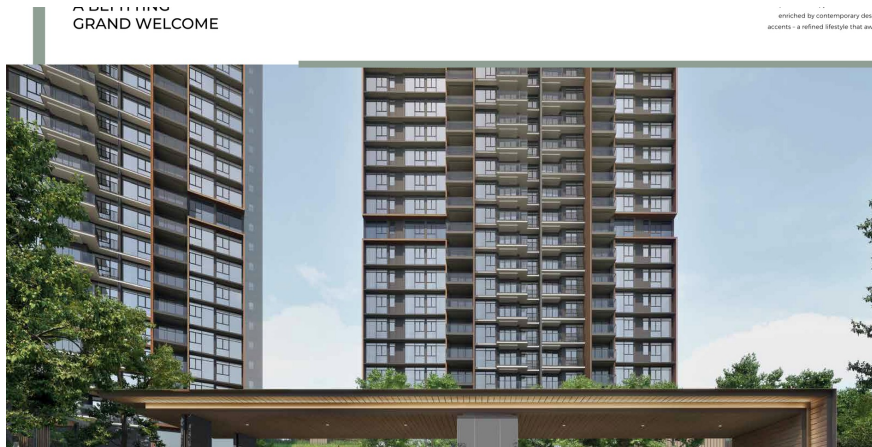


ELTA

Clementi Avenue 1 501-unit new launch by MCL Land and CSC Land



Developer HC Land (Clementi) Pte. Ltd. (JV between MCL Land and CSC Land Group)	Address 10 and 12 Clementi Avenue 1, Singapore 129633 / 129632
District D05	Tenure 99 years commencing from 13 February 2024
Total Units 501 residential units	Site Area Approx. 13,451.10 sqm / 144,788 sqft
Plot Ratio 3.5	Blocks 2 blocks of 39-storey residential towers
TOP / VP 31 March 2029	Legal Completion 31 March 2032
Pricing Available units from S\$1.397M; 1BR+Study from S\$1.397M, 3BR from S\$2.622M, 4BR from S\$3.286M, 5BR from S\$3.906M (16 Apr 2026 public balance-unit snapshot).	

Key Selling Points

- 501 units across two 39-storey towers in Clementi.
- Tenure is 99 years from 13 February 2024.
- Fact sheet states over 50 resort-style facilities across five zones.
- Near Clementi Forest, Dover Forest and West Coast Park.
- Source fact sheet lists 401 car park lots, including 5 EV charging lots and 5 accessible lots.
- Expected vacant possession is 31 March 2029.

Unit Mix / Connectivity

Unit Mix

Type	Size / Range	Units / Note
1 Bedroom + Study	506 sqft	36 units
2 Bedroom	614 sqft	72 units
2 Bedroom Premium	700 sqft	71 units
2 Bedroom + Study	807 sqft	36 units
3 Bedroom	926 sqft	72 units
3 Bedroom Premium	1,023 sqft	36 units
4 Bedroom	1,184 sqft	36 units
4 Bedroom Premium	1,313 sqft	36 units
4 Bedroom Dual Key	1,313 sqft	36 units
4 Bedroom + Study	1,507 sqft	35 units

MRT

Clementi / Dover corridor

The brochure positions ELTA in the Clementi Avenue 1 education and transport corridor.

Education

Clementi education belt

Nearby institutions span preschool, tertiary and international schools according to source material.

Nature

Clementi Forest / Dover Forest / West Coast Park

The fact sheet highlights nearby green spaces and park access.

Business

Jurong Lake District / One-North

The brochure references western growth nodes and employment centres.

Use the site plan and selected plans to compare tower orientation, unit sizes and larger-format 4- to 5-bedroom layouts.