



News Release

28 January 2024

STRONG RESPONSE FOR LUMINA GRAND, SINGAPORE'S FIRST EXECUTIVE CONDOMINIUM LAUNCH IN 2024 – 269 UNITS SOLD ON LAUNCH WEEKEND

- **269 out of 512 units (53%) sold**
- **Average launch price of S\$1,464 psf, after early bird discount**
- **Homebuyers drawn to the locale for its proximity to Jurong Innovation and Lake Districts, upcoming Tengah Town, and excellent connectivity with three nearby MRT stations**

Sales bookings for Lumina Grand Executive Condominium (EC), Singapore's first EC launch for 2024, commenced on Saturday, 27 January 2024 for eligible buyers. As at 12.00 pm on Sunday, 28 January 2024, 269 units (53% of the 512-unit project) were sold. The average launch price was S\$1,464 per square foot (psf), with an additional 3% applied to units sold under the deferred payment scheme.

All unit types were well-received, with the three-bedroom premium and four-bedroom units being the most popular. Discerning homebuyers also snapped up the rare high-ceiling penthouses.

Under prevailing EC regulations, only 30% of the project can be allocated to second-time buyers during the initial launch. For Lumina Grand, this quota was reached. Interested second-time buyers who were unable to purchase a unit during this initial launch period can make their bookings one month later. E-applications for second-time buyers will take place from 17 to 26 February, and sales booking will commence on 2 March 2024.

Apartments are attractively priced from S\$1.338 million for a three-bedroom, S\$1.388 million for a three-bedroom premium, S\$1.628 million for a four-bedroom and S\$2.098 million for a five-bedroom. Unit sizes range from 936 sq ft for a three-bedroom to 1,496 sq ft for a typical five-bedroom unit. An early bird discount of S\$8,000 across all types was offered on 27 January.

Mr Sherman Kwek, CDL's Group Chief Executive Officer, said, "We are very pleased to kickstart our first launch for 2024 on a positive note. The strong take-up rate for Lumina Grand reflects the keen interest among first-time buyers and HDB upgraders for well-located and thoughtfully designed properties. ECs are known to provide an attractive value proposition as they cater to a specific pool of eligible buyers. We are confident that Lumina Grand will continue to draw buyers who value the project's attributes."

Nestled in the established enclaves of the Bukit Batok West neighbourhood, the luxury EC is within close proximity to the upcoming Tengah Town, Singapore's first smart and sustainable precinct. The development comprises ten 12 to 13-storey residential blocks with a site area of around 179,000 square feet (sq ft).

Lumina Grand is located at the junction of Bukit Batok West Avenue 5 and Bukit Batok Road and offers convenient access to three MRT stations – Bukit Gombak MRT station on the North-South Line, and the upcoming Tengah Plantation and Tengah Park MRT stations on the Jurong Region

Line (expected to be ready around 2028). It is also well-connected to other parts of Singapore via the Pan Island Expressway (PIE) and Kranji Expressway (KJE). Apart from nearby shopping, dining and recreation options, residents will also have access to amenities such as a community club, a polyclinic and a bus interchange at the upcoming nearby Tengah Town.

Luxurious Living with an Emphasis on Sustainability and Convenience

With the development situated within the Bukit Batok Nature Corridor (BBNC), residents can look forward to basking in nature right at their doorstep with the enhanced Bukit Batok Hillside Nature Park, Tengah Forest Corridor, Bukit Timah Nature Reserve and Central Catchment Nature Reserve connected to the BBNC.

With a comprehensive range of close to 40 recreational facilities, residents are provided with a wide range of options for relaxation and recreation. For the perfect balance of me and family time, the facilities include two clubhouses, a 50-metre lap pool, a gymnasium, reading lounges, a tennis court and a kids play zone.

Designed with sustainability in mind, Lumina Grand will integrate passive design strategies to enhance energy efficiency and natural ventilation, as well as incorporate efficient renewable energy technology, such as solar photovoltaic panels on rooftops, providing partial energy replacement for day-to-day operations in some common areas. The development will be Singapore's second Building and Construction Authority (BCA) Green Mark Platinum (Super Low Energy) EC to be launched, after Copen Grand – CDL's fully-sold joint venture EC in the nearby Tengah Town.

The Lumina Grand Sales Gallery, located along Yuan Ching Road (next to Lakeside MRT station), is open daily from 10.00 am to 7.00 pm, by appointment only. Marketing agents are ERA, Huttons, PropNex and OrangeTee & Tie. For enquiries, please call the sales hotline: +65 8783 1818 or visit www.cdlhomes.com.sg/luminagrand.

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LUMINA GRAND

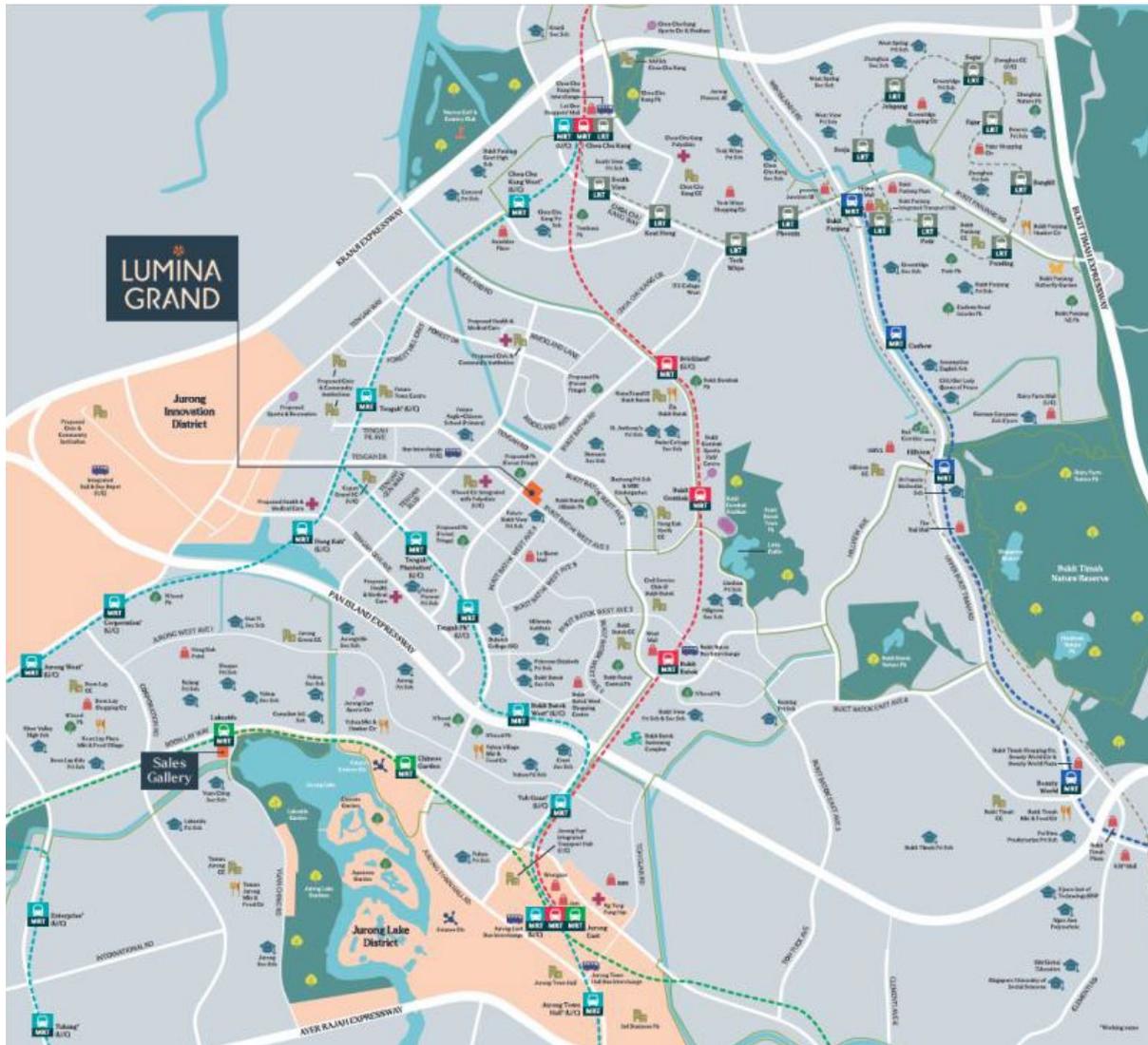
LUXURY EXECUTIVE CONDOMINIUM

FACT SHEET

DEVELOPMENT DETAILS			
Developer	CDL Zenith Pte. Ltd. (Wholly-owned subsidiary of City Developments Limited)		
Project Name	Lumina Grand (昱丰嘉园)		
Location	1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21 Bukit Batok West Avenue 5		
Development Layout	10 blocks of 12 to 13-storey residential towers		
Tenure of Land	99 years leasehold from 27 December 2022		
Land Area	178,936 sq ft		
Number of Apartments	512 <i>* With 405 parking lots including five electric vehicle lots and four accessible lots</i>		
Unit Mix	Unit Type	Units Area	No. of Units
	3-Bedroom	936 – 1,109 sq ft	306 units
	3-Bedroom Premium	969 – 1,173 sq ft	
	4-Bedroom	1,141 – 1,453 sq ft	155 units
5-Bedroom	1,496 – 1,711 sq ft	51 units	
Recreational Facilities	<p>Welcome</p> <ol style="list-style-type: none"> 1. Arrival Court 2. Welcome Lobby 3. Reflective Pond 4. Zen Garden <p>Explore</p> <ol style="list-style-type: none"> 5. Urban Farming 6. Crafting Pavilion 7. Botanical Patio 8. Fun Lawn 9. BBQ Pavilion 10. Yoga Lawn 11. Reflexology Walk <p>Play</p> <ol style="list-style-type: none"> 12. Kids Play 13. Recreation Pavilion 14. Fitness Zone 15. Kids Explore 16. Garden Path 17. Tranquil Garden 		

	<p>18. Social Lawn 19. Tennis Court 20. Residents' Music Room 21. Social Room 22. Residents' Dance Room 23. Games Room 24. Pets Play 25. Clubhouse 1 (with Gourmet Kitchen) 26. Grand Lawn</p> <p>Splash</p> <p>27. Sun Deck 28. Changing Room (with Steam Room) 29. 50m Lap Pool 30. Pool Deck 31. Spa Pool 32. Jacuzzi Pool 33. Kids Pool</p> <p>Gather (Level 2)</p> <p>34. Gymnasium 35. Reading Lounge 36. Reading Lounge 2 37. Clubhouse 2 38. Green Aisle 39. Relaxation Deck</p> <p>Ancillary</p> <p>A. Guardhouse B. Side Gate C. Entrance to Basement Carpark D. Genset (Basement) with Trellis E. Substation (Basement) F. Bin Centre (Basement) G. Feature Ramp H. Bicycle Parking (Basement) I. Bicycle Parking (Level 1) J. Ventilation Shaft (Level 1) Water Tank (Roof)</p>
Expected Vacant Possession Date	31 March 2029
CONSULTANTS	
Architect	P&T Consultants Pte Ltd
Landscape Consultant	Coen Design International Pte Ltd
Builder	Woh Hup (Private) Ltd
Project Interior Designer	Index Design Pte Ltd
M&E Engineer	Belmacs Pte Ltd
C&S Engineer	TW Asia Consultants Pte Ltd

LOCATION MAP



Lumina Grand Sales Gallery	Lumina Grand – Actual Site
Along Yuan Ching Road, next to Lakeside MRT station	1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21 Bukit Batok West Avenue 5

All information in the Fact Sheet is current at the time of release and is subject to such changes as required by the developer or the relevant authorities.