

P A R C
K O M O



WHEN SUN SHINES
THROUGH THE LEAVES,
LIGHT DANCES, AND
CASTS A GENTLE GLOW.

That's the magic of komorebi.

Inspired by the komorebi experience, discover a home carved out from nature and a close-knit community, where every detail is designed to take care of your well-being—yours to enjoy for generations.



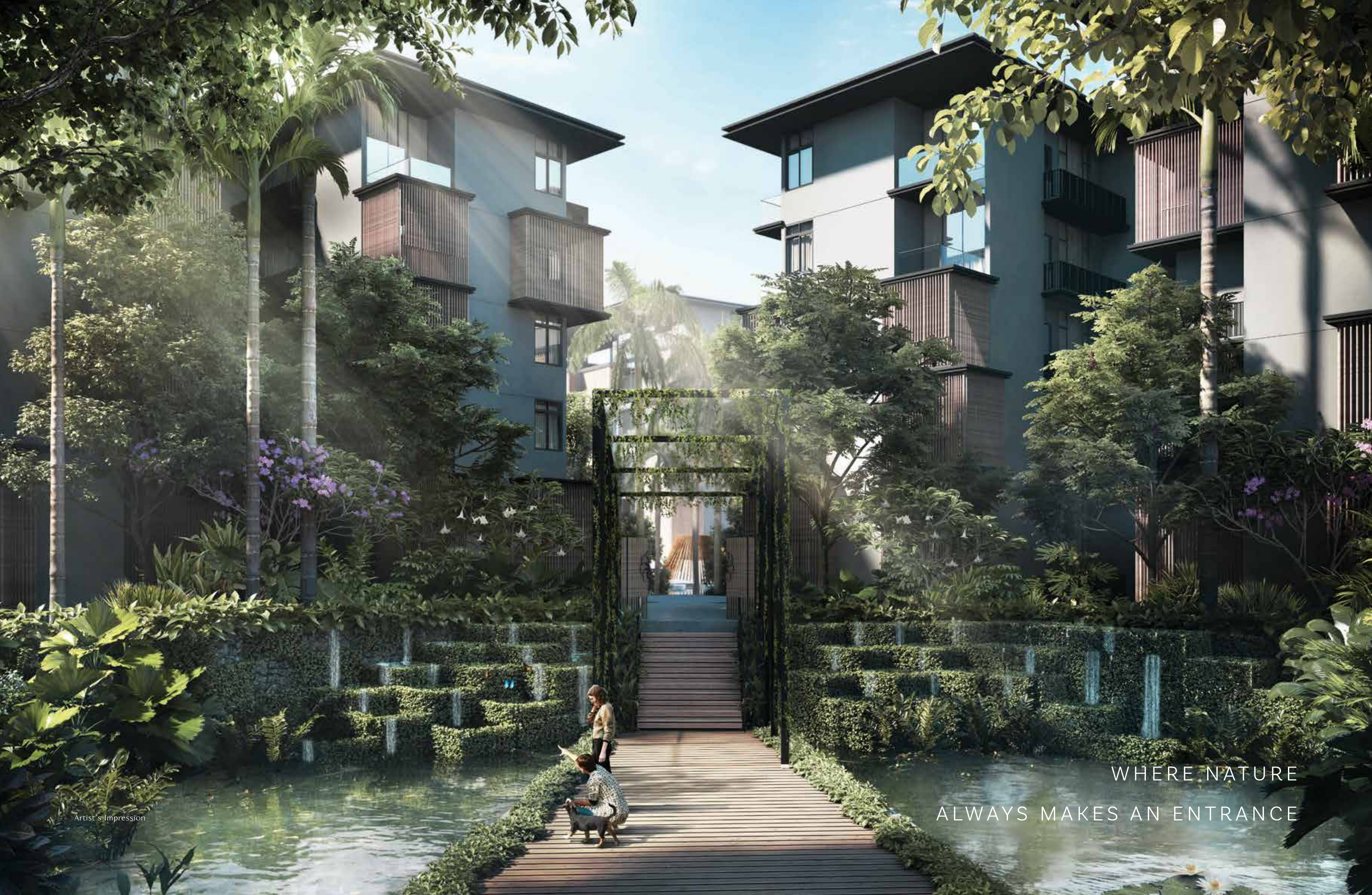
01

NATURE



NATURE
PUTS BACK
WHAT THE CITY
TAKES AWAY.





Artist's Impression

WHERE NATURE
ALWAYS MAKES AN ENTRANCE

A NEIGHBOURHOOD
THAT'S LUSH WITH LIFE



With its beachside locale, rustic charm and slower pace of life, Changi is where you can enjoy a window to the halcyon days of Singapore.

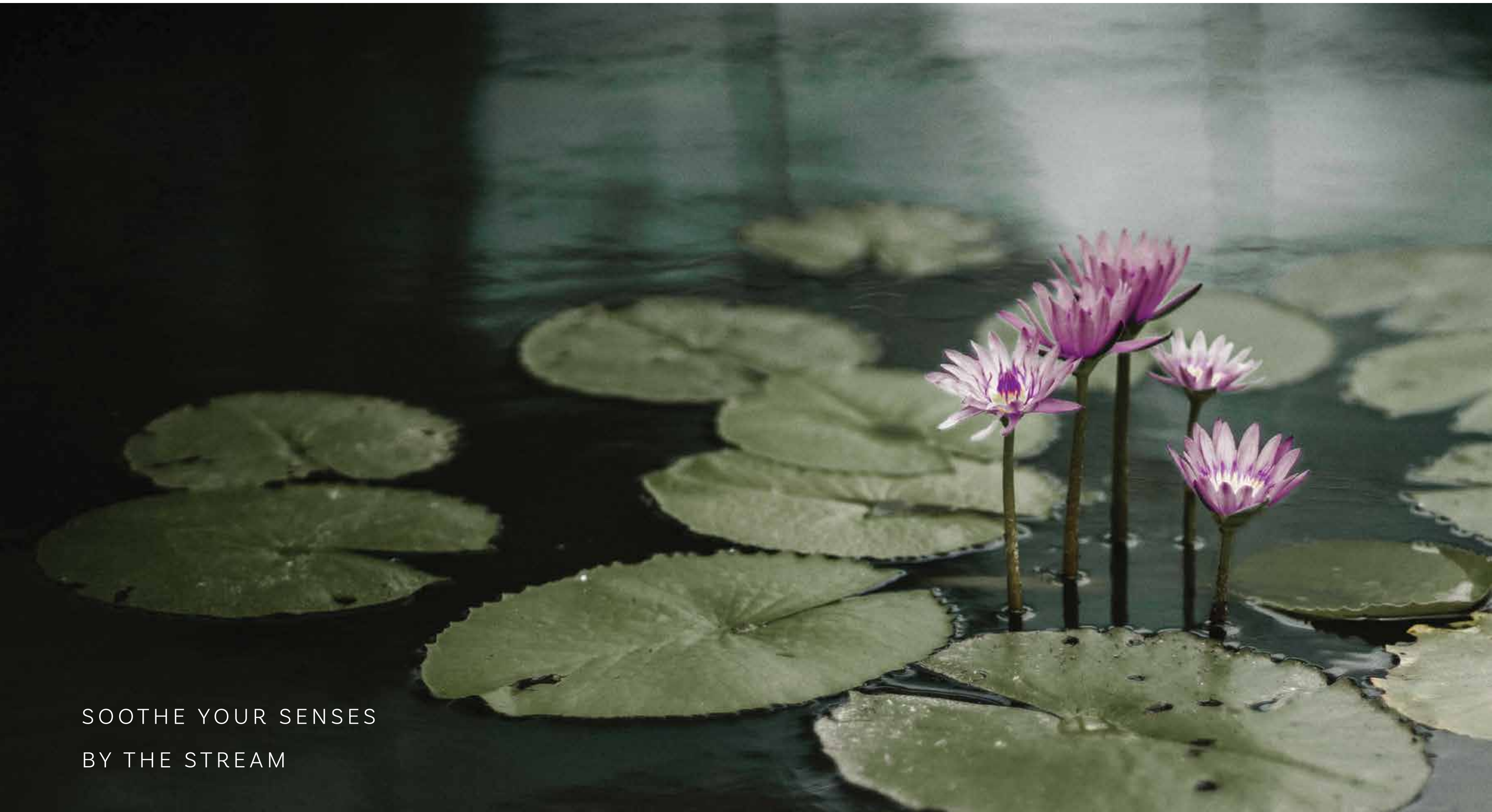
Scenic, long stretches of road take you on adventures past hundred-year-old trees and kampong-style boardwalks rich with flora and fauna that have inspired the lush landscaping of Parc Komo and the adjoining Komo Shoppes.

AN INVITING
SENSE OF ARRIVAL

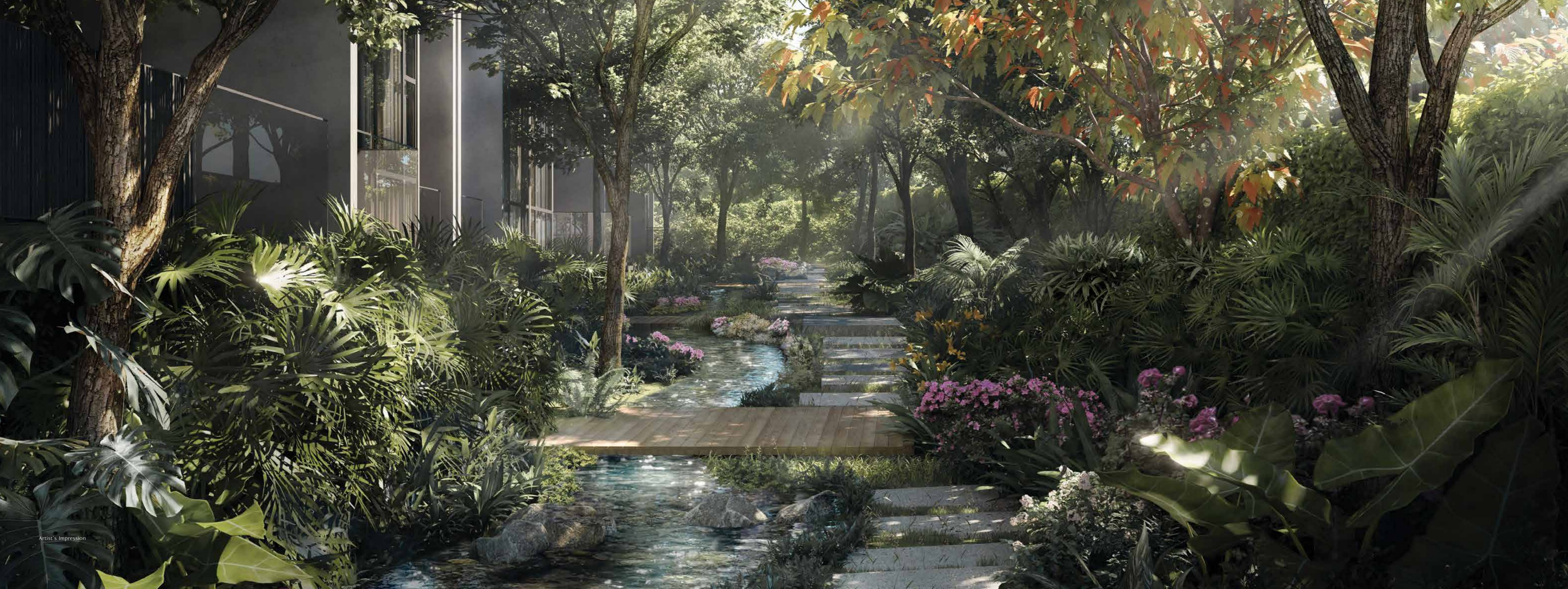


PARC KOMO DROP-OFF

A rich gardenscape awaits your arrival. The drop-off is flanked by a series of soothing water features, with the relaxing sound of cascading water welcoming you home.



SOOTHE YOUR SENSES
BY THE STREAM



VERANDA STREAM

Escape to a verdant brook and bioswale surrounded by a vibrant tapestry of flowers and foliage. As you venture over the cool stone path, feel your mood lighten under the beautiful komorebi effect as sunlight gently streams through the treetops onto the boardwalk below.

EVENING HOURS ARE BEST SPENT
WITH NATURE'S WONDERS

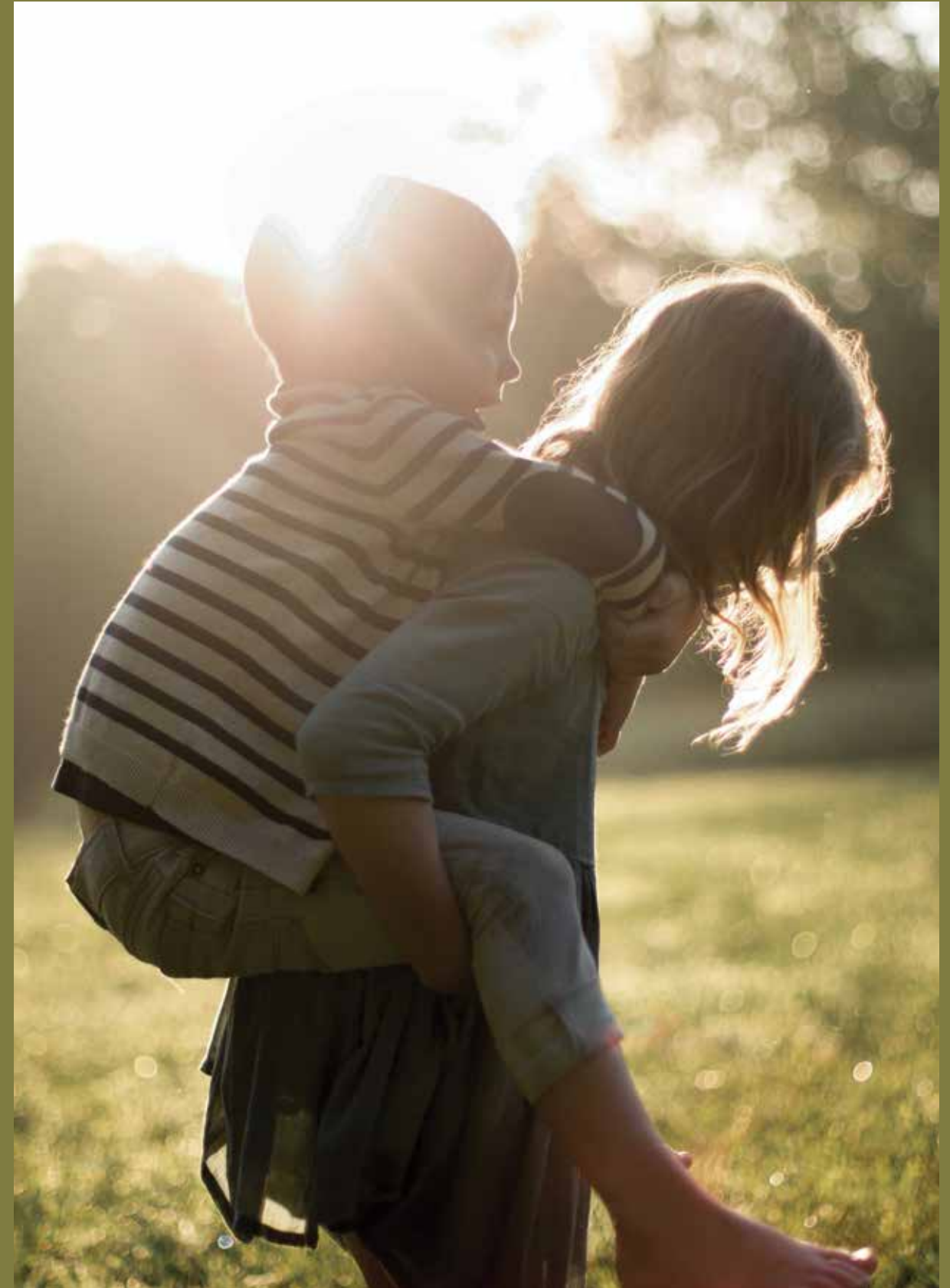


NIGHT WATER LILY POND

Bask in the warm evening glow at the Sunset Deck and the adjoining Night Water Lily Pond. Like glittering stars across the night sky, these elegant lilies only bloom in the night, gently reflecting the moonlight.



IT'S NOT THE NUMBER
OF HOURS IN YOUR LIFE,
BUT THE LIFE
IN YOUR HOURS.



DISCOVER ALL
THAT YOUR HOME HAS TO OFFER



Artist's Impression

RETREAT & REVITALISE
IN A POOLSIDE GROTTO



GROTTO

On days that call for a spot of solitude, take a dip in the sparkling leisure pool and relax in the Grotto hidden under the boughs of sculptural trees. The fragrant flowering trees elevate a laid-back afternoon swim into a luxurious spa experience.

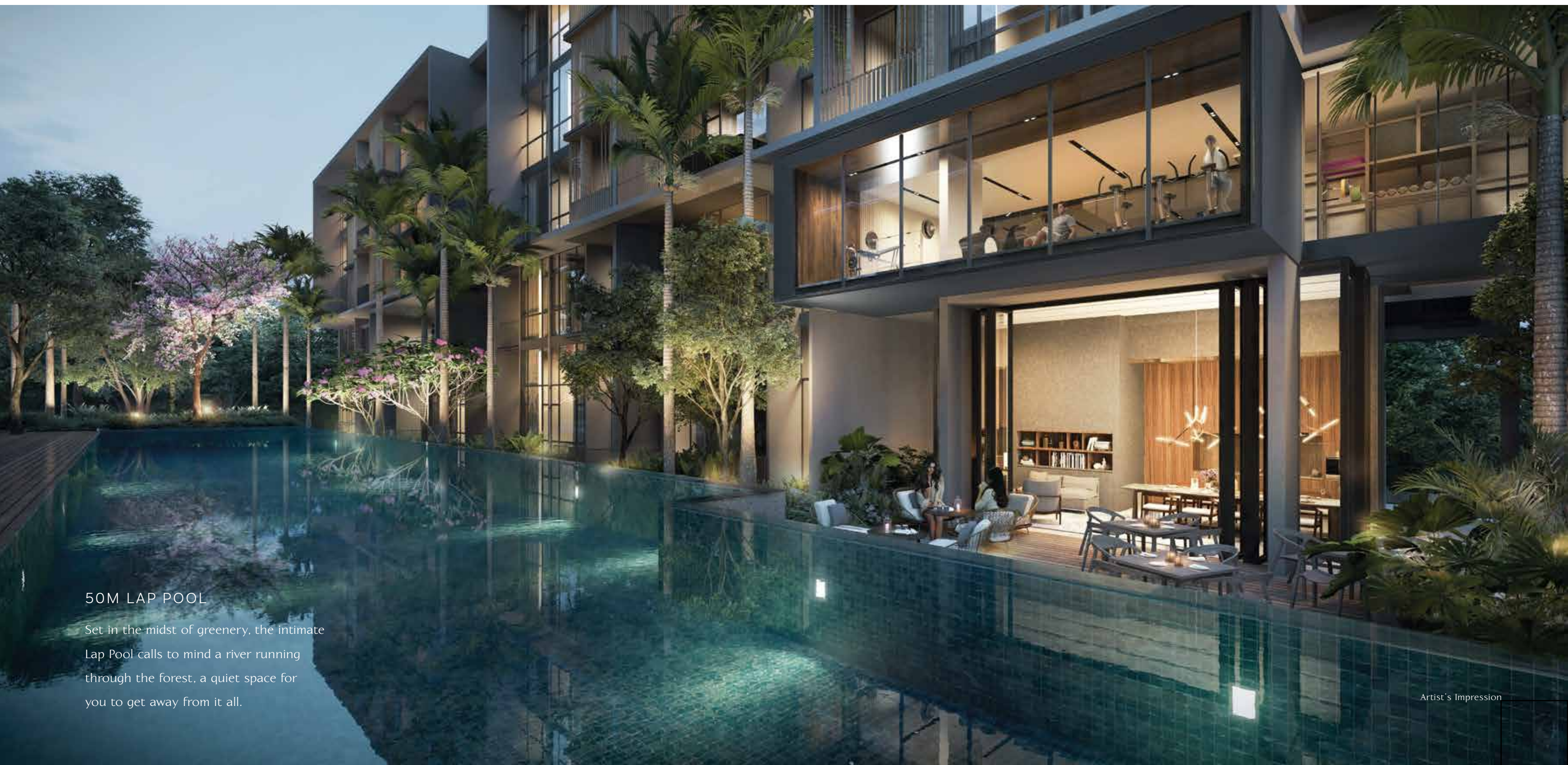
THE BEST PARTIES
START WITH A SPLASH



POOL PARTY PAVILION AND LOUNGE

For those who love to entertain, the Pool Party Pavilion is the perfect place to have a great time. With its sunken lounge and therapeutic jacuzzi, there's no better place to spend quality time with friends and family.

A SWIMMING GOOD TIME



50M LAP POOL

Set in the midst of greenery, the intimate Lap Pool calls to mind a river running through the forest, a quiet space for you to get away from it all.

Artist's Impression

SPACE APLENTY
FOR COOKOUTS
AND WORKOUTS



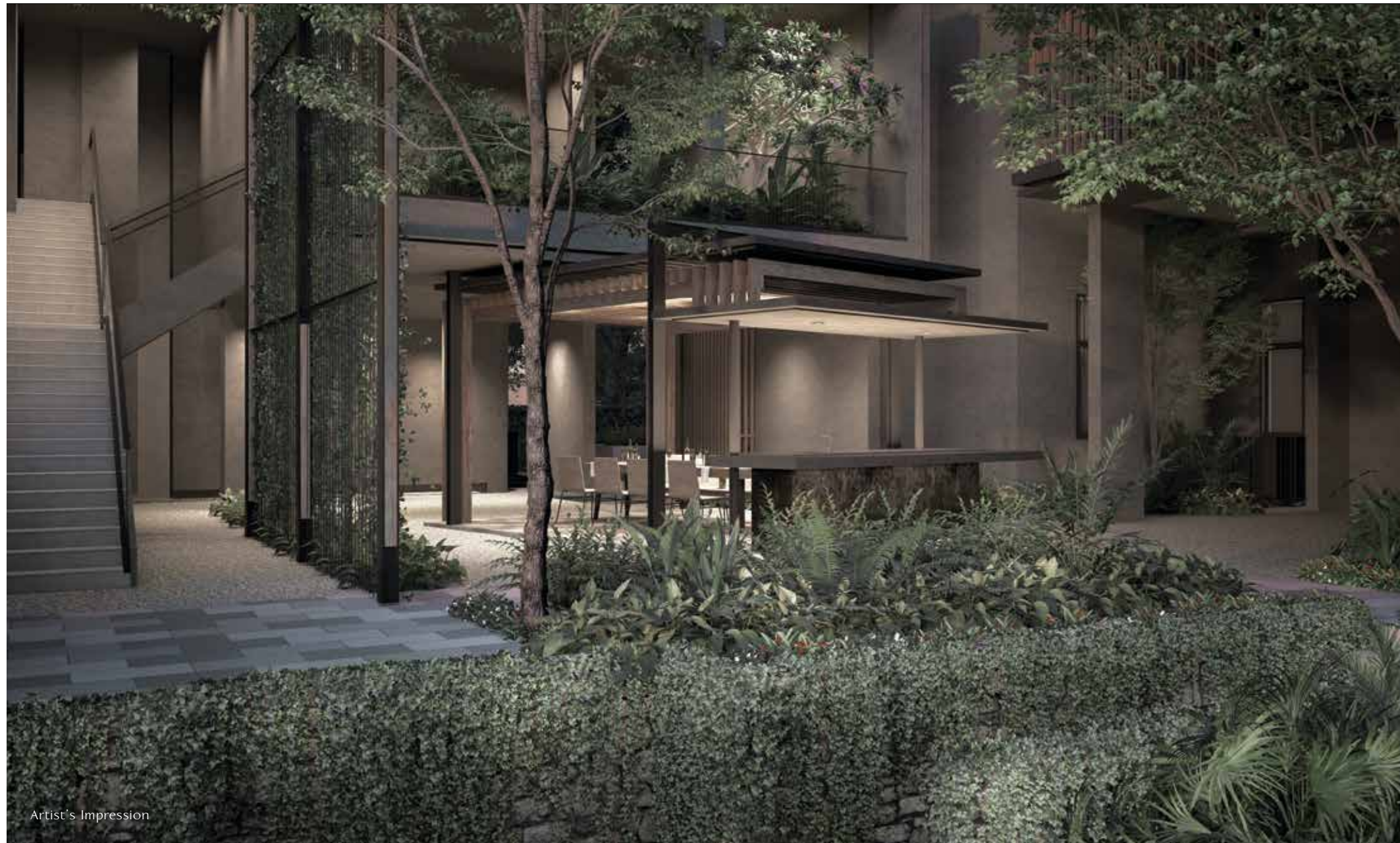
Artist's Impression



KOMO CLUB AND GYM

The spacious Komo Club and Gym offer panoramic vistas of the serene 50m lap pool on one side, and an idyllic stream on the other.

GRILL AND GATHER



BARBECUE PAVILION

Whether it's a lively cookout at high noon or a relaxed dinner party, the fully-equipped barbecue pavilion is where bonds are made over a great meal.

WIND DOWN
BY THE POOL



POOLSIDE CABANA AND LOUNGE PAVILION

Every day can be a lazy Sunday with plenty of space to relax by the poolside. Enjoy balmy, sunny days and lounge about the wooden pool deck—your private retreat to indulge in.

FOR THE YOUNG
AND YOUNG AT HEART



KIDS' POOL & SLIDE

Let your children make a splash at the Kids' Aqua Slide and Kids' Water Play. Adventure awaits your tiny tots at this water playground which promises many afternoons of fun in the sun for the whole family.



KIDS' CLUB

Designed to encourage sharing and mingling between children of all ages, the Kids' Club is a fun place to host memorable birthday parties and play dates.

A GARDEN OF MANY WONDERS



HERB PAVILION

Indulge in slow living with myriad shared spaces teeming with life. Spice up your home-cooked meals with fresh herbs from the Herb Pavilion and urban farming plots.

A NOOK IN THE WOODS



READING PODS

Laze under dappled light in airy reading nooks that resemble treehouses. Complete your escape from the city with a book.

ROMANCE UNDER THE STARS



GLAMPING

Experience the great outdoors at the rustic glamping grounds. Here, indulge in a mellow evening with your loved ones beneath the night sky.

Artist's Impression

A WEALTH OF ACTIVITIES



FIRST STOREY SITE PLAN

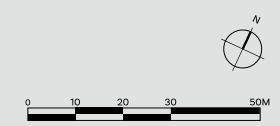
Parc Komo offers more than just your ordinary facilities—meticulously designed zones allow for restful contemplation and more active pursuits. With so many activities to choose from, your days and nights will always be in the constant embrace of lush greenery.

- FIRST STOREY**
- 1 Parc Komo Drop Off
 - 2 Bioswale Portal
 - 3 Cascading Terraces
 - 4 Bioswale Pond
 - 5 Courtyard
 - 6 Komo Club
 - 7 Alfresco Terrace I
 - 8 Alfresco Terrace II
 - 9 Courtyard Estuary
 - 10 Pool Deck
 - 11 50m Lap Pool
 - 12 Kids' Playground
 - 13 Pink Blossom
 - 14 Yoga Deck
 - 15 Verdura Patio
 - 16 Veranda Stream
 - 17 Forest Trail
 - 18 Water Hammock
 - 19 Poolside Cabana
 - 20 Lodge Pavilion
 - 21 Palm Grove
 - 22 Sensory Spa Jet
 - 23 Grotto
 - 24 Pool Party Pavilion
 - 25 Party Lounge
 - 26 Party Pool
 - 27 Aqua Lounge



THIRD STOREY SITE PLAN

- 28 Leisure Pool
 - 29 Kids' Water Play
 - 30 Kids' Aqua Slide
 - 31 Kids' Pool
 - 32 Kids' Club
 - 33 Sun Deck
 - 34 Leisure Deck
 - 35 BBQ Pavilion
 - 36 Working Pod
 - 37 Reading Pod
 - 38 Tea Pod
 - 39 Hedge Garden
 - 40 Fitness Park
 - 41 Herb Pavilion
 - 42 Glamping
 - 43 Meadow Garden
 - 44 Swing Garden
 - 45 Changing Room
 - 46 Parcel Santa (Basement)
 - 47 Bicycle Hub (Basement)
- SECOND STOREY**
- 48 Gymnasium
 - 49 Morning Garden
 - 50 Daybeds
 - 51 Midnight Garden*
 - 52 Peacock Garden*
- THIRD STOREY**
- 53 Night Water Lily Pond
 - 54 Moonlight Patio
 - 55 Sunset Deck
 - 56 Meditation Deck
 - 57 Secret Water Patio
 - 58 Giant Chess Set
 - 59 Foot Reflexology Path
 - 60 Garden Patio
-
- CL – Covered Linkway SS – Substation (1st Storey) BC – Bin Centre (1st Storey) MO – Management Office (1st Storey)
- GS – Genset (Basement) SG – Side Gate (1st Storey) GH – Guard House (1st Storey) KD – Komo Shoppes Drop Off (Basement)
- *Midnight Garden and Peacock Garden accessible by staircase only.





A NEIGHBOURHOOD
GROWS OUT OF
CLOSE CONNECTIONS
BETWEEN KINDRED SPIRITS.



A LIFESTYLE HUB
RIGHT AT YOUR DOORSTEP



KOMO
SHOPPES

THE NEW HEART OF THE NEIGHBOURHOOD

Seamlessly integrated within the development, Komo Shoppes serves both the residents and surrounding community as a vibrant, new neighbourhood hub. Enjoy a well-curated mix of dining, shopping and lifestyle options including a gourmet grocer and dedicated services for your kids and pets.



- 01 – Kids' Enrichment Schools
- 02 – Cafes & Restaurants
- 03 – Pet-grooming Services
- 04 – Gourmet Grocer
- 05 – Health & Wellness



02



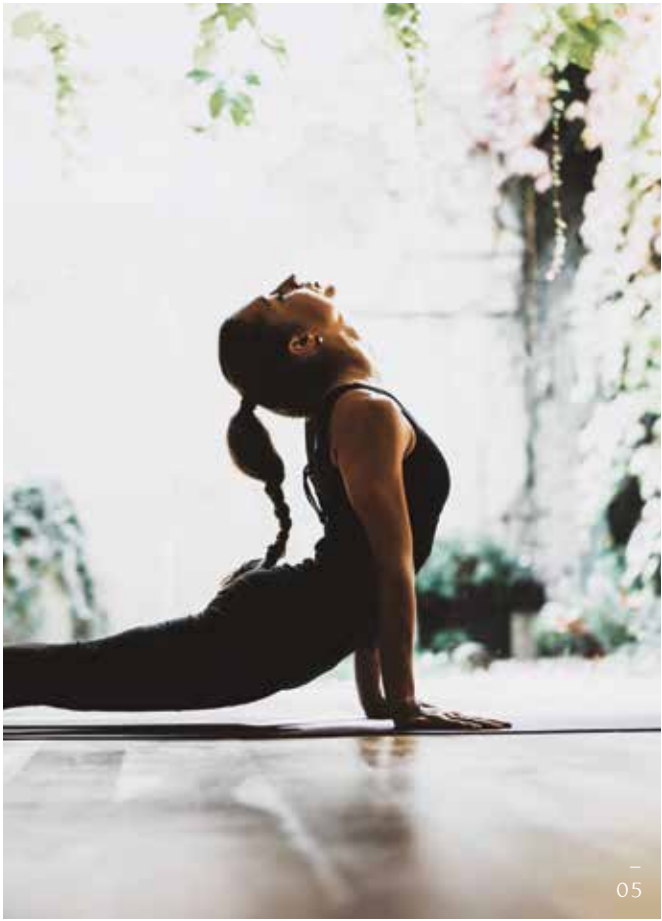
03



01

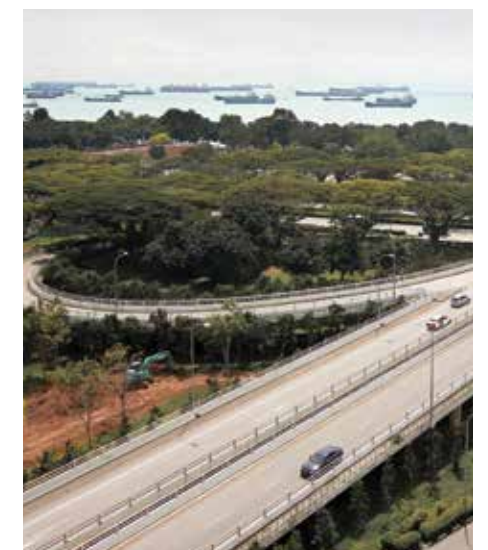


04



05

WHERE ALL THAT MATTERS IS WITHIN REACH



CONNECTIONS, CONNECTIONS

Stay well-connected with the rest of the island, with the PIE, TPE, and ECP only a short drive away. You're also well-connected with the world, with Changi Airport a quick 5-minutes by car.

Get around easily with the upcoming Loyang MRT Station (Cross Island Line) minutes away, and conveniently located bus services. A dedicated shuttle bus service* provides a comfortable commute to nearby MRT stations.

Or hop on a bike and explore all that the east has to offer on the island-wide park connectors.

*Shuttle bus services will be provided for 2 years upon T.O.P. or until MCST is formed, whichever is earlier.

RECREATION

Take a leisurely stroll along Changi Point's coastal boardwalk, get in touch with the great outdoors at nature parks nearby, tee off at one of the many country clubs, or spend a fun-filled day at one of the water-themed activity centres around. With the upcoming waterfront development in the South, residents at Parc Komo will have a lot to look forward to in the future.



- 06 – Changi Boardwalk
- 07 – Changi Golf Club
- 08 – Changi Sailing Club
- 09 – Civil Service Club @ Changi
- 10 – Park Connector
- 11 – Pulau Ubin
- 12 – Laguna National Golf & Country Club

FOOD

From hidden eateries to buonissimo Italian fare, Changi has it all. Have a feast at the famed Changi Village Hawker Centre with its smorgasbord of local delights, or take it slow at the cosy cafes and microbreweries nearby.



- 13 – Little Island Brewery Co.
- 14 – The Coastal Settlement
- 15 – Changi Village Seafood
- 16 – Chock Full Of Beans
- 17 – Changi Village Hawker Centre

SHOPPING

You're never far from retail therapy. Not only will you enjoy the convenience of Komo Shoppes at your doorstep, Parc Komo is surrounded by shopping amenities—including Jewel Changi Airport, where you can embark on a retail journey like no other. You'll be a short drive away from the largest Nike store in Southeast Asia, an 11-screen cinema, Singapore's first Shake Shack and a Pokémon Centre!



18



19



20



21



22



23

- 18 – IKEA
- 19 – Downtown East
- 20 – Tampines Mall
- 21 – White Sands Mall
- 22 – Jewel Changi Airport
- 23 – Changi City Point

SCHOOLS AND BUSINESS PARKS

There is no shortage of good schools in this neighbourhood. With an abundance of international and tertiary institutions located close by, you and your children can take it easy in the mornings.

Landlords-to-be can look forward to burgeoning rental opportunities, with Changi being developed as a business gateway. Not only are Changi Business Park and Changi International Logispark a stone's throw away, Changi Aviation Park and the upcoming Changi East Industrial Zone promise a much more vibrant and thriving economic hub.



- 24 – Changi Business Park
- 25 – Changi North International Logispark
- 26 – Singapore University of Technology and Design
- 27 – Temasek Polytechnic
- 28 – United World College South East Asia (East Campus)

AROUND THE NEIGHBOURHOOD



SCHOOL

- Dunman Secondary School
- East Spring Primary School
- East Spring Secondary School
- Hai Sing Catholic School
- ITE College East
- Japanese School Singapore (Changi Campus)
- Loyang View Secondary School
- Middleton International School
- Ngee Ann Secondary School
- One World International School
- Overseas Family School
- Pasir Ris Crest Secondary School
- Pasir Ris Primary School
- Poi Ching School
- SIA Training Centre
- Singapore Aviation Academy
- Singapore University of Technology & Design (SUTD)
- Tampines JC
- Tanjong Katong Primary School
- Temasek JC
- Temasek Polytechnic
- Temasek Primary School
- Temasek Secondary School
- United World College of South East Asia (East Campus)
- Victoria JC
- Victoria School
- White Sands Primary School



SHOP

- Bedok Mall
- Bedok Point
- Changi City Point
- Century Square
- COURTS Megastore
- Eastpoint Mall
- IKEA Tampines
- Giant Hypermarket
- Jewel Changi Airport
- Loyang Point
- Our Tampines Hub
- Tampines One
- Tampines Mall
- White Sands Mall



NATURE

- Bedok Reservoir Park
- Changi Boardwalk
- Changi Beach Park
- East Coast Park
- Forest Adventure
- Gallop Stable@Pasir Ris
- Pasir Ris Park Mangrove Boardwalk
- Pasir Ris Park
- Pasir Ris Playground
- Pasir Ris Town Park
- Pulau Ubin
- Sea Shell Park
- Sun Plaza Park
- Tampines Eco Green Park
- Tampines Leisure Park
- Tampines Quarry



PLAY

- Aranda Country Club
- Bedok Jetty
- Changi Museum
- Changi Point Coastal Walk
- Changi Sailing Club
- Civil Service Club
- D' Resort Downtown East
- Heartbeat@Bedok
- Johore Battery
- Laguna National Golf & Country Club
- National Sailing Center
- National Service Resort & Country Club
- SAFRA Tampines
- Singapore Expo
- Singapore Wake Park (SWP)
- Tanah Merah Country Club
- Water Venture (Bedok Reservoir)
- Water Venture (East Coast)
- Water Venture (Pasir Ris)
- Wild Wild Wet
- Downtown East



WORK

- Changi Business Park
- Changi International Logispark (North)
- Loyang Industrial Park



TRANSPORT

- Bayshore MRT (U/C)
- Bedok MRT
- Bedok Reservoir MRT
- Bedok North MRT
- Bedok South MRT (U/C)
- Changi Airport MRT
- Expo MRT
- Kembangan MRT
- Loyang MRT (U/C)
- Marine Terrace MRT (U/C)
- Pasir Ris East MRT (U/C)
- Pasir Ris MRT
- Siglap MRT (U/C)
- Simei MRT
- Sungei Bedok MRT (U/C)
- Tampines MRT
- Tampines East MRT
- Tampines North MRT (U/C)
- Tampines West MRT
- Tanah Merah MRT
- Upper Changi MRT
- Xilin MRT (U/C)
- East Coast Parkway (ECP)
- Pan Island Expressway (PIE)
- Tampines Expressway (TPE)
- Changi Point Ferry Terminal
- Loyang Jetty
- Pulau Ubin Jetty
- Tanah Merah Ferry Terminal



AIRPORT

- Changi Airport



HEALTH

- Changi General Hospital



FOOD

- Changi Village Hawker Centre
- East Coast Lagoon Food Village
- Smith Marine





THERE'S NOTHING
LIKE STAYING
AT HOME
FOR REAL COMFORT.



LIVING WELL IS ALL IN THE DETAILS



Choose from a selection of one- to five-bedroom apartments spread across the estate. Each apartment block is surrounded by extensive greenery, allowing you to experience the simple pleasures of slow living every day.

Inside your home, discover touches inspired by nature. Every apartment is tastefully appointed with elegant finishes and fittings that reflect the estate's natural textures. From sophisticated glazed tiles, quality timber floors to fine marble, it's these subtle details that turn a home into a place of respite. For those who like to cook up a storm, the kitchen is outfitted with a suite of sleek appliances from Bosch.

YOUR
RESTFUL ABODE



Discover natural luxury in a home designed to complement and elevate your lifestyle. In addition to the airy, spacious bedrooms, luxuriate in bathrooms equipped with stylish, quality fittings from Duravit and Hansgrohe.

A HOME THAT PAMPERS AND PLEASES

No expense has been spared to create a home that takes care of all your needs, so you'll have more time to live and play. An E-Concierge is at your beck and call, always ready to assist you in controlling your home, booking residential services or even arranging external services.

SMART HOME PERFECT HOME



Digital Lock

- Lock & unlock door via fingerprint, PIN number, mobile app & key
- Fire emergency alert



Smart Home Hub

- Control center of your smart home system



Air-Con Control

- Control temperature via mobile app
- Pre-cool your home



Smoke Detector

- Real-time alarm
- Fire safety features

Optional

- Smart Door Bell • IP Camera • Window/Door Sensor • Lighting Control • Motion Sensor • Smart Curtain

SMART COMMUNITY PERFECT COMMUNITY



Prime
Neighbourhood



Facility
Booking At
Your Fingertips



Management
Feedback



Group
Communication
Within Community



Visitor
Management
System

RETAIL & REWARDS MORE TO EXPLORE



Smart Retail

- Exclusive services & promotions via app
- Perks & privileges



Smart Rewards

- Multi mall rewards program via app
- Redeem exclusive deals & benefits

NEVER MISS A DELIVERY

With the Smart Parcel Station, say goodbye to the inconvenience of having to reschedule a delivery or an extra trip to the post office.

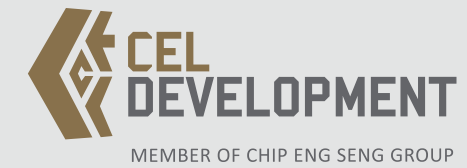


READY, SET, RIDE

Enjoy the convenience of a bicycle maintenance hub right at your doorstep that provides a place to fix or hose off your bike or personal mobility device after a long day of adventuring at Pulau Ubin or cycling around the neighbouring park connectors.



AWARD WINNING DEVELOPER



Artist's Impression



Artist's Impression



Artist's Impression

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

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

With a strong synthesis of youth and experience in our ranks, we are able to leverage on these expertise as a Group to continually push benchmarks in construction and quality, much akin to our corporate vision.

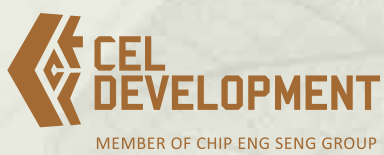
CEL's vision: "To be a leading multi-discipline property development company of choice, one that is synonymous with creating quality homes with outstanding build quality and investment value, thereby creating sustainable value to its shareholders and customers and being a socially responsible corporate 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 Real Estate Development Pte. Ltd. (UEN: 200408555N) • Housing Developer's Licence No: C1325 • Tenure of Land: Estate in Perpetuity • Encumbrances on the Land: Caveat(s) / Mortgage(s) in favour of Oversea-Chinese Banking Corporation Limited • Expected Date of Vacant Possession: 04 June 2023 • Expected Date of Legal Completion: 04 June 2026 • Location: Lots 1146A & 1147K of Mukim 31 at Jalan Mariam/Upper Changi Road North

Disclaimer: While every reasonable care has been taken in preparing this brochure, the specifications and the attached plans, and in constructing the sales models and show-flats, the Developer and its agents shall not be held responsible for any inaccuracies or omissions. All statements, specifications, information, depictions and plans in the brochure are believed to be accurate at the time of publication but shall not be regarded or relied upon as statements or representations of fact. All information, specifications and plans are subject to change/amendments as may be required and/or approved by the Developer and/or the building authorities and other relevant authorities and do not form part of an offer or contract. Visual representations, illustrations, photographs, graphic representations, sales models, show-flat displays, pictures and other art renderings are only artist's impressions of the development and are not to be regarded or relied upon as statements and representations of fact. Photographs for images contained in the brochure do not necessarily represent as-built standard specifications. All areas are approximate measurements only and are subject to final survey. The property is subject to final inspection by the relevant authorities to comply with current codes of practice. The sale and purchase agreement shall form the entire agreement between the Developer and the purchaser and shall supersede all statements, representations or promises made prior to the signing of the sale and purchase agreement and shall in no way be modified by and such statements, representations or promises made.

Date of print: MAY 2019



MEMBER OF CHIP ENG SENG GROUP