



News Release

4 November 2011

THE PALETTE – ONE OF THE MOST AFFORDABLE CONDOS NEAR MRT

Indulge in the pleasures of living in a location that is best described as unparalleled in convenience, unmatched in comfort. City Developments Limited (CDL) and its joint venture partners, Hong Leong Holdings Limited and Hong Realty (Private) Limited will be unveiling its latest residential development – The Palette. Private preview is expected to begin in the next two weeks.

Even before the show suite doors are open, eager prospective buyers have been drawn to this development's favorable locale and proximity to key business and education institutes. The appointed marketing agent is also going full force at the site this weekend, attending to potential buyers and presenting pre-launch project information to them.

Ideally located in a private estate, within walking distance of Pasir Ris MRT station, and close to White Sands Shopping Mall, this development covers 12 blocks of up to 14 storeys each, spread over a spacious land area the size of about two and a half football fields.

Totalling 892 units, the apartments, which come in a variety of configurations, will be attractively priced at an early bird pricing. Prices could range from S\$570,000 for a 1-bedroom unit to S\$2.2 million for a penthouse. For Phase 1 of this private preview, a good selection of unit types will be released.

Aesthetically arranged to form six interlocking pairs, the apartments sport a unique and pleasing wave formation design that cleverly serves its practical purpose of offering enchanting views for every resident. The north-south orientation of the apartments further optimises exposure to a welcome cooling breeze.

The generously appointed grounds brim with an array of amenities for the enjoyment of all residents of all ages, activity levels and preferences. From a 50-metre infinity pool, aqua gym, an eco-pond, timber boardwalks, a fully equipped playground including a flying fox, buoy pool with moulded spa beds, a tidal pool and even a golf simulator amongst other facilities await residents.

The development further avails itself to its strategic location, which makes it an irresistible investment to savvy property investors. With a number of prestigious educational institutes such as The Japanese School, United World College of South East Asia, Singapore University of Technology and Design, The Palette sits on the catchment of a sizeable number of potential tenants who will want to be close to their children's schools and their place of work.

At least three business hubs – Changi Business Park, Tampines Wafer Fab Park and the Pasir Ris Wafer Fab Park, and Changi International Airport, in close proximity offer The Palette owners the potential to command competitive rental yields.

"As the east undergoes rapid transformation in the development of key educational institutes and business parks, The Palette was conceived with both owner-occupiers and investors in mind. In

today's context, it is difficult to find prime properties with expansive space located near an MRT station; and The Palette is a rare gem that offers this rare blend of luxury and convenience, at affordable price points," said Mr Chia Ngiang Hong, CDL's Group General Manager.

This development is adjoining the developers' successfully sold projects – Livia and NV Residences. "The Paris Ris Grove estate has been thoughtfully designed. We are not just creating just another development, but rather, raising the bar by establishing a signature private enclave in the area. We've priced The Palette attractively and early buyers will be able to enjoy the benefits of this investment. This is in line with our guiding principle to offer best value and outstanding products to our customers," added Mr Chia.

Rounding up the enjoyable experience of living on the pulse of the east are pockets of greenery like the well-located Pasir Ris Park and Downtown East, providing families with convenient access to outdoor recreational activities at their doorstep. In addition, retail hubs such as Ikea Tampines, Courts and Giant hypermarket and malls including Tampines Mall, Century Square, Tampines One, Eastpoint Mall allow residents easy reach to necessary amenities of day-to-day living.

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Please refer to the fact sheet enclosed for details on The Palette.
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The Palette

FACT SHEET

DEVELOPMENT DETAILS																	
Developer	Hong Realty (Private) Limited (In joint venture with City Developments Limited and Hong Leong Holdings Limited)																
Project Name	The Palette																
Location	Pasir Ris Grove / Pasir Ris Drive 1																
Development Layout	12 blocks of 12/14-storey residential apartments with basement car park, swimming pools and expansive communal facilities																
Tenure of Land	99 years leasehold with effect from 20 October 2010																
Site Area	Approx 42,857.2 square metres / 461,315 square feet																
Number of Apartments	892																
Configuration / Sizes	<table border="0"> <tbody> <tr> <td>1-Bedroom:</td> <td>495 – 700 square feet: 50 units</td> </tr> <tr> <td>2-Bedroom:</td> <td>721 – 1,012 square feet: 151 units</td> </tr> <tr> <td>2-Bedroom + Study:</td> <td>872 – 1,206 square feet: 179 units</td> </tr> <tr> <td>3-Bedroom:</td> <td>1,055 – 1,410 square feet: 222 units</td> </tr> <tr> <td>3-Bedroom + Study:</td> <td>1,152 – 1,528 square feet: 183 units</td> </tr> <tr> <td>4-Bedroom:</td> <td>1,378 – 1,798 square feet: 74 units</td> </tr> <tr> <td>4-Bedroom Dual Key:</td> <td>1,399 – 1,798 square feet: 23 units</td> </tr> <tr> <td>Penthouse:</td> <td>2,217 – 2,562 square feet: 10 units</td> </tr> </tbody> </table>	1-Bedroom:	495 – 700 square feet: 50 units	2-Bedroom:	721 – 1,012 square feet: 151 units	2-Bedroom + Study:	872 – 1,206 square feet: 179 units	3-Bedroom:	1,055 – 1,410 square feet: 222 units	3-Bedroom + Study:	1,152 – 1,528 square feet: 183 units	4-Bedroom:	1,378 – 1,798 square feet: 74 units	4-Bedroom Dual Key:	1,399 – 1,798 square feet: 23 units	Penthouse:	2,217 – 2,562 square feet: 10 units
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Recreational Facilities	Arrival Plaza <ul style="list-style-type: none"> ▪ Guard House ▪ Green Feature Wall ▪ Coral Sculpture ▪ Entrance Gateway ▪ Welcoming Deck 																

**Recreational Facilities
(cont'd)**

Club House 1

- Cascading Waterfall
- Management Office (Basement)
- Residents' Lounge/ Function Room
- Party Deck
- Lawn

Club House 2

- Spa Pod
- Water Cascades
- Aqua Gym
- Changing Rooms with Steam Baths
- Gymnasium
- Activity Roof Deck

Club House 3 (Basement)

- Audio Visual Room
- Golf Simulator

Kid's Pool

- Kid's Pool Deck with Daybeds
- Tidal Pool with Embossed Ocean Life
- Water Play Wet Deck
- Splash Pool
- Tubing Loop

Pool

- Moors Deck
- Buoys
- Buoys Pool with Moulded Spa Beds
- Wet Deck
- Dip Pool with Islands
- 50 m Infinity Pool
- Spa Pod
- Harp Pavilion

Garden

- BBQ with Trellis
- Birds of Paradise Garden
- Hammocks in Exotic Palm Garden

Playground

- Rope Bridge
- Giant Swing
- Flying Fox

Outdoor Fitness

- Fitness Stations
- Meditation Courtyards
- Jogging Track
- Skating Rink
- Tennis Courts

	<p>Eco Pond</p> <ul style="list-style-type: none"> ▪ Eco Pond with Embankment ▪ Timber Boardwalk ▪ Eco Pods ▪ Spice Botanics
Estimated Completion	2016

CONSULTANTS	
Architect	Architects 61 Pte Ltd
Project Interior Design	Architects 61 Pte Ltd
Landscape Consultant	COEN Design International Pte Ltd
M&E Engineer	Squire Mech Pte Ltd
C&S Engineer	Parsons Brinckerhoff Pte Ltd

All information contained in the Fact Sheet is current at time of release, and is subject to such changes as are required by the developer or the relevant authorities.

LOCATION MAP

