



THE  
*Garden*  
RESIDENCES

YOUR HOME  
IN THE GARDENS

JOINTLY DEVELOPED BY





TO PLANT  
A GARDEN,  
IS TO BELIEVE  
IN TOMORROW

*Audrey Hepburn*

THE  
*Garden*  
RESIDENCES

Home is where your story begins. Where you choose to live, is equally as important as what your lifestyle will be when you are living there.

*The Garden Residences*, overlooking one of Singapore's best known and much-loved neighbourhoods, Serangoon Gardens, presents a life that has been built on these fundamentals.

**Location**, one that surrounds you with lifestyle, shopping and F&B establishments. **Connections**, with a transport network that takes you anywhere you need to be in minutes. **Education**, because the pursuit of learning at any age should never be undervalued. **Architecture**, in creating a home that stands the test of time and draws inspiration from the gardens outside, to create a life that's well-lived inside.

A home is more than just a roof over your head, it holds a lifetime of memories. Where growth and wellness are integrated to create an energised, holistic environment for you and your loved ones.

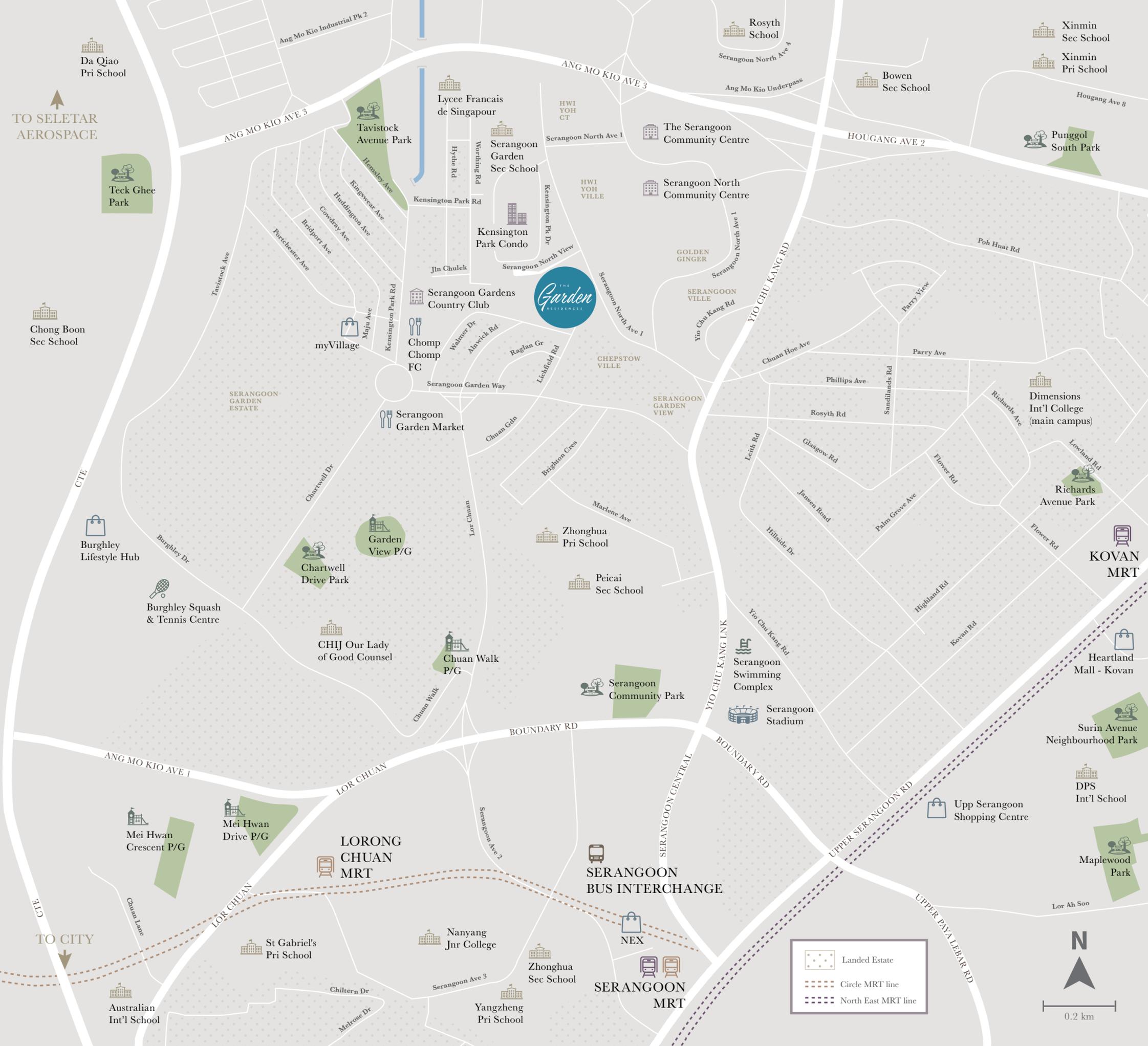
There is no better investment than in your family or yourself, and no better place to put down your roots.

**THE GARDEN RESIDENCES.**



*Inspired by the gardens,  
designed for your  
wellness and wellbeing*





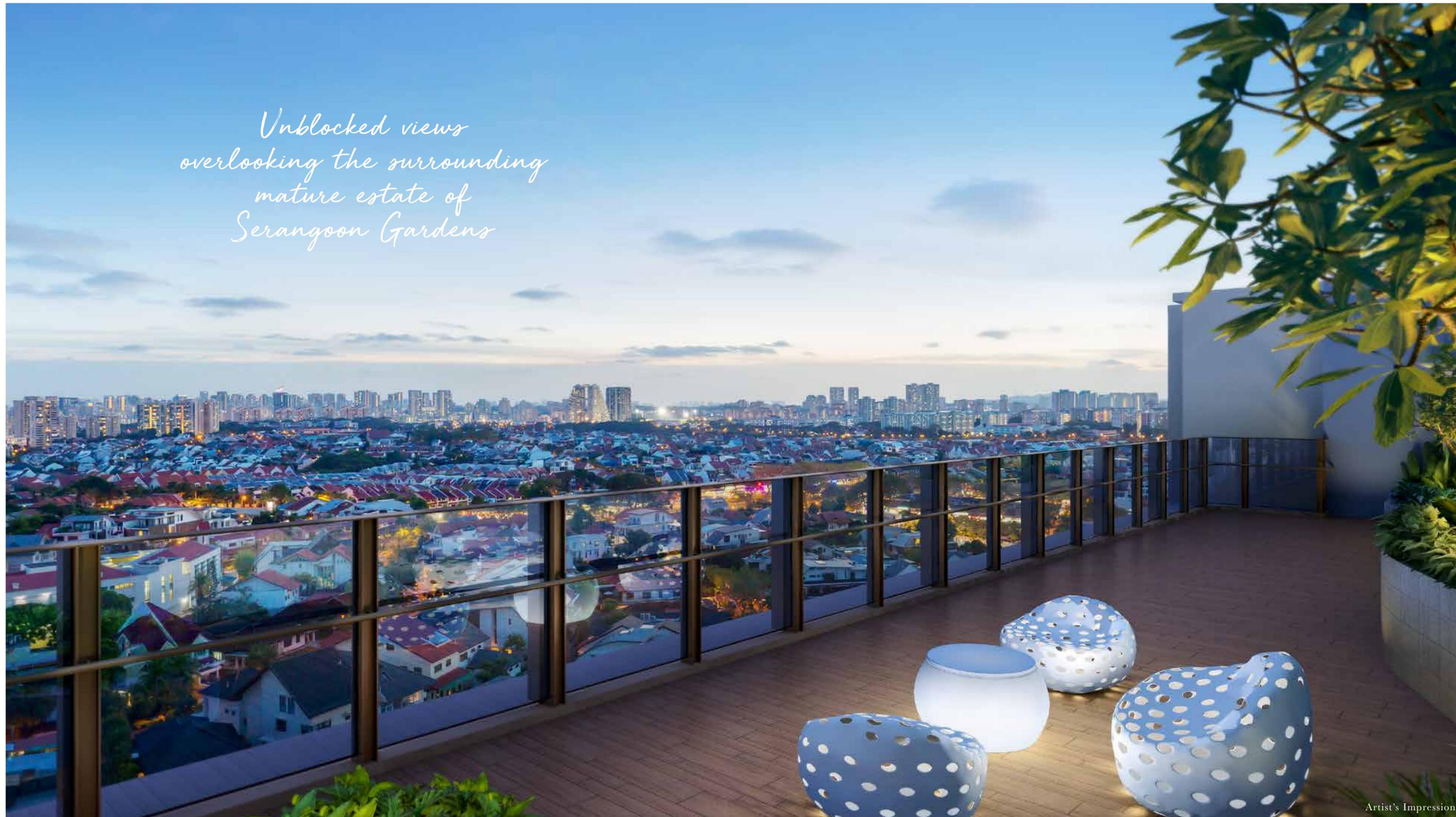
## CONNECTING YOU TO ALL THE ESSENTIALS OF LIFE



A short stroll to Serangoon Gardens, you can also connect and travel seamlessly with the CTE and PIE mere minutes away. And with a free\* shuttle service to and from Serangoon MRT Station, the downtown and city are all easily within reach.

\*Available for the first year

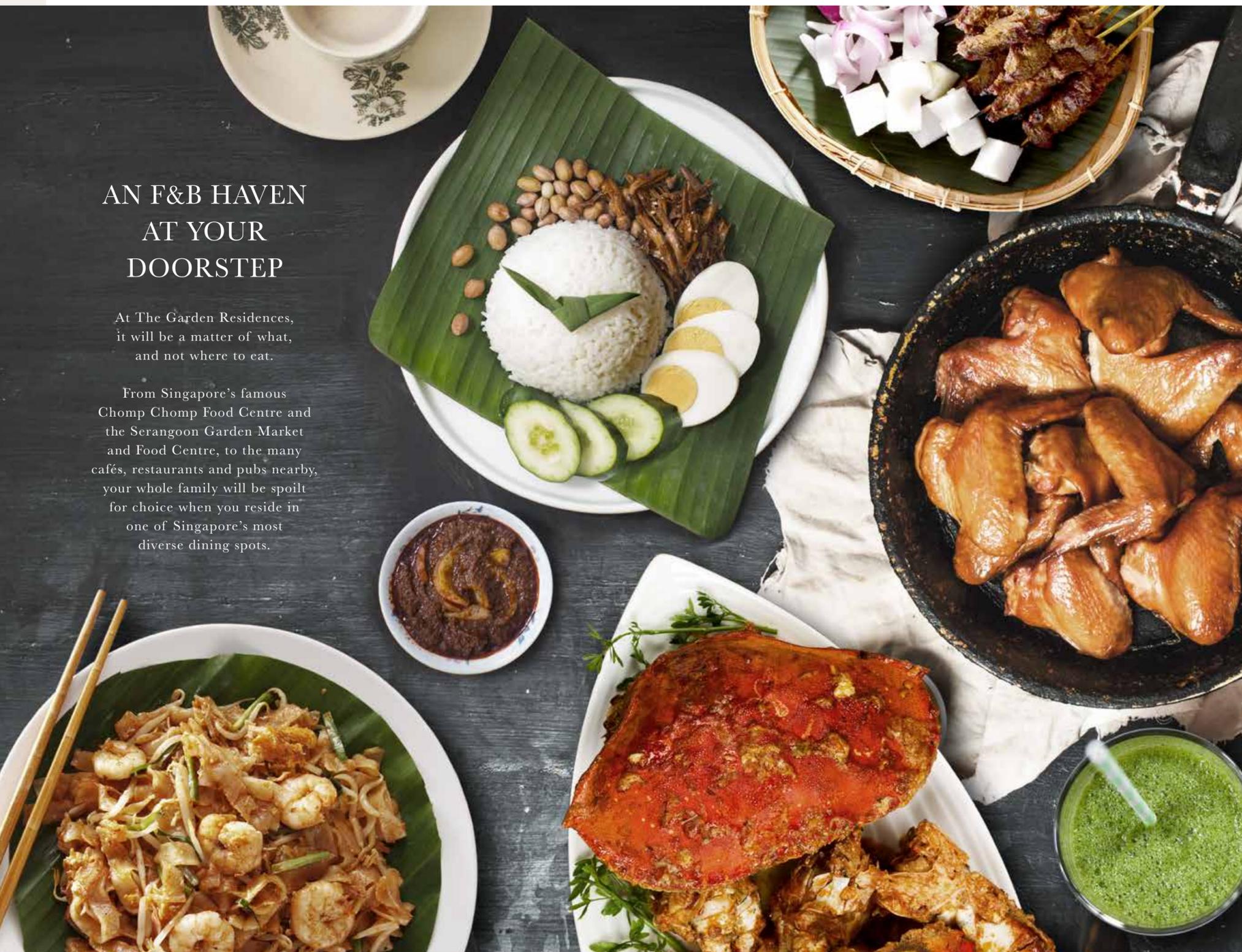
*Unblocked views  
overlooking the surrounding  
mature estate of  
Serangoon Gardens*



## AN F&B HAVEN AT YOUR DOORSTEP

At The Garden Residences,  
it will be a matter of what,  
and not where to eat.

From Singapore's famous  
Chomp Chomp Food Centre and  
the Serangoon Garden Market  
and Food Centre, to the many  
cafés, restaurants and pubs nearby,  
your whole family will be spoilt  
for choice when you reside in  
one of Singapore's most  
diverse dining spots.



## SERANGOON GARDENS – A NEIGHBOURHOOD OF SURPRISES

Diverse and unique, Serangoon Gardens is  
a treat for the senses with an eclectic selection  
of dining options in the neighbourhood.



### CAFÉS

- Get your caffeine fix at Insta-worthy cafes such as One Man Coffee and The Coffee Daily
- Have brunch with friends and family at Arbite, which serves up a delectable all-day breakfast menu and fusion cuisine
- There's always room for dessert! Choose from a wide range of ice creams and pastries at Oblong

### INTERNATIONAL FARE

- Feast on authentic Italian fare over at Ravello by Cesare Cantarella
- Satisfy your Japanese Ramen cravings at Hajime Tonkatsu & Ramen

### RK EATING HOUSE

Deserving of its own mention,  
the 24-hour RK Eating House is  
a landmark eatery in the area.

Highlights they are known for include:

- The ever-popular 5-litre Teh Tarik or Milo Tower – a fixture on every table, any day
- The enormous Tissue Prata, best tackled with a group of hungry friends

### SERANGOON MARKET AND FOOD CENTRE

- Enjoy British-inspired comfort food with a local twist at Lad & Dad
- Using only basmati rice and freshly-squeezed coconut milk and spices, Aliff Nasi Lemak is sure to have you back for more

### CHOMP CHOMP FOOD CENTRE, AN INSTITUTION IN ITSELF

- Go for a perennial local favourite, the fried oyster omelette, at Ang Mo Kio 409 Carrot Cake
- Satisfy your greatest supper cravings with Ah Hock Fried Hokkien Mee

## LIVE, LEARN, WORK AND PLAY

There's no better location to raise your family. Educational institutions such as Rosyth School and Lycee Francais De Singapour are all within 1km.

Spend quality time together on the weekends at Serangoon Gardens with a variety lifestyle establishments, or indulge in some retail therapy at the nearby NEX shopping mall. Work up a sweat at the Serangoon Stadium and Tavistock Avenue Park nearby or head to the Serangoon Gardens Country Club for a weekend brunch with family and friends.

It's no wonder that Serangoon Gardens has always been a popular residential enclave with its reputation for being a neighbourhood that offers connectivity, convenience and a strong community culture.



## FAMILY FUN FOR WEEKEND WARRIORS

Ease up and unwind on the weekends with exciting creative outlets for family fun.



### SERANGOON GARDENS

- Grab a canvas and paint what inspires you, or channel your child's creative energy with art lessons at the Art Speaks Studio
- Enjoy free movie screenings, film house festivals, local artistes' concerts and farmers' market events at myVillage.

### FOR PET LOVERS

Your fur kids will be well-taken care of, with a wide range of pet stores a short walk away.

- With over five stores within the vicinity, pampering your pet is easy. Simply take a short stroll to Animal Arts Academy, which offers grooming and spa services
- Or make new two- and four-legged friends over drinks at the pet-friendly Happy Daze Café

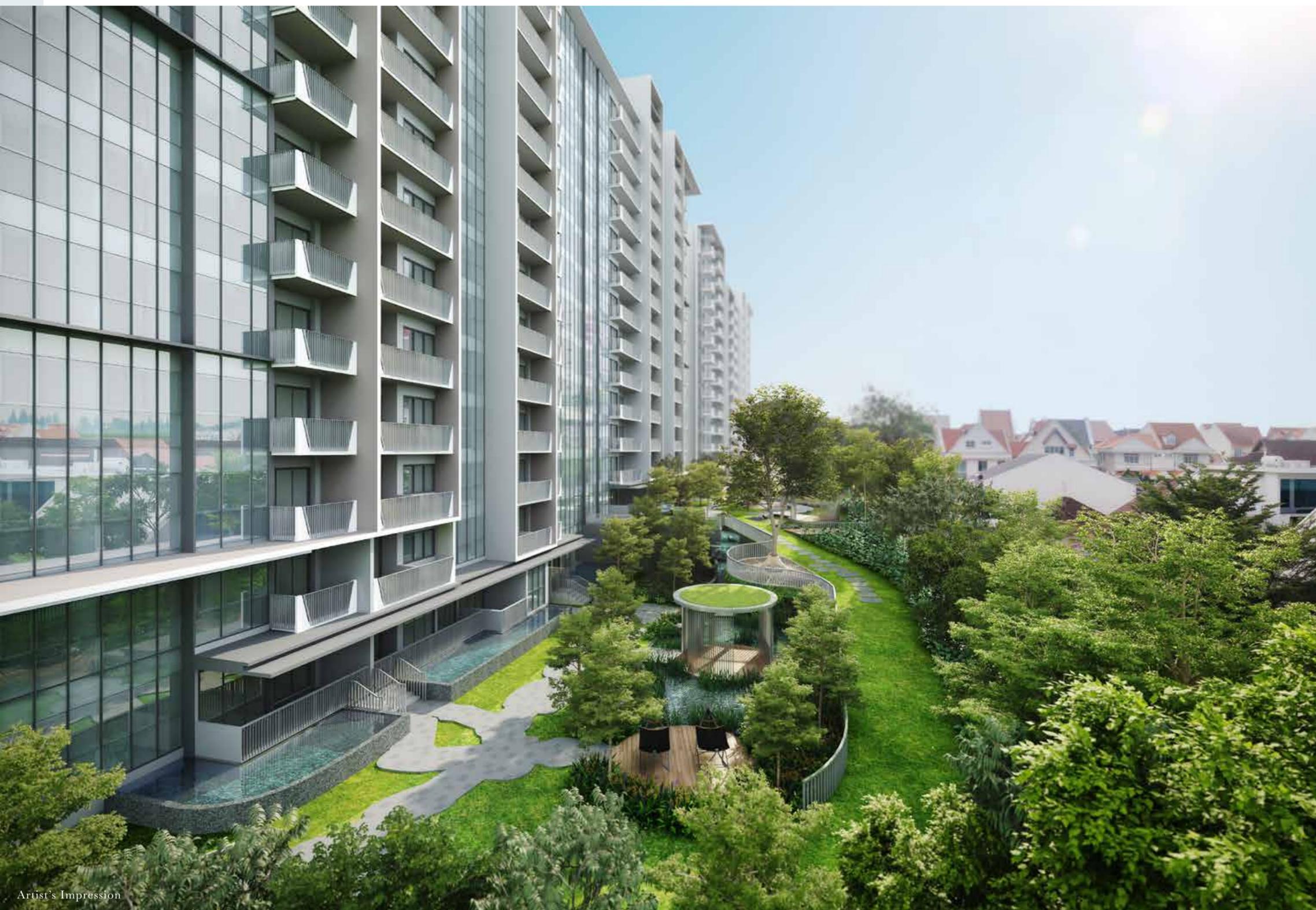
### NEX SHOPPING MALL

A short drive away, NEX Shopping Mall has something for the entire family.

- Have an exciting day out with your children at Kidzplay @ Skygarden, a rooftop playground with interactive equipment and even a water-themed section
- Even your four-legged friends will have a ball of a time, with the K9 Park @ Skygarden that's full of pet-friendly play equipment

*Be enveloped  
by gardens,  
from the moment  
you arrive*





IF YOU TRULY  
LOVE NATURE,  
YOU WILL FIND  
BEAUTY EVERYWHERE

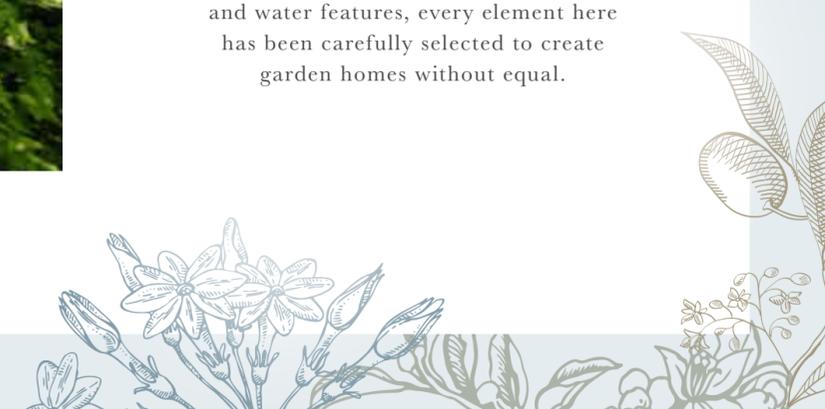
– Vincent van Gogh –



Inspired by the rustic charm of Serangoon Gardens, and borne from the vision to create homes set amidst beautiful gardens, The Garden Residences have been designed to give you a life in balance with nature and wellness.

Take a stroll on the scenic Boardwalk that showcases over 100 species of trees and plants, or spend time in the many themed pavilions that provide an idyllic, calming ambience that encourages relaxation.

From skylights that emulate sun rays seeping through forest canopies, planters and vertical posts that mimic trees in a lush garden, to sculpted landscaping and water features, every element here has been carefully selected to create garden homes without equal.





*An ecosystem  
for holistic living that  
offers both wellness  
and wellbeing*



At The Garden Residences, living well comes naturally. With a weighted mix of 55 exclusive facilities specially designed for physical invigoration and total relaxation, unwinding has never been easier.

Start your day on the right foot. Rejuvenate your senses in the Hydrotherapy Pavilion, or relax in our Floating Pods and Swim-Up Spa. Be transported to an idyllic resort as you soak stress away in our Garden Onsen, or experience total relaxation in the Tree Hammock.

With many unique themed facilities, even a simple stroll is a treat for the senses. Give your feet a refreshing massage at the Reflexology Garden, or enjoy a moment of centredness in the meditation pavilion – as you allow the sound of trickling streams to sooth your senses. Families will also enjoy the al-fresco facilities and Gourmet Kitchen for an inclusive, memorable time together.



## WHERE HEALTH IS TRULY WEALTH



Everything you need to keep fit is right at your doorstep. Take a dip in the 75m Swimming Pool, work out in the Aqua Gym, or enjoy the 24-Hour Gym overlooking the pool.

You can also work up a sweat at the outdoor 3G Fitness area, or take a jog along the scenic Boardwalk – Health is after all wealth and The Garden Residences provides a truly holistic environment for all its residents.

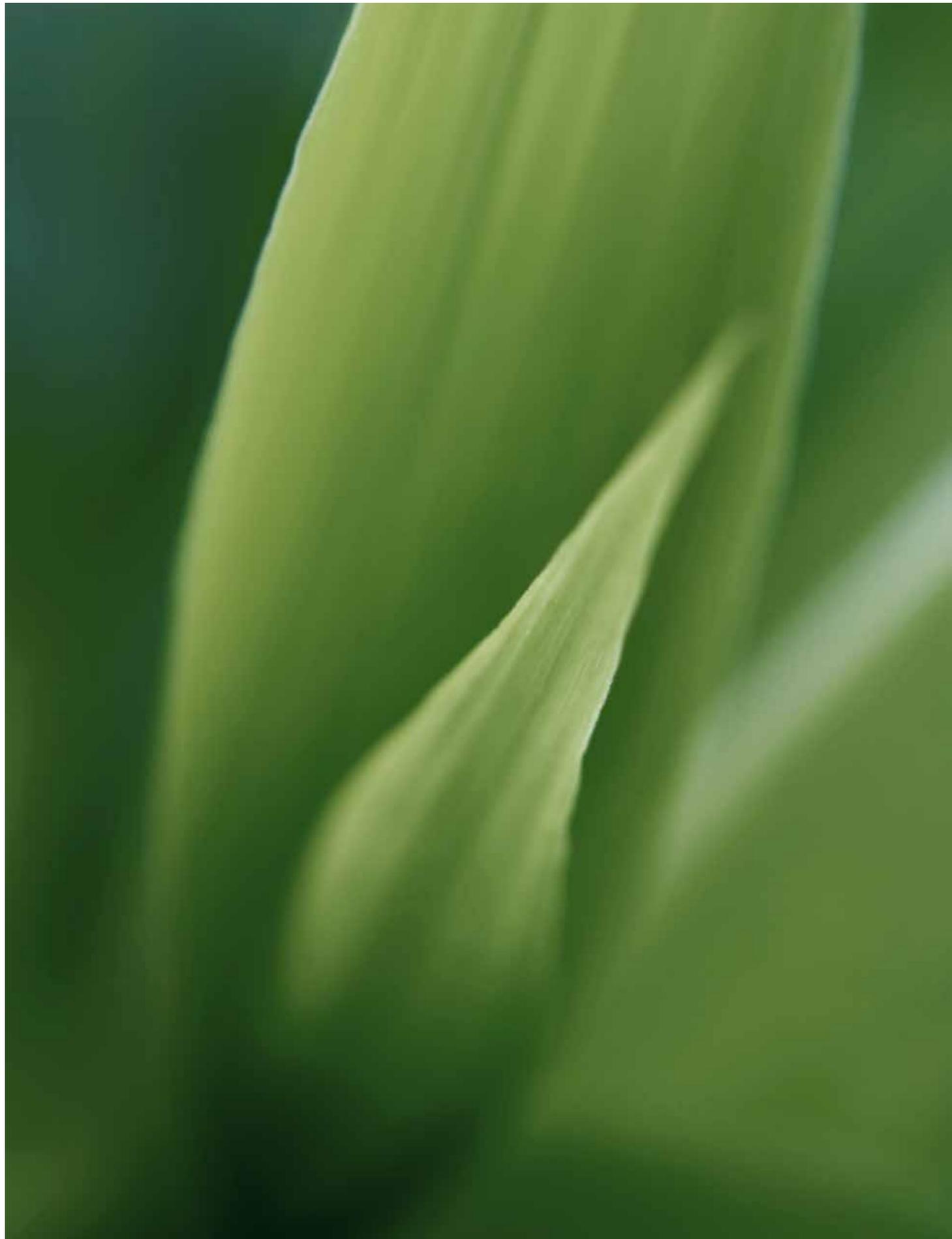


Artist's Impression



*Discover all that  
the gardens  
have to offer*





Attune your spirit with nature and oneself from the scenic Boardwalk. Stretching along the development, this walkway gives you perfect views of lush greenery inspired by the concept of hanging gardens, along with the many themed facilities within.

From Community Garden, Petscape and unique gardens, to the many pavilions designed for relaxation, and water features that fill the landscape with vibrancy, your family can bond over meaningful moment of shared activities.

WHERE THE  
MOST IMPORTANT  
RELATIONSHIPS  
TAKE ROOT



There is something about a garden that reminds us about the gift of life.

Within it, we find self-renewal, the simple joys of time with family and loved ones and the appreciation of an environment that allows us to truly be ourselves.

Whether it's spending the day in the Community Garden with your family, or bonding with your best friend at the Petscape – it's truly a home where relationships are best nurtured.



Artist's Impression



# A GARDEN WITH PURPOSE

Every element has been hand-selected with your wellbeing in mind. Over 100 species of plants, shrubs, trees and flowers have been specially cultivated to purify and nourish the air and enrich the air and environment around you, fortifying your body and mind.



*Cymbopogon citratus*  
Treats cuts and wounds, reduces swelling and improves blood circulation.



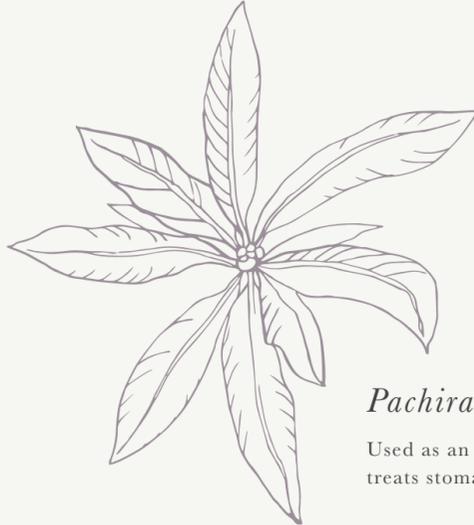
*Jasminum multiflorum*  
Produces fragrant oils that enriches and enhances the air around it.



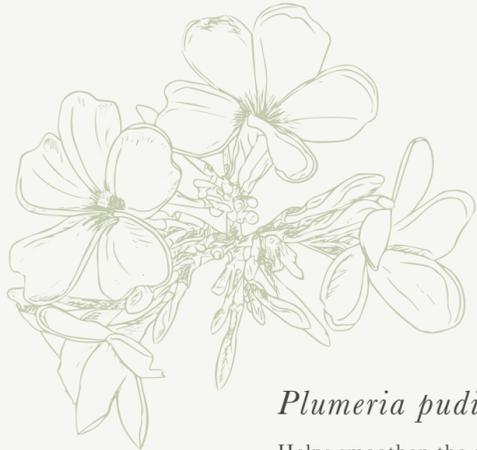
*Murraya koenigii*  
Essential oils have anti-bacterial and anti-fungal properties.



*Osmanthus fragrans*  
Used as a protection against coughs, and its flowers are used to create scented teas.



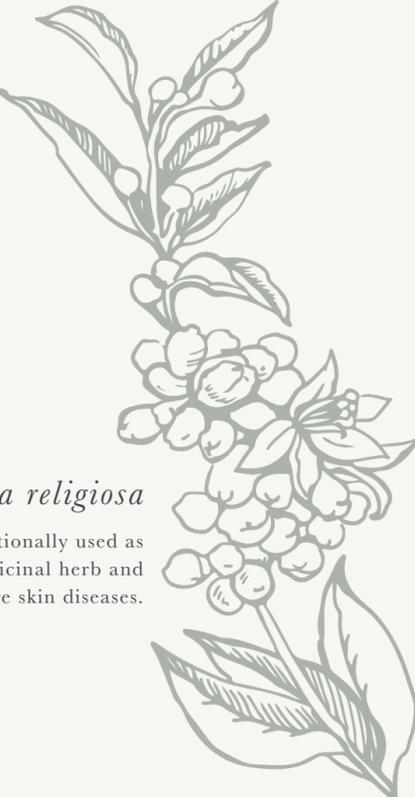
*Pachira aquatica*  
Used as an anaesthetic and treats stomach complaints.



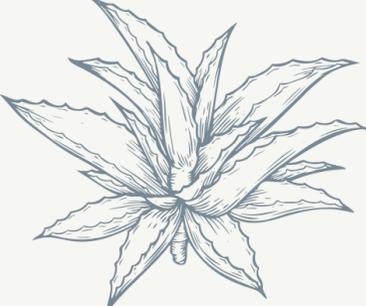
*Plumeria pudica*  
Helps smoothen the skin, and used to treat ulcers, warts and calluses.



*Myristica fragrans*  
Commonly known as the Nutmeg, its seeds help scent soaps and lotions.



*Wrightia religiosa*  
Traditionally used as a medicinal herb and to cure skin diseases.



*Aloe vera*  
Renowned for its healing and soothing abilities, it also has powerful air filtering properties.



*Philodendron selloum*  
Filters toxins from the air.



*Gardenia jaminoides*  
Produces essential oils that enhances and enriches the air around it.



*Syzygium polyanthum*  
Used to treat diabetes, digestion, and improve cardiovascular function.

# THE Garden RESIDENCES

## AT A GLANCE



613 spacious 1- to 5-BR residences from 452 sq ft to 1,981 sq ft, located across five 15-storey towers



Unblocked views of the Serangoon Gardens estate from many units



Over 100 carefully selected plants purify and oxygenate the air around you



55 exclusive residents' facilities



Within 1km of educational institutions such as Rosyth School and Lycée Français de Singapour



Minutes to the city via PIE and CTE



Near to Chomp Chomp, Serangoon Garden Market and Food Centre, and myVillage



Near Serangoon MRT Station and NEX shopping mall



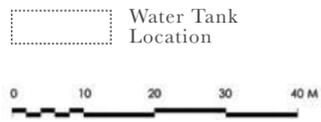
Artist's Impression



## SITE PLAN

### RESIDENTS' FACILITIES

- |  |                                   |                           |
|--|-----------------------------------|---------------------------|
| 1. Drop-Off                                  | 21. Fun Deck                      |                           |
| 2. Parcel Collection Station (At B1/Level 1) | 22. Reflexology Garden            |                           |
| 3. Garden Onsen                              | 23. Tennis Court                  |                           |
| 4. Fairy Stream                              | 24. Clubhouse:                    |                           |
| 5. Fairy Lawn                                | • 24-Hour Gym                     | 36. Petscape              |
| 6. BBQ Pavilion                              | • Gourmet Kitchen                 | 37. Petscape Pavilion     |
| 7. Lounge Pavilion                           | • Lounge                          | 38. The Boardwalk         |
| 8. Pool Deck                                 | • Karaoke Room                    | 39. Floating Pods         |
| 9. Wading Pool                               | • Outdoor Gym                     | 40. Lily Pond             |
| 10. Aqua Deck                                | • Chill Out Deck                  | 41. Rock Garden           |
| 11. 75m Swimming Pool                        | • Laundrette                      | 42. Leisure Alcove        |
| 12. Jacuzzi                                  |                                   | 43. Leisure Pavilion      |
| 13. Kids Pool                                | 25. Swim-Up Spa                   | 44. Putting Green         |
| 14. Splash Pad                               | 26. Changing Room with Steam Bath | 45. Garden Creek          |
| 15. Aqua Gym                                 | 27. Pool Showers                  | 46. Hydrotherapy Pavilion |
| 16. Garden Grill                             | 28. Reflective Pool               | 47. Reading Pavilion      |
| 17. Playscape                                | 29. Fitness+                      | 48. Zen Pavilion          |
| 18. Toddler's Playground                     | 30. Party Pavilion                | 49. Meditation Deck       |
| 19. Family Deck                              | 31. Side Gate                     | 50. Water Cascade         |
| 20. 3G Fitness                               | 32. Teppan Grill Pavilion         | 51. Tree Hammock          |



## UNIT DISTRIBUTION

BLOCK 1

Unit	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
15	A1-R	C2-R	C2-R	A1-R	A1-R	A3S-R	A3S-R	A3S-R	A1-R	A1-R	C2-R	C2-R	B1-R	A3S-R	A3S-R	A1-R
14	A1	C2	C2	A1	A1	A3S	A3S	A3S	A1	A1	C2	C2	B1	A3S	A3S	A1
13	A1	C2	C2	A1	A1	A3S	A3S	A3S	A1	A1	C2	C2	B1	A3S	A3S	A1
12	A1	C2	C2	A1	A1	A3S	A3S	A3S	A1	A1	C2	C2	B1	A3S	A3S	A1
11	A1	C2	C2	A1	A1	A3S	A3S	A3S	A1	A1	C2	C2	B1	A3S	A3S	A1
10	A1	C2	C2	A1	A1	A3S	A3S	A3S	A1	A1	C2	C2	B1	A3S	A3S	A1
9	A1	C2	C2	A1	A1	A3S	A3S	A3S	A1	A1	C2	C2	B1	A3S	A3S	A1
8	A1	C2	C2	A1	A1	A3S	A3S	A3S	A1	A1	C2	C2	B1	A3S	A3S	A1
7	A1	C2	C2	A1	A1	A3S	A3S	A3S	A1	A1	C2	C2	B1	A3S	A3S	A1
6	A1	C2	C2	A1	A1	A3S	A3S	A3S	A1	A1	C2	C2	B1	A3S	A3S	A1
5	A1	C2	C2	A1	A1	A3S	A3S	A3S	A1	A1	C2	C2	B1	A3S	A3S	A1
4	A1	C2	C2	A1	A1	A3S	A3S	A3S	A1	A1	C2	C2	B1	A3S	A3S	A1
3	A1	C2	C2	A1	A1	A3S		A3S	A1	A1	C2	C2	B1	A3S	A3S	A1
2	A1-P	C2-P	C2-P	A1-P	A1-P	A3S-P		A3S-P	A1-P	A1-P	C2-P	C2-P	B1-P	A3S-P	A3S-P	
1																

BLOCK 3

Unit	17	18	19	20	21	22	23	24
15	B2S-R	C3-R	C4S-R	B1-R	B1-R1	GARDEN#15	C1-R	B2S-R
14	B2S	C3	C4S	B1	B1	D1S	C1	B2S
13	B2S	C3	C4S	B1	B1	D1S	C1	B2S
12	B2S	C3	C4S	B1	B1	D1S	C1	B2S
11	B2S	C3	C4S	B1	B1	D1S	C1	B2S
10	B2S	C3	C4S	B1	B1	D1S	C1	B2S
9	B2S	C3	C4S	B1	B1	D1S	C1	B2S
8	B2S	C3	C4S	B1	B1	D1S	C1	B2S
7	B2S	C3	C4S	B1	B1	D1S	C1	B2S
6	B2S	C3	C4S	B1	B1	D1S	C1	B2S
5	B2S	C3	C4S	B1	B1	D1S	C1	B2S
4	B2S	C3	C4S	B1	B1	D1S	C1	B2S
3	B2S	C3	C4S	B1	B1	D1S	C1	B2S
2	B2S-P	C3-P	C4S-P	A2-P	B1-P	D1S-P	C1-P	B2S-P
1								

BLOCK 5

Unit	25	26	27	28
15	D2-R	GARDEN#15	E1-R	E1-R
14	D2	D2	E1	E1
13	D2	D2	E1	E1
12	D2	D2	E1	E1
11	D2	D2	E1	E1
10	D2	D2	E1	E1
9	D2	D2	E1	E1
8	D2	D2	E1	E1
7	D2	D2	E1	E1
6	D2	D2	E1	E1
5	D2	D2	E1	E1
4	D2	D2	E1	E1
3	D2	D2	E1	E1
2	C5S-P	C5S-P	D3-P	E1-P
1				

### LEGEND

- 1-Bedroom
- 1-Bedroom + Study
- 2-Bedroom
- 2-Bedroom + Study
- 3-Bedroom
- 3-Bedroom + Study
- 4-Bedroom + Study
- 4-Bedroom Deluxe
- 5-Bedroom

BLOCK 7

Unit	29	30	31	32	33	34	35	36
15	B2S-R	D1S-R	D1S-R	B1-R	B1-R1	GARDEN#15	C1-R	B2S-R
14	B2S	D1S	D1S	B1	B1	D1S	C1	B2S
13	B2S	D1S	D1S	B1	B1	D1S	C1	B2S
12	B2S	D1S	D1S	B1	B1	D1S	C1	B2S
11	B2S	D1S	D1S	B1	B1	D1S	C1	B2S
10	B2S	D1S	D1S	B1	B1	D1S	C1	B2S
9	B2S	D1S	D1S	B1	B1	D1S	C1	B2S
8	B2S	D1S	D1S	B1	B1	D1S	C1	B2S
7	B2S	D1S	D1S	B1	B1	D1S	C1	B2S
6	B2S	D1S	D1S	B1	B1	D1S	C1	B2S
5	B2S	D1S	D1S	B1	B1	D1S	C1	B2S
4	B2S	D1S	D1S	B1	B1	D1S	C1	B2S
3	B2S	D1S	D1S	B1	B1	D1S	C1	B2S
2	B2S-P	D1S-P	D1S-P	A2-P	B1-P	D1S-P	C1-P	B2S-P
1								

BLOCK 9

Unit	37	38	39	40	41	42	43	44
15	B2S-R	C4S-R	GARDEN#15	B1-R1	B1-R	C1-R	C1-R	B2S-R
14	B2S	C4S	C4S	B1	B1	C1	C1	B2S
13	B2S	C4S	C4S	B1	B1	C1	C1	B2S
12	B2S	C4S	C4S	B1	B1	C1	C1	B2S
11	B2S	C4S	C4S	B1	B1	C1	C1	B2S
10	B2S	C4S	C4S	B1	B1	C1	C1	B2S
9	B2S	C4S	C4S	B1	B1	C1	C1	B2S
8	B2S	C4S	C4S	B1	B1	C1	C1	B2S
7	B2S	C4S	C4S	B1	B1	C1	C1	B2S
6	B2S	C4S	C4S	B1	B1	C1	C1	B2S
5	B2S	C4S	C4S	B1	B1	C1	C1	B2S
4	B2S	C4S	C4S	B1	B1	C1	C1	B2S
3	B2S	C4S	C4S	B1	B1	C1	C1	B2S
2	B2S-P	C4S-P	C4S	B1	B1	C1	C1-P	B2S-P
1			C4S-P	A2-P	B1-P	C1-P		



*Location,  
connectivity  
and quality  
of life*

*Your home in  
the gardens*



# INTELLIGENT BY DESIGN



## COMMUNITY CAMERAS

Check which facilities are in use, or keep an eye on your children from the comfort of your home.



## SMART COMMUNITY APP

Book facilities • Control the lights and air-conditioners • Apply for payments and permits online • Receive notifications from Management



## SMART AUDIO VIDEO INTERCOM

Connects directly to your smartphone, allowing you to give visitors access even when you're out and about.



## VISITOR MANAGEMENT SYSTEM

Provide your visitors with e-invites with QR codes allowing them to scan their way in.

## SMART COMMUNITY FEATURES



## 24-HOUR GYM

Automatic lights and air-conditioning for residents to work out at their convenience.



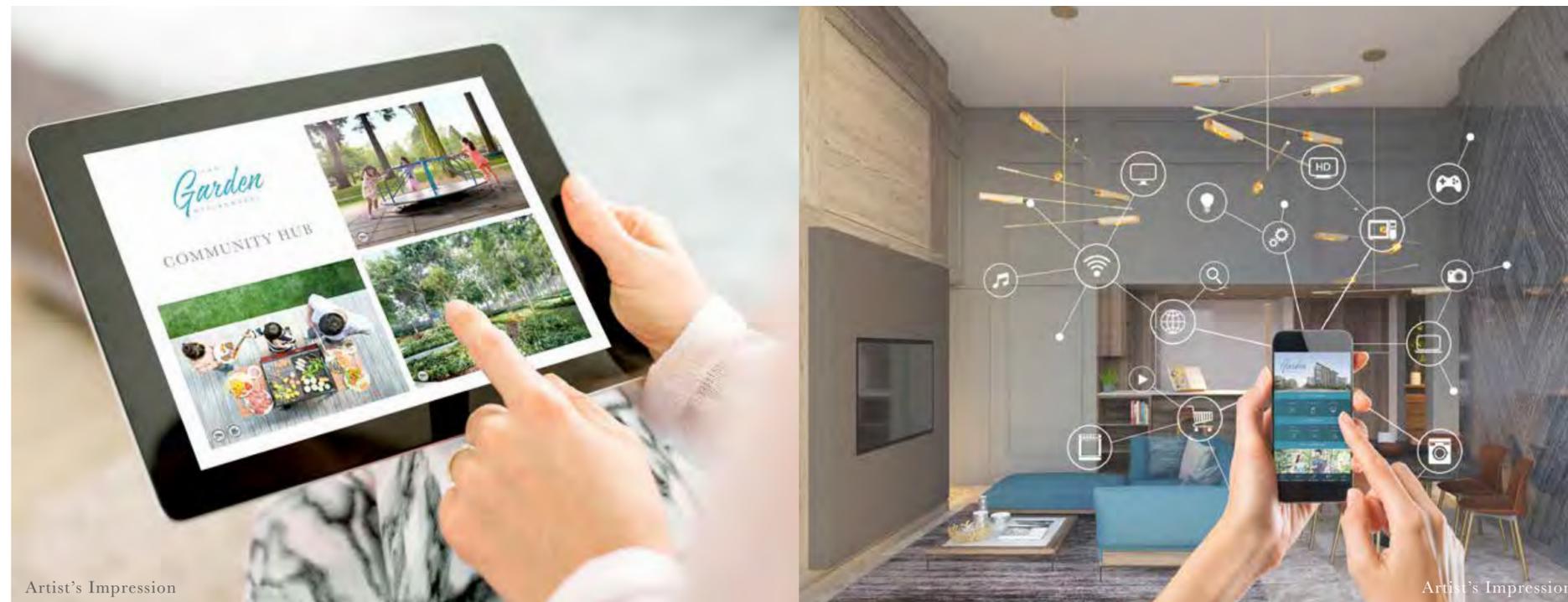
## SMART AIRCON CONTROL

Control your entire air-conditioning system. Set up multiple schedules to ensure you always come home to a cool environment.



## SMART HUB

Enjoy connectivity and compatibility with an array of smart devices.



## SMART HOME FEATURES



## SMART SMOKE DETECTOR

Alerts you through a smartphone app, so that you can inform guards or neighbours if no one is at home to investigate.



## INTEGRATED SMART PARCEL COLLECTION SYSTEM

An easier way to receive your parcels even when you're not home.



## KEYLESS LETTER BOXES

Enjoy the convenience of never reaching for your keys.



## WATER HEATER CONTROL

Enjoy having hot water ready for a relaxing bath. Automatic schedules turn your water heaters on and off to suit your lifestyle and save electricity.



## SMART LOCK

Issue temporary access codes to visitors or unlock your door remotely.

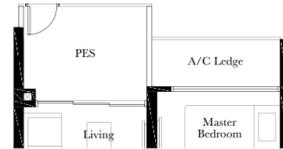
# 1-BEDROOM

## TYPE A1-P

44 SQ M / 474 SQ FT

### BLK 1

#02-01\*, #02-04,  
#02-05\*, #02-09, #02-10\*



## TYPE A1

42 SQ M / 452 SQ FT

### BLK 1

#03-01\* to #14-01\*  
#03-04 to #14-04  
#03-05\* to #14-05\*  
#03-09 to #14-09  
#03-10\* to #14-10\*  
#03-16 to #14-16



## TYPE A1-R

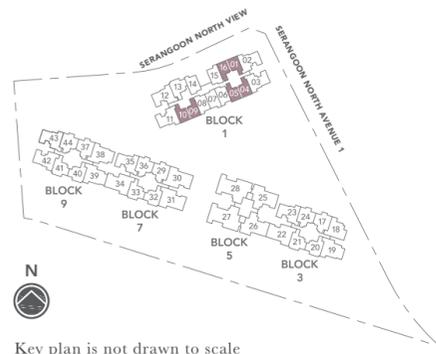
53 SQ M / 570 SQ FT

Including strata void area of 11 sq m / 118 sq ft above living and dining

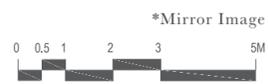
Approximate 4.5 m floor to ceiling height at living and dining

### BLK 1

#15-01\*, #15-04, #15-05\*,  
#15-09, #15-10\*, #15-16



Key plan is not drawn to scale



\*Mirror Image

# 1-BEDROOM

## TYPE A2-P

43 SQ M / 463 SQ FT

### BLK 3

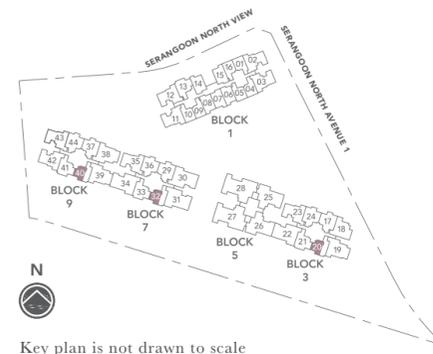
#02-20

### BLK 7

#02-32

### BLK 9

#01-40



Key plan is not drawn to scale



\*Mirror Image

AREA INCLUDES AIR-CON (A/C) LEDGE, PRIVATE ENCLOSED SPACE (PES), BALCONY AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE APARTMENT PLANS SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE APPROVED BY RELEVANT AUTHORITIES. ALL FLOOR PLANS ARE APPROXIMATE MEASUREMENTS ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE DIAGRAM ANNEXED HERETO AS "BALCONY SCREEN".

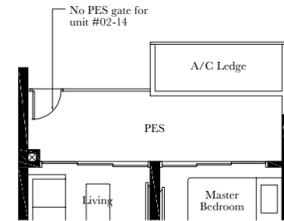
AREA INCLUDES AIR-CON (A/C) LEDGE, PRIVATE ENCLOSED SPACE (PES), BALCONY AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE APARTMENT PLANS SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE APPROVED BY RELEVANT AUTHORITIES. ALL FLOOR PLANS ARE APPROXIMATE MEASUREMENTS ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE DIAGRAM ANNEXED HERETO AS "BALCONY SCREEN".

# 1-BEDROOM + STUDY

## TYPE A3S-P

51 SQ M / 549 SQ FT

**BLK 1**  
#02-06\*, #02-08\*, #02-14, #02-15\*



## TYPE A3S

48 SQ M / 517 SQ FT

**BLK 1**  
#03-06\* to #14-06\*  
#04-07 to #14-07  
#03-08\* to #14-08\*  
#03-14 to #14-14  
#03-15\* to #14-15\*

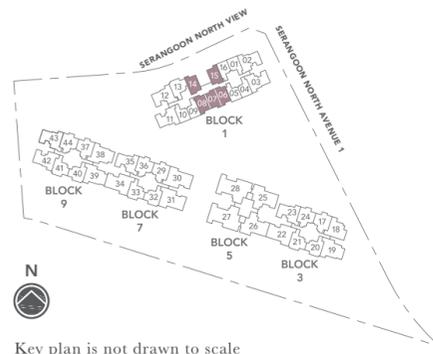


## TYPE A3S-R

57 SQ M / 614 SQ FT

Including strata void area of 9 sq m / 97 sq ft above living  
Approximate 4.5 m floor to ceiling height at living

**BLK 1**  
#15-06\*  
#15-07  
#15-08\*  
#15-14  
#15-15\*



Key plan is not drawn to scale



\*Mirror Image

# 2-BEDROOM

## TYPE B1-P

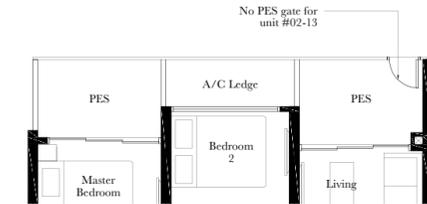
62 SQ M / 667 SQ FT

**BLK 1**  
#02-13\*

**BLK 3**  
#02-21

**BLK 7**  
#02-33

**BLK 9**  
#01-41



## TYPE B1

57 SQ M / 614 SQ FT

**BLK 1**  
#03-13\* to #14-13\*

**BLK 3**  
#03-20\* to #14-20\*, #03-21 to #14-21

**BLK 7**  
#03-32\* to #14-32\*, #03-33 to #14-33

**BLK 9**  
#02-40\* to #14-40\*, #02-41 to #14-41



## TYPE B1-R

68 SQ M / 732 SQ FT

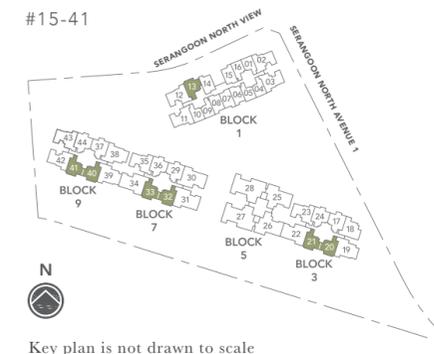
Including strata void area of 11 sq m / 118 sq ft above living and dining  
Approximate 4.5 m floor to ceiling height at living and dining

**BLK 1**  
#15-13\*

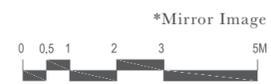
**BLK 3**  
#15-20\*

**BLK 7**  
#15-32\*

**BLK 9**  
#15-41



Key plan is not drawn to scale



\*Mirror Image

AREA INCLUDES AIR-CON (A/C) LEDGE, PRIVATE ENCLOSED SPACE (PES), BALCONY AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE APARTMENT PLANS SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE APPROVED BY RELEVANT AUTHORITIES. ALL FLOOR PLANS ARE APPROXIMATE MEASUREMENTS ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE DIAGRAM ANNEXED HERETO AS "BALCONY SCREEN".

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# 2-BEDROOM

## TYPE B1-R1

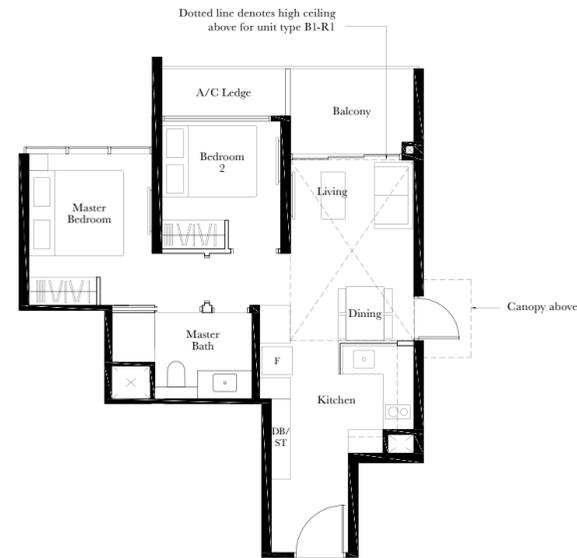
68 SQ M / 732 SQ FT

Including strata void area of 11 sq m / 118 sq ft above living and dining  
Approximate 4.5 m floor to ceiling height at living and dining

**BLK 3**  
#15-21

**BLK 7**  
#15-33

**BLK 9**  
#15-40\*



# 2-BEDROOM + STUDY

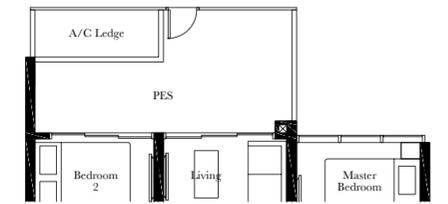
## TYPE B2S-P

70 SQ M / 753 SQ FT

**BLK 3**  
#02-17\*, #02-24

**BLK 7**  
#02-29\*, #02-36

**BLK 9**  
#02-37\*, #02-44



## TYPE B2S

64 SQ M / 689 SQ FT

**BLK 3**  
#03-17\* to #14-17\*  
#03-24 to #14-24

**BLK 7**  
#03-29\* to #14-29\*  
#03-36 to #14-36

**BLK 9**  
#03-37\* to #14-37\*  
#03-44 to #14-44



## TYPE B2S-R

77 SQ M / 829 SQ FT

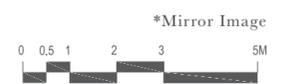
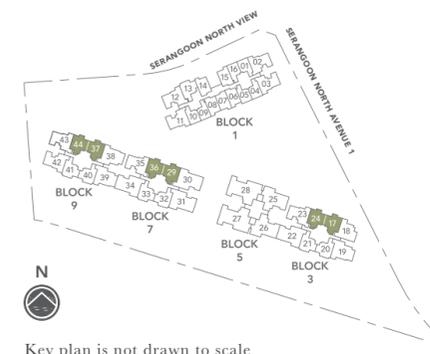
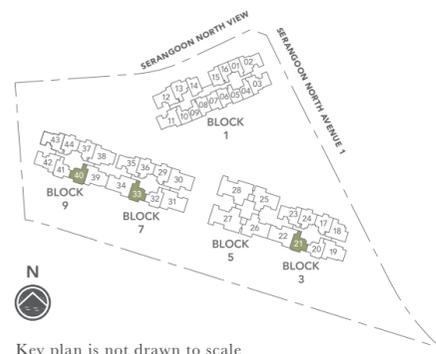
Including strata void area of 13 sq m / 140 sq ft above living and dining

Approximate 4.5 m floor to ceiling height at living and dining

**BLK 3**  
#15-17\*, #15-24

**BLK 7**  
#15-29\*, #15-36

**BLK 9**  
#15-37\*, #15-44



AREA INCLUDES AIR-CON (A/C) LEDGE, PRIVATE ENCLOSED SPACE (PES), BALCONY AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE APARTMENT PLANS SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE APPROVED BY RELEVANT AUTHORITIES. ALL FLOOR PLANS ARE APPROXIMATE MEASUREMENTS ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE DIAGRAM ANNEXED HERETO AS "BALCONY SCREEN".

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# 3-BEDROOM

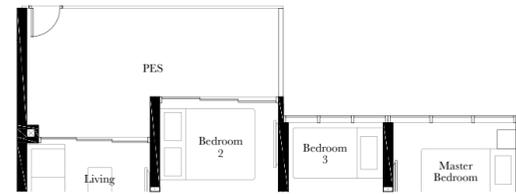
## TYPE C1-P

81 SQ M / 872 SQ FT

**BLK 3**  
#02-23\*

**BLK 7**  
#02-35\*

**BLK 9**  
#01-42  
#02-43\*



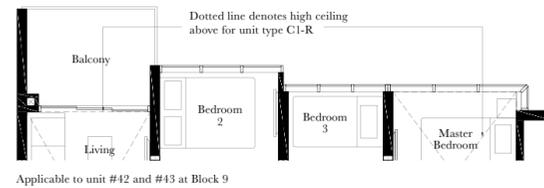
## TYPE C1

74 SQ M / 797 SQ FT

**BLK 3**  
#03-23\* to #14-23\*

**BLK 7**  
#03-35\* to #14-35\*

**BLK 9**  
#02-42 to #14-42  
#03-43\* to #14-43\*



## TYPE C1-R

97 SQ M / 1044 SQ FT

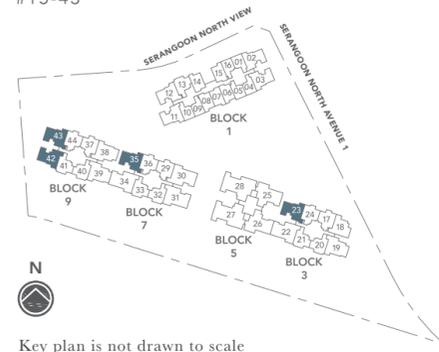
Including strata void area of 23 sq m / 248 sq ft above living, dining and master bedroom

Approximate 4.5 m floor to ceiling height at living, dining and master bedroom

**BLK 3**  
#15-23\*

**BLK 7**  
#15-35\*

**BLK 9**  
#15-42  
#15-43\*



Key plan is not drawn to scale



\*Mirror Image

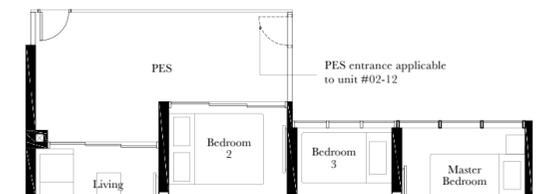
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# 3-BEDROOM

## TYPE C2-P

80 SQ M / 861 SQ FT

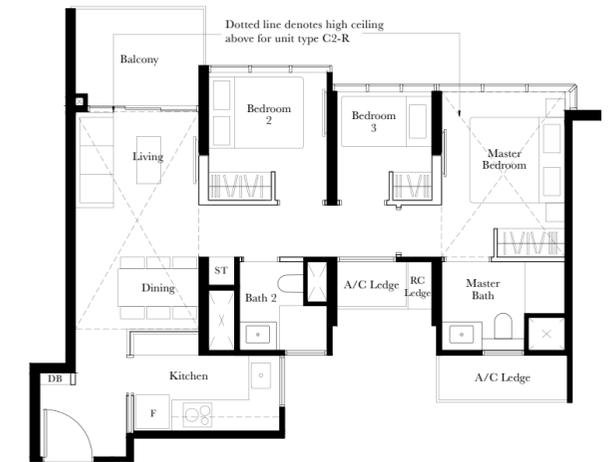
**BLK 1**  
#02-02  
#02-03\*  
#02-11  
#02-12\*



## TYPE C2

73 SQ M / 786 SQ FT

**BLK 1**  
#03-02 to #14-02  
#03-03\* to #14-03\*  
#03-11 to #14-11  
#03-12\* to #14-12\*



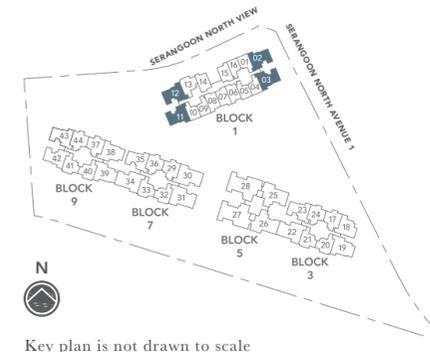
## TYPE C2-R

96 SQ M / 1033 SQ FT

Including strata void area of 23 sq m / 248 sq ft above living, dining and master bedroom

Approximate 4.5 m floor to ceiling height at living, dining and master bedroom

**BLK 1**  
#15-02  
#15-03\*  
#15-11  
#15-12\*



Key plan is not drawn to scale



\*Mirror Image

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# 3-BEDROOM

## TYPE C3-P

82 SQ M / 883 SQ FT

BLK 3  
#02-18



## TYPE C3

75 SQ M / 807 SQ FT

BLK 3  
#03-18 to #14-18

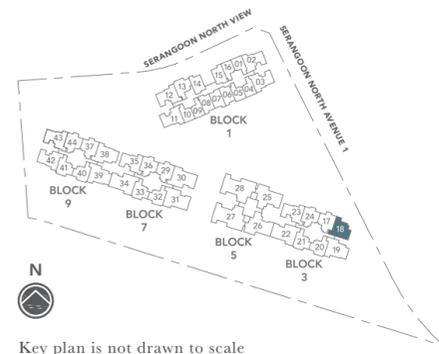
## TYPE C3-R

99 SQ M / 1066 SQ FT

Including strata void area of 24 sq m / 258 sq ft above living, dining and master bedroom

Approximate 4.5 m floor to ceiling height at living, dining and master bedroom

BLK 3  
#15-18



Key plan is not drawn to scale



\*Mirror Image

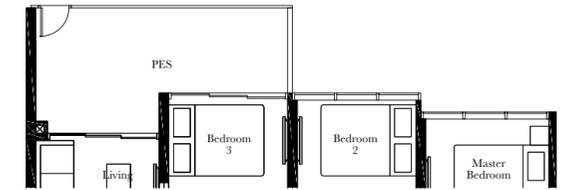
# 3-BEDROOM + STUDY

## TYPE C4S-P

90 SQ M / 969 SQ FT

BLK 3  
#02-19\*

BLK 9  
#02-38  
#01-39\*

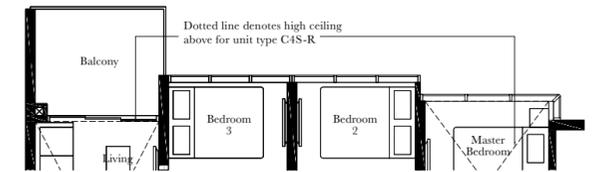


## TYPE C4S

84 SQ M / 904 SQ FT

BLK 3  
#03-19\* to #14-19\*

BLK 9  
#03-38 to #14-38  
#02-39\* to #14-39\*



Applicable to unit #19 at Block 3

## TYPE C4S-R

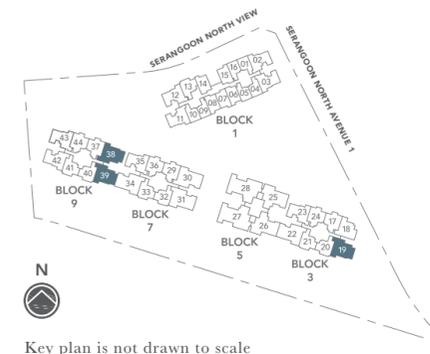
108 SQ M / 1163 SQ FT

Including strata void area of 24 sq m / 258 sq ft above living, dining and master bedroom

Approximate 4.5 m floor to ceiling height at living, dining and master bedroom

BLK 3  
#15-19\*

BLK 9  
#15-38



Key plan is not drawn to scale



\*Mirror Image

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# 3-BEDROOM + STUDY

## TYPE C5S-P

93 SQ M / 1001 SQ FT

BLK 5  
#02-25\*  
#02-26

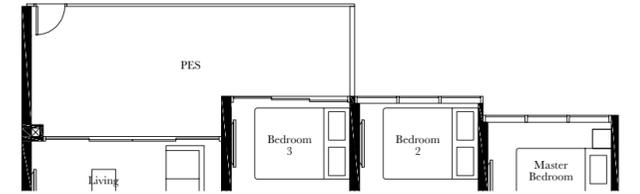


# 4-BEDROOM + STUDY

## TYPE DIS-P

108 SQ M / 1163 SQ FT

BLK 3  
#02-22  
  
BLK 7  
#02-30  
#02-31\*  
#02-34

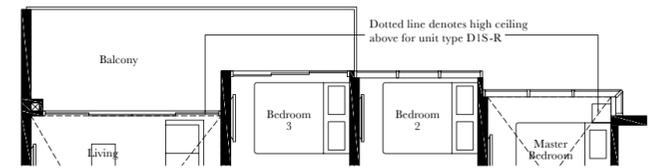


## TYPE DIS

104 SQ M / 1119 SQ FT

BLK 3  
#03-22 to #14-22

BLK 7  
#03-30 to #14-30  
#03-31\* to #14-31\*  
#03-34 to #14-34



Applicable to unit #30 and #31 at Block 7

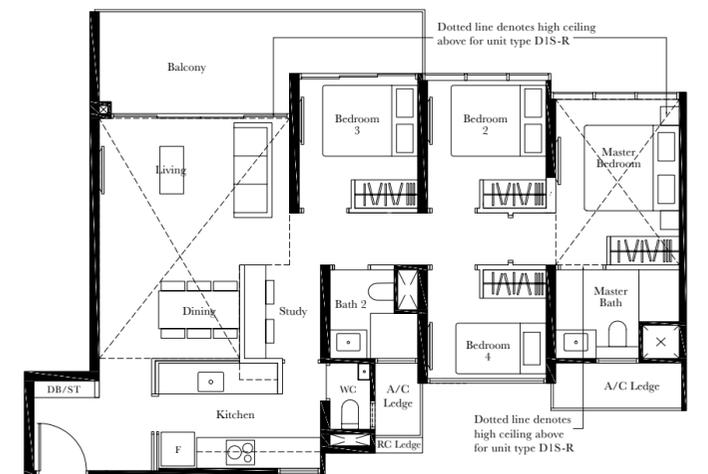
## TYPE DIS-R

134 SQ M / 1442 SQ FT

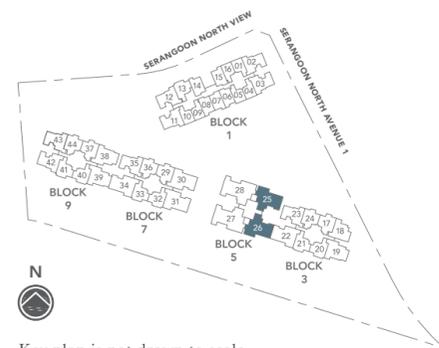
Including strata void area of 30 sq m / 323 sq ft above living, dining and master bedroom

Approximate 4.5 m floor to ceiling height at living, dining and master bedroom

BLK 7  
#15-30  
#15-31\*



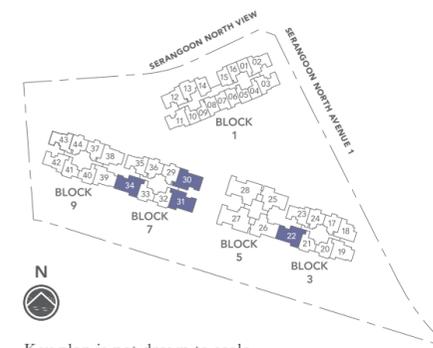
Dotted line denotes high ceiling above for unit type DIS-R



Key plan is not drawn to scale



\*Mirror Image



Key plan is not drawn to scale



\*Mirror Image

AREA INCLUDES AIR-CON (A/C) LEDGE, PRIVATE ENCLOSED SPACE (PES), BALCONY AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE APARTMENT PLANS SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE APPROVED BY RELEVANT AUTHORITIES. ALL FLOOR PLANS ARE APPROXIMATE MEASUREMENTS ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE DIAGRAM ANNEXED HERETO AS "BALCONY SCREEN".

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# 4-BEDROOM DELUXE

## TYPE D2

111 SQ M / 1195 SQ FT

BLK 5

#03-25\* to #14-25\*

#03-26 to #14-26

## TYPE D2-R

145 SQ M / 1561 SQ FT

Including strata void area of 34 sq m / 366 sq ft above living, dining, master bedroom and junior master bedroom

Approximate 4.5 m floor to ceiling height at living, dining, master bedroom and junior master bedroom

BLK 5

#15-25\*



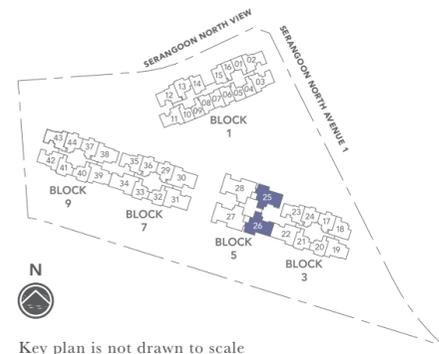
# 4-BEDROOM DELUXE

## TYPE D3-P

132 SQ M / 1421 SQ FT

BLK 5

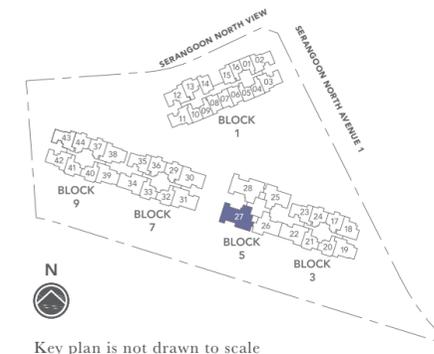
#02-27



Key plan is not drawn to scale



\*Mirror Image



Key plan is not drawn to scale



\*Mirror Image

AREA INCLUDES AIR-CON (A/C) LEDGE, PRIVATE ENCLOSED SPACE (PES), BALCONY AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE APARTMENT PLANS SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE APPROVED BY RELEVANT AUTHORITIES. ALL FLOOR PLANS ARE APPROXIMATE MEASUREMENTS ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE DIAGRAM ANNEXED HERETO AS "BALCONY SCREEN".

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# 5-BEDROOM

## TYPE E1-P

150 SQ M / 1615 SQ FT

BLK 5

#02-28



## TYPE E1

143 SQ M / 1539 SQ FT

BLK 5

#03-27\* to #14-27\*

#03-28 to #14-28



## TYPE E1-R

184 SQ M / 1981 SQ FT

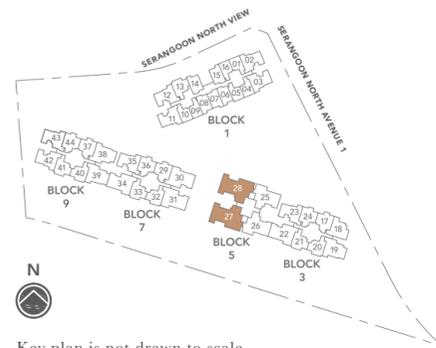
Including strata void area of 41 sq m / 441 sq ft above living, dining, master bedroom, walk-in-closet, and junior master bedroom

Approximate 4.5 m floor to ceiling height at living, dining, master bedroom, walk-in-closet, and junior master bedroom

BLK 5

#15-27\*

#15-28



Key plan is not drawn to scale

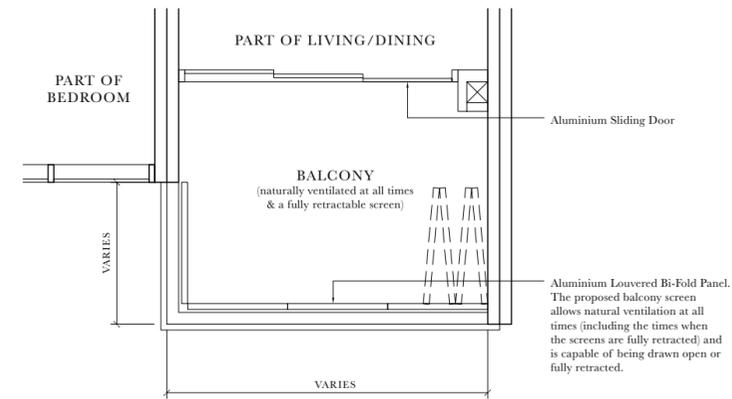


\*Mirror Image

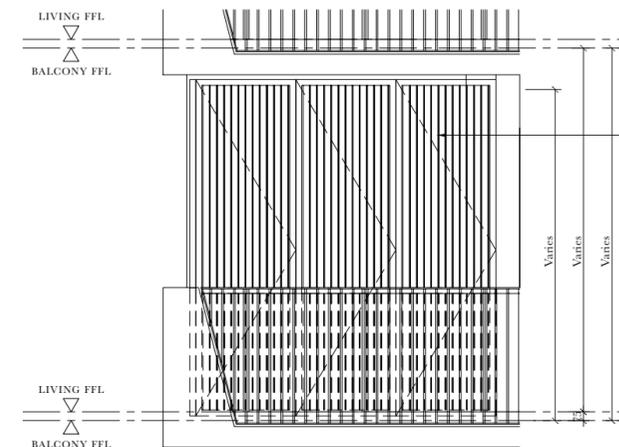
AREA INCLUDES AIR-CON (A/C) LEDGE, PRIVATE ENCLOSED SPACE (PES), BALCONY AND STRATA VOID AREA WHERE APPLICABLE. SOME UNITS ARE MIRROR IMAGES OF THE APARTMENT PLANS SHOWN IN THE BROCHURE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE APPROVED BY RELEVANT AUTHORITIES. ALL FLOOR PLANS ARE APPROXIMATE MEASUREMENTS ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE DIAGRAM ANNEXED HERETO AS "BALCONY SCREEN".

# BALCONY SCREEN

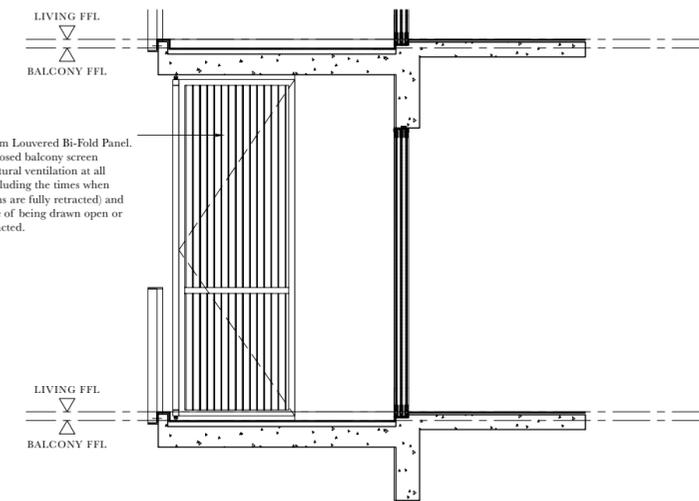
## TYPICAL RETRACTABLE BALCONY SCREEN



## TYPICAL RETRACTABLE BALCONY SCREEN-ELEVATION



## TYPICAL BALCONY SCREEN SECTION



Aluminium Louvered Bi-Fold Panel. The proposed balcony screen allows natural ventilation at all times (including the times when the screens are fully retracted) and is capable of being drawn open or fully retracted.

## JOINTLY DEVELOPED BY



We see property development as a life-touching, life-transforming business. We want to help build lives, realise dreams, and shape landscapes; and in doing so, set a new standard of quality living within Asia – one that is sustainable and answers modern urban needs.

Driven by our commitment to shape a better future, we challenge ourselves to constantly think and see things from a different angle. It is this unwavering approach that has helped us establish a portfolio of award-winning properties across Asia.

Our track record speaks for itself. We brought waterfront living to a whole new level with the iconic residences at Keppel Bay and Marina Bay. We redefined Singapore's skyline and changed the face of business with landmark developments such as Marina Bay Financial Centre and Ocean Financial Centre.

As we look towards the future, we remain focused on providing urban living solutions, all while continuing to create live-work-play environments of enduring value for the community.

At Keppel Land, we call this 'Thinking Unboxed'.

The development objectives of Wing Tai Asia are directed by quality and progressive design, with a consciousness for the environment. Principles of sustainability are articulated in our design and development approaches for enrichment of living environments, integrating developments into surrounding greenery and locale, transforming living spaces into cherished homes.

Challenging convention while embracing heritage and tradition, exciting yet functional, our projects invite people to appreciate the beauty of timeless design. We have a steadfast commitment to quality in every aspect of our developments, from immaculate craftsmanship to impeccable service. This finesse is manifested in our pairing of world-renowned architects and designers for collaborations, bringing together contrasting approaches and cultures to create projects that break new ground.

With an attractive portfolio of residential properties that are globally sought after by a discerning clientele, like Le Nouvel Ardmore, The Crest, The Tembusu, Belle Vue Residences and Draycott Eight, we constantly seek to create lasting value for our customers.



Reflections at Keppel Bay



Corals at Keppel Bay



The Crest



Le Nouvel Ardmore

THE  
*Garden*  
RESIDENCES

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DEVELOPER: GARDENS DEVELOPMENT PTE. LTD. (ROC: 201722869H) • DEVELOPER'S LICENCE NO.: C1260 • LOT 18157M MK 18  
AT SERANGOON NORTH AVENUE 1 / SERANGOON NORTH VIEW • TENURE OF LAND: 99 YEARS LEASEHOLD COMMENCING  
FROM 30 OCT 2017 • EXPECTED DATE OF VACANT POSSESSION: 1 AUG 2021 • EXPECTED DATE OF LEGAL COMPLETION:  
1 AUG 2024 • ENCUMBRANCES: MORTGAGE REGISTERED IN FAVOUR OF OVERSEA-CHINESE BANKING CORPORATION LIMITED



Artist's Impression