



TENGAH GARDEN DISTRICT · DISTRICT 24 · OCR

# Tengah Garden Residences 登嘉花园

The first private residential launch in Singapore's new Forest Town — 863 homes beside the future Tengah Pond and Hong Kah MRT

**863**

RESIDENTIAL UNITS

**99 Years**

LEASEHOLD TENURE

**Sep 2029**

EXPECTED TOP

**Hong Kah**

MRT (JRL)

**From S\$980K**

1-BR INDICATIVE

## PROJECT PARTICULARS

Developer	GuocoLand × CSC Land Group JV
Address	11-29 Tengah Garden Avenue · S 699916-699846
District	24 · Tengah Planning Area · OCR
Tenure	99-year leasehold from 21 Apr 2025
Site Area	25,458 sqm (~273,932 sqft)
Total GFA	76,376 sqm (73,376 res · 3,000 retail)
Blocks & Storeys	9 blocks · 16 storeys each
Total Units	863 residential · 5 unit types
Carpark	518 res lots (incl. 17 EV) · 232 bicycle
Architect	ADDP Architects LLP
Landscape	COEN Design International
Sustainability	BCA Green Mark Platinum (Provisional)
Sales Launch	10 April 2026
Expected TOP	1 September 2029

## UNIT MIX & SIZES

TYPE	SIZE (SQFT)	UNITS
1-Bedroom (with PES)	480-515	6
2-Bedroom	624-667	235
2-Bedroom + Study	720-753	102
3-Bedroom	795-1,033	347
4-Bedroom + Yard	1,130-1,259	173
<b>Total</b>	<b>480 - 1,259</b>	<b>863</b>

### Highlights:

Forest Town · 100 ha Forest Corridor across the road · Hong Kah MRT (JRL) at the doorstep · Tengah Pond waterfront opposite the site · sky terraces and sky dining at the 10th and 16th storeys.

## INDICATIVE PRICING

1-BEDROOM FROM

**S\$980K**

2-BEDROOM FROM

**S\$1.11M**

3-BEDROOM FROM

**S\$1.59M**

## WHY BUYERS ARE WATCHING

- 1 First waterfront launch in Tengah** — the only private residential development occupying the waterfront beside the future Tengah Pond — a 1.3 km lifestyle promenade earmarked under URA Master Plan 2025.
- 2 Hong Kah MRT at the doorstep** — the upcoming Hong Kah MRT (Jurong Region Line) is directly beside the development, with onward connections to Jurong East, Boon Lay and Choa Chu Kang.
- 3 GuocoLand × CSC Land pedigree** — GuocoLand has delivered close to 40 residential projects yielding 11,000+ homes; CSC Land Group is part of China State Construction (Fortune 500 #14).
- 4 BCA Green Mark Platinum Super Low Energy** — Singapore's highest residential green tier — pneumatic waste collection, 17 EV charging lots and 232 bicycle lots support a car-lite lifestyle.
- 5 Car-lite Forest Town transformation** — Tengah is Singapore's most ambitious car-lite new town, with a 1 km underground Town Centre boulevard and an island-wide Park Connector network.
- 6 40+ facilities including three sky venues** — three sky terraces at the 10th storey of select blocks plus three Sky Lounge / Gastrobar / Dining venues at the 16th storey — depth unusual for an OCR launch.

## LOCATION & CONNECTIVITY

### MRT

#### Hong Kah MRT (JRL)

Jurong Region Line — direct to Jurong East, Boon Lay, Choa Chu Kang. Future EWL/NSL interchanges.

### DRIVE

#### PIE / AYE / BKE

Pan-Island and Ayer Rajah Expressways within minutes. CBD ~25 min drive.

### LIFESTYLE

#### Forest Corridor & Pond

100 ha Forest Corridor and the future Tengah Pond directly opposite. Bukit Timah Nature Reserve nearby.

### SCHOOLS

#### Hong Kah Primary

Hong Kah Primary 2 km · Princess Elizabeth Primary · Bukit Batok Sec · Millennia Institute · NTU/NUS within 25 min.

## FACILITIES HIGHLIGHTS (40+ IN TOTAL)

- Lap Pool
- Jetty Lounge
- Aqua Terrace
- Sundeck
- Poolside Pavilion
- Clubhouse 1
- Clubhouse 2
- Hobby Room
- Reading Room
- Games Room
- Steam Room
- Paddleball Court
- Function Rooms ×4
- Gymnasium
- Children's Aqua Fun Pool
- Children's Playground
- BBQ Pavilion
- Water Feature Wall
- Centella Pond
- Foliage Garden
- Sky Terrace × 3 (10F)
- Sky Lounge (16F)
- Sky Gastrobar (16F)
- Sky Dining (16F)
- Forest Edge Garden
- Community Plaza

Use the full Tengah Garden Residences project page

[lovelyhomes.com.sg/tengah-garden-residences](https://lovelyhomes.com.sg/tengah-garden-residences)

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