



# PEN RITH

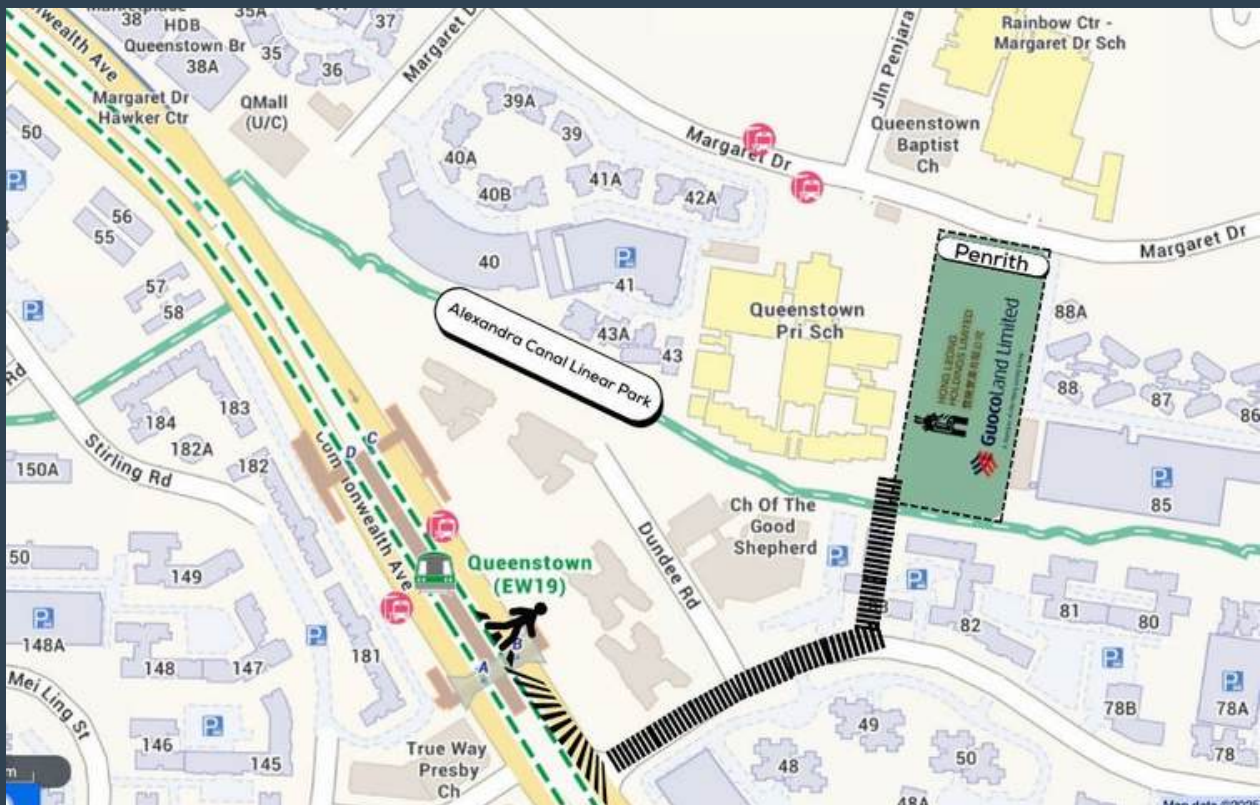
EBOOK VOL 2

WHERE FAMILIES RETURN  
AND MEMORIES CONTINUE

# ABOUT PENRITH

## AN ICONIC DEVELOPMENT IN QUEENSTOWN

The first launch since Stirling Residences in 2018, Penrith is a much anticipated development in the Queenstown estate. Boasting a central location that is very close to the city centre, it provides a perfect blend between urban convenience & heartland tranquility – An ultimate ideal location for professionals.



# DEVELOPER

## HONG LEONG HOLDINGS & Track Records

Hong Leong Holdings Limited (HLHL) is one of Asia's largest and most successful diversified conglomerates – Hong Leong Group.

A pioneer and major player in Singapore's property market, HLHL holds an extensive portfolio of commercial and residential properties including executive condominiums, mass market, mid to high end developments in some of Singapore's most coveted neighbourhoods. It has developed close to 100 residential properties and manages 8 commercial developments.

Today, HLHL remains a much sought-after developer built on a strong reputation as a trusted builder of quality homes that caters to current trends and needs of the modern home buyer.





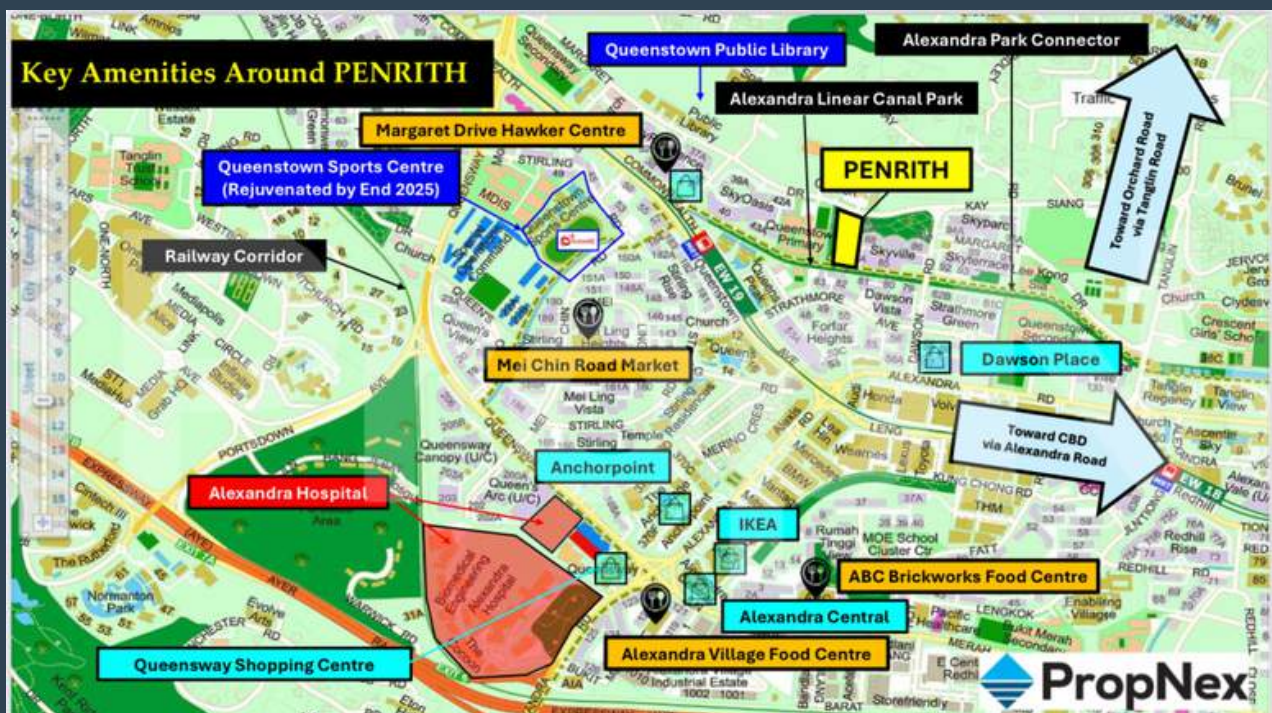
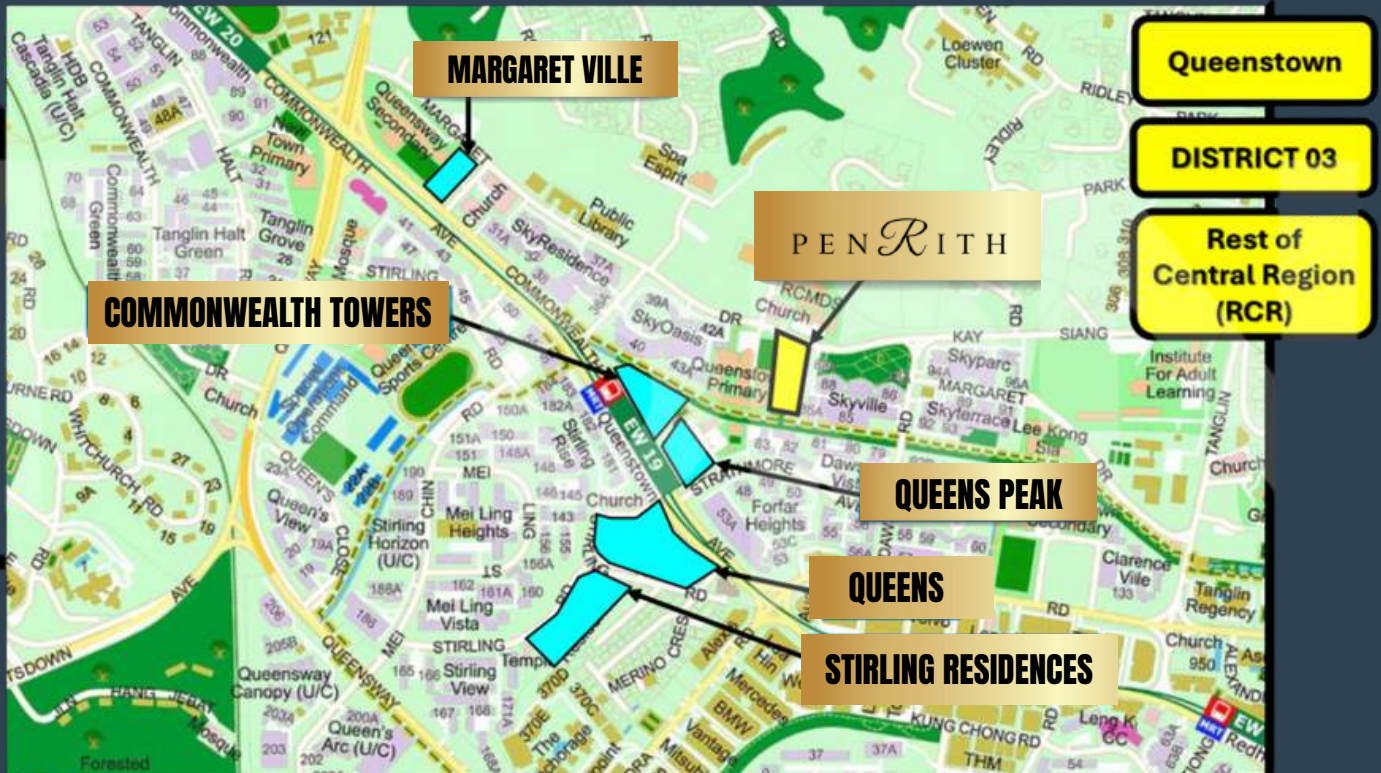
# PROJECT DETAILS

<b>PROJECT NAME</b>	<b>Penrith</b>
<b>DEVELOPER</b>	<b>Hong Leong Holdings/Guocoland</b>
<b>ADDRESS</b>	<b>70 Margaret Drive S149926 72 Margaret Drive S149927</b>
<b>DISTRICT/PLANNING AREA/SUBZONE</b>	<b>DISTRICT 3 / COMMONWEALTH/ MARGARET DRIVE</b>
<b>TOTAL UNITS</b>	<b>462</b>
<b>NO. OF TOWERS/STOREYS</b>	<b>2 TOWERS OF 40 STOREYS</b>
<b>UNIT TYPE</b>	<b>2 TO 4 BEDROOM</b>
<b>SITE AREA / PLOT RATIO</b>	<b>9,522.3SQM / 102,497SQFT / 4.53</b>
<b>EARLY CHILDHOOD DEVELOPMENT CENTRE</b>	<b>500SQM</b>
<b>CARPARK LOTS/ BICYCLE LOTS (376 / 116)</b>	<b>1 LEVEL BASEMENT - 228 + 3 ACCESSIBLE 2 LEVELS OF MSCP - 142 ECDC - 3</b>

# PROJECT DETAILS

<b>EXPECTED DATE OF HANDOVER</b>	<b>01 APR 2029</b>
<b>EXPECTED NOTICE OF VACANT POSSESSION</b>	<b>01 APR 2031</b>
<b>EXPECTED DATE OF LEGAL COMPLETION</b>	<b>01 APR 2034</b>
<b>PROJECT ARCHITECT</b>	<b>ADDP ARCHITECTS LLP</b>
<b>LANDSCAPE ARCHITECT</b>	<b>COEN DESIGN INTERNATIONAL</b>
<b>PROJECT INTERIOR DESIGNER</b>	<b>AXIS ID PTE LTD</b>
<b>MAIN CONTRACTOR</b>	<b>LIAN BENG GROUP PTE LTD</b>

# LOCATION





# AMENITIES & CONNECTIVITY

Penrith condo offers excellent accessibility to both the city center and the CBD, with Queenstown MRT station just a short walk away.

Residents can enjoy a range of amenities from malls, to eateries within a 1km radius. The area also boasts nearby parks such as Alexandra Canal Linear Park and the Rail Corridor, offering outdoor recreation options.

## AMENITIES WITHIN 1KM

### *Malls & Eateries*

- Dawson Place
- IKEA Alexandra
- Alexandra Central
- Anchorpoint
- Margaret Drive Hawker Centre

### *Schools*

- Queenstown Primary School (Within 1km)
- New Town Primary School (1-2km)
- Gan Eng Seng Primary School (1-2km)
- Alexandra Primary School (1-2km)

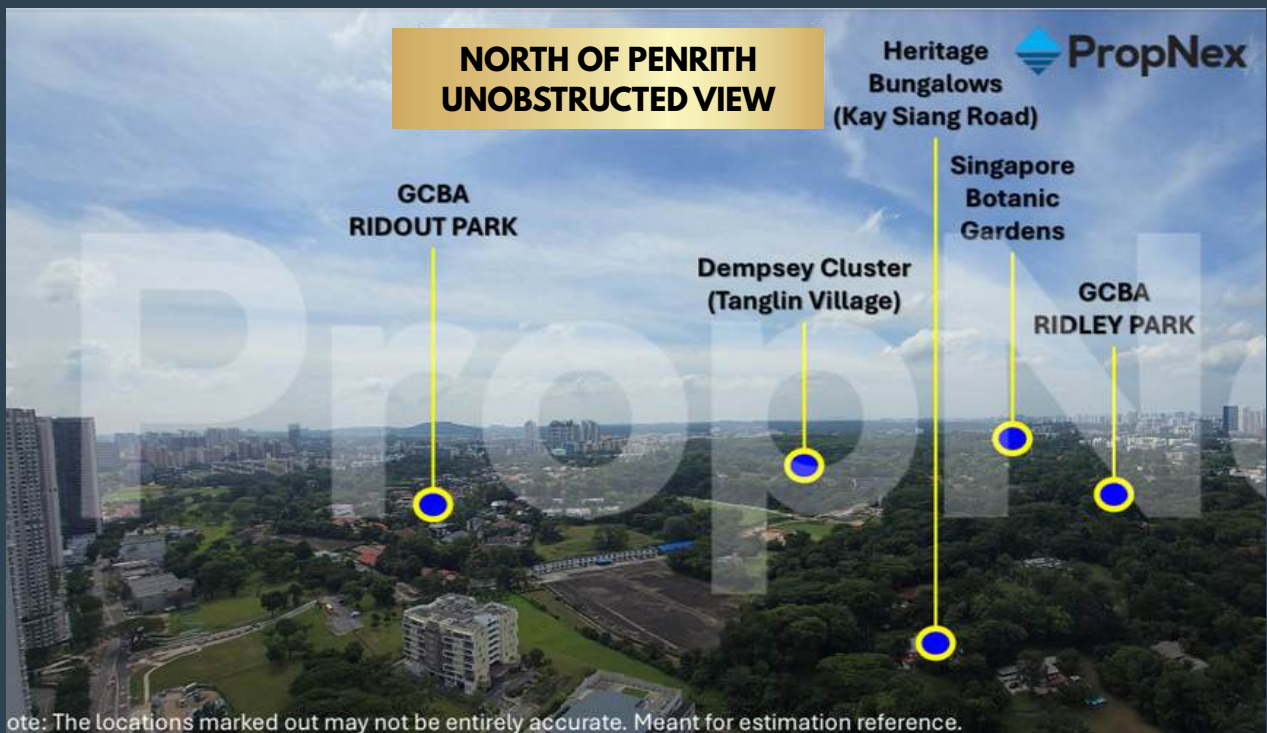
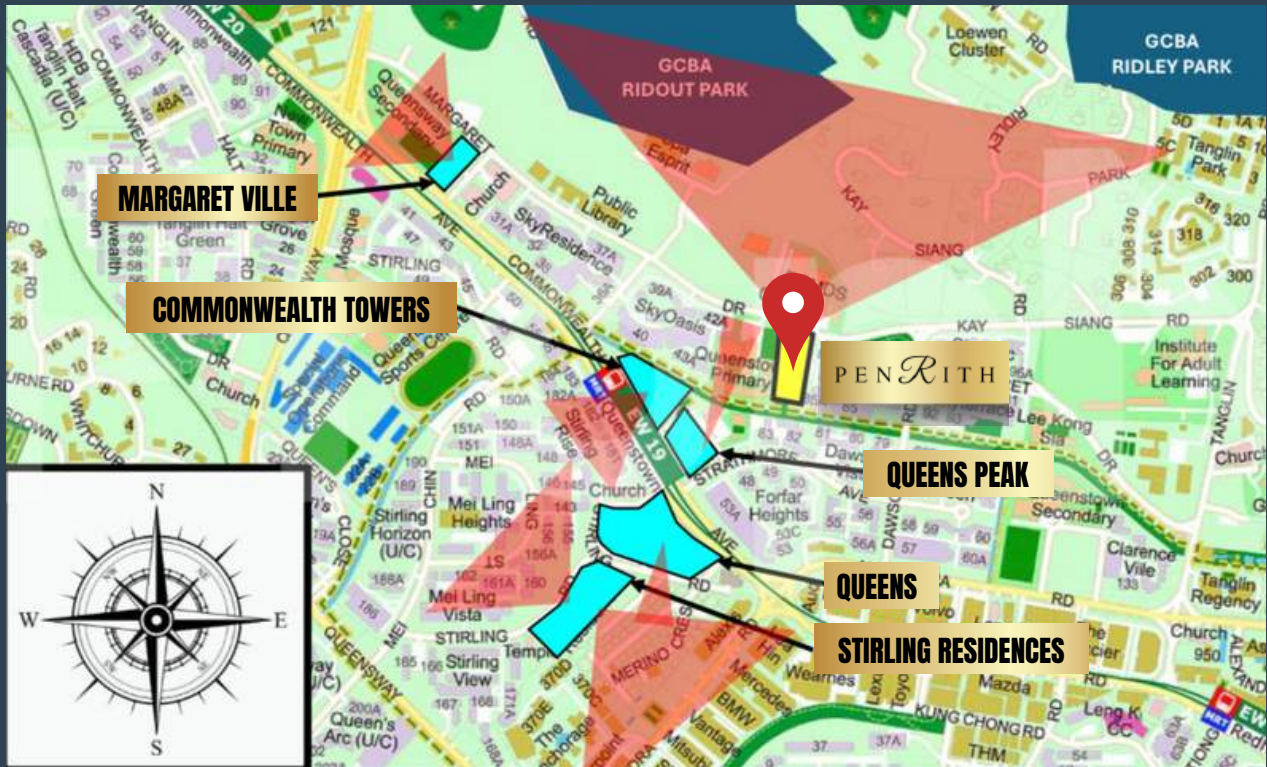
### *Connectivity*

- 4 mins 100% sheltered walk to Queenstown MRT
- Easily accessible to AYE & CTE expressway
- 5-10 mins drive to Orchard & CBD



# PERMANENT\* UNOBSTRUCTED VIEWS

(Depending on floor level & subjected to changes in the event of land use change)





## HIGHEST PROFITABLE TRANSACTIONS (WITHIN 1KM OF PENRITH)

PROJECT	TOP	TENURE	HIGHEST PROFIT
STIRLING RESIDENCES	2022	99 YEARS LEASEHOLD	\$1,198,000
MARGARET VILLE	2021		\$563,334
QUEENS PEAK	2020		\$1,076,888
COMMONWEALTH TOWERS	2017		\$922,000
QUEENS	2002		\$1,588,000
TANGLIN REGENCY	1998		\$1,560,000

# PROUDLY DEVELOPED BY



*GuocoLand and Hong Leong Holdings are frequent joint venture partners in Singaporean real estate development.*

*They have collaborated on various projects, including residential developments such as the recent Lentor Mansion and Springleaf Residence, as well as joint ventures for land parcels at Tengah Garden Avenue and Faber Walk.*

*Hong Leong has been actively acquiring land parcels for development, inclusive of Penrith and Faber Walk, demonstrating their commitment to future growth.*



## OFFICIAL MARKETING AGENCY