



## News Release

7 March 2011

### **A NATURE-INSPIRED GEM – 75% OF LAUNCHED UNITS AT H<sub>2</sub>O RESIDENCES SOLD OVER PRIVATE PREVIEW WEEKEND**

City Developments Limited (CDL)'s first residential launch for the year, the nature-inspired 521-unit H<sub>2</sub>O Residences, met with good response from homebuyers over the private preview weekend.

For Phase 1 of the private preview which began on the afternoon of Friday, 4 March, 120 units were released. However, to cater to the strong demand, CDL released additional units progressively. A total of 150 apartments, out of the 200 units released, of the 99-year development have been sold over the weekend.

The units were priced at an early bird average of about S\$920 per square foot. Singaporeans comprise 85% of the buyers, with Permanent Residents and foreigners from China, Hong Kong, Indonesia, India, Malaysia and Vietnam making up the remaining 15%. The units sold were mainly 2-bedroom, 2-bedroom + Study, 3-bedroom and 4-bedroom apartment types.

Nestled in the heart of Sengkang New Town with the Layar LRT Station conveniently located at its doorstep, residents can look forward to breathtaking unobstructed views of lush surroundings and charming waterways.

H<sub>2</sub>O Residences is designed to integrate with the surrounding water bodies and park, and is the first-of-its-kind development which connects residents to an active riverfront lifestyle. It was also awarded the ABC Waters (Active, Beautiful, Clean) Waters certification by Public Utilities Board (PUB). For instance, the nearby Sengkang Floating Wetland – the largest man-made floating wetland in Singapore – is of the most diverse eco-systems supporting a thriving community of plant and animal life. For sports enthusiasts, they will certainly enjoy the easy access H<sub>2</sub>O Residences offers to the Sengkang Riverside Park and Sengkang Hockey Stadium.

"We are pleased with the good take-up for this riverfront residence from genuine buyers who find tremendous potential in Sengkang's rapid development. As part of the Government's plans for this '21<sup>st</sup> century township', a new general hospital, to be located beside the Cheng Lim LRT Station and within walking distance of Sengkang MRT station, will be ready by 2020 to serve residents in this fast-growing community. For many buyers, the development's key draws are its convenient access to major expressways and connectivity to the public transport network, as well as strategic location to reputable schools and amenities, making H<sub>2</sub>O Residences an ideal choice for those looking for a quality and value-for-money home in this new town. As the first condominium project alongside the Punggol Reservoir, H<sub>2</sub>O Residences also presents an exciting investment opportunity for savvy investors who can leverage on the development's proximity to the future Seletar Aerospace Park for rental and capital value appreciation potential," said Mr Chia Ngiang Hong, CDL's Group General Manager.

Located at the junction of Sengkang West Avenue and Fernvale Link, H<sub>2</sub>O Residences is easily accessible by major expressways, including the Central Expressway (CTE), Tampines Expressway (TPE), Seletar Expressway (SLE) and Kallang-Paya Lebar Expressway (KPE). Residents can also have convenient access to public transport as the Layar LRT Station takes them directly to Sengkang MRT Station. It is also strategically located near reputable schools such as Nan Chiau Primary and Secondary schools and is within close proximity to wide range of amenities such as F&B, retail outlets and supermarkets/ wet market.

For sales enquiries, please visit the H<sub>2</sub>O Residences show suite or call (65) 6686 5595 / 6686 5686. The H<sub>2</sub>O Residences show suite is open from 9.30am to 6.00pm daily.

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Please refer to the fact sheet enclosed for details on H<sub>2</sub>O Residences.  
For media queries, please contact:

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## FACT SHEET

DEVELOPMENT DETAILS	
<b>Developer</b>	Impac Holdings Pte Ltd (A wholly-owned subsidiary of City Developments Limited)
<b>Project Name</b>	H <sub>2</sub> O Residences (云水苑)
<b>Address</b>	Sengkang West Avenue/ Fernvale Link
<b>Development Layout</b>	Five blocks of 19/21/22/23 storey residential apartments with 2 basement car parks
<b>Tenure of Land</b>	99 years leasehold with effect from 10 May 2010
<b>Site Area</b>	Approx 16,998.8 square metres/ 182,975 square feet
<b>Number of Apartments</b>	521 with 1 retail unit (approx 323 square feet)
<b>Number of Car Park Lots</b>	Est. 540 lots
<b>Configuration / Sizes</b>	1-Bedroom:                    527 – 710 square feet: 19 units 2-Bedroom:                    743 – 1,141 square feet: 102 units 2-Bedroom + Study:        850 – 1,206 square feet: 147 units 3-Bedroom:                    1,076 – 1,636 square feet: 109 units 3-Bedroom + Study:        1,195 – 1,668 square feet: 80 units 4-Bedroom:                    1,378 – 1,991 square feet: 61 units Penthouses:                   2,659 – 2,713 square feet: 3 units
<b>Recreational Facilities</b>	<ul style="list-style-type: none"> <li>▪ Guard House</li> <li>▪ Arrival Plaza</li> <li>▪ Tennis Court</li> <li>▪ The Executive Club               <ul style="list-style-type: none"> <li>- The Aquaria</li> <li>- Function Room</li> <li>- Shop</li> <li>- Changing Rooms</li> </ul> </li> <li>▪ Eco-Pond</li> <li>▪ Meandering Pool</li> <li>▪ Jet Pool</li> <li>▪ Discovery Pool</li> <li>▪ Serenity Deck</li> <li>▪ Aqua Gym</li> <li>▪ Sunshine Deck</li> <li>▪ The Playscape</li> <li>▪ Fitness Station</li> <li>▪ Discovery Bio-Pond</li> </ul>

	<ul style="list-style-type: none"> <li>▪ Rain Garden</li> <li>▪ Cattail's Trail</li> <li>▪ Discovery Playground</li> <li>▪ Infinity Lap Pool</li> <li>▪ The Fitness Club <ul style="list-style-type: none"> <li>- Gym</li> <li>- Vantage Point</li> <li>- Changing Rooms &amp; Steam Baths</li> </ul> </li> <li>▪ Whistling Pavilion</li> <li>▪ BBQ Area</li> <li>▪ Nature's Terrace</li> <li>▪ Side Gate</li> </ul>
<b>Expected Completion</b>	2015

<b>CONSULTANTS</b>	
<b>Architect</b>	DP Architects Pte Ltd
<b>Project Interior Design</b>	ADDP Architects
<b>Landscape Consultant</b>	Sald Pte Ltd
<b>M&amp;E Engineer</b>	United Project Consultants Pte Ltd
<b>C&amp;S Engineer</b>	DE Consultants (S) Pte Ltd
<b>Quantity Surveyor</b>	Davis Langdon & Seah Singapore 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

