

D26 - MANDAI / UPPER THOMSON

# Springleaf Residence

GuocoLand x Hong Leong · 941 units · 99-year leasehold · nature-edge living beside Springleaf MRT.

941

RESIDENTIAL UNITS

99-Year

FROM 15 JUL 2024

2H 2029

ESTIMATED TOP

32,023.7 sqm

SITE AREA

870 sold

LAUNCH WEEKEND

## PROJECT PARTICULARS

Project Name	Springleaf Residence
Developer	GuocoLand (Singapore) Pte Ltd and Intrepid Investments Pte Ltd
Developer Group	GuocoLand x Hong Leong Holdings
District	D26 - Mandai / Upper Thomson
Tenure	99 years from 15 July 2024
Total Units	941 dwelling units
Residential Blocks	909 units in five 25-storey towers; 32 units in conserved building
Site Area	32,023.7 sqm / 344,700.2 sqft
Estimated TOP	2H 2029
Estimated Notice of VP	31 Dec 2031
Car Park	759 lots including 8 EV lots and 6 accessible lots
Bicycle Lots	236 lots at Basement 1

## UNIT MIX & SIZES

Type	Size / Range	Note
Unit Type	Representative Types	Approx. Size Range
1 Bedroom	AC1	36 sqm / 388 sqft
2 Bedroom	B1, B2, BC1	49-60 sqm / 527-646 sqft
3 Bedroom	C1-C8, CC1, CC2	73-117 sqm / 786-1,259 sqft
4 Bedroom	D1, D2	114 sqm / 1,227 sqft
5 Bedroom	E1, E2	135-137 sqm / 1,453-1,475 sqft
Total	1BR to 5BR	388-1,475 sqft

## INDICATIVE PRICING

PREVIEW GUIDE

**From S\$1,995 psf**

LAUNCH AVERAGE

**~S\$2,175 psf**

1BR LAUNCH REF.

**From ~S\$860k**

## WHY BUYERS ARE WATCHING

- 1 MRT doorstep access - Springleaf MRT is described in project documents as under two minutes sheltered walk away.
- 2 Large nature-edge site - the project sits beside Springleaf Forest and the Central Catchment Nature Reserve.
- 3 High launch take-up - public reporting cited 870 homes sold over launch weekend.
- 4 Conserved building story - a former school building is conserved and adapted for homes and amenities.
- 5 Broad family-size mix - layouts range from compact 1-bedroom to 5-bedroom homes.

## LOCATION & CONNECTIVITY

### TRANSPORT

#### Springleaf MRT

Thomson-East Coast Line station within sheltered walking distance from project documents.

### ROADS

#### SLE and NSC

Quick access to Seletar Expressway and the future North-South Corridor.

### NATURE

#### Forest Edge

Springleaf Forest, Springleaf Nature Park and Central Catchment Nature Reserve nearby.

### RETAIL

#### Thomson / Lentor

Springleaf eateries, Thomson Plaza, Lentor Modern Mall and Northpoint City are in the broader catchment.

## FACILITIES HIGHLIGHTS

- Arrival Court
- Forest Drive
- 50m Lap Pool
- Spa Pool
- Hydrotherapy Pool
- Recreational Tennis Cour
- Gym
- Reading Room
- Craft Room
- The ECA House
- Social Lounge
- Wellness Lounge
- Yoga Cocoon
- Forest Boardwalk
- Sky Lounge
- Gourmet Lounge
- Lookout Cocoon
- Work Corner

Use the full Springleaf Residence project page

[lovelyhomes.com.sg/springleaf-residence-upper-thomson](https://lovelyhomes.com.sg/springleaf-residence-upper-thomson)

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