



News Release

4 March 2011

LIVE WHERE NATURE INSPIRES CREATIVITY AT H₂O RESIDENCES

Enjoy a greener and more vibrant riverfront living at the 521-unit H₂O Residences which was unveiled by City Developments Limited (CDL) at a private preview today. Nestled in the heart of Sengkang New Town with the Layar LRT Station conveniently located at its doorstep, this nature-inspired 99-year development offers breathtaking unobstructed views of lush surroundings and charming waterways.

Apartments are attractively priced at an early bird price of average of S\$910 per square foot, ranging from S\$545,000 for a 1-bedroom unit to S\$2.19 million for a penthouse. For Phase 1 of this private preview, 120 units have been released.

A refreshing wonderland reflecting the soothing vibes of the river, the development's five modern residential towers are a contemporary vision of cool elegance. With a wide range of apartment configurations to cater to every lifestyle need, spaces within each apartment have also been masterfully planned for functionality and more. The rectangular room layout provides ease of space planning to achieve optimal space efficiency, while full height windows in all bedrooms and spacious balconies offer breathtaking panoramas of the lush surroundings and quaint waterways. True to its name, residents can delight in a wide array of water-themed eco-friendly recreational amenities such as Nature's Terrace, Rain Garden and Discovery Bio-pond.

This condominium 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. Residents can also look forward to spotting seldom seen species of birds and other wildlife. For sports enthusiasts, they will certainly enjoy the easy access H₂O Residences offers to the Sengkang Riverside Park and Sengkang Hockey Stadium.

Located at the junction of Sengkang West Avenue and Fernvale Link, H₂O 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.

"As Sengkang undergoes rapid development to be transformed into a '21st century township', residents can look forward to a new alternative lifestyle in this unique part of the city. The surrounding wetland and strategic location of H₂O Residences are pull factors for young families as it provides the perfect environment for their children to connect with nature to be more eco-conscious. The cooling measures introduced by the government have presented an opportune time for genuine buyers to enter the market and we have received a positive response from those looking for a quality and value-for-money home," said Mr Chia Ngiang Hong, CDL's Group General Manager.

For sales enquiries, please visit the H₂O Residences show suite or call (65) 6686 5595 / 6686 5686. The H₂O 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 H₂O Residences. For media queries, please contact:

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FACT SHEET

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

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

CONSULTANTS	
Architect	DP Architects Pte Ltd
Project Interior Design	ADDP Architects
Landscape Consultant	Sald Pte Ltd
M&E Engineer	United Project Consultants Pte Ltd
C&S Engineer	DE Consultants (S) Pte Ltd
Quantity Surveyor	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.

