

PROJECT FACTSHEET - NEW LAUNCH

MARGARET DRIVE · DISTRICT 03 - D03

Penrith

462

RESIDENTIAL UNITS

99 Years

TENURE

1 April 2029 D03

TOP / VP

DISTRICT

Not stated

INDICATIVE PRICE

Penrith is a Margaret Drive launch in Queenstown with 462 homes, 40-storey towers, childcare provision and strong MRT access to Queenstown station.

PROJECT PARTICULARS

DEVELOPER	Margaret Rise Development Pte Ltd	PLOT RATIO	4.53 gross
ADDRESS	70 and 72 Margaret Drive, Singapore	BLOCKS & STOREYS	2 blocks of 40-storey apartments with rooftop garden, basement carpark, 2-storey MSCP, communal facilities and early childhood
TENURE	99 years from 4 November 2024	TOTAL UNITS	462 residential units
SITE AREA	9,522.30 sqm / about 102,497 sqft	EXPECTED TOP	Anticipated handover 1 April 2029; vacant possession no later than 1 April 2031

UNIT MIX & SIZES

TYPE	SIZE	UNITS	PRICE
2 Bedroom Type (2)a	614 sqft	76 units	Not stated
2 Bedroom Premium Type (2)b	678 sqft	78 units	Not stated
3 Bedroom Type (3)a/(3)b	786-850 sqft	117 units	Not stated
3 Bedroom Premium/Yard Type (3)c/(936-1,066 sqft	77 units	Not stated
4 Bedroom Type (4)a	1,173 sqft	76 units	Not stated
4 Bedroom Premium Type (4)b	1,281 sqft	38 units	Not stated

PENRITH - CONTINUED

PRICING - HIGHLIGHTS - LOCATION

INDICATIVE PRICING

2 BEDROOM TYPE (2)A

Not stated

2 BEDROOM PREMIUM TYPE

Not stated

3 BEDROOM TYPE (3)A/(3)

Not stated

3 BEDROOM PREMIUM/YARD

Not stated

4 BEDROOM TYPE (4)A

Not stated

4 BEDROOM PREMIUM TYPE

Not stated

The local source files reviewed for this run do not include a released official price list; pricing is treated as not stated in available source files.

WHY BUYERS ARE WATCHING PENRITH

- 1 Queenstown MRT is stated at about 4 minutes' walk in the source brochure.
- 2 Source factsheet states 462 homes in two 40-storey blocks.
- 3 BCA Green Mark Platinum Super Low Energy provisional certification is listed.
- 4 Facilities include a tennis court, clubhouse, pool zone and rooftop gardens.
- 5 The project includes an early childhood development centre.
- 6 Developer entity is Margaret Rise Development Pte Ltd.

LOCATION & CONNECTIVITY

MRT

Queenstown MRT

Source brochure states about 330m / 4 minutes' walk.

ROADS

PIE / AYE

Source brochure highlights Queenstown access to PIE and AYE.

RETAIL

Orchard Road / Alexandra / Queenstow

The source brochure positions Orchard Road about 5 minutes' drive away.

PARKS

Southern Ridges / HortPark / Botanic

Green spaces are referenced in the source brochure.

FACILITIES HIGHLIGHTS (30+ IN TOTAL)

Arrival court

Clubhouse

Sky dining terrace

Early childhood development centre

Swimming Pool

Residents' Lounge

BBQ Pavilion

Reading Corner

Family Spaces

Accessible Facilities

Garden alcove

Swimming pool zone

Yoga lawn

Arrival Lobby

Pool Deck

Gymnasium

Landscape Deck

Outdoor Dining

Management Office

Carpark

Tennis court

Rooftop garden

Children's play zone

Drop-off

Function Room

Children's Play

Garden Seating

Fitness Zone

Bicycle Parking

EV Lots