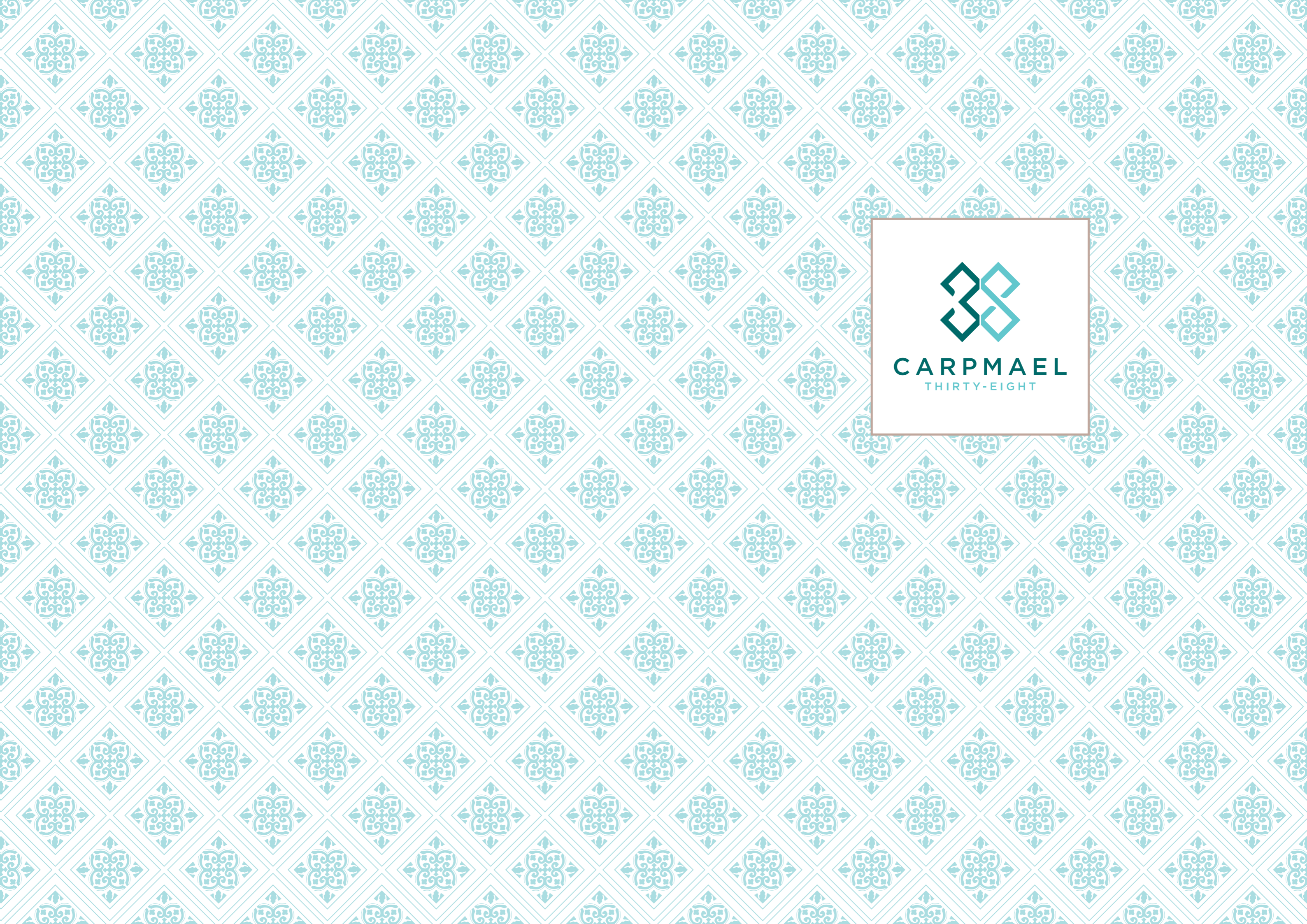


CARPMAEL
THIRTY-EIGHT



CARPMAEL
THIRTY-EIGHT



A LEGACY COLLECTION

..... *of*
FREEHOLD PREMIUM RESIDENCES

Savour
a life of
Unhurried ease



WHERE THE
Good life
BEGINS



AT THE CROSSROADS OF THE EAST

SingPost Centre houses cinema chain Golden Village



Wide mix of F&B options at upcoming Paya Lebar Quarters (PLQ)



3 upcoming premium office towers bring jobs closer to home



Upcoming commercial hub with exciting retail brands at PLQ



Paya Lebar MRT Interchange Station



One KM just 5 mins walk

When location is everything, Carpmael Thirty-Eight puts you in the excitement of living in the East. A desirable locale of nostalgia and the future perfects an enriching lifestyle of elegance and convenience. Having the East Coast Park only a hop away provides a thrilling selection of outdoor activities to dive into. Located just outside the city, in nine minutes, the East Coast Parkway leads you to the Central Business District. In ten minutes, you will arrive at Changi Airport. In the near future, the Eastern Region MRT Line at Marine Parade will put you just a short train ride to wherever you desire. Beyond that, having good schools within easy reach makes it an ideal place to live, work and play.

Paya Lebar Central, a vibrant commercial hub in the making.

Set to welcome a new hive of activity with offices, hotels, retail and attractive public spaces, Paya Lebar Central, earmarked by the Urban Redevelopment Authority as a vibrant commercial hub is also well connected to adjacent development - the SingPost Centre, a shopping mall that spans five levels, with a supermarket, cinema and food court as well as other leading family entertainment outlets and enrichment centres. The SingPost Centre will also house the new General Post Office (GPO). Get ready to feel the pulse of a wondrous life with the right mix of everything.

Haig Girls' School (within 1km)



East Coast Park (12 mins drive)



For illustration purpose only

Tanjong Katong Primary School (within 1km)



Marina Bay Financial Centre (15 mins drive)



Sports Hub (10 mins drive)



Changi Airport (17 mins drive)



Parkway Parade (9 mins drive)

ALL IN A WALKABLE, **BIKEABLE** *neighbourhood* OF *Old* AND NEW

.....



Live life at your pace. Enjoy leisurely morning breakfasts at popular cafes and eateries in the Katong-Joo Chiat enclave. Or experience the ultimate East Coast living of sun, sand and sea when you have Singapore's best scenic coastline delightfully close. Come 2019, the East Coast Park will be upgraded with more open spaces for sporting and leisure activities complete with a bicycle park with cycle-through F&B at the former Goldkist Chalets, Big Splash and Raintree Cove sites. No matter what you desire, you'll never have to travel far to shop at neighbourhood malls like Parkway Parade and One KM. With a home just outside the city, getting to work in the CBD or the Marina Bay Financial Centre is a breeze via the major expressways. Good schools like Haig Girls' and Tanjong Katong Primary Schools are also within the one-km range. Others include Kong Hwa School, Canadian International School, Tao Nan School, CHIJ Katong Primary School and Victoria Junior College, all minutes' drive away.



A young child with dark hair is lying on their stomach on a light-colored wooden table. They are looking towards the camera with a slight smile. In front of them is a wooden spinning top. The background is dark and out of focus, showing some white fabric. The lighting is warm and soft, highlighting the child's face and the spinning top.

a
Home
CLOSE TO YOUR
Heart

..... A WARM
Welcome
..... HOME



.....
A rare collection of only sixteen luxury residences. Rising five stories over Carpmael Road, Carpmael Thirty-Eight is like a breath of fresh air that offers a unique experience of Peranakan inspired living. A true blue resplendent legacy amidst Singapore's choicest acreage, offering the realization of a dream – that of experiencing the pride and pleasure of owning a truly pedigree address within the Katong enclave. A home where traditions are created for an eternity.
.....



LUXURIATE
← *in* →
Tranquility





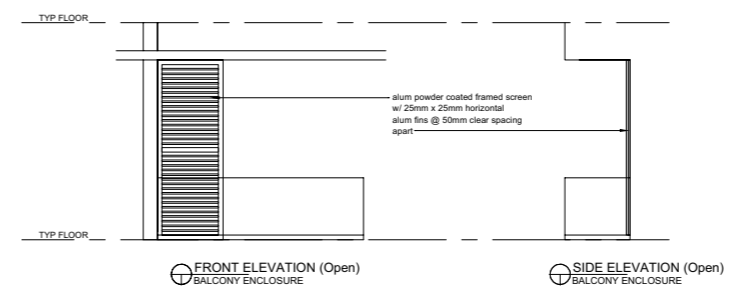
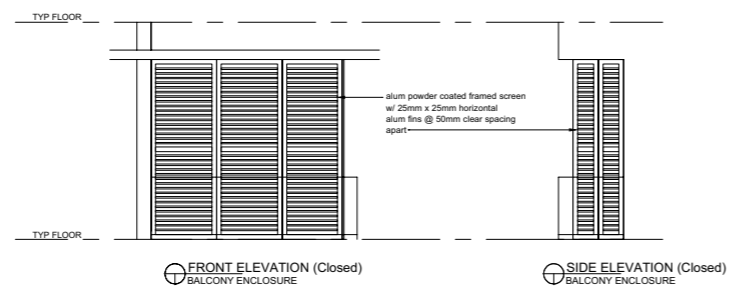
ESCAPE FOR
“ME-TIME”
Getaway

Open To NEW POINT OF VIEWS



Artist's Impression

Overlooking greenery amidst a vibrant low-rise landed neighbourhood, your vantage point affords you stunning perspectives from the comfort of your home. Enjoy scenic views in every direction in a home filled with an abundance of sunlight and good ventilation.



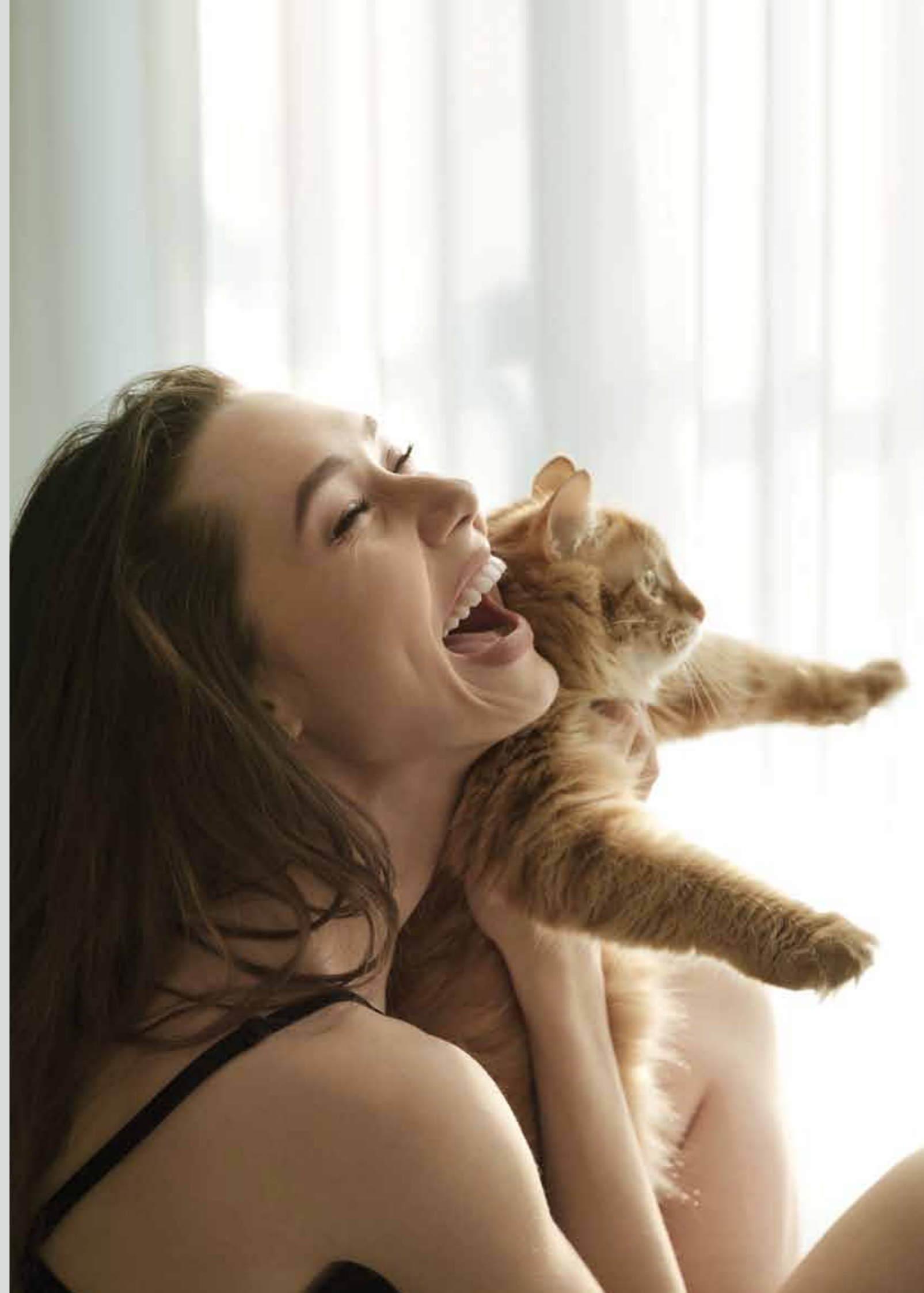
The balcony shall not be enclosed unless with the approved balcony screen. The approved balcony screen will be installed by the buyers should the buyer intend to have balcony enclosure.

Fixing detail by contractor, and fixing shall not damage waterproofing or existing structure. Owner shall verify all dimensions prior to commencement of work. Drawing not to scale, and none can be regarded as representation of fact. The owner is required to refer to the Management for any additional details.

ROOM FOR ALL YOUR *Memories*



Positive and balanced living begin at home. Specially designed with the modern family in mind, great consideration has been given to create space for every need. Designed to embrace natural breeze and an abundance of natural light, it offers a generous living area and good-sized rooms for all your memories.





SMART FEATURES

.....for.....

ALL YOUR NEEDS

Whichever home you choose, well-appointed interiors and quality finishes await. Including one-touch smart home features at your mobile device fingertips. No matter where you are, you can always check, monitor and control your home remotely for ultimate convenience and peace of mind – from Integrated IP camera, smart control for air-conditioning to digital lockset.



For illustration purpose only



PLUSH COMFORTS
..... for a
restful sleep



FOOT
PATH TO
ONE KM
↑

SITE PLAN

LEGEND

1st Storey

- A Children's Play Equipment
- B Carpark Lots
- C Garden Lounge
- D Bin Chamber
- E Pedestrian Gate

Rooftop

- F Rooftop Lounge
- G Children's Pool
- H Dining Pavilion
- I Landscape Pavilion
- J Lift Lobby
- K Wet Deck
- L Aqua Gym
- M Water Jet
- N Swimming Pool
- O BBQ Pit

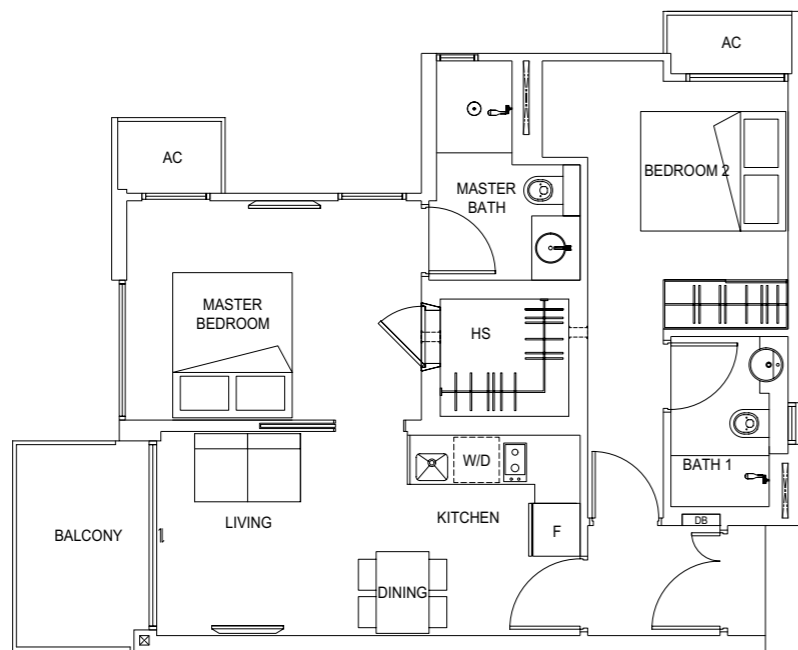


CARPMAEL ROAD



0 1m 3m 5m 10m

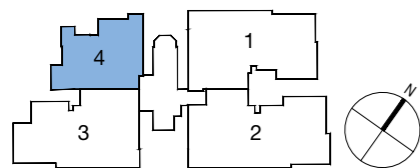
2-BEDROOM DUAL KEY



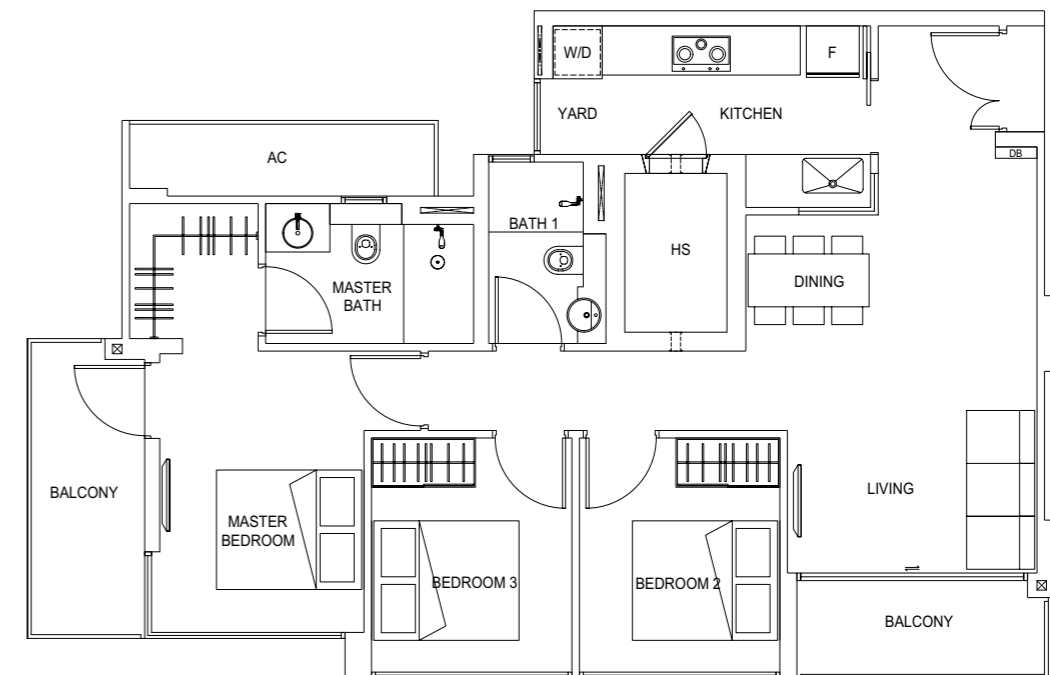
TYPE A1

Area = 67 sqm
#02-04 - #03-04

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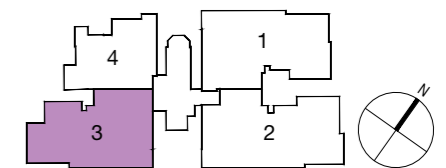
3-BEDROOM



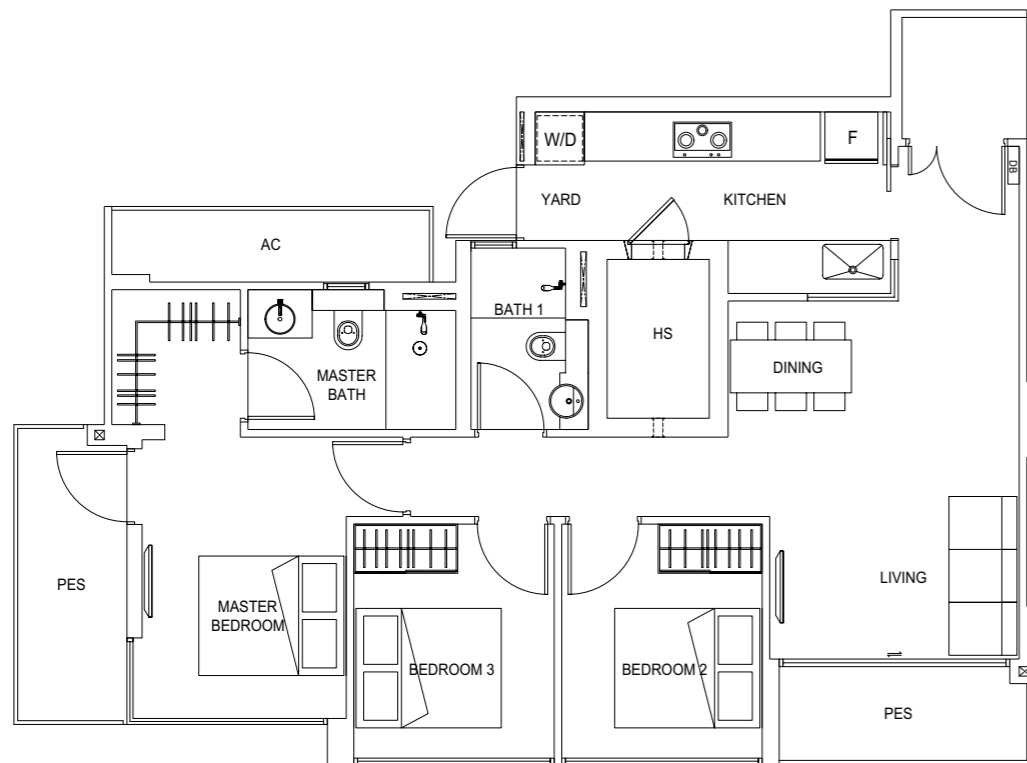
TYPE B1

Area = 100 sqm
#02-03 - #05-03

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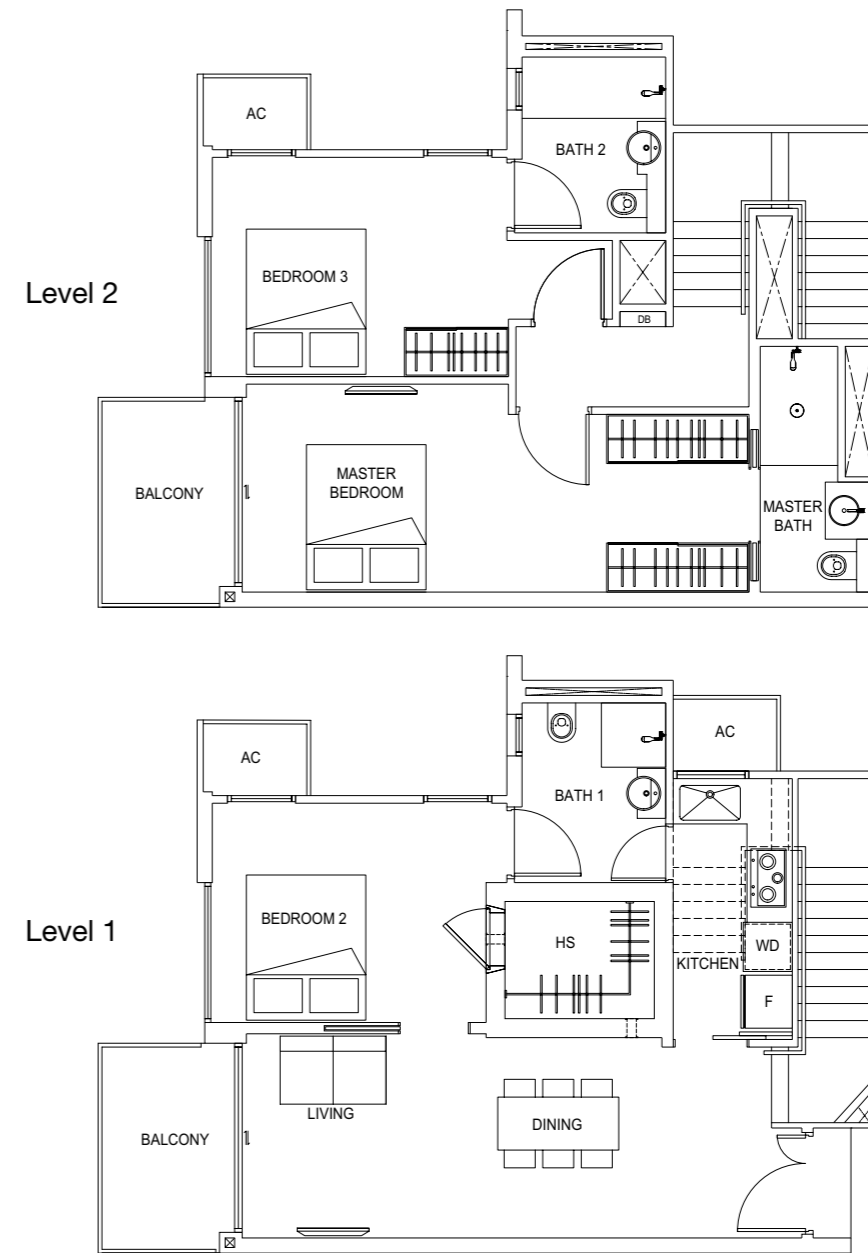
3-BEDROOM



TYPE B2 G

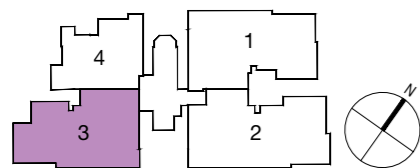
Area = 102 sqm
#01-03

3-BEDROOM PENTHOUSE

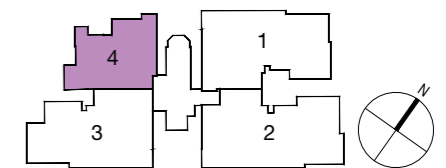


TYPE B3

Area = 118 sqm
#04-04



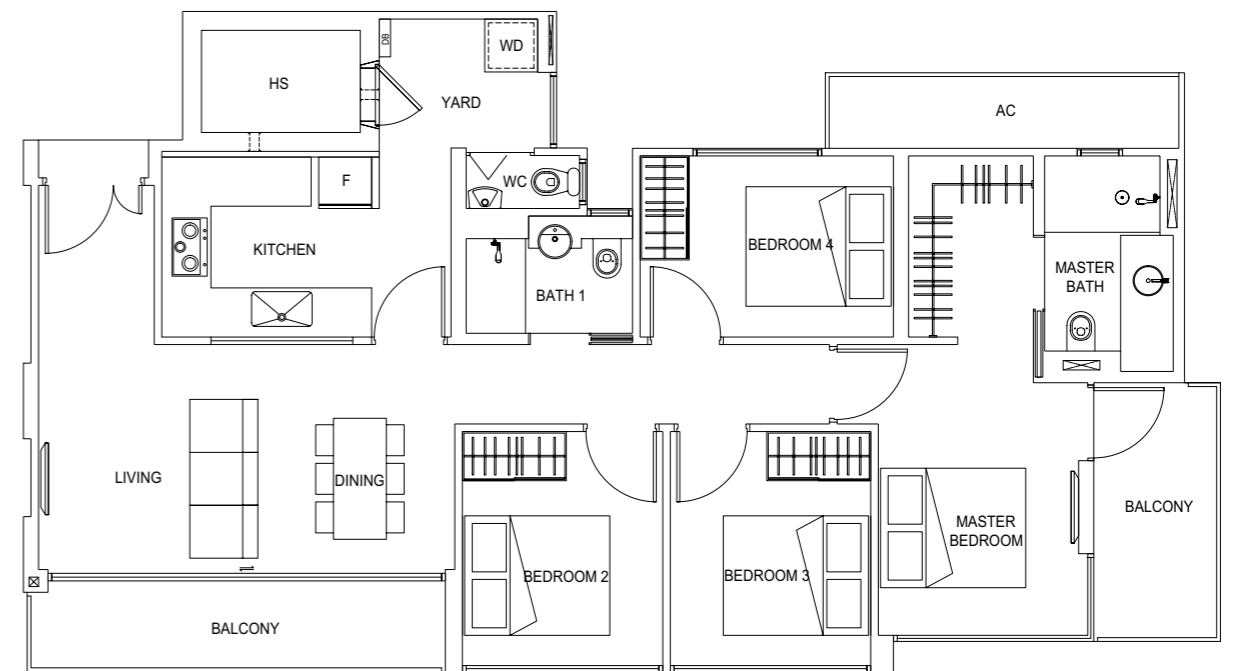
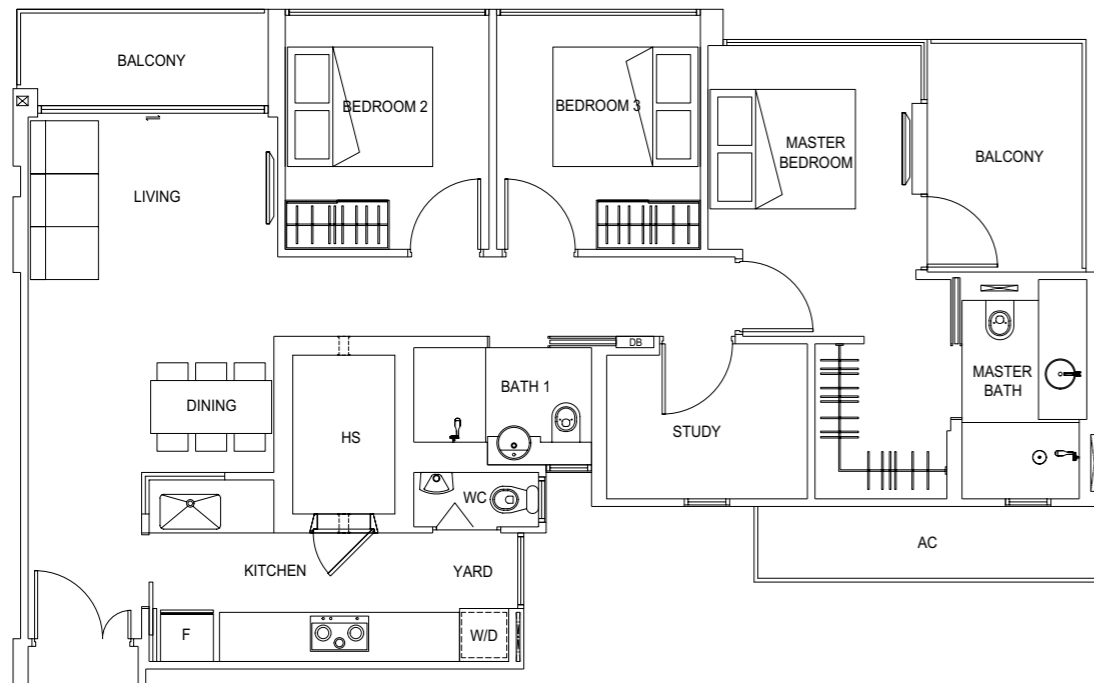
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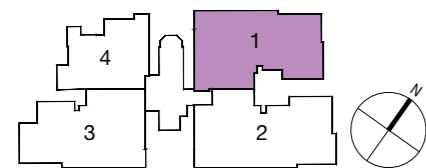
3-BEDROOM + STUDY

4-BEDROOM



TYPE C1

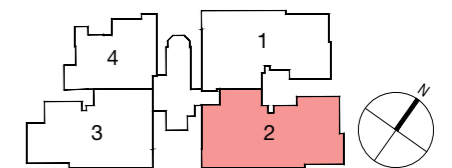
Area = 109 sqm
#02-01 - #05-01



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TYPE D1

Area = 117 sqm
#02-02 - #05-02



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A COMPANYof..... DISTINCTION

With more than 20 years of construction and development experience, Lim Wen Heng Development Pte Ltd has achieved an enviable reputation for excellence, innovation and a commitment to quality. The Company's overarching aspiration is “让天下人拥有美丽温馨的家园” : “Creating beautiful homes for everyone”.

The Company's joint venture portfolio of successful projects includes Liv on Sophia, Liv on Wilkie and Natura @ Hillview.



LWH Development Pte Ltd

Creating Beautiful Homes For Everyone



Name of Housing Project: Carpmael Thirty-Eight • Developer: LWH CARPMAEL PTE LTD (UEN 201627522R) • Developer's License Number: C1223 • Tenure of Land: Estate Fee in Simple • Encumbrances: Mortgage in favour of United Overseas Bank Limited • Expected Date of Vacant Possession: 31 Dec 2020 • Expected Date of Legal Completion: 31 Dec 2023 • Lot & Mukim Number: Lot 99743P (Airspace) MK 26 • BP Number: A2099-10001-2017-BP01 dated 01 Aug 2017

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