn, rise and shine! Channel inner peace with a yoga session at the floating boardwalk or island lawn.

Make a splash at the free-form swimming pools or shave your timings at the 50-metre lap pool.



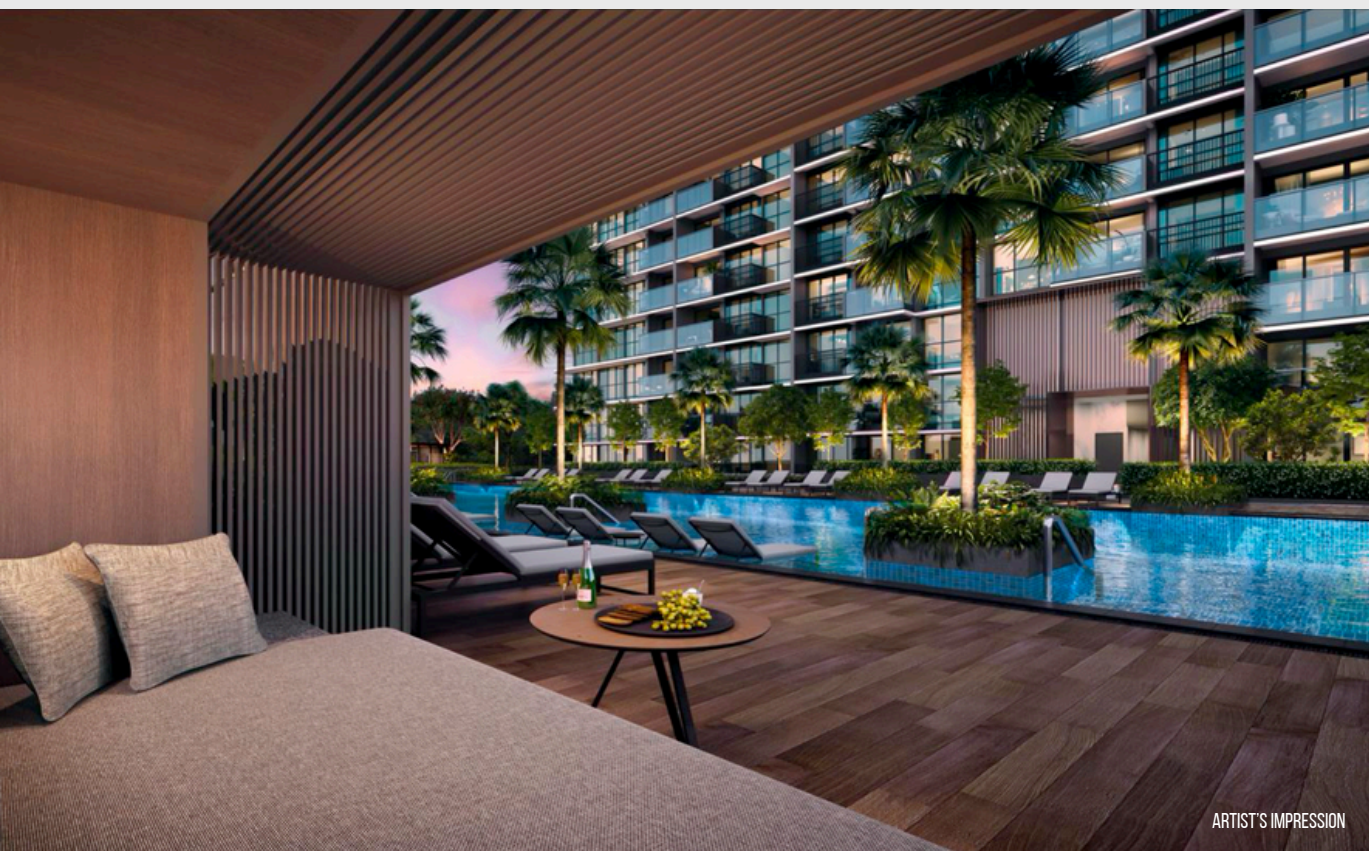
Too hot out for a jog round the gardens? Work out in air-conditioned comfort at the floating gym .

Nice weather for dinner outdoor? Take your pick of settings; the alfresco kitchen or the island bbq.



**DESIGNED ELEGANTLY,
FURNISHED WITH**

style



-Cosy feel-



Emphasising efficient design and elegant furnishing at Chuan Park, meticulously planned interiors can quickly transform a house into a warm and welcoming home. Craft unforgettable family memories with a practical spatial arrangement and enjoy fittings with high-quality home appliances and fixtures.

SITE PLAN

SITE PLAN

0 5 10 20 40M

1ST STOREY

1. FUNCTION ROOM
2. LAWN
3. RESPIRE DECK
4. RESIDENTIAL COURTYARD
5. 50M LAP POOL
6. WATER LOUNGE
7. POOLSIDE CABANAS & POOLSIDE WALK
8. OASIS POOL
9. OASIS DECK
10. RECESSED LOUNGES
11. RELAXATION DECK & RELAXATION LAWN
12. OASIS COVES & OASIS JACUZZI
13. GYM
14. HYDROTHERAPY COVE
15. KIDS ADVENTURE WATER
16. POOLSIDE PAVILIONS & POOLSIDE DECK
17. BOTANICAL DECK
18. KIDS PLAYGROUND
19. KIDS CLUB
20. KIDS WADING POOL
21. TENNIS COURT
22. GARDEN PAVILION
23. ORCHARD PAVILION
24. TRANQUIL ENCLAVE
25. FOREST PAVILION
26. FOREST SERENITY
27. RIVERSIDE PAVILIONS
28. RIVERSIDE PLAZA
29. ADULT FITNESS CORNER
30. ELDERLY FITNESS CORNER
31. YOGA DECK
32. FOYER LOBBY
33. CHANGING ROOMS
34. COMMON TOILET
35. VENTILATION SHAFT

ROOF LEVEL

36. WATER TANK

BASEMENT 1

- A. ENTRANCE
- B. ARRIVAL COURTYARD
- C. STUDY ROOM
- D. DROP-OFF
- E. BICYCLE PARKING LOTS
- F. GUARD HOUSE
- G. PEDESTRIAN SIDE GATES
- H. ELECTRICAL SUBSTATION
- I. COMMERCIAL UNIT
- J. GENERATOR SET
- K. MAINTENANCE / SERVICE ACCESS
- L. FIRE ENGINE ACCESS
- M. COMMON LIFT TO E-DECK
- N. COMMON TOILET
- O. MANAGEMENT OFFICE
- P. OPEN PLAZA
- Q. GUARD POST
- R. BIN CENTRE

DIAGRAMMATIC CHART

242 LORONG CHUAN S556744

Unit Floor	01	02	03	04	05	06	07	08	09
22	B2-m-U	B2-U	C2-m-U	C2-U		B2a-m-U	C1a-U	C1-U	B1-U
21	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
20	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
19	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
18	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
17	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
16	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
15	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
14	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
13	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
12	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
11	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
10	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
9	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
8	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
7	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
6	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
5	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
4	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
3	B2-m		C2-m	C2	C2a	B2a-m	C1a	C1	B1
2	B2-m		C2-m	C2	C2a	B2a-m	C1a	C1	B1
1	B2-m-P		C2-m-P	C2-P	C2a-P	B2a-m-P	C1a-P	C1-P	B1-P

244 LORONG CHUAN S556745

Unit Floor	10	11	12	13	14	15	16	17	18
22	B1-m-U	C1-m-U	C1a-m-U	B2a-U		C3b-U	C3-U	B2-m-U	B2-U
21	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
20	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
19	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
18	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
17	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
16	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
15	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
14	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
13	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
12	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
11	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
10	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
9	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
8	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
7	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
6	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
5	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
4	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
3	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3		B2
2	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3		B2
1	B1-m-P	C1-m-P	C1a-m-P	B2a-P	C1b-P	C3b-P	C3-P		B2-P

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Unit Floor	19	20	21	22	23	24	25	26	27
22	B2-m-U	B2-U	B2-U	E1-U		B2a-m-U	C1a-U	C3a-U	B1-U
21	B2-m	B2	B2	E1	C1b-m	B2a-m	C1a	C3a	B1
20	B2-m	B2	B2	E1	C1b-m	B2a-m	C1a	C3a	B1
19	B2-m	B2	B2	E1	C1b-m	B2a-m	C1a	C3a	B1
18	B2-m	B2	B2	E1	C1b-m	B2a-m	C1a	C3a	B1
17	B2-m	B2	B2	E1	C1b-m	B2a-m	C1a	C3a	B1
16	B2-m	B2	B2	E1	C1b-m	B2a-m	C1a	C3a	B1
15	B2-m	B2	B2	E1	C1b-m	B2a-m	C1a	C3a	B1
14	B2-m	B2	B2	E1	C1b-m	B2a-m	C1a	C3a	B1
13	B2-m	B2	B2	E1	C1b-m	B2a-m	C1a	C3a	B1
12	B2-m	B2	B2	E1	C1b-m	B2a-m	C1a	C3a	B1
11	B2-m	B2	B2	E1	C1b-m	B2a-m	C1a	C3a	B1
10	B2-m	B2	B2	E1	C1b-m	B2a-m	C1a	C3a	B1
9	B2-m	B2	B2	E1	C1b-m	B2a-m	C1a	C3a	B1
8	B2-m	B2	B2	E1	C1b-m	B2a-m	C1a	C3a	B1
7	B2-m	B2	B2	E1	C1b-m	B2a-m	C1a	C3a	B1
6	B2-m	B2	B2	E1	C1b-m	B2a-m	C1a	C3a	B1
5	B2-m	B2	B2	E1	C1b-m	B2a-m	C1a	C3a	B1
4	B2-m	B2	B2	E1	C1b-m	B2a-m	C1a	C3a	B1
3	B2-m		B2	E1	C1b-m	B2a-m	C1a	C3a	B1
2	B2-m		B2	E1	C1b-m	B2a-m	C1a	C3a	B1
1	B2-m-P		B2-P	E1-P	C1b-m-P	B2a-m-P	C1a-P	C3a-P	B1-P

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Unit Floor	28	29	30	31	32	33	34	35	36
19	B2-m-U	B2-U	C3-m-U			B2a-m-U	C1a-U	B1-m-U	B1-U
18	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	B1-m	B1
17	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	B1-m	B1
16	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	B1-m	B1
15	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	B1-m	B1
14	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	B1-m	B1
13	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	B1-m	B1
12	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	B1-m	B1
11	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	B1-m	B1
10	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	B1-m	B1
9	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	B1-m	B1
8	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	B1-m	B1
7	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	B1-m	B1
6	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	B1-m	B1
5	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	B1-m	B1
4	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	B1-m	B1
3	B2-m		C3-m	C2	C2a	B2a-m	C1a	B1-m	B1
2	B2-m		C3-m	C2	C2a	B2a-m	C1a	B1-m	B1
1	B2-m		C3-m-P	C2-P	C2a-P	B2a-m-P	C1a-P	B1-m-P	B1-P

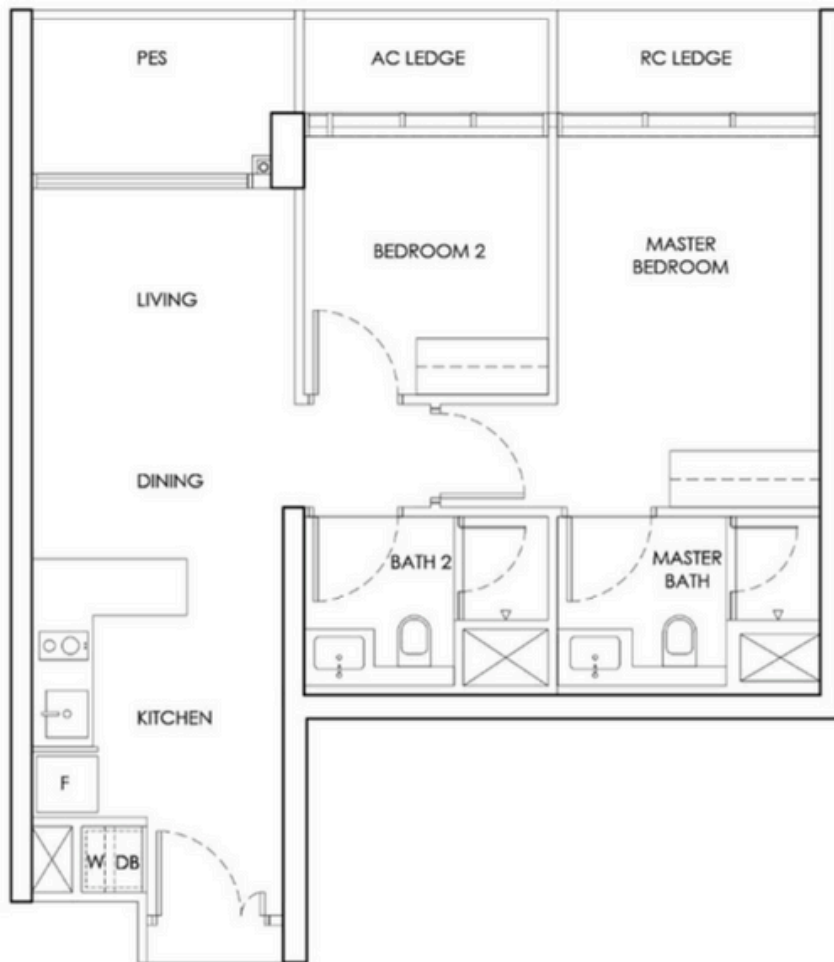
250 LORONG CHUAN S556748

Unit Floor	37	38	39	40	41	42	43	44	45
19	B1-m-U	B1-U	C1a-m-U	B2a-U			C3-U	B2-m-U	B2-U
18	B1-m	B1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
17	B1-m	B1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
16	B1-m	B1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
15	B1-m	B1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
14	B1-m	B1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
13	B1-m	B1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
12	B1-m	B1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
11	B1-m	B1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
10	B1-m	B1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
9	B1-m	B1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
8	B1-m	B1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
7	B1-m	B1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
6	B1-m	B1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
5	B1-m	B1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
4	B1-m	B1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
3	B1-m	B1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
2	B1-m	B1	C1a-m	B2a	C2a-m	C2-m	C3		B2
1	B1-m-P	B1-P	C1a-m-P	B2a-P	C2a-m-P	C2-m-P	C3-P		B2

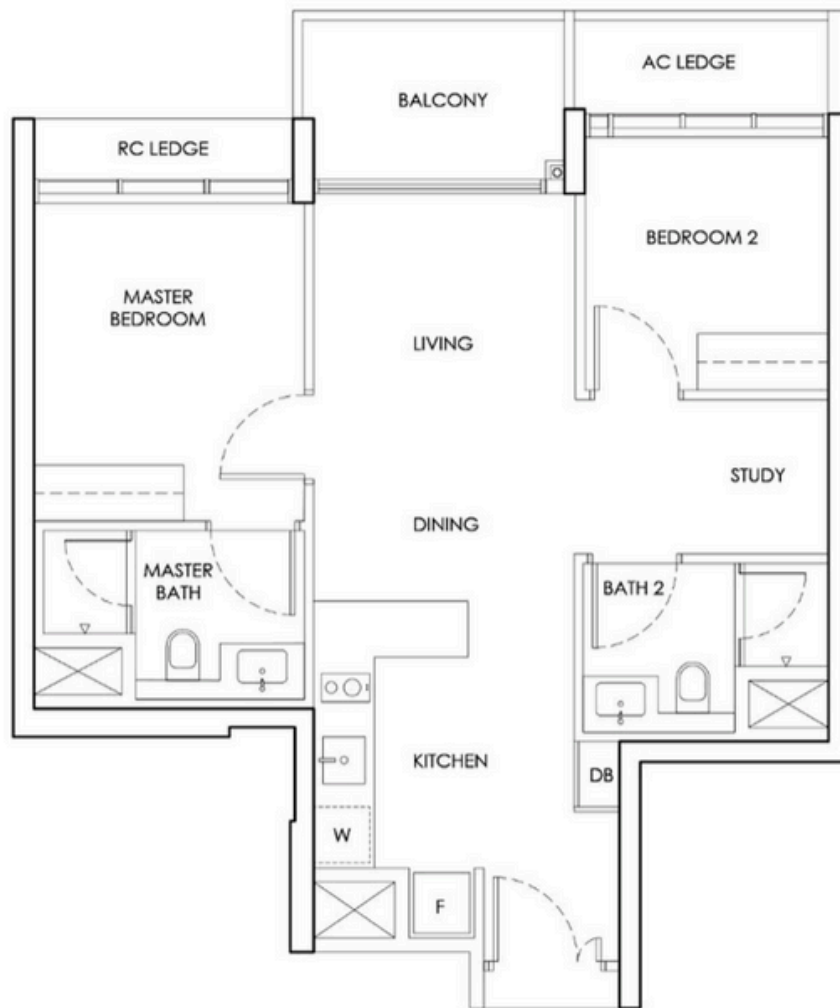
Legend

- 2 Bedroom / 2 Bedroom - Study
- 3 Bedroom
- 4 Bedroom
- 5 Bedroom



TYPE B1-P
2 BedroomTypical = 65 sqm
Upper = 77 sqm*Area includes AC ledges and balcony.**RC ledges and voids are excluded from the strata area.*

0 1 3 5

TYPE B2
2 BedroomTypical = 68 sqm
Upper = 81 sqm*Area includes AC ledges and balcony.**RC ledges and voids are excluded from the strata area.*

0 1 3 5

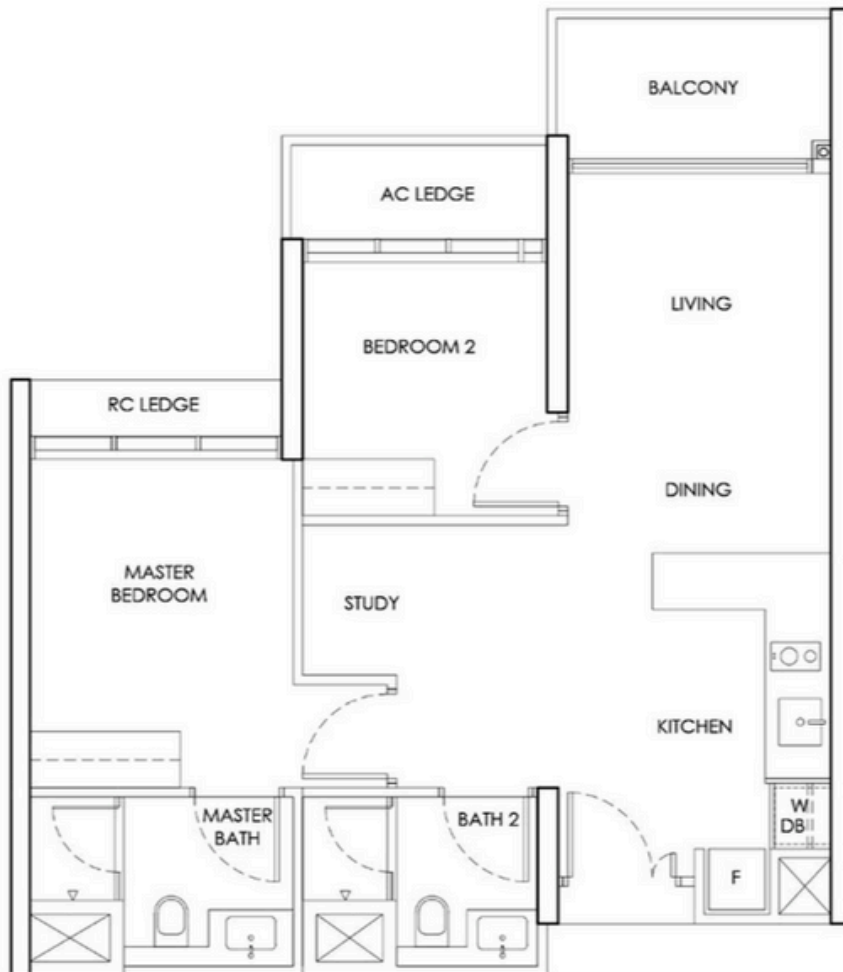
TYPE B2a-m
2 Bedroom

2 BEDROOM SHOW UNIT

Typical = 69 sqm
Upper = 82 sqm

Area includes AC ledges and balcony.

RC ledges and voids are excluded from the strata area.

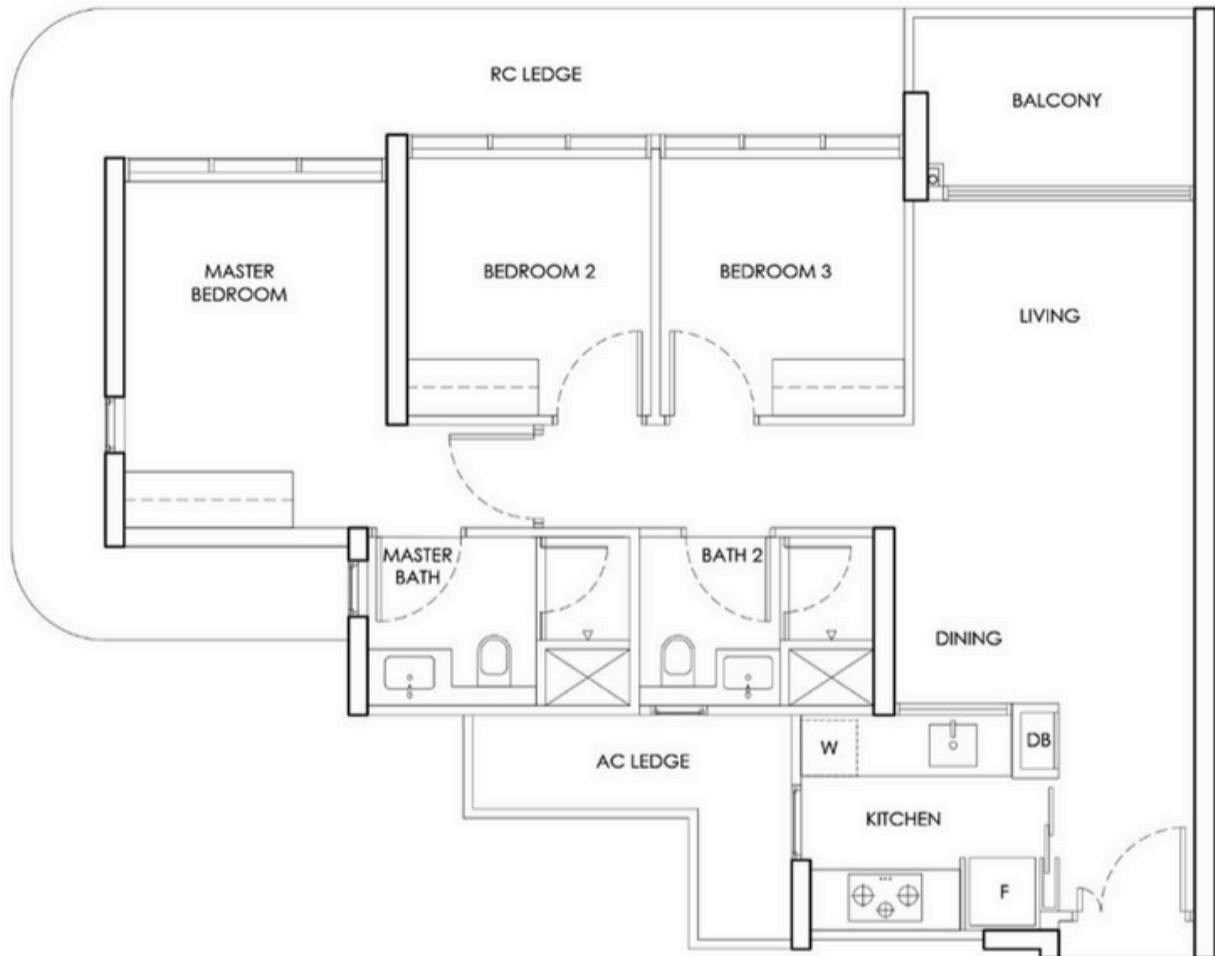


0 1 3 5

ALL PLANS ARE SUBJECT TO CHANGES BY THE RELEVANT AUTHORITIES
MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.

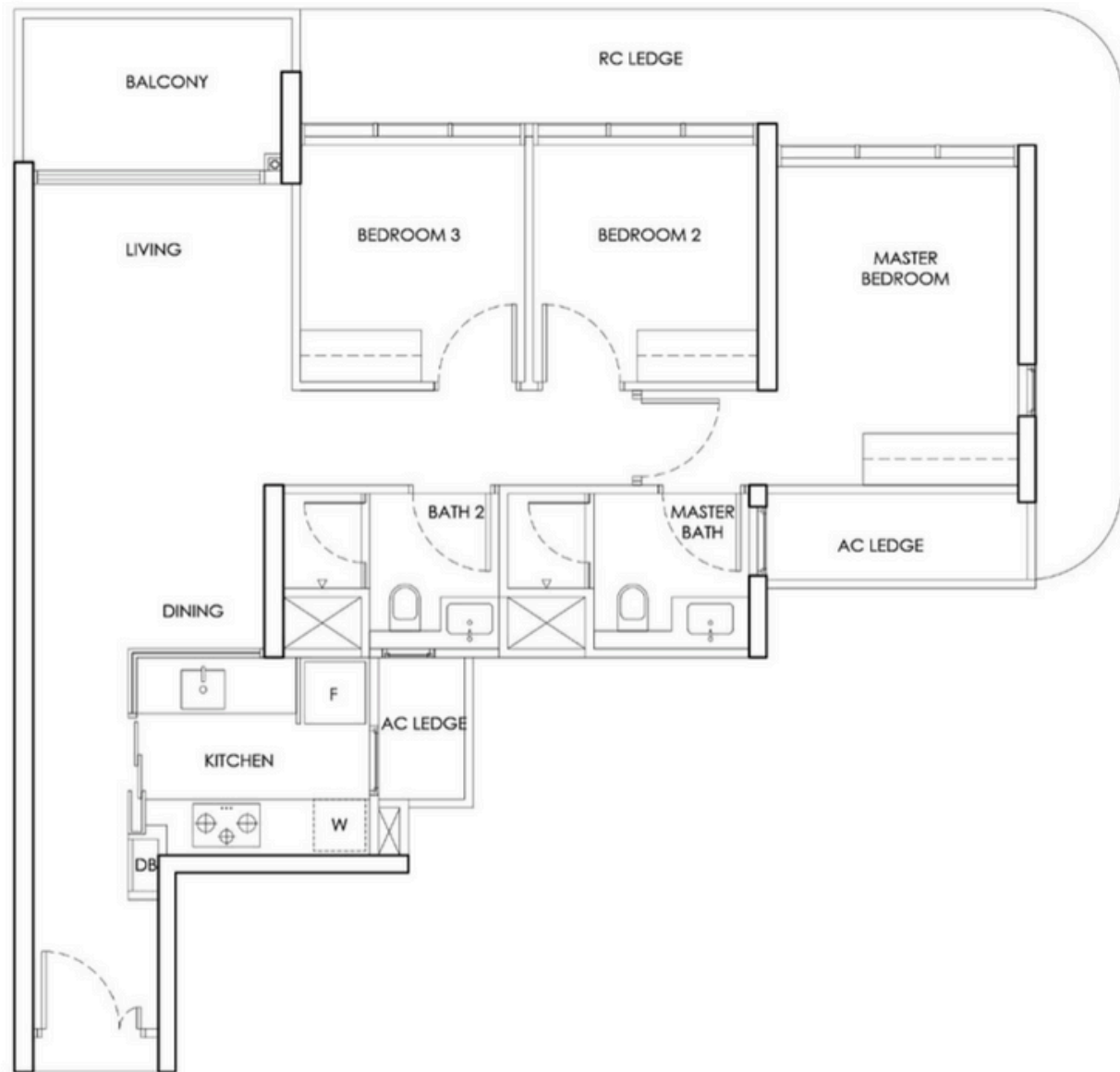
TYPE C1
3 BedroomTypical = 85 sqm
Upper = 103 sqm

Area includes AC ledges and balcony.
RC ledges and voids are excluded from the strata area.



0 1 3 5

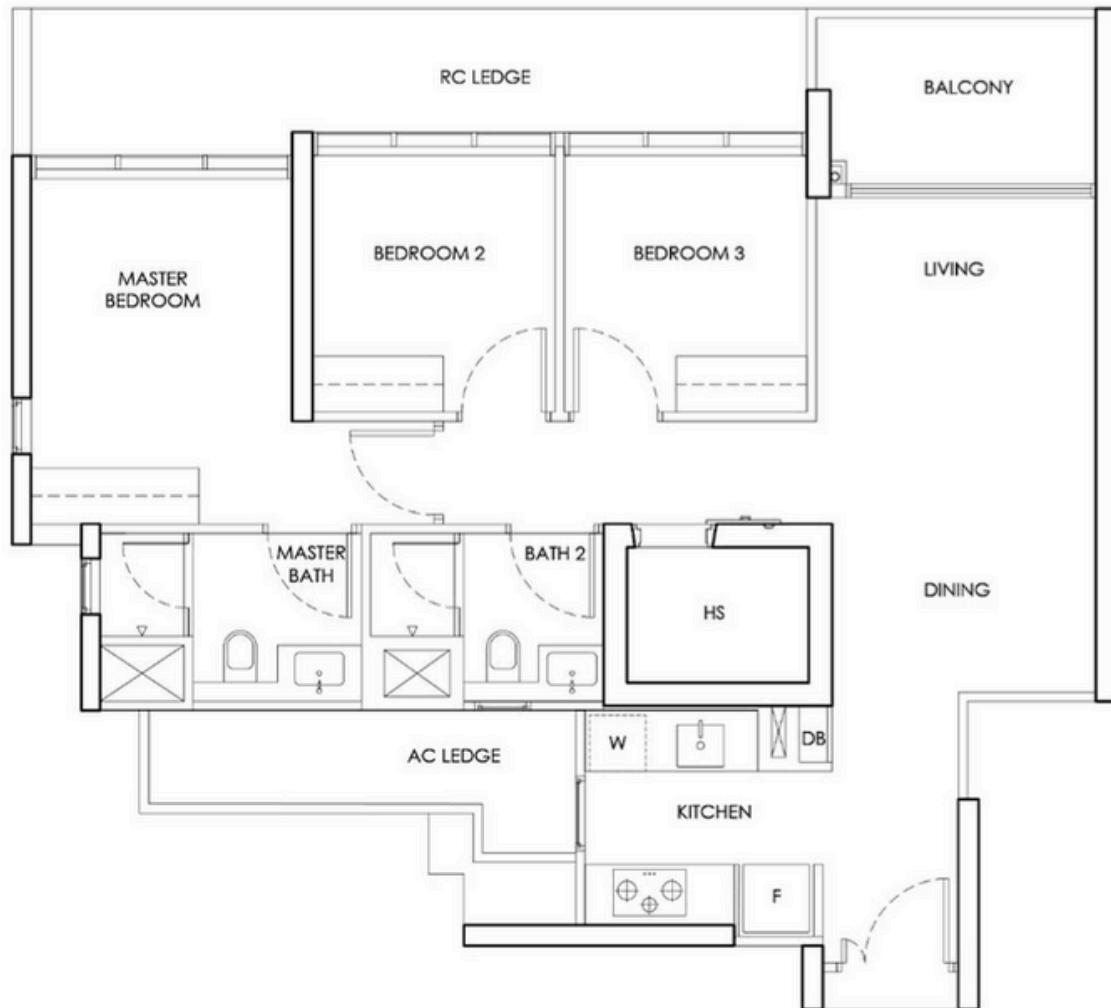
ALL PLANS ARE SUBJECT TO CHANGES BY THE RELEVANT AUTHORITIES
MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.

TYPE C1a
3 BedroomTypical = 87 sqm
Upper = 104 sqm*Area includes AC ledges and balcony.**RC ledges and voids are excluded from the strata area.*

0 1 3 5

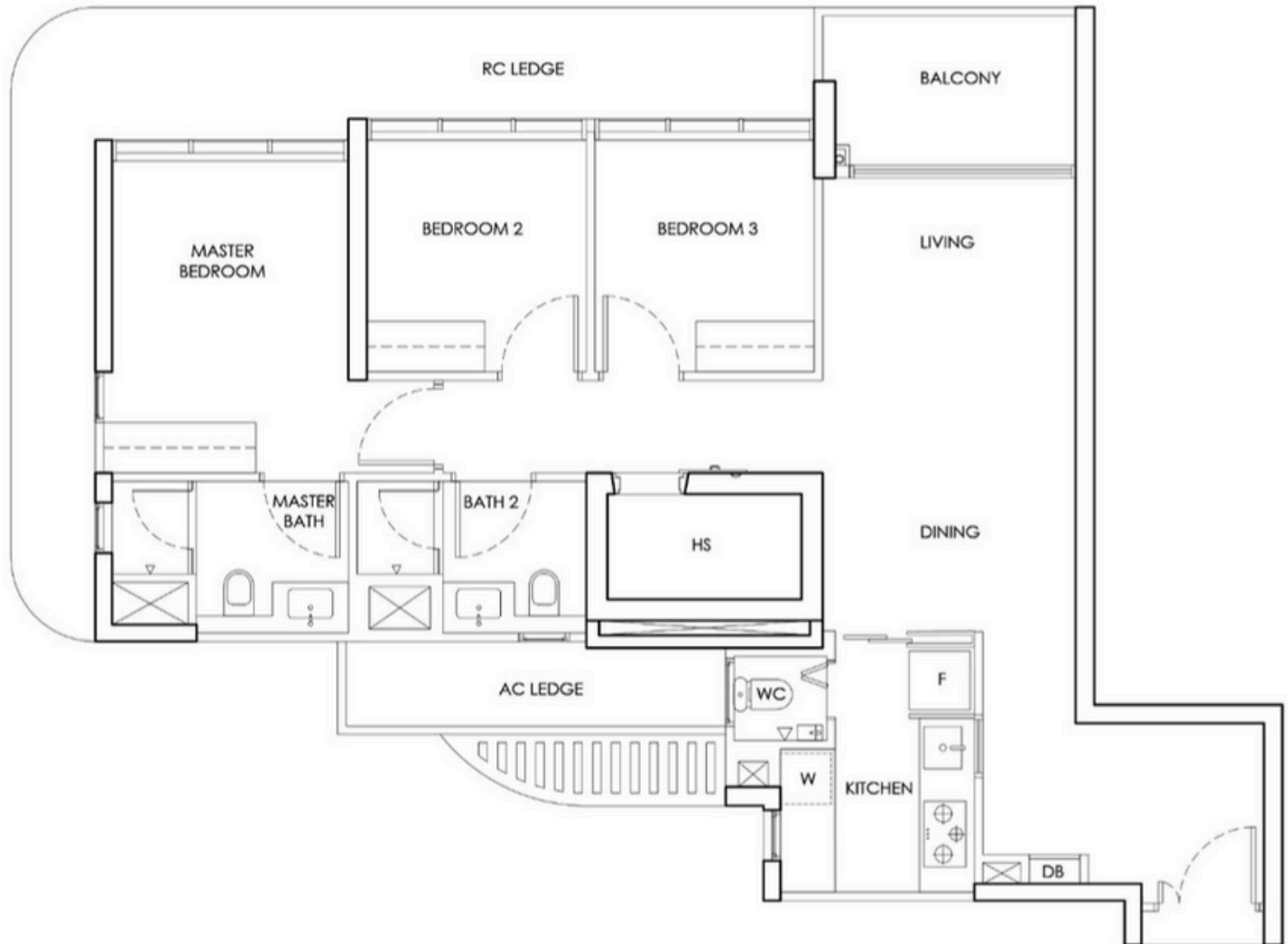
TYPE C1b
3 Bedroom

Typical = 89 sqm

*Area includes AC ledges and balcony.**RC ledges and voids are excluded from the strata area.*

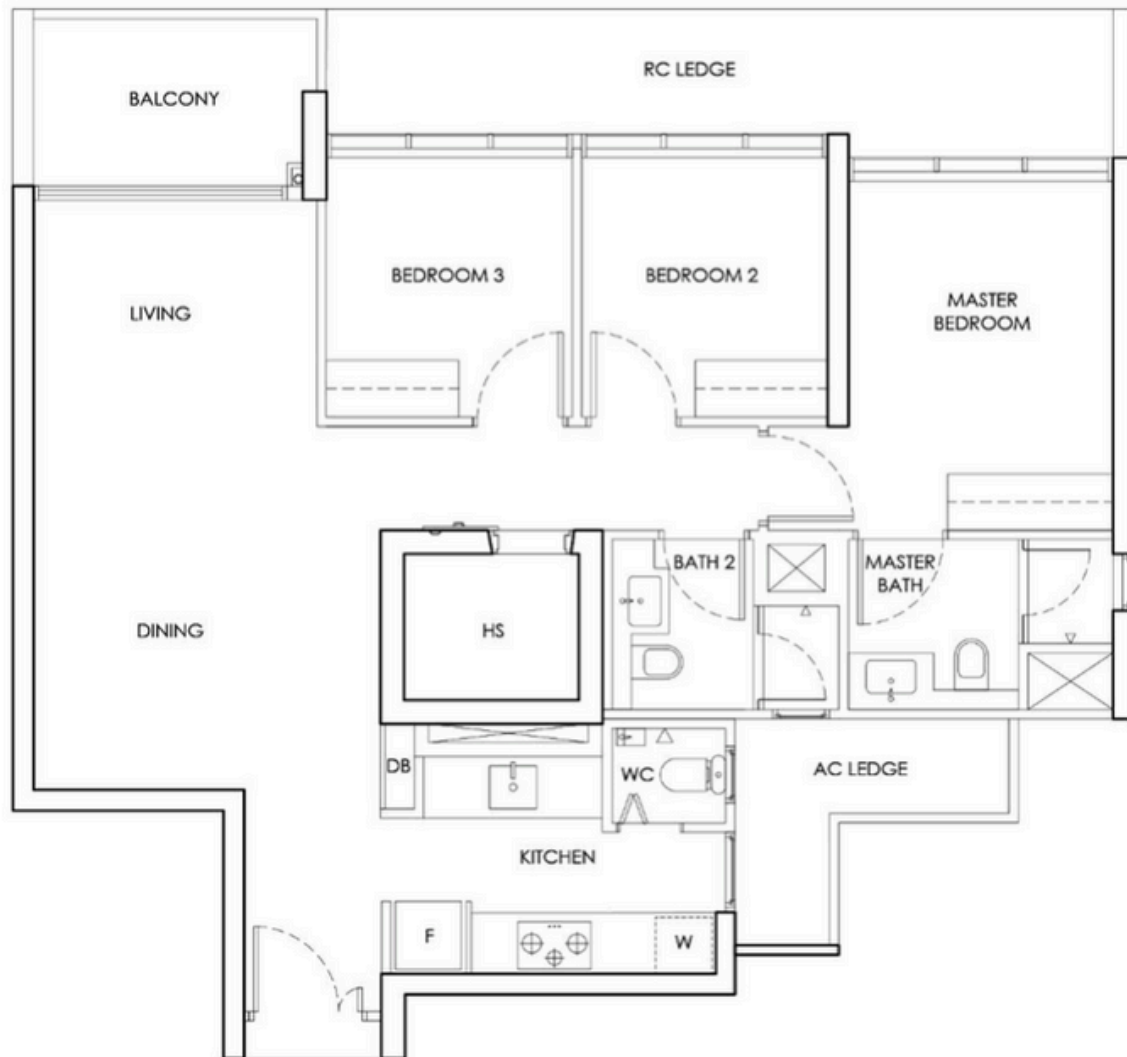
0 1 3 5

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TYPE C2
3 BedroomTypical = 95 sqm
Upper = 112 sqm*Area includes AC ledges and balcony.**RC ledges and voids are excluded from the strata area.*ALL PLANS ARE SUBJECT TO CHANGES BY THE RELEVANT AUTHORITIES
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TYPE C2a
3 Bedroom

Typical = 96 sqm

*Area includes AC ledges and balcony.**RC ledges and voids are excluded from the strata area.*

0 1 3 5

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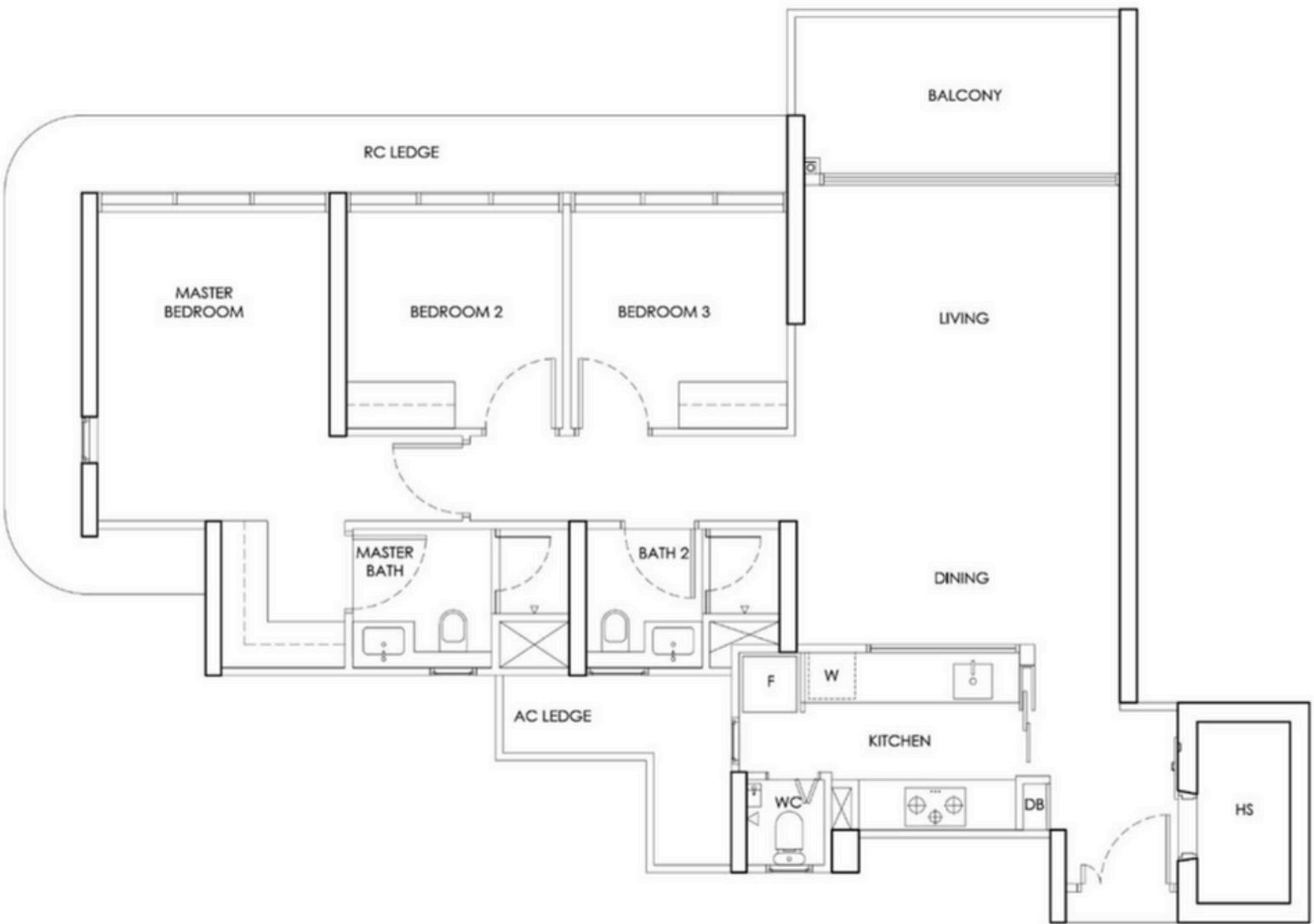
CHUAN PARK UNIT LAYOUT PLAN - 3 BED 2 BATH (PREMIUM)

鑫丰瑞府

TYPE C3 3 Bedroom

Typical = 112 sqm
Upper = 138 sqm

Area includes AC ledges and balcony.
RC ledges and voids are excluded from the strata area.



0 1 3 5

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CHUAN PARK UNIT LAYOUT PLAN - 3 BED 2 BATH (PREMIUM)

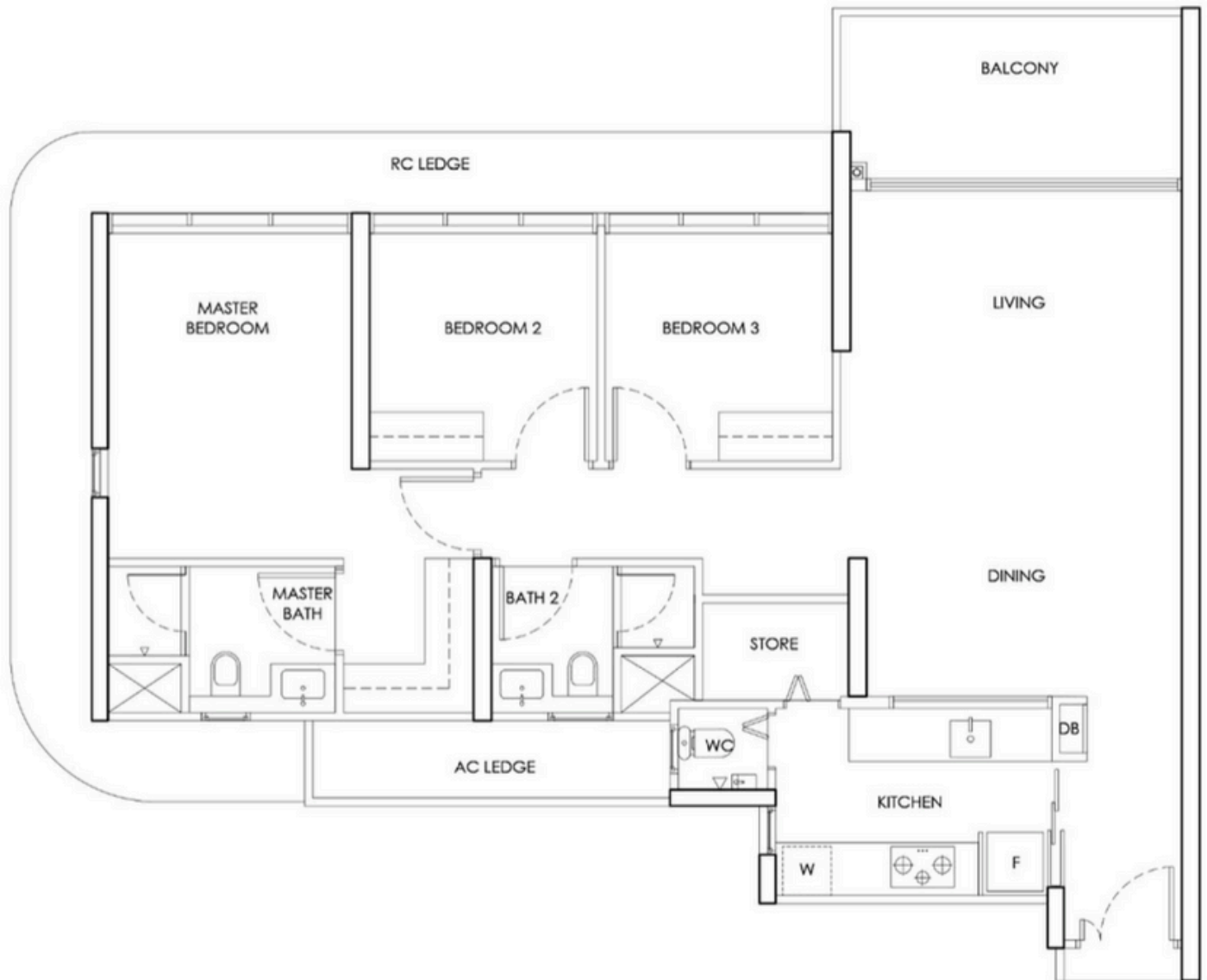
鑫丰瑞府

TYPE C3a
3 Bedroom

Typical = 112 sqm
Upper = 139 sqm

Area includes AC ledges and balcony.

RC ledges and voids are excluded from the strata area.



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CHUAN PARK UNIT LAYOUT PLAN - 3 BED 2 BATH (PREMIUM)

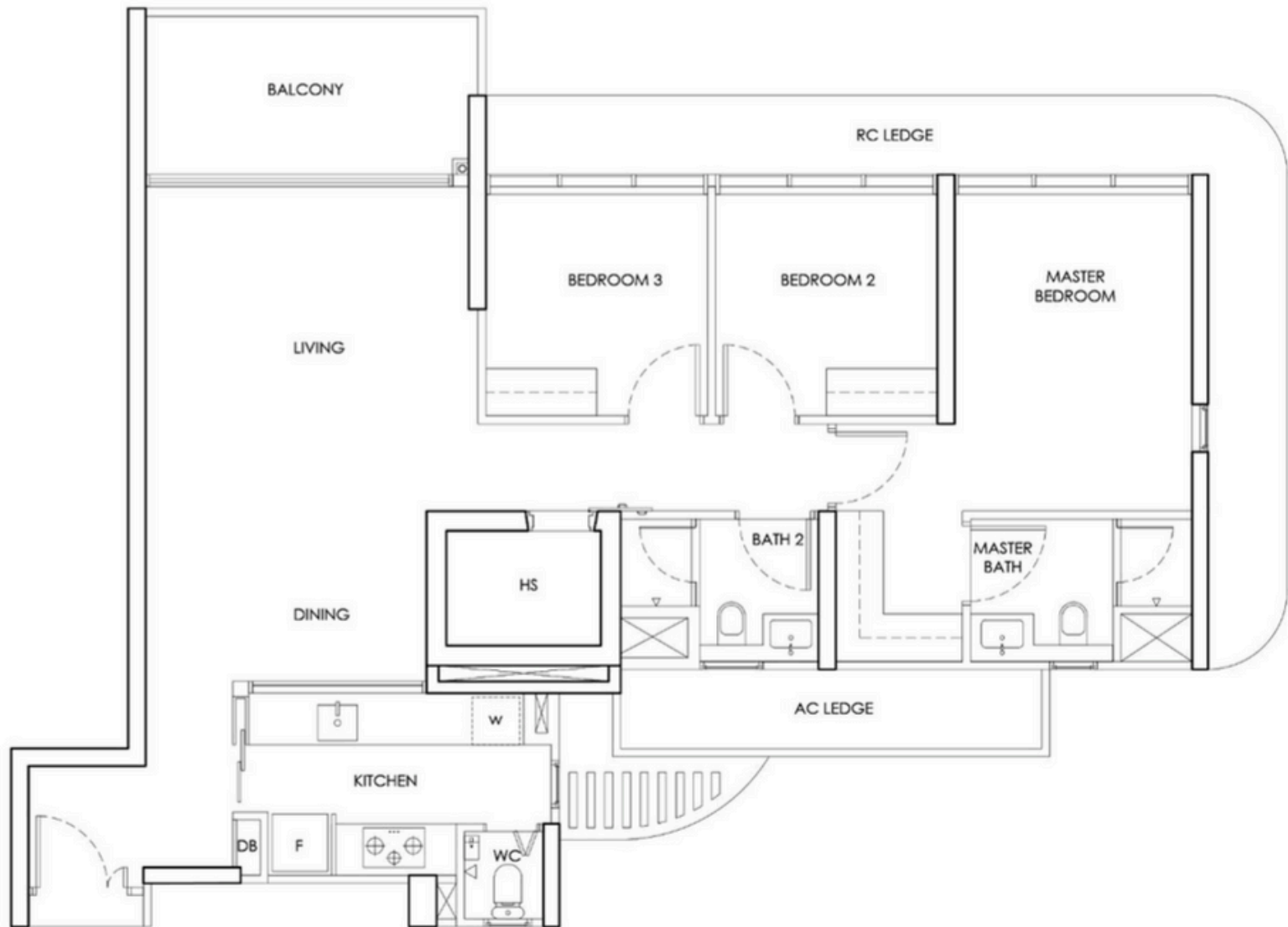
鑫丰瑞府

TYPE C3b
3 Bedroom

3 BEDROOM SHOW UNIT

Typical = 114 sqm
Upper = 140 sqm

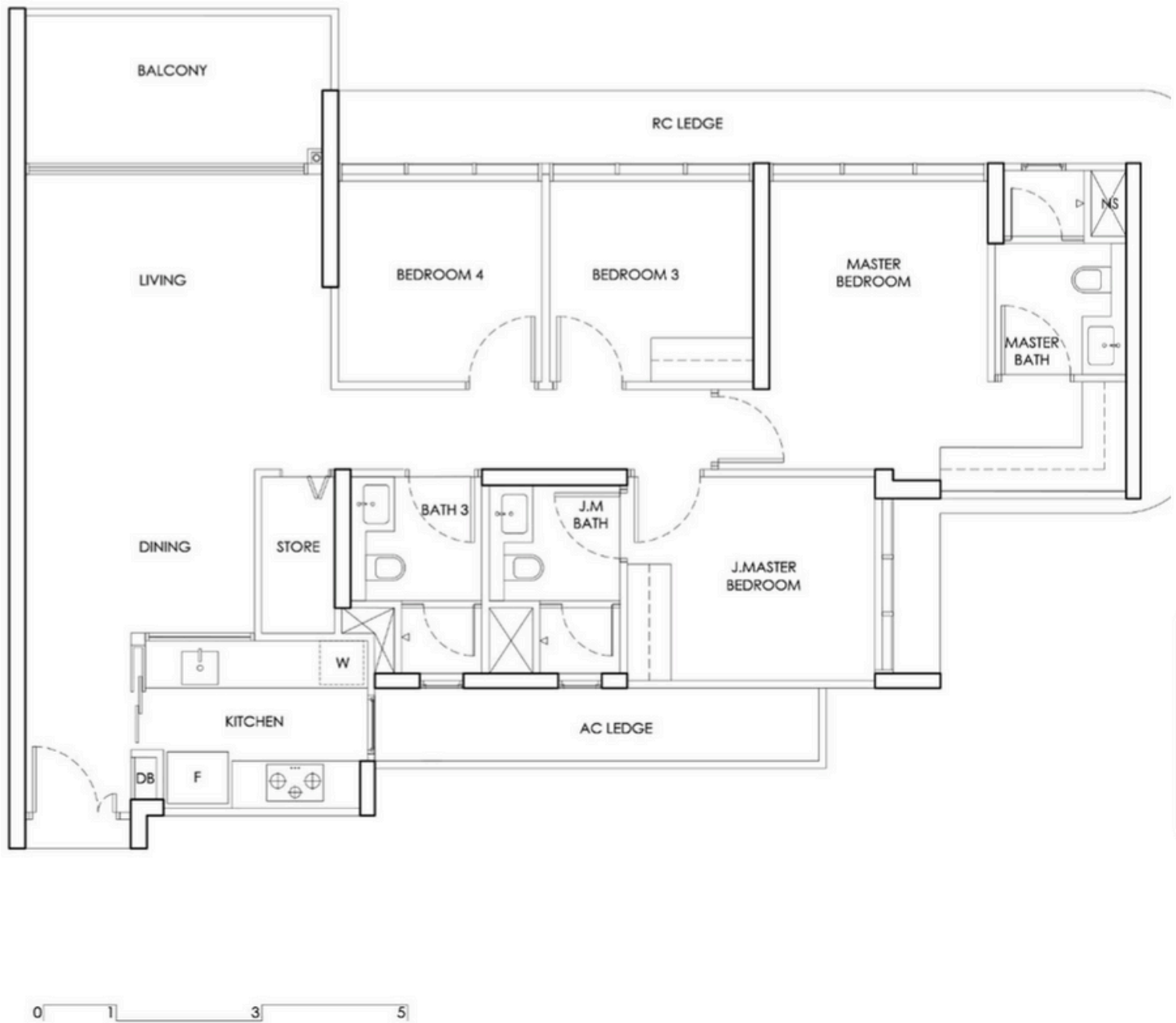
Area includes AC ledges and balcony.
RC ledges and voids are excluded from the strata area.



ALL PLANS ARE SUBJECT TO CHANGES BY THE RELEVANT AUTHORITIES
MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.

TYPE D1
4 BedroomTypical = 124 sqm
Upper = 150 sqm

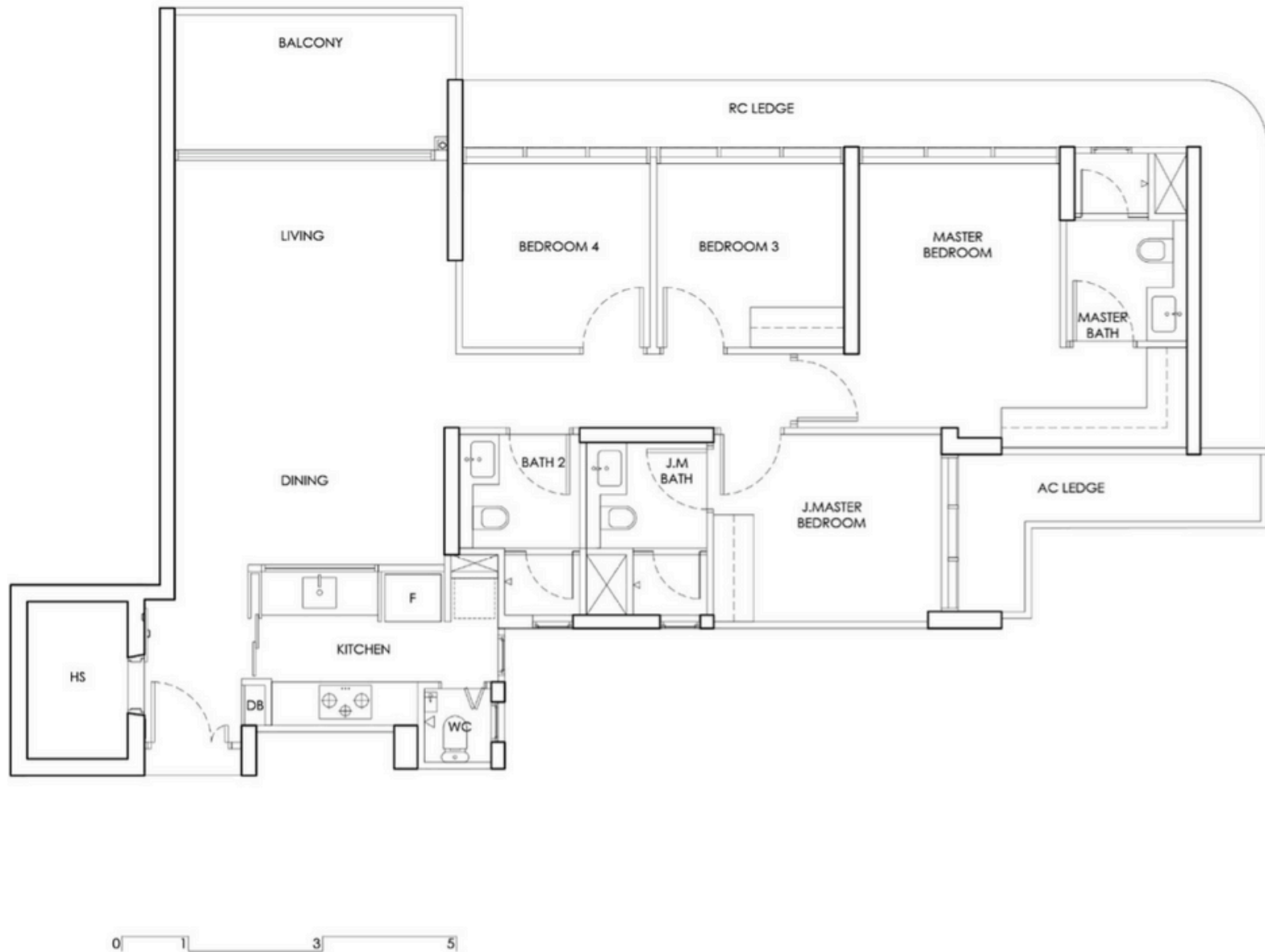
Area includes AC ledges and balcony.
RC ledges and voids are excluded from the strata area.



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MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.

TYPE D2
4 BedroomTypical = 129 sqm
Upper = 156 sqm

Area includes AC ledges and balcony.
RC ledges and voids are excluded from the strata area.



ALL PLANS ARE SUBJECT TO CHANGES BY THE RELEVANT AUTHORITIES
MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.

TYPE E1
5 Bedroom

5 BEDROOM SHOW UNIT

Typical = 144 sqm
Upper = 171 sqm

Area includes AC ledges and balcony.

RC ledges and voids are excluded from the strata area.



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MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.



Normanton Park
Artist's impression



In 2011, Kingsford Development was established in Singapore to engage in property development.

To date, Kingsford Development has completed the 512-unit Kingsford Hillview Peak at Hillview Avenue, 1,165-unit Kingsford Waterbay at Upper Serangoon View and 1,862-unit Normanton Park at Normanton Park.

Ongoing development projects include the 142-unit The Hill @ One-North, redevelopment of the existing Chuan Park and a waterfront condominium at Marina Gardens Lane.

Kingsford Development won the Singapore Prestige Brand Award – Global Brands in 2019, as well as Best Mega-Scale Condo Development and Best Mega-Scale Condo Landscape Architectural Design for Normanton Park at the PropertyGuru Asia Property Awards (Singapore) in 2021.



Winner, SPBA - Global Brands



Kingsford Hillview Peak
Artist's impression

Kingsford Waterbay
Artist's impression

CHUAN PARK

鑫丰瑞府



SEEKING INDICATION OF INTEREST

DISCLAIMER

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