



## News Release

11 July 2013

### **LUSH ACRES – CDL'S NEW EXECUTIVE CONDOMINIUM OPENS FOR E-APPLICATION**

City Developments Limited (CDL) will be launching a new Executive Condominium (EC), Lush Acres – a residential development located along Fernvale Close, nestled in the Sengkang township. Applications for eligible EC buyers will start from 13 to 21 July 2013. Bookings will be conducted on Saturday, 17 August 2013.

Located just a short walk to the Layan LRT Station, Lush Acres is surrounded by a comprehensive public transport network, an array of amenities and choice educational institutions. It is an enticing option for homebuyers in search of an exclusive sanctuary, yet with unparalleled amenities right at their doorstep.

Spread across an area of over 150,000 square feet, Lush Acres – a Building and Construction Authority (BCA) Green Mark Platinum development – will house four stylish towers of up to 25 storeys high, with an exclusive 380 units within its verdant grounds. With its low density build-up, the development's thoughtful design is poised to stand out for its luxury of space in every aspect. Lush Acres offers a collection of contemporary 3 to 5-bedroom apartments, with suite and premium options for select units. Sizes start from 915 sq ft for a 3-bedroom apartment up to 1,722 sq ft for a 5-bedroom unit.

A Balcony Entrance concept will be introduced in selected units and makes coming home truly unique. Entering the living room via the balcony simulates the entrance experience of landed living, and also generates a distinctive facade design. Innovative layouts and windows at both the Living and Dining areas allow for ample cross ventilation and natural lighting to flush through most units.

The kitchen is fitted with premium appliances from Electrolux and high quality bath and sanitary fittings from Teka and Kale respectively. The 4-bedroom suite units onwards come with wet and dry kitchens while the master bedroom is appointed with a spacious wardrobe.

Beautiful living and playing spaces grace Lush Acres and accentuating the landscape is the Sculptural Clubhouse with its spacious Vista Room, which overlooks the magnificent pool and doubles up as the function room.

Thematic recreational facilities abound at Lush Acres. At "**Velocity**", the Jacuzzi invigorates with relaxing massaging jets. Or, go for a workout at the Aqua Bikes and Aqua Climbers followed by a swim in the rare 100m Lap Pool. The children will also be entertained at the Raindrops Kiddie Pool. At "**Vivacity**", there is a spot for everyone for quiet contemplation or to gather with friends – at the Green Lounge, experience the sublime feeling of descending into a pool without actually getting wet. Experience great bonding moments with friends and family at the Picnic Lawn or while having a barbecue feast on the Deck or Garden.

Those with green fingers can experience the Agri-Cube Hydroponic Farm, an innovative initiative custom-made from Japan that allows residents to try their hand at growing fresh vegetables by utilising hygienic hydroponic technology in a conducive, cool environment.

Being the first-of-its kind in Singapore and the region, the Agri-Cube Hydroponic Farm creates a new dimension of community gardening through green technology and smart usage of spaces that facilitates community bonding amongst residents. Temperate-climate crops such as Italian parsley, peppermint and sweet basil are suitable crops for the Agri-Cube Hydroponic Farm. Other facilities available include Tennis Courts, a Jogging Track, an Outdoor Fitness Corner and the Kiddie Playland.

Residents of Lush Acres will always have convenience within reach. The Layar LRT Station, Sengkang MRT Station and major expressways such as the TPE, KPE, SLE and CTE provides constant, seamless connectivity.

Within short walking distance is Fernvale Point with a 24-hour food court and supermarket, ensuring convenience round the clock. Other nearby malls include Compass Point, Greenwich V and the upcoming Seletar Mall with six levels of shopping, dining, entertainment and a Cineplex. A short drive away is the Jalan Kayu enclave with its delectable F&B offerings and the Seletar Aerospace Park, which houses several MNCs. Going back to nature is also a cinch – just head to the Sengkang Floating Wetland and be greeted by the wildlife, or explore the riverbanks of the Sengkang Riverside Park. At the nearby Punggol Reservoir Park Connector, discover unique flora and fauna.

Numerous schools such as Fernvale Primary School, Nan Chiau Primary & Secondary School and Anchor Green Primary School are also within close vicinity.

Mr Chia Ngiang Hong, CDL's Group General Manager, said: "Sengkang is poised to develop into a vibrant, exciting locale to live and play in, as part of the Government's 'Punggol 21' vision. Given the popularity of ECs in Singapore and Lush Acres' convenient access to the nearby Layar LRT Station, together with the exclusivity that it affords and abundant amenities within close reach, CDL expects this EC to be well received as it will be competitively priced with affordability in mind."

Lush Acres is set within an exclusive enclave surrounded by private condominiums such as H<sub>2</sub>O Residences. Recently, two hotly contested private residential land sites in the area were sold at significantly higher prices, reflecting the appreciating value of land in this locale, which is likely to result in higher selling prices for these upcoming new private condominiums. Eligible buyers will stand to benefit from the attractive and affordable pricing for Lush Acres EC. The last EC launched in this vicinity was also recently sold out, affirming this location as a hotspot for EC buyers.

This development is CDL's sixth EC project, after The Florida, Nuovo, The Esparis, Blossom Residences and The Rainforest. CDL is also familiar with the Sengkang area, having launched H<sub>2</sub>O Residences in 2011, a 521-unit private condominium located next to Layar LRT Station, which is 95% sold to date.

The Lush Acres Sales Gallery is open from 10am to 7pm daily. For sales enquiries, please call the sales hotline: 6247 5565/ 6247 5515.

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Please refer to the fact sheet enclosed for details on Lush Acres.

For media queries, please contact:

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# LUSH ACRES

LUXURY EXECUTIVE CONDOMINIUM

## FACT SHEET

DEVELOPMENT DETAILS		
<b>Developer</b>	Verspring Properties Pte. Ltd. (A wholly-owned subsidiary company of City Developments Limited)	
<b>Project Name</b>	Lush Acres	
<b>Address</b>	1, 3, 5, 7 Fernvale Close	
<b>Development Layout</b>	Three blocks of 25-storey and one block of 22-storey apartments (total 380 units) with landscape deck, common basement carparks and communal facilities	
<b>Tenure of Land</b>	99 years leasehold with effect from 13 February 2013	
<b>Site Area</b>	Approx. 14,100.80 square metres / 151,781 square feet	
<b>Number of Apartments</b>	380	
<b>Configuration / Sizes</b>	3-Bedroom:	915 – 1,130 square feet: 68 units
	3-Bedroom Suite:	1,055 – 1,399 square feet: 148 units
	4-Bedroom:	1,238 – 1,485 square feet: 48 units
	4-Bedroom Suite:	1,302 – 1,658 square feet: 71 units
	4-Bedroom Premium:	1,356 – 1,690 square feet: 21 units
	5-Bedroom:	1,507 – 1,722 square feet: 24 units

<b>Recreational Facilities</b>	<p><b>ENTRANCE</b></p> <ul style="list-style-type: none"> <li>▪ Guard House</li> <li>▪ Arrival Plaza</li> <li>▪ Cascading Waterfall</li> </ul> <p><b>SCULPTURAL CLUBHOUSE</b></p> <ul style="list-style-type: none"> <li>▪ Gymnasium</li> <li>▪ The Vista Room (Function Room)</li> <li>▪ Male &amp; Female Changing Rooms with steam rooms</li> </ul> <p><b>VELOCITY</b></p> <ul style="list-style-type: none"> <li>▪ 100m Lap Pool</li> <li>▪ Jacuzzi</li> <li>▪ Timber Sun Deck</li> <li>▪ Aqua Lounge Beds</li> <li>▪ Aqua Bikes</li> <li>▪ Aqua Climbers</li> <li>▪ Raindrops Kiddie Pool</li> <li>▪ Wave Wall</li> </ul> <p><b>TRANQUILITY</b></p> <ul style="list-style-type: none"> <li>▪ Garden Lounge</li> <li>▪ Flora Pond</li> <li>▪ Blossom Garden</li> <li>▪ Agri-Cube Hydroponic Farm</li> </ul> <p><b>VIVACITY</b></p> <ul style="list-style-type: none"> <li>▪ The Green Lounge</li> <li>▪ Pavilion By The Pond</li> <li>▪ Picnic Lawn</li> <li>▪ BBQ On The Garden</li> <li>▪ BBQ On the Deck</li> </ul> <p><b>VITALITY</b></p> <ul style="list-style-type: none"> <li>▪ Tennis Court</li> <li>▪ Jogging Track</li> <li>▪ Outdoor Fitness Corner</li> <li>▪ Kiddie Playland</li> </ul>
<b>Estimated Completion</b>	2016

<b>CONSULTANTS</b>	
<b>Architect</b>	ADDP Architects LLP
<b>Project Interior Design</b>	Index Design Pte Ltd
<b>Landscape Consultant</b>	Site Concepts International Pte Ltd
<b>M&amp;E Engineer</b>	United Project Consultants Pte Ltd
<b>C&amp;S Engineer</b>	LSW Consulting Engineers Pte Ltd

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

## LUSH ACRES – A CDL ECO-FRIENDLY QUALITY HOME



Lush Acres, CDL's latest Executive Condominium (EC) project, has been awarded the Building and Construction Authority (BCA) Green Mark Platinum Award (2013). This eco masterpiece has been cleverly designed to incorporate energy and water efficient features and innovative unit layouts which provide true cross ventilation. In addition, the lobbies in the development utilise natural ventilation, reducing the overall

need for air conditioning, and units have been arranged in the favourable North-South orientation to reduce sun glare, ensuring living spaces are bright yet cooling at the same time.

As a socially-responsible corporation, CDL is committed to environmental sustainability. It is the only developer to be accorded the Built Environment Leadership Platinum Award, Green Mark Platinum Champion Award and the prestigious President's Award for the Environment in Singapore.

CDL will be investing 4% of the total construction cost into the provision of the development's green innovations. Altogether, Lush Acres' green infrastructure is expected to result in energy savings of approximately 2.8 million kWh per year and total water savings of approximately 62,000 m<sup>3</sup> per year.

GREEN FEATURES	BENEFITS
<p><b>Designed for Energy Efficiency</b></p> <ul style="list-style-type: none"> <li>• Passive architectural design with good building orientation (North-South direction)</li> <li>• Cross ventilation design for living and dining rooms for most units</li> <li>• Cool paint used for all East- West facing walls</li> <li>• Energy efficient "4-ticks" air-conditioners provided to all units</li> <li>• Provision of gas water heaters</li> <li>• Energy efficient lifts</li> <li>• All lift lobbies have natural ventilation and ample natural lighting</li> </ul>	<ul style="list-style-type: none"> <li>• Minimise solar heat gain</li> <li>• Improve indoor comfort level</li> <li>• Reflect heat, hence minimising heat gain</li> <li>• Enjoy energy savings from energy efficient air-conditioners</li> <li>• Reduce electricity consumption</li> <li>• Minimise use of mechanical ventilation, reducing electricity consumption</li> <li>• Achieve overall energy savings of approx. 2.8 million kWh per year, which translates to approximately S\$728,000 savings annually based on current tariffs</li> </ul>

<p><b>Designed for Water Efficiency</b></p> <ul style="list-style-type: none"> <li>• Water efficient fittings with “excellent” to “very good” PUB WELS ratings provided for all units</li> </ul>	<ul style="list-style-type: none"> <li>• Minimise water wastage and increase the overall water usage efficiency of each apartment</li> <li>• Achieve overall water savings of approximately 62,000 m<sup>3</sup> per year</li> </ul>
<p><b>Implementation of Sustainable Construction Methodology and Good Indoor Environmental Quality</b></p> <ul style="list-style-type: none"> <li>• Extensive use of prefabrication such as prefabricated bathrooms, dry walls and precast concrete.</li> <li>• Use of low Volatile Organic Compounds (VOC) paints for all internal walls to improve indoor air quality</li> <li>• 100% naturally ventilated wet areas such as bathrooms, yards and kitchens</li> <li>• Use of non-chemical termite treatment system</li> <li>• Provision of compost bins to collect organic waste for recycling</li> </ul>	<ul style="list-style-type: none"> <li>• Encourages recycling to protect the environment</li> </ul>
<p><b>Other Green Features and Innovations</b></p> <ul style="list-style-type: none"> <li>• Introduction of the innovative Agri-Cube Hydroponic Farm to grow fresh vegetables in a conducive, cool environment</li> <li>• Use of pneumatic waste collection and disposal system at open ventilation areas</li> <li>• Provision of Electrical Vehicle charging points</li> </ul>	<ul style="list-style-type: none"> <li>• Promote healthy and green living, encourage community gardening and support national food resilience</li> <li>• Improve hygiene and efficiency of refuse collection with a less labour intensive collection system</li> <li>• Encourages the usage of eco-friendly electric vehicles</li> </ul>

# LOCATION MAP

