



NEWS RELEASE

26 April 2007

BOTANNIA – IN PERFECT HARMONY WITH NATURE

Singapore's leading developers, City Developments Limited (CDL) and CapitaLand, will be launching their newest joint venture development, Botannia this weekend.

The 956-year leasehold Botannia will be launched at an average of \$680 per square foot.

A perfect sanctuary for nature lovers, Botannia is surrounded by lush greenery along West Coast Park road. Located in a quiet low-rise landed neighbourhood, Botannia's wide frontage provides residents a spectacular extended view of Pandan Reservoir. Designed for the modern family in mind, the 493-unit Botannia comprises of 11 blocks, each 12 storeys high, with units ranging from cosy two-bedroom units ideal for young couples and singles, to spacious three-,four-bedroom units and of course, luxurious penthouses for larger families.

Botannia's architectural design is clean with sleek lines, complemented by abundant landscaping inspired by traditional terraced fields. Akin to the Garden of Eden, horizontal platforms of elevated timber are interwoven with lush greenery and soothing water features. Well-designed units offering large windows, generously-sized balconies, carefully planned rooms, with superb natural lighting and ventilation cater to all lifestyle needs.

For better comfort and style, only quality finishings and international brands such as Hansgrohe bathroom fittings and Bosch kitchen equipment and state-of-the-art Gateman III electronic lockset for enhanced security have been selected. Botannia's beauty is heightened by efforts to preserve and enhance the ecological balance – its green features include a rainwater irrigation system, biological pond, ensuring timber used for the decks are from protected sources, and more.

Whilst enjoying the natural surroundings amidst sprawling grounds and expansive spaces, residents can also take pleasure in the many facilities available which include two tennis courts, various pools including a 50m lap pool, jogging track, fitness corner, a gym and even a game of billiards at the clubhouse. Botannia is also just minutes away from Clementi and the AYE, and is in the vicinity of major transport links and shopping amenities.

Mr Chia Ngiang Hong, Group General Manager of CDL said, "Botannia was envisioned as a nature haven. The West Coast is also an up and coming area that has experienced a surge in popularity in recent years given the proximity to many international schools, tertiary institutions, business parks and the upcoming Integrated Resorts."

For sales enquiries, please visit the Botannia Show Suites or call (65) 6872 2815 / 6872 2816.

Please refer to fact sheet enclosed for details on Botannia. For media enquiries, please contact:

Belinda Lee
Senior Manager, Head (Corporate Comms)
City Developments Limited
(Regn No: 196300316Z)
Tel: (65) 6428 9315

Gerry De Silva
Head, Group Corporate Affairs
Hong Leong Group, Singapore

Tel: (65) 6428 9308 / 6438 3110



FACT SHEET

DEVELOPMENT DETAILS	
Developer	City Developments Limited/Leonie Court Pte Ltd – West Coast JV
Official Address	27, 27A, 27B, 29, 29A, 29B, 31, 31A, 31B, 33 & 33A West Coast Park
Development Layout	11 Blocks (12 storeys each)
Tenure of Land	956 Years from 27 May 1928
Site Area	37,847 square metres
Number of Apartments	493 units
Number of Car Park Lots	526
Configurations/Sizes	Two-bedroom: 48 units from 804 – 1,163 square feet Three-bedroom: 306 units from 1,163 – 1,636 square feet Four-bedroom: 127 units from 1,518 – 3,380 square feet Penthouses: 12 units from 2,637 – 2,723 square feet
Facilities	<ul style="list-style-type: none"> • 50m Lap Pool • Play Pool with Interactive jets • Spa Pool • Children's Playground • Social Pavilion – BBQ Area, Gymnasium and Male and Female Changing Room with Steam Room • Water Features and Landscape • Clubhouse – Multi-purpose Rooms, Lounge, Billiard Room, Karaoke Room and Minimart • Two Tennis Courts • Jogging Track • Fitness Corner • Biological Pond

Apartment Fittings	<p>Living / Dining Area</p> <ul style="list-style-type: none"> Compressed marble flooring <p>Bedrooms:</p> <ul style="list-style-type: none"> Timber flooring <p>Bathroom Fittings and Accessories:</p> <ul style="list-style-type: none"> Designer fittings and accessories by Hansgrohe <p>Kitchen:</p> <ul style="list-style-type: none"> Cooker hob, Cooker hood and built-in oven from Bosch Collection <p>Air-con and Lighting System:</p> <ul style="list-style-type: none"> Split-unit air-conditioning system to Living, Dining, Bedrooms, Family & Lounge (where applicable) Lighting Dimming System for Living and Dining. Remote control to on/off lighting switches for all bedrooms
Eco-friendly Green Features in the Development	<ul style="list-style-type: none"> Balconies and planters for sun-shading Eco-friendly timber decking from protected sources Energy-efficient inverter split-unit air-conditioning system with "4 tick" label Pneumatic Waste Conveyance System for an odour-free and pest-free environment Water harvesting system for landscape irrigation Biological Ponds with a biological system to filter the water
Estimated Completion	30 April 2010

CONSULTANTS	
Architect	MKPL Architects
Project Interior Designer	MKPL Architects
M&E Engineer	Beca Carter Hollings & Ferner (S.E. Asia Pte Ltd) Pte Ltd
C&S Engineer	LSW Consulting Engineers
Quantity Surveyor	Davis Langdon & Seah Singapore Pte Ltd
Landscape Consultant	Cicada Pte Ltd