



# Grandeur Park

Residences | 豪佳苑





THE PINNACLE OF LUXE WELLNESS LIVING







## BODY

Built to shape your body

## MIND

Designed to free your mind

## SOUL

Created to soothe your soul

Presenting Grandeur Park Residences, designed for a much-desired healthy and holistic lifestyle. It integrates wellness into every aspect, every day, every moment. Enjoy collections of facilities for your Body, Mind and Soul complemented by a host of wellness services and programmes. Situated facing low lying landed residences, unobstructed views and vista towards the sea are aplenty within the development for selected blocks.



# LUXE WELLNESS BECOMES A STYLE OF LIFE

## BODY

- 1 50m Infinity Pool
- 2 Aqua-aerobic Pool
- 3 Aqua Reflexology
- 4 Aqua Gymnasium
- 5 Omnia Fitness Pavilion
- 6 Outdoor Gym
- 7 Warm Up Lawn
- 8 Foot Reflexology Path
- 9 Family Gymnasium (2nd Level)
- 10 Fitness Studio
- 11 Jogging Trail
- 12 Forest Fitness Corner
- 13 Tennis Court

## MIND

- 14 Water Bay
- 15 Outdoor Jacuzzi
- 16 Water Bed
- 17 Day Bed Grove
- 18 Ripple Bay
- 19 Sensory Spa Jet
- 20 Sunning Deck
- 21 Meditation Deck
- 22 Yoga Deck
- 23 Laundrette
- 24 Himalayan Salt Room
- 25 Changing Room
- 26 Steam Room
- 27 Ice Therapy Corner
- 28 Concierge
- 29 Hillside Spa
- 30 Waterfall Spa
- 31 Bubbling Reflective Pool
- 32 Chillout Cabana
- 33 Floating Cabana
- 34 Reading Cabana
- 35 Canopy Walk
- 36 Sky Terrace
- 37 Side Gate (Covered Linkway to MRT)
- 38 Bicycle DIY Space
- 39 Childcare Centre
- 40 Parcel Collection Station
- 41 Management Office

## SOUL

- 42 Entree Clubhouse
- 43 Poolside Lawn
- 44 Lookout Deck
- 45 Water Courtyard
- 46 Chillout Lawn
- 47 Family Deck
- 48 Courtyard Deck
- 49 Party Deck
- 50 Waterfall Terrace
- 51 Party Lawn
- 52 Multi-purpose Room
- 53 Function Room
- 54 Theatre
- 55 Games Room
- 56 Jamming Studio
- 57 Chillout Deck (2nd Level)
- 58 Ecopond
- 59 Forest Deck
- 60 Spice Garden
- 61 Hammock Garden
- 62 The Valley Lobby
- 63 Fireflies Forest
- 64 Heliconia Garden
- 65 Mist Garden

## KIDS' CLUB

- 83 Kid's Pool
- 84 Kid's Alfresco
- 85 Kid's Club
- 86 Kid's Gym
- 87 Kid's Water Play
- 88 Grassland Adventure Zone
- 89 Forest Adventure Zone
- 90 Flower Field Adventure Zone

## OTHERS

- BC Bin Centre
- SS Substation
- SH Shops
- GH Guardhouse



SITE PLAN





Scenic welcome at the Grand Entrance

# 90

## BREATH TAKING FACILITIES

### A HOME THAT TAKES YOUR BREATH AWAY

Admire the scenery from the lookout deck, then chill at the Entree Clubhouse. Coming home will be an experience for the heart and soul. Grandeur Park Residences gives you peace of mind with its integrated shops and Childcare Centre. When all your needs are met, your daily routine becomes so much easier.



Integrated Shops for your convenience



Childcare Centre within the premises for ease and comfort of working parents





Comprehensive 3G Family Gymnasium at the heart of the development

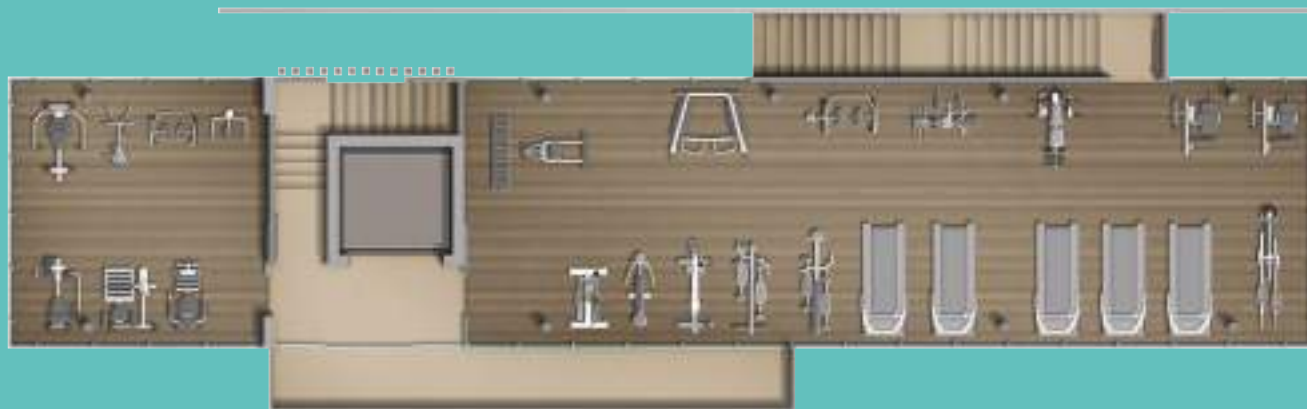
## A BODY OF FACILITIES FOR YOUR TOTAL FITNESS

### FITNESS STUDIO



The Body collection of facilities focuses on the physical body. The 3G Family Gymnasium offers specially selected fitness equipment for the whole family to stay energetic and fit. The Fitness Studio offers a spacious area for group fitness, yoga and other wellness lessons. Exercise outdoors at the OMNIA Fitness Pavilion equipped with the OMNIA Fitness System, a most versatile functional training system for multiple users and perfect for quick efficient workouts.

### 3G FAMILY GYMNASIUM



Grandparents can now enjoy a workout in the 3G Family Gymnasium



Kids can also join in to make your fitness routine a family affair



Versatile OMNIA Fitness System for a dynamic workout

### OMNIA FITNESS PAVILION



BODY





Make a splash in the 50m Infinity Pool. Tone your muscles at the Aqua-aerobic Pool or Aqua Gymnasium. Relax in the Aqua Reflexology pool or chill out in the Outdoor Jacuzzi.



BODY



Swim in the 50m Infinity Pool

Exercise at the Aqua-aerobic Pool



Aqua Gymnasium and Aqua Reflexology for a refreshing workout

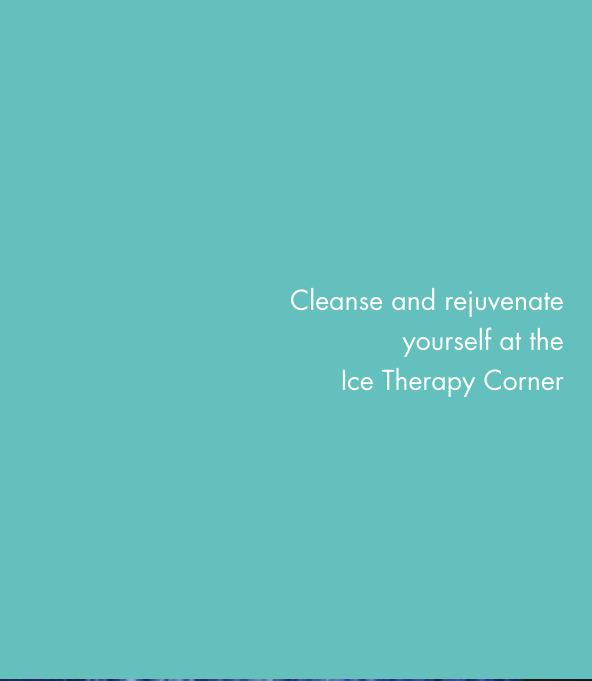




Relax in the Himalayan Salt Room

# A DIFFERENT WELLNESS EXPERIENCE FOR THE MIND

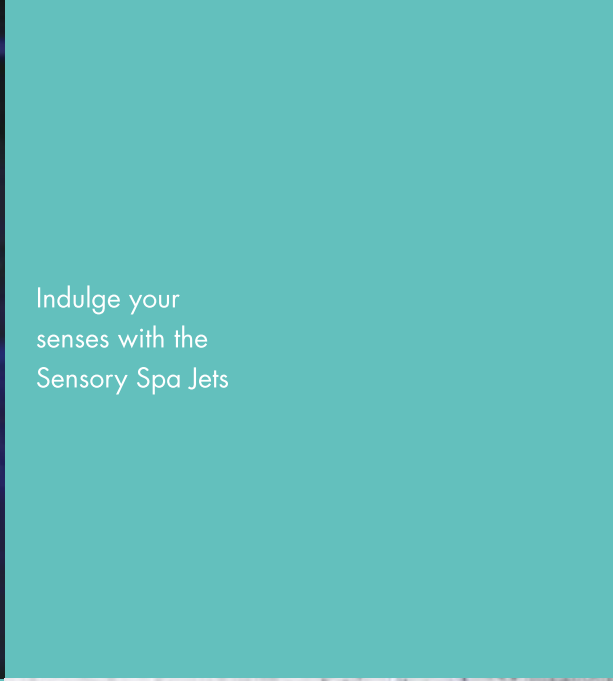
Capture the scenic views from the Floating Cabana and Reading Cabana



Cleanse and rejuvenate yourself at the Ice Therapy Corner



Indulge your senses with the Sensory Spa Jets



Luxuriate in the Steam Room



Engage a personal masseur and relax at the Hillside Spa

In the Mind collection of facilities, the Sensory Spa Jets eases you into a totally sublime mood with its different water pressures, choreographed together with ambient lighting. You can then relax in the Steam Room before cooling down in the Ice Therapy Corner. The shaved ice cleans the pores of your skin, reduces wrinkles and boosts skin radiance, leaving you totally refreshed. Last, head to the innovative Himalayan Salt Room made of salt bricks obtained from a mineral mine 800 metres below the sea, where the evaporated minerals with anti-bacterial and anti-inflammatory properties allows your body to rest and recharge, relieves ailments and allergies and improves your skin.







# SOULFUL BONDING AT THE THEMATIC HILLTOP DINING PAVILIONS AND MORE

The Soul collection of facilities nurtures the building of bonds and fostering of close connections. The journey up the winding steps through lush greenery to the Thematic Hilltop Dining Pavilions offers picturesque views. At the serene hilltop, you will be spoilt for choice. Enjoy family bonding and strengthen ties with friends at the Western or Oriental Hilltop Dining Pavilion. Bask in the moonlight at the BBQ Pavilion. Challenge your mind at the Jumbo Chess Lawn and let yourself loose in the Maze Garden. For those who prefer to stay indoors, the comprehensive Clubhouse has a Jamming Studio, Games Room and Theatrette.

Immersive fun at the Clubhouse



Gather with friends and family at the elevated Hilltop Dining Pavilions



Party at the BBQ Pavilions and Chess Garden



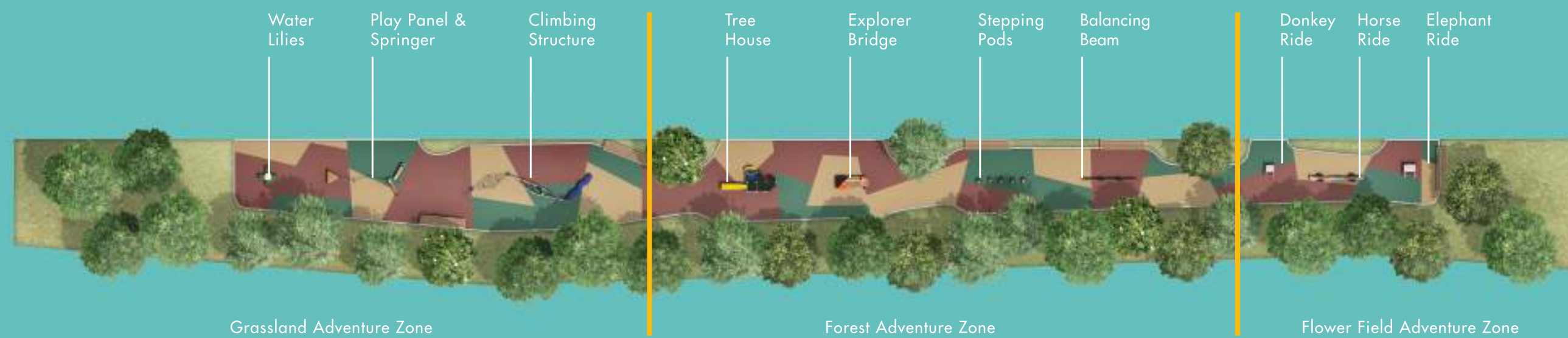




## FUN EXCITEMENT AT THE EXCLUSIVE GRANDEUR KIDS' CLUB

The Grandeur Kids' Club is a kid's world. Your children can work out at the Kid's Gym, have fun at the Kid's Waterplay, develop their swimming skills at the Kid's Pool, and enjoy their meals with friends at the Kid's Alfresco. Your children's imagination will be ignited at the exhilarating Adventure Zones, offering them an exciting experience with its treehouse, explorer bridge, see-saws and climbing structures. While your children are enjoying themselves in their world, you can enjoy precious time of your own.

Boundless entertainment and excitement for the little ones at the Grandeur Kids' Club



Delight the kids with wild imaginations and fun at the 70m Adventure Zone







Bicycle DIY Space



Cooking Classes



Violin Lessons



Guitar Lessons

## LESSONS FOR LIFELONG LEARNING AND LIFESTYLE ENJOYMENT

Every day in Grandeur Park Residences is an enriching one. The Grandeur Club offers its exclusive members a wide range of enriching lessons. These lessons include swimming, tennis, cooking lessons, fitness lessons by Amore Fitness and guitar and violin lessons by the Mandeville Conservatory of Music.



Group Fitness Classes

Tennis Lessons

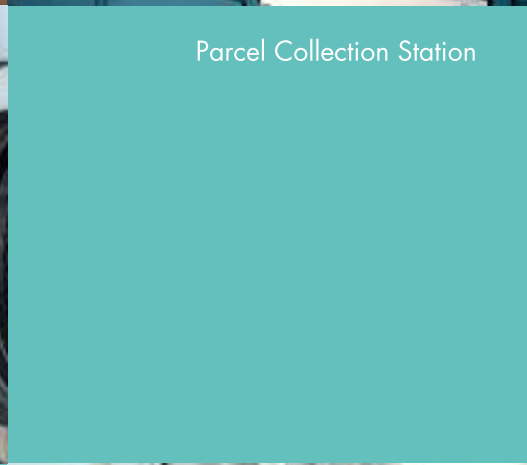
## A RANGE OF SERVICES FOR YOUR ULTIMATE CONVENIENCE

Designed to ease your mind and free your time to do what you love, Grandeur Park Residences provides personal concierge services\* that is further facilitated through the iPlus mobile application with a wide array of curated services from home cleaning, handy man services, laundry to pet grooming services and more. The iPlus suite of features also allow you to access the other condo facilities at the comfort of your home, such as booking of facilities and sending a request to your condo management team. Grandeur Park Residences also features a Parcel Collection Station for easy collection of your parcels - making online shopping completely hassle free - and Bicycle DIY Space to tune your bicycle within the comfort of your condominium compound.

\*Fee-based services



Laundrette



Parcel Collection Station



Pet Grooming Services\*



i-Concierge Services via the iPlus App



Workout Classes





# SMART HOME, PERFECT HOME

The smart home system comprises of the portable wireless Smart Home Gateway that empowers you with the flexibility to control and automate your home according to your lifestyle needs. The provision for Grandeur Park Residences includes a wifi pan and tilt camera with motion detection function, night vision, cloud storage and 2-way audio, which allows you to monitor your home remotely through the smart home mobile application thus giving you the peace of mind knowing that your loved ones are safe and sound. In addition, the Grandeur Park Residences smart home system enables you to connect with the Yale® Biometric Digital Lockset provided in every household for utmost security control. It also allows home owners the ease of adding on other compatible smart devices and features\* in the future according to the individual lifestyle needs without changing the electrical wiring at their home. These features include remote control, lighting control, door and window sensor, energy management and more.



Smart Home Gateway

Yale® Biometric Digital Lockset



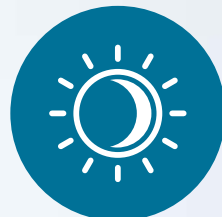
## EXCLUSIVE FOR GRANDEUR PARK RESIDENCES BUYERS

- Smart Home Gateway with wifi camera
- Yale® Biometric Digital Lockset



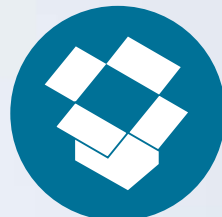
Pan & Tilt Camera

To monitor what's happening at home when you're away



Night Vision

Night vision capability for added security



Cloud Storage For Video Images

Record and store in the Dropbox



SD Card Storage

Alternative storage on SD Card



2 Way Audio

Allow family members at home to have a 2 way communication through the device



Motion Sensor

Detect motion and monitoring



In-Built Siren

Speaker alarm function triggered by motion detection with push notification to mobile devices.

## FUTURE POTENTIAL ADD-ONS\*



Remote Air-Con Control

Power on/off air conditioner and control temperature remotely



Remote Lighting Control

Control, automate and monitor your lights remotely



Remote Door Sensor

Monitor the opening of doors for added security



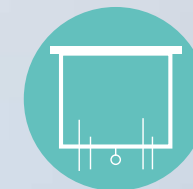
Remote Window Sensor

Monitor movements of windows



Energy Management System

Energy consumption monitoring



Motorised Blinds System

Control and automate the motorised window blinds remotely



Panic/Emergency Button

Quick access panic button to seek urgent assistance

# LIVING WELL, LIVING LUXURIOUSLY

At Grandeur Park Residences, you can choose from a wide range of unit types ranging from 1 to 5-bedroom apartments to suit your family size and lifestyle preferences.

Making home sweet home complete are stylish fittings and quality finishes. In your kitchen are quality appliances from Smeg. Your luxurious bathrooms are appointed with deluxe sanitary fittings from Hansgrohe and sanitary wares from Roca. Laundry is a breeze with your Whirlpool washing machine.



Smeg appliances



Bathroom fittings from Hansgrohe



Sanitary wares from Roca

\*Terms and conditions apply. The add-on compatible smart devices and features are not part of the provision for Grandeur Park Residences buyers. Buyers can choose to separately purchase the add-on compatible smart devices and features from the Smart Home vendor or any other vendors and install at their own cost after the handover of the unit.





The convenience of having an MRT station at your doorstep

## CONNECTION IS A BREEZE

Enjoy great convenience and connectivity at Grandeur Park Residences by train, land, sea and air. A 1 minute covered linkway walk connects you directly to the Tanah Merah MRT Station taking you downtown, Changi Business Park or Changi Airport. Driving is always convenient with swift access to the East Coast Parkway (ECP) and Pan Island Expressway (PIE). The island getaways of Indonesia are easily accessible via nearby Tanah Merah Ferry Terminal. Travel by air is easy with Changi Airport just two MRT stops away.



Covered linkway access to the MRT station



Tanah Merah Ferry Terminal

- 9** MRT STOPS TO CITY HALL
- 2** MRT STOPS TO JEWEL AT CHANGI AIRPORT
- 1** MRT STOP TO EXPO / CHANGI BUSINESS PARK / SUTD
- 1** MRT STOP TO BEDOK MALL
- 1** MIN SHELTERED WALK TO TANAH MERAH MRT
- 7** MINS TO 3 COUNTRY CLUBS
- 5** MINS TO 2 MAJOR EXPRESSWAYS (PIE & ECP)
- 4** MINS TO BEDOK PARK CONNECTOR
- 3** MINS TO SIMPANG BEDOK
- 1** KM TO TEMASEK PRI SCH



Changi Airport



Connectivity to PIE and ECP





Red Swastika School



Singapore University of Technology and Design



Anglican High School



A heritage of good food such as Bak Chor Mee and Bedok Chiew Kueh

Katong Laksa



Trendy cafés

# A LOCATION WHERE YOU CAN ENJOY ALL-ROUND CONVENIENCE, ALL YEAR ROUND

Parkway Parade, one of Singapore's biggest suburban malls catering to your family's every need, is a short drive away. Bedok Mall is just 1 MRT stop away. Tampines Mall, Tampines One and Century Square stand together in the biggest retail cluster of the East. Changi City Point boasts factory outlets of various popular brands. Easily accessible is I12 Katong, the premier lifestyle and F&B hub in the East, and located just across the famous Katong Laksa. Simpang Bedok is also nearby for you to enjoy a delectable range of heritage food. Next to Changi Airport, the upcoming Jewel at Changi Airport will offer 134,000sqm of retail and dining options including top international brands and home-grown names. The Singapore Expo is also just one MRT stop away and boasts plenty of exhibitions and events for the savvy consumer.

Parents will also be overjoyed knowing that in close proximity is a host of prestigious and renowned schools such as Red Swastika School, Anglican High School, Temasek Junior College, Singapore University of Technology and Design and other international schools.

Tee off at National Service Resort and Country Club, Tanah Merah Country Club or Laguna Country Club. Cycle at the park connectors, jog to East Coast or to the thrills and sports at the Bedok Reservoir adventure park. When there are so many options available for the whole family, every day can be filled with wholesome fun.



Artist's Impression

Jewel at Changi Airport



Singapore Expo



Cycling at the park connectors



Bedok Mall



Parkway Parade



Forest Adventure at Bedok Reservoir



Kayaking at East Coast Park



3 Golf Courses nearby



East Coast Lagoon Food Village



Fishing at Bedok Jetty



## DEVELOPER'S PROFILE

CEL is a wholly-owned subsidiary of Chip Eng Seng Corporation Ltd, a public listed company in Singapore since 1999.

Spearheading the Group's portfolio in property development and investments, CEL has over the years established itself as one of the industry's fastest rising names. With development projects and investments interests in Singapore, Vietnam and Australia, CEL Development Pte Ltd has established impressive growth in recent years.

We also ventured into hospitality business following the opening of our maiden hotel, Park Hotel Alexandra in 2015 with the intention of growing our hospitality portfolio to foster a stronger presence in the industry.

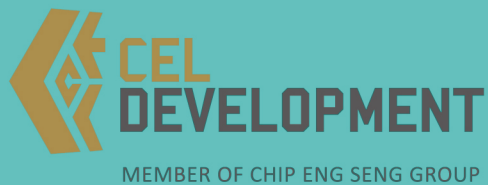
Being a dynamic organisation, we've built our success on the foundations of solid ethical practices and quality standards supported by our vast experience in the areas of property development and property investment.

CEL's vision: "To be a leading multi-discipline property development company of choice, one that is synonymous with creating quality homes with outstanding build quality and investment value, thereby creating sustainable value to its shareholders and customers and being a socially responsible corporate organisation."

And with our valued standard practices and dynamic approach, we aim to scale higher heights in the coming years and strive to deliver our promise of quality homes for today and tomorrow.







Name of Developer: CEL-Changi Pte. Ltd. (UEN: 201320332N) • Housing Developer's Licence No: C1211 • Tenure of Land: Remainder of leasehold estate of 99 years commencing on 25 May 2016  
• Encumbrances on the Land: Mortgage in favour of DBS Bank Ltd • Expected Date of Vacant Possession: 31 March 2021 • Expected Date of Legal Completion: 31 March 2024 • Lot No.: Lot 10939T of Mukim 27

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