



LEEDON

GREEN



TIMELESS LUXURY.





UNVEILING MAGNIFICENCE IN ALL ITS WONDER.

Inspired by the wonder of nature's terrace landforms, Leedon Green is a bold architectural interpretation of natural splendour. A timeless style characterised by alternating terraces of verdant greenery, water cascades and undulating terrain, the innovative architectural artistry and use of unique organic materials blend harmoniously in one cohesive design language to unveil magnificence.





[ A WORLD OF PURE INSPIRATION CAPTIVATES. ]

Elevate your sense of the exceptional. Luxuriate in exquisite water gardens and delightful vistas of continuous landscaped terraces that take you to levels of sublime resort escapes. Perfectly capturing the ambience found in some of the world's finest resorts, where every day unfolds to the dulcet whispers of nature at your doorstep.











LIVE MORE.

INDULGENCE

IS YOURS

TO SAVOUR.



When you are in the heart of the city, the playground of connoisseurs and global elites, indulgence is not only yours to relish, time is also always on your side for business or pleasure. With the city's major shopping street as your walk-in wardrobe and exquisite entertainment choices all within minutes' drive, the world is yours to savour, whatever your heart desires.



A COVETED FREEHOLD PRESTIGIOUS ADDRESS.

Located at Leedon Heights, within the Good Class Bungalow enclave, the coveted address of District 10 is yours to call home. Revel in the rare luxury of an expansive development with a freehold status to be cherished for generations and a sophisticated home that transcends time.



District 10

Map not drawn to scale.



WELL CONNECTED TO LIVE, WORK AND PLAY.



Perfectly placed to take you places in a heartbeat, Orchard Road and the Central Business District are just minutes' drive past the Botanic Gardens, while top-notch schools such as Nanyang Primary School or Hwa Chong Institution are close by. For those in the biotechnology field, getting to the Biopolis and Fusionpolis is a breeze.



POSITIONED FOR ULTIMATE ACCESSIBILITY.





[ COME HOME TO MAGNIFICENCE. ]

Revel in a wondrous world of exalted elevated living, envisioned for those who aspire to live in a breathtaking experience of timeless elegance away from the rush of the world. The delicate Zen-like balance of design and water evokes calm on arrival in the entrance plaza.





WHERE SPACE IS TRULY A LUXURY.

Leedon Green is an odyssey of curated open spaces and landscaping that offer natural splendour and comfort in equal measure. It reflects a bold residential design that seeks to maximise an overwhelming abundance of outdoor space to create a truly uplifting environment. Lush with trees and plant life this is a beautiful crafted sanctuary of undulating landscaped terraces wherein lies pockets of recreational spaces, a tranquil tree top walk and themed pavilions.



Artist's Impression



A DESIGN

COMPOSITION

ECHOING NATURE'S

WONDER.



Comprising seven exclusive towers, home to 638 1- to 4-bedroom apartments and Garden Villas, Leedon Green is designed to create generous inter-residence spacing. A design composition that gently brings to mind a sense of wellbeing and long leisurely days spent in luxurious far flung resorts. Exuding timeless elegance and aesthetic harmony achieved through the inclusion of robust natural materials to create the perfect getaway without going away.









EXQUISITE FACILITIES EPITOMISE PREMIUM LEISURE.

Picturesque and immersed in sensorial refinements, the landscaping is styled uniquely to provide vistas of the expansive surroundings where sunlight, refracted through trees and foliage, paints a different picture with every moment of the day. Cuddled in lush greenery, this is your retreat that allows you to refresh, rejuvenate and relax in 3 curated pools - Grand Pool, Lap Pool and the Aqua Fitness Pool.





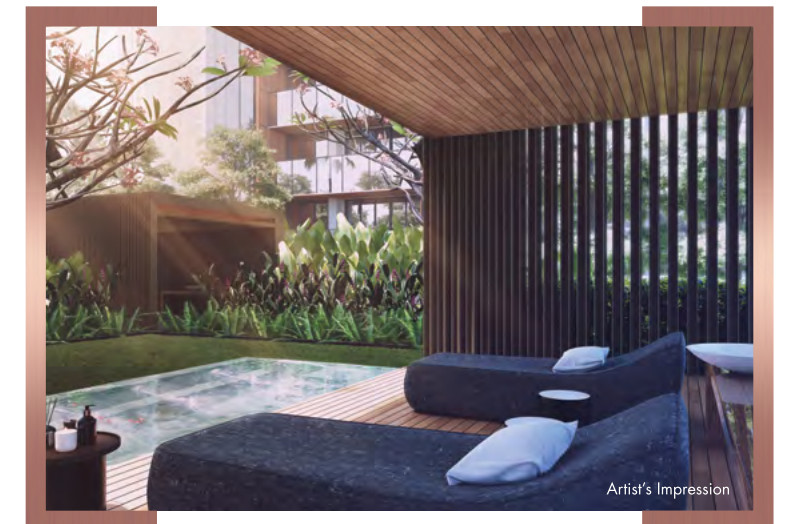


THEMED PAVILIONS

TO CELEBRATE

A LIFE OF

PURE ENCHANTMENT



From the unparalleled suite of leisure facilities, the themed pavilions are designed with the most sophisticated of tastes for family gatherings, entertainment and fun alfresco dining. Infinite pleasures that make this a home you will simply adore. Where you can delight your senses and celebrate a life of enchantment in a garden oasis.





THE CLUBHOUSE.

A COMMUNAL SANCTUARY

OF STYLE AND COMFORT

TO LUXURIATE.



Artist's Impression

An elegant social space, it provides the perfect venue to meet, mix and mingle. A peaceful haven to deck-out or work-out in a modern well-equipped gym.









Artist's Impression

THE GRAND DESIGN

OF SIGNATURE

EXPERIENCES INSPIRED

BY MODERN ELEGANCE.



Nothing whispers luxury like the pleasures in a life of privilege. The exclusivity of the Grand Dining Room elevates home entertainment to a whole new level of sophistication. Every detail on point like a well orchestrated symphony.

Every step of each resident's journey, from the main lobby to their own residence is meticulously considered to achieve the most gracious flow starting with the Concierge's welcoming greeting. Warm and hospitable, the Concierge is always on hand to support the everyday needs.



THE ARTICULATION OF SPACE FOR BESPOKE LIVING.

Elegant and intimate, the spatial living area brings on a feeling of understated glamour that appeals to the inner cosmopolitan. Enhanced with natural ambient daylight, selected residential units enjoy exclusive private lift access.



For Illustration Only



FINE DINING FOR

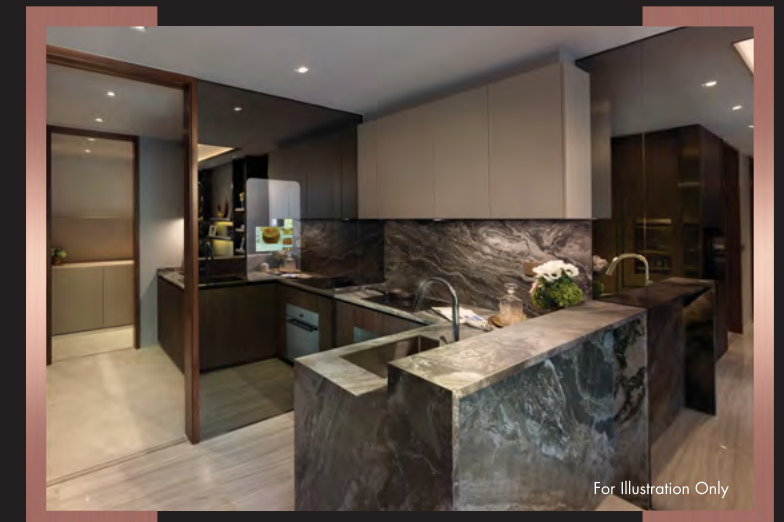
THE MOST

SOPHISTICATED

OF TASTES.



For Illustration Only



For Illustration Only

Chefs and diners will both delight in the dry kitchen that opens to the dining area. Outfitted with top-of-the-line appliances for refined living from V-Zug, residents can prepare meals like a pro from gourmet feasts to everyday favourites with ease.





For Illustration Only

A THOUGHTFUL  
LAYOUT THAT  
EVOKES CALM AND  
RESTFULNESS.



For Illustration Only

Exuding a comforting and relaxing ambience, the contemporary styling conveys serenity and quietude. A gracious space that uplifts the soul with a sense of calm for restful sleep. The master bath is elegantly fitted with designer lifestyle brands.







A PEERLESS VILLA EXPERIENCE AWAITS.

**A Limited Edition of Only Five Exclusive Garden Villas.**

With an emphasis on individual style and flair, each Villa has been designed to be a seamless integration of indoors and outdoors, with expansive private terraces and patios. Thoughtfully expressed with high ceilings, discover an open-plan concept that allows the interior spaces to flow into the lush landscaped garden, and are perfectly positioned to take in the surrounding spectacular views within.





A LIFETIME MIGHT JUST BE ENOUGH TO ENJOY IT.

**Embrace A Bold New Concept  
In Villa Living.**

Imagine coming home to where absolute exclusivity meets luxury. A bold new concept in garden villa living with a full suite of recreational facilities. Appreciate an uncommon dedication to the pursuit of impeccable service, and a world shaped to fit your lifestyle. Discover for yourself why discerning individuals choose the luxury of villa residence living.



Artist's Impression



WHERE REFINEMENT MEETS SMART LIVING.

TOP-OF-THE-LINE FITTINGS. EFFORTLESS FUNCTIONALITY.

**SMART HOME**

- GATEWAY WITH P/T CAMERA**  
Day-to-night home monitoring with playback capability
- BIOMETRIC DIGITAL LOCK SET**  
Main door security with break-in and low-battery alerts
- AIR CONDITIONER CONTROL**  
Remote air conditioning control for more energy efficient usage

**SMART GUEST SERVICE**

- QR CODE VISITOR ACCESS**  
Quick fuss-free guest entry at the ingress lane
- VIDEO CALL**  
Video-assisted communication with guests at your front door

**SMART COMMUNITY**

- CROWD WATCH**  
Real-time crowd monitoring of public spaces at Leedon Green
- FACILITY BOOKING**  
Plan events and book facilities at your fingertips
- SMART PARCEL LOCKER**  
Stores your delivery package using a unique access code
- VEHICLE SEASON PARKING APPLICATION**  
Simplifies your access to Leedon Green's parking facility



For Illustration Only

**Comprehensive Remote Gateway**

Smart home technology keeps everyday security and living conveniences well-automated using remote access. Be in full control. Get started with the built-in smart provisions. Add on more functions from a wide range of smart expansions available separately to fit your lifestyle.

**SMART MIRROR**

Selected units come with a smart mirror, which transforms into a digital touch screen with an elegant interface. Enjoy seamless connectivity to your favourite sites, catch up on your instagram stories or watch a cooking tutorial on YouTube to inspire your next family meal.



For Illustration Only

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For Illustration Only

All residences are fitted and finished to impeccable standards; experience precise attention to detail in bespoke finishings. Delight in the effortless functionality of sleek designer lines and the flawless quality of top lifestyle brands.





# [ SITE PLAN ]

## LEGEND

### Storey 1:

- 1 Arrival Court
- 2 Feature Courtyard
- 3 Lawn
- 4 Tree Top Walk
- 5 Forest BBQ Pavilion
- 6 Entrance Lobby Pavilion
- 7 Grand Dining Room
- 8 Gymnasium & Studio
- 9 Spa Pavilion
- 10 Pool Deck
- 11 Grand Pool
- 12 Lantern Terrace
- 13 Play Pool Deck
- 14 Play Pool
- 15 Play Pool Lawn
- 16 Majestic Tree BBQ Pavilion
- 17 Pedestrian Side Gate
- 18 Lap Pool
- 19 Tranquility Pavilion
- 20 Serenity Pavilion
- 21 Generator Set
- 22 Substation and Bin Centre
- 23 Sensory Walk
- 24 Vehicular Ingress & Egress
- 25 Guard Post

### Basement:

- 26 Tennis Court
- 27 Playground
- 28 Aqua Fitness Pool
- 29 Foot Reflexology
- 30 Jacuzzi
- 31 Water Lounge

### Sky Terrace:

- 32 Sky Terrace Bar
- 33 Family Cabana









[ 1 - BEDROOM ]

[ 1 - BEDROOM + STUDY ]

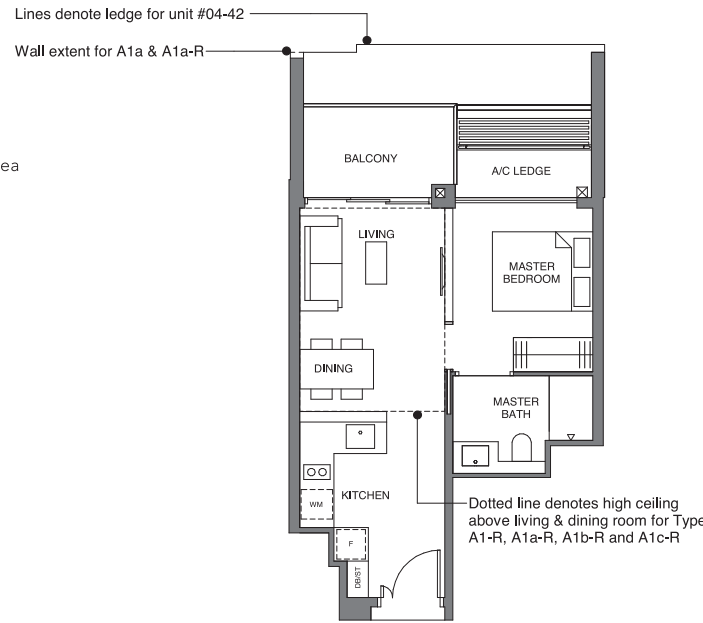
**TYPE A1**  
44 sqm | 474 sq ft

BLOCK 32  
#02-33 to #11-33

**TYPE A1-R**  
56 sqm | 603 sq ft

Incl. of 12 sq m | 129 sq ft of void area (high ceiling) above living & dining

BLOCK 32  
#12-33



**TYPE A1a**  
44 sqm | 474 sq ft

BLOCK 32  
#02-25\* to #11-25\*

BLOCK 34  
#04-42 to #11-42

**TYPE A1a-R**  
56 sqm | 603 sq ft

Incl. of 12 sq m | 129 sq ft of void area (high ceiling) above living & dining

BLOCK 32  
#12-25\*

BLOCK 34  
#12-42

**TYPE AS1**  
50 sqm | 538 sq ft

BLOCK 26  
#02-08 to #12-08

BLOCK 28  
#03-16 to #11-16

**TYPE AS1-R**  
63 sqm | 678 sq ft

Incl. of 13 sq m | 140 sq ft of void area (high ceiling) above living & dining

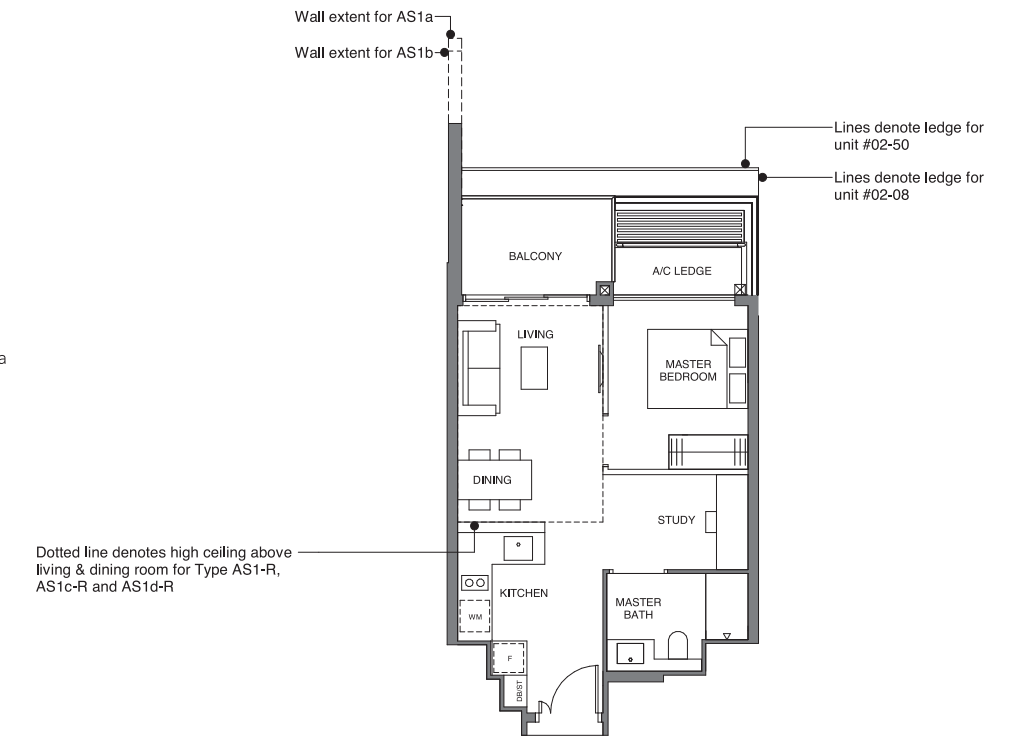
BLOCK 28  
#12-16

**TYPE AS1a**  
50 sqm | 538 sq ft

BLOCK 38  
#01-58 to #12-58

**TYPE AS1b**  
50 sqm | 538 sq ft

BLOCK 36  
#01-50 to #12-50



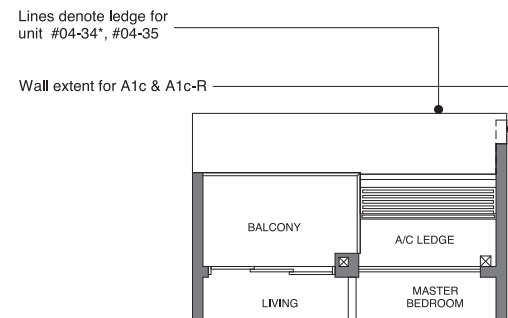
**TYPE A1b**  
44 sqm | 474 sq ft

BLOCK 34  
#04-35 to #11-35

**TYPE A1b-R**  
56 sqm | 603 sq ft

Incl. of 12 sq m | 129 sq ft of void area (high ceiling) above living & dining

BLOCK 34  
#12-35



**TYPE A1c**  
44 sqm | 474 sq ft

BLOCK 34  
#04-34\* to #11-34\*

**TYPE A1c-R**  
56 sqm | 603 sq ft

Incl. of 12 sq m | 129 sq ft of void area (high ceiling) above living & dining

BLOCK 34  
#12-34\*

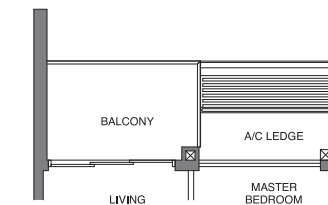
**TYPE AS1c**  
50 sqm | 538 sq ft

BLOCK 30  
#02-17\* to #11-17\*

**TYPE AS1c-R**  
63 sqm | 678 sq ft

Incl. of 13 sq m | 140 sq ft of void area (high ceiling) above living & dining

BLOCK 30  
#12-17\*



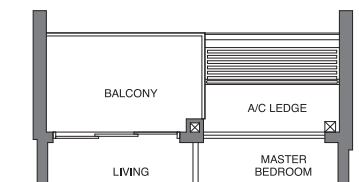
**TYPE AS1d**  
50 sqm | 538 sq ft

BLOCK 32  
#02-32 to #11-32

**TYPE AS1d-R**  
63 sqm | 678 sq ft

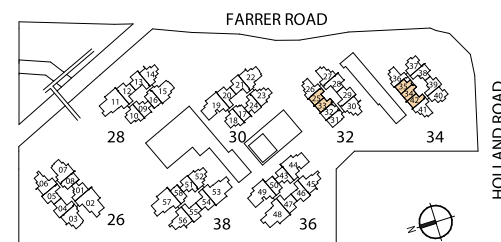
Incl. of 13 sq m | 140 sq ft of void area (high ceiling) above living & dining

BLOCK 32  
#12-32



DB/ST: Distribution Board / Storage  
F: Fridge  
WM: Washer Cum Dryer  
\* Denotes mirror image

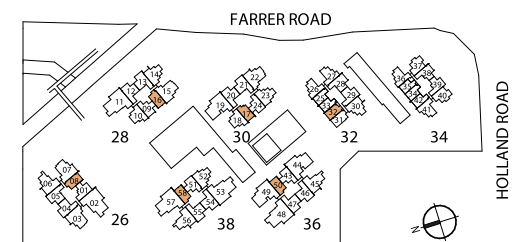
Area includes PES, A/C ledge, balcony and void area (high ceiling). The plans are subject to change as may be required or approved by the relevant authorities. Areas are approximate measurements only and are subject to final survey. Plans are not drawn to scale and do not form part of the contract.



LEEDON HEIGHTS HOLLAND ROAD

DB/ST: Distribution Board / Storage  
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LEEDON HEIGHTS HOLLAND ROAD

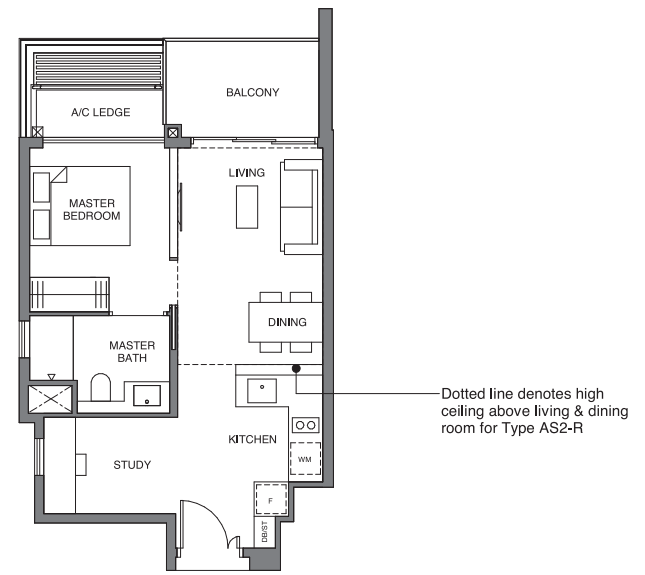


[ 1 - BEDROOM + STUDY ]

[ 2 - BEDROOM ]

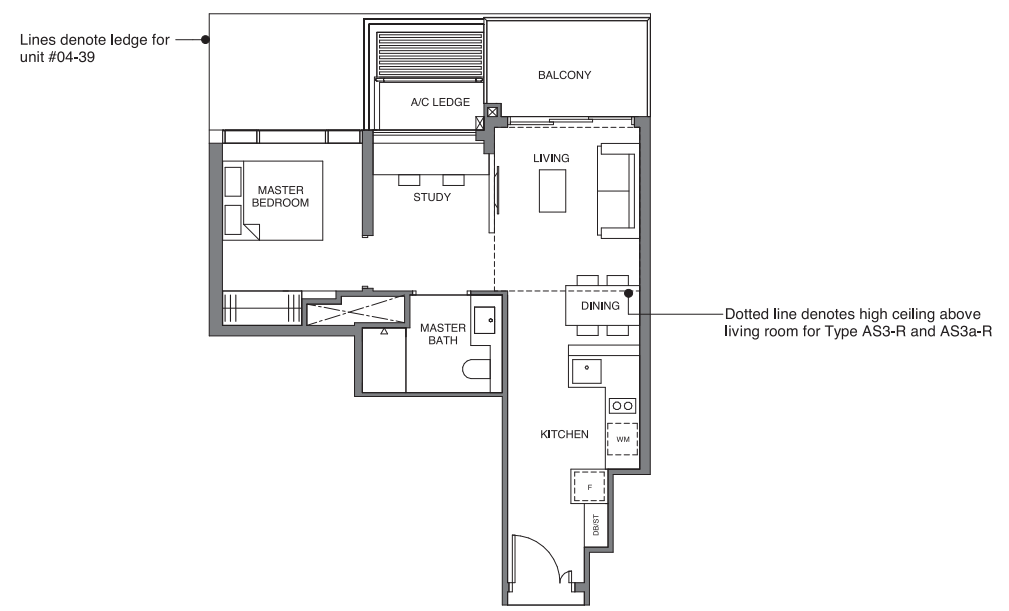
**TYPE AS2**  
50 sqm | 538 sq ft  
BLOCK 32  
#02-31 to #11-31

**TYPE AS2-R**  
63 sqm | 678 sq ft  
Incl. of 13 sq m | 140 sq ft of void area (high ceiling) above living & dining  
BLOCK 32  
#12-31



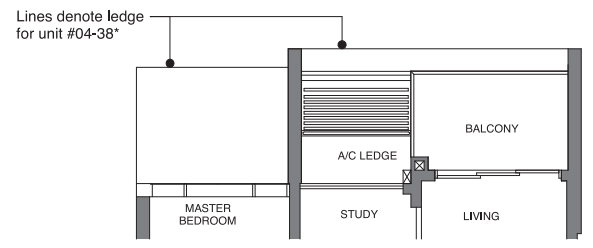
**TYPE AS3**  
54 sqm | 581 sq ft  
BLOCK 34  
#04-39 to #11-39

**TYPE AS3-R**  
64 sqm | 689 sq ft  
Incl. of 10 sq m | 108 sq ft of void area (high ceiling) above living  
BLOCK 34  
#12-39



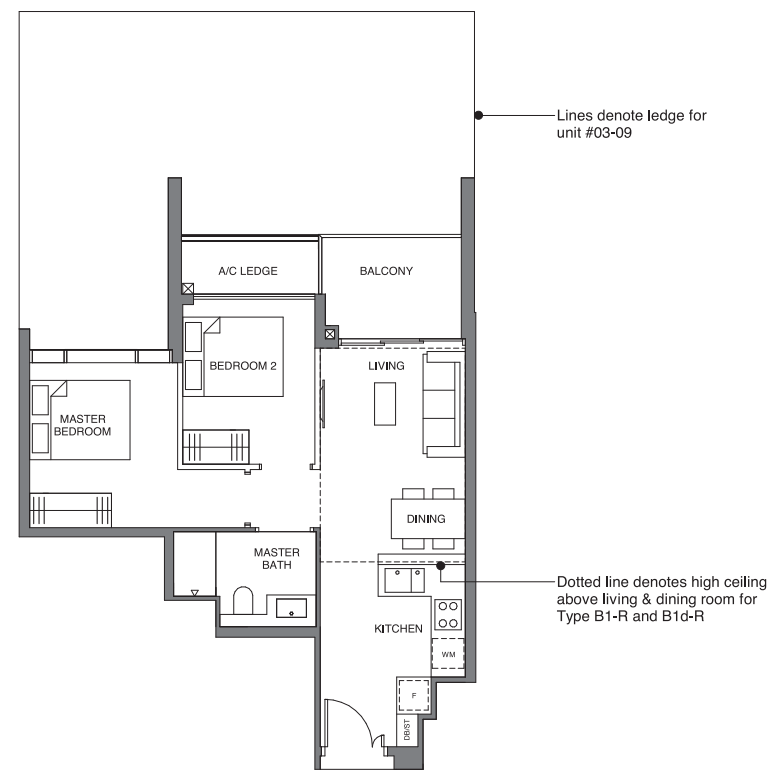
**TYPE AS3a**  
54 sqm | 581 sq ft  
BLOCK 34  
#04-38\* to #11-38\*

**TYPE AS3a-R**  
64 sqm | 689 sq ft  
Incl. of 10 sq m | 108 sq ft of void area (high ceiling) above living  
BLOCK 34  
#12-38\*



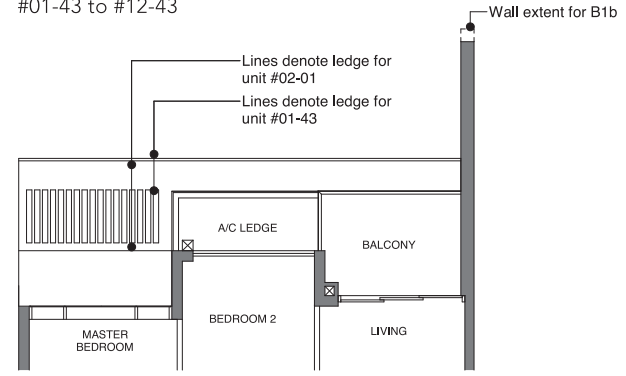
**TYPE B1**  
57 sqm | 614 sq ft  
BLOCK 28  
#03-09 to #11-09

**TYPE B1-R**  
70 sqm | 753 sq ft  
Incl. of 13 sq m | 140 sq ft of void area (high ceiling) above living & dining  
BLOCK 28  
#12-09



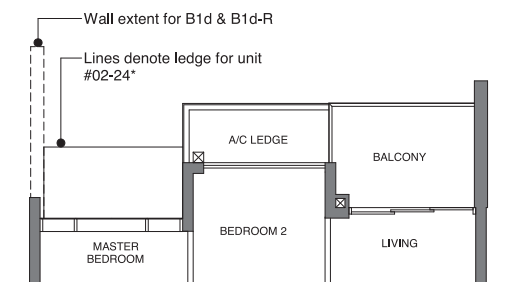
**TYPE B1a**  
57 sqm | 614 sq ft  
BLOCK 26  
#02-01 to #12-01

**TYPE B1b**  
57 sqm | 614 sq ft  
BLOCK 36  
#01-43 to #12-43



**TYPE B1c**  
57 sqm | 614sq ft  
BLOCK 38  
#01-51 to #12-51

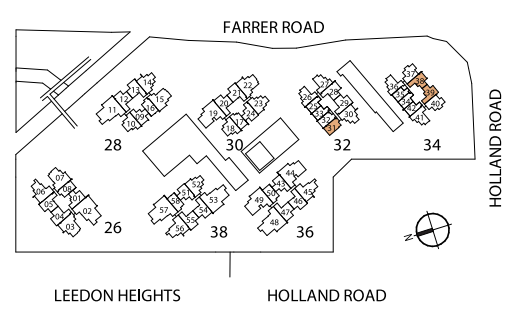
**TYPE B1d**  
57 sqm | 614 sq ft  
BLOCK 30  
#02-24\* to #11-24\*



**TYPE B1d-R**  
70 sqm | 753 sq ft  
Incl. of 13 sq m | 140 sq ft of void area (high ceiling) above living & dining  
BLOCK 30  
#12-24\*

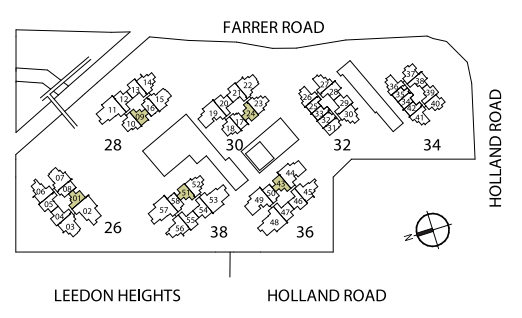
DB/ST: Distribution Board / Storage  
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\* Denotes mirror image

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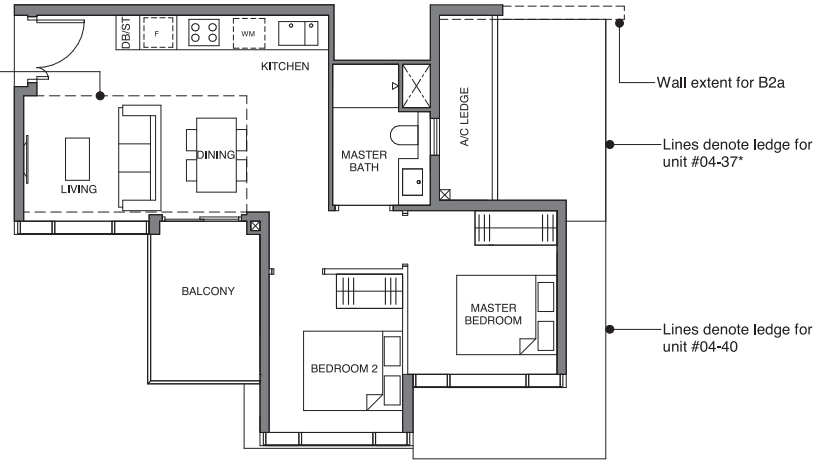


[ 2 - BEDROOM ]

**TYPE B2**  
62 sqm | 667 sq ft

**BLOCK 34**  
#04-40 to #11-40

Dotted line denotes high ceiling above living & dining room for Type B2-R and B2a-R



**TYPE B2-R**  
73 sqm | 786 sq ft

Incl. of 11 sq m | 118 sq ft of void area (high ceiling) above living & dining

**BLOCK 34**  
#12-40

**TYPE B2a**  
62 sqm | 667 sq ft

**BLOCK 34**  
#04-37\* to #11-37\*

**TYPE B2a-R**  
73 sqm | 786 sq ft

Incl. of 11 sq m | 118 sq ft of void area (high ceiling) above living & dining

**BLOCK 34**  
#12-37\*

**TYPE B3**  
65 sqm | 700 sq ft

**BLOCK 28**  
#03-10 to #11-10

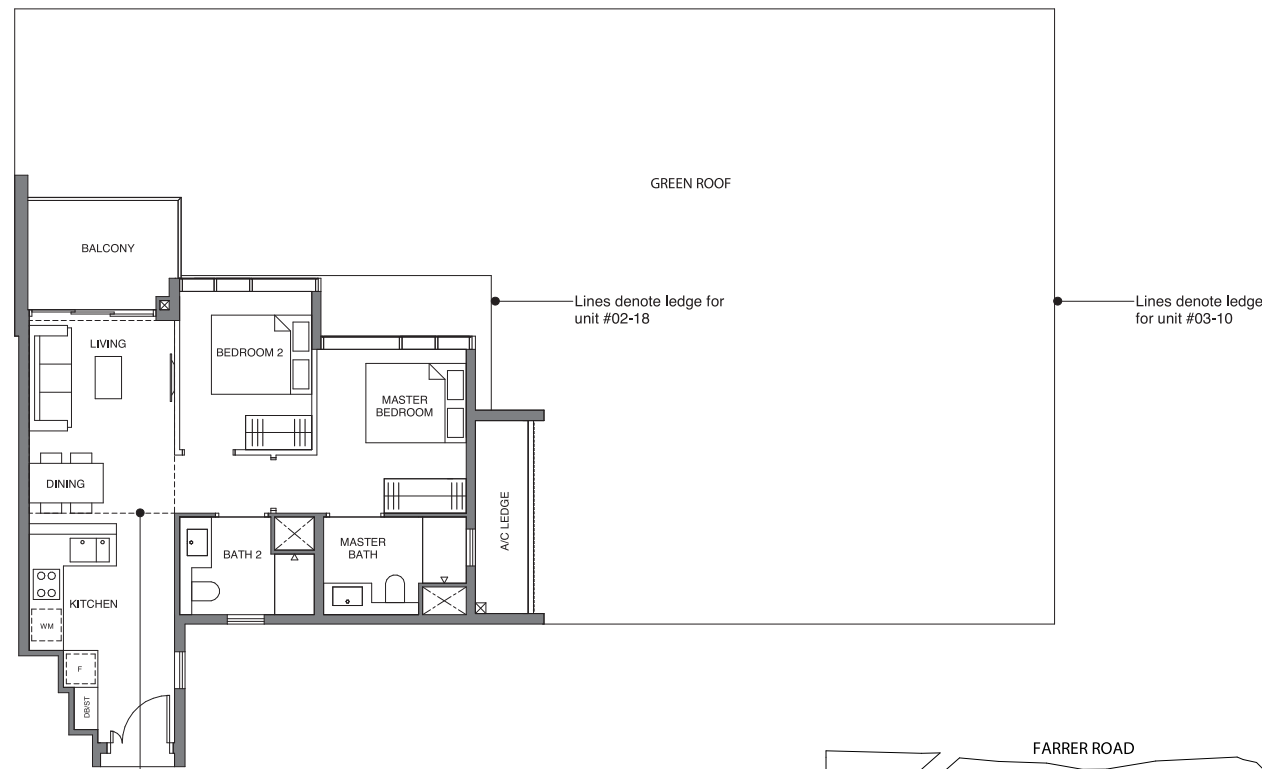
**BLOCK 30**  
#02-18 to #11-18

**TYPE B3-R**  
76 sqm | 818 sq ft

Incl. of 11 sq m | 118 sq ft of void area (high ceiling) above living and dining

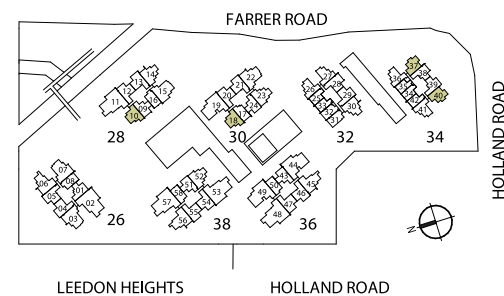
**BLOCK 28**  
#12-10

**BLOCK 30**  
#12-18



DB/ST: Distribution Board / Storage  
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\* Denotes mirror image

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[ 2 - BEDROOM ]

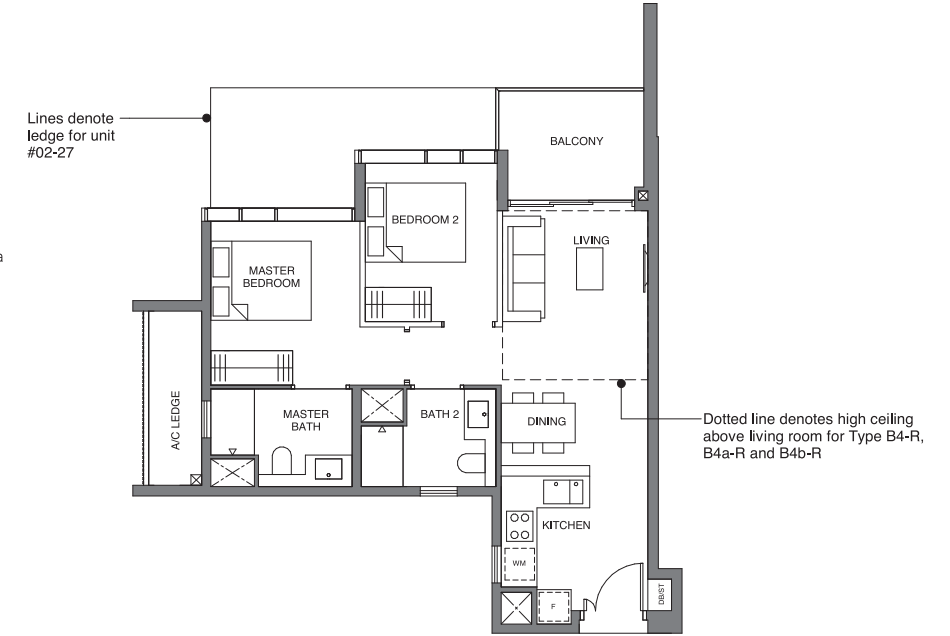
**TYPE B4**  
65 sqm | 700 sq ft

**BLOCK 32**  
#02-27 to #11-27

**TYPE B4-R**  
75 sqm | 807 sq ft

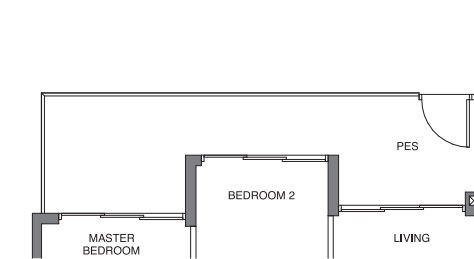
Incl. of 10 sq m | 108 sq ft of void area (high ceiling) above living

**BLOCK 32**  
#12-27



**TYPE B4-P**  
74 sqm | 797 sq ft

**BLOCK 32**  
#01-27



**TYPE B4a**  
65 sqm | 700 sq ft

**BLOCK 32**  
#02-26\* to #11-26\*

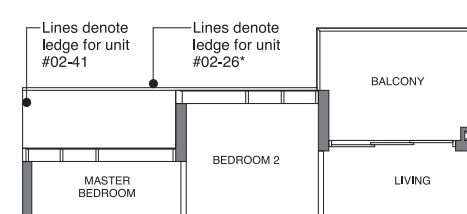
**BLOCK 34**  
#04-41 to #11-41

**TYPE B4a-R**  
75 sqm | 807 sq ft

Incl. of 10 sq m | 108 sq ft of void area (high ceiling) above living

**BLOCK 32**  
#12-26\*

**BLOCK 34**  
#12-41



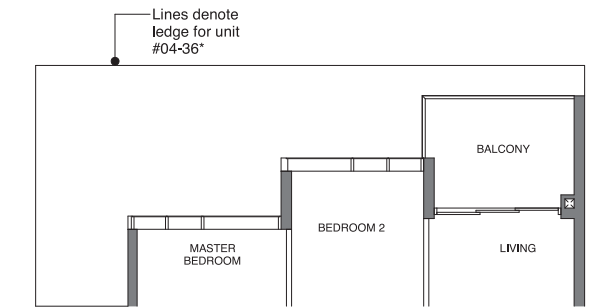
**TYPE B4b**  
65 sqm | 700 sq ft

**BLOCK 34**  
#04-36\* to #11-36\*

**TYPE B4b-R**  
75 sqm | 807 sq ft

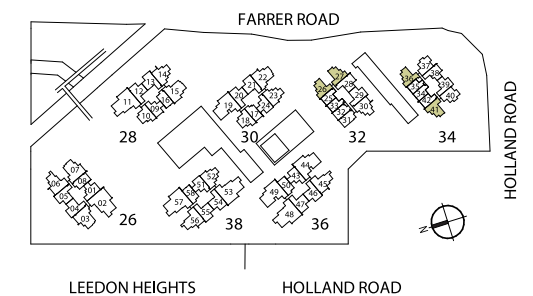
Incl. of 10 sq m | 108 sq ft of void area (high ceiling) above living

**BLOCK 34**  
#12-36\*



DB/ST: Distribution Board / Storage  
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[ 2 - BEDROOM ]

**TYPE B5**  
66 sqm | 710 sq ft

**BLOCK 26**  
#03-04\* to #12-04\*  
#03-05 to #12-05

**BLOCK 28**  
#02-13 to #11-13

**BLOCK 30**  
#02-21 to #11-21

**BLOCK 32**  
#02-29 to #11-29

**BLOCK 36**  
#02-47 to #12-47

**BLOCK 38**  
#02-55 to #12-55

**TYPE B5-R**  
78 sqm | 840 sq ft

Incl. of 12 sq m | 129 sq ft of void area  
(high ceiling) above living & dining

**BLOCK 28**  
#12-13

**BLOCK 30**  
#12-21

**BLOCK 32**  
#12-29

**TYPE B5-P**  
72 sqm | 775 sq ft

**BLOCK 30**  
#01-21

**BLOCK 32**  
#01-29

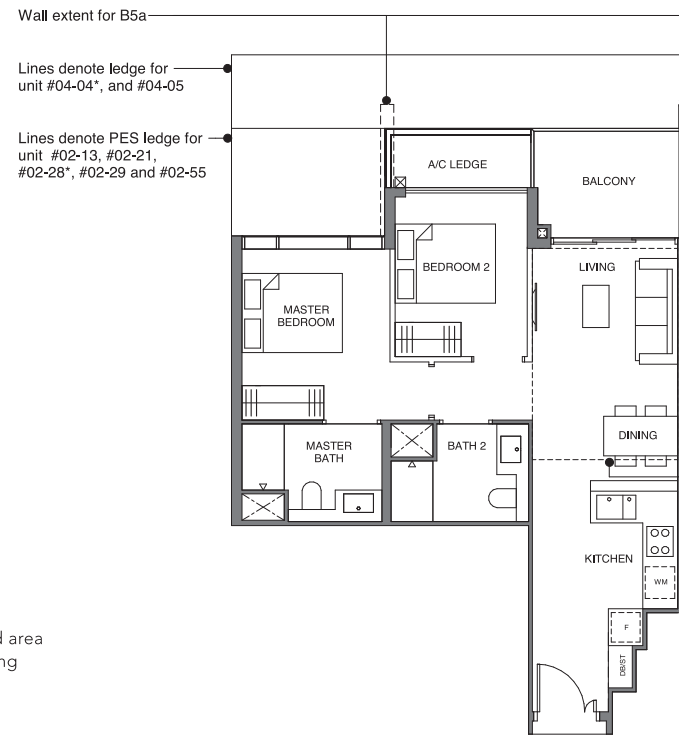
**BLOCK 38**  
#01-55

**TYPE B5a-P**  
72 sqm | 775 sq ft

**BLOCK 32**  
#01-28\*

**TYPE B5-P**  
72 sqm | 775 sq ft

**BLOCK 28**  
#01-13



**TYPE B5a**  
66 sqm | 710 sq ft

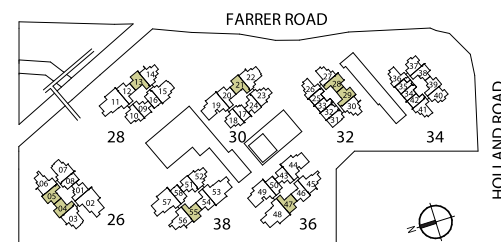
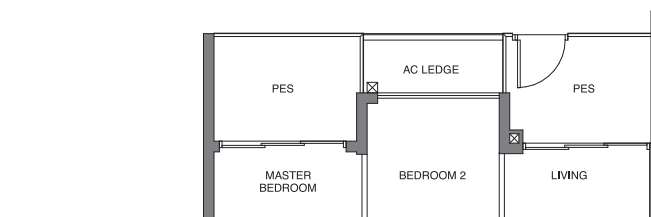
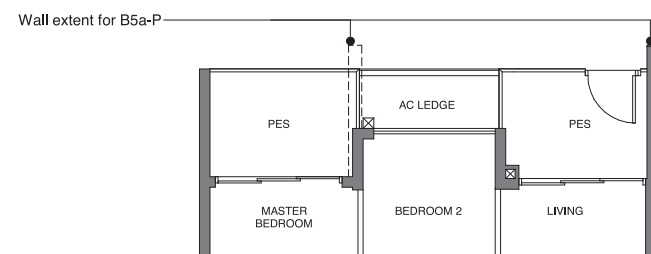
**BLOCK 32**  
#02-28\* to #11-28\*

**TYPE B5a-R**  
78 sqm | 840 sq ft

Incl. of 12 sq m | 129 sq ft of void area  
(high ceiling) above living & dining

**BLOCK 32**  
#12-28\*

Dotted line denotes high ceiling  
above living & dining room for  
Type B5-R and B5a-R



DB/ST: Distribution Board / Storage  
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WM: Washer Cum Dryer  
\* Denotes mirror image

Area includes PES, A/C ledge, balcony and void area (high ceiling). The plans are subject to change as may be required or approved by the relevant authorities. Areas are approximate measurements only and are subject to final survey. Plans are not drawn to scale and do not form part of the contract.

LEEDON HEIGHTS HOLLAND ROAD

[ 2 - BEDROOM ]

**TYPE B5b**  
66 sqm | 710 sq ft

**BLOCK 28**  
#02-12 to #11-12

**BLOCK 30**  
#02-20 to #11-20

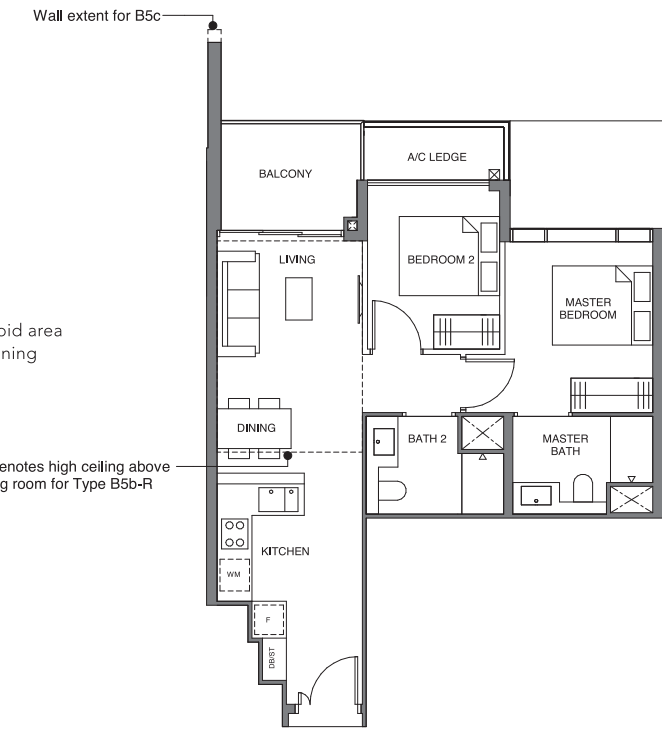
**TYPE B5b-R**  
78 sqm | 840 sq ft

Incl. of 12 sq m | 129 sq ft of void area  
(high ceiling) above living & dining

**BLOCK 28**  
#12-12

**BLOCK 30**  
#12-20

Dotted line denotes high ceiling  
above living & dining room for Type B5b-R



**TYPE B5c**  
66 sqm | 710 sq ft

**BLOCK 36**  
#02-46 to #12-46

**BLOCK 38**  
#02-54 to #12-54

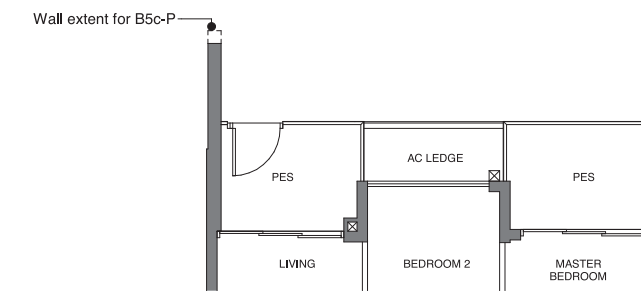
Lines denote ledge  
for unit #02-12,  
#02-20 and #02-54

**TYPE B5b-P**  
72 sqm | 775 sq ft

**BLOCK 30**  
#01-20

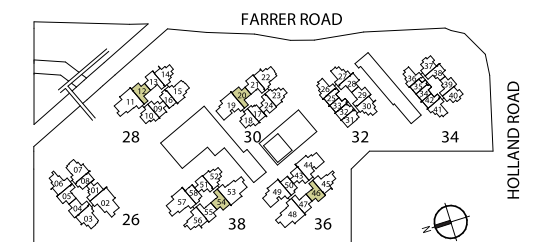
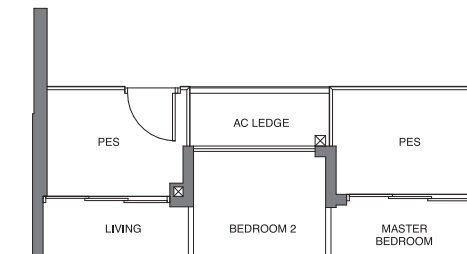
**TYPE B5c-P**  
72 sqm | 775 sq ft

**BLOCK 38**  
#01-54



**TYPE B5b-P**  
72 sqm | 775 sq ft

**BLOCK 28**  
#01-12



DB/ST: Distribution Board / Storage  
F: Fridge  
WM: Washer Cum Dryer  
\* Denotes mirror image

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LEEDON HEIGHTS HOLLAND ROAD



# [ 2 - BEDROOM + STUDY ]

**TYPE BS1**  
76 sqm | 818 sq ft

**BLOCK 30**  
#02-23\* to #11-23\*

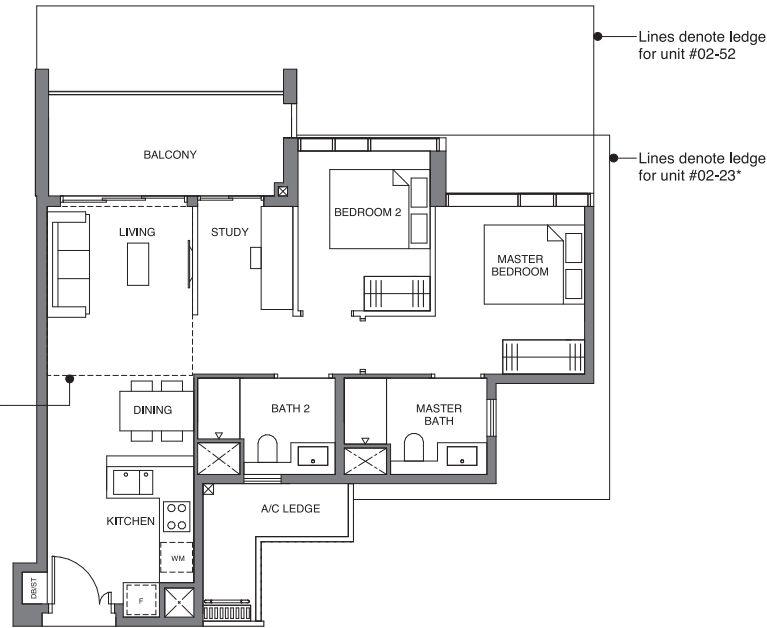
**BLOCK 38**  
#02-52 to #12-52

**TYPE BS1-R**  
86 sqm | 926 sq ft

Incl. of 10 sq m | 108 sq ft of void area (high ceiling) above living

**BLOCK 30**  
#12-23\*

Dotted line denotes high ceiling above living room for Type BS1-R and BS1a-R



**TYPE BS1a**  
76 sqm | 818 sq ft

**BLOCK 28**  
#02-14 to #11-14

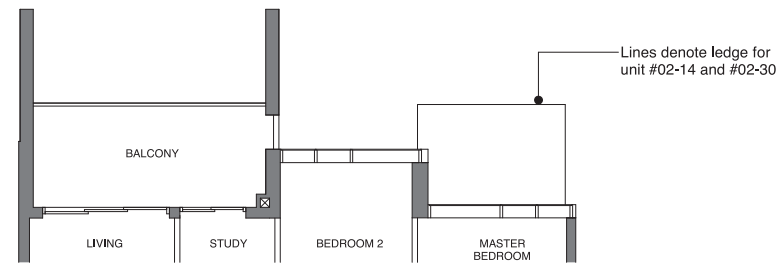
**BLOCK 32**  
#02-30 to #11-30

**TYPE BS1a-R**  
86 sqm | 926 sq ft

Incl. of 10 sq m | 108 sq ft of void area (high ceiling) above living

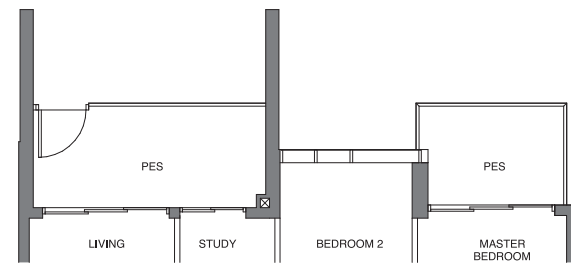
**BLOCK 28** #12-14

**BLOCK 32** #12-30



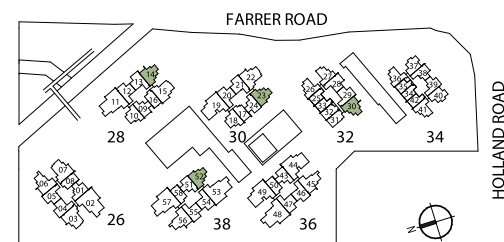
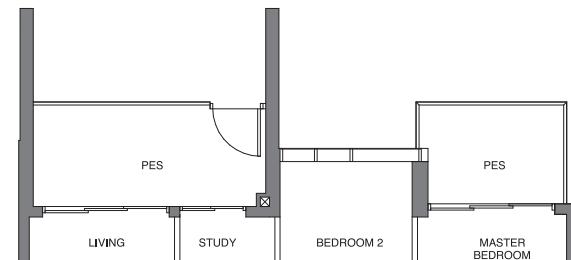
**TYPE BS1a-P**  
81 sqm | 872 sq ft

**BLOCK 28**  
#01-14



**TYPE BS1a-P**  
81 sqm | 872 sq ft

**BLOCK 32**  
#01-30



LEEDON HEIGHTS HOLLAND ROAD

DB/ST: Distribution Board / Storage  
F: Fridge  
WM: Washer Cum Dryer  
\* Denotes mirror image

Area includes PES, A/C ledge, balcony and void area (high ceiling). The plans are subject to change as may be required or approved by the relevant authorities. Areas are approximate measurements only and are subject to final survey. Plans are not drawn to scale and do not form part of the contract.

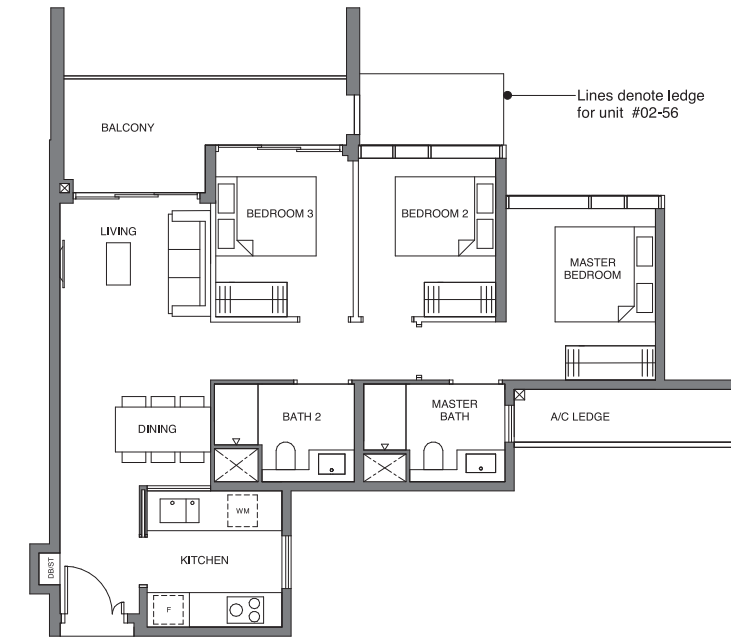
# [ 3 - BEDROOM ]

**TYPE C1**  
89 sqm | 958 sq ft

**BLOCK 26**  
#03-06 to #12-06

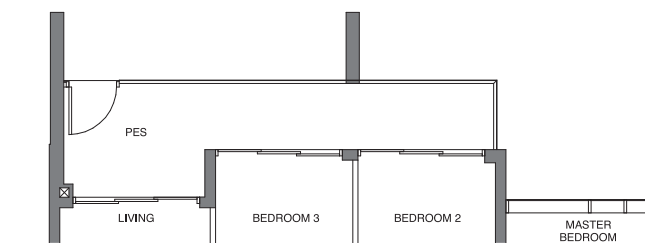
**BLOCK 36**  
#02-45\* to #12-45\*

**BLOCK 38**  
#02-56 to #12-56



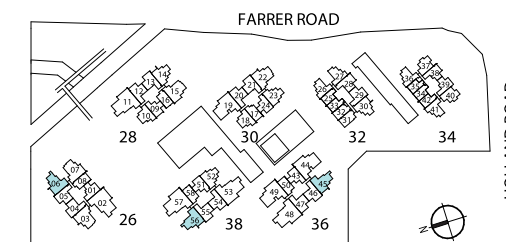
**TYPE C1-P**  
92 sqm | 990 sq ft

**BLOCK 38**  
#01-56



DB/ST: Distribution Board / Storage  
F: Fridge  
WM: Washer Cum Dryer  
\* Denotes mirror image

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LEEDON HEIGHTS HOLLAND ROAD



# [ 3 - BEDROOM PREMIUM ]

**TYPE C2**  
97 sqm | 1044 sq ft

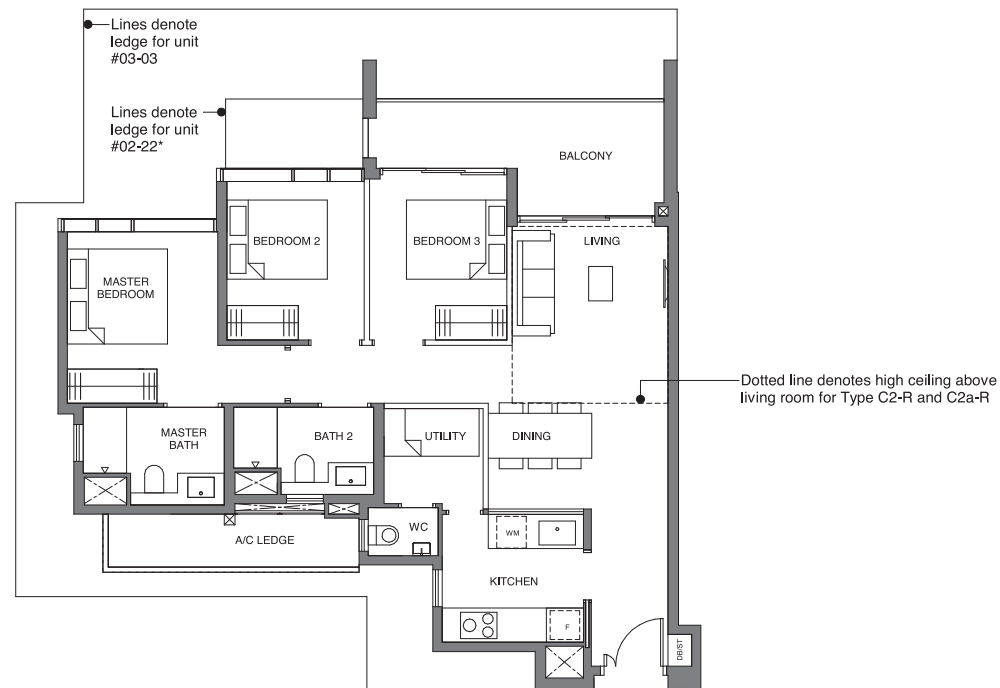
**BLOCK 26**  
#03-03 to #12-03

**BLOCK 30**  
#02-22\* to #11-22\*

**TYPE C2-R**  
108 sqm | 1163 sq ft

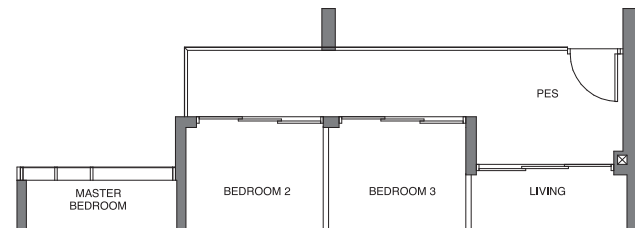
Incl. of 11 sq m | 118 sq ft of void area (high ceiling) above living

**BLOCK 30**  
#12-22\*



**TYPE C2-P**  
100 sqm | 1076 sq ft

**BLOCK 30**  
#01-22\*



**TYPE C2a**  
97 sqm | 1044 sq ft

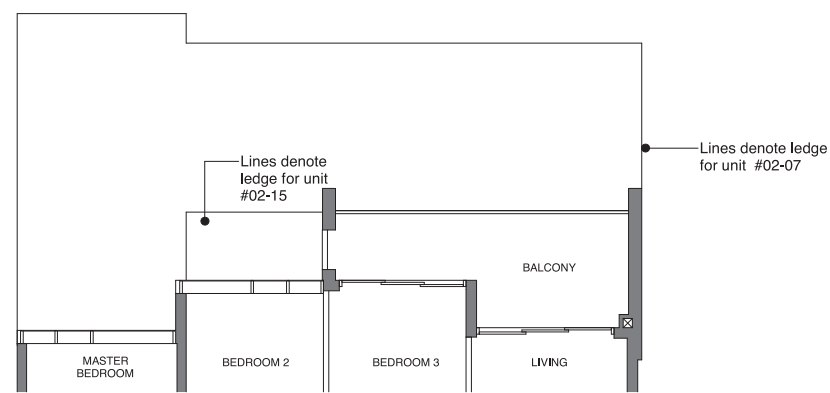
**BLOCK 26**  
#02-07 to #12-07

**BLOCK 28**  
#02-15 to #11-15

**TYPE C2a-R**  
108 sqm | 1163 sq ft

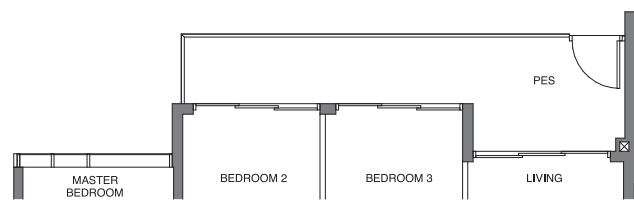
Incl. of 11 sq m | 118 sq ft of void area (high ceiling) above living

**BLOCK 28**  
#12-15



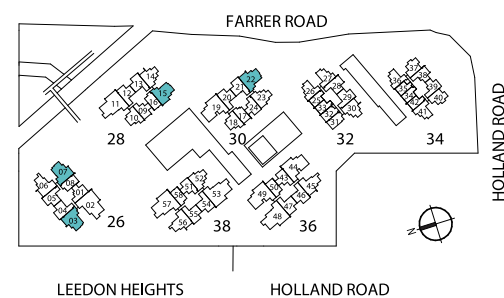
**TYPE C2a-P**  
100 sqm | 1076 sq ft

**BLOCK 28**  
#01-15



DB/ST: Distribution Board / Storage  
F: Fridge  
WM: Washer Cum Dryer  
\* Denotes mirror image

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# [ 3 - BEDROOM EXCLUSIVE ]

**TYPE C3**  
126 sqm | 1356 sq ft

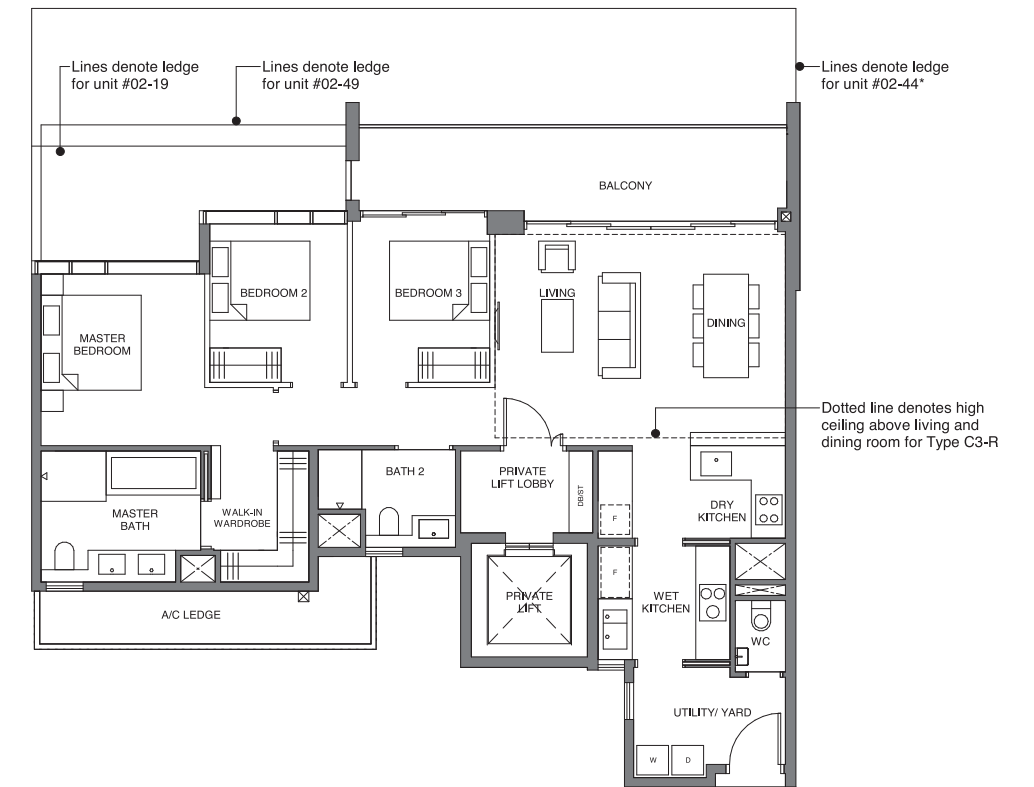
**BLOCK 30**  
#02-19 to #11-19

**BLOCK 36**  
#02-44\* to #12-44\*  
#02-49 to #12-49

**TYPE C3-R**  
149 sqm | 1604 sq ft

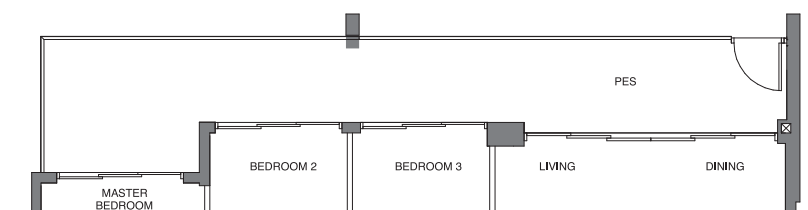
Incl. of 23 sq m | 248 sq ft of void area (high ceiling) above living & dining

**BLOCK 30**  
#12-19



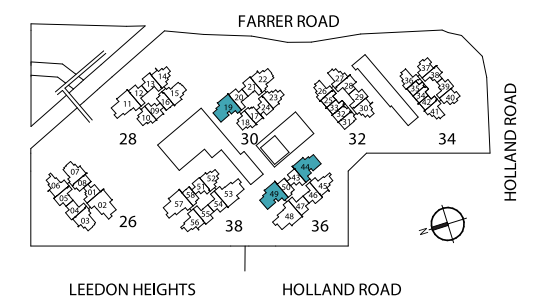
**TYPE C3-P**  
138 sqm | 1485 sq ft

**BLOCK 30**  
#01-19



D: Dryer  
DB/ST: Distribution Board / Storage  
F: Fridge  
W: Washer  
\* Denotes mirror image

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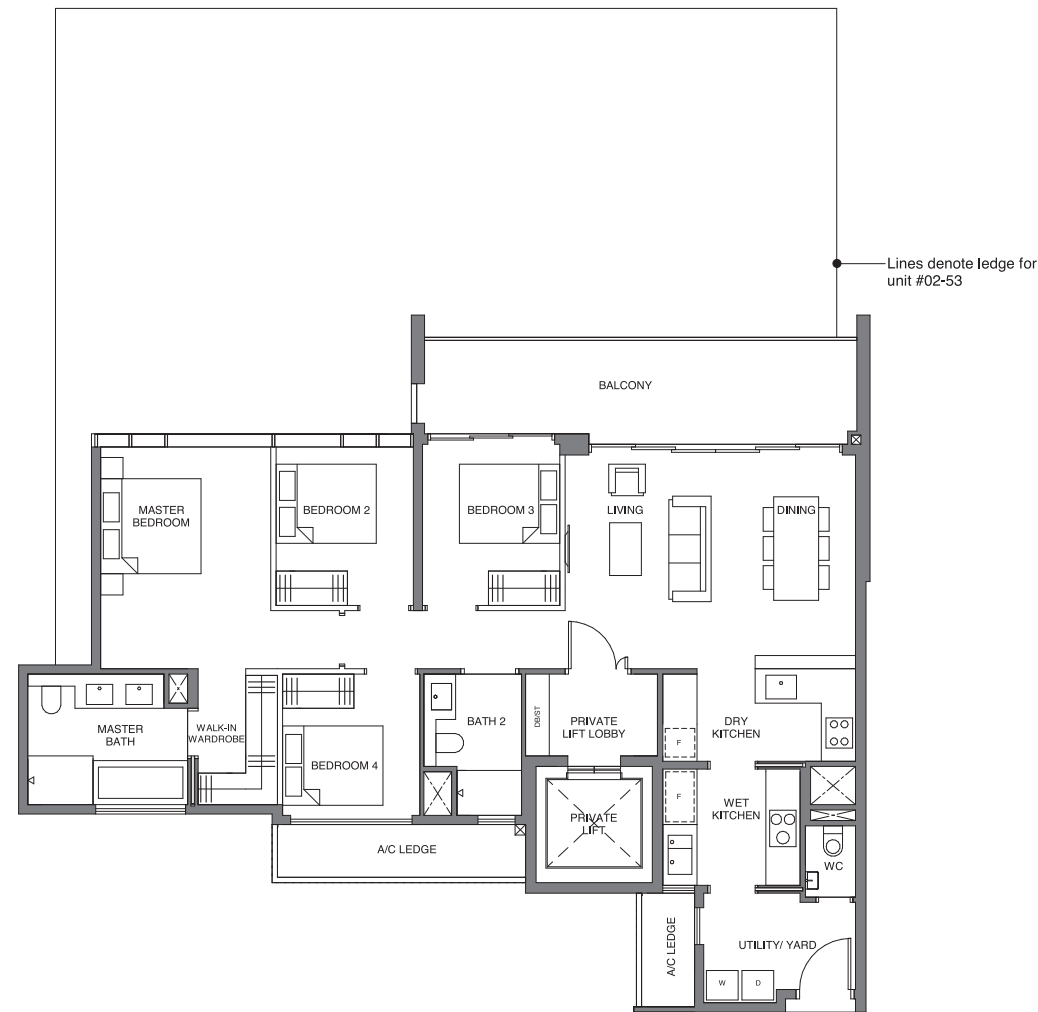
[ 4 - BEDROOM EXCLUSIVE ]

**TYPE D1**  
139 sqm | 1496 sq ft

**BLOCK 26**  
#02-02\* to #12-02\*

**BLOCK 36**  
#02-48\* to #12-48\*

**BLOCK 38**  
#02-53 to #12-53  
#02-57 to #12-57



[ 4 - BEDROOM EXCLUSIVE ]

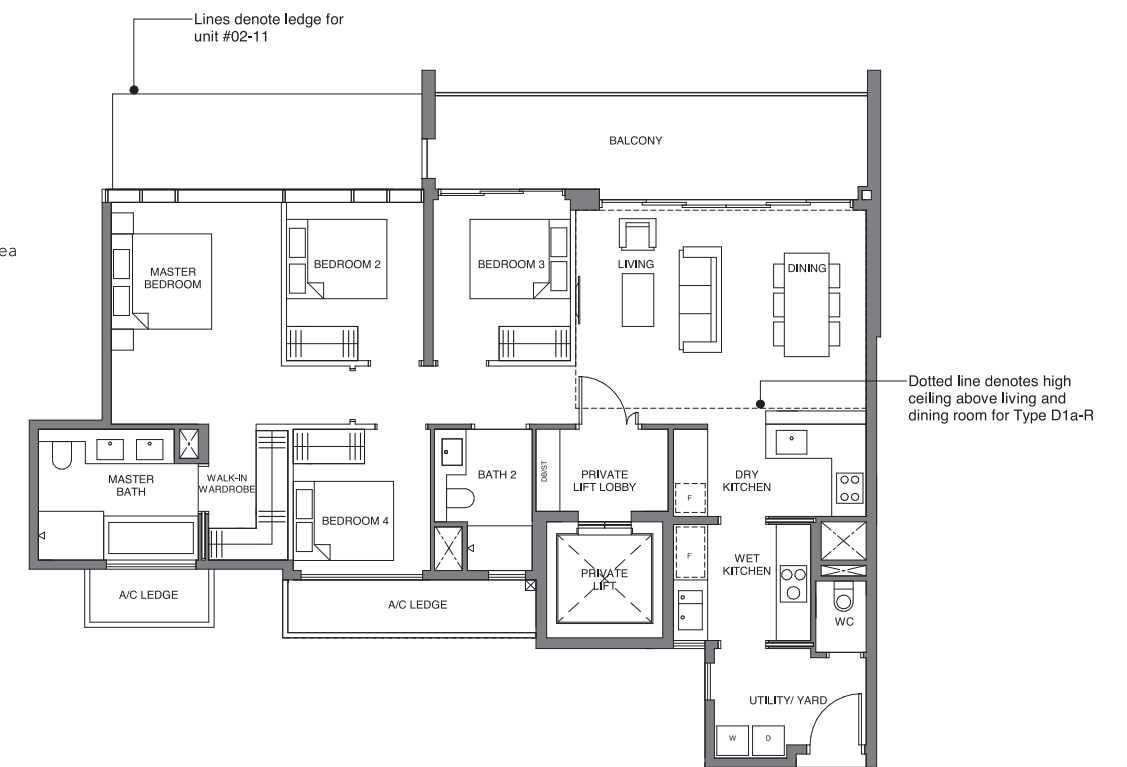
**TYPE D1a**  
139 sqm | 1496 sq ft

**BLOCK 28**  
#02-11 to #11-11

**TYPE D1a-R**  
162 sqm | 1744 sq ft

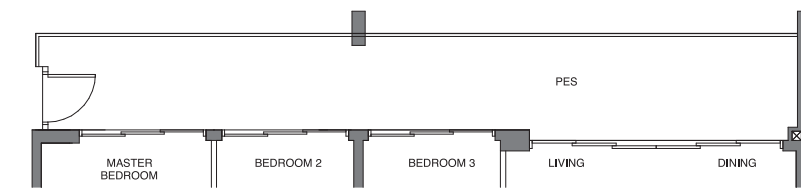
Incl. of 23 sq m | 248 sq ft of void area (high ceiling) above living & dining

**BLOCK 28**  
#12-11



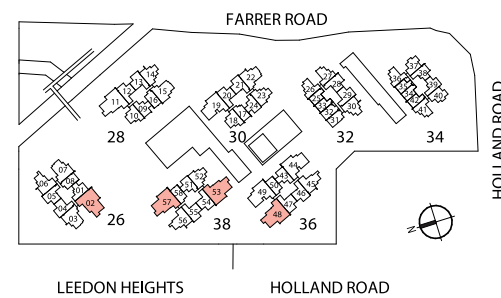
**TYPE D1a-P**  
150 sqm | 1615 sq ft

**BLOCK 28**  
#01-11



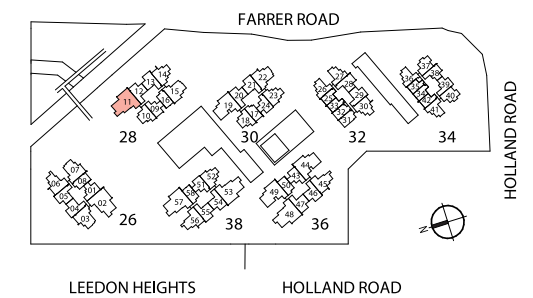
D: Dryer  
DB/ST: Distribution Board / Storage  
F: Fridge  
W: Washer  
\* Denotes mirror image

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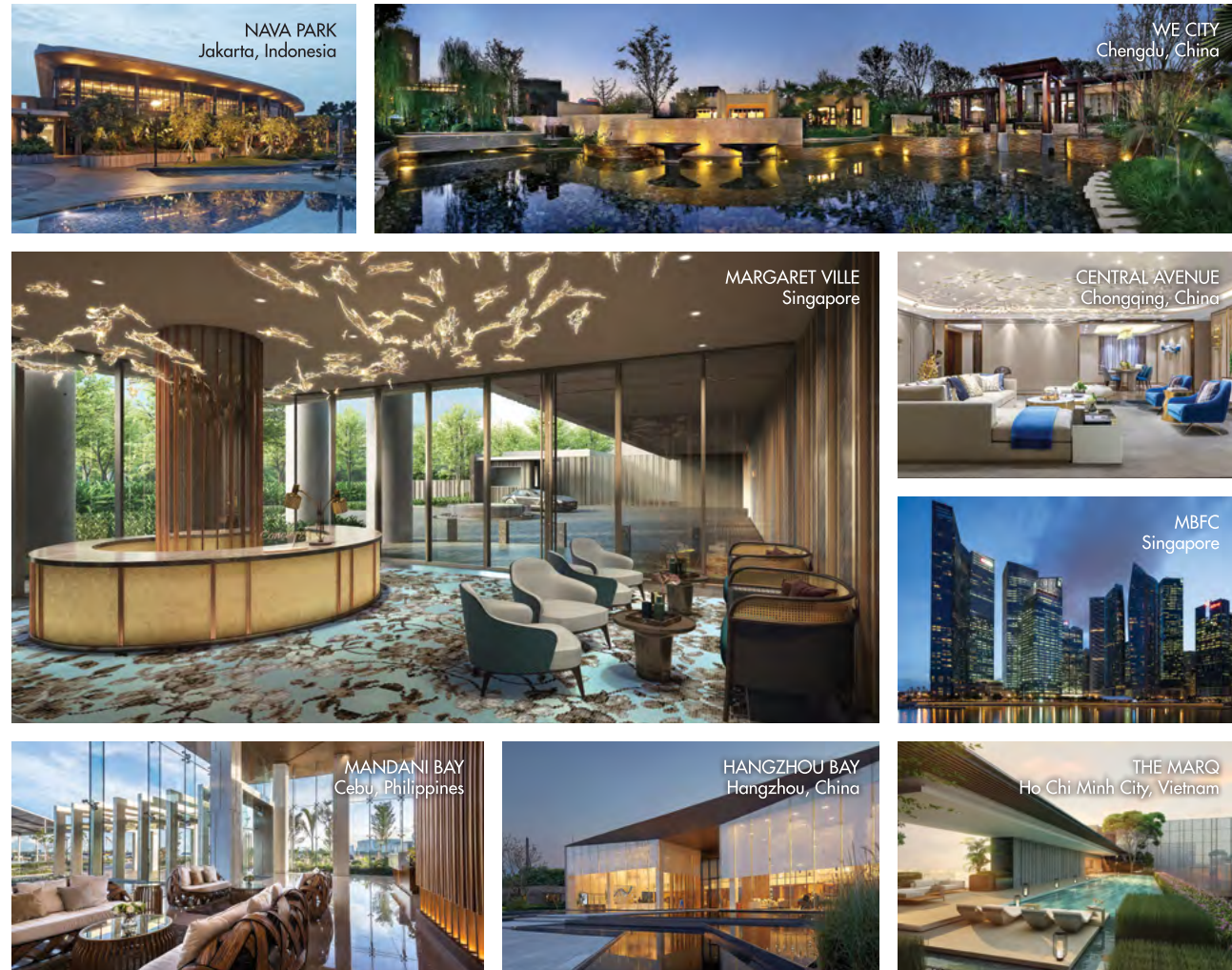


D: Dryer  
DB/ST: Distribution Board / Storage  
F: Fridge  
W: Washer  
\* Denotes mirror image

Area includes PES, A/C ledge, balcony and void area (high ceiling). The plans are subject to change as may be required or approved by the relevant authorities. Areas are approximate measurements only and are subject to final survey. Plans are not drawn to scale and do not form part of the contract.







**MCL Land**

MCL Land, a Hongkong Land company, is a leading residential developer in Singapore that constantly innovates in the pursuit of excellence. As a premier and reputable property group, we are dedicated to delivering superior customer satisfaction and shareholder value growth.

Over the past 50 years, we have established a legacy of building quality homes in both Singapore and Malaysia. We are a member of the Jardine Matheson Group under HongKong Land Holdings, which has an extensive portfolio of prime residential properties in Hong Kong, Singapore, Malaysia, China, Vietnam, Philippines, Indonesia and Thailand.

Our notable developments include The Estuary, UBER 388, Este Villa, Terrasse, Palms @ Sixth Avenue, Hallmark Residences, Ripple Bay, J Gateway, LakeVille, Sol Acres, Lake Grande, Margaret Ville and Parc Esta.

Leedon Green is our latest development that encapsulates our commitment to provide quality homes which surpass the expectation of satisfied buyers.



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ONE VISIONARY

TEAM.

Hangzhou Intelligent City Project, marks Yanlord Land's maiden entry into Hangzhou and first joint venture between HongKong Land and Transfer Group. Strategically located in Xiaoshan Innovation Polis, within the core of Xiaoshan Technology City, a keystone to Hangzhou's Greater Bay initiative, the site has been designated as a key international district. This new extension seeks to attract global education, healthcare, hospitality and technology research operators with focus on R&D related industries to augment Hangzhou's role as a key technology hub in China.

Hangzhou Bay has a planned GFA of some 8.3 million sq. ft. that includes high-rise apartments, townhouses, street-front retail units, a retail mall, a hospital and a hotel. Well connected via key thoroughfares and stations of the city's Metro Lines, it is positioned to be a top-end mixed development with the highest service standards that cater to the lifestyle needs of MNCs relocating their regional headquarters to Hangzhou.

An impressive collaboration that brings yet again another successful partnership. Leedon Green is the culmination of superlatives on every level to bring to fruition a phenomenal quality of life.





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YANLORD LAND



#### Yanlord Land Group Limited

Yanlord Land Group Limited is a real estate developer incorporated in Singapore focusing on developing high-end fully-fitted residential, commercial and integrated property projects in strategically selected key and high-growth cities in the PRC and in Singapore. Yanlord Land Group Limited was listed in June 2006 on the Mainboard of the Singapore Stock Exchange.

Since Yanlord Land's foray into the PRC market in 1993, it has successfully developed a number of large-scale residential property developments in Shanghai and Nanjing with international communities of residents, such as Yanlord Gardens, Yanlord Riverside Gardens and Yanlord Riverside City in Shanghai and Orchid Mansions, Bamboo Gardens, Yanlord International Apartments and Yanlord Yangtze Riverside City in Nanjing. The "Yanlord" name has been developed into a premium brand, synonymous with quality, within the property development industry of PRC. Currently, the Group has an established presence in 15 key high-growth cities within the six major economic regions of the PRC, namely, (i) Yangtze River Delta - Shanghai, Nanjing, Suzhou, Hangzhou and Nantong; (ii) Western China - Chengdu; (iii) Bohai Rim - Tianjin, Tangshan and Jinan; (iv) Southern China - Shenzhen, Zhuhai and Zhongshan; (v) Hainan - Haikou and Sanya; and (vi) Central China - Wuhan.

Yanlord Land has proactively extended its commercial property development projects, acquired a considerable number of land parcels for commercial use and has completed construction of retail malls, offices, hotels and serviced residence developments. These projects are expected to generate a stable rental income and increase the asset value for Yanlord Land.

*"Our philosophy is not to focus on a moment's gain or loss, but with establishing and nurturing an enterprise that lasts for generations."*

**Zhong Sheng Jian**  
Chairman & CEO

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YANLORD LAND

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Suntec Tower Two  
Singapore 038989  
www.yanlordland.com

Developer: Asia Radiant Pte Ltd • Company Registration No.: 201811652Z • Developer Licence No.: C1358 • Land Tenure: Estate In Fee Simple • Encumbrances: Mortgage No. IF/584825L and IF/832968J in favour of United Overseas Bank Limited • Land description: MK02 Lots 00937Y, 00938P, 02337A, 02338K, 02644V, 02649A, 02650P & 02682T at Holland Road, Leedon Heights and Farmer Road • Expected Date of Vacant Possession: 31 March 2024 • Expected Date of Legal Completion: 31 March 2027

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