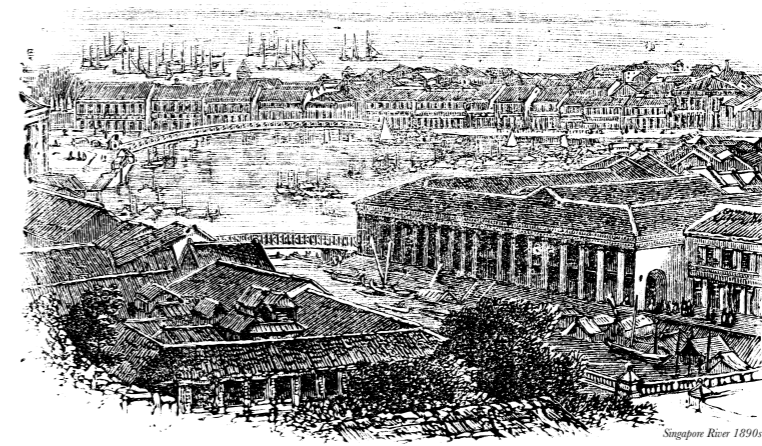




Park  
Colonial



*Heritage of the past.*



*Grandeur of the future.*

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Park Colonial. Colonial Inspired Modern Living.

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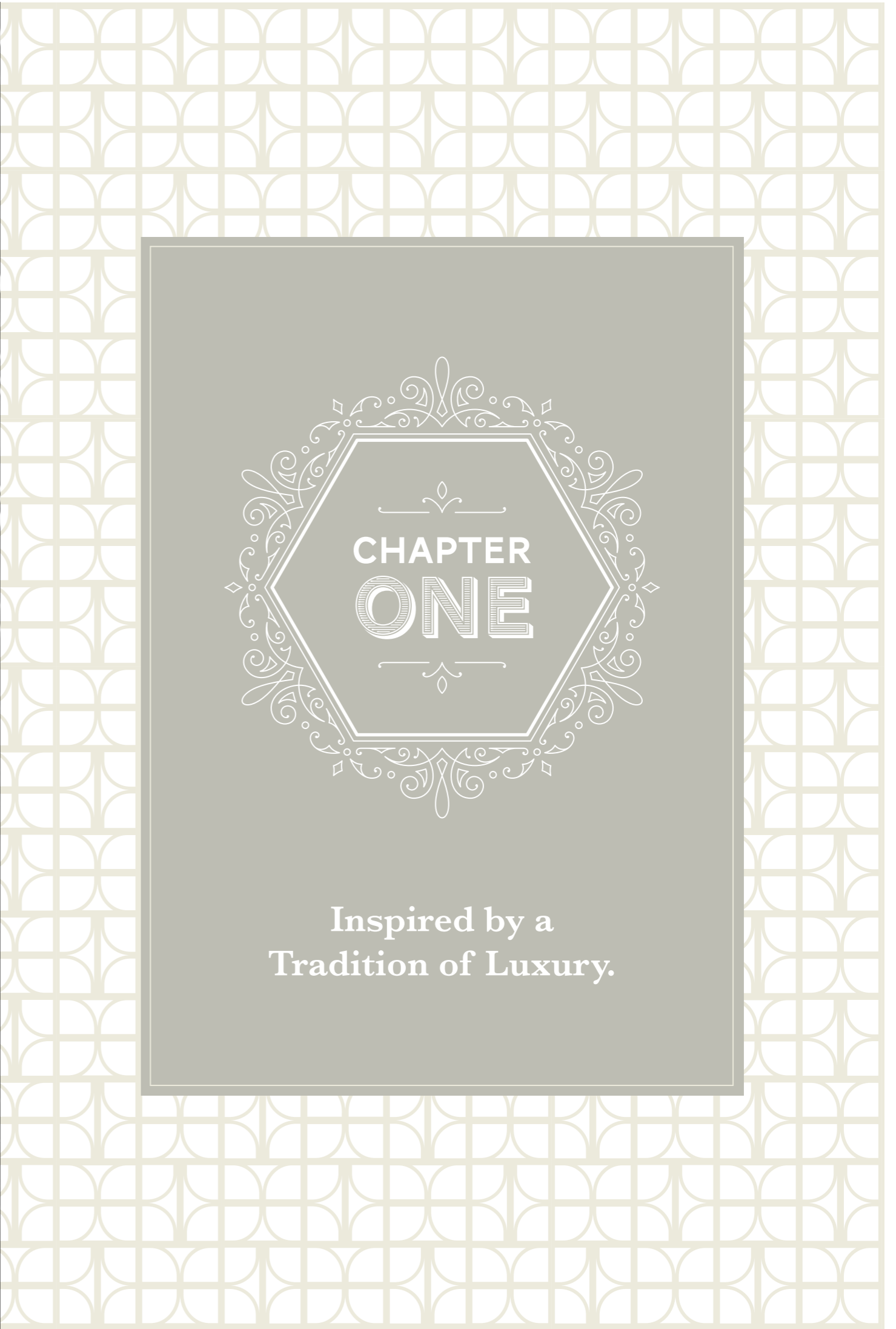
## FOREWORD

**Park Colonial.**  
**Colonial inspired modern living.**

Step into a world that lets you embrace a time of grandeur, adventure, and splendour. Indulge in modern living that is distinctively contemporary in detail and carefully curated with the finest in materials and textures.

From elegant, lavish interiors to lush, vast luxuriously landscaped grounds, to the very best of services, we present to you a home beyond every expectation. This is living that embraces the past while looking to the future.

Living that embraces glorious contrasts to celebrate the finest in both the historic as well as the modern.



CHAPTER  
ONE

Inspired by a  
Tradition of Luxury.



This was an age of discovery and an age of exploration. Where extraordinary new worlds were being discovered - new spices, new treasures, new and exotic species were being unveiled to a wondering western world. It was also an era that celebrated all things elegant, stylish and sophisticated.

## **THE COLONIAL LIFE**

The colonial masters had the privilege of living in extravagant mansions with vast retinues of bearers, butlers, cooks and punkah-wallahs. They held elegant tea parties on rolling lawns and created manicured, tropical gardens in competition with their contemporaries. The houses were designed to be open to the elements, with wide porticos, stately drop-offs and vaulting ceilings.

## WOODLEIGH

An estate steeped  
in rich heritage.

Through the 1800s to early 1900s, the British and other colonials in Singapore created lavish villas, better known as Bungalows, all over the island. These were built for civil servants, businessmen, high-ranking officials and plantation owners. To this day, several of these 'Black-and-White' bungalows still remain, a testament to the country's rich colonial past. Such charming houses still dot the landscape in Woodleigh and are known for their distinctive use of white-washed walls, their sprawling grounds and dark timber woodwork.





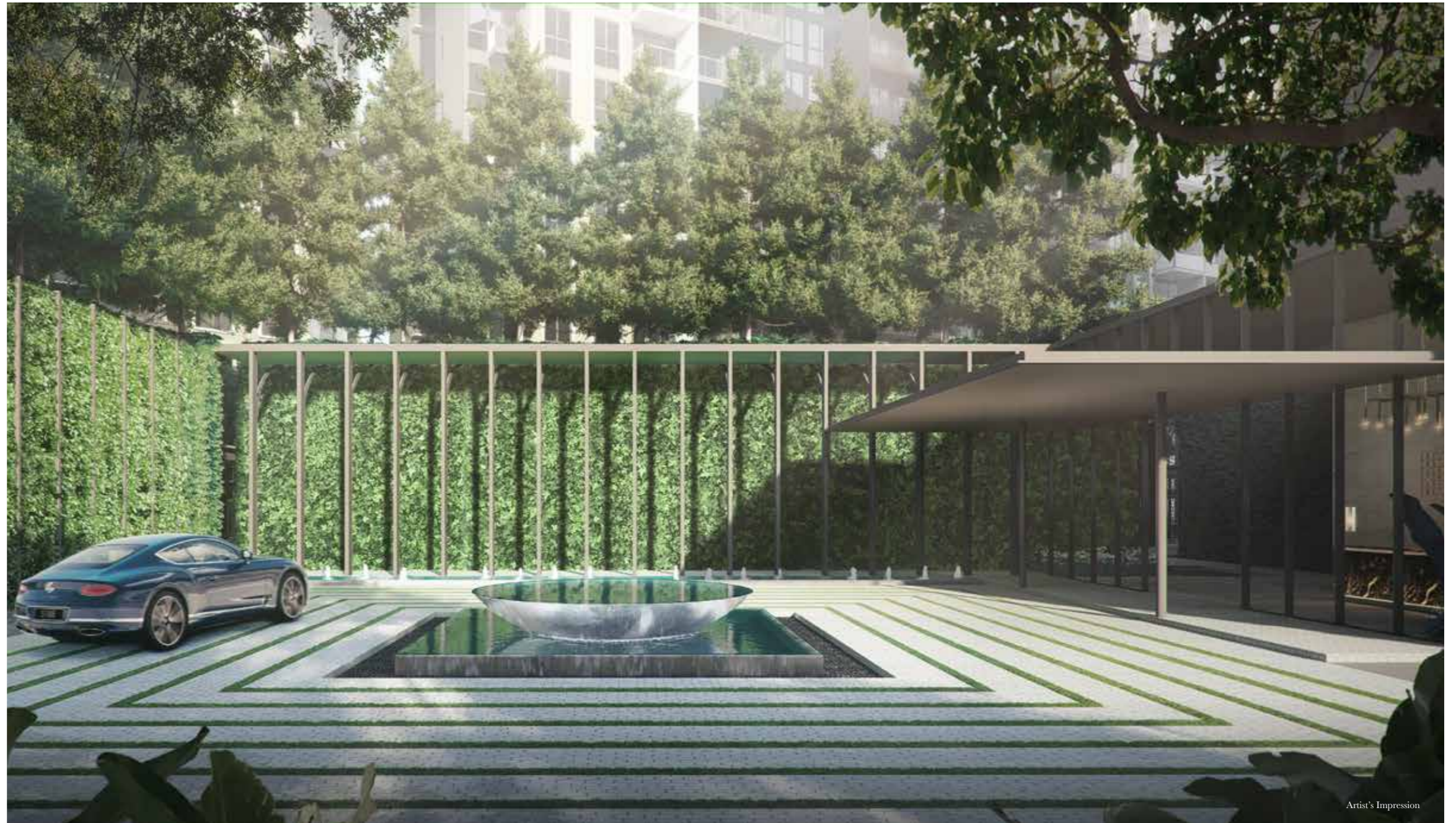
CHAPTER  
TWO

Celebrate the  
Grandeur of Arrival.



An important part of the experience when visiting a colonial bungalow was the impressive sense of arrival. Here they would typically be received by a doorman in fine livery who would assist the ladies and gentlemen with disembarking and guide them through the main doors of the home to the reception parlour.

It is an experience that has informed the impressive arrival lobby and drop-off at Park Colonial which is designed to welcome your guests into your home here with the same sense of ceremony and courtesy.



Artist's Impression



Fine living always find its true place among the delights of nature. The beauty of floral colours, set like sparkling jewels among the flourishing lushness of textured foliage is an enduring delight at Park Colonial.

## A LAVISH GARDEN OF PICTURESQUE POSSIBILITIES

Entertaining guests will be a pleasure with the expansive outdoor courtyard where one can find a charming English Breakfast House. Spend a lazy afternoon reading in the alcoves of the Tea Garden.

And delight your senses with the multifarious scents at the Floral Sanctuary. This is a life of pure enchantment.





CHAPTER  
**THREE**

Indulgences to  
Cosset and Vitalise.



Artist's Impression

## Immerse in endless pleasure.



During the colonial times, swimming and other sports were favourite pastimes of colonials. These activities played an important role since it helped fill the idle hours of colonials who had to wait for months for news of home. It was very much a luxury and was reserved only for the privileged few.





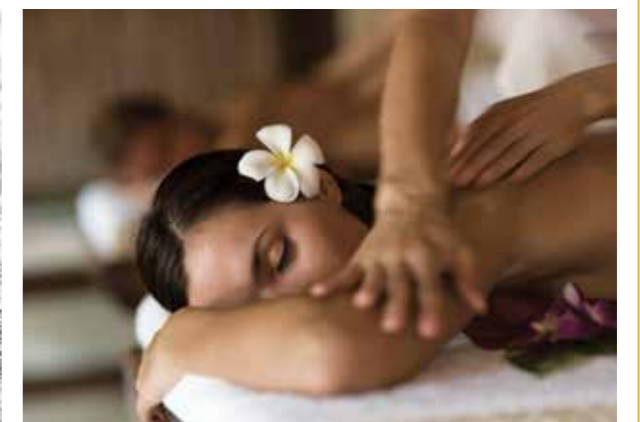


Luxuriate in The Colonial Club, the crown jewel of the development. This iconic 10-metre high, glass-clad clubhouse is the epitome of modern elegance. Truly, a masterful work of art and an exclusive area for you to host the many memorable functions to come.





An exciting adventure awaits your kids as they enjoy fun-filled activities in the Kids Playhouse, Kids Water Play and Adventure Park. It is a unique and playful world where many fun possibilities abound.



Entertain friends and family amidst nature at the Waterfall Lounge. Soothe your senses at the Waterfall Massage Pool as you get an invigorating massage. This is your retreat that allows you to escape and relax completely.



CHAPTER  
FOUR

A Lush, Verdant  
Sanctuary of Pleasure.



## A paradise of inspiration.



Bountiful green enclaves like gardens and parks are an important part of the Colonial experience. These public and expansive spaces were perfect for intimate picnics, where one can hear the melodious chirping of birds from a distance and the delightful scented breezes that spread happiness on a Sunday afternoon.



Artist's Impression

Step into your own island paradise as you make your way towards the Island Pool and Island Deck. Find absolute relaxation at the Sensory Spa Pavilion. Take a leisurely stroll down the Colonial Boulevard and feel one with nature. Be refreshed at each step of the unique Tranquil Waterway. Experience so much more than the usual here.



EVERY NOTE PERFECT,  
LIKE AN EXQUISITE SYMPHONY





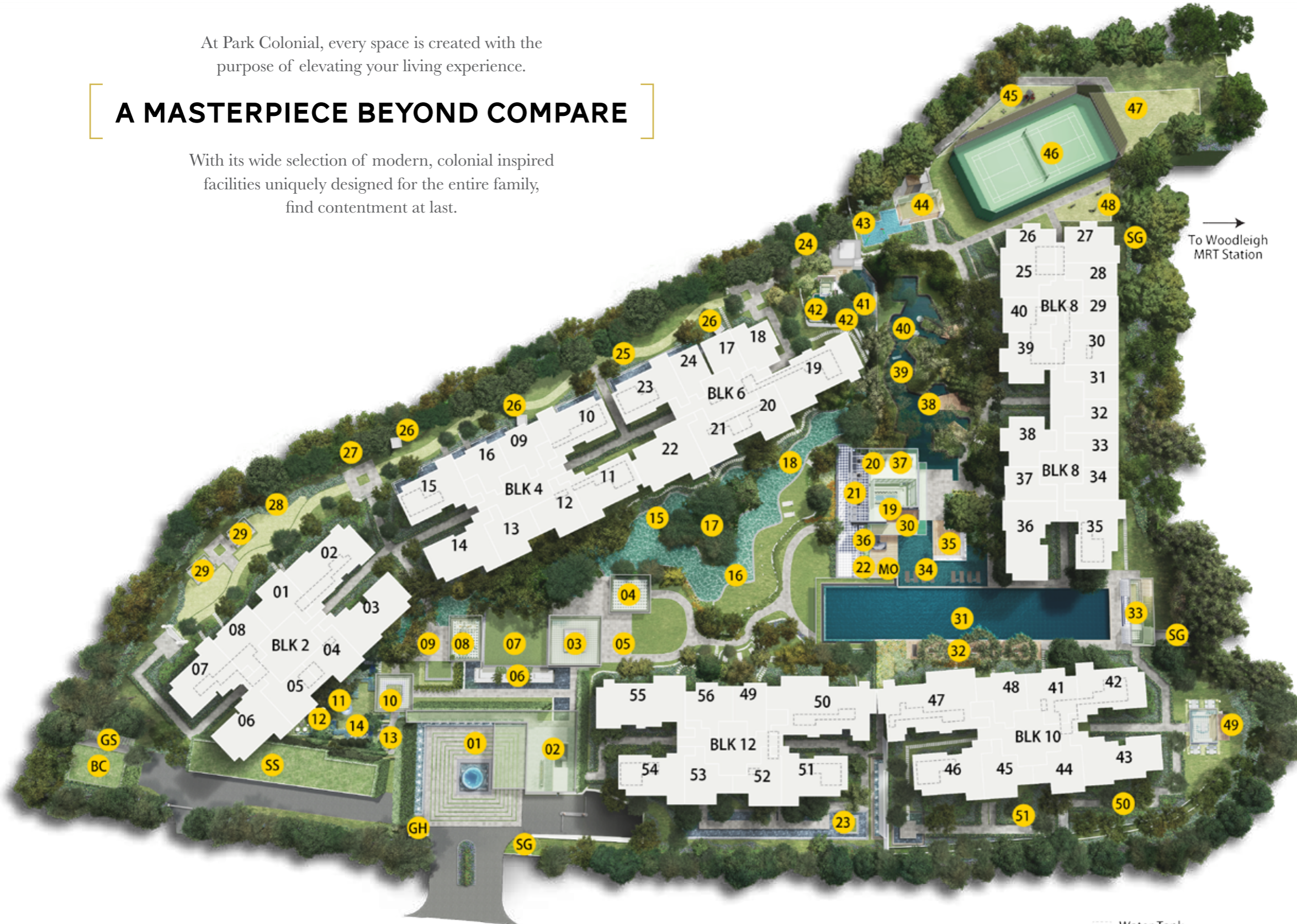
# Site Plan



At Park Colonial, every space is created with the purpose of elevating your living experience.

## A MASTERPIECE BEYOND COMPARE

With its wide selection of modern, colonial inspired facilities uniquely designed for the entire family, find contentment at last.



To Woodleigh MRT Station

Water Tank

- 01 Colonial Square
- 02 The Great Hall
- 03 Heritage Hall
- 04 Lagoon Dining House
- 05 Lagoon Lounge
- 06 Water Patio
- 07 The Courtyard
- 08 English Breakfast House
- 09 Breakfast Terrace
- 10 Floral Hall
- 11 Floral Sanctuary
- 12 Green Nook
- 13 Tea Garden
- 14 Checkmate
- 15 Massage Pool
- 16 Aqua Foot Reflexology
- 17 Island Deck
- 18 Island Pool
- 19 The Colonial Club
- 20 The Grand Venue
- 21 Alfresco Dining Terrace
- 22 Multi-purpose Rooms
- 23 Waterfall Lounge
- 24 Foot Reflexology Alcove
- 25 Colonial Boulevard
- 26 Lodge Cabanas
- 27 Swing Garden
- 28 Putting Green
- 29 Boulevard Gourmet House
- 30 Changing Room
- 31 Cantilevered Lap Pool
- 32 Sun Deck
- 33 Pool-side Bar
- 34 Lounging Deck
- 35 Sunken Lounge
- 36 Observation Deck
- 37 Gymnasium
- 38 Water Hammocks
- 39 Waterbeds
- 40 Tranquil Waterway
- 41 Waterfall Massage Pool
- 42 Sensory Spa Pavilions
- 43 Kids Water Play
- 44 Kids Playhouse
- 45 Adventure Park
- 46 Tennis Court
- 47 Pets Park
- 48 Fitness Park
- 49 The Grill House
- 50 Herb Garden
- 51 Meditation Lawn
- MO Management Office
- GH Guard House
- BC Bin Centre
- SS Substation
- SG Side Gate
- GS Genset



Revel amidst the vast and lush colonial-inspired landscaping, for your own unique pleasure at Park Colonial.

## EXPERIENCE THE EXTRAORDINARY

Discover within this distinctive landscaping, two impressive layers of luxury - wherein every layer offers an abundance of rich experiences. Prepare to be inspired.







CHAPTER  
FIVE

A Bespoke World  
Beyond Luxury.



**An aesthetic  
of nobility and  
craftsmanship.**



Colonial homes were carefully created to provide a sanctuary from the elements of the tropics.

Overhangs and eaves were predominant in the architecture, which provided shelter from the sun and allowed free passage of the winds. Interior spaces were notably spacious and decorated with ornate fittings, exquisite finishes and a fine attention to detail.



Artist's Impression





Artist's Impression

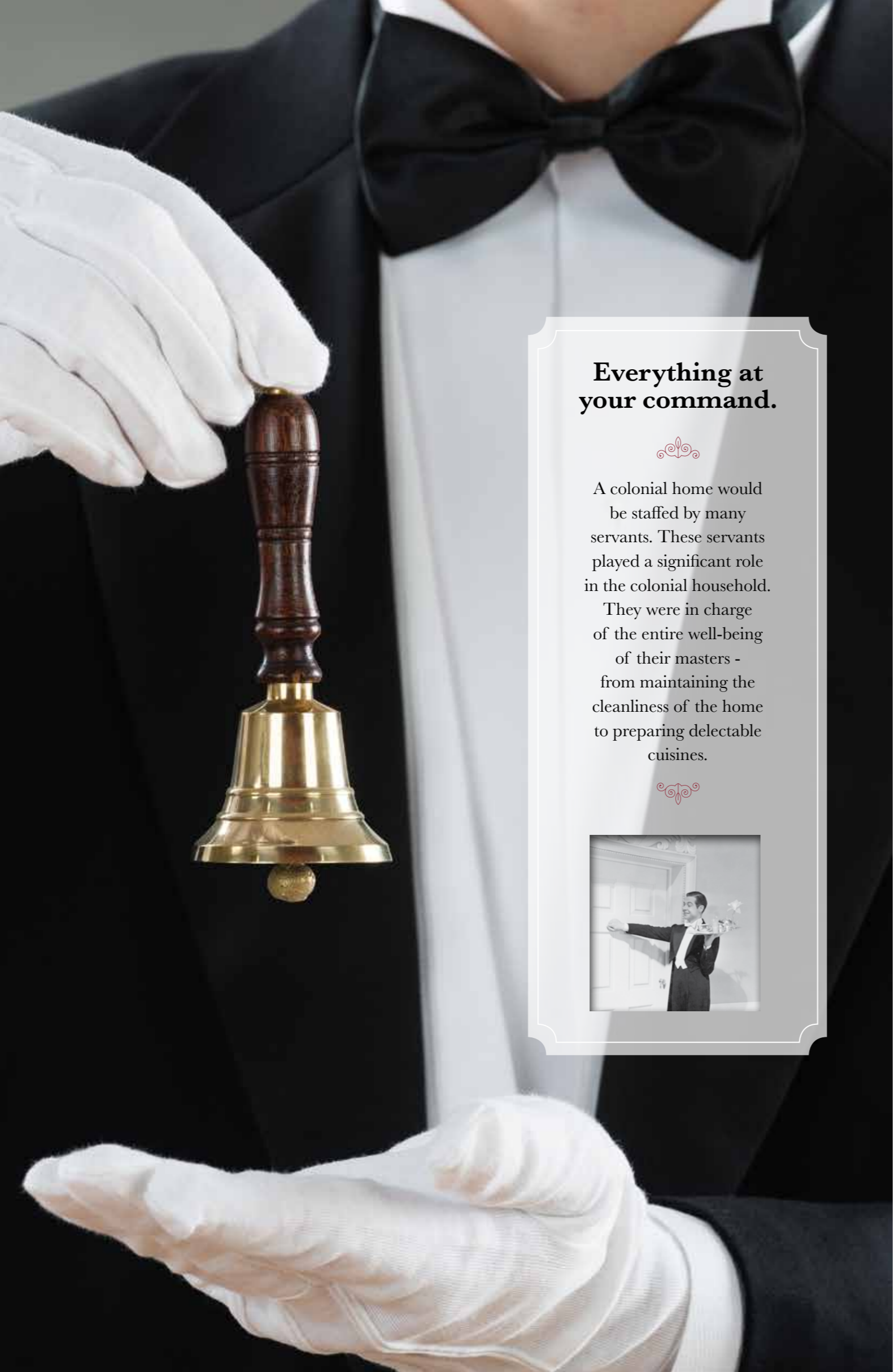
At Park Colonial, discover space like never before. Each home is thoughtfully created to complement your distinctive taste and cater to your every need, making use of only the finest fittings and finishes.

## A HOME OF STYLE AND COMFORT

Grained timber, smooth stone, polished marble, brushed metal and finely glazed tiles are used to create textures of richness.



Artist's Impression



### Everything at your command.



A colonial home would be staffed by many servants. These servants played a significant role in the colonial household.

They were in charge of the entire well-being of their masters - from maintaining the cleanliness of the home to preparing delectable cuisines.



Revel in a range of convenient, personal concierge services for your pleasure such as laundry, home cleaning, pet grooming, down to handyman services and more. A Smart Parcel Station is also provided to allow residents to enjoy easy collection of parcels. From now on, have more time for life at Park Colonial.

## DELIVERING BEYOND YOUR EVERYDAY NEEDS

Delight in a home that holistically takes care of all your needs and so much more. Every luxurious home in Park Colonial comes with a Smart Home Gateway that enhances and compliments your distinctive lifestyle. Now you can take pleasure in the flexibility of controlling your home remotely, the convenience of booking residential services online and enjoying great deals on services.

### GIVING YOU MORE THAN JUST PEACE OF MIND



Voice control assist



Digital lock



Advanced visitors registration system

### PROVIDING OVER AND ABOVE SMART HOME SOLUTIONS



Instant booking and confirmation of facilities and services



Intercom call to allow access to the lobby



Phone access controlled common facilities

### ENHANCING YOUR LIFESTYLE TO THE NEXT LEVEL



Receive daily reads and guides



Get special deals and discounts via iPlus apps



Enjoy a selection of convenient lifestyle services

### ADD-ON FEATURES



Remote aircon control



Remote lighting control



Motorised blinds system

Remote Door Sensor • Remote Window Sensor  
Energy Management System • Panic/Emergency Button



CHAPTER  
SIX

A Map Connected  
to Perfection.



Woodleigh MRT



Connectivity to CTE and PIE



Serangoon MRT



Woodleigh Park



Singapore Island Country Club



MacRitchie Reservoir

Enjoy the best of connectivity with Woodleigh MRT (NEL) at your doorstep and Serangoon MRT (NEL/CCL) interchange station just one stop away.

## A WELL-CONNECTED ADDRESS OF DISTINCTION

Be spoilt for choice by the many prestigious schools within the vicinity such as St. Andrew's Village (Primary, Secondary and Junior College), Maris Stella High School (Primary and Secondary) and Stamford American International School.

When it comes to leisure, the Singapore Island Country Club and Woodleigh Park are all within the vicinity. For nature enthusiasts, cycle or jog along the Kallang Park Connector that links Bishan-Ang Mo Kio Park to Kallang Riverside Park.

## DISCOVER THE ART OF LEISURE

Indulge in a wide selection of fun shopping and dining possibilities such as NEX, Chomp Chomp, myVillage @ Serangoon Gardens, Clarke Quay and Plaza Singapura. At Park Colonial, experience convenience like never before.



Stamford American International School



Maris Stella High School



St Andrew's Village



NEX Shopping Mall



Clarke Quay





**Park Colonial**

**BISHAN**

**SERANGOON**

**WOODLEIGH**

**BIDADARI NEW TOWN**

**TOA PAYOH**

**NOVENA**

**NEWTON**

**ORCHARD**

**DHOBY GHAUT**

**FARER PARK**

**LITTLE INDIA**

**ROCHOR**

**BENCOOLEN**

**BUGIS**

**GEYLANG BAHRU**

**BOON KENG**

**BENDEMEER**

**LAVENDER**

**JALAN BESAR**

**KALLANG**

**NATIONAL STADIUM**

**KALLANG WAVE MALL**

**SINGAPORE SPORTS HUB**

**STADIUM**

**MATTAR**

**MACPHERSON**

**PAYA LEBAR**

**PAYA LEBAR**

**ALJUNIED**

**DAKOTA**

**MOUNTBATTEN**

**TO CHANGI AIRPORT**

0 100m 300m 500m 700m 1km





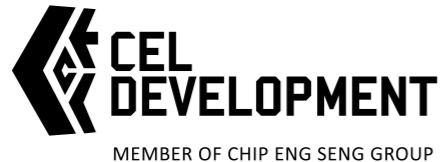
**ABOUT THE  
DEVELOPERS**



**AWARD-WINNING  
TRACK RECORD**

The latest joint venture of CEL Development Private Limited, Heeton Holdings Limited and KSH Holdings Limited has been awarded the Asia Property Award for Best Condo Development and Best Condo Landscape Architectural Design in 2017 for High Park Residences, one of the most prestigious awards in international real estate.





## A Trusted Developer

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.



## Developing Well-Designed Homes

Heeton Holdings Limited is a real estate conglomerate focused on property development, investment and management. Established in 1976, the company was listed on the Singapore Exchange in September 2003, and has since extended its business frontiers beyond Singapore to Thailand, Australia, Japan, Malaysia, Vietnam and the United Kingdom.

As a boutique property developer, Heeton enjoys a reputation for distinctive and high quality developments in the choicest districts of some of the world's major cities including Singapore, London and Bangkok. Heeton has also formed strong partnerships with other established real estate groups to develop properties locally and internationally.

Heeton's growth in the property industry is underpinned by a stable real estate portfolio that includes commercial properties (shopping malls and serviced offices) and hotels. The Group is currently exploring further acquisitions.

Heeton entered the hospitality sector in 2011 with the acquisition of the Mercure Hotel Pattaya, Thailand. Following an aggressive expansion programme the company's hotel portfolio has now increased to eight properties world-wide, as of December 2017. Developing the hotel division will be a key priority for Heeton, with the objective of becoming a prominent player on the international hospitality stage.



## Delivering Quality Residences

KSH Holdings Limited ("KSH" or the "Group") is a well established Construction, Property Development and Property Investment Group incorporated in 1979 and listed on the Mainboard of the SGX-ST since February 8, 2007. Over the years, the Group has built a strong track record for developing numerous residential, commercial and mixed-use properties within Singapore and across Asia-Pacific including luxurious condominiums Lincoln Suites and Cityscape @ Farrer Park in Singapore, and mixed-use developments like Tianjin Riverfront Square, and Liang Jing Ming Ju in China. KSH and its partners are currently developing a satellite city nearby Beijing, Gaobeidian New Town, earmarked by the Chinese government for development.

KSH is also able to reap synergies from its core construction capabilities where it has been awarded the highest A1 grade under BCA CW01 for public construction projects and A2 under the BCA CW02 for civil engineering. With this accreditation, the Group has maintained an impressive track-record for constructing several landmark projects including Far East Square, Fullerton Bay Hotel, the National University of Singapore (NUS) University Town's Education Resource Centre and NUS' residential colleges - The Cinnamon and The Tembusu. KSH has all also completed many residential construction projects in Singapore including Ardmore Three, Centennia Suites and The Boutiq.



Name of Developer : CEL Unique Development Pte. Ltd. (UEN: 201716188H) • Housing Developer's Licence No: C1250 • Tenure of Land: Remainder of leasehold estate of 99 years commencing on 11 October 2017 • Encumbrances on the Land: Caveat(s) / Mortgage(s) in favour of Oversea-Chinese Banking Corporation Limited • Expected Date of Vacant Possession: 13 July 2022 • Expected Date of Legal Completion: 13 July 2025 • Location: Lot 10815X of Mukim 17, Woodleigh Lane

While every reasonable care has been taken in preparing this brochure, the specifications and the attached plans, and in constructing the sales models and showflats, 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, showflat 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.

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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 any such statements, representations or promises made.