



## News Release

8 September 2010

### **NV RESIDENCES – 80% OF 200 UNITS LAUNCHED SNAPPED UP AT PRIVATE PREVIEW**

City Developments Limited (CDL) and its joint venture partners, Hong Leong Holdings Limited and Hong Realty (Private) Limited, have unveiled a dazzling new luxury lifestyle in the East – the 642-unit NV Residences. The highly-anticipated private preview, which started this afternoon, was met with enthusiasm. As at 6.00 pm, 80% of 200 units released have been snapped up. Attractively priced at an average of \$830 per square foot, the apartments at this 99-year leasehold development range from \$557,000 for the one-bedroom units to \$1.9 million for the penthouses.

NV Residences appeals with its contemporary geometric form, clean lines and contrasting white and grey palette. Beyond its chic exteriors are thoughtfully-designed apartments. The development offers a superb selection of choice units from one-bedroom apartments that are ideal for singles seeking their own personal sanctuary to well-planned four-bedroom units and penthouses catering to families. Each apartment boasts spacious interiors, luxurious designer fittings and start-of-the-art technology in the living, dining and master bedroom. NV Residences is also the first condominium in Singapore to introduce an innovative storage solution (patent pending) which maximises the space in the apartment with the integration of smart storage compartments that are built flushed with the floor or the bay window.

Located at Pasir Ris Grove beside the sold-out Livia, NV Residences is within walking distance to the Pasir Ris MRT Station and is close to many shopping and entertainment areas such as White Sands, Downtown East with E!Hub, Tampines Mall, Century Square, Tampines 1 and hypermarkets like Ikea, Courts and Giant. Residents can also satisfy their taste for fun and adventure with a number of outdoor pleasures in the area, including the Tampines Mountain Biking Trail, Escape Theme Park and Pasir Ris Park.

Well-connected by the major expressways like Tampines Expressway (TPE), Pan Island Expressway (PIE) and East Coast Parkway Expressway (ECP), NV Residences' location provides ease of travel and excellent accessibility to the City area. It is also strategically located near prestigious schools and educational institutions such as Hai Sing Catholic School, Meridian Junior College as well as the upcoming United World College of South East Asia and Singapore's fourth public-funded university, Singapore University of Technology and Design (SUTD).

"We're very encouraged by the good response for NV Residences, which shows a healthy demand for a well-positioned and attractively-priced residence in the East, particularly amongst owner-occupiers. The eastern region has become the heart of commercial activity outside the Central Business District, offering alternative, high quality business space to companies with the establishment of the Changi Business Park and Tampines Regional Centre – Singapore's first and most established regional centre. In addition, the setting up of SUTD in the vicinity will further inject vibrancy into the area. NV Residences offers good investment potential for buyers with a medium to long-term view," said Mr Chia Ngiang Hong, CDL's Group General Manager.

For sales enquiries, please visit the NV Residences show suite or call (65) 6583 1811 / 6583 2122.  
The NV 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 NV Residences. For media queries, please contact:

Belinda Lee  
Assistant General Manager  
Head, Corporate Communications  
City Developments Limited  
(Regn No: 196300316Z)  
Tel: 6428 9315

Gerry de Silva  
Head, Group Corporate Affairs  
Hong Leong Group Singapore  
Tel: 6428 9308



## FACT SHEET

DEVELOPMENT DETAILS	
<b>Developer</b>	Hong Realty (Private) Limited (In Joint Venture with City Developments Limited and Hong Leong Holdings Limited)
<b>Project Name</b>	NV Residences ( 心怡苑 )
<b>Address</b>	83, 85, 87, 89, 91, 93, 95, 97 (Club house), 99 Pasir Ris Grove
<b>Development Layout</b>	Eight blocks of 12/14/15 storey residential apartments with 2 basement car parks
<b>Tenure of Land</b>	99 years leasehold with effect from 7 January 2008
<b>Site Area</b>	Approx 30,493.5 square metres / 328,110 square feet
<b>Number of Apartments</b>	642
<b>Configuration / Sizes</b>	<p>1-Bedroom:                    495 – 657 square feet: 27 units</p> <p>2-Bedroom:                    743 – 936 square feet: 144 units</p> <p>2-Bedroom + Study:        872 – 1,066 square feet: 144 units</p> <p>3-Bedroom:                    1,087 – 1,259 square feet: 104 units</p> <p>3-Bedroom + Study:        1,184 – 1,464 square feet: 145 units</p> <p>4-Bedroom:                    1,453 – 1,658 square feet: 72 units</p> <p>Penthouses:                    2,497 square feet: 6 units</p>
<b>Recreational Facilities</b>	<ul style="list-style-type: none"> <li>▪ Guard House</li> <li>▪ Drop-off Porch</li> <li>▪ Geometric Garden</li> <li>▪ Pool Deck</li> <li>▪ Lap Pools</li> <li>▪ Jacuzzi Pools</li> <li>▪ Children's Pool</li> <li>▪ Cabanas</li> <li>▪ Gym Club</li> <li>▪ Club House <ul style="list-style-type: none"> <li>- Multi-Purpose Function Room</li> <li>- Outdoor Function Pavilion</li> <li>- Audio-Visual Room</li> <li>- Management Office</li> <li>- Male/Female Changing Rooms with Saunas</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>▪ Aqua Gym</li> <li>▪ Earth Pods</li> <li>▪ Leisure Track</li> <li>▪ BBQ Corners</li> <li>▪ Amphitheatre</li> <li>▪ Shadow Play House</li> <li>▪ Lighted Tents</li> <li>▪ Children's Playground</li> <li>▪ Timber Boardway</li> <li>▪ Tennis Courts</li> <li>▪ Bio Pond</li> <li>▪ Outdoor Fitness Station</li> </ul>
<b>Estimated Completion</b>	2014

<b>CONSULTANTS</b>	
<b>Architect</b>	Architects 61 Pte Ltd
<b>Project Interior Design</b>	Index Design Pte Ltd
<b>Landscape Consultant</b>	Salad Dressing
<b>M&amp;E Engineer</b>	Meinhardt (Singapore) Pte Ltd
<b>C&amp;S Engineer</b>	TEP Consultants 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

