

News Release

10 January 2024

E-APPLICATION TO OPEN FOR LUMINA GRAND – THE FIRST EXECUTIVE CONDOMINIUM LAUNCH IN 2024

- **Luxury Executive Condominium in the heart of the established Bukit Batok West neighbourhood**
- **Close to Jurong Innovation and Lake Districts, as well as the upcoming Tengah Town**
- **Seamless connectivity with three MRT stations in the vicinity, as well as a bus interchange at the upcoming nearby Tengah Town**
- **Easy access to a wide range of amenities, schools and recreational facilities**
- **E-application starts from 12 January 2024**

City Developments Limited (CDL) is launching Lumina Grand, Singapore's first Executive Condominium (EC) project for 2024. Located in the heart of the tranquil Bukit Batok West neighbourhood, the 512-unit 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).

Applications for eligible EC buyers will start from Friday, 12 January till Monday, 22 January 2024. Sales bookings will commence on Saturday, 27 January 2024. Eligible first-time buyers will be entitled to a Central Provident Fund (CPF) housing grant of up to S\$30,000.

A good mix of apartment types is available for selection, with sizes ranging from 936 sq ft for a three-bedroom to 1,496 sq ft for a typical five-bedroom unit. 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. Under prevailing EC regulations, only 30% of the project can be allocated to second-time buyers during the initial launch.

Located at the junction of Bukit Batok West Avenue 5 and Bukit Batok Road, Lumina Grand 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.

Mr Sherman Kwek, CDL Group Chief Executive Officer, said, "We are excited to kickstart the new year with the launch of Lumina Grand – Singapore's first executive condominium launch this year. Lumina Grand is located in the established Bukit Batok West residential enclave, providing easy access to the upcoming Tengah Town and Jurong Lake District. Homebuyers will benefit from its strategic locale, boasting exceptional convenience and connectivity to a wealth of amenities. We are thrilled to transform this expansive site into a well-built and sustainably-designed residential landmark."

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. The site is also near the Bukit Batok Town Park, commonly known as Little Guilin or Xiao Guilin and features a granite formation sitting in a tranquil lake.

In addition, nearby educational institutions include the future Anglo-Chinese School (Primary), future Bukit View Primary School, Dazhong Primary School, St. Anthony's Primary School, Dulwich College, Millennia Institute and Swiss Cottage Secondary School.

Luxurious Living with an Emphasis on Comfort and Convenience

Residents will experience living in a lush oasis as green spaces are integrated across the development. 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.

All apartments come with quality carpentry and fittings by Hansgrohe and smart kitchen appliances by Kuche.

Smart and Sustainable Home Inspired by Nature

Designed with sustainability in mind, Lumina Grand 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 joint venture EC in the nearby Tengah Town, which was launched in 2022 and is fully sold. The design, layout and orientation of the overall development take into consideration the site's natural attributes and integrate passive design strategies to enhance energy efficiency and natural ventilation. For example, units are designed to minimise direct west-facing orientation with adequate openings for better cross-ventilation. In addition, Lumina Grand will 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.

CDL is familiar with the area and is currently developing Copen Grand nearby. Its completed residential projects in the vicinity include The Rainforest, Guilin View, Hillview Green and Hume Park I and II. Lumina Grand will be CDL's 11th EC project.

The Lumina Grand Sales Gallery, located along Yuan Ching Road (next to Lakeside MRT station), is open from 12 January 2024, 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.

Issued by City Developments Limited (Co. Regn. No. 196300316Z)

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LUMINA GRAND

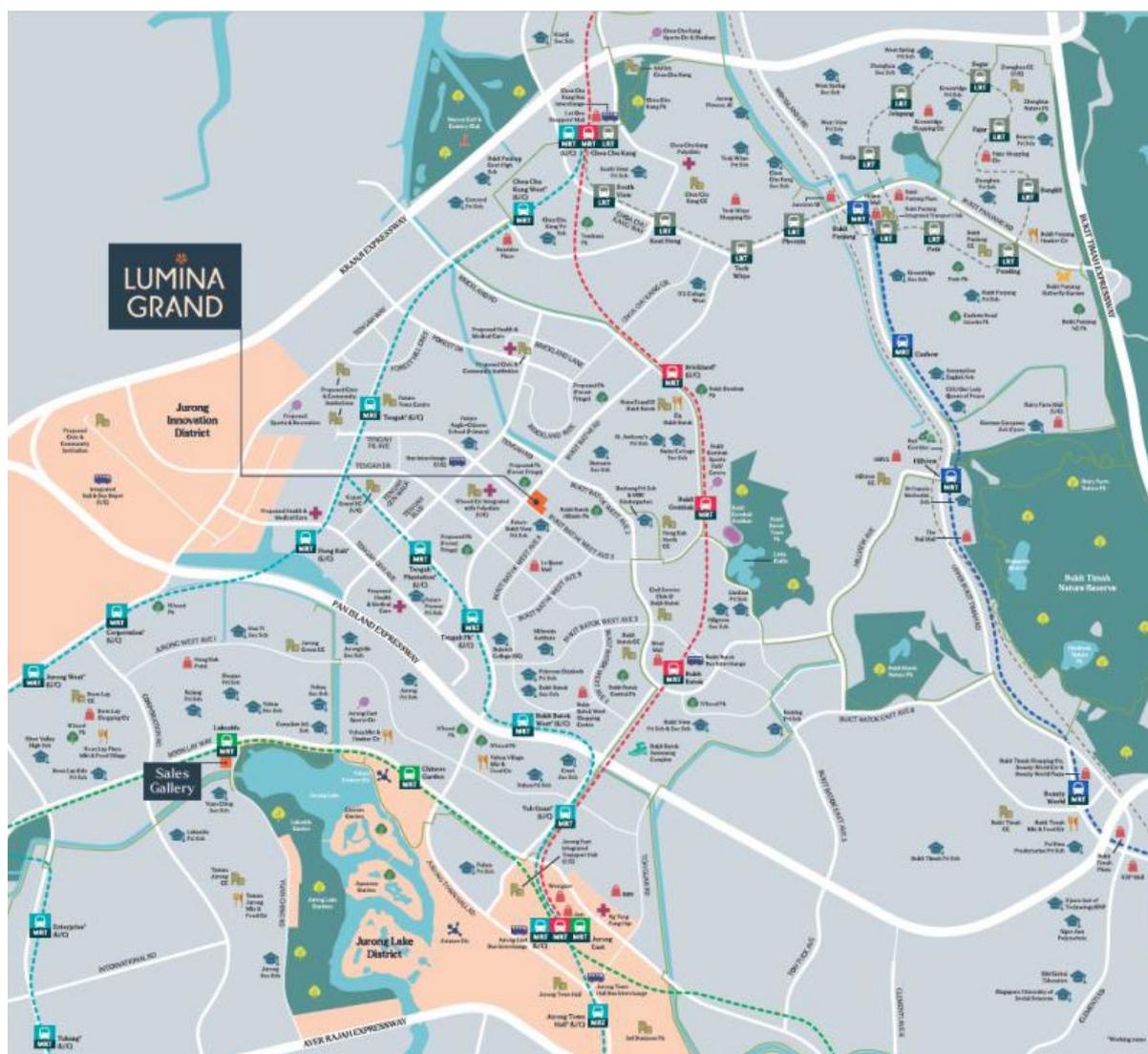
LUXURY EXECUTIVE CONDOMINIUM

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 		

	<p>17. Tranquil Garden 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 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) 34. Gymnasium 35. Reading Lounge 36. Reading Lounge 2 37. Clubhouse 2 38. Green Aisle 39. Relaxation Deck</p> <p>Ancillary 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.