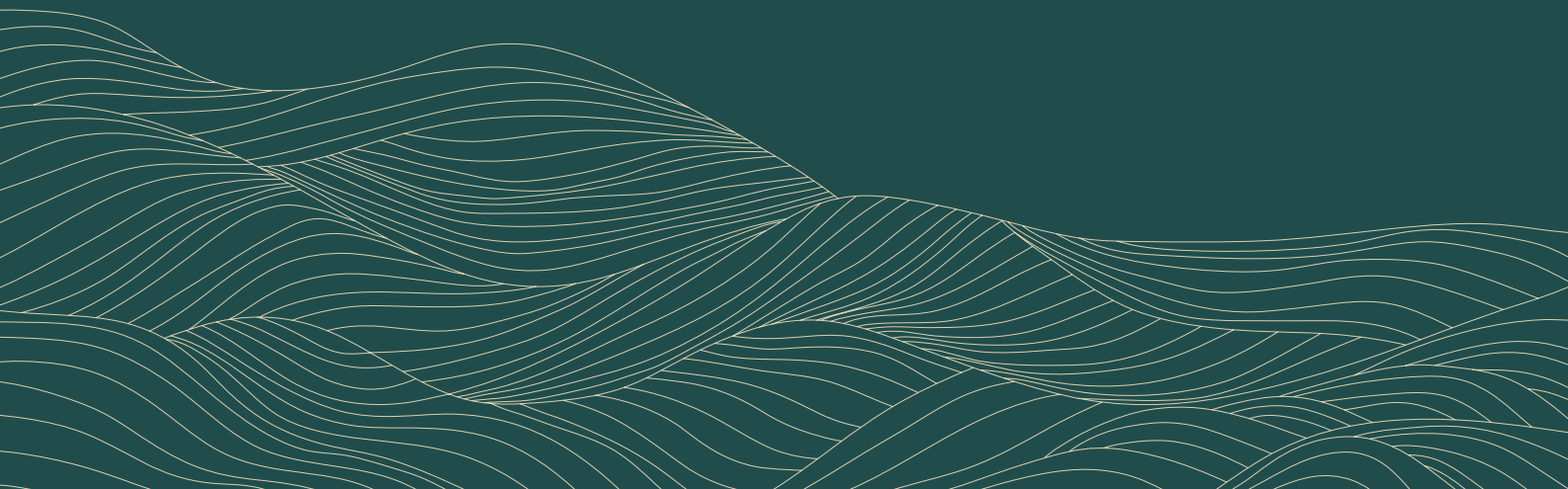


# CHUAN PARK

鑫丰瑞府

TRANQUIL NATURE AMIDST URBAN CONVENIENCE



## DISCOVER AN EXQUISITE, MODERN OASIS



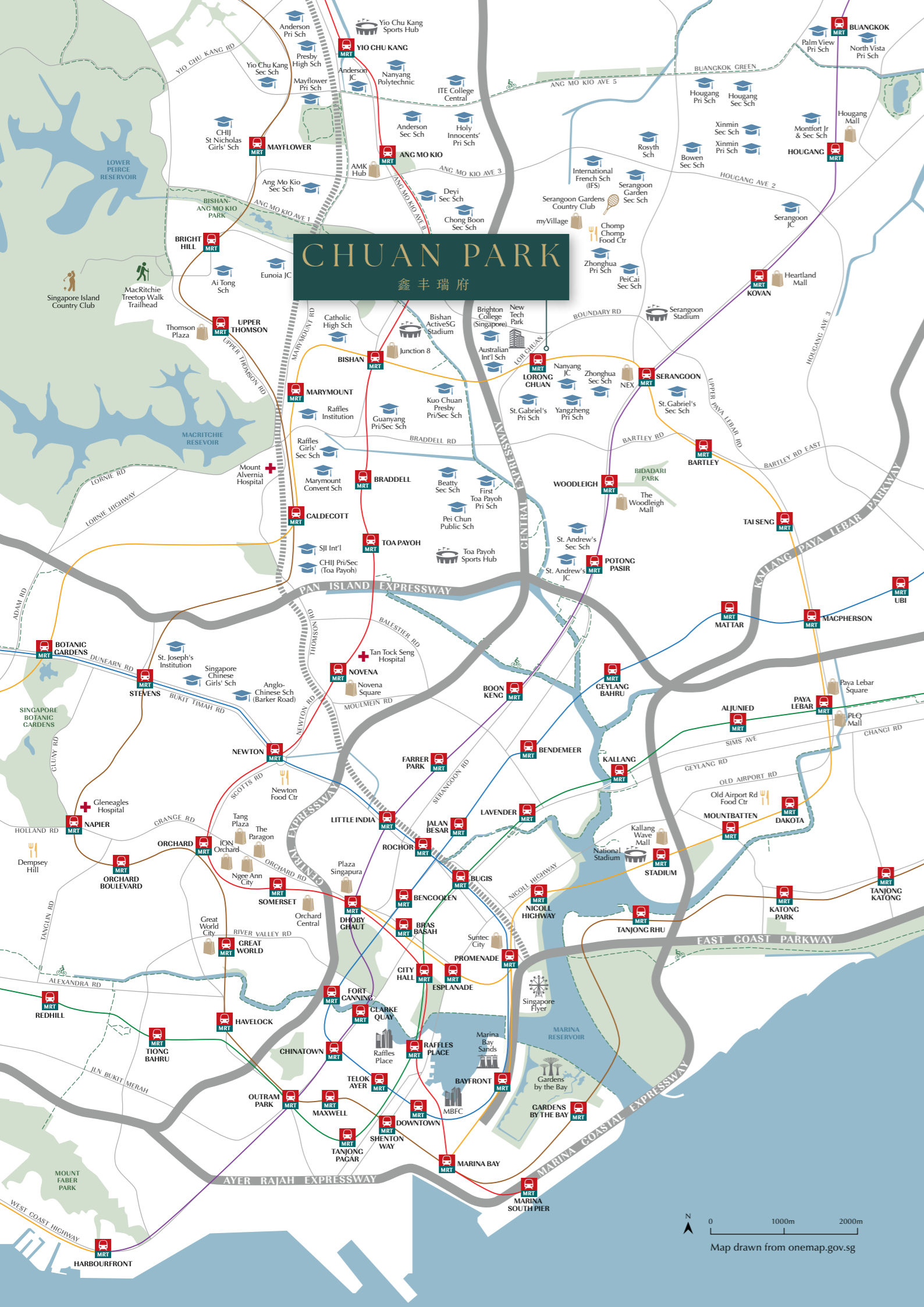
Artist's Impression

Enveloped by nature, Chuan Park is a rare tranquil haven that is set amidst the quietude of Lorong Chuan and the convenience of Serangoon. Modern touches flow throughout the three 22-storey and two 19-storey residential blocks, comprising 916 residential units. Alongside indulgent lifestyle facilities, unmatched convenience comes in the forms of a 1-minute walk to Lorong Chuan MRT Station and the proximity to a wealth of lifestyle amenities and educational institutions.



# A BREATHTAKING VIEW OF THE LOW-RISE LANDED ESTATE





## A WELL-CONNECTED AND WELL-ROUNDED ADDRESS

Embrace a seamlessly connected lifestyle with Lorong Chuan MRT Station just a minute walk away from home. Enjoy swift and smooth access to major destinations, allowing you to explore Singapore with unparalleled ease. Less time for travelling, more time for everything that matters.



MRT



ST. GABRIEL'S PRIMARY SCHOOL



CHOMP CHOMP FOOD CENTRE

NEX



RETAIL & DINING

NEX	1 stop	4-min
Chomp Chomp Food Centre		5-min
myVillage		5-min
Junction 8	1 stop	6-min
The Woodleigh Mall	2 stops	6-min
Heartland Mall Kovan	2 stops	8-min
Velocity@Novena Square	4 stops	9-min

ION ORCHARD



Thomson Plaza		9-min
Hougang Mall	3 stops	10-min
Plaza Singapura	7 stops	10-min
PLQ Mall	5 stops	10-min
ION Orchard	6 stops	11-min
Suntec City	10 stops	12-min

CENTRAL EXPRESSWAY



CONNECTIVITY

Central Expressway		3-min
Pan Island Expressway		8-min
Ang Mo Kio Ave 1		5-min
Braddell Road		5-min
Upper Serangoon Road		9-min
Bishan Bus Interchange	1 stop	
Serangoon Bus Interchange	1 stop	

NEW TECH PARK



BUSINESS

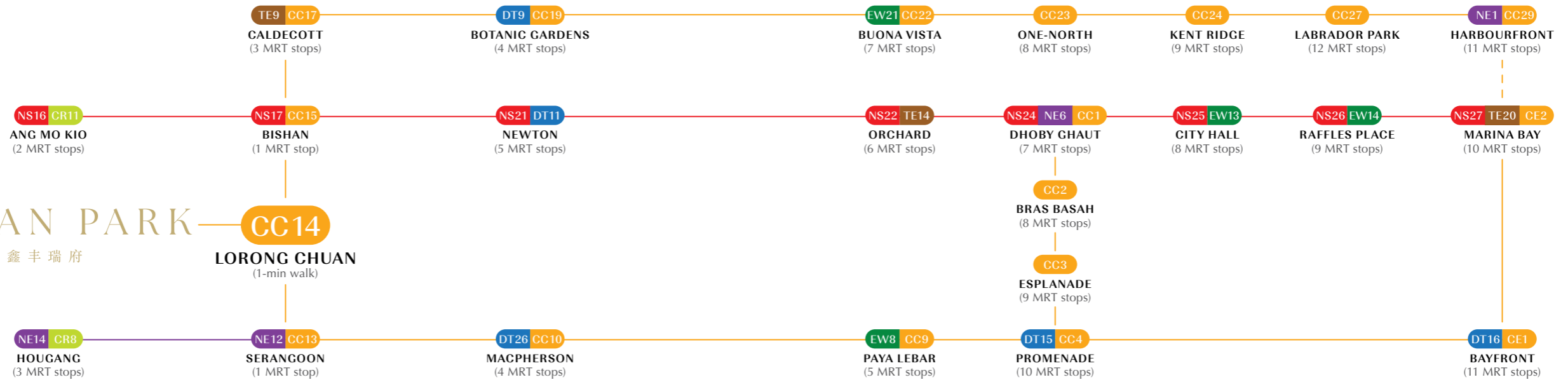
New Tech Park	7-min		2-min
Paya Lebar Central		5 stops	10-min
Seletar Aerospace Park			10-min
Raffles Place		9 stops	16-min
Marina Bay Financial Centre		11 stops	16-min

CHUAN PARK

鑫丰瑞府

CC14

LORONG CHUAN  
(1-min walk)



NANYANG JUNIOR COLLEGE



EDUCATION

Nanyang Junior College	4-min	2-min
St. Gabriel's Pri Sch	5-min	2-min
St. Gabriel's Sec Sch	5-min	2-min
Yangzheng Pri Sch	9-min	2-min
Zhonghua Sec Sch		2-min
Australian Int'l Sch Singapore		3-min

AUSTRALIAN INT'L SCHOOL SINGAPORE



Brighton College (Singapore)	3-min
Peicai Sec Sch	4-min
Kuo Chuan Presbyterian Pri Sch	7-min
St. Andrew's Sec Sch	7-min
Kuo Chuan Presbyterian Sec Sch	8-min
St. Andrew's Junior College	8-min

SINGAPORE BOTANIC GARDENS



LEISURE & NATURE

Serangoon Stadium		5-min
Serangoon Gardens Country Club		6-min
Bidadari Park		7-min
Bishan-Ang Mo Kio Park		7-min
MacRitchie Treetop Walk Trailhead		9-min

MACRITCHIE RESERVOIR



MacRitchie Reservoir		10-min
National Stadium	8 stops	10-min
Singapore Botanic Gardens	4 stops	12-min
Sungei Serangoon Park Connector		15-min

All travel times are estimates only and are subject to actual traffic conditions. Current travelling routes may also be subject to temporary or permanent changes which will also affect travel times.



#### SELETAR AEROSPACE PARK

The expansion of Seletar Aerospace Park is poised to balance work and play by fostering a world-class ecosystem of leading aerospace companies, offering more opportunities in the field.

## THE FUTURE OF WORK, PLAY, LIVE

A likely elevated future of growth and potential draws anticipation with new developments in the north-east region coming your way. Look forward to more community spaces and amenities that will transform how you work, play, and live. With the completion of the Cross Island Line (CRL), you will also enjoy shorter as well as faster travels and enhanced connectivity.



#### NORTH-SOUTH CORRIDOR

Upon completion, the North-South Corridor is set to support new developments and provide more green spaces and pedestrian nodes that will encourage walk-cycle-ride journeys.



#### PUNGGOL DIGITAL DISTRICT

The largest master plan project in the north-east region, Punggol Digital District will house leading industries of the digital economy as well as introduce vibrant and inclusive spaces for work and play.

# EMBRACE AN ENCHANTING WELCOME

Upon stepping into Chuan Park, you will be instantly met with a unique atmosphere that blends in urban sophistication with the charms of nature. Graced by elegant water features, this grand welcome sets the tone for a refined living experience amidst the allure of your environment.



Artist's Impression

ARRIVAL COURTYARD





Artist's Impression

OASIS POOL &amp; OASIS JACUZZI

## INDULGENCE FOR THE SENSES

As you approach the Botanical Stairway, a sense of serenity instantly greets you. Nature surrounds the modern facilities such as the Oasis Pool and Oasis Jacuzzi, creating an idyllic setting for discerning individuals who seek a tranquil lifestyle. Families can find the perfect balance of relaxation and fun with the Kids Adventure Water and Kids Club that entertain and delight the young ones.



Artist's Impression

BOTANICAL STAIRWAY



Artist's Impression

KIDS ADVENTURE WATER &amp; KIDS CLUB

## TRANQUILITY IN THE WATER, SERENITY IN THE AIR

Put the world on pause and hit the refresh button. An oasis of tranquillity awaits you to dive into a day of pure relaxation. Let the soft lulls of the pool as well as the cool breeze pamper and soothe you into a calm state of mind.



OASIS POOL



50M LAP POOL

## ELEGANT RELAXATION AT ITS FINEST

Take a dip into pure bliss. Tailored for all ages, different pool facilities can fulfil all moments that call for rejuvenation, reinvigoration, and recreation. Unwind at the Garden Pavilion, swim laps at the 50m Lap Pool, or watch your young ones splash and dash at the Kids Wading Pool.



## FROM CHERISHED CELEBRATIONS TO LUSH CULTIVATIONS



Artist's Impression

### TRANQUIL ENCLAVE

A mix of lively entertainment and lush environment, this nature-filled area allows you to effortlessly go from grilling a feast for your loved ones to growing your own produce. Discover the Tranquil Enclave where you can enjoy fresh, homegrown fruits.



**24/7 FACILITY BOOKING**  
Select and book your preferred facility any time.



**DIGITAL LOCK**  
Use your phone to check if your door is securely locked.



**FACE-TO-FACE GREETINGS**  
Welcome your guests through the lift lobby's video intercom system.



**DIGITAL NEWS & E-FEEDBACK**  
Stay updated on important news and announcements as well as leave your feedback for the management.



## SMARTER HOME, BETTER LIFESTYLE

Enhance your lifestyle with user-friendly technology integrated into your home. Featuring efficient smart systems, daily tasks are simplified and a life of ease is further elevated. Enjoy seamless convenience and enhanced security, all at your fingertips.



# AN ALL-ENCOMPASSING LANDSCAPE FOR ALL LIFESTYLES

## 1<sup>ST</sup> STOREY

1. FUNCTION ROOM
2. LAWN
3. RESPITE DECK
4. RESIDENTIAL COURTYARD
5. 50M LAP POOL
6. WATER LOUNGE
7. POOLSIDE CABANAS & POOLSIDE WALK
8. OASIS POOL
9. OASIS DECK
10. RECESSED LOUNGES
11. RELAXATION DECK & RELAXATION LAWN
12. OASIS COVES & OASIS JACUZZI
13. GYM
14. HYDROTHERAPY COVE
15. KIDS ADVENTURE WATER

16. POOLSIDE PAVILIONS & POOLSIDE DECK
17. BOTANICAL DECK
18. KIDS PLAYGROUND
19. KIDS CLUB
20. KIDS WADING POOL
21. TENNIS COURT
22. GARDEN PAVILION
23. ORCHARD PAVILION
24. TRANQUIL ENCLAVE
25. FOREST PAVILION
26. FOREST SERENITY
27. RIVERSIDE PAVILIONS
28. RIVERSIDE PLAZA
29. ADULT FITNESS CORNER
30. ELDERLY FITNESS CORNER

## ROOF LEVEL

36. WATER TANK

## BASEMENT 1

- A. ENTRANCE
- B. ARRIVAL COURTYARD
- C. STUDY ROOM
- D. DROP-OFF
- E. BICYCLE PARKING LOTS

- F. GUARD HOUSE
- G. PEDESTRIAN SIDE GATES
- H. ELECTRICAL SUBSTATION
- I. COMMERCIAL UNIT
- J. GENERATOR SET
- K. MAINTENANCE / SERVICE ACCESS
- L. FIRE ENGINE ACCESS
- M. COMMON LIFT TO E-DECK
- N. COMMON TOILET
- O. MANAGEMENT OFFICE
- P. OPEN PLAZA
- Q. GUARD POST
- R. BIN CENTRE

BP Approval No.: A1698-00764-2022-BP02, dated 24 September 2024

Artist's Impression

# UNIT DISTRIBUTION

242 LORONG CHUAN S556744

UNIT	01	02	03	04	05	06	07	08	09
22	B2-m-U	B2-U	C2-m-U	C2-U		B2a-m-U	C1a-U	C1-U	B1-U
21	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
20	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
19	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
18	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
17	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
16	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
15	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
14	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
13	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
12	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
11	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
10	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
9	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
8	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
7	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
6	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
5	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
4	B2-m	B2	C2-m	C2	C2a	B2a-m	C1a	C1	B1
3	B2-m		C2-m	C2	C2a	B2a-m	C1a	C1	B1
2	B2-m		C2-m	C2	C2a	B2a-m	C1a	C1	B1
1	B2-m-P		C2-m-P	C2-P	C2a-P	B2a-m-P	C1a-P	C1-P	B1-P

244 LORONG CHUAN S556745

UNIT	10	11	12	13	14	15	16	17	18
22	B1-m-U	C1-m-U	C1a-m-U	B2a-U		C3b-U	C3-U	B2-m-U	B2-U
21	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
20	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
19	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
18	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
17	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
16	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
15	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
14	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
13	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
12	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
11	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
10	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
9	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
8	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
7	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
6	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
5	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
4	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3	B2-m	B2
3	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3		B2
2	B1-m	C1-m	C1a-m	B2a	C1b	C3b	C3		B2
1	B1-m-P	C1-m-P	C1a-m-P	B2a-P	C1b-P	C3b-P	C3-P		B2-P

246 LORONG CHUAN S556746

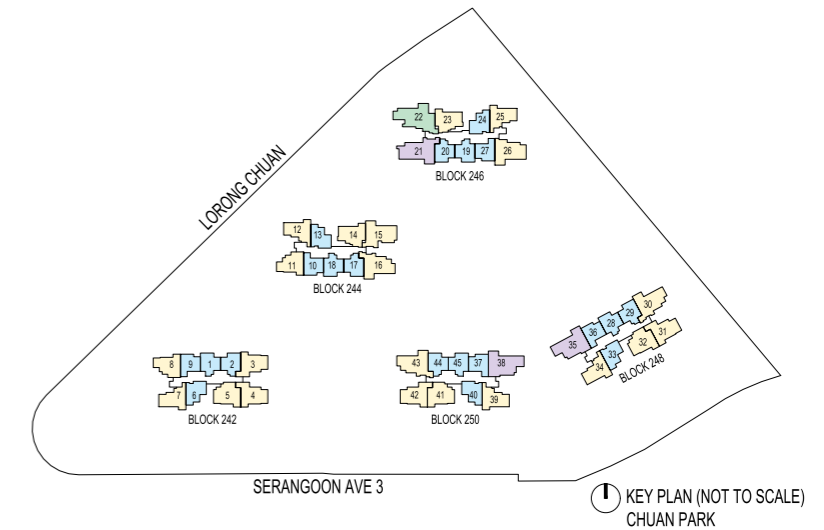
UNIT	19	20	21	22	23	24	25	26	27
22	B2-m-U	B2-U	D2-U	E1-U		B2a-m-U	C1a-U	C3a-U	B1-U
21	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
20	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
19	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
18	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
17	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
16	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
15	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
14	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
13	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
12	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
11	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
10	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
9	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
8	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
7	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
6	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
5	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
4	B2-m	B2	D2	E1	C1b-m	B2a-m	C1a	C3a	B1
3	B2-m		D2	E1	C1b-m	B2a-m	C1a	C3a	B1
2	B2-m		D2	E1	C1b-m	B2a-m	C1a	C3a	B1
1	B2-m-P		D2-P	E1-P	C1b-m-P	B2a-m-P	C1a-P	C3a-P	B1-P

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UNIT	28	29	30	31	32	33	34	35	36
19	B2-m-U	B2-U	C3-m-U			B2a-m-U	C1a-U	D1-m-U	B1-U
18	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
17	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
16	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
15	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
14	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
13	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
12	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
11	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
10	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
9	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
8	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
7	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
6	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
5	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
4	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
3	B2-m	B2	C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
2	B2-m		C3-m	C2	C2a	B2a-m	C1a	D1-m	B1
1	B2-m-P		C3-m-P	C2-P	C2a-P	B2a-m-P	C1a-P	D1-m-P	B1-P

250 LORONG CHUAN S556748

UNIT	37	38	39	40	41	42	43	44	45
19	B1-m-U	D1-U	C1a-m-U	B2a-U			C3-U	B2-m-U	B2-U
18	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
17	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
16	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
15	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
14	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
13	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
12	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
11	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
10	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
9	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
8	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
7	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
6	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
5	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
4	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
3	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3	B2-m	B2
2	B1-m	D1	C1a-m	B2a	C2a-m	C2-m	C3		B2
1	B1-m-P	D1-P	C1a-m-P	B2a-P	C2a-m-P	C2-m-P	C3-P		B2-P



LEGEND:

<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> 2-BEDROOM	<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> 3-BEDROOM
<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> 4-BEDROOM	<span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> 5-BEDROOM



REVEL IN  
REFINED  
STYLE

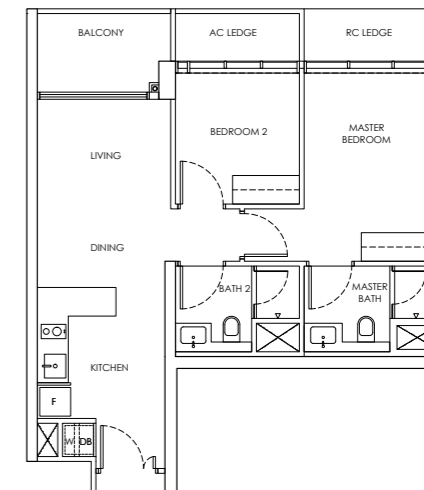
For Illustration Purposes

## 2-BEDROOM

### Type B1 / B1-m

Area: 65 sqm

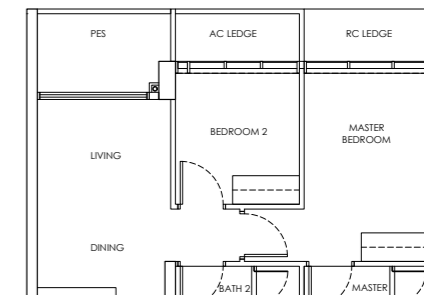
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- Blk 246 #02-27 to #21-27
- Blk 248 #02-36 to #18-36
- Blk 244 #02-10 to #21-10\* (Mirror)
- Blk 250 #02-37 to #18-37\* (Mirror)



### Type B1-P / B1-m-P

Area: 65 sqm

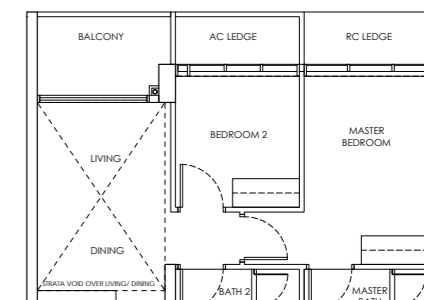
- Blk 242 #01-09
- Blk 246 #01-27
- Blk 248 #01-36
- Blk 244 #01-10\* (Mirror)
- Blk 250 #01-37\* (Mirror)



### Type B1-U / B1-m-U

Area: 77 sqm

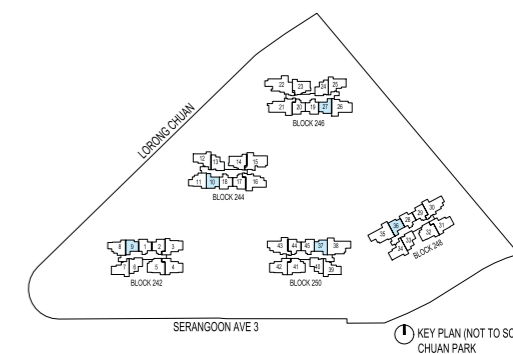
- Blk 242 #22-09
- Blk 246 #22-27
- Blk 248 #19-36
- Blk 244 #22-10\* (Mirror)
- Blk 250 #19-37\* (Mirror)



#### LEGEND

- DB: Distribution Board
- AC LEDGE: Air-Conditioner Ledge
- F: Fridge
- W: Washer cum dryer machine
- ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
RC ledge and non- strata void are excluded from the strata area



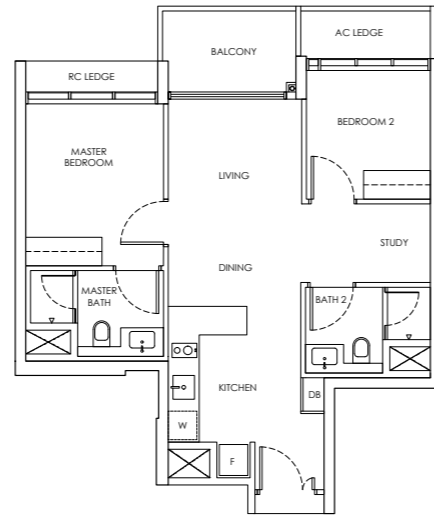


# 2-BEDROOM + STUDY

## Type B2 / B2-m

Area: 68 sqm

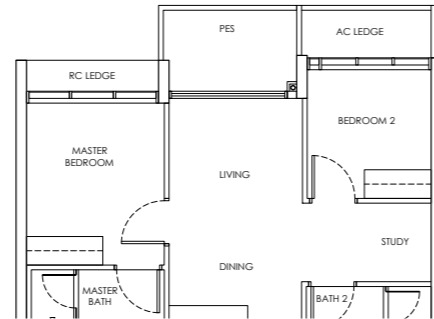
- Blk 242 #04-02 to #21-02
- Blk 244 #02-18 to #21-18
- Blk 246 #04-20 to #21-20
- Blk 248 #03-29 to #18-29
- Blk 250 #02-45 to #18-45
- Blk 242 #02-01 to #21-01\* (Mirror)
- Blk 244 #04-17 to #21-17\* (Mirror)
- Blk 246 #02-19 to #21-19\* (Mirror)
- Blk 248 #02-28 to #18-28\* (Mirror)
- Blk 250 #03-44 to #18-44\* (Mirror)



## Type B2-P / B2-m-P

Area: 68 sqm

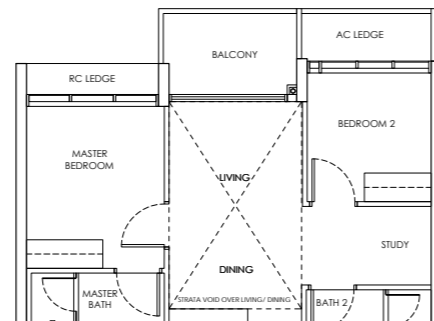
- Blk 244 #01-18
- Blk 250 #01-45
- Blk 242 #01-01\* (Mirror)
- Blk 246 #01-19\* (Mirror)
- Blk 248 #01-28\* (Mirror)



## Type B2-U / B2-m-U

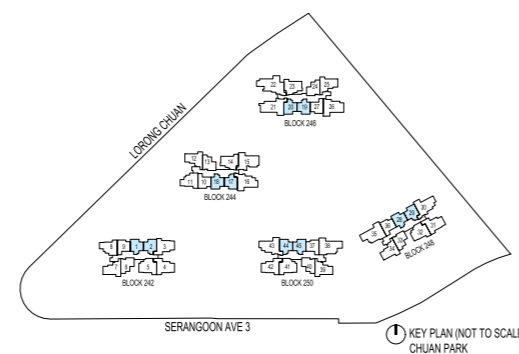
Area: 81 sqm

- Blk 242 #22-02
- Blk 244 #22-18
- Blk 246 #22-20
- Blk 248 #19-29
- Blk 250 #19-45
- Blk 242 #22-01\* (Mirror)
- Blk 244 #22-17\* (Mirror)
- Blk 246 #22-19\* (Mirror)
- Blk 248 #19-28\* (Mirror)
- Blk 250 #19-44\* (Mirror)



- LEGEND
- DB: Distribution Board
  - AC LEDGE: Air-Conditioner Ledge
  - F: Fridge
  - W: Washer cum dryer machine
  - ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space. RC ledge and non- strata void are excluded from the strata area



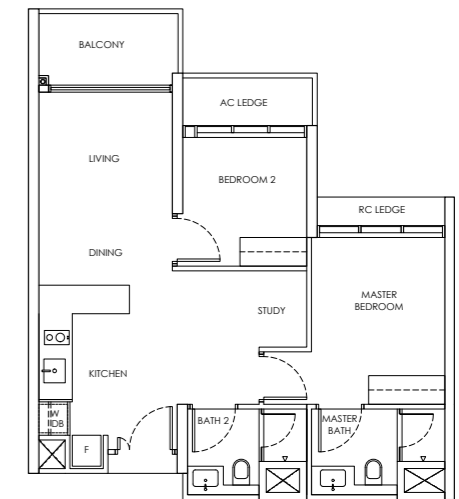
KEY PLAN (NOT TO SCALE)  
CHUAN PARK

# 2-BEDROOM + STUDY

## Type B2a / B2a-m

Area: 69 sqm

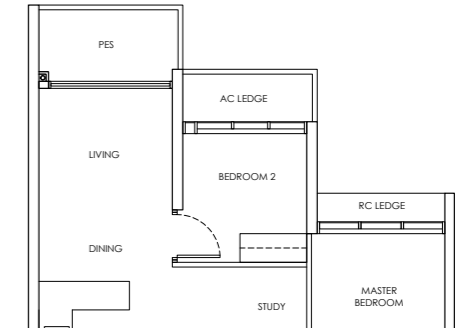
- Blk 244 #02-13 to #21-13
- Blk 250 #02-40 to #18-40
- Blk 242 #02-06 to #21-06\* (Mirror)
- Blk 246 #02-24 to #21-24\* (Mirror)
- Blk 248 #02-33 to #18-33\* (Mirror)



## Type B2a-P / B2a-m-P

Area: 69 sqm

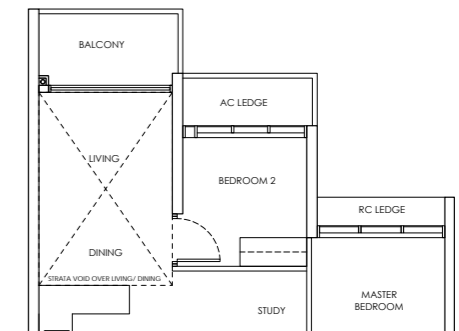
- Blk 244 #01-13
- Blk 250 #01-40
- Blk 242 #01-06\* (Mirror)
- Blk 246 #01-24\* (Mirror)
- Blk 248 #01-33\* (Mirror)



## Type B2a-U / B2a-m-U

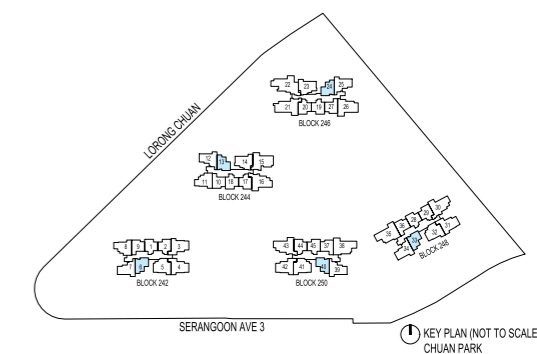
Area: 82 sqm

- Blk 244 #22-13
- Blk 250 #19-40
- Blk 242 #22-06\* (Mirror)
- Blk 246 #22-24\* (Mirror)
- Blk 248 #19-33\* (Mirror)



- LEGEND
- DB: Distribution Board
  - AC LEDGE: Air-Conditioner Ledge
  - F: Fridge
  - W: Washer cum dryer machine
  - ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space. RC ledge and non- strata void are excluded from the strata area



KEY PLAN (NOT TO SCALE)  
CHUAN PARK



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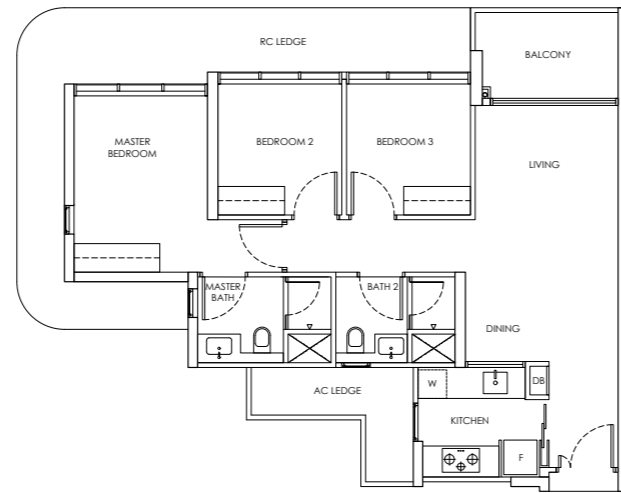
# 3-BEDROOM

## Type C1 / C1-m

Area: 85 sqm

Blk 242 #02-08 to #21-08

Blk 244 #02-11 to #21-11\* (Mirror)

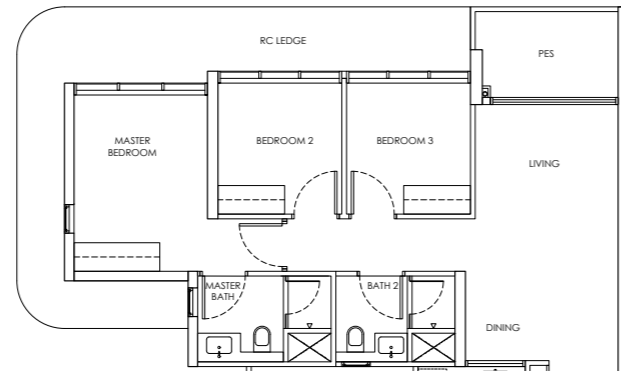


## Type C1-P / C1-m-P

Area: 85 sqm

Blk 242 #01-08

Blk 244 #01-11\* (Mirror)

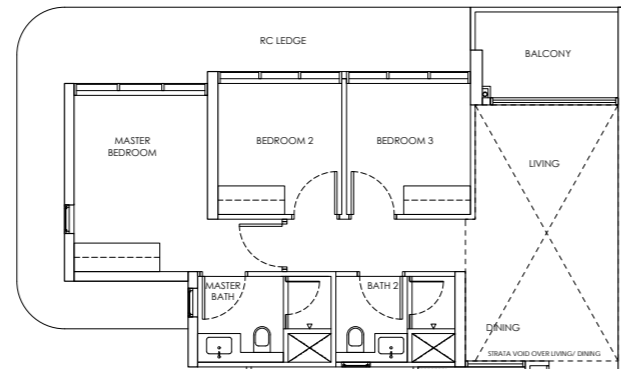


## Type C1-U / C1-m-U

Area: 103 sqm

Blk 242 #22-08

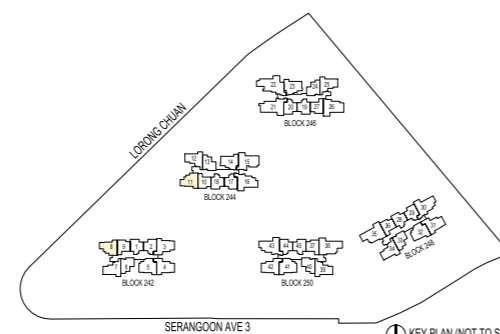
Blk 244 #22-11\* (Mirror)



### LEGEND

- DB: Distribution Board
- AC LEDGE: Air-Conditioner Ledge
- F: Fridge
- W: Washer cum dryer machine
- ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
RC ledge and non- strata void are excluded from the strata area



KEY PLAN (NOT TO SCALE)  
CHUAN PARK

# 3-BEDROOM

## Type C1a / C1a-m

Area: 87 sqm

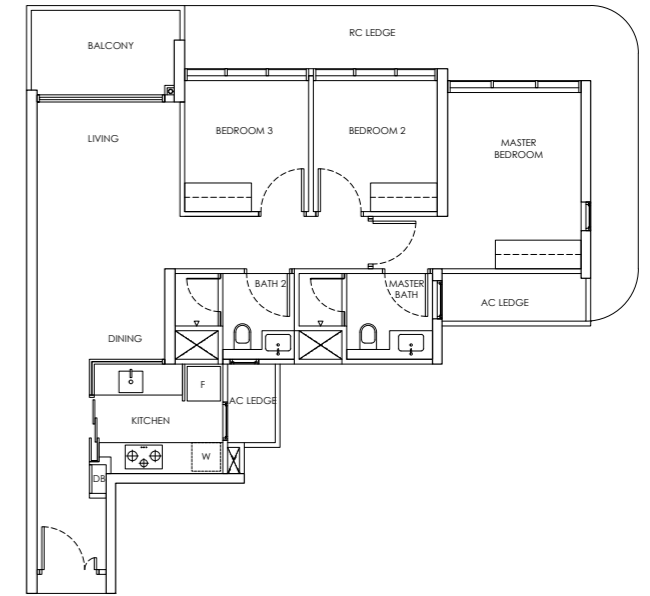
Blk 242 #02-07 to #21-07

Blk 246 #02-25 to #21-25

Blk 248 #02-34 to #18-34

Blk 244 #02-12 to #21-12\* (Mirror)

Blk 250 #02-39 to #18-39\* (Mirror)



## Type C1a-P / C1a-m-P

Area: 87 sqm

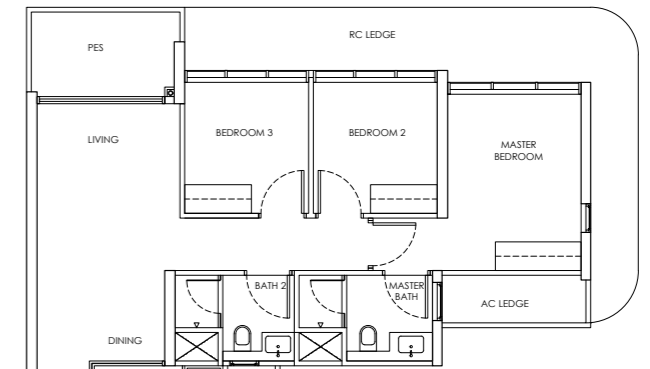
Blk 242 #01-07

Blk 246 #01-25

Blk 248 #01-34

Blk 244 #01-12\* (Mirror)

Blk 250 #01-39\* (Mirror)



## Type C1a-U / C1a-m-U

Area: 104 sqm

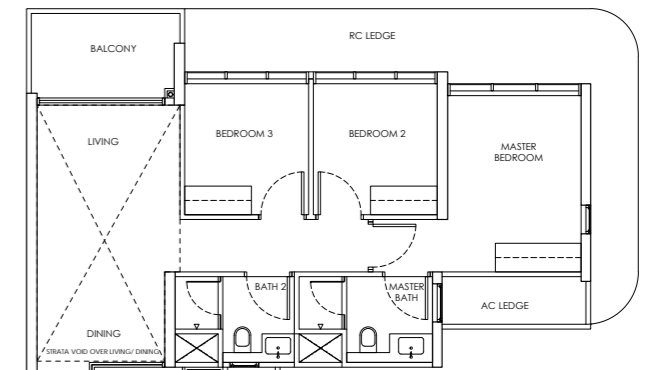
Blk 242 #22-07

Blk 246 #22-25

Blk 248 #19-34

Blk 244 #22-12\* (Mirror)

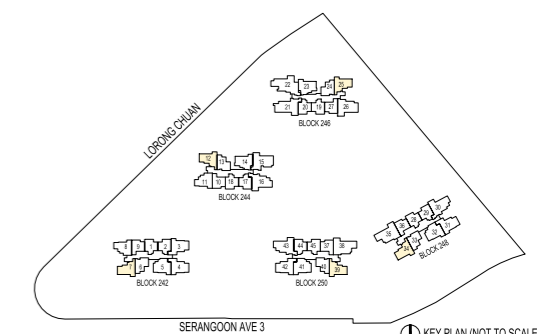
Blk 250 #19-39\* (Mirror)



### LEGEND

- DB: Distribution Board
- AC LEDGE: Air-Conditioner Ledge
- F: Fridge
- W: Washer cum dryer machine
- ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
RC ledge and non- strata void are excluded from the strata area



KEY PLAN (NOT TO SCALE)  
CHUAN PARK

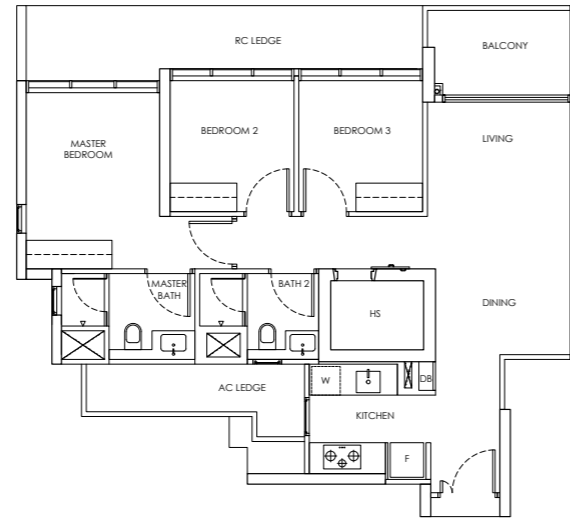
# 3-BEDROOM

## Type C1b / C1b-m

Area: 89 sqm

Blk 244 #02-14 to #21-14

Blk 246 #02-23 to #21-23\* (Mirror)

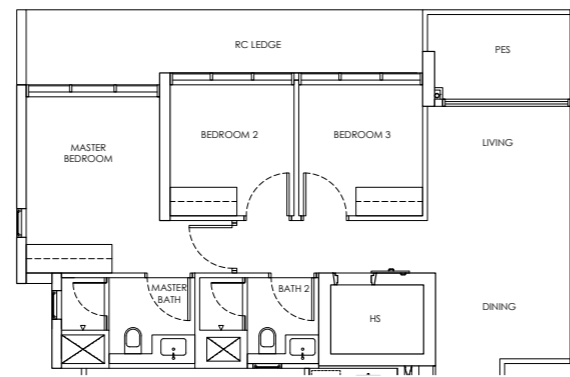


## Type C1b-P / C1b-m-P

Area: 89 sqm

Blk 244 #01-14

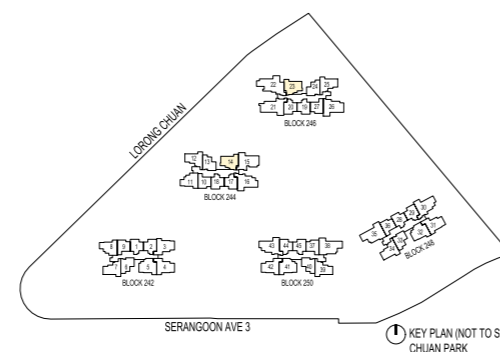
Blk 246 #01-23\* (Mirror)



### LEGEND

- DB: Distribution Board
- AC LEDGE: Air-Conditioner Ledge
- F: Fridge
- W: Washer cum dryer machine
- ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
RC ledge and non- strata void are excluded from the strata area



# 3-BEDROOM

## Type C2 / C2-M

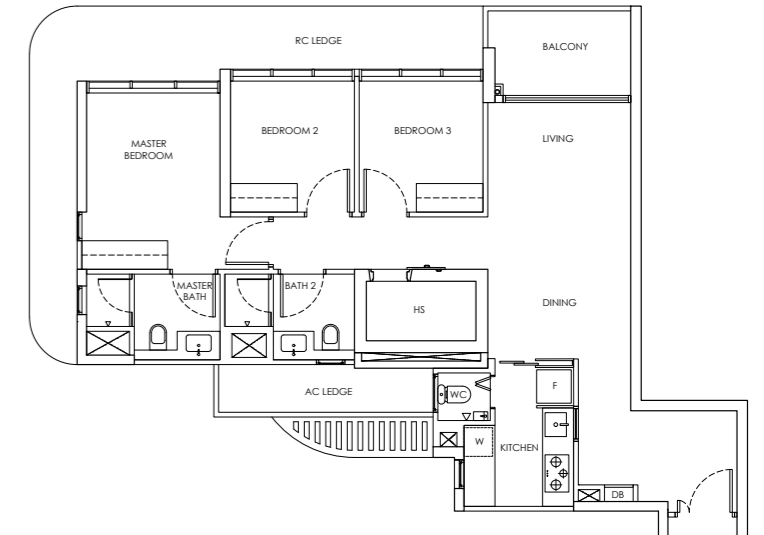
Area: 95 sqm

Blk 242 #02-04 to #21-04

Blk 248 #02-31 to #18-31

Blk 242 #02-03 to #21-03\* (Mirror)

Blk 250 #02-42 to #18-42\* (Mirror)



## Type C2-P / C2-m-P

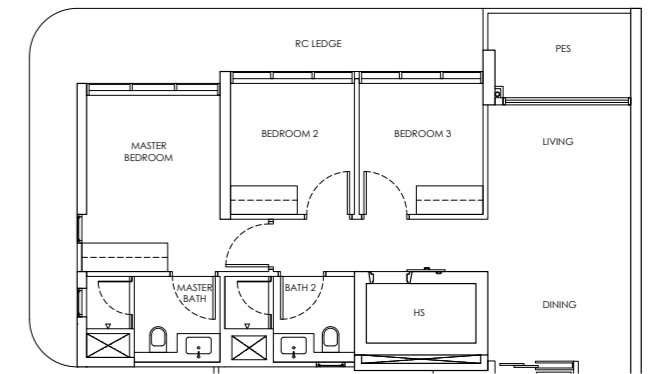
Area: 95 sqm

Blk 242 #01-04

Blk 248 #01-31

Blk 242 #01-03\* (Mirror)

Blk 250 #01-42\* (Mirror)

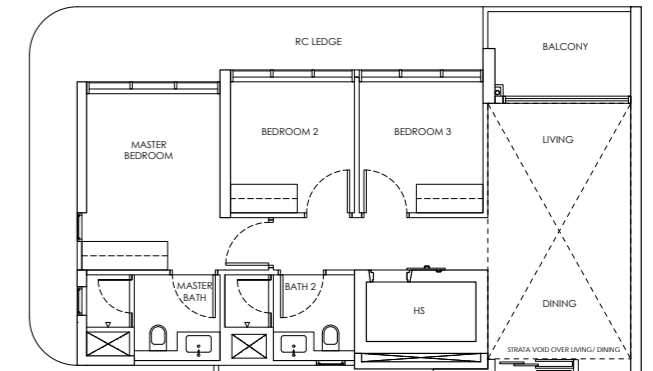


## Type C2-U / C2-m-U

Area: 112 sqm

Blk 242 #22-04

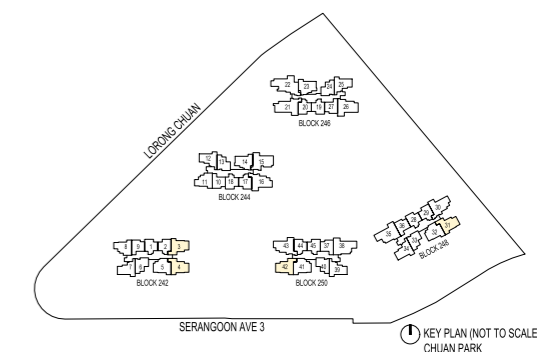
Blk 242 #22-03\* (Mirror)



### LEGEND

- DB: Distribution Board
- AC LEDGE: Air-Conditioner Ledge
- F: Fridge
- W: Washer cum dryer machine
- ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
RC ledge and non- strata void are excluded from the strata area

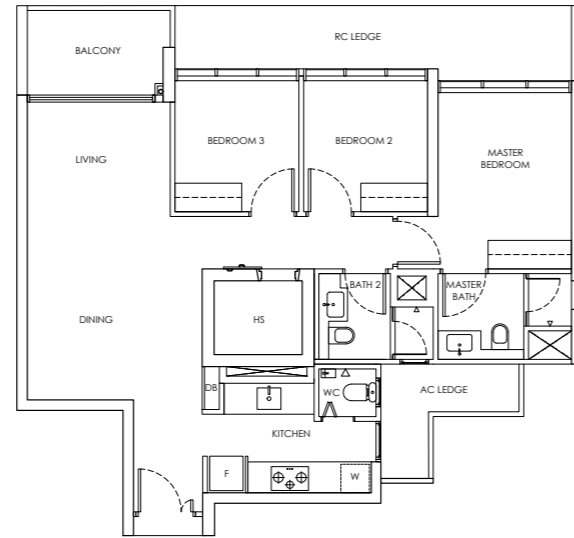


# 3-BEDROOM

## Type C2a / C2a-m

Area: 96 sqm

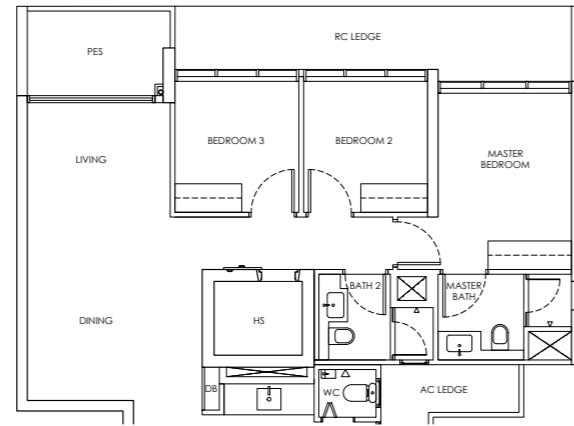
Blk 242 #02-05 to #21-05  
Blk 248 #02-32 to #18-32  
Blk 250 #02-41 to #18-41\* (Mirror)



## Type C2a-P / C2a-m-P

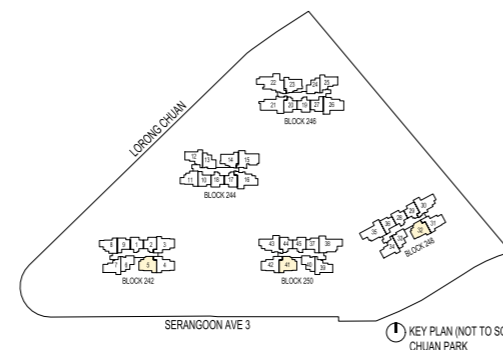
Area: 96 sqm

Blk 242 #01-05  
Blk 248 #01-32  
Blk 250 #01-41\* (Mirror)



- LEGEND
- DB: Distribution Board
  - AC LEDGE: Air-Conditioner Ledge
  - F: Fridge
  - W: Washer cum dryer machine
  - ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
RC ledge and non- strata void are excluded from the strata area



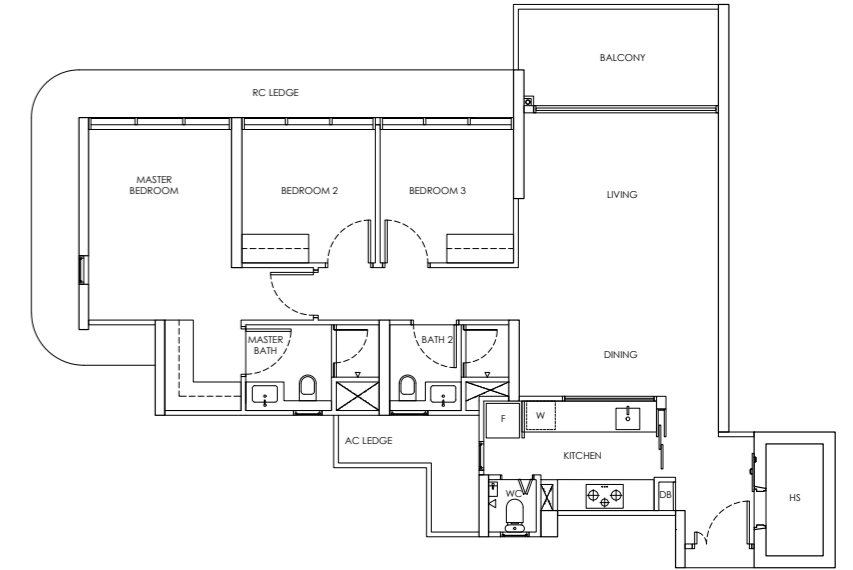
KEY PLAN (NOT TO SCALE)  
CHUAN PARK

# 3-BEDROOM

## Type C3 / C3-m

Area: 112 sqm

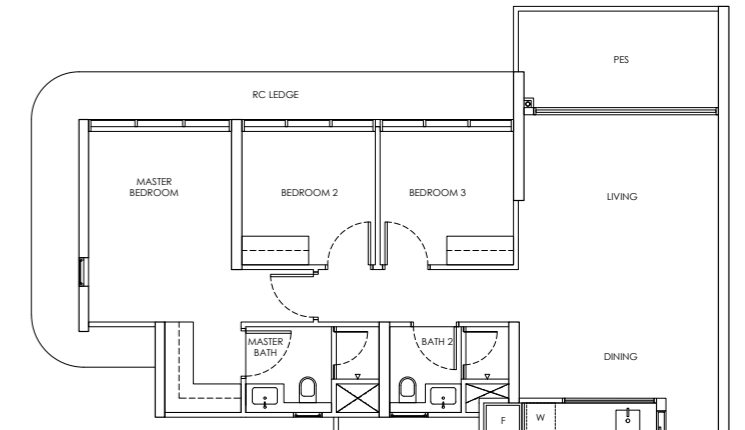
Blk 244 #02-16 to #21-16  
Blk 250 #02-43 to #18-43  
Blk 248 #02-30 to #18-30\* (Mirror)



## Type C3-P / C3-m-P

Area: 112 sqm

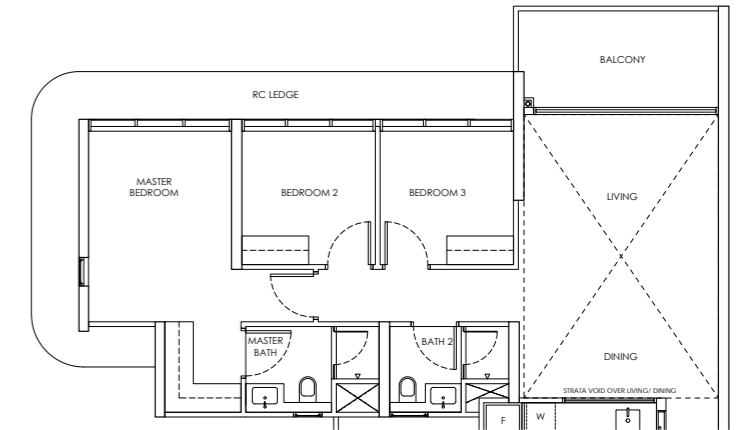
Blk 244 #01-16  
Blk 250 #01-43  
Blk 248 #01-30\* (Mirror)



## Type C3-U / C3-m-U

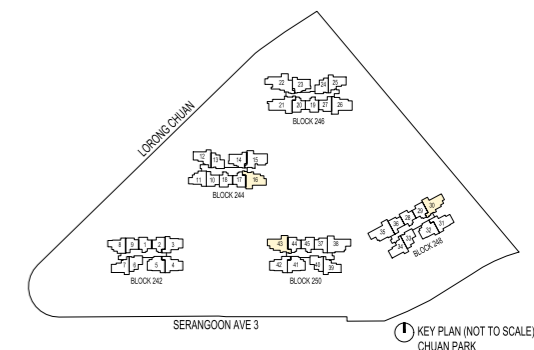
Area: 138 sqm

Blk 244 #22-16  
Blk 250 #19-43  
Blk 248 #19-30\* (Mirror)



- LEGEND
- DB: Distribution Board
  - AC LEDGE: Air-Conditioner Ledge
  - F: Fridge
  - W: Washer cum dryer machine
  - ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
RC ledge and non- strata void are excluded from the strata area



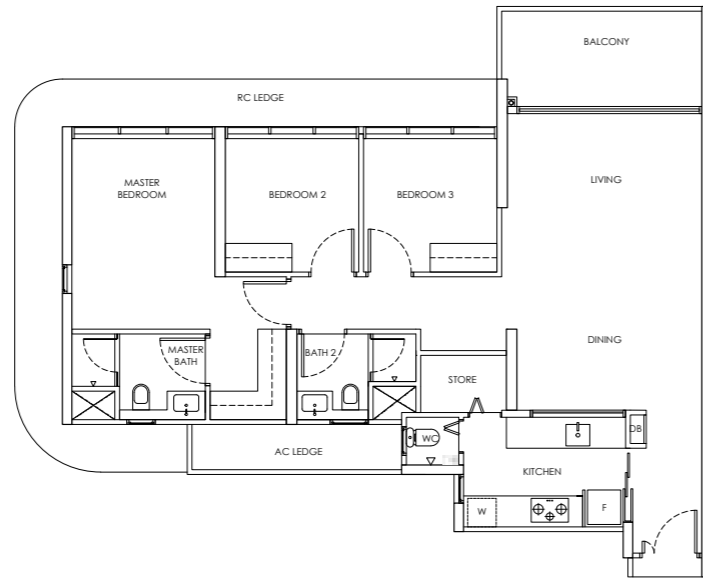
KEY PLAN (NOT TO SCALE)  
CHUAN PARK

# 3-BEDROOM

## Type C3a

Area: 112 sqm

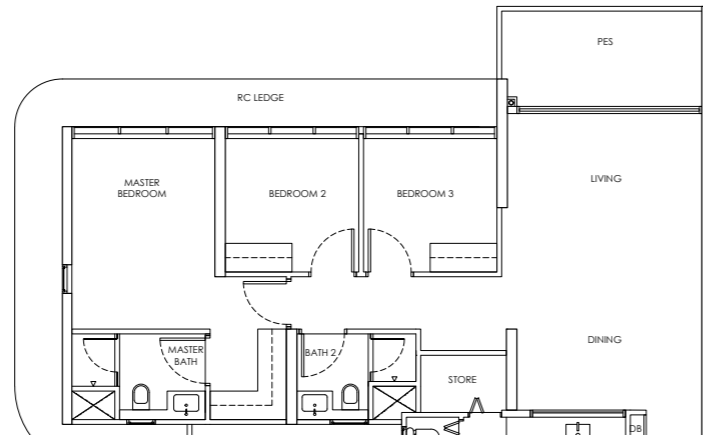
Blk 246 #02-26 to #21-26



## Type C3a-P

Area: 112 sqm

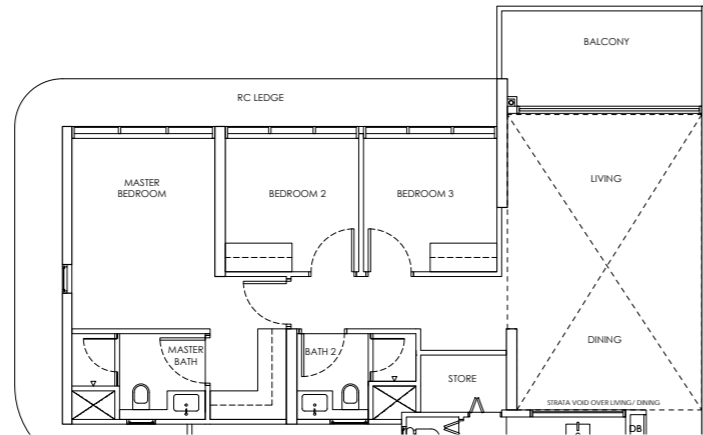
Blk 246 #01-26



## Type C3a-U

Area: 139 sqm

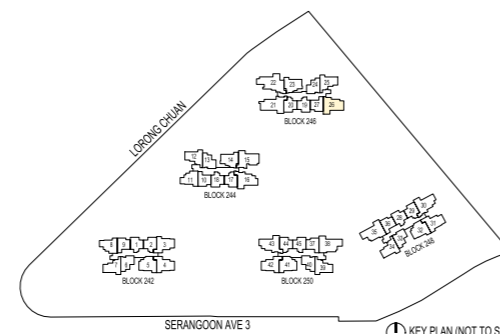
Blk 246 #22-26



### LEGEND

- DB: Distribution Board
- AC LEDGE: Air-Conditioner Ledge
- F: Fridge
- W: Washer cum dryer machine
- ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
RC ledge and non- strata void are excluded from the strata area



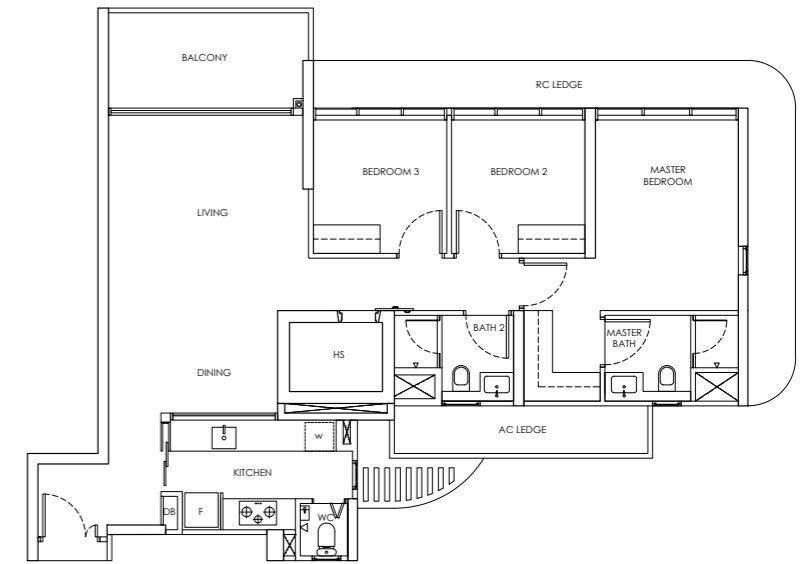
KEY PLAN (NOT TO SCALE)  
CHUAN PARK

# 3-BEDROOM

## Type C3b

Area: 114 sqm

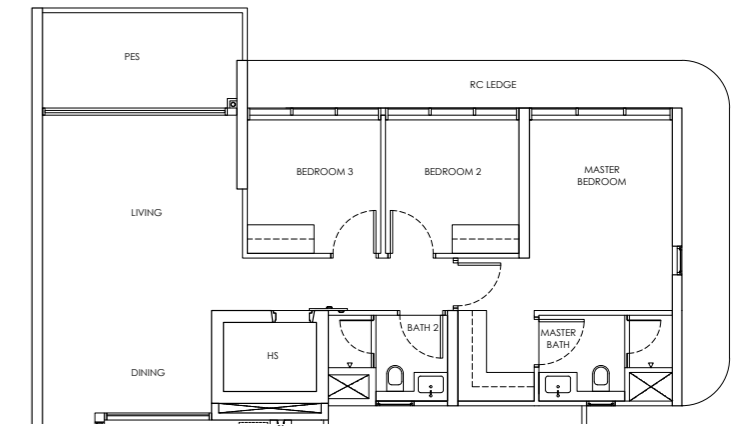
Blk 244 #02-15 to #21-15



## Type C3b-P

Area: 114 sqm

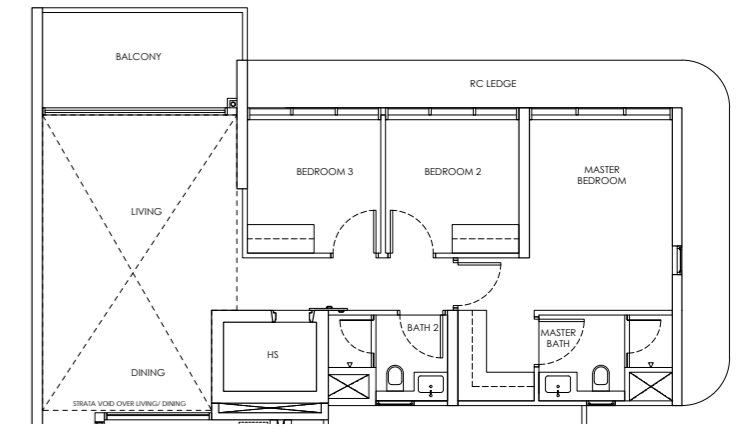
Blk 244 #01-15



## Type C3b-U

Area: 140 sqm

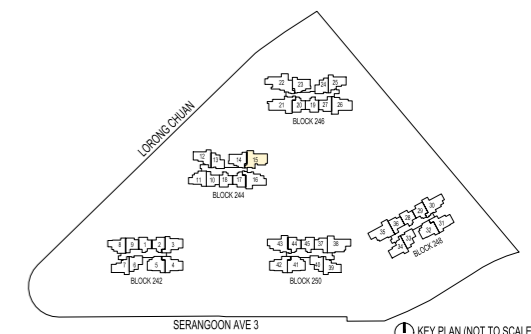
Blk 244 #22-15



### LEGEND

- DB: Distribution Board
- AC LEDGE: Air-Conditioner Ledge
- F: Fridge
- W: Washer cum dryer machine
- ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
RC ledge and non- strata void are excluded from the strata area



KEY PLAN (NOT TO SCALE)  
CHUAN PARK

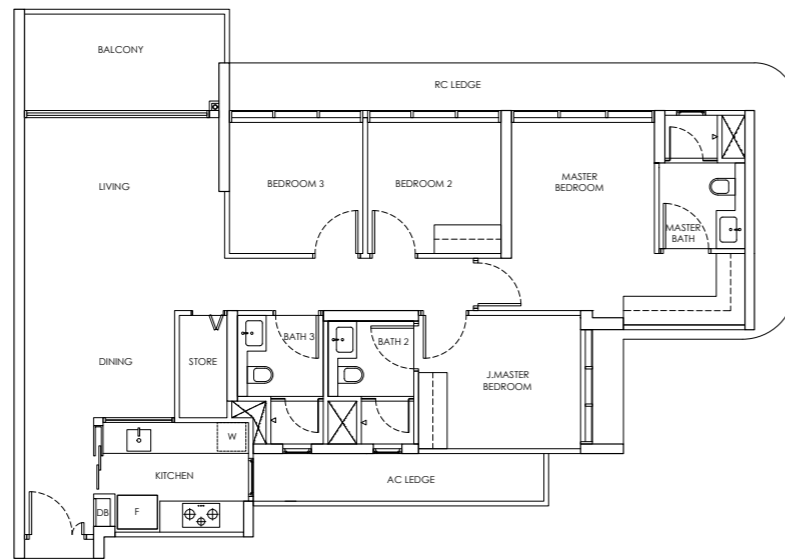


YOUR  
PERSONAL  
HAVEN  
OF PURE  
CALM

# 4-BEDROOM

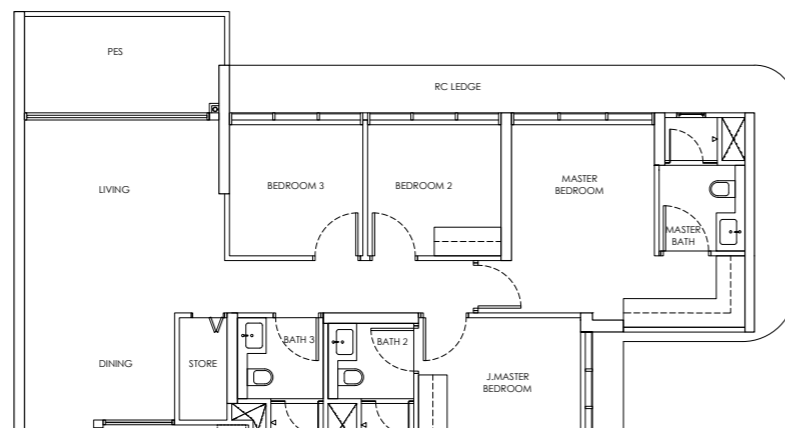
## Type D1 / D1-m

Area: 124 sqm  
 Blk 250 #02-38 to #18-38  
 Blk 248 #02-35 to #18-35\* (Mirror)



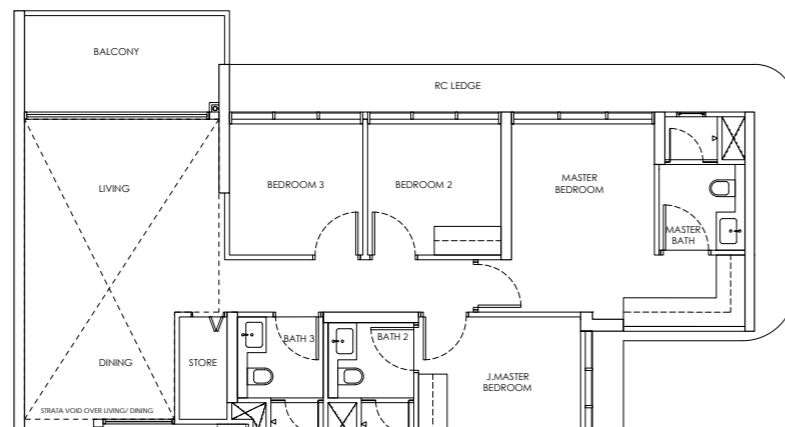
## Type D1-P / D1-m-P

Area: 124 sqm  
 Blk 250 #01-38  
 Blk 248 #01-35\* (Mirror)



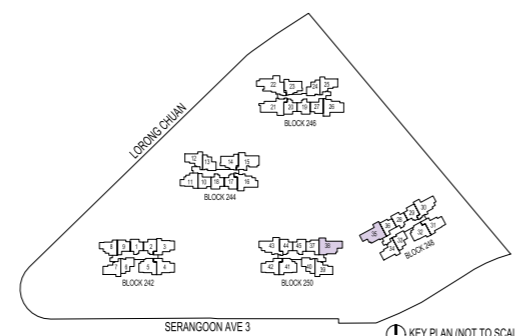
## Type D1-U / D1-m-U

Area: 150 sqm  
 Blk 250 #19-38  
 Blk 248 #19-35\* (Mirror)



- LEGEND
- DB: Distribution Board
  - AC LEDGE: Air-Conditioner Ledge
  - F: Fridge
  - W: Washer cum dryer machine
  - ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
 RC ledge and non- strata void are excluded from the strata area

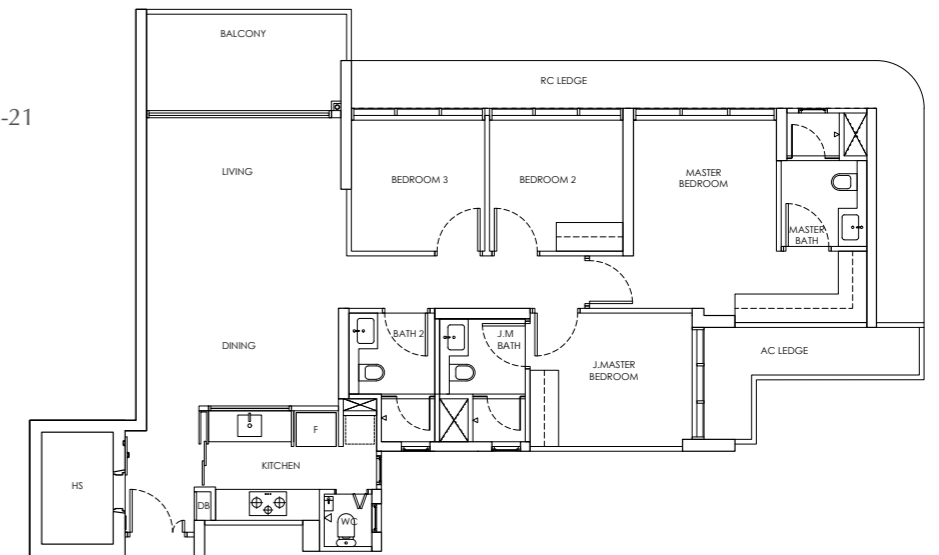


KEY PLAN (NOT TO SCALE)  
 CHUAN PARK

# 4-BEDROOM

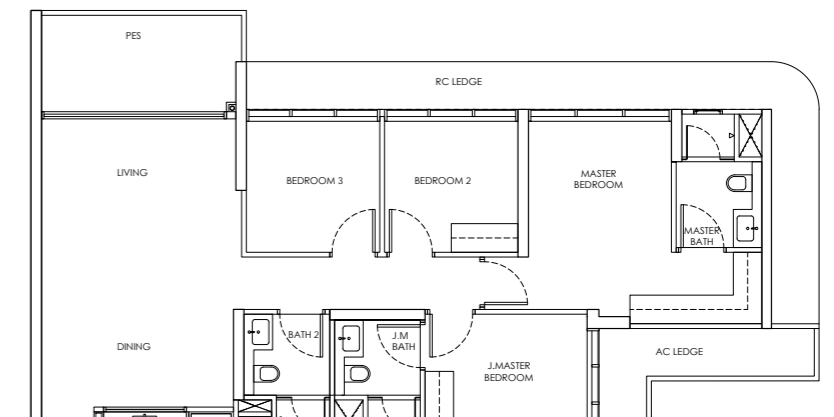
## Type D2

Area: 129 sqm  
 Blk 246 #02-21 to #21-21



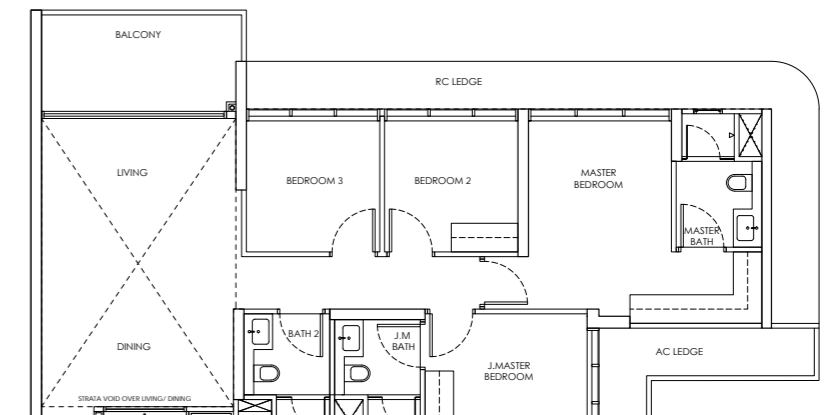
## Type D2-P

Area: 129 sqm  
 Blk 246 #01-21



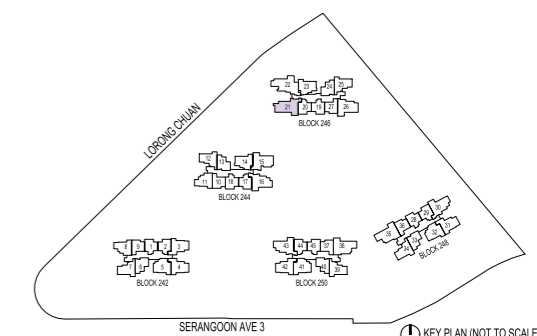
## Type D2-U

Area: 156 sqm  
 Blk 246 #22-21



- LEGEND
- DB: Distribution Board
  - AC LEDGE: Air-Conditioner Ledge
  - F: Fridge
  - W: Washer cum dryer machine
  - ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
 RC ledge and non- strata void are excluded from the strata area



KEY PLAN (NOT TO SCALE)  
 CHUAN PARK



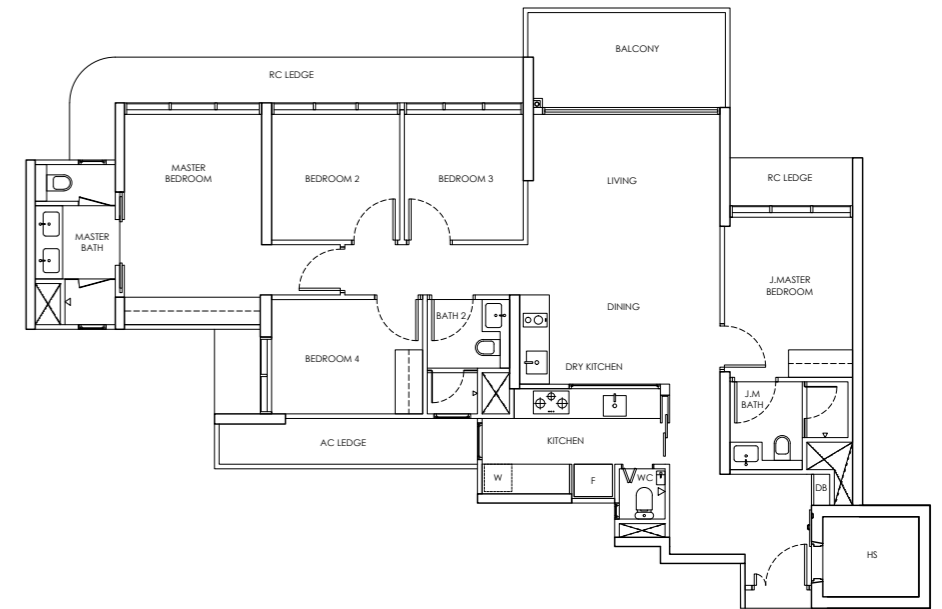


BESPOKE  
SPACES FOR  
BELOVED  
MOMENTS

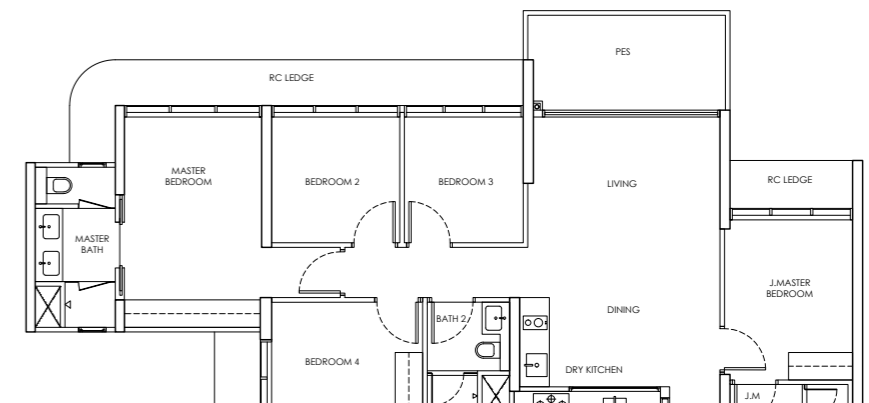
For Illustration Purposes

# 5-BEDROOM

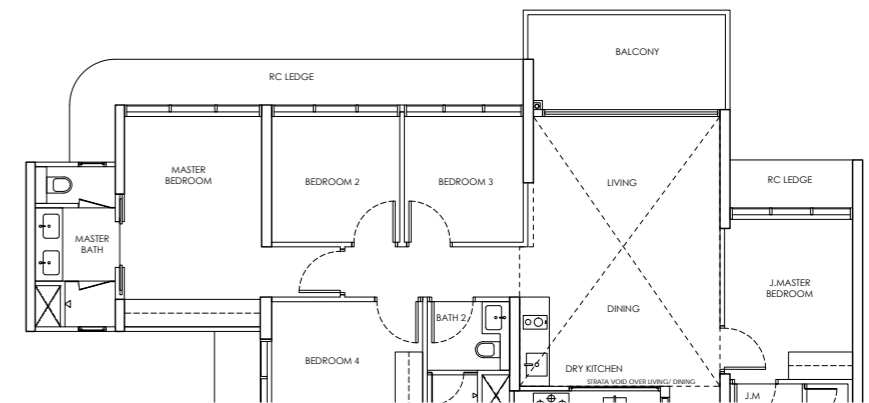
Type E1  
Area: 144 sqm  
Blk 246 #02-22 to #21-22



Type E1-P  
Area: 144 sqm  
Blk 246 #01-22

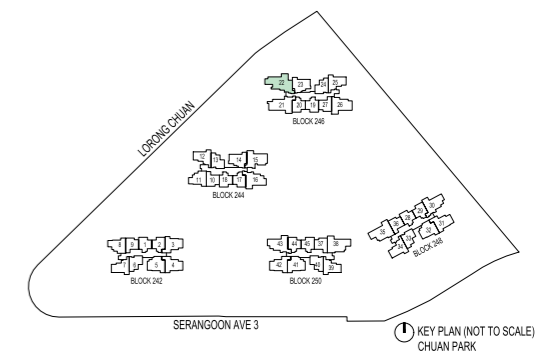


Type E1-U  
Area: 171 sqm  
Blk 246 #22-22



- LEGEND
- DB: Distribution Board
  - AC LEDGE: Air-Conditioner Ledge
  - F: Fridge
  - W: Washer cum dryer machine
  - ⊠: Non-Strata Area (Void)

Area includes AC ledge, balcony/ PES and Strata Void over Living/ Dining space.  
RC ledge and non-strata void are excluded from the strata area





## A TRUSTED BUILDER OF EXCELLENCE AND QUALITY

Established in 2011, Kingsford Development is known for its quality and reliability in the field of property development. Over the years, Kingsford Development has successfully delivered notable projects including the 512-unit Kingsford Hillview Peak at Hillview Avenue, 1,165-unit Kingsford Waterbay at Upper Serangoon View, and 1,862-unit Normanton Park at Normanton Park. Ongoing development projects include the 142-unit The Hill @ One-North, 916-unit Chuan Park and a waterfront condominium at Marina Gardens Lane.

In recognition of its excellence, Kingsford Development won the Singapore Prestige Brand Award – Global Brands in 2019, and garnered more accolades such as Best Mega-Scale Condo Development and Best Mega-Scale Condo Landscape Architectural Design for Normanton Park at the PropertyGuru Asia Property Awards (Singapore) in 2021.



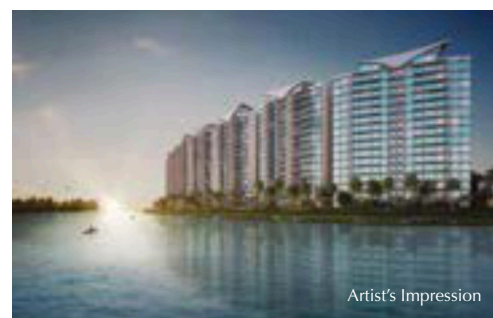
THE HILL @ ONE-NORTH



NORMANTON PARK



KINGSFORD HILLVIEW PEAK



KINGSFORD WATERBAY

Developer: Chuan Park Development Pte. Ltd. (UEN No.: 202227606Z) • Housing Developer's Licence No.: C1491 • Tenure of Land: Leasehold of 99 years with effect from 25 July 2024 • Lot/Mukim No.: Lot 16257W of Mukim 18 • Expected Date of Vacant Possession: 30 September 2028 • Expected Date of Legal Completion: 30 September 2031 or 3 years after the date of delivery of vacant possession of the unit, whichever is the earlier • Encumbrances: Mortgage registered in favour of United Overseas Bank Limited

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