



L E N T O R
M O D E R N

曲 水 伦 庭



**A Bridge Between
Nature And Modern
Conveniences**

02

INTRODUCTION

Another illustrious chapter in the making, Lentor Modern is set to add unprecedented vibrancy to a lush residential enclave amidst nature.

04

LIVE, SHOP, PLAY

Modern-day conveniences and necessities are lined up at your doorstep so you have more time for the things you love.

06

FACILITIES

Discover a 243m-long stream-inspired landscape that pays homage to the Lentor Forest and streams.



CONTENT

GUOCOLAND'S PORTFOLIO

01

A premier developer with an excellent track record in creating timeless homes and transforming places.

CONNECTIVITY

03

Linking up to the rest of the island is a breeze with direct access to Lentor MRT station.

LOCATION

05

The best of both worlds – a location that promises exclusivity and the essentials for a holistic lifestyle.

INTERIOR

07

A glimpse into your dream home, tailored to every stage of a desired lifestyle.



Perfecting The Art Of Placemaking





GUOCO TOWER

The Group's first integrated mixed-use project in Singapore, Guoco Tower holds the distinction as the tallest building in the city state. Located above Tanjong Pagar MRT station, the development is a prominent feature of the cityscape with a Grade A office block, 6 levels of premium retail and F&B space, 181 prestigious residential homes and a luxury hotel.

A Celebrated Portfolio Of Distinctive Transformations

GuocoLand has a stellar track record in developing large-scale, integrated mixed-use developments and high-end residential developments. The Group is heavily invested in ambitious undertakings that have rejuvenated districts, shaped communities and transformed cityscapes. A philosophy that has been accredited with numerous awards both locally and internationally.

WALLICH RESIDENCE

Crowning the iconic landmark and ascending 290 metres above sea level is the residential component – Wallich Residence. Comprising 181 luxurious homes in the heart of the Central Business District, distinguished homeowners are treated to the ideal blend of exclusivity and convenience.



GUOCO MIDTOWN

A game-changer and final piece of the jigsaw in the transformation of the Ophir-Rochor Corridor, Guoco Midtown seamlessly connects the 3 office micromarkets of City Hall, Marina Centre and Bugis. Comprising of Grade A offices, 2 exclusive residences, public and retail spaces, and the conserved former Beach Road Police Station, the integrated mixed-use development is an apposite response to new urban lifestyles that require effortless transitions between living, working and entertaining.

MIDTOWN MODERN

As one of the residential components, Midtown Modern houses 558 luxurious garden homes nestled in the serenity of 10 thematic gardens and a 1-hectare landscape within the integrated development of Guoco Midtown. Midtown Modern has two 30-storey towers, is well-served by a retail podium, and is directly linked to Bugis MRT interchange station which runs along both the East-West Line (EWL) and Downtown Line (DTL).



Artist's Impression



Artist's Impression



Artist's Impression

MIDTOWN BAY

Exclusive, yet connected.

The other residential component of Guoco Midtown is Midtown Bay – A discerning collection of 219 elegant units perched above the buzz of city life.

“

Lentor Modern will lead the new wave of transformation at Lentor Estate, adding unprecedented vibrancy and modern conveniences to a lush residential enclave embraced by nature.

Cheng Hsing Yao
Chief Executive Officer
GuocoLand

”

The Art Of Modernity

How do you balance the demands of a cosmopolitan world while respecting nature enough for it to flourish? Such is the conundrum facing the lush Lentor Estate – a tranquil neighbourhood home to landed dwellings.

GuocoLand brings its signature expertise in transit-oriented mixed-use developments from central Singapore to the Lentor area, spearheading the transformation of the neighbourhood while paving the way for accessibility to quintessential lifestyle conveniences.

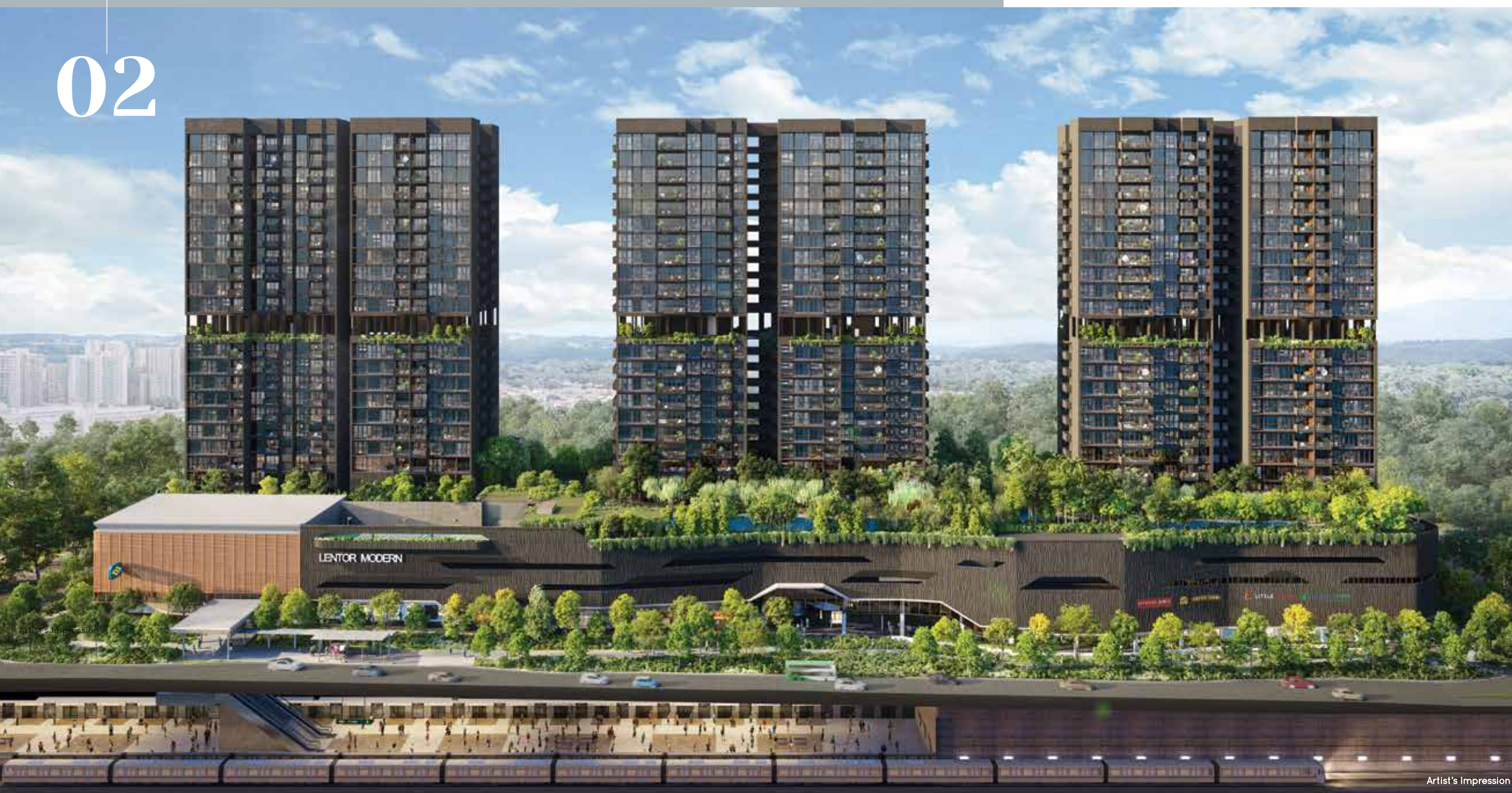
Directly connected to Lentor MRT station which links up with key landmarks including Orchard Road, Marina Bay, Central Business District, and East Coast, the integrated mixed-use development will feature three 25-storey towers housing 605 residential units. Complemented by a splendid collection of stream-inspired facilities that pays homage to the Lentor Forest and its streams, Lentor Modern will also house a much-welcomed range of F&B and retail options, including a supermarket and a childcare centre.

Flora thrives in the nearby nature parks such as Thomson Nature Park, Lower Seletar Reservoir Park and Lower Peirce Reservoir Park. Further supplementing the verdancy will be the future Hillock Park and Linear Park, both just a stone's throw from the development.

Some may say nothing can be perfect. Lentor Modern on the other hand, strikes quite the perfect balance between Mother Nature, the built environment and its community.



Artist's Impression



Integrated Convenience Transforming Lentor

Amidst the tranquility of a landed estate, discover modern conveniences of over 96,000 sq ft of commercial, retail and F&B options including a 12,000 sq ft supermarket and a 10,000 sq ft childcare centre right at home.

OVERVIEW OF LENTOR MODERN



A **1.7ha** integrated mixed-use development



Directly connected to **Lentor MRT station** on the Thomson-East Coast Line



Over **96,000 sq ft** of commercial spaces including a **12,000 sq ft** supermarket and a **10,000 sq ft** of childcare centre



3 towers
25 storeys
605 units of modern residences
1- to 4-bedroom units to choose from



Lush landscape with approximately **150 plant species** on level 4 spanning **243m long** and **3 Sky Clubs** on level 14



- 1** Tennis Court
- 2** Gyms
- 2** Glamping Tents
- 2** Signature Lawns
- 3** Pavilions
- 4** Pools
- 9** Sky Lounges
- 13** Work Corners
- 15** Gardens



Unobstructed views of nature and the landed estates

The information herein are current at the time published and may be subject to changes.

Seize The Day In Less Than 01 Minute

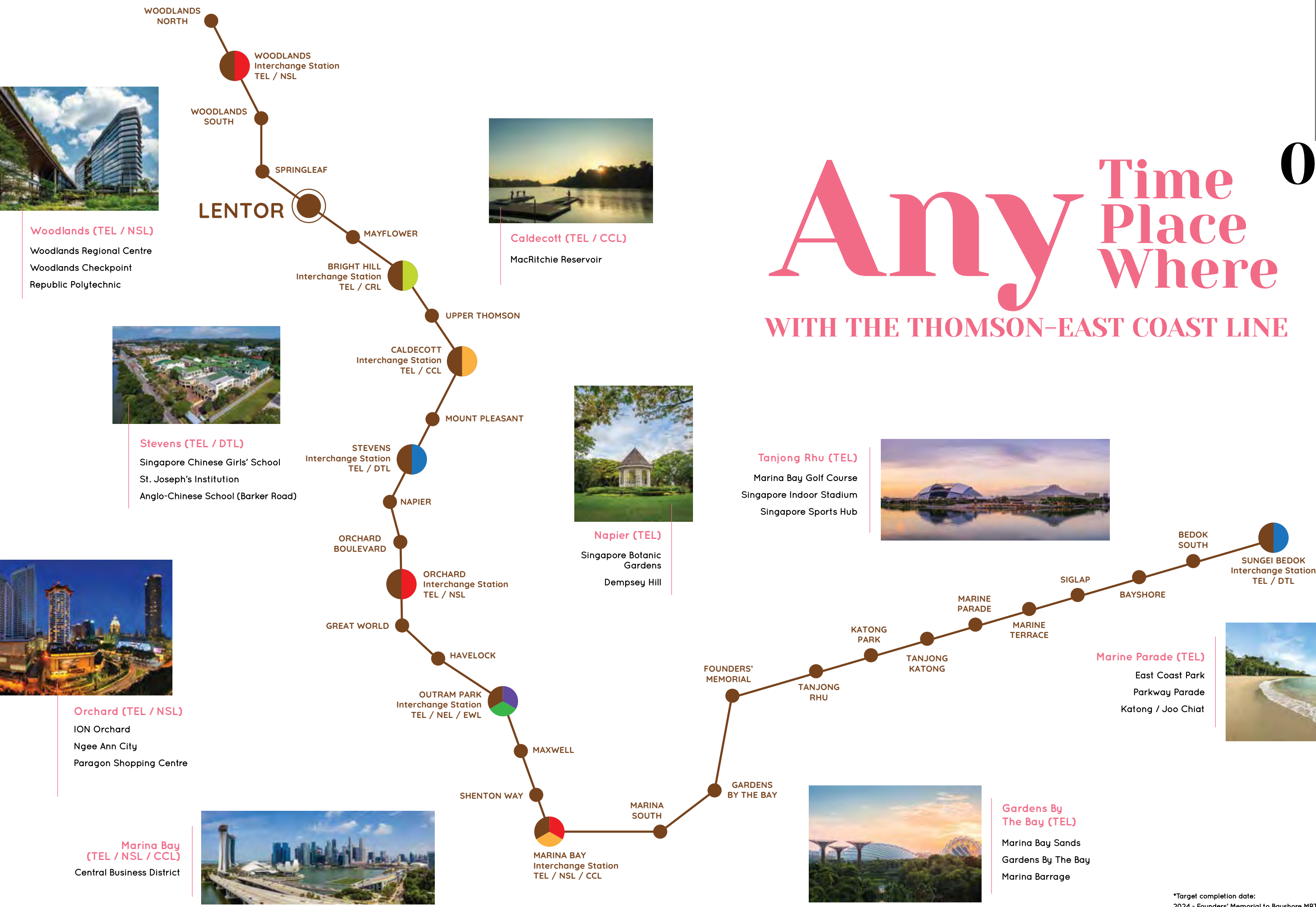
An MRT line at your doorstep that links up
to all major rail networks means you enjoy
unparalleled connectivity to different agendas.
Now, will it be business or pleasure?

**DIRECTLY CONNECTED TO
LENTOR MRT STATION**

Come rain or shine,
you can travel with ease.

Any Time Place Where

WITH THE THOMSON-EAST COAST LINE



*Target completion date:
2024 - Founders' Memorial to Bayshore MRT stations
2025 - Bedok South and Sungei Bedok MRT stations

When Indulgence



**MACRITCHIE RESERVOIR
(4 MRT STOPS)**

An oasis of nature, MacRitchie Reservoir's many attractions have made it a favourite destination for outdoor enthusiasts.

**ORCHARD ROAD
(9 MRT STOPS)**

Shop to your heart's content along one of the world's most renowned shopping streets.



**CENTRAL
BUSINESS DISTRICT
(15 MRT STOPS)**

Commuting to work in the city centre and downtown core is a breeze.

Meets Modern Conveniences



Necessities In Seconds

A lift ride opens doors to everything you could possibly need without venturing far from the comforts of home, thanks to the availability of commercial, retail and F&B offerings that include a supermarket and childcare centre right downstairs.



Artist's Impression

Access A World Of Modern Conveniences With Ease

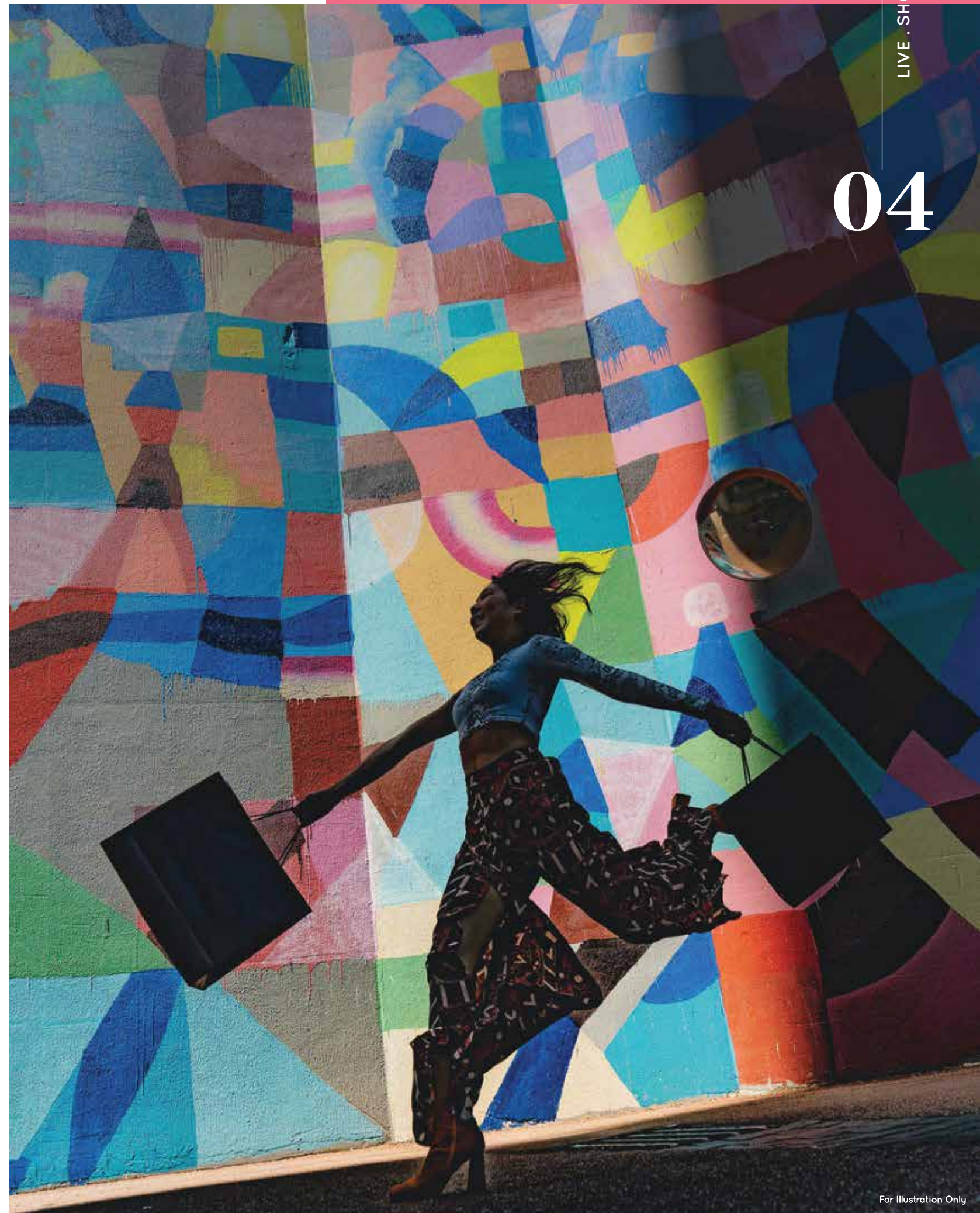
Lentor Modern keeps you in touch with all things that matter.
Necessities, nature, and even your next adventure.

LIVE. SHOP. PLAY.

PLAY ON REPEAT

Life should be all about the joyous moments and precious memories. As an integrated mixed-use development that is poised to transform the neighbourhood, exciting times are ahead for all – you, your community, and the ones you cherish.

Make light work of grocery runs.
Grab a coffee with friends whenever you fancy it.
Embrace a lifestyle that is an endless cycle of delights and convenience.



04

LIVE . SHOP . PLAY

over
96,000

sq ft of commercial spaces



Artist's Impression



Artist's Impression

SHOP, DINE, LEARN & PLAY WITHOUT LEAVING HOME

Everything you need, at your fingertips. Lentor Modern has plenty to offer to meet the needs and wants of every urbanite and modern family. From retail and beauty services, to F&B establishments and enrichment centres.



Lifestyle Playground At Your Doorstep

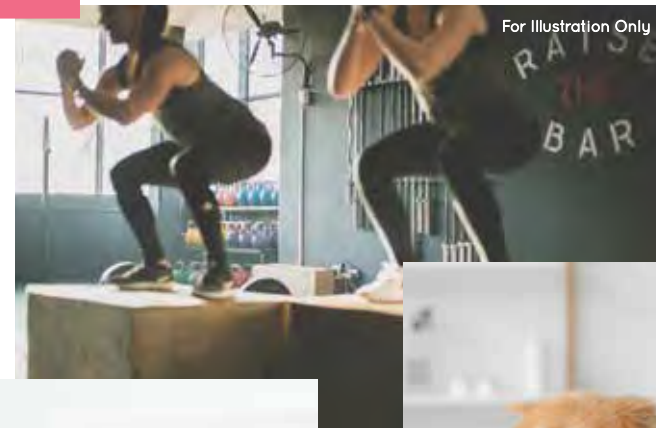
F & B
Tuck into gastronomical delights whenever your cravings kick in.

1

2

FITNESS & HEALTH

Keep fit to keep up.
Stay in tip-top shape,
rain or shine.



For Illustration Only

3

RETAIL & SERVICES

There is something
for everyone –
from daily necessities
to grooming services
for all in the family.



For Illustration Only

5

CHILDCARE CENTRE

Parents will have a true
peace of mind with a
childcare centre just a
lift ride from home.



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4

SUPERMARKET

Grocery runs are more
convenient than ever before,
with the freshest produce
available right at the
supermarket below.



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05

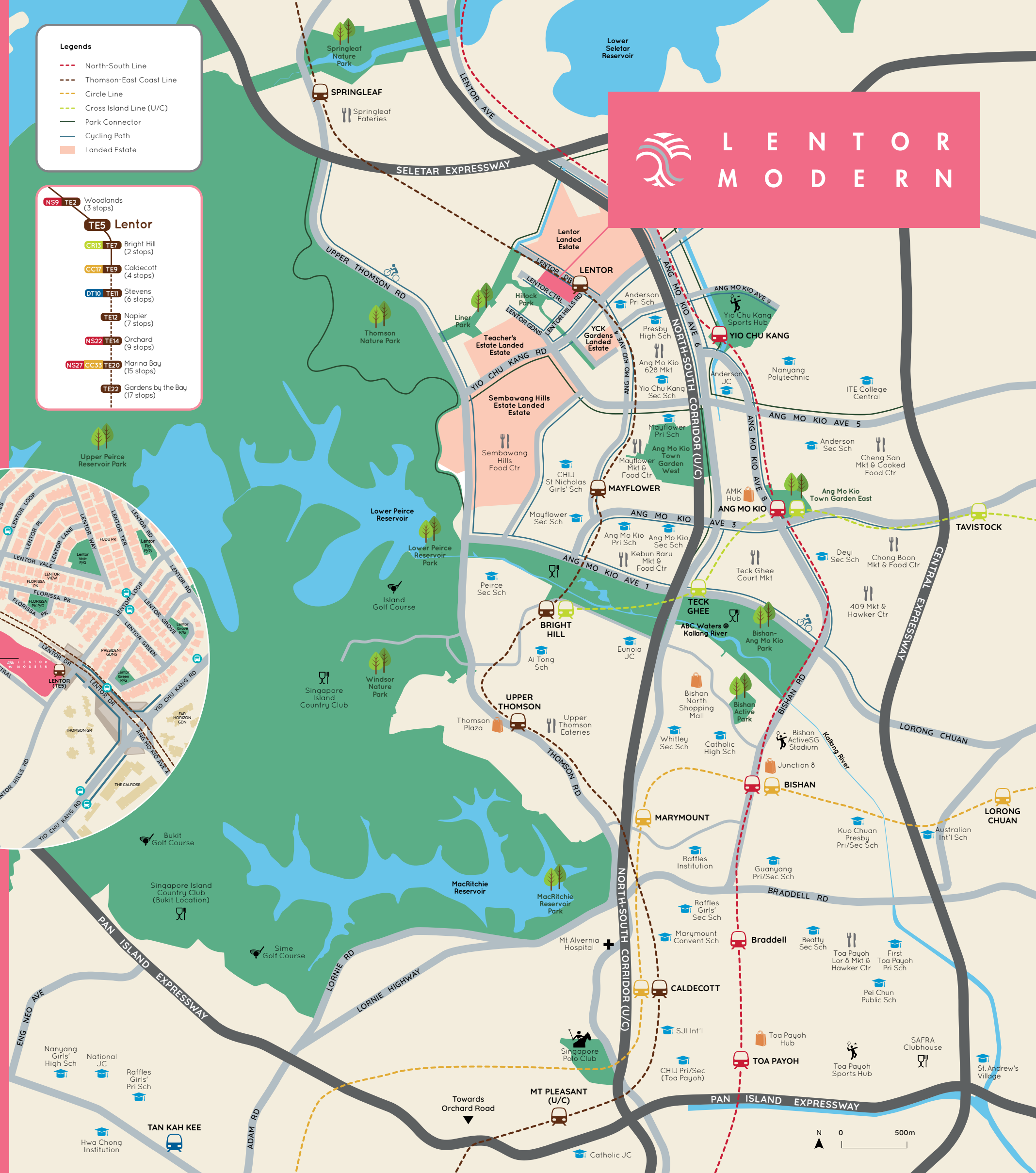
Touchstones Of A Life Well-Lived

Nestled in a serene neighbourhood of landed estates, Lentor Modern is pleasantly well-connected thanks to its seamless access to Lentor MRT station which connects to all 6 MRT lines across the island. Drivers will also find themselves cruising towards destinations as major expressways including the Central Expressway, Seletar Expressway, and upcoming North-South Corridor, are all within proximity.

Surrounding the development is a plethora of nature parks full of adventure and discovery, such as the 50-hectare Thomson Nature Park, the peaceful waters of Lower Seletar Reservoir, and Singapore's second oldest reservoir, Lower Peirce Reservoir.

A commercial podium with over 96,000 sq ft of commercial spaces right at the foot of the property brings F&B, retail and lifestyle options within easy reach for both homeowners and the community. Meanwhile, popular shopping and dining venues like AMK Hub and the eateries at Springleaf are just minutes away via train or car commutes.

Parents can rest easy knowing that educational institutions catering to the different schooling levels are easily accessible - from the development's very own childcare centre to Anderson Primary School, Anderson Junior College and Nanyang Polytechnic that are all situated just short drives away.





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RETAIL / DINING

- Lentor Modern, directly connected
- AMK Hub, 5-min drive
- Springleaf Eateries, 7-min drive (1 MRT stop)
- Upper Thomson Eateries, 9-min drive (3 MRT stops)
- Thomson Plaza, 10-min drive (3 MRT stops)
- Junction 8, 11-min drive
- Northpoint City, 14-min drive
- Orchard Road, 19-min drive (9 MRT stops)
- Marina Bay Sands, 25-min drive (17 MRT stops)

NATURE / LEISURE

- Thomson Nature Park, 4-min drive
- Bishan-Ang Mo Kio Park, 5-min drive
- Lower Seletar Reservoir Park, 8-min drive
- Lower Peirce Reservoir Park, 8-min drive
- Windsor Nature Park, 9-min drive
- Upper Peirce Reservoir Park, 13-min drive
- Mandai Wildlife Reserve, 18-min drive
- Singapore Botanic Gardens, 22-min drive (7 MRT stops)
- Gardens By The Bay, 27-min drive (17 MRT stops)



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EDUCATION

- Lentor Modern Childcare, directly connected
- Anderson Primary School, 15-min walk
- Mayflower Primary School, 4-min drive
- Presbyterian High School, 4-min drive
- CHIJ St Nicholas Girls' School, 5-min drive
- Anderson Secondary School, 6-min drive
- Anderson Junior College, 5-min drive
- Nanyang Polytechnic, 6-min drive
- ITE College Central, 7-min drive



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EXPRESSWAYS

- North-South Corridor (u/c), 2-min drive
- Central Expressway, 7-min drive
- Seletar Expressway, 7-min drive

BUSINESS

- Bishan Sub-Regional Centre, 8-min drive
- Seletar Aerospace Park, 14-min drive
- Woodlands Regional Centre, 18-min drive (3 MRT stops)
- Central Business District, 24-min drive (15 MRT stops)



Homage To Lentor

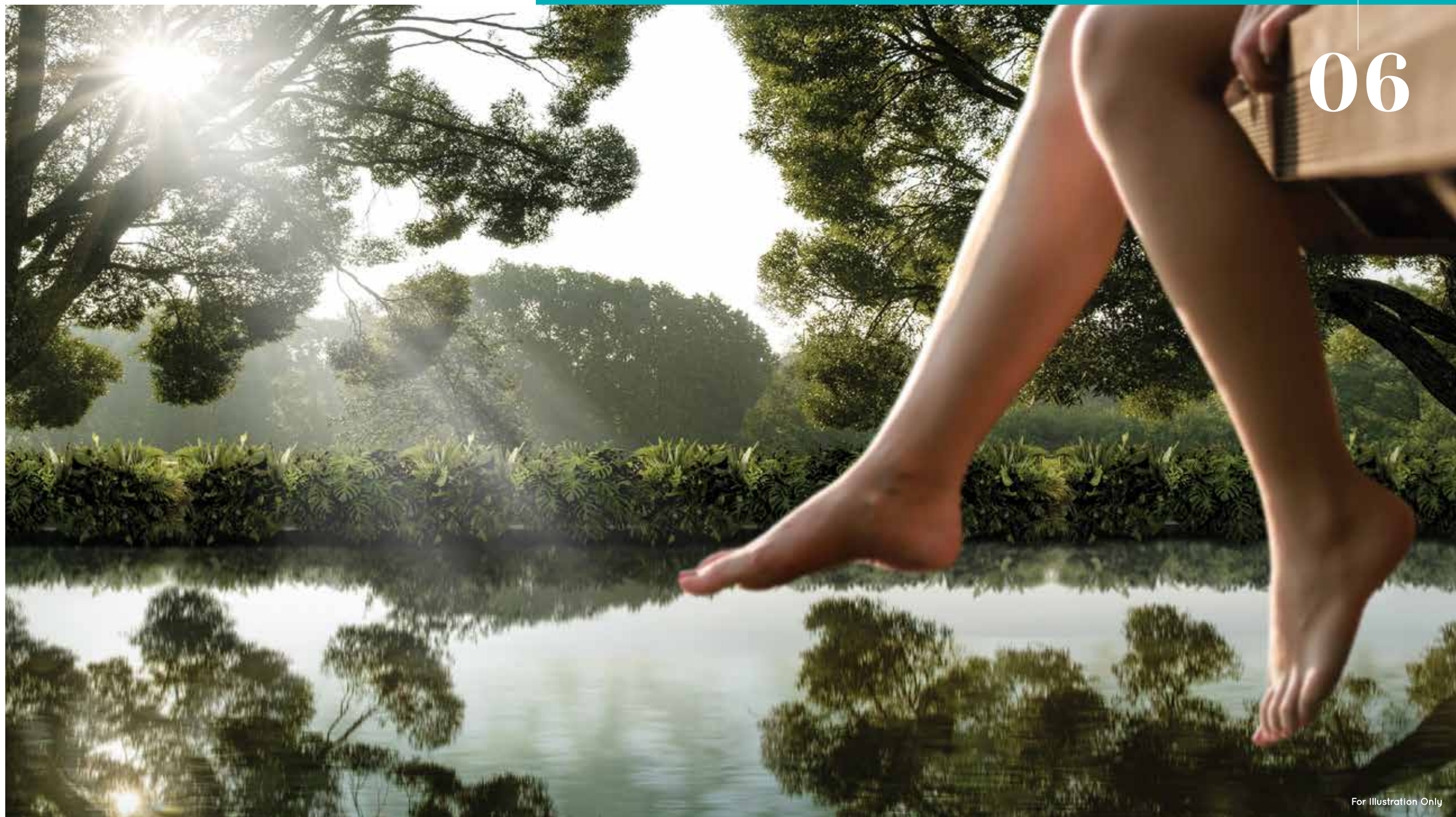
Lentor Modern is more than just a home for the discerning. It is a homage to the original Lentor Forest and its meandering streams. Memories of which are preserved and embodied in the development's stream-inspired landscaping and facilities.

THE LENTOR STREAM

Inspiring the convergence of all aspects of life into one new community.

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曲水流觞



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A Winding Stream Party

Inspired by an ancient tradition where people converge along a stream to interact, make merry, and compose poems, Lentor Modern replicates the fostering of a community through an unperturbed flow of stream-inspired facilities and salubrious experiences. This is where a sense of belonging is forged, the brilliance of the human mind is celebrated, and relationships between man and the environment can flourish.



Endless Activities Of Live-Work-Play Along The Stream



A) JACUZZI ALCOVE
Soak in the rejuvenating comforts of the Jacuzzi that offers much-needed respite after a day's work.



B) 25M & 50M LAP POOLS
You will have not one, but two, Lap Pools to showcase your best strokes and lap times.



C) LEISURE POOL & STREAM PAVILION
The Leisure Pool is ideal for days when you just want to take things slow, or have fun in the waters with the little ones.



D) PLAY LAWN & TEA PAVILION
Tea lovers will appreciate a specially demarcated Tea Pavilion perfect for sipping afternoon tea, while making acquaintances or spending quality me-time.



E) GRAND LAWN & HARVEST PAVILION
Reap the fruits of labour and neighbourly ties. The Harvest Pavilion turns cultivated produce of the Allotment Garden into farm-to-table experiences for a community.



F) GRAND CLUBHOUSE
Be it business or leisure, the Grand Clubhouse is comprehensively designed to accommodate any occasion with a Business Lounge, 2 Dining Lounges, a Games Room and even a Dance Studio.



G) INDOOR & OUTDOOR GYMS
Whether you prefer doing reps indoor or sweating it out in the open, the availability of both indoor and outdoor gyms means uninterrupted workout regimes.



H) TENNIS COURT
Go for friendly rallies with neighbours, or ace the game competing with friends.

I) SPRING GROVE
Take a breather and let your mind wander along with the calming trickling of water.



PLAY



Artist's Impression

GRAND CLUBHOUSE

The stage is set as nature plays witness to some of your most memorable moments.

Take the things you love and the people you cherish into the warm embrace of a green oasis, and may the heartfelt memories flow unhindered like meandering streams. The Grand Clubhouse features 2 elegant Dining Lounges ideal for celebratory occasions or hosting soirees. Equally delightful dressed-down days of fun can also be spent in the Games Room and Dance Studio.

DINING LOUNGES



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DANCE STUDIO



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GLAMPING TENTS



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GAMES ROOM



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Joyous Moments Steeped In Nature

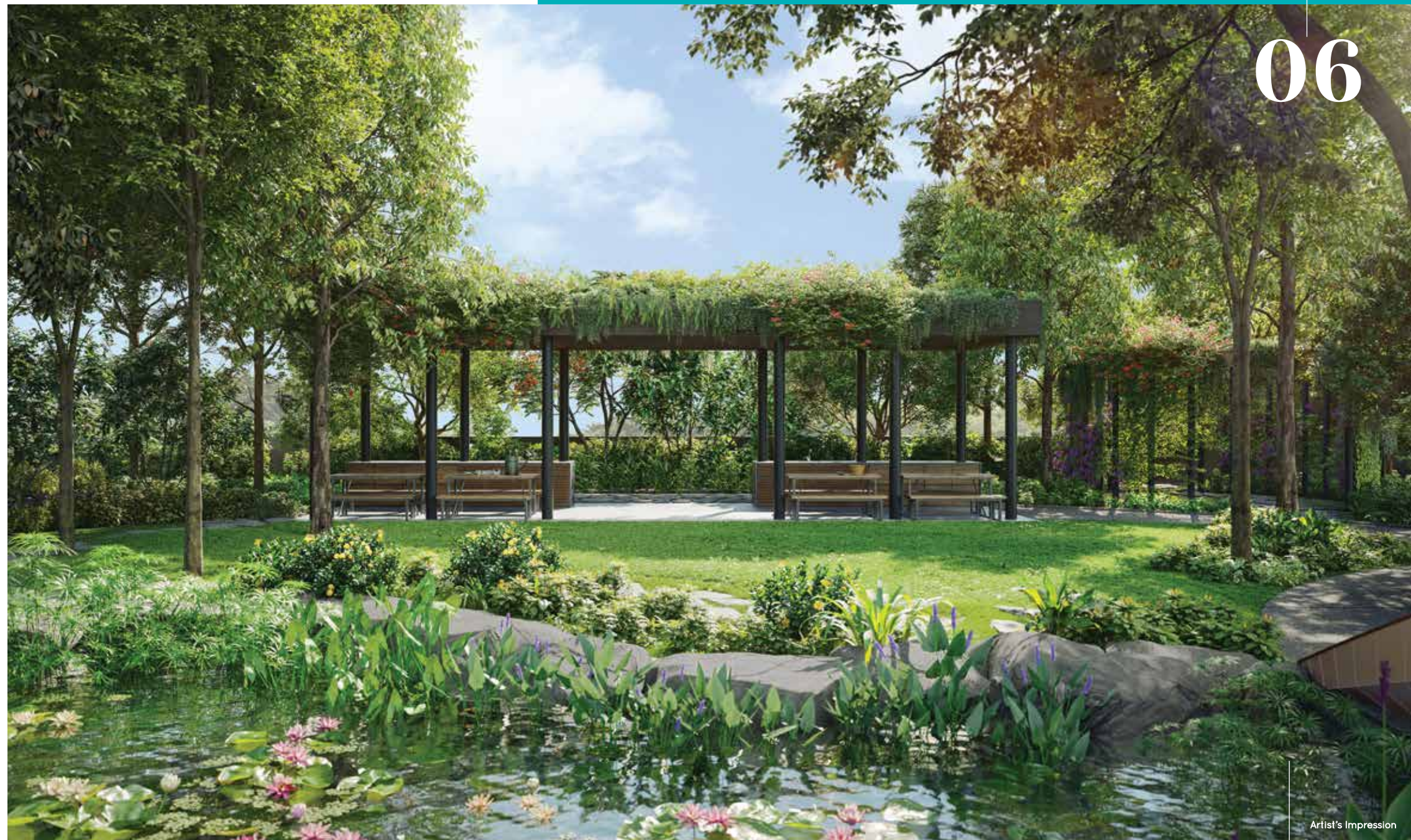
RETREAT

Revel And Relax,

An air of freshness and
sophistication in every breath.

In the daily pursuit for perfection,
the body and soul occasionally
crave for rejuvenation.
Which is why Lantor Modern turns
towards the best that nature has
to offer, replicated in a thoughtfully
curated selection of facilities
intended to refresh and recharge.
Step into the healing comforts of the
rejuvenating Jacuzzi and feel
a sense of liberation taking over.

In The Same Breath



Artist's Impression

HARVEST PAVILION

The Allotment Garden allows you to cultivate
your own produce for a unique farm-to-table
experience at the Harvest Pavilion.



GRAND LAWN

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FISHING CREEK

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JACUZZI ALCOVE

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WORK

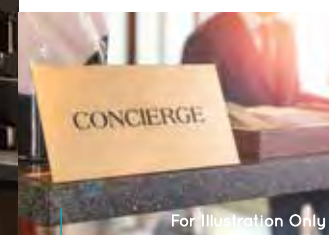


Artist's Impression

BUSINESS LOUNGE

Ace your work in a conducive environment that inspires and raises productivity.

Enveloped by serenity, creativity and teamwork will feel nothing short of natural. Regardless if you are leading a team, flying solo, or playing host to guests and associates, the Business Lounge is an ideal venue for a sales pitch or to showcase your next big idea.



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ARRIVAL LOUNGE

Make first impressions count with an Arrival Lounge that exudes a warm welcome.



For Illustration Only

BUSINESS LOUNGE

Host a team, or present a winning proposal. The Business Lounge is optimised for collaboration in impressive out-of-office settings.



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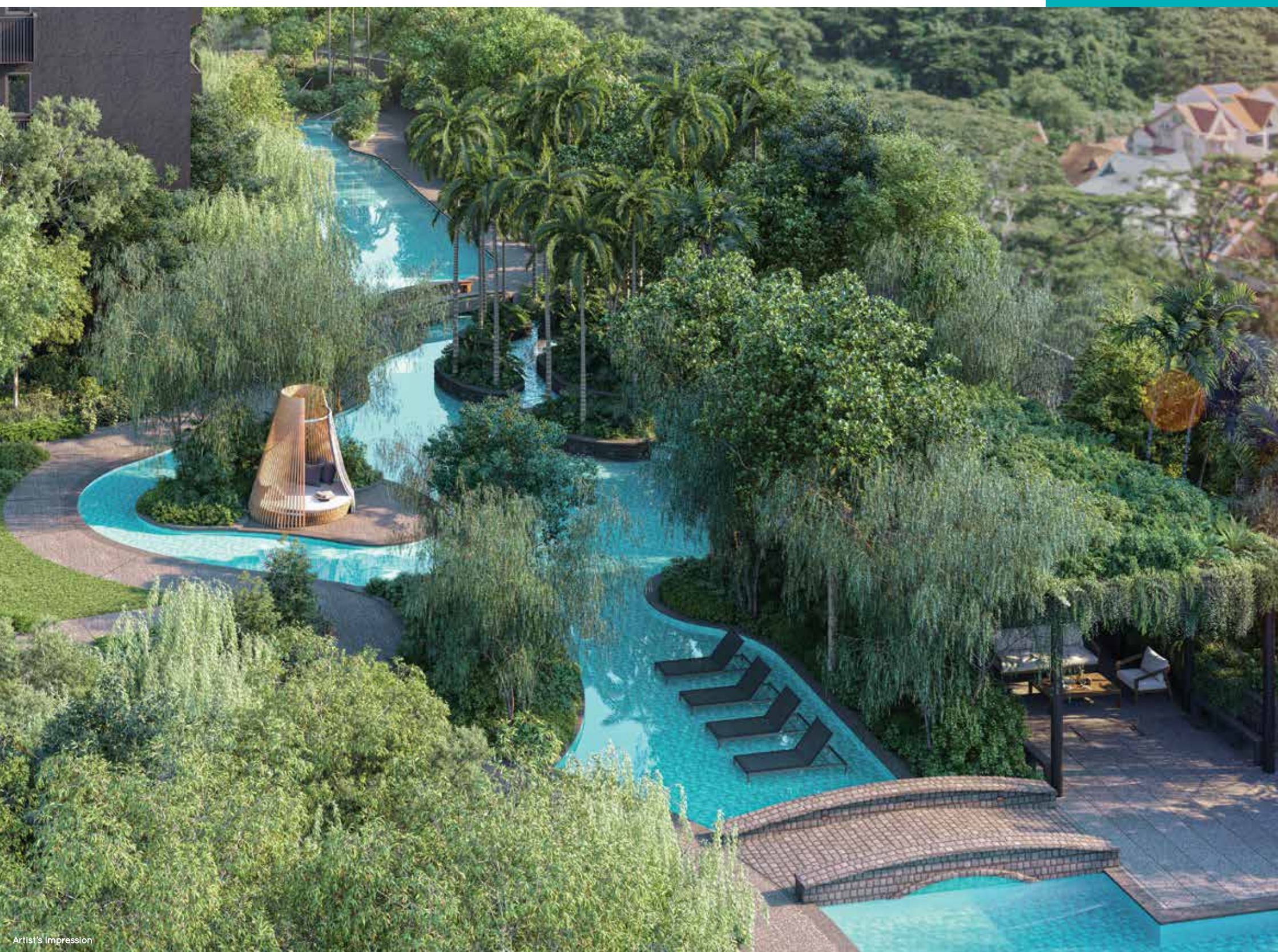
WORK CORNER

Work Corners at Sky Clubs are ideal for individuals who prefer privacy at work or attend online meetings.

Bridge Your Connections Between Work & Nature

SITE PLAN

LEVEL 1 / 2
LEVEL 4
LEVEL 14



Artist's Impression



- LEGEND:
- 1 COMMERCIAL DROP OFF
 - 2 COMMERCIAL LIFT LOBBY
 - 3 RESIDENTIAL LIFT LOBBY
 - 4 CLUBHOUSE LIFT LOBBY
 - 5 TAXI STAND
 - 6 FUTURE BUS SHELTER (BY LTA)
 - A GENSET (BASEMENT)
 - B SUBSTATION (BASEMENT)
 - C BIN CENTRE (BASEMENT)

- SUPERMARKET
- SHOPS
- CHILDCARE (L2)



- LEGEND:
- 1 GRAND CLUBHOUSE
 - 1a Arrival Lounge
 - 1b Dining Lounge
 - 1c Business Lounge
 - 1d Dance Studio
 - 1e Games Room
 - 2 SUN DECK
 - 3 50M LAP POOL
 - 4 GLAMPING TERRACE
 - 5 POOLSIDE LOUNGE
 - 6 STREAM PAVILION
 - 7 POOLSIDE TERRACE
 - 8 LEISURE POOL
 - 9 WATER CASCADES
 - 10 POOLSIDE PROMENADE
 - 11 25M LAP POOL
 - 12 SPA POOL
 - 13 JACUZZI ALCOVE
 - 14 MEADOW GARDEN
 - 15 PLAY LAWN
 - 16 TEA PAVILION
 - 17 SPICE GARDEN
 - 18 ORCHARD GARDEN
 - 19 ALLOTMENT GARDEN
 - 20 HARVEST PAVILION
 - 21 GRAND LAWN
 - 22 HERB GARDEN
 - 23 SPRING GROVE
 - 24 MINI GOLF
 - 25 OUTDOOR GYM
 - 26 INDOOR GYM
 - 27 PLAY GARDEN
 - 28 TENNIS COURT
 - WATER TANK (ROOF)



TOWER 3

- LEGEND:
- 29 CLUB LOUNGE
 - 30 GOURMET LOUNGE
 - 31 LOOK-OUT TERRACE
 - 32 EDIBLE PLANT GARDEN
 - 33 SWING GARDEN
 - 34 RETREAT LOUNGE
 - 35 WELLNESS TERRACE
 - 36 WORK CORNER
 - 37 CHILL OUT TERRACE
 - 38 SERENE GARDEN



TOWER 5

- LEGEND:
- 39 CLUB LOUNGE
 - 40 GOURMET LOUNGE
 - 41 LOOK-OUT TERRACE
 - 42 EDIBLE PLANT GARDEN
 - 43 SWING GARDEN
 - 44 RETREAT LOUNGE
 - 45 WELLNESS TERRACE
 - 46 WORK CORNER
 - 47 CHILL OUT TERRACE
 - 48 SERENE GARDEN



TOWER 7

- LEGEND:
- 49 CLUB LOUNGE
 - 50 GOURMET LOUNGE
 - 51 LOOK-OUT TERRACE
 - 52 EDIBLE PLANT GARDEN
 - 53 SWING GARDEN
 - 54 RETREAT LOUNGE
 - 55 WELLNESS TERRACE
 - 56 WORK CORNER
 - 57 CHILL OUT TERRACE
 - 58 SERENE GARDEN

The Spectacular Display



Artist's Impression

Others Can Only Imagine

Tranquility ensues all around you. And as far as the sightlines can see, a scenery to savour for all its beauty. Take in the fresh air and be treated to picturesque views of the lush surroundings and the low-rise landed estates.

A Lavish Interior As Vast As Its View

While the view may take breaths away, home warms the heart in every way. Every unit at Lentor Modern is exceptionally well-designed with spacious interiors to allow you to live large, all while integrating the small details that make a big difference.



Artist's Impression



Every Home, A Blank Canvas

Let Your Personality
Shine Through.



WALK-IN CLOSET
FOR THE FASHIONISTA



Artist's Impression

07

INTERIOR - FLEX ROOM

REDEFINING 9 TO 5 AT WORK

& Turn Your Dreams
Into Reality.

A home should represent its most important element – you. Whether it is that walk-in closet you have always dreamed about, a home office that inspires, the collectors den that you have been planning, or even additional space for a new member of the family. Lentor Modern's Flex Room lets you define luxury living the way you want it.



Artist's Impression

CARVE OUT A COSY COCOON
FOR THE LITTLE ONE

Allow Your Ambitions
To Dictate.

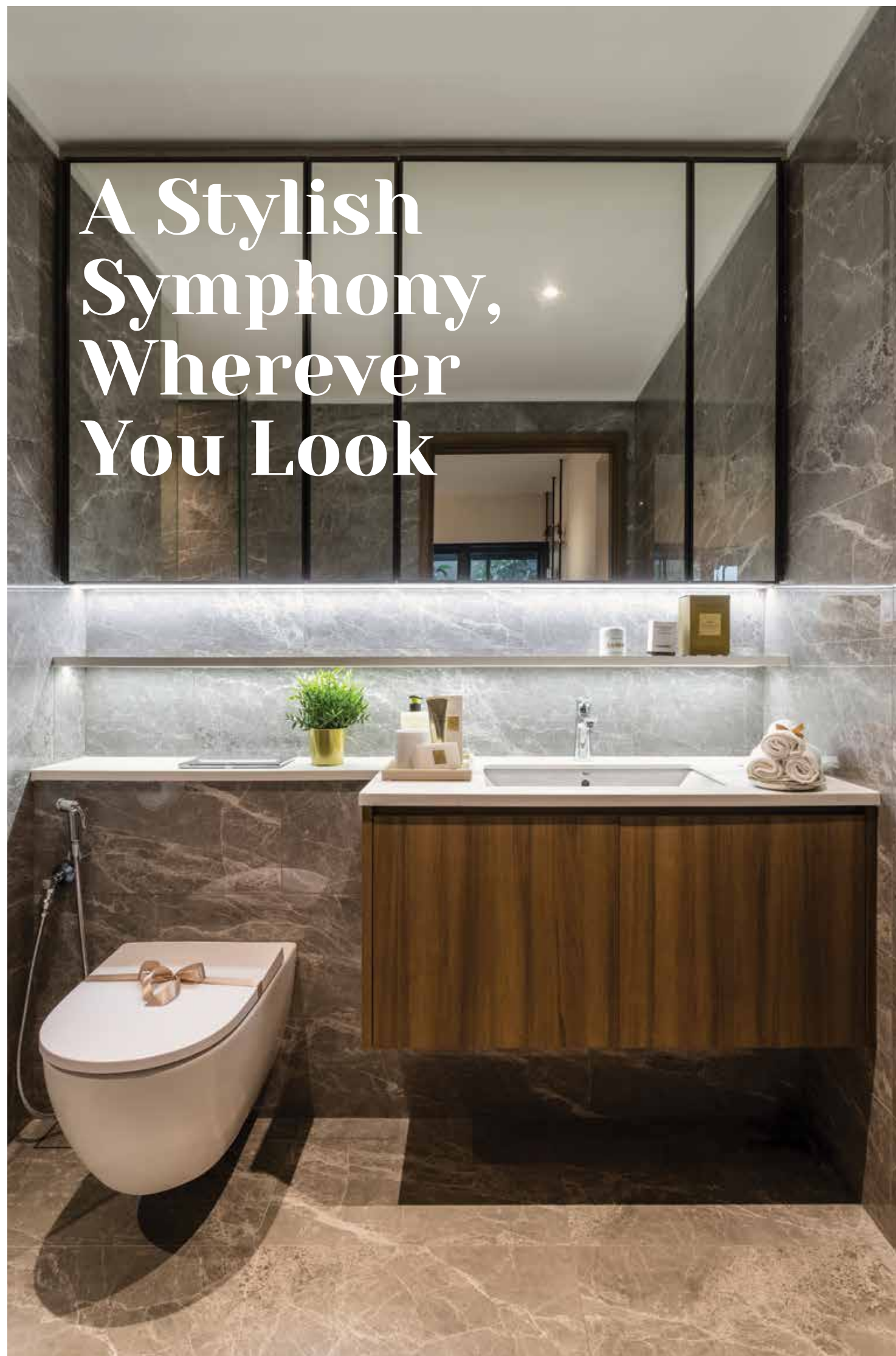
Function Comes In All Flavours

Setting the stage for your culinary prowess and creations is a modern, well-equipped kitchen fitted with appliances from one of the world's finest brands – SMEG.



TOP-OF-THE-LINE APPLIANCES FROM SMEG

A Stylish Symphony, Wherever You Look



SANITARY WARES FROM HANSGROHE AND ROCA

Topping off the premium living experience are luxurious sanitary wares from Hansgrohe and Roca. And when even the finer details exude sophistication, you know that life from here on is going to be anything but ordinary.



UNIT DISTRIBUTION CHART & FLOOR PLANS





1-BEDROOM

2-BEDROOM + FLEX

3-BEDROOM + FLEX

4-BEDROOM + FLEX

TOWER 3

1-Bedroom	
2-Bedroom + Flex	
3-Bedroom + Flex	
4-Bedroom + Flex	

TOWER 7

UNIT FLOOR	20	21	22	23	24	25	26	27	28	29
25	B2-R	B1-R	C5-R	C2-R	B2-R	B2-R	A1S	C4-R	C4-R	C3-R
24	B2-R	B1-R	C5-R	C2-R	B2-R	B2-R	A1S	C4-R	C4-R	C3-R
23	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
22	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
21	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
20	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
19	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
18	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
17	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
16	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
15	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
14	SKY CLUB									
13	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
12	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
11	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
10	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
9	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
8	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
7	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
6	B2	B1	C5	C2	B2	B2	A1S	C4	C4	C3
5	B2	B1	C5	C2	B2	B2	A1S	C4		
4	B2-G	B1-G	C5-G	C2-G	B2-G	B2-G	A1S-G	C4-G		
3	RESIDENTS' CARPARK									
2	CHILDCARE CENTRE + RESIDENTS' CARPARK									
1	SHOPS + SUPERMARKET									
BASEMENT	SHOPS + PUBLIC CARPARK									

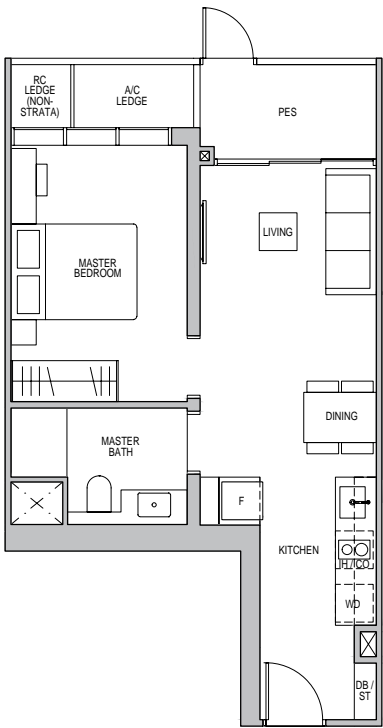
1-BEDROOM

TYPE A1S-G

49 sq m/ 527 sq ft
INCLUSIVE OF 5 SQM PES
Ø 2 SQM AC LEDGE

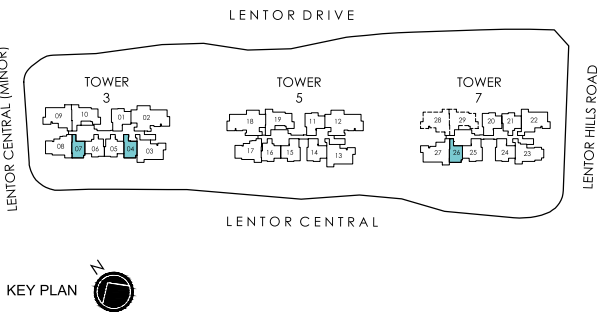
TOWER 3
UNIT
#04-04
#04-07

TOWER 7
UNIT
#04-26



LEGEND (where applicable) :

- F - Fridge
- IH - Induction Hob
- CO - Convection Oven
- WD - Washer Dryer
- DB - Distribution Board
- ST - Store



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

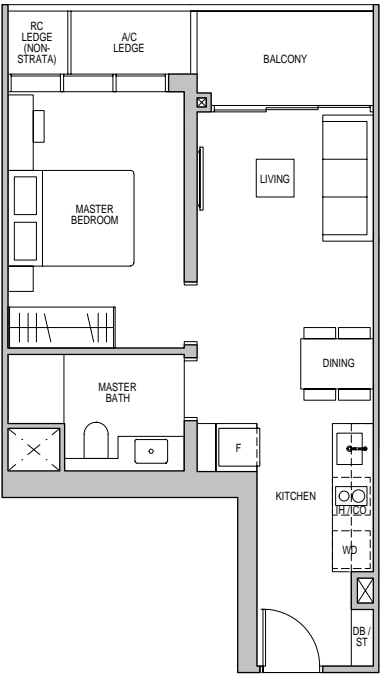
1-BEDROOM

TYPE A1S

49 sq m/ 527 sq ft
INCLUSIVE OF 5 SQM BALCONY
Ø 2 SQM AC LEDGE

TOWER 3
UNIT
#05-04 TO #25-04
#05-07 TO #25-07

TOWER 7
UNIT
#05-26 TO #25-26

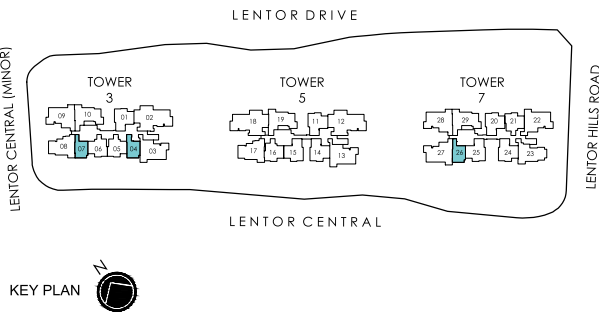


EXCLUDING LEVEL 14



LEGEND (where applicable) :

- F - Fridge
- IH - Induction Hob
- CO - Convection Oven
- WD - Washer Dryer
- DB - Distribution Board
- ST - Store



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

2-BEDROOM + FLEX

TYPE B1-G

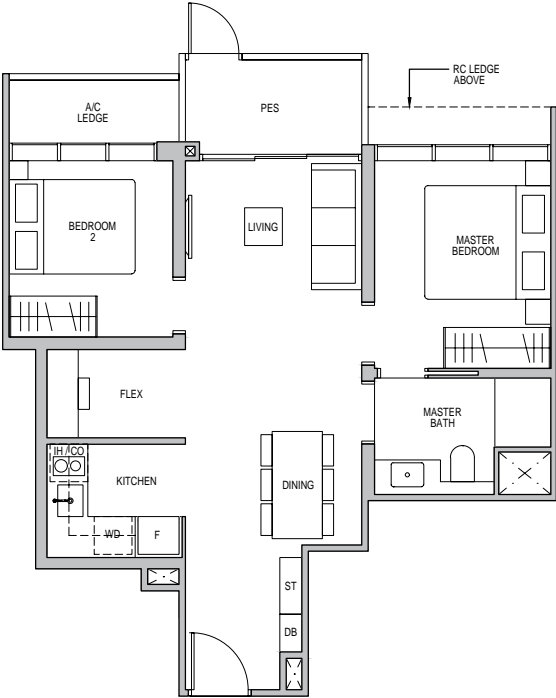
63 sq m/ 678 sq ft
INCLUSIVE OF 5 SQM PES
Ø 3 SQM AC LEDGE

TOWER 3
UNIT
#04-05*
#04-06

TOWER 5
UNIT
#04-16*

TOWER 7
UNIT
#04-21

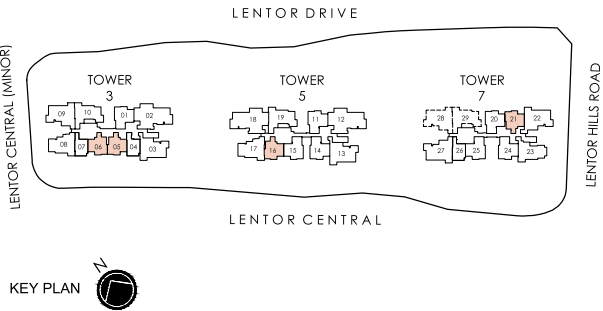
* MIRROR IMAGE



LEGEND (where applicable) :

- | | |
|----------------------|-------------------------|
| F - Fridge | WD - Washer Dryer |
| IH - Induction Hob | DB - Distribution Board |
| CO - Convection Oven | ST - Store |

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.



2-BEDROOM + FLEX

TYPE B1

63 sq m/ 678 sq ft
INCLUSIVE OF 5 SQM BALCONY
Ø 3 SQM AC LEDGE

TOWER 3
UNIT
#05-05 TO #23-05*
#05-06 TO #23-06

TOWER 5
UNIT
#05-16 TO #23-16*

TOWER 7
UNIT
#05-21 TO #23-21

TYPE B1-R

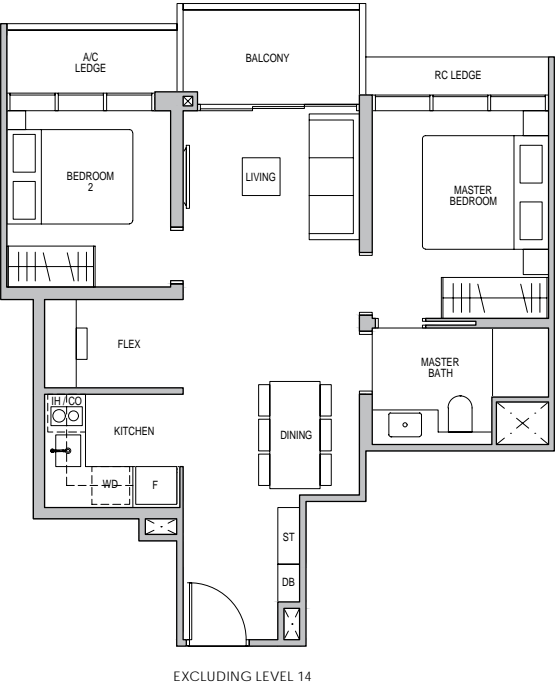
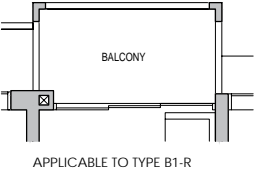
63 sq m/ 678 sq ft
INCLUSIVE OF 5 SQM BALCONY
Ø 3 SQM AC LEDGE

TOWER 3
UNIT
#24-05* TO #25-05*
#24-06 TO #25-06

TOWER 5
UNIT
#24-16* TO #25-16*

TOWER 7
UNIT
#24-21 TO #25-21

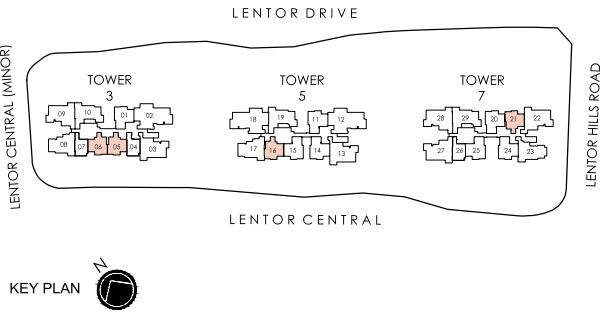
* MIRROR IMAGE



LEGEND (where applicable) :

- | | |
|----------------------|-------------------------|
| F - Fridge | WD - Washer Dryer |
| IH - Induction Hob | DB - Distribution Board |
| CO - Convection Oven | ST - Store |

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.



2-BEDROOM + FLEX

TYPE B2-G

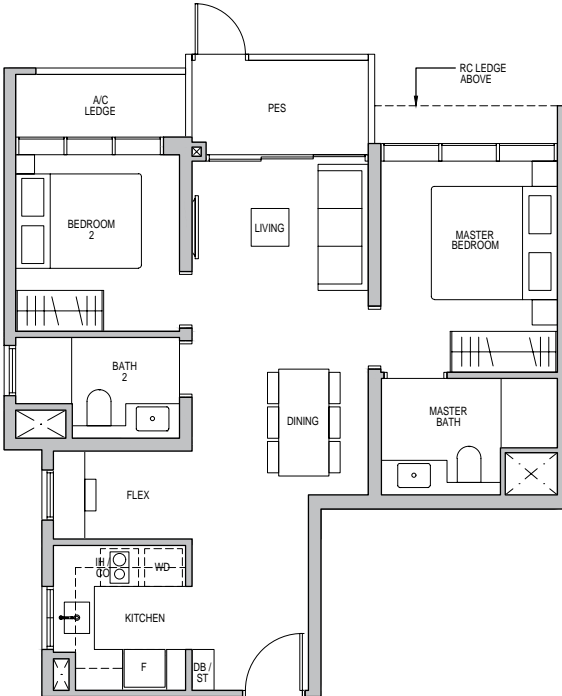
68 sq m/ 732 sq ft
INCLUSIVE OF 5 SQM PES
Ø 3 SQM AC LEDGE

TOWER 3
UNIT
#04-01

TOWER 5
UNIT
#04-11
#04-14*
#04-15

TOWER 7
UNIT
#04-20
#04-24*
#04-25

* MIRROR IMAGE



LEGEND (where applicable) :

- F - Fridge

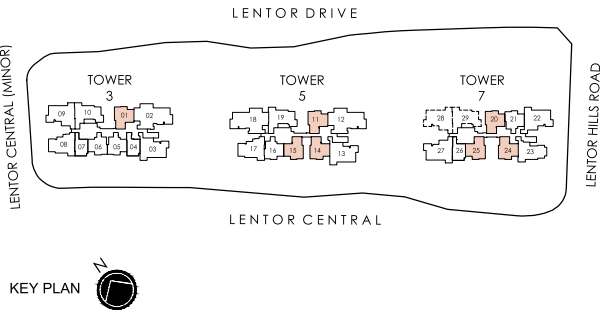
IH - Induction Hob

CO - Convection Oven
- WD - Washer Dryer

DB - Distribution Board

ST - Store

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.



2-BEDROOM + FLEX

TYPE B2

68 sq m/ 732 sq ft
INCLUSIVE OF 5 SQM BALCONY
Ø 3 SQM AC LEDGE

TOWER 3
UNIT
#05-01 TO #23-01

TOWER 5
UNIT
#05-11 TO #23-11
#05-14* TO #23-14*
#05-15 TO #23-15

TOWER 7
UNIT
#05-20 TO #23-20
#05-24* TO #23-24*
#05-25 TO #23-25

TYPE B2-R

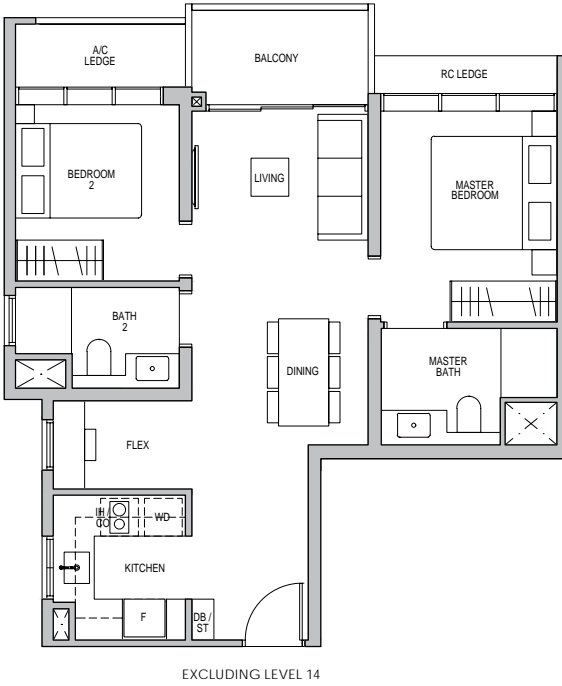
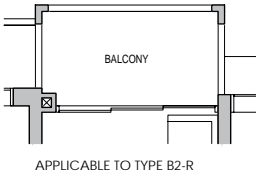
68 sq m/ 732 sq ft
INCLUSIVE OF 5 SQM BALCONY
Ø 3 SQM AC LEDGE

TOWER 3
UNIT
#24-01 TO #25-01

TOWER 5
UNIT
#24-11 TO #25-11
#24-14* TO #25-14*
#24-15 TO #25-15

TOWER 7
UNIT
#24-20 TO #25-20
#24-24* TO #25-24*
#24-25 TO #25-25

* MIRROR IMAGE



LEGEND (where applicable) :

- F - Fridge

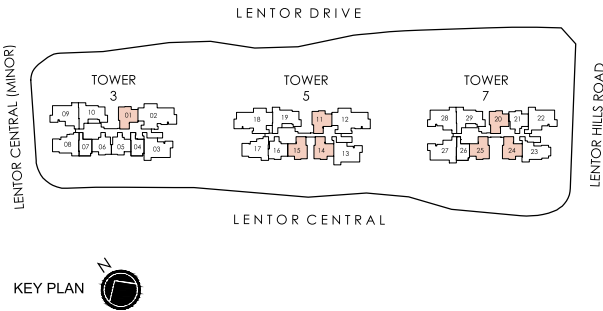
IH - Induction Hob

CO - Convection Oven
- WD - Washer Dryer

DB - Distribution Board

ST - Store

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.



3-BEDROOM + FLEX

TYPE C1-G

90 sq m/ 969 sq ft
INCLUSIVE OF 6 SQM PES
Ø 5 SQM AC LEDGE

TOWER 3
UNIT
#04-08

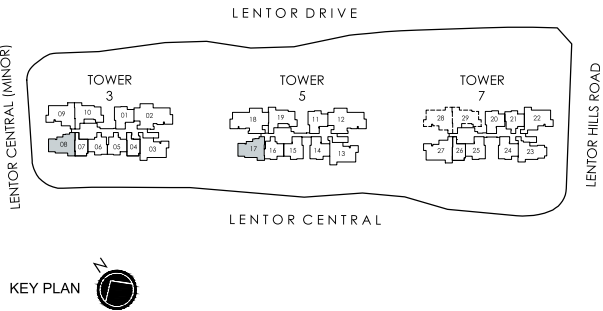
TOWER 5
UNIT
#04-17



LEGEND (where applicable) :

- F - Fridge
- GH - Gas Hob
- CO - Convection Oven
- WD - Washer Dryer
- DB - Distribution Board
- ST - Store

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.



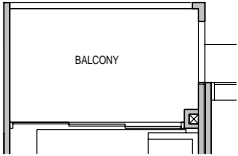
3-BEDROOM + FLEX

TYPE C1

90 sq m/ 969 sq ft
INCLUSIVE OF 6 SQM BALCONY
Ø 5 SQM AC LEDGE

TOWER 3
UNIT
#05-08 TO #23-08

TOWER 5
UNIT
#05-17 TO #23-17



APPLICABLE TO TYPE C1-R

TYPE C1-R

90 sq m/ 969 sq ft
INCLUSIVE OF 6 SQM BALCONY
Ø 5 SQM AC LEDGE

TOWER 3
UNIT
#24-08 TO #25-08

TOWER 5
UNIT
#24-17 TO #25-17



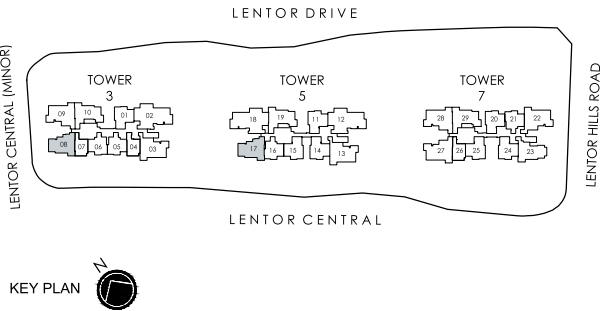
EXCLUDING LEVEL 14



LEGEND (where applicable) :

- F - Fridge
- GH - Gas Hob
- CO - Convection Oven
- WD - Washer Dryer
- DB - Distribution Board
- ST - Store

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

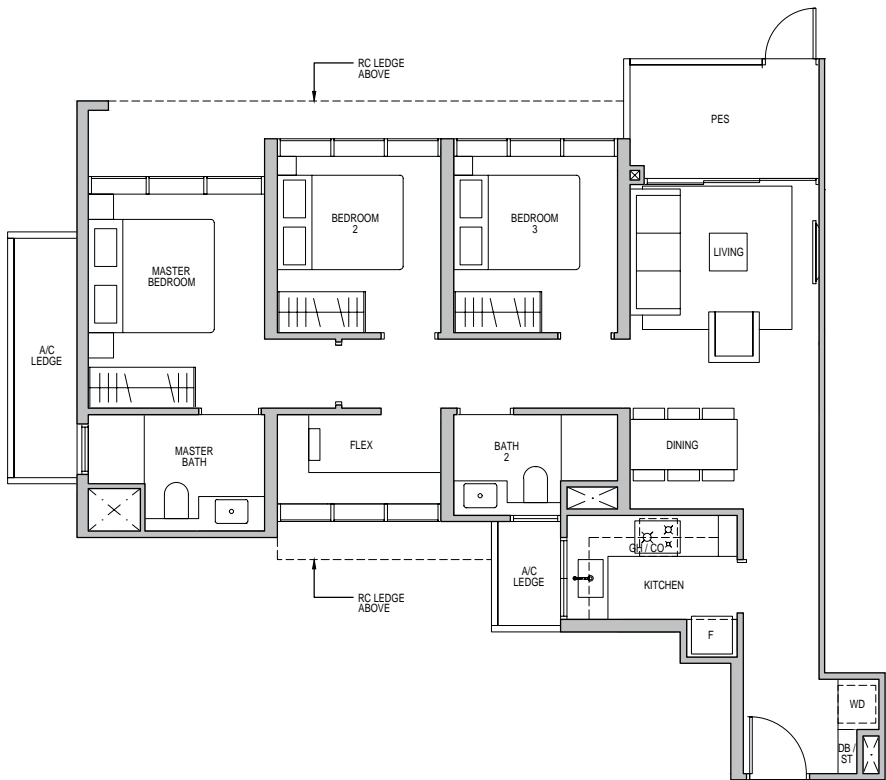


3-BEDROOM + FLEX

TYPE C2-G

91 sq m/ 980 sq ft
INCLUSIVE OF 6 SQM PES
Ø 6 SQM AC LEDGE

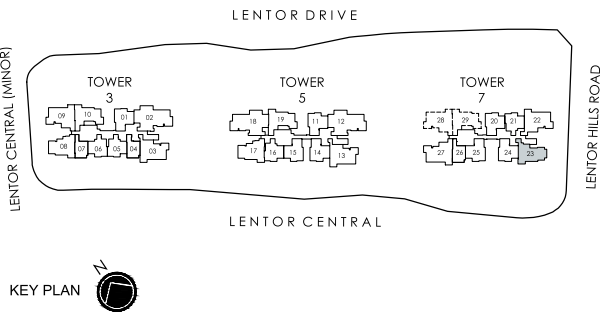
TOWER 7
UNIT
#04-23



LEGEND (where applicable) :

- F - Fridge
- GH - Gas Hob
- CO - Convection Oven
- WD - Washer Dryer
- DB - Distribution Board
- ST - Store

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.



3-BEDROOM + FLEX

TYPE C2

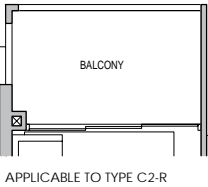
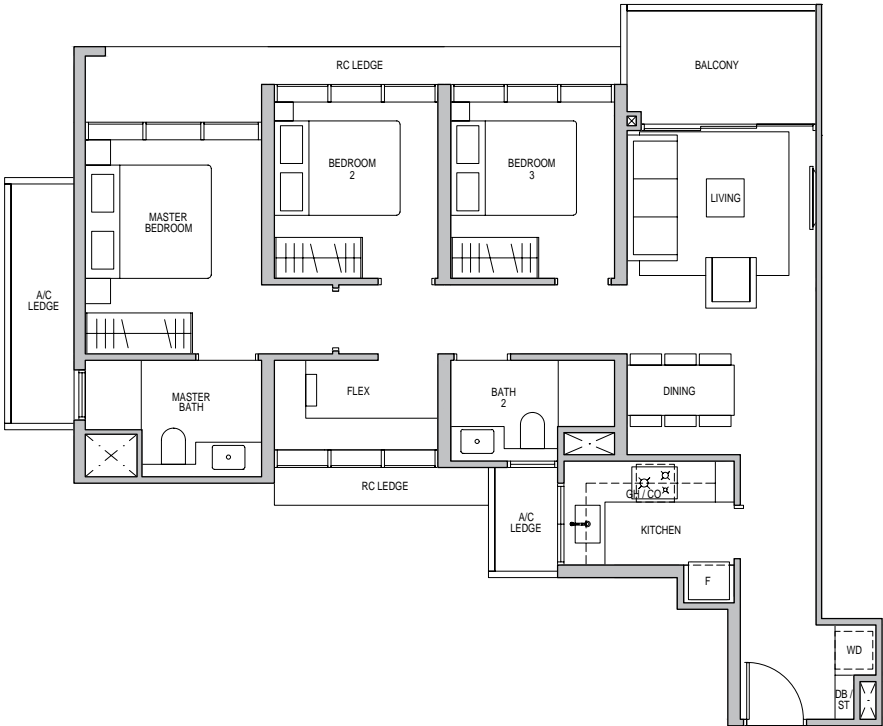
91 sq m/ 980 sq ft
INCLUSIVE OF 6 SQM BALCONY
Ø 6 SQM AC LEDGE

TOWER 7
UNIT
#05-23 TO #23-23

TYPE C2-R

91 sq m/ 980 sq ft
INCLUSIVE OF 6 SQM BALCONY
Ø 6 SQM AC LEDGE

TOWER 7
UNIT
#24-23 TO #25-23



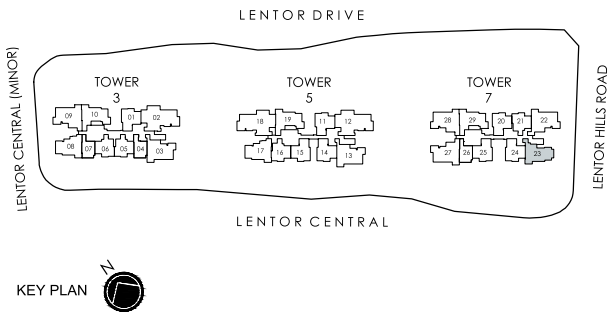
EXCLUDING LEVEL 14



LEGEND (where applicable) :

- F - Fridge
- GH - Gas Hob
- CO - Convection Oven
- WD - Washer Dryer
- DB - Distribution Board
- ST - Store

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.



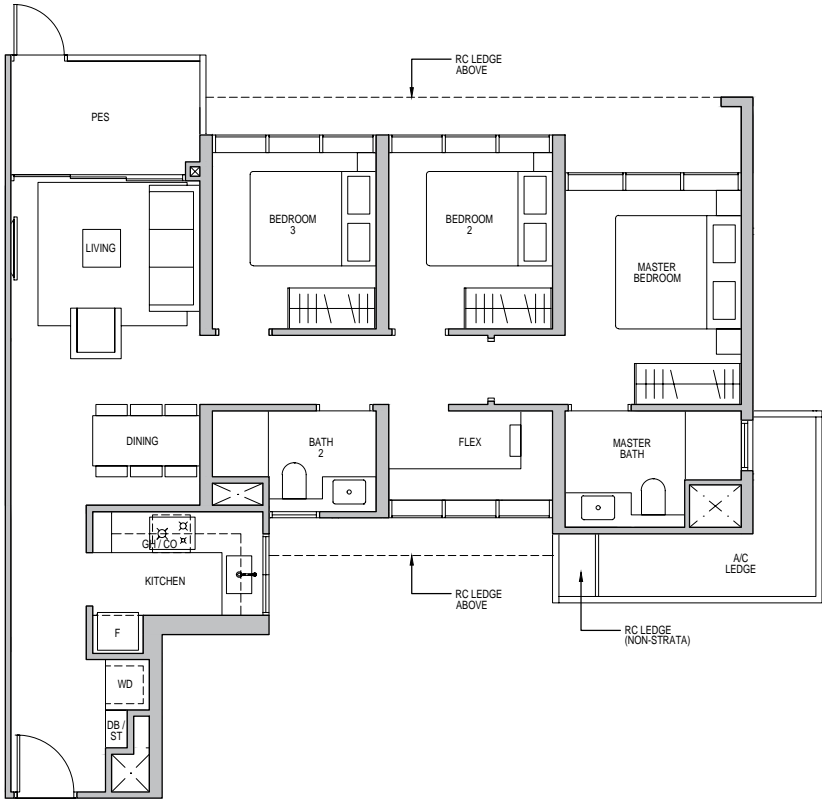
3-BEDROOM + FLEX

TYPE C3-G

92 sq m/ 990 sq ft
INCLUSIVE OF 6 SQM PES
Ø 6 SQM AC LEDGE

TOWER 3
UNIT
#04-10

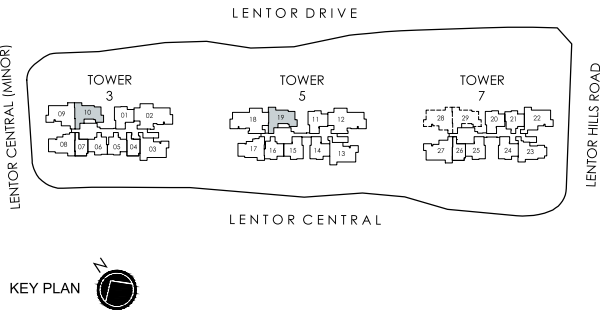
TOWER 5
UNIT
#04-19



LEGEND (where applicable) :

- | | |
|----------------------|-------------------------|
| F - Fridge | WD - Washer Dryer |
| GH - Gas Hob | DB - Distribution Board |
| CO - Convection Oven | ST - Store |

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.



3-BEDROOM + FLEX

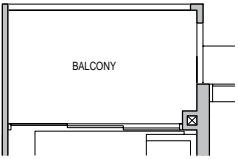
TYPE C3

92 sq m/ 990 sq ft
INCLUSIVE OF 6 SQM BALCONY
Ø 6 SQM AC LEDGE

TOWER 3
UNIT
#05-10 TO #23-10

TOWER 5
UNIT
#05-19 TO #23-19

TOWER 7
UNIT
#06-29 TO #23-29



APPLICABLE TO TYPE C3-R

TYPE C3-R

92 sq m/ 990 sq ft
INCLUSIVE OF 6 SQM BALCONY
Ø 6 SQM AC LEDGE

TOWER 3
UNIT
#24-10 TO #25-10

TOWER 5
UNIT
#24-19 TO #25-19

TOWER 7
UNIT
#24-29 TO #25-29



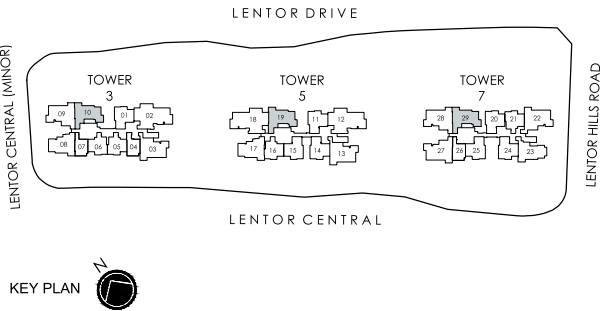
EXCLUDING LEVEL 14



LEGEND (where applicable) :

- | | |
|----------------------|-------------------------|
| F - Fridge | WD - Washer Dryer |
| GH - Gas Hob | DB - Distribution Board |
| CO - Convection Oven | ST - Store |

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.



3-BEDROOM + FLEX

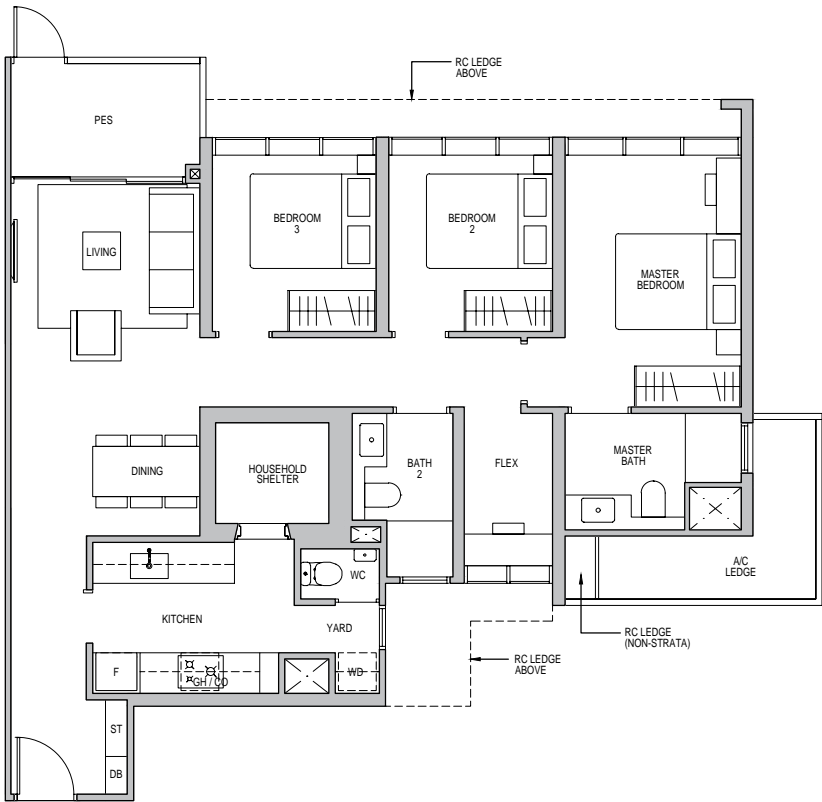
TYPE C4-G

103 sq m/ 1109 sq ft
INCLUSIVE OF 6 SQM PES
Ø 6 SQM AC LEDGE

TOWER 3
UNIT
#04-09*

TOWER 7
UNIT
#04-27

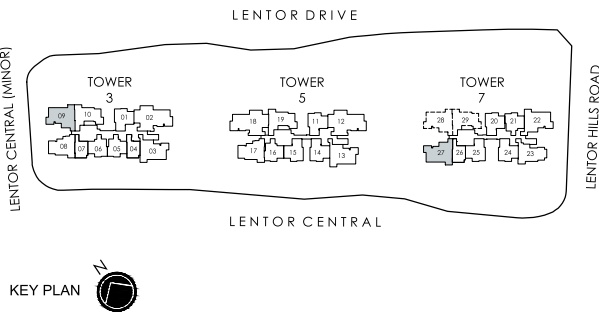
* MIRROR IMAGE



LEGEND (where applicable) :

- F - Fridge
- GH - Gas Hob
- CO - Convection Oven
- WD - Washer Dryer
- DB - Distribution Board
- ST - Store

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.



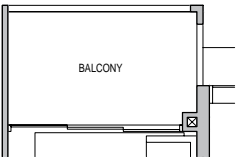
3-BEDROOM + FLEX

TYPE C4

103 sq m/ 1109 sq ft
INCLUSIVE OF 6 SQM BALCONY
Ø 6 SQM AC LEDGE

TOWER 3
UNIT
#05-09* TO #23-09*

TOWER 7
UNIT
#05-27 TO #23-27
#06-28* TO #23-28*



APPLICABLE TO TYPE C4-R

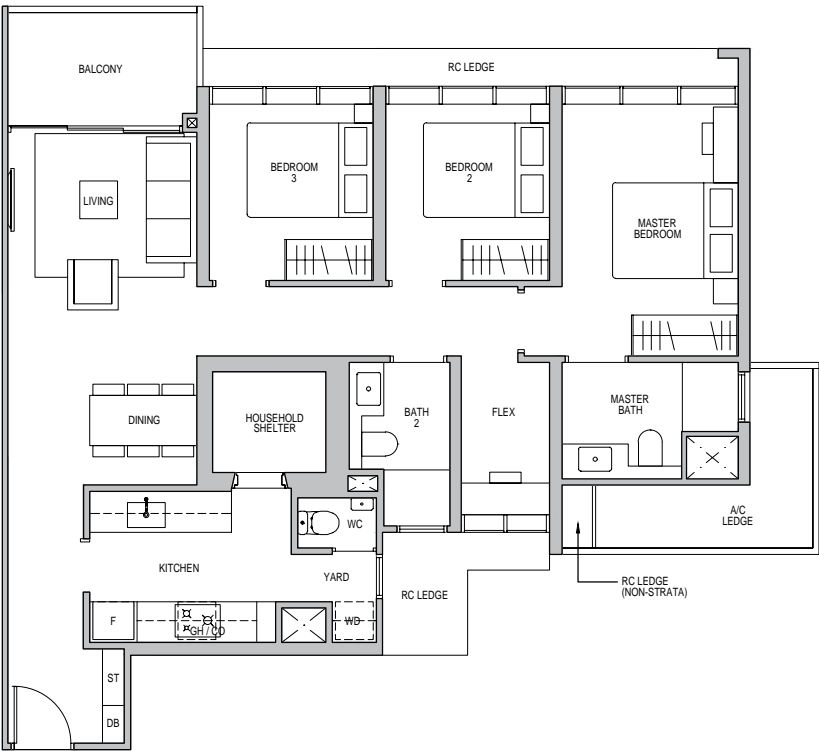
TYPE C4-R

103 sq m/ 1109 sq ft
INCLUSIVE OF 6 SQM BALCONY
Ø 6 SQM AC LEDGE

TOWER 3
UNIT
#24-09* TO #25-09*

TOWER 7
UNIT
#24-27 TO #25-27
#24-28* TO #25-28*

* MIRROR IMAGE



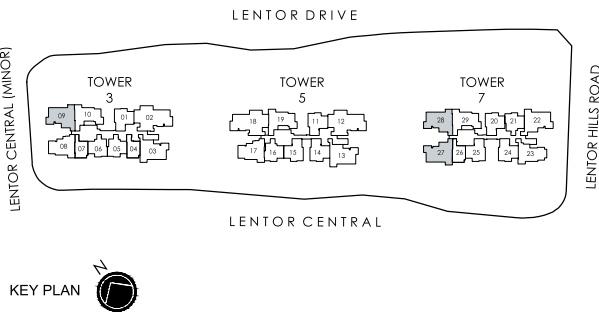
EXCLUDING LEVEL 14



LEGEND (where applicable) :

- F - Fridge
- GH - Gas Hob
- CO - Convection Oven
- WD - Washer Dryer
- DB - Distribution Board
- ST - Store

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

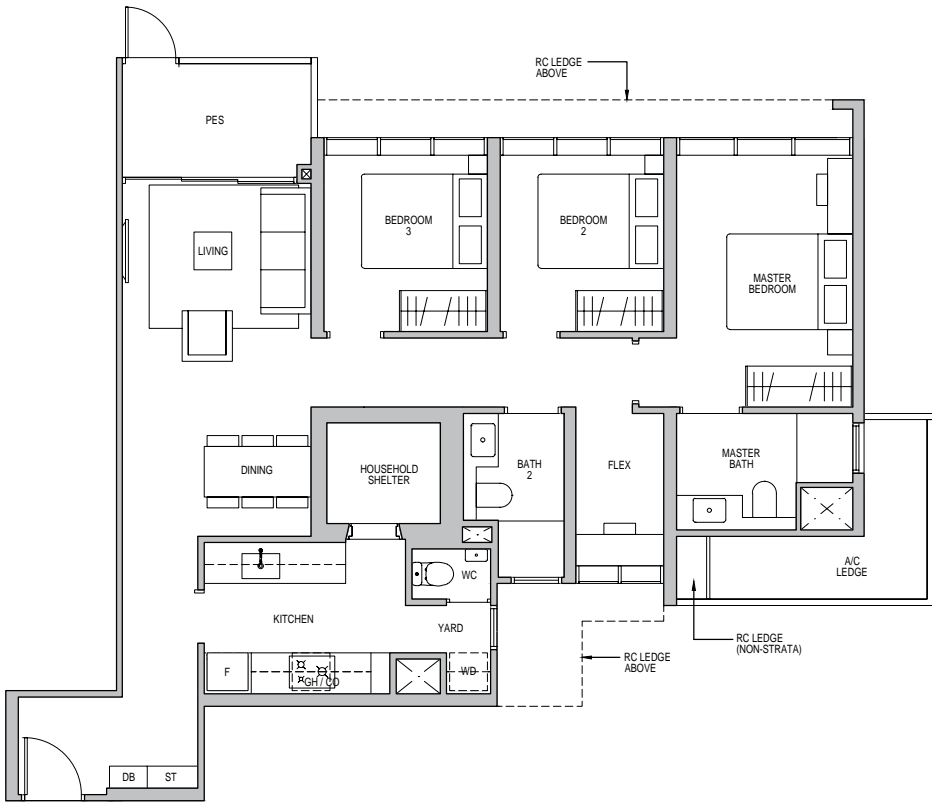


3-BEDROOM + FLEX

TYPE C5-G

105 sq m/ 1130 sq ft
INCLUSIVE OF 6 SQM PES
Ø 6 SQM AC LEDGE

TOWER 7
UNIT
#04-22



LEGEND (where applicable) :

- F - Fridge

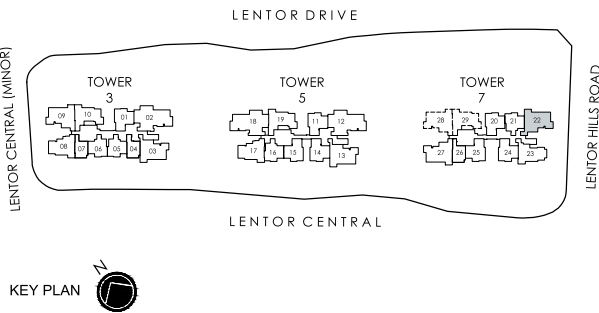
GH - Gas Hob

CO - Convection Oven
- WD - Washer Dryer

DB - Distribution Board

ST - Store

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.



3-BEDROOM + FLEX

TYPE C5

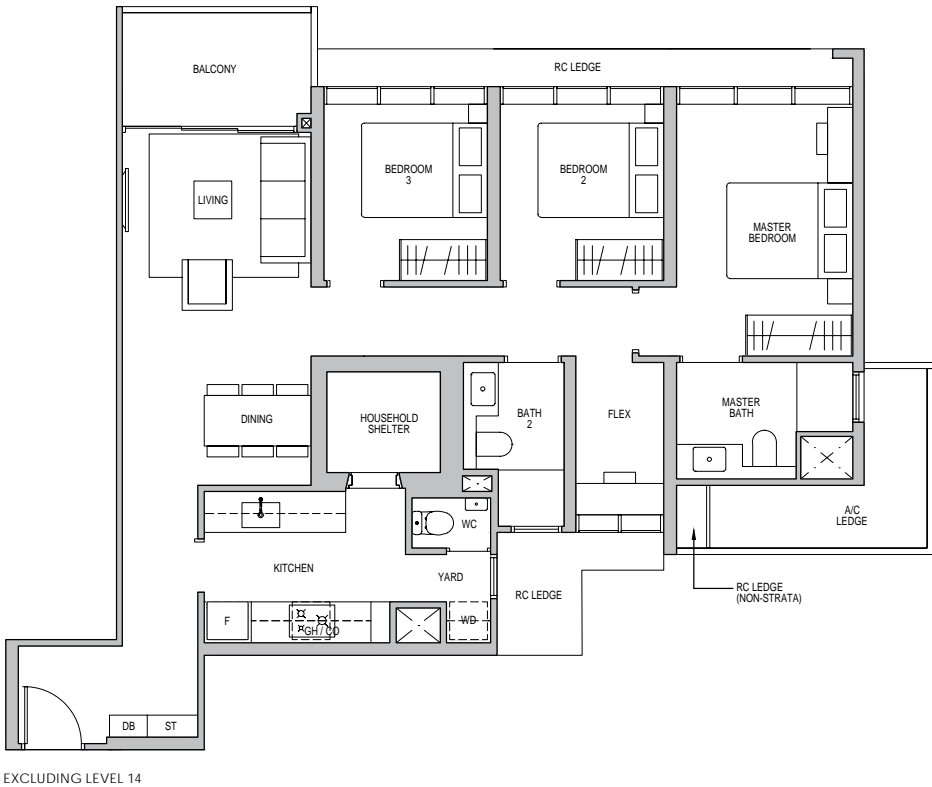
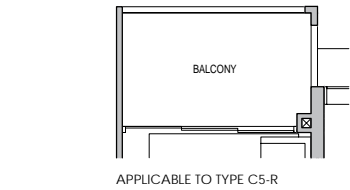
105 sq m/ 1130 sq ft
INCLUSIVE OF 6 SQM BALCONY
Ø 6 SQM AC LEDGE

TOWER 7
UNIT
#05-22 TO #23-22

TYPE C5-R

105 sq m/ 1130 sq ft
INCLUSIVE OF 6 SQM BALCONY
Ø 6 SQM AC LEDGE

TOWER 7
UNIT
#24-22 TO #25-22



LEGEND (where applicable) :

- F - Fridge

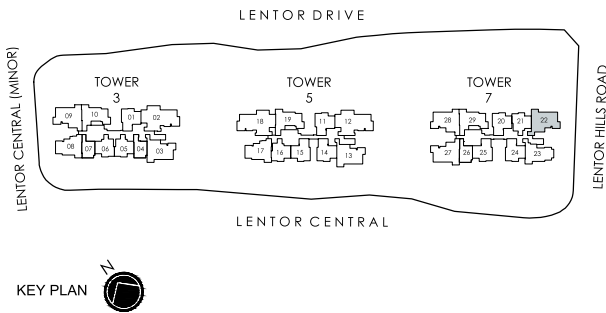
GH - Gas Hob

CO - Convection Oven
- WD - Washer Dryer

DB - Distribution Board

ST - Store

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.



3-BEDROOM + FLEX

TYPE C6-G

105 sq m/ 1130 sq ft
INCLUSIVE OF 6 SQM PES
Ø 6 SQM AC LEDGE

TOWER 3
UNIT
#04-03

TOWER 5
UNIT
#04-13



LEGEND (where applicable) :

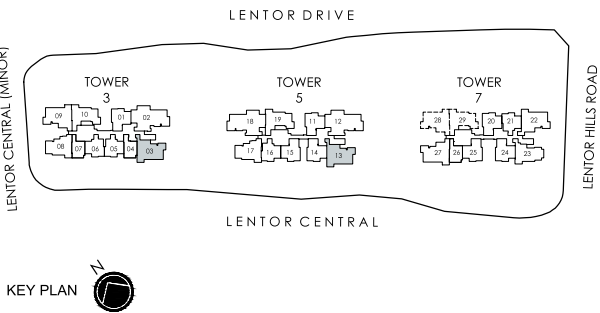
- F - Fridge

GH - Gas Hob

CO - Convection Oven
- WD - Washer Dryer

DB - Distribution Board

ST - Store



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

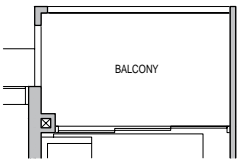
3-BEDROOM + FLEX

TYPE C6

105 sq m/ 1130 sq ft
INCLUSIVE OF 6 SQM BALCONY
Ø 6 SQM AC LEDGE

TOWER 3
UNIT
#05-03 TO #23-03

TOWER 5
UNIT
#05-13 TO #23-13



APPLICABLE TO TYPE C6-R

TYPE C6-R

105 sq m/ 1130 sq ft
INCLUSIVE OF 6 SQM BALCONY
Ø 6 SQM AC LEDGE

TOWER 3
UNIT
#24-03 TO #25-03

TOWER 5
UNIT
#24-13 TO #25-13



EXCLUDING LEVEL 14



LEGEND (where applicable) :

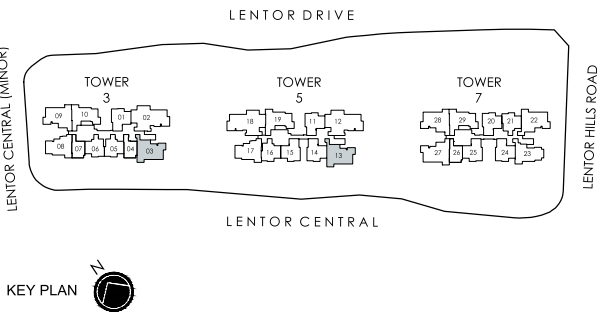
- F - Fridge

GH - Gas Hob

CO - Convection Oven
- WD - Washer Dryer

DB - Distribution Board

ST - Store



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

4-BEDROOM + FLEX

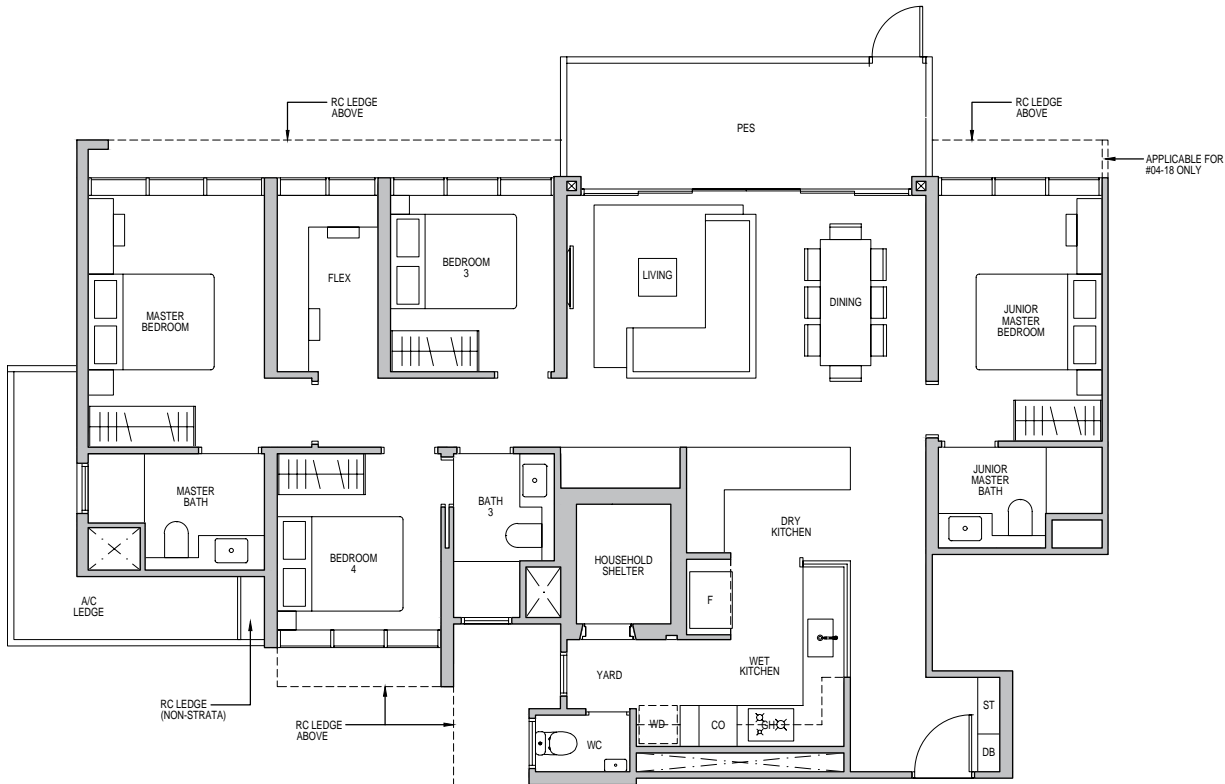
TYPE D1-G

142 sq m/ 1528 sq ft
INCLUSIVE OF 12 SQM PES
Ø 7 SQM AC LEDGE

TOWER 3
UNIT
#04-02*

TOWER 5
UNIT
#04-12*
#04-18

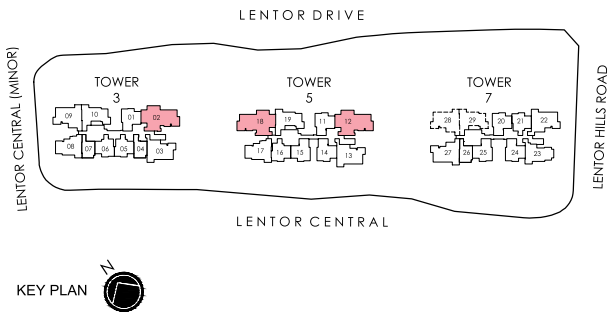
* MIRROR IMAGE



LEGEND (where applicable) :

- | | |
|----------------------|-------------------------|
| F - Fridge | WD - Washer Dryer |
| GH - Gas Hob | DB - Distribution Board |
| CO - Convection Oven | ST - Store |

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.



4-BEDROOM + FLEX

TYPE D1

142 sq m/ 1528 sq ft
INCLUSIVE OF 12 SQM BALCONY
Ø 7 SQM AC LEDGE

TOWER 3
UNIT
#05-02* TO #23-02*

TOWER 5
UNIT
#05-12* TO #23-12*
#05-18 TO #23-18

TYPE D1-R

142 sq m/ 1528 sq ft
INCLUSIVE OF 12 SQM BALCONY
Ø 7 SQM AC LEDGE

TOWER 3
UNIT
#24-02 TO #25-02*

TOWER 5
UNIT
#24-12 TO #25-12*
#24-18 TO #25-18

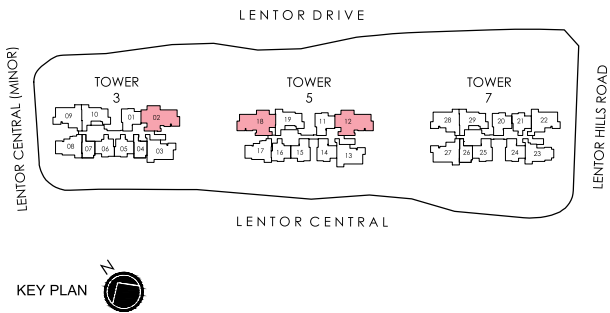
* MIRROR IMAGE



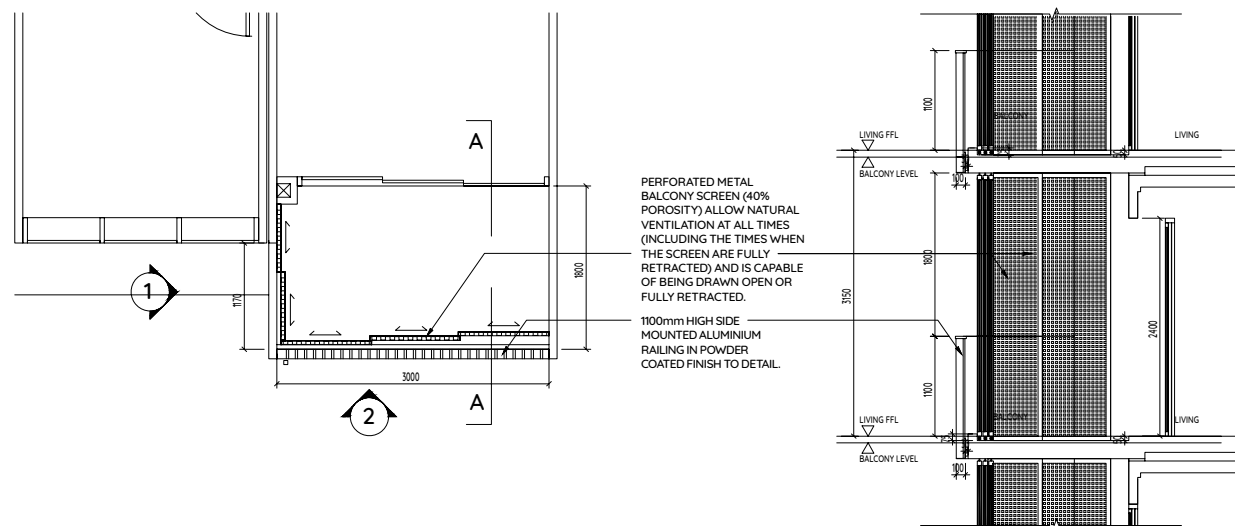
LEGEND (where applicable) :

- | | |
|----------------------|-------------------------|
| F - Fridge | WD - Washer Dryer |
| GH - Gas Hob | DB - Distribution Board |
| CO - Convection Oven | ST - Store |

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

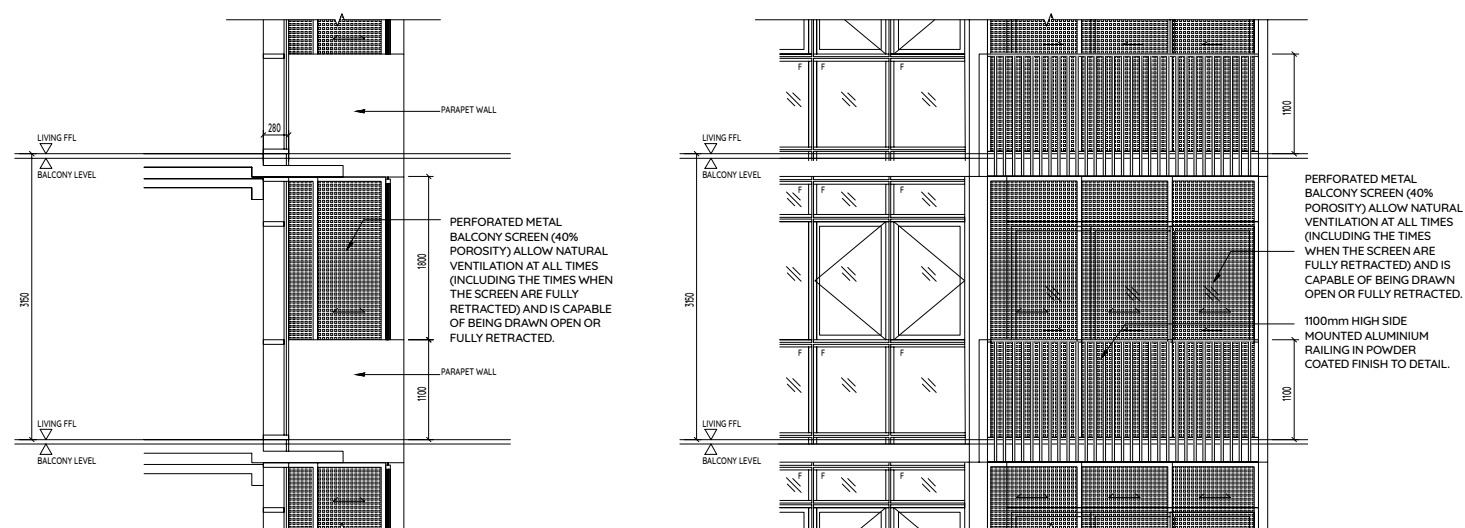


BALCONY SCREEN DETAILS



TYPICAL BALCONY SCREEN
(CLOSED) - PLAN

TYPICAL BALCONY SCREEN
(CLOSED) - SECTION A



TYPICAL BALCONY SCREEN
(CLOSED) - ELEVATION 1

TYPICAL BALCONY SCREEN
(CLOSED) - ELEVATION 2



NOTES:

1. BALCONY SCREEN IS NOT PROVIDED FOR THIS DEVELOPMENT.
2. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE SCREEN APPROVED BY THE RELEVANT AUTHORITIES.
3. FINAL SELECTION OF MATERIAL, COLOUR AND DETAILING OF THE SCREEN IS SUBJECT TO MCST APPROVAL.
4. APPROVAL FROM MCST IS REQUIRED BEFORE INSTALLATION.
5. OWNER MAY OPT TO PRE-INSTALL THE SCREEN.
6. ALL INSTALLATION FEES TO BE BORNE BY THE OWNER.
7. MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.

Disclaimer: This is not an "as-built" site plan. Any measurements stated or depicted in this site plan are approximate measurements and are subject to final survey.



Name of housing project: Lentor Modern • Name of housing developer: Lentor Modern Pte. Ltd. (Co. Reg. No. 202126398M) • Licence No. of housing developer: CI430 • Tenure of land: leasehold 99 years commencing on 26 October 2021 • Encumbrances on land: Caveat IH/19912 and Mortgage IG/953253V in favour of DBS Bank Ltd • Location of the housing project: Lot(s) 05354P, MK20, at Lentor Central • Expected date of vacant possession: 30 June 2028 • Expected date of legal completion: 30 June 2031

DISCLAIMER: The information and contents herein are current at the time of printing and are provided on an "as is" and "as available" basis. While all reasonable care has been taken in preparing this brochure, the developer and its agents shall not be held responsible for any inaccuracies or the completeness of the information and contents herein. All renderings, illustrations, pictures, photographs and other graphic representations and references are artist's impression(s) only and may be subject to changes and deviation as further made by the developer or as required by the relevant authorities. Nothing herein shall form part of an offer or contract or be construed as any representations by the developer or its agents. The plans drawn herein may not be to scale, and the areas and measurements stated herein are approximate and are subject to adjustments on final survey.

